

Alterations to a Designated Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 58 Atlantic Avenue

Date: April 6, 2018

To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director

Wards: Ward 14, Parkdale-High Park

SUMMARY

This report recommends that City Council designate the property at 58 Atlantic Avenue under Part IV of the Ontario Heritage Act, endorse the conservation strategy generally described for the property and grant authority to enter into a Heritage Easement Agreement (HEA) with the owner of the property. The property at 58 Atlantic Avenue is listed on the City of Toronto's Heritage Register. The applicant is proposing to alter the property by constructing a 10-storey office complex while fully retaining and conserving the historic Ontario Wind Engine and Pump Company Building.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage property at 58 Atlantic Avenue (25 Liberty Street) in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of an 10-storey building and alterations to the existing building on the lands known municipally as 58 Atlantic Avenue, with such alterations substantially in accordance with plans and drawings prepared by Sweeny & Co. Architects dated August 30, 2017, on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated September 8, 2017 and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the

Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

- a. That the property at 58 Atlantic Avenue be designated under Part IV, Section 29 of the Ontario Heritage Act;
- b. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations is supported by City Council and comes into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;
- c. That, prior to the introduction of the Bills for such Zoning By-law Amendment by City Council, the owner shall:
 1. Enter into a Heritage Easement Agreement with the City for the property at 58 Atlantic Avenue in accordance with the plans and drawings prepared by Sweeny & Co. Architects dated August 30, 2017, on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated September 8, 2017, and in accordance with the Conservation Plan required in Recommendation 1.c.2 below to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor.
 2. Provide a Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 58 Atlantic Avenue prepared by ERA Architects Inc. dated September 8, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services.
- d. That prior to final Site Plan Approval for the proposed Zoning By-law Amendment by City Council for the property located at 58 Atlantic Avenue, the owner shall:
 1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.c.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services.
 2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.
 3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.c.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services.
 4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage

character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services.

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

6. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

e. That prior to the issuance of any permit for all or any part of the property at 58 Atlantic Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the alterations to the property at 58 Atlantic Avenue, such amendment to have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.c.2 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Lighting Plan, and Interpretation Plan required in Recommendation 1.d above.

f. That prior to the release of the Letter of Credit required in Recommendation 1.d.3 above, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council state its intention to designate the property at 58 Atlantic Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 58 Atlantic Avenue (Reasons for Designation) attached as Attachment 8 to the report, April 6, 2018, from the Chief Planner and Executive Director, City Planning Division.

3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.

4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.

6. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 58 Atlantic Avenue in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 58 Atlantic Avenue.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On March 10, 2016 Toronto City Council adopted recommendations to include the property at 58 Atlantic Avenue on the City's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.5>

BACKGROUND

Heritage Resource

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 58 Atlantic Avenue has design, associative and contextual values.

The Ontario Wind Engine and Pump Company Building (1901, with the convenience address of 25 Liberty Street), retains its integrity as one of the earliest surviving factory buildings in the former King-Dufferin industrial district where it reflects the historical development of the area as a manufacturing hub at the west end of Toronto. As a well-crafted early 20th century industrial building designed by G. M. Miller and Company, headed by the notable Toronto architect, George Martel Miller, the Ontario Wind Engine and Pump Company Building displays features of the popular Edwardian Classical style, particularly the corbelled brickwork and the ornate oriel windows. Historically and visually linked to its setting on the southwest corner of Atlantic Avenue and Liberty Street, the Ontario Wind Engine and Pump Company Building (1901) contributes to the character of Liberty Village where it is part of an important surviving collection of former industrial buildings that are included on the City of Toronto's Heritage Register for their cultural heritage value.

The Statement of Significance (Attachment 8) for 58 Atlantic Avenue comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

A Heritage Property Research and Evaluation Report (Attachment 9) is attached.

Development Application

An application to amend the Zoning By-law has been submitted to allow for the development of a 10-storey (49 metres, including mechanical penthouse), 25,700 square metre commercial office building on the development site. The development includes the listed three-storey Ontario Wind Engine and Pump Company Building on the north-east corner of the site.

Prior to submitting their application the applicants met with City Planning staff to discuss a preliminary development concept. This concept did not retain the Ontario Wind Engine and Pump Company Building. After these discussions the applicant submitted a formal application in October 2015 which incorporated the building into the proposed development. The property was subsequently included on the City's Heritage Register. The applicants continued to work through subsequent revisions to the project with staff.

Adjacent Heritage Properties

Adjacent to the subject site are two designated heritage properties at 60 Atlantic Avenue and 40 Hanna Avenue. The property at 60 Atlantic Avenue is a two-storey warehouse building, originally known as the St. David's Wine Growers Company Building, and is situated on the south-west corner of Atlantic Avenue and Liberty Street. Located on the south-east corner of Atlantic Avenue and Liberty Street, the property at 40 Hanna Avenue contains the Brunswick-Balke-Collender Company Complex, an early 20th century industrial complex comprised of three attached five-storey factory buildings and a separate boiler house with a smokestack. A new eight-storey addition to this property was approved by City Council in 2016.

Policy Framework

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

Official Plan

The heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada. [...]"

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27. "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged."

3.1.5.28: "The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property."

The Standards and Guidelines for the Conservation of Historic Places in Canada

The Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.

The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Heritage Preservation Services staff have reviewed the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated September 8, 2017. The HIA finds that the proposed alterations to the existing building at 58 Atlantic Avenue are appropriate and will be mitigated in part through the full retention of the 3 1/2 storey heritage building. Staff agrees with this assessment.

Massing

The 10-storey office complex has been designed with a four-storey base building on Atlantic Avenue and a five-storey base building on Liberty Street. The heritage building, located on the corner, is proposed to be incorporated into the development with its original structure and floor plates retained. The heritage building's scale, form and massing has been identified as a heritage attribute. The massing of the taller portion of the office block would cantilever over the west side of the heritage building, providing a five metre step back from both elevations and a 5.2 meter clearance between the roof of the heritage building and the soffit of the new office building above. Transparent glazing is proposed to connect the heritage building to the new development creating a large atrium through which the west and south elevations of the heritage building would be visible and continue to be read as an independent volume.

In an effort to break down the scale of the new development, the applicant has introduced design and material differentiation between the base buildings and the taller portion of the new development by incorporating more solid masonry materials in the base buildings and greater transparency in the taller portion of the building. Material details will be finalized during the review of the site plan application.

Street Wall

As a way to further mitigate the visual impact of the massing of the new development, the applicant is proposing a four-storey base building on Atlantic Avenue and a six-storey base building on Liberty Street with the taller portion of the development stepped back from those elevations. The contemporary architecture of the base buildings ensures they will be distinguishable from the heritage building and their solid to void articulation and masonry cladding will present a compatible material and design relationship with the heritage context of both the onsite and adjacent heritage buildings.

Staff are satisfied that the proposed massing and street wall response of the new building has been designed to the conserve the cultural heritage values, attributes and character of the property and to mitigate visual impact on it.

Given the variety of building heights of the onsite and adjacent heritage properties as well as that of the surrounding context of Liberty Village, the proposed base building heights respond appropriately and conserve the adjacent heritage properties.

Alterations

The applicant has worked to ensure that no new structural elements will be inserted into the heritage building thereby limiting impacts to the existing heritage fabric. However, they are proposing some physical change to the building as part of the development application. The chimney adjacent to the west elevation of the building will be disassembled repaired and reconstructed. Its height will be reduced by approximately 1.5 metres in order to accommodate the clearance between the soffit of the proposed building and the roof of the heritage building.

The northern half of the now mostly concealed west elevation party wall will be revealed by the demolition of the adjacent buildings. Selective openings will be sensitively introduced at the ground floor level to allow for connectivity to the new atrium.

A terrace is proposed atop the heritage building. Staff generally do not object to rooftop terraces provided that they are designed in a way that conserve the cultural heritage values, attributes and character of a property and mitigate visual and physical impact on it.

Staff are supportive of the proposed minor alterations and will work with the applicant to ensure the details on the chimney, west elevation openings and rooftop terrace are appropriately addressed in the Conservation Plan.

Conservation Work

As part of their mitigation strategy the proposal includes a repair scope inclusive of masonry repointing, vine management, window replacement and flashing replacement in an effort to ensure the integrity and longevity of the heritage building. Should Council approve the proposed development, the details of this mitigation will be addressed in a subsequent Conservation Plan. This Plan be required prior to the introduction of bills for the zoning by-law amendment, and should also further detail all of the work described in the Heritage Impact Assessment to the satisfaction of the Senior Manager, Heritage

Preservation Services. Additionally, interpretation, lighting and signage plans are being recommended as conditions of final Site Plan approval.

CONCLUSION

The Ontario Wind Engine and Pump Company Building (1901) has design, associative and contextual values to designate the property located at 58 Atlantic Avenue under Part IV, Section 29 of the Ontario Heritage Act. Historically and visually linked to its setting on the southwest corner of Atlantic Avenue and Liberty Street, the heritage building contributes to the character of Liberty Village. While the context of heritage property on this block will be altered with the introduction of a new office complex, the heritage building itself will be retained as a whole building with minimal alterations, and will continue to be read as an independent volume. Staff is supportive of the proposal to construct a 10-storey office complex on the site in the context of the proposed mitigation strategy. The proposal retains the property's heritage attributes and mitigates against the impact on its scale, form and massing by incorporating step backs and a transparent glazed connection. The proposal conserves the heritage attributes and character of the subject heritage property as well as that of the adjacent heritage properties in accordance with applicable Official Plan policies and the provincial policy framework.

CONTACT

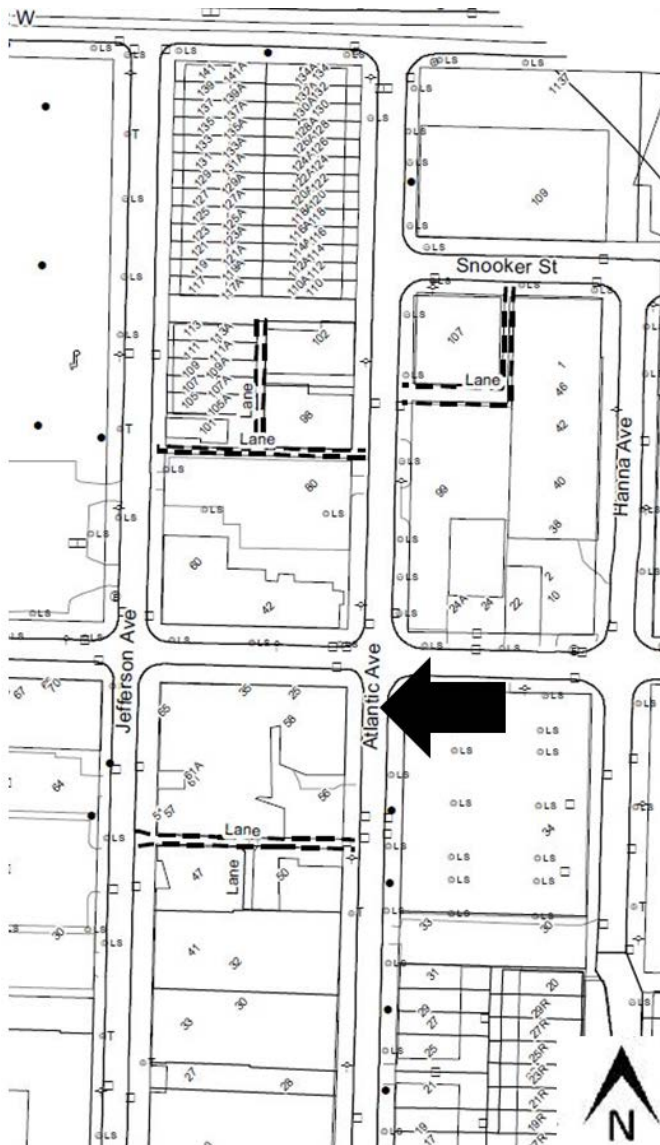
Paul Maka
Acting Program Manager,
Heritage Preservation Services
Tel: 416-338-1077; Fax: 416-392-1973
E-mail: Paul.Maka@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 - Location Map – 58 Atlantic Avenue
Attachment 2 - Photographs - 58 Atlantic Avenue
Attachment 3 - Proposed Renderings - 58 Atlantic Avenue
Attachment 4 - Proposed Elevations - 58 Atlantic Avenue
Attachment 5 - Proposed Section - 58 Atlantic Avenue
Attachment 6 - Proposed Site Plan - 58 Atlantic Avenue
Attachment 7 - Proposed Floor Plans - 58 Atlantic Avenue
Attachment 8 - Statement of Significance - 58 Atlantic Avenue
Attachment 9 - Heritage Property and Evaluation Report - 58 Atlantic Avenue



The arrow marks the location of the property at 462 Eastern Avenue.
This location map is for information purposes only.
The exact boundaries of the property are not shown.



View of development site: east and north elevations looking south west from Liberty Street and Atlantic Avenue



View of development site looking east along Liberty Street



View of development site: south and east elevations looking northwest from Atlantic Avenue



View from northeast corner showing the existing building at 25 Liberty Street with proposed additional massing



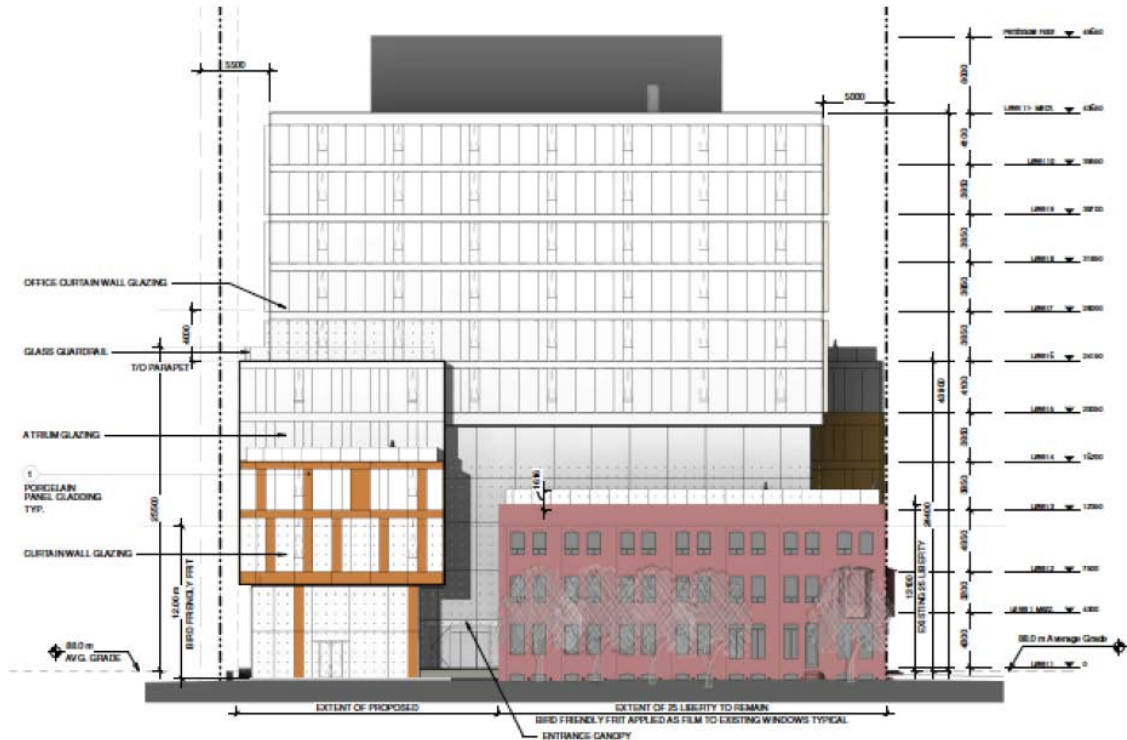
View from north showing the existing building at 25 Liberty Street with proposed additional massing



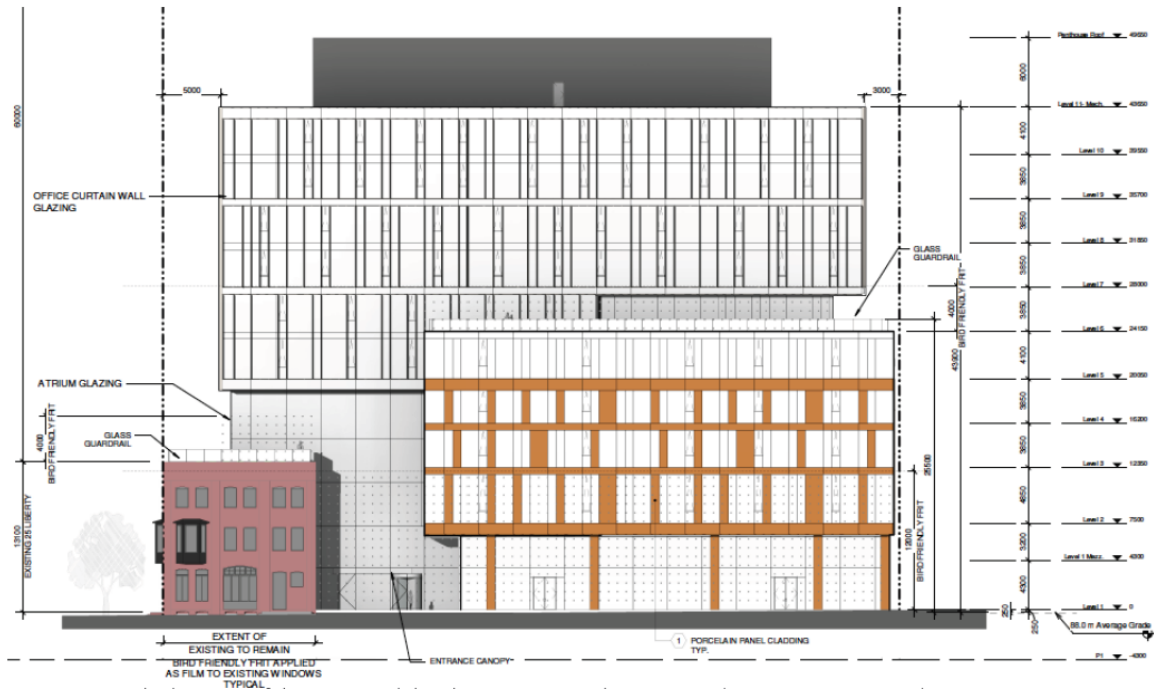
View of proposed building from south; existing building at 25 Liberty Street visible



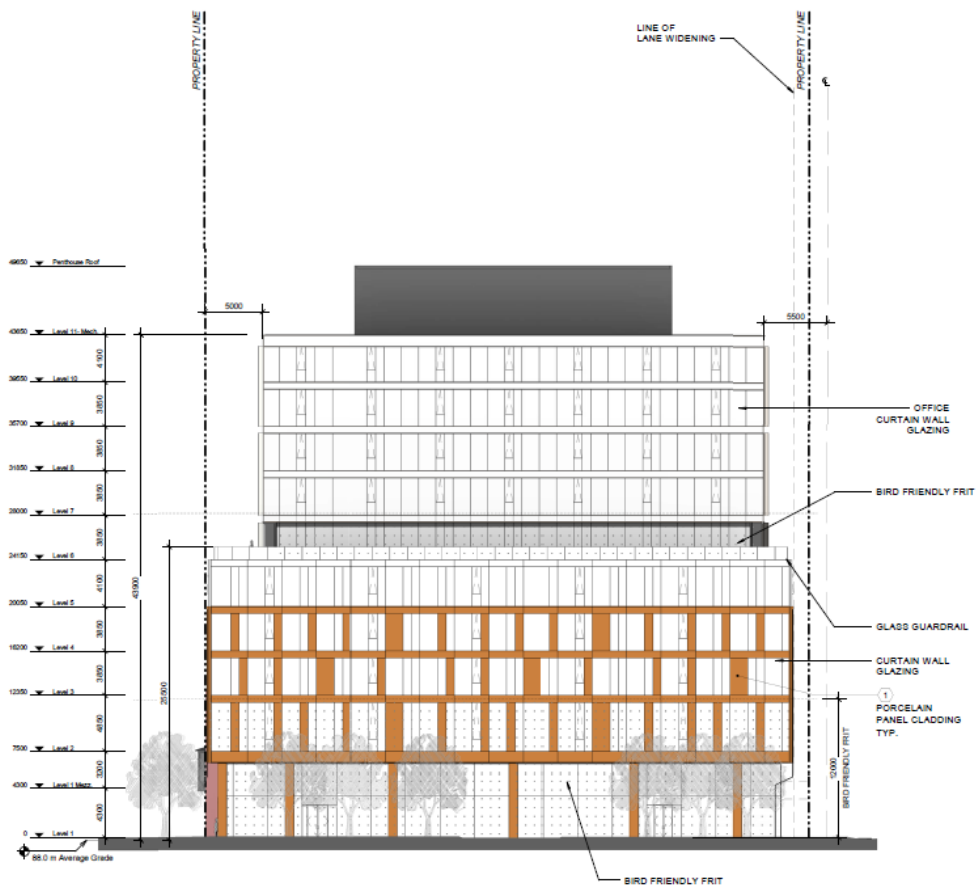
View of proposed atrium showing the relationship with the existing building at 25 Liberty Street



Proposed East Elevation



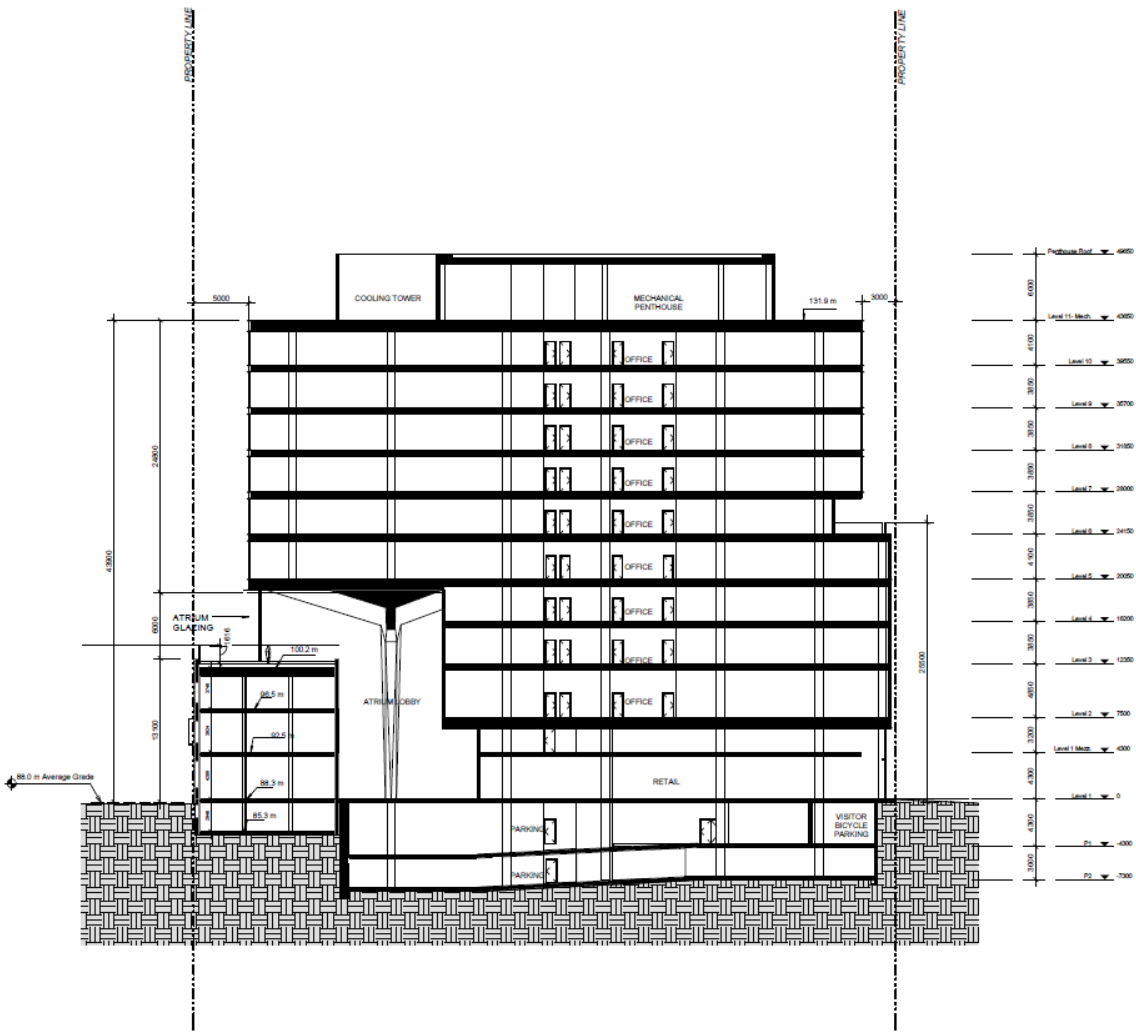
Proposed North Elevation



Proposed West Elevation

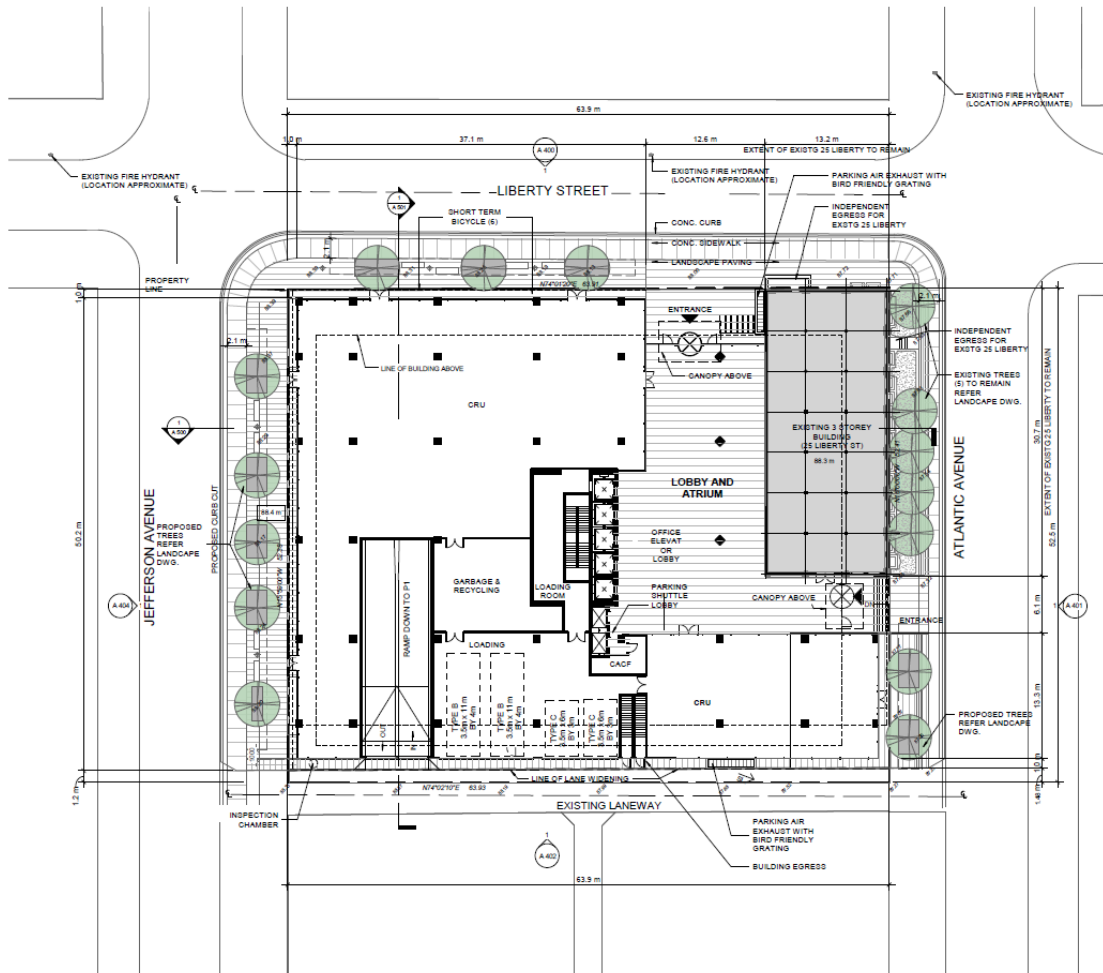


Proposed South Elevation

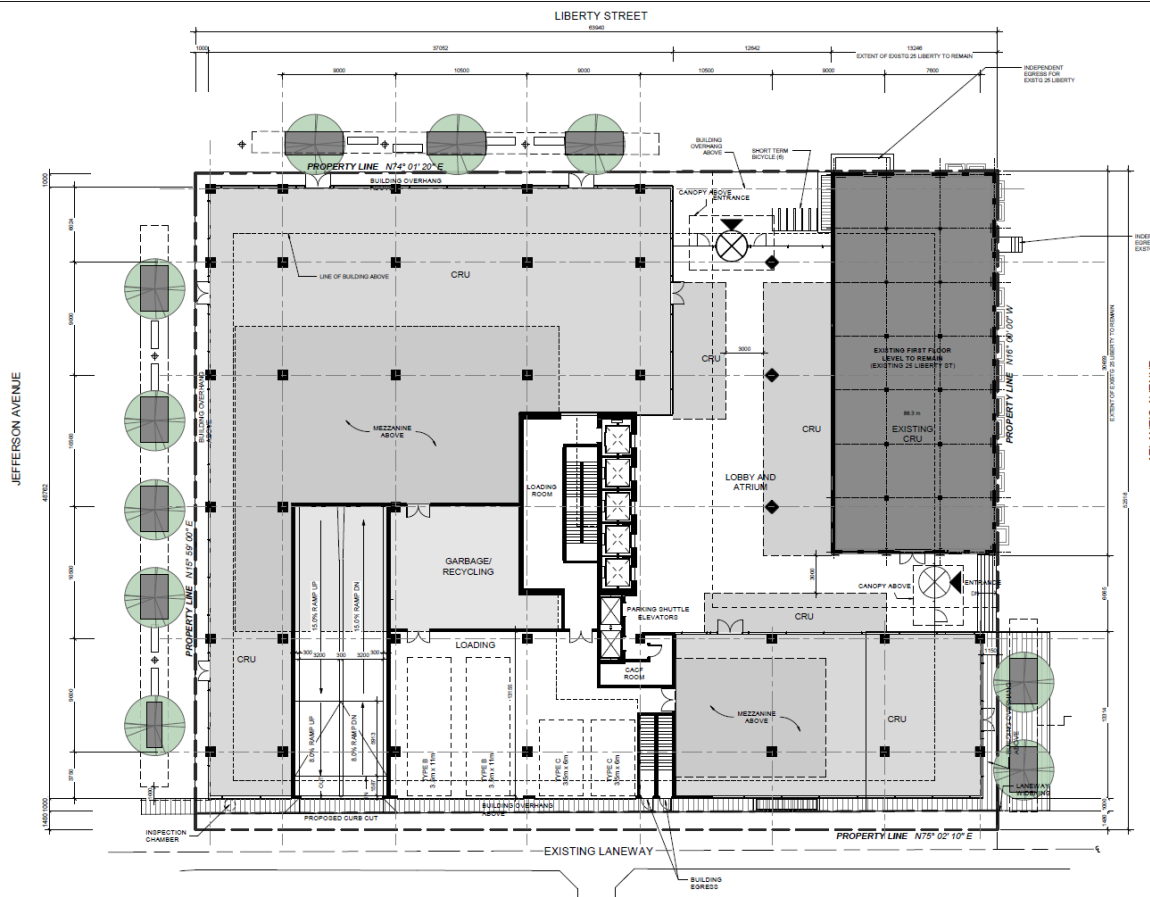


1 Arch_Building Section E-W
A 500 1:200

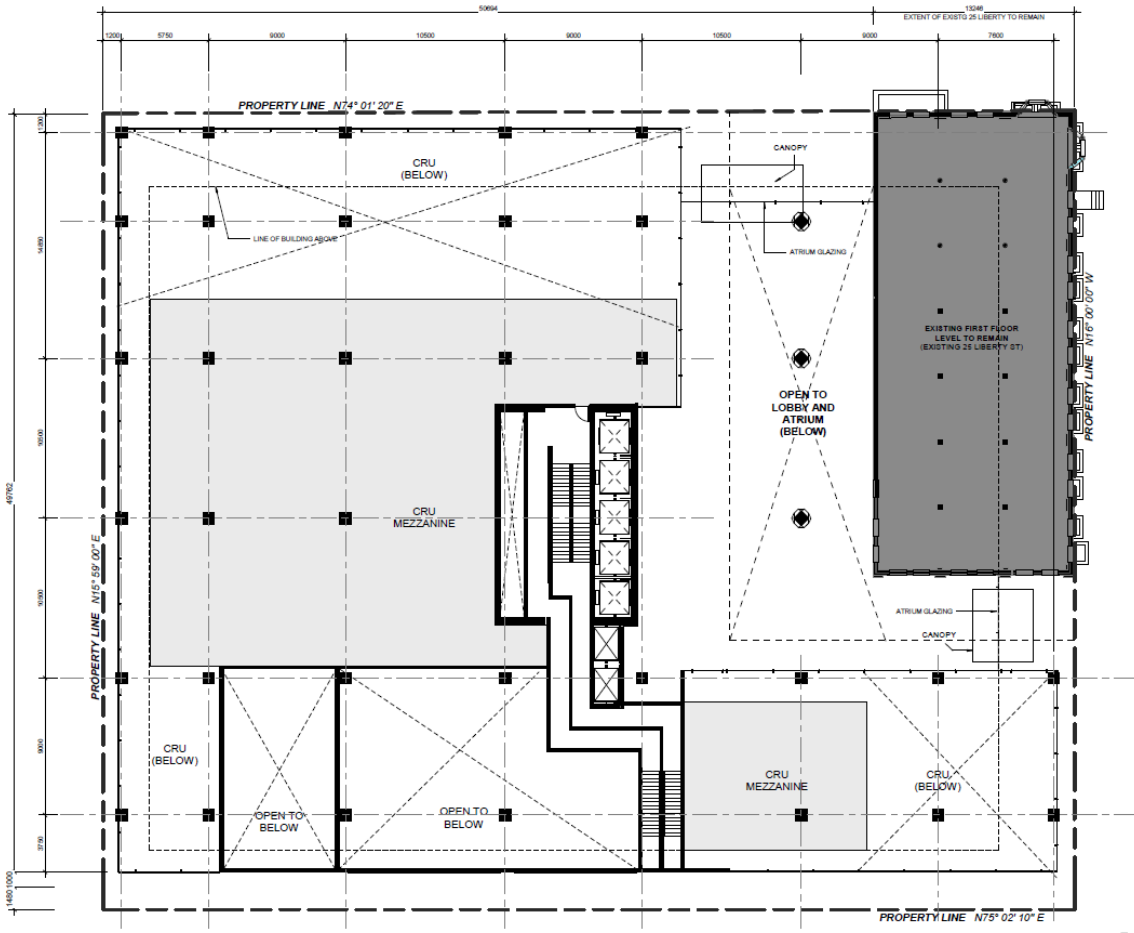
Proposed Section (east-west)



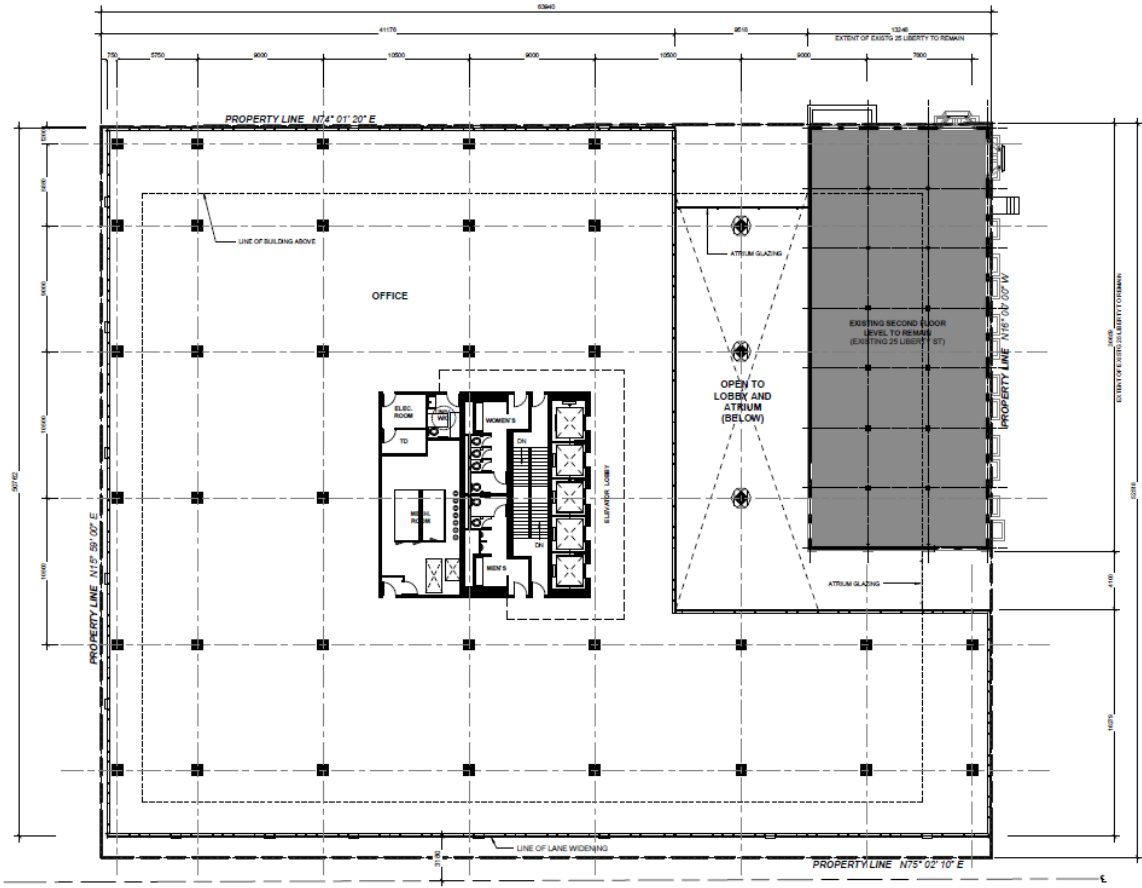
Proposed Site Plan



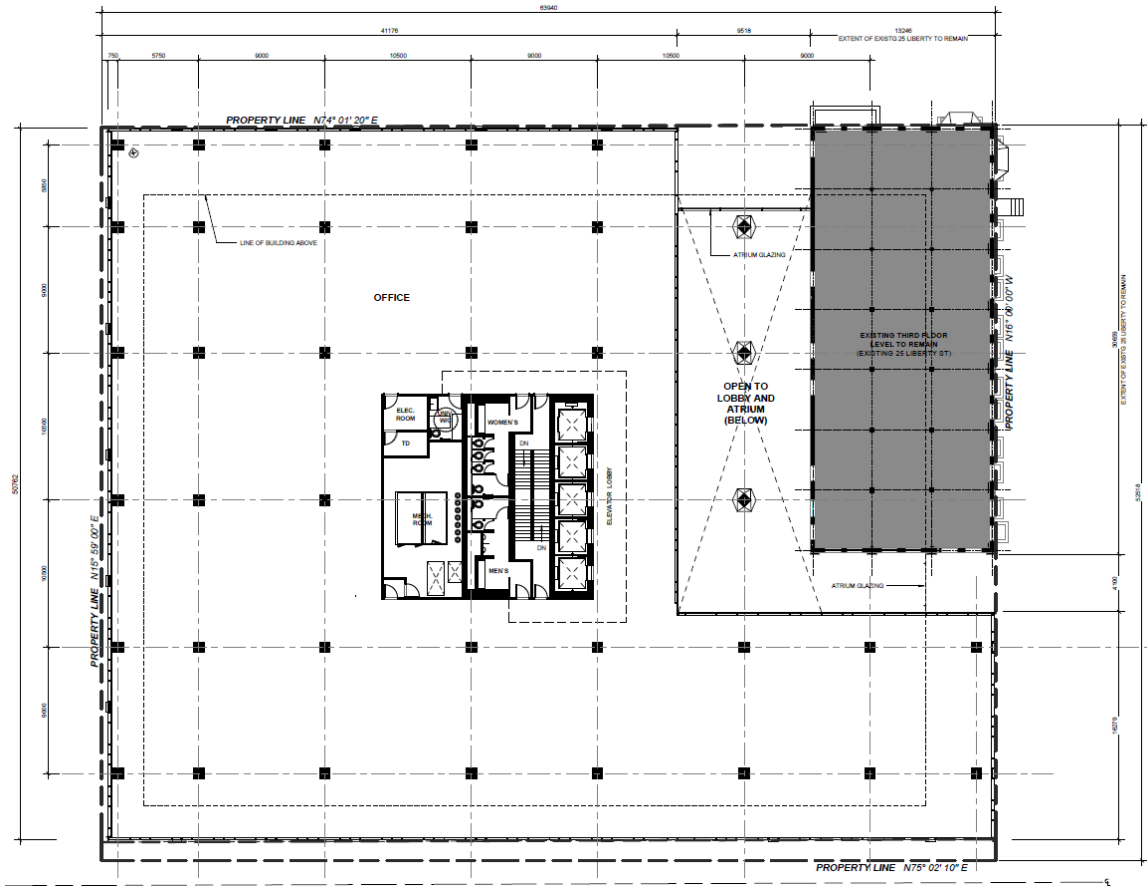
Proposed Ground Floor Plan



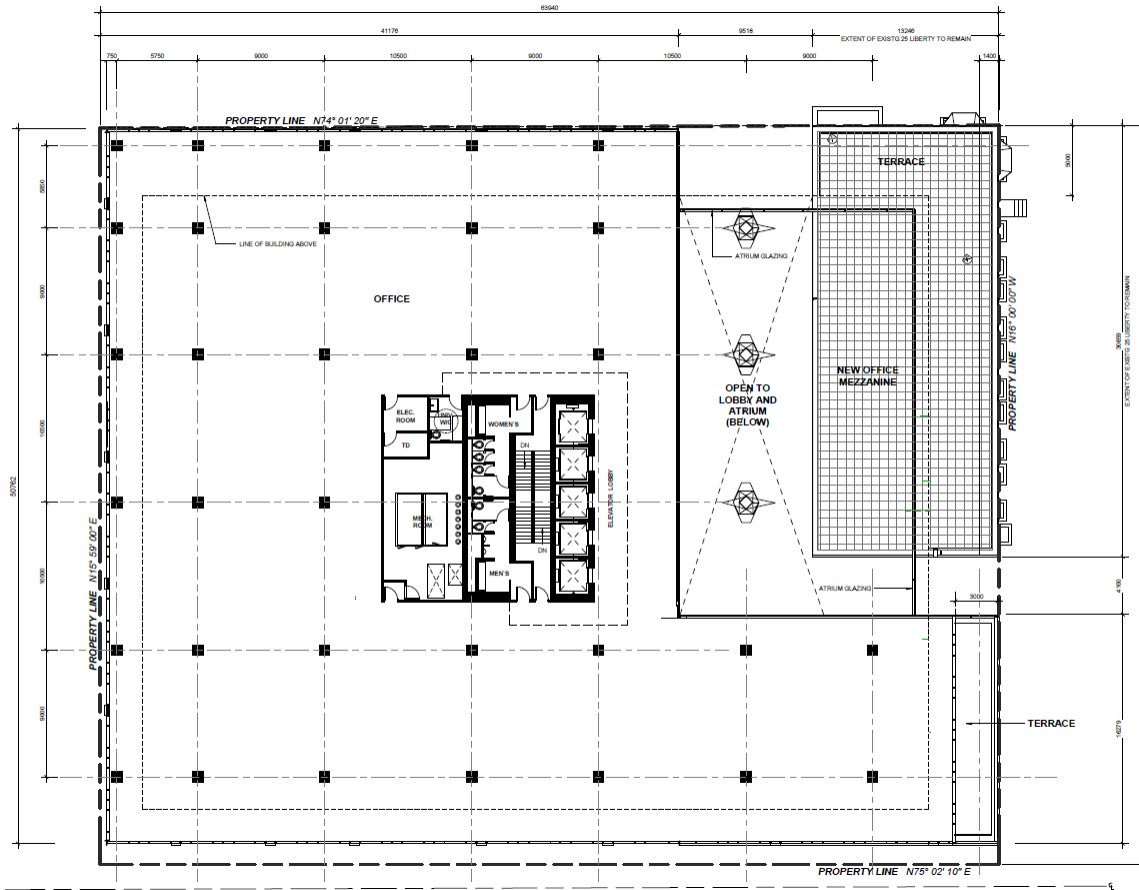
Proposed Mezzanine Plan



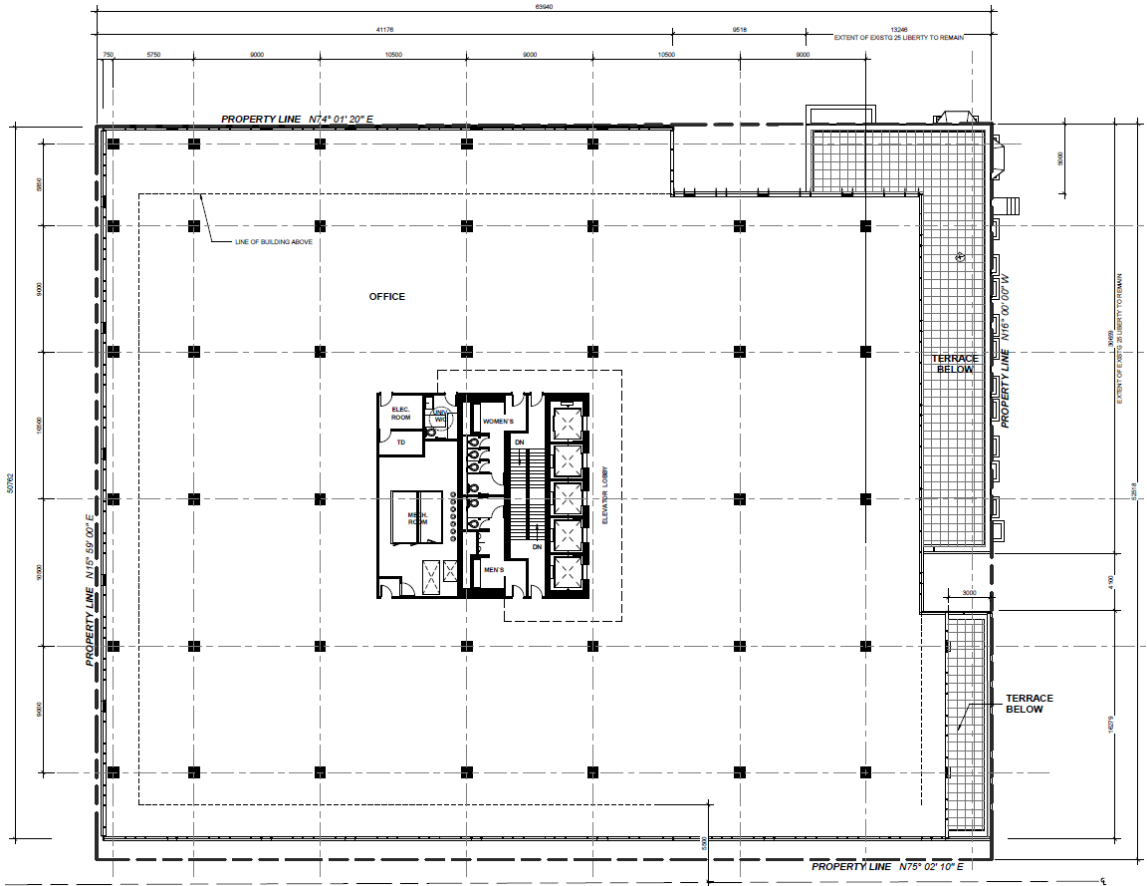
Proposed Level 2 Plan



Proposed Level 3 Plan



Proposed Level 4 Plan



Proposed Level 5 Plan

REASONS FOR DESIGNATION

The property at 58 Atlantic Avenue (specifically the portion with the entrance address at 25 Liberty Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 58 Atlantic Avenue is located on the southwest corner of Atlantic and Liberty and contains a 3½-storey industrial building (known for convenience purposes as 25 Liberty Street) that was constructed in 1901 according to the plans of the Toronto architectural firm of G. M. Miller and Company. It formed part of the manufacturing complex developed in 1898 and afterward by the Ontario Wind Engine and Pump Company for the production of windmills, steel towers, pumps, motors, and other equipment, particularly for railway companies and farmers. The company remained a fixture in the neighbourhood now known as Liberty Village for 40 years.

Statement of Cultural Heritage Value

The property at 58 Atlantic Avenue (25 Liberty Street) has design value as a well-crafted example of an industrial building that was designed after the turn of the 20th century when Edwardian Classicism was emerging as the most popular architectural style. Exhibiting the restrained brick detailing and classical features identified with the style, the Ontario Wind Engine and Pump Company Building is particularly distinguished by the corbelled brickwork beneath the roofline, as well as the distinctive oriel windows that overlook Atlantic Avenue and Liberty Street.

The cultural heritage value of the Ontario Wind Engine and Pump Company Building is also through its associations with the Toronto architectural practice of G. M. Miller and Company, which designed it. Headed by George Martel Miller who opened a solo practice in 1886, his firm was best known for the many projects it undertook for members of Toronto's famous Massey family, which produced agricultural implements for international distribution and funded philanthropic projects in the city. Miller was the supervising architect for the Massey (Music) Hall before completing alterations to the Massey-Harris Company's office building to the west on King Street West near Strachan Avenue. He designed the Ontario Wind Engine and Pump Company's complex over the period from 1898 to 1910, including the former factory (1901) at 25 Liberty Street.

The property at 58 Atlantic Avenue (25 Liberty Street) is valued for its contributions to the historical development in the late 19th and early 20th centuries of the community adjoining the southeast corner of King Street West and Dufferin Street as an important industrial centre at the west end of Toronto. With the adjacency of two railway lines and the subdivision and servicing of the land, the Ontario Wind Engine and Pump Company was one of the first manufacturers to build its factory in the area where it operated for 40 years.

The contextual value of the Ontario Wind Engine and Pump Company Building (1901) is through its role in defining, maintaining and supporting the character of the former manufacturing enclave in the area southeast of King Street West and Dufferin Street where it is part of an important surviving collection of industrial buildings, many of which are included on the City of Toronto's Heritage Register. The property at 58 Atlantic Avenue (25 Liberty Street) is also valued contextually for its visual and historical links to its surroundings in the neighbourhood now known as Liberty Village where it anchors an important intersection on the main east-west route through the community. In this location, the Ontario Wind Engine and Pump Company Building faces the St. David's Wine Growers Company Building at 60 Atlantic Avenue, which it complements in vintage and scale, and overlooks to the northeast the landmark boiler house and smokestack of the former Brunswick-Balke-Collender complex at 40 Hanna Avenue, which are other recognized heritage properties in Liberty Village.

Heritage Attributes:

The heritage attributes of the Ontario Wind Engine and Pump Company Building on the property at 58 Atlantic Avenue (25 Liberty Street) are:

- The setback, placement and orientation of the building on the southwest corner of Atlantic Avenue and Liberty Street
- The scale, form and massing of the building, with the rectangular plan that rises three stories above a base with window openings
- The red brick cladding with brick, stone and wood detailing
- The flat roof with the brick chimney on the west end
- The principal (north) elevation on Liberty Street, which is divided into three bays by brick pilasters
- The main (north) entrance, which is set in the right (west) bay under a classical pediment with oversized brackets
- The fenestration on the principal (north) elevation, with the segmental-arched window openings that are arranged in pairs in the three stories, the oversized segmental-arched window opening in the centre of the first (ground) floor, and the oriel window in the second storey
- On the long east elevation on Atlantic Avenue, which extends 11 bays, the continuation of the fenestration from the north elevation, including the oriel window in the second storey
- The rear (south) elevation, where the door and window openings are organized by brick pilasters
- The detailing on all of the elevations, with the corbelled brickwork beneath the roofline, the brick flat arches and stone sills on the window openings, and the oversized wood brackets on the oriel windows (north and east) that overlook the intersection of Liberty and Atlantic

The west elevation is almost completely concealed by the adjoining buildings at 35 Liberty Street.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ONTARIO WIND ENGINE AND PUMP COMPANY BUILDING 58 ATLANTIC AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2018

1. DESCRIPTION



Above: north elevation of 58 Atlantic Avenue (Heritage Preservation Services, 2017);
 cover: aerial photograph, 58 Atlantic Avenue (the image is aligned with north on the
 bottom) (www.bing.com/maps)

58 ATLANTIC AVENUE:	
ADDRESS	58 Atlantic Avenue ¹
WARD	Ward 14 (Parkdale-High Park)
LEGAL DESCRIPTION	Plan 1110, Block A, and Plan 765, Lots 112-117
NEIGHBOURHOOD/COMMUNITY	Liberty Village
HISTORICAL NAME	Ontario Wind Engine and Pump Company Building
CONSTRUCTION DATE	1901
ORIGINAL OWNER	Ontario Wind Engine and Pump Company
ORIGINAL USE	Industrial (manufacturing)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	G. M. Miller and Company, architects
DESIGN/CONSTRUCTION/MATERIALS	Red brick cladding with brick and stone trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	March 2018

¹ Including entrance addresses at 56 Atlantic Avenue, 57, 61A, 61 and 65 Jefferson Street, and 25 and 35 Liberty Street

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 58 Atlantic Avenue and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of York (Toronto), the land west of the townsite was set aside as the Military Reserve and, beginning in the 1830s, developed with institutional uses and sold for private uses (Images 2a and 2b)
1887 June	The Land Security Company (LSC) purchases land in the former Military Reserve
1887 Nov	The LSC registers Plan 765, subdividing the lands outlined by King Street West, Dufferin Street and two railway lines
1890	Goad's Atlas shows the street layout in the area southeast of King and Dufferin streets ²
1894 Sept	The Ontario Wind Engine and Pump Company (OWEPC) is incorporated
1894	The update to Goad's Atlas illustrates the first buildings (residential and industrial) in the King-Dufferin industrial area
1897 Sept	The OWEPC purchases six lots along the south side of Liberty Street between present-day Atlantic and Jefferson avenues
1897	The City Directory for 1898 (with information dating to the previous year) records Liberty Street as "not built on"
1898 Feb	The OWEPC is issued building permit #197 for two-storey machine shops and an office building on the southwest corner of Atlantic and Liberty ³
1898 June	According to the tax assessment rolls, buildings valued at \$4500 are in place on the OWEPC's property
1899	The update to Goad's Atlas does not show any changes to the subject property (Image 2a)
1899 Jan	The City Directory records the OWEPC on the south side of Liberty Street, with "vacant lots" separating the buildings from Atlantic Avenue
1899 Apr	Part of Plan 765 south of Liberty Street is further subdivided under Plan 1110 (Image 2e)
1899 July	The value of the OWEPC's buildings rises to \$6000 on the tax assessment rolls
1899 Sept	The OWEPC's complex is illustrated on the company's stationery (Image 3a)

² Not appended, Goad's Atlases, 1884-1924 are available at <http://skritch.blogspot.ca/2012/04/goads-atlas-of-toronto-online.html>

³ These include the two-storey gable roofed buildings that are extant in altered form at 35 Liberty Street

1901 Feb	Building permit #74 is issued for a two-storey factory (the subject building) and a single-storey brick galvanizing shop for the OWEPC, with G. M. Miller and Company named as the architects
1901 Mar	The same architects are identified on building permit #115 for the three-storey brick factory on “Atlantic Avenue – WS” (present-day 25 Liberty Street) (Image 2f)
1901 Sept	The assessed value of the company’s buildings rises to \$15,000
1903	The OWEPC is illustrated for the first time on the update to Goad’s Atlas (Image 2d)
1906 Jan	Building permit #2797 is issued to the OWEPC for a “3 storey and basement” factory at the corner of Liberty and Jefferson, designed by the same architects as the early buildings ⁴
1906 Sept	The addition to the complex is reflected in the increased value of the buildings to \$22,000, according to the tax assessment rolls
1910 Oct	Building permit #23793 is issued for additional structures at the southwest end of the site
1912	The update to Volume 1 of Goad’s Atlas shows the latter addition, with the company’s buildings filling the south side of Liberty Street between Atlantic and Jefferson
1934	The OWEPC is recorded for the last time in this location according to the City Directory for 1935 (with information dating to the previous year)
1937	Trustees for the OWEPC sell the property to the Poppy Fund of Toronto Limited, which retains the site until 1960 and rents it to a variety of tenants
2015	The property at 58 Atlantic Avenue, containing the OWEPC’s factory on the southwest corner of Liberty Street, is listed on the City of Toronto’s Heritage Register

ii. HISTORICAL BACKGROUND

Liberty Village

The property at 58 Atlantic Avenue is located in the neighbourhood now known as Liberty Village, which is bounded by King Street West (north), Dufferin Street (west), Strachan Avenue (east) and the railway corridor (south), with Liberty Street as the main east/west thoroughfare. The origins of the area date to 1793 and the founding of York (Toronto) when the area between the townsite and the Humber River was allocated as the Military or Ordnance Reserve where Fort York was established to defend the provincial capital (Image 2a). The rapid growth of the community led to the westward expansion of “New Town” to the edge of the Reserve. In 1833, parts of the allotment were sold by the Dominion Government and, when the City of Toronto was incorporated the next year, the municipality’s west boundary was set at Dufferin Street. By the mid-19th century, the former reserve lands were associated with institutional uses as the location of Provincial Lunatic Asylum on Queen Street West and, further south, the

⁴ Extant in altered form, the building is now identified as 65 Jefferson Avenue

Central Prison for Men and the Andrew Mercer Reformatory for Women on Strachan Avenue and King Street West, respectively.⁵

The future character of the neighbourhood was forecast in the 1850s when the first steam railways extended their tracks westward from the waterfront and across the former Military Reserve. With the ability to ship goods by rail, industry gravitated to the area, especially after the Canadian Pacific Railway completed the King Street West Underpass, improving access for the street railway and foot traffic, including factory workers. As early as 1879, the internationally known Massey-Harris Company (later Massey-Ferguson) assembled land adjoining King Street West where it produced agricultural equipment and, with the John Inglis Company's heavy machinery plant on Strachan Avenue, became the locality's largest employer. However, other industries developed more modest factory complexes south of King Street between the railway corridor to the east and Dufferin Street on the west where the streets included Atlantic and Pacific (afterward Hanna) avenues. In 1892, the first newcomers included the MacFarlane Company, producers of window coverings, which opened a factory on present-day Hanna Avenue, north of Liberty Street. Other companies establishing their presence in this important industrial hub included the Ontario Wind Engine and Pump Company at present-day 58 Atlantic Avenue.

Ontario Wind Engine and Pump Company (OWEPC):

The property at 58 Atlantic Avenue on the southwest corner of Liberty Street occupies part of the large tract of land acquired by the Land Security Company and subdivided in 1887 and 1899 (Image 2e).⁶ The area was first illustrated on Goad's Atlas in 1890, and the updates to 1899 depict the first industrial buildings and workers' housing at present-day Hanna Avenue and Liberty Street, east of the subject property (Image 2c).

In 1897, the Ontario Wind Engine and Pump Company acquired six lots on the south side of Liberty Street from present-day Atlantic Avenue (east) to Jefferson Avenue (west) where it completed the first part of its manufacturing complex the next year. The original machine shops and factory were illustrated on the company's letterhead, which indicated that the Ontario Wind Engine and Pump Company produced "windmills, wood and iron pumps and general appliances for railway, village, farm and ornamental water supply" (Image 3a).⁷ In 1901, the Ontario Wind Engine and Pump Company was issued two building permits to expand its facilities, including the "three-storey brick factory, Atlantic Avenue, west side" on the southwest corner of Liberty Street (Image 2f).⁸ The company remained in this location until 1934 and sold the property three years later (Image 3b). Subsequent occupants included shoe manufacturers and wood working firms.

⁵ The surviving walls of the Provincial Lunatic Asylum and the Central Prison Chapel are designated under Part IV, Section 29 of the Ontario Heritage Act, while part of another prison building and a residence associated with the Mercer Reformatory are recognized on the City's heritage register

⁶ Originally registered under Plan 765, part of the tract was subdivided again in 1899 under Plan 1110

⁷ Toronto Public Library, Ephemera Collection, no item number. The company's stationery also lists "airmotors [sic], haying tools, steel towers, feed grinders, saw tables, tanks and tank fixtures" amongst its products. Typical of the era, the illustration served to exaggerate the components of the site, but the gable-roofed buildings survive in altered form at 35 Liberty Street

⁸ In 1906, the extant but altered factory at present-day 65 Jefferson Avenue joined the site, and additional buildings were added in 1910, including the power house with the chimney

G. M. Miller and Company

The Ontario Wind Engine and Pump Company Building (1901) was designed by the Toronto architectural firm of G. M. Miller and Company. The firm was headed by George Martel Miller (1854-1933), who established a solo practice in Toronto in 1885, which was renamed G. M. Miller and Company 11 years later. While Miller accepted commissions for a range of building types in Toronto and beyond, he is best remembered for his close association with Toronto's famous Massey family. After serving as supervising architect for the famous Massey (Music) Hall, Miller's firm completed private buildings for the family, including Dentonia Farm (1897), as well as philanthropic projects such as Annesley Hall (1903) and the Lillian Massey Treble Household Science Building at the University of Toronto.⁹ Among his industrial commissions, Miller planned the additional storeys for the Massey Manufacturing Company's head office on King Street near Strachan Avenue during the period when he designed the Ontario Wind Engine and Pump Company's complex in Liberty Village.

ii. Architectural Description

Current photographs of the property at 58 Atlantic Avenue are found on the cover and in Sections 2 and 6 of this report. The Ontario Wind Engine and Pump Company Building is designed with elements of Edwardian Classicism, the most popular style for most building types in the early 20th century and recognized by the sombre brickwork, symmetrical organization of the design elements, and restrained classical detailing.

The OWEPC Building rises three stories and features a rectangular-shaped plan and a flat roof with corbelled brickwork. The structure is clad with brown brick and trimmed with brick, stone and wood. The principal (north) elevation on Liberty Street is organized into three bays by brick piers, with the main entrance placed in a classically-detailed surround in the first (ground) floor where it is flanked by segmental-arched window openings. The upper stories contain pairs of segmental-arched window openings with brick flat arches and stone sills, apart from the east bay in the second storey with the distinctive oriel window with the wood detailing. This feature is repeated on the adjoining east elevation, where the fenestration and decorative detailing is continued. The rear (south) elevation, which is viewed from Atlantic Avenue, is identified as a heritage attribute. The west side elevation adjoins the neighbouring buildings, which are historically related to the OWEPC Building, but have been altered over time. The OWEPC Building at 58 Atlantic Avenue retains its integrity and continues to communicate its cultural heritage values and attributes.

iii. Context

The location of the property at 58 Atlantic Avenue is shown on the location map below (Image 1). The Ontario Wind Engine and Pump Company Building is situated near the

⁹ Victoria College's Annesley Hall (1902) at 95 Queen's Park is recognized as a National Historic Site as the first purpose-built women's residence for a Canadian university. Miller's projects for the Massey family, including the iconic Gladstone Hotel on Queen Street West, are recognized on the City of Toronto's Heritage Register

centre of the neighbourhood now known as Liberty Village where it faces Liberty Street, the main east-west road through the community and anchors the corner of Atlantic Avenue, a major cross-street. It is part of an important surviving collection of industrial buildings in Liberty Village that are recognized on the City's Heritage Register and include the iconic Toronto Carpet Factory Building (1899) on King Street West near Dufferin Street. Adjoining the subject property on the corner of Atlantic and Liberty, the St. David's Wine Growers Company Building (1899) at 60 Atlantic Avenue (northwest Liberty) and the Brunswick-Balke-Collender Company complex (1905) at 40 Hanna Avenue (northeast Liberty), with its detached powerhouse and landmark smokestack, are designated under Part IV, Section 29 of the Ontario Heritage Act

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

The property at 58 Atlantic Avenue (with the entrance address at 25 Liberty Street) has design value as a well-crafted example of an industrial building that was designed after the turn of the 20th century when Edwardian Classicism was emerging as the most popular architectural style. Exhibiting the restrained brick detailing and classical features identified with the style, the Ontario Wind Engine and Pump Company Building is especially distinguished by the corbelled brickwork beneath the roofline, as well as the distinctive pair of oriel windows overlooking the intersection of Atlantic Avenue and Liberty Street.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Historically, the property at 58 Atlantic Avenue (with the entrance address at 25 Liberty Street) is valued for its contributions to the development in the late 19th and early 20th centuries of the community adjoining the southeast corner of King Street West and Dufferin Street as an important industrial centre at the west end of Toronto. With the adjacency of two railway lines and the subdivision and servicing of the land, the Ontario

Wind Engine and Pump Company was one of the first manufacturers to build its factory in the area where it operated for 40 years.

The cultural heritage value of the Ontario Wind Engine and Pump Company Building is also through its associations with the Toronto architectural practice of G. M. Miller and Company, which designed it. Headed by George Martel Miller who opened a solo practice in 1885, the firm was best known for the many projects it undertook for members of Toronto's famous Massey family, which produced agricultural implements for international distribution and funded philanthropic projects in the city. Miller was the supervising architect for the Massey (Music) Hall before completing alterations to the Massey-Harris Company's office building on King Street West near Strachan Avenue. He designed the Ontario Wind Engine and Pump Company's complex over the period from 1898 to 1910, including the former factory (1901) at the corner of Atlantic Avenue and Liberty Street.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Contextually, the value of the Ontario Wind Engine and Pump Company Building (1901) is through its role in defining, maintaining and supporting the character of the former manufacturing enclave in the area southeast of King Street West and Dufferin Street where it is part of an important surviving collection of industrial buildings, many of which are included on the City of Toronto's Heritage Register. The property at 58 Atlantic Avenue (with the entrance address of 25 Liberty Street) is also valued for its visual and historical links to its surroundings in the neighbourhood now known as Liberty Village where it anchors an important intersection on the main east-west route through the community. In this location, the Ontario Wind Engine and Pump Company Building (1901) faces the St. David's Wine Growers Company Building at 60 Atlantic Avenue, which it complements in vintage and scale, and overlooks to the northeast the landmark boiler house and smokestack of the former Brunswick-Balke-Collender complex at 40 Hanna Avenue, which are other recognized heritage properties in Liberty Village.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 58 Atlantic Avenue has design, associative and contextual values. The Ontario Wind Engine and Pump Company Building (1901, with the convenience address of 25 Liberty Street), retains its integrity as one of the earliest surviving factory buildings in the former King-Dufferin industrial district where it reflects the historical development of the area as a manufacturing hub at the west end of Toronto. As a well-crafted early 20th century industrial building designed by G. M. Miller and Company, headed by the notable Toronto architect, George Martel Miller, the Ontario Wind Engine and Pump Company Building displays features of the popular Edwardian Classical style, particularly the corbelled brickwork and the ornate oriel windows. Historically and visually linked to its setting on the southwest corner of Atlantic Avenue and Liberty Street, the Ontario Wind Engine and Pump Company Building (1901) contributes to the character of Liberty Village where it is part of an important surviving

collection of former industrial buildings that are included on the City of Toronto's Heritage Register for their cultural heritage value.

5. SOURCES

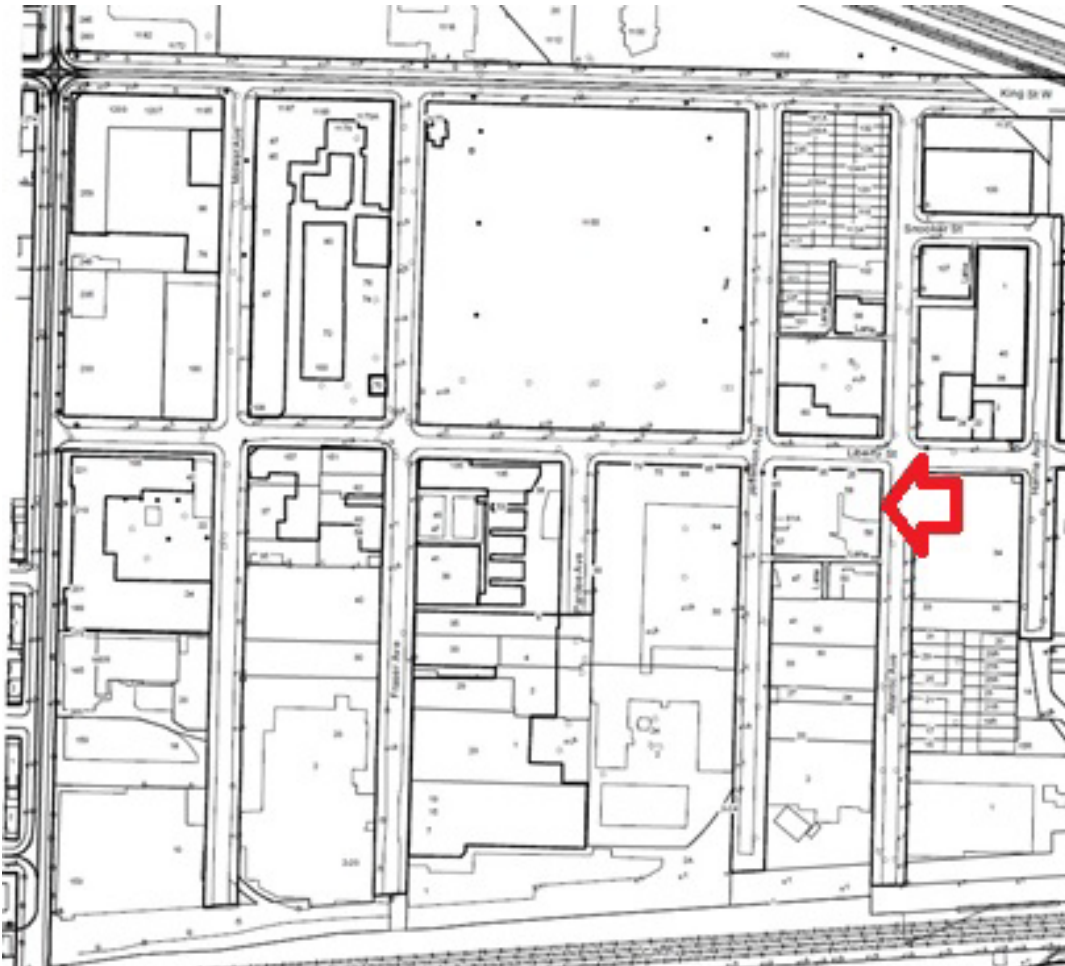
Archival Sources

Abstract Indices of Deeds, Plan 765, Lots 112-117, and Plan 1110, Block A
Archival Photographs, City of Toronto Archives and
http://www.trainweb.org/oldtimetrains/CPR_Toronto/parkdale_aerial.htm)
Assessment Rolls, City of Toronto, Ward 6, Division 1, 1897 ff.
Building Permits #197 (February 3, 1898), #72 (February 14, 1901), #115
(March 14, 1901), and #2797 (January 11, 1906)
Building Records, Toronto and East York, 1937-1987
Goad's Atlases, 1884-1923, Vol. 1
Ontario Wind Engine and Pump Company Correspondence, Toronto Public
Library, Ephemera Collection, 1898

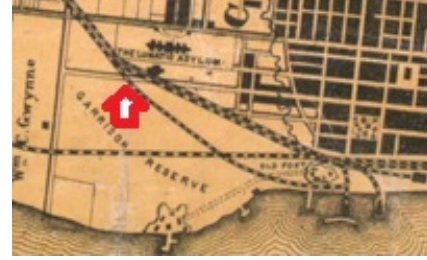
Secondary Sources

Arthur, Eric, *Toronto: No Mean City*, 3rd ed., revised and edited by Stephen A. Otto, 1986
Baker, T. Lindsay, and John Carter, *American Windmills: An Album of Historical Photographs*, 2012
Baker, T. Lindsay, *A Field Guide to American Windmills*, 1985
Blumenson, John, *Ontario Architecture*, 1990
City of Toronto Directories, 1897 ff.
Dendy, William, *Lost Toronto*, 2nd ed., 1992
"George Martel Miller," *Construction*, April-May 1933
"George Martel Miller," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/1484>
Liberty Village BIA, "Area History," <http://www.lvbias.com/area-history>
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, 1992
McHugh, *Toronto Architecture: A City Guide*, 2nd ed., 1989
Young + Wright Architects, *Garrison Common Area Survey*, April 1991

6. IMAGES – Maps and atlases are followed by other archival images. The arrows mark the location of the subject property. All maps are oriented with north on the top.



Location Map: showing the property at 58 Atlantic Avenue on the southwest corner of Liberty Street in the Liberty Village neighbourhood.

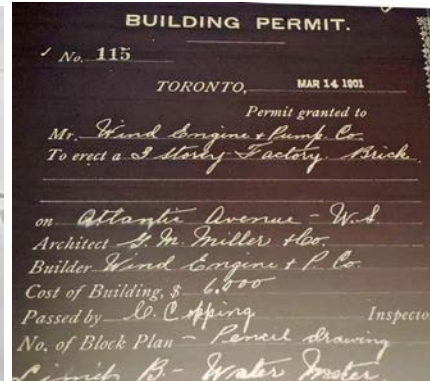


2a. William's Sketch, Military Reserve, 1813; 2b. Tremaine's Map, 1860



2c. Goad's Atlas, 1899

2d. Goad's Atlas, 1903

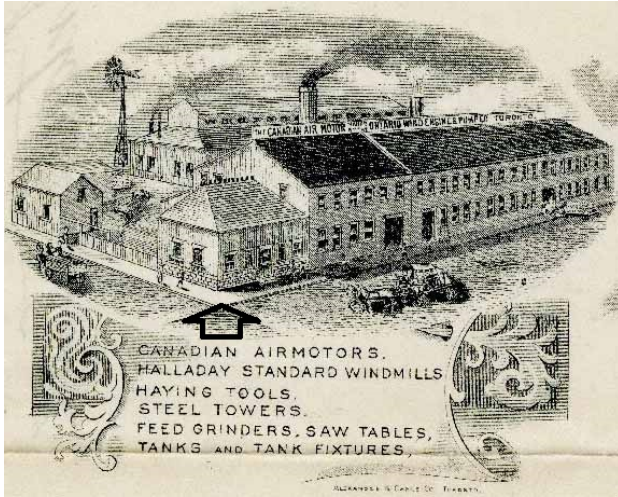


2e. Plan 1110, 1899

2f. Building Permit 115, 1901

Historical Maps, Plan of Subdivision and Building Permit:

<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; Land Registry Office, Toronto, Plan 1110; City of Toronto Archives, building permits.



3a. Illustration, Ontario Wind Energy and Power Company complex, date;
 3b. Archival Photograph, OWEPC workers, date



3c. and 3d. Aerial Photographs, 1920s (left) and 1980s (right)



3e. OWEPC complex, Liberty Street, 1988 (left) and 2005 (right)

Historical Images: Toronto Public Library, Ephemera Collection; photo, Baker and Carter; aerial and 1980s photographs, City of Toronto Archives; 2005 photograph, Heritage Preservation Services.



4a. east (left) and north (right) elevations



4b. principal (north) elevation; 4c. rear (south) elevation



4c. 40 Hanna Avenue



4d. 60 Atlantic Avenue

Current Photographs, Heritage Preservation Services, 2017.