

## Alterations to a Heritage Property – 550 Bayview Avenue

**Date:** January 12, 2017

**To:** City Council

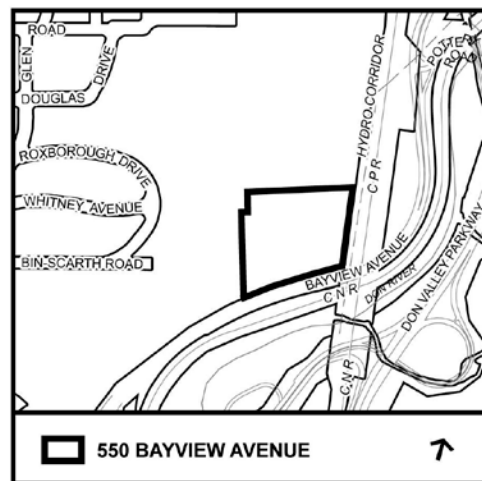
**From:** Chief Planner and Executive Director, City Planning Division

**Wards:** Ward 29 – Toronto Danforth

### SUMMARY

---

This report recommends that City Council approve the conservation strategy generally described for the heritage property located at 550 Bayview Avenue ("The Don Valley Brick Works"). The current tenant is seeking to alter Building 16, one of the historic industrial buildings on the property, in order to enhance accessibility, extend its seasonal use, and to expand its programming. The property is owned by the Toronto and Region Conservation Authority and managed by the City of Toronto. It is currently under lease to Evergreen.



### RECOMMENDATIONS

---

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

1. City Council approve the alterations to the heritage property at 550 Bayview Avenue (The Don Valley Brick Works), in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to Building 16, on the lands known municipally in the 2017 as 550 Bayview Avenue, with such alterations substantially in accordance with plans and drawings prepared by LGA Architectural Partners, dated December 16, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated January 6, 2017 and date-stamped received by the City Planning Division on January 6, 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 the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 550 Bayview 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 tenant shall:

1. 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 550 Bayview Avenue prepared by ERA Architects Inc., dated January 6, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1 in the report January 12, 2017 from the Chief Planner and Executive Director, City Planning Division, 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 an Interpretation Plan for Building 16, 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;

4. Provide an opinion letter from a consulting archaeologist to the satisfaction of the Senior Manager, Heritage Preservation Services on the potential for any subsoil disturbance caused by the proposal to impact archaeological resources.

b. Notwithstanding the requirements of Recommendation 1.a in the report January 12, 2017 from the Chief Planner and Executive Director, City Planning Division, prior to the issuance of any permits for the work related to the in-floor heating, including a heritage permit or a building permit the tenant shall:

1. Provide a Conservation Plan limited to the in-floor heating work prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 550 Bayview Avenue prepared by ERA Architects Inc., dated January 6, 2017, that includes the final extent of the area to be heated, an analysis of how the flooring will function during and after flooding, and any recommendations for mitigation required to ensure that pooling water does not accelerate the deterioration of the building's heritage fabric to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide a detailed Interpretation Strategy describing how the interior rail network that will be concealed by the new floor will be interpreted to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide full building permit drawings for the in-floor heating work, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1 in the report January 12, 2017 from the Chief Planner and Executive Director, City Planning Division, 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;

c. Within 90 days of the completion of the alterations permitted in Recommendation 1 in the report January 12, 2017 from the Chief Planner and Executive Director, City Planning Division the tenant 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 and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation.

## **FINANCIAL IMPACT**

---

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

## **DECISION HISTORY**

---

At their meeting of October 29, 30, and 31, 2002 Toronto City Council stated its intention to designate the property at 550 Bayview Avenue (The Don Valley Brick Works) as being of architectural and historical value under Part IV of Ontario Act. The property was subsequently designated by City of Toronto By-law 986-2002.

<http://www.toronto.ca/legdocs/2001/agendas/committees/to/to011120/it009.pdf>

By its adoption of Clause 23 of Report No. 5 of the Administration Committee at its meeting held on July 25, 26 and 27, 2006, City Council authorized the entering into of a lease with Evergreen for the industrial pad portion of the Don Valley Brick Works site for its “Evergreen at the Brick Works” project.

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060725/adm5rpt/cl023.pdf>

By the adoption of Clause 7 of Report No. 6 of the Government Management Committee at its meeting held on July 16, 17, 18, and 19, 2007, City Council modified the terms of the proposed lease for the Brick Works project.

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-5359.pdf>

## **BACKGROUND**

---

## **Development Proposal**

The Don Valley Brick Works is under a long-term lease to Evergreen (the tenant). Evergreen is a national charitable organization that engages Canadians in creating green cities. Since its opening in 2010 the Evergreen Brick Works has functioned as the foundation's showcase for experiencing the relationship between nature, culture and community. Located in the Don Valley, the complex is comprised of nearly two dozen former industrial buildings. Building 16, the Tunnel Kiln and Dryer Building, is currently used by Evergreen as an exhibition space and as an events venue. The tenant is proposing a number of interventions that would improve accessibility, expand programming opportunities, and provide limited heat during the shoulder seasons and winter. These interventions include:

- A new entrance on the east elevation of the building into the east parking lot and a new entrance on the west side of the building into Building 14
- New self-contained classrooms and a viewing platform that will be built within the roof trusses of the building above the existing firing kilns. The classrooms will protrude out through a portion of the east elevation of the building aligning with an existing exterior storage shed
- A new gallery space within the existing tunnel dryers
- New accessible washrooms and a new catering preparation area
- A radiant in-floor heating system
- A new replacement roof including, skylights, and new solar cells on a portion of the west slope

The project is time sensitive as it is dependent on funding from an upper level of government.

## **Heritage Property**

The property at 550 Bayview Avenue (Don Valley Brick Works) was designated under the Ontario Heritage Act for architectural and historical reasons. Founded in 1889 and open for a century at this location, the Don Valley Brick Works is one of the oldest brick works in the province and was the longest operating facility in Toronto and Ontario. Brick products produced by the company encompassed technological innovations of the industry and were used in many of Toronto's landmark buildings. Clay and shale were extracted for brick production from the quarry to the north of the buildings, the North Slope of which is of particular geological significance.

The property at 550 Bayview Avenue is located on the north side of the street as it curves east and north toward Pottery Road. The property included in the designation is bounded by Bayview Avenue on the south, the east and west property lines and, on the north, the North Slope of the former quarry. The boundaries encompass the paved brick courtyard known as "Chimney Court" that separates the buildings from the quarry, the quarry garden with its wetlands and wildflower meadow, and the excavated and reconstructed channel of Mud Creek. The Don Valley Brick Yards contains an important collection of industrial buildings that reflect the history of brick making in Toronto and Ontario. The property is a landmark in the former municipality of East York and a dominant feature of the Don Valley.

Building 16, the Tunnel Kiln and Dryer Building, is the largest building on the property. It was constructed in 1956-7 for firing and drying bricks. A significant amount of industrial machinery and equipment remain in the building including tunnel dryers, and three tunnel kilns originally used for firing and/or glazing clay bricks. A diagram showing how the industrial process functioned can be found in Attachment 6.

In addition to being designated under Part IV of the Ontario Heritage Act, the property at 550 Bayview Avenue is also subject to a Heritage Conservation Agreement held by the Ontario Heritage Trust. The tenants will need approval from Toronto City Council under Section 33 of the Ontario Heritage Act and from the Ontario Heritage Trust under the terms of the Agreement prior to commencing work on the proposal. As the property is subject to an existing Site Plan Agreement under the Planning Act the proposal will also need to be reviewed with City Planning staff in the context of this agreement.

## **Policy Framework**

### **Provincial Planning Act and Policy Statement**

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.” Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act 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. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council’s decisions affecting land use planning matters “be consistent with” the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City’s Heritage Register are considered to be significant in this context. “Conserved” is defined in the PPS as “the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

### **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."

3.1.5.16. "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.17. "Commemoration of lost historical sites will be encouraged [...] Interpretation of existing properties on the Heritage Register will also be encouraged."

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."

## **Standards and Guidelines for the Conservation of Historic Places in Canada**

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project. The Guidelines include specific guidance on achieving accessibility standards with historic places and balancing sustainability objectives with heritage conservation.

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

## **COMMENTS**

---

### **Proposed Conservation Strategy**

Staff met with the tenant and the Ontario Heritage Trust on several occasions in late 2016 to discuss the proposed interventions to Building 16. In response to comments from staff and the Trust the tenant modified their proposal in an effort to make it more sympathetic with the heritage character of the Building. Since these meetings the tenant has submitted a Heritage Impact Assessment (HIA) in support of their proposal prepared by ERA Architects Inc. Staff have reviewed this HIA for conformity with the Planning Act, the accompanying Provincial Policy Statement, and the City's Official Plan heritage policies and are of the opinion that the proposed alterations will not have a negative impact on the heritage property and that they are appropriate.

The proposed classrooms have been designed to have a minimal impact on the existing firing kilns and related mechanical equipment. They will sit above the firing kilns within the roof trusses and be supported by their own steel structural supports. The classrooms have been carefully sited above the kilns in an effort to conserve the

significant long north and south views through these structures. Their fritted glass cladding will be distinct from the industrial vocabulary of the building while the access stairs and open viewing deck will be constructed of steel in effort to achieve visual compatibility.

The proposed gallery space, catering preparation area, and washrooms should also not have a significant impact on the heritage character of Building 16. The washrooms and the gallery space have been carefully sited to limit their visual impact on the kilns. The washrooms will be clad in a fritted mirror with a historic image of the process imprinted on them. The new building will be distinct from the industrial vocabulary as a new intervention. Should Council approve the proposal staff will review the final details for these interventions through the final permit drawings and the conservation plan.

The proposed heated floor, replacement roof, and west wall enclosure will allow the building to be used in the shoulder seasons and potentially into the winter. The new floor will also address accessibility concerns as, unlike the existing floor, it will provide a level surface. The new roof and wall enclosure should not have a significant heritage impact. The existing roof is of recent construction and does not have heritage value. Should council approve the proposal the details for the proposed roof and west wall enclosure will be reviewed through the final permit drawings of the conservation plan.

The proposed heated flooring will have an impact on the heritage character of the interior of Building 16. The new flooring will be approximately 18 inches in depth and will sit above the existing historic flooring. The increased height of the new floor will result in a new visual relationship between the floor and the mechanical equipment, tunnel dryers, and kilns as their lower 18 inches will be obscured. The increased floor height in relation to the moats around the existing kilns will also necessitate that guards be installed throughout the building to meet Ontario Building Code requirements. The new floors will be designed to be a reversible alteration, however it will conceal the extensive network of railway tracks that exist throughout the building. These tracks are integral to understanding the industrial process as the bricks traveled on rail cars (an innovation at the time) as they moved through the various stages of production, including through the tunnel dryers and firing kilns. Finally, the floor modifications also have the potential to trap water following the building's frequent floods. This water could lead to the accelerated deterioration of heritage fabric.

Alternative approaches to heating have been explored by the tenant but they would also be visually intrusive, they do not address the accessibility issue caused by the uneven nature of the current floor, and they are inherently less efficient. Notwithstanding this exploration, staff are concerned with the extent of the area proposed to be heated. The current proposal shows that nearly all of the historic floor surface will be affected. Should Council approve the proposed alteration staff will continue to work with the applicant to reduce the extent of this area and minimize the heritage impact. Staff are also recommending that the tenant be required to complete both a conservation plan and an interpretation plan prior to the issuance of permits for the work. The conservation plan should include a detailed analysis of how the proposed flooring would perform in flood conditions and demonstrate how any post flood water pooling will be addressed so that flood waters do not accelerate the deterioration of heritage fabric.

The interpretation plan should in part, interpret the concealed rail network in order to retain a clear understanding of the industrial process.

### **Conservation Work**

In their Heritage Impact Assessment the tenant has committed to assessing the material condition of Building 16 and associated features and has proposed dedicating an annual budget for the ongoing repair of the kilns. Should Council approve the proposal it is recommended that this assessment should be undertaken as part of the recommended conservation plan. The plan should include a strategy to address immediate and long-term maintenance. The brick kilns and track dryers are specifically mentioned in the Heritage Conservation Easement Agreement held by the Ontario Heritage Trust and it is anticipated that the Trust will require a measures to conserve the track dryers and kilns as condition of their approval.

### **Conservation Plan**

Prior to the issuance of permits for the desired work staff is recommending that the tenant be required to submit a Conservation Plan for Building 16 to the satisfaction of the Senior Manager, Heritage Preservation Services. A Conservation Plan is a detailed technical report describing how the approved conservation strategy in the Heritage Impact Statement will be implemented. The contents of this plan should be consistent with the Official Plan and should include detailed documentation of Building 16's existing condition, a description of the approved conservation strategy, a detailed scope of work with plans and drawings and cost estimates, a construction monitoring strategy that address the heritage attributes, and recommendations for both short term and long term maintenance. As previously discussed, the plan should also fully describe how pooling water caused by the new floors would be addressed. As the property contains below grade archaeological resources, an opinion letter from a licensed consulting archaeologist should also be produced that addresses the potential for any subsoil disturbance caused by the micro piles classroom supports to impact archaeological resources.

### **Interpretation Plan**

The proposed alterations to the interior of Building 16 will result in the partial removal and or concealment of heritage fabric. Cumulatively these interventions will diminish the ability of users and visitors to appreciate the building's industrial heritage and understand the brick making process. As part of their strategy to mitigate the impact of these interventions the tenant has proposed a robust interpretation strategy for Building 16. This strategy will be developed and described within an interpretation plan, to be completed prior to the issuance of permits for the project to the satisfaction of the Senior Manager, Heritage Preservation Services.

The interpretation plan should fully describe the cultural heritage value of the building, including the building's role and function in the brick making process, to both users and visitors. The plan will identify strategic locations throughout the building will be preselected where interpretation should take place. Key altered or concealed interior features should also be interpreted. These include the cuts mid-way through the firing

kilns, introduced to allow for east west circulation, and the railway tracks that will be concealed through the new flooring.

Among the interpretation strategies proposed in the Heritage Impact Assessment are new interpretive panels and display boards, demonstrations of the brick making process, lighting within the kilns, and physical interpretation of the concealed interior railway network through lighting or brass rails inset within the floor or with contrasting flooring materials. Staff are recommending that the full interpretation plan will be completed to the satisfaction of the Senior Manager, Heritage Preservation Services prior to the issuance of permits for the project. It will be implemented prior to the tenant's providing a letter of substantial completion for the project.

## **Conclusion**

Staff recommend that City Council approve the proposed alterations to the heritage property located at 550 Bayview Avenue ("The Don Valley Brick Works"). In the context of the proposed mitigation strategy, the alterations to Building 16 should not have a significant impact on the cultural heritage value of the property and they will allow for Evergreen to further build on its successful adaptive reuse.

## **CONTACT**

---

Sherry Pedersen, Program Manager  
Heritage Preservation Services  
Tel: 416-338-1089; Fax: 416-392-1973  
Email: sherry.pedersen@toronto.ca

## **SIGNATURE**

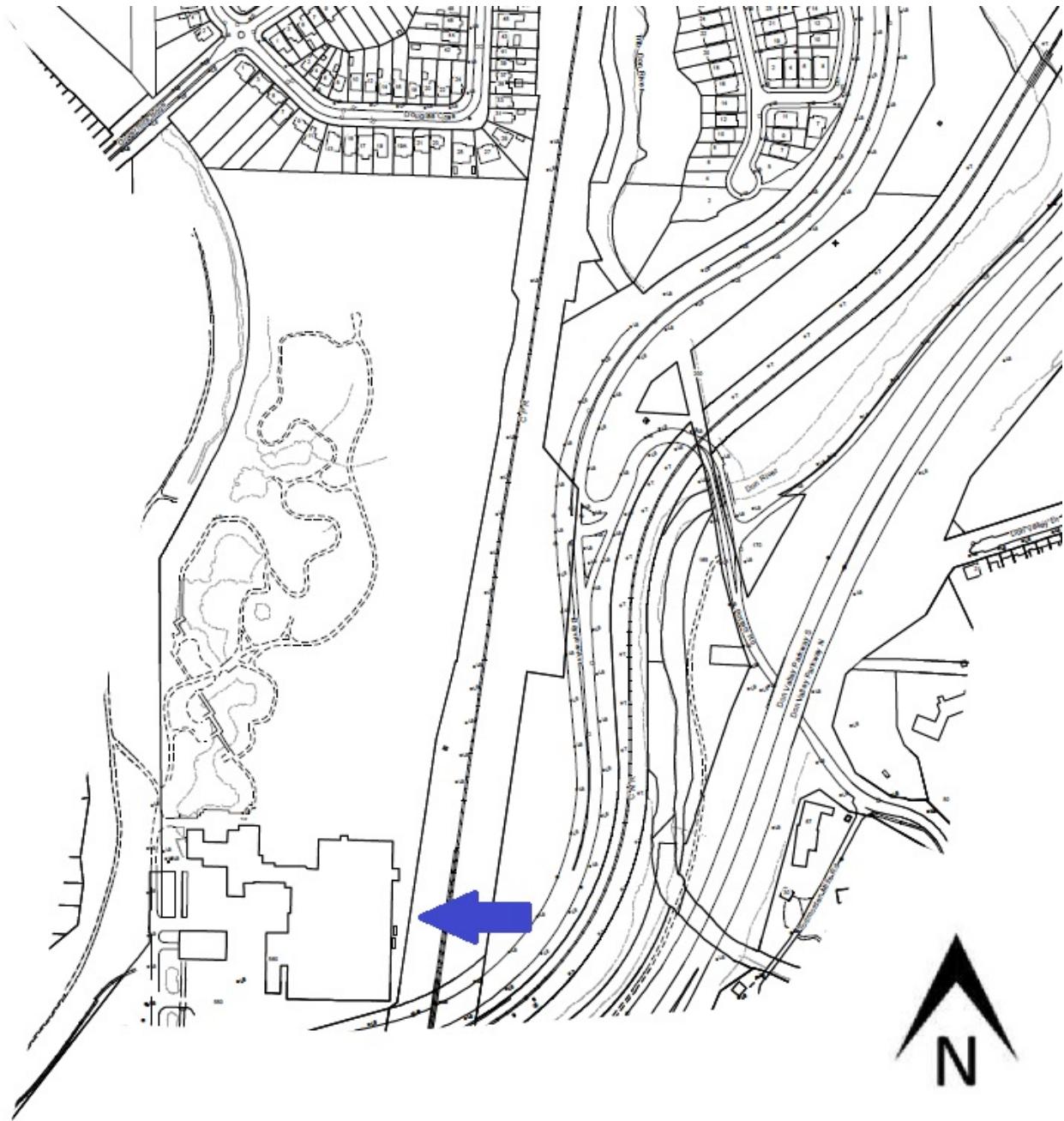
---

Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

---

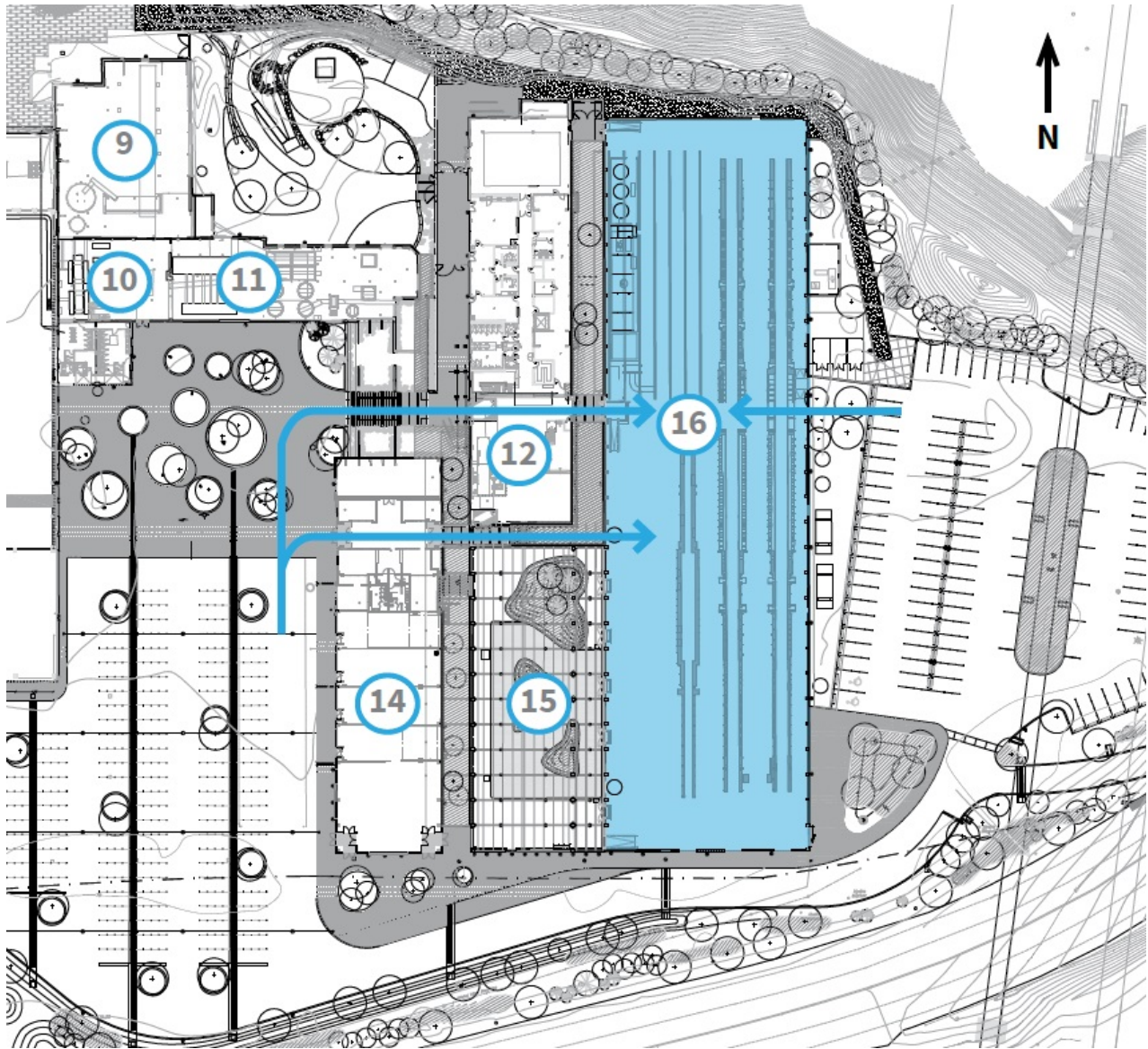
Attachment No. 1 – Location Plan 550 Bayview Avenue  
Attachment No. 2 – Site Plan 550 Bayview Avenue  
Attachment No. 3 – Photographs 550 Bayview Avenue  
Attachment No. 4 – Proposal 550 Bayview Avenue  
Attachment No. 5 – Reasons for Designation (Excerpt) 550 Bayview Avenue  
Attachment No. 6 – Historic Brick making Process, Building 16



The arrow marks the location of the property at 550 Bayview Avenue  
The location map is for information purposes only  
The exact boundaries of the property are not shown



Axonometric context view of the Don Vally Brick Works. The arrow identifies Building 16 (Googlemaps 2016 annotated by ERA Architects Inc.)



Partial site plan of the Don Valley Brick Works showing buildings 9 through 16 (ERA Architects Inc.)



South Elevation of Building 16 (ERA Architects, Googlemaps, 2016)



East Elevation of Building 16 (ERA Architects, Googlemaps, 2016)



West Elevation of Building 16 as seen from within Building 15 (ERA Architects)



Interior of Building 16 looking north showing the open west wall (left) proposed to be enclosed with glazing, and the network of interior railway tracks embedded in the floor (ERA Architects Inc.)



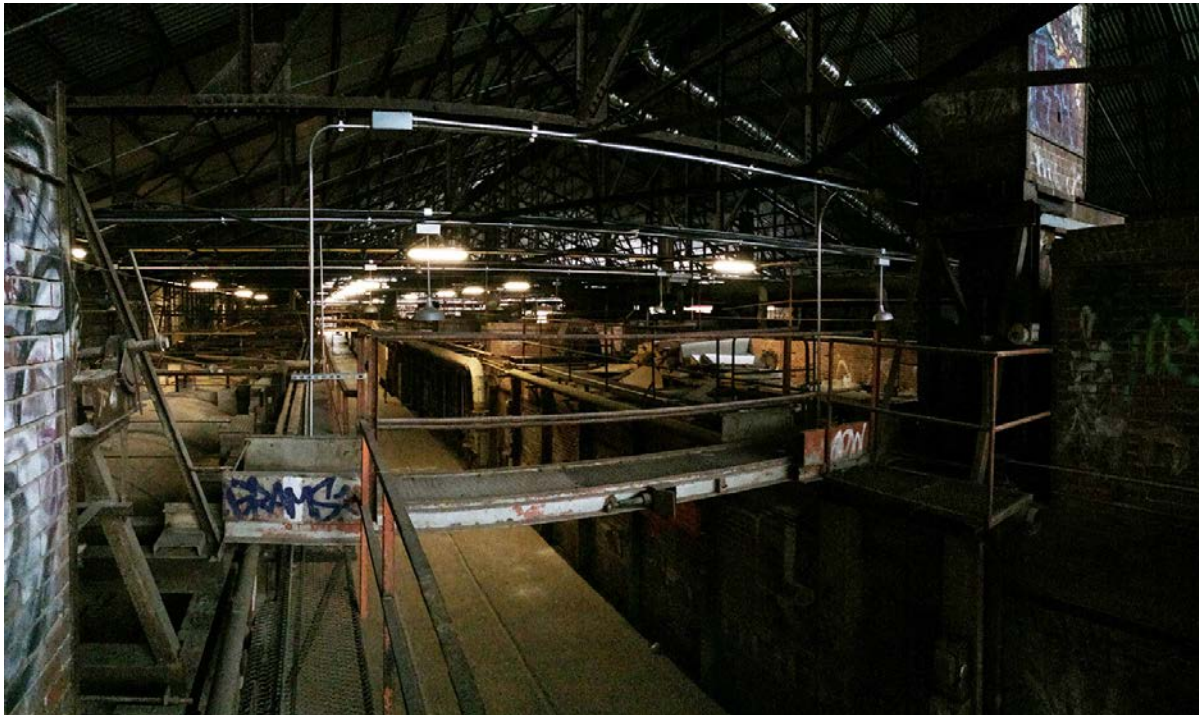
Interior of Building 16 looking south showing the open west wall (right,) proposed to be enclosed with glazing, and the network of interior railway tracks embedded in the floor (ERA Architects Inc.)



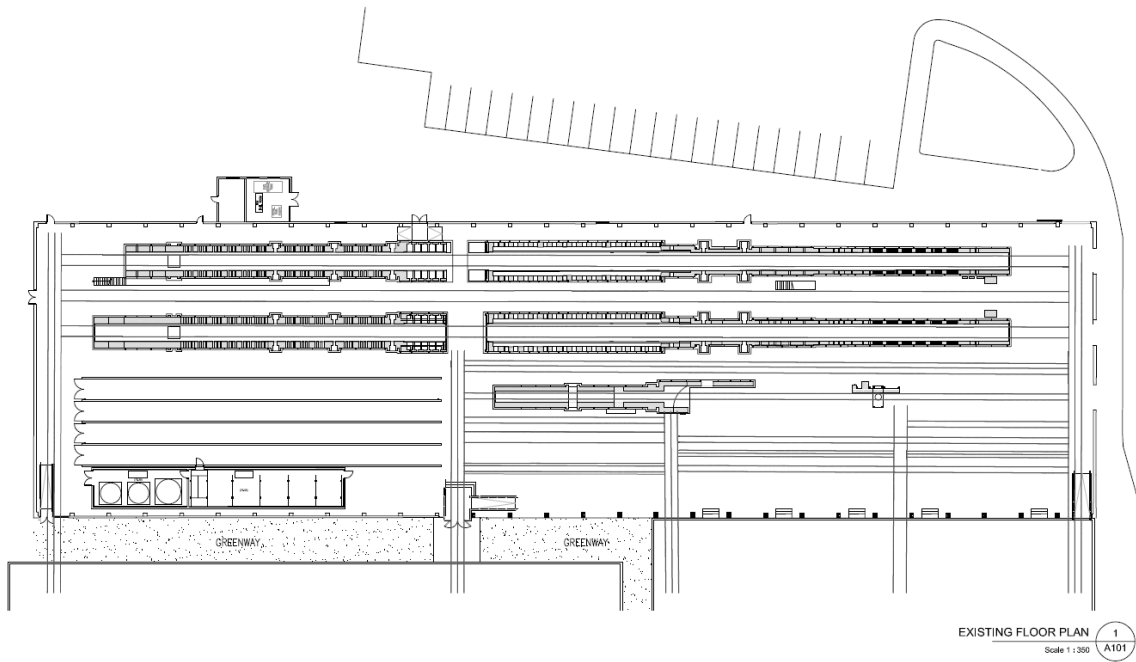
Interior of Building 16 showing the entrance to a tunnel dryer (ERA Architects Inc.)



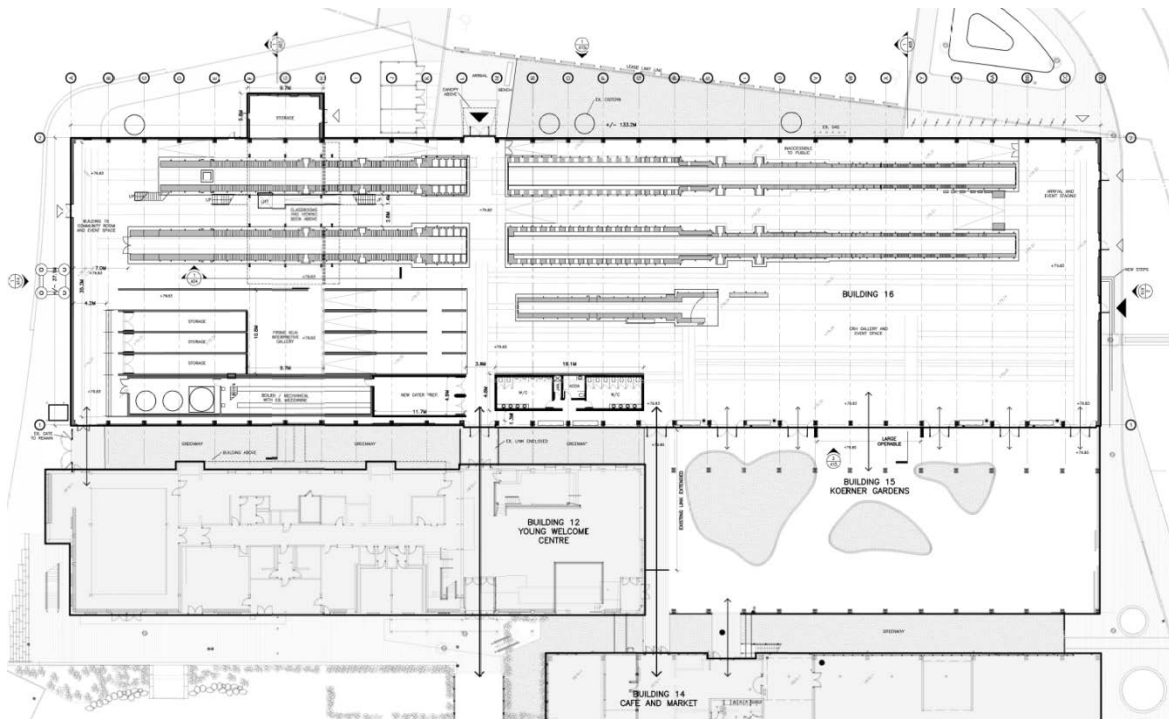
Interior of Building 16 showing the south ends of the firing kilns (ERA Architects Inc.)



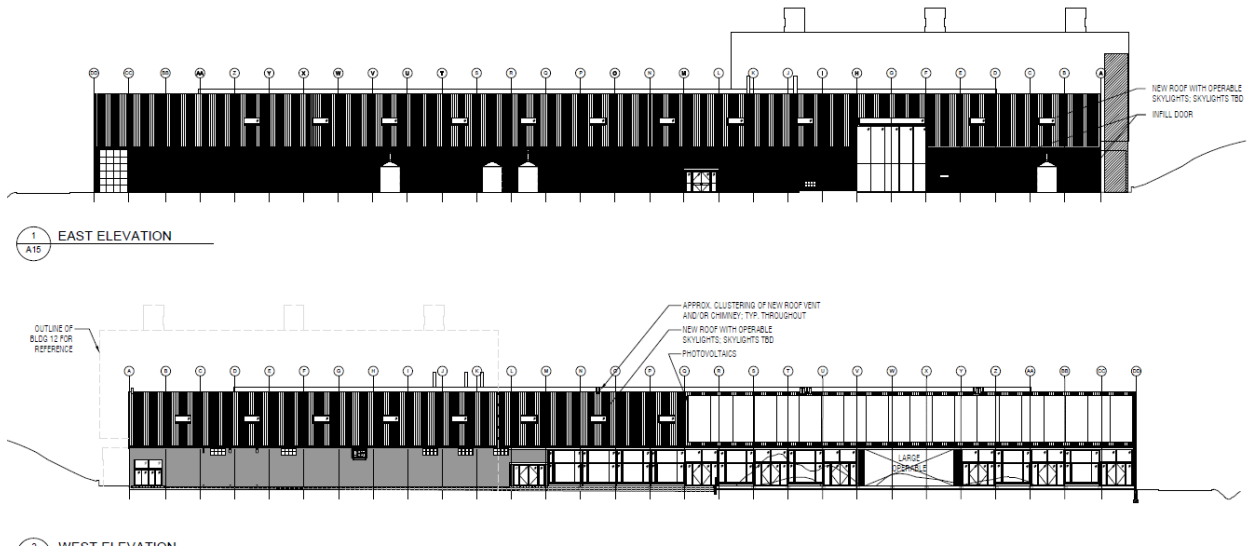
Interior of Building 16 showing the network of catwalks and equipment above the tunnel dryers and firing kilns (ERA Architects Inc.)



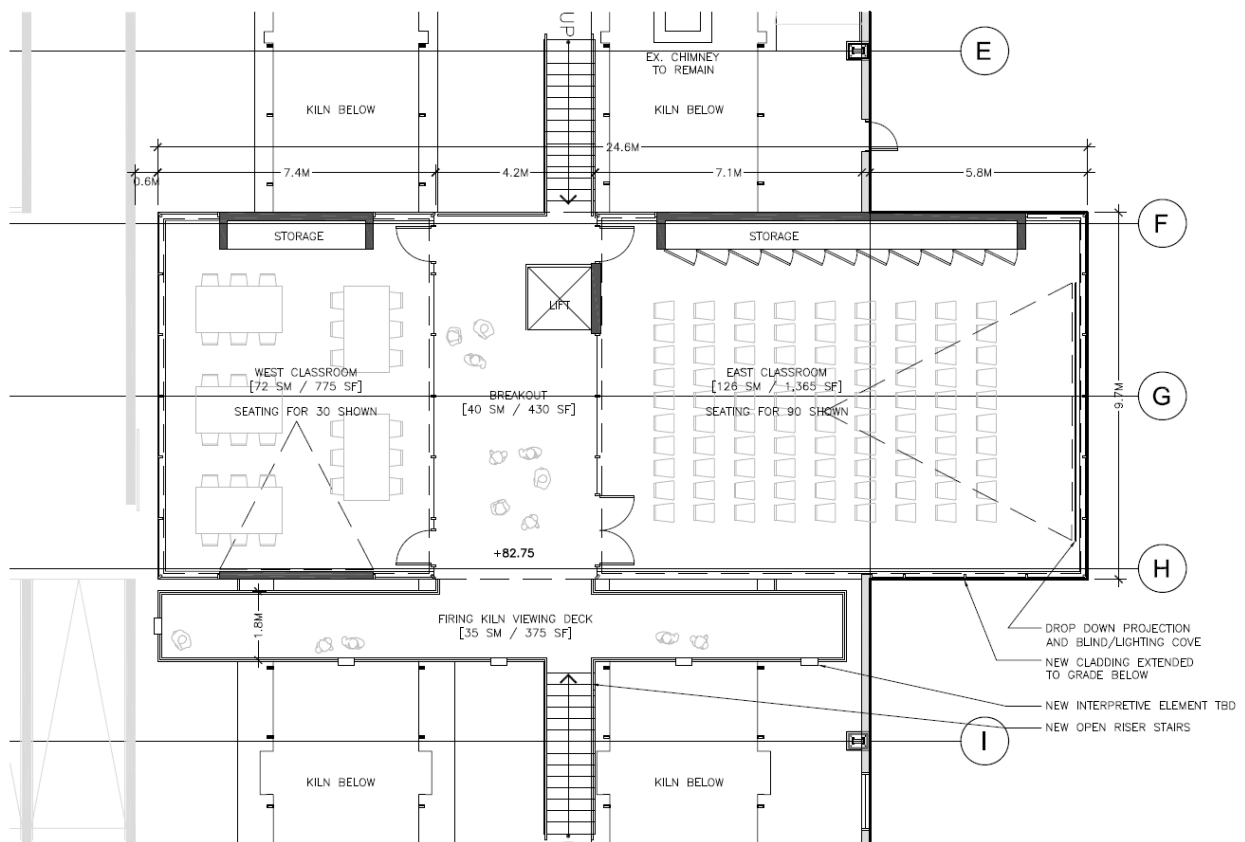
Existing floor plan of Building 16 (ERA Architects Inc.)



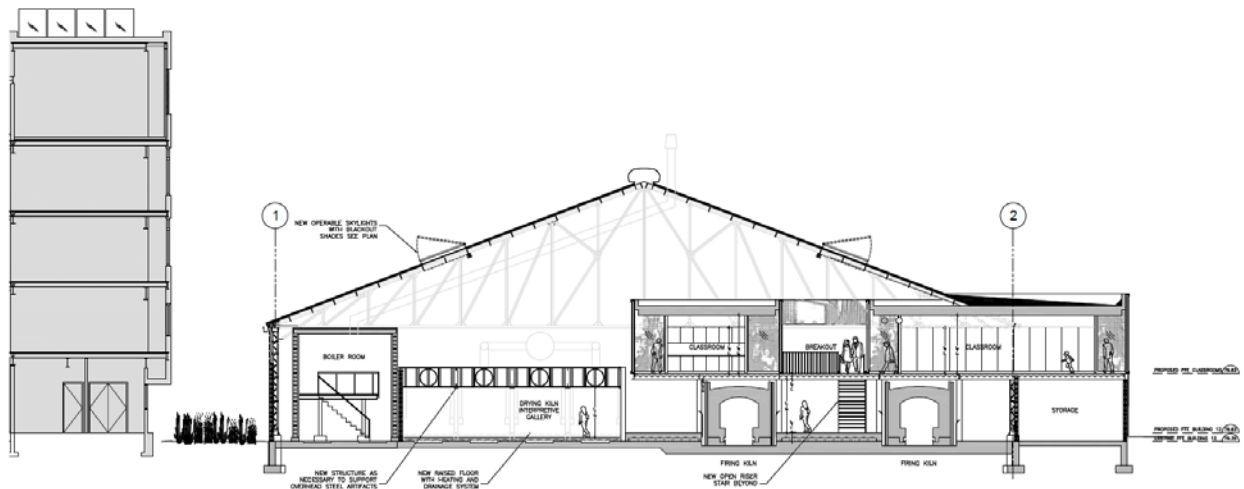
Proposed ground floor plan (LGA Architectural Partners)



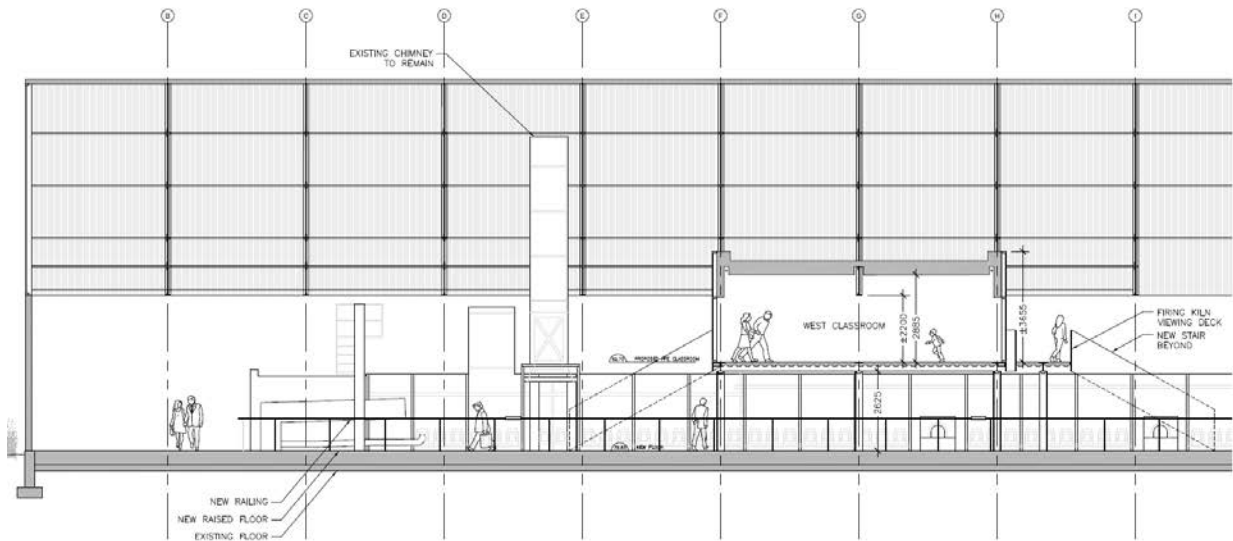
Proposed east and west elevations of Building 16 (LGA Architectural Partners)



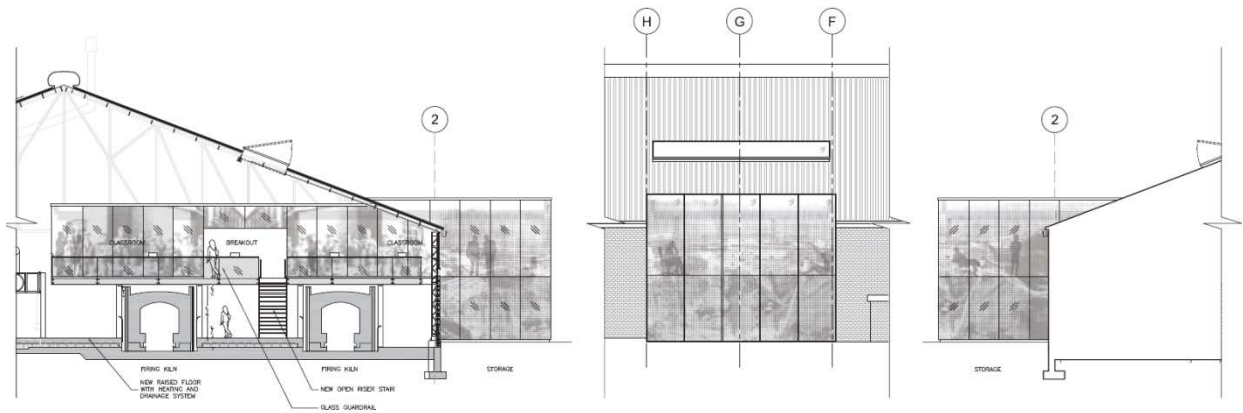
Detail of proposed classroom above firing kilns (LGA Architectural Partners)



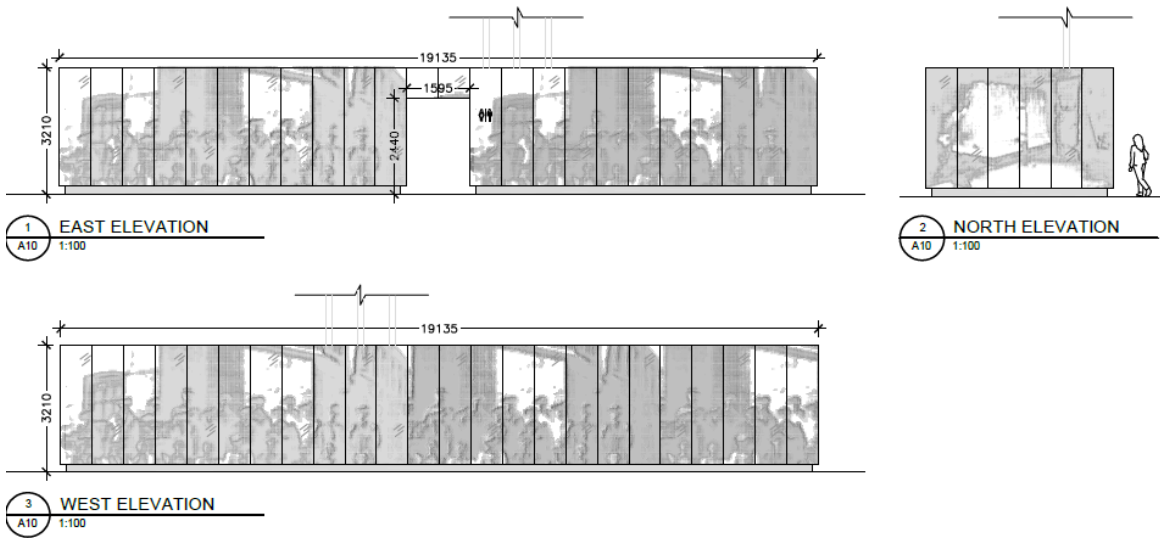
Section of proposed classroom above firing kilns (LGA Architectural Partners)



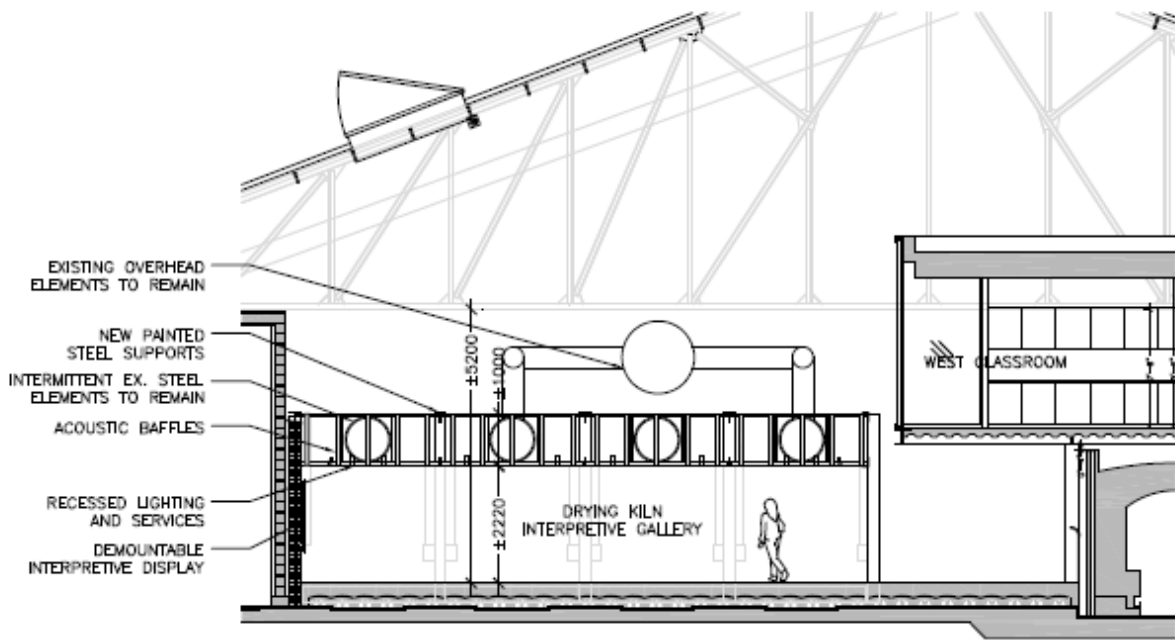
Section of proposed classroom above firing kilns (LGA Architectural Partners)



Elevations of proposed classroom above firing kilns (LGA Architectural Partners)



Elevations of proposed washroom building within Building 16 (LGA Architectural Partners)



Section showing proposed gallery space within the tunnel dryers (LGA Architectural Partners)

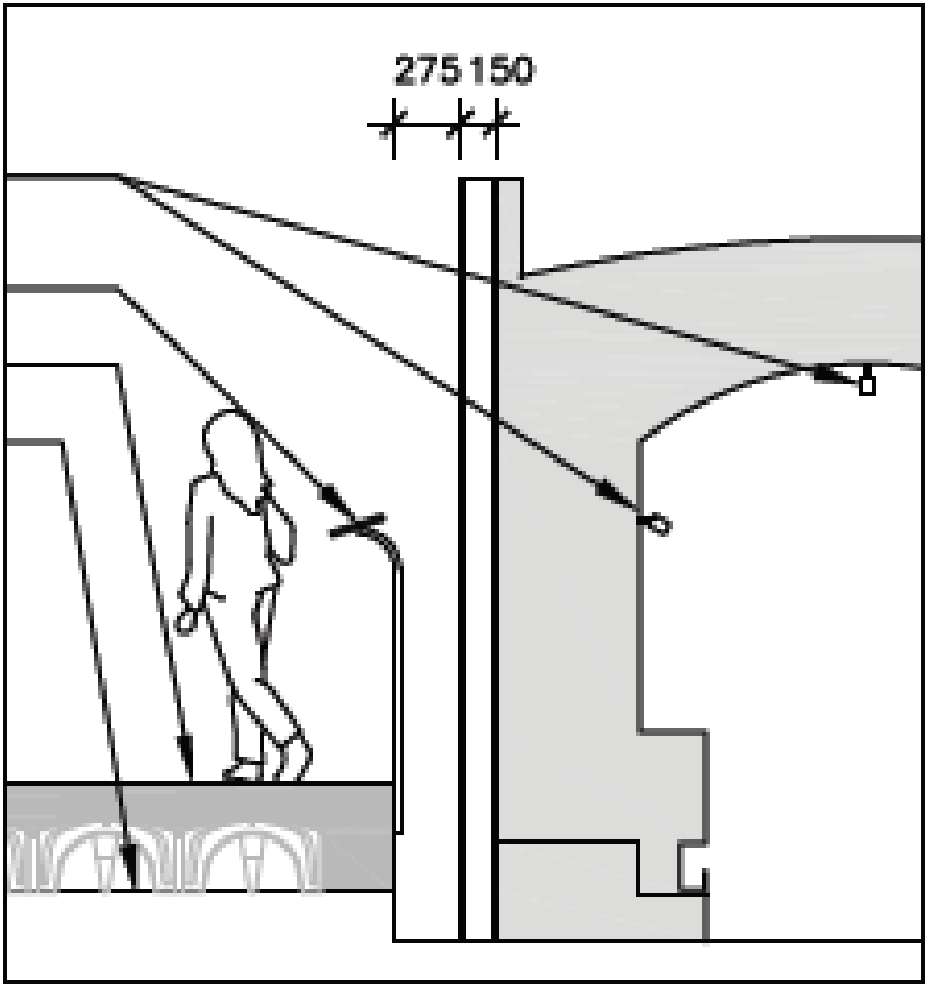


1 ROOF PERSPECTIVE - BEFORE  
A16



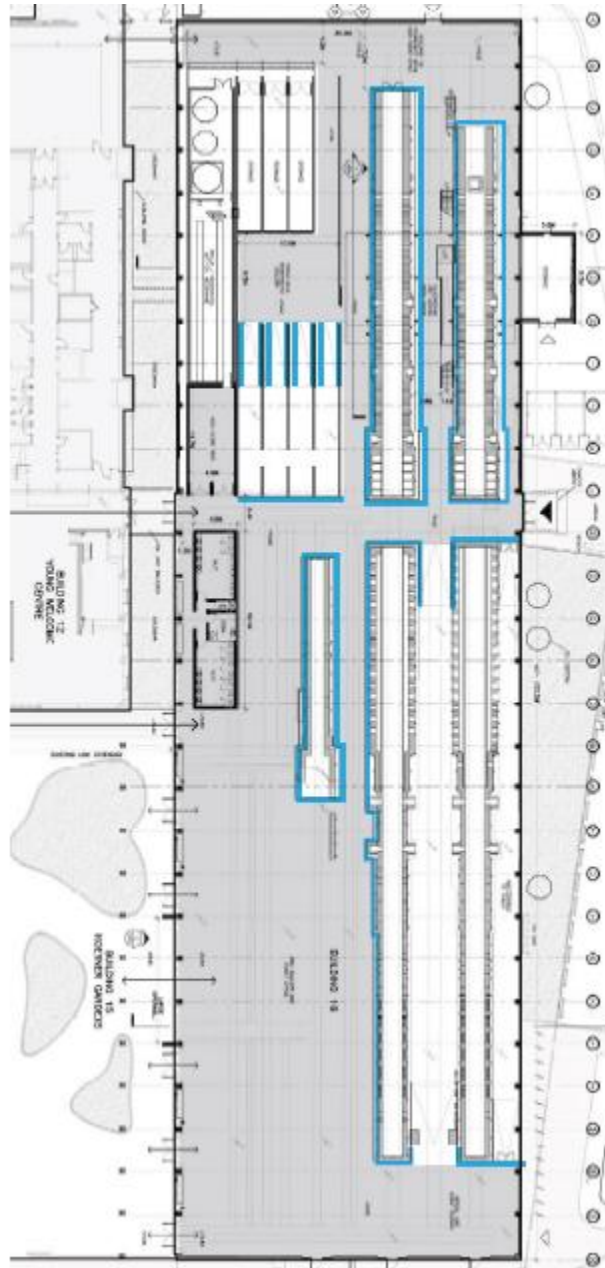
2 ROOF PERSPECTIVE - AFTER  
A16

Photo mock-up showing location of proposed skylights on Building 16 kilns (LGA Architectural Partners)



Detail showing the proposed new floor level and guard in relation to firing kilns (LGA Architectural Partners)

- PROPOSED AREA OF RAISED FLOORING  
*(subject to modification during design development)*
- HANDRAIL



Extent of new proposed guards/handrails within Building 16 (LGA Architectural Partners)

HERITAGE PROPERTY REPORT



INTRODUCTION

This report is the “Long Statement of Reasons for Designation” for the designation of the property at 550 Bayview Avenue (Don Valley Brick Works) under Part IV of the Ontario Heritage Act. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. Sources, a Location Map, Plan of the site, and Photographs are included. The introduction, below, forms the “Short Statement of Reasons for Designation”, intended for publication.

The property at 550 Bayview Avenue (Don Valley Brick Works) is recommended for designation for architectural and historical reasons. Founded in 1889 and open for a century at this location, the Don Valley Brick Works is one of the oldest brick works in the province and was the longest operating facility in Toronto and Ontario. Brick products produced by the company encompassed technological innovations of the industry and were used in many of Toronto’s landmark buildings. Clay and shale were extracted for brick production from the quarry to the north of the buildings, the North Slope of which is of particular geological significance.

The following buildings are recommended for designation. The Office (Building 1), Welding Shop (Building 3), and Lunchroom (Building 5) date to the early 1900s and form a group of low-rise brick-clad buildings flanking Mud Creek at the west end of the site. In the centre, the Sand-Lime Storage Building (Building 4), Sand-Lime Brick Production Plant (Building 6-7), and Sand-Lime Brick Storage Shed (Building 8) are structures added during the 1920s and 1960s as components of the series of sand-lime brick production plants on the property. They abut the series of structures comprised of the Clay-Shale Storage Building (Building 9), Clay-Grinding Building (Building 10), and Screening and Dust Collection Building (Building 11) that range in date from 1891 to 1925 and were variously associated with the stiff-mud, dry-press and soft-mud production lines. At the east end of the site, the Holding Room (Building 12), Brick Storage Shed (Building 13), Wire-Cut Brick Production Plant (Building 14), Dry-Press Brick Production Plant (Building 15) and Tunnel Kiln and Dryer (Building 16) were added during the 1950s through the 1970s. The Valley Chimney (Building 17), dating to 1906, is the last remaining chimney on the property and a landmark in the Don Valley. The architectural and historical significance of these buildings is described in the Heritage Property Report (Long Statement of Reasons for Designation).

The property at 550 Bayview Avenue is located on the north side of the street as it curves east and north toward Pottery Road. The property included in the designation is bounded by Bayview Avenue on the south, the east and west property lines and, on the north, the North Slope of the former quarry. The boundaries encompass the paved brick courtyard known as “Chimney Court” that separates the buildings from the quarry, the quarry garden with its wetlands and wildflower meadow, and the excavated and reconstructed channel of Mud Creek. The Don Valley Brick Yards contains an important collection of industrial buildings that reflect the history of brick making in Toronto and Ontario. The property is a landmark in the former municipality of East York and a dominant feature of the Don Valley.

## 1.1 HERITAGE PROPERTY PROFILE



### DON VALLEY BRICK WORKS

ADDRESS:	550 Bayview Avenue (north side as street winds north and east toward Pottery Road)
WARD:	29 – Toronto-Danforth
NEIGHBOURHOOD/COMMUNITY:	East York
HISTORICAL NAME:	Don Valley Brick Works
CONSTRUCTION DATE:	1889 ff.
ORIGINAL OWNER:	John, William and George Taylor
ORIGINAL USE:	Industrial (Brick Works)
CURRENT USE: *	Not applicable (* this does not refer to permitted use(s) defined by the Zoning By-law)
ARCHITECT/BUILDER/CRAFTSMAN:	See Appendix I
ARCHITECTURAL STYLE:	Not applicable
DESIGN/CONSTRUCTION:	Buildings 1, 3, 4, 5, 9, 10, 11 and 17: brick construction with brick detailing; Buildings 6-7, 8, 12, 13, 14, 15 and 16: steel frame construction with brick and metal detailing
ALTERATIONS:	Alterations are described in Appendix I
HERITAGE CATEGORY:	Architectural, historical and contextual criteria
RECORDER:	Kathryn Anderson, Heritage Preservation Services
REPORT DATE:	August 2001; revised June 2002

### HISTORICAL OCCUPANCY AND SIGNIFICANCE:

#### DON VALLEY

After the last ice age, water drained away from the present-day Don Valley leaving deep deposits of cold water clay and shale (Darke, 11). While the area was visited by aboriginal peoples and explored by French traders, permanent settlement was delayed until the late 18th century with the arrival of the British. When John Graves Simcoe, the first Lieutenant Governor of Upper Canada (Ontario), founded York as the province's

capital in 1793, he named the river to the east of the townsite the “Don” in recognition of one in his native Yorkshire. Further investigation revealed that the Don River consisted of two main branches, the East Don and the West Don, plus several tributaries. Simcoe authorized members of the Skinner family to establish the first privately operated sawmill on the Don River, marking the earliest industry in the Don Valley.

## DON VALLEY BRICK WORKS

John Taylor, with his brothers, William and George, obtained land in the Don Valley in the 1830s, establishing a paper mill on the Don River and acquiring other businesses in the late 19th century. In 1889, the Taylor Brothers established a brickyard on the site of the present Don Valley Brick Works where stock brick was produced using the soft-mud process. In this technique, clay quarried from the Don Valley was mixed with water from Mud Creek, a tributary of the Don River, placed into moulds, dried, and baked in kilns that were built on the site. Beginning in 1891, the Taylor Brothers constructed a full-fledged industrial brick works directly south of the quarry, calling their enterprise the “Don Valley Pressed Brick Company”. The name reflected the introduction of one of three new technological advances in brick making. Dry-press brick was produced with shale rather than clay in a nearly dry mixture that was machine-pressed into moulds. As the name suggests, the bricks did not require drying and were taken directly to be fired in kilns. Another new process produced stiff-mud brick from a mixture of clay and shale that used less water than the soft-mud technology. Clay was not forced into individual moulds, but rather a column of clay was extruded through an auger and cut into the required shapes. The product was referred to as wire-cut if a stiff wire was used to sever the clay. Texturing the surface of the auger created rug or tapestry brick. In the third innovation, enameled brick was finished by repeatedly glazing the surface of dry-press brick and burning it in special “muffle” kilns where the bricks were not exposed to direct heat. Products were shipped from the site by cart along Pottery Road or by rail via a spur line to the adjoining railway line. The company’s products were available across North America and won prizes at the World’s Columbian Exposition in Chicago in 1893 and the Toronto Industrial Fair in 1894. Many of Toronto’s landmark buildings, including Osgoode Hall, the Ontario Legislative Building, Massey Hall and Casa Loma, contain material made at the Don Valley Brick Works.

In 1893, the Don Valley Pressed Brick Company added one of the first continuous down-draft kilns in Ontario. Air that was carefully controlled in temperature and direction passed through a series of chambers, boosting the quantity and quality of the fired bricks. In 1907, the site employed two of only four continuous kilns operating in the province. The Canadian Architect and Builder described one of the kilns as “probably the largest of its kind on the continent” with a daily capacity of “from 85,000 to 100,000 brick, just about one-third more than all the other kilns combined” (April 1907). At the turn of the 20th century, the company produced stock brick in two colours using the soft-mud process, both plain and ornamental dry-press brick in two shades, as well as wire-cut, enameled, paving and fire brick, terra cotta, and hollow tile used for flues and drains. Following a downturn in the economy, the Taylor Brothers relinquished the company to their brother-in-law, Robert Davies. Davies and his associates incorporated the business as the “Don Valley Brick Company Limited” in 1909. By World War I, the site contained 35 buildings and a series of kilns. A major expansion occurred in the 1920s when the company, renamed the “Don Valley Brick Works Limited”, added

electricity and opened a new sand-lime production plant. Sand-lime brick was less expensive brick used on the interior of buildings or for imitation sandstone.

In 1928, the estate of Robert Davies sold the brick works to Strathgowan Investments, which amalgamated the business with the Brandon Brick Company of Milton, Ontario, and the John Price Brickyard on Greenwood Avenue in Toronto. Now known as the "Toronto Brick Company", at the outset of the Great Depression the business reached an annual output of 25 million bricks. The Don Valley Brick Works was the only plant in Ontario to produce brick using the soft-mud, stiff-mud and dry-press processes simultaneously. The production of stock brick using the soft-mud process ended in the 1930s. During World War II with the restrictions on non-essential building construction, the brick works operated on a reduced scale, using German prisoners of war for labour. The post-war building boom resulted in a revived demand for stiff-mud brick. Changes to the site involved the demolition of existing structures, including three of the four landmark chimneys, and the destruction of the sand-lime brick production line in a disastrous fire in 1946.

In 1956, United Ceramics Limited of Germany acquired the Toronto Brick Company, retaining the name. Innovations during this period included the automation of the stiff-mud brick process and the continuous kilns. The construction of the Bayview Extension and the realignment of the Canadian National Railway line along the Don River in the late 1950s led to the expropriation of part of the brick works property and the demolition of the gas-fired kilns at the southeast end of the site. In 1962, the Parkhill Martin Brick Machine was relocated from the former John Price Brickyard to produce soft-mud bricks for the "antique" brick market. A new sand-lime brick production line was introduced in 1964. New dryers, kilns and machinery for wire-cut and dry-press brick followed.

By the early 1980s, most of the usable clay had been extracted from the quarry. The sand-lime production line was shut down. Torvalley Associates, a land development company, bought the site in 1984 for a housing development. In 1987, the Metropolitan Toronto Conservation Authority (now the Toronto Region Conservation Authority) acquired the Don Valley Brick Works in order to preserve the property. Brampton Brick, a firm founded in the early 20th century as the Brampton Pressed Brick Company, leased the brick works and purchased the equipment. As one of the last eight brick works operating in Ontario, Brampton Brick produced stiff-mud brick and some soft-mud brick. With the filling in of the shale pit, clay and shale were shipped to the site for the first time. Although production ended in 1989, Brampton Brick operated a retail outlet on-site until 1991. The regeneration of the property began in 1994, and the site reopened as a city park in 1997.

## HISTORICAL SIGNIFICANCE

One of the oldest industrial brick producing facilities in the province, the Don Valley Brick Works was the longest operating brick works in Toronto and Ontario. The company used the most advanced technical processes and equipment of the time, often simultaneously, and installed one of the earliest continuous kilns in Ontario. The wide-range of products made on-site were applied to numerous Toronto buildings, ranging from modest structures to the most recognizable landmarks of the late 19th and early 20th centuries. As summarized in the report, Don Valley Brick Works: Heritage

Documentation and Analysis, the property's "most outstanding characteristic is its ability to portray the complexity of a long standing and well used industrial site and brick works in which buildings and spaces are periodically being added to, demolished, adapted and reused to accommodate technical changes, new markets and new ways of marketing, social conditions, new materials and processes of construction and new forms of transportation, sources of capital and power" (Unterman McPhail Cuming, 2-36).

## ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

### ARCHITECTURAL DESCRIPTION

Appendix I, attached, provides descriptions with photographs of the extant buildings and structures at the Don Valley Brick Works. The buildings reflect the names and numbers shown on the plan attached as Appendix II (Unterman McPhail Cuming, Map 6).

Surviving buildings on the site range from the Clay-Shale Grinding Plant (Building 10), dating to 1891 and the oldest remaining structure, to the Brick Storage Shed (Building 13), completed in 1972.

### ARCHITECTURAL SIGNIFICANCE

The Don Valley Brick Works represents an important collection of industrial structures that reflects the additions and modifications to the building stock during the century-long operation of the site. As described in the report, the Don Valley Brick Works: Heritage Documentation and Analysis, "many interior walls have numerous openings – some to allow the passage of conveyors, others tracks; on other walls bricked-in windows or doors can be discerned; some buildings almost appear to build on or over or around others. Many walls are repaired with different types of brick and present a pastiche approach. It is this aspect that gives the brickworks its most enduring and viable "heritage"" (Unterman McPhail Cuming, 2-36).

## CONTEXT

### CONTEXT AND SETTING

The location of the Don Valley Brick Works is shown on the map appended as Appendix III. The property is located on the north side of Bayview Avenue as it curves east and north along the Don River toward Pottery Road. The property included in the designation is bounded by Bayview Avenue on the south, the east and west property lines and, on the north, the North Slope of the former quarry, which is a feature of particular geological importance. A paved brick courtyard known as "Chimney Court" separates the buildings from the quarry. To the north, the former quarry is now parkland with wetlands and ponds, walkways and bridges, and a wildflower meadow. Mud Creek runs through the site via an excavated and reconstructed channel. The Todmorden Mills Heritage Museum and Arts Centre is located to the northeast on the opposite side of the Don River.

## CONTEXTUAL SIGNIFICANCE

The Don Valley Brick Works is an integral feature of the Don Valley in an area of geological significance. The collection of buildings, anchored by the “Valley” Chimney, is visible from many vantage points in the Don Valley and the surrounding area. The Don Valley Brick Works is important in context with the neighbouring Todmorden Mills Heritage Museum and Arts Centre as both sites reflect the industrial development of the Don Valley and early industry in Toronto.

## SUMMARY

The property at 550 Bayview Avenue is historically and architecturally significant as the location of an important collection of industrial buildings that reflect the historical development of the Don Valley and the history of brick making in Toronto and Ontario. Geologically significant, the property with its physical features is a landmark in the Don Valley.

## SOURCES

Baker, M. B. “Clay and the Clay Industry of Ontario.” Report of the Bureau of Mines (Vol. XV, Part II). Toronto: 1906.

Catalogue of Don Valley Products. Toronto: The Don Valley Brick Works Limited, n.d.

Darke, Eleanor. A Mill Shall Be Built Thereon. An Early History of Todmorden Mills. Toronto: Natural History/Natural Heritage, 1995.

Goad’s Fire Insurance Atlas, 1910 and 1910 revised to 1923.

Montgomery, Robert J. “The Ceramic Industry of Ontario”. 39th Report of the Ontario Department of Mines (Vol. 39, Part 4). Toronto: 1930.

“Plant of the Don Valley Brick Works, Toronto”. Canadian Architect and Builder (April 1907) .

Sauriol, Charles. Remembering the Don. Scarborough, Ont.: Consolidated Amethyst Communications, 1981.

Simonton, Jean. “Former Toronto Brick Company, East York.” Typescript. January 28, 1986.

Unterman McPhail Cuming. Don Valley Brick Works: Heritage Documentation and Analysis. Prepared for Metropolitan Toronto and Region Conservation Authority. December 1994.

## Building 16



Building 16 on right

### Building 16: Tunnel Kiln and Dryer Building

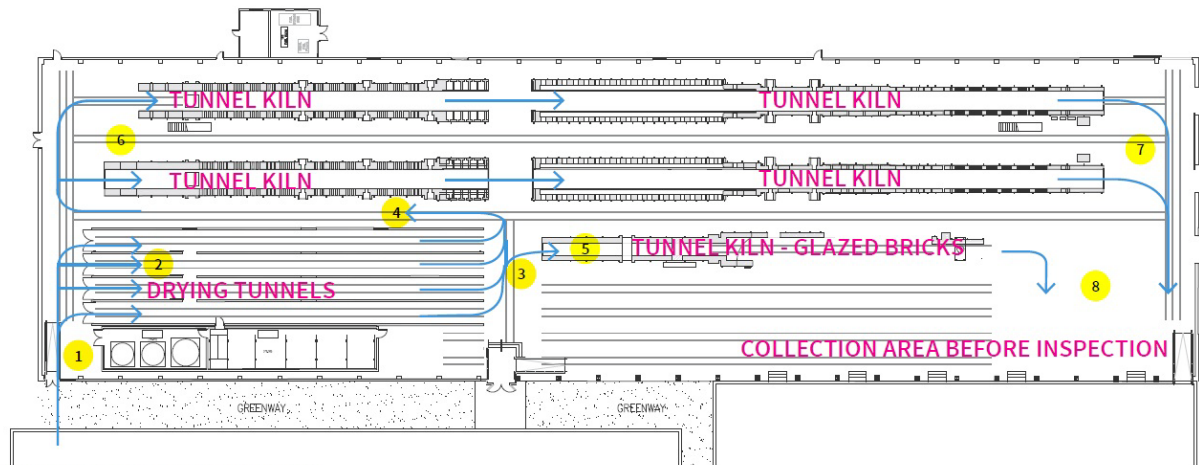
The Tunnel Kiln and Dryer Building (Building 16) is recommended for designation for architectural and historical reasons. An important component of the Don Valley Brick Works, the building was constructed in 1956-57 for the burning and drying of bricks. It replaced a number of earlier buildings, including a continuous kiln, the original sand-lime brick plant, the #3 stock brick production line, and the “Brick” Chimney, one of four predominant chimneys on the site. The building contained three tunnel kilns that were fired by natural gas, with fuel oil as a backup. The railway-tunnel kilns, produced by G. W. Booth, were among the first installed in Ontario. Dry bricks were burned in one of two gas-fired Harrop tunnel kilns, each with the capacity of 38 cars. Six single-track tunnel dryers were located in the northwest corner. Each tunnel was 140 feet long and held 14 cars. Bricks were dried in two narrow track tunnel dryers next to the wire-cut brick dryer in the building. Historically, Tunnel Kiln and Dryer Building reflected the ongoing brick making processes that were introduced in the 1890s and continued for almost a century in different locations on-site.

The Tunnel Kiln and Dryer Building is located at the southeast end of the property. The Wire-Press Brick Production Plant (Building 14) flanks it on the west. Part of the west wall abuts the Holding Room (Building 12). Behind (north of) Building 16, the concrete retaining wall was constructed about 1891 to separate the buildings from the quarry to the north.

The Tunnel Kiln and Dryer Building rises one extended storey on a concrete foundation. The long rectangular plan is aligned with the short end walls facing north and south. Constructed of steel with red and yellow brick cladding, the building is covered by a gable roof. The east, north and west walls are enclosed with brick, while metal cladding faces the south wall. The “Brick Works Mural” (1996) by Toronto artist Sady Ducros extends across Buildings 14, 15 and 16, covering the lower part of the south walls. Building 16 shares one large interior space with the adjoining Holding Room (Building 12) and the Dry-Press Brick Production Plant (Building 15). Buildings 15 and 16 are all but identical, except that Building 16 is slightly larger in size.

The Tunnel Kiln and Dryer Building is contextually significant in relation to the Brick Storage Shed (Building 13), the Wire-Cut Brick Production Plant (Building 14), and the Dry-Press Brick Production Plant (Building 15) at the southeast end of the Don Valley Brick Works.

**HISTORIC BRICK MAKING PROCESS**



BRICKS ENTER FROM BRICK PRESS

- |  |   |
|--|---|
| 1 Bricks transition from brick press                   | 5 Dried bricks pass through glazing kiln            |
| 2 Pressed clay bricks are placed in the drying tunnels | 6 Dried bricks pass through firing kilns for baking |
| 3 Dried bricks are transferred to glazing kiln (or)    | 7 All bricks are routed to a holding area           |
| 4 Dried bricks are transferred to firing kilns         | 8 Bricks are collected before inspection            |

Diagram depicting Building 16's role in the historic brick making process (ERA Architects Inc.).