

## **Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement- 15-33 Mercer Street**

**Date:** May 4, 2017

**To:** Toronto Preservation Board  
Toronto and East York Community Council

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

**Wards:** 20-Trinity-Spadina

### **SUMMARY**

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This report recommends that City Council approve the alterations to the property at 15-33 Mercer Street and authorize entering into a Heritage Easement Agreement. The subject property was designated by City Council under Part IV of the Ontario Heritage Act in 1992 with an amendment of the designating by-law in 2015 based on 2005 amendments to the Ontario Heritage Act.

The development proposal described in this report is the result of Ontario Municipal Board (OMB) led mediation relating to the Zoning By-law Amendment application appeal for 15-35 Mercer Street (File 15 135436 STE 20 OZ). The applicant proposed to conserve portions of three buildings contained in the designated property at 15-33 Mercer Street and integrate them into a new mixed use development.

### **RECOMMENDATIONS**

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

1. City Council approve the alterations to the heritage properties at 15-33 Mercer Street, substantially in accordance with plans and drawings dated April 21, 2017 prepared by Teeple Architects, date stamped received by Heritage Preservation Services April 24, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated April 7, 2017 dated stamped received by Heritage Preservation Services April 24, 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 prior to the issuance of an Ontario Municipal Board Order (Case No. PL151029) in connection with the Zoning By-Law Amendment appeal for the properties at 15-35 Mercer Street:

1. The owner shall enter into a Heritage Easement Agreement with the City for the property at 15-33 Mercer Street in accordance with the plans and drawings dated April 21, 2017 prepared by Teeple Architects, date-stamped received by Heritage Preservation Services April 24, 2017 and on file with the Senior Heritage Manager, Heritage Preservation Services, and in accordance with the Conservation Plan required in Recommendation 1.a.2 below, to the satisfaction of the Senior Manager, Heritage Preservation Services including the registration of such agreement to the satisfaction of the City Solicitor;

2. The owner shall 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 the property at 15-33 Mercer Street, prepared by ERA Architects Inc. dated April 7, 2017 to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. the owner shall enter into and register on the properties at 15-33 Mercer Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Divisions, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-Law Amendment giving rise to the proposed alterations.

b. That prior to final Site Plan approval in connection with the Zoning By-law Amendment appeal for the properties at 15-35 Mercer Street, the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.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 been enacted by City Council and to have come into full force and effect;

3. 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;

4. Provide a Heritage Lighting Plan that describes how the heritage property at 15-33 Mercer Street will be sensitively illuminated to enhance its heritage character as viewed from the public realm 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 a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services;

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

c. That prior to the issuance of any permit for the property at 15-33 Mercer Street, including a heritage permit or a building permit but excluding permits for repairs, maintenance and usual and minor works 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 subject properties, such Amendment to have been enacted by City Council and to have come into full force and effect;

2. Provide full building permit drawings for the subject property, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.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.

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

1. Have obtained final Site Plan approval for such property issued by the Chief Planner and Executive Director, City Planning Division;

2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Heritage 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;

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

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 15-35 Mercer Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 15-35 Mercer Street.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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The property at 15-33 Mercer Street was listed on the City of Toronto Inventory of Heritage Properties in 1981 and designated under Part IV, Section 29 of the Ontario Heritage Act by former City of Toronto By-law No. 347-92 on May 4, 1992.

With the 2005 changes to the Ontario Heritage Act, City Council approved the amendment of former City of Toronto By-law 347-92 to revise the Reasons for Designation in 2014:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.43>

On April, 1, 2015, an application for the lands at 15-35 Mercer Street was filed to permit a 57-storey mixed-use building with a nine-storey podium that included the facades of the designated heritage buildings at 15-33 Mercer Street.

On October 27, 2015, the City Clerk's office received a notification that the applicant filed an appeal of the Zoning By-Law Amendment application to the Ontario Municipal Board. Staff met with the applicant on December 8, 2015 and set out a number of key issues to be addressed along with options for a redesign of the project which could form the basis of a settlement. City staff met with the applicant on January 8, 2016 and a further meeting was held at the OMB offices on May 25, 2016 following the pre-hearing. As the City and applicant were still discussing a proposed settlement, a second pre-hearing was scheduled for October 21, 2016.

On October 5, 2016 City Council approved a Request for Direction report recommending that the City support a settlement to be presented at the Ontario Municipal Board (OMB). The terms of the settlement were to be recommended by staff, supported by the applicant and all to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.MM21.45>

On November 2, 2016, the OMB issued an oral decision on the settlement. With regard to the heritage issue, the City committed to providing the Board with the Decision of Council with respect to the heritage alteration as this item was not closed off at the time of the pre-hearing conference. A link to this decision (OMB File No. PL151029) can be found at:

<http://www.omb.gov.on.ca/e-decisions/pl151029-Nov-02-2016.pdf>

## **COMMENTS**

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### **Policy Framework**

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

At its meeting of March 3, 4 and 5, 2008, City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all properties on the Heritage Register. The General Standards for Preservation, Rehabilitation and Restoration as well as the Additional Standards for Rehabilitation apply to the alterations proposed under this application.

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

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

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development and promotes the provincial policy led planning system. 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 include the provincial interest 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.

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

#### **Official Plan**

Section 3.1.5 of the City of Toronto's Official Plan provides 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 as 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."

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

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."

## **King Spadina Secondary Plan**

The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm.

A primary objective of this plan is to use the historic fabric of the area to assess new development. The particular scale, massing and street relationships of the existing heritage buildings along King Street form the basis for new development in this part of the King-Spadina Secondary Plan area. The applicable plan area guidelines articulate that new development should maintain and reinforce the existing building heights of the area in conjunction with the relationships of buildings to one another along the street and the design of buildings at the street level.

## **Heritage Resources**

A location map (Attachment 1) and photographs (Attachment 2) for the development property at 15-35 Mercer are attached, along with the Designation By-law 608-2015 for a portion of this development property at 15-33 Mercer Street (Attachment 4).

The property at 15-33 Mercer Street, contains three buildings constructed between 1895 and 1939 for Pilkington Brothers Limited, glass manufacturers. The site contributed to the development of Toronto's manufacturing district in the King-Spadina neighbourhood, a process that began in the late 19th century when Pilkington's established its first warehouse on Mercer Street and was accelerated after the Great Fire of 1904 when the company expanded the complex.

15 Mercer Street- Pilkington Brothers Limited Warehouse (1895), designed by well known architect of the time D.B. Dick, is a two-storey industrial building that anchors the east end of the Pilkington Brothers complex. The building is distinguished by its red brick detailing, particularly the corbelled brickwork extending along the roofline and beneath the second-storey window openings on the north façade.

## **Heritage Attributes**

- The setback, placement and orientation of the structure on the south side of Mercer Street, west of John Street, at the east end of the Pilkington Brothers Limited complex
- The scale, form and massing on the two-storey rectangular-shaped plan
- The red brick cladding and trim
- The flat roofline, which is accentuated by the elaborate brick corbelling on the north edge
- On the principal (north) façade, the organization of the door and window openings in the six bays by brick piers, where the paired window openings in the second storey have decorative brickwork beneath (while altered, the openings in the upper floor retain the placement and rhythm of solid and void of the originals)

The property at 19 Mercer Street, Pilkington Brothers Limited Warehouse (1910), a four-storey building, designed by Burke, Horwood and White was one of the firm's first commissions in Toronto and forms the centerpiece of Pilkington's complex of late 19th and early 20th century industrial buildings.

## **Heritage Attributes**

- The setback, placement and orientation of the structure on the south side of Mercer Street, west of John Street between the 1895 warehouse (east) at 15 Mercer and the 1939 office building (west) at 31 Mercer
- The scale, form and massing on the rectangular-shaped plan that rises four stories to a flat roofline (the roof detailing has been altered)
- The red brick cladding with brick and stone trim
- On the principal (north) façade, the organization of the five bays by brick piers with a narrow east bay, and the industrial-scaled window openings in the first or ground floor that are slightly reduced in size in the upper stories (some of the first-floor door and window openings have been altered)

The property at 31 Mercer Street, Pilkington Brothers limited Office Building (1939), a two-storey building designed by Horwood and White, is considered to be a rare example of a World War II era office building with Art Deco and Moderne styling inside and out, including the unique application of glass products manufactured by the company. The office building is particularly distinguished by the exterior detailing with vitrolite embellishments, while the interior vestibule, lobby and staircase incorporate a combination of black and rare coloured vitrolite, green vitroflex, and mirrored and etched glass that has been described as one of Toronto's most significant examples of specialized glass usage.

## **Heritage Attributes**

- The setback, placement and orientation of the structure on the south side of Mercer Street, west of John Street, that anchors the west end of the Pilkington Brothers Limited complex

- The scale, form and massing on the two-storey rectangular-shaped plan
- The stone cladding (north) with stone, metal, brick and glass trim
- The flat roofline with coping
- On the principal (north) façade, the organization of the wall into three sections with narrow end bays containing entrances in the first floor
- The main entrance, which is placed in the east bay where the transom and sidelights contain glass block and the door surround incorporates black vitrolite
- The fenestration, with flat-headed window openings in the upper floor of the end bays, strip windows in both stories of the centre bay, and glass block in the openings (some of the openings contain metal-framed ventilators)
- On the interior inside the main (east) entry, the entrance vestibule, the first-floor lobby and the staircase leading from the lobby to the second floor, including the original light fixtures
- The detailing on the interior vestibule, lobby and stairs, with black, yellow and rare blue vitrolite, green vitroflex, and black and bronze mirrored glass and etched glass, including the staircase detailing and the rounded corner column

## **Application Development**

The property at 15-35 Mercer Street is a mid-block development site south of King Street West and west of John Street. The subject property is currently occupied by a designated heritage property at 15-33 Mercer Street that contains three buildings at 15, 19 and 31 Mercer Street along with a surface parking lot at 35 Mercer Street to the west. 15 and 31 Mercer Street are two-storey buildings with 19 Mercer Street located between these two buildings at four storeys.

## **Original Proposal**

On April 1, 2015 a development application was submitted to the City for a 57-storey mixed-use building consisting of two towers with a link connecting the top of the two towers as well as a link between the two towers above the base building. The nine-storey base building included retention of the primary elevations of the three heritage buildings, 163 hotel rooms, banquet and conference facilities with a restaurant was proposed at grade on Mercer Street.

Of note was that the lobby of the Pilkington Office Building at 31 Mercer Street, identified as a unique heritage attribute (Attachment 4), would be retained in situ during the construction phase of the development and conserved. A heritage consultant with expertise in glass conservation had conducted a site visit and provided a letter that formed part of the Heritage Impact Assessment recommending this conservation strategy which was supported by Heritage Preservation Services staff.

Heritage Preservation Services staff raised other concerns with the applicant about the proposal including the overall height, massing and relationship of the proposed base building and towers to the existing heritage buildings. The two towers stepped back above the base building by only 1.7 metres from the north property line on Mercer Street and three existing heritage building facades appeared as two dimensional elements within the new base building.



## Current Proposal

Subsequent to the original submission in April 2015, changes to the proposal include a reduction in height of towers from 57 to 49-storeys along with removal of the upper level link between the towers and the removal of four floors from the link between the two towers above the central heritage building at 19 Mercer Street.

City staff discussed the various means by which the heritage conservation objectives could be realised on the development site. The applicant made a number of revisions to the proposed development as a result of these discussions.

Through this process of dialogue, revisions improving the conservation strategy included an increase to the new base building's stepbacks above the two-storey and four-storey heritage buildings of up to 5 metres to allow an improved three dimensional aspect of the volume of the designated properties to be expressed within the new 9-storey base building.

Also, the east side of the new base building was stepped back above the heritage building at 15 Mercer Street adjacent to the public lane, to allow the east wall of this building to be expressed in addition to its primary elevation on Mercer. The base building will be stepped 3 metres above the existing heritage building with further 2 metre stepbacks at the 4th and 6th floors. A proposed patio above the heritage building was removed.

Despite an increasingly more sensitive conservation strategy being proposed, at a meeting in September 2016, the applicant notified city staff that they intended to remove the lobby area associated with the Pilkington Office building's east entrance at 31 Mercer Street during the construction phase of the project and reinstate it at a later date without an existing internal stair. Heritage Preservation Services staff raised concerns about the change in strategy, given that the applicant had already proposed in situ retention of the lobby area that includes the entrance vestibule, the first-floor lobby and staircase leading from the lobby to the second floor all identified as heritage attributes in the designation by-law.

Staff asked the applicant to provide a current condition assessment of the lobby area from their heritage consultant specializing in glass restoration and to reinstate the existing stair. The consultant re-visited the site earlier this year and prepared a letter in March, 2017 identifying that further deterioration of the detailing within the lobby area has occurred to the various types of vitrolite/vitroflex cladding since their last visit to the site a few years earlier. This consultant now recommends that the lobby be disassembled, that conservation work of the interior vestibule, lobby and stairs done offsite with reconstruction once construction (surrounding this area) had been completed. Based on the extent of damage observed by the heritage consultant and concerns about potential further damage to the lobby area during the construction phase of development, with particular regard to the fragility of the glass materials, Heritage Preservation Services staff agreed with the new strategy for the lobby area of the Pilkington Office building.

The Heritage Impact Assessment was updated with drawings and includes discussion with regard to cataloguing, removal, conservation and reconstruction strategy for the

lobby area. The lobby area including its internal stair will be reconstructed in its original location within 31 Mercer Street and integrated into the new building design.

## **CONCLUSION**

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Staff are supportive of the proposed alterations to the heritage property located at 15-33 Mercer Street that forms part of the development site at 15-35 Mercer Street. While the proposed density for the development site will be significant, the integration of the identified exterior and interior heritage attributes will be preserved and the three-dimensional aspect of the three designated heritage buildings will be expressed within the new building design.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Location Map  
Attachment 2: Photos  
Attachment 3: Drawings  
Attachment 4: Designation By-Law 608-2015



The arrow marks the location of the subject property at 15-35 Mercer Street. This location map is for information purposes only; the exact boundaries of the property are not shown.



View of development site on the south side of Mercer Street looking east that includes the designated property at 15-33 Mercer Street contains three buildings known historically as the Pilkington Brothers Limited Warehouses (15 and 19 Mercer) and Office Building (31 Mercer) in the foreground.



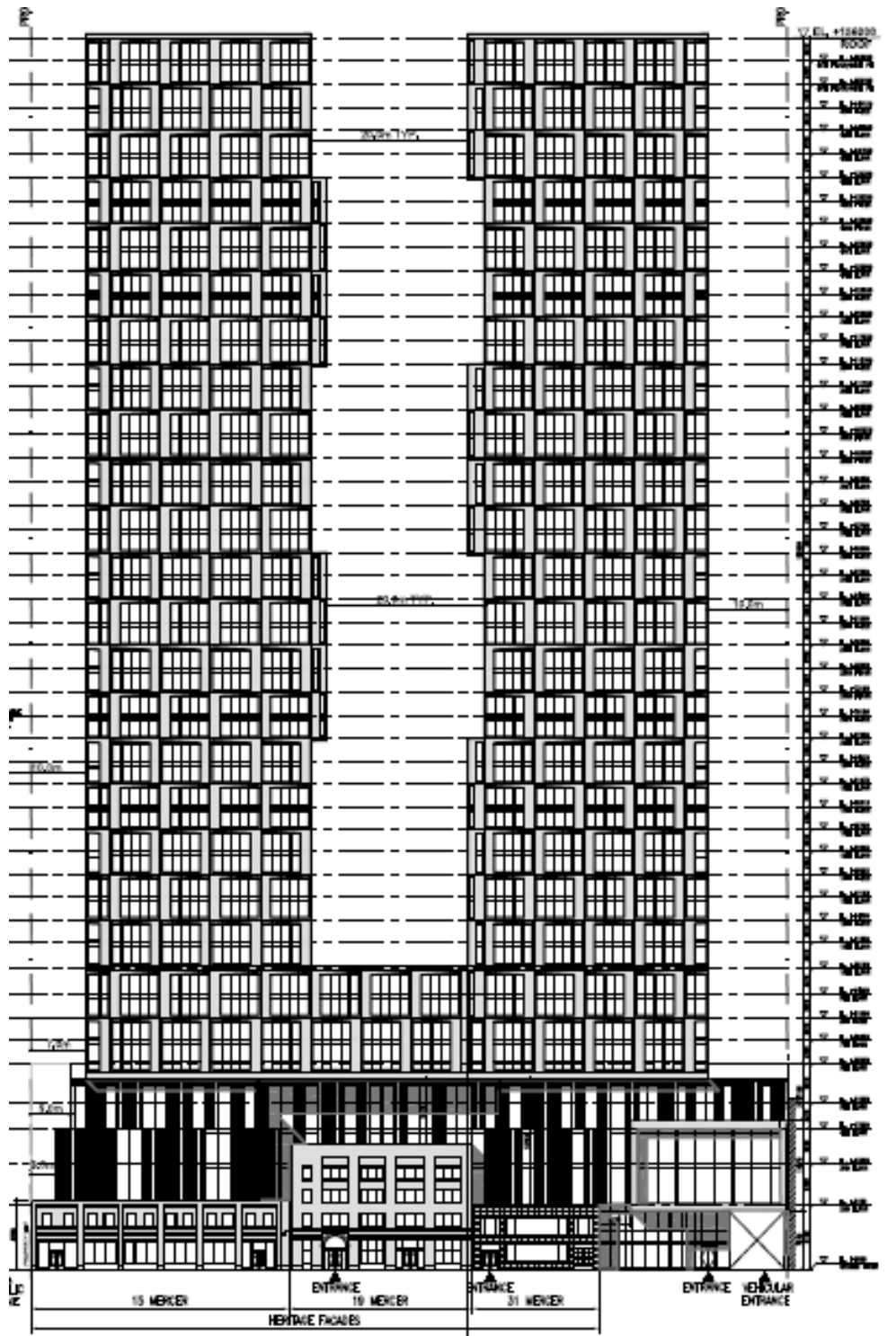
Photos: 15-35 Mercer Street



View of the Pilkington warehouse buildings 15 and 19 Mercer Street

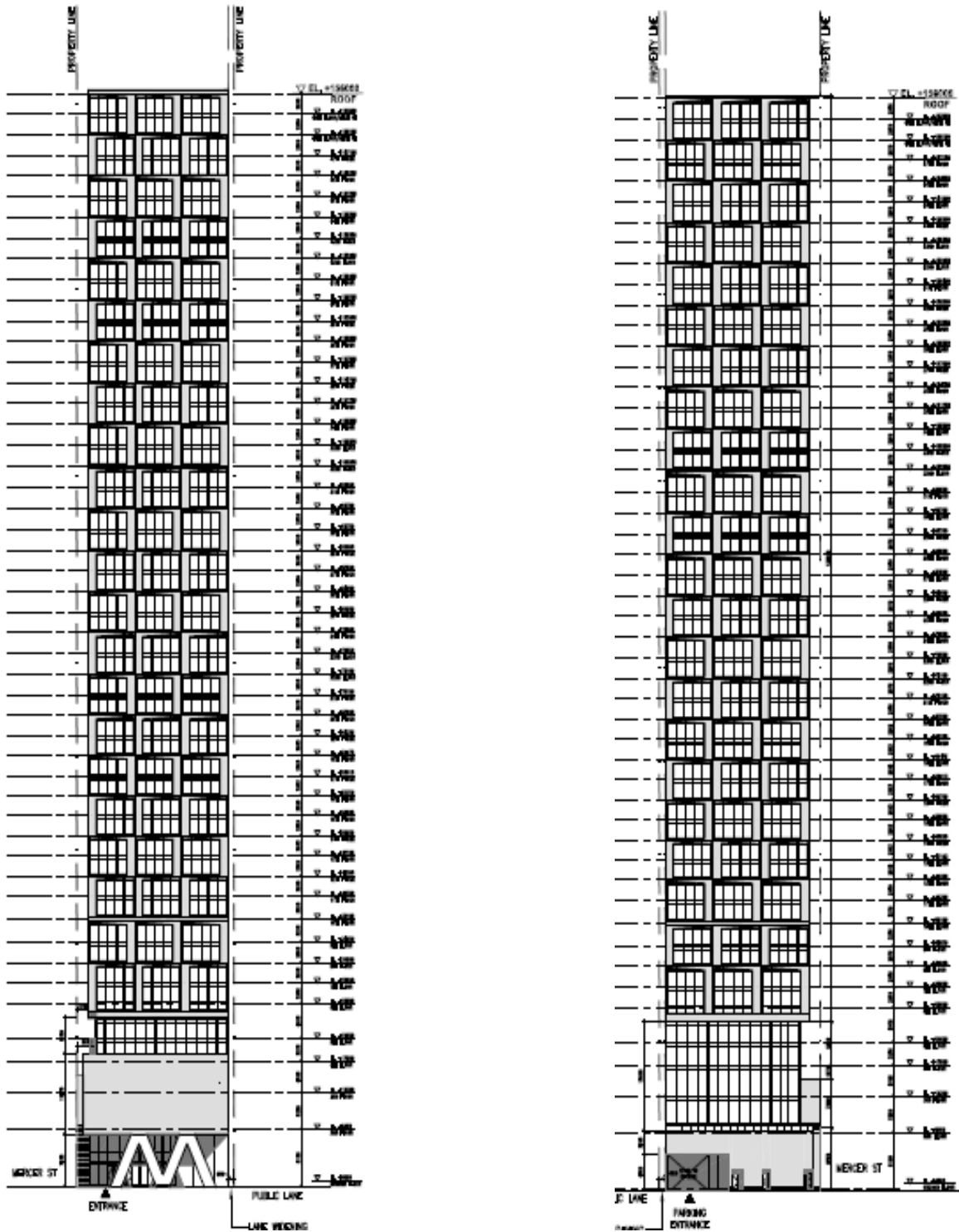


View of 31 Mercer Street- Pilkington Brothers Office Building - North Elevation



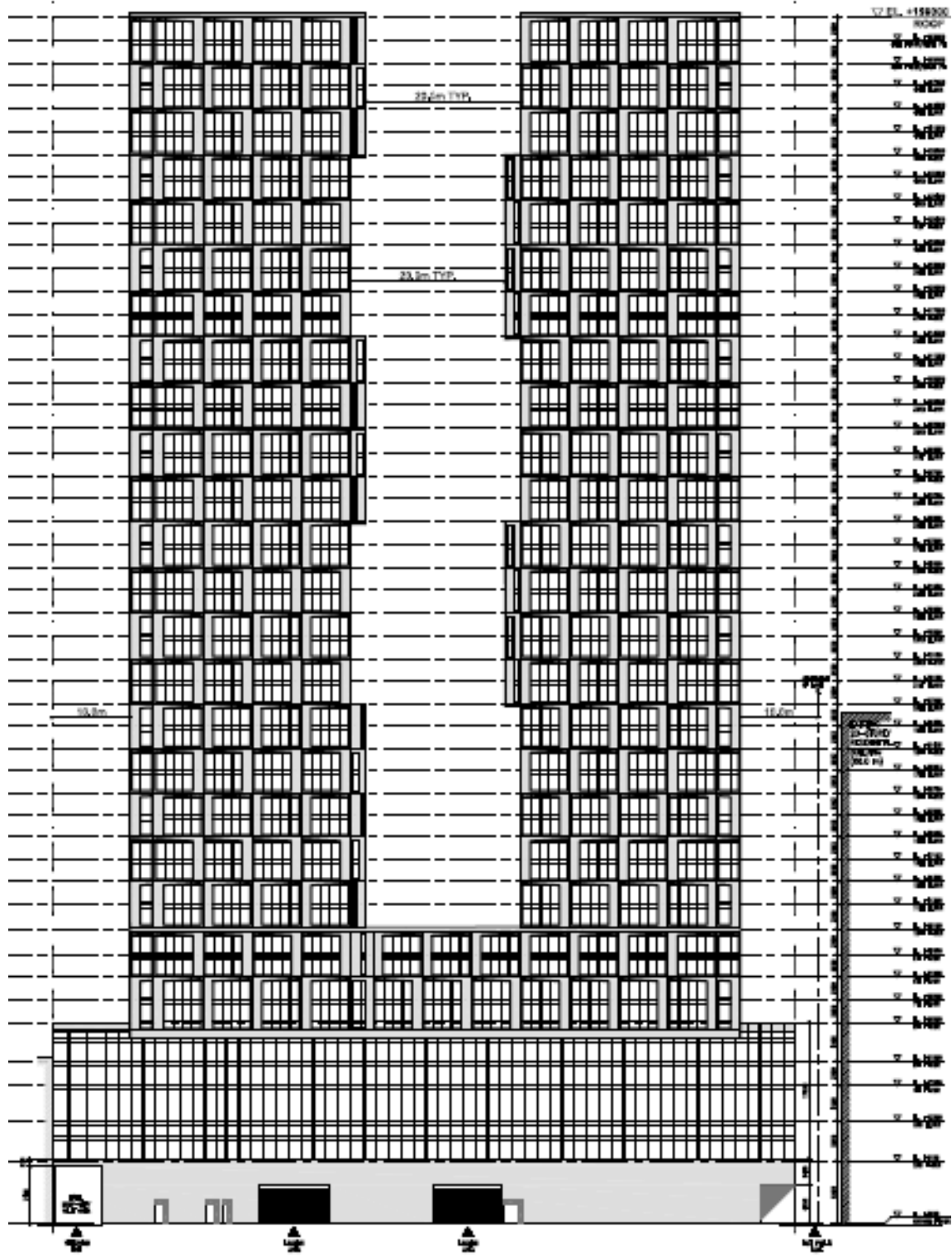
Primary (North) Elevation illustrating the integration of the heritage properties at 15,19 and 31 Mercer within the new base building.

Drawings: 15-35 Mercer Street



West Elevation

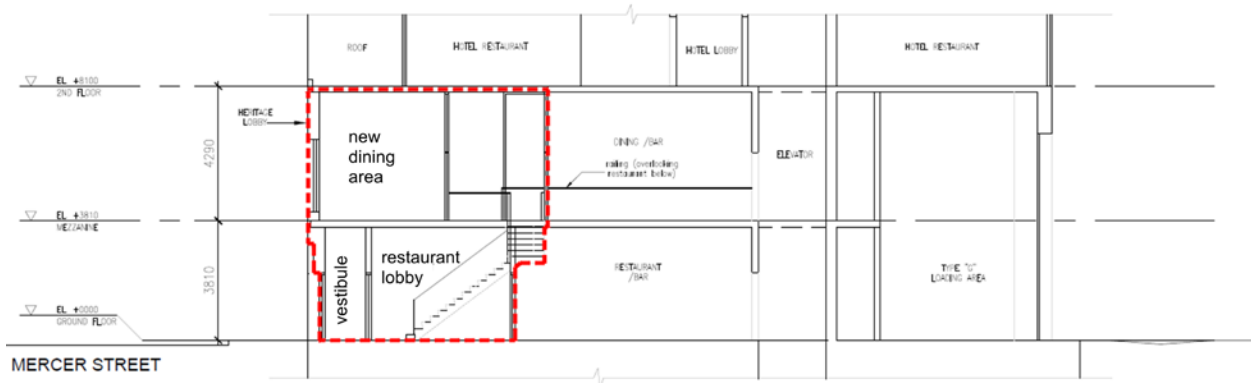
Drawings: 15-35 Mercer Street



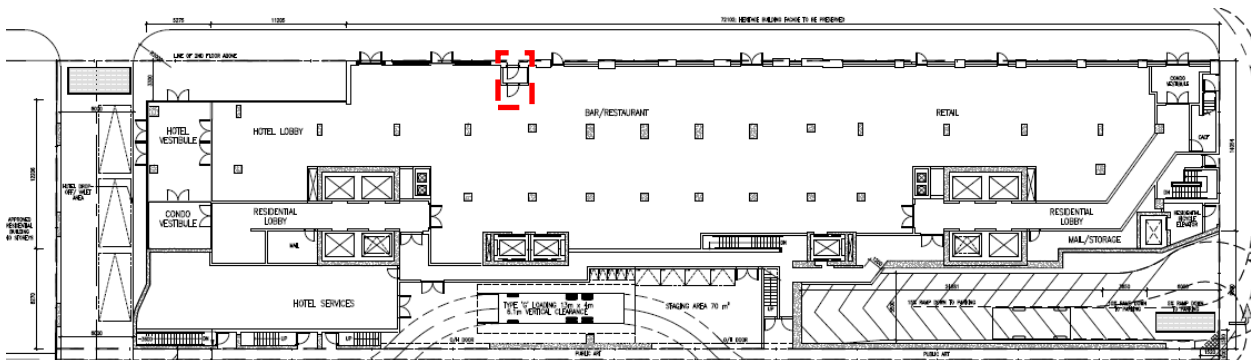
South (rear) Elevation



Drawings: 15-35 Mercer Street



Cross Section through the heritage lobby area of 31 Mercer Street (dashed outline) that will form a portion of a restaurant within the new base building.



Ground Floor Plan showing location of Pilkington lobby (dashed line)

Authority: Toronto and East York Community Council Item TE34.43, as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 608-2015

To amend former City of Toronto By-law No. 347-92, being a by-law to designate the property at 15 Mercer Street, (The Pilkington Glass Building) as being of architectural value or interest, by amending the reasons for designation and the legal description.

Whereas By-law No. 347-92 designated the entire property at 15 Mercer Street as being of architectural value or interest; and

Whereas although the entire property at 15-33 Mercer Street is included in the legal description attached as Schedule "A" to By-law No. 347-92, the reasons for designation, attached as Schedule "B" to By-law No. 347-92, describe only that portion of the property with a convenience address of 31 Mercer Street, containing the 1939 office building (The Pilkington Glass Building); and

Whereas there are three buildings located on the property at 15-33 Mercer Street which together form a complex of purpose-built structures, it is necessary to ensure that all of the values and attributes of the entire property are described as set out in the 2005 amendments to the Ontario Heritage Act; and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to amend designating by-laws to revise the language of the by-law to make it consistent with the requirements of the Act, as amended; and

Whereas authority was granted by Council to amend By-law No. 347-92 by amending the reasons for designation to explain the cultural heritage value or interest of all three buildings located on the property at 15-33 Mercer Street and to describe the heritage attributes; and

Whereas it is necessary to update the legal description in By-law No. 347-92 in order to register this amending by-law; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 15-33 Mercer Street and upon the Ontario Heritage Trust, a Notice of Intention to amend By-law No. 347-92 in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection to the proposed amendment has been served upon the Clerk of the municipality; and

Whereas the amended reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto enacts:

Schedules "A", "B" and "C" attached to By-law No. 347-92 are deleted and replaced by Schedules "A" and "B" attached to this by-law.

The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" and shown on Schedule "C" attached to this by-law in the proper Land Registry Office.

The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 15-33 Mercer Street and upon the Ontario Heritage Trust.

Enacted and passed on June 12, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)  
City of Toronto By-law No. 608-2015

## SCHEDULE "A" REASONS FOR DESIGNATION

Pilkington Brothers Limited Warehouse (1895): 15 Mercer Street

### Description

The property at 15-33 Mercer Street, including the Pilkington Brothers Limited Warehouse (completed 1895) at 15 Mercer Street, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the south side of Mercer Street, west of John Street where it anchors the east end of the Pilkington Brothers complex, the warehouse (1895) is a two-storey industrial building. It is part of the property at 15-33 Mercer Street that was listed on the City of Toronto Inventory of Heritage Properties in 1981 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1992 by former City of Toronto By-law No. 347-92.

### Statement of Cultural Heritage Value

The Pilkington Brothers Limited Warehouse (1895) has cultural heritage value as a representative example of a late 19th century industrial building that forms part of the purpose-built complex of industrial and commercial structures at 15-33 Mercer Street that was commissioned by the British glass manufacturer. The Pilkington Brothers Limited Warehouse (1895) is distinguished by its red brick detailing, particularly the corbelled brickwork extending along the roofline and beneath the second-storey window openings on the north facade.

The Pilkington Brothers Limited Warehouse (1895) has value for its association with D. B. Dick, the Toronto architect who designed it. Dick was a leading practitioner in the city, gaining fame through his commissions for the Consumers' Gas Company and at the University of Toronto. The Pilkington Brothers Limited Warehouse (1895) is among a small collection of documented industrial warehouses executed by Dick.

Contextually, the Pilkington Brothers Limited Warehouse (1895) is valued for its historical and visual links to its surroundings on Mercer Street where it anchors the east end of Pilkington's complex of late 19th and early 20th century industrial and commercial buildings that includes a second warehouse (1910) at 19 Mercer and an office building (1939) at 31 Mercer. The site contributed to the development of Toronto's manufacturing district in the King-Spadina neighbourhood, a process that began in the late 19th century when Pilkington's established its first warehouse on Mercer Street and was accelerated after the Great Fire of 1904 when the company expanded the complex.

### Heritage Attributes

The heritage attributes of the property at 15-33 Mercer Street, specifically the portion of the site known as 15 Mercer Street and containing the Pilkington Brothers Warehouse (1895) are:

- The setback, placement and orientation of the structure on the south side of Mercer Street, west of John Street, at the east end of the Pilkington Brothers Limited complex
- The scale, form and massing on the two-storey rectangular-shaped plan
- The red brick cladding and trim
- The flat roofline, which is accentuated by the elaborate brick corbelling on the north edge
- On the principal (north) façade, the organization of the door and window openings in the six bays by brick piers, where the paired window openings in the second storey have decorative brickwork beneath (while altered, the openings in the upper floor retain the placement and rhythm of solid and void of the originals).

#### Pilkington Brothers Limited Warehouse (1910): 19 Mercer Street

##### Description

The property at 15-33 Mercer Street, including the Pilkington Brothers Limited Warehouse (1910) at 19 Mercer Street, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the south side of Mercer Street, west of John Street, the Pilkington Brothers Limited Warehouse (1910) is a four-storey industrial building and the centrepiece of the three structures that form Pilkington's complex. It is part of the property at 15-33 Mercer Street that was listed on the City of Toronto Inventory of Heritage Properties in 1981 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1992 by former City of Toronto By-law No. 347-92.

##### Statement of Cultural Heritage Value

The Pilkington Brothers Limited Warehouse (1910) has cultural heritage value as a representative example of an early 20th century industrial building that forms part of the purpose-built complex of industrial and commercial structures that was commissioned by the British glass manufacturer. Its combination of the classical detailing drawn from Edwardian Classicism with the large-scale fenestration is typical of the industrial architecture of the era that mixed style with functionality.

The Pilkington Brothers Limited Warehouse (1910) has value for its association with the important Toronto architectural firm of Burke, Horwood and White, which prepared its plans. The practice was headed by Edmund Burke, one of the most noteworthy architects of the era, whose partners, J. C. B. Horwood and Murray White brought valuable experience working with commercial and industrial buildings in New York City and Chicago. The Pilkington Brothers Limited Warehouse (1910) was one of Burke, Horwood and White's first commissions in Toronto.

Contextually, the Pilkington Brothers Limited Warehouse (1910) is valued for its historical and visual links to its surroundings on Mercer Street where it forms the centrepiece of Pilkington's complex of late 19th- and early 20th century industrial and commercial buildings that includes the company's inaugural warehouse (1895) at 19 Mercer and subsequent office building (1939) at 31 Mercer. The site contributed to the

development of Toronto's manufacturing district in the King-Spadina neighbourhood, a process that began in the late 19th century when Pilkington's established its first warehouse on Mercer Street and was accelerated after the Great Fire of 1904 when the company expanded the complex.

## Heritage Attributes

The heritage attributes of the property at 15-33 Mercer Street, specifically the portion of the site known as 19 Mercer Street and containing the Pilkington Brothers Warehouse (1910) are:

- The setback, placement and orientation of the structure on the south side of Mercer Street, west of John Street between the 1895 warehouse (east) at 15 Mercer and the 1939 office building (west) at 31 Mercer
- The scale, form and massing on the rectangular-shaped plan that rises four stories to a flat roofline (the roof detailing has been altered) The red brick cladding with brick and stone trim
- On the principal (north) façade, the organization of the five bays by brick piers with a narrow east bay, and the industrial-scaled window openings in the first or ground floor that are slightly reduced in size in the upper stories (some of the first-floor door and window openings have been altered).

## Pilkington Brothers Limited Office Building (1939): 31 Mercer Street

### Description

The property at 15-33 Mercer Street, including the Pilkington Brothers Limited Office Building at 31 Mercer Street, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the south side of Mercer Street, west of John Street where it anchors the west end of the Pilkington Brothers complex, the office building (1939) is a two-storey commercial structure. It is part of the property at 15-33 Mercer Street that was listed on the City of Toronto Inventory of Heritage Properties in 1981 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1992 by former City of Toronto By-law No. 347-92.

### Statement of Cultural Heritage Value

The Pilkington Brothers Limited Office Building (1939) has cultural heritage value as a rare example of a World War II-era office building with Art Deco and Moderne styling inside and out, including the unique application of glass products manufactured by the company. The office building is particularly distinguished by the exterior detailing with vitrolite embellishments, while the interior vestibule, lobby and staircase incorporate a combination of black and rare coloured vitrolite, green vitroflex, and mirrored and etched glass that has been described as one of Toronto's most significant examples of specialized glass usage.

The value of the Pilkington Brothers Limited Office Building is also expressed through its association with the notable Toronto architectural firm of Horwood and White, the

successor firm to Burke, Horwood and White, which designed the adjoining warehouse (1910) at 19 Mercer Street. While Horwood and White executed commissions for an array of building types, the Pilkington Brothers Limited Office Building is among the firm's more unusual projects that was predicated on the incorporation of the structural glass manufactured by Pilkington's.

Contextually, the Pilkington Brothers Limited Warehouse (1895) is valued for its historical and visual links to its surroundings on Mercer Street where it anchors the east end of Pilkington's complex of late 19th and early 20th century industrial and commercial buildings that includes the company's warehouses (1895 and 1910). The site contributed to the development of Toronto's manufacturing district in the King-Spadina neighbourhood, a process that began in the late 19th century when Pilkington's established its first warehouse on Mercer Street and was accelerated after the Great Fire of 1904 when the company expanded the complex.

#### Heritage Attributes

The heritage attributes of the property at 15-33 Mercer Street, specifically the portion of the site known as 31 Mercer Street and containing the Pilkington Brothers Limited Office Building are:

- The setback, placement and orientation of the structure on the south side of Mercer Street, west of John Street, that anchors the west end of the Pilkington Brothers Limited complex
- The scale, form and massing on the two-storey rectangular-shaped plan
- The stone cladding (north) with stone, metal, brick and glass trim
- The flat roofline with coping
- On the principal (north) façade, the organization of the wall into three sections with narrow end bays containing entrances in the first floor
- The main entrance, which is placed in the east bay where the transom and sidelights contain glass block and the door surround incorporates black vitrolite
- The fenestration, with flat-headed window openings in the upper floor of the end bays, strip windows in both stories of the centre bay, and glass block in the openings (some of the openings contain metal-framed ventilators)
- On the interior inside the main (east) entry, the entrance vestibule, the first-floor lobby and the staircase leading from the lobby to the second floor, including the original light fixtures
- The detailing on the interior vestibule, lobby and stairs, with black, yellow and rare blue vitrolite, green vitroflex, and black and bronze mirrored glass and etched glass, including the staircase detailing and the rounded corner column

SCHEDULE "B"  
LEGAL DESCRIPTION

Part of PIN 21413-0106(LT)

Lots 8, 9, 10, 11, 12, 18 and 19 on the south side of Mercer Street according to Plan 57 and Lots 1, 2, 3, 4, 5 and 6 according to Plan D-271.

City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2015-061 dated June 2, 2015, as set out in Schedule "C".

