

80-86 Lynn Williams Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: February 8, 2024

To: Planning and Housing Committee

From: Interim Chief Planner and Executive Director, City Planning

Wards: Ward 10 - Spadina - Fort York

SUMMARY

This report recommends that City Council state its intention to designate the property at 80 - 86 Lynn Williams Street (including the structure address of 130 East Liberty Street - the A. R. Williams Machinery Company Warehouse), under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of Heritage Attributes found in Attachment 3.

The property at 80 - 86 Lynn Williams Street including the structure address of 130 East Liberty Street is located in the Liberty Village neighbourhood, on the north side of Lynn Williams Street, mid-block between Hanna Avenue and Western Battery Road.

The property contains a 59-metre-long, brick warehouse building with a two-storey central mass flanked by one-storey wings constructed in 1928-29. The warehouse was constructed for the A. R. Williams Machinery Company which used the building as a warehouse and likely for manufacturing purposes until c.1946. By 1943 the west wing was being used by other companies as a welding shop and by 1948 the property had become the Liberty Storage Warehouse and operated in this capacity into the 1960s. In 2005, the south half of the central portion of the warehouse was renovated for office use. The north half of the warehouse is currently vacant.

The A. R. Williams Machinery Company Warehouse property, sometimes referred to as the Liberty Storage Warehouse, was listed on Toronto's Heritage Register on February 2, 2006.

Staff have undertaken research and evaluation and determined that the property at 80 - 86 Lynn Williams Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design / physical, historical / associative and contextual value. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria. The property is deemed to meet five of the nine criteria.

On October 18, 2023, the City received a zoning by-law amendment application to permit the development on site for a 43-storey mixed use building containing 588 dwelling units and retail at grade. The development proposes the retention of the south half of the warehouse at 80 - 86 Lynn Williams Street. The application includes the demolition and redevelopment of the north half of the warehouse. As of the date of this report, the Zoning By-law Amendment application has not been deemed complete.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. A Cultural Heritage Evaluation Report for the property was prepared by E.R.A. Architecture, dated October 2, 2023.

Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 80-86 Lynn Williams Street (including the structure address of 130 East Liberty Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 80 - 86 Lynn Williams Street (Reasons for Designation) attached as Attachment 3, to the report, February 8, 2024, from the Interim Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On June 16, 2005, City Council adopted Zoning By-law Amendment 600-2005 which directed that if re-development occurred to the northern portion of the warehouse, that the southern portion must be "retained and restored."

<https://www.toronto.ca/legdocs/bylaws/2005/law0600.pdf>

On June 14, 15, 16 2005 City Council adopted the recommendations of the Toronto East York Community Council Report 5 containing recommendations from the May 12, 2005 meeting of the Toronto Preservation Board from a report entitled "Garrison Common North Study Area - Inclusion of 38 Properties on the City of Toronto Inventory of Heritage Properties." At the time, the property of 80-86 Lynn Williams Street was deferred for listing.

<https://www.toronto.ca/legdocs/2005/agendas/council/cc050614/te5rpt/cl016.pdf>

<https://www.toronto.ca/legdocs/2005/agendas/committees/te/te050919/it011a.pdf>

On September 30, 2005, City Council adopted Zoning By-law 853-2005 which amended maps for Bylaw 600-2005. <https://www.toronto.ca/legdocs/bylaws/2005/law0853.pdf>

On February 2, 2006, City Council included the property at 80 - 86 Lynn Williams Street on the City of Toronto's Heritage Register

<https://www.toronto.ca/legdocs/2006/agendas/council/cc060131/cofa.pdf>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. <https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

On June 16, 2005, City Council adopted Zoning By-law Amendment 600-2005 for the subject property. This by-law directed that if re-development occurred to the northern portion of the warehouse, that the southern portion must be "retained and restored." On September 30, 2005, City Council adopted Zoning By-law 853-2005 which amended maps for Bylaw 600-2005.

The 2006 listing for the property on Toronto's Heritage Register identifies the southern half of the warehouse. The listing report aligns with the Zoning By-law Amendment in identifying only the south half of the building at 80 - 86 Lynn Williams Street.

In 2005, when the property was evaluated, and considered by the Toronto Preservation Board for listing on Toronto's Heritage Register, Ontario Regulation 9/06 (the criteria for determining heritage value) had not come into use.

Subsequently, staff have undertaken research and evaluation and determined that the entire building at 80 - 86 Lynn Williams Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design/physical, historical/associative and contextual value.

Designating the entire warehouse provides staff the opportunity to consider the cultural heritage value of the subject property in their review of the application to permit the development and the conservation strategy including alterations and demolition.

On October 2, 2022 an application for consent to sever the subject property into two parcels was received. As of the date of this report, a decision on this application has not been made by the Committee of Adjustment nor has an appeal against non-determination been received.

Prescribed Event Status

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

A Prescribed Event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act. The Prescribed Event is not the date when a development application is made to the City or an application is deemed complete. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

A Zoning By-law Amendment application for the property at 80 - 86 Lynn Williams was submitted October 2023, but not yet deemed complete. Therefore, as of the date of this report, the Prescribed Event date has yet to be determined. The application is to permit the development on the site of a 43-storey mixed use building containing 588 dwelling units and retail at grade. The development proposes the retention of the south half of the warehouse at 80 - 86 Lynn Williams Street. The application includes the demolition and redevelopment of the north half of the warehouse.



Figure 1. Main elevation (south) of subject property, facing onto Lynn Williams Street (Heritage Planning, 2024).

1. DESCRIPTION

80 - 86 LYNN WILLIAMS STREET- A. R. WILLIAMS MACHINERY COMPANY WAREHOUSE (LIBERTY STORAGE WAREHOUSE)	
ADDRESS	80 - 86 Lynn Williams Street
WARD	10 - Spadina - Fort York
NEIGHBOURHOOD/COMMUNITY	Liberty Village
HISTORICAL NAME	A. R. Williams Machinery Co. Warehouse
CONSTRUCTION DATE	1929-30
ORIGINAL OWNER	A.R. Williams Machinery Company Ltd.
ORIGINAL USE	Warehouse
CURRENT USE*	vacant

ARCHITECT/BUILDER/DESIGNER	unknown ¹
DESIGN/CONSTRUCTION/MATERIALS	Brick and steel
ARCHITECTURAL STYLE	NA
ADDITIONS/ALTERATIONS	Insertion of partial second storey mezzanine; south façade dropped window openings
CRITERIA	Design / physical; historical / associative; contextual
HERITAGE STATUS	Listed (2006)
RECORDER	Clint Robertson
REPORT DATE	January 2024

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 80 - 86 Lynn Williams Street and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1873-1915	The Central Prison for Men is in operation, comprising the subject property
c.1890-1893	A former prison building to the east which shared a party wall with the east wall of the A. R. Williams Warehouse is constructed; a 1910 fire insurance map shows that it is used for woodworking and iron styling
1928	Building Permit for the A. R. Williams Machinery Company Warehouse is taken out November 27
1928-29	Construction of the warehouse

¹ The 2006 Heritage Register listing for the property identified Kaplan and Sprachman as architects of the warehouse, however that information cannot be sourced.

c. 1943 - 46	From c. 1943 - c. 1946 the west wing of the warehouse is being used by companies other than A. R. Williams, including John Inglis and Ideal Steel, respectively
c. 1946	By c. 1946 the warehouse is no longer being used by the A.R. Williams Machinery Company
c.1948	By c.1948 the property is in use as Liberty Storage Warehouse
c. 1981	The former prison building to the east sharing a party wall with the A. R. Williams warehouse is demolished
c. 1991	A former prison building to the west, abutting the A. R. Williams warehouse is demolished
2005	The south half of the warehouse is renovated for office use
2006	The property is Listed on the Heritage Register

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Liberty Village

The property at 80 - 86 Lynn Williams Street is located in the neighbourhood now known as Liberty Village, which extends from the south side of King Street West between Strachan Avenue (east) and Dufferin Street (west). In 1793, when the Town of York was established as the new capital of the Province of Upper Canada, the area extending west of the townsite to the Humber River was set aside for the military as the "Ordnance Reserve" or "Garrison Common". The municipality began encroaching into the military reserve as early as 1797 when "New Town" was created between the original townsite and Peter Street. Additional land was taken from the Ordnance Reserve in the 1830s as the community spread westward to Bathurst Street. When the City of Toronto was incorporated in 1834, its west boundary was set at Dufferin Street.

The character of the area took form in the mid-nineteenth century when portions of the Ordnance Reserve were devoted to institutional uses and the Grand Trunk, Great Western, and Ontario Simcoe & Huron railway companies extended their lines westward across the military reserve. Institutions which were established included the Mercer Reformatory for Women (1880) on the north side of East Liberty Street between Jefferson and Fraser Avenues; the Central Prison For Men (1873) on the west side of Strachan Avenue and the north side of what is now East Liberty Street; and the Provincial Lunatic Asylum (1850) west of Shaw Street between King and Queen Streets, slightly above today's Liberty Village. To the southwest were the Dominion Exhibition Grounds (1878).

The 20-acre Central Prison site contributed to both the industrial and institutional character of the area. Numerous industrial buildings where inmates produced goods for sale comprised the property including woolen mills, machine shops and buildings for woodworking, iron styling, planing, rope-making, painting and other manufacturing².

² Goad's Atlas (1889 and 1910)

The prison existed until 1915 when it was closed and taken over by private industrial uses. The subject A.R. Williams Machinery Company Warehouse was built between two former prison buildings in 1928-29, replacing some former prison greenhouses.

In the late 1800s, additional acreage along the south side of King Street West, east of Dufferin Street, was subdivided from the Ordnance Reserve. Industry gravitated to the area, drawn by proximity of the railway lines and completion of the Canadian Pacific Railway's King Street West underpass, which improved access. Beginning in the late 1870s the area became dominated by numerous large industrial complexes including the internationally known Massey-Harris Company plant (1879), which manufactured agricultural equipment on King Street; the John Inglis Company, producers of boilers, heavy machinery and electrical appliances on Strachan Avenue and on East Liberty street; and the E.W. Gillett Company Ltd at Fraser Avenue and East Liberty Street, makes of baking and food products and lye (soap) ingredients; many other large industrial buildings and complexes further defined the area.

A.R. Williams Machinery Company Limited

The property at 80 - 86 Lynn Williams Street was developed for the A.R. Williams Machinery Company in 1928-29 when the company constructed this warehouse. The A.R. Williams Machinery Company was established in 1879³ by Alfred Ruggles Williams (1839-1917) a native of Troy, New York⁴. Williams had come to Canada as a young man and started an agricultural implement business at Richmond Hill before coming to Toronto in 1883.⁵ Williams both distributed and retailed machinery as well as rebuilding and manufacturing it.⁶ By the time of Williams death in 1917 the company had facilities across Canada in Toronto, Winnipeg, Vancouver and Saint John as well as the firm of Williams and Wilson of Montreal.⁷

The company maintained a head office on Front Street in downtown Toronto throughout the first half of the 1900s - first at 95-97 Front Street and then at 64 West Front Street. Initially, the company headquarters of offices along with adjacent warehouse and factory facilities were situated on the south side of Front Street, near York Street, and were replaced by the current Union Station. By the early 1920s the company headquarters had moved to 64 Front Street, across from Union Station. The company continued to expand with additional offices in Edmonton, Halifax and Montreal.⁸

In the early decades of the 1900s, the company distributed and manufactured an enormous variety of tools and machinery - an ad from the early 1930s shows the company selling machine tools, woodworking machines, power plant equipment, compressors, engines, pumps welders, small engines and many more items. The company also had subsidiaries including the Brantford, Ontario-based Williams Tools

3 Newspapers.com, The Toronto Star, February 27, 1932, <https://www.newspapers.com/article/the-toronto-star/139053411/>

4 Newspapers.com, The Toronto Star, May 19, 1917, <https://www.newspapers.com/article/the-toronto-star/139053623/>

5 Ibid.

6Vintage Machinery, "A. R. Williams Machinery Co., Ltd." <http://vintagemachinery.org/mfgindex/detail.aspx?id=1575>

7 Newspapers.com, The Vancouver Sun, May 21, 1917, <https://www.newspapers.com/article/the-vancouver-sun/138893015/>

8 Newspapers.com, The Toronto Star, February 27, 1932, <https://www.newspapers.com/article/the-toronto-star/139053411/>

Corporation which produced shell casing for the war effort during the Second World War, in addition to more standard tools and equipment⁹

The company maintained operations in the warehouse on East Liberty Street until about 1946 when fire insurance maps show that it was to be taken over by H. Lunenfeld Steel Merchants. These maps from 1943 show that the John Inglis Company had taken over the western wing, using it as a turntable welding shop, but by 1946 Inglis had vacated and it had been taken over by the Ideal Welding company. By 1948 the building was being leased out for storage by Liberty Storage¹⁰ and in the 1960s and 1970s for the sale of machinery and office furniture.¹¹

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

A building permit for the A. R. Williams Machinery Company warehouse was taken out November 27, 1928 and it was presumably constructed later that year or into early 1929; the estimated cost of the structure was \$35,000.¹²

The A. R. Williams Machinery Company Warehouse is a 59-metre-long, rectangular, brick structure typical of the type of manufacturing warehouses which were constructed at the time. The building features two-storey central massing flanked by one-storey extensions on the east and west sides. Defining features of the building include its bands of clerestory windows on the second-storey east and west facades. The building was designed to have an interior open mass with unobstructed floor to ceiling height in the two-story portion. A 10-ton travelling crane traversed the central portion of the building.¹³ The roof is supported by steel trusses which are visible along with the wood-board underside of the roof. The vertical steel columns with cross bracing which support the structure and crane runway beams are still visible inside. Two skylights in each wing provided additional natural light to penetrate those areas. A 1948 newspaper ad to lease the building, which had then become Liberty Storage, touted an "indoor railway siding".¹⁴

Given that the A.R. Williams company manufactured some of their own tools, machinery and other products, it is likely that the building was designed for factory use in addition to warehouse use. This is supported by the ghost signage which calls the building the

9 Vintage Machinery, "A. R. Williams Machinery Co., Ltd." <http://vintagemachinery.org/mfgindex/detail.aspx?id=1575>

10 Proquest Historical Newspapers, The Globe and Mail, April 1, 1948,

<https://www.proquest.com/hnpglobeandmail/docview/1287478186/8A6B4CE36A894A94PQ/1?accountid=14369&sourcetype=Historical%20Newspapers>

11 Heritage Impact Assessment, E.R.A. Architects Inc, 70-86 Lynn Williams Street, October 2, 2023

12 Building Permit No. 19027 (warehouse; estimated cost of \$35,000)

13 Proquest Historical Newspapers, The Globe and Mail, April 1, 1948,

<https://www.proquest.com/hnpglobeandmail/docview/1287478186/8A6B4CE36A894A94PQ/1?accountid=14369&sourcetype=Historical%20Newspapers>

14 ibid

"Liberty St. Plant", implying a production facility. Additionally the clearstory windows allowing for significant light infiltration suggest a manufacturing purpose.

The form of the building was somewhat dictated by the site constraints where it was built. At the time of its construction in 1928-29, existing buildings on the site for the former Central prison framed what would be the development site for the A. R. Williams warehouse. Accordingly, the new warehouse was built between existing former prison buildings. To the east was a two-and-one-half storey brick building, constructed c.1890-1893, and used by the prison as a woodworking and iron styling shop.¹⁵ To the west, pushed back further to the north was a one-storey rope and hemp storage building.

The A.R. Williams warehouse was built flush against (between) these two existing buildings integrating its east wall with the prison woodworking shop. The wall of this former prison building still forms the outer east wall of the warehouse; along with the 1877 prison chapel - a site designated by bylaw under Part IV of the Ontario Heritage Act - the wall is the only remaining physical presence of the Central Prison, and the only remnant of the prison on the subject site.

In c. 1981 the former prison building to the east of the subject warehouse was demolished, leaving only its party wall, and in c. 1991 the former prison building to the west was also demolished.¹⁶ In 2005 the south half of the building was renovated with modifications that included the modifications to some of the ground-level window and door openings; an interior partition dividing the building into north and south halves; the insertion of a mezzanine to create two interior storeys; and removal of sections of the crane runway.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The A.R. Williams Machinery Company Warehouse is located in the eastern portion of Liberty Village, and contributes to an area defined by a former industrial character. Numerous industrial buildings provide the area with this character, some of which are listed or designated on the City of Toronto's Heritage Register. Directly to the southwest of the subject site are historic industrial buildings from the former John Inglis manufacturing complex. To the west, at 43 Hanna Avenue is the late-1800s to early-1900s Hinde and Dauch Paper Company (Irwin Toy Company) building which is listed on the city's Heritage Register. Also on Hanna Avenue (#51) is the 1910-12 Hinde and Dauch Paper Company Power House, which was designated under Part IV of the Ontario Heritage Act. The similarly designated 1905 Brunswick-Balke-Collender billiard-table manufacturing complex is situated across the street at 40 Hanna Avenue. The

¹⁵ Goads Atlas, 1910 identifies the prison building abutting the A.R. Williams warehouse to the east as a woodworking and iron styling shop; it had previously been identified in the 2006 Heritage Register Listing as a broom factory, however the 1889 insurance map shows that the broom factory was the building further east. The prison building sharing the east party wall with the A. R. Williams warehouse does not appear in 1890 fire insurance maps but does appear on the 1893 revisions to the 1890 map.

¹⁶ Heritage Impact Assessment, E.R.A. Architects Inc, 70-86 Lynn Williams Street, October 2, 2023

westerly portion of Liberty Village also contains a large concentration of such complexes, including the designated E. W. Gillett Company site.

While most of the former institutional sites have been re-developed, one block east and one block to the south is the former prison chapel. Along with the remnant prison building wall at the A. R. Williams warehouse, it is one of the few reminders of the institutional uses of the area.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	NA
3. demonstrates high degree of scientific or technical achievement	NA

Representative of a type

The 1928-29, A. R. Williams Machinery Company Warehouse has design and physical value for being representative of a warehouse building typology of the period. It is a 59-meter-long, rectangular, brick structure typical of manufacturing warehouses which were constructed at the time. The building features two-storey central massing flanked by one-storey wings on the east and west sides. Defining features of the building include its bands of clerestory windows on the second-storey east and west facades. A 10-ton travelling crane traversed the central portion of the building. The interior features exposed steel column with cross braces which support the structure and crane runway, as well as an open ceiling with steel trusses.

It is likely that the building was designed for factory use in addition to warehouse use. The clearstory windows allow for significant light infiltration suggesting a manufacturing purpose, in addition to other evidence.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NA

Has direct associations with an activity that is significant to a community

The property at 80 - 86 Lynn Williams Street has historical and associative value for being directly associated with the industrial use activity which historically defined the Liberty Village area throughout most of the twentieth century.

The A. R. Williams Manufacturing Warehouse contributed to this industrial activity serving as a machinery warehouse for the company from 1929 until about 1946. It likely served the company in a manufacturing capacity as well. By 1943 the west wing was being used by other companies as a welding shop and by 1948 the property had become the Liberty Storage Warehouse and operated in this capacity into the 1960s.

Yields or has the potential to yield information

The A. R. Williams Warehouse has historic value as it yields information about the historical institutional character and uses of the Liberty Village area and specifically the former Central Prison for Men. The east wall of the warehouse is one of only two physical remnants - along with the former prison Chapel (1877), a block to the southeast on East Liberty Street - to recall the presence of the former prison at the site from 1873-1915. The east wall of the warehouse is the remnant party wall of an abutting two-story, former prison building constructed c.1890-1893 and used as a woodworking and iron-styling shop.

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	NA

Important in defining, maintaining or supporting the character of the area

The Liberty Village area is defined by its historic industrial use and its associated extant warehouse buildings and complexes. The A. R. Williams warehouse anchors the eastern edge of this precinct. The form, scale, materials and building typology of the warehouse helps to define, maintain and support the character of the area.

Physically, functionally, visually or historically linked to its surroundings

The warehouse is historically linked to the area's industrial heritage. The area now known as Liberty Village was one of Toronto's primary industrial areas from as early as the 1870s until the last decades of the 1900s. The warehouse was developed in the middle of this era and contributes to the historical context of its surroundings.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 80 - 86 Lynn Williams Street and determined that the property meets five out of nine criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

The Statement of Significance (Attachment 3) 80 - 86 Lynn Williams Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Clint Robertson, Heritage Planner, Heritage Planning, Urban Design, City Planning
416-396-4946; Clint.Robertson@toronto.ca

Anne Fisher, Acting Senior Manager, Heritage Planning, Urban Design, City Planning
416-338-3278 Anne.Fisher@toronto.ca

SIGNATURE

Kerri A. Voumvakis
Interim Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)

80-86 LYNN WILLIAMS STREET

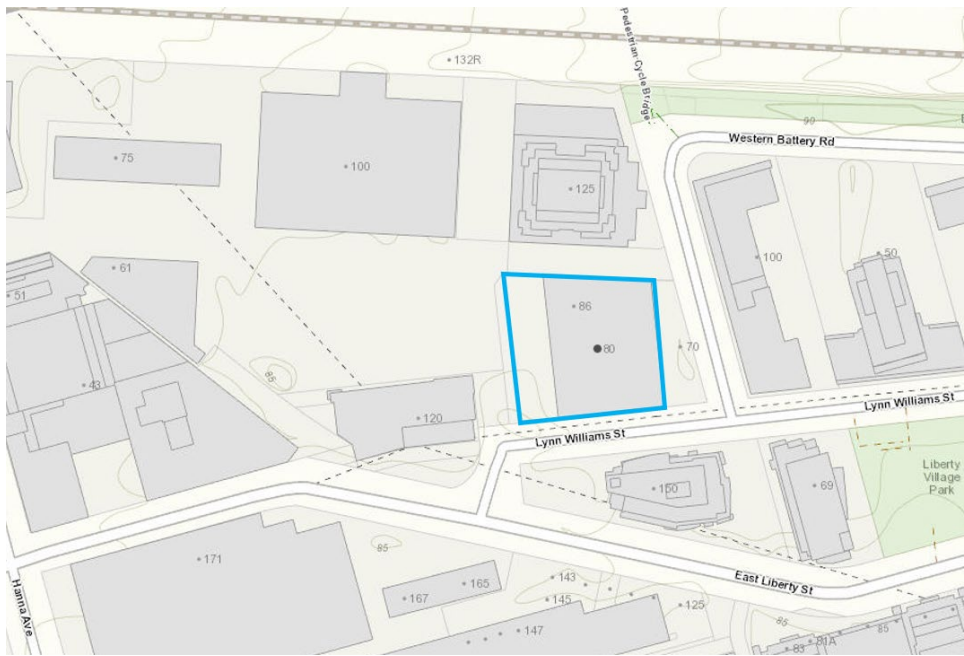


Figure 1. This location map is for illustrative purposes only. The blue outline marks the approximate boundary of the property at 80 - 86 Lynn Williams Street. (City of Toronto iView Mapping, 2024)

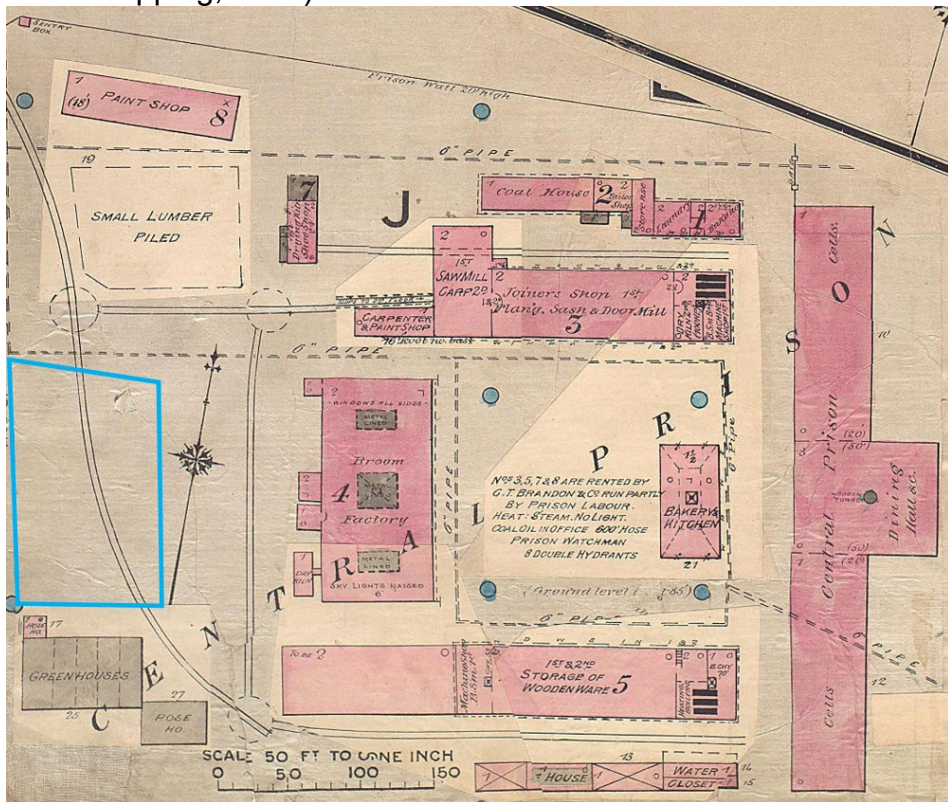


Figure 2. Atlas of the City of Toronto, 1889. The approximate future location of the A.R. Williams Machinery Company Warehouse is shown in blue outline. (University of Toronto Library)

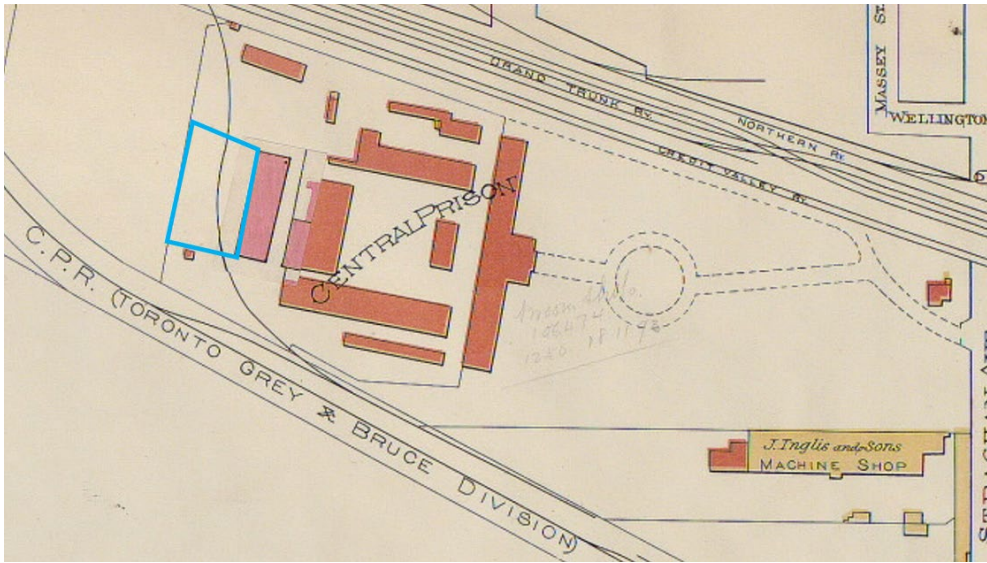


Figure 3. Atlas of the City of Toronto, 1893. The approximate future location of the A.R. Williams Machinery Company Warehouse is shown in blue outline. This 1893 revision to an 1890 map is the first appearance of the prison building which was located to the east of (abutting) the future A. R. Williams Machinery Company Warehouse, and sharing a party wall (University of Toronto Library)

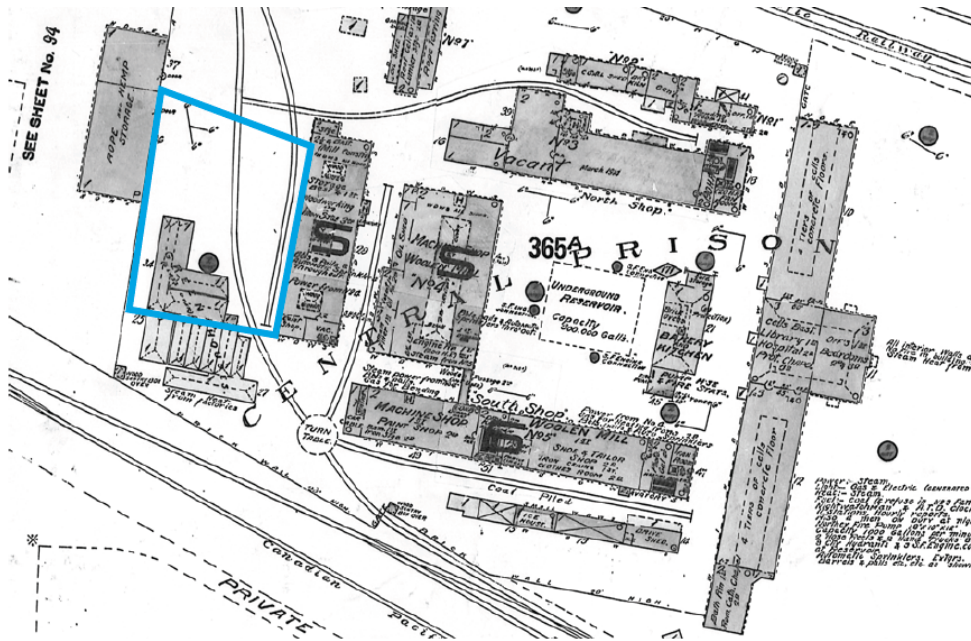


Figure 4. Atlas of the City of Toronto, 1910. The approximate future location of the A.R. Williams Machinery Company Warehouse is shown in blue outline. (Toronto Public Library)



Figure 5. Atlas of the City of Toronto, 1924. The approximate future location of the A.R. Williams Machinery Company Warehouse is shown by a blue arrow. (Toronto Public Library)

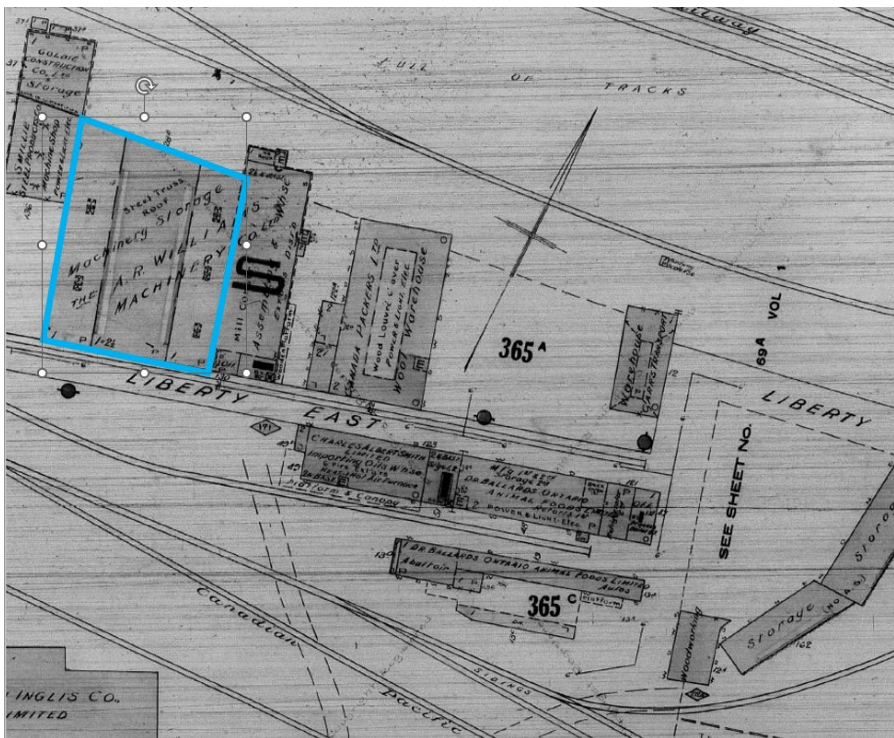


Figure 6. Atlas of the City of Toronto, 1930, revised to March 1941. The A.R. Williams Machinery Company Warehouse is shown in blue outline. (Toronto Archives)

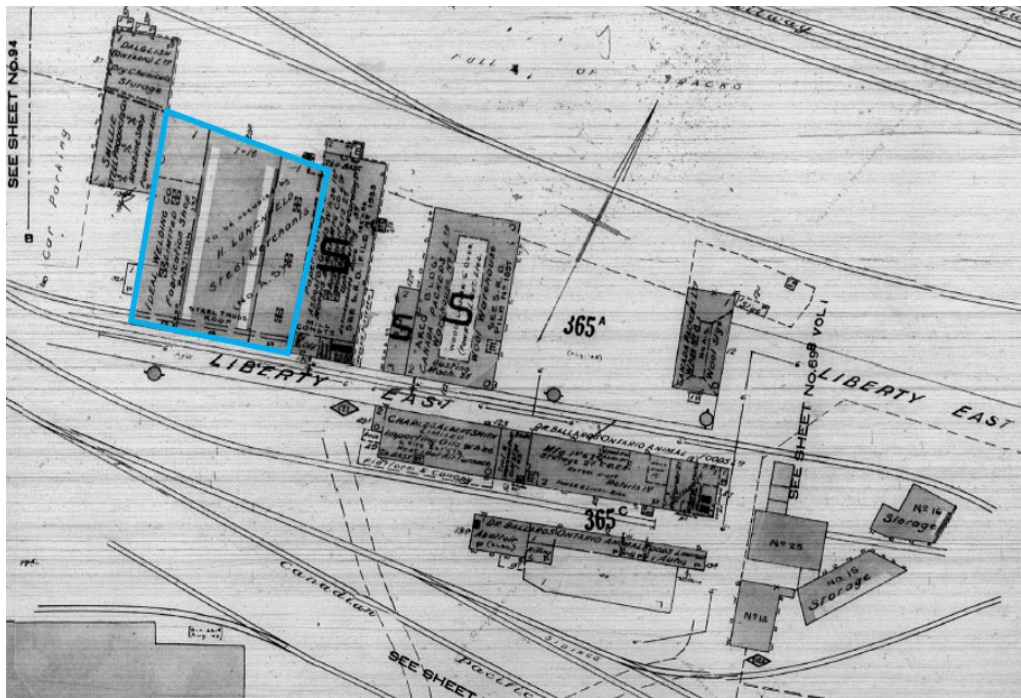


Figure 7. Atlas of the City of Toronto, 1930, revised to August, 1946. The A.R. Williams Machinery Company Warehouse (identified as "to be occupied by H. Lunenfeld Steel Merchants") is shown in blue outline. (Toronto Archives)



Figure 8. South elevation of the A. R. Williams Machinery Company Warehouse, 1987 (Toronto Public Library)



Figure 9. South elevation of the A. R. Williams Machinery Company Warehouse, 2024 (Heritage Planning)



Figure 10. South elevation of the A. R. Williams Machinery Company Warehouse, 2024 (Heritage Planning)



Figure 11. South elevation of the A. R. Williams Machinery Company Warehouse showing ghost signage for the "A.R. Williams Machinery Co. Liberty Street Plant, 2024 (Heritage Planning)



Figure 12. West elevation of the A. R. Williams Machinery Company Warehouse, 2024 (Heritage Planning)



Figure 13. East elevation of the A. R. Williams Machinery Company Warehouse. The former prison building's interior (party) wall now forms the east exterior wall of the A. E. Williams Machinery Company Warehouse, 2024 (Heritage Planning)



Figure 14. Portion of south and east elevations of the A. R. Williams Machinery Company Warehouse showing remnant party wall of the former Central Prison building indicated by blue arrows, 2024 (Heritage Planning)



Figure 15. View from the northeast showing the north and east elevation of the A. R. Williams Machinery Company Warehouse, 2024 (Heritage Planning)



Figure 16. Interior view of the A. R. Williams Machinery Company Warehouse showing steel truss ceiling, 2023 (Heritage Impact Assessment, E.R.A. Architecture)



Figure 17. Interior view of the A. R. Williams Machinery Company Warehouse showing the volumes and features of the space including the steel support columns with cross braces, c. 2005 (Heritage Planning)



Figure 18. Interior view of the A. R. Williams Machinery Company Warehouse showing the volumes and features of the space including the steel support columns with cross braces and some of the skylights, c. 2005 (Heritage Planning)



Figure 19. Interior view of the A. R. Williams Machinery Company Warehouse showing the travelling crane, c. 2005 (Heritage Planning)

 A vintage newspaper advertisement for The A. R. Williams Machinery Co., Limited. The ad features several illustrations of industrial machinery and a general view of the company's facilities.

The A. R. Williams Machinery Co., Limited
TORONTO

General View of Office, Warehouse, and Factory, Toronto and Montreal.

Carry in stock for immediate delivery the largest assortment of Mining and Manufacturing Machinery held by any one firm in the Dominion of Canada, and are prepared to execute orders promptly. Our lines cover Hoisting Engines of all descriptions, Steam and Power Pumps, Compressors, Rock Drills, Rock Breaking Machinery, Iron Working Machinery for Machine Shops, consisting of Lathes, Planers, Drills, Milling Machines, Slotters, etc.; Woodworking Machinery of all classes, Sawmill Outfits, both portable and stationary, Locomotive Boilers, Stationary Boilers, Upright Boilers.

Full lines of Piping, Pipe Fittings, Valves, and General Machinery Supplies. Boiler Tubes a Specialty.

Sole Agents for the Celebrated Flexible Metallic Tubing---Carried in Stock up to 21-2 in. Diam.
Send Specifications of Machinery required and permit us to tender for your wants.

The A. R. WILLIAMS MACHINERY CO., LIMITED
95-97 FRONT STREET WEST, TORONTO, ONT.

UPRIGHT BOILER.

PROSPECTORS' HOISTING ENGINE.

CENTER CRANK ENGINE.

BOSS SHINGLE MACHINE.

Figure 20. Newspaper advertisement for the A.R. Williams company showing a selection of their products as well as an illustration of their Toronto office, warehouse and factory on Front Street, May 16, 1902, Toronto Star (Newspapers.com)

TWO MILLION DOLLARS
worth of Machinery
“Williams” Quality at prices that
offer the opportunity of a life-time



ESTABLISHED 1879
Manufacturers, dealers and importers of High-grade Machine Tools, Woodworking Machinery, Saw Mill Machinery, Contractors' Equipment, Conveyors, Power Plant equipment of every kind, Boilers, Engines, Air Compressors, Ventilating Fans, Unit Heaters, Pumps, Electric Motors, Motor Generator Sets, Electric Spot Welders, Portable and Stationary Arc Welders, Etc.

Canadian Industry faces an era of industrial expansion. The coming Economic Conference at Ottawa and the closer co-operation of units of the British Empire will inevitably stimulate manufacturing processes.
Canadian Manufacturers can only take full advantage of their opportunities by bringing their plant equipment up to date.
“Williams” will solve your machinery problem. All our associate houses from coast to coast are joining in this offering of high grade machines and equipment of every kind at reduced prices.
Here's your opportunity to inaugurate new methods of manufacture and make your plant up-to-date at a minimum of cost. Full particulars from any of our Associate Houses on request.

THE A. R. WILLIAMS MACHINERY CO., LIMITED
64 WEST FRONT STREET, TORONTO 2
Associate Houses—Halifax, N.S.; St. John, N.B.; Montreal, Toronto, Winnipeg, Edmonton, Vancouver, B.C.

Figure 21. Newspaper advertisement for the A.R. Williams company listing a selection of their products, company date of establishment and a list of their office locations, February 27, 1932, Toronto Star (Newspapers.com)



City of Toronto Archives, Fonds 1488, Series 1230, Item 5091

Figure 22. The A.R. Williams Company offices at 64 West Front Street, Toronto, c. 1937 (City of Toronto Archives)

Archival Sources

- Boulton, W.S., & H.C., Atlas of Toronto, 1858 (City of Toronto Public Library)
- City of Toronto, "Garrison Common North Study Area - Inclusion of 38 Properties on the City of Toronto Inventory of Heritage Properties" (Report to Toronto Preservation Board) May 7, 2005 [Microsoft Word - it011a .doc \(toronto.ca\)](#)
- City of Toronto Archives Photographic Collection
- City of Toronto Public Library Photographic Collection
- Newspapers.com
- E.R.A. Architecture, *Heritage Impact Assessment - 70 - 86 Lynn Williams Street*, October 2, 2023
- Goad, Charles, Atlas of the City of Toronto and Suburbs, 1880 -1946. (City of Toronto Archives; City of Toronto Public Library; University of Toronto Library, Digital Collection)

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 80 - 86 Lynn Williams Street (including the structure address of 130 East Liberty Street), is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative and contextual value.

Description

The property at 80 - 86 Lynn Williams Street (including the structure address of 130 East Liberty Street), also known as the A. R. Williams Machinery Company Warehouse, is located in Toronto's Liberty Village neighbourhood, on the north side of Lynn Williams Street, mid-block between Hanna Avenue and Western Battery Road. The property contains a 59-metre-long, brick warehouse building constructed in 1928-29 with a two-storey central mass flanked by one-storey wings. The south half of the building was renovated for office use in 2005, while the northerly portion is unused. The property is part of a concentration of listed and designated industrial heritage buildings within the Liberty Village vicinity and included on the City of Toronto's Heritage Register.

Statement of Cultural Heritage Value

The property at 80 - 86 Lynn Williams Street has historical, associative and contextual value for being directly associated with the industrial activity which historically defined the Liberty Village area throughout most of the late nineteenth and twentieth centuries. Liberty Village was one of the primary industrial areas in Toronto from the 1870s until the last decades of the 1900s.

The A. R. Williams Manufacturing Warehouse contributed to this industrial activity serving as a machinery warehouse for the company from 1929 until about 1946. It likely served the company in a manufacturing capacity as well. By 1943 the west wing was being used by other companies as a welding shop and by 1948 the property had become the Liberty Storage Warehouse and operated in this capacity into the 1960s.

The 1928-29, A. R. Williams Machinery Company Warehouse has design and physical value for being representative of a warehouse building typology of the period. It is a 59-metre-long, rectangular, brick structure typical of manufacturing warehouses which were constructed at the time. The building features two-storey central massing flanked by one-storey wings on the east and west sides. Defining features of the building include its bands of clerestory windows on the second-storey east and west walls. A 10-ton travelling crane traversed the central portion of the building. The interior features exposed steel column with cross braces which support the structure and crane runway, as well as an open ceiling with steel trusses.

It is likely that the building was designed for factory use in addition to warehouse use. The clearstory windows allow for significant light infiltration suggesting a manufacturing purpose, in addition to other supporting evidence and research.

The A. R. Williams Warehouse has historic value as it yields information about the historical institutional character and uses of the Liberty Village area and specifically the former Central Prison for Men. The east wall of the warehouse wing is one of only two physical remnants - along with the former prison Chapel (1877), a block to the southeast on East Liberty Street - to recall the presence of the former prison at the site from 1873-1915. The east wall of the warehouse is the remnant party wall of an abutting two-story, former prison building constructed c.1890-1893 and used as a woodworking and iron-styling shop.

The A. R. Williams warehouse is historically linked to the area's industrial heritage and anchors the eastern portion of Liberty Village, an area which is defined by warehouse buildings and industrial complexes. The form, scale, materials of the warehouse typology further define, maintain and support the character of the area.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 80 - 86 Lynn Williams Street being a representative example of an early Nineteenth Century warehouse type building includes:

Exterior features of the warehouse:

- The form, scale and massing comprising a two-storey, gable roof central mass with flanking one-storey, flat-roof extensions (wings)
- The multi-pane clerestory windows forming the east and west facades of the second storey
- The fenestration, including doorway openings, and the multi-pane profile of the window sashes
- The brick cladding and construction materials; the rough-dressed stone window sills
- The ghost signage of the north and south gables showing "A. R. Williams Machinery Co. Liberty Street Plant"
- Four skylights (two per each one-storey wing)

Interior features of the warehouse:

- The steel structural framework including vertical supports and steel roof trusses
- The travelling crane and its structural framework

Historic and Associative Value

Attributes that contribute to the value of the property at 80 - 86 Lynn Williams Street for having direct associations with the industrial activity that is significant to the Liberty Village area includes:

- The industrial character of the property as found in its design and physical features

Attributes that contribute to the value of the property at 80 - 86 Lynn Williams Street for yielding information that contributes to an understanding of the early institutional character and function of the Liberty Village area includes:

- The remnant brick party wall of the former Central Prison building (c. 1890-1893) which abutted the warehouse helping to form the east wall and east corner or the south wall of the warehouse

Contextual Value

Attributes that contribute to the contextual value of the property at 80 - 86 Lynn Williams Street as being functionally and historically linked to its surroundings:

- The warehouse building typology and other design and physical features in contribution to the historic industrial character of Liberty Village

Attributes that contribute to the contextual value of the property at 80 - 86 Lynn Williams Street as defining, supporting and maintaining the historic character of the area:

- The building's contribution to the concentration of other industrial heritage buildings in the area