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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
32 GRENVILLE STREET (F. J. HARTZ COMPANY FACTORY BUILDING)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

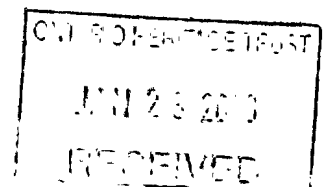
Loft Community Services
205 Richmond Street West, #301
Toronto, Ontario
M5V 1V3

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 1364-2007 to designate 32 Grenville Street (F. J. Hartz Company Factory Building) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 25th day of January, 2008.

Ulli S. Watkiss
City Clerk



Authority: Toronto and East York Community Council Item 7.13,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: December 13, 2007

CITY OF TORONTO

BY-LAW No. 1364-2007

**To designate the property at 32 Grenville Street (F. J. Hartz Company Factory Building)
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 32 Grenville Street (F. J. Hartz Company Factory Building) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 32 Grenville Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

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

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 32 Grenville Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 32 Grenville Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 13th day of December, A.D. 2007.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 32 Grenville Street is worthy of designation under Part IV of the *Ontario Heritage Act*, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the north side of Grenville Street, east of Bay Street, historical records indicate that the seven-storey factory was completed in 1929 for the F. J. Hartz Company, manufacturers of surgical instruments and pharmaceuticals. The property was listed on the City of Toronto Inventory of Heritage Properties in 1990, and a Heritage Easement Agreement was registered in 1993. The heritage attributes described below were preserved on the principal (south) façade when the building was converted to a residential condominium.

Statement of Cultural Heritage Value

The F. J. Hartz Company Factory is a good example of Neo-Gothic design applied to an industrial building. Popular in the early 20th century, particularly for ecclesiastical and educational architecture, the Neo-Gothic style is distinguished by the application of medieval-inspired elements. Historically, the F. J. Hartz Company Factory is associated with the practice of Toronto architect J. Francis Brown. Brown gained experience in industrial design after receiving a series of commissions for factories, commercial warehouses and office buildings in the King-Spadina neighbourhood, which developed as the City's manufacturing centre following the Great Fire of 1904. The F. J. Hartz Company Factory is contextually important as a surviving 20th century building of note on Grenville Street, east of Bay Street, which contributes to the continuing evolution of the neighbourhood.

Heritage Attributes

The heritage attributes of the F. J. Hartz Company Factory related to its cultural heritage value as a good example of Neo-Gothic styling applied to an industrial building are found on the principal (south) façade and along the roof, consisting of:

- The organization of the seven-storey wall into five bays.
- The brown brick cladding with stone detailing.
- The decorative detailing inspired by Medieval architecture, with corner towers with buttresses, pointed arch openings, quoins, and hood moulds.
- The placement of the main entrance in an arched opening decorated with stone motifs in the centre of the lower storey.
- A second recessed entry with a stone transom in the east (right) bay.
- The large commercial window openings in the first storey (the windows have been altered).

SCHEDULE "B"

PIN 21104-0149 (LT)

LT 104 PL 159 TORONTO; PT LT 103, 105 PL 159 TORONTO PT 1, 64R13823

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-2007-293 dated November 27, 2007, as set out in Schedule "C".

SCHEDULE "C"

