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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:

1. 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.

2. 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.
3. 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)

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 centerpiece 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".

