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City Clerk's Office

ONTARIO HERITAGE TRUST

FEB 28 2008

RECEIVED

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
363 SORAUREN AVENUE (ROBERT WATSON FACTORY BUILDING)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Sorauren Lots Corporation
116 Spadina Avenue, #501
Toronto, Ontario
M5V 2K6

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. 81-2008 to designate 363 Sorauren Avenue (Robert Watson Factory Building) (Parkdale-High Park Ward 14) as being of cultural heritage value or interest.

Dated at Toronto this 29th day of February, 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: January 30, 2008

CITY OF TORONTO

BY-LAW No. 81-2008

**To designate the property at 363 Sorauren Avenue (Robert Watson Factory Building)
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 363 Sorauren Avenue (Robert Watson 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 363 Sorauren Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention 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 363 Sorauren Avenue, 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 363 Sorauren Avenue 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 30th day of January, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

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

The property at 363 Sorauren Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. The property is located on the east side of Sorauren Avenue, south of Dundas Street West and west of the Canadian Pacific Railway line. According to historical records, the four-storey factory was constructed in 1907 for Robert Watson, a candy manufacturer, with a series of additions completed by the 1920s. The property was listed on the City of Toronto Inventory of Heritage Properties in 2005, and a Heritage Easement Agreement was registered the same year.

Statement of Cultural Heritage Value

The Robert Watson Factory is architecturally significant as a good example of early 20th century industrial design with features of Edwardian Classicism, the style popularized during the period and recognized by its symmetrical application of Classical elements. The building has contextual interest with its highly visible location between Dundas Street West and the railway corridor.

Heritage Attributes

The heritage attributes of the building of the Robert Watson Factory related to its cultural heritage value as a good example of an industrial building with Edwardian Classical styling are found on the exterior walls and flat roofline of the original factory and the south wing, consisting of:

- The ell-shaped plan, rising four stories to the flat roofline.
- The red brick cladding with brick and stone trim.
- The organization of the principal (west) façade into three parts with the centre portion set back.
- The main entrance, which is centered in the wall and features a stone surround with fluted pilasters, an entablature with finials, and an elaborate round-arched pediment.
- On either side of the entry, the three oversized and round-arched window openings that are decorated with brick voussoirs and stone keystones and sills (some openings have been altered).
- The placement of flat-headed window openings with transoms in the second and third floors, while the upper storey displays segmental-arched window openings with brick voussoirs.
- The repetition of the shapes and pattern of the fenestration on the flanking wings.

- Attached to the rear (east) wall of the original building, the three-storey south wing that complements the original factory with its brickwork, and the symmetrical placement of flat-headed and segmental-arched window openings.
- The chimney on the roof and the large chimney stack on the (rear) east wall of the south wing.

The other additions and the detached building formerly located at the northeast end of the property are not included in the Reasons for Designation.

SCHEDULE "B"

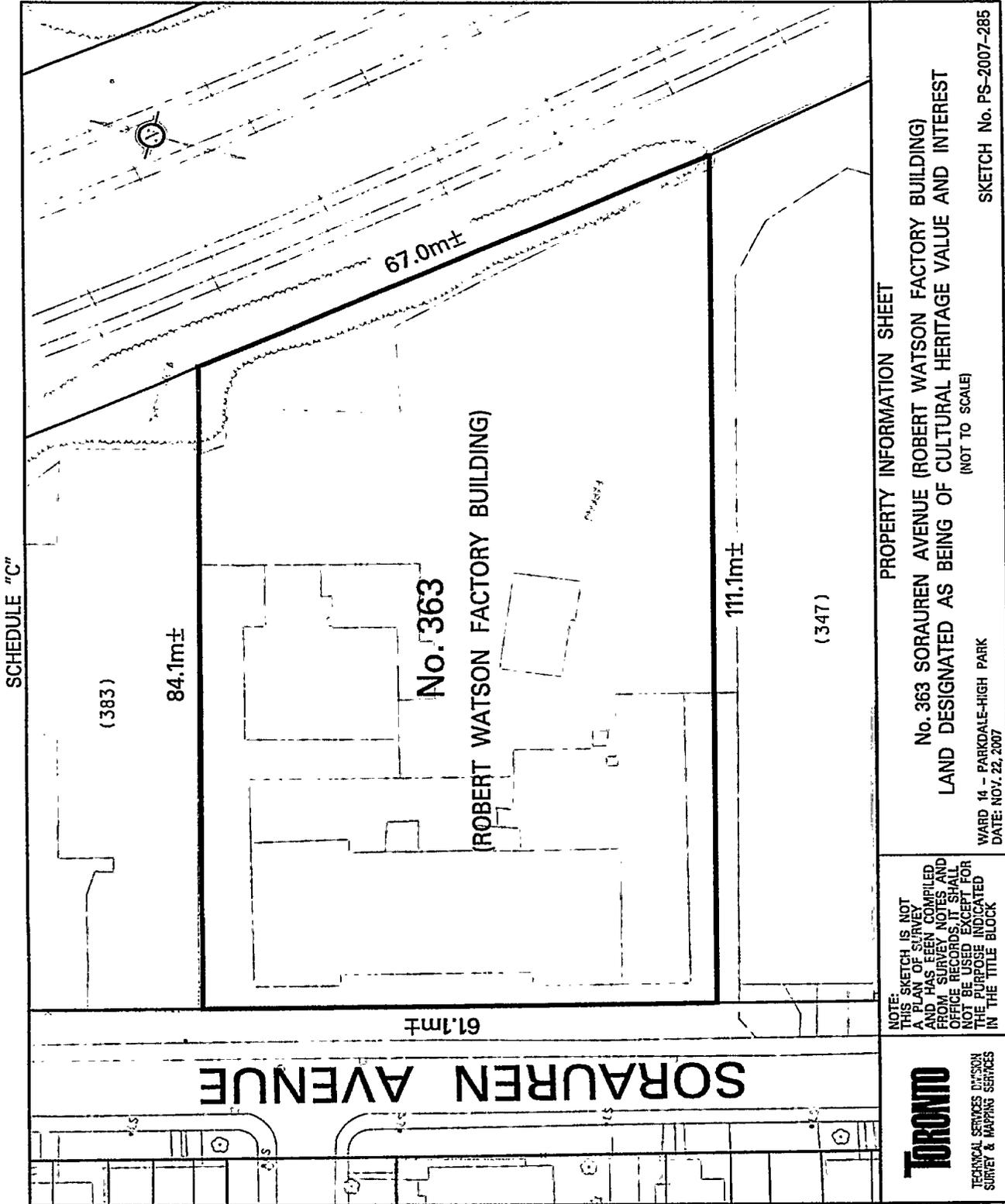
PIN 21335-0150 (LT)

PT LT 35 PL 287 DESIGNATED AS PARTS 1 & 2 ON 66R21147

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-2007-285 dated November 22, 2007, as set out in Schedule "C".



SCHEDULE "C"

(383)

84.1m±

67.0m±

No. 363

(ROBERT WATSON FACTORY BUILDING)

111.1m±

(347)

61.1m±

SORAUREN AVENUE

PROPERTY INFORMATION SHEET

No. 363 SORAUREN AVENUE (ROBERT WATSON FACTORY BUILDING)
LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 14 - PARKDALE-HIGH PARK
DATE: NOV. 22, 2007

SKETCH No. PS-2007-285

NOTE: SKETCH IS NOT
THIS CLASS OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK



TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES