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JUL 31 1997

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
18 TRINITY STREET
CITY OF TORONTO, PROVINCE OF ONTARIO

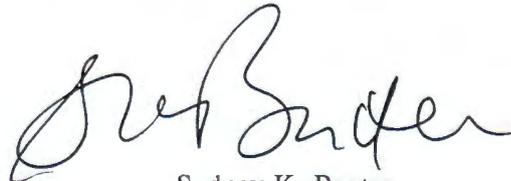
NOTICE OF PASSING OF BY-LAW

To: Ontario Realty Corporation
777 Bay Street
15th Floor
Toronto, Ontario
M5G 2E5
Attn: Mr. William Gerrard

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

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1997-0301 to designate 18 Trinity Street as being of architectural and historical interest.

Dated at Toronto this 28th day of July, 1997.



Sydney K. Baxter
City Clerk

No.1997-0301. A BY-LAW

To designate the property at 18 Trinity Street as being of architectural and historical interest.

(Passed June 23, 1997.)

WHEREAS by Clause 7 of Neighbourhoods Committee Report No. 4, adopted by Council at its meeting held on February 24, 1997, authority was granted to designate the property at 18 Trinity Street as being of architectural and historical 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 historical or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 18 Trinity Street and upon the Ontario Heritage Foundation Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*;

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

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The property at 18 Trinity Street, more particularly described and shown on Schedule "A" to this by-law, is being designated as being of architectural and historical interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedules "A" and "C" 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 owner of the property at 18 Trinity Street and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

BARBARA HALL,
Mayor.

SYDNEY K. BAXTER
City Clerk.

Council Chamber,
Toronto, June 23, 1997.
(L.S.)

CITY OF TORONTO BY-LAW
No. 1997-0301

SCHEDULE "A"

Part of Parcel 4-2 in the Register for Section A-108.

Being parts of Lots 5 and 6 on the north side of Front Street, now Mill Street, on Plan 108 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64) designated as PART 1 on Plan 66R-17609 deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario.

The herein before described land being delineated by heavy outline on Plan SYE2835 dated June 17, 1997 as set out in Schedule "C".

SCHEDULE "B"

Heritage Property Report

Basic Building Data:

Address:	18 Trinity Street (northwest corner of Trinity and Mill Streets)
Ward:	7
Current Name:	not applicable
Historical Name:	General Distilling Company Building
Construction Date:	1902
Architect:	David Roberts, Jr.
Contractor/Builder:	none found
Additions/Alterations:	window and door openings altered
Original Owner:	Gooderham and Worts
Original Use:	industrial (still house and warehouses)
Current Use*:	vacant
Heritage Category:	Notable Heritage Property (Category B)
Recording Date:	September 1996
Recorder:	HPD:KA

* this does not refer to permitted use(s) as defined in the Zoning By-law

Historical Background:

In 1793, Alexander Aitken surveyed the "Plan of York Harbour", laying out the Town of York and setting aside the area between the future Parliament Street and the Don River for government purposes. The First and Second Parliament Buildings for the Province of Upper Canada were constructed near the southeast corner of Front and Berkeley Streets (following the destruction of the second complex by a fire in 1824, the site became the location of the third City Jail, completed in 1838 and replaced in 1887 by a Consumers' Gas complex). In the early 1800s, the area southeast of Front and Parliament Street was marked on contemporary maps as "The Park" (a name later reserved for the district northeast of Queen and Parliament Streets and the Don River). During this period, the neighbourhood was settled by Irish immigrants who provided unskilled labour for early industry. Protestant Irish from Northern Ireland worshipped at Little Trinity Church, built on the southwest corner of King and Trinity Streets in 1843-1845 with financial support from the Gooderham and Worts families (the property is included on the City of Toronto Inventory of Heritage Properties). In 1848, a local brewer provided funds for the construction of the Enoch Turner Schoolhouse on Trinity Street, south of King Street East (also listed on the Inventory of Heritage Properties).

The future character of the area was determined in 1832 when James Worts established a wind-powered flour mill south of present day Mill Street. Joined in business by his brother-in-law, William Gooderham, the partners used surplus grain to expand their business into distilling and malting. By the 1850s, the site grew to include a grist mill, feed sheds, granary, pier and Grand Trunk Railway siding. During the next decade, the stone distillery was rebuilt following a fire, while a malt house and malt kilns (1863-1864) and pure spirits complex (1869) were added. The distilling and storage facilities were expanded in the early 1870s in response to federal regulations requiring the aging of beverage alcohols prior to sale. The complex grew substantially in the late 1880s, with the building of rack houses and tank houses for the aging of spirits. Additional rack houses appeared on the north side of Mill Street in the 1890s.

In 1902, Gooderham and Worts formed a subsidiary called the General Distilling Company to manufacture industrial alcohol from molasses. A building complex was constructed on the northwest corner of Mill and Trinity Street for the production line. Between 1916 and 1918, the company produced acetone as a solvent for cordite, used for munitions during World War I. Other buildings related to the industrial alcohol operation were built along the south side of Mill Street, opposite, between 1902 and 1909.

The aftermath of World War I and prohibition (which ended in Ontario in 1916) weakened the distillery industry. In 1923, when prohibition in the United States bolstered Canadian alcohol production for export, Gooderham and Worts sold the business to a group headed by Harry and Herbert Hatch. Three years later, the Hatch Brothers purchased Hiram Walker and Sons of Windsor, soon merging the distilleries to create Hiram Walker-Gooderham and Worts Limited. While most of the distillery operations were moved to Walkerville after the merger, Gooderham and Worts continued to operate as an independent unit, producing its own brand of whiskey and rum, as well as antifreeze. In 1991, following the acquisition of Hiram Walker by Allied Vintners Limited, the distillery function was shut down.

The design of the General Distilling Company Building is attributed to architect David Roberts, Jr. (Harris, 378). The son and namesake of Irish-born civil engineer David Roberts, Sr., he received his early architectural training with his father. After apprenticing with a Toronto architectural firm, possibly Gundry and Langley (Arthur, 257), Roberts practiced alone, apart from a one-year partnership with George Shaw in the late 1860s. The architect followed in his father's footsteps in receiving the patronage of the Gooderham and Worts Company. Among his commissions were the George Gooderham House (built in 1889 and now the York Club) on the corner of Bloor Street West and St. George Street, the George H. Gooderham House (1891) at 504 Jarvis Street, and the Gooderham Building (1892), dubbed the "Flat Iron Building" for its distinctive shape, at 49 Wellington Street East. The latter properties are designated under the Ontario Heritage Act. The General Distilling Company Building was one of Robert's last projects prior to his death in 1907.

The General Distilling Company operation ceased around 1922. From 1930 until the 1960s, the company's buildings on the south side of Mill Street housed the Liquid Carbonic Company, a firm affiliated with Hiram Walker-Gooderham and Worts (the latter structures were demolished for a parking lot). In the 1940s, the former General Distilling Company Building at 18 Trinity Street became a paper-recycling plant.

Architectural Description:

The General Distilling Company Building displays the red brick surfaces and Classical details associated with industrial architecture during the early 20th century. Facing south onto Mill Street, the building is organized into three sections. A centre portion, originally used as a still house, rises the equivalent of three stories. It is flanked by two-storey wings, built as warehouses.

On the principal (south) facade, the centre block is divided into three bays by brick piers. In the lower storey, three loading bays are punched into the wall. The upper surface of the facade is devoid of openings, and the wall terminates in a projecting cornice. The side walls (east and west) have extended parapets. On the west end, a painted sign, marked "Mill Paper Fibres Limited", appears on the upper surface of the wall.

On both wings, the south facade rises two stories and is divided horizontally by a brick cornice. In the lower floor, brick piers divide the wall into four bays where openings are organized according to the interior functions. In the upper floor, four flat-headed window openings, with stone sills and multi-paned industrial sash windows, are placed beneath a projecting cornice. A single-storey industrial building (not included in the Reasons for Designation) adjoins the west wall of the west wing. Above this attachment, the second floor of the wing is visible, with the piers, window openings and cornice introduced on the principal facade. The south wall of the east wing mirrors the detailing on the west wing, apart from the arrangement of some openings in the lower floor. The east wall of the east wing extends 10 bays along Trinity Street, where flat-headed window openings (some are altered) are divided by brick piers beneath a parapet wall with corbelling. On the rear (north) wall of the east wing, a painted vertical sign, marked "Mill Paper Fibres Limited" survives.

The General Distilling Company Building shares the red brick surfaces, with piers and cornice, found on earlier structures in the Gooderham and Worts complex. The height of the centre block in relation to the wings recalls the design of the Still Houses (dated 1873), part of the Pure Spirits Building Group on the east side of Trinity Street, south of Mill Street.

Context:

The General Distilling Company Building is located on the northwest corner of Trinity and Mill Streets. On the southwest corner, the Malt Kilns Building, part of the Cooperage and Maltings Building Group of the Gooderham and Worts complex, dates to 1863. Rising 4½ stories, the Malt Kilns is a visible feature of the Gooderham and Worts site, with its distinctive hipped roof topped by a lantern. On the opposite side of Trinity Street, Rack House 'D' anchors the northeast corner of Trinity and Mill Streets along the northern edge of the Gooderham and Worts complex. Constructed in 1895 on the site of the James Worts House, Rack House 'D' rises six stories. On the southeast corner of Trinity and Mill Streets, the two attached buildings were constructed in 1886 and 1887 as a single-storey workshop with a two-storey boiler house. The Boiler House Building Group is noted for its large truncated brick chimney, which is a prominent neighbourhood feature. The bulk of the Gooderham and Worts complex extends south of Mill Street along both sides of Trinity Street, where buildings range in date from 1859 to 1927. Two additional storage facilities, identified as Rack Houses 'H' and 'I' and dating to 1891, are located on the north side of Mill Street, east of Rack House 'D'.

North of the General Distilling Company Building, the house form buildings along Trinity Street between King and Front Streets, and on the adjoining residential streets, provided workers' housing for labourers employed at local industries, including Gooderham and Worts and the Consumers' Gas Company's Purifying House on the northeast corner of Front and Parliament Streets (the latter property is designated under the Ontario Heritage Act).

In addition to the institutional buildings (church and school) on King and Trinity Streets, the former Palace Street School survives at 409 Front Street East (built in 1859 and, in 1906, altered as the Cherry Street Hotel). That property is included on the Inventory of Heritage Properties.

Summary:

The General Distilling Company Building at 18 Trinity Street was constructed in 1902 according to the designs of the important Toronto architect, David Roberts, Jr., whose practice was linked to the Gooderham family. The complex housed a still house and warehouses for a subsidiary of Gooderham and Worts which made acetone, a product required for munitions during World War I. Although substantially altered, the building is the last surviving remnant of the General Distilling Company. It anchors the northwest corner of Trinity and Mill Streets on the north edge of the Gooderham and Worts complex. The General Distilling Company Building is related in height, materials and setback to other buildings associated with Gooderham and Worts, Canada's oldest surviving distillery complex. The Gooderham and Worts site, with the exception of the building at 18 Trinity Street, is designated under Part IV of the Ontario Heritage Act and recognized by the Government of Canada as a National Historic Site.

Sources Consulted:

Arthur, Eric. Toronto. No Mean City. 3rd ed. Revised by Stephen A. Otto. University of Toronto, 1986.

Assessment Rolls, City of Toronto. 1900 ff.

Careless, J. M. S. Toronto to 1918. 1984.

City of Toronto Directories. 1900 ff.

Diamond, A. J., Donald Schmitt and Company. Gooderham and Worts "Triangle Lands" General Land Use Planning and Urban Design Study. July 1990.

Goad's Fire Insurance Atlas, 1890 revised to 1903, and 1910, volume 1, revised to 1912.

Harris, Julie. Gooderham and Worts Distillery Complex, 2 Trinity Street, Toronto. Historic Sites and Monuments Board, Agenda Paper, 1988-38. 1988.

Otto, Stephen A. "A Report on the Buildings at Gooderham and Worts' Distillery and an Assessment of their Heritage Significance." Gooderham and Worts Heritage Plan Report No. 2. March 1988.

Kathryn Anderson
September 1996

Short Statement of Reasons for Designation

General Distilling Company Building
18 Trinity Street

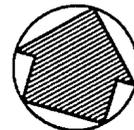
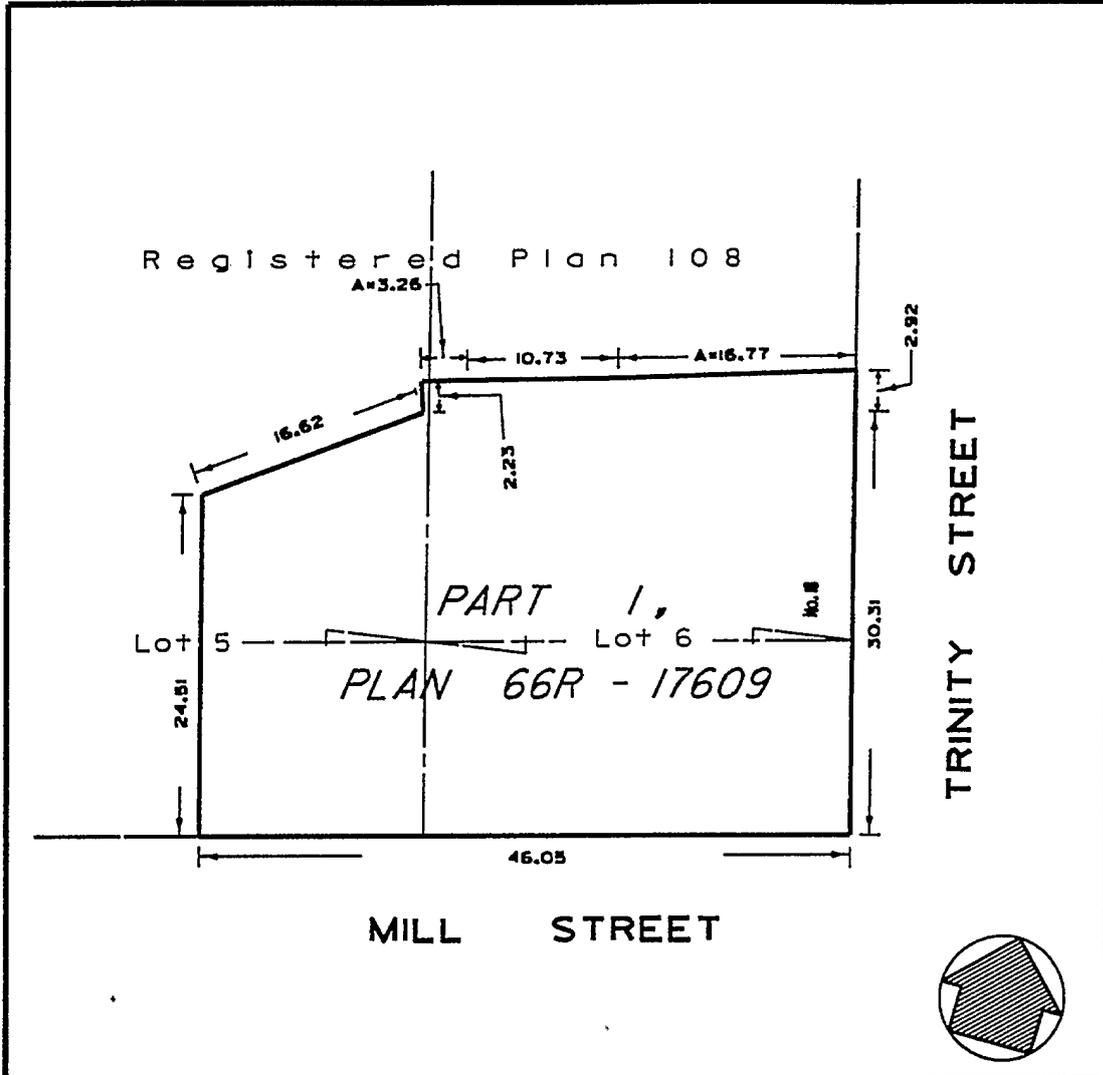
The property at 18 Trinity Street is recommended for designation for architectural and historical reasons. The General Distilling Company Building was constructed in 1902 according to the designs of the important Toronto architect, David Roberts, Jr. The building housed a still house and warehouses for the industrial-alcohol subsidiary of Gooderham and Worts, which produced acetone for munitions during World War I.

The General Distilling Company Building typifies the industrial architecture of the early 20th century with its red brick surfaces and Classical detailing. Important exterior features are the arrangement of the 3-storey centre block flanked by 2-storey wings and the Classical detailing.

The General Distilling Company Building anchors the northwest corner of the Gooderham and Worts complex at Trinity and Mill Streets at the south end of the Trinity Street neighbourhood. As the last surviving remnant of the General Distilling Company, the building is related historically and architecturally to the Gooderham and Worts complex, Canada's oldest distillery.

SCHEDULE "C"

MAP AREA 50-23



Premises No. 18 TRINITY STREET

CITY WORKS SERVICES
CITY OF TORONTO

SKETCH TO ILLUSTRATE

LAND DESIGNATED AS
BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST

RATIO 1:400

Metres 10 0 10 20 Metres

NOTE:

THIS SKETCH IS NOT A PLAN 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.

Drawn ME
Checked W.J.M.
Date: JUNE 17, 1997.

W.Kowalenko-City Surveyor

FILE
T2-H

PLAN SYE2835

SYE2835