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City Clerk's Office

ONTARIO HERITAGE TRUST

OCT 11 2011

RECEIVED

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
51 Hanna Avenue (Hinde and Dauch Paper Company Power House)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

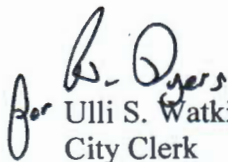
FC Domaine Holdings (Ontario) Corporation
85 Hanna Avenue
Toronto, Ontario
M6K 3S3

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

First Capital (King Liberty-Retail) Corporation
85 Hanna Avenue
Toronto, Ontario
M6K 3S3

Take notice that the Council of the City of Toronto has passed By-law No. 1153-2011 to designate 51 Hanna Avenue (Hinde and Dauch Paper Company Power House) (Trinity-Spadina, Ward 19) as being of cultural heritage value or interest.

Dated at Toronto this 7th day of October, 2011.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 6.5,
as adopted by City of Toronto Council on May 17, 18 and 19, 2011
Enacted by Council: September 22, 2011

CITY OF TORONTO

BY-LAW No. 1153-2011

To designate the property at 51 Hanna Avenue (Hinde and Dauch Paper Company Power House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 51 Hanna Avenue (Hinde and Dauch Paper Company Power House) 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 buildings and structures located 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 51 Hanna Avenue and upon the Ontario Heritage Trust, a 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 51 Hanna 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 51 Hanna 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 22nd day of September, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)****Hinde and Dauch Paper Company Power House**Description

The property at 51 Hanna Avenue is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the southeast corner of Hanna Avenue and Snooker Street, the Hinde and Dauch Paper Company Power House (1910-12, with additions) is comprised of a group of low-rise industrial buildings associated with the adjoining paper factory.

The subject property was formerly part of a larger site known as 43 Hanna Avenue when it was listed on the City of Toronto Inventory of Heritage Properties in 2004. The subject site has been severed and renumbered as 51 Hanna Avenue, while the remainder of the property to the south (containing the former Hinde and Dauch Paper Company factory, parts of which were redeveloped as a residential condominium known as the Toy Factory Lofts) is not included in the Reasons for Designation.

Statement of Cultural Heritage Value

The Hinde and Dauch Paper Company Power House has design value as a representative example of early 20th century industrial design that is distinguished by its unique detailing. As a collection of industrial structures with boiler houses and a storage building, the complex features different heights and rooflines, with a dramatic stepped parapet on the north boiler house, and an extended skylight, tower and two tall brick chimneys (smokestacks) on the northeast structure that are highlights of the design.

The Power House is directly associated with the Hinde and Dauch Paper Company, the American manufacturer of corrugated paper products that operated its Canadian subsidiary in this location for nearly 60 years. During the closing decades of the 20th century, the facility was occupied by Irwin Toy Limited, a major Canadian distributor of toys and other novelties. The company was associated with such entertainment staples as the Hula Hoop, Slinky and Frisbee, which it supplied to independent retailers across the country.

Contextually, the property at 51 Hanna Avenue assists in defining, maintaining and supporting the historic character of the neighbourhood now known as Liberty Village, which originated as a manufacturing district southeast of King Street West and Dufferin Street. The Hinde and Dauch Paper Company (with its predecessors and successor) was a major presence among the collection of late 19th and early 20th century industrial complexes that are recognized on the City's heritage inventory. The Hinde and Dauch Paper Company Power House is also related functionally, visually and historically to its surroundings where, as part of one of the area's large-scale former industrial complexes, it adjoins the Brunswick-Balke-Collender Company at 40 Hanna Avenue and the neighbouring Gillet Company at 41 Fraser and the Toronto Carpet Manufacturing Company at

1177 King Street. With its pair of landmark brick chimneys that are visible from vantage points in and outside the neighbourhood, the Hinde and Dauch Paper Company Power House stands as a local landmark.

Heritage Attributes

The heritage attributes of the portion of the property at 51 Hanna Avenue containing the Hinde and Dauch Paper Company Power House are:

- The collection of industrial buildings, comprised of the two-storey storehouse (west), the boiler house rising the equivalent of 3½ stories (north, centre), and the two-storey irregularly-shaped boiler house at the northeast corner.
- The scale, form and massing of the structures.
- The red brick cladding, with brick and stone trim.
- On the two-storey storehouse (southeast corner of Hanna Avenue and Snooker Street), the two-storey rectangular plan, the north parapet on the flat roofline, and the placement of the segmental-arched and flat-headed openings on the north and west façades.
- On the north boiler house (south side of Snooker Street, east of the two-storey storehouse), the rectangular plan rising the equivalent of 3½ stories, the gable roof with corrugated metal cladding and, at the west end, a stepped parapet, and the piers on the north façade.
- On the northeast boiler house (northeast corner of the site), the two-storey plan, the angled northeast wall with flat-headed window openings, and the flat roof with the extended skylight and, near the east end, the projecting tower with window openings.
- The two tall brick chimneys, or smokestacks, one of which is located at the east end of the complex, and the other that rises from the interior of the northeast boiler house.

SCHEDULE "B"

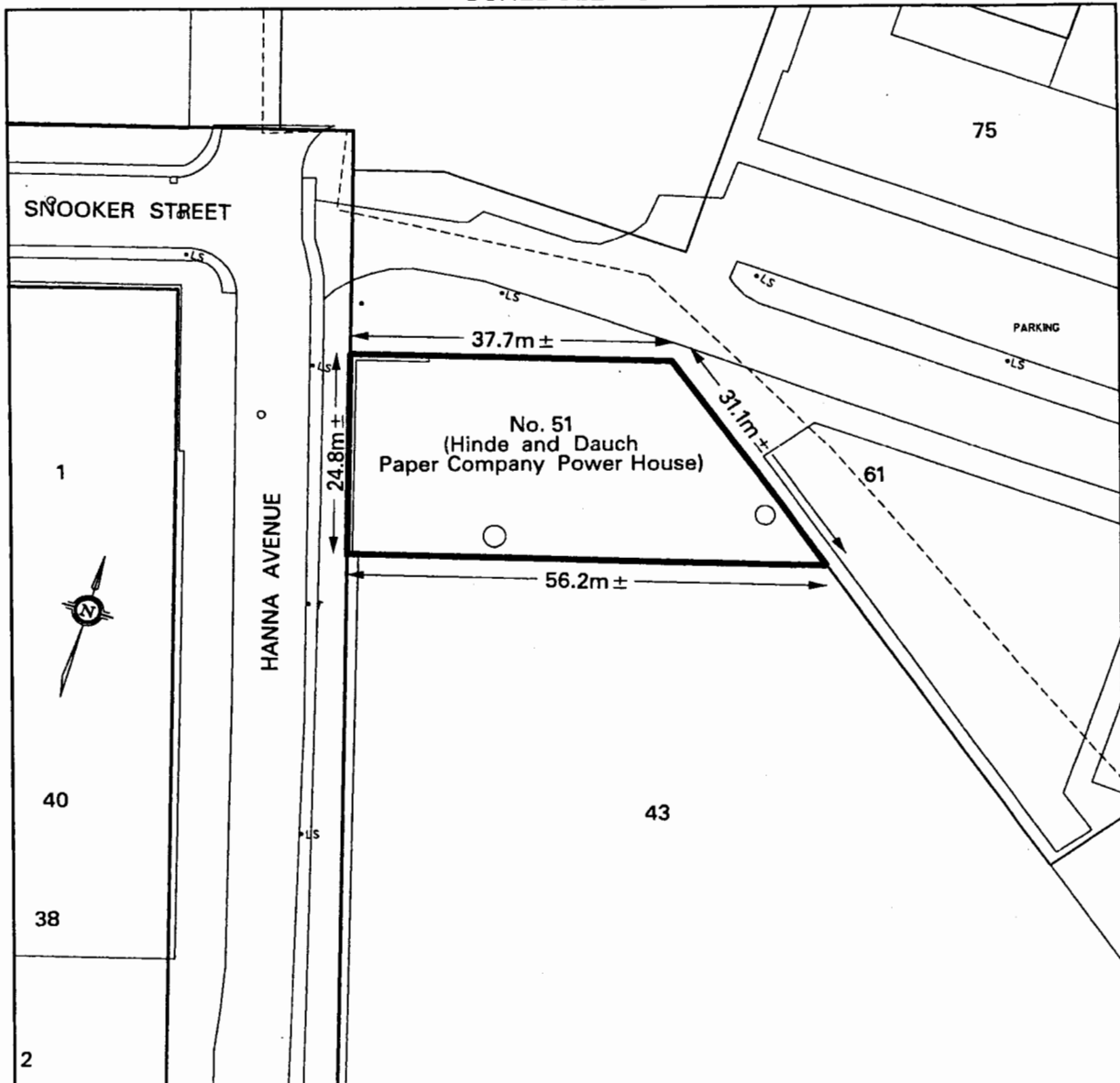
PIN 21299-0278 (LT)

PT LTS 9 & 10 PL 1062 TORONTO DESIGNATED AS PT 3 PL 66R23590

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-2011-078 dated August 18, 2011, as set out in Schedule "C".

SCHEDULE "C"



Toronto
TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

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

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 19 - TRINITY-SPADINA
DATE: AUGUST 18, 2011

PROPERTY INFORMATION SHEET

NO. 51 HANNA AVENUE (HINDE AND DAUCH PAPER
COMPANY POWER HOUSE)

LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2011-078