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City Clerk's Office

Ulli S. Watkiss
City Clerk

Secretariat
Rosalind Dyers, Administrator
Toronto and East York Community Council
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ONTARIO HERITAGE TRUST

JUN 09 2011

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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
51 HANNA AVENUE
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

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 Toronto City Council intends to designate the lands and buildings known municipally as 51 Hanna Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

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

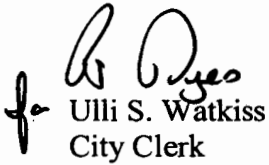
The heritage attributes of the portion of the property at 51 Hanna Avenue containing the Hinde and Dauch Paper Company Power House are:

- 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

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor West, Toronto, ON M5H 2N2, within thirty days of June 10, 2011, which is July 11, 2011. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 10th day of June, 2011


Ulli S. Watkiss
City Clerk