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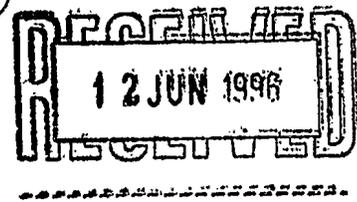


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Murray Smith



**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
19R RIVER STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

To: Inaugural-Source Inc.
82 Birch Avenue
Toronto, Ontario
M4V 1C8
Attn: George Herczeg, President

✓ 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. 1996-0255 to designate 19R River Street (Lager Brewery Building, Former Don Brewery) as being of architectural and historical value or interest.

Dated at Toronto this 11th day of June, 1996.

Barbara G. Caplan
Barbara G. Caplan
City Clerk

No. 1996-0255. A BY-LAW

*To designate the property at 19R River Street as
being of architectural and historical value or interest.*

(Passed May 21, 1996.)

WHEREAS by Clause 4 of Neighbourhoods Committee Report No. 9, adopted by Council at its meeting held on May 21, 1996, authority was granted to designate the property at 19R River Street as being of architectural and historical 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 architectural and historical 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. 19R River 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 once for each of three consecutive weeks 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 19R River Street, more particularly described and shown on Schedule "A" to this by-law, is being designated as being of architectural and historical 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 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 19R River 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.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, May 21, 1996.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 4 and 5 according to Plan 227 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

PREMISING that the bearings hereinafter mentioned are grid and are referred to the Central Meridian 79 degrees and 30 minutes West Longitude through Zone 10 of the Ontario Co-ordinate System, then;

COMMENCING at a point, the location of which may be arrived at as follows;

BEGINNING at the intersection of the northerly limit of Queen Street East with the easterly limit of River Street, being also the south-westerly angle of Lot 1 according to the said Plan 227;

THENCE North 22 degrees 13 minutes and 40 seconds East, a distance of 64.28 metres to the point of commencement, being the north-westerly angle of PART 6 on a plan of survey deposited as 64R-14989;

THENCE North 17 degrees 22 minutes and 05 seconds West along the easterly limits of PARTS 7 and 9 on said Plan 64R-14989, a distance of 16.86 metres more or less to the south-westerly angle of PART 11 on said Plan 64R-14989;

THENCE North 72 degrees 44 minutes and 45 seconds East, a distance of 35.58 metres;

THENCE South 17 degrees 01 minute and 10 seconds East a distance of 11.38 metres;

THENCE South 72 degrees 40 minutes and 10 seconds West a distance of 24.17 metres;

THENCE South 17 degrees 14 minutes and 15 seconds East a distance of 5.44 metres more or less to a point in the northerly limit of the said PART 6 distant 11.33 metres measured easterly along the northerly limit of the said PART 6 from the north-westerly angle thereof;

THENCE South 72 degrees 37 minutes and 35 seconds West along said northerly limit of PART 6 a distance of 11.33 metres more or less to the point of commencement.

The hereinbefore described land being delineated by heavy outline on Plan SYE2815 dated May 2, 1996, as set out in Schedule "C".

"SCHEDULE B"

Property Information Sheet

Address:	19R River Street
Ward:	07
Current Name:	Not Applicable
Historical Name:	Don Brewery -- Lager Brewery Building
Construction Date:	1876-77 (Lager Brewery)
Architect:	Smith and Gemmell (Lager Brewery)
Contractor/Builder:	None Found

Additions/Alterations:	Addition of west wing c. 1880; Mansard roof added, 1907-08; Two-storey addition to southeast corner, 1913; Windows bricked in, altered window sashes.
Original Owner:	Thomas Davies Jr. and Robert Davies
Original Use:	Industrial (brewing and malting company)
Current Use*:	Misc.
Heritage Category:	C (Neighbourhood Heritage Property)
Recording Date:	November 22, 1995
Recorder:	SO/HPD:jc

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

History

The lands on which the property at 19R River Street stands were first laid out in 1793 by Governor Simcoe's land surveyors as a government reserve. Known as King's Park and bounded by Carlton Street to the north, Parliament Street to the west, the lake to the south and the Don River to the east, the area was to be used as a naval shipyard. The creation of King's Park ensured that land would be available for government buildings and other public institutions in the future.

"The Park" remained relatively vacant for many years, delaying settlement until well into the 1840's. By this time, sections had been granted for hospital purposes, for the laying out of two cemeteries, a park at its north end and for a gas works and a jail at its south end.

In 1857, the portion of land on which the original Don Brewery stood was subdivided into five lots, according to Plan 227. In the following decades, the lands to the north and west were developed.

The Don Brewery and the Davies Family:

The Davies family was at the centre of Toronto's brewing industry in the latter part of the 19th Century. Thomas Davies Sr. emigrated from England to Davisville in 1832 and, in 1848, he leased the Don Brewery from William and Robert Parks. He purchased the property in 1857. Until his death in 1869, Thomas Sr. operated the Don Brewery with his son, Thomas Jr. Between 1871 and 1878 Thomas Jr. and his brother Robert shared the business. In 1878, Robert left the Don Brewery to found the Dominion Brewery.

In 1881-82, the main brewery building (c. 1862) was replaced with an eight-storey Ale Brewery and Malthouse, according to the design of William J. Thomas. The property was sold in 1890 to an English syndicate but, in 1903, Thomas Davies Jr. leased back the Lager Brewery building. The Ale and Malthouse building, not included in the lease, was destroyed by fire in 1907. Thomas Davies Jr. closed the business in 1910-11.

Both Robert and Thomas Jr. were prominent Toronto businessmen. After selling the Dominion Brewery in 1900, Robert became the owner of the Don Valley Brick Yards and the Don Valley Paper Company. He also established Thorncliffe Farms, at the Forks of the Don. Thorncliffe Farms, breeders of championship racehorses, was one of the best equipped stock farms in Canada.

In addition to owning and operating the Don Brewery, Thomas Jr. was a member of Toronto City Council, representing St. David's Ward. He helped to establish Riverdale Park and advocated the City purchases of High Park and the privately-owned waterworks. He also supported the straightening, widening and deepening of the Don River in 1886, which allowed more land to be opened up for industrial purposes and helped to prevent seasonal flooding.

Architecture

19R River Street:

The Lager Brewery building was erected in 1876-77, according to the design of the Toronto architectural firm of Smith and Gemmell. Between 1870 and 1915, Smith and Gemmell were responsible for the designs of a number of the City's religious, commercial and industrial buildings, including Knox College (1875) at 1 Spadina Crescent, O'Keefe's lager brewery (1878), and the Church of the Redeemer at 162 Bloor Street West (1879).

Situated to the south of the main brewery building, the three-storey Lager Brewery features red brick with buff brick detailing. The south and west elevations have single round-headed window openings flanked to either side by buff brick pilasters which rise to the cornice level. Buff brick corbelling highlights the cornice. A mansard roof was added after the fire of 1907 and, in 1913, a two-storey addition was erected on the southeast corner of the Lager Brewery. A flat roof and a mansard roof cover the various portions of the building.

Context:

Situated on the east side of River Street, north of Queen Street East, the Lager Brewery building is set to the rear of the lot. This situation allowed the brewery to draw water from the Don River for its brewing and malting business. This building, surrounded by later additions, is the only structure remaining of the former Don Brewery complex.

Summary:

The Lager Brewery building of the former Don Brewery complex is identified for architectural and historical reasons.

The three-storey Lager Brewery building is an industrial structure which features red brick with buff brick detailing, round-headed window openings, buff brick pilasters which rise to the cornice level, buff brick corbelling and a mansard roof.

The Lager Brewery building is not only associated with the Davies, a prominent 19th Century Toronto family, but is likely the oldest remaining brewery structure in the City of Toronto. The Lager Brewery building is an important reminder of the City of Toronto's industrial and social history.

Sources Consulted:

Assessment Rolls: St. Paul's Ward, 1887-1903

Goad's Atlas: 1880, 1884, 1894, 1912

Guthrie, Ann. Don Valley Legacy -- A Pioneer History. Boston Mills Press, 1986.

Illustrated Historical Atlas of the County of York, Toronto: Miles and Company, 1873.

Otto, Stephen A. The 1876 Lager Brewery at Thomas Davies Don Brewery, Queen and River Streets, Toronto. July, 1990.

Plan 227 and Plan 108

Rust-D'Eye, George. Cabbagetown Remembered. The Boston Mills Press: Erin, 1984.

SCHEDULE "C"

MAP AREA SH-13

