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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
69 SHERBOURNE STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

1102758 Ontario Limited
411 Richmond Street East
Suite 302
Toronto, Ontario
M5A 3S5

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

Take notice that the Council of the City of Toronto has passed By-law No. 262-2003 to designate 69 Sherbourne Street as being of cultural heritage value or interest.

Dated at Toronto this 30th day of April, 2003.

Ulli S. Watkiss
for Ulli S. Watkiss
City Clerk

KTgw
KT

MAY 21 2003

Authority: Toronto East York Community Council Report No. 1, Clause No. 29,
as adopted by City of Toronto Council on February 4, 5 and 6, 2003
Enacted by Council: April 16, 2003

CITY OF TORONTO

BY-LAW No. 262-2003

**To designate the property at 69 Sherbourne Street (Victoria Tin Works Building) as being
of architectural and historical value and interest.**

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the property at 69 Sherbourne Street (Victoria Tin Works Building) and upon the Ontario Heritage Foundation, notice of intention to designate the property and has caused the notice to be published in a newspaper having a general circulation in the municipality, as required by the *Ontario Heritage Act*; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality; and

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

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 69 Sherbourne Street, 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 under Part IV of the *Ontario Heritage Act*.
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 69 Sherbourne 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*.

ENACTED AND PASSED this 16th day of April, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

1.0 INTRODUCTION

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 69 Sherbourne Street (Victoria Tin Works Building) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The property at 69 Sherbourne Street (specifically the west wall of the portion identified for convenience purposes as 75 Sherbourne Street) is recommended for designation for architectural and historical reasons. Completed in 1883, the Victoria Tin Works Building was the original location of the Toronto Electric Light Company and, beginning in 1891, the headquarters of the Gerhard Heintzman Company, piano manufacturers.

The Victoria Tin Works Building displays detailing drawn from the popular styles of the late 19th century. Rising three stories above a rubblestone base with window openings, the principal (west) façade is clad with red brick and decorated with contrasting yellow brick. The west wall extends six bays along Sherbourne Street. Three-storey brick piers organize pairs of segmental-headed window openings with brick voussoirs and stone sills. In the third bay from the south end, the principal entrance is placed at grade. A round-arched entry containing double doors and a transom (the doors have been replaced) is set in a Classical surround with pilasters and an entablature. A brick cornice marks the roofline.

The portion of the property at 69 Sherbourne Street known for convenience purposes as 75 Sherbourne Street is located on the east side of the street in the first block north of Adelaide Street East. The Victoria Tin Works Building is a good example of industrial architecture, highlighted with contrasting brickwork. Historically, the property is associated with Toronto's early electrical industry and, contextually, represents the evolution of Old Town from the city's traditional core to an industrial centre.

1.1 HERITAGE PROPERTY PROFILE

VICTORIA TIN WORKS BUILDING

ADDRESS:	69 Sherbourne Street; convenience address: 75 Sherbourne Street (east side of Sherbourne Street, north of Adelaide Street East)
WARD:	28 (Toronto Centre-Rosedale)
NEIGHBOURHOOD/COMMUNITY:	Old Town (King-Parliament)
HISTORICAL NAME:	Victoria Tin Works Building
CONSTRUCTION DATE:	1883
ORIGINAL OWNER:	David McDonald and Cyrus Williams, tinsmiths
ORIGINAL USE:	Industrial (factory)
CURRENT USE: *	Commercial (* <i>this does not refer to permitted use(s) defined by the Zoning By-law</i>)
ARCHITECT/BUILDER/CRAFTSMAN:	Undetermined
ARCHITECTURAL STYLE:	Not applicable (late Victorian stylistic influences)
DESIGN/CONSTRUCTION:	Brick and stone construction with brick cladding and detailing
ALTERATIONS:	None found
HERITAGE CATEGORY:	Category C (Neighbourhood Heritage Property)
RECORDER:	Kathryn Anderson, Heritage Preservation Services
REPORT DATE:	September 2002

2.0 HISTORICAL OCCUPANCY AND SIGNIFICANCE:

2.1 OLD TOWN

With the founding of the Town of York in 1793, a townsite was established within a ten-block area bounded by present-day Front, George, Adelaide and Berkeley Streets. The community's key institutions, including the town hall, market, courthouse and Anglican cathedral, were located in Old Town, a situation that continued after the incorporation of the City of Toronto in 1834. The Great Fire of 1849 destroyed much of the neighbourhood and resulted in a major rebuilding campaign. By the late 19th century, the area had evolved from the residential and commercial centre of Toronto to a warehouse district noted for its proximity to the waterfront and the railway lines.

2.2 VICTORIA TIN WORKS BUILDING

Hamnet Pinhey, a member of the ruling Legislative Council for the Province of Upper Canada, acquired the property at the northeast corner of Duke (Adelaide) and Caroline (Sherbourne) Streets.

The lot was gradually subdivided for residential development. The site of present-day 69 Sherbourne Street was vacant in 1883 when tinsmiths David McDonald and Cyrus Williams financed the construction of a three-storey building for the Victoria Tin Works. The Toronto Electric Light Company immediately acquired the property. The company's origins dated to 1881 when inventor John Joseph Wright established Toronto's first electrical system to serve multiple customers. In 1884, Wright joined with entrepreneur Henry Pellatt to incorporate the lighting company, which subsequently won a 30-year contract to provide electric arc lighting to the City of Toronto. Installing its generating equipment in the Victoria Tin Works Building, the Toronto Electric Light Company added a series of structures to the property in 1884 and 1888. The Canada Wire Mattress Company was the first tenant, followed by the T. (Thomas) McDonald Company, manufacturers of galvanized tinware.

The Gerhard Heintzman Company, piano manufacturers, began renting the property at 69 Sherbourne Street in 1891, purchasing the property from the Toronto Electric Light Company five years later. Gerhard Heintzman (1845-1926) immigrated to Canada in 1867, initially building pianos for Heintzman and Company, the West Toronto enterprise founded by his uncle, Theodore A. Heintzman. In 1876, Gerhard Heintzman opened a piano manufacturing company on Brant Street before moving to a series of locations in the downtown core. In 1885, Gerhard Heintzman purportedly sold his business to his uncle's family and became the managing director of the rival A. S. and A. Nordheimer Company. When Gerhard Heintzman reopened his piano manufacturing company on Sherbourne Street, the property included the Victoria Tin Works Building and a series of low-rise additions. Heintzman expanded the site in 1896, adding the adjoining five-storey building to the south in 1899. One of ten manufacturers of pianos in Toronto at the turn of the 20th century, the Gerhard Heintzman Company retained the Sherbourne Street complex into the 1920s.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

3.1 ARCHITECTURAL STYLE

The Victoria Tin Works Building is a simply designed industrial building highlighted by the Classical detailing and patterned brickwork drawn from the popular architectural styles of the late Victorian era.

3.2 ARCHITECT, BUILDER OR CRAFTSMAN

The architect or contractor for the Victoria Tin Works Company Building is unknown. Building permits for the construction period do not survive.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

Rising three stories above a rubblestone base with window openings, the principal (west) façade is clad with red brick and decorated with contrasting yellow brick. The west elevation extends six bays along Sherbourne Street. Three-storey brick piers organize pairs of segmental-headed window openings with brick voussoirs and stone sills. In the third bay from the south end, the principal entrance is placed at grade. A round-arched entry containing double doors and a transom (the doors have been replaced) is set in a Classical surround with pilasters and an entablature. A brick cornice

marks the flat roofline.

4.0 CONTEXT

The property at 69 Sherbourne Street is located on the east side of Sherbourne Street, north of Adelaide Street East. The block bounded by Adelaide, Sherbourne, Richmond and Ontario Streets contains the Gendron Manufacturing Company Building (1895) at 411 Richmond Street East, a property designated under the *Ontario Heritage Act*. Along Adelaide Street East, Paul Bishops' Houses at #363-365 and Toronto's First Post Office at #252 are among the earliest surviving buildings from the Town of York and are designated under the *Ontario Heritage Act*.

5.0 SUMMARY: SIGNIFICANCE

The property at 69 Sherbourne Street is associated historically with the founding of the Toronto Electric Light Company. The Victoria Tin Works Building is architecturally important as a good example of industrial architecture, highlighted with contrasting brickwork and Classical detailing, that represents the evolution of Old Town from the city's traditional core to an industrial centre.

SCHEDULE "B"

PIN 21091-0028 (LT).

Lots 1, 2, 3, 6, 7 and 8 and parts of Lots 4 and 5 on Plan D-76, Lots 1, 2 and 3 on Plan 52-E designated as PART 1 on Plan 66R-19884 in the Land Titles Division of the Toronto Registry Office (No. 66) in the City of Toronto and Province of Ontario.

The northerly limit of Adelaide Street East as confirmed under the Boundaries Act by Plan BA-788 (CT157877) and the easterly limit of Sherbourne Street as confirmed under the Boundaries Act by Plan BA-1749 (CT417084).

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2003-039 dated March 20, 2003, as set out in Schedule "C".

SCHEDULE "C"



TORONTO

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & 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

PROPERTY INFORMATION SHEET

No. 69 SHERBOURNE STREET
(VICTORIA TIN WORKS BUILDING)
LAND DESIGNATED AS BEING OF ARCHITECTURAL
AND HISTORICAL VALUE OR INTEREST
(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
DATE: MARCH 20, 2003

SKETCH No. PS-2003-039