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City Clerk's Office

ONTARIO HERITAGE TRUST

AUG 21 2013

RECEIVED

Ulli S. Watkiss  
City Clerk

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

Tel: 416-392-7033  
Fax: 416-397-0111  
e-mail: teycc@toronto.ca  
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
60 ATLANTIC AVENUE (ST. DAVID'S WINE GROWERS)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**

Leona Savoie, Vice President  
Hullmark Developments Limited  
495 King Street West, 2<sup>nd</sup> Floor  
Toronto, Ontario  
M5V 1K4

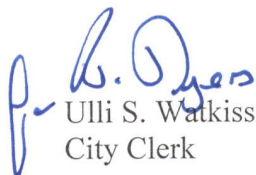
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Richard Witt, Principal  
Quadrangle  
901 King Street West, Suite 701  
Toronto, ON M5V 3H5

Philip Goldsmith, Architect  
46 Dorset Street East  
Port Hope, ON L1A 1E3

Take notice that the Council of the City of Toronto has passed By-law No. 1104-2013 to designate 60 Atlantic Avenue (St. David's Wine Growers) (Parkdale-High Park, Ward 14) as being of cultural heritage value or interest.

Dated at Toronto this 21st day of August, 2013.

  
Ulli S. Watkiss  
City Clerk

Authority: Toronto and East York Community Council Item 22.11,  
as adopted by City of Toronto Council on March 21, 2013

**CITY OF TORONTO**

**BY-LAW No. 1104-2013**

**To designate the property at 60 Atlantic Avenue (St. David's Wine Growers) as being of cultural heritage value or interest.**

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 60 Atlantic Avenue (St. David's Wine Growers) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 60 Atlantic Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection 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 enacts:

1. The property at 60 Atlantic 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 60 Atlantic 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on July 19, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE "A"**  
**REASONS FOR DESIGNATION**  
**(STATEMENT OF SIGNIFICANCE)**

Description

The property at 60 Atlantic 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 values.

Located on the northwest corner of Atlantic Avenue and Liberty Street, the St. David's Wine Growers Company Building (1899 with additions), is a two-storey industrial building that was listed on the City of Toronto Inventory of Heritage Properties in 2006.

Statement of Cultural Heritage Value

The St. David's Wine Growers Company Building has design value as a representative example of an industrial building from the turn of the 20th century designed with features of Edwardian Classicism. The east façade is given special consideration with the application of decorative brickwork that includes a parapet with a Greek key pattern.

Toronto architect F. H. Herbert designed the St. David's Wine Growers Company Building and its additions. Trained in England, Herbert was one of the most prolific designers of residential and commercial buildings in Toronto around the turn of the 20<sup>th</sup> century, and his projects included factories and warehouses in the neighbourhood now known as Liberty Village. During the period when Herbert accepted the commissions for 60 Atlantic Avenue, he also designed the Expanded Metal and Fireproofing Company Factory (1908-1909) at 7 Fraser Avenue and the Sunbeam Incandescent Lamp Factory (1908 and 1911) at 219 Dufferin Street, which are also listed on the City's heritage inventory.

Contextually, the St. David's Wine Growers Company Building is visually and historically linked to its surroundings in the neighbourhood now known as Liberty Village where it anchors the intersection of Atlantic Avenue with Liberty Street, the main east-west route through the community. The building also defines, maintains and supports the historic character of this former industrial enclave in the area southeast of King Street West and Dufferin Street, which contains a collection of primarily early 20<sup>th</sup> century factories and warehouses. The St. David's Wine Growers Company lands adjoins the former Bank of Commerce Book Vaults at 98 Atlantic Avenue and overlooks the landmark boiler house and chimney of the Brunswick-Balke-Collender Factory at 40 Hanna, which are other recognized heritage properties in Liberty Village.

Heritage Attributes

The heritage attributes of the property at 60 Atlantic Avenue are:

- The two-storey former industrial building



- The scale, form and massing of the L-shaped structure and plan, with a sandstone base and a flat roof
- The brick cladding with brick, stone and wood detailing
- The principal (east) façade, which is divided into three bays by brick piers
- The main (east) entrance, which is set in the right (north) bay in a surround with sidelights and a transom
- The brick porch protecting the main (east) entry, with the round-arched opening, piers and a triangular pediment
- The fenestration, with the flat-headed openings in the first storey and the pairs of round-arched openings in the second floor
- The detailing on the east façade, with brick corbels and the brick parapet with a Greek key pattern
- The historical pattern of the door and window openings on the south elevation extending along Liberty Street between Atlantic Avenue and Jefferson Street, and the rear (west) wall on Jefferson Street
- There are no distinguishing heritage attributes on the north elevation

**SCHEDULE "B"**

## LEGAL DESCRIPTION

PIN 21299-0122 (LT)

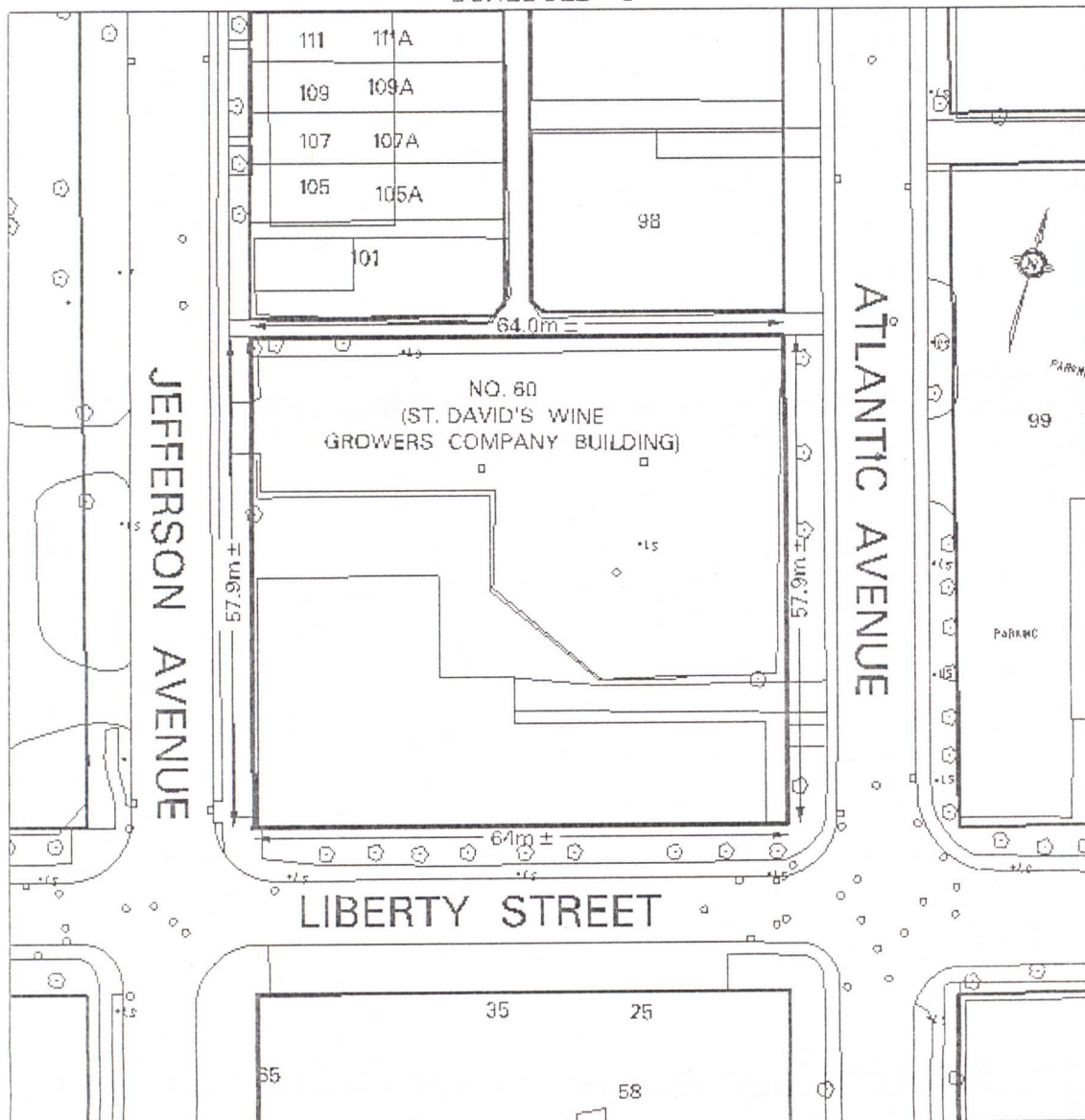
LT 20-25 PL 765 TORONTO; BLK D PL 1180 TORONTO, DESIGNATED AS PART 1  
PLAN 63R-4576

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-2013-057  
dated June 3, 2013, as set out in Schedule "C".

## SCHEDULE "C"


**Toronto**

 ELECTRICAL SERVICES DIVISION  
 SURVEY & UTILITY SERVICES

 THIS SKETCH IS NOT  
 A PLAN OF SURVEY  
 AND HAS BEEN COMPILED  
 FROM SURVEY DATA AND  
 OFFICE RECORDS. IT SHALL  
 NOT BE USED EXCEPT FOR  
 THE PURPOSE INDICATED  
 IN THE TITLE BLOCK

 CHECKED BY: J.D.-R. - HUISE  
 PREPARED BY: J.D.-R. - HUISE

## PROPERTY INFORMATION SHEET

 NO. 60 ATLANTIC AVENUE  
 (ST. DAVID'S WINE GROWERS COMPANY BUILDING)  
 LAND DESIGNATED AS BEING OF CULTURAL  
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

 W44-1 M - PARKDALE-HIGH PARK  
 DATE: JUNE 23, 2013

SKETCH No. PS 2013 057