5.0 DESIGN GUIDELINES

This section of the report presents design guidelines for both historic and new landscape elements including vegetation, pavements, lighting and signage. Guidelines are also provided for the further investigation, interpretation or influence of past features or traces of the site's remaining open spaces.

5.1 VEGETATION

Landscape Heritage

Since this site's importance relates primarily to its industrial heritage, it is recommended that the future landscape design reflect the landscape of this era. Guidelines relating to this aspect are as follows:

- respect the general principle that there was little vegetation within the industrial compound and that this landscape character should predominate while having regard for new site uses;
- new landscape species should reflect those plant materials commonly used during the active industrial era of this site; and
- re-establish street trees in the Mill Street Boulevards between Parliament and Cherry Streets.

Existing Vegetation

Existing vegetation which has horticultural value includes the following:

- the white ash tree allée along the south side of Mill Street;
- the Red maple, Honey locust, Sugar maple and White ash trees and associated shrubs recently installed next to the Hiram Walker offices; and
- the street trees in the public right-of-way adjacent to the Rack houses.

The above noted trees and shrubbery are worthy of retention if compatible with future development proposals. Conversely, none of the above noted vegetation is of "significant" horticultural value and therefore should not be seen as a major constraint to redevelopment. Some of this plant material may be suitable for relocation to the proposed south perimeter open spaces.

The invasive pioneer trees and weeds which now occupy the site provide a potential for the interpretation of industrial site regeneration. One can also observe the softening counterpoint of site vegetation, albeit sparse, to the densely built industrial site. Although largely unintentional, the existing vegetation provides an understated green carpet or backdrop to many of the site's buildings and spaces. This landscape characteristic should be considered in the redevelopment of the site.

New Vegetation

Guidelines for new vegetation include the following:

- street trees should be considered for boulevard areas including Parliament and Cherry Streets (in addition to Mill Street) and that these street trees be of a size and species which will enable the crown of the tree to rise above heritage facades thereby minimizing visual obstruction of the site's heritage buildings;
- the size, species and placement of trees within the industrial compound should be carefully considered so as to minimize visual obstruction to primary elevations of heritage buildings and to generally respect the predominantly built rather than vegetated character of the site;
- the south perimeter open space should be considered the primary opportunity for a more natural landscape area in contrast to the industrial compound and further that this south perimeter landscape character be compatible with possible interpretation of the former railway corridor; and
- proposed trees along the south perimeter open space and park should allow for views of the Distillery and up Trinity Street from key vantage points along the rail corridor while also having regard for the provision of tree planting in this open space area for park and passive recreation purposes. Tree planting in this area should also be primarily deciduous to maximize views to historic buildings from the rail corridor in the late fall, winter and early spring seasons.

5.2 PAVEMENTS

Heritage Pavements

Other than former building foundations or slabs, the clay lug pavers are the only significant existing heritage resource among the existing paved surfaces. This feature should be retained and repaired as part of a future redevelopment plan. Many of the clay lug pavers on Trinity Street are broken and there are areas of asphalt pavement patches, areas of recent repair with a paver of a different colour, and areas where there is an uneven grade due to settlement. Therefore, further technical investigation as to the appropriate manner for repair should be undertaken at the time of redevelopment.

The technical investigation should determine the feasibility of the following:

- replacement of damaged pavers with either other pavers found on site (possibly cleaned pavers recovered from areas which are now covered with asphalt paving) or offsite in Ataratiri lands; or
- replacement of broken pavers with a similar new clay lug paver; and
- resetting the pavers on a more stable and even base to eliminate existing areas of settlement and to provide a solid base for future use.

In areas where it is suspected that existing lug pavers are below asphalt paving, it is recommended that further technical investigations establish the following:

- the extent and condition of the pavers;
- determine if pavers can be salvaged, cleaned and reset; or
- if the pavers cannot be salvaged, consider replacement in areas where pavers existed or in a manner complementary to the site and future redevelopment plan.

Although not actually pavements, remains of former building foundations or slabs are visible on site. Guidelines for further investigation, interpretation or re-use of these elements are addressed in the Past Features and Traces section of this guideline summary.

New Pavements

New pavements for the site should be complementary to the site's historic pavements while having regard for future uses. Guidelines for future pavements include the following:

- retain and re-use existing clay lug pavers as noted above;
- the new pavement palette should be cohesive and uniform throughout the entire site while allowing for minor variations in relation to specific site features;
- either retain or replace the concrete sidewalks along Trinity Street adjacent to the building frontages; and along perimeter street boulevards while also having regard for City standard curbside paving;
- except for pavement restorations, introduced pavements should contrast and complement rather than imitate heritage pavements;
- introduced pavements should reflect both the historic and proposed role of lanes and courtyards as serving both pedestrians and occasional vehicles; and
- consider unique paving highlights as an interpretive device for various past site features (i.e., former building sites, shoreline, etc.).

5.3 LIGHTING

Historic Lighting

Site lighting has evolved in accordance with technological advances paralleling the years of industrial activity. Light sources have included coal gas, arc lighting, carbon filament lamps, incandescent and mercury vapour. The range of past and existing historic fixtures may be categorized as follows:

- gas street lights
- carbon arc lights
- spun metal bridge lights
- standard lantern street lights
- bridge and doorway lights
- yard lights
- E-PAC street lights
- Wallpack luminaires

Figure 38 summarizes the location (if remaining), condition, manufacturer, light source and recommendations for refitting or replacement of the above noted historic fixtures.

General Design Guidelines for Historic Lighting

- historic lighting should be interpreted as part of the overall site narrative;
- representative samples of each historic fixture type should be incorporated into the overall lighting plan;
- while it is important to have at least one sample of a particular historic fixture, it is also important to provide a cohesive lighting plan for the entire site and therefore the following is recommended:
  - restore and refurbish the historic circa 1941 Holophane yard lights and reinstall on light points on Trinity Street;
  - remove the circa 1970 mercury vapour lamps except for one as representative of late 20th century industrial lighting;
  - reinstall the circa 1917 bridge lighting with metal pan shades and carbon filament or early mazda lamps;
  - reinstall circa 1917 Standard Lantern "beer mug" type fixtures on perimeter streets; and
  - locate and install one or two representative gas lights from the earliest available street lighting; and
- reinstall historic luminaires in verified historic locations and mounting heights.

New Lighting

New lighting will be required to supplement historic lighting, to provide illumination in areas where no historic lighting existed, and to light new areas.

Figure 39 provides guidelines for proposed generic light fixtures in relation to fixture types, locations, light sources and other general conditions. In summary, these fixture types include the following:

- bracketed pedestrian scale light
- post-mounted pedestrian light
- eave-mounted flood light
- roof-mounted spot lights
- special purpose outdoor fixtures
- upper level indoor lights with outdoor effect
- lower level indoor lighting with outdoor effect

General Design Guidelines for New Lighting

- Lighting should be modified in situ to achieve the desired lighting guideline design objectives during implementation.
- Lighting should achieve a balance between feature illumination and general illumination, without projecting a cute or film set image.
- New lighting should complement rather than imitate historic lighting.
- New lighting should provide a **layered approach** to complement historic lighting.
  - infill lighting should have similar scale and silhouette but should not imitate historic luminaires
  - new lighting should improve lighting levels and provide a safe and secure night environment
  - new infill lighting should have good colour rendition and low glare properties
  - infill lighting should be installed in a reversible fashion
  - new light levels should be kept to a minimum of the IES (Illuminating Engineers Society) standards so as to not overpower the historic lighting character
- Lighting on **new buildings and in parks and open spaces** should complement the historic lighting character
  - new building lighting should have a similar scale, mounting height, spacing and industrial character reminiscent of the historic lighting
  - new open space lighting should be similar in scale and mounting height, spacing and industrial character to the historic lighting
  - new open space lighting should have an informal layout in open spaces so as to not imitate street lighting where none had existed (avoid rows of lights)
  - posts and lamps for new open space lighting should be simple and unadorned
- **Street lighting** should complement the character of the G&W site and set the example for the lower Don area, rather than an extension of the St. Lawrence historic district.
  - reinstall examples of arc lighting refurbished with a metal halide source at the Trinity Street and Mill Street intersection
  - refurbish the historic E-PAC type luminaires as per Toronto Hydro street light program
  - refurbish and reinstall the historic standard lantern luminaire for pedestrian scale lighting on the perimeter streets
  - consider historic square concrete lighting poles
- Overall **lighting character** should be cohesive and express the **historic building form** and character.
  - gently flood light building faces from unobtrusive locations to improve light levels and feature building facade character
  - install new industrial lights in the gaps left in the historic lighting plan
  - reinstall circa 1917 bridge lighting
  - install specialty lighting for delicate building features like the ironwork railing on the Pure Spirits building
  - install gentle spot lighting to feature cupolas, rooftops and chimneys
  - install good quality lighting (incandescent) just inside buildings facing on the Trinity Street core where lighting will spill out on the street
  - install soft lighting in unoccupied cupolas and dormers to draw the eye to the rooftops at night

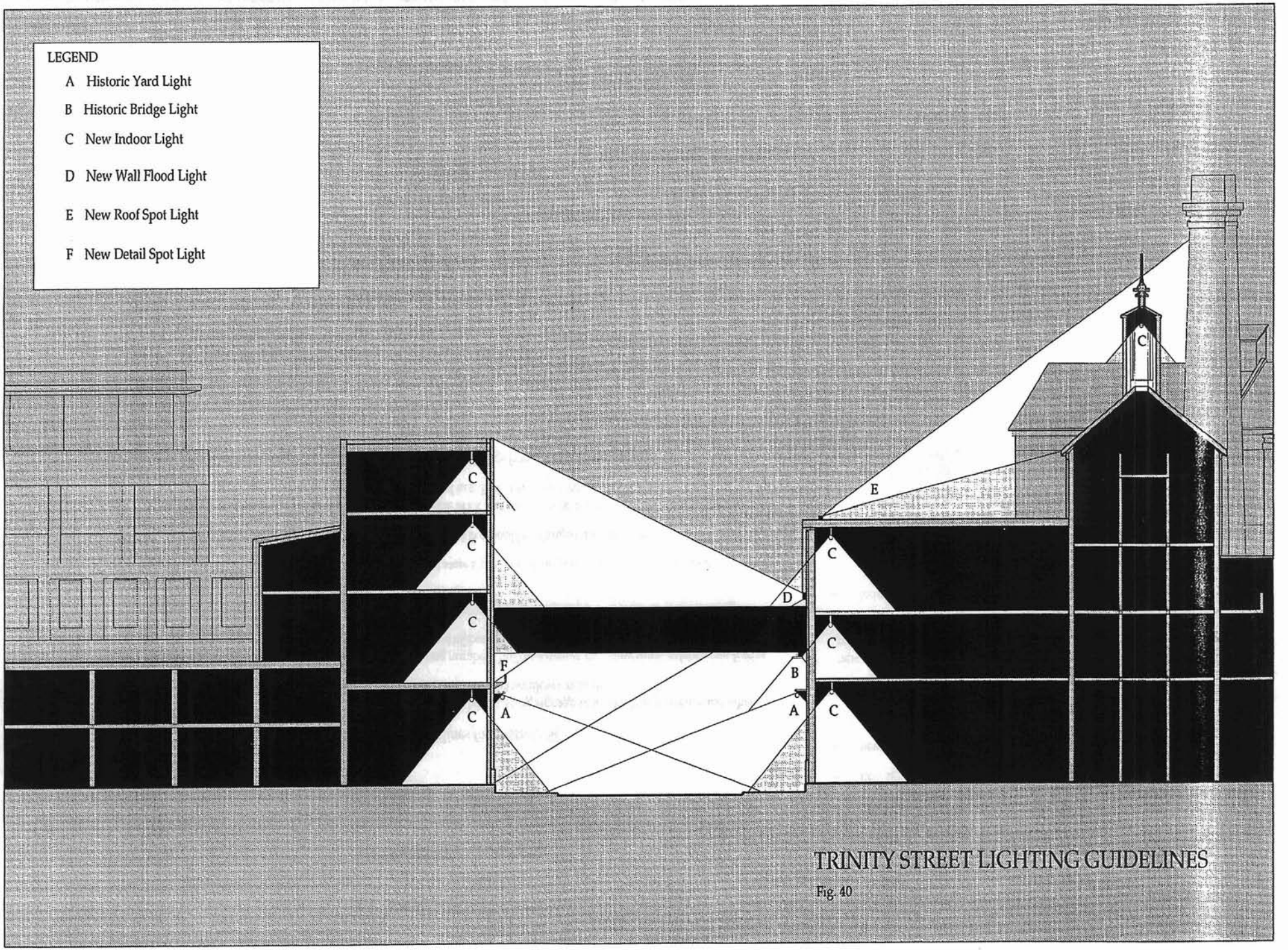
Figure 40 illustrates some of the above noted design guidelines as applied to Trinity Street. This example may also serve as guideline for other laneways and open spaces within the site.

Figure 38
Historic Lighting - Guidelines

FIXTURE NAME	CONDITION/TYPE	MANUFACTURER	LOCATION	LIGHT SOURCE	COMMENTS
Gas Street Light	none found on site; replace with replica	not known; typical circa 1907; typical fixture available	3m pole mount Trinity Street north of Mill St.	gas light	Circa 1907 photographs show pole mounted gas street lights on Trinity Street north of Mill Street. No record has been found of exterior gas lights on the G&W site. One historic gas light should be installed on the G&W site.
Carbon Arc Light	none found on site; replace with replica	not known; typical circa 1917; typical fixtures available	5m suspended over Trinity and Mill Streets intersection (typical)	carbon arc (refurbish with metal halide)	Circa 1907 photographs show a suspended fixture over the Trinity and Mill Streets intersection. A replacement luminaire should be reinstalled at Mill and Trinity Streets.
Standard Lantern("Beer Mug") Street Light	no surviving on site artifact; replace with replica	Toronto Hydro standard lantern; Toronto Fabricating Company	3.8m Trinity Street pole-mounted light as per circa 1917 photographic record (30m spacing typical)	100 watt incandescent ; refurbish with 70 watt metal halide	Circa 1917 City of Toronto street light used in conjunction with arc lights suspended over intersections. These lights shold be used for pedestrian scale lighting on the site's perimeter.
Spun Metal Bridge Light	only one artifact sample survives; replace with replica	replacement luminaire by Abolite available	5m mounted under bridges according to circa 1917 photographic record	150 watt incandescent	Circa 1917 photographic record is a good example of early 20th century industrial lighting. Should be reinstalled.
"Wide-Spred" Light	refurbish	Holophane	4.5m wall-mounted above doorways and under bridge with gooseneck bracket	150 watt incandescent	Circa 1937 luminaire installed in 1941 should be reinstalled.
"Yard Light"	refurbish	Holophane	4.5m wall mounted gooseneck bracket (22m spacing irregular)	150 watt incandescent	Circa 1937 luminaire installed in 1941. The luminaire with refractor and photometrics is a good example of mid-20th century industrial lighting. These luminaires should be reinstalled according to the 1971 plan.
E-Pac Street Light	typical surviving street light; replace with Toronto Hydro replica	E-Pac original; new light by Cooper Lighting	7.6m pole mounted on perimeter streets (30m staggered spacing typical)	500 watt incandescent; refurbish with 150 watt metal halide	Circa 1946 Toronto Hydro will upgrade this fixture with a metal halide light source.
Wall Pack Luminaire	good/operating	Holophane	4.5m wall mounted typical site light	250 watt mercury vapour	Remove except for one representative luminaire.

Figure 39
New Lighting - Guidelines

FIXTURE NAME	CONDITION/TYPE	MANUFACTURER	LOCATION	LIGHT SOURCE	COMMENTS
Bracketed Pedestrian Scale Light	new, similar in size and silhouette to the historic yard light; replace with replica	various	wall bracket (walls & doorways); ceiling (arcade lighting)	metal halide (70 watt/150 watt)	The luminaire should be the typical or prime example of outdoor light fixtures designed to augment the historic fixtures. This luminaire should complement the historic yard light.
Post-Mounted Pedestrian Light	new; same luminaire as wall mounted	various	4.5m mounting on poles; park and site open spaces not lighted by wall-mounted luminaires	metal halide (70 or 150 watt)	This light in park spaces should have an informal staggered layout. It is important not to emulate linear street lighting where lights have never historically been found.
Eave-Mounted Flood Light	new; discrete fixtures; cast aluminum flood or micro flood light	various	under eaves for minimum daylight visibility and low night time glare	quartz or metal halide	These lights would illuminate building facades for night time interest and augment pedestrian scale light levels.
Roof-Mounted Spot Lights	new; cast aluminum spot lights	various	roof-mounted lights invisible for day time view with glare cut off for night time comfort.	quartz, or metal halide	These lights would feature building elements such as: roofs, chimneys, cupolas, and signs.
Special Purpose Outdoor Fixtures	new	various	special small scale features like wrought iron railings on the Pure Spirits building	various: – quartz; – metal halide	These luminaires highlight the idiosyncrasies of building detail and require careful design layout in detail.
Upper Level Indoor Lights with outdoor effect (Special)	new; industrial type robust long-lasting light sources	various	dormers and cupolas (inside and in occupied attic windows)	metal halide	These lights give signs of occupancy in unused spaces and act to draw the eyes up to the rooftops at night.
Lower Floor Indoor Lighting with outdoor effect	new; industrial type fixtures	various	within the first structural bay adjacent to windows	incandescent	These lights which spill outdoors may be of an economical industrial type fixture placed so that interior light is visible from the outside



TRINITY STREET LIGHTING GUIDELINES

Fig. 40

5.4 SIGNAGE

Historic Signage

Figure 41 summarizes the existing historic signage types making note of the typography, colour, size, location and general recommendations for retention and/or re-use.

General Guidelines for Historic Signage

- restore and **maintain existing signage** where buildings remain and where signage does not obstruct windows, notably:
  - building numbers, building names, company signs, safety signs, Excise signs and billboards
  - maintain and operate billboard on Rack House 'M' until building is demolished
- remove and **store signs** on buildings which are to be demolished
- **record signs** which cannot be salvaged in demolition
  - record the brick and roof signs on Rack House 'M' including its size, method of installation and brick type
- **re-create** historic signage from records where appropriate:
  - Excise sign for Maltings Building circa 1917 as part of the interpretive program
  - research signage for other site companies including British Acetones Toronto Ltd., Barclay & Co., Consolidated Alcohols Ltd., Liquid Carbonic Corp., Corby Distilleries, General Distilling Co. Ltd. for interpretive program.

General Design Guidelines for New Signage

Figure 42 summarizes guidelines for various new signage types. General guidelines follow below:

- a **cohesive program** for new signage should be established for sign types including but not limited to the following: wayfinding, interpretive plaques, site maps, safety and security, parking and other prohibitions, loading, building names, building entrances, building groups, and new commercial signage
- new signage should **not overpower** retained historic signage
- new signage should be **complementary and derivative** of the historic signage characteristics while at the same time not replicating historic signage:
  - new signs should be subtly differentiated in typography, colour and character
- new signs should be **co-ordinated with the architectural** aspects of both historic and new buildings in the following ways:
  - new signs should not obscure historic signs
  - new signs should not cover windows or architectural features
  - new signs should not extend over panels and pilasters
  - new signs should fit on a pilaster without overhanging
  - new signs should sit above sills and below cornices
- new exterior signs should **identify building groups** rather than individual retail establishments, i.e. for example the Maltings market, Wine & Spirits Centre
  - individual stores should be identified by store directories with the following exceptions:
    - individual cafés and restaurants can be identified singly
    - stores which occupy whole buildings like the Cart House or whole shop fronts in the Pure Spirits may be identified singly
    - interior signs may be visible from outside if they are neon, or face lit painted signs

Figure 41
Historic Signage - Guidelines

SIGN TYPE	MESSAGE	TYPOGRAPHY	COLOUR	MATERIAL	SIZE	LOCATION	RECOMMENDATIONS
1917 Company Plaque	Gooderham & Worts (Limited)	Gothic condensed	black lettering on bronze	stamped bronze plaque	22cm x 47cm	Stables Building 51	move plaque to original location on Building 31
1927 Company Presence (Brick)	Gooderham & Worts Distillers since 1832	brick course bit map	white lettering on brown brick	glazed white brick with brown brick	3.3m x 46m	Rack House 'M' south and east wall	record and maintain until demolition
c. 1927 Older Building Numbers	Buildings 58, 59, and 60	Gothic	black numbers on white background	paint on galvanized sheet metal	17cm x 60cm	south wall of Building 59	stabilize and maintain in place
1927 Track Valve Numbers	1 - 17	Gothic	black numbers on white background	paint on sheet metal	20cm x 20cm	4m walls on south rail spur	stabilize and maintain
1929 Wall	Gooderham & Worts Distillers of Fine Whiskies since 1832	Times fat, regular, and italics	white lettering on black with red outline	paint on sheet metal	5.23m x 8.05m	Stone Distillery; Trinity bridge; Building 50	restore and maintain
1953 Bridge	Gooderham & Worts Distillers of Fine Whiskies since 1832	Times fat and italics	white lettering on black with red trim	painted metal on wood	1.04m x 10.75m	north and south side of pipe bridge on Trinity St.	restore and maintain in place
1953 Tank	Home of Hot-Shot Anti-Freeze	Gothic fat	white and red lettering on black background	paint on steel	5.7m x 18.5m; 4.2m x 6.2m	south side of storage tanks	record prior to demolition
1953 Billboard	G&W Gooderham & Worts Limited Distillers of Fine Whiskies since 1832	script, Times fat, and Gothic	white lettering on black and red background with red and white borders	painted plywood and wood frame	7.8m x 6.5m	west side of Building 36	record and remove with restoration of Building 36
1960 Rooftop Billboard (3)	Gooderham's since 1832, Kahlua, Canadian Club C.C.	various	various	painted metal slats, neon fluorescent flood lights, steel superstructure and catwalks	9.6m x 9.7m x 33.5m	roof of Rack House 'M'	maintain and operate until building demolished
1970 Tank Stencil	No. 4 Glycol Storage Tank 312.172 IMP.GAL.	Serif stencil	white stencil on black	paint on steel	1.69m x 3.67m	north side of storage tanks	record prior to demolition
1988 Building Numbers	Building Identification	Gothic condensed	black lettering on white	paint on galvanized sheet metal	17cm x varies	1.5m mounting on building face	keep and use for primary building identification
1988 Excise	Customs & Excise Bonding Warehouse D	Gothic condensed	black lettering on white background	paint on sheet metal	56cm x 78xm	4m mounting on rack and tank houses	maintain in current locations
1988 Process Information	Breakdown Valve 8 Feet 9 Inches West From Wall	Gothic	black lettering on white	paint on sheet metal	35cm x 56cm	Building 63	maintain in place
Generic Safety	various	various	various	various	various	pedestrian level	stabilize and maintain
1989 Historic Plaque	Historic Sites and Monuments Board message	Times Roman	brass and burgundy	cast brass with paint background	69cm x 77cm	Trinity St. at Mill St. west side	maintain; consider improved location
Unknown Excise	Canadian Government Excise D Bonding Warehouse	Gothic stencil	white lettering on black background	paint on wood boards	43cm x 100cm	taken down from Rack House 'D'	replace existing 1988 sign with historic sign

Figure 42
New Signage - Guidelines

SIGN TYPE	MESSAGE	TYPOGRAPHY	COLOUR	MATERIAL	SIZE	LOCATION	RECOMMENDATIONS
Wayfinding	various	Pictograms	white on colour	paint or porcelain on steel	(small) 15cm x varies	eye-level	design a wayfinding program for the whole site to be implemented over time
Historic Building Plaque	building history: text including uses, character, architects (one per building)	Gill Sans (modern San Serif type)	white on colour	paint or porcelain on steel	30cm x varies	eye-level	co-ordinate with wayfinding
Building Group	building group name: Maltings; Pure Spirits	Gill Sans	white on colour	paint or porcelain on steel	45cm x varies	above doors, wall panels or pilasters	co-ordinate with wayfinding to mark major entrances
New Building Office and Industrial	simple: word mark; trademark	various	various	neon or face lit metal sign	various	rooftop mechanical facing outward; commercial and industrial buildings	in spirit of rooftop sign on Rack House 'M'
Store Directories Inside Buildings	tenant list	various	white on colour	metal/wood	1mx 2m vertical	vestibules	co-ordinate with wayfinding
Site Map Directories	maps & legend	Gill Sans	white on colour	paint or porcelain on steel	60cm x 90cm	discrete locations	co-ordinate with site interpretation
Whole Building Signs	company names	various	various	metal/wood (not plastic)	60cm x 4m	fascia above windows on pilasters	sign should be simple and rectangular and not obscure architectural detail
Analog Signs	pictogram	none	various	metal/wood (not plastic)	1m x 3m	projecting above doorways	may be used instead of flat wall signs
Bar/Restaurant	various	neon or various	various	neon or metal/ wood	60cm x 1m	above doorways; behind windows	to identify individual restaurants and bars

5.5 OPEN SPACE PAST FEATURES AND TRACES

The open space past features and traces which are identified in Section 2 of this report may be considered as either archaeological resources or opportunities, interpretive features, or simply opportunities to influence the future landscape plan. In the case of archaeological resources or opportunities, further investigation is required to establish whether or not trace features remain and further whether a particular feature is worthy of future site interpretation and/or incorporation into the future landscape plans. Recommendations for the past features and traces follow in accordance with the categories identified above.

Archaeological Resources or Opportunities

The following archaeological resources or opportunities should be investigated further to establish the extent, condition and value of the remaining feature (if found) for retention and/or interpretation within the future site development landscape plan. These include the following:

- the Worts residence site;
- waterfront constructions (various locations); and
- the windmill foundations.

Interpretative Features

The following should be considered for inclusion within the future interpretation plan:

- all of the items listed above;
- the Weigh Scales Building foundations;
- the rail scale;
- former fencing and security gates;
- the original grade-level rail corridor;
- the upper level railway corridor;
- the Drive Shed Building and wall foundations; and
- the Coppersmith Shop site.

Landscape Plan Features or Influences

The following features should be considered as potential influences to the future site development landscape plan but may not be considered as significant elements for future site interpretation:

- Mill Street street trees; and
- brick pavements.