

Authority: Toronto and East York Community Council
Item TE13.9, as adopted by City of Toronto Council on
February 26, 2020

CITY OF TORONTO

Bill 401

BY-LAW -2022

To partially repeal and amend By-law 969-2005, being a by-law to designate the property at 158 Sterling Road (Northern Aluminium Company Building) as being of cultural heritage value or interest.

Whereas City Council passed By-law 969-2005 to designate the property at 158 Sterling Road (Northern Aluminium Company Building) as being of cultural heritage value or interest; and

Whereas the property has been severed into three parcels, one of which is identified as 158 Sterling Road, another as 150, 150R, and 164 Sterling Road, and one other as 20 Perth Avenue; and

Whereas it has become necessary to partially repeal the by-law to remove the properties located at 150, 150R, and 164 Sterling Road and 20 Perth Avenue (collectively, the "Released Lands") which do not contain the heritage building; and

Whereas the heritage building is located entirely on the property identified as 158 Sterling Road; and

Whereas City Council has approved the removal of the heritage designation from the properties located on the Released Lands; and

Whereas City Council has approved that the legal description contained in By-law 969-2005 be amended to include the lands described in PIN 21331-0507, being parts 1 and 2 on Plan 66R-28500 only; and

Whereas City Council has approved that the reasons for designation contained in By-law 969-2005 be amended to capture all of the heritage values and to have the same attributes as those found in the Heritage Easement Agreement registered in 2016 as Instrument AT44391764; and

Whereas section 30.1(1) of the Ontario Heritage Act requires that if council proposes to amend a by-law designating property made under section 29 before the day of the Ontario Heritage Amendment Act, 2005 received Royal Assent, the council shall include in the amendment such changes as are necessary to ensure the by-law satisfies the requirements of section 29, as it read on the day the Ontario Heritage Amendment Act, 2005 received Royal Assent;

Whereas section 30.1(2) of the Ontario Heritage Act states that the council may amend a by-law designating property made under section 29 to correct the legal description;

The Council of the City of Toronto enacts:

1. By-law 969-2005, being a by-law to designate the property at 158 Sterling Road (Northern Aluminium Company Building) as being of cultural heritage value or interest is amended by deleting the Reasons for Designation attached as Schedule "A" in By-law No. 969-2005 and replacing it with the revised Reasons for Designation attached as Schedule "A" to this by-law.
2. By-law 969-2005, being a by-law to designate the property at 158 Sterling Road (Northern Aluminium Company Building) as being of cultural heritage value or interest is amended by deleting the legal description attached as Schedule "B" in By-law No. 969-2005 and replacing it with the legal description attached as Schedule "B" to this by-law.
3. 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 and the Released Lands in the proper Land Registry Office.
4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the properties at 158 Sterling Road, 150, 150R, and 164 Sterling Road and 20 Perth 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; and to delete reference to the properties on the Released Lands from the City's heritage property register.

Enacted and passed on May , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**SCHEDULE A
REVISED REASONS FOR DESIGNATION**

Revised Reasons for Designation: 158 Sterling Road (2020)

The Original Reasons for Designation (2005) are amended to update the cultural heritage values according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation. The heritage attributes are the same as those contained in the Reasons for Identification for the Heritage Easement Agreement registered in 2016.

Northern Aluminium Company Building

The property at 158 Sterling Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value. Listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1984, the property was designated under Part IV, Section 29 of the Ontario Heritage Act on November 24, 2005 by By-law 969-2005 and is the subject of a Heritage Easement Agreement registered in 2016 as AT4439164.

Description

Located on the west side of Sterling Road, south of Bloor Street West, the Northern Aluminum Company Building (1920) is a 10-storey industrial building. It was designed as the headquarters of the Canadian subsidiary of the Aluminum Company of America (Alcoa), which acquired the property in 1912 and developed a series of structures. In this location, the Northern Aluminum Company produced cooking utensils and, during both World Wars, military supplies. Beginning in the 1930s, aluminum bottle caps, meter covers and appliance accessories (such as washing machine covers) were added to the production line, and afterward pistons and cylinder heads were made for the Ford Motor Company. The enterprise was later renamed the Aluminium Company of Canada and afterward known as Aluminum Goods Limited (Algoods). The Northern Aluminium Company Building on Sterling Road was designed by J. W. Schreiber, an engineer for the American parent company, who worked in association with local engineer C. A. P. Turner and purportedly based the design on Alcoa's Pittsburgh headquarters. More recently known as the Tower Automotive Building, in 2018 the City of Toronto's Museum of Contemporary Canadian Art (MOCCA) reopened in the Northern Aluminum Company Building at 158 Sterling Road.

Statement of Significance

The cultural heritage value of the Northern Aluminium Company Building is through its design as an early example in Toronto of a high-rise industrial building with exposed concrete structural framing. Completed as the tallest building in the west end of the city, the mixture of the organization of a traditional skyscraper with the classical base, shaft and attic with the frank use of concrete cladding and detailing is a unique feature of the design.

The Northern Aluminum Company Building is associated with the development and evolution of the Junction Triangle, the neighbourhood named in 2010 in recognition of

its location inside the triangle created by the intersection of three railway lines now operated by the Canadian Pacific Railway and Canadian National Railways. As the centrepiece of the transformation of the Junction Triangle from an industrial and residential enclave to a mixed-use community, the Northern Aluminum Company Building was repurposed and unveiled in 2018 as the permanent location of the Museum of Contemporary Art or MOCA (founded in 1999 as the Art Gallery of North York).

The property at 158 Sterling Road supports the historical character of the Junction Triangle neighbourhood as it developed with industrial buildings and workers' housing inside the unique triangular-shaped area outlined by three railway lines. Contextually, with its height and visual appearance, the Northern Aluminum Company Building is a local landmark in the Junction Triangle where it is viewed from many vantage points in the surrounding community and beyond.

Heritage Attributes

The heritage attributes of the Northern Aluminum Building at 158 Sterling Road are:

- The placement, setback and orientation of the building on the west side of Sterling Road, where the street curves south of Bloor Street West
- The scale, form and massing of the 10-storey building with the penthouse
- The materials, with the flat slab construction with the concrete exposed on the base and part of the north elevation, and the application of red brick with concrete detailing
- The flat roofline, which is marked by the concrete cornice with the dentils and band course
- The horizontal arrangement of the structure with the two-storey base, extended seven-storey shaft and single-storey attic
- The principal (east) and rear (west) elevations, which extend eight bays, and the narrow three-bay side elevations (north and south)
- On all elevations, above the base, the concrete pilasters that divide the walls into bays
- The principal (east) elevation, with the flat-headed door and window openings at the base, and the single flat-headed window openings above
- On the south (side) elevation, the placement of the flat-headed openings, including the pairs of window openings in all of the bays above the base
- The rear (west) elevation where single flat-headed openings are found in most of the bays, with other bays remaining blank
- On the north (side) elevation, the single flat-headed openings and the exposed concrete cladding in the left (east) bay

SCHEDULE B
LEGAL DESCRIPTION

PIN 21331-0507 (LT)
PART OF BLOCK E, REGISTERED PLAN 1250 AND
PART OF BLOCK F, REGISTERED PLAN 1261
DESIGNATED AS PARTS 1 & 2, PLAN 66R-28500
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)