

Authority: Planning and Housing Committee Item PH33.17, as adopted by City of Toronto Council on May 11 and 12, 2022 and Item CC48.1, as adopted by City of Toronto Council on August 15, 2022

## **CITY OF TORONTO**

### **BY-LAW 1130-2022**

**To designate the property at 221 Sterling Road (including active entrances at 225 and 227 Sterling Road) 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 221 Sterling Road (including active entrances at 225 and 227 Sterling Road) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 221 Sterling Road (including active entrances at 225 and 227 Sterling Road) and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website 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 a notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; 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 221 Sterling Road (including active entrances at 225 and 227 Sterling Road) more particularly described in Schedule B 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 221 Sterling Road (including active entrances at 225 and 227 Sterling Road)] at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 August 15, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**SCHEDULE A****STATEMENT OF SIGNIFICANCE  
REASONS FOR DESIGNATION****221 Sterling Road (including active entrances at 225 and 227 Sterling Road)****Reasons for Designation**

The property at 221 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 the categories of design/physical value, historical/associative value, and contextual value.

**Description**

The property at 221 Sterling Road comprises a complex of adjoining one- and two-storey brick structures, constructed incrementally in c.1914-1918, c.1924-1939, and c.1954-1965. Located on the east side of Sterling Road, the property is set back at an angle from the street, oriented instead in parallel with the railway tracks to the east. The complex runs generally north-south on an irregularly shaped lot, which is defined by Merchant Lane to the north, and alleyways to the east and south. Because the building evolved in an unplanned way through a series of additions to suit the requirements of various occupants, boundaries between the building's components are not always legible within the building's flexible interior spaces. Typical of industrial architecture, its exterior is generally utilitarian in nature and relatively unadorned. The property features multiple entrances, on all elevations, and its unique footprint creates exterior opportunities for social connection, particularly in the eastern alleyway, where communal spaces are bordered by a retaining wall.

**Statement of Cultural Heritage Value**

The property at 221 Sterling Road is a rare and unique example of a former industrial complex that evolved to accommodate various manufacturing uses, and later gained prominence for its adaptive reuse as an incubator of arts and culture. Originally part of a site developed alongside the Grand Trunk Railway tracks for the Fairbanks-Morse Canadian Manufacturing Company Ltd., the property was constructed incrementally with an original portion from pre-World War I, interwar additions in c.1924-1939, and postwar additions in c.1954-1965. It served a variety of industrial uses through the mid- to late-twentieth century, and has since continued to evolve as a hub of cultural activities, housing a number of creative organizations and performance spaces. The property's gradual construction and adaptation produced an unusual, rambling complex with an interior that allows for reconfiguration to suit tenants' needs, and an exterior that creates moments of social connection. The building's physical value is expressed through industrial characteristics that facilitate adaptive reuse for live-work studios and light industrial cultural businesses.

The property reflects the history of industrial development along Sterling Road within the lower Junction Triangle and Brockton Village areas, and contributes to a concentration of former industrial buildings, many of which now have cultural functions. It originated as part of lands

developed by the Fairbanks-Morse Canadian Manufacturing Company Ltd. adjacent to the Grand Trunk Railway line. This company played an important role in the industrial development of the area through their development of a large manufacturing complex, including the subject property. Needs arising from Canada's involvement in the First World War meant that by the late 1910s, the Canadian Fairbanks-Morse Company, like other plants in Toronto, received a munitions contract and manufactured explosive shells during this period. In addition to the theme of industrial development, the property reflects the theme of promotion of arts and culture through adaptive reuse of industrial buildings; this theme is especially significant to the local community. Few such examples of formerly industrial, live-work complexes remain extant in Toronto.

The property is important in maintaining and supporting the character of Sterling Road as a former industrial streetscape, which has evolved as an area known for supporting arts and culture. In particular, it is linked to the adjacent property at 213 Sterling Road, which was also associated with the Canadian Fairbanks-Morse Company, and with which it stands in architectural dialogue. The only building of its kind on Sterling Road that continues to house a live-work community, 221 Sterling Road relates to surrounding industrial properties on Sterling Road that have been adaptively reused for the purposes of arts and culture.

## **Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 221 Sterling Road as an evolved manufacturing complex that has been adaptively reused to support the arts:

- Scale, form, and massing of the property's original portion (dating to c.1914-1918), located at the building's southwest corner
- Scale, form, and massing of the property's early eastern and northern additions (dating to c.1924-1939)
- Throughout the complex, features that represent the property's industrial origins and later facilitated its adaptive reuse, including:
  - An industrial material palette with primarily red brick and concrete on both the exterior and interior
  - Original window openings and operable windows
  - Original door openings, including some that include double doors and some that include garage doors
  - 18'-to-20' ceilings in many units, some of which include exposed structural beams

### Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 221 Sterling Road as reflecting the history of industrial development and arts-related adaptive reuse along Sterling Road:

- The property's siting and orientation, accessed via Sterling Road but situated in parallel with the railway tracks to the east
- Original window openings and operable windows
- Original door openings, including some that include double doors and some that include garage doors
- An industrial material palette with primarily red brick and concrete on both the exterior and interior
- 18'-to-20' ceilings in many units, some of which include exposed structural beams
- Generally large-scale interior spaces with flexible configurations
- Skylights in many hallways and units, some of which are original
- Exterior communal spaces as points of connection, including in the eastern (rear) alley, which is set apart by a grade change and a retaining wall
- Original rail lines that remain visible in the floors and hallways of units

### Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 221 Sterling Road as one of a concentration of former industrial buildings, many of which now have cultural functions:

- The property's siting and orientation, accessed via Sterling Road but situated in parallel with the railway tracks to the east
- The property's visual and spatial relationships to the adjacent property at 213 Sterling Road, particularly via visibility and public access to the alleyway formed between the north elevation of 213 Sterling Road and the south elevation of 221 Sterling Road

**SCHEDULE B**  
**LEGAL DESCRIPTION**

PIN 21331-0433 (LT)  
PART OF LOT 61, REGISTERED PLAN 287  
PART OF BLOCK A, REGISTERED PLAN 1170 CITY WEST  
DESIGNATED AS PARTS 3, 4, 6 & 7, PLAN 63R-3021  
City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)