



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 1x Audley Street

Date:	September 27, 2016
To:	Toronto Preservation Board Etobicoke York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Etobicoke Lakeshore – Ward 6
Reference Number:	P:\2016\Cluster B\PLN\EYCC\EY16124

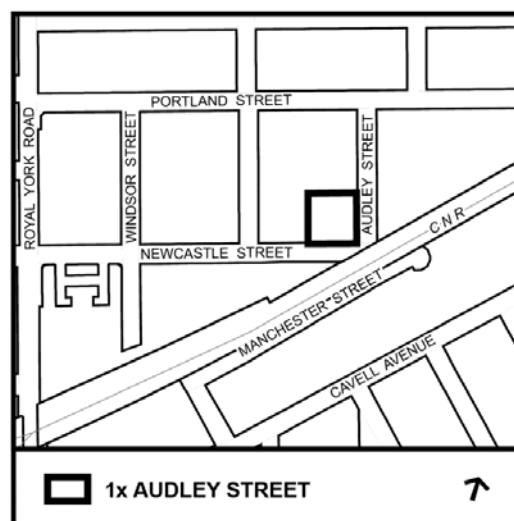
SUMMARY

This report recommends that City Council state its intention to designate the property at 1x Audley Street (The Schindler Company of Canada Ltd. building) under Part IV, Section 29 of the Ontario Heritage Act and include the property on the City of Toronto's Heritage Register.

Located on the north-west corner of Audley Street and Newcastle Street, in the Mimico neighbourhood, this property contains a one-storey brick-clad industrial building completed in 1923 and known as The Schindler Company of Canada Ltd.

Following research and evaluation, it has been determined that the property at 1x Audley Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, for its design, associative and contextual value.

The inclusion of the property at 1x Audley Street on the City's Heritage Register and its designation under Part IV, Section 29 of the Ontario Heritage Act would identify the property's cultural heritage values and heritage attributes.



Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 1x Audley Street on the City of Toronto's Heritage Register
2. City Council state its intention to designate the property at 1x Audley Street (The Schindler Company of Canada Ltd. building) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation): 1x Audley Street attached as Attachment No. 3 to the report (September 27, 2016) from the Chief Planner and Executive Director, City Planning Division.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of June 7, 2016, City Council adopted the Mimico-Judson Secondary Plan and Urban Design Guidelines – Final Report. City Council directed staff to apply the Mimico-Judson Urban Design Guidelines, as amended, in the review of all new development applications and public initiatives for lands located within the Secondary Plan Area. The property at 1x Audley Street is located within the area identified as the Mimico Triangle to the west of the Mimico Village Business Improvement Area (BIA)

The Urban Design Guidelines, 2.3.1b note that 1 Audley Street demonstrates heritage character and its adaptive reuse be considered especially as it sits adjacent to an area identified and proposed for public park land.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.8>

ISSUE BACKGROUND

In 1923, Mitchell and Dorst built a one-storey factory building at 1 Audley Street at the north-west corner with Newcastle Street. The property was occupied by the Super Seal Paint, Varnish and Colour Company Ltd. In 1933, The Schindler Company of Canada Inc., manufacturers of strings for musical instruments, tennis racquets and fishing line, took up tenancy on the site under the leadership Carl Schindler. The company continued to operate on the site for over 55 years.

Despite the property being identified for its heritage character in the Mimico-Judson Secondary Plan and Urban Design Guidelines adopted by City Council on June 7, 2016, the current proposal for developing the site has not considered including the Schindler Building in the concept.

On August 18, 2016, the owners of the property applied for a demolition permit which was granted on September 12, 2016. Building permit applications for construction or demolition are reviewed for compliance against the *Building Code Act, 1992*, the Ontario Building Code (the “OBC”), and all applicable law, as that term is defined in the OBC. At the time the property was not included on the Heritage Register and so no other interests or considerations were taken into account and the permit was granted on September 12, 2016.

Under the Ontario Heritage Act, initiating a designation is one way of protecting a threatened heritage property to allow more time for considering alternatives.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Summary (Attachment No. 4)

The property was identified in the City of Toronto's Archaeological Management Plan as being within an area of archaeological potential in 2005 and was identified within the Mimico-Judson Secondary Plan and Urban Design Guidelines.

The Notice of Intention to Designate is as a way of preventing the demolition or alteration of a threatened property that is worthy of designation. This gives City Council an opportunity to consider the significance of the property, and alternatives to demolition, before the damage is done. As an historic landmark of Mimico's past the property has the potential to retain a significant layer of the area's history and become a community focal point in the future development of the neighbourhood.

If a Notice of Intention to Designate is issued by City Council, the property will be subject to certain interim protections. Any existing permit that allows for the alteration or demolition of the property, including a building permit or a demolition permit, becomes void. Any proposed demolition or alteration affecting the property's heritage attributes will require City Council's consent as a part of any future application.

Following research and evaluation, staff have determined that the property at 1x Audley Street (The Schindler Company of Canada Ltd. building) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act and meets the criteria for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

Completed in 1923, the property at 1x Audley Street is valued for its distinctive industrial design qualities which include a one-storey brick clad building with its south elevation painted with a company logo and topped by a tall chimney, wooden tower and distinctive historic vents. As one of the earliest surviving industrial buildings in the Newcastle-Audley neighbourhood, the property is also valued for its association with the industrial development of the former Village of Mimico and for its association with the Schindler Company of Canada Ltd which occupied the site from 1932 until 1989. With its painted sign on the south elevation facing the railway corridor, it is a reminder of the significant role of the railways within the history and development of Mimico.

Contextually the property maintains the early industrial character of the area. Situated on the north-west corner of Audley and Newcastle streets opposite the railway lines, it is a distinctive landmark within the neighbourhood and for passing commuters.

The Statement of Significance (Attachment No. 3) for the property at 1x Audley Street comprise the Reasons for Designation which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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ATTACHMENTS

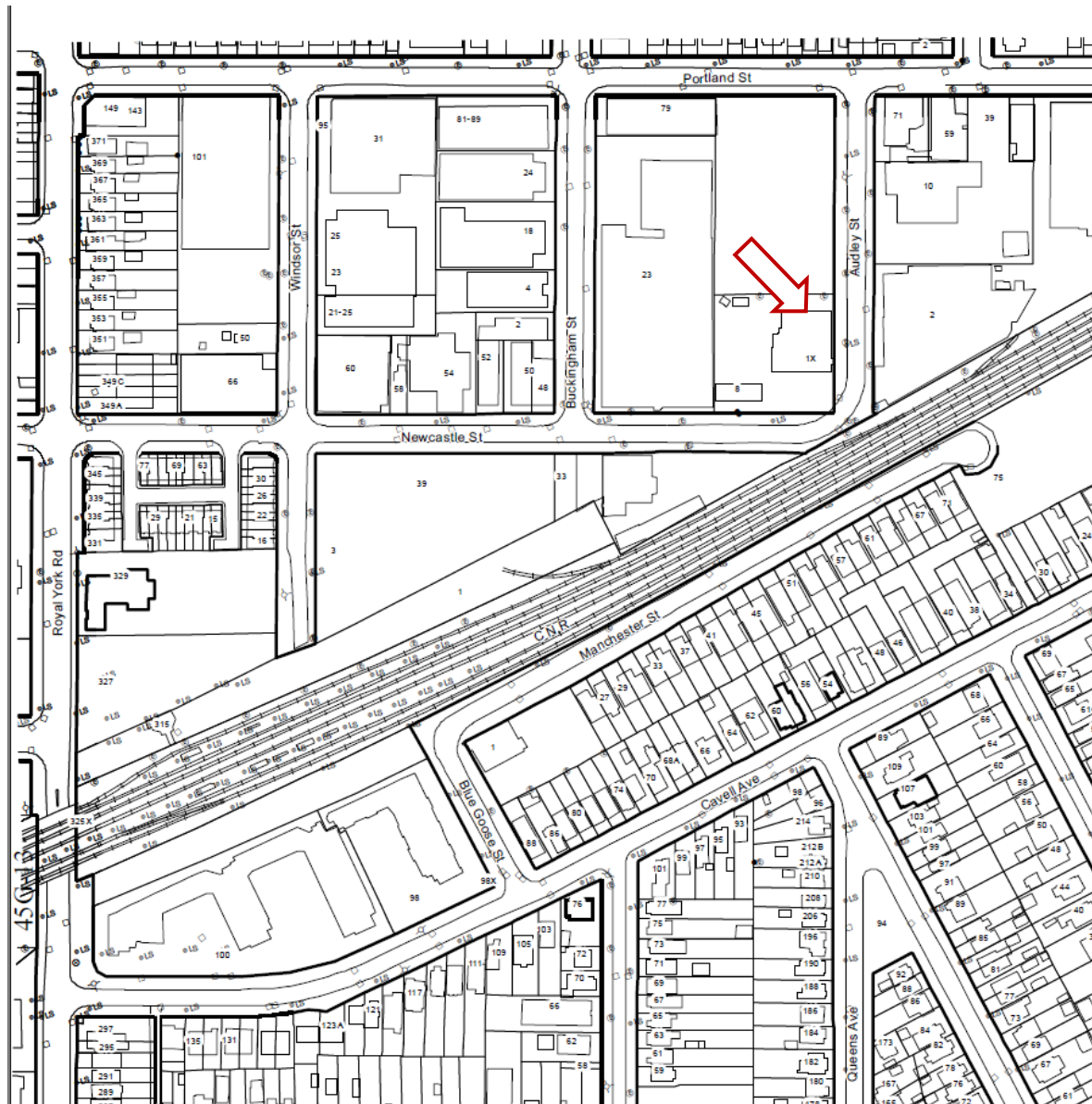
Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

Attachment No. 3 – Statement of Significance (Reasons for Designation)

Attachment No. 4 – Research and Evaluation Summary

LOCATION MAP: 1X AUDLEY STREET
ATTACHMENT NO. 1



This location map is for information purposes only;
the exact boundaries of the properties are not shown.

The **arrow** marks the site of the property 1x Audley Street.



1x Audley Street, south and east elevations facing Newcastle and Audley streets (above) and (below) east (principal) elevation (*Heritage Preservation Services [HPS], 2016*)



1x Audley Street, south elevation facing Newcastle Streets (above) and (below) detail showing the painting, roof skylight and ventilator, chimney and tower. Part of the painted sign reads: "The Schindler Co. of Canada Ltd. Makers of "Rain-Beau" raquet strings" (*HPS, 2016*)



View looking south showing the wood-siding, gable-roofed tower, skylights on the roof (above) and (below) view northwards showing context of low-rise industrial buildings on the east side of Audley Street and the residential buildings on Portland Street
(HPS, 2016)

STATEMENT OF SIGNIFICANCE: 1x AUDLEY STREET ATTACHMENT NO. 3
(REASONS FOR DESIGNATION)

The property at 1x Audley Street 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 values.

Description

The property at 1x Audley Street is located on the north-west corner of Audley and Newcastle streets in the Mimico neighbourhood. It contains a one-storey, brick-clad industrial building that was completed in 1923 and has been known since 1933 as The Schindler Company of Canada Ltd. building.

Statement of Significance

The property at 1x Audley Street has design value as one of the earliest surviving representative examples of an early twentieth-century industrial building in Mimico and retains painted signage on its south façade and with a rare combination of a wooden tower and brick chimney stack.

The property has historical value as it contributes to an understanding of the industrial development of Mimico since the construction of the railway in the 1850s. The building is valued as one of the few industrial buildings dating from the early 20th century in Mimico, as well as for its association with the Schindler Company of Canada Ltd., originally known for making banjo strings and finally as sporting goods makers who occupied the property for over 57 years from 1932 to 1989. The property was identified in the City of Toronto's Archaeological Management Plan as being within an area of archaeological potential in 2005.

Contextually, the property is important in defining and supporting the historic industrial character of Mimico on the north side of the Go Transit/Metrolinx transit corridor. The property is situated in a neighbourhood which was created in the mid-1850s and still bears the original street names given at that time such as Audley, Buckingham, Windsor, Newcastle and Portland which are associated with early British Colonial connections in the City of Toronto. The property is physically, visually and historically linked to its surroundings, maintaining the integrity of the neighbourhood character. Its painted sign, which faces south and is visible from the passing trains on the adjacent train corridor, contributes to the distinctive historic industrial character of the area which arose due to the proximity with the railway. With its prominent tower and chimney and its painted signs it is a local landmark contributing to the neighbourhood skyline.

Heritage Attributes

The heritage attributes of the property at 1x Audley Street are:

- The setback, placement and orientation of the building at the north-west corner of Audley and Newcastle streets
- The scale, form and massing of the building which includes a one-storey rectangular building with a tall brick chimney, a tall gable-roofed wood tower, numerous glass and metal skylights with hipped roofs, and metal ventilators
- The materials, which include red brick cladding on the east, south and west elevations, brick tile cladding on the north elevation, and wood cladding on the west and north elevations
- The brick detailing including the buttresses, triple-brick headed arched lintels over the windows, and the raised brick parapet on the east façade
- The east elevation with its arrangement of an entrance between buttresses, and segmental arched windows, with brick piers and a raised parapet
- The south elevation with its segmental-arched window openings and metal sash glazing
- The painted sign on the south elevation which includes the words: "The Schindler Company of Canada Ltd. makers of "rain-beau" raquet strings"
- The industrial features above the roof including
 - the brick tower
 - wood-siding gable-roofed tower with ventilator
 - the ventilators
 - the raised hipped-roofed, metal-framed glazed skylights with ventilators