



**STAFF REPORT
ACTION REQUIRED**

**Alterations to a Designated Heritage Property and
Authority to Amend a Heritage Easement Agreement –
158 Sterling Road**

Date:	March 30, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 18 - Davenport
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16052

SUMMARY

This report recommends that City Council approve the proposed alterations to the designated heritage property at 158 Sterling Road and give authority to amend the existing Heritage Easement Agreement (HEA) with the owner. The property at 158 Sterling Road is designated under Part IV of the Ontario Heritage Act.

At their meeting of July 7, 2015, City Council approved alterations to the property at 158 Sterling Road and gave authority for the City to enter into an HEA with the owner of the property. The applicant is now proposing additional alterations to the property which require Council's approval and will require an amendment to the existing HEA.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage property at 158 Sterling Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the alterations to the existing heritage building on the lands known municipally in the year 2016 as 158 Sterling Road, with such alterations substantially in accordance with plans and drawings dated February 8, 2016, prepared by E.R.A. Architects Inc., date-stamped received by Heritage Preservation Services February 8, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 8, 2016, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:
 - a. That prior to the issuance of any permit for all or any part of the property at 158 Sterling Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services:
 - i. Provide an updated Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 158 Sterling Road, prepared by E.R.A Architects Inc., dated February 8, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - ii. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.i in the report dated March 30, 2016 from the Senior Manager, Heritage Preservation Services, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement for which authority was given by City Council on July 7, 2015, between the City and the property owner of 158 Sterling Road.
3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement.

Financial Impact

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

DECISION HISTORY

The property located at 158 Sterling Road was listed on the City of Toronto's Heritage Register on September 4, 1984. The property was designated by City Council by By-Law 969-2005 on November 24, 2005.

At their meeting of July 7, 2015, City Council adopted staff's recommendations to approve alterations to the designated heritage property at 158 Sterling Road and gave authority to enter into a Heritage Easement Agreement with the property owner.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.19>

The Museum of Contemporary Canadian Art (MOCCA) has been secured as a tenant for the first 5 floors of the building. The newly proposed, tenant-specific alterations will require Council's approval as they were not part of the original proposal approved by Council in July 2015. The Heritage Easement Agreement between the City and the owner of 158 Sterling Road must be amended to reflect the new additions to the property.

ISSUE BACKGROUND

The subject property is located on the west side of Sterling Road, south of Bloor Street West and east of the West Toronto Rail Path. The site includes the 10-storey Northern Aluminum Company Building, which the applicant is proposing to rehabilitate. The proposed use for the heritage property is commercial with the Museum of Contemporary Canadian Art occupying the first 5 floors.

Policy Framework

Provincial Policy Statement and Planning Act

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

Official Plan

The revised heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

The Standards and Guidelines for the Conservation of Historic Places in Canada

In 2008 Toronto City Council adopted the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.

The Heritage Impact Assessment submitted in support of this application identifies the proposed conservation treatment for 158 Sterling Road as rehabilitation, which in the Standards and Guidelines is defined as the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

Heritage Resource

The property at 158 Sterling Road is designated under Part IV of the Ontario Heritage Act for its cultural value or interest. The industrial building was completed in 1920 for the Northern Aluminium Company which produced cooking utensils, and was used as an aluminum foundry and manufacturing plant until 2006. It is an early example in Toronto of a high rise industrial building with exposed concrete structure framing, and is a highly visible neighbourhood landmark.

The heritage attributes of the property at 158 Sterling Avenue are found on the exterior walls and roof. Rising 10 stories, the structure features flat slab construction with the concrete exposed on the north façade. A classically detailed penthouse rises from the flat roof. The tripartite organization of the walls incorporates a two-storey base (currently re-clad), a shaft with exposed concrete columns and brick infill, and an attic storey with a concrete cornice with dentils and a band course. Flat-headed openings mark all the elevations.

COMMENTS

Heritage Preservation Services (HPS) has reviewed the Heritage Impact Assessment prepared by ERA Architects Inc. The HIA finds that the proposed adaptive re-use of the building presents an opportunity to re-occupy the building and ensure its continued maintenance. All exterior alterations are minimal and conserve the heritage value of the site. The HIA also addresses the scope of conservation work proposed, details of which will be addressed in the Conservation Plan required in Recommendation 1a.i of this report.

The proposed alterations approved by Council on July 7, 2015 included the removal of the five existing rooftop sawtooth skylights and the reconstruction of four of the skylights to accommodate rooftop equipment. The new roof plan proposes the replacement of three of the five skylights to accommodate a new cooling tower. The proposed cooling tower is set back from the cornice line and will not be visible from grade.

The proposed alterations to the west elevation of the building include two new glass additions that will mimic the form of the original triangular sheds which, when they were removed, left ghost lines on the west elevation. The northernmost addition on the west elevation will serve as an interior stair and access to a proposed interior café. The smaller addition to the south will be a vestibule and entrance for offices above the 3rd floor. These new additions will be glass and will be legible from the existing building as new construction.

The proposed alterations to the north elevation include a 3-storey freight elevator and new garbage enclosure. Staff discussed the option of internalizing the freight elevator with the applicant, but the applicant has indicated it is not possible for a number of reasons. These include the museum standards for climate control and size of elevators to move artwork, the significant reduction in interior program space for the museum, and the major structural issues and costs related to altering the existing interior concrete floors. The new garbage enclosure at the ground floor of the north elevation will shield a gas meter, transformer, garbage storage and new basement entrance. The proposed metal louvre screen will complement the industrial aesthetic of the heritage building while remaining a legible and reversible intervention.

CONCLUSION

Staff are supportive of the applicant's efforts to conserve the heritage property at 158 Sterling Road. The application meets the objectives of the heritage policies of the Official Plan and conserves the values and attributes of the heritage property. Staff recommend that City Council approve the proposed alterations and give authority to amend the existing Heritage Easement Agreement between the City and the owner of the heritage property at 158 Sterling Road.

CONTACT

Sherry Pedersen, Program Manager
Heritage Preservation Services
Tel: 416-338-1089; Fax: 416-392-1973
E-mail: speders@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – Location Map: 158 Sterling Road
Attachment 2 – Photographs: 158 Sterling Road
Attachment 3 – Proposed Ground Floor Plan: 158 Sterling Road
Attachment 4 – Proposed Roof Plan & Skylight Section: 158 Sterling Road
Attachment 5 – Proposed West Elevation: 158 Sterling Road
Attachment 6 – Proposed North Elevation: 158 Sterling Road