

Toronto Preservation Board

Meeting No.	30	Contact	Ellen Devin, Committee Administrator
Meeting Date	Monday, January 24, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB30.9	ACTION	Adopted		Ward: 9
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221 Sterling Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 221 Sterling Road (including active entrances at 225 and 227 Sterling Road) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 221 Sterling Road (Reasons for Designation) attached as Attachment 3 to the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, 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.

Decision Advice and Other Information

Tatum Taylor, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 221 Sterling Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(November 10, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on January 24, 2022, the Toronto Preservation Board considered Item [PB30.9](#) and made recommendations to City Council.

Summary from the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 221 Sterling Road (including active entrances at 225 and 227 Sterling Road) under Part IV, Section 29 of the Ontario Heritage Act.

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. Originally part of a site developed alongside the Grand Trunk Railway tracks for the Fairbanks-Morse Canadian Manufacturing Company Ltd., the property served a variety of industrial uses through the 1980s. It 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.

The property is a rare and unique example of an evolved manufacturing complex that has been adaptively reused to support the arts. The complex has gained prominence since the 1980s as a hub of cultural activities, housing a number of creative organizations, studios, rehearsal and performance spaces for visual artists, artisans, dancers, circus performers, and other creators. It is one of the last such facilities remaining in Toronto.

Heritage Planning staff have determined that the property at 221 Sterling Road meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, for its physical, historical/associative, and contextual values.

Zoning Amendment, Draft Plan of Subdivision, and Rental Housing Demolition applications have been made for the property, which propose to replace the existing building complex at 221 Sterling Road with a new development. The City Clerk issued a complete application notice on July 9, 2021.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application.

The property owner provided a waiver to extend the 90-day timeline established under Bill 108 through December 31, 2021.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(November 10, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 221 Sterling Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-175119.pdf>

(January 21, 2022) Staff Presentation - 221 Sterling Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-175458.pdf>

Communications

(November 29, 2021) E-mail from Albert Malkin (PB.Main)

(November 29, 2021) E-mail from Siue Moffat (PB.Main)

(November 29, 2021) E-mail from Chelsea Peterdy (PB.Main)

(November 29, 2021) E-mail from Catherine Martin (PB.Main)

(November 29, 2021) E-mail from Johnnie Walker (PB.Main)

(November 29, 2021) E-mail from Lisa Ridout (PB.Main)

(November 29, 2021) E-mail from Victoria Taylor (PB.Main)

(November 29, 2021) E-mail from Kim Betz (PB.Main)

(November 30, 2021) E-mail from Gillian Kotras (PB.Main)

(November 30, 2021) E-mail from Angola Murdoch (PB.Main)

(November 30, 2021) E-mail from Emily Shepard (PB.Main)

(November 30, 2021) E-mail from Tiffany Antosz (PB.Main)

(November 30, 2021) E-mail from Scott Dobson (PB.Main)

(November 30, 2021) E-mail from Corry Nicholls (PB.Main)

(November 30, 2021) E-mail from Michael Kushnir (PB.Main)

(November 30, 2021) E-mail from Irmina Ayuyao on behalf of South Junction Triangle Grows (PB.Main)

<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-143606.pdf>

(November 30, 2021) E-mail from Kaya Tache-Green (PB.Main)

(November 30, 2021) E-mail from Erin Walsh (PB.Main)

(November 30, 2021) E-mail from Cristina Costa (PB.Main)

(November 30, 2021) E-mail from Matt Pinnell (PB.Main)

(November 30, 2021) E-mail from Andrea Lothrop (PB.Main)

(November 30, 2021) E-mail from Rebecca (PB.Main)

(November 30, 2021) E-mail from Ainsley Goldman (PB.Main)

(December 1, 2021) Letter from Daniel B. Artenosi, Overland LLP (PB.Main)

<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-143580.pdf>

(December 1, 2021) E-mail from Alicia Andrew (PB.Main)

(December 1, 2021) E-mail from Karen Dick (PB.Main)

(December 1, 2021) E-mail from Mark Mullkoff (PB.Main)

(December 1, 2021) E-mail from Linda Klepp (PB.Main)

(December 1, 2021) E-mail from Peter Mathewson (PB.Main)

(December 2, 2021) E-mail from Julie Ford (PB.Main)

(December 2, 2021) E-mail from Katie German (PB.Main)
(December 2, 2021) E-mail from Maja Hajduk and Michael Banasiak (PB.Main)
(December 2, 2021) Letter from Councillor Ana Bailão, Ward 9, Davenport (PB.Main)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-143589.pdf>)
(December 2, 2021) E-mail from Brynn Clarke (PB.Main)
(May 31, 2021) E-mail from Ben Losman (PB.Main)
(May 27, 2021) E-mail from Ninotchka Sequeira (PB.Main)
(May 25, 2021) E-mail from Teresa Morrow (PB.Main)
(May 24, 2021) E-mail from Julie Ford (PB.Main)
(May 23, 2021) E-mail from Kaya Tache-Green (PB.Main)
(May 21, 2021) E-mail from Matt Pinnell (PB.Main)
(May 21, 2021) E-mail from Krysten Palser (PB.Main)
(May 21, 2021) E-mail from Rupert Ong (PB.Main)
(May 21, 2021) E-mail from Gillian Kotras (PB.Main)
(May 21, 2021) E-mail from Siobhan Ozege (PB.Main)
(May 21, 2021) E-mail from Sonia Borkar (PB.Main)
(May 21, 2021) E-mail from Cristina Costa (PB.Main)
(December 2, 2021) Letter from MPP Marit Stiles (PB.Main)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-143588.pdf>)
(December 3, 2021) E-mail from Daniela Pirraglia (PB.Main)
(December 3, 2021) E-mail from Laura Boyle (PB.Main)

Speakers

Natalie Ast, Overland LLP