

RE: PH33.17

221 Sterling Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (Ward 9)

E-mail: phc@toronto.ca

27 April, 2022

I am writing in support of preserving 221 Sterling Road (including active entrances at 225 and 227 Sterling Road) as an irreplaceable aspect of Ward 9, as well as part of the City of Toronto. Additionally, the South Junction Triangle (bordered by Bloor Street West, Perth Avenue, Dundas Street West, and the railway tracks to the east of Ruttan) is a 1km area that has more people who live, work and visit, on any given day, than all of Eganville, Ontario (with a population of just over 1K as of 2016).

The City of Toronto has been experiencing a condo development boom for the last 20 years. Over the last decade, Old Toronto saw a loss of many artists' spaces on former industrial lands to the point that there is almost nowhere else for makers (such as printmakers and woodworkers) and performing artists to move to without leaving our City altogether. A balance must be shaped between respecting our cultural/artist spaces, our makers, and city building. Culture is about a city's unique identity, quality of life, economic prosperity, social cohesion, and sustainability.

221 Sterling Road has high ceilings and large open workspaces that artists need for creation purposes that, once gone, will never be able to be remade by newly constructed buildings. Demolition is easy but these unique artist and musician rehearsal spaces can never be replaced in their original form and function. The design/physical value of these spaces in these historic manufacturing buildings is inestimable as part of our embodied memory of Toronto's manufacturing history as well.

The majority of the small-scale artists, mid-sized and smaller arts organizations are sustaining what is left of the City of Toronto's culture. Many live below the poverty line yet contribute so much to our cityscape. Spaces like 221 Sterling Road NEEDS to be protected for their historical, associative value, and contextual value within what seems to be generic highrise condos across Old Toronto.

I ask, as a resident, to seriously consider the importance of 221 Sterling Road. No more displacement of cultural spaces and artists to highrises that can NEVER recreate the organic nature of cultural hubs like 221 Sterling Road.

Sincerely,
All the undersigned, as attached

Chair: Sandra Shaul, hertpb@toronto.ca
C.c. Victoria Fusz, Victoria.Fusz@toronto.ca
C.c. Councillor Ana Bailão, councillor_bailao@toronto.ca

20 April 2021

Dear Toronto Preservation Board Committee,

We are writing to support [The Bloor-Sterling CHRA study](#), in relation to the [Bloor Street Study – St. Helens Avenue to Perth Avenue](#) report. Our city is slated for mass development from the Province's [Growth Plan](#). The South Junction Triangle neighbourhood is experiencing a concentration of development plans.

Beyond individual heritage potential properties, the South Junction Triangle is a historic neighborhood with a character whose context connects to Toronto's past when industry and manufacturing boomed because of the railway tracks that surround this area. In the face of current development pressures, this is a critical time to consider how best to conserve the historical character of this small area.

We would like the Toronto Preservation Board Committee, under Ontario Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest, under historical and contextual value, to help designate the following properties to be "listed" on the City of Toronto's Heritage Register:

- 1411 Bloor Street West
- 1419-1421 Bloor Street (at the intersection with Sterling Road)
- The early 1900s houses on Sterling Road and south Perth, as part of the contribution to existing built form.

This small area has a wonderful historical AND associative value to when industry, manufacturing and residential growth happened in Toronto. We believe this area does indeed contribute to an understanding of a community or culture.

There are very few narrow streets, planned on the diagonal with early Edwardian houses, in close proximity to old industrial buildings remaining in the old city of Toronto. Most of the houses were built in the turn of the 20th century to serve as homes for the workers at nearby factories.

Currently, the cultural flavour has a raw and vibrant mix of homes, artist spaces and small businesses; because of this, we disagree with a Heritage Impact Assessment report submitted to the city of Toronto, by Goldsmith Borgal & Company Ltd. Architects (26 April, 2021), regarding 221 Sterling Road. This report states that under Ontario Regulation 9/06 this building does not meet the criteria for cultural heritage value because it's structure has been significantly altered from when it was associated with Fairbanks-Morse Canadian Manufacturing Company in the early 1900s. Here in this area, you will also find an old railway spur line still embedded in the concrete that was used by the Fairbanks-Morse company.

South
Junction Triangle
grows



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The cultural value in the area is its historical and contextual connection to its industrial past. When walking south from Bloor Street West, the atmosphere changes from a bustling, and wide avenue to a travel back in time when these workers' houses were filled with Torontonians walking to nearby factories to earn a day's wages. On the east side of the Sterling Road the homes abut the street in a way that harkens back to a different time when horses and buggies ruled the roads.

It would be shameful if Brad Lamb's proposed 18-storey luxury condo, along with a zoning by-law amendment change to accommodate three large residential towers, is built in this small land footprint overwhelming the compact aura of a time gone by. Toronto needs to find a balance between future urban intensification and retaining/honouring the few spaces left that represent our city's history.

Please seriously consider these properties (area) to be "listed" in Toronto's Heritage Register and help keep this area from evolving into a district of skyscrapers that will mimic many other sections of the city.

Sincerely,

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**Petition with 159 signatories on
file with the City Clerk**