TORONTO

REPORT FOR ACTION

55 Sudbury Street - Proposed Designation By-law Under Part IV, Section 29 of the Ontario Heritage Act - Consideration of Objection

Date: October 30, 2026
To: City Council
From: Chief Planner and Executive Director, City Planning
Wards: Davenport - Ward 9

SUMMARY

This report recommends that Council affirm its decision of July 29 and 30, 2026 (PH32.16) stating its intention to designate the property at 55 Sudbury Street under Part IV, Section 29 of the Ontario Heritage Act (OHA). The City has received an objection on behalf of the property owner to the Notice of Intention to Designate within the statutory timeline. The Notice of Objection dated August 27, 2026, is included as Attachment 1 to this report.

The property at 55 Sudbury Street is located in the Little Portugal neighbourhood at the southernmost tip of Ward 9 at the junction of Sudbury Street and Dovercourt Road, along the north side of the main railway corridor through Toronto. The property comprises the former Diamond (later Dominion) Glass Company office building, constructed in 1899-1900. The two-storey building is Romanesque Revival in style with Italianate influences and is finished in red brick and rough-dressed stone. The building features a distinctive main entrance arch and Italianate-style window hoods.

Staff have reviewed the objections raised by the owner and are of the opinion that despite these objections, the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the OHA, under five of nine possible criteria for its design/physical, historical/associative, and contextual values. While not identified in the Notice of Objection, staff have taken the opportunity to make a minor technical revision to the Statement of Significance providing consistency regarding the location of the property. The revision consists of modifying a sentence to clarify the property as being located in Little Portugal rather than on the edge of the Queen West neighbourhood.

City Council has until December 2, 2026, which is 90 days from the date of the end of the objection period, to decide on this objection in accordance with the OHA. Due to the 2026 Council election break, this matter must be considered at the first meeting of the

new term of Council on November 18-19, 2026; otherwise, the Notice of Intention to Designate the property will be deemed withdrawn under the OHA.

Designation enables Council to review proposed alterations for the property, enforce heritage property standards and maintenance and refuse demolition.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council enact a by-law designating the property at 55 Sudbury Street under Part IV, Section 29 of the Ontario Heritage Act substantially in accordance with the Revised Statement of Significance: 55 Sudbury Street (Reasons for Designation) attached as Attachment 3 to the report October 30, 2026, from the Chief Planner and Executive Director, City Planning in consideration of the objection received by the City Clerk.

2. 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.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On August 28, 2014, City Council included the property at 55 Sudbury Street on the City of Toronto's Heritage Register.
http://secure.toronto.ca/council/agenda-item.do?item=2014.TE34.40

On July 29 and 30, 2026 City Council stated its intention to designate the property at 55 Sudbury Street under Part IV, Section 29 of the Ontario Heritage Act
https://secure.toronto.ca/council/agenda-item.do?item=2026.PH32.16

BACKGROUND

Council has stated its intention to designate the property at 55 Sudbury Street under Part IV, Section 29 of the Ontario Heritage Act (OHA). Notice of Council's intention to Designate was served on the property owners on August 4, 2026 and the Ontario

Heritage Trust and was published in accordance with the OHA. The objection period ended on September 3, 2026.

A Notice of Objection was received by the City Clerk from the owner of the property within the required time frame set out in the OHA. The OHA requires that Council consider and make a decision on an objection within 90 days from the end of the objection period, subject to any permitted exceptions under the OHA. Council may decide to withdraw, amend, or affirm its intention to designate.

This is an urgent matter to be considered by City Council at its November 18 and 19, 2026 meeting, as Council has until December 2, 2026 to make a decision in response to the objection and if Council determines to proceed, to enact the designation by-law.

COMMENTS

Staff have reviewed the Notice of Objection dated August 27, 2026, prepared by Aird Berlis LLP, representatives of the owner of the subject property. The Notice of Objection is included as Attachment 1 to this report. The objection does not dispute the cultural heritage value of the property, does not outline specific objections regarding the heritage attributes or the statement of significance. The objection expresses a desire to delay designation to be "considered in the context of the development application". Objections under Part IV, Section 29 of the OHA must focus on cultural heritage value or prescribed process of designation.

The OHA prescribes the process of designation of a property under Part IV of the OHA. The OHA also prescribes criteria under O. Reg 9/06 required to be evaluated to determine whether a property has cultural heritage value or interest and therefore should be recommended for designation under the OHA. Zoning By-laws and Planning Act applications do not determine the cultural heritage value or interest of a heritage property nor are they included in criteria for the evaluation or determination of cultural heritage value. Instead, Planning Act applications are to be informed by the designation by-laws and cultural heritage value or interest determined under the OHA such that a determination can be made whether the level of intervention and conservation proposed for a designated property is appropriate. To reach this understanding, it is necessary to first understand the cultural heritage value of a property prior to planning for change and considering interventions to the heritage property.

The appropriateness of proposed interventions to a heritage property within the planning process are then determined through an alteration or demolition application under Section 33 and Section 34 of the OHA. Whether a current or future planning application will conserve a heritage property is not a consideration or a determination to be made within the context of a designation by-law under Section 29 of the OHA. Therefore, the designation of the property is not premature and not predicated on any development of a given property.

As required under the OHA, staff have undertaken research and evaluation and determined that the property at 55 Sudbury Street meets Ontario Regulation 9/06, the

criteria prescribed for municipal designation under Part IV, Section 29 of the OHA for its design/physical, historical/associative and contextual values.

Staff remain of the opinion that the property at 55 Sudbury Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the OHA, on the basis of its design/physical, historical/associative and contextual values.

While not identified in the Notice of Objection, staff have taken the opportunity of this report to make a minor correction to the Statement of Significance to provide consistency regarding the location of the property. The revision consists of modifying a sentence to clarify that the property is located in Little Portugal, rather than on the edge of the Queen West neighbourhood. The new wording in the Statement of Cultural Heritage Value states, "The building is situated in the southern tip of the Little Portugal neighbourhood and adjacent to (north of) the main railway corridor running through Toronto." The original wording stated, "The building is situated on the southern edge of the Queen Street West neighbourhood and adjacent to (north of) the main railway corridor running through Toronto." The revised Statement of Significance is included as Attachment 3 to this report.

Should Council affirm its intention to designate, the City Solicitor will introduce a designating by-law to Council under Section 29 of the OHA. Once Council has passed a designating by-law, notice has been provided, and the by-law has been published in accordance with the OHA an appeal may be made to the Ontario Land Tribunal in accordance with the OHA. The Ontario Land Tribunal Decision is binding.

CONCLUSION

The property at 55 Sudbury Street meets five of nine criteria under Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design/physical, historical/associative, and contextual values. As such, and despite the Notice of Objection, this property should be designated.

City Council has until December 2, 2026 to make a decision in response to the objection and, if Council determines to proceed, to enact the designation by-law.

CONTACT

Clint Robertson, Heritage Planner, Heritage Planning, Urban Design, City Planning 416-396-4946; Clint.Robertson@toronto.ca

Mary L. MacDonald, Senior Manager, Heritage Planning, Urban Design, City Planning 416-338-1079; Mary.MacDonald@toronto.ca

SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Letter of Objection – 55 Sudbury Street
Attachment 2 – Statement of Significance – 55 Sudbury Street
Attachment 3 – Revised Statement of Significance – 55 Sudbury Street
Attachment 4 – Photographs

LETTER OF OBJECTION **ATTACHMENT 1**

55 SUDBURY STREET

(Provided separately)

55 SUDBURY STREET ATTACHMENT 2

STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION)

The property at 55 Sudbury 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 the categories of design/physical, historical/associative, and contextual value.

Description

Located on the south side of Sudbury Street, at the junction with Dovercourt Road in the southern tip of the Little Portugal neighbourhood between Queen Street West and the city's main railway corridor, the property at 55 Sudbury Street comprises a two-storey office building that formerly contained the offices of the Diamond (later Dominion) Glass Company factory. The building was completed in several phases beginning with the first phase of construction in c. 1899-1900.

Statement of Cultural Heritage Value

Built in 1899-1900, the former Diamond (later Dominion) Glass Company office building at 55 Sudbury Street is valued for its contribution to the activity of manufacturing in Toronto. Glass manufacturing existed on the site as early as 1894 and continued until 1970. In 1913 the company was incorporated into the Dominion Glass Company Ltd. The company manufactured electrical, telegraph and telephone insulators as well as various bottles, tumblers, lamp chimneys and containers. By the 1960s it was reported to be the biggest glass manufacturing company in Canada. It has also been credited with producing some of the finest glass, especially before automation when glass products were still blown. The company is further credited with contributing to Canadian decorative arts and its products are featured in public collections such as the Royal Ontario Museum. The property at 55 Sudbury Street contains one of the few remaining historical factory-complex buildings in the area, and provides a physical link to the important social, cultural and economic aspects of manufacturing history in the area and the broader city.

By the mid-1880s, manufacturing industries dominated the lands on both sides of the railway corridor in the vicinity of 55 Sudbury Street. To the west was the John Abell Company factory (later American-Abell Engine & Thrasher Co.) and to the north was the Standard Soap Company, in addition to other Glass Company buildings. To the east was the Dominion Bridge Company factory (later Northey Manufacturing Company, engine manufacturers) and beyond that was the massive Massey-Harris Company factory, makers of farm implements, established in the area since 1879. The industrial and manufacturing buildings historically comprising the swath of land lining the railway corridor defined the industrial character of the vicinity into the early 2000s but have subsequently been redeveloped. Accordingly, 55 Sudbury Street is a rare surviving component of the area's industrial heritage. It is the last known building in the vicinity north of the railway corridor between Dufferin and Massey streets to yield information about this former industrial history of the area, including the socio-economic history.

Stylistically, the building is valued for its combination of largely Romanesque Revival architecture, which was contemporary with the era, alongside earlier Italianate style influences. Romanesque Revival-style features include the main entrance arch with multiple receding reveals and contrasting masonry finishes of light stone with darker brick, as well as the rough-dressed stone finishes, bands of brickwork dentils and deeply inset segmental-arch windows. The distinctive window hoods, executed in shaped brick, are stylistic holdovers of the earlier Italianate style.

The building at 55 Sudbury Street was first constructed in 1899-1900 as a one-storey office building with basement. From the slightly differentiated brick colour and seams, it is evident that at least four subsequent expansion campaigns occurred to produce the building that currently exists. Despite numerous extensions and additions, and the differentiation in the shade of brickwork, the building is remarkably unified with similar detailing serving to tie the design together. Finishes uniting the composition include a rough dressed stone foundation and window sill detailing, segmental window openings, ornamented window heads, bands of dentil brickwork, and a simple sheet-metal cornice.

The extant physical and historical link of proximity to the city's main railway corridor continues to tie the property to its context. The building is situated on the southern edge of the Queen Street West neighbourhood and adjacent to (north of) the main railway corridor running through Toronto. The locational relationship was integral to operations with a rail spur entering the site from the rail corridor. The railway brought raw materials to the site and transported finished products across the Dominion.

The jog in Sudbury Street at the junction with Dovercourt Road provides the building prominence and heightened visibility. This locational prominence combined with its historic architecture amidst so much new development makes it stand out as a distinctive local landmark.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the property:

- the two-storey, rectangular form with chamfered front corners
- the flat roof with its sheet-metal roofline cornice
- the red-brick exterior walls and brick detailing comprising bands of brickwork dentils and Italianate-style window hoods
- the stone detailing of the foundation, window sills and mullions, and main entrance arch finishes
- the arrangement and type of window openings including segmental arched window openings and the main entrance with semi-circular arch opening and transom light

Historical and Associative Value

The following heritage attributes contribute to the historical and associative value of the property:

- the location and siting of the property, adjacent to the city's main railway corridor

Contextual Value

The following heritage attributes contribute to the contextual value of the property:

- the placement, setback and orientation of the property, adjacent to the city's main railway corridor
- the physical and visual prominence of the property in its location at the junction of Dovercourt Road and Sudbury Street

55 SUDBURY STREET ATTACHMENT 3

REVISED STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION)

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PHOTOGRAPHS **ATTACHMENT 4**

55 SUDBURY STREET



View of 55 Sudbury Street from the northeast, 2026 (City of Toronto Heritage Planning)