

Authority: North York Community Council Item NY20.38, as adopted by City of Toronto Council on March 9, 2017

## **CITY OF TORONTO**

### **BY-LAW 781-2017**

**To designate the property at 33 Laird Drive (Sheridan Equipment Company Ltd.) as being of cultural heritage value or interest.**

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 33 Laird Drive (Sheridan Equipment Company Ltd.) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 33 Laird Drive and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The property at 33 Laird Drive, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 33 Laird Drive and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on July 7, 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE A**  
**STATEMENT OF SIGNIFICANCE**  
**REASONS FOR DESIGNATION**  
**33 LAIRD DRIVE**

Description

The former Sheridan Equipment Company Ltd. complex at 33 Laird Drive is located at the south-east corner of Laird Drive and Canvarco Road. Built in 1945-6, the building is composed of a series of one to two storey blocks with flat roofs and a prominent chimney, clad in brick with cast-stone details.

Statement of Cultural Heritage Value

The property at 33 Laird Drive is worthy of designation for its cultural heritage value, and meets the criteria stated in Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

The former Sheridan Equipment Company Ltd. complex has design value as a fine representative of the Streamlined Modern style which was popular in the 1930s and 1940s in Toronto. It is also valued for the artistic merit evident in the expression of the functional elements of the building as separate volumes and in the care with which the various decorative elements are integrated. These qualities are evident in the composition of the massing of the complex and in the detailing of the brick and cast stone details.

The property has associative value as it is linked with the history and evolution of the Village of Leaside from ancient Iroquois shoreline to 19th century farm-holdings to garden suburb with an industrial park and railway station. Built in 1945-6, the complex is part of Leaside's emergence as an industrial area which was integral to its town origins, contributed to Canada's service in World War I and II and expanded to support growth in peacetime. The property is also valued for its association with the Toronto-based engineering company, Margison & Babcock, who also undertook a number of significant architectural commissions within the city.

The property has contextual value as it is important in defining, and maintaining the historic industrial character east of Laird Drive. Situated at the convergence of Laird Drive, Millwood Road, Southvale Drive and the CPR rail line, the distinctive composition of this industrial complex and its Streamlined Modern details make it a prominent landmark and a significant contributor to the physical character of the neighbourhood today.

Heritage Attributes

The heritage attributes on the exterior of the property at 33 Laird Drive are:

- The exact location of the buildings on the south-east corner of Laird Drive and Canvarco Road
- The landscaped set-back and the stairs to the main entry facing Laird Drive

- The form and massing of the various original blocks with their flat roofs including the entry/showroom volume, paired office/stockroom volumes, workshop loading bay office block, two-story workshop and the square section chimney adjacent to the workshop
- The brick cladding including:
  - the standard red brick cladding
  - the horizontally striated brick cladding with its projecting bands on the upper section of the entry/showroom block
- The cast stone details including:
  - the cast-stone frame of the entry pavilion
  - the cast-stone c-channels integrated with the fenestration of the entry pavilion
  - the cast-stone decorative elements featuring square motifs in relief at either end of the entry pavilion
  - The fluted panels on the outsides of the cast-stone frame of the entry pavilion
  - The cast-stone sills, lintels and decorative panels with horizontal mouldings of the windows on the north, west, south and east elevations of the side pavilions flanking the entry pavilion
- The tile clad frame at the main entry on Laird Drive
- The original window openings including those of the entry pavilion, the side wings of the offices and stock rooms, workshop loading bay office and the two-storey workshop

Please note: later additions to this property are **not** included as part of the heritage attributes.

**SCHEDULE B**  
**LEGAL DESCRIPTION**

PIN 10369-0198(LT)

LT 685 PL 2120 TWP OF YORK; PT LT 686 PL 2120 TWP OF YORK; PT LT 687 PL 2120 TWP OF YORK; PT LT 688 PL 2120 TWP OF YORK; PT LT 689 PL 2120 TWP OF YORK; PT LT 690 PL 2120 TWP OF YORK; PT LT 691 PL 2120 TWP OF YORK; PT LT 692 PL 2120 TWP OF YORK; PT LT 12 CON 3 FTB TWP OF YORK; PT LT 13 CON 13 FTB TWP OF YORK; PT LEASIDE RD PL 1535 TWP OF YORK AS IN TL46644; PT CANVARCO RD PL 2921 TWP OF YORK CLOSED BY EY173327, AS IN EY184825

City of Toronto (former Borough of East York), Province of Ontario  
Registry Division of the Toronto Registry Office (No. 66)