

85 Laird Drive, Canadian Northern Railway Eastern Lines Locomotive Shop, Intention to Designate, Part IV Ontario Heritage Act and Approval of Alterations to a Heritage Building

Date:	November 12, 2007
To:	Toronto Preservation Board North York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Don Valley West – Ward 26
Reference Number:	

SUMMARY

This report recommends that City Council state its intention to designate the property at 85 Laird Drive, the former Canadian Northern Railway Eastern Lines Locomotive Shop, under Part IV of the Ontario Heritage Act and approve alterations to the heritage building.

The Locomotive Shop is on the east side of Laird Drive, set well back from the street. The applicant is proposing to build four car dealerships in the large area in front of the building. The building will be reused for parts and maintenance shops and car storage, and will be preserved, with some alterations to allow for the new automotive uses.

Dealerships 1 and 2 will front on Laird Drive and Dealerships 3 & 4 will be attached to the west façade of the Locomotive Works facing Laird Dr. The view shed to the centre section of the Locomotive Works between Dealerships 3 & 4 from Laird Dr. will be maintained and enhanced by landscaping.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 85 Laird Drive under Part IV of the Ontario Heritage Act;
2. If there are no objections to the designation in accordance with Section 26(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act;
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
4. The alterations to the heritage building at 85 Laird Drive be approved substantially in accordance with the Heritage Impact Statement (Conservation Strategy) for the Canadian Northern Railway Eastern Lines Locomotive Shop Laird Drive, revised November 8, 2007, prepared by Carson Woods Architects Ltd., received by Heritage Preservation Services November 8, 2007, on file with the Manager Heritage Preservation Services, subject to the owner:
 - a. Prior to final site plan approval;

providing a Detailed Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work and including as-found photographs of the exterior and interior to the satisfaction of the Manager Heritage Preservation Services;

providing final development plans, a landscape plan and a lighting plan satisfactory to the Manager Heritage Preservation Services;
 - b. Prior to the issuance of any building permit for the heritage building located at 85 Laird Drive, including a permit for the demolition, excavation, and/or shoring of the subject property;

providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

providing building permit drawings satisfactory to the Manager Heritage Preservation Services;

c. Prior to release of the Letter of Credit;

completing the heritage conservation work, satisfactory to the Manager, Preservation Services;

submitting final as-built photographs of the heritage building at 85 Laird Drive satisfactory to the Manager of Heritage Preservation Services.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

DECISION HISTORY

The applicant first met with City Planning staff early in 2006 to discuss this application for zoning by-law amendment and site plan approval. In July 2006 the property was approved by City Council for inclusion in the City of Toronto Inventory of Heritage Properties (July 25, 26 and 27, 2006). At that time Council directed that the designation of 85 Laird Drive, under the Ontario Heritage Act, be processed in conjunction with the anticipated planning application to develop the property.

Demolition of non-heritage buildings on the property west of the heritage building was approved by Heritage Preservation Services (HPS) in July 2006. The formal planning application was submitted in September 2006, and was revised September 2007.

ISSUE BACKGROUND

The applicant proposed to redevelop the property for 4 car dealerships, incorporating the heritage building into the development. HPS has been working with the applicant since 2006 to ensure that the heritage building will be conserved and enhanced by the proposed development.

COMMENTS

Reasons for Designation

The property at 85 Laird Drive is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario. Located on the east side of Laird Drive and overlooking Esandar Drive, the Canadian Northern Railways Eastern Lines Locomotive Shop (1919) is a rare surviving example of a railway building in Leaside associated with the transportation history and industrial development of the community.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Designation (Attachment No. 3) are intended to be posted on the City of Toronto's web site and served on the owners of the property and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation include a statement of the cultural heritage value of the property with a description of its heritage attributes.

Proposal

The applicant is proposing to build four car dealerships in the large area in front of the Locomotive Works. The heritage building will be reused as parts and maintenance shops and car storage, and will be preserved, with some alterations to allow for the new automotive uses (Attachment Nos. 5, 6, 7).

Dealerships 1 and 2 will front on Laird Drive and Dealerships 3 & 4 will be attached to the west façade of the Locomotive Shop facing Laird Dr. The view to the centre section of the Locomotive Shop between Dealerships 3 & 4 from Laird Drive will be maintained and enhanced by landscaping (Attachment No. 4). Significant views of the south façade will be maintained from Esander Drive.

The applicant proposes to undertake the following heritage conservation work;

- repair and re-use the existing windows and doors;
- restore three original doorways on the south, west and north facades;
- repair the exterior masonry walls and window surrounds;
- retain the original clerestory windows, which will remain covered on the exterior.

Proposed alterations include the following;

- the addition of new sash storm windows on the interior of each window;
- four new entrances with overhead garage style door and person door will be placed in original locomotive openings on the east façade and the existing doors will be removed and stored on-site;
- two new garage door openings and one double door opening will be added, and one new double door will be inserted in an existing opening on the west façade where the Dealerships are attached to the heritage building, to allow for access to the parts and repair shops, and the original windows and bricks that must be removed will be retained or re-used on site; and
- a new single door will be added in a window opening on the north façade and the window and bricks will be carefully removed and stored or re-used on-site.

Heritage Comments

The Locomotive Shop will be preserved in its entirety. Temporary coverings on the existing windows and doors will be removed and the façade restored. Important heritage attributes of the building will be conserved and restored including the existing windows, doors and masonry. The large scale of the Locomotive Shop makes adaptive re-use challenging, however, Dealerships 3 & 4 may be removed in the future to reveal the full

western façade of the heritage building. Alteration of the existing exterior will be minimal and the alterations are reversible.

Although the newly-opened view to the heritage building from Laird Drive will be partially obscured by Dealerships 3 & 4, the proposed development will enhance the heritage building by maintaining the central portion of the new view, and by creating an open landscaped area in the forecourt directly in front of the centre section of the west facade. Views from Esander Drive will not be affected.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Reasons for Designation
Attachment 4 – Illustrations of Proposed Development
Attachment 5 – Plans – West Façade
Attachment 6 – Plans – East Façade
Attachment 7 – Plans – North and South Facades