



## STAFF REPORT ACTION REQUIRED

### 211 Laird Drive – Inclusion on Heritage Inventory

<b>Date:</b>	December 14, 2009
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	Don Valley West – Ward 26
<b>Reference Number:</b>	

#### SUMMARY

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This report recommends that City Council include the property at 211 Laird Drive (Pease Foundry Company Building) on the City of Toronto Inventory of Heritage Properties.

The property is currently subject to rezoning and site plan approval applications. Heritage Preservation Services (HPS) has determined that the property's cultural heritage values and attributes will be preserved as part of the adaptive reuse of the site.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. City Council include the property at 211 Laird Drive (Pease Foundry Company Building) on the City of Toronto Inventory of Heritage Properties.

#### Financial Impact

There are no financial implications resulting from the adoption of this report.

#### DECISION HISTORY

At its meeting of March 27, 2007, North York Community Council considered a preliminary report on a zoning application for 211 Laird Drive that would result in the replacement of the current building with a single-storey commercial structure. The North York Community Council passed a recommendation that staff report to the Community Council meeting of May 1, 2007 as to whether the existing building was worthy of recognition or preservation on the grounds of historical or architectural significance.

Following research and evaluation, staff prepared a report to the June 4, 2007 meeting of the Toronto Preservation Board recommending that the property be included on the City of Toronto Inventory of Heritage Properties. The Toronto Preservation Board supported the recommendations in the staff report, which was forwarded to the North York Community Council. At its meeting of February 12, 2008, the North York Community Council referred the report back to the Director, Policy and Research, City Planning Division for further consideration, allowing Heritage Preservation Services to have further discussions with the applicant regarding potential alterations to the property.

The applicant has submitted a revised site plan application (No. 08 230442 NNY SA) that will successfully preserve the property's significant heritage values and attributes. The applicant is in support of the inclusion of the property on the City's heritage inventory. The listing report, previously approved by the Toronto Preservation Board, is being submitted to the January 12, 2010 meeting of the North York Community Council for consideration at the same time as the re-zoning and site plan applications. The Reasons for Listing (Statement of Significance), which forms Attachment No. 3 to this report, have been revised to include more information about the associative values of the property.

## **ISSUE BACKGROUND**

City Planning staff have researched and evaluated the property at 211 Laird Drive and determined that it merits inclusion on the City of Toronto Inventory of Heritage Properties. The inclusion of the property on the City's heritage inventory would enable staff to monitor any changes to the site and encourage the retention of its heritage values and attributes.

The applicant has submitted a revised application that proposes to adaptively reuse the existing building for commercial purposes, including a retail bank. After reviewing the proposal, Heritage Preservation Services staff has determined that the proposal will have minor impacts only on the property's heritage values and attributes while enabling the building to be adapted for ongoing use.

## **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment Nos. 2A & B) are attached. The Reasons for Listing (Statement of Significance) outlines the cultural heritage value and attributes of the property and is attached (Attachment No. 3).

The property at 211 Laird Drive is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the southeast corner of Laird Drive and Vanderhoof Avenue, the Pease Foundry Company Building is a representative example of Art Moderne styling applied to a small office and factory building that is associated with the important Toronto architect Earle Morgan and contributes to the character of Laird Drive as it developed as the primary corridor through Leaside's industrial sector.

## **CONTACT**

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## **SIGNATURE**

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Barbara Leonhardt

Director, Policy and Research

City Planning Division

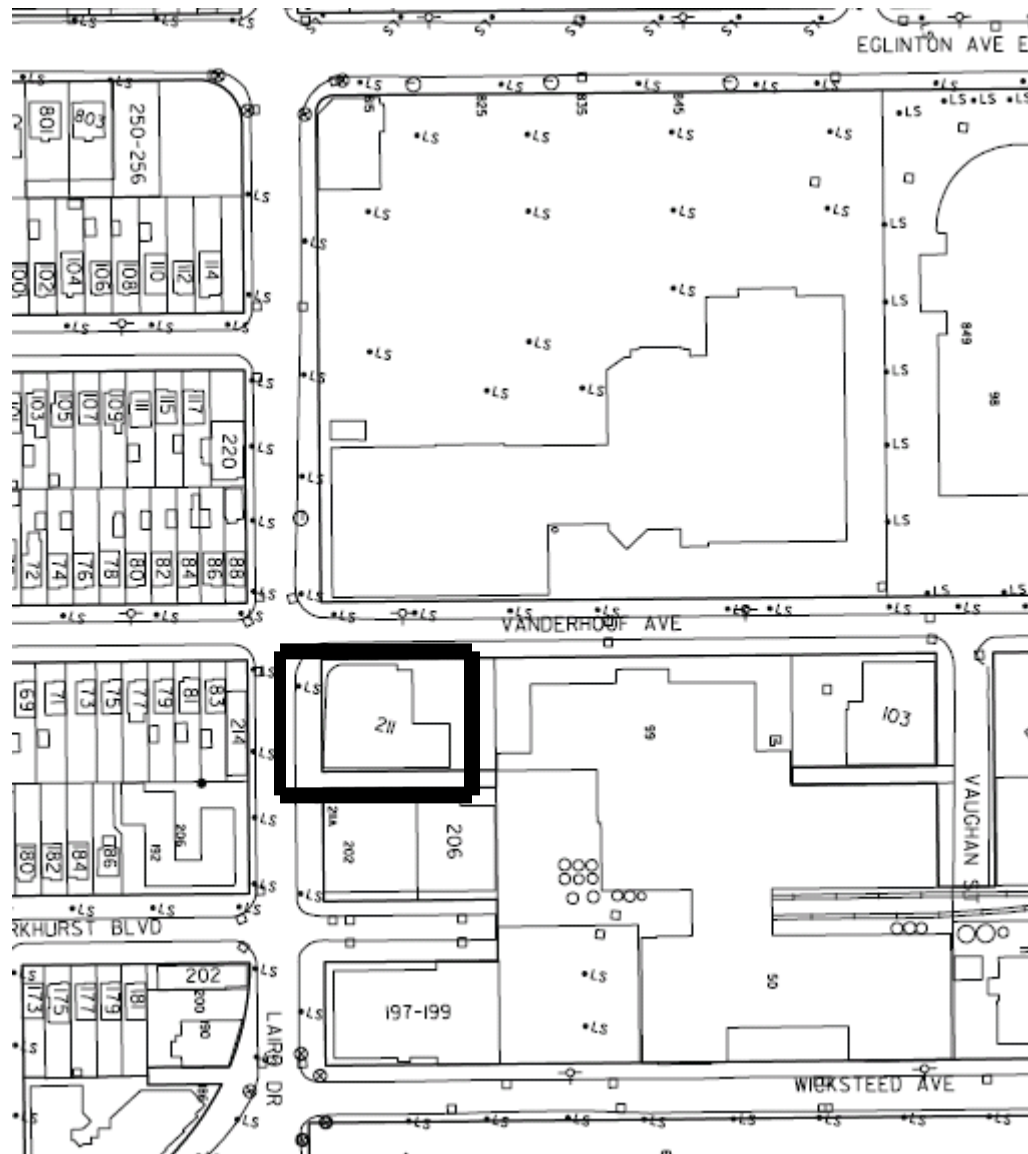
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## **ATTACHMENTS**

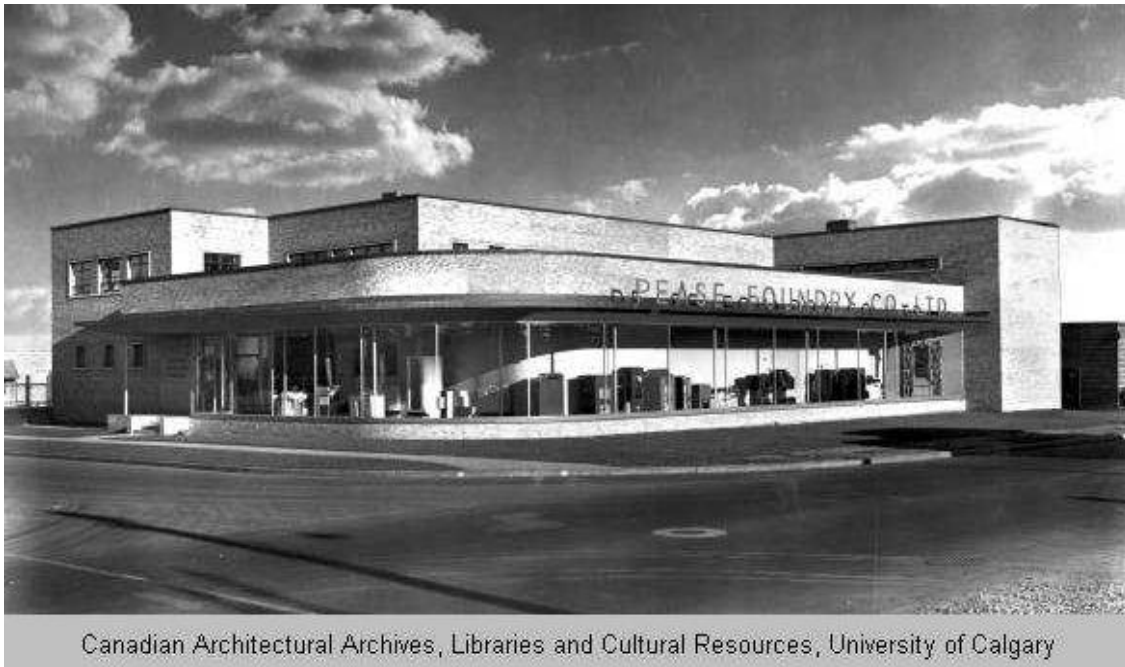
Attachment No. 1: Location Map

Attachment Nos. 2A & B: Photographs

Attachment No. 3: Reasons for Listing (Statement of Significance)



This location map is for information purposes only.  
The exact boundaries of the property are not shown.



Canadian Architectural Archives, Libraries and Cultural Resources, University of Calgary

Historical view of the property



North elevation on Vanderhoof Avenue



West elevation on Laird Drive



Detail showing the northwest corner



### **Pease Foundry Company Building**

#### Description

The property at 211 Laird Drive is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the southeast corner of Laird Drive and Vanderhoof Avenue and one block south of Eglinton Avenue East, the showroom, office and warehouse complex (1951) was commissioned by the Pease Foundry Company, manufacturers of heating and plumbing supplies.

#### Statement of Cultural Heritage Value

The Pease Foundry Company Building has design or physical value as a representative example of a mid 20<sup>th</sup> century building designed for combined commercial and industrial uses with features of the Art Moderne style. With the dramatically curved northwest corner, its stepped plan balancing horizontal and vertical elements, and the combination of solids and voids, the building bears the hallmarks of the Art Moderne. Its rounded corner is specifically placed to draw attention to the building as it overlooks the intersection of two streets, one of which was laid out as the primary corridor through Leaside's industrial area. The design contrasts the transparency and horizontal emphasis of the single-storey sections with the solidity of the two-storey block behind, where the window openings include a distinctive trio of diminutive square windows on the north wall overlooking Vanderhoof Avenue.

Historically, the Pease Foundry Company Building is linked to the evolution of the planned community of Leaside, particularly the ongoing development of its industrial core. Leaside's origins date to 1912 when the York Land Company (a subsidiary of the Canadian Northern Railway, which extended its line through the area) commissioned the notable Montreal landscape architect Frederick G. Todd to lay out a model town with distinct sectors for housing and industry. While Leaside was incorporated as a town in 1913, the anticipated growth of the municipality was delayed by the outbreak of World War I when the Leaside Munitions Company was the first manufacturer established in the industrial sector. Afterward, the Canadian Wire and Cable Company and Durant Motors were the first peacetime industries operating on Laird Drive in Leaside. During the interwar period, the construction of both the Leaside Bridge over the Don River and the Millwood Road CPR Underpass made Leaside accessible and attractive to housing and industry. As the development of the industrial sector flourished after World War II, the Pease Foundry Company opened its showroom, office and warehouse facility on Laird Drive. With this industrial base, Leaside thrived as an independent municipality until 1967 when it became part of the Borough of East York.

The Pease Foundry Company Building is linked historically with the practice of Toronto architect Earle C. Morgan (1903-1972) who prepared the plans for the complex. He was

associated with Gordon S. Adamson in the firm of Adamson and Morgan from 1934 until the partnership was dissolved in 1946. Practicing alone, Morgan accepted a variety of commissions for residential, commercial, recreational and industrial buildings, including the Pease Foundry Company Building. As his career advanced, Morgan became perhaps best known for the projects he designed for his brother-in-law, the famous Canadian businessman and philanthropist E. P. Taylor. Of these, the most recognized is Toronto's O'Keefe Centre (completed in 1960 and currently known as the Sony Centre), which Morgan designed in conjunction with Toronto architects Page and Steele.

In its context, the Pease Foundry Company Building supports the historical character of Laird Drive in Leaside as the street developed as the community's primary industrial corridor. Many of the original industrial and commercial warehouses were replaced over time, leaving the Pease Foundry Company Building as an important surviving reminder of the appearance of the area by the mid 20<sup>th</sup> century. On the opposite side of Laird Drive, the office building for Durant Motors at #150 Laird is also identified with Leaside's industrial evolution and recognized on the City of Toronto's heritage inventory.

#### Heritage Attributes

The heritage attributes of the Pease Foundry Company Building are:

- The scale, form and massing
- The stepped plan, where the two-storey section rises behind (south and east) the single storey section with the distinctive rounded (northwest) corner
- The materials, with yellow brick cladding and brick, stone and metal trim
- The flat rooflines covering the different sections of the building
- The fenestration, with continuous floor-to-ceiling window openings on the single-storey northwest section, the flat-headed window openings on the two-storey section, and the distinctive trio of small square window openings on the two-storey north wall
- The entrances (west and north) that are raised at either end of the rounded northwest section and protected by the projecting canopy
- The detailing, with the stone surrounds marking some of the window openings and the brick band course on the single-storey (northwest) section
- The placement of the building on a corner lot overlooking Laird Drive and Vanderhoof Avenue