



**STAFF REPORT
ACTION REQUIRED**

Inclusion on the Heritage Register – 33 Laird Drive

Date:	May 14, 2015
To:	Toronto Preservation Board North York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Don Valley West – Ward 26
Reference Number:	P:\2015\Cluster B\PLN\NYCC\NY15068

SUMMARY

This report recommends that City Council include the property at 33 Laird Drive on the City of Toronto Heritage Register. The property contains the original Sheridan Equipment Company Ltd., a brick and cast stone, one and two storey, office, showroom and workshop facility built in 1945-1946, and located on the south-east corner of Laird Drive and Canvarco Road.

At its meeting of February 25, 2014 North York Community Council requested that the Director of Urban Design report on the potential inclusion of the property at 33 Laird Drive on the Heritage Register. Following research and evaluation, staff have determined that the property at 33 Laird Drive meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also used by the City when evaluating properties for inclusion on the Heritage Register. The inclusion of the property on the City of Toronto Heritage Register would identify the properties' cultural heritage values and heritage attributes and enable City Council to control alterations to the site, enforce heritage property standards and maintenance and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 33 Laird Drive on the City of Toronto Heritage Register in accordance with the Reasons for Inclusion: 33 Laird Drive attached as Attachment No. 3 to the report (May 4, 2015) from the Director, Urban Design, City Planning Division.

Financial Impact

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

ISSUE BACKGROUND

The property at 33 Laird Drive contains a brick and cast-stone clad one to two-storey office, showroom and workshop facility, built in 1948. A request for a heritage evaluation of the property was made by North York Community Council on February 25, 2014.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.NY30.36>

Staff have examined the property and determined that it has cultural heritage value and merits inclusion on the City of Toronto Heritage Register. Inclusion on the register will help to ensure that all of the cultural heritage values and heritage attributes of the property are identified and protected.

COMMENTS

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. Staff have completed the attached Research and Evaluation Summary (Attachment No. 4).

The Reasons for Inclusion are found in Attachment No. 3. The property at 33 Laird Drive is worthy of inclusion on the City of Toronto Heritage Register for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

The design values are evident in the building's representation of the Streamlined Modern style which was prominent in the 1930s and 1940s. The complex is valued for its association with the evolution of the east half of Leaside as a significant industrial sector during and after both World War I and II and for its association with the engineering firm of Margison & Babcock. Located at the junction of Laird Drive, Millwood Road and Southvale Drive, its distinctive long and low form with its mix of red brick and cast-stone elements make it a longstanding significant local landmark and an important contributor to the historic character of the Leaside neighbourhood.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Inclusion
Attachment No. 4 – Heritage Property Research and Evaluation Report