

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement – 150 Laird Drive

Date: October 22, 2019

To: Toronto Preservation Board
North York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 15 - Don Valley West

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage property located at 150 Laird Drive in connection with a proposed development of the subject property and that Council grant authority to enter into a Heritage Easement Agreement for the subject property.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage property at 150 Laird Drive, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of two mid-rise buildings for older adult living accommodations incorporating the heritage building on the lands known municipally in 2019 as 146-150 Laird Drive, with such alterations substantially in accordance with plans and drawings dated June 18, 2019, prepared by RAW Design, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Philip Goldsmith, dated May 7, 2014 and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to final Site Plan approval in connection with the Zoning By-law Amendment appeal for the properties at 146-150 Laird Drive, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 below to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services.

3. Provide a detailed landscape plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. That prior to the issuance of any permit for all or any part of the property at 150 Laird Drive, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 150 Laird Drive in accordance with the plans and drawings dated June 18, 2019, prepared by RAW Design, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by Philip Goldsmith, dated May 7, 2014, and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Preservation Services, including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 150 Laird Drive prepared by Philip Goldsmith, dated May 7, 2014, to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager,

Heritage Preservation Services to secure all work included in the approved Conservation Plan and Interpretation Plan.

5. That the applicant withdraw its objection to the City of Toronto's designation of the property at 150 Laird Drive.

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.4, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 150 Laird Drive in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 150 Laird Drive.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of October 23, 2007, City Council adopted the recommendation of the North York Community Council October 2, 2007, to include the property at 150 Laird Drive (Durant Motors of Canada, Ltd.) on the City of Toronto's Heritage Register.

<http://www.toronto.ca/legdocs/mmis/2007/ny/reports/2007-10-02-ny09-cr.pdf>

At its meeting of August 12, 2014, the North York Community Council adopted a Preliminary Report on the Zoning By-law amendment application. The North York Community Council requested Heritage Preservation Services staff, City Planning to report on an assessment of the heritage listing/designation for both 146 Laird Drive and 150 Laird Drive.

<http://www.toronto.ca/legdocs/mmis/2014/ny/comm/communicationfile-49142.pdf>

At its meeting of December 9, 2015, Toronto City Council adopted the recommendation of the North York Community Council to state its intention to designate the property at 150 Laird Drive under Part IV of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.16>

The owner appealed the designation of the property to the Conservation Review Board and the Zoning By-law Amendment application to the former Ontario Municipal Board (OMB), citing City Council's failure to make a decision within the prescribed time frames set out in the Planning Act.

At its meeting of February 3, 2016, City Council considered a report from the City Solicitor on 146 and 150 Laird Drive - Zoning Amendment - Request for Direction - Ontario Municipal Board.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.CC12.10>

On October 25, 2016, the former OMB allowed the appeal and approved the Zoning By-law Amendment application.

<https://www.omb.gov.on.ca/ecs/CaseDetail.aspx?n=PL150360>

BACKGROUND

2016 Proposal

The plans submitted to the OMB in 2016 when the Zoning By-law Amendment was approved are generally consistent with the current plans. However, the 2016 plans show that the southwest corner wall of the Durant Motors of Canada, Ltd. building will be retained in situ. Since then, the applicant has revised the proposal and now the southwest corner wall is proposed to be dismantled and reconstructed to address construction feasibility and safety concerns.

Current Proposal

The development site is located at 146-150 Laird Drive and contains the Durant Motors of Canada, Ltd. building. The proposal is to construct two mid-rise buildings (seven-storey and eight-storey) consisting of 23,561 square metres of older adult living accommodations. The eight-storey building will be retirement rental accommodations and the seven-storey building will be a retirement condominium. The eight-storey building will incorporate the Durant Motors of Canada Ltd. building as its base. The east (front) elevation of the building will be conserved, the north (side) elevation will be partially conserved, the west rear elevation will be demolished to allow for the new construction and the south (side) elevation will be retained with the southwest corner to be dismantled and reconstructed. The south (side) wall will be altered to allow a two-storey physical connection to the new seven-storey building to be constructed to the

south. The front yard set-back and stone stairs will be partially preserved, with some of the landscaping and stairs to be removed to accommodate an enlarged right-of-way.

Heritage Property

The subject property at 150 Laird Drive is located on the west side of the roadway and contains the building known historically as the Durant Motors of Canada, Ltd. building. The property has cultural heritage value for its design, historical associations and context. The two-storey office building was constructed in 1928 for Durant Motors of Canada. The building is a fine representative of the Late Gothic Revival style with its regular series of window bays separated by buttress-like piers, decorative Gothic elements and cast-stone details and brick patterning. The property has direct association with the evolution of the industrial development of Leaside and in particular with the Canadian automobile industry, as it was the headquarters of Durant Motors of Canada, Ltd. and Dominion Motors Ltd., between World War I and II. The property contributed to the character of the Post World War I Town of Leaside and it remains a landmark in the neighbourhood. Council stated its intention to designate the property under Part IV of the Ontario Heritage Act at its meeting on December 9, 2015 (see attachment 4).

Adjacent Heritage Properties

There are no heritage properties adjacent to the development site.

Policy Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council’s decisions affecting land use planning matters be consistent with” the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City’s Heritage Register are considered to be significant in this context. “Conserved” is defined in the PPS as “the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed

development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

The City of Toronto's Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged."

The Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Proposed Conservation Strategy

Heritage Preservation Services has reviewed the Heritage Impact Assessment (HIA) submitted in support of the application. The HIA finds that the proposed alterations and associated mitigation measures retain the integrity of the cultural heritage value, attributes and character of the site, as described in the statement of significance. Overall, staff concur with this assessment and are supportive of the proposal.

The front elevation, the north side elevation and a portion of the south side elevation of the Durant Motors of Canada, Ltd. building at 150 Laird Drive will be retained in situ and supported during the construction of a new mid-rise condominium building behind and above the retained elevations.

The existing floor levels will be retained while the floor plates will be newly constructed along with an additional six floors and mechanical penthouse above the existing building. The new construction will have a four metre stepback above the existing building and there will be a two metre upper storey stepback at level six. The new construction is distinguishable from and compatible with the historic building. The new upper storeys continue the rhythm of the historic grid vertically by dividing the facade in bays with similar widths to the bays of the Durant Motors of Canada, Ltd. building. At the north side elevation, a reveal separates the new work from the historic building.

The north sidewall of the historic building will be retained to its entire depth. One bay of the south sidewall will be retained with the southwest corner, including one bay of the west rear elevation, to be dismantled and reconstructed. The southwest corner is to be dismantled and reconstructed to allow for the construction of the structure that will connect the retirement home and retirement condominium buildings. The existing chimney on the south sidewall is to be removed as it is a later addition.

The conserved walls of the Durant Motors of Canada, Ltd. building will be repaired, including repointing, brick and stone repair and restoration of the entrance ironwork. New windows that match the design of the original windows will be installed to replace the existing non-original windows.

The window well on the east elevation for the raised basement is identified as a heritage attribute in the statement of significance. The window well will be altered to create three

terraces to provide more light to the lowest level. This alteration will have a minimal visual impact and the new work will be distinguishable from and compatible with the historic building.

The front yard setback and stone stairs will be partially retained, with some of the landscaping and stairs to be removed to accommodate an enlarged right-of-way. The building's overall setting will be conserved and the majority of the limestone risers and walkway will be reconstructed. The limestone planter will be relocated and reconstructed further west.

Adjacent Development

The adjacent property to the south of the subject site at 146 Laird Drive is not on the City's Heritage Register. The property at 146 Laird Drive and the subject property at 150 Laird Drive form a joint assembly. A retirement home is currently under construction at 146 Laird Drive. This retirement home and the retirement condominium together will be a new mid-rise retirement community. The previous building on the site was a two-storey red brick building with a raised base constructed in the World War II period for Durant Motors of Canada, Ltd. This building was demolished to allow for the construction of the new seven-storey retirement home. The design of the retirement home is compatible with the heritage building at 150 Laird Drive as it references the datum lines, vertical rhythm and material palette of the Durant Motors of Canada, Ltd. building.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a revised conservation plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager of Heritage Preservation Services. A conservation plan prepared by Philip Goldsmith and dated April 24, 2019 has been provided, but it should be updated to address the proposed changes to the landscaped setback and stone stairs.

Heritage Interpretation and Heritage Lighting

Should Council approve the proposed conservation strategy, prior to the issuance of site plan approval for the proposed development the applicant should be required to submit a heritage lighting plan and an interpretation plan to the satisfaction of the Senior Manager of Heritage Preservation Services. This lighting plan should include details of how the Durant Motors of Canada, Ltd. building will be lit to highlight its unique heritage character. The interpretation plan should serve to communicate the cultural heritage values of the Durant Motors of Canada, Ltd. building to users and visitors of the property.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of Site Plan approval.

Designation and Heritage Easement Agreement

Should Council approve the proposed conservation strategy, the owner should be required to withdraw its objection to the City of Toronto's designation of the Durant Motors of Canada, Ltd. building. Staff is also recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the property.

CONCLUSION

Staff are supportive of the proposal to alter the Durant Motors of Canada, Ltd. building to allow for the construction of a new of a retirement condominium that will form part of a mid-rise retirement community. Staff are supportive of the proposed alterations in the context of the conservation and mitigation strategies proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property.

CONTACT

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SIGNATURE

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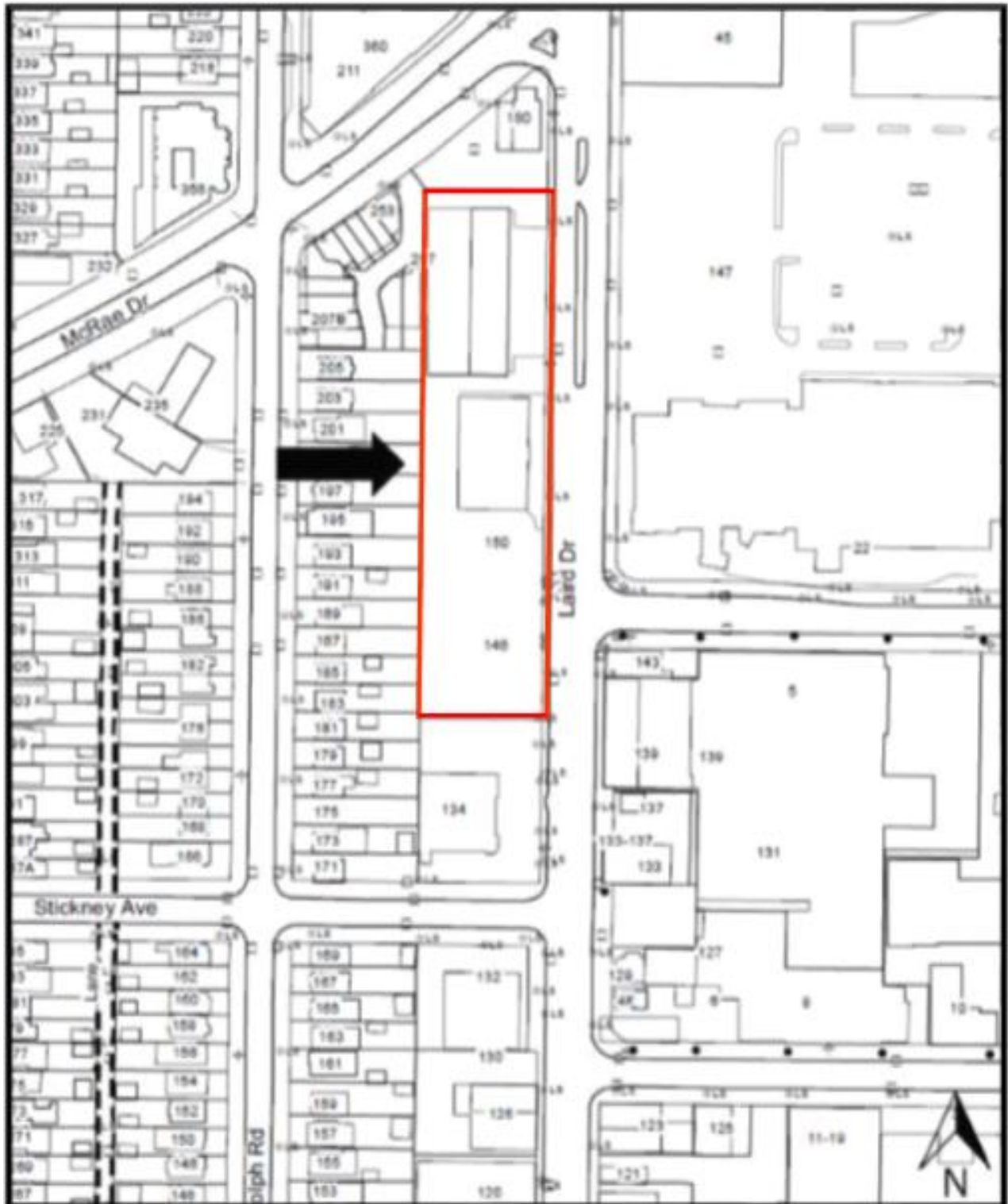
ATTACHMENTS

Attachment No. 1 - Location Plan - 146-150 Laird Drive

Attachment No. 2 - Photographs

Attachment No. 3 - Proposal

Attachment No. 4 - Statement of Significance (Reasons for Designation)



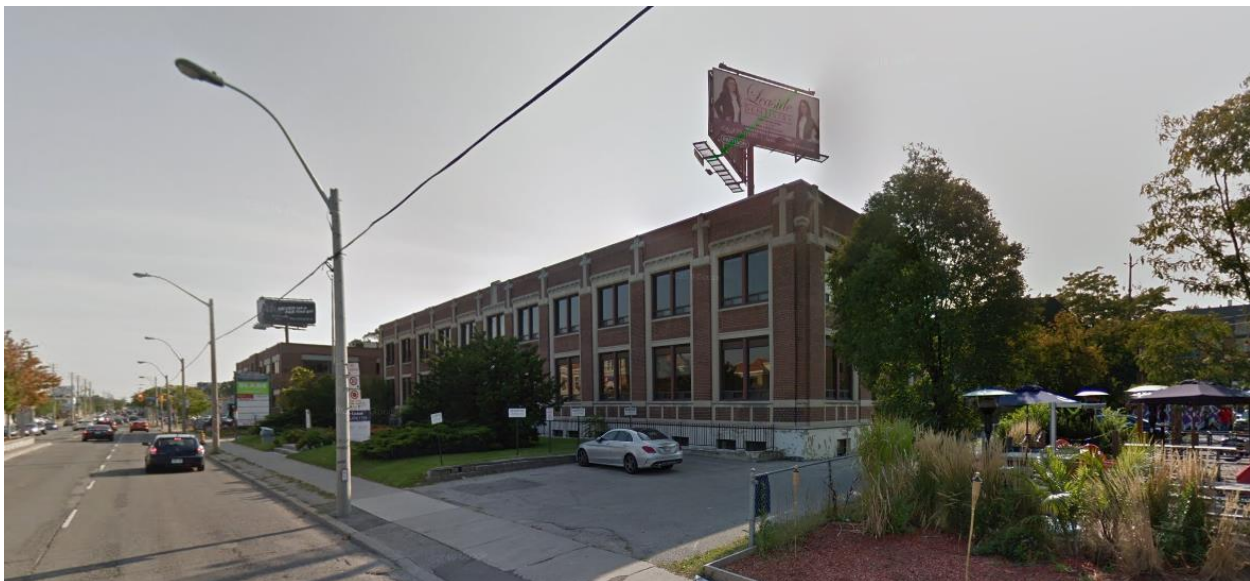
This location map is for information purposes only and is oriented with North at the top. The arrow marks the subject property at 150 Laird Drive.



Bird's-eye view of the development site, which is indicated by the arrow. The exact boundaries of the site are not shown.



150 Laird Drive (Source: Google, August 2018) - East Elevation



150 Laird Drive (Source: Google, May 2019) - View looking south

PHOTOGRAPHS



150 Laird Drive (Source: Google, July 2018) - View looking northwest



150 Laird Drive (Source: Google, July 2018) - Southwest corner

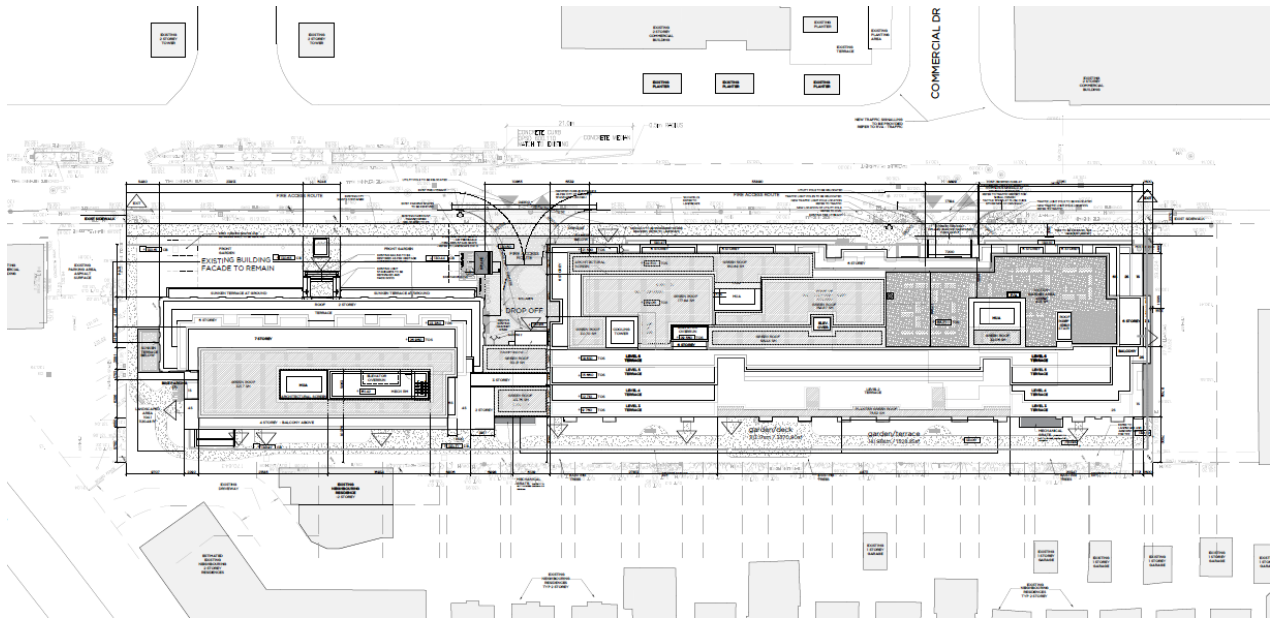


Proposed view looking southwest

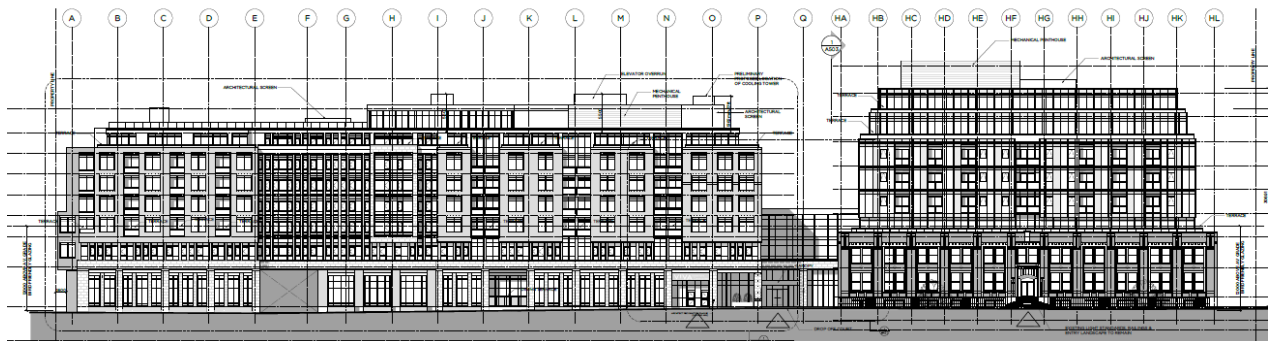


Proposed bird's-eye view looking southwest

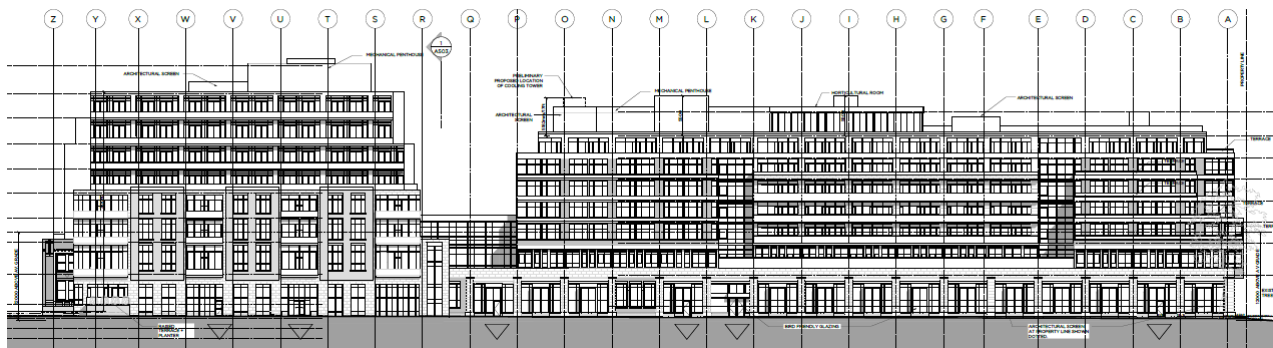
PROPOSAL



Proposed site plan

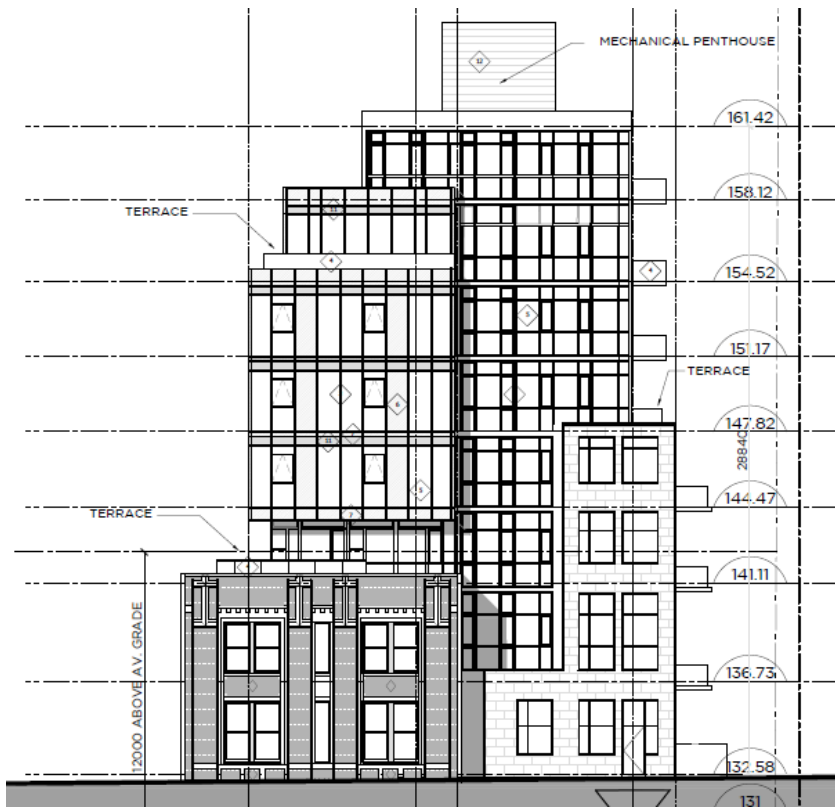


Proposed east elevation



Proposed west elevation

PROPOSAL



Proposed north elevation



The property at 150 Laird Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act 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.

Description

The former Durant Motors of Canada, Ltd. office headquarters at 150 Laird Drive is located at the west side of Laird Drive between Markham Avenue and McRae Drive. Built in 1928, the building is a two-storey office building with a flat roof, clad in brick with cast stone details. The property was listed on the Heritage Register in 2007.

Statement of Cultural Heritage Value

The (former) Durant Motors of Canada, Ltd. building has design value as a fine representative of the Late Gothic Revival style typical in the first thirty years of the twentieth century in Canada. However, it is rare in its application for an automobile headquarters building in Toronto. Its design value is further evident in the high degree of both craftsmanship and artistic merit. These qualities are seen in the composition of the building and the articulation of its form with a regular series of window bays separated by buttress-like piers, the decorative Gothic elements and cast-stone details and the brick patterning.

The property has an associative value for its direct association with the evolution of the industrial development of Leaside following World War I and in particular with the Canadian automobile industry, as represented by Durant Motors of Canada, Ltd. and Dominion Motors Ltd., between World War I and II.

The building has contextual value as it is important in defining, maintaining and supporting the character of the Post World War I Town of Leaside as it grew from a railway junction to an independent town. Built in 1928, it is physically, functionally, visually and historically linked with its surrounding on Laird Drive. Its setback and landscaped setting, fine architectural form, details and scale make it an important landmark and a significant contributor to the character of the neighbourhood today.

Heritage Attributes

The heritage attributes on the exterior of the property at 150 Laird Drive are:

- The location as built of the building on the west side of Laird Drive between Markham Avenue and McRae Drive
- The landscaped set-back and the stairs to the main entry facing Laird Drive
- The form and massing of the two-storey volume on a raised basement with a flat roof
- The south, east and west elevations
- The regular rhythm of brick piers and window bays
- The brick cladding including:
 - the standard brick cladding of the elevation

- the stepped brick piers flanking the windows on all four elevations
- the decoratively patterned brick panels below the windows and in the parapet
- The cast stone details including:
- the cast-stone double storey frames of the windows and their sills and headers on all four elevations
- the square bosses with their floral motifs carved in relief above the second storey windows
- the cast-stone entry portal in the east elevations with its flattened pointed arch and elaborately moulded opening, vertical panels above with the stepped parapet and pair of shields
- above the main east entry, the cast-stone tablet set into the parapet and causing a step in its profile
- the decorative cast-stone band with decorative brick panels below the first storey windows
- the sloping cast-stone drip-moulds and the cruciform details on the brick piers
- The window well on the east elevation for the raised basement

Please note: later additions to this property, the fire escape stairs and metal clad addition on the west side of the property are not included as part of the heritage attributes.