

TORONTO STAFF REPORT

May 24, 2006

To: Toronto Preservation Board
Etobicoke York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 3500 Eglinton Avenue West (Employees' Building, Canadian Kodak Company) -
Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to
Designate under Part IV of the *Ontario Heritage Act*
York South-Weston-Ward 12

Purpose:

This report recommends that City Council include the property at 3500 Eglinton Avenue West (Employees' Building, Canadian Kodak Company) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV of the Ontario Heritage Act.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the 2006 Policy and Research budget.

Recommendations:

It is recommended that:

- (1) City Council include the property at 3500 Eglinton Avenue West (Employees' Building, Canadian Kodak Company) on the City of Toronto Inventory of Heritage Properties;
- (2) City Council state its intention to designate the property at 3500 Eglinton Avenue West (Employees' Building, Canadian Kodak Company) under Part IV of the *Ontario Heritage Act*;
- (3) if there are no objections to the designation in accordance with Section 29(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*;

- (4) if there are any 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
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The Canadian Kodak Company, now known as Kodak Canada Inc., is in the process of selling its property at 3500 Eglinton Avenue West. Staff have evaluated the site according to the criteria for municipal designation that was prescribed by the Province of Ontario in January 2006, which indicates that the site merits inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV of the *Ontario Heritage Act* according to the three criteria of design or physical value, historical or associative value, and contextual value.

The designation of the property would enable City Council to refuse the demolition of the building, encouraging its adaptive reuse and the retention of its heritage attributes as described in Attachment No. 3.

Comments:

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3) and include a statement of cultural heritage value and description of the heritage attributes of the property. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

Statement of Reasons for Designation

The property at 3500 Eglinton Avenue West is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The Employees' Building (1939) is a representative example of a 20th century industrial building constructed for the Canadian Kodak Company, an organization of significance to the community, which is a landmark in the former City of York.

The Reasons for Designation, including a description of the heritage attributes of the property, are available for viewing from the City Clerk's Department or from Heritage Preservation Services, Research and Policy, City Planning Division, City of Toronto.

Conclusions:

It is recommended that City Council include the property at 3500 Eglinton Avenue West (Employees' Building, Canadian Kodak Company) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV of the *Ontario Heritage Act*.

Contact:

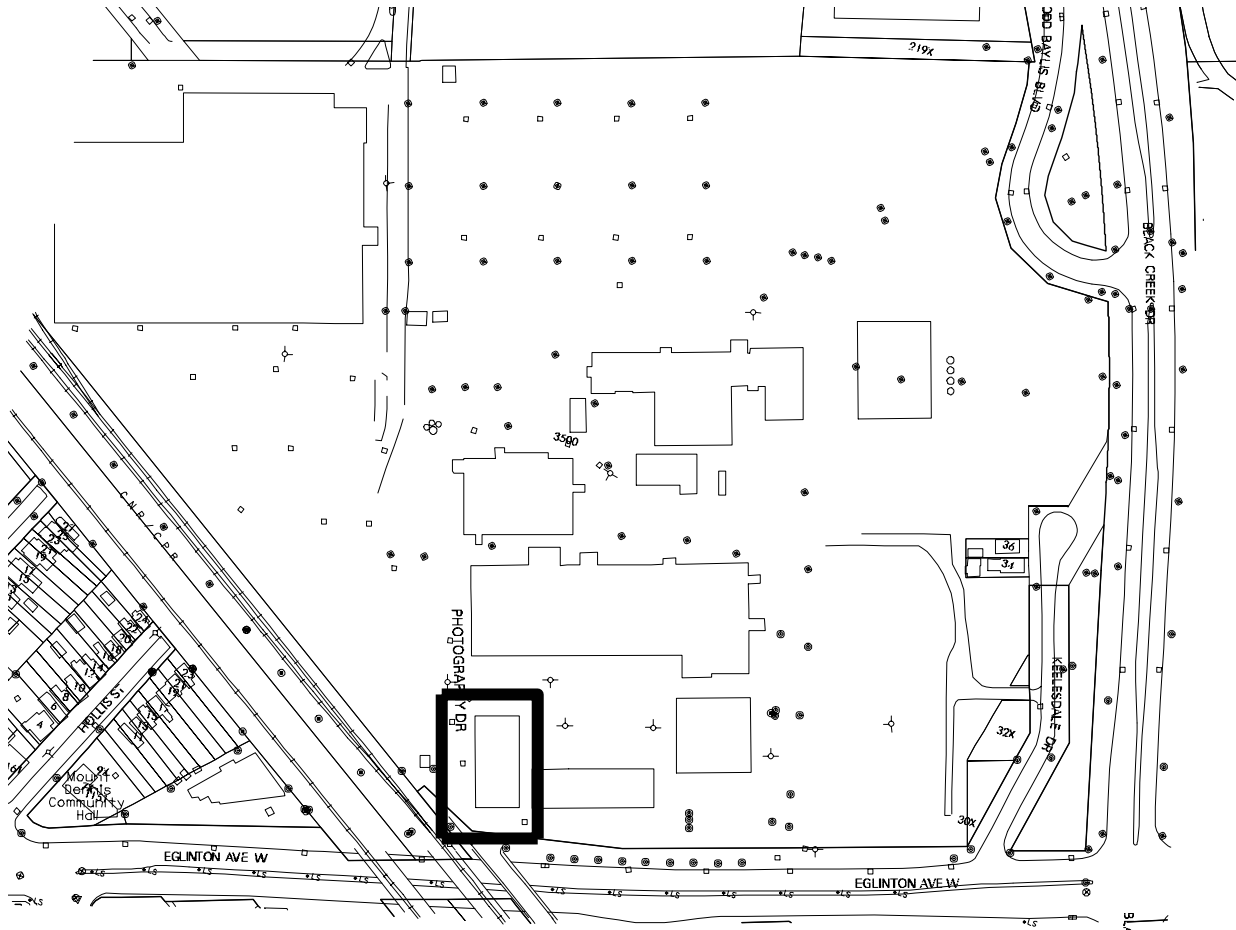
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List of Attachments:

Attachment No. 1 – Location Map (3500 Eglinton Avenue West)
Attachment No. 2 – Photographs (3500 Eglinton Avenue West)
Attachment No. 3 – Reasons for Designation (3500 Eglinton Avenue West)

LOCATION MAP: 3500 EGLINTON AVENUE WEST ATTACHMENT NO. 1

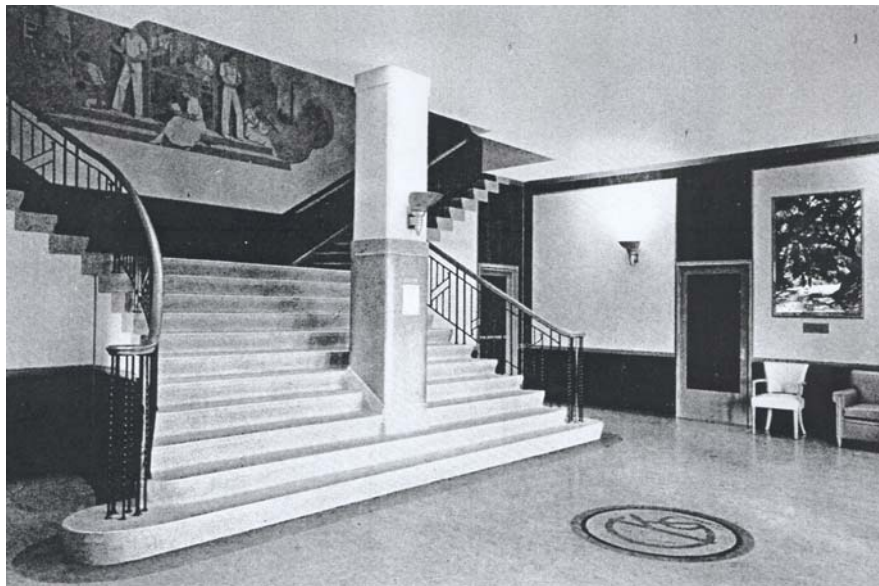


This location map is for information purposes only. The legal boundaries of the property are not outlined. Only the portion of the property described in the Reasons for Designation (Attachment No. 3) and containing the Employees' Building is outlined.

PHOTOGRAPH: 3500 EGLINTON AVENUE WEST ATTACHMENT NO. 2



Employees' Building (also known as Building No. 9), Canadian Kodak Company, showing the principal (south) façade



Employees' Building, Canadian Kodak Company, showing the entrance hall at the south end of the building (source: *Employees' Guidebook, Canadian Kodak Company, 1942*)

3500 Eglinton Avenue West: Employees' Building, Canadian Kodak Company

Description

The property at 3500 Eglinton Avenue West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design or physical value, historical or associative value, and contextual value. Located on the northwest corner of Eglinton Avenue West and Black Creek Drive, the Employees' Building of the Canadian Kodak Company was constructed in 1939 and opened in 1940.

Statement of Cultural Heritage Value

The cultural heritage value of the Employees' Building, Canadian Kodak Company, is related to its design or physical value as a representative example of industrial architecture. It was an integral component of the industrial campus developed by Kodak that incorporated modern ideas for factory construction with reinforced concrete buildings linked by raised bridges.

The cultural heritage value of the Employees' Building also relates to its historical or associative value for its direct association with an organization that is significant to the community. The Canadian Kodak Company (now known as Kodak Canada Incorporated) was founded in 1899 as a subsidiary of the American parent company. With its innovative products, ranging from cameras to film development processes, Kodak ensured that photography was accessible for professionals and amateurs alike. The success of the Canadian enterprise resulted in the relocation of the company from downtown Toronto to York Township in 1914.

The Employee's Building also has contextual value as part of the Canadian Kodak Company's campus. Located near the northwest corner of Eglinton Avenue West and Black Creek Drive, the property was originally dubbed "Kodak Heights" and remains a landmark in the former City of York.

Heritage Attributes

The heritage attributes of the Employee's Building, Canadian Kodak Company, related to its cultural heritage value as a representative example of industrial architecture are found on the exterior walls, roof and interior as described below, consisting of:

- The four-storey rectangular plan with a flat roof marked by a cornice
- The concrete construction and the use of piers to organize the flat-headed door and window openings on the principal (south) façade, side elevations (east and west) and rear (north) wall
- The organization of the lower storey of the principal (south) façade into five bays with a central entrance; protected by a suspended canopy (the original canopy has been replaced), the entry is located in a large flat-headed opening with a transom and flanked

by single flat-headed window openings; the remaining window openings on this wall currently contain three-part industrial sash windows

- On the interior, the south entrance hall with a curved double staircase
- The concrete bridges connecting the Employees' Building with the adjoining buildings (known as Building No. 3 and 7) and the rooftop penthouse are not included in the Reasons for Designation

Revised August 2006