

Authority: North York Community Council
Item NY10.16, adopted as amended, by City of Toronto
Council on December 9 and 10, 2015

CITY OF TORONTO

BY-LAW 332-2020

To designate the property at 150 Laird Drive as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 150 Laird Drive as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 150 Laird Drive and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas a notice of objection was served upon the Clerk of the municipality and such objection was referred to the Conservation Review Board for a hearing; and

Whereas the notice of objection was subsequently withdrawn; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The property at 150 Laird Drive, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property 150 Laird Drive at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on April 30, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 150 LAIRD DRIVE

Reasons for Designation

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
- All elevations, including the principal elevation facing east, the rear elevation facing west and the two side elevations facing north and south respectively
- 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/alterations to this property are not included as part of the heritage attributes.

SCHEDULE B
LEGAL DESCRIPTION

PIN 10384-0278 (LT)
LOTS 614 TO 629, INCLUSIVE, REGISTERED PLAN 2120

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)