TORONTO

STAFF REPORT
ACTION REQUIRED

Inclusion on City of Toronto Inventory of Heritage Properties – 1133-1377 Sheppard Avenue West

Date:	May 16, 2014
To:	Toronto Preservation Board
From:	Director, Urban Design, City Planning Division
Wards:	York Centre - Ward 9
Reference Number:	P:\2014\Cluster B\PLN\NYCC\NY14066

SUMMARY

This report recommends that City Council include the 10 buildings or building complexes at 1133-1377 Sheppard Avenue West (Parc Downsview Park) that are listed in Recommendation No. 1 below on the City of Toronto Inventory of Heritage Properties . The buildings and building complexes are identified by the names and building numbers assigned to the site when it was under the jurisdiction of the Department of National Defence as a military base.

The properties in Recommendation No. 1 are identified in the Downsview Area Secondary Plan, and their inclusion on the City's heritage inventory would support the heritage policies in Section 3.4 of the Secondary Plan that encourage the conservation of buildings and landscapes with heritage significance. The proposed listing of additional structures on the heritage inventory will enable Council to protect all of the heritage attributes and values of the site while allowing the property owner to move forward with their future planning objectives.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council include the following 10 buildings or building complexes on the property at 1133-1377 Sheppard Avenue West (Parc Downsview Park) on the City of Toronto Inventory of Heritage Properties:

a Buildings 34, 35 and 36 (Plant Complex 3)
b. Buildings 38 and 39 (Construction and Engineering Building)
c. Building 40 (Storage Building and Workshop)
d. Building 41 (Storage Building)
e. Building 42 (Storage Building)
f. Building 43 (Workshop)
g. Building 100 (Administration Building)
h. Building 103 (Fire Hall)
i. Building 105 (Central Heating Plant No. 1)
j. Building 151 (Supply Depot)

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

DECISION HISTORY
Council of the former City of North York listed some of the buildings on the property at 1133-1377 Sheppard Avenue West on the City of Toronto's Inventory of Heritage Properties, North York Region in November 1998, prior to the approval of the original Downsview Area Secondary Plan in 1999.

City Council initiated a review of the Downsview Area Secondary Plan in 2008. Two years later, a report submitted to City Council by planning staff that recommended amendments to the Official Plan to update the Secondary Plan was deferred. In June 2011, City Council considered a Direction Report from the City Solicitor that recommended a settlement for a revised Downsview Area Secondary Plan and directed the City Solicitor and other appropriate staff to attend the Ontario Municipal Board in supported of the updated Secondary Plan. At a pre-hearing conference in June 2011, the Ontario Municipal Board issued an Oral Decision that approved the updated Downsview Area Secondary Plan.

ISSUE BACKGROUND
Following the closure of the Canadian Forces Base Toronto (Downsview) in 1994, the federal government announced the creation on part of the site of Canada's first national urban park, Parc Downsview Park. In 2012, the 572-acre (231.5-hectare) site was placed under the jurisdiction of the Canada Lands Company (CLC), the arms-length Crown Corporation that holds and disposes of surplus federal property.

Because Parc Downsview Park is owned by a federal Crown Corporation, the City cannot designate the property under Part IV, Section 29 of the Ontario Heritage Act. However, with the potential sale and redevelopment of portions of the property at 1133-1377 Sheppard Avenue West, it is important that the buildings or building complexes on the site that have cultural heritage value be listed on the City's heritage inventory to enable staff to monitor any development proposals affecting them to encourage the preservation of their heritage values and attributes.

However, since the approval of the Downsview Area Secondary Plan, two of the building complexes identified as heritage resources have been demolished (Attachment No. 4). As a result, it is important that the remaining buildings or building complexes without heritage protection be listed on the City of Toronto Inventory of Heritage Properties.

The proposed listing of 10 additional buildings or building complexes at Parc Downsview Park is consistent with the heritage policies in Section 3.4 of the Downsview Area Secondary Plan. According to policy 3.4.1, "Buildings possessing cultural heritage value or interest and potential cultural heritage landscapes are shown as heritage resources on Map 7-7 and will be conserved in accordance with the Official Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada."* The heritage resources identified encompass those previously listed on the City's heritage inventory, as well as those identified in Recommendation No. 1 of this report. A location map showing the heritage resources at Parc Downsview Park is attached as Attachment No. 1 and includes the buildings and building complexes currently listed on the heritage inventory, as well as those identified for inclusion in Recommendation No. 1 of this report. The map does not identify the military housing on John Drury Drive and Robert Woolhead Crescent in William Baker Park (located in the adjoining Ward 8), which was not identified in the Downsview Area Secondary Plan as heritage resources to be preserved.

COMMENTS

Location maps and photographs are attached for the individual buildings and building complexes identified in Recommendation No. 1 (Attachments Nos. 2A-J). This report identifies the structures according to the numbering and naming system adopted when they were part of CFB Toronto (Downsview). Properties added to the City's heritage inventory are assigned individual street addresses according to the City of Toronto's official street numbering system.

Individual Statements of Significance (Reasons for Listing) are appended as Attachments Nos. 3A-J. The Research and Evaluation Summary for the property at 1133-1377 Sheppard Avenue West provides an overview of the site, with the assessment according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designations that the City of Toronto also applies when determining whether properties merit inclusion on the City's heritage inventory (Attachment No. 4).

The buildings and building complexes located at 1133-1377 Sheppard Avenue West that are identified in Recommendation No. 1 of this report are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value under all three categories of design, associative and contextual values. The buildings and building complexes date from 1928 to 1971 and are valued as part of a rare collection of structures

linked to the aviation history of Canada that represent the evolution of the site from its origins as an airfield with a manufacturing complex founded and expanded by the de Havilland Aircraft Company of Canada, to its role in the second half of the 20th century as a military base in Toronto, and its status as a local landmark.

CONTACT

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SIGNATURE

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Harold Madi
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map, Parc Downsview Park
Attachment No. 2A - Location Map and Photographs, Buildings 34, 35 and 36
Attachment No. 2B - Location Map and Photographs, Buildings 38 and 39
Attachment No. 2C - Location Map and Photographs, Building 40
Attachment No. 2D - Location Map and Photographs, Building 41
Attachment No. 2E - Location Map and Photographs, Building 42
Attachment No. 2F - Location Map and Photographs, Building 43
Attachment No. 2G - Location Map and Photographs, Building 100
Attachment No. 2H - Location Map and Photographs, Building 103
Attachment No. 2I - Location Map and Photographs, Building 105
Attachment No. 2J - Location Map and Photographs, Building 151
Attachment No. 3A- Statement of Significance, Buildings 34, 35 and 36
Attachment No. 3B - Statement of Significance, Buildings 38 and 39
Attachment No. 3C - Statement of Significance, Building 40
Attachment No. 3D - Statement of Significance, Building 41
Attachment No. 3E - Statement of Significance, Building 42
Attachment No. 3F - Statement of Significance, Building 43
Attachment No. 3G - Statement of Significance, Building 100
Attachment No. 3H - Statement of Significance, Building 103
Attachment No. 3I - Statement of Significance, Building 105
Attachment No. 3J - Statement of Significance, Building 151
Attachment No. 4 - Research and Evaluation Summary, Parc Downsview Park
Attachment No. 5 – Photographs, Buildings 14-15 and 106 (demolished)

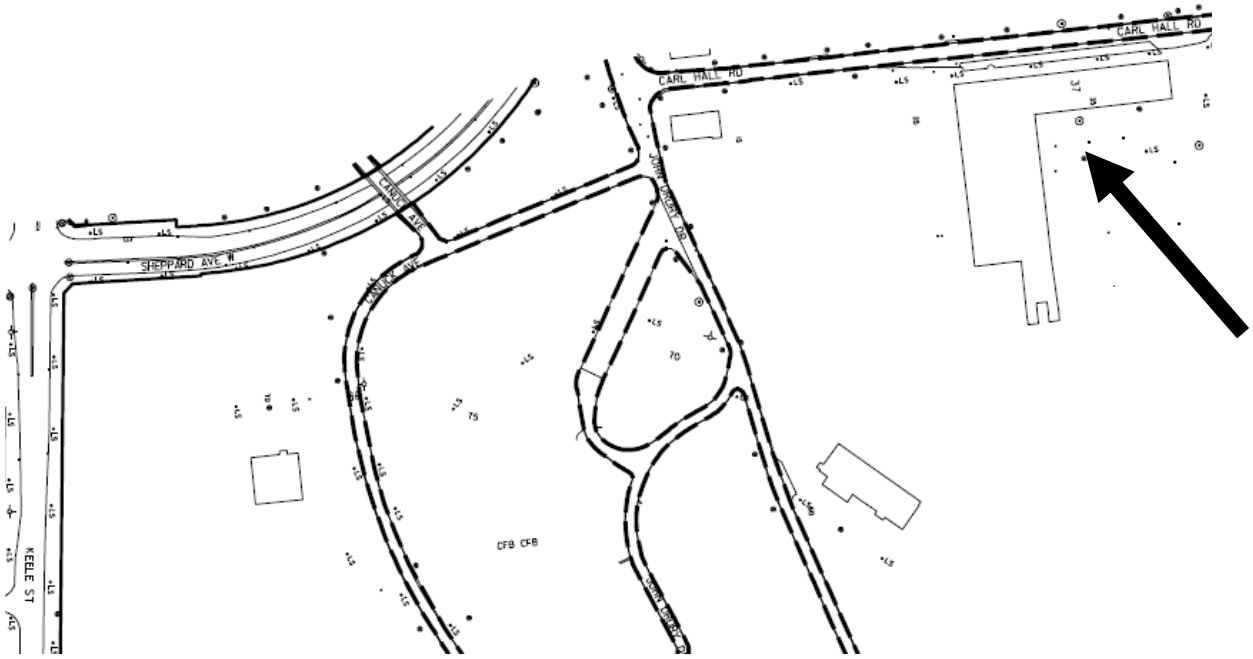
LOCATION MAP: 1133-1377 SHEPPARD AVENUE WEST ATTACHMENT NO. 1



This location map identifies by number the buildings and building complexes on the property at 1133-1377 Sheppard Avenue West that are discussed in this report, which are listed as "recommended" in the table below. They are identified by the building numbers shown on the map above, with the building names listed in the table. The individual buildings and complexes are shown in detail in Attachment Nos. 2A-J (location maps and current photographs by Heritage Preservation Services) that follow. Within the map boundaries, the buildings/complexes that are currently listed on the City's heritage inventory are also identified. The map was provided by ERA Architects in 2009.

Building #	Building Name	Building Date	Heritage Status
1-6, 9 & 18	Plant Complex 1	1929-1944	listed
2 & 8	Plant Complex 2	1940	listed
14 & 15	Fire Pump House and Storage Building	1938	demolished
34, 35 & 36	Plant Complex 3	1952	recommended
38	Construction and Engineering Building	1944	recommended
39	Construction and Engineering Building	1939	recommended
40	Storage Building and Workshop	1939	recommended
41 & 42	Storage Buildings	1944	recommended
43	Workshop	1939	recommended
100	Administration Building	1971	recommended
103	Fire Hall	1953	recommended
105	Central Heating Plant No. 1	1953	recommended
106	Guard House and Storage Building	1953	demolished
151	Supply Depot	1954	
172	LF/MF Inner Beacon Shield	N/A	Not identified (small storage shed)

LOCATION MAP & PHOTOGRAPHS: ATTACHMENT NO. 2A
BUILDINGS 34, 35 & 36 (PLANT COMPLEX 3)



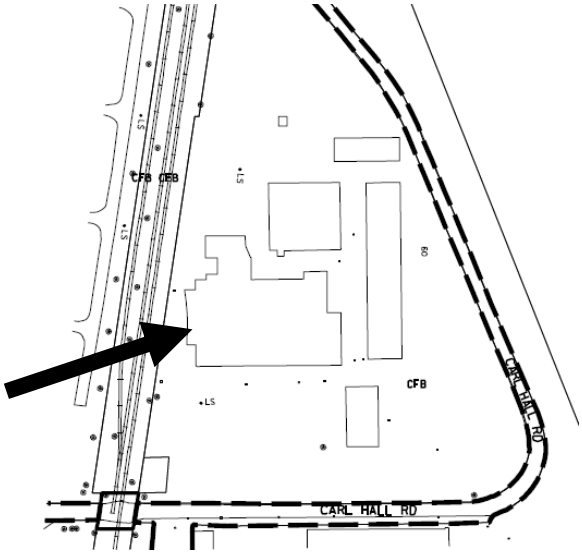
This location map is for information purposes only;
the exact boundaries of the property are <u>not</u> shown

The **arrow** marks the site of Buildings 34, 35 and 36, with Building 34
facing Carl Hall Road, buildings 35 and 36 to the south, and
the concrete ventilation towers projecting at the south end of the complex



Buildings 34, 35 and 36 (Heritage Preservation Services, March 2014)

LOCATION MAP AND PHOTOGRAPHS: ATTACHMENT NO. 2B
BUILDINGS 38 & 39 (CONSTRUCTION & ENGINEERING BUILDING)



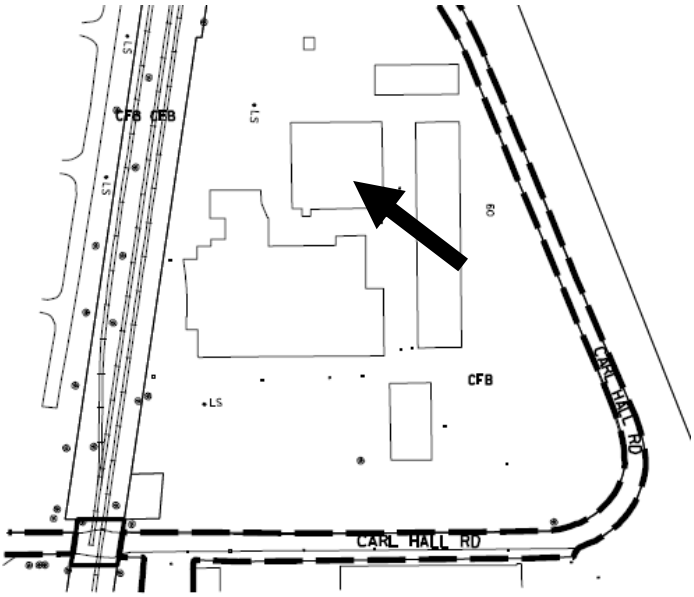
This location map is for information purposes only;
the exact boundaries of the property are not shown

The **arrow** marks the site of Buildings 38 and 39, which are part of the group of World War II-era structures in the triangle outlined by Carl Hall Road and the CNR tracks





Building 38 (above) and Building 39 (below) (Heritage Preservation Services, March 2014)



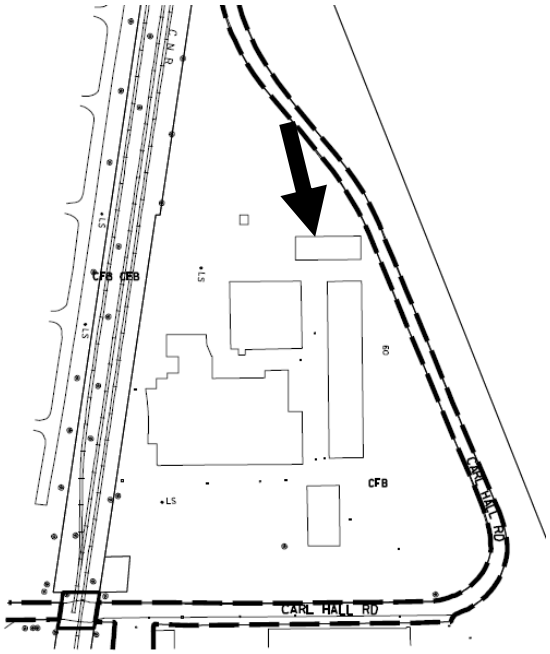
This location map is for information purposes only;
The exact boundaries of the property are not shown

The **arrow** marks the site of Building 40, which is part of the group of World War II-era structures in the triangle outlined by Carl Hall Road and the CNR tracks



Building 40 (Heritage Preservation Services, March 2014)

LOCATION MAP AND PHOTOGRAPHS: ATTACHMENT NO. 2D
BUILDING 41 (STORAGE BUILDING)



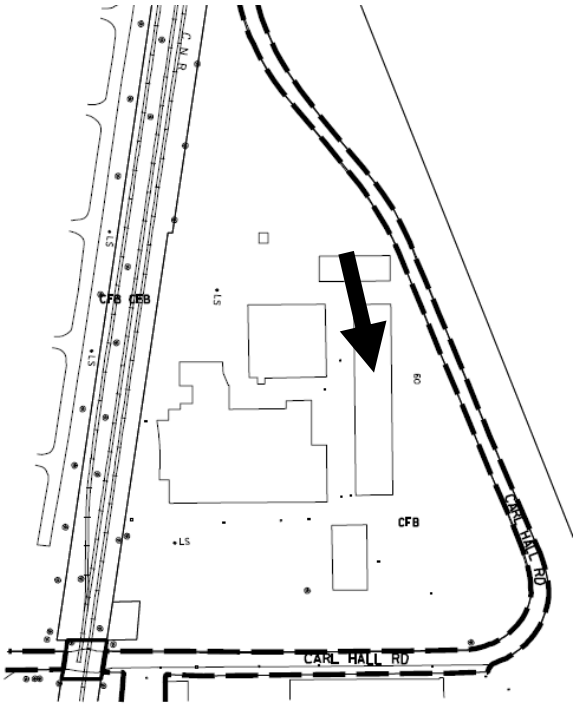
This location map is for information purposes only;
the exact boundaries of the property are not shown

The **arrow** marks the site of Building 41, which is part of the group of World War II-era structures in the triangle outlined by Carl Hall Road and the CNR tracks



Building 41 (Heritage Preservation Services, March 2014)

LOCATION MAP AND PHOTOGRAPHS: ATTACHMENT NO. 2E
BUILDING 42 (STORAGE BUILDING)



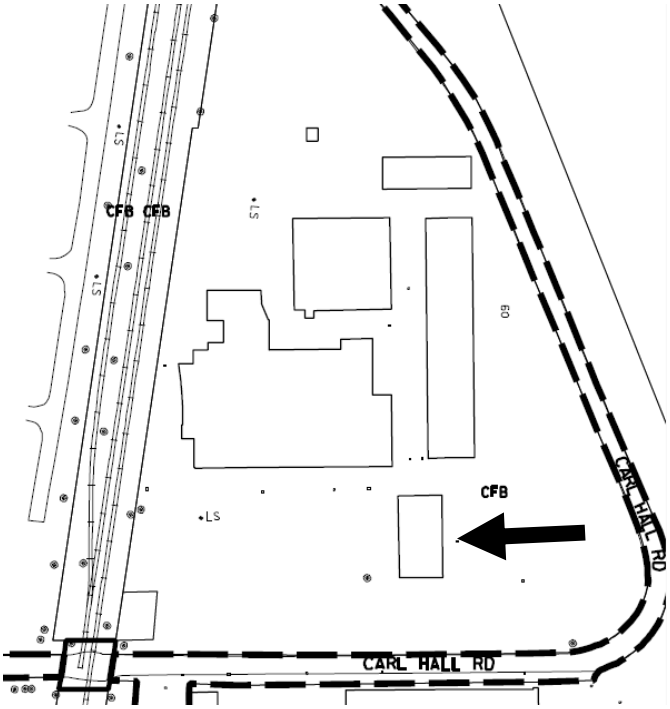
This location map is for information purposes only;
the exact boundaries of the property are <u>not</u> shown

The **arrow** marks the site of Building 42, which is part of the group of World War II-era structures in the triangle outlined by Carl Hall Road and the CNR tracks



Building 42 (Heritage Preservation Services, March 2014)

LOCATION MAP AND PHOTOGRAPHS: ATTACHMENT NO. 2F
BUILDING 43 (WORKSHOP)



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

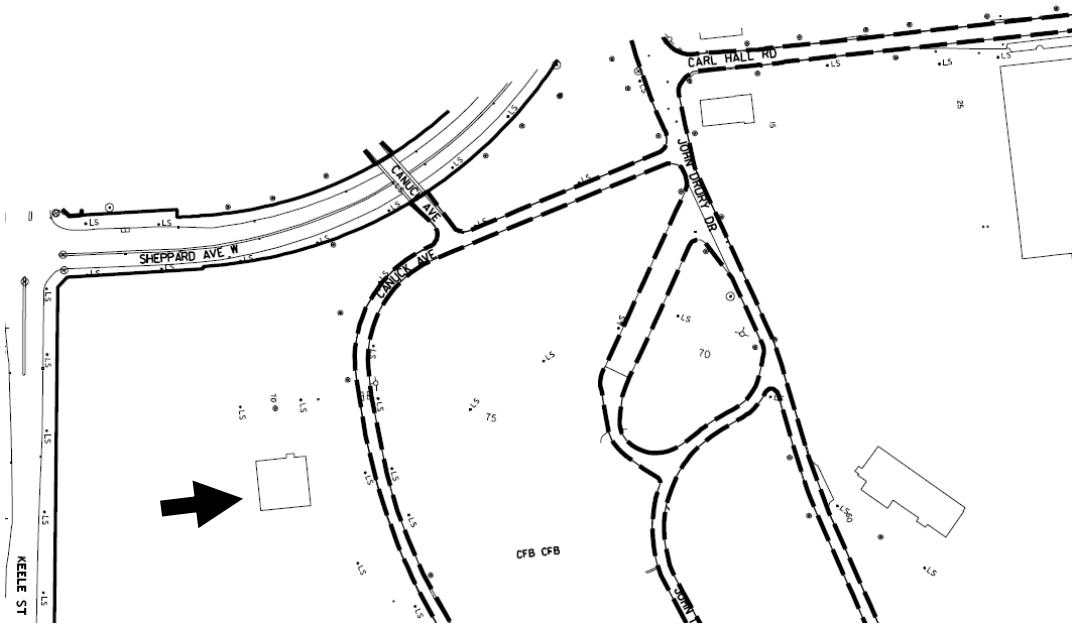
The **arrow** marks the site of Building 43, which is part of the group of World War II-era structures in the triangle outlined by Carl Hall Road and the CNR tracks



Building 43 (Heritage Preservation Services, March 2014)

South elevation of Building 43

LOCATION MAP AND PHOTOGRAPHS: ATTACHMENT NO. 2G
BUILDING 100 (ADMINISTRATION BUILDING)



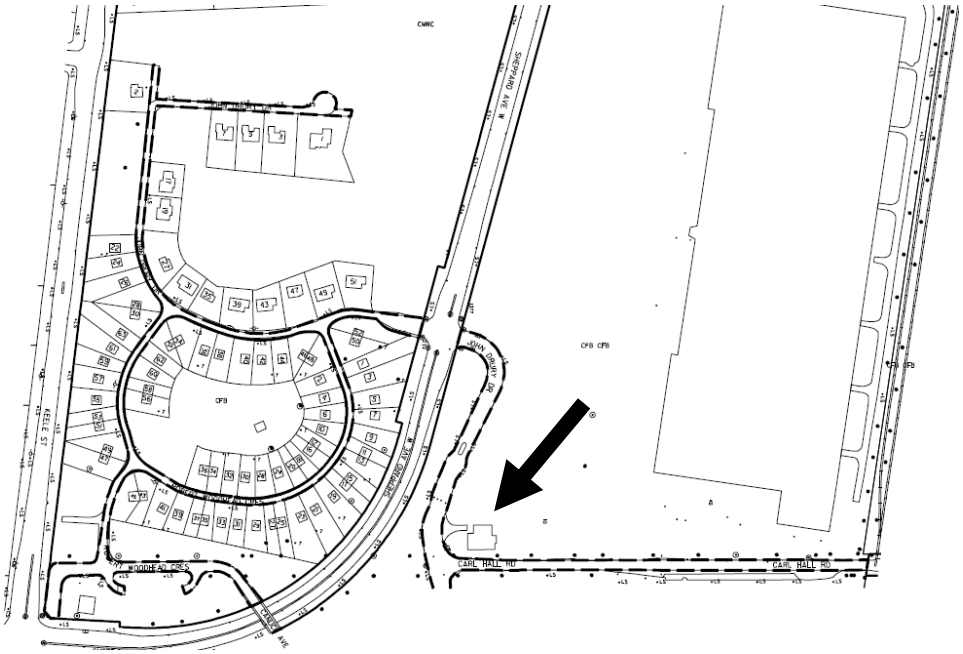
This location map is for information purposes;
the exact boundaries of the property are not shown

The **arrow** marks the location of Building 100
near the west end of Parc Downsview Park



Building 100 (Heritage Preservation Services, March 2014)

LOCATION MAP AND PHOTOGRAPHS: ATTACHMENT NO. 2H
BUILDING 103 (FIRE HALL)



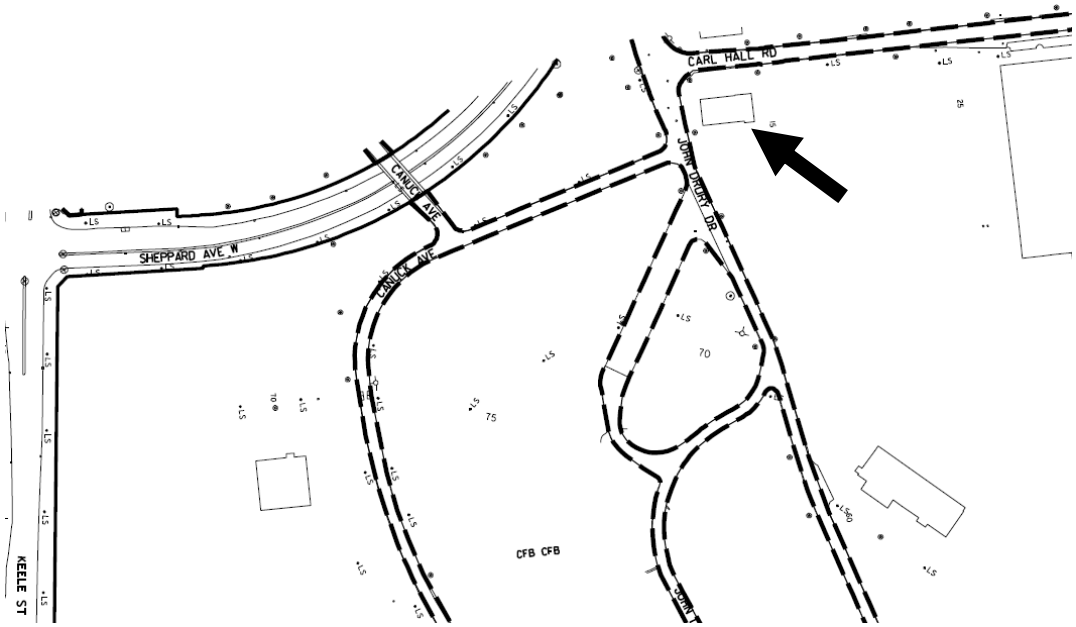
This location map is for information purposes only;
the exact boundaries of the property are not shown

The **arrow** marks the site of Building 103



Building 103 (Heritage Preservation Services, March 2014)

LOCATION MAP AND PHOTOGRAPHS: ATTACHMENT NO. 2I
BUILDING 105 (CENTRAL HEATING PLANT NO. 1)



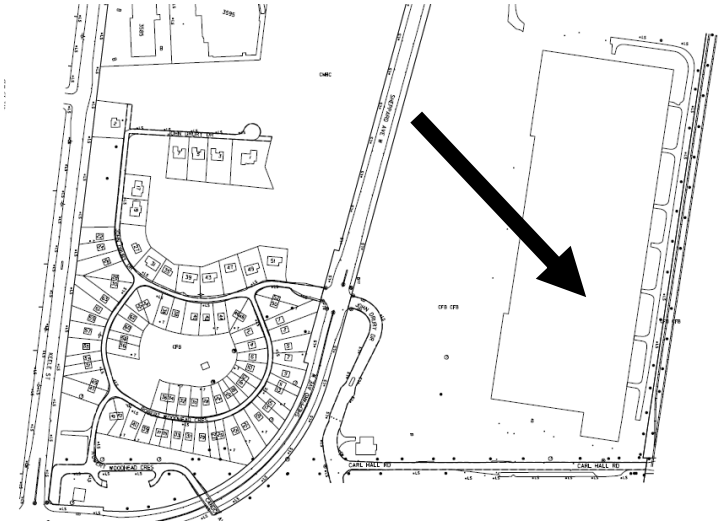
This location map is for information purposes;
the exact boundaries of the property are not shown

The **arrow** marks the location of Building 105



Building 105 (Heritage Preservation Services, March 2014)

LOCATION MAP AND PHOTOGRAPHS: ATTACHMENT NO. 2J
BUILDING 151 (SUPPLY DEPOT)



This location map is for information purposes only;
the exact boundaries of the property are <u>not</u> shown

The **arrow** marks the location of Building 151



Image from Bing Maps shows the scale of the complex in relation
to the neighbouring buildings http://www.bing.com/maps



Building 151 (Heritage Preservation Services, March 2014)
STATEMENT OF SIGNIFICANCE: ATTACHMENT NO. 3A
1133-1377 SHEPPARD AVENUE WEST

Buildings 34, 35 and 36: Plant Complex 3

Description

Buildings 34, 35, and 36 (Plant Complex 3) of the former de Havilland Aircraft Company of Canada and later Canadian Forces Base (CFB) Toronto (Downsview) at 1133-1377 Sheppard Avenue West are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. The complex with the attached single-storey office and warehouse buildings (1952) is located on the south side of Carl Hall Road, directly west of the CNR tracks. The buildings are numbered according to the system that was introduced by de Havilland and continued by the Department of National Defence at CFB Toronto (Downsview)

Statement of Significance

Buildings 34, 35, and 36 (Plant Complex 3) have cultural heritage value for their association with the development of the aviation industry in Canada, as well as the historical contributions of the Canadian military on this site. The de Havilland Aircraft Company of Canada was founded in 1928 as the Canadian subsidiary of the English aircraft manufacturer and, the following year, established a permanent production facility southeast of Keele Street and Sheppard Avenue West in the farming community of Downsview. The property, chosen for the flat terrain and high elevation that were ideal for aircraft operation as well as its proximity to the Canadian National Railway's tracks, was laid out with an airfield adjoined by structures that included a hangar (1928) relocated from Mount Dennis. At its Downsview plant, de Havilland started production in 1932 of the Tiger Moth, the first aircraft manufactured entirely in Canada. The company was nationalized for the duration of World War II when it supplied the Allied cause with training planes and fighter aircraft, many of which were used for the British Commonwealth Air Training Program. The company undertook a major expansion at this time, acquiring adjacent property where it extended the runways and constructed additional buildings for the war effort. Following the conflict, de Havilland returned to private ownership and produced commercial aircraft, launching the DHC-2 Beaver as a new STOL (short take-off and landing) aircraft that became an iconic Canadian bush plane. In 1954, de Havilland relocated to a purpose-built manufacturing plant at the south end of the airfield where it resumed its innovations in aviation. The company established a Special Product Division and developed the Storable Tubular Extendable Member (STEM, which became an integral element of Canada’s first space satellite), while continuing to manufacture a new generation of turboprop regional airplanes and the Global Express corporate jet.

Buildings 34, 35, and 36 comprising Plant Complex 3 were added to the property in 1952, the year de Havilland entered into an agreement to sell its land and buildings to the

federal government, although it continued to lease some of the facilities. The Department of National Defence expanded the site (resulting in the rerouting of Sheppard Avenue West) and introduced additional structures at the west end of the property for its central supply depot and RCAF Station Downsview, which was later known as Canadian Forces Base Toronto (Downsview). The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its access to road and rail networks. After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

Buildings 34, 35, and 36 comprise Plant Complex 3, which is valued as a rare example of a post-war aviation facility with the industrial aesthetic, clean lines and contemporary materials associated with the International Movement in architecture. As one of the largest complexes at Downsview, the plant stands out with its large open plan, extensive fenestration and rooftop monitors, as well as the innovative concrete ventilation stacks and chambers that provided the setting for technical advancements related to the testing and repair of jet engines.

Contextually, Buildings 34, 35, and 36 (Plant Complex 3) have cultural heritage value for their role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The group of significant individual buildings and complexes with heritage significance that contributes collectively to the self-sufficient community that developed within the boundaries of the property includes Plant Complex 3.

The value of Buildings 34, 35, and 36 comprising Plant Complex 3 relates to the historic, visual, physical and functional links between the structures and their surroundings in Parc Downsview Park, where they are important components of the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base. Plant Complex 3 is located west of the railway tracks on the south side of Carl Hall Road where the collective scale of the buildings is indicative of the ongoing development of the site during the period of economic prosperity that followed World War II.

Buildings 34, 35, and 36 (Plant Complex 3) contribute to the rare assembly of aviation and military buildings and building complexes on the property at 1133-1377 Sheppard Avenue West, which is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

Heritage Attributes

The heritage attributes relating to the cultural heritage value of Buildings 34, 35, and 36

(Plant Complex 3) on the property at 1133-1377 Sheppard Avenue West are:

- The placement, orientation and setback of Plant Complex 3 on the south side of Carl Hall Drive, directly west of the CNR tracks
- The scale, form and massing of the adjoining buildings on the single-storey L-shaped plan
- The materials, including buff (yellow) brick cladding
- The flat roofline with rooftop monitors
- The fenestration, with the industrial-scale openings, some of which contain metal sash windows, and the strip windows on Building 35
- The entrances on the north facade of Building 34 facing Carl Hall Road, and the secondary entries on the other elevations of the complex
- The large concrete ventilation towers and shafts at the south end of Building 36

STATEMENT OF SIGNIFICANCE: ATTACHMENT NO. 3B
1133-1377 SHEPPARD AVENUE WEST

Buildings 38 and 39: Construction and Engineering Building

Description

Buildings 38 and 39 (Construction and Engineering Building) of the former de Havilland Aircraft Company of Canada and later Canadian Forces Base (CFB) Toronto (Downsview) on the property at 1133-1377 Sheppard Avenue West are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. The attached two-storey complex comprised of Building 38 (1944) and Building 39 (1939), which incorporates the 1928 wood hangar relocated from Mount Dennis, is located north of Carl Hall Road and east of the CNR tracks. The buildings are numbered according to the system that was introduced by de Havilland and continued by the Department of National Defence at CFB Toronto (Downsview).

Statement of Cultural and Heritage Value

Buildings 38 and 39 (Construction and Engineering Building) have cultural heritage value for their association with the development of the aviation industry in Canada, as well as the historical contributions of the Canadian military on this site. The de Havilland Aircraft Company of Canada was founded in 1928 as the Canadian subsidiary of the English aircraft manufacturer and, the following year, established a permanent production facility southeast of Keele Street and Sheppard Avenue West in the farming community of Downsview. The property, chosen for the flat terrain and high elevation that were ideal for aircraft operation as well as its proximity to the Canadian National Railway's tracks, was laid out with an airfield adjoined by structures that included a hangar (1928) relocated from Mount Dennis that is now incorporated in Building 39. At its Downsview plant, de Havilland started production in 1932 of the Tiger Moth, the first aircraft manufactured entirely in Canada. Coinciding with the addition to the site of Buildings 38 and 39, de Havilland was nationalized for the duration of World War II when it supplied the Allied cause with training planes and fighter aircraft, many of which were used for the British Commonwealth Air Training Program. The company undertook a major expansion at this time, acquiring adjacent property where it extended the runways and constructed additional buildings for the war effort. Following the conflict, de Havilland returned to private ownership and produced commercial aircraft, launching the DHC-2 Beaver as a new STOL (short take-off and landing) aircraft that became an iconic Canadian bush plane. In 1954, de Havilland relocated to a purpose-built manufacturing plant at the south end of the airfield where it resumed its innovations in aviation. The company established a Special Product Division and developed the Storable Tubular Extendable Member (STEM, which became an integral element of Canada’s first space satellite), while continuing to manufacture a new generation of turboprop regional airplanes and the Global Express corporate jet.

From the early 1950s until the mid 1990s, Downsview was associated with the Canadian military, which acquired de Havilland's land and buildings and expanded the site (resulting in the rerouting of Sheppard Avenue West). Additional structures were introduced at the west end of the property for the National Defence Department's central supply depot and RCAF Station Downsview, which was later known as Canadian Forces Base Toronto (Downsview). The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its access to road and rail networks. After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

Buildings 38 and 39 (Construction and Engineering Building) are valued for their unique design that incorporates two World War II era buildings. A later addition to this complex is the rare wood bow-truss hangar (1928), which was relocated from de Havilland's Mount Dennis airfield and remains the oldest structure at Downsview. Buildings 38 and 39 stand as part of the assembly of aviation structures built during the Second World War in the northeast quadrant of Parc Downsview Park.

Contextually, Buildings 38 and 39 (Construction and Engineering Building) have cultural heritage value for their role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The structures comprising the Construction and Engineering Building are important components of the group of surviving individual buildings and complexes with heritage significance that contributes collectively to the self-sufficient community that developed within the boundaries of this site.

The value of Buildings 38 and 39 (Construction and Engineering Building) relates to the historic, visual, physical and functional links between the structures and their surroundings in Parc Downsview Park, where they are important components of the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base. Buildings 38 and 39 (Construction and Engineering Building) join the neighbouring Buildings 40, 41, 42 and 43 as part of the enclave of World War II era structures in the triangle outlined by the CNR tracks and the alignment of Carl Hall Road in the northeast quadrant at Downsview.

Buildings 38 and 39 (Construction and Engineering Building) comprise surviving components of a rare assembly of aviation and military buildings and building complexes on the property at 1133-1377 Sheppard Avenue West, which is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

Heritage Attributes:

The heritage attributes relating to the cultural heritage value of Buildings 38 and 39 (Construction and Engineering Building), including the 1928 hangar, on the property at 1133-1377 Sheppard Avenue West are:

- The placement, orientation and setback of Buildings 38 and 39 (with the 1928 hangar) north of Carl Hall Road and east of the CNR tracks

Building 38:

- The scale, form and massing on the 2½-storey stepped plan
- The flat roofs
- The materials, with the red brick infill panels in concrete frames
- The fenestration, with the multi-pane metal sash windows in the upper stories

Building 39:

- The scale, form and massing on the two-storey plan
- The gable roof with monitors
- The materials, with the wood structure and cladding (the asbestos shingle cladding was a later addition that is not identified as a heritage attribute)
- The fenestration, with regularly-placed openings containing multi-pane metal sash windows
- At the west end of Building 39, the wood hangar (1928) with the bowed roof truss and the modular composition

STATEMENT OF SIGNIFICANCE: ATTACHMENT NO. 3C
1133-1377 SHEPPARD AVENUE WEST

Building 40: Storage Building and Workshop

Description

Building 40 (Storage Building and Workshop) of the former de Havilland Aircraft Company of Canada and later Canadian Forces Base (CFB) Toronto (Downsview) on the property at 1133-1377 Sheppard Avenue West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The attached one-storey garage and storage building (1944) is located north of Carl Hall Road and east of the CNR tracks. The building is numbered according to the system that was introduced by de Havilland and continued by the Department of National Defence at CFB Toronto (Downsview).

Statement of Cultural and Heritage Value

Building 40 (Storage Building and Workshop) has cultural heritage value for its association with the development of the aviation industry in Canada, as well as the historical contributions of the Canadian military on this site. The de Havilland Aircraft Company of Canada was founded in 1928 as the Canadian subsidiary of the English aircraft manufacturer and, the following year, established a permanent production facility southeast of Keele Street and Sheppard Avenue West in the farming community of Downsview. The property, chosen for the flat terrain and high elevation that were ideal for aircraft operation as well as its proximity to the Canadian National Railway's tracks, was laid out with an airfield adjoined by structures that included a hangar (1928) relocated from Mount Dennis. At its Downsview plant, de Havilland started production in 1932 of the Tiger Moth, the first aircraft manufactured entirely in Canada. The de Havilland Aircraft Company was nationalized for the duration of World War II when it supplied the Allied cause with training planes and fighter aircraft, many of which were used for the British Commonwealth Air Training Program. The company undertook a major expansion at this time, acquiring adjacent property where it extended the runways and constructed additional buildings for the war effort, including Building 40. Following the conflict, de Havilland returned to private ownership and produced commercial aircraft, launching the DHC-2 Beaver as a new STOL (short take-off and landing) aircraft that became an iconic Canadian bush plane. In 1954, de Havilland relocated to a purpose-built manufacturing plant at the south end of the airfield where it resumed its innovations in aviation. The company established a Special Product Division and developed the Storable Tubular Extendable Member (STEM, which became an integral element of Canada’s first space satellite), while continuing to manufacture a new generation of turboprop regional airplanes and the Global Express corporate jet.

From the early 1950s until the mid 1990s, Downsview was associated with the Canadian military, which acquired de Havilland's land and buildings and expanded the site

(resulting in the rerouting of Sheppard Avenue West). Additional structures were introduced at the west end of the property for the National Defence Department's central supply depot and RCAF Station Downsview, which was later known as Canadian Forces Base Toronto (Downsview). The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its access to road and rail networks. After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

Building 40 (Storage Building and Workshop) is valued as a rare surviving example of a structure introduced at Downsview during World War II, which displays functional industrial design indicative of its type. It is distinguished by the extended rectangular form that is viewed from different aspects on Carl Hall Road. Building 40 stands as part of the assembly of aviation structures built during the Second World War in the northeast quadrant of Parc Downsview Park.

Contextually, Building 40 (Storage Building and Workshop) has cultural heritage value for its role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The group of surviving individual buildings and complexes with heritage significance that contributes collectively to the self-sufficient community that developed within the boundaries of the property includes Building 40.

The value Building 40 (Storage Building and Workshop) relates to the historic, visual, physical and functional links between the structure and its surroundings in Parc Downsview Park, where it is an important component of the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base. Building 40 (Storage Building and Workshop) and the neighbouring Buildings 38, 39, 41, 42 and 43 form an enclave of World War II era structures in the triangle outlined by the CNR tracks and the alignment of Carl Hall Road in the northeast quadrant at Downsview.

Building 40 (Storage Building and Workshop) contributes to the rare assembly of aviation and military buildings and building complexes on the property at 1133-1377 Sheppard Avenue West, which is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

<u>Heritage Attributes:</u>

The heritage attributes relating to the cultural heritage value of Building 40 (Storage Building and Workshop) on the property at 1133-1377 Sheppard Avenue West are:

- The placement, orientation and setback of the Storage Building and Workshop north of Carl Hall Road and east of the CNR tracks
- The scale, form and massing on the extended single-storey plan
- The steeply-pitched gable roof
- The materials, with metal cladding (which has been painted) over the wood-frame structure
- The fenestration, with the multi-pane metal sash windows
- The door openings containing large industrial garage doors, including the one marking the west elevation

STATEMENT OF SIGNIFICANCE: ATTACHMENT NO. 3D
1133-1377 SHEPPARD AVENUE WEST

Building 41: Storage Building

Description

The Building 41 (Storage Building) of the former de Havilland Aircraft Company of Canada and later Canadian Forces Base (CFB) Toronto (Downsview) on the property at 1133-1377 Sheppard Avenue West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located north of Carl Hall Road and east of the CNR tracks, Building 41 is a detached single-storey Quonset Hut (1944). The structure is numbered according to the system that was introduced by de Havilland and continued by the Department of National Defence at CFB Toronto (Downsview).

Statement of Cultural and Heritage Value

The Building 41 (Storage Building) has cultural heritage value for its association with the development of the aviation industry in Canada, as well as the historical contributions of the Canadian military on this site. The de Havilland Aircraft Company of Canada was founded in 1928 as the Canadian subsidiary of the English aircraft manufacturer and, the following year, established a permanent production facility southeast of Keele Street and Sheppard Avenue West in the farming community of Downsview. The property, chosen for the flat terrain and high elevation that were ideal for aircraft operation as well as its proximity to the Canadian National Railway's tracks, was laid out with an airfield adjoined by structures that included a hangar (1928) relocated from Mount Dennis. At its Downsview plant, de Havilland started production in 1932 of the Tiger Moth, the first aircraft manufactured entirely in Canada. The de Havilland Aircraft Company was nationalized for the duration of World War II when it supplied the Allied cause with training planes and fighter aircraft, many of which were used for the British Commonwealth Air Training Program. The company undertook a major expansion at this time, acquiring adjacent property where it extended the runways and constructed additional buildings for the war effort, including Building 41. Following the conflict, de Havilland returned to private ownership and produced commercial aircraft, launching the DHC-2 Beaver as a new STOL (short take-off and landing) aircraft that became an iconic Canadian bush plane. In 1954, de Havilland relocated to a purpose-built manufacturing plant at the south end of the airfield where it resumed its innovations in aviation. The company established a Special Product Division and developed the Storable Tubular Extendable Member (STEM, which became an integral element of Canada’s first space satellite), while continuing to manufacture a new generation of turboprop regional airplanes and the Global Express corporate jet.

From the early 1950s until the mid 1990s, Downsview was associated with the Canadian military, which acquired de Havilland's land and buildings and expanded the site (resulting in the rerouting of Sheppard Avenue West). Additional structures were

introduced at the west end of the property for the National Defence Department's central supply depot and RCAF Station Downsview, which was later known as Canadian Forces Base Toronto (Downsview). The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its access to road and rail networks. After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

Building 41 (Storage Building) is valued as a unique example of industrial architecture and the only Quonset Hut structure at Downsview. This type was developed during World War Two by the American military as a light-weight, prefabricated and easily transportable structure, and its presence contributes to the assembly of aviation structures built during the Second World War in the northeast quadrant of Parc Downsview Park.

Contextually, Building 41 (Storage Building) has cultural heritage value for its role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The group of surviving individual buildings and complexes with heritage significance that contributes collectively to the self-sufficient community that developed within the boundaries of the property includes Building 41.

The value of Building 41 (Storage Building) relates to the historic, visual, physical and functional links between structure and its surroundings in Parc Downsview Park, where it is an important component of the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base. Building 41 (Storage Building) and the neighbouring Buildings 38, 39, 40, 42 and 43 form an enclave of World War II era structures in the triangle outlined by the CNR tracks and the alignment of Carl Hall Road in the northeast quadrant at Downsview.

Building 41 (Storage Building) comprises a surviving component of a rare assembly of aviation and military buildings and building complexes on the property at 1133-1377 Sheppard Avenue West, which is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

<u>Heritage Attributes:</u>

The heritage attributes relating to the cultural heritage value of Building 41 (Storage Building) on the property at 1133-1377 Sheppard Avenue West are:

- The placement, orientation and setback of the Storage Building north of Carl Hall Road and east of the CNR tracks
- The scale, form and massing on the extended single-storey plan

- The continuous curved roof covering the Quonset Hut with its distinctive shed-roof window openings in the place of dormers
- The materials, including the metal cladding
- The fenestration, with regularly-placed window openings on the north and south elevations
- The large openings with garage doors on the east and west facades

STATEMENT OF SIGNIFICANCE: ATTACHMENT NO. 3E
1133-1377 SHEPPARD AVENUE WEST

Building 42: Storage Building

Description

Building 42 (Storage Building) of the former de Havilland Aircraft Company of Canada and later Canadian Forces Base (CFB) Toronto (Downsview) on the property at 1133-1377 Sheppard Avenue West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The attached one-storey garage and storage building (1944) is located north of Carl Hall Road and east of the CNR tracks. The building is numbered according to the system that was introduced by de Havilland and continued by the Department of National Defence at CFB Toronto (Downsview).

Statement of Cultural and Heritage Value

The Building 42 (Storage Building) has cultural heritage value for its association with the development of the aviation industry in Canada, as well as the historical contributions of the Canadian military on this site. The de Havilland Aircraft Company of Canada was founded in 1928 as the Canadian subsidiary of the English aircraft manufacturer and, the following year, established a permanent production facility southeast of Keele Street and Sheppard Avenue West in the farming community of Downsview. The property, chosen for the flat terrain and high elevation that were ideal for aircraft operation as well as its proximity to the Canadian National Railway's tracks, was laid out with an airfield adjoined by structures that included a hangar (1928) relocated from Mount Dennis. At its Downsview plant, de Havilland started production in 1932 of the Tiger Moth, the first aircraft manufactured entirely in Canada. The de Havilland Aircraft Company was nationalized for the duration of World War II when it supplied the Allied cause with training planes and fighter aircraft, many of which were used for the British Commonwealth Air Training Program. The company undertook a major expansion at this time, acquiring adjacent property where it extended the runways and constructed additional buildings for the war effort, including Building 42. Following the conflict, de Havilland returned to private ownership and produced commercial aircraft, launching the DHC-2 Beaver as a new STOL (short take-off and landing) aircraft that became an iconic Canadian bush plane. In 1954, de Havilland relocated to a purpose-built manufacturing plant at the south end of the airfield where it resumed its innovations in aviation. The company established a Special Product Division and developed the Storable Tubular Extendable Member (STEM, which became an integral element of Canada’s first space satellite), while continuing to manufacture a new generation of turboprop regional airplanes and the Global Express corporate jet.

From the early 1950s until the mid 1990s, Downsview was associated with the Canadian military, which acquired de Havilland's land and buildings and expanded the site (resulting in the rerouting of Sheppard Avenue West). Additional structures were introduced at the west end of the property for the National Defence Department's central

supply depot and RCAF Station Downsview, which was later known as Canadian Forces Base Toronto (Downsview). The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its access to road and rail networks. After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

Building 42 (Storage Building) is valued for its design as a rare surviving example of industrial architecture from the World War Two era when the structure was built as part of the expansion of de Havilland Aircraft's manufacturing facility. The building has a distinctive rounded and elongated shape, the extent of which is viewed from the north end of Carl Hall Road. Building 42 stands as part of the assembly of aviation structures built during the Second World War in the northeast quadrant of Parc Downsview Park.

Contextually, Building 42 (Storage Building) has cultural heritage value for its role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The group of significant individual buildings and complexes with heritage significance that contributes collectively to the self-sufficient community that developed within the boundaries of the property includes Building 42.

The value of Building 42 (Storage Building) relates to the historic, visual, physical and functional links between structure and its surroundings in Parc Downsview Park, where it is an important component of the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base. Building 42 (Storage Building) and the neighbouring Buildings 38, 39, 40, 41 and 43 form an enclave of World War II era structures in the triangle outlined by the CNR tracks and the alignment of Carl Hall Road in the northeast quadrant at Downsview.

Building 42 (Storage Building) comprises a surviving component of a rare assembly of aviation and military buildings and building complexes on the property at 1133-1377 Sheppard Avenue West, which is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

<u>Heritage Attributes:</u>

The heritage attributes relating to the cultural heritage value of Building 42 (Storage Building) on the property at 1133-1377 Sheppard Avenue West are:

- The placement, orientation and setback of the Storage Building north of Carl Hall Road and east of the CNR tracks
- The scale, form and massing on the extended single-storey plan

- The steeply-pitched gable roof
- The materials, with metal cladding
- The fenestration, with the continuous bands of window openings on the long east and west elevations
- The openings (east and north) containing divided sliding garage doors

STATEMENT OF SIGNIFICANCE: ATTACHMENT NO. 3F
1133-1377 SHEPPARD AVENUE WEST

Building 43: Workshop

Description

Building 43 (Workshop) of the former de Havilland Aircraft Company of Canada and later Canadian Forces Base (CFB) Toronto (Downsview) on the property at 1133-1377 Sheppard Avenue West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The attached one-storey hangar and workshop (1942) is located on the north side of Carl Hall Road opposite Plant Complex 1. The building is numbered according to the system that was introduced by de Havilland and continued by the Department of National Defence at CFB Toronto (Downsview).

Statement of Cultural and Heritage Value

Building 43 (Workshop) has cultural heritage value for its association with the development of the aviation industry in Canada, as well as the historical contributions of the Canadian military on this site. The de Havilland Aircraft Company of Canada was founded in 1928 as the Canadian subsidiary of the English aircraft manufacturer and, the following year, established a permanent production facility southeast of Keele Street and Sheppard Avenue West in the farming community of Downsview. The property, chosen for the flat terrain and high elevation that were ideal for aircraft operation as well as its proximity to the Canadian National Railway's tracks, was laid out with an airfield adjoined by structures that included a hangar (1928) relocated from Mount Dennis. At its Downsview plant, de Havilland started production in 1932 of the Tiger Moth, the first aircraft manufactured entirely in Canada. The de Havilland Aircraft Company was nationalized for the duration of World War II when it supplied the Allied cause with training planes and fighter aircraft, many of which were used for the British Commonwealth Air Training Program. The company undertook a major expansion at this time, acquiring adjacent property where it extended the runways and constructed additional buildings for the war effort, including Building 43. Following the conflict, de Havilland returned to private ownership and produced commercial aircraft, launching the DHC-2 Beaver as a new STOL (short take-off and landing) aircraft that became an iconic Canadian bush plane. In 1954, de Havilland relocated to a purpose-built manufacturing plant at the south end of the airfield where it resumed its innovations in aviation the company established a Special Product Division and developed the Storable Tubular Extendable Member (STEM, which became an integral element of Canada’s first space satellite), while continuing to manufacture a new generation of turboprop regional airplanes and the Global Express corporate jet.

From the early 1950s until the mid 1990s, Downsview was associated with the Canadian military, which acquired de Havilland's land and buildings and expanded the site (resulting in the rerouting of Sheppard Avenue West). Additional structures were

introduced at the west end of the property for the National Defence Department's central supply depot and RCAF Station Downsview, which was later known as Canadian Forces Base Toronto (Downsview). The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its access to road and rail networks. After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

Building 43 (Workshop) is valued for its design as a rare surviving example of industrial architecture from the World War Two era when the structure was built as part of the expansion of de Havilland Aircraft's manufacturing complex. It stands as part of the assembly of aviation buildings constructed during wartime in the northeast quadrant of Parc Downsview Park.

Contextually, Building 43 (Workshop) has cultural heritage value for its role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The group of surviving individual buildings and complexes with heritage significance that contributes collectively to the self-sufficient community that developed within the boundaries of the property includes Building 43.

The value of Building 43 (Workshop) relates to the historic, visual, physical and functional links between structure and its surroundings in Parc Downsview Park, where it is an important component of the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base. Building 43 (Workshop) and the neighbouring Buildings 38, 39, 40, 41 and 42 form an enclave of World War II era structures in the triangle outlined by the CNR tracks and the alignment of Carl Hall Road in the northeast quadrant at Downsview.

Building 43 (Workshop) is a surviving component of a rare assembly of aviation and military buildings and building complexes on the property at 1133-1377 Sheppard Avenue West, which is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

<u>Heritage Attributes:</u>

The heritage attributes relating to the cultural heritage value of Building 43 (Workshop) on the property at 1133-1377 Sheppard Avenue West are:

- The placement, orientation and setback of the Building 43 (Workshop) on the north side of Carl Hall Road opposite Plant Complex 1
- The scale, form and massing on a extended single-storey rectangular plan

- The flat roof with the monitor
- The materials, including tiled cladding
- The fenestration, with the continuous bands of openings on the east and west elevations and part of the south wall that contain metal sash windows
- On the north elevation, the central opening with garage doors that is flanked by large openings containing metal sash windows
- The east elevation (which has been altered) with the large operable door designed to access the hangar

STATEMENT OF SIGNIFICANCE: ATTACHMENT NO. 3G
1133-1377 SHEPPARD AVENUE WEST

Building 100: Administration Building

Description

Building 100 (Administration) of former Canadian Forces Base (CFB) Toronto (Downsview) on the property at 1133-1377 Sheppard Avenue West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The three-storey office building (1971) is located near the southwest corner of Canuck Avenue and John Drury Drive, east of Keele Street. The building is numbered according to the system that was introduced by de Havilland and continued by the Department of National Defence at CFB Toronto (Downsview).

Statement of Cultural and Heritage Value

Building 100 (Administration Building) has cultural heritage value for its historical association with the evolution of the property at 1133-1377 Sheppard Avenue when it was operated as a major military base known in the late 20th century as CFB Toronto (Downsview). The military's links to the site were formalized in 1952 when the federal government acquired the airfield and more than a dozen buildings and building complexes developed by the de Havilland Aircraft Company of Canada (the Canadian subsidiary of the English aircraft manufacturer) between 1929 and 1952 as the production facility for the first aircraft produced in Canada, followed by the contributions of the company in this location to the Allied cause during World War II.

Building 100 (Administration Building) is linked to the second phase of development at Downsview when the site was expanded (rerouting Sheppard Avenue West) for the Department of National Defence's central supply depot. The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its proximity to road and rail networks. The Administration Building was among the last edifices commissioned at CFB Toronto (Downsview). After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

Building 100 (Administration Building) is valued for its design as the only purpose-built office building on the property, and as one of the last structures commissioned on the site for military uses. It is a unique example of architectural design at Downsview that is representative of the Brutalist style and distinguished by the integration of the structure on a sloped site, the application of exposed precast concrete panels, and the visual interplay of vertical and horizontal elements beneath an overhanging roof.

Contextually, Building 100 (Administration Building) has cultural heritage value for its role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The group of surviving individual buildings and complexes with heritage significance that contributes collectively to the self-sufficient community that developed within the boundaries of the property includes Building 100.

The value of Building 100 (Administration Building) relates to the historic, visual, physical and functional links between structure and its surroundings in Parc Downsview Park, where it is an important component of the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base. Building 100 anchors a corner property at Canuck Avenue and John Drury Drive, east of Keele Street, where it is viewed from various vantage points at the west end of the grounds.

Building 100 (Administration Building) contributes to a rare assembly of aviation and military buildings and building complexes on the property at 1133-1377 Sheppard Avenue West, which is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

Heritage Attributes:

The heritage attributes relating to the cultural heritage value of Building 100 (Administration Building) on the property at 1133-1377 Sheppard Avenue West are:

- The placement, orientation and setback of the Administration Building near the southwest corner of Canuck Avenue and John Drury Drive
- The scale, form and massing on the three-storey near-square plan, with part of the lower storey partially concealed by the sloped site
- The flat roof
- The materials, including the pre-cast concrete panels
- The organization of the elevations with piers
- The fenestration, with strip windows
- On the north elevation, the centrally-placed entrance

STATEMENT OF SIGNIFICANCE: ATTACHMENT NO. 3H
1133-1377 SHEPPARD AVENUE WEST

Building 103: Fire Hall

Description

Building 103 (Fire Hall) of the former CFB Toronto (Downsview) on the property at 1133-1377 Sheppard Avenue West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The complex (1953) with a single-storey office building attached to a 1½-storey garage is located near the northeast corner of Carl Hall Road and John Drury Drive. The building is numbered according to the system that was introduced by de Havilland and continued by the Department of National Defence at Canadian Forces Base (CFB) Toronto (Downsview).

Statement of Cultural and Heritage Value

Building 103 (Fire Hall) has cultural heritage value for its historical association with the evolution of the property at 1133-1377 Sheppard Avenue when it was operated as a major military base known in the late 20th century as CFB Toronto (Downsview). The military's links to the site were formalized in 1952 when the federal government acquired the airfield and more than a dozen buildings and building complexes developed by the de Havilland Aircraft Company of Canada (the Canadian subsidiary of the English aircraft manufacturer) between 1929 and 1952 as the production facility for the first aircraft produced in Canada, followed by the contributions of the company in this location to the Allied cause during World War II.

Building 103 (Fire Hall) is linked to the second phase of development at Downsview when the site was expanded (rerouting Sheppard Avenue West) for the Department of National Defence's central supply depot. The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its proximity to road and rail networks. The Fire Hall was one of a series of structures designed to support operations at CFB Toronto (Downsview), specifically fire protection for the expansive property and its facilities. After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

From a design perspective, Building 103 (Fire Hall) is valued as a significant representative example of modern post-war construction at Downsview that was a variation of a standard template developed for fire stations at other military bases across Canada. The Fire Hall stands opposite the Central Heating Plant No. 1, which was also

built according to a standardized design and placed with other post-World War II structures at the west end of the site.
Contextually, Building 103 (Fire Hall) has cultural heritage value for its role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The group of surviving individual buildings and complexes with heritage significance that contributes collectively to the self-sufficient community that developed within the boundaries of the property includes Building 103.

The value of Building 103 (Fire Hall) is also related to the historic, visual, physical and functional links between structure and its surroundings in Parc Downsview Park, where it is an important component of the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base. The Fire Hall anchors a corner property at Carl Hall Road and John Drury Drive, east of Keele Street, where it is viewed from various vantage points at the west end of the grounds.

Building 103 (Fire Hall) contributes to a rare assembly of aviation and military buildings and building complexes on the property at 1133-1377 Sheppard Avenue West, which is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

Heritage Attributes:

The heritage attributes relating to the cultural heritage value of Building 103 (Fire Hall) on the property at 1133-1377 Sheppard Avenue West are:

- The placement, orientation and setback of the Fire Hall on the northeast corner of Carr Hall Road and John Drury Drive
- The scale, form and massing on an asymmetrical plan that comprises the single-office building with the 1½-storey garage
- The flat roofs on both sections of the complex
- The materials, including the red brick cladding
- The main entrance, which is placed on the east elevation of the office building
- The oversized door openings on the east and west walls of the garage
- The fenestration, with regularly-placed flat-headed window openings on the office building, and punched windows on the south elevation of the garage

STATEMENT OF SIGNIFICANCE: ATTACHMENT NO. 3I
1133-1377 SHEPPARD AVENUE WEST

Building 105: Central Heating Plant No.1

Description

Building 105 (Central Heating Plant No.1) of the former CFB Toronto (Downsview) on the property at 1133-1377 Sheppard Avenue West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The large structure (1953) is located near the southeast corner of Carr Hall Road and John Drury Drive. The building is numbered according to the system that was introduced by de Havilland and continued by the Department of National Defence at Canadian Forces Base (CFB) Toronto (Downsview).

Statement of Cultural and Heritage Value

Building 105 (Central Heating Plant No.1) has cultural heritage value for its historical association with the evolution of the property at 1133-1377 Sheppard Avenue when it was operated as a major military base known in the late 20th century as CFB Toronto (Downsview). The military's links to the site were formalized in 1952 when the federal government acquired the airfield and more than a dozen buildings and building complexes developed by the de Havilland Aircraft Company of Canada (the Canadian subsidiary of the English aircraft manufacturer) between 1929 and 1952 as the production facility for the first aircraft produced in Canada, followed by the contributions of the company in this location to the Allied cause during World War II.

Historically, Building 105 (Central Heating Plant No.1) is linked to the second phase of development at Downsview when the site was expanded (rerouting Sheppard Avenue West) for the Department of National Defence's central supply depot. The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its proximity to road and rail networks. Central Heating Plant No. 1 was one of a series of structures designed to support operations at CFB Toronto (Downsview). After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

Building 105 (Central Heating Plant No.1) is valued as a representative example of modern post-war construction designed by the Department of Defence according to a template it used for military bases across Canada. Devised to house massive boiler equipment to heat nearly 2.1 million square feet of buildings on the site, the design incorporated concrete construction with fireproof paneled cladding. The four exhaust chimneys on the south side of the complex are both functional and elements of the

industrial design. With its unique appearance, the Central Heat Plan No. is highly visible amidst its surroundings.

Contextually, Building 105 (Central Heating Plant No.1) has cultural heritage value for its role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The group of surviving individual buildings and complexes with heritage significance that contributes collectively to the self-sufficient community that developed within the boundaries of the property includes Building 105.

The value of Building 105 (Central Heating Plant No.1) is also related to the historic, visual, physical and functional links between structure and its surroundings in Parc Downsview Park, where it is an important component of the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base. Building 105 anchors a corner property at Carl Hall Road and John Drury Drive, east of Keele Street, where it is viewed from various vantage points at the west end of the grounds.

Building 105 (Central Heating Plant No.1) contributes to a rare assembly of aviation and military buildings and building complexes on the property at 1133-1377 Sheppard Avenue West, which is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

Heritage Attributes:

The heritage attributes relating to the cultural heritage value of Building 105 (Central Heating Plant No.1) on the property at 1133-1377 Sheppard Avenue West are:

- The placement, orientation and setback of the Central Heating Plant No. 1 near the southeast corner of Carl Hall Road and John Drury Drive
- The scale, form and massing of the extended asymmetrical plan with setbacks in the upper stories
- The flat roofs on the various sections, with the four large exhaust chimneys rising from the third floor at the south end
- The materials, with concrete construction and fireproof paneled cladding
- The fenestration, with bands of window openings containing metal multi-pane industrial sash windows

STATEMENT OF SIGNIFICANCE: ATTACHMENT NO. 3J
1133-1377 SHEPPARD AVENUE WEST

Supply Depot (Building 151)

Description

Building 151 Supply Depot) of the former Canadian Forces Base (CFB) Toronto (Downsview) on the property at 1122-1377 Sheppard Avenue West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The complex (1953), combining a two-storey office building with a massive single-storey warehouse is located on the north side of Carl Hall Road, directly west of the CNR tracks. The building is numbered according to the system that was introduced by de Havilland and continued by the Department of National Defence at CFB Toronto (Downsview).

Statement of Cultural and Heritage Value

Building 151 (Supply Depot) has cultural heritage value for its historical association with the evolution of the property at 1133-1377 Sheppard Avenue when it was operated as a major military base known in the late 20th century as CFB Toronto (Downsview). The military's links to the site were formalized in 1952 when the federal government acquired the airfield and more than a dozen buildings and building complexes developed by the de Havilland Aircraft Company of Canada (the Canadian subsidiary of the English aircraft manufacturer) between 1929 and 1952 as the production facility for the first aircraft produced in Canada, followed by the contributions of the company in this location to the Allied cause during World War II.

Historically, Building 151 (Supply Depot) is linked to the second phase of development at Downsview when the site was expanded (rerouting Sheppard Avenue West) for the Department of National Defence's central supply depot. The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its proximity to road and rail networks. The Supply Depot was one of a series of structures designed to support operations at CFB Toronto (Downsview), providing a massive warehouse space for storage and shipping. After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

Building 151 (Supply Depot) is a unique example of modern post-war construction by the Department of Defence at Downsview, and represents the largest single structure on the site covering an area of 27.5 acres. The innovative design is a technical achievement using concrete to create a fortress-like structure with the ability to survive a nuclear blast, a response to the Cold War era when the complex was built.

Building 151 (Supply Depot) has cultural heritage value for its role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The group of surviving individual buildings and complexes with heritage significance that contributes collectively to the self-sufficient community that developed within the boundaries of the property includes Building 103.

The value of Building 151 (Supply Depot) is also related to the historic, visual, physical and functional links between structure and its surroundings in Parc Downsview Park, where it is an important component of the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base. The Supply Depot occupies a prominent site on Carl Hall Road adjoining the CNR tracks.

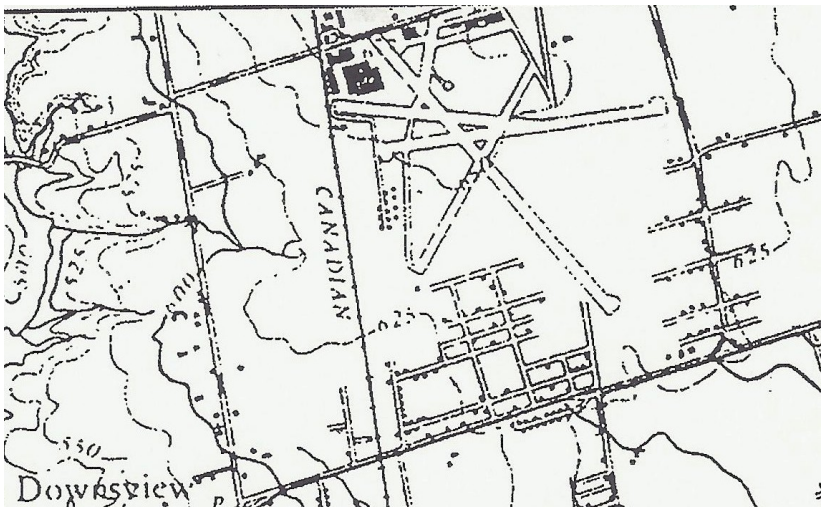
Building 151 (Supply Depot) contributes to a rare assembly of aviation and military buildings and building complexes on the property at 1133-1377 Sheppard Avenue West, which is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

Heritage Attributes:

The heritage attributes relating to the cultural heritage value of Building 151 (Supply Depot) on the property at 1133-1377 Sheppard Avenue West are:

- The placement, orientation and setback of the Supply Depot on the north side of Carl Hall Road along the west side of the CNR tracks
- The scale, form and massing on a plan composed of the two-storey office building (south) and, to the north, the monumental single-storey warehouse
- The flat roofs on the complex
- The materials, particularly the extensive use of exposed concrete, and the brick-clad infill panels on the office portion of the complex
- On the office building, the central elevated entrance on the south facade, and the fenestration with the bands of continuous window openings on the south, east and west elevations
- The warehouse, with the regularly-placed openings, including those for the loading docks, and the oversized entrance on the west wall

RESEARCH AND EVALUATION SUMMARY:
1133-1377 SHEPPARD AVENUE WEST (PARC DOWNSVIEW PARK)



1944 map showing the development of the de Havilland Airfield in Downsview where the first buildings were introduced in the northeast quadrant of the site, east of the CNR line (Kelly, 44)

HISTORICAL CHRONOLOGY[1]

Key Date	Historical Event
1929 Apr	The de Havilland Aircraft Company of Canada Limited moves from Mount Dennis to farmland in Downsview, building the de Havilland Airfield and relocating a 1928 hanger (now part of Building 39**)** as the first structure on the site
1929 July	The first part of Plant Complex 1 is built at de Havilland (with a series of additions completed by 1944, the group of buildings is recognized on the City's heritage inventory in 1998)
1938	De Havilland constructs a Fire Pump House (Building 14**)** and Garage (Building 15**)** southwest of Plant No. 1
1939	Coinciding with the declaration of World War II, de Havilland builds Storage Buildings and Workshop (Buildings 39, 30 and 43**)**
1940 Apr	De Havilland acquires adjoining land to increase its facility as part of its major wartime expansion, adding Plant Complex 2 (which is listed on the City's heritage inventory in 1998)
1944	During World War II, de Havilland constructs additional Storage Buildings (Buildings 38, 41 and 42**)** across from (north of) Plant Complex 1
1952	Canada's Department of National Defence (DND) acquires the site and its buildings from de Havilland, which relocates to a new purpose-built complex at the south end of the airfield (de Havilland continues to lease some of its

[1] This abbreviated timeline traces the development of the extant buildings and building complexes on the property at 1133-1377 Sheppard Avenue West that are discussed in this report, and does not address all of the historical achievements associated with the aviation and military histories of the site

	former lands and facilities)
1952	DND constructs Plant Complex 3 (comprised of Buildings 34, 35 and 36**)** for its RCAF Station Downsview
1953	DND adds the Fire Hall **(**Building 103**),** Central Heating Plant No. 1 (Building 105), and the Guard House and Storage Building (Building 106**)** at the west end of the property
1954	The DND relocates its No. 1 Supply Depot to a massive facility at Downsview (Building 151)
1969	Following the amalgamation of the three services, RCAF Station Downsview is renamed Canadian Forces Base (CFB) Toronto (Downsview)
1971	The Administration Building **(**Building 100) is added to the west end of the site
1996	CFB Toronto (Downsview) is closed
1998	The federal government incorporates part of the site as Parc Downsview Park (PDP), Canada's largest urban park
2012	PDP is amalgamated with the Canada Lands Corporation Limited (CLCL)

The chronology above provides a short timeline of the development of the buildings and building complexes on the expansive property at 1133-1377 Sheppard Avenue West. The origins of the site date to the late 18th and early 19th centuries when the land was surveyed into farm lots, followed by the evolution of a hamlet on Keele Street named after the "Downs View" estate of John Perkins Bull. The deHavilland Aircraft Company of Canada relocated its airfield from Mount Dennis to an expansive tract in Downsview in 1929 where it added structures to facilitate its growing and successful business designing and manufacturing iconic Canadian aircraft. A major expansion occurred during World War II when both buildings and extra acreage supported deHavilland's integral role in the production of aircraft for the Allied war effort. After the conflict, the company continued its contributions to aviation technology, moving to a custom-built facility at the south end of the site. The original airfield and buildings were acquired by the Canadian government as RCAF Station Downsview, which added to the collection of buildings, including a massive complex for the Department of National Defense's No. 1 Supply Depot. Known as Canadian Forces Base (CFB) Toronto (Downsview) from 1969 to 1996, two years later the site was incorporated as Parc Downsview Park, the largest urban park in the country. The surviving structures and their setting that are associated with both deHavilland and the Canadian military contribute to the story of Downsview's development and evolution as a place of cultural heritage value in Toronto.

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	**X**
ii. displays high degree of craftsmanship or artistic merit	**N/A**
iii. demonstrates high degree of scientific or technical achievement	**X**

As integral parts of Parc Downsview Park that are linked to its development by the de Havilland Aircraft Company of Canada and CFB Toronto (Downsview), the 12 buildings or building complexes highlighted in the timeline above are valued for their design as important examples of industrial buildings, ranging from the 1928 hangar (Building 39) that was relocated to the site and the utilitarian structures linked to the rapid expansion of the complex during World War II (Buildings 38-43), to the post-war edifices exhibiting the International Style and Modernism (including Buildings 34-36), and culminating in the 1971 Administration Building (Building 100) that introduced Brutalist architecture to the property. Some of the buildings are associated with technical achievements through their construction (such as the massive Supply Depot known as Building 151) or programming (Plant Complex 3 with its jet testing facility).

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	**X**
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	**N/A**
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	**N/A**

The 12 buildings and building complexes highlighted in the timeline above have cultural heritage value for their historical association with the development of the aviation industry in Canada on this site. The de Havilland Aircraft Company of Canada was founded in 1928 as the Canadian subsidiary of the English aircraft manufacturer and, the following year, established a permanent production facility southeast of Keele Street and Sheppard Avenue West in the farming community of Downsview. The property, chosen for the flat terrain and high elevation that were ideal for aircraft operation, as well as its proximity to the Canadian National Railway's tracks, was laid out with an airfield adjoined by structures that included a hangar (1928) relocated from Mount Dennis. At its Downsview plant, de Havilland started production in 1932 of the Tiger Moth, the first aircraft manufactured entirely in Canada. The company was nationalized for the duration of World War II when it supplied the Allied cause with training planes and fighter aircraft, many of which were used for the British Commonwealth Air Training Program. The company undertook a major expansion at this time, acquiring adjacent property where it extended the runways and constructed additional buildings for the war effort. Following the conflict, de Havilland returned to private ownership and produced commercial aircraft, launching the DHC-2 Beaver as a new STOL (short take-off and landing) aircraft that became an iconic Canadian bush plane. In 1954, de Havilland relocated to a purpose-built manufacturing plant at the south end of the airfield where it continued its innovations in aviation. The company established a Special Product Division and developed the Storable Tubular Extendable Member (STEM, which became an integral element of Canada’s first space satellite), while continuing to manufacture a new generation of turboprop regional airplanes and the Global Express corporate jet.

From the early 1950s until the mid 1990s, Downsview was associated with the Canadian military, which acquired de Havilland's land and buildings and expanded the site

(resulting in the rerouting of Sheppard Avenue West). Additional structures were introduced at the west end of the property for the National Defence Department's central supply depot and RCAF Station Downsview, which was later known as Canadian Forces Base Toronto (Downsview). The Government of Canada chose Downsview as the location of its Air Materials Base, which provided support and repair facilities for Canadian military operations from this central location with its access to road and rail networks. After the base closed in 1996, the federal government reserved the north end of the site for Parc Downsview Park, the first national urban park in Canada. In 1998, the former City of North York listed the property on the municipal heritage inventory, identifying 11 buildings or building complexes associated with de Havilland and CFB Toronto (Downsview).

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Contextual Value	
i. important in defining, maintaining or supporting the character of an area	**N/A**
ii. physically, functionally, visually or historically linked to its surroundings	**X**
iii. landmark	**X**

Contextually, the buildings and building complexes have cultural heritage value for its role in supporting and maintaining the historic character of Parc Downsview Park, which originated as the de Havilland airfield and manufacturing facility and was expanded after World War II by the federal government for a RCAF Station and Canadian Forces Base. The group of surviving individual buildings and complexes with heritage significance contributes collectively to the self-sufficient community that developed within the boundaries of the property.

Parc Downsview Park is also valued for the historic, visual, physical and functional links between the individual buildings and complexes and their surroundings as the unique collection of significant industrial edifices that represent the development of the site for aircraft production and as a military base.

The property at 1133-1377 Sheppard Avenue West with its rare assembly of aviation and military buildings and building complexes is valued as a local landmark in the Downsview neighbourhood, the North York community, and the City of Toronto.

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the buildings and building complexes on the property at 1133-1377 Sheppard Avenue West have associative, design and contextual values as a rare collection of structures linked to the aviation history of Canada that represent the evolution of the site from its origins as an airfield with a manufacturing complex founded and expanded by the de Havilland Aircraft Company of Canada, to its role in the second half of the 20th century as a military base in Toronto, and its status as a local landmark.

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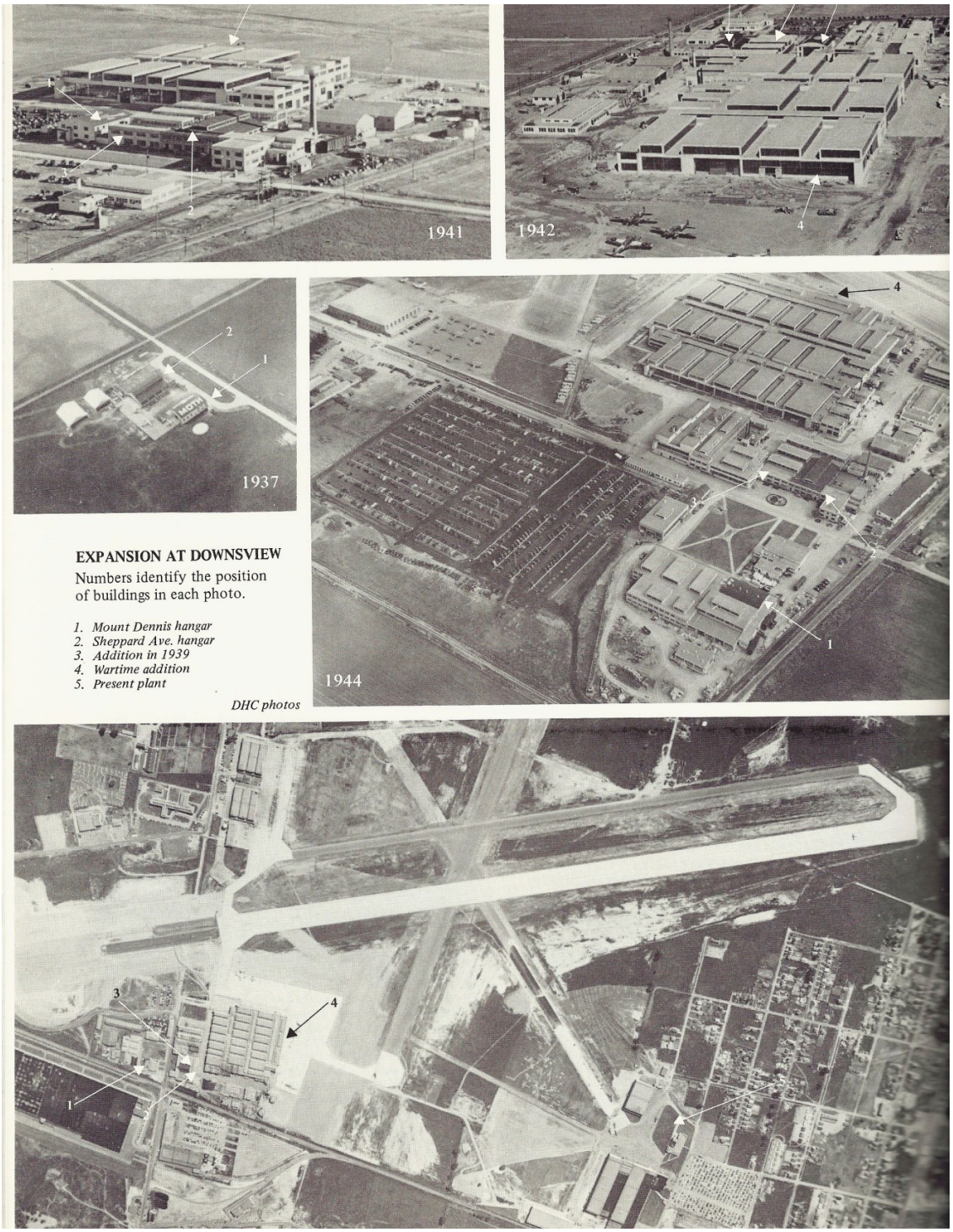

Archival Photographs, de Havilland Airfield, 1941-44: showing the major expansion of the property with additional buildings and building complexes during the World War II era (Hotson, 41)



Location Map, Parc Downsview Park: showing the buildings and building complexes adjoining the intersection of Carl Hall Road with the Canadian National Railways line (above), and those at the west end of the site near Keele Street and Sheppard Avenue West (below) (www.bingmaps.com)



Buildings Nos. 14 and 15: Fire Pump House and Storage Buildings (1938)



Building No. 106: Guard House and Storage Building (1953)