



STAFF REPORT ACTION REQUIRED

Supplementary Report - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 150 Laird Drive

Date:	November 30, 2015
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Don Valley West – Ward 26
Reference Number:	P:\2015\Cluster B\PLN\City Council\CC15127

SUMMARY

At its meeting of November 10, 2015, the North York Community Council adopted NY10.16 and recommended that City Council state its intention to designate the property at 150 Laird Drive (Durant Motors of Canada, Ltd.) under Part IV, Section 29, of the Ontario Heritage Act. North York Community Council also directed the Senior Manager, Heritage Preservation Services, to review the architectural value of the west (rear) elevation of the building at 150 Laird Drive and to report directly to City Council for its meeting on December 9, 2015, on any recommended revisions to the Statement of Significance (Reasons for Designation) and heritage attributes of the property, included in the staff report.

Following a site review of the property and evaluation of heritage attributes of the west elevation of the building, this report recommends that City Council adopt the revised Statement of Significance of the property which includes the west elevation as a heritage attribute.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 150 Laird Drive (Durant Motors of Canada, Ltd.) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Revised Statement of Significance (30

November 2015): (Reasons for Designation) 150 Laird Drive, attached as Attachment No. 1 to the report (November 30, 2015) from the Chief Planner and Executive Director, City Planning Division.

Financial Impact

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

DECISION HISTORY

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

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

At its meeting of August 14, 2014, North York Community Council requested Heritage Preservation Services Staff, City Planning Division, report on an assessment for heritage designation of 150 Laird Drive.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.NY34.69>

At its meeting of November 5, 2015, the Toronto Preservation Board adopted PB9.6 and recommended to the North York Community Council that City Council state its intention to designate the property at 150 Laird Drive under Part IV, Section 29, of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB9.6>

At its meeting of November 10, 2015, North York Community Council adopted NY10.16 recommending that City Council state its intention to designate the property at 150 Laird Drive under Part IV, Section 29, of the Ontario Heritage Act. The Community Council also directed the Senior Manager, Heritage Preservation Services, to assess the west elevation of 150 Laird for inclusion as a heritage attribute in the Statement of Significance.

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

ISSUE BACKGROUND

The inclusion of 150 Laird Drive on the Heritage Register in 2007 recognized its heritage value. The Toronto Preservation Board supported the staff recommendation to designate the property in November 2015. North York Community Council also supported the recommendation to designate the property. In addition, Community Council directed the Senior Manager, Heritage Preservation Services, to review the architectural value of the west elevation of the building at 150 Laird Drive and report directly to City Council for its meeting on December 9, 2015, on any recommended revisions to the Statement of

Significance and heritage attributes of the property. Staff undertook a review of the architectural value of the west elevation. The Revised Statement of Significance includes the west elevation in the heritage attributes.

COMMENTS

Over the years a number of alterations have been made to the west elevation as seen in the photographs in Attachment 2. These have included the alteration to, or bricking in, windows, the addition of fire escapes and a chimney, and the metal clad link to the rear, one-storey, annex building. These numerous alterations brought into question whether the west elevation was worthy of inclusion as a heritage attribute. After re-evaluation on site, staff have determined that the alterations are reversible and the essential integrity and architectural value of the west elevation and its relation to the other north, south and east elevations remain.

Staff recommend that a Revised Statement of Significance (November 30, 2015), Attachment 1, which includes the west elevation as a heritage attribute, replace the Revised Statement of Significance (October 16, 2015).

CONTACT

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1 – Revised Statement of Significance (November 30, 2015): (Reasons for Designation) 150 Laird Drive
Attachment No. 2 – Photographs

REVISED STATEMENT OF SIGNIFICANCE (November 30, 2015):
(REASONS FOR DESIGNATION)
150 LAIRD DRIVE

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.

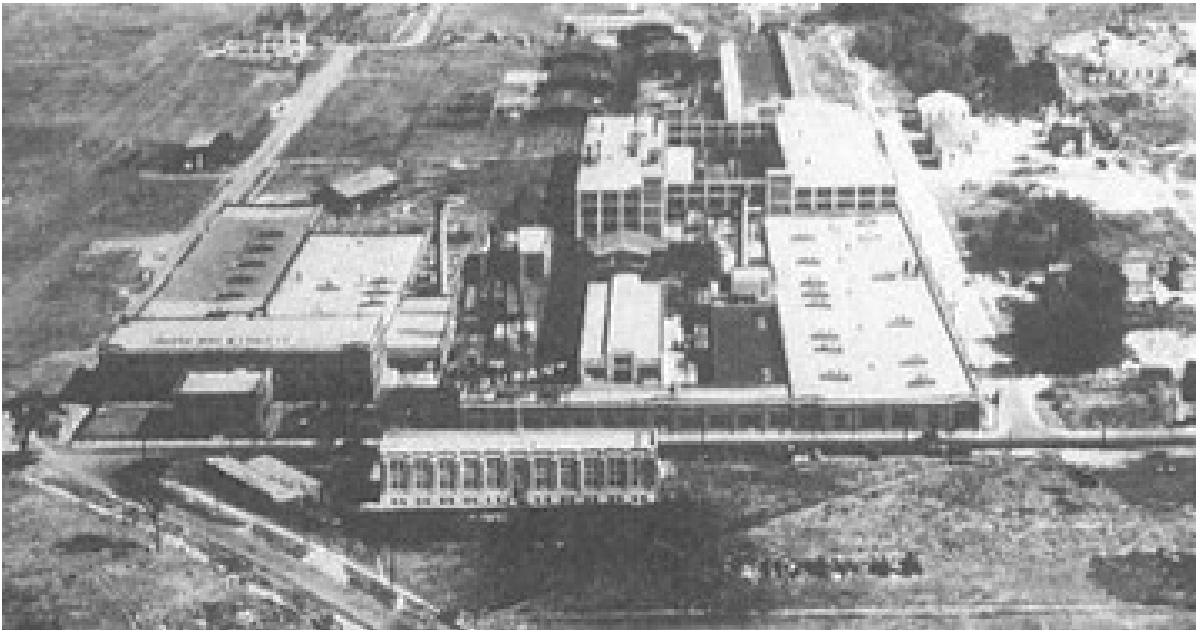
Heritage Attributes

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.

This Revised Statement of Significance (November 30, 2015) replaces the Revised Statement of Significance (October 16, 2015)



Showing the principal, east elevation of 150 Laird Drive (above) and (below) a c.1930 aerial view of the west elevation of 150 Laird Drive, in the foreground (*Heritage Preservation Services (HPS), 2015 above and Rempel, The Town of Leaside, 1982, below*)



150 Laird Drive, west elevation, looking south, with the one-storey metal clad addition and the link to the main building (left) and, looking north, showing the link and the bricking in of the window at the second floor above the link (right) (HPS, 2015)



150 Laird Drive, west elevation, north end, showing the alteration to the window to accommodate exit door, addition of chimney and fire escape stairs (left) and with another view of the fire escape stairs, various railings to basement access and other alterations (right) (HPS, 2015)



150 Laird Drive, west elevation, south end, with two views showing the alteration to the window to accommodate the exit door and addition of fire escape stairs and railings for basement access (left and right) (HPS, 2015)