



**STAFF REPORT
ACTION REQUIRED**

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

Date:	October 16, 2015
To:	Toronto Preservation Board North York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Don Valley West – Ward 26
Reference Number:	P:\2015\Cluster B\PLN\NYCC\NY15120

SUMMARY

This report recommends that City Council state its intention to designate the property at 150 Laird Drive under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. The property contains the original Durant Motors of Canada, Ltd. office headquarters, a two-storey, brick and cast-stone clad office building, built in 1928, and located on the west side of Laird Drive between Markham Avenue and McRae Drive. The property was included on the City of Toronto's Heritage Register in 2007.

Following research and evaluation, staff have determined that the property at 150 Laird Drive meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property would identify the property's cultural heritage values and heritage attributes and enable City Council to control alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

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 Statement of Significance: 150 Laird Drive

(Reasons for Designation) attached as Attachment No. 3 to the report (October 16, 2015) from the Director, Urban Design, City Planning Division.

2. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

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 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 of the heritage listing/designation for both 146 Laird Drive and 150 Laird Drive.

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

ISSUE BACKGROUND

On July 17, 2014, the Director of Community Planning, North York District reported that an application had been submitted to amend the Zoning By-law to permit a phased development with an eight-storey rental retirement building with 175 units and a seven-storey condominium for seniors (Phase 2) with 109 units at 146 and 150 Laird Drive. The second phase would include additions to the former Durant Motors of Canada, Ltd. building at 150 Laird Drive. Designation under Part IV, Section 29 of the Ontario Heritage Act would assist staff to ensure that the cultural heritage value and heritage attributes of the property are protected.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4).

Staff have determined that 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 for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

The design values are evident in the building's representation of the Late Gothic Revival style which was prominent in the early 20th century in Canada. The complex is valued for its association with the evolution of Leaside as a significant industrial sector and community after World War I and for its association with the history of the Canadian Automobile Industry and in particular the Durant Motors of Canada, Ltd. and Dominion Motors Ltd. Located on the west side of Laird Drive, with its distinctive architectural form and details setback in a landscaped setting, it has been a significant landmark throughout Leaside's growth and development. It continues to be an important contributor to the historic character of the neighbourhood.

The Reasons for Designation (Statement of Significance) (Attachment No. 3) are the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the properties' owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

Mary L. MacDonald, Manager
Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Harold Madi, Director
Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

Attachment No. 3 – Reasons for Designation (Statement of Significance)

Attachment No. 4 – Heritage Property Research and Evaluation Report