



## STAFF REPORT FOR INFORMATION

### Request for Heritage Evaluation – 146 Laird Drive

<b>Date:</b>	October 16, 2015
<b>To:</b>	Toronto Preservation Board North York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Don Valley West – Ward 26
<b>Reference Number:</b>	P:\2015\Cluster B\PLN\NYCC\NY15121

#### SUMMARY

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This report recommends the receipt of the heritage evaluation of the property at 146 Laird Drive. The report concludes that this property does not merit inclusion on the City of Toronto Heritage Register because it does not meet Ontario Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation.

Located on the west side of Laird Drive, between Markham Avenue and McRae Drive the property contains a two-storey brick clad office building on a raised basement dating to 1950.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. The Heritage Evaluation for 146 Laird Drive be received for information.

#### **Financial Impact**

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

## **DECISION HISTORY**

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.

## **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Research and Evaluation Summary (Attachment No. 3).

Staff have determined that the property at 146 Laird Drive containing a two-storey office building does not meet the criteria for determining cultural heritage value or interest for listing and designation under Part IV, Section 29 of the Ontario Heritage Act.

## **CONTACT**

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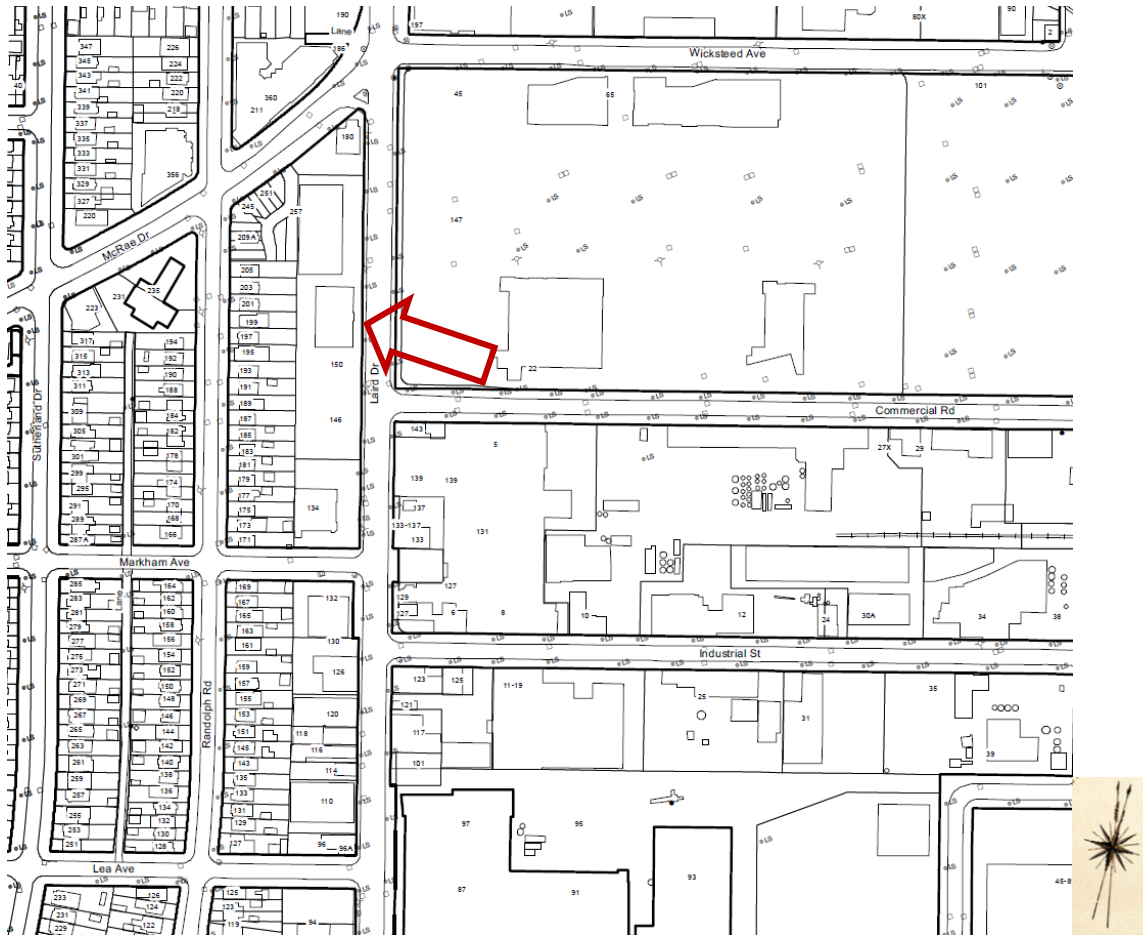
## **SIGNATURE**

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Harold Madi, Director  
Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Research and Evaluation Summary



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

The **arrow** marks the location of the property.



Showing the principal (east) façade of 146 Laird Drive (above) and principal entrance bay (below)  
*(Heritage Preservation Services, 2015)*

**RESEARCH AND EVALUATION SUMMARY: 146 LAIRD DRIVE**

<b>Key Date</b>	<b>Historical Event</b>
1793	The town of York is founded and the area including the adjacent York Township is divided into 100 and 200 acre park lots
1819-20	John Lea purchases Lot 13 in the Third Concession from Alexander McDonnell
1841	William Lee purchases Lot 12
1854	John Lee dies, leaving Lot 13 to his sons William and John Jr. William builds the octagonal house known as Leaside and founds the village of Leaside becoming the town's chief magistrate
1878	By this date the southern half of Lot 14, the location of 146 Laird Drive, is owned by James Walmsley and John Lea Jr.
1881	The Ontario and Quebec Railway is chartered by the Canadian Pacific Railway to build a line across the then northern boundary of the city. Expediency leads the line across the Lea family farm and William sells off the land to the railway.
1893	William Lea dies. His son John lives in the Leaside house until 1903, after which the home is abandoned.
1894	The CPR opens a new station, naming it Leaside Junction in honour of William Lea.
1912	As part of its expansion the Canadian Northern Railway links its transcontinental railway with CPR's line to Union Station at Leaside. The company purchases over 1,000 acres of land including former Lea family holdings: Lots 12, 13 and 14. Frederick Todd is commissioned to design the new 'model town.'
1912	Canadian Wire & Cable Company (CWCC) purchases 16 acres north of the railway station
1913	The town of Leaside is incorporated William Lea's home of Leaside is burnt down by the CNoR. Lots 11-14 are cleared for the new residential and industrial development of the town
1915	By this date Todd's street plan has been laid out with Laird Drive acting as the division between industrial development on the east side north of the railway station and his residential town on the west
1950	The building known as 146 Laird Drive is built and Imperial Oil are recorded as tenants on 16 January 1951.
1964	The Metropolitan Separate School Board owns the property and occupies it for administrative use
2015	The building is owned by Invar (East York) Limited and occupied by a variety of businesses including the Golden Griddle Restaurant and State Farm Insurance

Located on the west side of Laird Drive between Markham Avenue and McRae Drive, the property contains 146 Laird Drive, a two-storey office building on a raised basement, clad in brick, with a flat roof. Following the layout of Todd's plan for Leaside in 1915, this portion of the west side of Laird Drive remained undeveloped until after the late 1920s when the Imperial Oil Gas Station was established at the north-west corner of Markham Avenue and the Durant Motors building was built further to the north. Until 1950, the land in between these two properties remained empty, functioning as a parking lot. In 1950 construction began on the office building at 146 Laird Drive. Imperial Oil

was recorded as a tenant of the property in the assessment rolls dated 16 January 1951 and remained tenants until 1963. In 1964, the building was occupied for administrative use by the new owners, the Metropolitan Separate School Board. The building is currently owned by Invar (East York) Limited and rented to a variety of tenants.

The following evaluation applies Ontario Regulation 9/06 (OReg 9/06 ) made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest.

While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Heritage Register. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

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

The office building at 146 Laird Drive is two-storey, rectangular block on a raised basement with a flat roof. Its box-like massing is given minimal modification by having its entry bay step forward very slightly. The building is clad in brown brick which varies its patterning on the projecting entry bay from the traditional English bond to a grid. The entry is accessed by a plain, stone staircase and features a recessed entry clad in stone. The second-storey window above also features a stone frame. The windows have glass-block upper lights which may have been added in conjunction with its use by the School Board. Apart from these minor elements the building is undistinguished. With its overall horizontality of form and window openings with glass blocks and the contrasting vertical entry bay, it may be said to be a diluted representative of the Streamlined Modern style. Its integrity has been compromised by alterations including the covering of the brick cladding on its south-east corner.

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

The associative value of the building is minimal in its significance to the local community. It was built in 1950 and Imperial Oil was the first tenant. In the mid-1960s the premises was occupied by the Metropolitan Separate School Board. As of the date of this report the building is occupied by a variety of commercial tenants.

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

The building does not have sufficient integrity to support the character of the area.

In summary, the property at 146 Laird Drive does not meet the criteria outlined in OReg 9/06 for inclusion on the Heritage Register or to be designated under Pat IV, Section 29 of the Ontario Heritage Act.

## 5. SOURCES

### Archival Sources

- Assessment Rolls, Leaside (City of Toronto Archives)
- City of Toronto Building Records
- City of Toronto Directories
- Series12, Aerial Photographs of the Metropolitan Toronto Area, 1947, 1950, 1953  
[http://jpeg2000.eloquent-systems.com/toronto.html?image=ser12/s0012\\_fl1947\\_it0013h.jp2](http://jpeg2000.eloquent-systems.com/toronto.html?image=ser12/s0012_fl1947_it0013h.jp2)  
[http://jpeg2000.eloquent-systems.com/toronto.html?image=ser12/s0012\\_fl1950\\_it0013h.jp2](http://jpeg2000.eloquent-systems.com/toronto.html?image=ser12/s0012_fl1950_it0013h.jp2)  
[http://jpeg2000.eloquent-systems.com/toronto.html?image=ser12/s0012\\_fl1953\\_it0137.jp2](http://jpeg2000.eloquent-systems.com/toronto.html?image=ser12/s0012_fl1953_it0137.jp2)

### Secondary Sources

- Brown, Ron. *Toronto's Lost Villages*. 1997.
- *The Canadian Encyclopedia*: "Frederick Gage Todd."  
<http://www.thecanadianencyclopedia.ca/en/article/frederick-gage-todd/> accessed 1 May 2015.
- Lundell, Liz. *The Estates of Old Toronto*. 1997.
- Pitfield, Jane, editor. *Leaside*. 1999.
- Rempel, John I. *The Town of Leaside*. 1982.
- Scott, John. *The Story of Leaside*. 1931.