



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre électronique. tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

ONTARIO HERITAGE TRUST

JAN 08 2016

RECEIVED

Secretariat  
Francine Adamo  
North York Community Council  
North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario M2N 5V7

Tel: 416-395-0480  
Fax: 416-395-7337  
E-mail: nycc@toronto.ca  
Web: www.toronto.ca

**NOTICE OF INTENTION TO DESIGNATE**  
**(REVISED)**

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
150 LAIRD DRIVE**

**This notice revises and replaces the notice dated December 29, 2015.**

Invar (East York) Limited  
c/o Invar Building Corporation  
220 Duncan Mill Road, Suite 301  
Toronto, Ontario  
M3B 3J5

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 150 Laird Drive under Part IV, Section 29 of the Ontario Heritage Act.

**Reasons for Designation**

The property at 150 Laird Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets the criteria stated in Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

**Description**

The former Durant Motors of Canada, Ltd. office headquarters at 150 Laird Drive is located at the west side of Laird Drive between Markham Avenue and McRae Drive. Built in 1928, the building is a two-storey office building with a flat roof, clad in brick with cast stone details. The property was listed on the Heritage Register in 2007.

**Statement of Cultural Heritage Value**

The (former) Durant Motors of Canada, Ltd. building has design value as a fine representative of the Late Gothic Revival style typical in the first thirty years of the twentieth century in Canada. However, it is rare in its application for an automobile headquarters building in Toronto. Its design value is further evident in the high degree of both craftsmanship and artistic merit. These qualities are seen in the composition of the building and the articulation of its form with a regular series of window bays separated by buttress-like piers, the decorative Gothic elements and cast-stone details and the brick patterning.

The property has an associative value for its direct association with the evolution of the industrial development of Leaside following World War I and in particular with the Canadian automobile industry, as represented by Durant Motors of Canada, Ltd. and Dominion Motors Ltd., between World War I and II.

The building has contextual value as it is important in defining, maintaining and supporting the character of the Post World War I Town of Leaside as it grew from a railway junction to an independent town. Built in 1928, it is physically, functionally, visually and historically linked with its surrounding on Laird Drive. Its setback and landscaped setting, fine architectural form, details and scale make it an important landmark and a significant contributor to the character of the neighbourhood today.

### **Heritage Attributes**

The heritage attributes on the exterior of the property at 150 Laird Drive are:

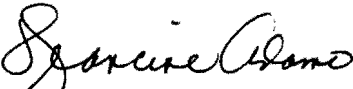

- The location as built of the building on the west side of Laird Drive between Markham Avenue and McRae Drive
- The landscaped set-back and the stairs to the main entry facing Laird Drive
- The form and massing of the two-storey volume on a raised basement with a flat roof
- All elevations, including the principal elevation facing east, the rear elevation facing west and the two side elevations facing north and south respectively
- The regular rhythm of brick piers and window bays
- The brick cladding including:
  - the standard brick cladding of the elevation
  - the stepped brick piers flanking the windows on all four elevations
  - the decoratively patterned brick panels below the windows and in the parapet
- The cast stone details including:
  - the cast-stone double storey frames of the windows and their sills and headers on all four elevations
  - the square bosses with their floral motifs carved in relief above the second storey windows
  - the cast-stone entry portal in the east elevations with its flattened pointed arch and elaborately moulded opening, vertical panels above with the stepped parapet and pair of shields
  - above the main east entry, the cast-stone tablet set into the parapet and causing a step in its profile
  - the decorative cast-stone band with decorative brick panels below the first storey windows
  - the sloping cast-stone drip-moulds and the cruciform details on the brick piers
- The window well on the east elevation for the raised basement

Please note: later additions/alterations to this property are not included as part of the heritage attributes.

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Francine Adamo, Administrator, North York Community Council, North York Civic Centre,

Main floor, 5100 Yonge Street, Toronto, Ontario, M2N 5V7, within thirty days of January 7, 2016, which is February 8, 2016. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 7th day of January, 2016.

  
 Ulli S. Watkiss  
City Clerk

Copy to: Interested Persons  
Mary L. MacDonald, Manager, Heritage Preservation Services  
Jasmine Stein, Municipal Law Unit, Legal Division  
Director, Community Planning, North York District  
Deputy Chief Building Official & Director, Building Division-North York