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City Clerk's Office

ONTARIO HERITAGE TRUST
JUL 23 2008
RECEIVED

Ulli S. Watkiss
City Clerk

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

Tel: 416-395-7348
Fax: 416-395-7337
e-mail: fadamo@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE *ONTARIO HERITAGE ACT*
R.S.O. 1990 CHAPTER 0.18 AND
85 LAIRD DRIVE
CANADIAN NATIONAL RAILWAY EASTERN LINES
LOCOMOTIVE SHOP**

CITY OF TORONTO, PROVINCE OF ONTARIO

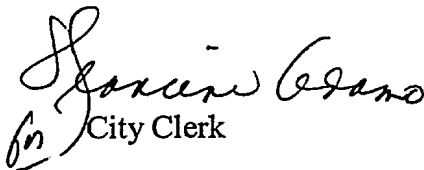
NOTICE OF PASSING OF BY-LAW

2102230 Ontario Limited
7200 Yonge Street
Thornhill, Ontario
L4J 1V8

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

Take notice that the City of Toronto Council has passed By-law 855-2008, to designate 85 Laird Drive (Canadian National Railway Eastern Lines Locomotive Shop) as being of cultural heritage value or interest.

Dated at Toronto this 21st day of July, 2008


City Clerk

Attach

cc: Manager, Heritage Preservation Services, City Planning Division, City Hall, 2nd Fl, Ste. A18
Jasmine Stein, Municipal Law Unit, Legal Division, City Hall, 12th Floor West
Deputy Chief Building Official and Director, Building Division, North York District
Interested Persons

Authority: North York Community Council Item 12.8,
as adopted by City of Toronto Council on January 29 and 30, 2008
Enacted by Council: July 17, 2008

CITY OF TORONTO

BY-LAW No. 855-2008

To designate the property at 85 Laird Drive (Canadian Northern Railway Eastern Lines Locomotive Shop) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 85 Laird Drive (Canadian Northern Railway Eastern Lines Locomotive Shop) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 85 Laird Drive and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 85 Laird Drive, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 85 Laird Drive and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 17th day of July, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE A**REASONS FOR DESIGNATION**Description

The property at 85 Laird Drive is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the east side of Laird Drive and overlooking Esandar Drive, the Canadian Northern Railway constructed the Locomotive Shop (1919) as part of an expansive repair facility and marshalling yard in Leaside. The property at 85 Laird Drive was included on the City of Toronto Inventory of Heritage Properties in 2006.

Statement of Cultural Heritage Value

The Locomotive Shop has design value as a surviving example of a railway building in Leaside. According to historical sources, as early as 1906 the Canadian Northern Railway had developed a standard engine house design that focused on symmetry and Classical lines (Forbes, Engine Houses and Turntables on Canadian Railways, 1850-1950, 1990, 71). The Locomotive Shop was designed to face east away from present-day Laird Drive, where large doors provided access to the service bays inside. Along with the Locomotive Shop, a building identified as the Canadian Northern Railway's former freight offices survives on the south side of Esandar Drive where it is recognized on the City's heritage inventory.

Historically, the Locomotive Shop is linked to the development of the Town of Leaside. The area southeast of present-day Eglinton Avenue East and Bayview Avenue was originally farmed by William Lea in the mid 19th century. The railway arrived in the late 1870s and, by 1894, a station was established at "Leaside Junction." After its incorporation in 1899, the Canadian Northern Railway acquired substantial holdings in Leaside as the location of the repair shop and marshalling yard for its eastern lines. In 1912, the company commissioned the notable landscape architect, Frederick Todd, to lay out a model town in Leaside. Monies from the sale of building lots were intended to finance its local facilities. Faced with stiff competition in eastern Canada, the Canadian Northern Railway concentrated on its western routes to open the country's second transcontinental railway before becoming a component of the publicly-owned Canadian National Railways in 1918. The Locomotive Shop was completed the following year.

While the community was incorporated as the Town of Leaside in 1912, its residential and industrial development began in earnest during the 1930s, with Laird Drive north of the railway line as the centre for manufacturers. Beginning in 1936, portions of the Canadian Northern Railway's former property in Leaside were acquired by E. S. & A. Robinson, a company based in Bristol, England that produced packaging materials and purportedly launched its Canadian operation in Toronto in 1932. The former locomotive shop became part of E. S. & A. Robinson's factory complex on Laird Drive that was first recorded in the city directories in 1941. The company retained the property until 1954. The Locomotive Shop is an important historical reminder of the industrial development of Leaside from its origins as a railway junction.

Contextually, the property at 85 Laird Drive contributes to the character of the industrial sector of Leaside where the former Durant Motors Office Building (1928) at #150 Laird and the Pease Foundry Company Building (1951) at #211 Laird have been identified for inclusion on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Locomotive Shop related to its design and contextual value as a surviving example of a building associated with both the transportation history and industrial development of Leaside are found on the exterior walls and roof, consisting of:

- The two-storey rectangular-shaped plan under a flat roof with coping and two glazed monitors.
- The red brick cladding with brick and artificial stone trim.
- The organization of the south façade facing Esandar Drive into 11 bays divided by brick piers, with a stepped parapet that conceals the roof monitors.
- The detailing of the south façade, with segmental-arched window openings with brick and stone trim and an entrance beneath a lintel (this opening has been altered).
- The regularly placed openings along the east and west elevations.

SCHEDULE B

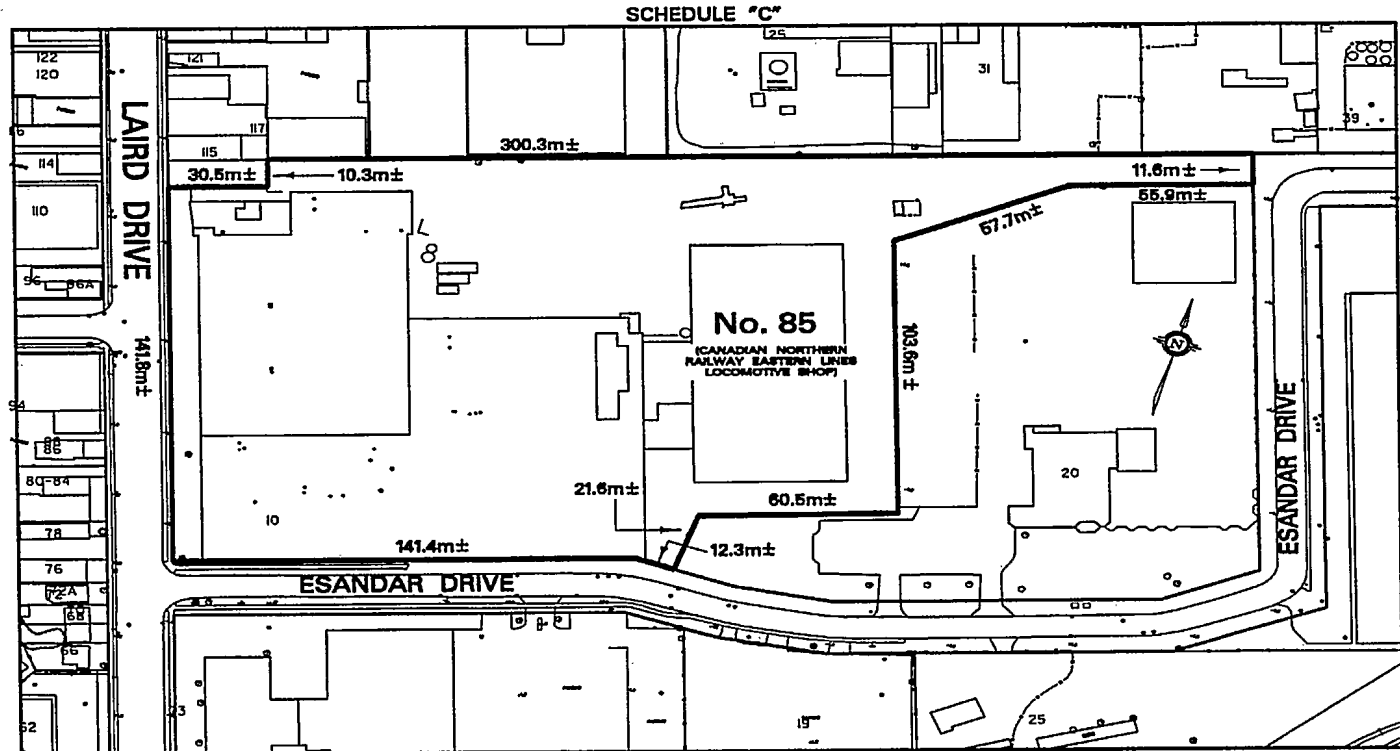
PIN 10369-0187 (LT)

LT 652 PL 2120 TWP OF YORK; LT 653 PL 2120 TWP OF YORK; LT 654 PL 2120 TWP OF YORK; LT 655 PL 2120 TWP OF YORK; LT 656 PL 2120 TWP OF YORK; LT 657 PL 2120 TWP OF YORK; LT 658 PL 2120 TWP OF YORK; LT 659 PL 2120 TWP OF YORK; LT 660 PL 2120 TWP OF YORK; LT 661 PL 2120 TWP OF YORK; LT 662 TWP OF YORK; LT 663 PL 2120 TWP OF YORK; PT LT 13 CON 3 FTB TWP OF YORK; PT LT 14 CON 3 FTB TWP OF YORK; PT LEA AVE PL 2120 TWP OF YORK CLOSED BY TL14767, PT 1 64R13003

City of Toronto (former Borough of East York) and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66),

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2008-059 dated April 16, 2008, as set out in Schedule "C".

SCHEDULE "C"



SCHEDULE "C"

Toronto
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES
 PREPARED BY: DWAYNE FITT

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS. IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK
 CHECKED BY: JOHN HOUSE

PROPERTY INFORMATION SHEET
 NO. 85 LAIRD DRIVE
 (CANADIAN NORTHERN RAILWAY EASTERN LINES LOCOMOTIVE SHOP)
 LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST
 WARD 28 - DON VALLEY WEST
 DATE: APRIL 18, 2008

SKETCH No. PS-2008-059



City Clerk's Office

RECEIVED

FEB 08 2008

Ulli S. Watkiss
City Clerk

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

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2102230 Ontario Limited
7200 Yonge Street
Thornhill, Ontario
L4J 1V8

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

85 Laird Drive

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 85 Laird Drive under Part IV of the Ontario Heritage Act.

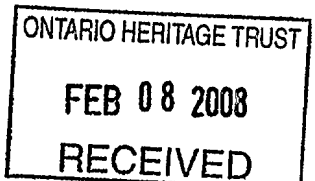
Reasons for Designation:

Description

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- The regularly placed openings along the east and west elevations

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: c/o Francine Adamo, Administrator, North York Community Council, North York Civic Centre, 5100 Yonge Street, Toronto, ON M2N 5V7 within thirty days of the 6th day of February, 2008. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 6th day of February, 2008


for Ulli S. Watkiss
City Clerk

cc: Manager, Heritage Preservation Services, City Planning Division, City Hall, 2nd Fl, Ste. A18
Jasmine Stein, Municipal Law Unit, Legal Division, City Hall, 12th Floor West
Deputy Chief Building Official and Director, Building Division, North York District
Interested Persons