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City Clerk's Office

ONTARIO HERITAGE TRUST

NOV 15 2012

RECEIVED

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

Ulli S. Watkiss
City Clerk

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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
211 LAIRD DRIVE
(PEASE FOUNDRY COMPANY BUILDING)
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

Sadot Incorporated
5400 Yonge Street, Ste. 300
Toronto, Ontario
M2N 5R5

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

Take notice that the Council of the City of Toronto has passed By-law 1419-2012, being a by-law to designate the property at 211 Laird Drive (Pease Foundry Company Building) as being of cultural heritage value or interest.

Dated at Toronto this 12th day of November, 2012.



City Clerk

Attach

cc: Acting Manager, Heritage Preservation Services, City Planning Division
Jasmine Stein, Municipal Law Unit, Legal Division
Deputy Chief Building Official and Director, Building Division, North York District
Interested Persons

Authority: North York Community Council Item 14.8.
as adopted by City of Toronto Council on April 10 and 11, 2012
Enacted by Council: November 1, 2012

CITY OF TORONTO

BY-LAW No. 1419-2012

To designate the property at 211 Laird Drive (Pease Foundry Company Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 211 Laird Drive (Pease Foundry Company Building) 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 buildings and structures located 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 211 Laird Drive and upon the Ontario Heritage Trust, a 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 211 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 211 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 1st day of November, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

The property at 211 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 under the three categories of design, associative and contextual values. Located on the southeast corner of Laird Drive and Vanderhoof Avenue and one block south of Eglinton Avenue East, the showroom, office and warehouse complex (1950) was commissioned by the Pease Foundry Company, manufacturers of heating and plumbing supplies.

Statement of Cultural Heritage Value

The Pease Foundry Company Building has design value as a representative example of a mid 20th century industrial building designed with features of the Art Moderne style. The complex exemplifies the Art Moderne in its stepped plan combining single- and two-storey sections that balance horizontal and vertical elements while combining solids and voids, the distinctive square windows on the north wall and, in particular, the office section with a rounded corner overlooking the intersection of Laird Drive with Vanderhoof Avenue.

Historically, the Pease Foundry Company Building is linked to the planned community of Leaside, especially the ongoing development of its industrial core. After the Canadian Northern Railway commissioned the famous landscape architect Frederick G. Todd to lay out a model town, the distinct sector for manufacturing was the first area to be developed in the era following World War I, with additional companies choosing Leaside after the completion of the Leaside-East York Viaduct (Leaside Bridge, 1927) improved access to the community. The Pease Foundry Company was among those to establish facilities for display, administration and shipping with a prominent site on Laird Drive, Leaside's business thoroughfare. With its industrial base, Leaside thrived as an independent municipality until 1967 when it became part of the Borough of East York.

The Pease Foundry Company Building is associated historically with the practice of Toronto architect Earle C. Morgan (1903-1972) who prepared the plans for the complex. He was a partner with Gordon S. Adamson in the firm of Adamson and Morgan from 1934 until the partnership was dissolved in 1946. Practicing alone, Morgan accepted a variety of commissions for residential, commercial, recreational and industrial buildings, including the Pease Foundry Company Building. As his career progressed, Morgan became perhaps best known for the projects he designed for his brother-in-law, the famous Canadian businessman and philanthropist, E. P. Taylor. Of these, the most recognized is Toronto's O'Keefe Centre (completed in 1960 and currently known as the Sony Centre), which received funding from Taylor's O'Keefe Brewing Company and was designed by Morgan in conjunction with Toronto architects Page and Steele.

In its context, the property at 211 Laird Drive is historically linked to its surroundings in the area of Leaside planned for industrial use where the Pease Foundry Company Building is an important surviving reminder of the appearance of this area by the mid 20th century. The Pease Foundry Company Building is placed north of #150 Laird Drive, the office building for Durant Motors that is also identified with Leaside's industrial evolution and recognized on the City of Toronto's heritage inventory.

Heritage Attributes

The heritage attributes of the Pease Foundry Company Building are:

- The scale, form and massing
- The flat rooflines covering the different sections of the building
- The materials, with yellow brick cladding and brick, stone, glass and metal trim
- The design of the west and north facades, with the single-storey section with the rounded northwest corner and the two-storey section that rises behind (south and east)
- The fenestration, with continuous floor-to-ceiling window openings on the single-storey northwest section, the flat-headed window openings on the two-storey section, and the distinctive trio of small square window openings on the two-storey north wall
- The glazed entrances (west and north) that are raised at either end of the rounded northwest section and protected by the projecting canopy
- The detailing, with the stone surrounds marking some of the window openings, and the brick band course on the single-storey (northwest) section
- The placement of the building on a corner lot overlooking Laird Drive and Vanderhoof Avenue

The elevations on the east (rear) and south (overlooking a laneway) are less visible and no specific attributes are identified on them.

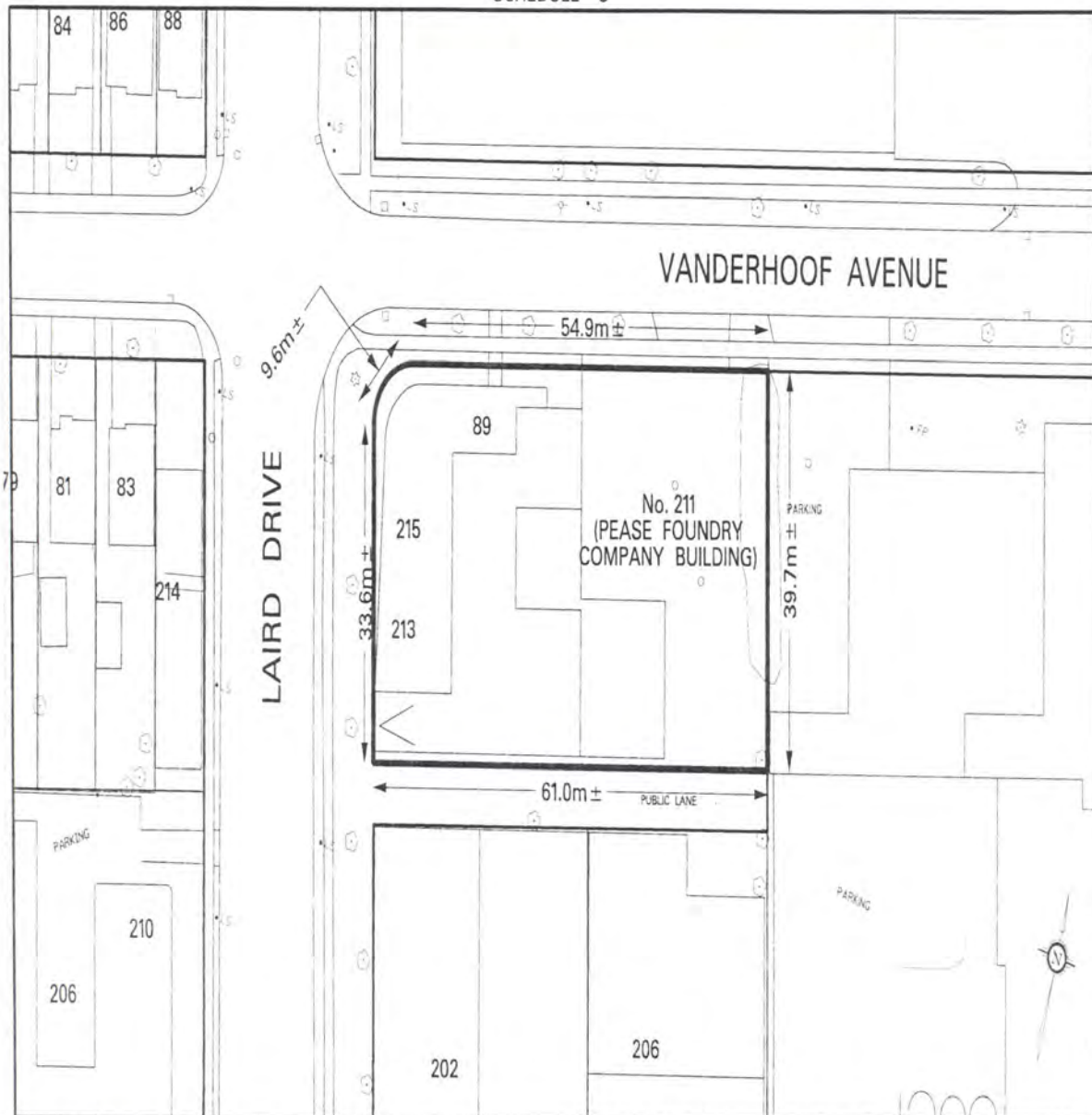
SCHEDULE "B"

PIN 10369-0312 (LT)
PART OF BLOCK E PLAN 2755 LEASIDE, DESIGNATED AS
PART 2 ON PLAN 66R24455

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

The herein before described land being delineated by heavy outline on Sketch No. PS-2012-081 dated August 28, 2012, as set out in Schedule "C".

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

PREPARED BY: DWAYNE PITT

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. 211 LAIRD DRIVE (PEASE FOUNDRY COMPANY BUILDING)
LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

WARD 26 - DON VALLEY WEST

DATE: SEPTEMBER 26, 2012

SKETCH No. PS-2012-081