

December 7, 2007

To: North York Community Council

From: Toronto Preservation Board

Subject: 85 Laird Drive, Canadian Northern Railway Eastern Lines Locomotive Shop, Intention to Designate, Part IV, Ontario Heritage Act and Approval of Alterations to a Heritage Building (Ward 26 Don Valley West)

Recommendations:

The Toronto Preservation Board recommended to the North York Community Council that:

- 1. City Council state its intention to designate the property at 85 Laird Drive under Part IV of the Ontario Heritage Act;**
- 2. If there are no objections to the designation in accordance with Section 26(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act;**
- 3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and**
- 4. The alterations to the heritage building at 85 Laird Drive be approved substantially in accordance with the Heritage Impact Statement (Conservation Strategy) for the Canadian Northern Railway Eastern Lines Locomotive Shop Laird Drive, revised November 8, 2007, prepared by Carson Woods Architects Ltd., received by Heritage Preservation Services November 8, 2007, on file with the Manager, Heritage Preservation Services, subject to the owner:**
 - a. Prior to final site plan approval;**

providing a Detailed Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work and including as-found photographs of the exterior and interior to the satisfaction of the Manager, Heritage Preservation Services;

providing final development plans, a landscape plan and a lighting plan satisfactory to the Manager, Heritage Preservation Services;

- b. Prior to the issuance of any building permit for the heritage building located at 85 Laird Drive, including a permit for the demolition, excavation, and/or shoring of the subject property;**

providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

providing building permit drawings satisfactory to the Manager, Heritage Preservation Services;

- c. Prior to release of the Letter of Credit;**

completing the heritage conservation work, satisfactory to the Manager, Heritage Preservation Services;

submitting final as-built photographs of the heritage building at 85 Laird Drive satisfactory to the Manager of Heritage Preservation Services.

Background:

The Toronto Preservation Board on December 6, 2007, considered the report (November 12, 2007) from the Director, Policy and Research, City Planning Division.

Councillor John Parker, Ward 26 Don Valley West, addressed the Toronto Preservation Board.

City Clerk

Colleen O'Neill/acf