TORONTO

Ulli S. Watkiss
City Clerk

City Clerk's Office

Secretariat
Margaret Sexton
Toronto Preservation Board
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-392-6316
Fax: 416-392-2980
Email: msexton@toronto.ca
Web: www.toronto.ca

February 22, 2011

To: City Council

From: Toronto Preservation Board

Subject: 85 Laird Drive, Canadian Northern Railway Eastern Lines Locomotive Shop, Alterations to a Designated Heritage Property and Authority to Enter Into A Heritage Easement Agreement
[To be considered with Item NY4.42]

Recommendations:

The Toronto Preservation Board recommends that City Council adopt the following recommendations contained in the report (January 27, 2011) from the Acting Director, Policy and Research, City Planning:

1. City Council approve the alterations to the heritage building at 85 Laird Drive substantially in accordance with the Heritage Impact Assessment for the Canadian Northern Railway Eastern Lines Locomotive Shop Laird Drive, revised January 12, 2011, prepared by Goldsmith Borgal and Company Ltd. Architects, and Plans A1, A2.4, and A2.8 dated December 21, 2010 prepared by Scoler Lee & Assoc. Architects, and Plans L-100, L-101, L-102, L-201 and L-202 dated January 11, 2011, prepared by Terraplan Landscape Architects Inc., on file with the Manager of Heritage Preservation Services, subject to the following conditions:

a. Prior to the passing of Bills by Council the owner shall enter into a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property including significant views to it, subject to the approved alterations, to the satisfaction of the Manager, Heritage Preservation Services;

b. Prior to final site plan approval the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:

i. an as-found record of the existing building including photographs keyed to plans and elevations of all the visible exteriors and interiors;

ii. a comprehensive structural analysis by a qualified engineer with heritage conservation experience regarding bracing requirement(s), wind load, column loading, snow loading and primary structural member connection for the former Locomotive Shop;

iii. a detailed plan for structural reinforcement which considers appropriate mitigation strategies, considering the heritage features and forms and providing solutions that maintain rather than alter these features;

iv. a detailed Conservation Plan, for the conservation work described in the HIA prepared by a qualified heritage consultant, detailing recommended interventions and conservation work including but not restricted to: conservation of the original fabric of the monitor (clearstorey) windows and recommended removable cladding for the monitor windows that will allow the windows to be reopened in the future; phasing of the conservation work; a description of how the alterations will be reversible; a schedule of short and long term maintenance requirements; and estimated costs for all conservation and heritage interpretation work;

v. a final landscape plan and an exterior landscape plan that enhances the heritage character and views of the south and west façades of the heritage building to the satisfaction of the Manager, Heritage Preservation Services;

vi. 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 detailed Conservation Plan;

c. Prior to the issuance of any building permit for the heritage property located at 85 Laird Drive, including a permit for the demolition, excavation, and/or shoring of the subject property, the owner shall provide the following:

i. building permit drawings, including specifications for heritage conservation work prepared by the Heritage Consultant to the satisfaction of the Manager, Heritage Preservation Services;

d. Prior to the release of the Letter of Credit, the owner shall:

i. complete the heritage conservation and heritage interpretation work to the satisfaction of the Manager, Heritage Preservation Services;

ii. provide a Letter of Substantial Completion for the heritage conservation work signed by the project architect and Heritage Consultant to the satisfaction of the Manager, Heritage Preservation Services;

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

2. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of 85 Laird Drive for the property at 85 Laird Drive.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of the Heritage Easement Agreement.

Background:

The Toronto Preservation Board on February 22, 2011, considered the following report and communication:

1. Report (January 27, 2011) from the Acting Director, Policy and Research, City Planning, respecting 85 Laird Drive, Canadian Northern Railway Eastern Lines Locomotive Shop, Alterations to a Designated Heritage Property and Authority to Enter Into A Heritage Easement Agreement.

2. Communication (February 22, 2011) from Geoff Kettel, Chair, North York Community Preservation Panel.

Sharon Vattay addressed the Toronto Preservation Board.

For City Clerk

M. Sexton
Attachments
G:\SEC\Legislative Docs\2011\Others\Preservation\Letters\20110222\PB1.9