

December 9, 2016

To: North York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 33 Laird Drive**

**Recommendations:**

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

1. City Council approve the alterations to the heritage property at 33 Laird Drive, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new addition to the existing heritage building on the lands known municipally in the year 2016 as 33 Laird Drive, with such alterations substantially in accordance with plans and drawings dated November 8, 2016, prepared by SMV Architects, date-stamped received by the City Planning Division November 9, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by MHBC Inc., dated November 2016, date-stamped received by the City Planning Division November 18, 2016, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

- a. That the property at 33 Laird Drive be designated under Part IV, Section 29 of the Ontario Heritage Act;
- b. That the related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations have been enacted by the City Council and have come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;
- c. That prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall:
  1. Enter into a Heritage Easement Agreement with the City for the property at 33 Laird Drive in accordance with the plans and drawings dated November 8, 2016, prepared by SMV Architects, date-stamped received by the City Planning Division November 9, 2016, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by MHBC Inc., dated November 2016, and in accordance with the Conservation Plan [required in Recommendation 1.c.2 in the report dated November 18, 2016 from the Chief Planner and Executive Director, City Planning Division] to the satisfaction of the

Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;

2. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 33 Laird Drive prepared by MHBC Inc., dated November 2016 to the satisfaction of the Senior Manager, Heritage Preservation Services;

d. That prior to final Site Plan approval to the Alterations for the property located at 33 Laird Drive, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.c.2 in the report November 18, 2016 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide evidence that the related Official Plan and Zoning By-law amendments giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

3. Provide a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

4. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services.

e. That prior to the issuance of any permit for all or any part of the property at 33 Laird Drive, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the property at 33 Laird Drive, such amendments to have been enacted by City Council and to have come into full force and effect in a form and with content acceptable to City Council as determined by the Chief Planner, and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

2. Have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning Division;

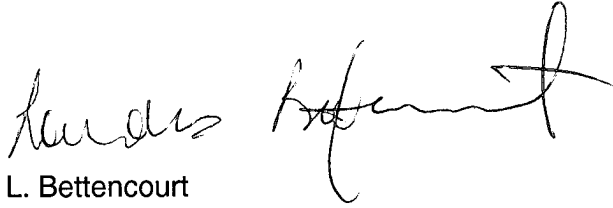
3. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.c.2 in the report November 18, 2016 from the Chief Planner and Executive Director, City Planning Division, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;
  5. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan;
- f. That prior to the release of the Letter of Credit required in Recommendation 1.e.5 in the report November 18, 2016 from the Chief Planner and Executive Director, City Planning Division the owner shall:
1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Heritage Lighting Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;
  2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.
2. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 33 Laird Drive in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.
  3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 33 Laird Drive.
  4. City Council state its intention to designate the property at 33 Laird Drive under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 33 Laird Drive (Reasons for Designation) attached as Attachment 6 to the report (November 18, 2016) from the Chief Planner and Executive Director, City Planning Division.
  5. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property at 33 Laird Drive under Part IV, Section 29 of the Ontario Heritage Act.
  6. If there are objections to the designation of the property at 33 Laird Drive in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
  7. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property at 33 Laird Drive.

**Background:**

The Toronto Preservation Board on December 7, 2016, considered a report (November 18, 2016) from the Chief Planner and Executive Director, City Planning regarding Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 33 Laird Drive.

For City Clerk

A handwritten signature in black ink, appearing to read "L. Bettencourt". The signature is fluid and cursive, with a prominent loop at the end.

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB19.1>