

AIRD BERLIS

Laura Dean
Direct: 416.865.7706
E-mail: ldean@airdberlis.com

November 6, 2019

Our File No. 113135

BY EMAIL

Toronto Preservation Board
2nd floor, West Tower, City Hall
100 Queen St. W
Toronto, ON M5H 2N2

Attn: Ellen Devlin, Committee Administrator

Dear Chair and Members of the Toronto Preservation Board:

**Re: PB11.5 - Alterations to a Heritage Property and Authority to Enter into a
Heritage Easement Agreement – 150 Laird Drive
VIVA Leaside GP**

Aird & Berlis LLP represents VIVA Leaside GP, the registered owner of the properties known municipally as 146-150 Laird Drive.

We have reviewed the report prepared by Heritage Preservation Services (“HPS”) dated October 22, 2019, with respect to the proposed alterations to our client’s property at 150 Laird Drive. Our client is pleased by staff’s recommendations to approve the proposed alterations which will allow for the construction of two mid-rise buildings for older adult living accommodations (the “Project”).

As set out in the HPS report, our client’s Zoning By-law Amendment was approved by the Ontario Municipal Board (“OMB”) in October, 2016. The plans submitted to the OMB when the Zoning By-law Amendment was approved showed that the southwest corner wall of the Durant Motors of Canada Ltd. building (150 Laird Drive) would be retained in situ. Since that time, studies undertaken by our client’s structural engineer have revealed that in order to address construction feasibility and safety concerns, it will be necessary to dismantle and reconstruct the southwest corner wall. This intervention will ensure the structural integrity of the remainder of the heritage building is preserved. Our client notes that the vast majority of the southwest corner wall is internal to the building and will be only minimally visible from the public realm.

Our client is encouraged to see that HPS staff are supportive of the Project and further, that staff concurs with the findings of our client’s Heritage Impact Assessment. Specifically, that the proposed alterations and associated mitigation measures retain the integrity of the cultural heritage value, attributes and character of the site as described in the statement of significance.

Our client’s heritage architect, Philip Goldsmith, will be in attendance at the Toronto Preservation Board meeting on November 12, 2019 to speak to this matter. I will also be in attendance and would be pleased to answer any questions that the Board may have.

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Our client is thankful to HPS staff for their work on this file.

Yours truly,

AIRD & BERLIS LLP



Laura Dean

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