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City Clerk's Office

Secretariat

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

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City Clerk

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ONTARIO HERITAGE TRUST

MAR 30 2011

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18, SECTION 33 AND
85 LAIRD DRIVE, CANADIAN NATIONAL RAILWAY
EASTERN LINES LOCOMOTIVE SHOP
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF DECISION

Ms. Jodi Shpigel, Director
Urban Development
First Capital Asset Management
85 Hanna Avenue, Ste. 400
Toronto, Ontario
M6K 3S3

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

Take notice that the Council of the City of Toronto on March 8 and 9, 2011, having considered Item NY4.42, headed 85 Laird Drive, Canadian National Railway Eastern Lines Locomotive Shop, Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement (Ward 26 – Don Valley West)", decided among other things, to:

1. 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 City 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; and
- 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; and


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

Appeal to the Conservation Review Board:

The Ontario Heritage Act states that where a Council consents to an application to alter a designated property upon certain terms or conditions, or refuses the application, the owner may, within thirty days after receipt of this notice, apply to the Council for a hearing before the Review Board.

If you wish to have a hearing before the Conservation Review Board in this matter, please write to the City Clerk: Attention Francine Adamo, City Clerk's Office, 5100 Yonge Street, Main Floor, Toronto, Ontario, M2N 5V7, by 4.30 p.m. on or before Wednesday, April 27, 2011.

Dated at Toronto this 28th day of March, 2011.


65) Ulli S. Watkiss
City Clerk

cc: Interested Persons
City Solicitor
Chief Planner & Executive Director
Chief Building Official & Executive Director
Director/Deputy Chief Building Official, North York District
Acting Director, Policy & Research, City Planning Division
Acting Manager, Heritage Preservation Services
Jasmine Stein, Solicitor, Legal Services, Municipal Law
City Clerk, Toronto Preservation Board