

## Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 351 Lake Shore Boulevard East

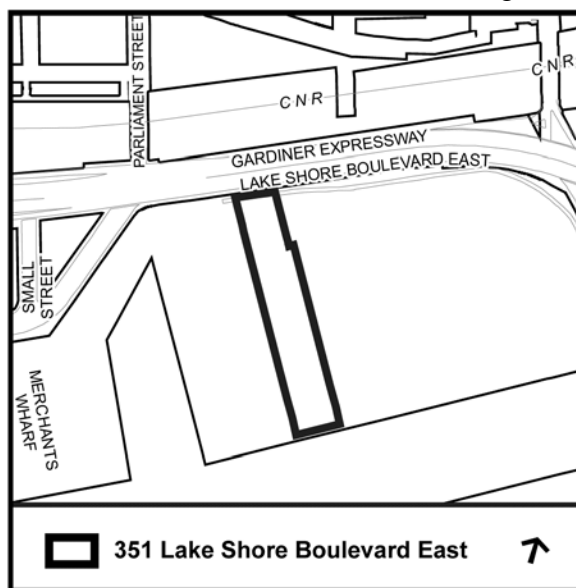
<b>Date:</b>	January 19, 2016
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Chief Planner & Executive Director, City Planning Division
<b>Wards:</b>	Toronto Centre-Rosedale – Ward 28
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\TEYCC\TE16007

### SUMMARY

This report recommends that City Council state its intention to designate the property at 351 Lake Shore Boulevard East under Part IV, Section 29 of the Ontario Heritage Act.

The site contains the Victory Soya Mills Silos, which were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2004.

The property at 351 Lake Shore Boulevard West has remained vacant since the closure of the manufacturing facility in the 1990s. The Silos are the only remaining structures from the Victory Soya Mills complex. The designation will ensure that all of the cultural heritage values and attributes of the property are identified and will inform any future development application.



## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. City Council state its intention to designate the property at 351 Lake Shore Boulevard East under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 351 Lake Shore Boulevard Avenue East (Reasons for Designation) attached as Attachment No. 3 to the report (January 19, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections to the designation in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. 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.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

At its meeting of October 28, 2004, City Council included the property at 351 Lake Shore Boulevard East on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

### **ISSUE BACKGROUND**

The property at 351 Lake Shore Boulevard East was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2004. In recent years, the site has remained vacant while development pressures along Toronto's Waterfront have increased. The Victory Soya Mills Silos, with the Canada Malting Silos on Eireann Quay, are the last survivors of their type and anchor the east and west ends of the waterfront where they remain city-wide landmarks. The Canada Malting Silos were designated under Part IV, Section 29 of the Ontario Heritage Act on December 20, 2010 by By-law 32-2011.

In 2006, the Province of Ontario adopted Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act that the City of Toronto also uses when assessing properties for inclusion on its

Heritage Register. Following research and evaluation according to Ontario Regulation 9/06, the designation of the property at 351 Lake Shore Boulevard East under Part IV, Section 29 of the Ontario Heritage Act would enable all of the cultural heritage values and attributes of the site to be identified and inform any future development.

## **COMMENTS**

A location map and photographs are attached as Attachments Nos. 1 and 2.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for the property at 351 Lake Shore Boulevard East and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Located on the Parliament Street Slip on the south side of Lake Shore Boulevard East between Parliament and Cherry streets, the Victory Soya Mill Silos (1944-48) are rare surviving examples in Toronto of a building type that is unique to North America, which are particularly distinguished by their monumentality, lack of ornament, and the expression of the multiple cylindrical concrete bins on the exterior of the structure.

Historically associated with the development and evolution of Toronto's central waterfront, the Victory Soya Mills Silos were built during World War II to address a severe shortage in soy bean products for the war effort by a company that originated as a subsidiary of Canadian Breweries Limited, which was headed by the famed Canadian industrialist, E. P. Taylor.

Contextually, the Victory Soya Mills Silos support the historical character of the city's waterfront, where they anchor the east end of the harbour and provide a counterpoint to the Canada Malting Silos on Eireann Quay at the west end. The Silos are historically, visually, physically and functionally linked to their setting on the Parliament Street Slip where they are viewed from various vantage points on Lake Ontario, the Toronto Islands, the Port Lands and the north shoreline.

With their location, scale and appearance, the Victory Soya Mills Silos are landmarks on Toronto's central waterfront.

The Statement of Significance (Attachment No. 3) for the property at 351 Lake Shore Boulevard East comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

Tamara Anson-Cartwright, Program Manager  
Heritage Preservation Services  
Tel: 416-338-1083; Fax: 416-392-1973  
E-mail: [tansonc@toronto.ca](mailto:tansonc@toronto.ca)

## **SIGNATURE**

---

Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner & Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Statement of Significance (Reasons for Designation)  
Attachment No. 4 – Heritage Property Research and Evaluation Report