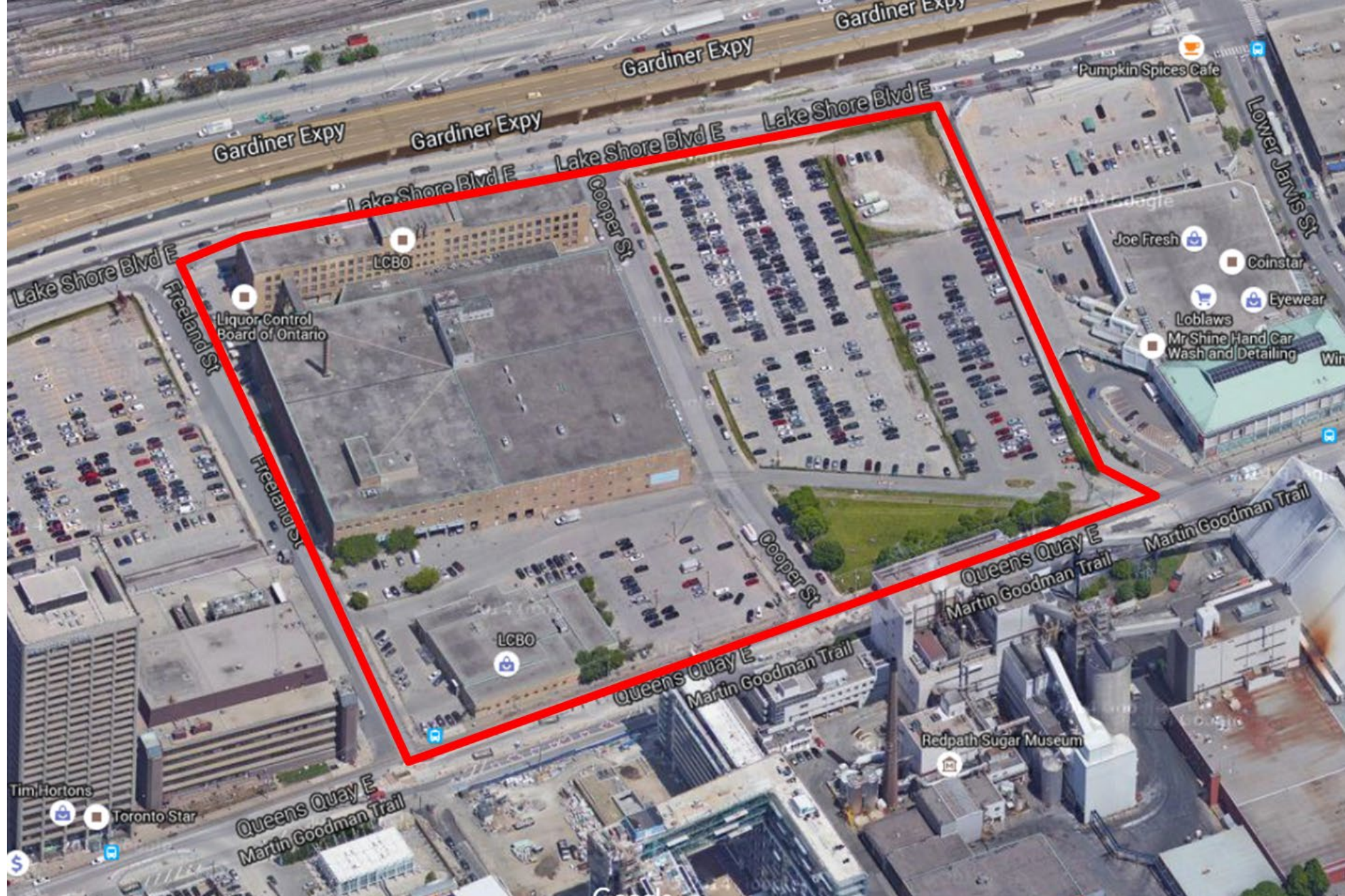


55 LAKE SHORE BLVD. E

TORONTO PRESERVATION BOARD
NOVEMBER 30, 2020

PB19.1

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act



Site Aerial

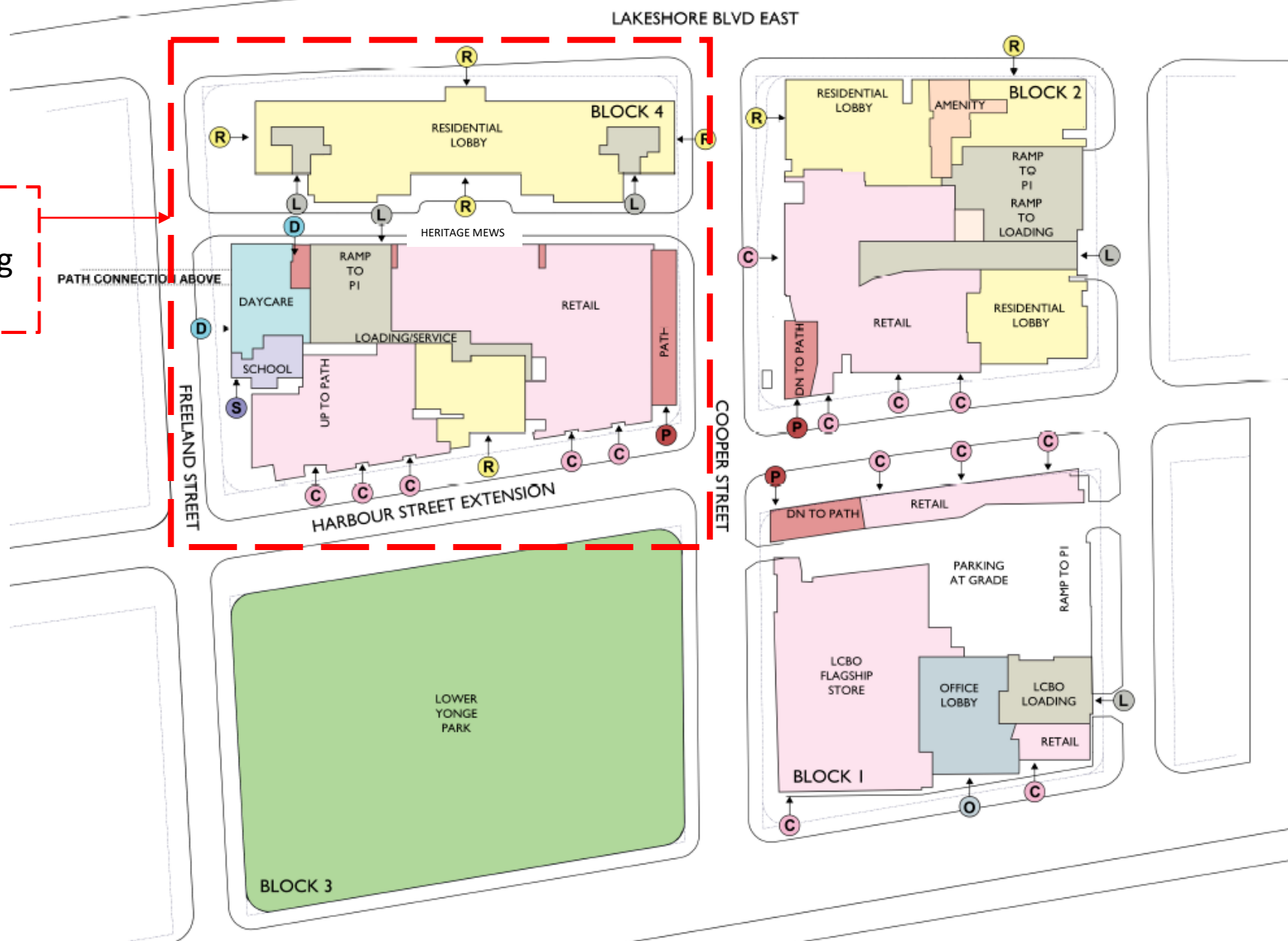


Existing LCBO Buildings

Key Dates

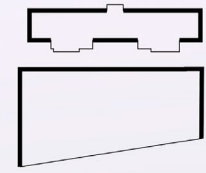
DRP #1- All Blocks:	Nov 23, 2016
Block 4-SPA Submission # 1:	Sep 9, 2019
Comments received:	Feb 2020
LPAT Order-All Blocks:	Sep 26, 2019
DRP #2- Block 4:	May 27, 2020
DRP Debrief with City Staff:	June 18, 2020
Meeting with Planning & Urban Design (Heritage did not attend):	June 30, 2020
Meeting with Planning, Urban Design & Heritage:	Aug 11, 2020
Comments from Heritage:	Oct 23, 2020

Block 4
Location of Existing
Heritage Buildings



Ground Floor Uses

Option 1
Original SPA as presented to DRP



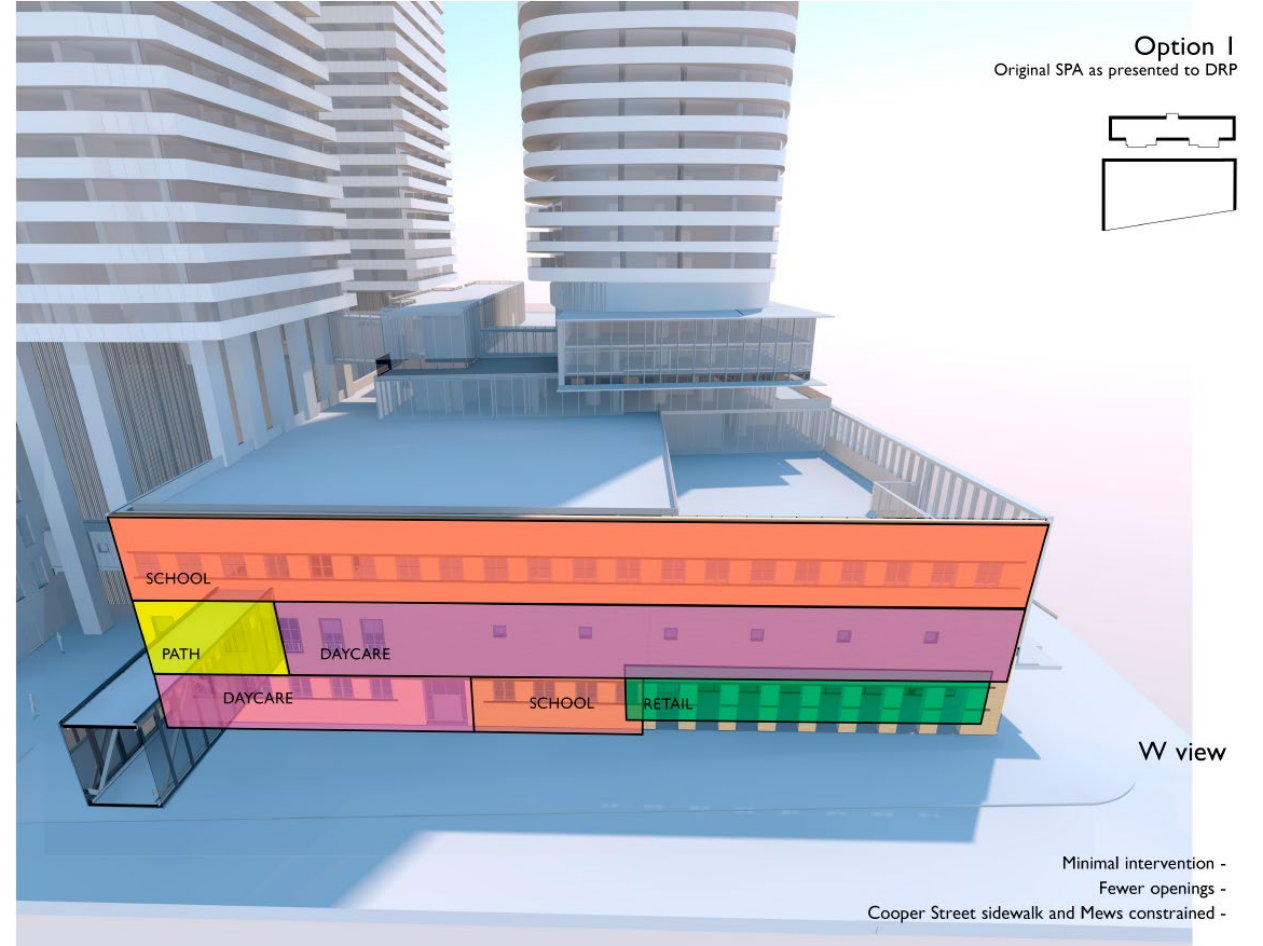
New construction to be compatible with original heritage facade

Original heritage facade to be retained in-situ

Bird's-eye view

- Minimal intervention -
- Fewer openings -
- Cooper Street sidewalk and Mews constrained -

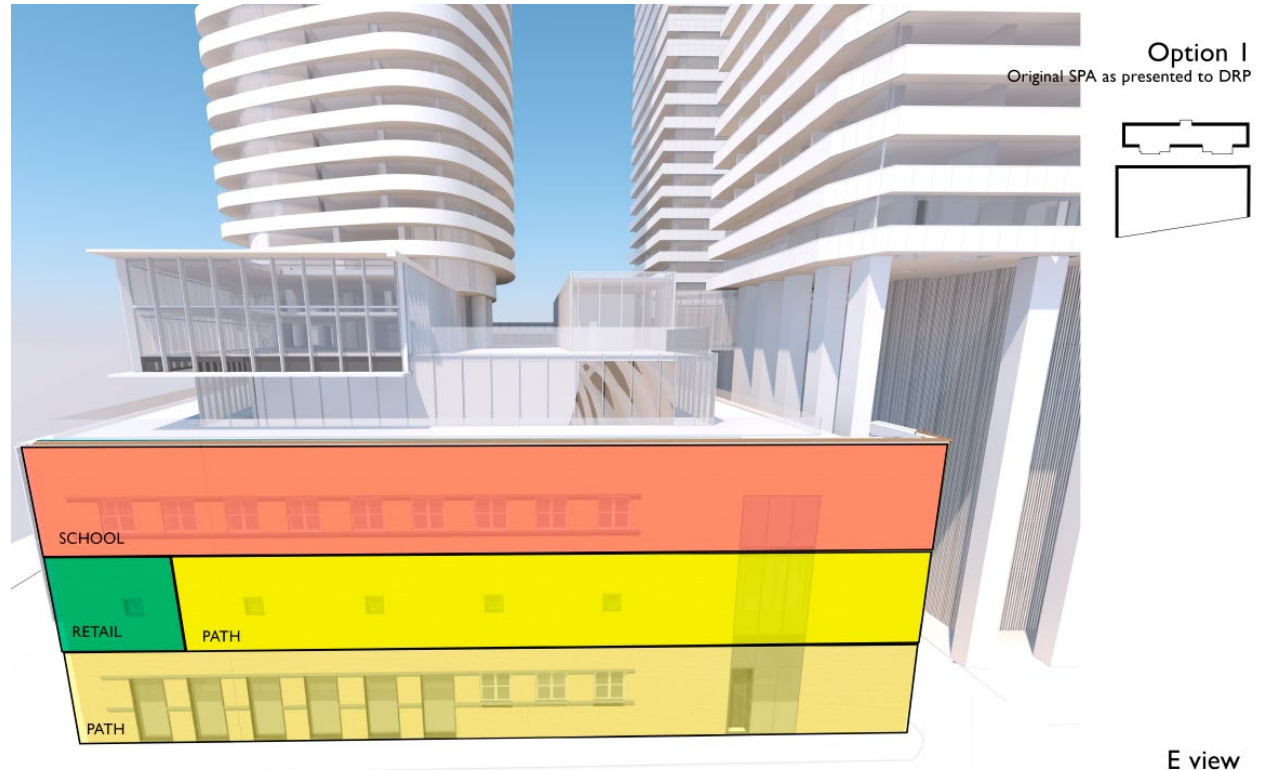
Current Heritage Retention



West Elevation
Heritage Façade & Use Cross Section



Minimal intervention -
Fewer openings -
Cooper Street sidewalk and Mews constrained -



Minimal intervention -
Fewer openings -
Cooper Street sidewalk and Mews constrained -

East Elevation
Heritage Façade & Use Cross Section