



Decision Letter

Toronto Preservation Board

Meeting No.	19	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, November 30, 2020	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Ms. Sandra Shaul

PB19.1	ACTION	Adopted		Ward: 10
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 55 Lake Shore Boulevard East

Board Decision

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

1. City Council state its intention to designate the property at 55 Lake Shore Boulevard East under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 55 Lake Shore Boulevard East (Reasons for Designation) attached as Attachment 3 to the report (November 9, 2020) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
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 necessary bill in Council.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed 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 to designate the property.

Decision Advice and Other Information

Loryssa Quattrociocchi, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 55 Lake Shore Boulevard East.

Origin

(November 9, 2020) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council state its intention to designate the property at 55 Lake Shore Boulevard East under Part IV, Section 29 of the Ontario Heritage Act.

The property at 55 Lake Shore Boulevard East (including entrance addresses at 33, 43, and 53 Freeland Street and 2 Cooper Street) contains the Liquor Control Board of Ontario (LCBO) headquarters (1954), comprising the adjoining office building and warehouse. The complex occupies most of the city block bounded by Lake Shore Boulevard East (north), Cooper Street (east), Queen's Quay East (south) and Freeland Street (west). It was listed on the City of Toronto Inventory of Heritage Properties (now known as the City of Toronto's Heritage Register) in 2005. In 2016, the provincial heritage site was sold by the Government of Ontario.

Following further research and evaluation, it has been determined that the property at 55 Lake Shore Boulevard East meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

A mixed-use development is proposed for the listed heritage property at 55 Lake Shore Boulevard East. The Province and the City's Official Plan policies seek the conservation of cultural heritage resources. The Local Planning Appeal Tribunal approved the Official Plan and Zoning By-law Amendment application for the project in 2019 and the project is currently going through the Site Plan Approval process. The development involves the retention of the LCBO office building and the partial retention of the adjoining warehouse on the site. The Reasons for Designation will further inform the ongoing Site Plan Approval process for the property.

Background Information

(November 9, 2020) Report and Attachment 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 55 Lake Shore Boulevard East

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-158413.pdf>

Presentation on the Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 55 Lake Shore Boulevard East

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-159078.pdf>

Communications

(November 26, 2020) Presentation from Jennifer Lane (PB.Supp.PB19.1.1)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124288.pdf>

(November 26, 2020) Letter from Adam J. Brown (PB.Supp.PB19.1.2)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124263.pdf>

(November 27, 2020) E-mail from Tallie Garey (PB.Supp.PB19.1.3)

Speakers

Chris Borgal