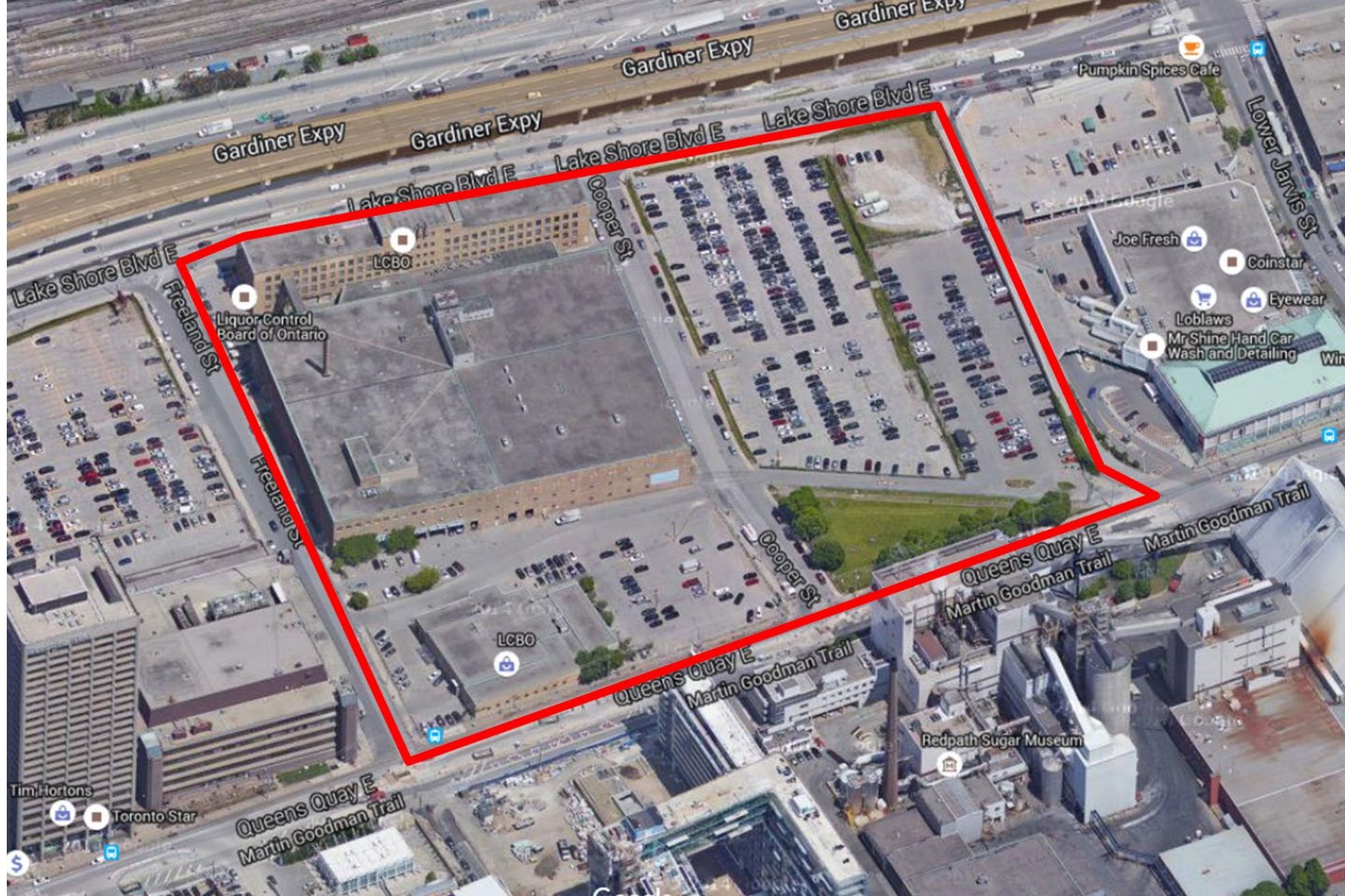


55 LAKE SHORE BLVD. E

TORONTO AND EAST YORK COMMUNITY COUNCIL
DECEMBER 2, 2020

TE21.14

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



Site Aerial

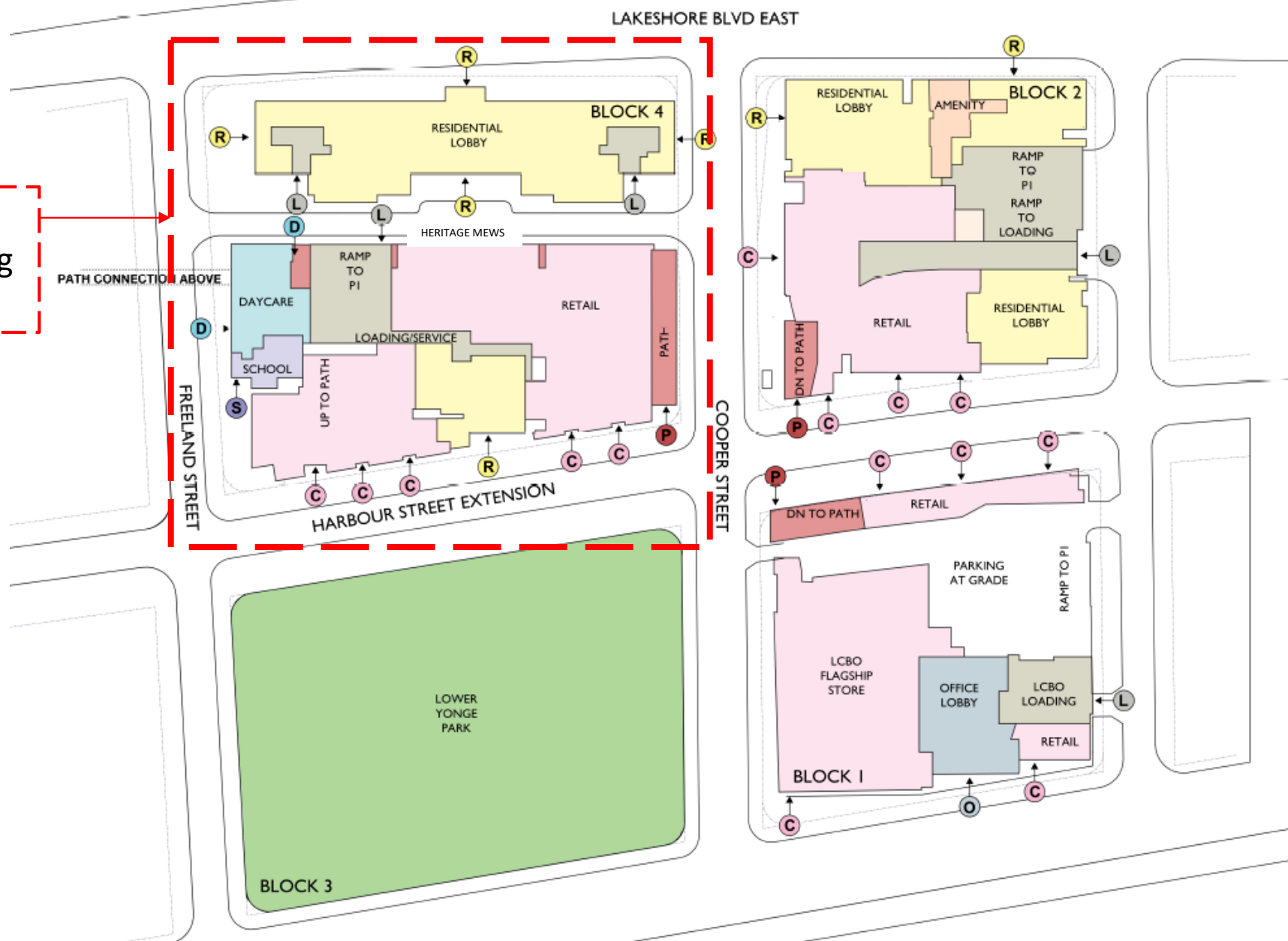


Existing LCBO Buildings

Key Dates

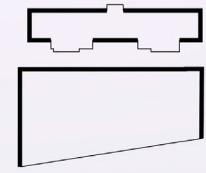
DRP #1- All Blocks:	Nov 23, 2016
Block 4-SPA Submission # 1:	Sep 9, 2019
Comments received:	Feb 2020
LPAT Order-All Blocks:	Sep 26, 2019
DRP #2- Block 4:	May 27, 2020
DRP Debrief with City Staff:	June 18, 2020
Meeting with Planning & Urban Design (Heritage did not attend):	June 30, 2020
Meeting with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



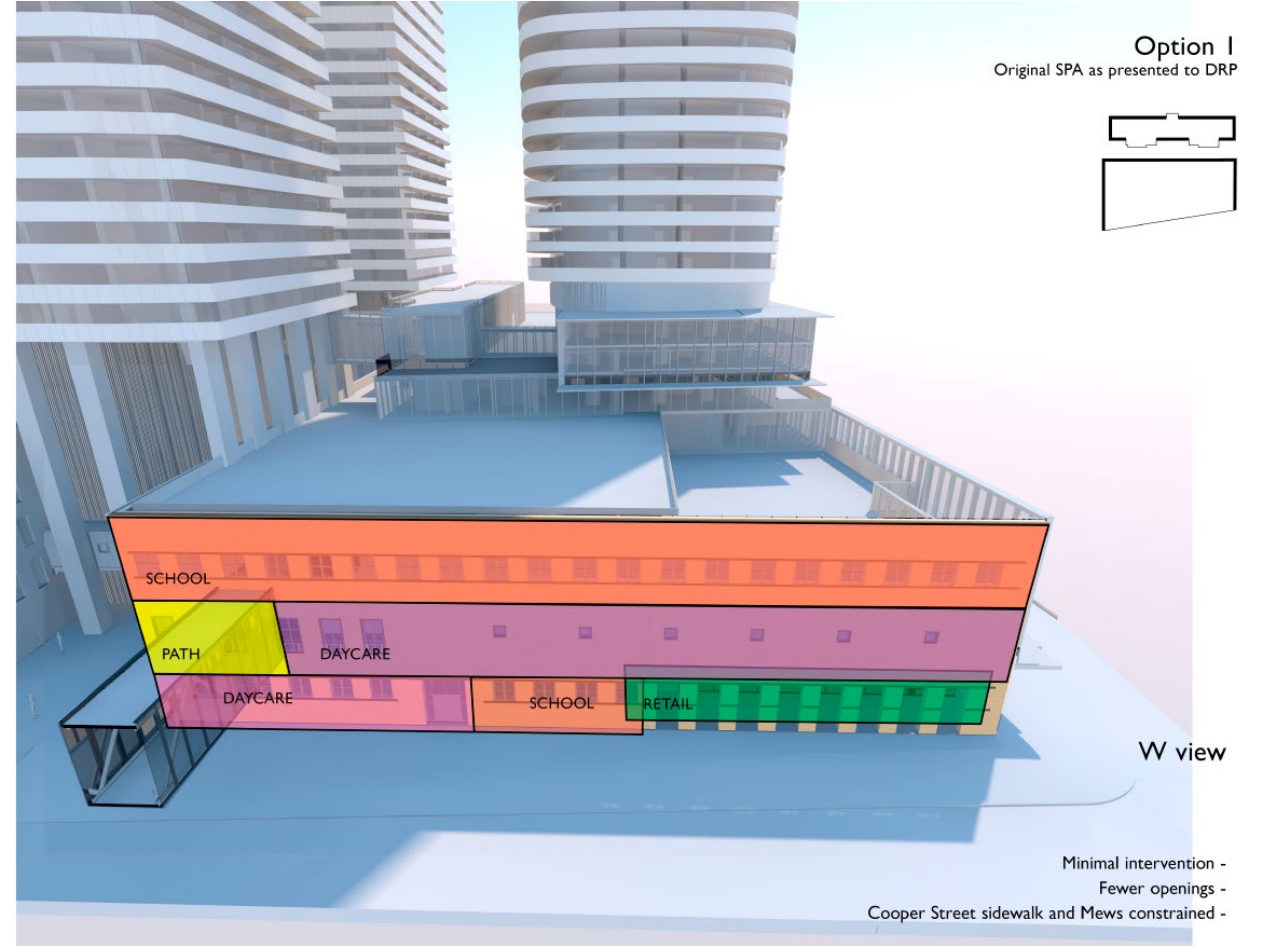
New construction to be compatible with original heritage facade

Original heritage facade to be retained in-situ

Bird's-eye view

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

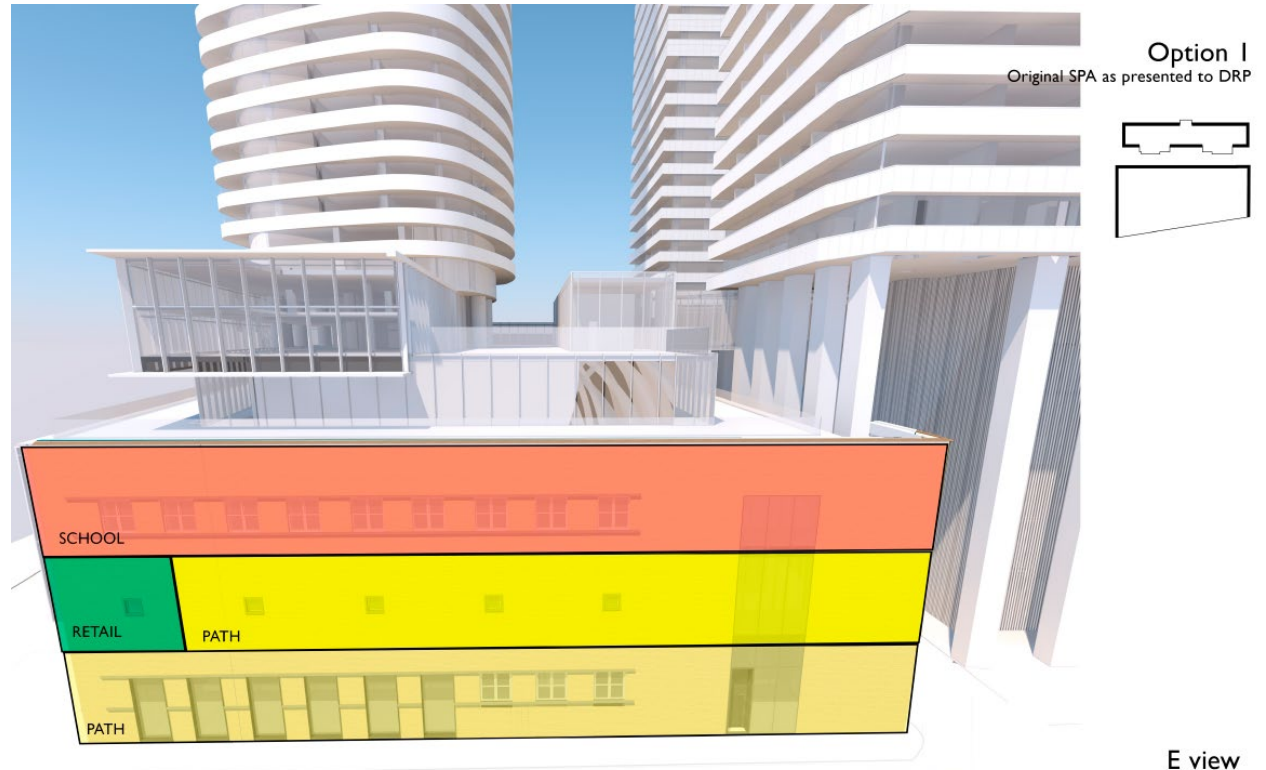
Current Heritage Retention



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