

Toronto Preservation Board

Meeting No.	29	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Friday, December 3, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB29.2	ACTION	Adopted		Ward: 10
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545 Lake Shore Boulevard West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 545 Lake Shore Boulevard West (including active entrances at 525 and 535 Lake Shore Boulevard West and 11, 13, and 15 Bathurst Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 545 Lake Shore Boulevard West (Reasons for Designation) attached as Attachment 3 to the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, 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.

Decision Advice and Other Information

Tatum Taylor, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 545 Lake Shore Boulevard West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(November 10, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on December 3, 2021, the Toronto Preservation Board considered Item [PB29.2](#) and made recommendations to City Council.

Summary from the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the listed heritage property at 545 Lake Shore Boulevard West (including active entrances at 525 and 535 Lake Shore Boulevard West and 11, 13, and 15 Bathurst Street) under Part IV, Section 29 of the Ontario Heritage Act for its design/physical, historical/ associative, and contextual values.

The Crosse & Blackwell building located on the property at 545 Lake Shore Boulevard West holds heritage value as a unique example of a former industrial headquarters with Art Deco and Beaux Arts stylistic influences. The property comprises a three-and-a-half-storey brick and cast-stone building with a two-and-a-half-storey hexagonal pavilion, located on the southeast corner of Lake Shore Boulevard West and Bathurst Street. Constructed in 1927 as an office and manufacturing plant for Crosse & Blackwell, a longstanding producer of British foodstuffs, was one of the first buildings constructed on reclaimed land at the west end of Toronto harbour as part of the Toronto Harbour Commission's waterfront industrial development plan. The building's design by notable architects Chapman and Oxley demonstrates a unique application of Art Deco and Beaux Arts stylistic influences to an industrial headquarters.

Listed on the City's inaugural heritage register by City Council on June 20, 1973, the Crosse & Blackwell Building located on the property at 545 Lake Shore Boulevard West was amongst the earliest properties recognized by the City for its heritage value. The property also represents an early example of adaptive reuse; after the building was listed on the municipal heritage register and acquired by the Harbourfront Corporation in 1973, it was successfully reused as a media centre associated with CFMT-TV and OMNI-TV from 1979 to 2009.

In 2018, a Zoning By-law Amendment application (File 18 241642 STE 20 OZ) was submitted to the City to permit a 12 storey and a 22-storey mixed-use building, containing primarily residential uses with some ground floor retail uses on the south portion of the site. The Crosse and Blackwell building is proposed to be conserved and used primarily for office uses with the potential for retail uses at grade level. A courtyard open space is proposed centrally located on the site between the Crosse and Blackwell building and the new portion of the development.

In September 2021, the City received an application for Site Plan Approval related to the proposed redevelopment of the site at 545 Lake Shore Boulevard West, which would retain the existing structure.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the OHA now

restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application.

The designation of this property is not subject to Section 29 (1.2) since it is an application for Site Plan Approval.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved.

Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(November 10, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 545 Lake Shore Boulevard West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-173449.pdf>)

(December 2, 2021) Staff Presentation - 545 Lake Shore Boulevard West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-173978.pdf>)