



## Toronto Preservation Board

<b>Meeting No.</b> 38	<b>Contact</b> Ellen Devlin, Committee Administrator
<b>Meeting Date</b> Tuesday, September 20, 2022	<b>Phone</b> 416-392-7033
<b>Start Time</b> 9:30 AM	<b>E-mail</b> hertpb@toronto.ca
<b>Location</b> Video Conference	<b>Chair</b> Sandra Shaul

PB38.1	ACTION	Adopted		Ward: 14
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### 1233-1235 Queen Street East - 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 1233-1235 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1233-1235 Queen Street East (Reasons for Designation) attached as Attachment 3 to the report (August 31, 2022) 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 properties 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 1233-1235 Queen Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

#### Origin

(August 31, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

#### Summary

At its meeting on September 20, 2022, the Toronto Preservation Board considered Item [PB38.1](#) and made recommendations to City Council.

Summary from the report (August 31, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 1233-1235 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property at 1233-1235 Queen Street East comprises a factory complex located at the southeast corner of Queen Street East and Leslie Street. Constructed in 1920-1921, the earliest structure on the property is a two-storey main street mixed-use/commercial building that originally housed a billiards room and barber with apartments at the second storey. After Yeat Lum Lee purchased the property in 1947 the principle structure was converted for use as the headquarters and factory of Lee Food Products Ltd. The food product manufacturing company operated at its Leslieville location for more than 70 years.

Additions from 1948, 1950, and c.1956, as well as a steel tank from 1960, reflect the expansion of this significant Canadian company. Known especially for their widely distributed China Lily brand of soy sauce, Lee's company helped to popularize Chinese ingredients among Canadian households, beginning at a time when Chinese residents continued to face systemic barriers in many aspects of Canadian society.

Staff have completed the Research and Evaluation Report for the property at 1233-1235 Queen Street 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, on the basis of its design/physical, historical/associative, and contextual values. As such, the property is a significant built heritage resource.

In March 2022, the City of Toronto received Site Plan Approval, Official Plan Amendment, and Zoning By-law Amendment applications to facilitate the redevelopment of 1233-1243 Queen Street East and 77 Leslie Street for an 8-storey mixed-use building. The proposed development would include the demolition of all structures at 1233-1235 Queen Street East.

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. The Bill 108 Amendments to the Ontario Heritage Act 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 Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The property owner provided a waiver to extend the 90-day timeline to September 30, 2022 so this Notice of Intention to Designate report must be considered by City Council before that date. Designation enables City Council to review proposed alterations or demolitions to the

property and enforce heritage property standards and maintenance.

### **Background Information**

(August 31, 2022) Revised Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 1233-1235 Queen Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act  
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229442.pdf>)

(August 31, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 1233-1235 Queen Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act  
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229428.pdf>)

(September 16, 2022) Staff Presentation - 1233-1235 Queen Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act  
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229513.pdf>)

### **Speakers**

Mark Richardson, Housing Now TO.com