

## Toronto Preservation Board

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|---------------------|--------------------------|----------------|---------------------------------------|
| <b>Meeting No.</b>  | 30                       | <b>Contact</b> | Ellen Devlin, Committee Administrator |
| <b>Meeting Date</b> | Monday, January 24, 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                          |

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|--------|--------|---------|--|----------|
| PB30.4 | ACTION | Adopted |  | Ward: 10 |
|--------|--------|---------|--|----------|

### **Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 545 Lake Shore Boulevard West**

#### **Board Decision**

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

1. City Council approve the alterations to the heritage property at 545 Lake Shore Boulevard West, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a two-storey addition to the property on the lands known municipally in 2021 as 545 Lake Shore Boulevard West, with such alterations substantially in accordance with plans and drawings dated December 20, 2021, prepared by Sweeney and Co. Architects, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated November 11, 2021 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning and subject to the following additional conditions:

a. That the related site-specific Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning, Urban Design, City Planning.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 545 Lake Shore Boulevard West in accordance with the plans and drawings dated December 20, 2021, prepared by Sweeney and Co. Architects, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning the Heritage Impact Assessment prepared by ERA Architects Inc., dated November 11, 2021, and in accordance with the Conservation Plan required in Recommendation 1.b.2 below, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 545 Lake Shore Boulevard West prepared by ERA Architects Inc., dated November 11, 2021, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to final Site Plan approval for the proposal, for the property located at 545 University Avenue, the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning;

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

d. That prior to the issuance of any permit for all or any part of the property at 545 Lake Shore Boulevard West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation

and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan.

3. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.2 above, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 545 Lake Shore Boulevard West in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a heritage easement agreement for the property at 545 Lake Shore Boulevard West.

### **Decision Advice and Other Information**

Dan DiBartolo, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 545 Lake Shore Boulevard West.

### **Origin**

(January 4, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## **Summary**

At its meeting on January 24, 2022, the Toronto Preservation Board considered Item [PB30.4](#) and made recommendations to City Council.

Summary from the report (January 4, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

The property at 545 Lake Shore Boulevard West is listed on the City's Heritage Register. It contains the Crosse and Blackwell Building which is a landmark building at the intersection of Bathurst Street and Lake Shore Boulevard West. It was constructed in 1927 by the notable architects Chapman and Oxley for the British food production company Crosse and Blackwell and it is a unique example of a former industrial headquarters that was designed with Art Deco and Beaux Arts stylistic influences. At its meeting on December 15, 2021 City Council approved the issuance of a Notice of Intention to Designate this property under Part IV, Section 29 of the Ontario Heritage Act.

This report recommends that City Council approve alterations proposed under S. 33 of the Ontario Heritage Act for the Crosse and Blackwell property in connection with a proposed development. It also recommends that City Council grant authority for the City to enter into a Heritage Easement Agreement with the owner of the subject property. The proposed development includes the complete retention of the Crosse and Blackwell Building, with the introduction of a two-storey roof addition and a single storey rear addition. The surface parking lot to the rear is proposed to be redeveloped with a 21 storey residential structure with a 13 storey base building. A courtyard open space is proposed to separate the Crosse and Blackwell Building from the new residential building that would face Queens Quay West.

## **Background Information**

(January 4, 2022) Report and Attachments 1-5 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 545 Lake Shore Boulevard West

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-174958.pdf>

(January 21, 2022) Staff Presentation - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 545 Lake Shore Boulevard West

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-175445.pdf>

## **Speakers**

Brendan McCabe, Project Manager BA, ERA Architects Inc.