

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 55 Lake Shore Boulevard East

Date: January 31, 2022

To: Toronto Preservation Board

Toronto East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Spadina-Fort York - Ward 10

SUMMARY

This report recommends that City Council approve the alterations proposed for the Liquor Control Board of Ontario (LCBO) complex (designated under Part IV of the Ontario Heritage Act) in connection with the development of the subject property. The development was approved by the Local Planning Appeals Tribunal (LPAT) in 2018 and is now the subject of an application for site plan approval under the Planning Act.

The property contains buff brick purpose-built office and warehouse buildings that are four and three-storeys and connected through an overhead bridge. They were built for the LCBO in 1950 and are a rare example of a provincial headquarters and commercial and industrial complex. They were designed with a high degree of craftsmanship in the Modern style by the architectural partnership of Mathers and Haldenby and are associated with the post-World War II transformation of Toronto's harbour and waterfront.

The development application proposes three towers with heights of 79, 87, and 90 storeys that incorporate the LCBO office building and a portion of the warehouse building as the base. The retained portions of the LCBO complex are proposed to be restored with minor modifications to support the new interior programming. The proposed alterations conserve the onsite and adjacent heritage buildings and are consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage property at 55 Lake Shore Boulevard East, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of three towers with heights of 79, 87, and 90 storeys atop the LCBO office building and a portion of the warehouse building on the lands known municipally in 2022 as 55 Lake Shore Boulevard East, with such alterations substantially in accordance with plans and drawings dated August 20, 2021, prepared by architectsAlliance and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal & Company Ltd. Architects, dated September 15, 2021 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That prior to final Site Plan approval for the proposal, for the property located at 55 Lake Shore Boulevard East the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 55 Lake Shore Boulevard East in accordance with the plans and drawings dated August 20, 2021, prepared by architectsAlliance and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects, dated September 15, 2021, and in accordance with the Conservation Plan required in Recommendation 1.a.2, to the satisfaction of the Senior Manager, Heritage 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 55 Lake Shore Boulevard East prepared by Goldsmith Borgal & Company Ltd. Architects, dated September 15, 2021, to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2 to the satisfaction of the Senior Manager, Heritage Planning.
4. 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 and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
5. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

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

7. Submit a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the property at 55 Lake Shore Boulevard East, 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, 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.a.2, 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.

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, to secure all work included in the approved Conservation Plan, Heritage 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 USB flash drive 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.

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.2, 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, Heritage Lighting 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.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 55 Lake Shore Boulevard East 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 55 Lake Shore Boulevard East.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting on May 21-23, 2005, City Council listed the property at 55 Lake Shore Boulevard East on the City of Toronto Inventory of Heritage Properties, which is now known as the Heritage Register.

An Official Plan and Zoning By-law Amendment application was submitted for the subject site in September 2016. The application was subsequently appealed to the LPAT due to Council's lack of decision. The Preliminary Report for the application is located at the following link:

<https://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-96808.pdf>

In April 2018, Council endorsed a report from Community Planning recommending the City proceed to a settlement based on the merits of the improved proposal. The Council decision is located at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.15>

The LPAT approved a settlement (PL170408) between the applicant and the City of Toronto in May 2018 and subsequently issued an order in September 2019. The settlement allows for the construction of five mixed use buildings and one office/commercial building ranging in height from 25 storeys to 90 storeys. A total gross floor area of 424,705 square metres is permitted, of which approximately 80% is residential and 20% is non-residential. The settlement also includes a number of holding provisions within the approved By-law to address technical matters, which may be lifted through a phased-approach.

On December 16, 2020, City Council stated its intention to designate the property at 55 Lake Shore Boulevard East under Part IV, Section 29 of the Ontario Heritage Act. The Council decision can be located at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.14>

BACKGROUND

Area Context

The LCBO complex at 55 Lake Shore Boulevard East occupies the city block bounded by Lake Shore Boulevard East (north), Cooper Street (east), Queen's Quay East (south), and Freeland Street (west) in the Waterfront Communities -The Island neighbourhood. Directly south, the Redpath Sugar Complex (1957) at 95 Queen's Quay East is also recognized on the City of Toronto's Heritage Register. At the north end, the complex faces Lake Shore Boulevard East and the Gardiner Expressway, with the railway corridor beyond. The adjoining properties on the east and west have been redeveloped and, further east, the Marine Terminals from the 1950s that highlighted the Queen Elizabeth Docks have been replaced.

In its wider context, the LCBO complex is one of the last surviving buildings intended for commercial and industrial purposes that remains from the development of Toronto's Central Waterfront in the 20th century. West of Yonge Street, the Canada Malting Silos (1928, with subsequent additions) at present-day Eireann Quay and Bathurst Street, and the Toronto Terminal Warehouse (1928 and now known as Queen's Quay Terminal) at 207 Queen's Quay West are recognized heritage properties. At the east end of the Central Waterfront, Victory Soya Mills (1944) at 351 Lake Shore Boulevard East is also listed on the City's Heritage Register.

Heritage Property

The property at 55 Lake Shore Boulevard East contains the Liquor Control Board of Ontario (LCBO) headquarters (1954). It comprises an office building fronting Lake Shore Boulevard East with a warehouse behind it that is accessed from Freeland Street. They are connected at ground floor level and with a third floor bridge. The property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design and physical, historical and associative and contextual values.

The property is a representative example of the Modern style and a rare example of a combined provincial headquarters, commercial and industrial complex and displays a high degree of craftsmanship. Designed by the acclaimed Toronto architectural partnership of Mathers and Haldenby, it was purpose-built for the LCBO and is comprised of a four-storey, rectangular-shaped, office building and a three-storey, rectangular-shaped, warehouse. The components of the site are linked through a third-storey overhead copper clad pedestrian bridge, which connects the south wall of the office building to the north wall of the warehouse, and a ground-level truck-loading bay.

The construction of the complex contributed to the transformation of Toronto's harbour and waterfront after World War II and supports and maintains the historic character of Toronto's central harbour and waterfront as it was expanded and modernized in the 20th century.

The property 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. The property was designated under Part IV, Section 29 of the Ontario Heritage Act in 2021 through City of Toronto By-law 2021-0045.

Adjacent Heritage Property

95 Queen's Quay East

The Redpath Sugar Complex (1957) is located at 95 Queen's Quay East, directly south of the development site. On June 25 and 28, 1984, City Council adopted an item listing this property on the City of Toronto's Heritage Register.

Development Proposal

An Official Plan and Zoning By-law Amendment application was submitted for the subject site in September 2016. The application was subsequently appealed to the LPAT, which approved a settlement in May 2018 and issued an order in September 2019. The Site Plan approval application for the project is currently under review.

The approved development involves four city blocks. This report is related to the proposed alterations to just one of these blocks. It relates to Block 4, which contains the LCBO complex and is bound by Lakeshore Boulevard to the north, Cooper Street to the east, the new Harbour Street extension to the south and Freeland Street to the west.

The development concept has undergone many iterations since the first submission in May 2016. The development involves the retention of the LCBO office building and the partial retention of the adjoining warehouse on the site. Two 90 and 87 storey towers are proposed on top of the office building and a third 79 storey tower is proposed on top of the warehouse. The office building is to be substantially conserved in situ, including the entire north elevation, west and east elevations and portions of the south elevations as return walls. The southern end of the warehouse building is to be demolished and replaced with a new base volume to accommodate a daycare, school and residential uses. The demolition is also to accommodate the proposed extension of Harbour Street.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong

economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Conservation Strategy

The Official Plan Amendment and Zoning By-law Amendment was approved by the LPAT in 2018 but the owner still requires permission under the Ontario Heritage Act for this proposal. As such a revised Heritage Impact Assessment has been submitted that outlines the conservation strategy in association with this development scheme. The proposal involves the partial retention and restoration of the LCBO complex, comprised of the office building and warehouse. While portions of the office building and warehouse are proposed to be removed to accommodate the redevelopment of the site, the heritage impacts of the proposal are considered to be appropriately mitigated through the overall conservation strategy and as such the cultural heritage value of the property is conserved.

Office Building

The LPAT decision allowed for the removal of most of the south wall of the office building and the mechanical penthouse to allow for the construction of the elevator cores for the two new towers above and for the building's loading requirements. The north elevation, east elevation, west elevation and partial return walls on the south

elevation are to be conserved. This change was permitted by the LPAT as the south rear wall is the least prominent elevation of the office building as it is less visible from the public realm.

The entire principle façade that faces Lake Shore Boulevard East will be retained. Its west and east façades will also be retained as well as part of the return walls of the south façade to a depth of approximately one bay of windows at each end. The remainder of the south wall would be removed. This south wall faces the mews, which has historically been used for loading. Portions of the removed wall will be reconstructed in a manner that respects the original fenestration pattern as a mitigation measure. All of the interior floor slabs and interior finishes of the office building will be removed to facilitate its adaptive reuse. The proposed removals will have a heritage impact but the extent of conservation proposed is considered sufficient to retain the three-dimensional integrity of the office building and its scale form and massing.

The proposal will impact some heritage attributes of the office building and a full conservation scope will be applied to the retained façades. The windows would be replaced with more energy efficient operable metal units. The details of the windows will be included in a Conservation Plan that is to be submitted subsequently. The HIA notes that the new windows would respect the existing pane configuration. Heritage Planning Staff will work with the applicant to ensure that the new windows reflect the appearance of the original windows including the profiles of the window divisions and frames. The central entrance on the east façade with its flat headed surround would be retained but lowered to grade level to improve accessibility. The heritage attributes on the entrances on the west and south elevations are not proposed to be changed. The original interior lobby finishes and entrance vestibule are also proposed to be maintained and restored. The penthouse of the office building is proposed to be dismantled and reconstructed. It is currently clad on three sides with corrugated metal and will be rebuilt with brick cladding in accordance with the original design intent. The proposed conservation strategy is considered to appropriately conserve the heritage values and attributes of the office building.

Warehouse Building

A substantial portion of the warehouse building is proposed to be removed to accommodate ambitious new programming that will support the area's growing community, including a new daycare, a school and residential uses as well as the extension of Harbour Street. The whole of the south and east façades, as well as significant parts of the west and north façades are to be removed.

Eighteen of the original thirty bays along Freeland Street will be retained in situ along with four bays of the north wall. The retained portion of the north wall will be fully restored. The west warehouse wall will be partially restored but it will also include several alterations to accommodate the building's new programming. A new second-storey opening will be created for a bridge that connects to the PATH system. Six ground floor windows at the southern end of the west wall will be extended to grade to create more porosity for pedestrians, especially those accessing the new school and daycare. The majority of the original openings will be conserved to ensure that the original design of the warehouse building is clearly legible.

The reconstructed parts of the north wall are proposed to be compatible new construction. It would be inset slightly to widen the pedestrian mews and would be designed to reinterpret rather than recreate the appearance of the original north wall. The new east wall is also proposed to be reconstructed in a new compatible form that takes design cues from the original design using similar materials, proportions, location of window openings and colour palette. In this way these walls are intended to support the Modern style of the former LCBO warehouse building while being distinguishable from the original structure. The new south wall will have a contemporary design to highlight where the building has been truncated, making the alteration legible. To ensure the design of the new south wall complements the buff brick of the warehouse, a warm colour palette with bronze tones will be developed through the Site Plan approval process.

The penthouse is proposed to be removed and replaced with rooftop amenity space and the single-storey building currently being used as a truck-loading bay will also be removed.

Pedestrian Bridge

The overhead, copper-clad pedestrian bridge that connects the office building and warehouse is proposed to be dismantled and brought to grade where it will be conserved. The reassembled bridge will maintain its copper cladding and patina and be reinstated at a lower level that aligns with the new interior circulation pattern, including the PATH connection. While the bridge will be lowered, its utility will be maintained as a functional element in the new development.

New Construction

The proposal involves three new towers with heights of 79, 87, and 90 storeys atop the office building and the retained portion of the warehouse. The tower design is restrained and contemporary to maintain the prominence of the retained portions of the LCBO complex and to mitigate the visual impact of the towers.

A 90 storey tower and an 87 storey tower are located above the office building and the pedestrian mews between the office and warehouse buildings. These towers are stepped back from the north front wall of the office building by 6.61 metres and from the east and west side walls by 3.63 metres. These two towers are symmetrically placed on top of the office, flanking the reconstructed penthouse to highlight the Modern design of the building, which is expressed through its symmetry. The elevator cores for the two towers will be located where portions of the south rear wall of the office building are to be removed and will project into the pedestrian mews. Columns supporting the towers will be located within the mews, where they will partially obstruct views to the historic overhead bridge.

The cladding of the columns and the underside of the two towers over the mews will be carefully considered to minimize their visual impact through the use of reflective material with a colour and texture that respond to the industrial character of the LCBO complex.

The material palette for the project will be further refined through the Site Plan process to ensure it is compatible with the heritage buildings.

The third 79-storey tower is centrally located on top of the retained portion of the warehouse and is substantially stepped back from the retained and reconstructed warehouse façades. The tower stepbacks above the northwest corner of the warehouse are over 30 metres. Because the warehouse's interior floorplates and finishes are being removed, the tower will have minimal impact on the retained exterior historic building fabric. This tower has curved edges and a more organic form that is juxtaposed against the rectilinear forms of the other two towers and the LCBO office building and warehouse.

Glazed screens are proposed for the roof of the office building and the retained portion of the warehouse in order to shield the rooftop exterior amenity spaces from the noise of the Gardiner Expressway. Alternatives were explored but the glazed screens are necessary to ensure that the amenity space is useable and comfortable for residents. The screens will be set back from the walls of the heritage buildings to minimize their visibility from the street.

Adjacent Heritage Resource

The proposal conserves the cultural heritage value of the adjacent heritage property, the Redpath Sugar Complex to the south of the site at 95 Queen's Quay East. By conserving the LCBO office building and warehouse, the proposed development maintains the relationship between the LCBO complex and the Redpath Sugar Refinery. Together these properties support the historic context of Toronto's Central Waterfront, which developed for commercial and industrial purposes in the 20th century.

The development involves subdividing the larger site into four blocks. The Chief Planner and Executive Director, City Planning, has approved the Draft Plan of Subdivision and the property at 95 Queen's Quay East will no longer be adjacent to the property at 55 Lake Shore Boulevard East following final approval of the severance.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should

communicate the cultural heritage value of the LCBO complex as described in the Statement of Significance.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the LCBO office and warehouse buildings will be lit so that their unique heritage character is highlighted.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the property at 55 Lake Shore Boulevard East, including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the LCBO complex at 55 Lake Shore Boulevard East.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage property at 55 Lake Shore Boulevard East, to allow for the construction of three towers with heights of 79, 87, and 90 storeys atop the LCBO office building and a portion of the warehouse building. Staff support the proposed retention strategy and alterations in the context of the conservation and mitigation methods proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property.

As such, staff is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

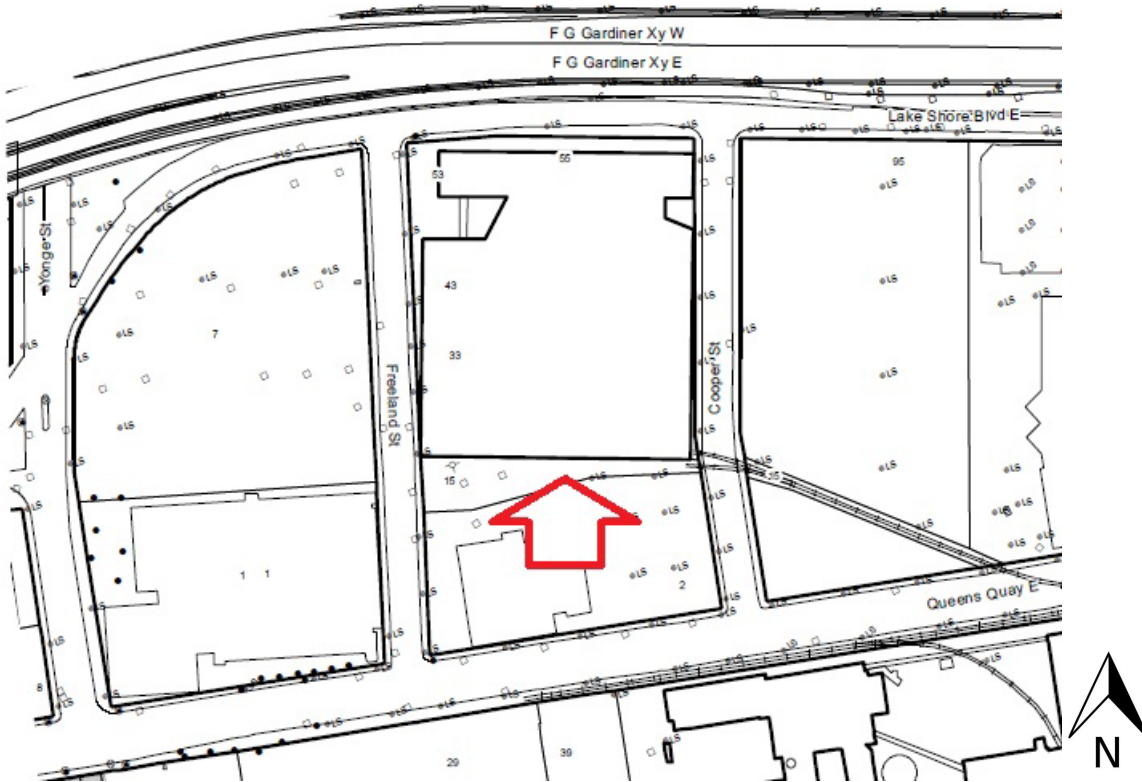
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

55 Lake Shore Boulevard East



Location Map, showing the property at 55 Lake Shore Boulevard East, bounded by Lake Shore Boulevard East (north), Cooper Street (east), Queen's Quay East (south), and Freeland Street (west). The red arrow indicates the LCBO complex.

AERIAL PHOTOGRAPH

ATTACHMENT 2

55 Lake Shore Boulevard East



Aerial photograph showing the location of 55 Lake Shore Boulevard East (Google Maps, 2020)

PHOTOGRAPHS

ATTACHMENT 3

55 Lake Shore Boulevard East



1a, 1b and 1c. LCBO office building and warehouse from the north (left), the warehouse from the south (centre), and bridge connecting the office building and warehouse (right) in 1955



1d, 1e and 1f. LCBO garage (later retail store, left), the interior of the office building (centre), and the interior of the warehouse (right), in 1955



2a and 2b. Details of the principal (north) elevation of the LCBO office building (Heritage Planning, 2020)



3a and 3b. Detail of the main entrance in the principal (north) elevation of the office building (left) and one of the "Province of Ontario" crests (right) (Heritage Planning, 2020)



4a and 4b. Details of the entrances in the side (west) elevation of the office building on Freeland Street (left) and the side (east) elevation on Cooper Street (right) (Heritage Planning, 2020)



5a and 5b. Details of the partially-concealed rear (south) wall of the office building at the side (west) end (left) and the side (east) end (right) (Heritage Planning, 2020)



6a and 6b. Details of the partially-concealed rear (north) elevation of the warehouse at the side (east) end (left) and the side (west) end (right) (Heritage Planning, 2020)

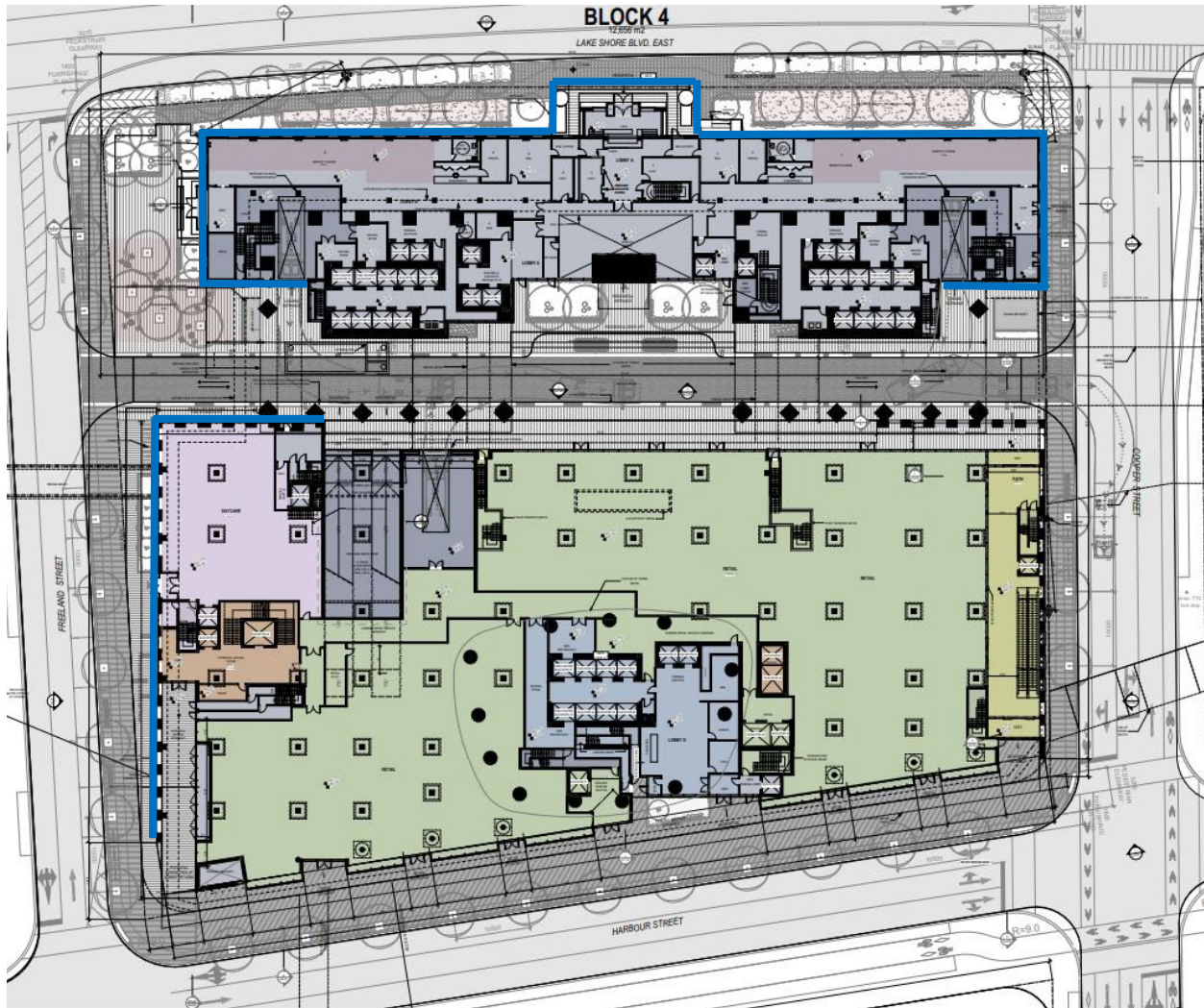


7. Detail of the side (west) entrance to the warehouse and the rolling garages in the one-storey connecting building (Heritage Planning, 2020)

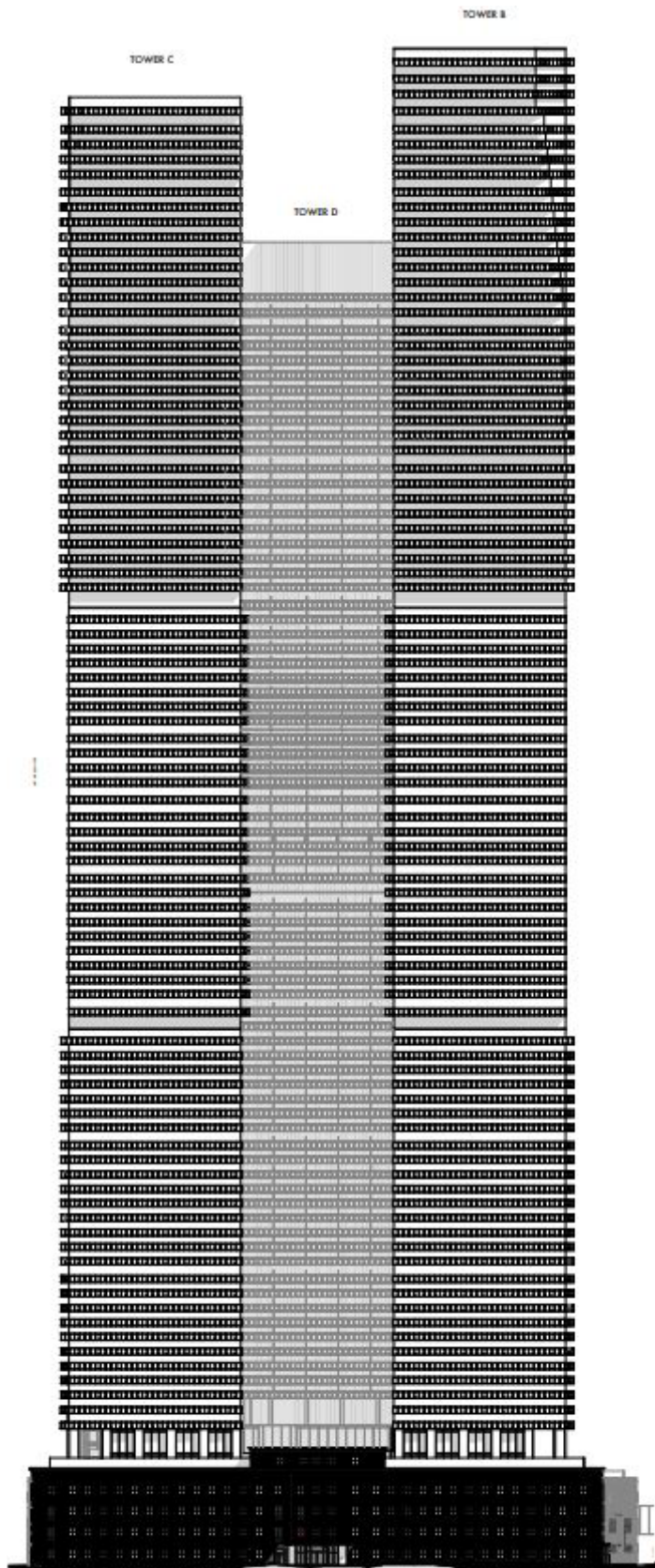


8. Detail of the south elevation of the warehouse fronting Queen's Quay East (Heritage Planning, 2020)

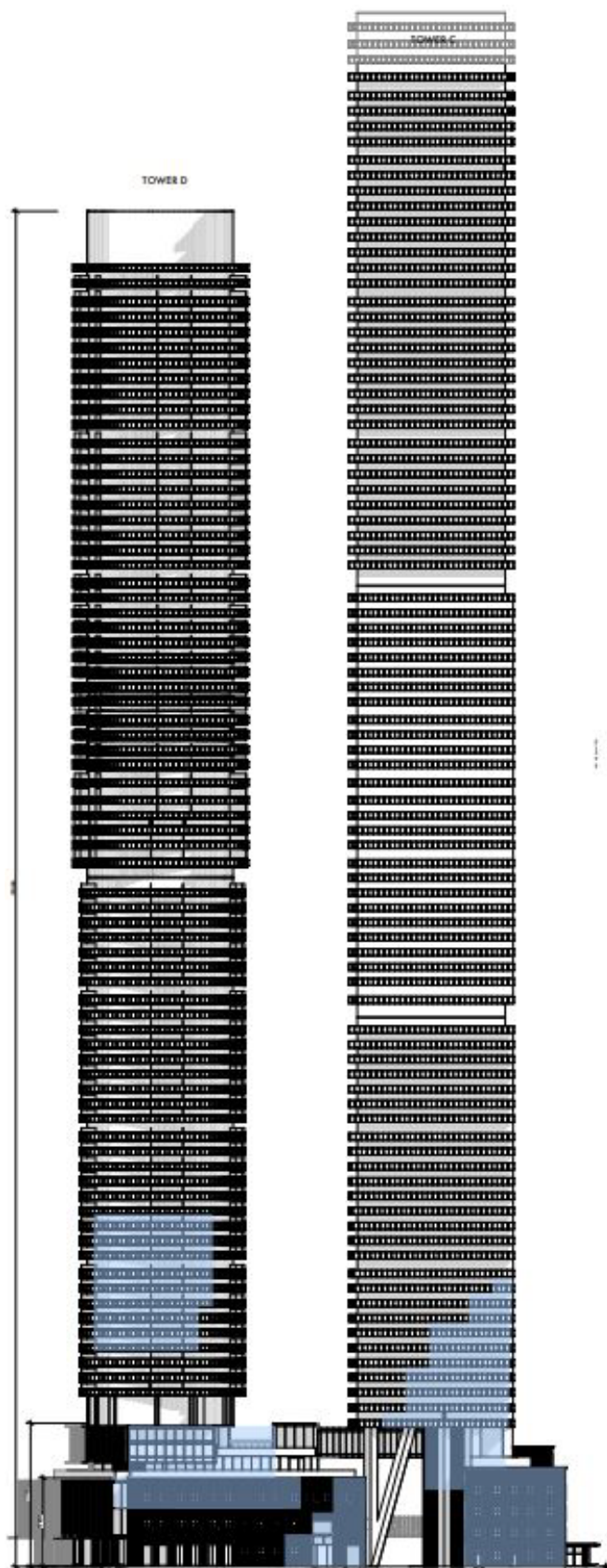
55 Lake Shore Boulevard East



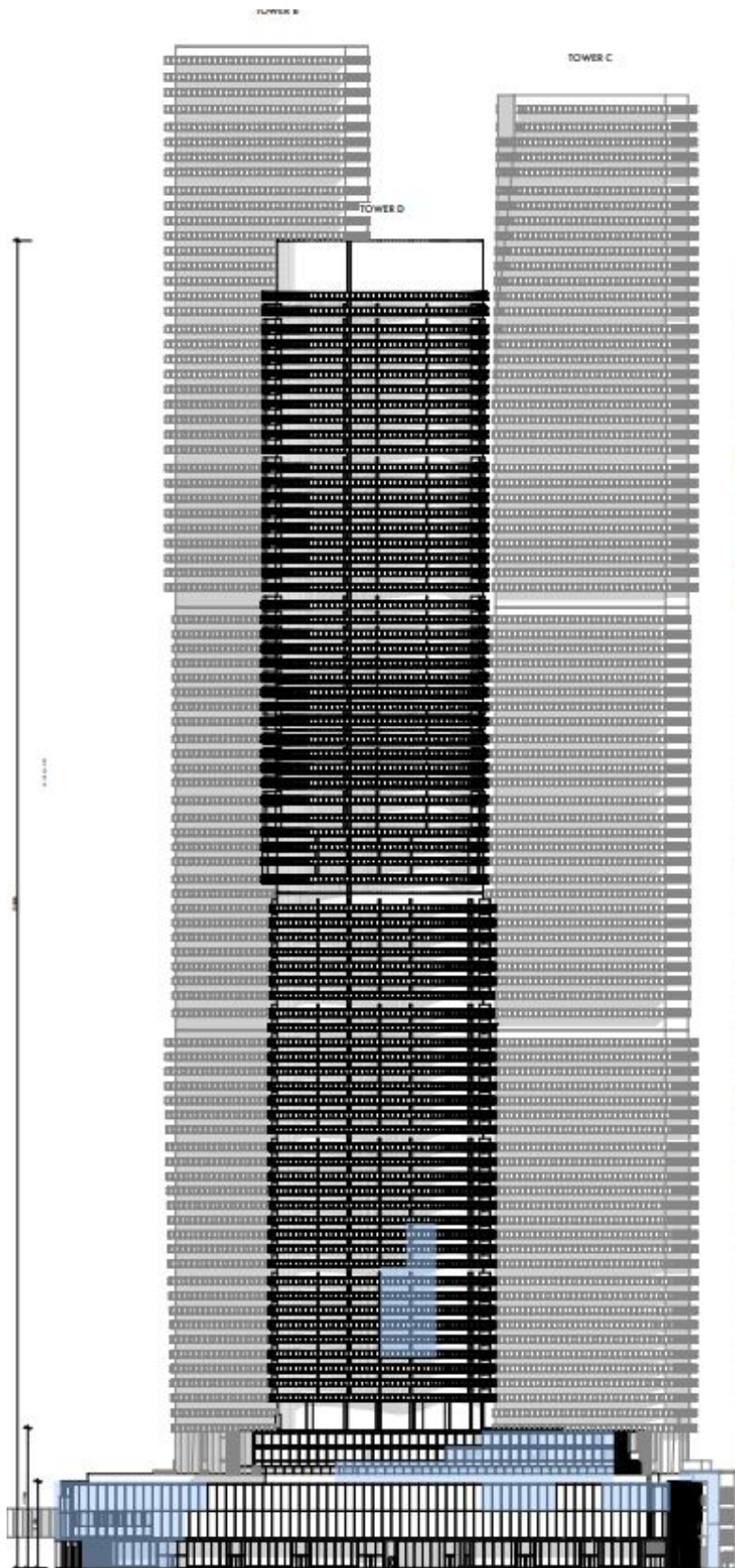
Ground floor/site plan included for illustration purposes. The portions of the existing office building and warehouse to be retained in situ are outlined in blue. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, August 20, 2021)



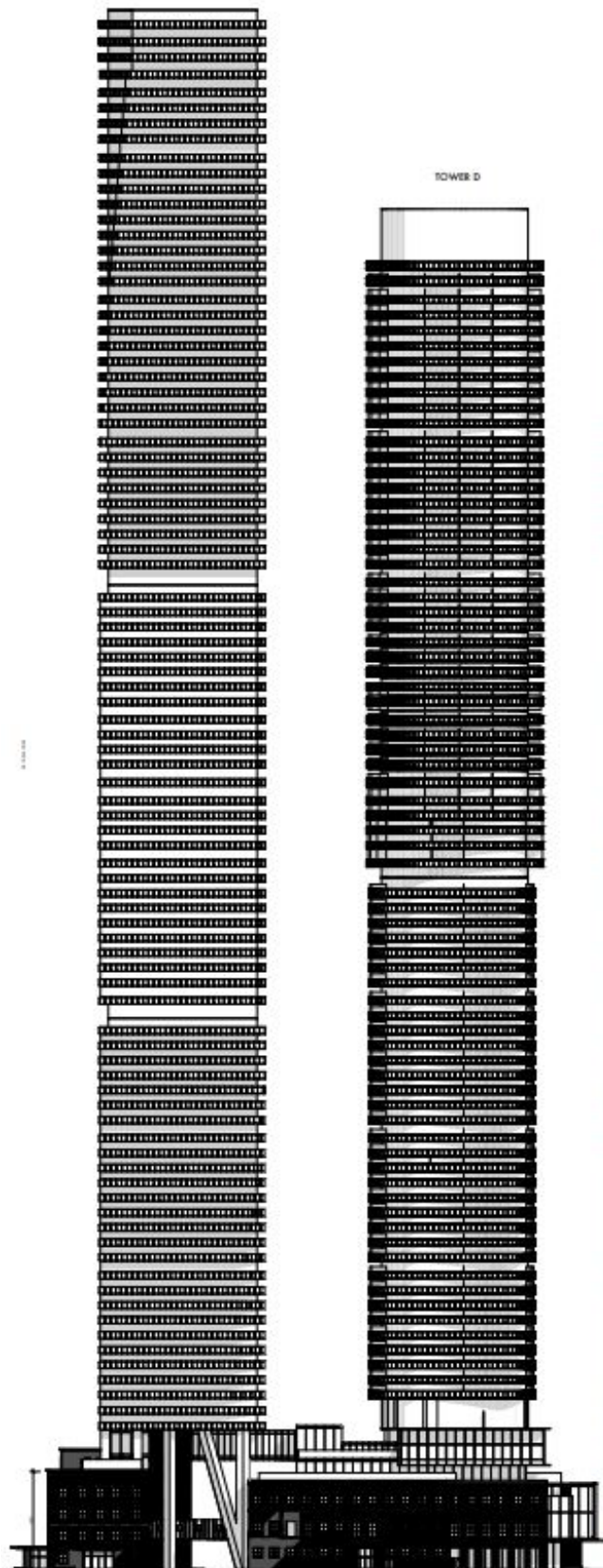
North elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, August 20, 2021)



East elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, August 20, 2021)



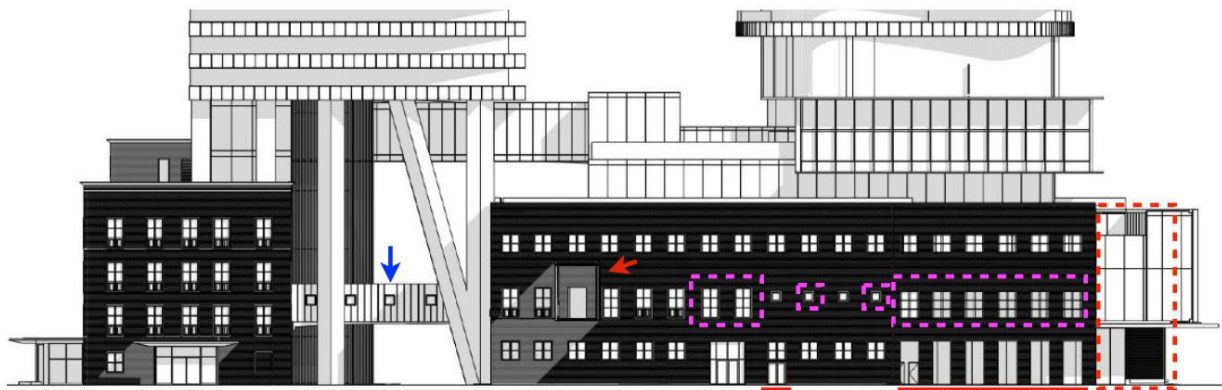
South elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, August 20, 2021)



West elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, August 20, 2021)



Detailed view of the east elevation from the HIA showing the office building and the reconstructed portion of the warehouse building with proposed changes to the LPAT-approved design highlighted. The south openings at ground level are extended to grade (see red line), a large window opening references the original large opening (see dashed magenta box), and an arcade is located at the north end (see dashed green box). For the complete HIA, please visit the [Application Information Centre](#). (GBCA Architects, September 15, 2021)



Detailed view of the west elevation from the HIA showing the office building, the reconstructed portion of the warehouse building and the overhead pedestrian bridge with proposed changes to the LPAT-approved design highlighted. The original pedestrian bridge is relocated to the second level (see blue arrow), the opening for the proposed passageway remains unchanged (see red arrow), additional and enlarged window openings at the second level (see dashed magenta boxes), ground level window openings extended to grade (red lines), and the extent of in-situ retention of the warehouse building is reduced by 2 bays (see dashed red box). For the complete HIA, please visit the [Application Information Centre](#). (GBCA Architects, September 15, 2021)



Rendering of the base of the development from the Gardiner Expressway looking southwest and showing the LCBO office building and towers above. This rendering is included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, August 20, 2021)



Renderings of the base of the development looking east through the mews in the image above and looking toward the southeast corner of the building in the image below. These renderings are included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, August 20, 2021)



Renderings of the base of the development looking southeast in the image above and looking toward the southwest corner of the building in the image below. These renderings are included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (architectsAlliance, August 20, 2021)