

## **55 Lake Shore Boulevard East - Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement**

**Date:** March 13, 2026

**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 designated heritage property at 55 Lake Shore Boulevard East under Section 33 of the Ontario Heritage Act, in connection with the proposed development of the subject property. The application for Site Plan Control is subject to a Heritage Permit application under the Ontario Heritage Act because a previously approved application related to an approved Zoning By-law Amendment has been revised.

The development site, known as the Liquor Control Board of Ontario complex, comprises a buff brick Office Building and Warehouse Building. The buildings are purpose-built rare examples of a provincial headquarters and a commercial and industrial complex from the development of Toronto's Central Waterfront in the 20th-century.

On May 11 and 12, 2022, City Council approved recommendations to alter the heritage property to allow for the construction of three towers above the Office Building and the Warehouse Building. Since the previous scheme was approved, the applicant has revised the conservation strategy accompanying the related Site Plan Control application and a new Heritage Impact Assessment was prepared by Giaimo + Associates Architects Inc., dated March 9, 2026, that considers the impact of the revised proposal.

The proposed development application for the subject property proposes to place the tower above the Warehouse Building only. As a result of the proposed changes to the previous scheme, an amended Heritage Easement Agreement will be required.

Heritage Planning staff are satisfied that the proposed alterations continue to conserve the onsite and adjacent heritage properties and are consistent with the existing 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 new buildings above the Warehouse Building on the lands known municipally as 55 Lake Shore Boulevard East, with such alterations substantially in accordance with plans and drawings dated February 14, 2026, prepared by architectsAlliance and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by Giaimo + Associates Architects Inc., dated March 9, 2026, and on file with the Senior Manager, Heritage Planning.

2. City Council direct that its consent to the application to alter the designated heritage property at 55 Lake Shore Boulevard East, in accordance with Part IV, Section 33 of the Ontario Heritage Act, are also subject to the following conditions:

a. prior to the issuance of any permit for all or any part of the properties 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. amend the existing Heritage Easement Agreement with the City for the property at 55 Lake Shore Boulevard East substantially in accordance with the plans and drawings dated February 14, 2026, prepared by architectsAlliance and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by Giaimo + Associates Architects Inc., dated March 9, 2026, and in accordance with the Conservation Plan required in Recommendation 2.a.2 below, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor;

2. provide a Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 55 Lake Shore Boulevard East prepared by Giaimo + Associates Architects Inc., dated March 9, 2026, to the satisfaction of the Senior Manager, Heritage Planning;

3. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the Conservation Plan required in Recommendation 2.a.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;

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; and

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

b. that prior to the release of an existing Letter of Credit 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 have been completed in accordance with the approved Conservation and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council to amend the Heritage Easement Agreement for the property at 55 Lake Shore Boulevard East.

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

## **FINANCIAL IMPACT**

---

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## 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 (now known as the City of Toronto 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.

<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.

<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.

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.

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

On May 11 and 12, 2022, City Council approved 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.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE32.6>

On October 30, 2024, the Committee of Adjustment approved a Minor Variance application (with conditions) to reduce the tower heights to 85, 78, and 70 storeys and reduces associated parking and amenity provisions. This Minor Variance replaced the previously approved zoning diagram with new locations for all three towers.

## BACKGROUND

---

### Site and Context

The development site, 55 Lake Shore Boulevard East, is located east of Yonge Street and occupies the city block bounded by Lake Shore Boulevard East to the north, Queen's Quay East and the new Downes Street extension to the south, Cooper Street to the east, and Freeland Street to the west.

The heritage property contains a four-storey Office Building fronting Lake Shore Boulevard East and a three-storey Warehouse Building accessed from Freeland Street. Currently, the site condition includes the retained north, east, and west elevations of the Office Building and partial north and west elevations of the Warehouse Building.

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 of the Ontario Heritage Act (OHA) in 2021 through City of Toronto By-law 2021-0045, as it was determined that the property meets all three categories of design and physical value, historical and associative value, and contextual value.

### **Heritage Property**

The property at 55 Lake Shore Boulevard East contains a commercial and industrial complex commissioned by the Liquor Control Board of Ontario (LCBO), constructed between 1950-1954. 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 Building.

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.

### **Adjacent Heritage Property**

The Redpath Sugar Complex, located at 95 Queen's Quay East, is directly south of the development site. The complex, designed by Gordon S. Adamson Associates and constructed in 1957, is a prime example of mid-century industrial architecture and maritime commercial shipping along the City's waterfront.

On June 25 and 28, 1984, City Council listed the property on the City of Toronto's Heritage Register.

### **Development Proposal**

An Official Plan and Zoning By-law Amendment application was originally 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. In 2022, City Council approved the alterations to the heritage property to allow for the construction of three towers with heights of 79, 87, and 90 storeys. An application for Site Plan Control is currently under review.

The development concept has undergone several different iterations since the first submission. The current development proposal contemplates the construction of three

towers at 70 stories (East Tower), 78 stories (West Tower), and 85 stories (South Tower) above the Warehouse Building. 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. Consistent with previous approvals, the southern end of the Warehouse Building is to be demolished and replaced with new base volumes to accommodate residential use and outdoor amenity space. Portions of the north, and west elevations are proposed to be retained in-situ. The demolition also accommodates the proposed Downes Street extension to the south.

The overall development site includes four city blocks. This report is solely related to the proposed alterations to Block 4, which contains the Part IV designated LCBO complex.

## **Heritage Planning Policy Framework**

Cultural heritage resources are protected and managed as part of planning for future growth under the Provincial Planning Statement (2024). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

### **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 Planning Statement (2024)**

The Provincial Planning Statement 2024 (PPS), issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include:

- building strong communities
- wise use and management of resources
- protecting public health and safety

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved."

"Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

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.

## **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:

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 development:

3.1.6.4 - 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.

3.1.6.5 - 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.

3.1.6.6 - 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."

3.1.6.26 - 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.

3.1.6.27 - 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 is the official document guiding planning, stewardship and 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

---

Heritage Planning staff have reviewed the revised Heritage Impact Assessment (dated March 9, 2026) submitted in support of the proposal for conformity with the Planning Act, the Provincial Planning Statement, and the City's Official Plan heritage policies.

### **Conservation Strategy**

The current Heritage Permit application retains some aspects of the previous approved conservation strategy but has been revised so that the three proposed towers do not overlap the space between the original heritage buildings, allowing for a clear delineation between the buildings.

The conservation strategy continues to involve the in-situ retention and rehabilitation of portions of the Office Building and the Warehouse Building, with incorporation into the base building of the proposed new development. This in-situ conservation is the current site condition. As part of previous development activity on the subject site, the single-storey building that was used as a truck-loading bay, located between the Office Building and the Warehouse Building, has been removed. A pedestrian mews is proposed between the Office Building and the Warehouse Building.

The original materials of the heritage buildings, with the buff brick cladding and the brick, stone and metal detailing, are intended to be maintained and restored. The reconstructed elevations will be designed to respect the original façade composition. Materials will consist of complimentary brick and stone that will not replicate the original materials. All existing windows will be replaced with sympathetic metal units in keeping with the original configurations and profiles.

### **Office Building**

The primary (north), west, and east elevations of the Office Building are currently retained in-situ, as well as portions of the south elevation to a depth of approximately one bay of windows at each end. The remainder of the south wall has been removed. There are no proposed changes to the retention strategy.

The LPAT decision allowed for the removal of the above-noted sections of the Office Building and the mechanical penthouse to allow for the construction of the elevator cores and for loading requirements. This change was permitted by the LPAT as the south wall is the least visible from the public realm. Due to the change of tower configurations, the proposal now includes increased reconstruction on the south elevation matching the original fenestration pattern, as well as a new three storey addition designed to be distinct from the existing Office Building located in the centre. The proposal continues to include the reconstruction of the mechanical penthouse to its original appearance with brick cladding. The extent of conservation proposed continues to retain the three-dimensional integrity of the office building and its scale form and massing.

There are no changes proposed to the west and north elevations of the Office Building which is consistent with earlier plans for the property. On the ground floor of the east

elevation, the southernmost window opening is proposed to be altered to accommodate a new exit door due to life-safety requirements.

The interiors of the Office Building, which had been altered to suit evolving office tenant needs, will be rehabilitated to suit academic uses, such as a lobby space for a new school and daycare program. Except for the lobby structure and stair located at the centre of the north elevation, all existing floor slabs have been removed and will be replaced with new slabs. The original lobby will maintain the original design. Travertine panels were salvaged during the demolition and will be reinstalled.

## **Warehouse Building**

Consistent with earlier plans for the property, a substantial portion of the Warehouse Building has been removed to accommodate new programming. Eighteen of the original thirty bays along the west elevation have been retained in-situ along with four bays of the north elevation. The whole of the south elevation and east elevation have been removed. There are no proposed changes to the retention strategy.

The remaining portion of the north elevation of the Warehouse Building will be reconstructed with new compatible materials and including the original fenestration pattern to ensure that the historic design of the warehouse building is clearly legible. Alterations are proposed at the ground floor of the north elevation; however, this portion of the Warehouse Building was not original to the building as the single-storey truck-loading bay was removed.

The new east and west walls are 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. On the first floor of the reconstructed east elevation, two proposed entrances have been removed from the project scope. On the second floor, the application proposes a new opening to accommodate a new pedestrian bridge.

The south elevation had been heavily altered and was removed to allow for the extension of Downes Street. The new south wall will continue to have a contemporary design. 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.

## **Pedestrian Bridge**

The overhead, copper-clad pedestrian bridge that connects the Office Building and Warehouse Building has been panelized (in accordance with previous approvals) and salvaged for reconstruction. The reassembled bridge will maintain the original design as well as its copper cladding and patina. The proposed location of the bridge has not changed and continues to 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 continue to be maintained as a functional element in the new development.

## **New Construction**

The revised proposal involves the construction of three new towers with heights at 70 storeys (East Tower), 78 storeys (West Tower), and 85 storeys (South Tower) above the retained and reconstructed portions of the Warehouse Building.

The East Tower and West Tower have been relocated further south on the subject site and are no longer integrated with the Office Building. The massing of the towers, including the previously approved columns supporting the towers, will no longer obstruct the view to the historic overhead pedestrian bridge and will not be above the proposed pedestrian mews. With their relocation, the applicant is proposing to reconstruct a substantial portion of the south elevation of the Office Building (due to the relocation of the elevator cores). The proposed change continues to conserve the building's three-dimensional integrity and will restore greater clarity to its original massing.

The proposed setback from the East and West Towers to the east and west elevations of the Warehouse Building have been increased by approximately 0.37 metres. The revised changes to the tower stepbacks above the Warehouse Building will help to maintain the cultural heritage value of the complex. The West Tower is proposed to be setback approximately 4 metres from the retained and reconstructed west and north elevations. The South Tower will be setback approximately 14 metres from the reconstructed north elevation. The East Tower will be setback approximately 4 metres from the reconstructed east and north elevations.

The design of the new towers will continue to be contemporary to maintain the prominence of the LCBO complex and to mitigate the visual impact of the towers. The towers continue to be symmetrically placed on top of the Warehouse Building to highlight the Modern design of the building, which is expressed through its symmetry.

The retained and reconstructed three-storey elevations of the Warehouse Building will frame interior landscaped plazas located between the 3 proposed towers. A second level bridge network, providing activity behind the heritage elevations, will connect the 3 towers in addition to the new path bridge connections over Freeland Street and Cooper Street.

The glazed screens proposed for the roof of the Office Building have been removed from the project scope. The top floor of the Office Building is programmed as an exterior area for the new school, and the existing Level 4 walls will act as screening for this program. Along the central portion of the reconstructed north elevation of the Warehouse Building, a glass screen is provided for the exterior amenity area. The remainder of the rooftop is programmed for green roofs, and not accessible.

## **Adjacent Heritage Resource**

Heritage Planning staff are satisfied that the proposal conserves the cultural heritage value of the adjacent heritage property at 95 Queen's Quay East (the Redpath Sugar Complex) to the south. 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 overall development involves subdividing the larger site into four blocks. The Draft Plan of Subdivision has been approved.

### **Conservation Plan**

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the new approved Heritage Impact Assessment, to be prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail 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, 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 Building and Warehouse Building 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**

Should Council approve this Heritage Permit application, an amendment to the existing Heritage Easement Agreement will be required to replace references to the previous scheme with new approved plans and drawings. The City has already secured a letter of credit for the previous scheme and staff have determined that the existing amount is sufficient to cover the revised conservation strategy.

## **CONCLUSION**

---

Heritage Planning staff are supportive of the alterations proposed for the designated heritage property at 55 Lake Shore Boulevard East, in the context of the conservation and mitigation strategies proposed for the subject site. Heritage Planning staff are of the opinion that the current proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property.

Heritage Planning staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Planning Statement, 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. Staff recommend that Council approve the proposed alterations and grant authority to revise the existing Heritage Easement Agreement.

## **CONTACT**

---

Neil MacKay  
Heritage Planner, Heritage Planning  
Urban Design, City Planning  
Tel: 416-338-6441  
E-mail: [Neil.Mackay@toronto.ca](mailto:Neil.Mackay@toronto.ca)

## **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

55 Lake Shore Boulevard East

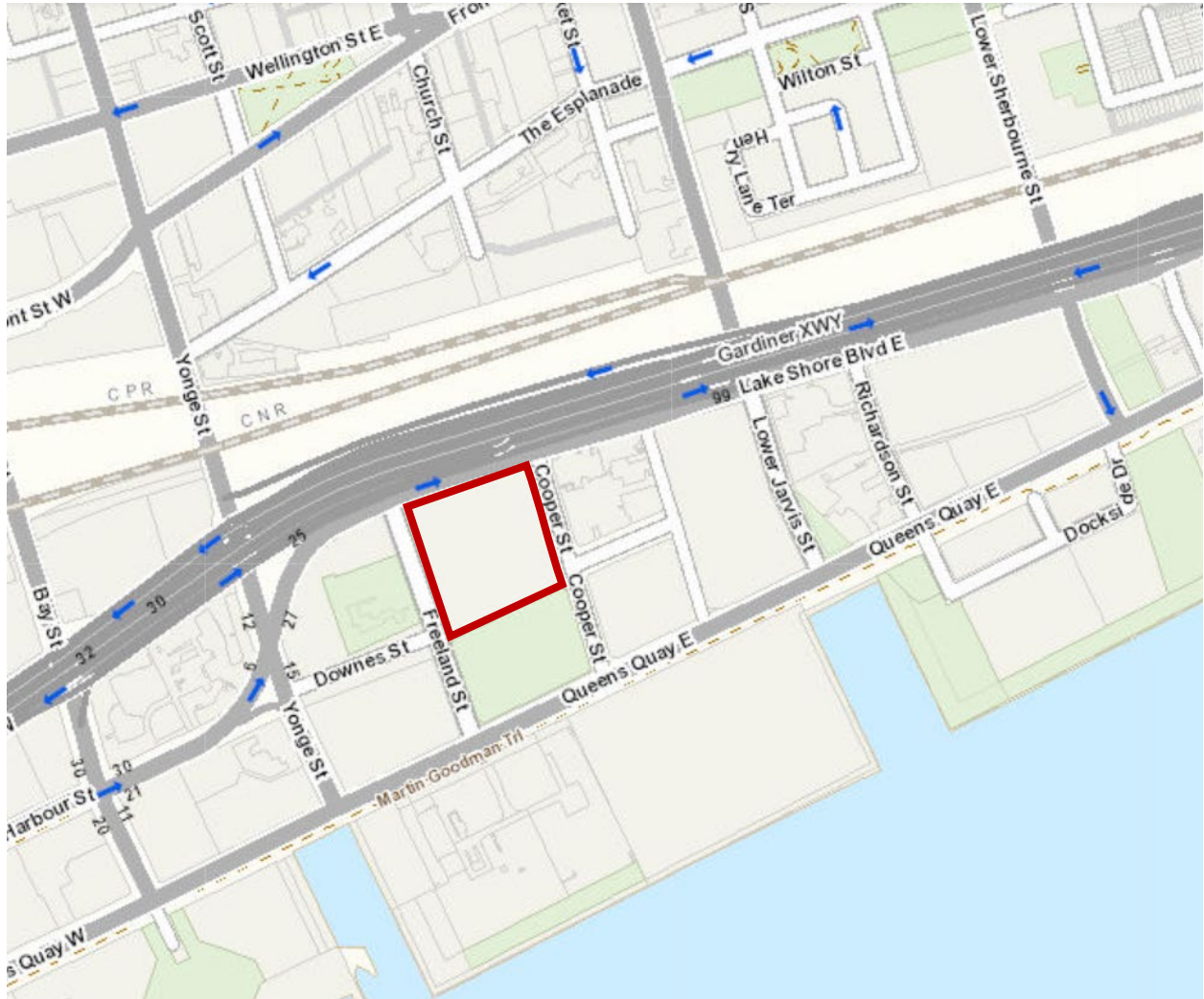


Figure 1: Location Map showing the property at 55 Lake Shore Boulevard East, bounded by Lake Shore Boulevard East (north), Cooper Street (east), Queen's Quay East (south), and Freeland Street (west). This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

**AERIAL PHOTOGRAPH**  
**55 Lake Shore Boulevard East**

**ATTACHMENT 2**

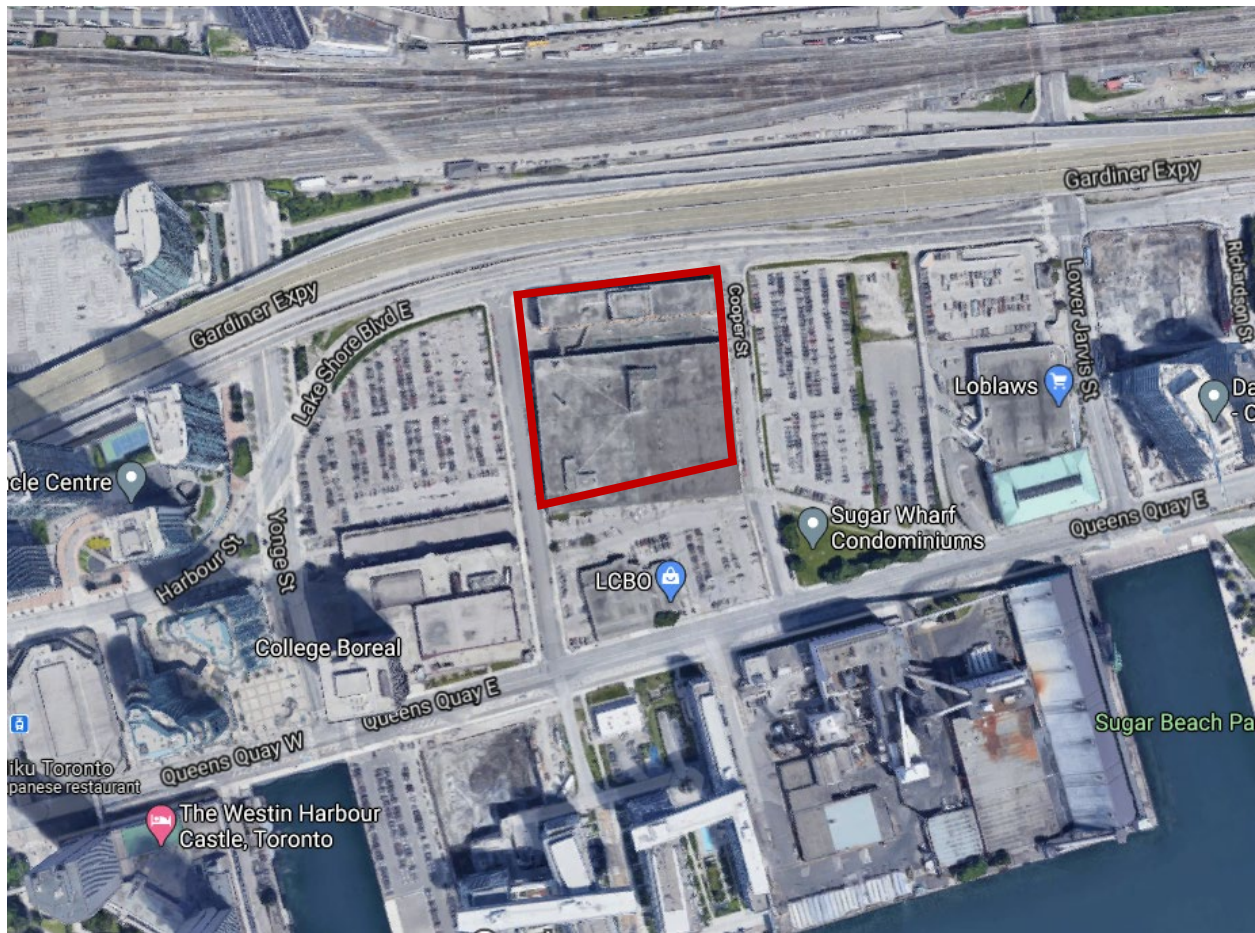


Figure 2: Aerial photograph showing the location of 55 Lake Shore Boulevard East. This location map is for information purposes only; the exact boundaries of the property are not shown (Google Maps, 2020).

# PHOTOGRAPHS

# ATTACHMENT 3

## 55 Lake Shore Boulevard East



Figure 1a, 1b and 1c: LCBO Office Building and Warehouse Building from the north (left), the warehouse from the south (centre), and bridge connecting the Office Building and Warehouse Building (right) in 1955.



Figure 2a and 2b: Details of the principal (north) elevation of the LCBO Office Building (Heritage Planning, 2020)



Figure 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)



Figure 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)



Figure 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)

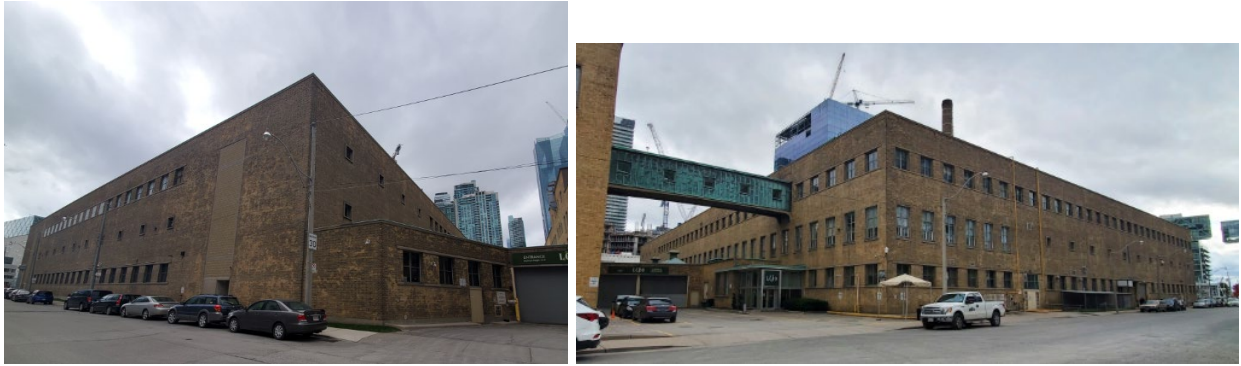


Figure 6a and 6b: Details of the partially-concealed rear (north) elevation of the Warehouse Building at the side (east) end (left) and the side (west) end (right) (Heritage Planning, 2020)



Figure 7: Detail of the side (west) entrance to the Warehouse Building and the rolling garages in the one-storey connecting building (Heritage Planning, 2020)



Figure 8: Detail of the south elevation of the Warehouse Building fronting Queen's Quay East (Heritage Planning, 2020)



Figure 9: South and west elevation of the Office Building, looking northeast (Giaino + Associates Architects Inc., 2026).



Figure 10: South and east elevation of the Office Building, looking north (Giaino + Associates Architects Inc., 2026).



Figure 11: North and west elevation of the Warehouse Building, looking southeast (Giaino + Associates Architects Inc., 2026).



Figure 12: West elevation of the Warehouse Building, looking east (Giaino + Associates Architects Inc., 2026).

55 Lake Shore Boulevard East

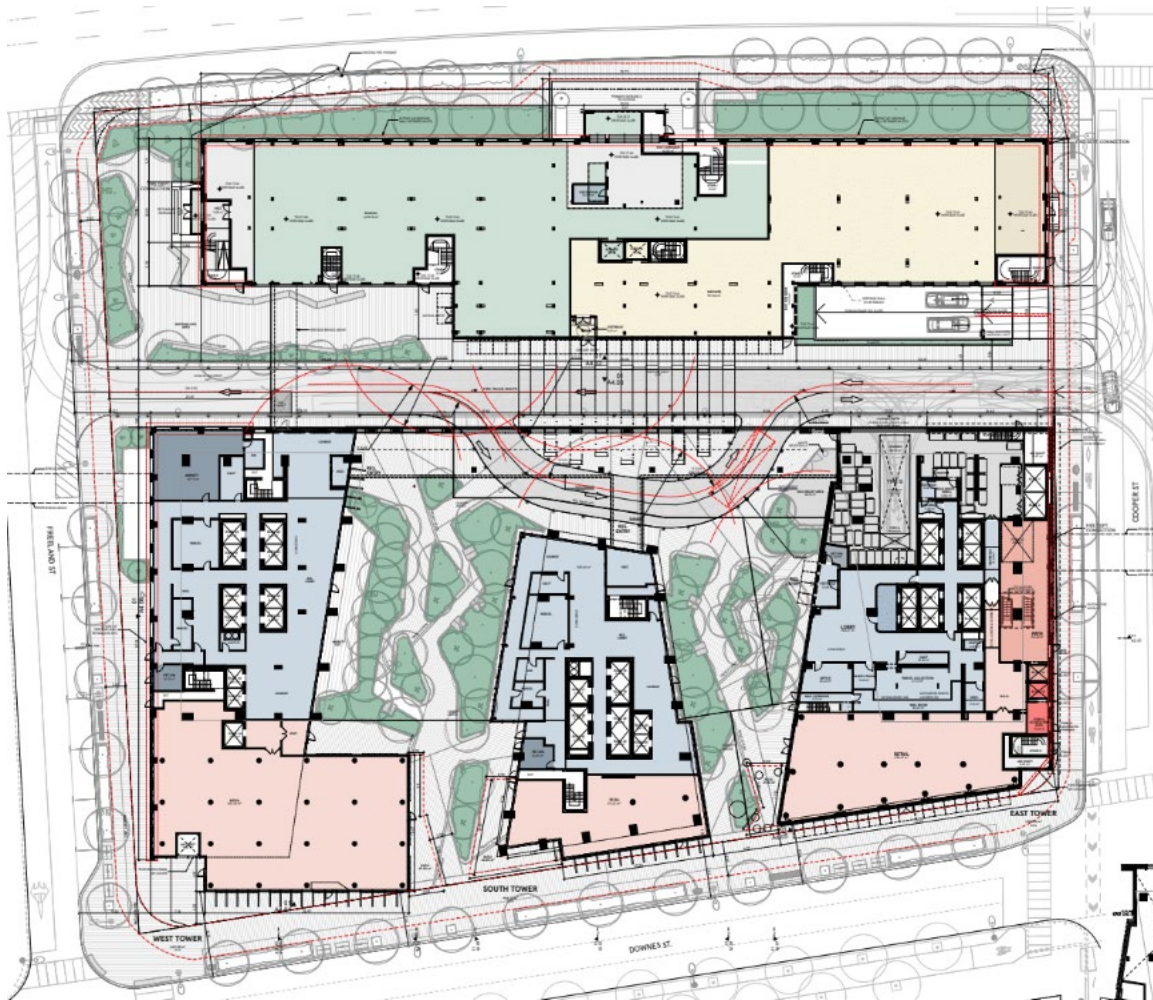


Figure 13: Ground floor/site plan for 55 Lake Shore Boulevard East included for illustration purposes (architectsAlliance, February 14, 2026).

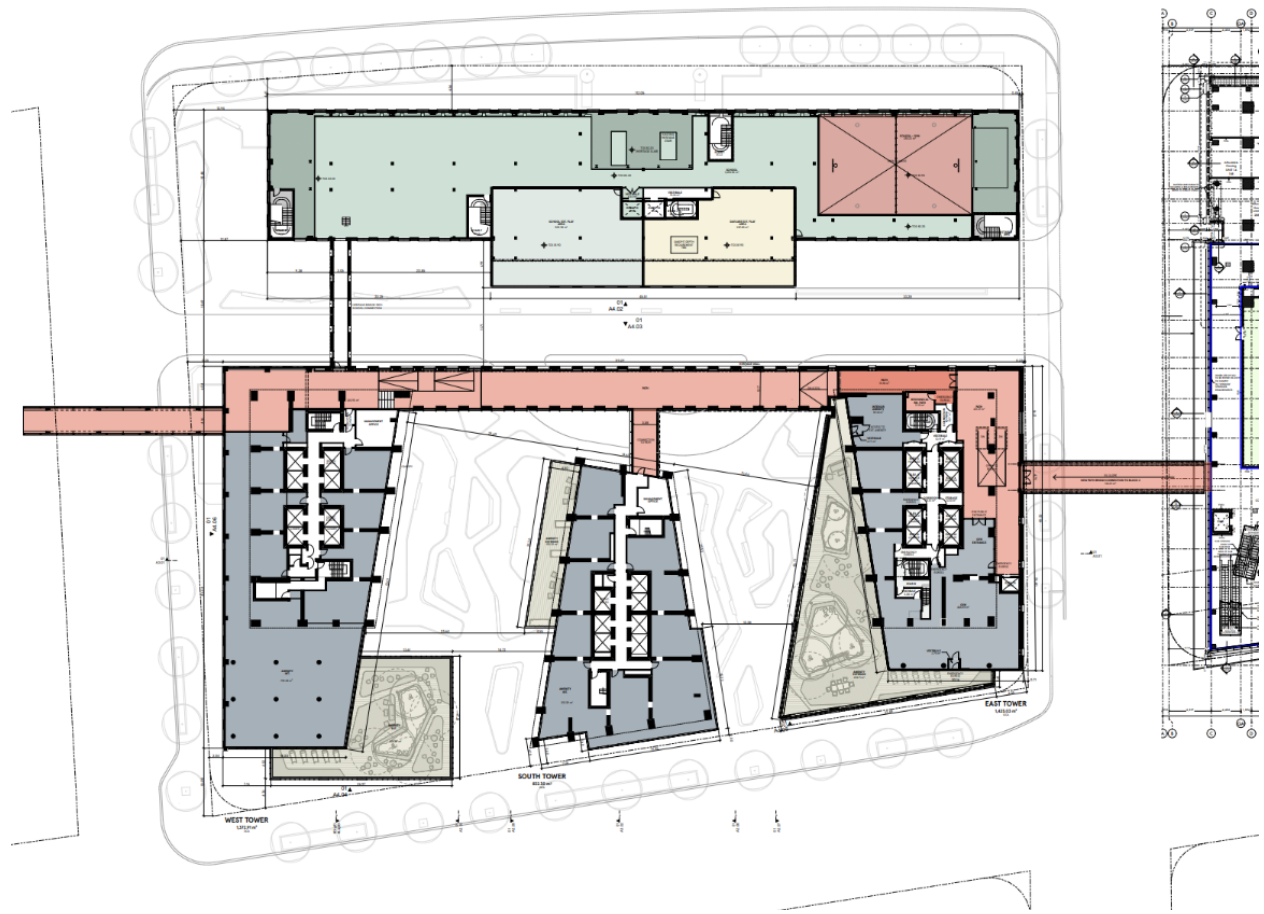


Figure 14: Level 2 floor plan for 55 Lake Shore Boulevard East included for illustration purposes (architectsAlliance, February 14, 2026).

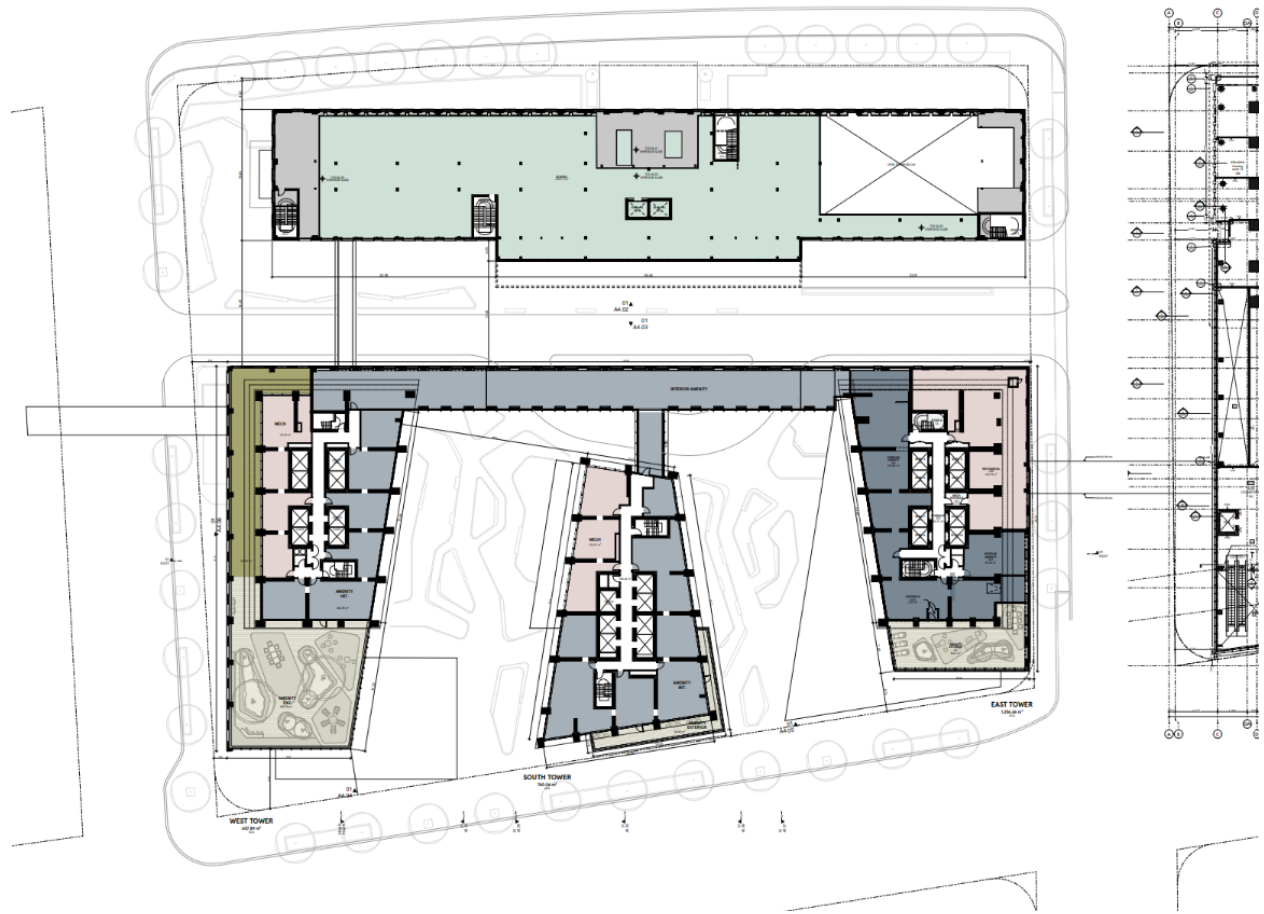


Figure 15: Level 3 floor plan for 55 Lake Shore Boulevard East included for illustration purposes (architectsAlliance, February 14, 2026).



Figure 16: Level 4 floor plan for 55 Lake Shore Boulevard East included for illustration purposes (architectsAlliance, February 14, 2026).



Figure 17: Level 5 floor plan for 55 Lake Shore Boulevard East included for illustration purposes (architectsAlliance, February 14, 2026).

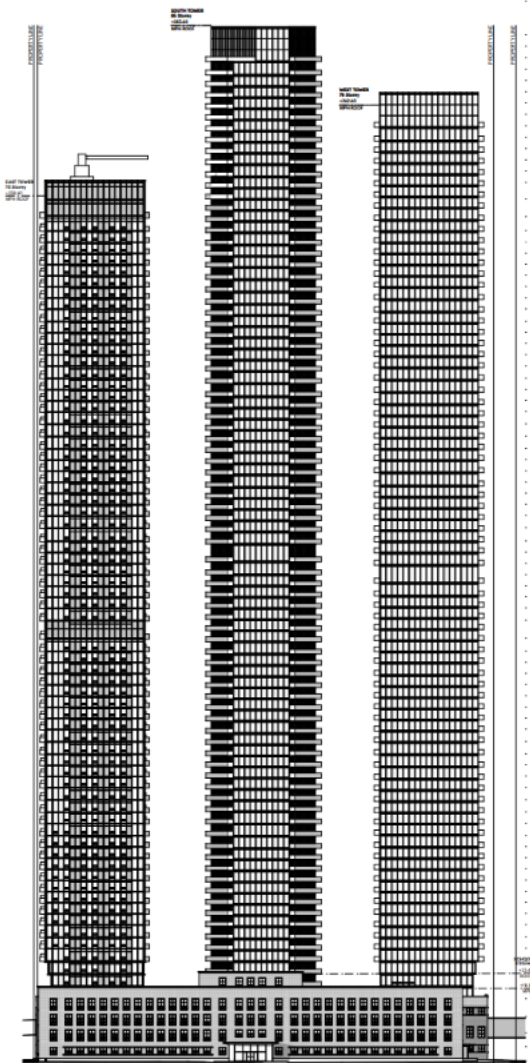


Figure 18: North elevation drawing included for illustration purposes (architectsAlliance, February 14, 2026).

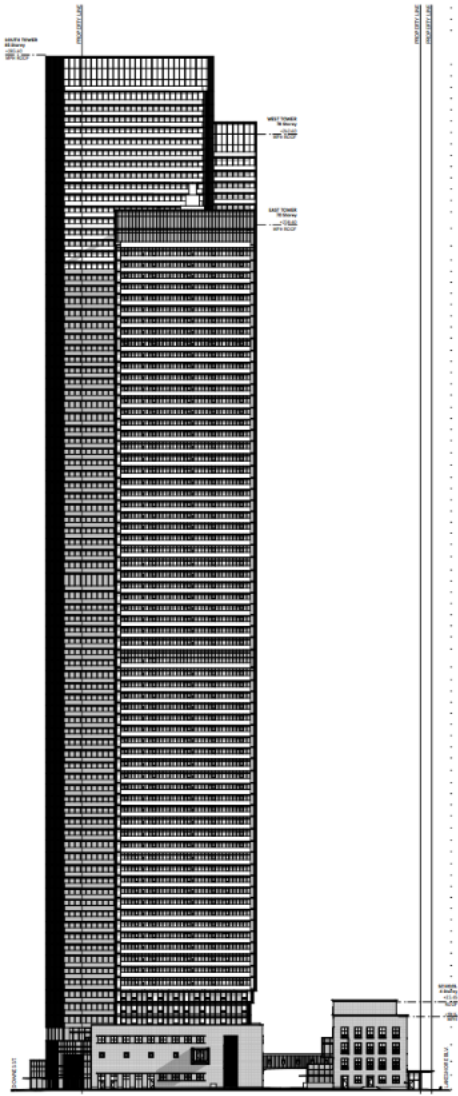


Figure 19: East elevation drawing included for illustration purposes (architectsAlliance, February 14, 2026).

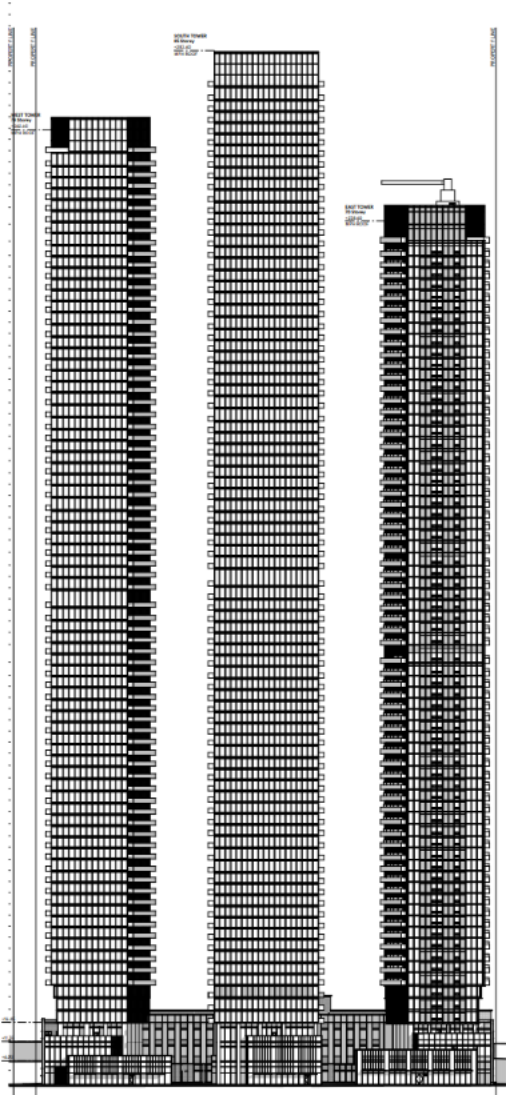


Figure 20: South elevation drawing included for illustration purposes (architectsAlliance, February 14, 2026).

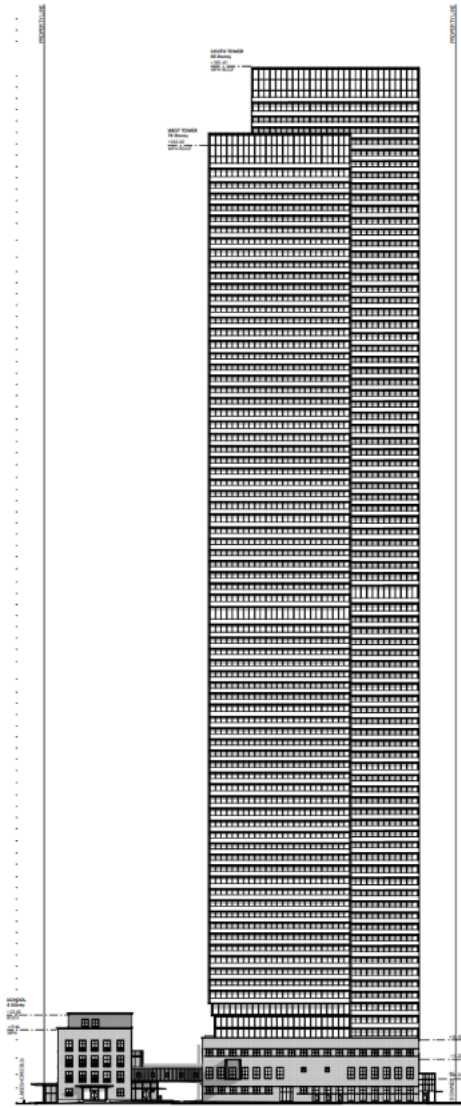


Figure 21: West elevation drawing included for illustration purposes (architectsAlliance, February 14, 2026).

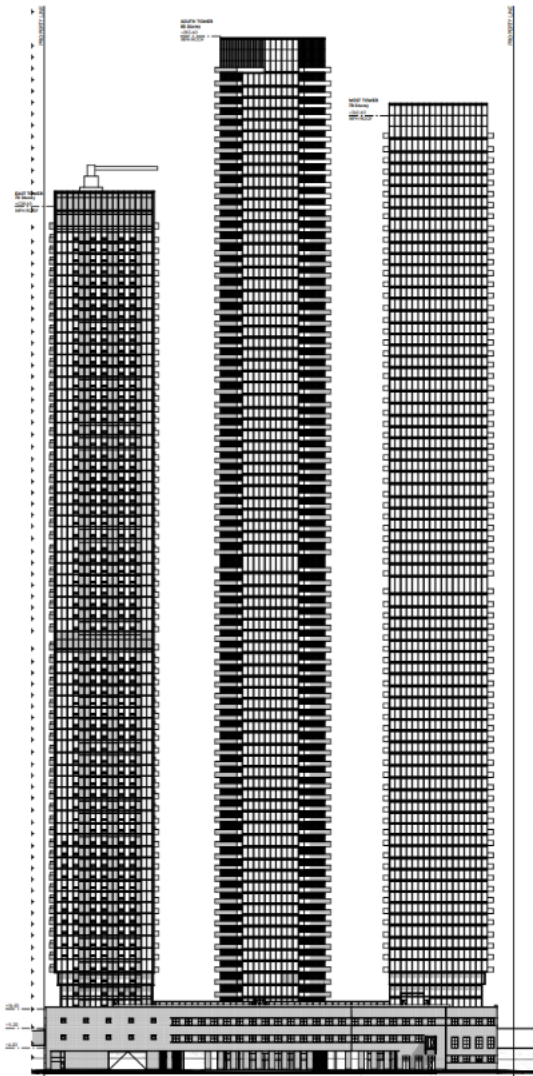


Figure 22: North elevation drawing of the Warehouse Building included for illustration purposes (architectsAlliance, February 14, 2026).

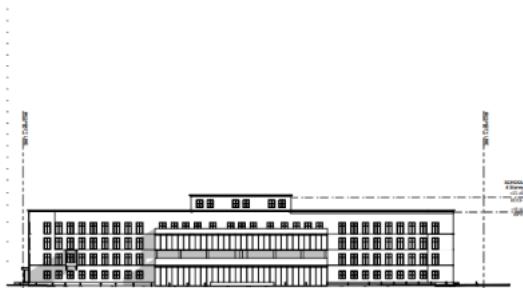


Figure 23: South elevation drawing of the Office Building included for illustration purposes (architectsAlliance, February 14, 2026).

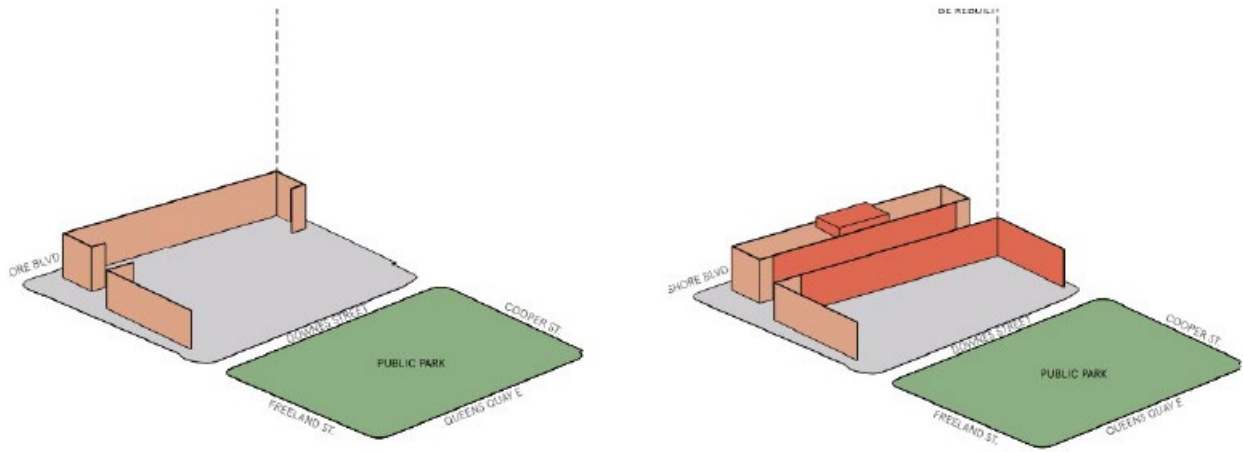


Figure 24: Diagram of retained elevations (left) and diagram of retained and reconstructed elevations (right), included for illustration purposes (Giaino + Associates Architects Inc., March 9, 2026).