

Toronto Preservation Board

Meeting No.: 42

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, March 30, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 3, City Hall/Video Conference

Chair: Julia Rady

PB42.3 - 55 Lake Shore Boulevard East - Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement

Decision Type: ACTION

Status: Adopted

Ward: 10 - Spadina - Fort York

Board Decision

The Toronto Preservation Board 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 Giaino + 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.

Origin

(March 13, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on March 30, 2026 the Toronto Preservation Board considered Item [PB42.3](#) and made recommendations to City Council.

Summary from the report (March 30, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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 Gaiimo + 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.

Background Information

(March 13, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 55 Lake Shore Boulevard East - Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2026/pb/bqrd/backgroundfile-285254.pdf>)

Communications

(March 30, 2026) E-mail from Nicole Corrado (PB.New)

Declared Interests

The following member(s) declared an interest:

Mitchell May - The firm the member is employed by is engaged as the heritage consultant. Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=12901>