

## **Construction of a Building within the Garden District Heritage Conservation District – 294-298 Sherbourne Street**

**Date:** January 4, 2022  
**To:** Toronto Preservation Board  
Toronto East York Community Council  
**From:** Senior Manager, Heritage Planning, Urban Design, City Planning  
**Wards:** Toronto Centre - Ward 13

### **SUMMARY**

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This report recommends that City Council refuse the application to construct a new structure at 294-298 Sherbourne Street (designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District) in connection with the development of the subject properties.

The development application would introduce a 10-storey building on the properties at 294-298 Sherbourne Street, featuring a 7-storey tower element atop a 3-storey podium base. The applicant has applied for permission under Section 42 (1) 2. of the Ontario Heritage Act to permit the proposal, in addition to applying for Official Plan and Zoning By-law Amendments and Site Plan Approval. A Refusal report in response to the associated Official Plan and Zoning By-law Amendment application has been prepared by Community Planning, to be heard by City Council concurrently with this report.

In its current form, the proposed development conflicts with the policies and objectives of the Garden District Heritage Conservation District, the City's Official Plan Heritage Policies and the existing Provincial land-use planning policy framework as it pertains to the conservation of cultural heritage resources. Staff are of the opinion that it has not been demonstrated that the cultural heritage values and heritage attributes of the District and the adjacent protected heritage properties will be conserved through the proposed development.

## **RECOMMENDATIONS**

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

1. City Council refuse the alterations to the heritage property at 294-298 Sherbourne Street, in accordance with Section 42 (1) 2. of the Ontario Heritage Act, as contained in plans and drawings prepared by Superkul dated May 3, 2021, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated September 13, 2021, and on file with the Senior Manager, Heritage Planning.
2. Should the owner appeal City Council's decision to refuse the application for alterations to the heritage property at 294-298 Sherbourne Street under Section 42 of the Ontario Heritage Act, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal hearing in opposition to the appeal.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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On October 18, 2021, the Ontario Land Tribunal (OLT) issued an order allowing in part the appeal against By-law 232-2017 and bringing the Garden District Heritage Conservation District Plan into force. The official order follows an oral decision approving the Garden District Heritage Conservation District Plan on June 22, 2021. <https://www.omb.gov.on.ca/e-decisions/MM170028-OCT-18-2021.pdf>

Several parties appealed City Council approval of By-law 232-2017 designating the Garden District Heritage Conservation District. The former Local Planning Appeal Tribunal (now the OLT), directed on May 23, 2018 that the remaining appeals of the site specific policies of Official Plan Amendment (OPA) 82 and the HCD Plan appeals would be 'heard together.' <https://www.omb.gov.on.ca/e-decisions/pl150374-May-23-2018.pdf>

On January 31, 2017, City Council designated through By-law 232-2017 the area that is now the Garden District Heritage Conservation District and adopted by by-law the Garden District Heritage Conservation District Plan. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.12>

On April 2, 2015, seven appeals were filed to the Local Planning Appeals Tribunal (now the OLT) against the adoption of OPA 82 by the City of Toronto. The appeals were filed pursuant to s. 17(24) of the Planning Act.

On March 31, 2015, City Council adopted OPA 82 to bring forward the Downtown East Planning Study. The OPA policies were drafted to align with the emerging HCD Plan policy. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.8>

On July 17, 2014, the Toronto Preservation Board endorsed the Garden District Heritage Conservation District Study to proceed to district designation. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB33.21>

On October 2, 3 and 4, 2012, City Council directed staff to initiate the Garden District Heritage Conservation District study as a result of the application of prioritization criteria. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

In 2005, the buildings at 294-298 Sherbourne Street were demolished.

On July 24, 25 and 26, 2001, City Council passed a motion to withdraw the intention to designate the properties at 294-298 Sherbourne Street under the Ontario Heritage Act.

On October 10, 2000, City Council passed an intention to designate the properties at 294-298 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act.

On June 15 and 16, 1992, City Council included the properties at 294-298 Sherbourne Street on the City of Toronto's Heritage Register.

## **BACKGROUND**

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### **Area Context**

The subject site is located within the newly in force Garden District Heritage Conservation District (GDHCD) on Sherbourne Street. Allan Gardens is situated to the north of the site and Moss Park is to the south. Located within the Sherbourne Street Character Sub-Area of the Heritage Conservation District, this part of Sherbourne Street forms part of the neighbourhood component of the Garden District. It functions as the eastern edge of the District displaying a primarily residential streetscape character with house-form buildings and soft-landscaped front-yards. There are few instances of apartment buildings ranging from 7 to 13 storeys and some vacant lots, however, the predominant residential streetscape character remains intact.

### **Subject Properties**

The subject site is located on the west side of Sherbourne Street, south of Gerrard Street East and north of Dundas Street East and comprises the properties at 294, 296 and 298 Sherbourne Street. The properties were included in the City of Toronto's

Heritage Register in 1992, formerly containing the John H. Thom House at 294 Sherbourne Street and the Andrew Woodcock House at 296-298 Sherbourne Street. The houses were demolished in 2005, leaving the properties vacant. All of the properties are designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District. The subject properties are located within the Sherbourne Street Character Sub-Area and classified as non-contributing properties within the GDHCD Plan.

## **Adjacent Heritage Properties**

### **292 Sherbourne Street**

The property at 292 Sherbourne Street is located immediately to the south of the development site on the west side of Sherbourne Street. The property contains a two and a half storey red brick house-form building designed in the Bay and Gable style and constructed between 1884 and 1890. The property is designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District and it is classified as a contributing property.

### **300 Sherbourne Street**

The property at 300 Sherbourne Street is located immediately to the north of the development site on the west side of Sherbourne Street. The property contains a two and a half storey yellow brick house-form building designed in the Second Empire style and constructed in 1873. The property is designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District and it is classified as a contributing property. The property is also included in the City's Heritage Register.

### **283-285 Sherbourne Street**

The properties at 283-285 Sherbourne Street are located across from the development site on the east side of Sherbourne Street. The properties contain a 3 storey painted brick semi-detached house-form building. The properties are designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District and classified as contributing properties. The properties are also included in the City's Heritage Register.

### **291-295 Sherbourne Street**

The property at 291 Sherbourne Street, which also includes 295 Sherbourne Street, is located across from the development site on the east side of Sherbourne Street. The property contains a two and a half storey red brick house-form building designed in the Gothic Revival style and constructed between 1884 and 1890. The property is designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District and it is classified as a contributing property. The property is also included in the City's Heritage Register.

## **Development Proposal**

The development application proposes to construct a 10-storey student residence which would contain 153 dwelling units. The development would be massed in a tower podium format. The proposed podium measures 3 storeys in height. The 7 storey tower element would step back from the face of the podium on the east side by 3m. A front-yard setback ranging from approximately 4.1m-4.6m is proposed and would comprise a hardscaped forecourt with street trees. A side-yard setback of 0m is proposed to the south property line and a side-yard setback of 0.2m is proposed to the north property line.

In addition to applying for permission under Section 42 of the Ontario Heritage Act to permit the proposal, the applicant has applied for an Official Plan and Zoning By-law Amendment, and has submitted an application for Site Plan Approval.

There was no formal pre-application meeting held for the development application. Given the proposed tall building is specifically prohibited within Site and Area Specific Policy 461 (OPA 82), Community Planning informed the applicant that a straight refusal report would be likely. Heritage Planning staff provided the applicant with initial comments given the proposal is located within the Garden District Heritage Conservation District. Heritage Planning have contributed comments to Community Planning's Refusal report, which will be heard concurrently with this report.

## **Heritage Planning Framework**

### **Provincial Policy Statement and Planning Act**

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act 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."

The Provincial Policy Statement 2020 (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; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

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, 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."

Policy 2.6.3 of the PPS directs 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

New Construction in an HCD - 294-298 Sherbourne Street

demonstrated that the heritage attributes of the protected heritage property will be conserved."

## **Growth Plan**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (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 to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to 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."

## **City of 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. Relevant policies include the following:

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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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.

Policy 3.1.5.32 Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.

3.1.5.33. Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.

## **Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada**

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) 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) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

### **Garden District Heritage Conservation District**

This application has been reviewed for consistency with the objectives and policies of the Garden District Heritage Conservation District Plan. In June 22, 2021 the OLT issued a verbal approval of the Garden District Heritage Conservation District (GDHCD) designation, plan and policies. This designation and GDHCD Plan provides for the protection, conservation and management of the District's heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long term. One of the purposes of the Plan is to, "provide policies, guidelines and procedures for managing change in the District and achieving the stated objectives" (1.3). The overall objective of the GDHCD Plan is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term. Objectives of the GDHCD Plan relevant to this proposal include:

- Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, character sub-areas, public realm, and archaeological resources (3.1.1)
- Conserve, maintain and enhance the overall soft landscaped, residential streetscape character of the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas with generous front yard setbacks and a collection of 2-3 storey house-form buildings displaying a range of architectural styles (3.1.2).
- Conserve the predominant scale and built form pattern in each character sub-area, while allowing for growth and changes as permitted in the City's Official Plan (3.1.8).
- Ensure new development and additions conserve and enhance the cultural heritage value of the District in general, as well as the character sub-area in which it is located, particularly with respect to scale, public realm and the general pattern of the built form as set out in the policies and guidelines of the Plan (3.1.10).
- Encourage high quality architecture in the design of new development, additions and alterations that is compatible with the District's cultural heritage value (3.1.12).

The Heritage attributes of the GDHCD include:

- The orientation of the residential neighbourhood situated between the open spaces of Allan Gardens to the north and Moss Park to the south;
- The remnant street and landscape patterns representative of the 1855 Moss Park Estate plan of subdivision including the curve in Dundas Street, laneways to the rear of properties, generous building setbacks, soft landscaped front-yards, orientation of buildings fronting to the street, and walkway connection between front entrances and the public street;
- The low-rise residential character of the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub areas, including 2-3 storey single detached, row house, semi-detached and duplex house-form buildings in a variety of architectural styles from the 19th- and early 20th-centuries that demonstrate the periods of growth between 1850 and 1930;
- The soft-landscaped streetscape character of the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas created by landscaped front-yards and street tree canopy;
- The George and Sherbourne Street character sub-areas that function as the east and west edges of the District with a primarily residential character.

The GDHCD Plan identifies Character Sub-Areas which reinforce the integrity of the District's cultural heritage value and establish a framework for the conservation and enhancement of the heritage attributes of the District. The subject properties are located within the Sherbourne Street Character Sub-Area. Sherbourne Street forms part of the neighbourhood component of the Garden District. It functions as the eastern edge of the District displaying a primarily residential streetscape character with house-form buildings and soft-landscaped front-yards. Although it includes a few apartment buildings the GDHCD Plan makes clear that its "predominant residential streetscape character remains intact."

Section 7 of the GDHCD Plan contains policies and guidelines for non-contributing properties intended to manage change within the District in order to meet the objectives of the GDHCD Plan and to conserve the District's cultural heritage value and attributes. It states that:

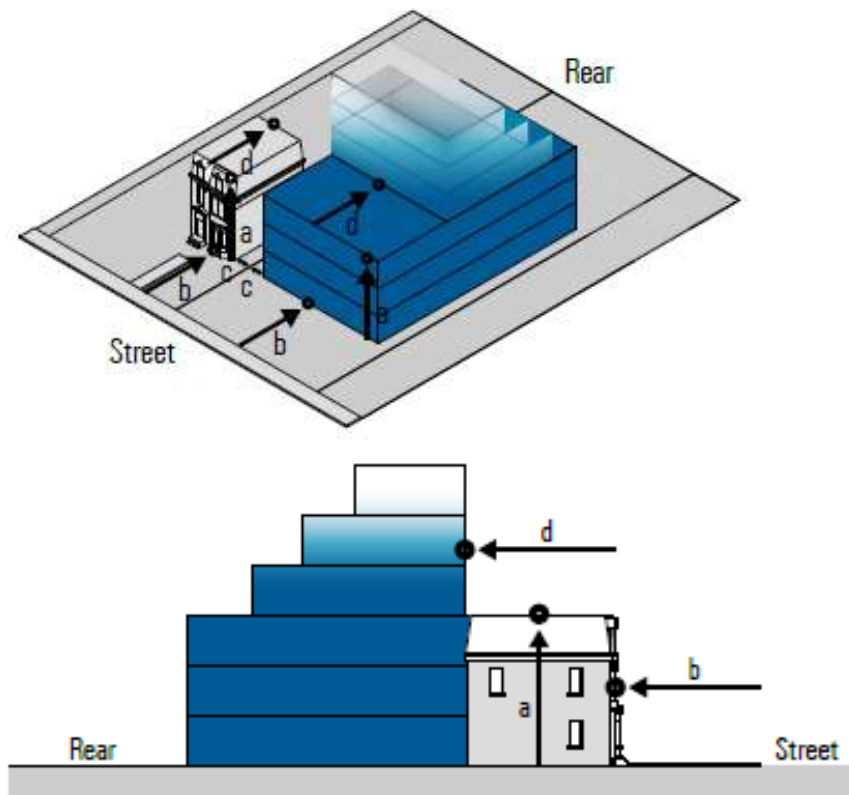
"New development should be designed to conserve and enhance the District's heritage attributes. New developments contribute to the overall character and sense of place of the District, and shall respect and build upon its cultural heritage value. The policies set the direction for the management of the District in a clear and definitive way."



The policies include the following:

- New development on non-contributing properties shall complement the District's cultural heritage value and heritage attributes while reflecting its own time (7.1.1).
- Alterations to a non-contributing property or properties adjacent to the District shall conserve the cultural heritage value and heritage attributes of the District and adjacent contributing properties (7.1.2).
- New development and additions to non-contributing properties shall be permitted where the proposed work has been evaluated and it has been demonstrated that the heritage attributes of the District shall be appropriately conserved (7.5.1).
- New development and additions to a non-contributing property shall be physically and visually compatible with the character sub-area, and shall not negatively impact the heritage attributes and integrity of the District and any adjacent contributing properties (7.5.2).
- New development and additions to non-contributing properties within the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas shall be designed to be compatible with the scale, height, massing and form of adjacent contributing properties, and the District's heritage attributes, particularly with respect to the heritage attributes associated with each character sub-area (7.6.1)
- New development and additions to non-contributing properties within the George, Pembroke, Sherbourne, Gerrard and Shuter Street character sub-areas shall conserve the front-yard and side-yard setback condition of adjacent contributing properties (7.6.3).
- Any portion of new development and additions on non-contributing properties within the George Street and Sherbourne Street character sub-areas that are taller than adjacent contributing properties shall step back to the rear of the primary structure of adjacent contributing properties (7.6.6).

The diagrams below which are taken from the GDHCD Plan relate to the above noted policies 7.6.3 and 7.6.6 and illustrate how new development should be massed and situated within the Sherbourne Street Character sub area.



- New development and additions on non-contributing properties shall conserve the horizontal rhythm articulated in the façades of adjacent contributing properties (7.7.1).
- New development and additions on non-contributing properties shall conserve the vertical rhythm articulated in the façades of adjacent contributing properties (7.7.2).
- New rooftop elements on non-contributing properties, including mechanical penthouses, vents, drainage components, sustainable technologies, satellite dishes, skylights, metal chimneys, flues and decks should be located out of view of the public realm (7.8.1).
- Soft landscaped front yards on non-contributing properties shall be maximized, except in the Dundas Street East character sub-area, where it is encouraged (7.11.1).

Additional guidelines are included in the GDHCD Plan that suggest ways in which the policies might be achieved.

## **COMMENTS**

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The applicant has applied for permission under Section 42(1) 2 of the Ontario Heritage Act to permit the construction of a 10-storey building on the properties at 294-298 Sherbourne Street, featuring a 7-storey tower element atop a 3-storey podium base. This application has been reviewed for consistency with the Heritage Planning policy framework and the objectives and Section 7 policies of the Garden District Heritage Conservation District Plan (GDHCD Plan) pertaining to non-contributing properties.

### **Tower Step Back**

The GDHCD Plan makes reference to Site Area Specific Policy 461 (OPA 82) which identifies areas where tower development may be permitted. While the GDHCD Plan itself does not regulate height, the policies of the Garden District Heritage Conservation District Plan provide direction on how to conserve the scale and three-dimensional character of the Character Sub-Area while accommodating additional height.

In order to be consistent with GDHCD Plan policy 7.6.6, “any portion of new development and additions on non-contributing properties that are taller than adjacent contributing properties shall step back to the rear of the primary structure of adjacent contributing properties.”

The proposal does not comply with this policy. The tower element is proposed to be set back only 3m from the face of the podium elevation. Heritage Planning staff are concerned this significant deviation from the GDHCD Plan policy is contrary to the objectives of the GDHCD Plan and is insufficient to mitigate the impact of additional height. As such the proposed new building would not conserve the scale, built form pattern and three-dimensional low-rise residential character of the Sherbourne Street Character Sub-area and is not considered to be physically or visually compatible with the character of this sub-area. It has also not been designed to be compatible with the scale, height, massing and form of the adjacent contributing properties and the District's heritage attributes.

### **Front-yard and Side-yard Setback and Landscaping**

The overall collection of contributing properties with generous setbacks containing landscaped front-yards are important heritage attributes that contribute to the residential streetscape character of the Garden District HCD. Front-yard landscaping on non-contributing properties presents an opportunity to enhance the continuity of the landscape character of the District.

In order to be consistent with HCD Plan policy 7.6.3, “new development and additions to non-contributing properties within the Street character sub-areas shall conserve the front-yard and side-yard setback condition of adjacent contributing properties.” In accordance with HCD Plan policy 7.11.1, “soft-landscaping shall be maximized on non-contributing properties.”

The front yard condition of the adjacent contributing properties is approx. 7.3m for the properties to the north and approx. 5m for those to the south; with some projecting bays and porches extending beyond these step backs. Developing within these parameters would ensure that the front yard setback condition of the adjacent contributing properties was being conserved in line with the above mentioned policy and it would ensure that soft-landscaped streetscape character of the Sherbourne Street Sub-Area could be conserved and enhanced. The proposal has not however been designed within these parameters. Most of the proposed new podium would match the set back of the projecting bays of the properties to the south but with a three storey square bay projecting out further. The podium does include some bays that are slightly inset but these are only inset by 0.35m

In addition, there are no set-backs that relate to the predominant approx. 5m set back of the properties to the south nor the predominant approx. 7.3m set back of the properties to the north. As such the 3-storey podium is not considered to conserve front-yard setback condition of the adjacent contributing properties. When viewed from the public realm in Sherbourne Street the mass of the 3-storey podium of the proposed new apartment building would appear to be closer to the street than the adjacent contributing properties and would be noticeably more visually prominent. This combined with the 0m and 0.2m side-yard setbacks and largely hardscaped forecourt would not conserve or enhance soft landscaped front-yard character which is one of the important heritage attributes of the Sherbourne Street Sub-area and of the Garden District HCD in general.

## **Podium Design**

Heritage Planning staff acknowledge that some elements of the podium have been designed to be consistent with the GDHCD policies. Effort has been made to design the podium base to relate to the height, roof form, bay distribution and materiality of the adjacent contributing properties and surrounding Sherbourne Street Character Sub-Area.

The GDHCD Plan states that the patterns of horizontal and vertical articulation and proportions of window and door openings established by contributing properties should be used for new development to conserve the residential streetscape character and overall context of the District.

Heritage Planning staff are concerned the proposed horizontal and vertical datum lines of the podium base do not align with those of the adjacent contributing properties and establish an incompatible relationship with them. The proportions of the floor heights and proposed solid to void ratios would make the new apartment building appear considerably larger than, and out of scale, with the adjacent contributing properties and the historic residential streetscape character of the District and Sherbourne Street Character Sub-Area, contrary to the objectives of the GDHCD Plan.

## **CONCLUSION**

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Staff are not supportive of the proposal to construct a 10-storey building on the properties at 294-298 Sherbourne Street, comprising a 7-storey tower element atop a 3-storey podium base.

In its current form, the proposed development is inconsistent with the objectives and policies within the Garden District Heritage Conservation District Plan and has not been designed to conserve the cultural heritage values, attributes and character of the adjacent heritage properties and the Garden District Heritage Conservation District. Heritage Planning staff are concerned that the proposed non-compliance with the GDHCD Plan regarding the proposed tower step back, front-yard and side-yard setbacks, landscaping and overall design of the podium base would harm the low-rise residential streetscape character of the District and Sherbourne Street Character Sub-Area that is to be conserved.

As such, Heritage Planning staff are not satisfied that the proposed development 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 and the Garden District Heritage Conservation District Plan.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1 - Location Map  
Attachment 2 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

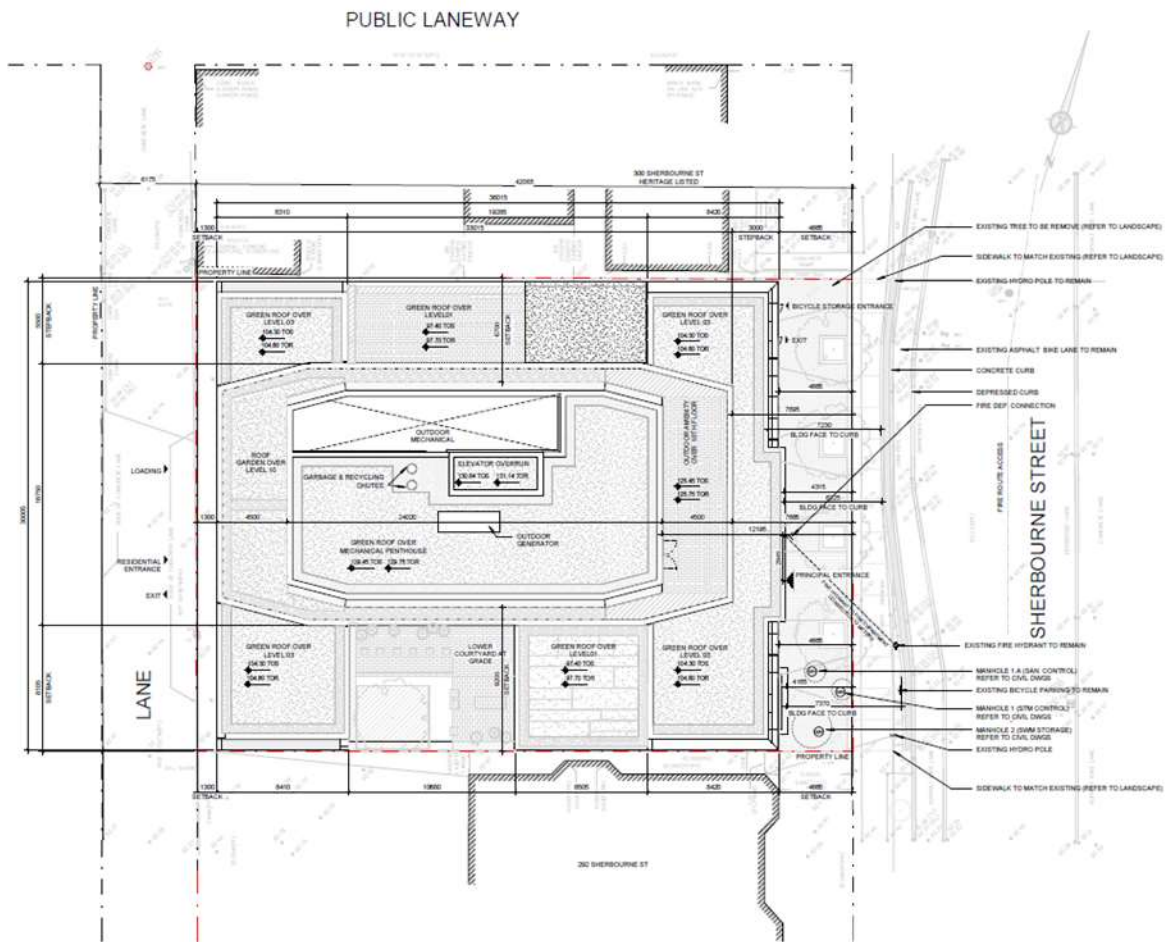
294-298 SHERBOURNE STREET



Location Map, showing the properties at 294-298 Sherbourne Street, indicated by the red outline. The property boundaries are approximate. (Property Data Map, City of Toronto)

**SELECTED DRAWINGS**  
**294-298 SHERBOURNE STREET**

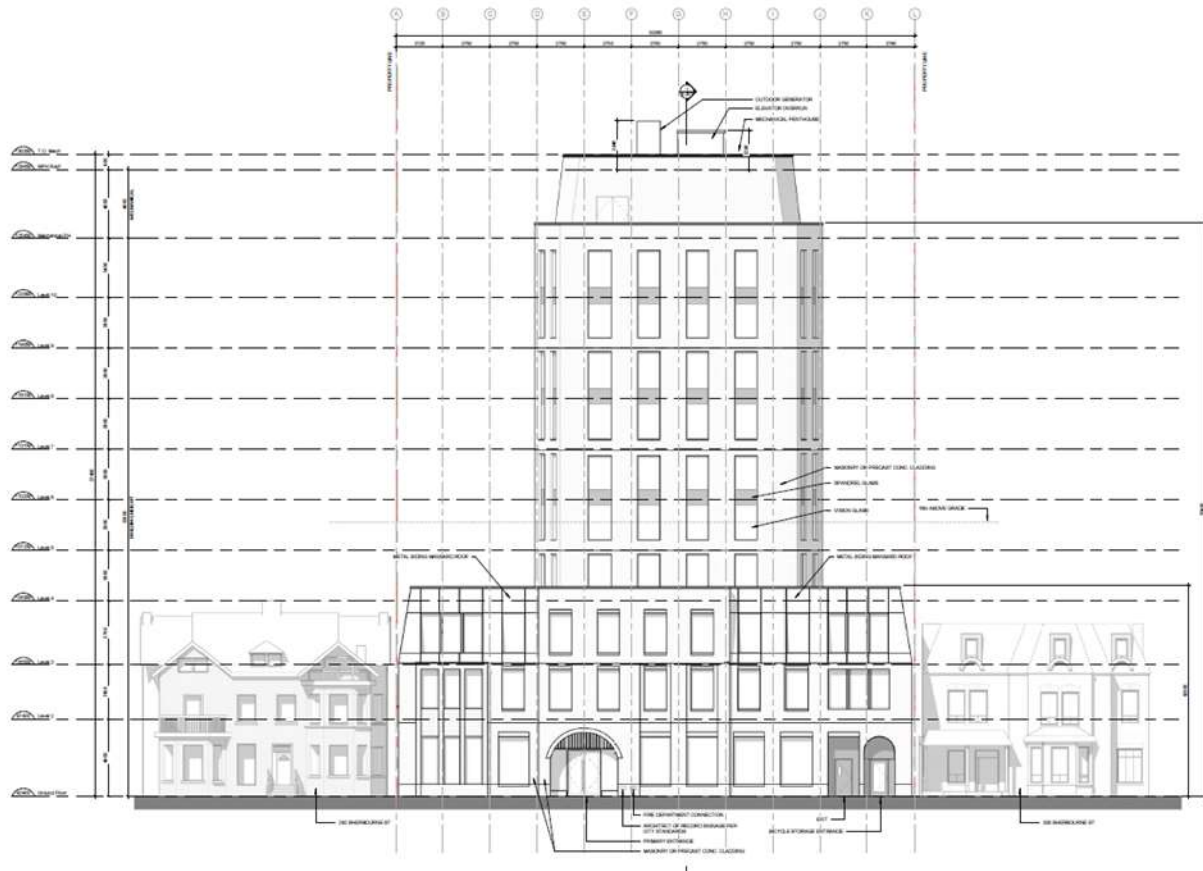
**ATTACHMENT 2**



Site plan drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Superkul, May 3, 2021)

# SELECTED DRAWINGS

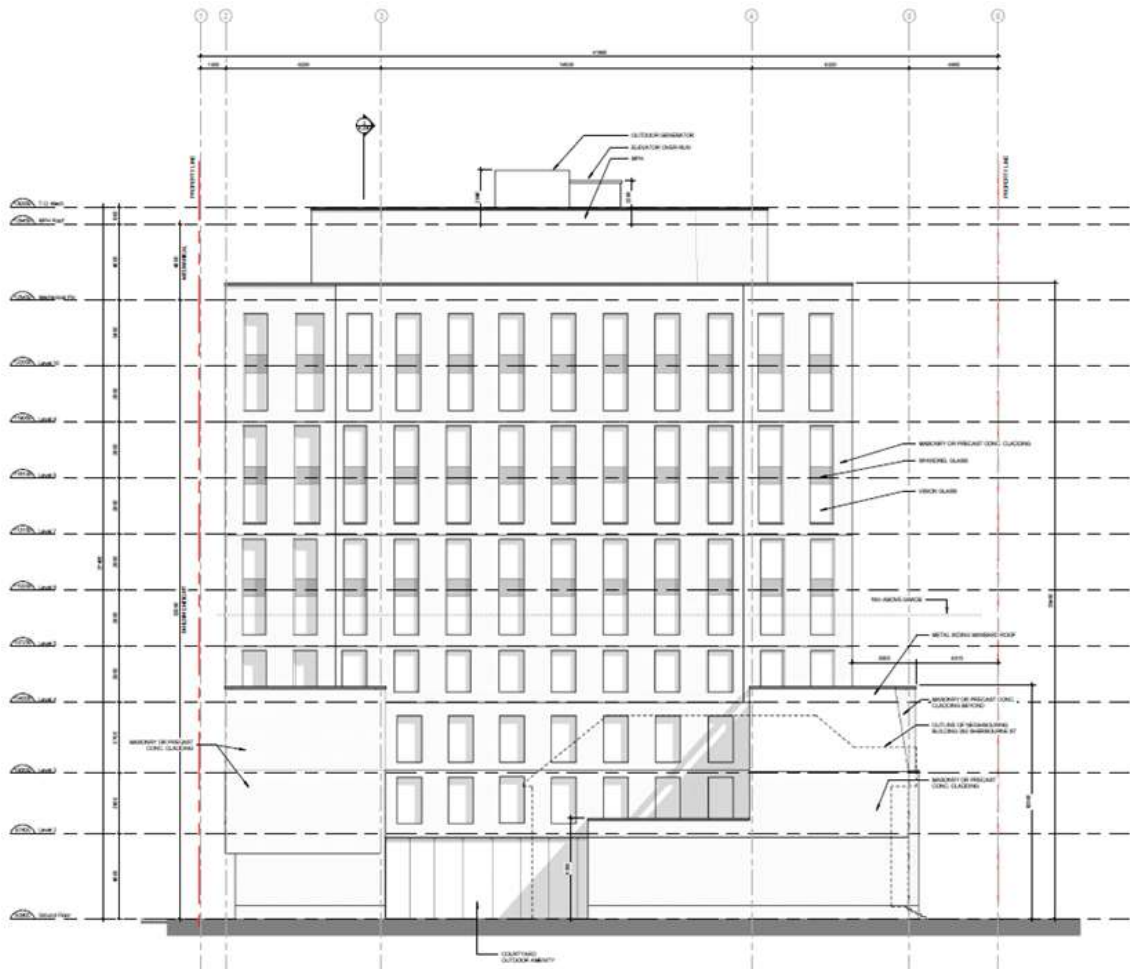
## 294-298 SHERBOURNE STREET



East building elevation included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Superkul, May 3, 2021)

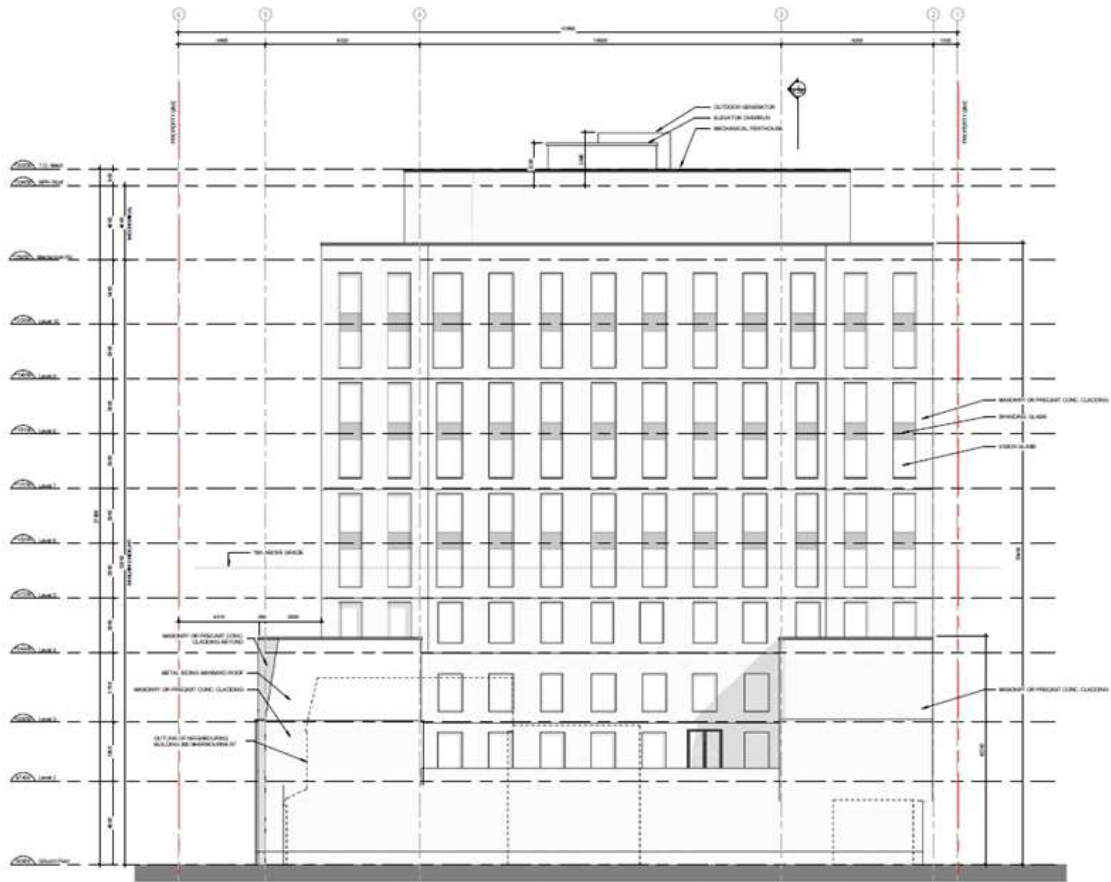


**SELECTED DRAWINGS**  
**294-298 SHERBOURNE STREET**



South building elevation included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Superkul, May 3, 2021)

**SELECTED DRAWINGS**  
**294-298 SHERBOURNE STREET**



North building elevation included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Superkul, May 3, 2021)