

570, 572, 574, 576 Sherbourne St and 37 Linden St – Alterations to and Demolition of Attributes on Designated Properties and 29 Linden St – Removal of a Building under Sections 33 and 34 of the OHA and Authority to Enter into a Heritage Easement Agreement

Date: August 28, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Toronto-Centre

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage buildings 570, 572, 574, 576 Sherbourne Street, and 37 Linden Street (formerly 578 Sherbourne Street) and the removal of the heritage building on the property at 29 Linden Street, all designated under Part IV of the Ontario Heritage Act.

The development application proposes a 69-storey tower (plus a mechanical penthouse) on the site that incorporates retained portions of the heritage buildings as part of the base building at the corner of Sherbourne Street and Linden Street. The facades, portions of their return walls at the north and south ends, and significant portions of their gabled roofs of 570, 572, 574, 576 Sherbourne Street, and 37 Linden Street are proposed to be retained. 29 Linden Street is proposed to be relocated within the site at the current location of 33 Linden Street. It is proposed that all the retained heritage facades be fully restored.

The proposed alterations conserve the onsite and adjacent heritage buildings. Heritage Planning staff are of the opinion that the heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

On April 10, 2024, GBCA Architects prepared a Heritage Impact Assessment (HIA) describing proposed conservation and mitigation measures designed to reduce the

proposal's impact. On July 26, 2024, the applicant's heritage consultant prepared addendums to the HIA to provide additional information and rationale regarding the conservation of the subject properties.

RECOMMENDATIONS

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

1. City Council approve:

a. The alterations to the heritage properties at 570, 572, 574, 576 Sherbourne Street and 37 Linden Street in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 69-storey building that incorporates the frontages of the heritage buildings along Sherbourne Street and Linden Street, with such alterations substantially in accordance with plans and drawings prepared by Arcadis dated May 17, 2024, and the Heritage Impact Assessment (HIA), prepared by GBCA Architects dated April 10, 2024, both 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 conditions as set out below.

b. The removal of the heritage building on the property at 29 Linden Street to allow for its relocation on the development site in accordance with Section 34(2) of the Ontario Heritage Act in connection with the approval of a 69-storey building on the property substantially in accordance with the plans and drawings prepared by Arcadis dated May 17, 2024, and the Heritage Impact Assessment, prepared by GBCA Architects dated April 10, 2024, both on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

2. City Council direct that its consent to the application to alter and demolish attributes of the designated properties at 570, 572, 574, 576 Sherbourne Street and 37 Linden Street under Part IV, Section 33 of the Ontario Heritage Act and to the removal of the building on the designated heritage property at 29 Linden Street, under Part IV, Section 34(2) of the Ontario Heritage Act, is also subject to the following conditions:

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

1. Enter into a Heritage Easement Agreement with the City for the properties at 570, 572, 574, 576 Sherbourne Street, 37 Linden Street and 29 Linden Street substantially in accordance with the plans and drawings prepared by Arcadis dated May 17, 2024, and the Heritage Impact Assessment, prepared by GBCA Architects dated April 10, 2024, subject to 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 detailed Conservation Plan, including a detailed removal and relocation plan for the building at 29 Linden Street, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment dated April 10, 2024, prepared by GBCA Architects 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 properties at 570, 572, 574, 576 Sherbourne Street, 37 Linden Street and 29 Linden Street, 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 of the subject property shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 2.a.1 for the properties at 570, 572, 574, 576 Sherbourne Street, 37 Linden Street, and 29 Linden Street, including registration on title of such agreement, to the satisfaction of the City Solicitor.

2. Have obtained final approval for the necessary Zoning By-law Amendment, and such Amendments to have come into full force and effect.

3. Provide a Heritage Lighting Plan that describes how the exterior of the properties located at 570, 572, 574, 576 Sherbourne Street, 37 Linden Street and 29 Linden Street will be sensitively illuminated to enhance their 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.

4. Provide an Interpretation Plan for the properties located at 570, 572, 574, 576 Sherbourne Street, 37 Linden Street, and 29 Linden Street 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 building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.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.

6. 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 and Interpretation Plan.

c. That prior to the release of the Letter of Credit required in Recommendation 2.b.6, 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 and Interpretation Plans 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.

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 properties at 570, 572, 574, 576 Sherbourne Street, 37 Linden Street, and 29 Linden Street.

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

FINANCIAL IMPACT

City Planning confirms 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

The properties at 572, 574, 576 Sherbourne Street and 37 Linden Street (formerly 578 Sherbourne Street) were listed on the City's Heritage Register on August 18, 1976. The properties at 570 Sherbourne Street and 29 and 31 Linden Street were listed on the City's Heritage Register on February 7, 2023.

570 Sherbourne Street is designated under Part IV of the Ontario Heritage Act by By-law No. 106-2024, enacted by City Council on February 27, 2024.

<https://www.toronto.ca/legdocs/bylaws/2024/law0106.pdf>

The properties at 572 and 574 Sherbourne Street are designated under Part IV of the Ontario Heritage Act by By-law No. 107-2024, enacted by City Council on February 27, 2024. <https://www.toronto.ca/legdocs/bylaws/2024/law0107.pdf>

The properties at 576 Sherbourne Street and 37 Linden Street are designated under Part IV of the Ontario Heritage Act by By-law No. 108-2024, enacted by City Council on February 27, 2024. <https://www.toronto.ca/legdocs/bylaws/2024/law0108.pdf>

29 Linden Street is designated under Part IV of the Ontario Heritage Act by By-law No. 106-2024, enacted by City Council on February 27, 2024. <https://www.toronto.ca/legdocs/bylaws/2024/law0105.pdf>

BACKGROUND

Area Context

The subject site is located within the North St. James Town neighbourhood on the west side of Sherbourne Street, south of Linden Street. The site contains the following heritage buildings on seven separate property parcels:

- 570 Sherbourne Street is three-storey late-Victorian building with Richardson Romanesque and Queen Anne Revival influences. The building was constructed between 1888 and 1889 and forms the end of a row of five grand rowhouses.
- 572 and 574 Sherbourne Street are three-storey late-Victorian buildings with Richardson Romanesque influences. They were constructed between 1888 and 1889. Together, these two house-form structures read as grand semi-detached residences.
- 576 Sherbourne Street and 37 Linden Street are three-storey late-Victorian buildings with Richardson Romanesque and Queen Anne influences. The buildings were constructed between 1888 and 1889.
- 29 Linden Street consists of a two-and-a-half-storey detached Second Empire brick building with a mansard roof. The house-form structure dates to 1882.
- 31 Linden Street consists of a two-and-a-half-storey semi-detached Second Empire brick building with a mansard roof.

Except for 31 Linden Street, which is listed, the six heritage properties noted above are designated under Part IV of the Ontario Heritage Act.

Adjacent Heritage Properties

582 Sherbourne Street

The property at 582 Sherbourne Street is located north of the development site on the west side of Sherbourne Street. It contains a three-storey house-form building designed in the Second Empire style with an attached 33-storey tower, constructed in 2011. The house-form building dates from 1882. The property is designated under Part IV of the Ontario Heritage Act.

556 Sherbourne Street

556 Sherbourne Street is located south of the development site at the northwest corner of Sherbourne Street and Isabella Street. It contains a late-Victorian house-form building dating to 1890-1891 and is listed on the City of Toronto's Municipal Heritage Register.

168 Isabella Street

168 Isabella Street is located south of the development site on the north side of Isabella Street. The property contains a two-and-a-half-storey detached residence with Queen Anne influences and an attached seven-story tower; the house was constructed c. 1887, and the tower was built in the 1950s. The property is designated under Part IV of the Ontario Heritage Act.

164 and 166 Isabella Street

164 and 166 Isabella Street is south of the development site on the north side of Isabella Street. The property contains a large red brick, semi-detached house constructed in approximately 1887 and is listed on the City of Toronto's Municipal Heritage Register.

Development Proposal

The development application proposes a 69-storey residential tower (plus a mechanical penthouse) with amenity areas on the ground and second floors over a two-storey parking garage. The building is conceived as a high-rise structure with considerable setbacks for a seven-storey podium behind the heritage facades on Linden Street and Sherbourne Street. No commercial uses are proposed for construction at grade.

The proposal involves the in-situ retention of 570, 572, 574, 576 Sherbourne Street, and 37 Linden Street. 29 Linden Street is proposed to be relocated to the east to the current location of 33 Linden Street. The tower is proposed to be located behind the gable ridge along Sherbourne Street and Linden Street, with a 7.5-metre setback from the property line at Sherbourne Street and staggered between 5 and 6 metres along Linden Street. The buildings retained in situ will be incorporated into the podium.

As part of the development scheme, 566 to 568 Sherbourne and 33 and 31 Linden Street are proposed to be demolished.

The proposed conservation strategy has been significantly improved through the application review process. Originally, 29 Linden Street was proposed to be demolished and panelized on-site. It is now proposed that the building be relocated and adapted into an individual townhouse, thereby retaining its legibility as a single detached residential structure. The proposed tower height has been changed from 63 to 69 storeys, allowing for a slightly reduced floor plate. Changes have been made to the materiality, fenestration and relationship between the new tower and existing structures, making the proposed development more compatible with the form, massing, and scale of the heritage buildings. Additionally, the balcony design has been revised to eliminate the 'wrap-around' condition, further reducing the perceived size of the tower element.

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
- protecting people, property and community resources by directing development away from natural or human-made hazards, and
- 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."

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.

Provincial Plans are intended to be read in their entirety, and relevant policies are to be applied to each situation.

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. 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:

3.1.6.4: "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 Parks Canada 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 development application proposes to incorporate six of the seven heritage buildings within the subject site, fronting along Sherbourne Street and Linden Street, into the base building of the new development. The retained heritage facades, portions of their return walls at the north and south, and major portions of their gabled roofs will be fully restored, as confirmed by the final Heritage Impact Assessment prepared by GBCA Architects, dated April 10, 2024, with an addendum dated July 26, 2024. The details of the restorations will be set out in a Conservation Plan to be completed to the satisfaction of the Senior Manager, Heritage Planning. Based on historical documentation, new windows, doors, and wood features are proposed for 570, 572 and 574 Sherbourne Street and 37 and 29 Linden Street.

Massing

The introduction of a tower on the site will impact the scale, form, and massing of the heritage resources both physically and visually. However, the 7.5-metre step back of the tower from Sherbourne Street and the 5-to-6-metre step back from Linden Street will mitigate the impacts on the retained heritage structures. The retention of the heritage facades, portions of their return walls at the north and south, and major portions of their gabled roofs will be visible from the public realm, which will maintain their three-dimensional appearance in context.

The house-form building at 29 Linden Street is proposed to be permanently relocated directly east of its current location while maintaining its setback and residential use as an individual townhome. It is worth noting that this application initially proposed that the heritage resource at 29 Linden Street be demolished. A covered driveway will replace the relocated heritage resource. A 5.8m glazed opening (east-west) between the heritage properties will be created, with restored masonry elevations continuing beyond the glazing into the interior lobby.

On the east elevation, the lower two storeys of the building base are proposed to feature brick cladding, glazing with spandrels is proposed above the retained heritage structures, and a transition storey with tinted vision glass is proposed beneath the tower volume. This scheme creates a backdrop of four levels of light glazing, making the heritage elevations visible.

While balconies are proposed for all elevations of the tower, they are introduced at the seventh-floor level, well above the roofline of the three-storey heritage facades.

Adjacent Heritage Resources

The proposal conserves the cultural heritage value of the adjacent heritage properties at 582 Sherbourne Street, 556 Sherbourne Street, 168 Isabella Street, 164 and 166 Isabella Street.

Directly north of the development site at 582 Sherbourne Street is a three-storey building dating to 1882; the property also contains a 33-storey tower constructed in 2011. Retention of 576-578 Sherbourne Street, opposite the Cooper House, provides a reference structure that will mitigate any potential adverse visual impacts, and the two structures will continue their visual dialogue that has lasted for over 120 years. Heritage properties to the south are not immediately adjacent and will not be affected by the proposed development.

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 the recommended interventions and conservation work, including any recommended restoration work, a detailed plan describing how the heritage buildings will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Heritage Interpretation Plan

Should Council approve the proposed conservation strategy, prior to introducing the bills for the proposed Official Plan Amendment and Zoning By-law Amendment, the applicant should be required to submit a Heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Lighting Plan

The lighting plan should provide details of how the heritage façades will be lit so that their unique heritage character is highlighted.

CONCLUSION

Heritage Planning staff support the proposal to alter the five heritage properties at 570, 572, 574, and 576 Sherbourne Street and 37 Linden Street and to remove the building at 29 Linden Street in connection with the development application for a 69-storey plus mechanical penthouse residential tower as described in the Heritage Impact Assessment. Staff are satisfied that 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.

Heritage Planning staff are supportive of the proposed application in the context of the full conservation and mitigation strategies proposed for the site, and are of the opinion that the proposal has been designed to conserve the cultural heritage values and attributes and character of the onsite and adjacent heritage properties. The details of the restorations will be set out in a Conservation Plan to be completed to the satisfaction of the Senior Manager, Heritage Planning.

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SIGNATURE

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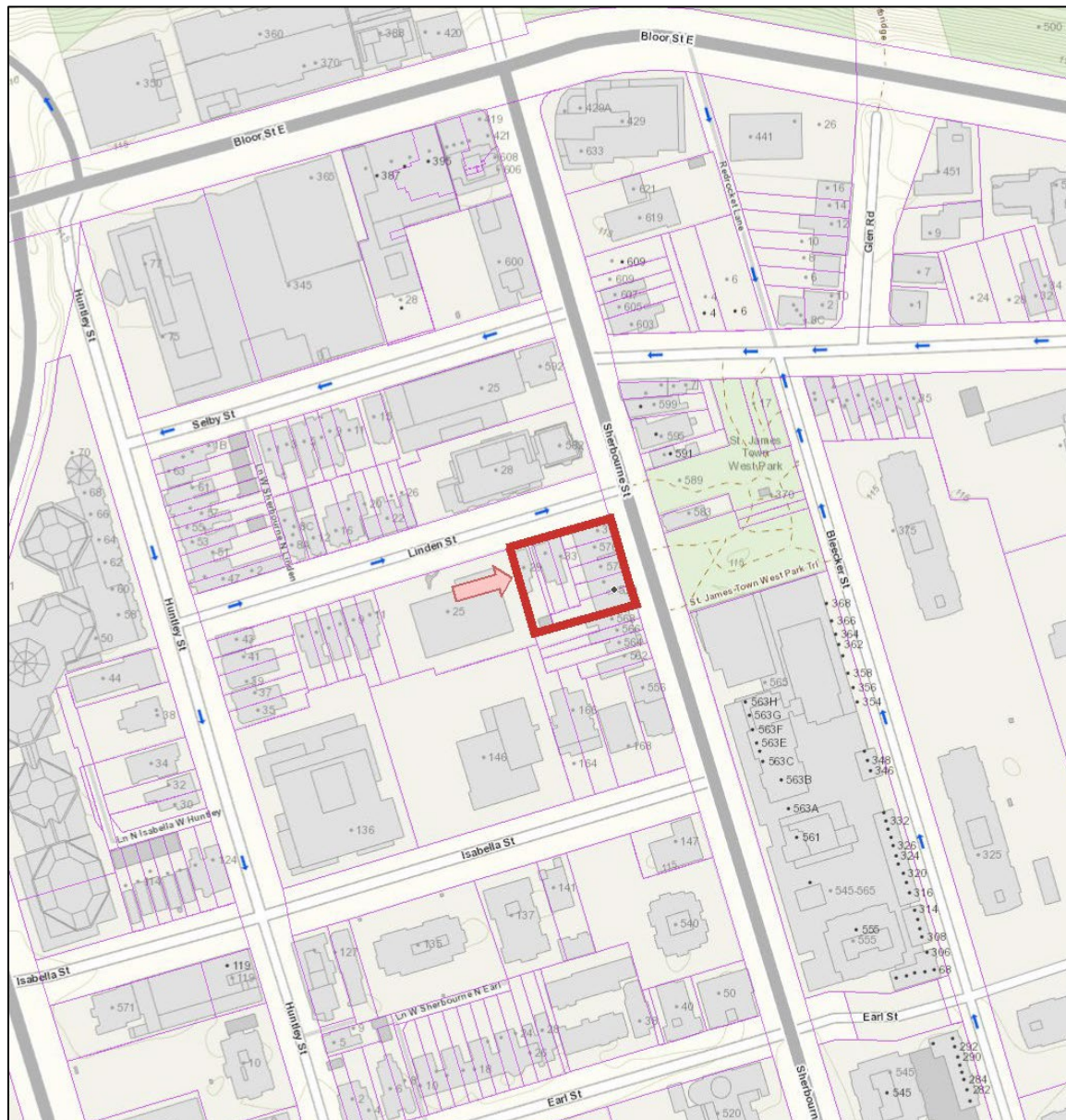
ATTACHMENTS

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

LOCATION MAP

ATTACHMENT 1

570, 572, 574, and 576 Sherbourne Street, 29 and 37 Linden Street

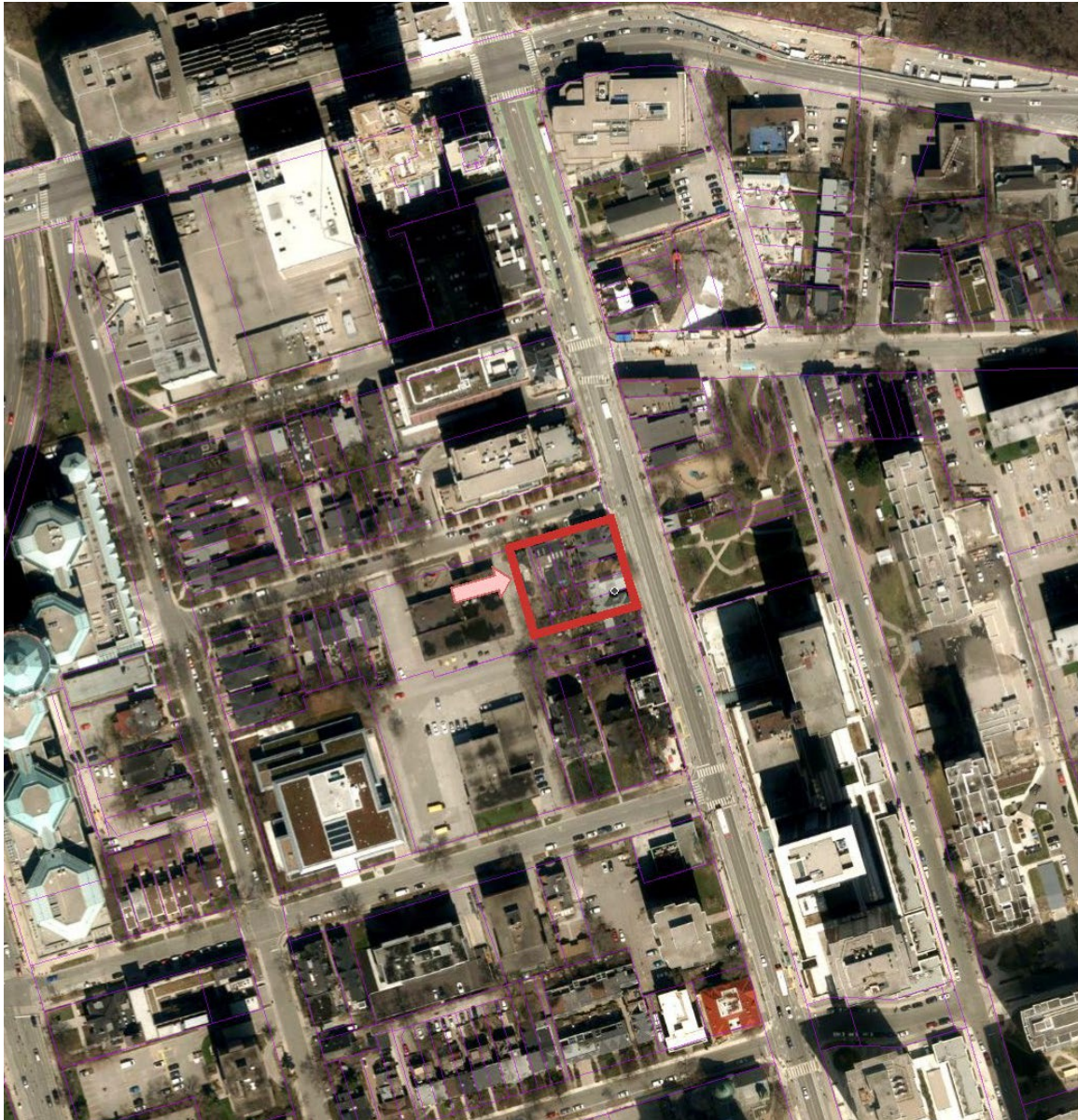


Location Map, showing the properties at 570, 572, 574, and 576 Sherbourne Street, 29 Linden Street, and 37 Linden Street, indicated by the arrow. The property boundaries are approximate (iView, City of Toronto, 2022).

AERIAL PHOTOGRAPH

ATTACHMENT 2

570, 572, 574 and 576 Sherbourne Street and 29 Linden Street



Aerial photograph showing the properties at 570, 572, 574, and 576 Sherbourne Street, 29 Linden Street, and 37 Linden Street, indicated by the arrow. The property boundaries are approximate (iView, City of Toronto, 2022).

PHOTOGRAPHS

ATTACHMENT 3

570, 572, 574, and 576 Sherbourne Street, 29 Linden Street, and 37 Linden Street



An unobstructed view of 570, 572, 574, and 576 Sherbourne Street (Google, April 2015)



North elevation of 576 Sherbourne Street and 37 Linden Street



An unobstructed view of 29 Linden Street (Google, 2019)



View to the southwest, showing 570-576 Sherbourne Street and 37 Linden Street (GBCA Architects, 2022).

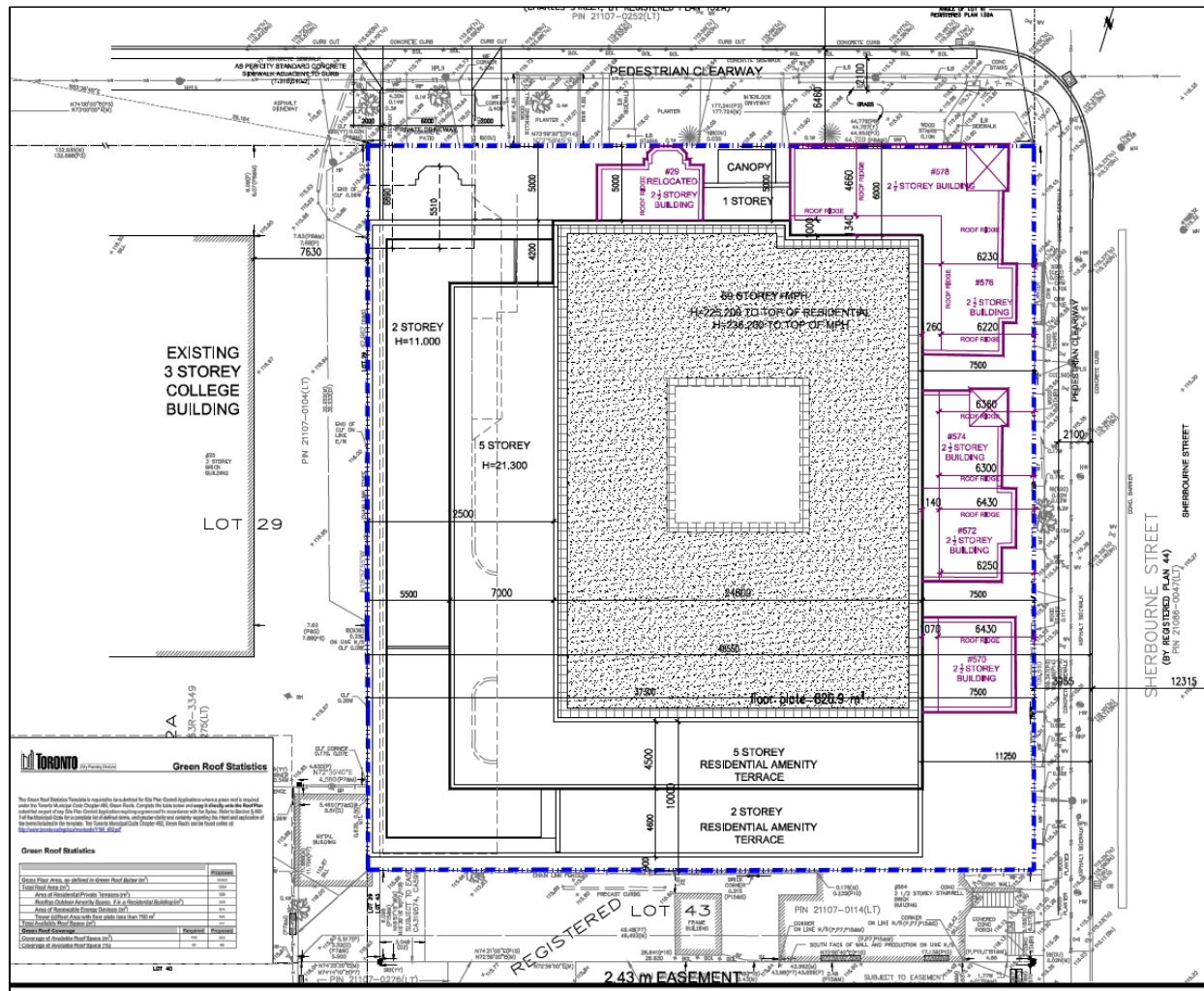


View to the north showing the James Cooper House at the northwest corner of Sherbourne Street and Linden Street (GBCA Architects, 2022).



View to the southwest with the James Cooper House in the foreground and 578 Sherbourne (GBCA Architects, 2022).

570, 572, 574, 576 and 578 Sherbourne Street and 29 Linden Street



Proposed site and roof plan for 570, 572, 574, 576 Sherbourne Street, 37 Linden Street and 29 Linden Street included for illustration purposes (Arcadis, May 17, 2024).



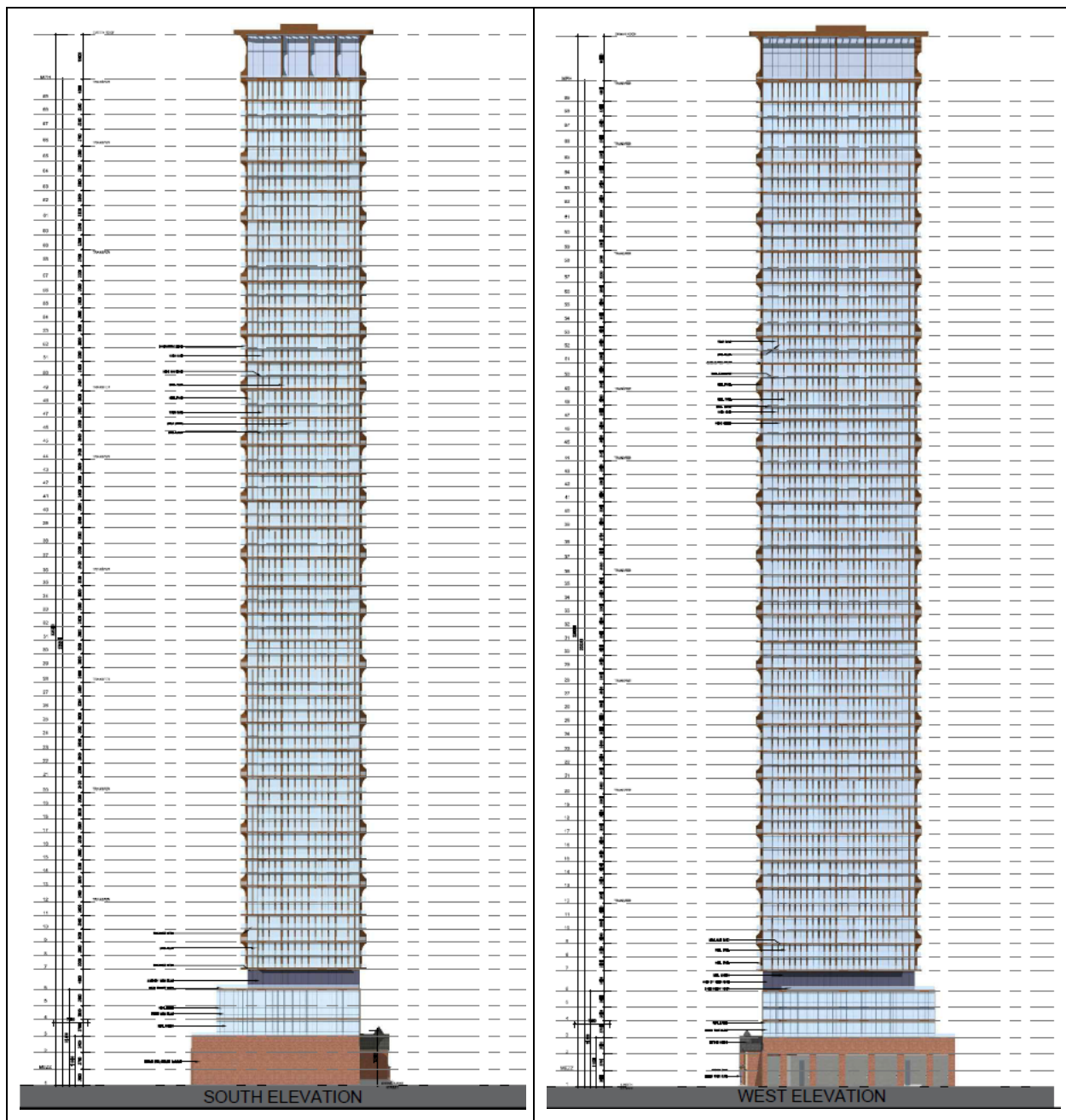
Rendering of the proposed development as seen from the northeast (Arcadis, May 17, 2024).



Rendering of the proposed development as seen from the north, along Linden Street (Arcadis, May 17, 2024).



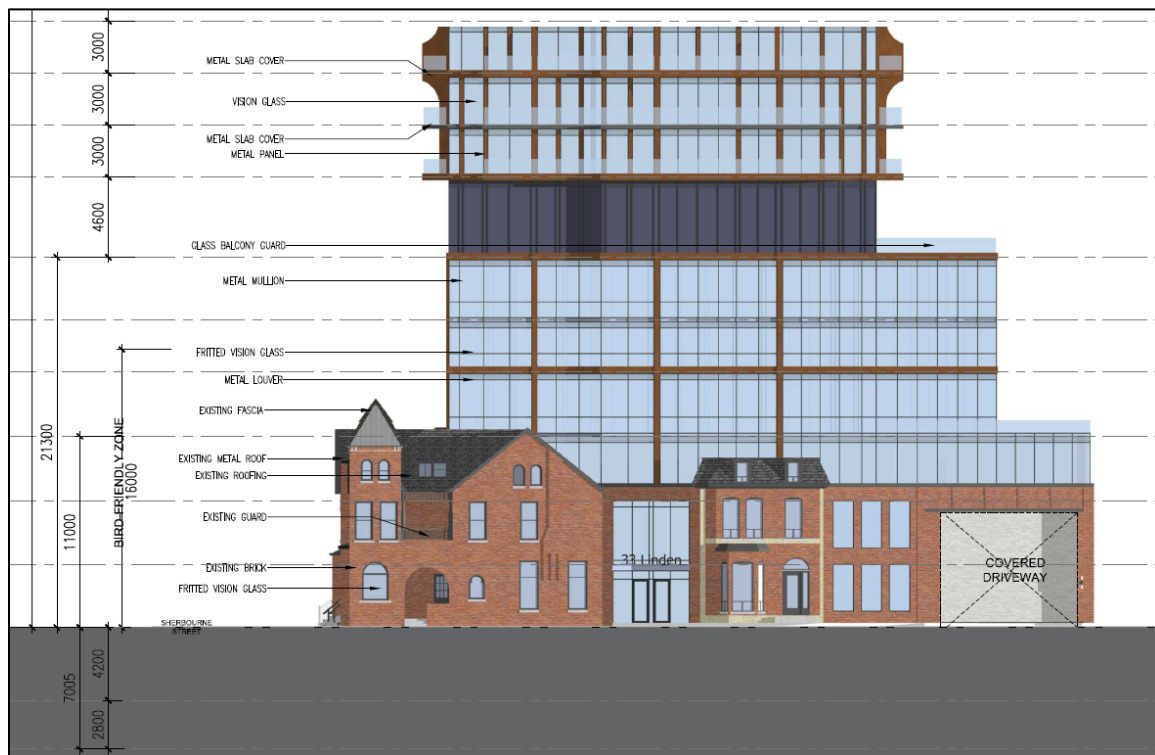
Proposed north and east elevation drawings for 570, 572, 574, and 576 Sherbourne Street, 37 Linden Street and 29 Linden Street included for illustration purposes (Arcadis, May 17, 2024).



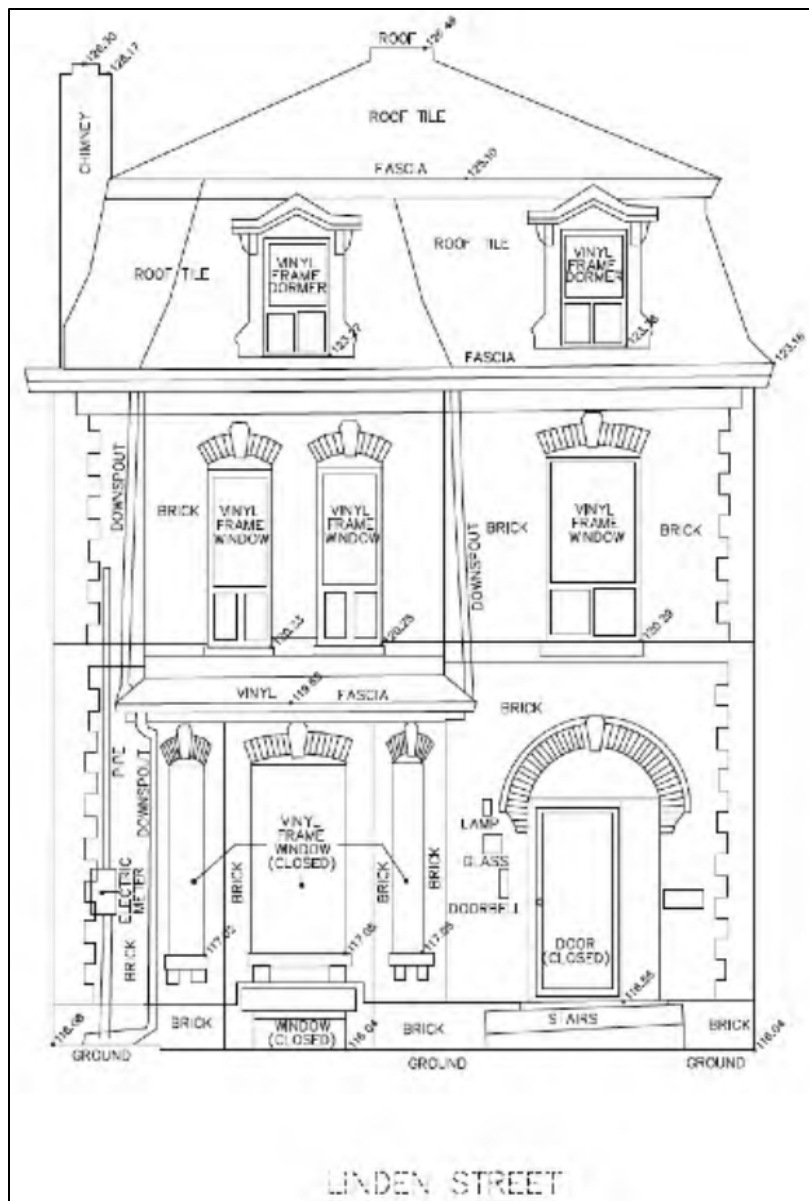
Proposed south and west elevation drawings for 570, 572, 574 and 576 Sherbourne Street, 37 Linden Street, and 29 Linden Street included for illustration purposes (Arcadis, May 17, 2024).



Rendering of the east elevation of the proposed base building at 570, 572, 574, and 576 Sherbourne Street for illustration purposes (Arcadis, May 17, 2024).



Rendering of the north elevation of the proposed base building at 37 Linden Street and 29 Linden Street included for illustration purposes (Arcadis, May 17, 2024).



Elevation survey of 29 Linden Street, prepared by KRCMAR (GBCA Architects, 2022).