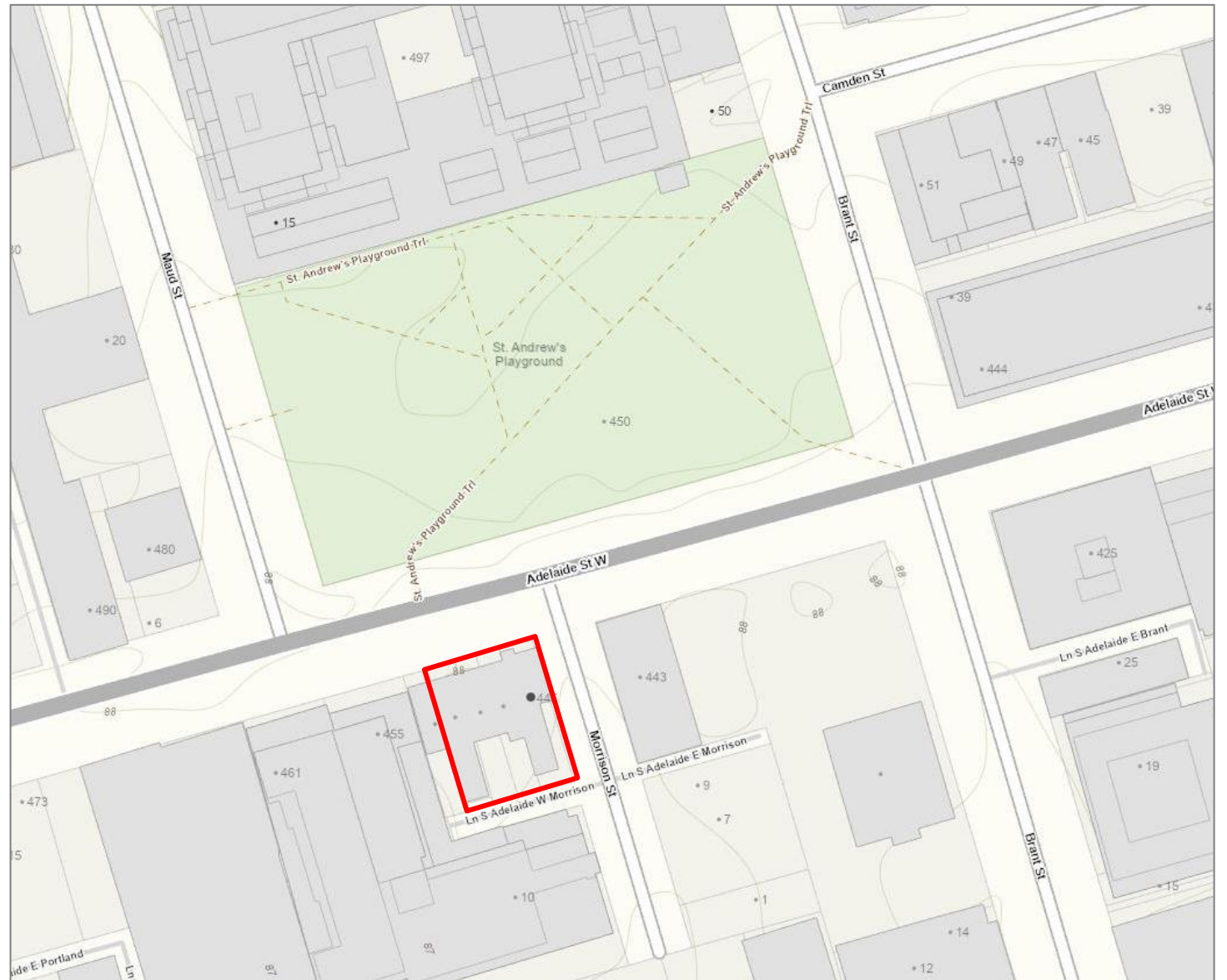




PB33.8

**445, 447, 449, and 451 Adelaide Street West -
Demolition and New Construction on
Designated Heritage Properties Under Part V,
Section 42 of the Ontario Heritage Act - Refusal**

100%



Location map showing the proposed development site at 445-451 Adelaide Street West outlined in red, situated at the southwest corner of Adelaide Street West and Morrison Street. This location map is for information purposes only; the exact boundaries of the properties are not shown.

PB33.8

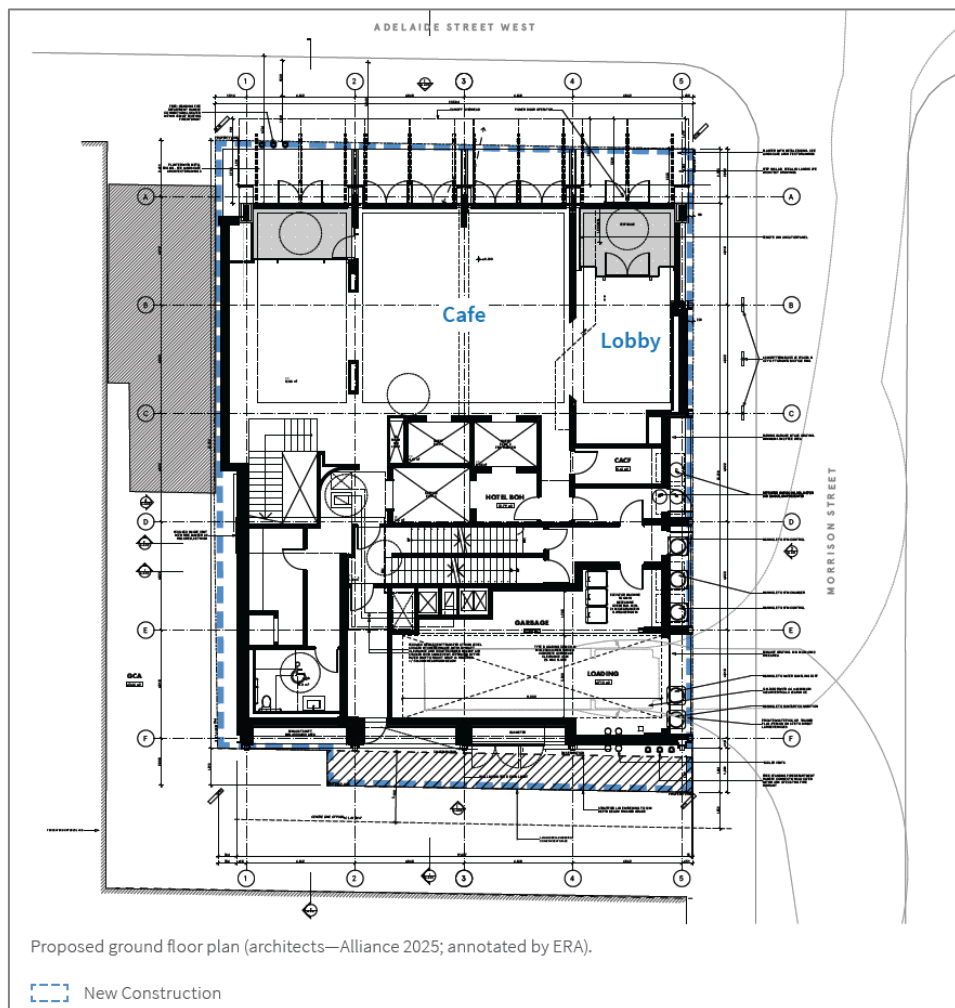
445-451 Adelaide Street West



View of 445 and 447-451 Adelaide Street West, looking south.

Note: 453 Adelaide Street West is not part of the proposed development site. (Heritage Planning, 2025)

100%



Proposed Development: Rendering – aerial view looking southwest
(architects Alliance, 2025)

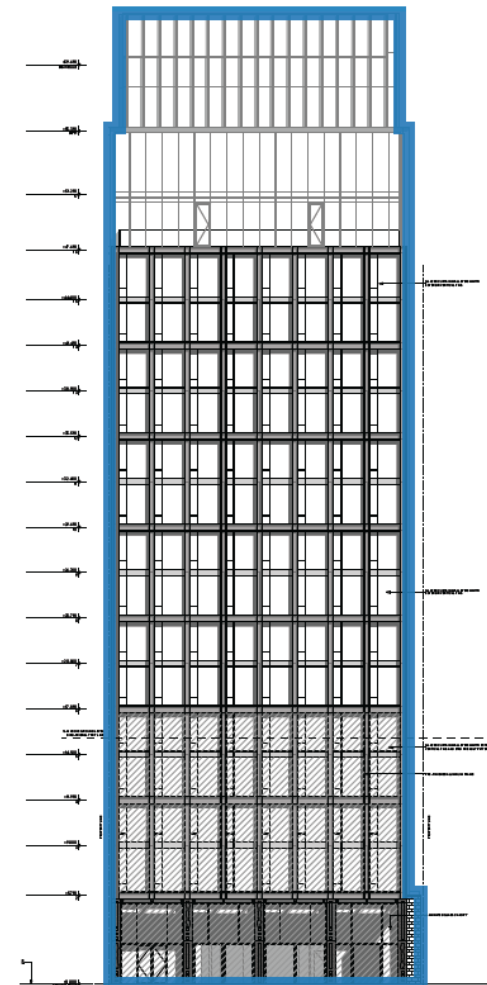
PB33.8
445-451 Adelaide Street West



Rendering of the north elevation of the proposed development
(architects Alliance, 2025)



Proposed east elevation
(architects—Alliance 2025; annotated by ERA).



Proposed north elevation
(architects—Alliance 2025; annotated by ERA).

Proposed Development: East and North Elevations; new construction is shown in blue
(Heritage Impact Assessment, ERA Architects, 2025)

PB33.8

445-451 Adelaide Street West

447-453 Adelaide Street West
(Heritage Planning, 2025)



Rendering of the north elevation of the proposed development (architects Alliance, 2025)



445 Adelaide Street West (1973)



447-453 Adelaide Street West (1973)

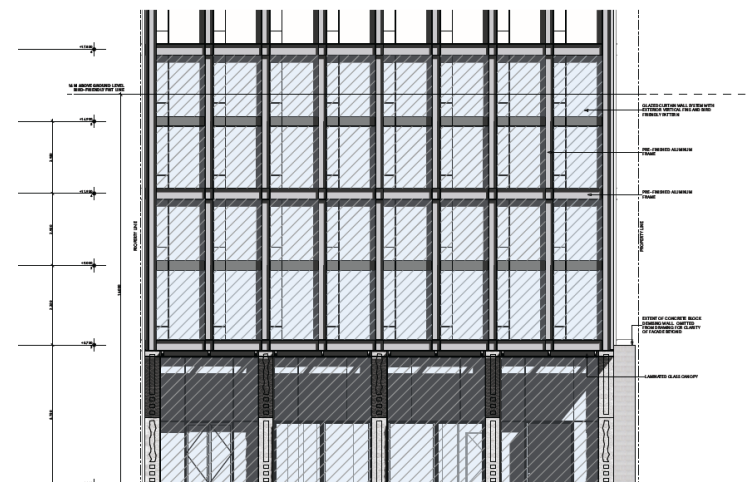
PB33.8
445-451 Adelaide Street West



445-453 Adelaide Street West, looking southwest (Heritage Planning, 2025)



Rendering of the north elevation of the proposed development (architects Alliance, 2025)



Proposed Development: North Elevation
(architects Alliance, 2025)