

## **212 Dundas Street East - Alterations to a Designated Heritage Property Under Section 42 of the Ontario Heritage Act**

**Date:** April 27, 2026

**To:** Toronto Preservation Board

Toronto and 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 approve the alterations proposed for the designated heritage properties at 212 Dundas Street East (the former Wilton Court Hotel) and 275 George Street (the Henry Tasker House) under Section 42 of the Ontario Heritage Act, in connection with the proposed development of the subject property. The application is subject to a Heritage Permit application under the Ontario Heritage Act as a previously approved application related to an approved Zoning By-law Amendment has been revised.

The subject property contains two buildings that are designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District. The property is identified as a 'contributing' property in the District Plan.

On December 15, 16 and 17, 2021, City Council approved recommendations to alter the heritage properties to allow for the construction of a 41-storey building. Since the previous scheme was approved, the applicant has revised the development application to 44 stories, including a revised conservation strategy accompanying the related Site Plan Control application. A new Heritage Impact Assessment was prepared by Giaimo + Associates Architects Inc., dated April 16, 2026, that considers the impact of the revised proposal.

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 proposal are appropriately mitigated through the overall conservation strategy.

## RECOMMENDATIONS

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

1. City Council approve the alterations to the designated heritage property at 212 Dundas Street East (including 275 George Street) in accordance with Section 42 of the Ontario Heritage Act to allow for the construction of a new residential building with such alterations to the designated property substantially in accordance with the plans and drawings dated February 23, 2026, prepared by Rafael & Bigauskas Architects Inc., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment dated April 16, 2026, prepared by Giaimo + Associates Architects Inc and 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.

2. City Council direct that its consent to the application to alter the designated heritage property at 212 Dundas Street East (including 275 George Street), in accordance with Part V, Section 42 of the Ontario Heritage Act, is also subject to the following conditions:

a. prior to the issuance of any heritage permit or demolition permit for the property at 212 Dundas Street East, 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. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the April 16, 2026 Heritage Impact Assessment for the property at 212 Dundas Street East. The Conservation Plan will include plans and drawing of all conservation work, including a retention plan for in-situ wall portions, a deconstruction plan for portions of the heritage property that will be temporarily moved, recommended restoration work, a detailed plan describing how on and off-site heritage resources will be protected and/or stored during construction, a reconstruction plan and estimated costs for all rehabilitation work, to the satisfaction of the Senior Manager, Heritage Planning;

2. provide demolition permit drawings that include a deconstruction plan keyed to related sections of the approved Conservation Plan, including notes and specifications for in situ retention, panelization and removal, to be prepared by the project architect, engineer and a qualified heritage consultant, to the satisfaction of the Senior Manager, Heritage Planning; and

3. 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, including costs associated with retention, deconstruction, reconstruction and restoration; and

b. prior to the issuance of any building permit for all or any part of the property at 212 Dundas Street 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. provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager, Heritage Planning;

2. 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;

3. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;

4. submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Planning; and

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.1 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.

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

## **FINANCIAL IMPACT**

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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

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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>

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 March 31, 2015, City Council adopted OPA 82 to bring forward the Downtown East Planning Study. Although the OPA was originally intended to follow the completion of the Garden District Heritage Conservation District Plan (HCD Plan), development pressure led to the OPA being brought forward first. 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 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.

On January 31, 2017, City Council designated the area that is now the Garden District Heritage Conservation District through By-law 232-2017 and adopted by by-law the Garden District Heritage Conservation District Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.12>

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 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>

On December 15, 16 and 17, 2021, City Council approved a report recommending approval of alterations to the heritage property at 212 Dundas Street East and 275 George Street under Section 42 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE29.9>

On December 15, 16 and 17, 2021, City Council adopted a report to amend the Zoning By-laws to permit a 41-storey mixed use development including ground floor commercial uses and 490 dwelling units at 212-218 Dundas Street East, 275 George Street and 279 1/2 George Street.

## **BACKGROUND**

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### **Area Context**

The development site, 212 Dundas Street East, 218 Dundas Street East, 275 George Street, and 279½ George Street, is located within the Dundas Street East character sub-area in the Garden District Heritage Conservation District.

Originally a residential street, Dundas Street East currently contains many houses that have been adaptively re-used for commercial use, along with some purpose-built commercial buildings. The broader surrounding area is primarily a residential neighbourhood with houses from the late-19th and early-20th centuries. Allan Gardens is located one block to the north of the site and Moss Park is located one block to the south.

### **Heritage Properties**

The subject site is located at the northeast corner of the intersection of Dundas Street East and George Street and contains the following heritage buildings:

- 212 Dundas Street East (the former Wilton Court Hotel, currently the Filmore's Hotel) - a three-storey brick building constructed in 1913. The design of the building was influenced by the curve on Dundas Street East, creating an irregular shape, and features Edwardian Classical style, popular in the early-20th century.
- 275 George Street (the Henry Tasker House) - a 2½-storey house-form building constructed between 1872 and 1876 with a two-storey rear (north) wing.

The two buildings are connected to form one heritage property, designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District which is identified as a 'contributing' property in the District Plan. Properties that contain resources and features that contribute to the cultural heritage value and attributes of the District are contributing properties. The classification of contributing properties assists in illustrating how the cultural heritage value and heritage attributes are expressed within the District and informs decisions on how they will be conserved.

Prior to its Part V designation, the property at 212 Dundas Street East (including 275 George Street) was listed on the City of Toronto Heritage Register in June 2016.

### **Adjacent Heritage Properties**

The subject site is considered adjacent to the following 'contributing' heritage properties designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District:

- 281 George Street - a 2½-storey red brick house-form building designed in the Queen Anne/Romanesque Revival style and constructed between 1890 and 1893.
- 252-260 Dundas Street East - two-to-three storey house-form bay and gable buildings that have been converted for ground floor commercial use. The buildings date from 1880 to 1890.
- 235-239 Dundas Street East - three properties containing a three-and-a-half-storey brick converted house-form building that together with the adjacent building at 241 Dundas Street East form a row. The buildings are designed in the Second Empire style and were constructed between 1880 and 1890, pre-1880 and pre-1880 respectively.
- 241 Dundas Street East - a three-storey commercial building constructed after 1924 located at the east end of a row.

## **Development Proposal**

In 2021, City Council approved the alterations to the heritage property to allow for the construction of a 41-storey plus mechanical penthouse mixed-use tower with ground floor commercial uses and residential uses above. An application for Site Plan Control is currently under review.

The development concept has undergone several different iterations. The current proposal contemplates the construction of a 44-storey residential tower (excluding mechanical penthouse floor). Consistent with previous approvals, the heritage buildings will be incorporated into the base of the new construction.

## **Heritage 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”.

## **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**

Cultural Heritage is an important component of sustainable development and place making. The Official Plan provides the policy framework for heritage conservation in the City. The heritage policies of the Official Plan promote the preservation of important heritage buildings and structures. This application has been reviewed against the policies of the City of Toronto Official Plan. 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 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 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.

3.1.6.33 - 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.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-planguidelines/official-plan/>

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

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>

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

This application has been reviewed for consistency with the policies of the Garden District Heritage Conservation District Plan. One of the purposes of the District Plan is to "provide policies, guidelines and procedures for managing change in the District and achieving the stated objectives" (Section 1.3).

Located on the east side of George Street at Dundas Street East, the subject site is located within the Dundas Street East character sub-area, which the District Plan describes as an area "characterized by its evolution from a residential street to a commercial thoroughfare, reflected in the range of houseform buildings, adaptively re-used house-form buildings for commercial use and purpose-built commercial buildings on the street." According to the District Plan, it is expected that Dundas Street will continue to evolve and grow, while conserving the cultural heritage value and heritage attributes of this character sub-area. Dundas Street has the potential to be a vibrant retail strip serving residents of the District.

Section 6 of the Plan contains policies and guidelines for contributing properties that have guided the review of the subject proposal.

The Garden District Heritage Conservation District Plan can be accessed here:

<https://www.toronto.ca/wp-content/uploads/2021/11/96fb-CityPlanning-Garden-District-HCD-Revised-Plan.pdf>

## **COMMENTS**

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Heritage Planning staff have reviewed the revised Heritage Impact Assessment (dated April 16, 2026) submitted in support of the proposal for conformity with the Planning Act, the Provincial Planning Statement, the City's Official Plan heritage policies, and the policies of the Garden District Heritage Conservation District.

## Conservation Strategy

The current Heritage Permit application retains some aspects of the previous approved conservation strategy but has been revised to alter the heritage property through a combination of in-situ retention and panelization/demolition. The proposal continues to involve the partial retention of 212 Dundas Street East (Wilton Court Hotel) and 275 George Street (Henry Tasker House) in the base of the new construction. The house form building at 279½ George Street will be retained in its entirety and will not be altered.

The heritage buildings on the subject site are identified as significant heritage resources that contribute to the heritage character of the Garden District Heritage Conservation District. As described in the Statement of Contribution (Appendix E), the heritage buildings on the property contribute to the design value, historical value, and contextual value of the District. The proposal has been reviewed for consistency with the District Plan, particularly with the policies and guidelines for contributing properties contained in Section 6.

The applicant is proposing to retain portions of 212 Dundas Street East and 275 George Street in-situ, with the remaining sections removed off-site and reinstated during construction (panelization). As described in a letter from Facet Group Inc., dated April 17, 2026, it has been determined through the Site Plan application process that the previously proposed conservation strategy would not be feasible for this project due to significant logistical constraints.

The panelization of portions of the south and west walls and north and east return walls will mean that significant portions of the heritage property will be demolished/removed; however, it is considered necessary in this instance to allow for complex construction activities along Dundas Street East to occur, including conflicts with the TTC streetcar line and associated infrastructure. Given the adjacent infrastructure concerns, construction access will be provided from the George Street, where the width of the right-of-way will limit the extent of elevations that can be retained in-situ.

Additionally, a series of high voltage transformers on the east side of George Street, requiring a 3-metre safety setback, together with an underground gas line adjacent to the property line, prevents the construction of a retention tower and foundation.

As it has been determined that construction access can only be accommodated from George Street, the conservation strategy has been revised to retain the full height of the southwest corner of 212 Dundas Street East, along with approximately 1.8 metres of the west and south elevations, in-situ. The ground floor of the west (primary) elevation of 275 George Street, the south return wall, and approximately 2.8 metres of the north return wall is proposed to be retained in-situ. The remaining heritage elevations, including the east return wall, will be cut into panels, removed from the site, stored during construction and then reassembled in their original location.

As 212 Dundas Street East and 275 George Street were altered in the 1980s to accommodate the Filmores Hotel, the heritage property will be restored to its original appearance based on historic documentation. All existing windows will be replaced with new units in keeping with original materials, configurations, and profiles. Several

window openings on 212 Dundas Street East and 275 George Street are proposed to be reinstated. The primary entrance door to 212 Dundas Street East is not original and will be replaced with a unit that more closely reflects archival architectural drawings. The dormer profiles of 275 George Street, which have been modified, will be reinstated based on archival evidence. 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.

## **Proposed Development**

The proposed 44-storey plus mechanical penthouse tower is located above the retained portions of the heritage property and the new base building. The new residential tower is proposed to be set back approximately 4.5 metres above the west elevation along George Street, approximately 5.9 metres above the south elevation along Dundas Street and will include a set back approximately 13.7 metres from the southwest corner.

Section 6.10 of the District Plan contains policies and guidelines related to massing. In the Dundas Street East character sub-area, new development and additions taller than the flat roof of contributing properties should provide a minimum stepback of 5 metres from all streetwalls fronting onto a public right-of-way. Although greater stepbacks are preferred, staff are satisfied that the proposed massing is compatible with the scale, form and massing of the onsite heritage buildings as well as those of the adjacent heritage properties and the surrounding District. Staff are of the opinion that the overall proposal is in keeping with the Statement of Objectives in Section 3.1 of the District Plan.

The proposed alterations to the heritage properties are consistent with the District Plan's policies and guidelines on alteration in Section 6.9, which require developments to be compatible with the cultural heritage value of the District, to include compatible materials, to conserve the District's heritage attributes, and to not diminish or detract from the integrity of the District. The design of the tower is intended to complement the form of the southwest corner of 212 Dundas Street East, which is rounded to address the curve of Dundas Street.

The proposal has been revised to include green roofs above the heritage buildings rather than terraces. The new base building, located to the east of 212 Dundas Street East, continues to reference the low-scale streetwall of Dundas Street East. The height of the new base building relates to the height of the hotel, and the design expression is compatible with the heritage buildings without competing with the historic architecture. The overall design of the contemporary base building, including the material palette and storefront design, will be further refined through the Site Plan Approval process, to ensure they are compatible with the onsite and adjacent heritage buildings, and remain consistent with the District Plan.

## **Adjacent Heritage Resources**

The proposal conserves the cultural heritage value of the adjacent heritage properties at 281 George Street, 252-260 Dundas Street East, 235-239 Dundas Street East, and 241 Dundas Street East. The new base building is designed to be compatible with the onsite

and adjacent heritage buildings. By maintaining a low-scale, pedestrian-oriented streetwall, the development completes the street and improves upon the existing parking lot condition.

To the north of the development site, the house form building at 279½ George Street will continue to be retained in its entirety. This property is owned by the applicant and is not proposed to be altered, nor is it subject to the development application. Maintaining this heritage property with no alterations creates a buffer between the proposed development and the historic residential neighbourhood to the north.

### **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 approved Heritage Impact Assessment prepared by a qualified heritage professional, to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including a retention plan for the in-situ wall portions, a deconstruction plan for portions of the heritage property being temporarily moved, any recommended restoration work, a detailed plan describing how on and off-site heritage resources will be protected and/or stored during construction, a reconstruction plan and estimated costs for all rehabilitation 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.

### **Heritage Lighting Plan**

The Heritage Lighting Plan should provide details of how the heritage elevations of the buildings will be lit so that their unique heritage character is highlighted.

### **Signage Plan**

The recommended Signage Plan should provide details of the signage strategy for the heritage properties, including the appropriate type, scale, location and number of signs. The Signage Plan should be consistent with the signage policies and guidelines in the District Plan (Section 6.16).

## **CONCLUSION**

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Heritage Planning staff are supportive of the alterations proposed for the designated heritage property at 212 Dundas Street East (including 275 George Street East), in the context of the conservation and mitigation strategies proposed for the subject site and construction access and infrastructure constraints. 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 onsite and adjacent heritage properties, the

Dundas Street East Character sub-area and the overall Garden District Heritage Conservation District.

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.

## **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 - Aerial Photograph  
Attachment 3 - Photographs  
Attachment 4 - Selected Drawings

212 Dundas Street East



Figure 1: Location Map showing the subject property at 212 Dundas Street East and 275 George Street outlined in red on the northeast corner of Dundas Street East and George Street. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).



Figure 2: Aerial photograph showing the subject property at 212 Dundas Street East and 275 George Street outlined in red. The property boundaries are approximate (iView, City of Toronto, 2024).

212 Dundas Street East



Figure 3: Photo of the south elevation of the existing building at 212 Dundas Street East (Giaino + Associates Architects Inc., 2025).



Figure 4: Photo of the west elevation of the existing building at 212 Dundas Street East (Giaino + Associates Architects Inc., 2025).



Figure 5: Photo of the east elevation of the existing building at 212 Dundas Street East (Giaino + Associates Architects Inc., 2025).



Figure 6: Photo of the west elevation of the existing building at 275 George Street (Gaimo + Associates Architects Inc., 2025).



Figure 7: Photo of the east elevation of the existing building at 275 George Street (Giaino + Associates Architects Inc., 2025).

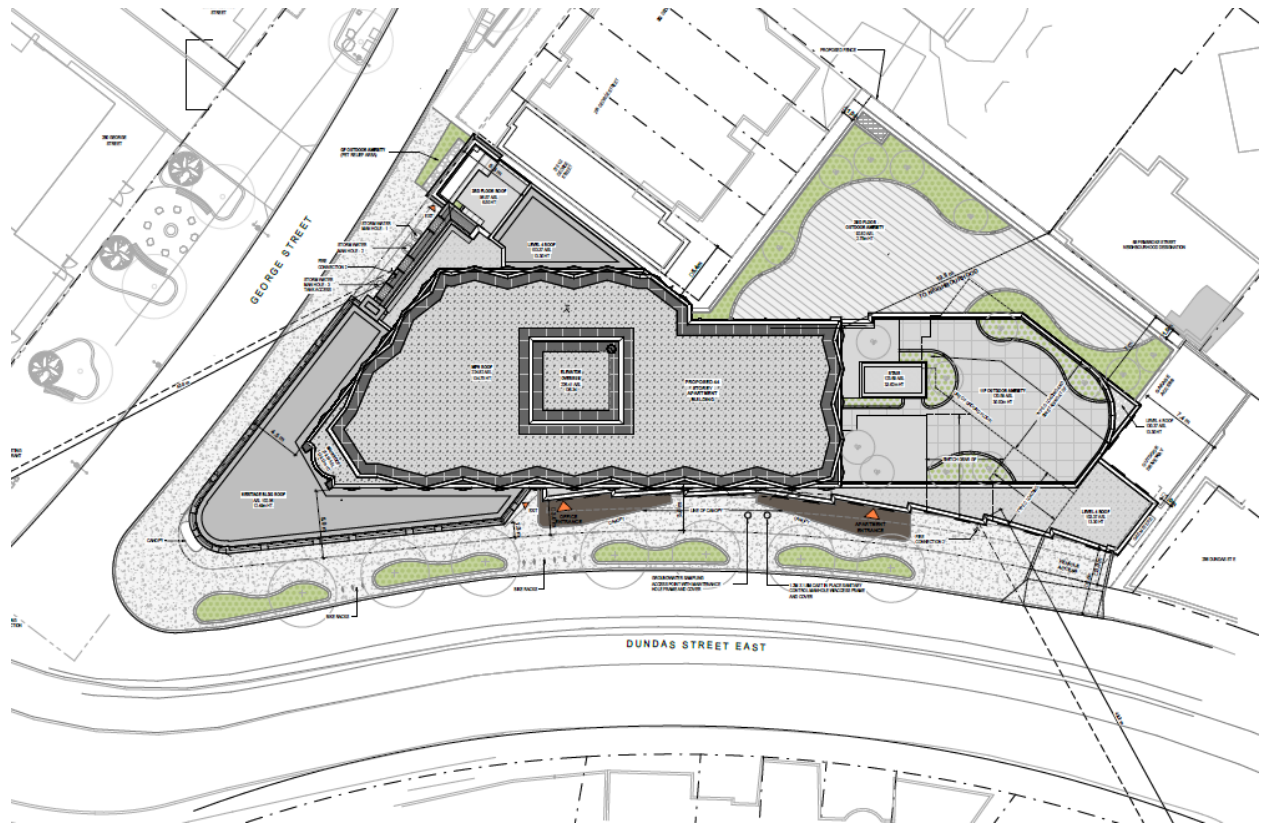


Figure 8: Site Plan for 212 Dundas Street East included for illustration purposes (Rafael & Bigauskas Architects Inc., February 23, 2026).

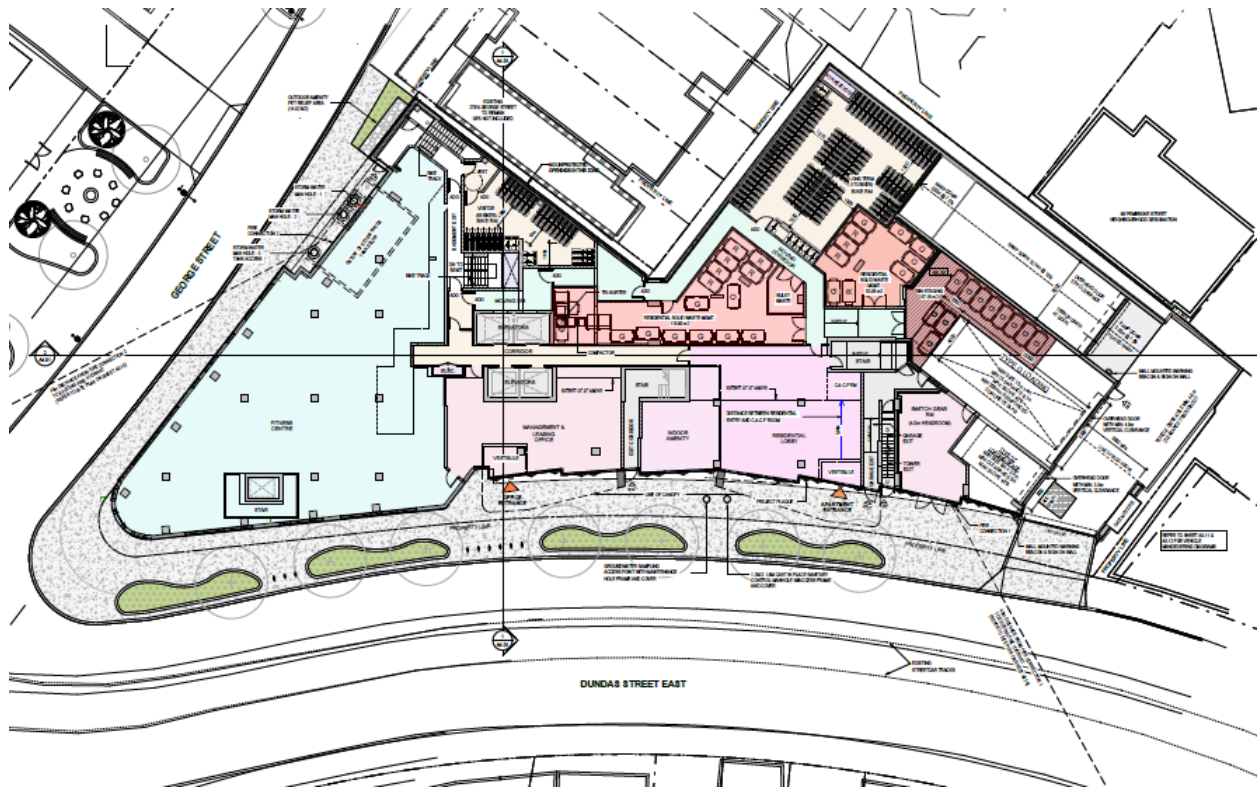


Figure 9: Ground floor plan for 212 Dundas Street East included for illustration purposes (Rafael & Bigauskas Architects Inc., February 23, 2026).

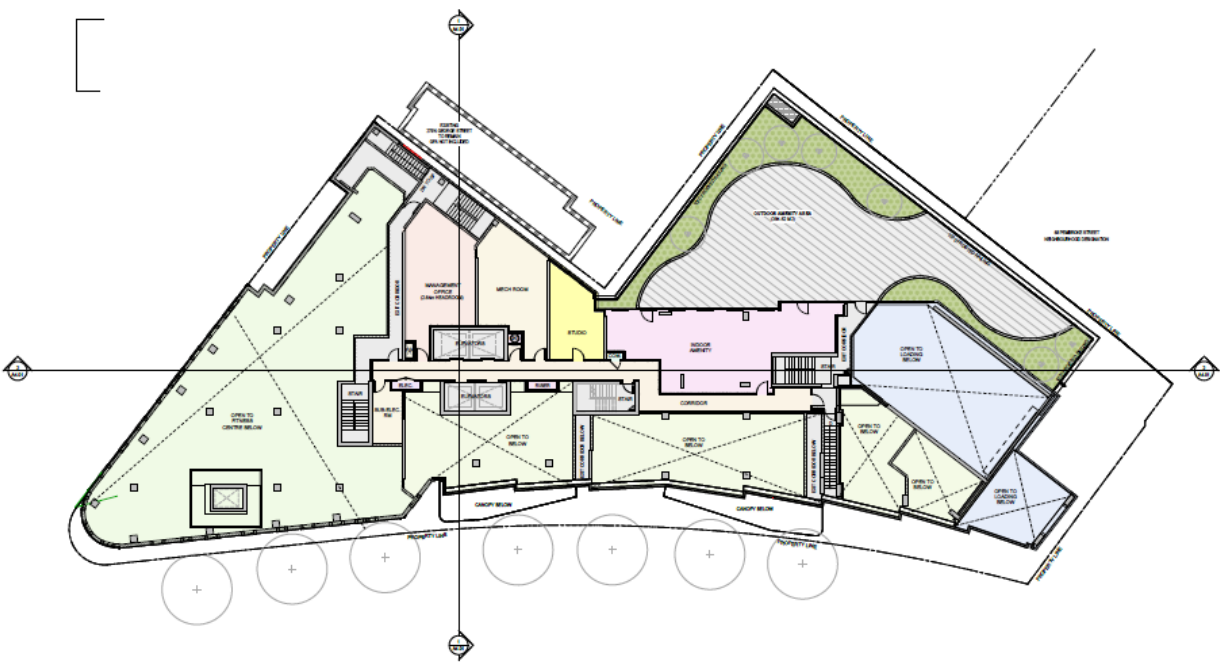


Figure 10: Level 2 floor plan for 212 Dundas Street East included for illustration purposes (Rafael & Bigauskas Architects Inc., February 23, 2026).

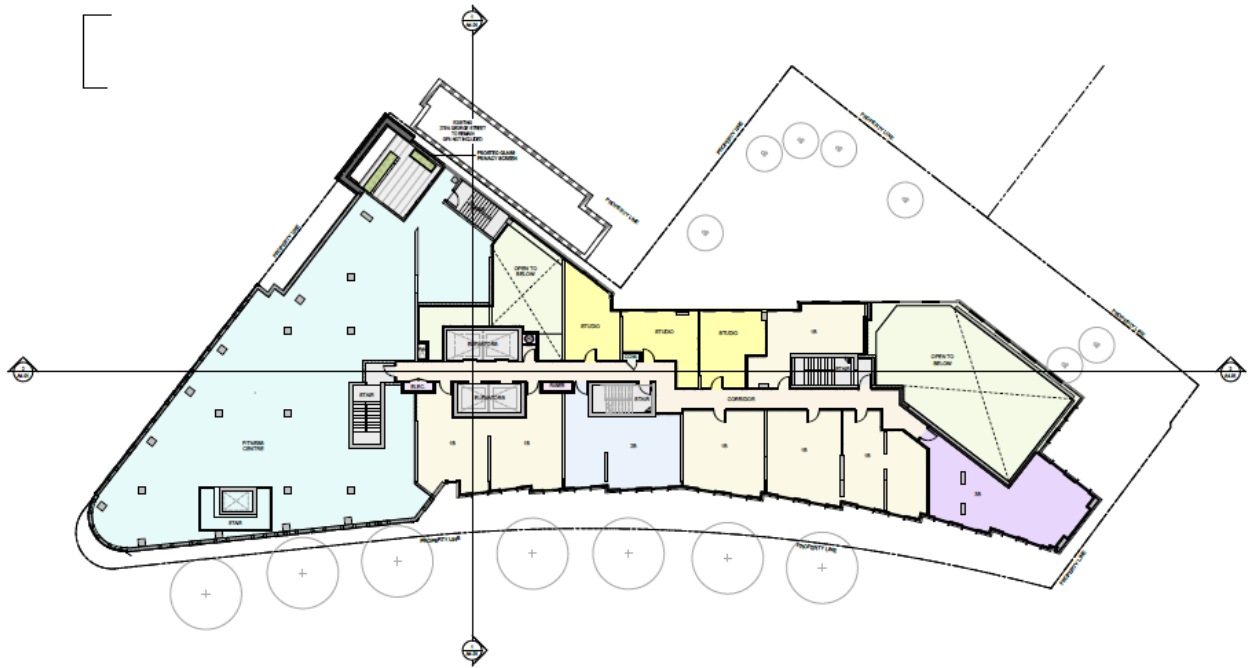


Figure 11: Level 3 floor plan for 212 Dundas Street East included for illustration purposes (Rafael & Bigauskas Architects Inc., February 23, 2026).

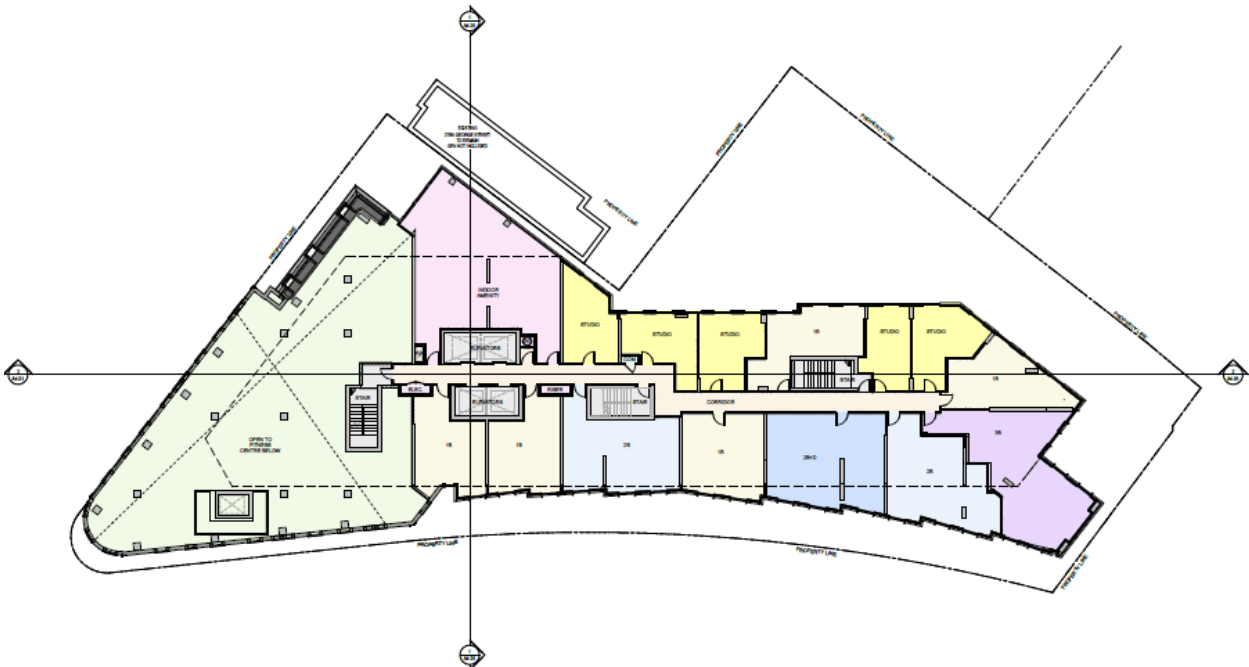


Figure 12: Level 4 floor plan for 212 Dundas Street East included for illustration purposes (Rafael & Bigauskas Architects Inc., February 23, 2026).

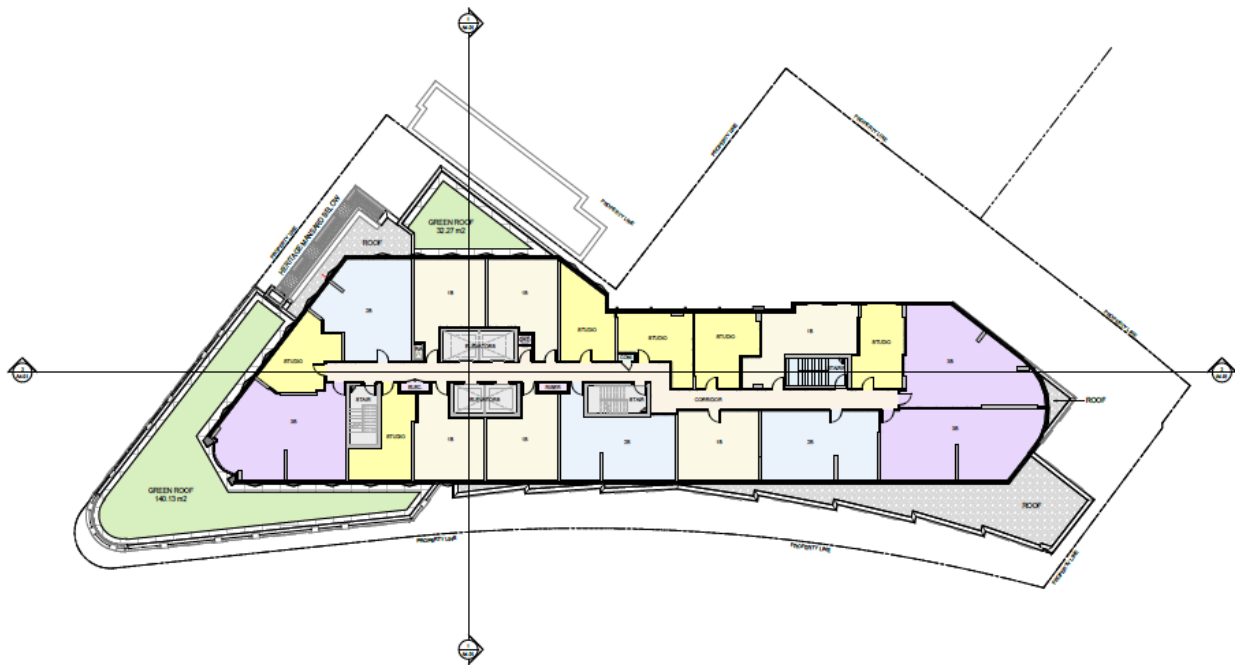


Figure 13: Level 5 floor plan for 212 Dundas Street East included for illustration purposes (Rafael & Bigauskas Architects Inc., February 23, 2026).

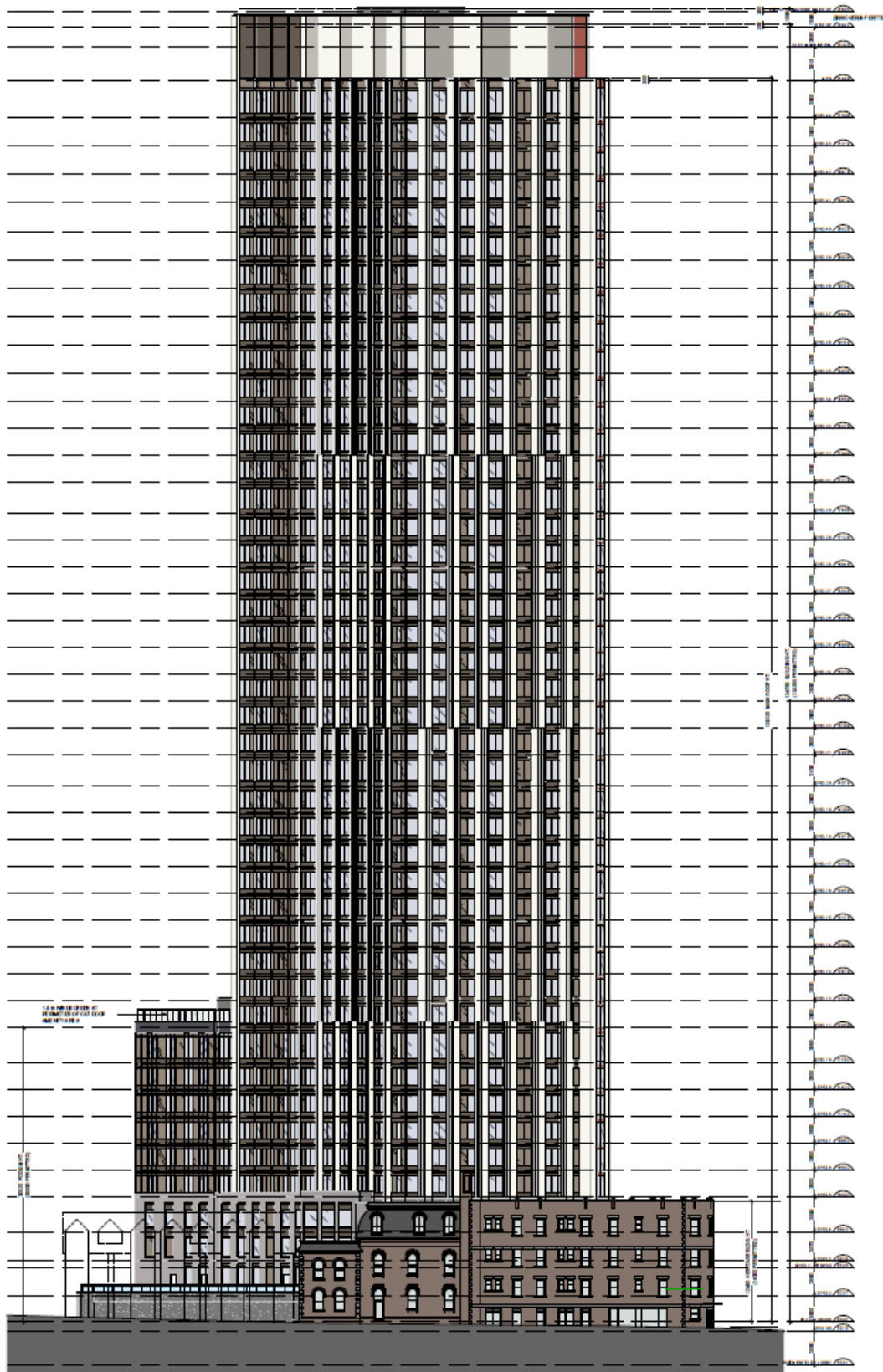


Figure 14: Proposed west elevation of 212 Dundas Street East included for illustration purposes (Rafael & Bigauskas Architects Inc., February 23, 2026).

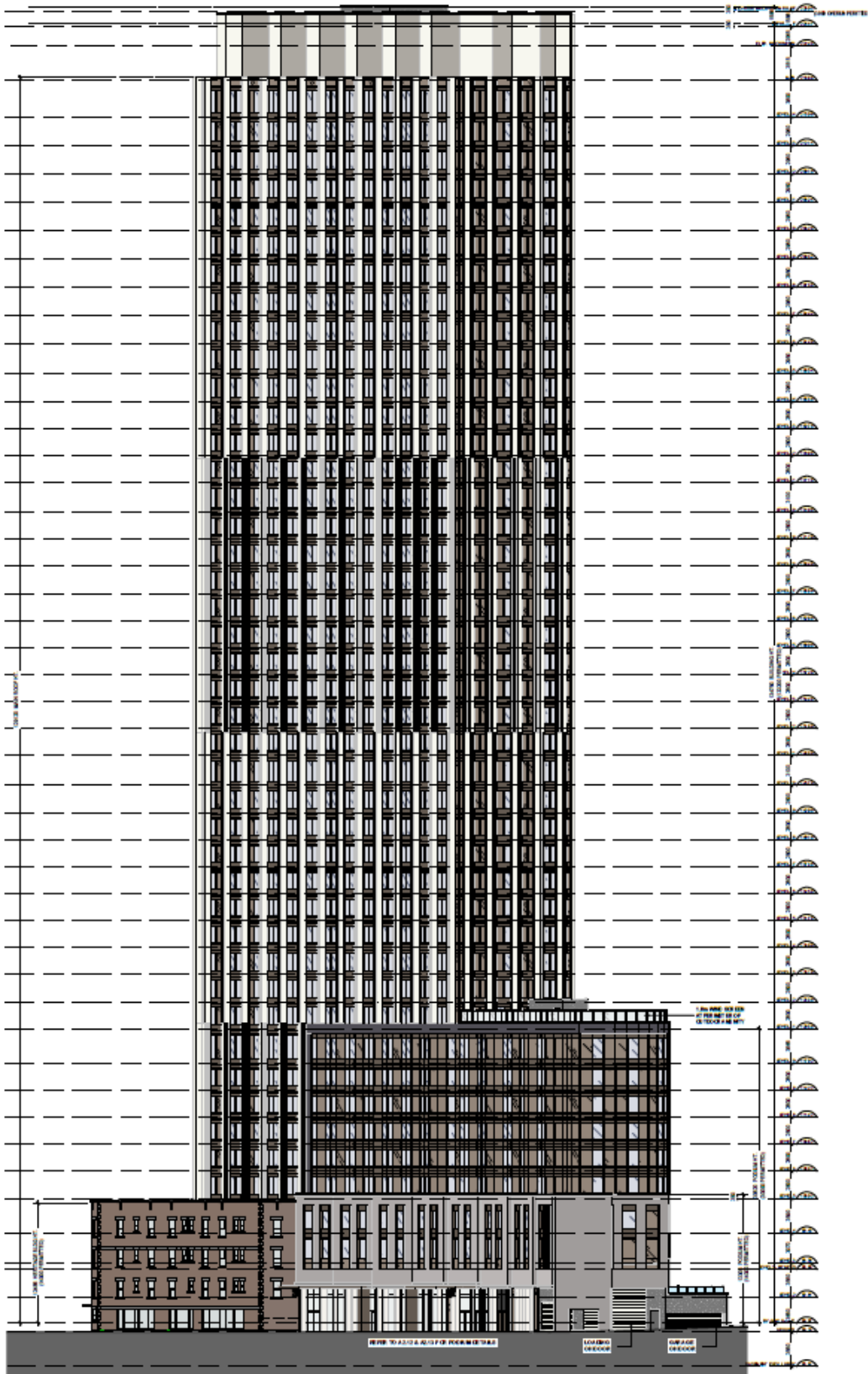


Figure 15: Proposed east elevation of 212 Dundas Street East included for illustration purposes (Rafael & Bigauskas Architects Inc., February 23, 2026).

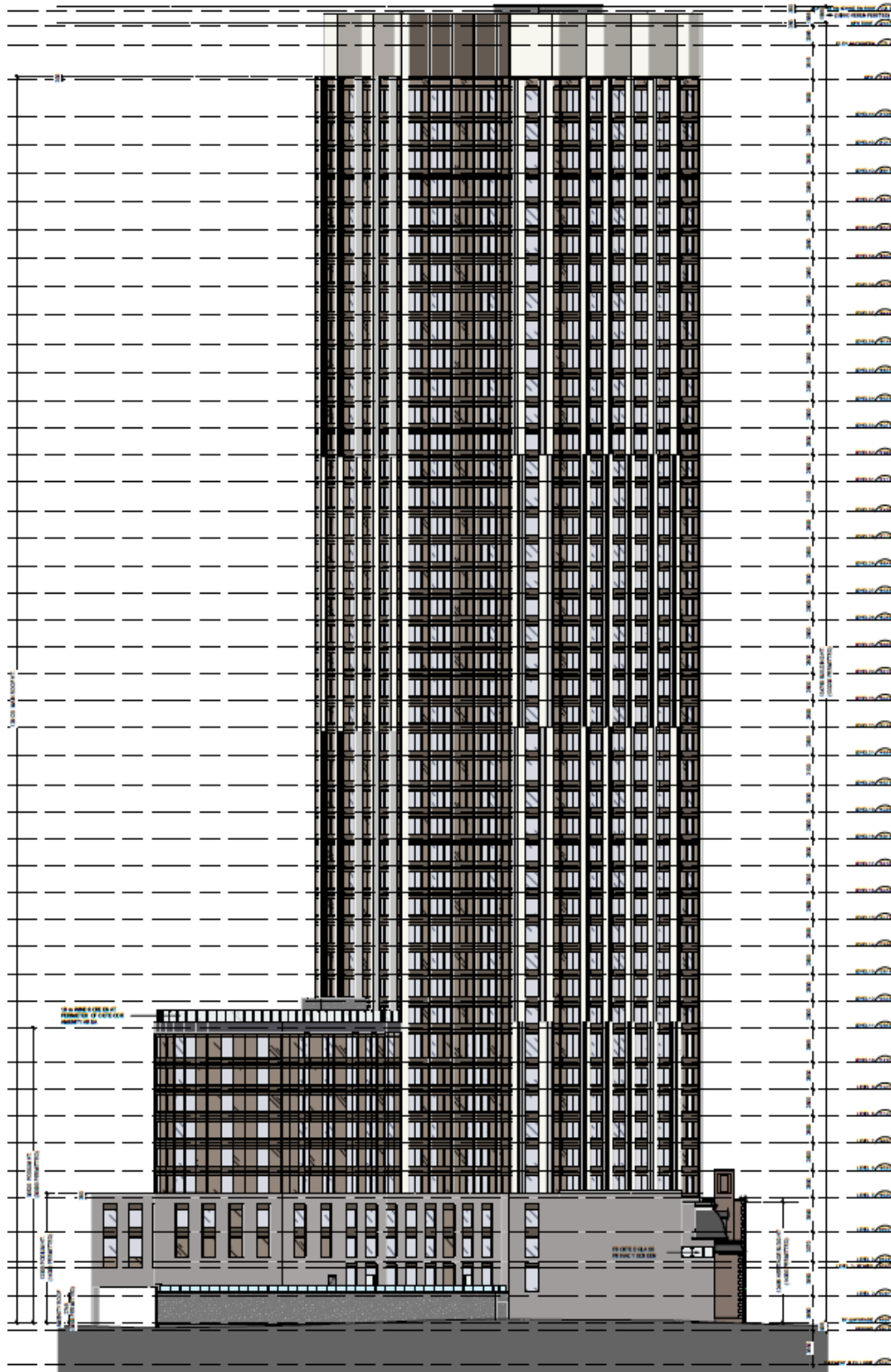


Figure 16: Proposed north elevation of 212 Dundas Street East included for illustration purposes (Rafael & Bigauskas Architects Inc., February 23, 2026).

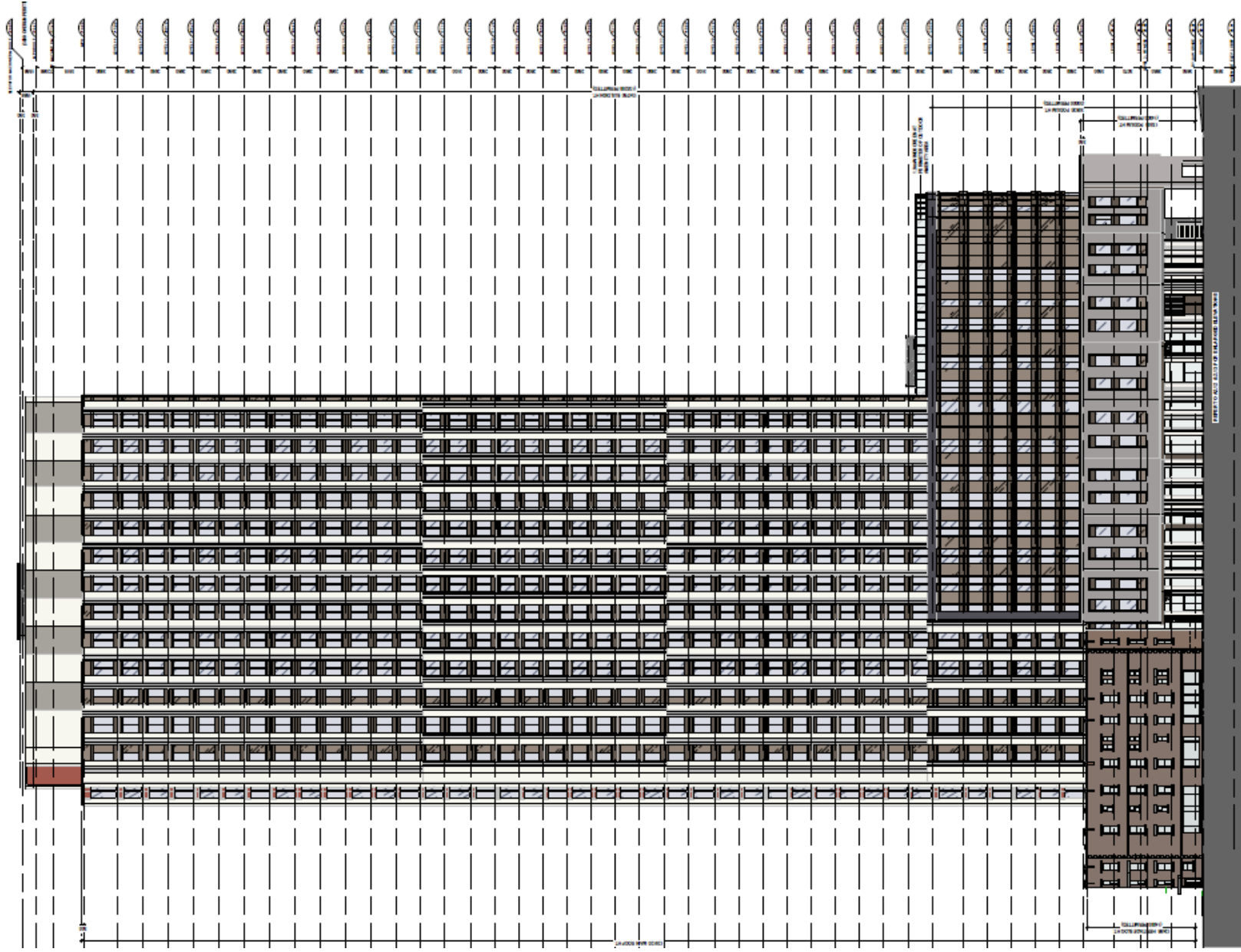


Figure 17: Proposed south elevation of 212 Dundas Street East included for illustration purposes (Rafael & Bigauskas Architects Inc., February 23, 2026).

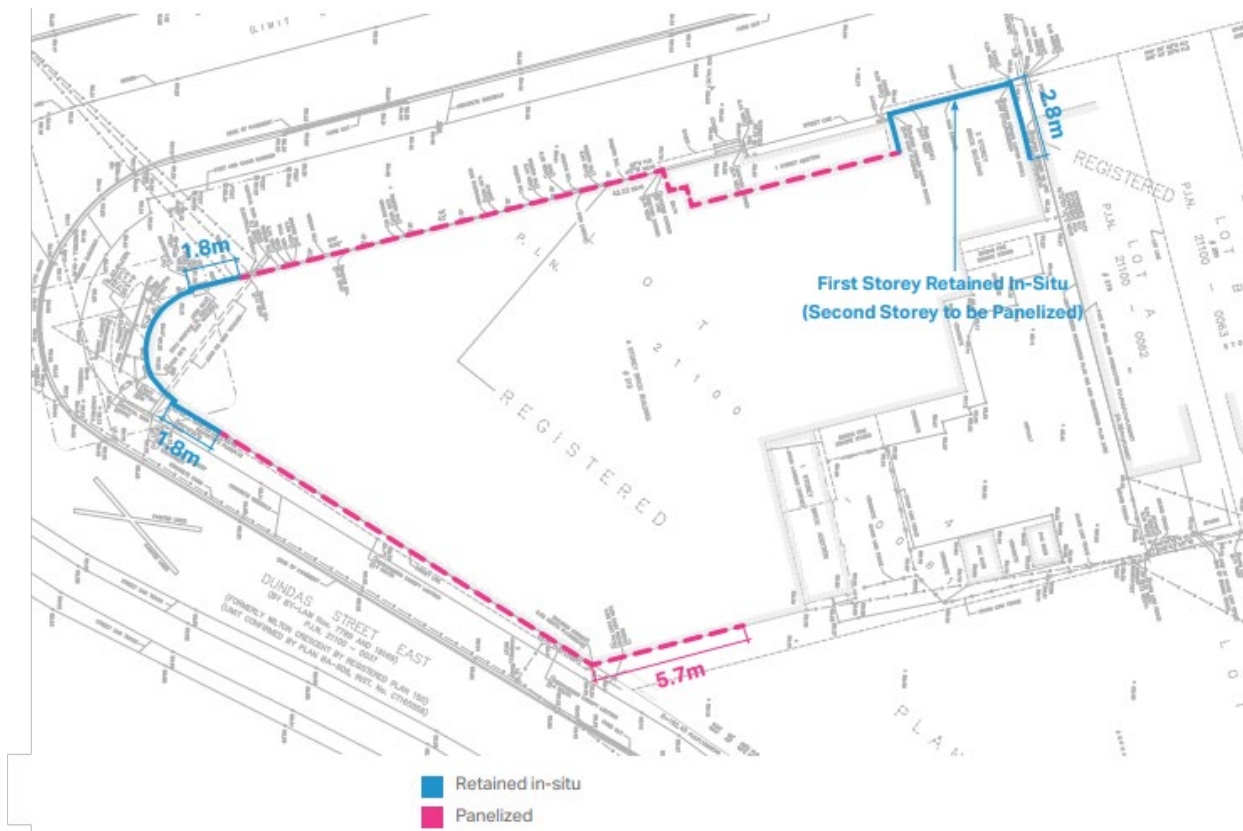


Figure 18: Diagram showing retained and panelized elevations, included for illustration purposes (Giaino + Associates Architects Inc., April 16, 2026).