

353-355 Sherbourne Street and 157 Carlton Street - Alterations to a Designated Heritage Property under Section 42 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: January 5, 2026

To: Toronto Preservation Board

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

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council approve the alterations proposed for the property known as St. Luke's United Church at 353-355 Sherbourne Street and 157 Carlton Street, designated under Part V of the Ontario Heritage Act, in connection with an Official Plan and Zoning By-law Amendment application on the subject property, and that Council grant authority for the City to enter into a Heritage Easement Agreement with the owner.

The subject property is located within the Cabbagetown Northwest Heritage Conservation District (HCD) and contains the St. Luke's United Church complex. The property is identified in the HCD Plan as a significant building that contributes to the heritage character of the primarily residential district.

The church, designed by Canadian architects Langley and Burke in 1887 as the Sherbourne Street Methodist Church has undergone a series of alterations and additions over the years. In 1912, a Sunday school, also designed by Langley and Burke, was added to the northeast corner. A narthex, designed by Toronto architects Wickson and Gregg, was added to the front of the church in 1929 and a gymnasium was constructed in 1962 in the south portion of the site to the design of Toronto architects Parrott, Tambling and Witmer.

In 2022 City Council approved alterations to this property under Section 42 of the Ontario Heritage Act in connection with an Official Plan and Zoning By-law Amendment to allow for the construction of a 12-storey "U-shaped" mixed-use building that would contain affordable housing. This scheme included extensive changes to the subject property that included the removal of the narthex, the gymnasium and portions of the Sunday School Building.

The current application includes a similar conservation strategy to the previously approved scheme, however the development now proposes a 48-storey mixed-use building that no longer has a “U-shaped” form. It includes a 4-storey podium that is higher and stepped back further than the podium that was approved in 2022. The new building would contain approximately 440 residential dwelling units (including a minimum of 30% affordable dwelling units).

RECOMMENDATIONS

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

1. City Council approve the alterations to the designated heritage property at 353-355 Sherbourne Street and 157 Carlton Street, with conditions, in accordance with Part V, Section 42 of the Ontario Heritage Act, to allow for the construction of a new 48-storey residential tower and 4-storey mixed use podium with such alterations to the designated property substantially in accordance with the plans and drawings dated December 2, 2025 prepared by KPMB Architects and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment dated December 2, 2025 prepared by ERA Architects Inc., and 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 the conditions as set out below:

a. that the related site-specific Official Plan Amendment and Zoning By-law Amendment bringing about the proposed alterations have been enacted by City Council and have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning; and

b. the owner shall:

1. enter into a Heritage Easement Agreement with the City for the property at 353-355 Sherbourne Street and 157 Carlton Street, substantially in accordance with the plans and drawings dated December 2, 2025 prepared by KPMB Architects and the Heritage Impact Assessment prepared by ERA Architects Inc., dated December 2, 2025, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 1.b.2 below, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and

2. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at

353-355 Sherbourne Street and 157 Carlton Street to the satisfaction of the Senior Manager, Heritage Planning; and

c. prior to the issuance of any permit for all or any part of the property at 353-355 Sherbourne Street and 157 Carlton 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 shall:

1. have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1 above for the property at 353-355 Sherbourne Street and 157 Carlton Street, including registration on title of such agreement, to the satisfaction of the City Solicitor;
2. have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendments, and such Amendments to have come into full force and effect;
3. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager Heritage Planning;
4. 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;
5. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;
6. submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Planning;
7. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning; and
8. 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; and

d. prior to the release of the Letter of Credit required in Recommendation 1.c.8 above, 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; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 353-355 Sherbourne Street and 157 Carlton Street.

3. 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

On December 11, 12 and 13, 2007, City Council authorized the establishment of the Cabbagetown Northwest area as a Heritage Conservation District and has authorized the adoption of the Cabbagetown Northwest Heritage Conservation District Plan (through By-law 325-2008).

<https://secure.toronto.ca/council/agenda-item.do?item=2007.TE11.3>

At its meeting on March 10, 2021, City Council authorized the Executive Director, Housing Secretariat to negotiate and enter into, on behalf of the City, a Memorandum of Understanding with the United Property Resource Corporation (the "MOU") on terms and conditions satisfactory to the Executive Director, Housing Secretariat, and in a form approved by the City Solicitor, to enable the development of up to 500 affordable rental housing units across seven sites in the city with financial support from the Open Door Affordable Rental Housing Program. For details, see: [Agenda Item History - 2021.PH21.5](#)

At its meeting on July 19, 20 and 22, 2022, City Council approved alterations to the designated heritage property at 353-355 Sherbourne Street and 157 Carlton Street under Section 42 of the Ontario Heritage Act. To view the alterations report and Council direction, see: [Agenda Item History - 2022.MM47.82](#)

Alterations and HEA - 353-355 Sherbourne St & 157 Carlton St

At its meeting on July 19, 20 and 22, 2022, City Council approved an Official Plan and Zoning By-law application to permit a 12-storey (42-metre, excluding mechanical penthouse), mixed use-building containing 101 residential dwelling units, of which 30%, or 31 units, would be affordable housing. For details, see: [Agenda Item History - 2022.TE34.49](#)

BACKGROUND

Site and Context

The property at 353-355 Sherbourne Street and 157 Carlton Street is located in the Cabbagetown Northwest HCD at the south-east corner of Sherbourne and Carlton Streets. The property contains a church building designed by Canadian architects, Langley and Burke and built in 1887 as the Sherbourne Street Methodist Church, with subsequent alterations and additions constructed over the years. Significant amongst these were a Sunday School, also designed by Langley and Burke, which was added to the northeast corner in 1912; A prominent narthex designed by Toronto architects Wickson and Gregg was added to the front of the church in 1929; and a gymnasium was constructed in 1962 in the south portion of the site to the design of Toronto architects Parrott, Tambling and Witmer.

Cabbagetown Northwest HCD

The HCD's heritage character statement states that "the history, form and arrangement of the physical components of Cabbagetown combine to form a context which helps define the quality of life which it provides." The cultural heritage value of the district is described as its Victorian character, which is expressed through the unbroken and relatively unchanged streetscapes, small scale row housing, detached-family residences and landscape elements.

In addition to the residential buildings in the HCD, there are religious, institutional and other significant buildings that are specifically noted in the HCD Plan as relating and contributing to the heritage character of the District, including St. Luke's United Church at 353-355 Sherbourne Street and 157 Carlton Street.

Adjacent Heritage Properties

The site is adjacent to the following heritage properties:

121 Carlton Street/160 Gerrard Street East (Allan Gardens) (Part IV) and in the Garden District HCD (Part V).

174 Carlton Street, in the Cabbagetown Northwest HCD (Part V)

176-188 Carlton, in the Cabbagetown Northwest HCD (Part V)
165 Carlton Street, in the Cabbagetown Northwest HCD (Part V)

Previously Approved Scheme

In 2022 City Council granted approval under Section 42 of the Ontario Heritage Act for a development proposal at the subject property that included a twelve-storey (plus mechanical penthouse) mixed use building containing affordable residential units, community services and commercial uses at grade. The new building would have had a “U-shaped” form that included a six-storey wing adjacent to the historic church along Sherbourne Street. It also included massing and cantilevers that extended over the historic church.

The proposal included the removal of the 1929 narthex, the 1962 gymnasium and the rear lane-facing portion of the 1912 Sunday school. The 1887 church building was to be retained in situ and be rehabilitated. A new front entrance with barrier-free access and a semi-public open space facing Sherbourne Street was proposed in place of the existing narthex.

Revised Development Proposal

The new proposal includes a 48-storey mixed-use building (166 metres, excluding mechanical penthouse), with 30% of the proposed 440 dwelling units being affordable dwelling units. The proposal also includes a four-storey mixed-use podium which would include community and residential amenity spaces. A community event hall would be located within the 1887 church.

The current proposal includes the following alterations, which were also included and approved in the 2022 scheme:

- the demolition of the 1929 narthex addition, the 1962 gymnasium addition and a portion of the 1912 Sunday school
- the retention and restoration (with modifications) of the north and south elevations of the 1887 church
- the retention and rehabilitation of the north and south towers
- a new accessible entrance at-grade in place of the narthex
- The retention of the north elevation and east gable wall of the 1912 Sunday school

The revised scheme now includes underground parking which results in the removal of some interior walls (the rear walls of the church and Sunday school). Parts of the church roof are also now proposed to be removed to allow for the construction of the new tower and portions of the church and Sunday school roofs would be retained along the north, south and west elevations.

The revised scheme includes a rectangular tower above the church that includes a 4-storey podium that is set back 6 metres from Carlton Street and 19 metres from Sherbourne Street. A 3 metre deep cantilever is proposed along Carlton Street at level 7. A two storey community event hall is proposed adjacent to the church along Sherbourne Street in place of the existing gymnasium. This is set back to give visual

Alterations and HEA - 353-355 Sherbourne St & 157 Carlton St

prominence to the south tower and to allow for the introduction of a landscaped forecourt.

Heritage Planning 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” and 2 (r) “to a built form that is well designed and provides for a sense of place.”

The Provincial Planning Statement 2024 (PPS)

The Provincial Planning Statement (2024) (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 interrelationships 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.

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, 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.”

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

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. The following Official Plan policies apply to the proposed development:

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.

3.1.6.33 - 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-plan-guidelines/official-plan/>

Cabbagetown Northwest Heritage Conservation District Plan

The Cabbagetown Northwest HCD Plan defines the special architectural, historical, contextual and landscape characteristics of the area and is intended to manage change in a way that protects and enhances its heritage character.

The Plan includes heritage conservation principles and guidelines that manage change by setting out appropriate treatments of heritage resources. The HCD Plan is intended

to "foster and encourage a public sense of interest in the preservation of the area's heritage resources" without prohibiting change.

The Heritage Principles presented in the HCD Plan discourage the demolition of heritage buildings and the destruction or removal of historic fabric or distinguishing features. Moreover, the principle that heritage buildings should be protected and enhanced also figures prominently in the HCD Plan.

Additions to heritage properties should be constructed in a way that is "compatible with, but subtly distinguishable from, the original historic building fabric and ensures the continued protection of distinguishing architectural features and does not radically change, damage, obscure, destroy or detract from such features."

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

The Parks 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.

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

COMMENTS

Heritage Planning staff have reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by ERA Architects Inc. for conformity with the Planning Act, the Provincial Planning Statement, and the City's Official Plan heritage policies.

Conservation Strategy

The conservation and rehabilitation strategy proposed within the HIA is generally consistent with the intent of the HCD Plan and the City's Official Plan, although the HCD Plan discourages the removal of historic fabric or distinguishing features of heritage buildings which, in this case, are the church narthex, gymnasium and portions of the Sunday school. On the whole, however, staff are of the opinion that the proposed development sufficiently conserves the cultural heritage value of the Cabbagetown Northwest Heritage Conservation District.

Heritage Planning has compared the current application to the conservation strategy of the previous development application on the site, which was approved by City Council in 2022. The most significant changes since the previous approval is the increase in building height from 12-storeys to 48-storeys, the change in shape of the new massing from a "U-shaped" form to a rectangular form and the introduction of a taller podium. The changes to the tower form and the podium height provide greater space between the historic church and the new massing which represents an improvement that gives increased visual prominence to the church and its iconic towers.

In the revised proposal, part of the roof of the 1887 church and some interior walls would be demolished to accommodate the proposed tower massing and underground parking. Staff acknowledges that this would remove more original building fabric but recognise that concentrating the tower massing would minimize the visual impact on the exterior of the 1887 church and 1912 Sunday school and adjacent low-rise residential structures and thus improve the legibility of the church from Sherbourne and Carlton Streets. The overall effect is improved legibility of the retained heritage resource and its roof forms as a distinct, three-dimensional structure.

Although the overall size and design of the project is substantially higher than the adjacent heritage properties to the east, and the addition is not visually subordinate to the church when viewed at a distance, the proposed addition is distinguishable from the church complex and allows the retained portions of the church to remain visually prominent as experienced at the pedestrian level. The church building continues to frame Carlton and Sherbourne streets and the northeast corner of Allan Gardens as it has for the past 135 years. The design of the tower is visually distinct, and its design is considered to be compatible with the retained building fabric and the site's context.

The Conservation Strategy includes restoration and rehabilitation of the retained portions on the church and Sunday school. As in the previous scheme, further investigation will be required regarding the condition of the original front wall following the removal of the narthex and this will inform a rehabilitation strategy that will ensure the new entrance complements the scale, architectural style and materiality of the church building while restoring original fabric where possible. Staff will continue to work with the applicant's heritage consultant as part of the required Conservation Plan to secure an appropriate and sensitive design for the rehabilitated universal access entrance informed by site findings of original features, archival evidence, and the church's Richardsonian Romanesque architectural style. The new entrance must also be compatible with, but subtly distinguishable from, the original historic building fabric and should ensure the continued protection of distinguishing architectural features and does not radically change, damage, obscure, destroy or detract from such features, as required by the HCD Plan.

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 Conservation Strategy 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 of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage building 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 final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should

be substantial and should communicate the cultural heritage value of the property as described in the Cabbagetown Northwest Heritage Conservation District Statement of Significance.

Heritage Lighting Plan

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

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the property at 353-355 Sherbourne Street and 157 Carlton Street.

CONCLUSION

Heritage Planning staff have reviewed the proposed development for the heritage property and are satisfied the proposal is generally consistent with the Cabbagetown Northwest HCD Policies, 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.

The proposed redevelopment results in the in-situ retention of a significant building that contributes to the heritage character of the HCD. As with the 2022 scheme, aspects of this project's conservation strategy represent positive approaches to the rehabilitation of the church and the introduction of new uses, while some heritage impacts are significant. However, the review of this redevelopment has been undertaken within a framework that considers a number of city and area priorities, including the provision of affordable housing, improvements to the public realm, a high degree of building performance under the Toronto Green Standard and, importantly, the continuation of the church's current uses and its vital community outreach role with an expanded community space.

Staff will continue to work with the applicant within the Conservation Plan to soften the visual impact of the new construction to make it more complementary to the historic church complex and to this part of the Cabbagetown Northwest HCD. The design of the rehabilitated entrance will also be developed within the Conservation Plan and staff will continue to encourage the applicant to restore original elements of the church to the greatest extent possible once the narthex is removed and the state of the masonry is revealed. While the HCD Plan manages rather than prohibits change, the magnitude of change contained within this proposal was difficult to reconcile with the generally lower

scale, Victorian residential scale of Northwest Cabbagetown. However, within the context of broader community needs, and considering that the overall height of the project will not be generally experienced at the pedestrian level or scale, and with the possibility that further improvements will be made as the project evolves, in this instance, heritage staff support the application and recommend that City Council approve the application.

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SIGNATURE

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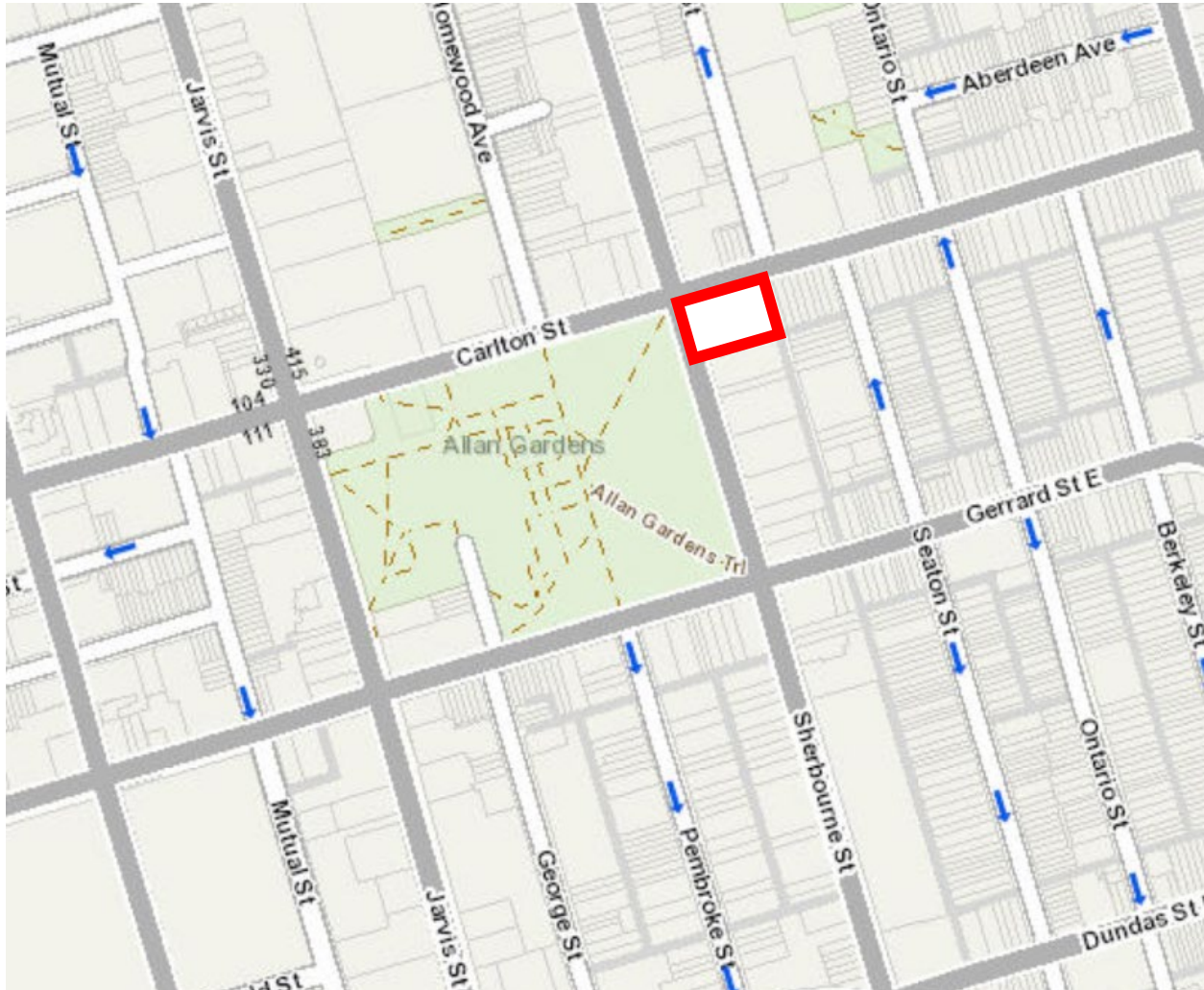
ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Aerial Map showing periods of construction & proposed retention and demolition scope
Attachment 3 - Photographs
Attachment 4 - Selected Plans, Drawings and Renderings
Attachment 5- Renderings Comparing the Current Proposed Scheme with the Scheme Approved in 2022

LOCATION MAP

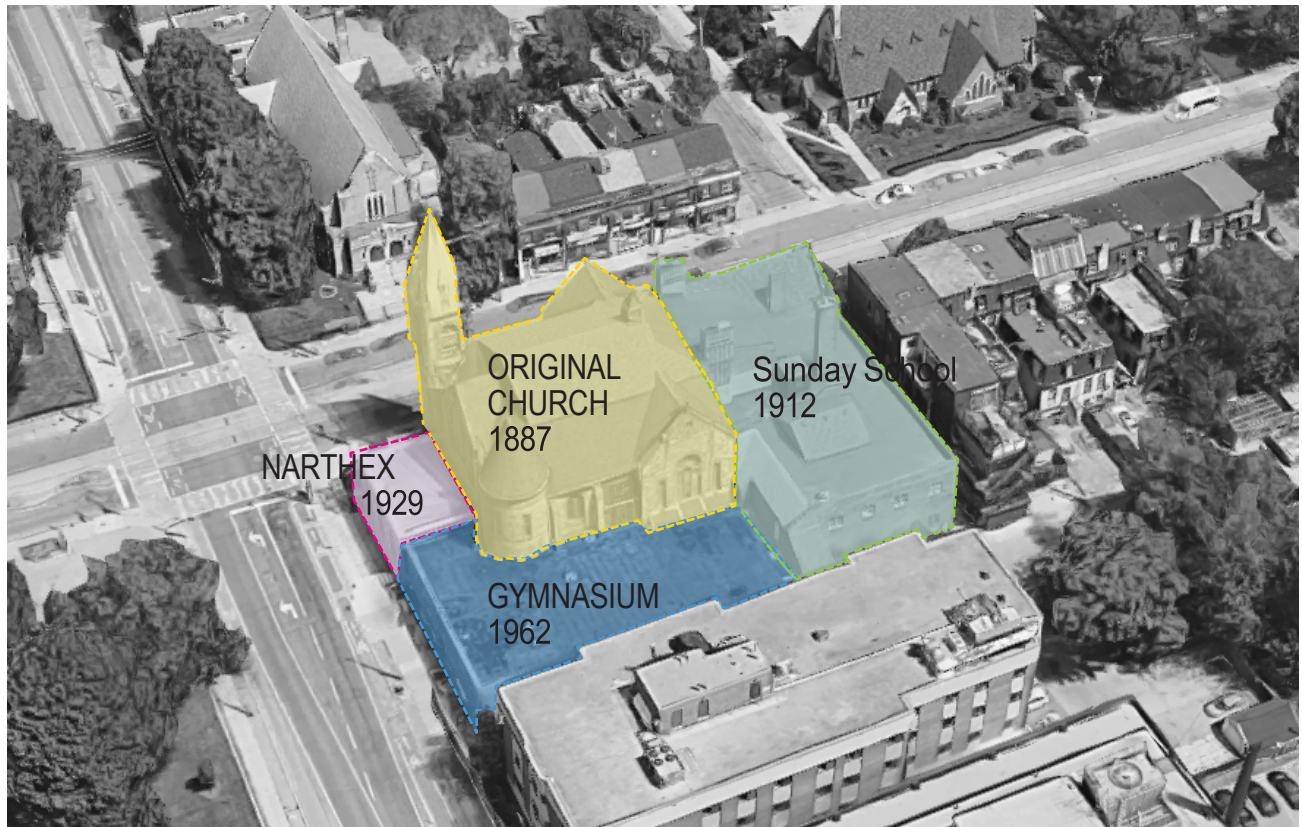
ATTACHMENT 1

353-355 Sherbourne Street, 157 Carlton Street



Location Map, showing the development site at 353-355 Sherbourne Street & 157 Carlton Street indicated by the red rectangle. The property boundaries are approximate (iView, City of Toronto)

353-355 Sherbourne Street, 157 Carlton Street



Aerial map showing the evolution of the site. (Source Google Maps; annotated by ERA)



1890s archival photograph showing 353 Sherbourne Street (Toronto Public Library)



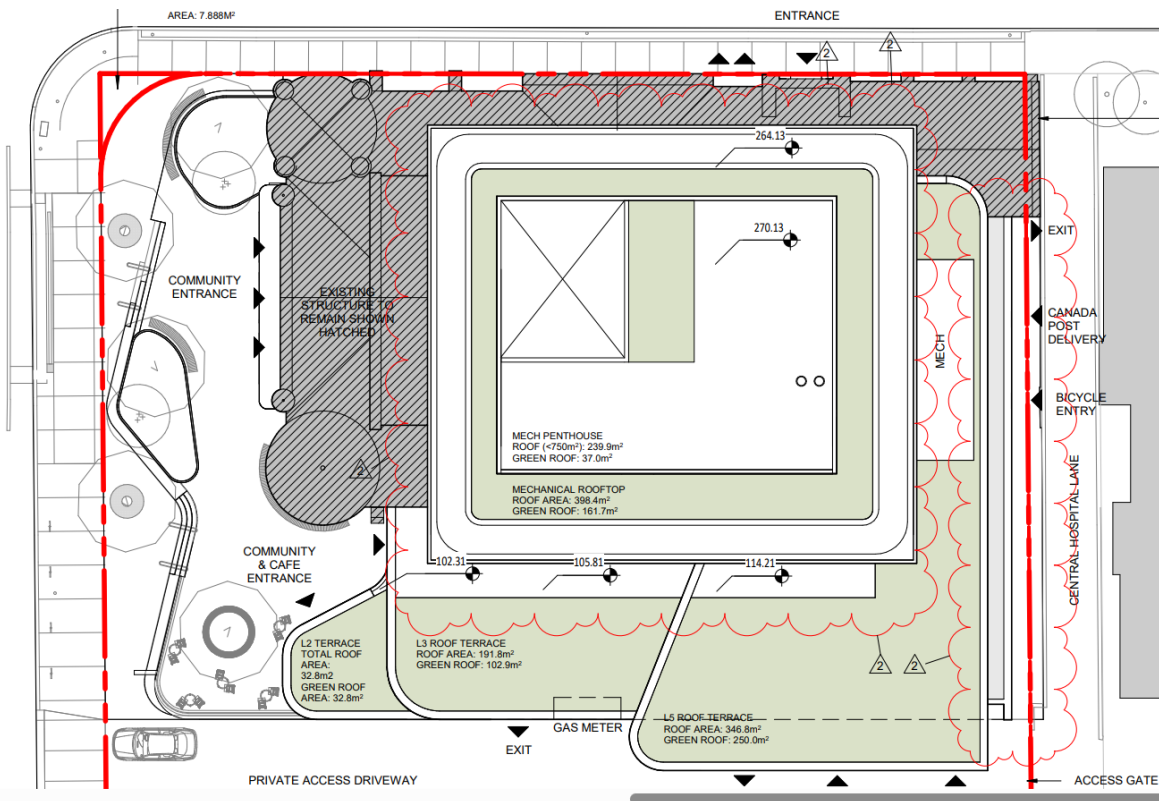
West elevation of 353 Sherbourne Street looking east from Sherbourne Street (ERA Architects)



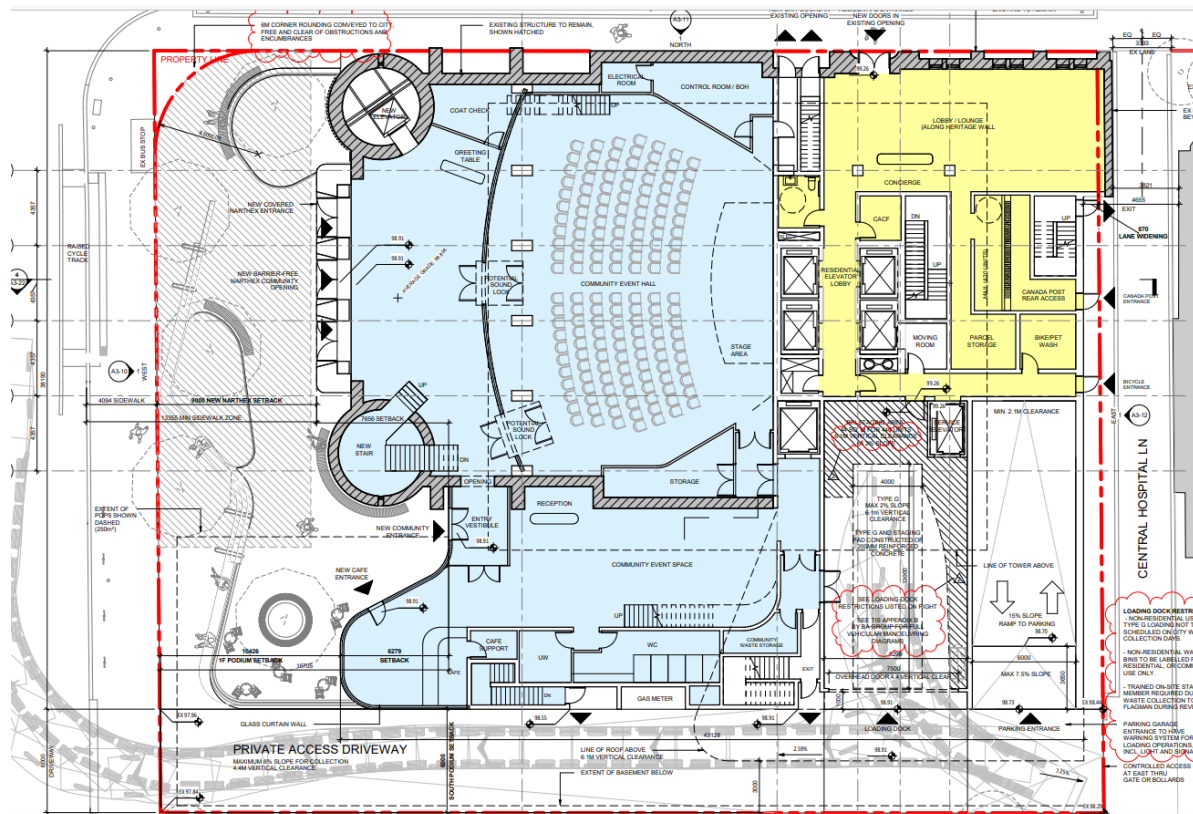
View of the north and west elevations of 353 Sherbourne Street, looking south-east from Sherbourne Street and Carlton Street (ERA Architects)



View of the east and south elevations of the 1912 Sunday school addition at 353 Sherbourne, looking north-west from laneway (ERA Architects)



Site Plan and context of the proposed development. (KPMB Architects)



Ground floor Plan (KPMB Architects)



Rendering of the proposed development as seen from Allan Gardens. (KPMB Architects)



Rendering of the proposed development as seen looking south-west from Carlton Street. (KPMB Architects)



In-Place Retention and Restoration



Demolition

- A 1887 Church facade and roof retention
- B 1912 Sunday School facade and roof retention
- C 1929 narthex demolition
- D 1969 gymnasium demolition
- E Sunday School vernacular addition demolition
- F Church roof and interior configuration demolition

Diagrammatic representation of the proposed retention and demolition scope. (ERA Architects)

**RENDERINGS COMPARING CURRENT PROPOSED SCHEME WITH
SCHEME APPROVED IN 2022**



Rendering of Sherbourne Street frontage from 2022 scheme (KPMB Architects)



Rendering of current Sherbourne Street frontage (KPMB Architects
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View of 2022 approved development proposal as seen from the south-west along Sherbourne Street. (KPMB Architects)



View of the current proposal as seen from the south-west along Sherbourne Street. (KPMB Architects)



View of the 2022 approved proposal as viewed from the south-east along Carlton Street (KPMB Architects)



View of the current proposal as viewed from the south-east along Carlton Street (KPMB Architects)