

6-8 and 10-12 Sumach Street - Alterations to Designated Heritage Properties Under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: April 27, 2026

To: Toronto Preservation Board

Toronto and East York Community Council

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 designated heritage properties at 6-8 Sumach Street and 10-12 Sumach Street under Section 33 of the Ontario Heritage Act, in connection with a proposed development of the subject property, and that Council grant authority to enter into a Heritage Easement Agreement.

The subject property contains two Victorian-era terrace house-form buildings that are designated under Part IV of the Ontario Heritage Act. Built as two identical pairs between 1886 and 1888, the four properties at 6-8 Sumach Street and 10-12 Sumach Street are valued as fine surviving examples of late Victorian era workers' housing that proliferated in the King-Parliament area during the second half of the 19th century.

On December 16 and 17, 2025, City Council stated its intention to designate the properties at 6-8 Sumach Street and 10-12 Sumach Street under Part IV of the Ontario Heritage Act, and on February 4, 2026, enacted Designation By-law No. 90-2026.

The proposed development application for the subject site includes the relocation of the two heritage buildings on the development site and the construction of two new mixed-use and residential towers. Heritage Planning staff are satisfied that the proposed alterations conserve the subject heritage properties and are consistent with the existing policy framework. The heritage impacts of the proposal are appropriately mitigated through the overall conservation strategy.

The development of the property requires the demolition of the “Cube House” at 1 Sumach Street. Staff and the applicant explored possible retention and relocation strategies for the listed heritage property but no reasonable solution could be identified.

However, given the visibility and community interest in the Cube House, and the agreement between the City and the project heritage consultants that the property has heritage value sufficient to warrant commemoration, the applicant will prepare a robust Interpretation Plan for the site, including commissioning an artist to work with the community on a creative art installation to honour the presence of this intriguing residence.

RECOMMENDATIONS

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

1. City Council approve the alterations to the designated heritage properties at 6-8 and 10-12 Sumach Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of two new mixed-use and residential buildings with such alterations to the designated properties substantially in accordance with the plans and drawings dated March 12, 2026, prepared by RAW Architects Inc., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment dated July 11, 2025, with revisions March 16, 2026, and April 15, 2026, prepared by ERA 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 the conditions as set out below.

2. City Council direct that its consent to the application to alter the designated heritage properties at 6-8 and 10-12 Sumach Street, in accordance with Part IV, Section 33 of the Ontario Heritage Act, are subject to the following conditions:

a. prior to the issuance of any permit for all or any part of the properties at 1, 6-8 and 10-12 Sumach 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. 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 properties at 6-8 and 10-12 Sumach Street, to the satisfaction of the Senior Manager, Heritage Planning;

2. provide full documentation of the Cube House at 1 Sumach Street, to the satisfaction of the Senior Manager, Heritage Planning;

3. execute and register on title a Heritage Easement Agreement with the City for the properties at 6-8 and 10-12 Sumach Street, substantially in accordance with the plans and drawings dated March 12, 2026, prepared by RAW Architects Inc., and the Heritage Impact Assessment dated July 11, 2025, with revisions March 16, 2026, and April 15, 2026, prepared by ERA Architects Inc., all on file with the Senior Manager, Heritage

Planning, subject to and in accordance with the Conservation Plan required in Recommendation 2.a.1 above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor;

4. 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;

5. 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;

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

7. submit a Signage Plan for the designated properties retained within the proposed development to the satisfaction of the Senior Manager, Heritage Planning;

8. 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; and

9. 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.

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 6-8 and 10-12 Sumach Street.

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

FINANCIAL IMPACT

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 October 23, 2019, City Council adopted the King-Parliament Secondary Plan Review - Proposed Secondary Plan containing the King-Parliament Cultural Heritage Resource Assessment (CHRA). The CHRA identified over 275 properties of potential cultural heritage value, including the properties at 1, 6-8 and 10-12 Sumach Street.
<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE9.32>

On December 16, 17, and 18, 2020, City Council adopted the inclusion of 257 properties on the City of Toronto's Heritage Register that were identified through the King-Parliament Secondary Plan Study (2019), including the properties at 1, 6-8 and 10-12 Sumach Street.
<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE21.21>

On May 5 and 6, 2021, City Council adopted item TE24.11: King-Parliament Secondary Plan Review - Final Report, Secondary Plan and Zoning By-law Amendments.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.11>

On November 24, 2021, City Council adopted, as amended, a report providing information and identifying a preliminary set of issues regarding Official Plan and Zoning By-law Amendment and Rental Housing Demolition applications for the subject property.
<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE29.31>

On December 16 and 17, 2025, City Council stated its intention to designate the heritage properties at 6-8 and 10-12 Sumach Street under Part IV of the Ontario Heritage Act.
<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH26.15>

BACKGROUND

Site and Context

The development site, 1 Sumach Street, 2A-16 Sumach Street and 90 Eastern Avenue, is located on Sumach Street north of Eastern Avenue, near the northeast side of the corner of Eastern Avenue and Cherry Street, in the Corktown neighbourhood. The subject property includes the following five heritage properties:

- 6-8 and 10-12 Sumach Street - two pairs of semi-detached house-form buildings designated under Part IV of the Ontario Heritage Act. The buildings represent a key building typology in the King-Parliament area, which originated in the 1800s as a residential and institutional enclave with detached, semi-detached and row houses. These semi-detached properties are distinguished by their adaptation of the Ontario House type in response to the narrow lots and high density of

housing. The property's full Statement of Significance along with list of heritage attributes can be found in Designation By-law 90-2026.

- 1 Sumach Street - a residential building composed of three adjoining 3-storey cube-structures situated atop a steel column and listed on the City's Heritage Register.

The remaining properties on the subject site, 2A Sumach Street, 4 Sumach Street, 14-16 Sumach Street, and 90 Eastern Avenue, are not listed on the City's Heritage Register, designated under Part IV or Part V the OHA, or identified as having potential heritage value.

On April 17, 2026, a Heritage Permit application was made to allow for alterations to the heritage buildings on the subject site. A Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated July 11, 2025, with revisions March 16, 2026, and April 15, 2026, was submitted to support the development application.

Proposal

The development application proposes the construction of a 55-storey residential tower on the eastern portion of the development site and a 59-storey mixed-use tower on the western portion of the development site. The designated heritage properties at 6-8 Sumach Street and 10-12 Sumach Street are proposed to be relocated approximately 14 metres to the south of their current location and retained within the base building of the west tower.

The remaining buildings on the site, including the listed heritage property at 1 Sumach Street, are proposed to be demolished.

Adjacent Heritage Properties

The subject property is considered adjacent to the following two properties that are Listed on the City's Heritage Register:

- 507 King Street East - a four-storey industrial warehouse building constructed in 1923. The property was listed as part of the King-Parliament Secondary Plan batch listing on December 16, 2020; and,
- 19 Sackville Street (Sackville Street Public School) - a two-storey educational building, constructed in 1887. The property was listed on the Heritage Register on March 15, 1974.

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)

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, 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.

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 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 as 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.

3.1.6.29. - Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site where:

- a) the heritage building or structure is not attached to or adjoining another building or structure;
- b) the location, orientation, situation or view of the heritage building is not identified in the Official Plan or as a cultural heritage value or attribute of the property, and/or the proposed relocation will not negatively affect the cultural heritage values or attributes of the property;
- c) the portion of the heritage building or structure that contains the identified cultural heritage values and attributes is being conserved in its entirety and will not be demolished, disassembled and/or reconstructed;
- d) the relocation on site does not conflict with any applicable Heritage Conservation District plans;
- e) a Heritage Property Conservation Plan is submitted that demonstrates that the removal and relocation of the building or structure within its existing property will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City; and
- f) these and any other related conditions are secured in a Heritage Easement Agreement prior to removal and relocation on site.

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 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>

COMMENTS

Heritage Planning staff have reviewed the most recent Heritage Impact Assessment (dated April 15, 2026) submitted in support of the proposal for conformity with the Planning Act, the Provincial Planning Statement, and the City's Official Plan heritage policies.

Proposed Development

The development application proposes two new towers on the subject site; a 55-storey residential tower on the eastern portion of the development site and a 59-storey mixed-use tower on the western portion of the development site. The relocated heritage buildings are proposed to be integrated into the base building of the west tower. The building relocation strategy will be coordinated with future construction and phasing plans.

The proposal will alter the 2.5-storey scale, form, and massing of the semi-detached house-form buildings on their rectangular plans with rear tails and gable roofs, as well as the brick, wood, and stone materials. Through the development application process, the design of the new construction has been revised to remove certain massing and projections that were originally proposed above the heritage buildings.

In this final revision, the new construction is primarily positioned behind and adjacent to the retained heritage buildings, conserving the heritage buildings and their pitched roof structures (with new massing set behind the rear roof slope). The proposed base building of the west tower is set back approximately 4.6 metres from the relocated principal (east) elevations, behind the reconstructed ridgeline of the heritage houses by approximately 0.5 metres. The massing is set back to reveal the north and south walls of the heritage buildings, at a corresponding street wall height.

A vertical mullion above the new canopy abutting the north elevation has been removed from the proposed building, and the bulk of the canopy at the main entrance has been reduced, increasing the visual permeability of the vestibule and the legibility of the north elevation from the street.

Conservation Strategy

The conservation strategy for the development involves the relocation of the heritage buildings at 6-8 Sumach Street and 10-12 Sumach Street approximately 14 metres south of their original location to accommodate the new construction. The full east (primary) elevations, south elevations, north elevations, and portions of the west (rear) elevation are all proposed to be retained and rehabilitated on the development site. The proposed work involves the removal of the rear tails; however, the primary structures will be conserved and the remaining fabric on the west wall will be retained as return walls in the project design. The details of the conservation and restoration work will be set out in a Conservation Plan to be completed to the satisfaction of the Senior Manager, Heritage Planning.

Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, a heritage building may be relocated within its property or development site where certain criteria, described in Official Plan policy 3.1.6.29, is met. Heritage Planning staff are satisfied that the proposed conservation strategy complies with the intent of the Official Plan policy and introduces additional mitigation measures to reduce the impacts of the new construction on the heritage buildings, which will maintain their three-dimensional integrity, scale, form and massing, and perception as two Ontario House buildings.

The setback, placement and orientation of the cultural heritage resources at 6-8 and 10-12 Sumach Street are heritage attributes of the property. Staff consider the impact of the proposed alteration to the placement of the buildings to be acceptable, as the proposed relocation is a modest adjustment from their existing location and conserves the relationship of the structures' built form to the public realm. The heritage resources will retain their east-facing orientation, location on the west side of Sumach Street, and existing setback.

While positioned in a new location on Sumach Street, all heritage attributes located on the street-facing elevations of the buildings, including the mirrored composition of the two east elevations and the window and door openings, will be retained and conserved. The east orientation of the heritage buildings will be maintained. The round-arched opening in the centre gable area will be retained, and a new louvered vent will be installed. As part of the conservation strategy, new windows and doors (which may be operable) will be installed in existing openings to match the heritage profile, using archival photographs and drawings where available. The stained glass in the door transom at 8 Sumach Street will be protected during the proposed relocation and preserved. Significant architectural details, including the wooden bargeboards, door and transom trim, and carved brackets, will be repaired and restored.

The heritage consultant has confirmed that the buildings at 6-8 Sumach Street and 10-12 Sumach Street are not structurally attached to or adjoining another building or structure. The north and south (side) elevations are proposed to be retained in their entirety and will be clad in matching brick veneer; however, portions of the elevations may need to be reconstructed to mitigate potential condition issues which will be confirmed during relocation. The existing openings on the side elevations will be retained.

The interior second floor within 6-8 Sumach Street and 10-12 Sumach Street is proposed to be removed. To minimize the visual impact that the proposed double height amenity space would have on the historic character and appearance of the historic two-storey house form building, the applicant is proposing to include interior walls with the original side walls of above noted heritage buildings on both the east and west sides (to a depth of approximately 1.2- and 1.6 metres) and introducing load-bearing beams behind the retained heritage elevations at the approximate height of the second floor. The historic continuation of the roofline will be included within the vestibule.

Cube House (1 Sumach Street)

The existing Cube House residence at 1 Sumach Street was constructed in 1996 as an iteration of the Kubuswoningen (“cube house”) design by Dutch architect Piet Blom, first introduced in the Netherlands in the mid-1970s. The structure was identified as having potential cultural heritage value by Heritage Planning staff through the King-Parliament Secondary Plan Review (2019) and was subsequently listed on the Heritage Register.

In the early stages of the project, staff reviewed material prepared by the project’s heritage consultant and explored possible retention and relocation possibilities for 1 Sumach Street. However, no reasonable solution could be identified by either the owner or the City, and heritage staff concurred with the heritage consultant that “the Cube House,” as it is generally known was not suitable for successful integration. However, given the visibility and community interest in the Cube House, and the agreement between the City and the owner that the property has heritage value sufficient to warrant commemoration, the existing building will be fully documented prior to demolition and commemorated through a robust commemoration strategy.

The applicant has retained an artist who will develop a commemorative installation. The artist intends to use reclaimed materials from the Cube House and is currently gathering feedback from the community on elements that should be celebrated to shape the installation. The applicant had also engaged with groups and third parties regarding interest in acquiring the building for potential off-site relocation.

Adjacent Heritage Resources

The HIA asserts that the proposed development is not anticipated to negatively impact the heritage value of the adjacent Listed properties at 507 King Street East and 19 Sackville Street, as the potential impacts of the proposed development does not negatively impact the relationship between the development site and the adjacent heritage properties. Heritage Planning staff concur with this assessment and are satisfied that the proposed development does not alter the cultural heritage value of the adjacent heritage properties.

Conservation Plan

Official Plan policy 3.1.6.29 (e) states that when a heritage building is relocated, a Conservation Plan will be submitted that demonstrates that the removal and relocation will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City. Should Council approve the proposed conservation strategy, the applicant should be required to submit a Conservation Plan for the work described in the HIA 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, the proposed two-step on-site relocation process (including the use of an interim location as coordinated through the construction phasing plan), a detailed plan describing how the heritage buildings at 6-8 and 10-12 Sumach Street will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation 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

Staff is recommending that the applicant be required to provide a Heritage Lighting Plan. The Heritage Lighting Plan should provide details of how the heritage properties will be lit so that their unique heritage character is highlighted.

Landscape Plan

Should Council approve the proposed conservation strategy for the proposed development, the applicant should be required to provide a final Landscape Plan to the satisfaction of the Senior Manager, Heritage Planning.

Signage Plan

Should Council approve the proposed conservation strategy, the applicant should be required to submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning. 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.

Heritage Easement Agreement

Official Plan policy 3.1.6.29 (f) states that when a heritage building is relocated, conditions are secured in a Heritage Easement Agreement prior to removal and relocation on site. Staff is therefore recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of 6-8 and 10-12 Sumach Street.

CONCLUSION

Heritage Planning staff are supportive of the alterations proposed for the designated heritage properties at 6-8 and 10-12 Sumach Street in the context of the conservation and mitigation strategies proposed for the subject site. Heritage Planning staff support the relocation strategy and conservation strategy and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage properties, including commemoration of the Cube House at 1 Sumach Street.

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. Staff recommend that Council approve the proposed alterations and grant authority to enter into a Heritage Easement Agreement.

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SIGNATURE

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ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Selected Drawings

6-8 and 10-12 Sumach Street

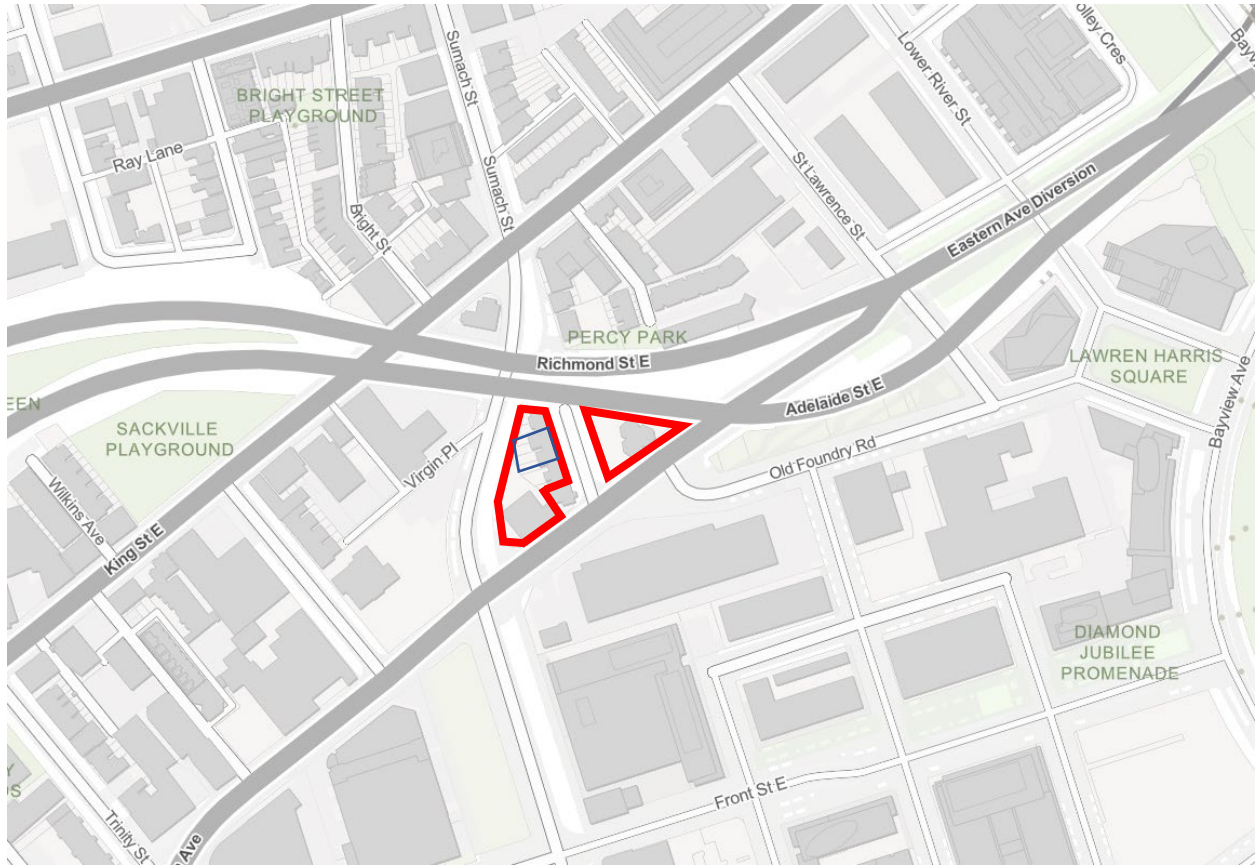


Figure 1. Location Map showing the development site in red with the property at 6-8 and 10-12 Sumach Street outlined in blue, located on the north side of Eastern Avenue in the West Don Lands neighbourhood. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

6-8 and 10-12 Sumach Street



Figure 2: East (principal) elevations of the properties at 6-8 and 10-12 Sumach Street (Heritage Planning, 2025).



Figure 3: East (primary) elevations of the properties at 6-8 and 10-12 Sumach Street, and the south (side) elevation of 6-8 Sumach Street, looking northwest (Heritage Planning, 2025).

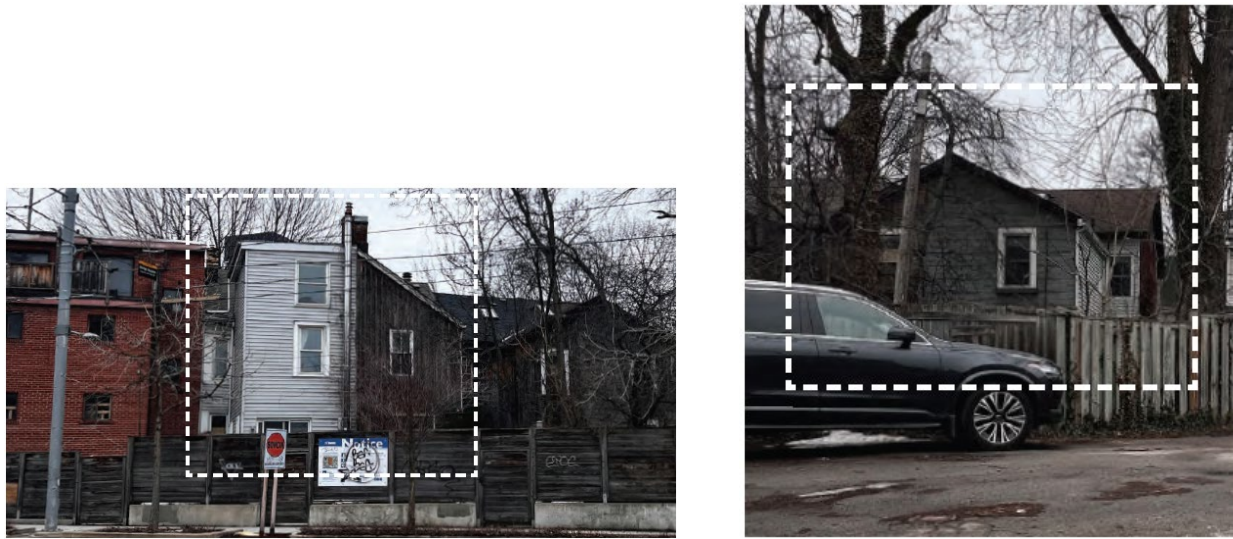


Figure 4: West (rear) elevation of 6-8 Sumach Street (at right) and 10-12 Sumach Street (at left), looking east (ERA Architects Inc., 2026).



Figure 5: View of 1 Sumach Street, also showing the east (primary) elevations of 6-8 and 10-12 Sumach Street, looking northwest (ERA Architects Inc., 2026).

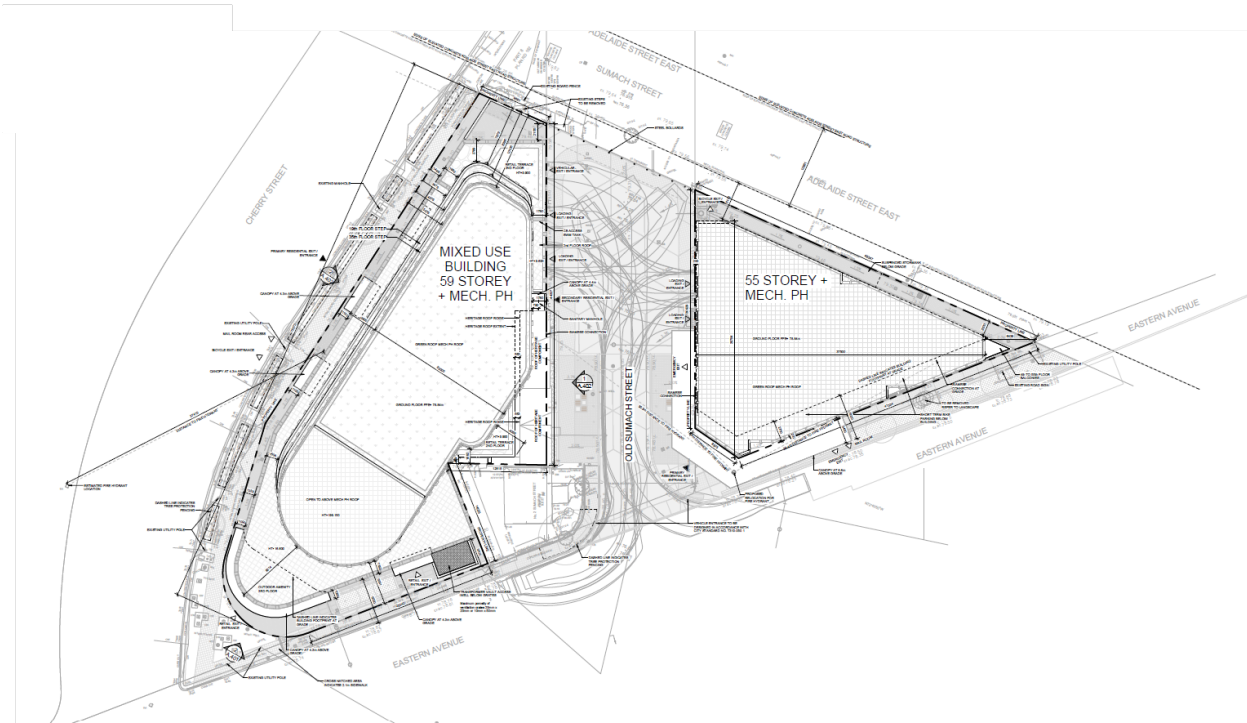


Figure 6: Proposed site plan for 1-16 Sumach Street included for illustration purposes (RAW Architects Inc., 2026).

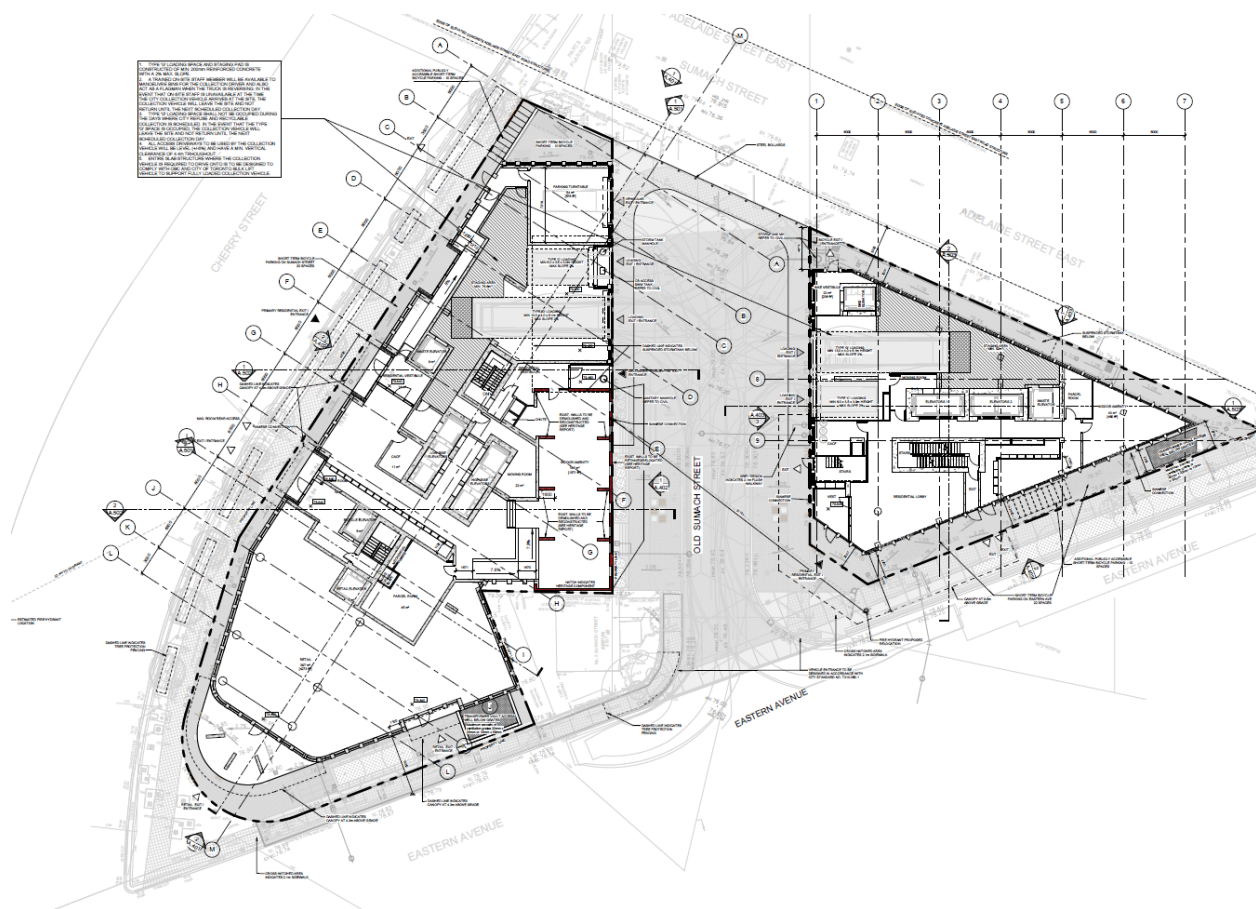


Figure 7: Proposed ground floor plan for 1-16 Sumach Street included for illustration purposes (RAW Architects Inc., 2026).

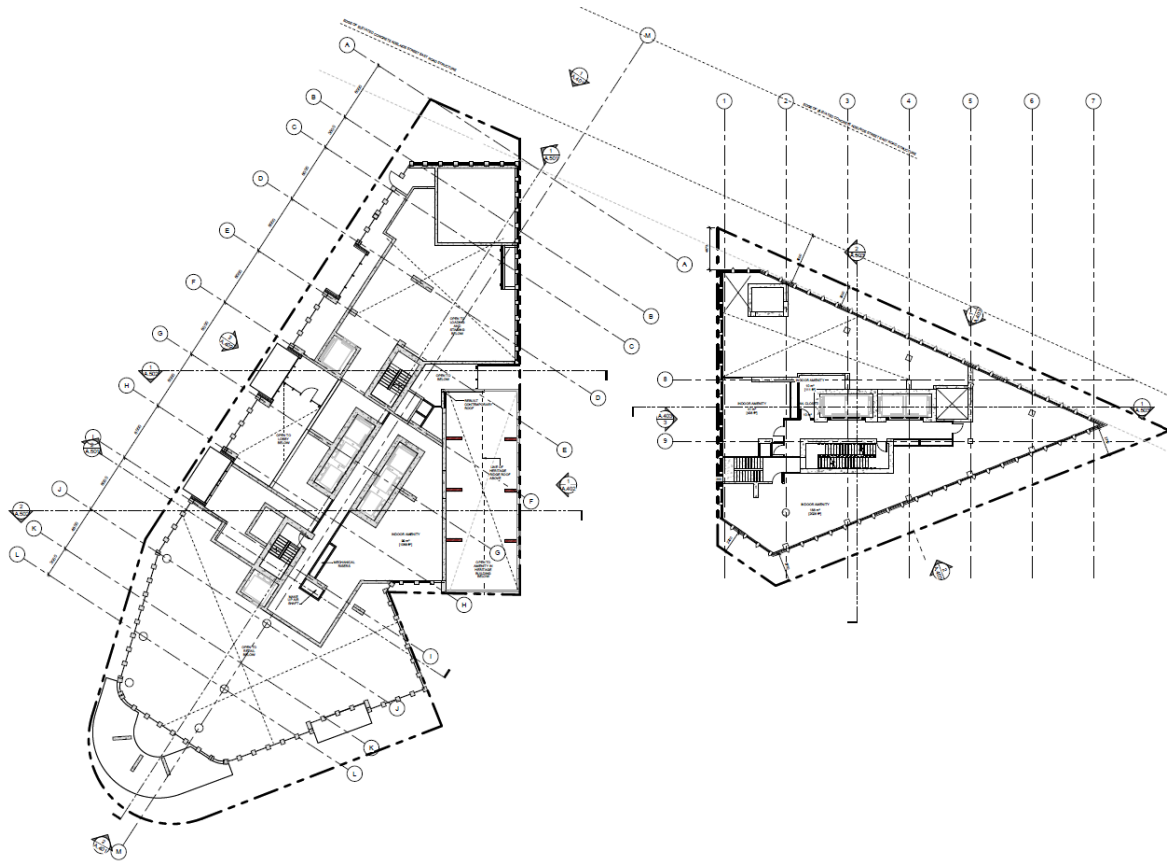


Figure 8: Proposed mezzanine plan for 1-16 Sumach Street included for illustration purposes (RAW Architects Inc., 2026).

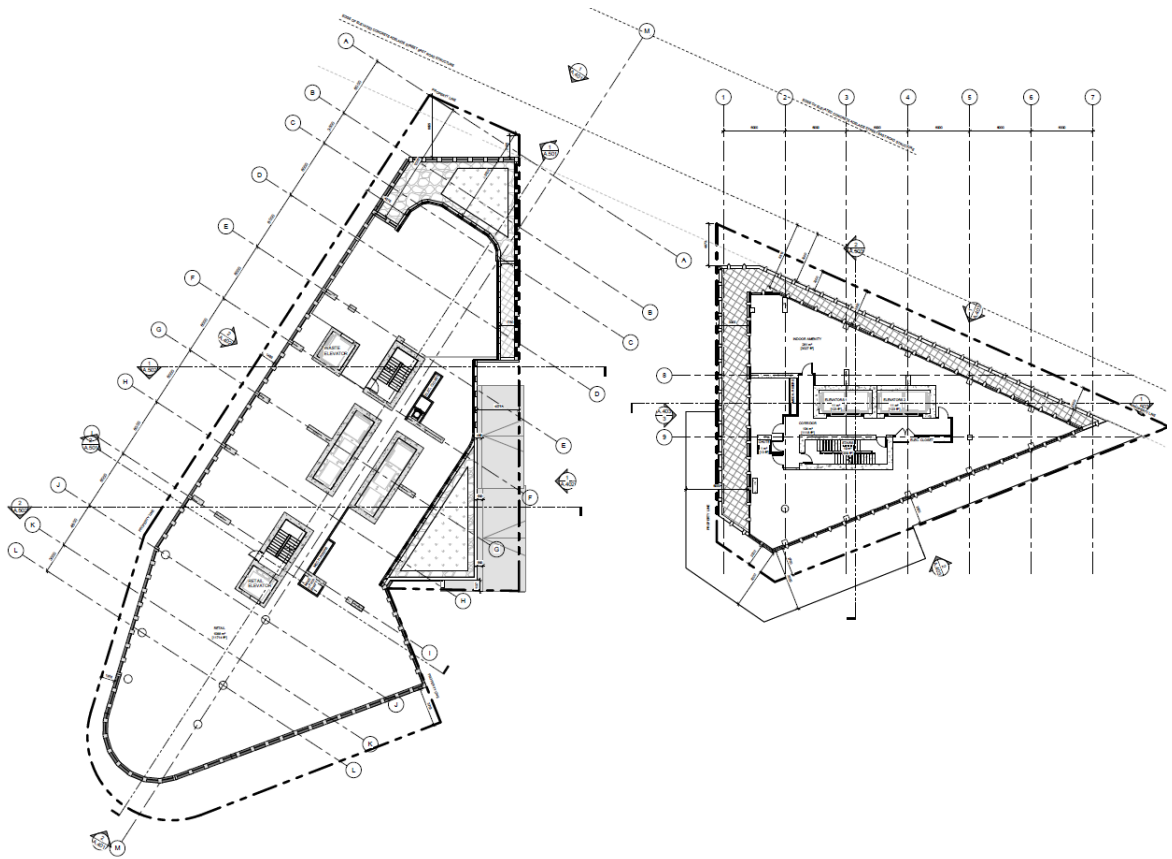


Figure 9: Proposed second floor plan for 1-16 Sumach Street included for illustration purposes (RAW Architects Inc., 2026).

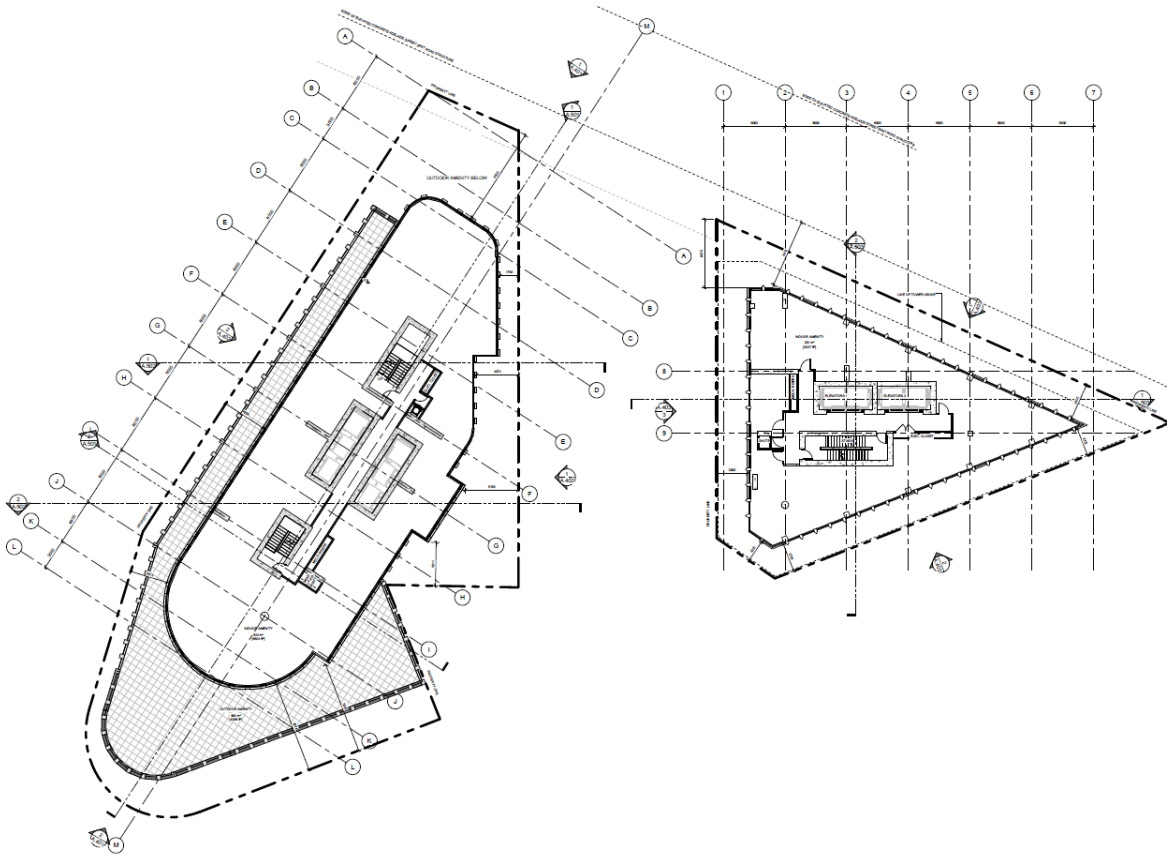


Figure 10: Proposed third floor plan for 1-16 Sumach Street included for illustration purposes (RAW Architects Inc., 2026).



Figure 11: Proposed south elevation of 1-16 Sumach Street (west tower) included for illustration purposes (RAW Architects Inc., 2026).

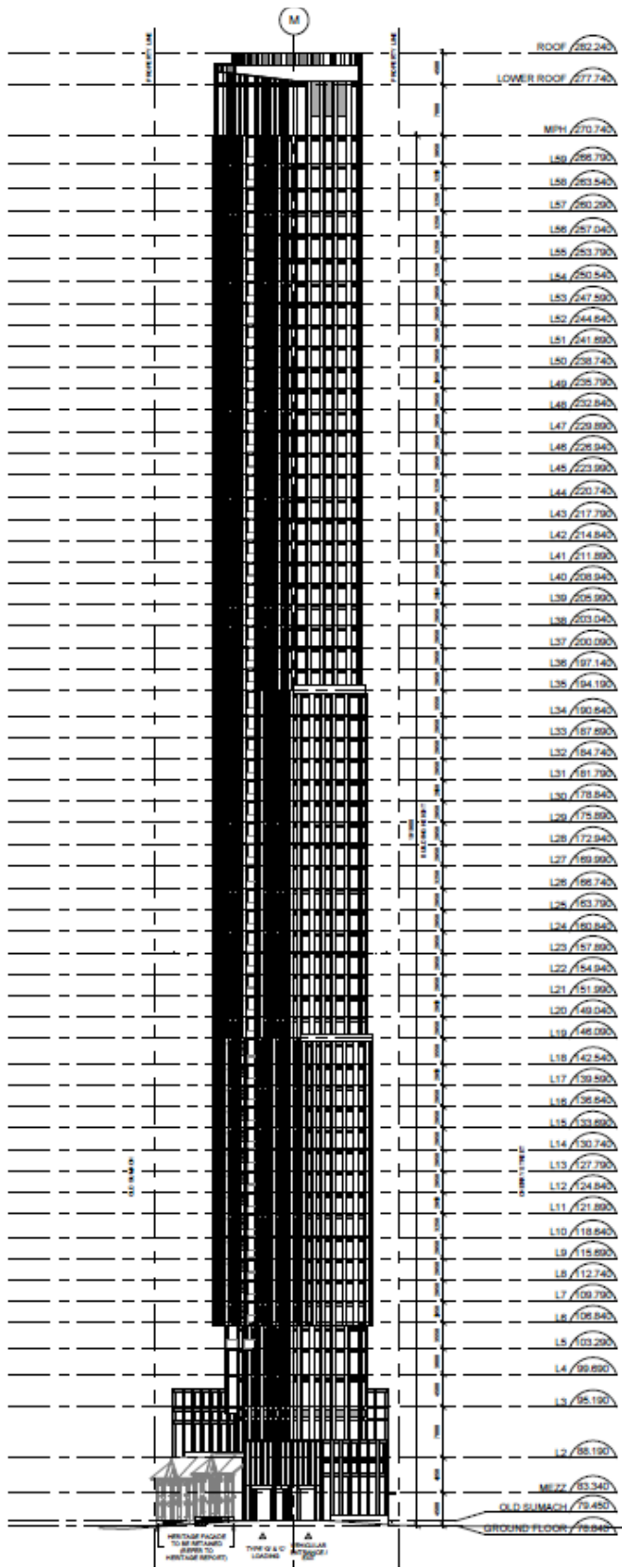


Figure 12: Proposed north elevation of 1-16 Sumach Street (west tower) included for illustration purposes (RAW Architects Inc., 2026).

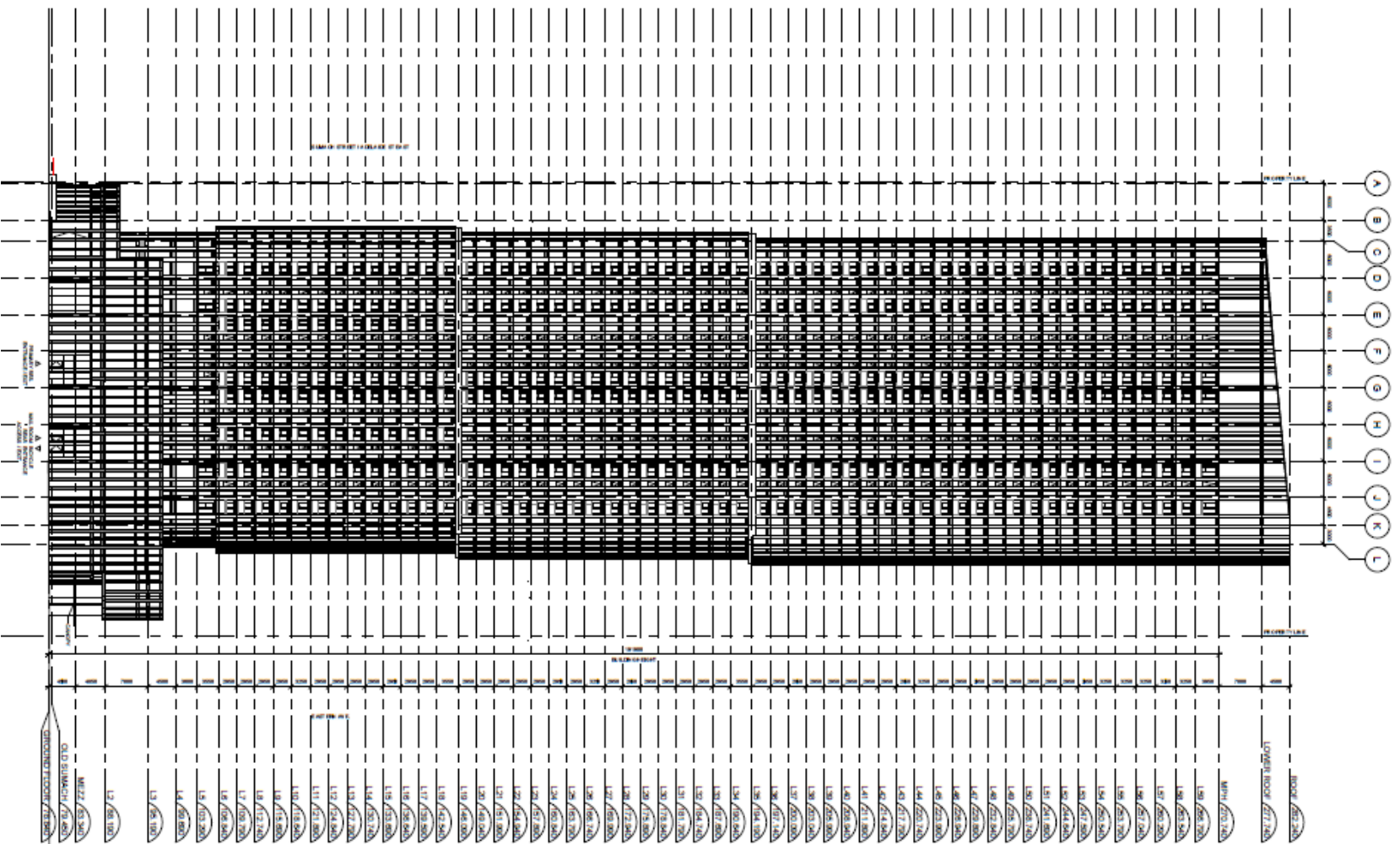


Figure 13: Proposed west elevation of 1-16 Sumach Street (west tower) included for illustration purposes (RAW Architects Inc., 2026).

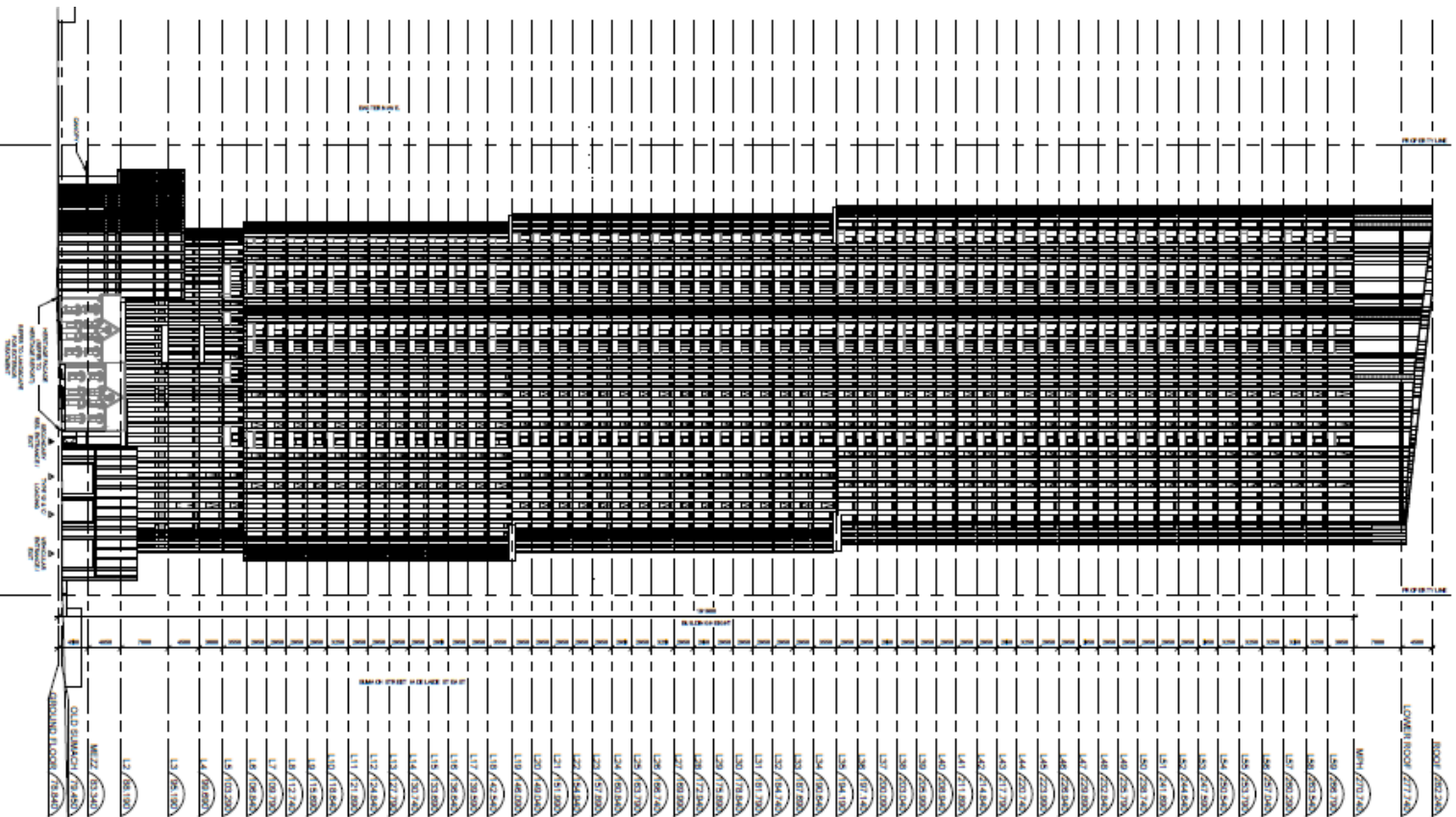


Figure 14: Proposed east elevation of 1-16 Sumach Street (west tower) included for illustration purposes (RAW Architects Inc., 2026).



Figure 15: Rendering of the relocated heritage buildings looking west (RAW Architects Inc., 2026).



Figure 16: Rendering of the interior of the relocated heritage buildings, looking north (RAW Architects Inc., 2026, annotated by ERA Architects Inc.).