

30-32 and 38-40 Huntley Street, 122-124 Isabella Street - Alterations to Attributes on Designated Heritage Properties Under Part IV Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: June 15, 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 30-32 and 38-40 Huntley Street and 122-124 Isabella Street under Section 33 of the Ontario Heritage Act, in connection with a development on the subject property, and that Council grant authority to enter into a Heritage Easement Agreement.

The property contains three properties designated under Part IV of the Ontario Heritage: 30-32 Huntley Street; 38-40 Huntley Street; and 122-124 Isabella Street. The property also contains 34 Huntley Street, a property listed on the City of Toronto's Heritage Register that staff have determined does not meet the criteria under Ontario Regulation 9/06 of the Ontario Heritage Act and will be demolished as part of the proposal.

On May 25, 2026, Council stated its intention to designate 30-32 Huntley Street, 38 and 40 Huntley Street and 122-124 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act.

The proposed development application for the subject site includes the relocation of the two heritage buildings on the development site and the construction of a residential tower. Heritage Planning staff are satisfied that the proposed alterations conserve the subject heritage properties and are consistent with the existing policy framework.

Heritage Planning staff are satisfied that the proposed alterations conserve the onsite heritage properties and are consistent with the existing policy framework. The heritage impacts of the proposal are appropriately mitigated by the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council approve the alterations to the designated heritage properties at 30-32, 38-40 Huntley Street and 122-124 Isabella Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a two-tower residential complex at 56 and 60 storeys respectively. with such alterations to the designated properties substantially in accordance with the plans and drawings dated April 23, 2026, prepared by Diamond Schmitt Architects and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment dated April 23, 2026, prepared by ERA Architects 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 30-32, 38-40 Huntley Street and 122-124 Isabella 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 30-32, 38-40 Huntley Street and 122-124 Isabella 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 30-32, 38-40 Huntley Street and 122-124 Isabella Street, to the satisfaction of the Senior Manager, Heritage Planning;

2. execute and register on title a Heritage Easement Agreement with the City for the properties at 30-32, 38-40 Huntley Street and 122-124 Isabella Street substantially in accordance with the plans and drawings dated April 23, 2026, prepared by Diamond Schmitt Architects, and the Heritage Impact Assessment dated April 23, 2026, prepared by ERA Architects 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;

3. 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;

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 designated properties retained within 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 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

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 for 30-32, 38-40 Huntley Street and 122-124 Isabella Street; and

b. that prior to the release of an existing Letter of Credit 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 have been completed in accordance with the approved Conservation Plan and Interpretation Plan 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.

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 30-32, 38-40 Huntley Street and 122-124 Isabella 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 August 18, 1976, City Council included the properties at 30 and 32 Huntley Street on the City of Toronto's Heritage Register.

on May 6, 1991, City Council included the properties at 34, 38 and 40 Huntley Street and 122 and 124 Isabella Street on the City of Toronto's Heritage Register.

On May 20 and 21, 2026, City Council stated its intention designate the properties at 30 and 32 Huntley Street, 38 and 40 Huntley Street and 122-124 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act. <https://secure.toronto.ca/council/agenda-item.do?item=2026.PH30.10>

BACKGROUND

Site and Context

The development site is located along the west side of Huntley Street with Isabella Street to the south and Mount Pleasant Road to the north. The site is located in the North St. James Town neighbourhood. The subject property contains the following heritage properties:

- 30-32 Huntley Street contains a two-and-a-half storey, semi-detached house-form building constructed in 1884 and attributed to architect George Lalor. The property was Listed on the City of Toronto's Heritage Register on August 18, 1976.

- 34 Huntley Street contains a two-and-a-half storey house-form building constructed in 1905 and attributed to architects Sproatt and Rolph. The property was Listed on the City of Toronto's Heritage Register on May 6, 1991.
- 38-40 Huntley Street contains a two-and-a-half storey house-form building constructed in 1884 and attributed to architect George Lalor. The property was Listed on the City of Toronto's Heritage Register on May 6, 1991.
- 122-124 Isabella Street contains a two-and-a-half storey house-form building constructed in 1901 and attributed to architects Chadwick and Beckett and contractor R. Chalkley and Sons. The property was Listed on the City of Toronto's Heritage Register on May 6, 1991.
- On May 20 and 21, 2026, City Council stated its intention designate the properties at 30 and 32 Huntley Street, 38 and 40 Huntley Street and 122-124 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act.

On May 25, 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, dated April 23, 2026, was submitted to support the development application.

Proposal

The development application proposes the construction of a 56-storey south tower and a 60-storey north tower, each with a podium that integrates selective heritage retention, relocation and façade conservation. The development proposal includes in-situ retention of the façades as certain return walls at 122-124 Isabella Street and the relocation of 30-32 and 38-40 Huntley Street. The buildings at 30-32 Huntley Street will be relocated 0.5 metres west and 2.5 metres south from its original location and 38-40 Huntley Street will be relocated 3.1 metres east and 1.7 metres south from its original location and retained in front of the north tower. The space between the two buildings, where 34 Huntley Street is located, will feature a glazed, double height lobby space that encloses a portion of the relocated heritage building's side walls.

34 Huntley Street will be demolished as part of the proposal and replaced by the double height glazed amenity space.

Adjacent Heritage Properties

The subject property is considered adjacent to the following property on the City's Heritage Register:

571 Jarvis Street, designated under Part IV of the Ontario Heritage Act. The property contains a three-storey structure with a contemporary addition. The original structure was constructed as a residence in 1875 for clothing manufacturer William R. Johnston, and designed by architectural firm Langley, Langley and Burke.

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) (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.
- Conservation of cultural heritage and archaeology.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

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.

Policy 4.6.2 states that "Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

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

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 23, 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 proposed development includes a two-tower residential complex at 56 and 60 storeys respectively. The scheme incorporates retention, relocation and conservation of heritage structures at 30-32 Huntley Street, 38-40 Huntley Street and 122-124 Isabella Street.

The east (primary), north, south and a portion of the west (rear) of 30-32 and 38-40 Huntley Street will be retained and relocated on the site to be incorporated into the

podium of the 60-storey north tower. The north tower is setback 14.6 metres from Huntley Street and 10 metres from the north property line, with a 2.5 metre setback from the west (rear) property line. Setbacks for the north tower from the relocated façades are 12.6 metres from the east façade and 5.2 metres from the south façade of 30-32 Huntley Street and 12.6 metres from the east and 3.7 metres from the north façade of 38-40 Huntley Street. The existing buildings at 34 Huntley Street and at 112, 114, 116, 118 and 120 Isabella Street are proposed to be demolished.

The south tower is set back 2.5 metres from the Huntley Street property line, 7.5 metres from the Isabella Street property line, and 6.7 metres from the rear property line. The interface with the retained façades of 122-124 Isabella Street provides setbacks of 5.7 metres from the south façade and 4.9 metres from the east façade.

At 30-32 and 38-40 Huntley Street, the entire massing of the north tower will be located west of the retained and relocated heritage buildings which conserves the three-dimensional integrity of the buildings. A glazed, double height lobby encloses a portion of the relocated heritage buildings, but staff will work with the applicant to ensure that appropriate materials are incorporated into this feature to allow the heritage resource to remain visible in their entirety at grade. The south tower podium includes the retained façades of 122-124 Isabella Street; the return portions of the north and west façades will also be retained to a depth of 4.9 metres and 4.8 metres respectively. The existing chimneys on the south and east elevations will also be retained.

Through the development application process, the integration of the new construction has been sensitively designed to mitigate the impacts on the heritage properties and improve the conservation strategy. Both towers incorporate appropriate design provisions to conserve key attributes of the heritage buildings on the site. The base building and streetwall are defined by the retained heritage properties at 30-32 and 38-40 Huntley Street and 122-124 Isabella Street. The new construction is located behind the relocated buildings, conserving their three-dimensional integrity and massing along Huntley Street.

Staff are satisfied that the property's heritage attributes are sufficiently conserved within the context of the overall conservation strategy.

Conservation Strategy

The conservation strategy for the development involves the relocation of the heritage buildings at 30-32 and 38-40 Huntley Street, the retention of the east, north and south façades and the reconstruction of lost heritage features based on archival evidence and the in-situ retention of the principal façades of 122-124 Isabella Street and restoration and repair of original heritage fabric.

The conservation strategy involves the relocation of the heritage buildings at 30-32 and 38-40 Huntley Street. 30-32 Huntley Street will be relocated 0.5 metres west and 2.5 metres south from its original location and 38-40 Huntley Street will be relocated 3.1 metres east and 1.7 metres south from its original location to accommodate the

proposed new construction and provide consistent street frontage along Huntley Street. The proposed conservation work at 30-32 Huntley Street includes brick and stone restoration, restoration of decorative wooden details including original wood entrance doors. The proposed conservation work at 38-40 Huntley Street includes brick and stone restoration, restoration of decorative wooden details, paint removal from exterior masonry, and replacement of contemporary entrance doors with new custom wooden doors to match the original doors at 30-32 Huntley Street.

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 the perception of two separate buildings.

Staff consider the impact of the proposed alteration to the placement of the buildings on Huntley Street to be acceptable, as the proposed relocation is a modest adjustment from their existing location and conserves the orientation and relationship of the built form to the public realm.

122-124 Isabella Street will be retained in-situ, and its principal façades will be repaired, restored and rehabilitated, with some alterations. The proposed conservation work includes brick restoration and selective replacement, repointing, stucco restoration and restoration of decorative wooden elements.

The final details of the conservation and restoration will be set out in the Conservation Plan to be completed to the satisfaction of the Senior Manager, Heritage Planning.

Adjacent Heritage Resources

The HIA anticipates no physical or visual impacts on the adjacent heritage resource. The building at 571 Jarvis Street is located across the street and will continue to have a visual relationship with the retained heritage façades at the base of the towers, maintaining the historic residential character of the street.

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 30-32 and 38-40 Huntley Street and 122-124 Isabella 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 30-32 and 38-40 Huntley Street and 122-124 Isabella Street.

CONCLUSION

Heritage staff have reviewed the architectural plans and drawings associated with this application and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated April 23, 2026, and find it consistent with the existing policy framework. The proposal includes the demolition of 34 Huntley Street, retention of 122-124 Isabella Street, and relocation of 30-32 and 38-40 Huntley Street. Staff will continue

to work with the applicant to ensure compatibility of materials on the new construction to integrate with and conserve the cultural heritage values of the adjacent heritage properties, as well as appropriate materiality at-grade to provide a complete view of the retained buildings within the podium of 30-34, 38-40 Huntley 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 for 30-32 and 38-40 Huntley Street and 122-124 Isabella Street.

CONTACT

Jennifer Guerin, Heritage Planner, Heritage Planning
Urban Design, City Planning
416-338-9458
jennifer.guerin@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Aerial Photograph
Attachment 3 – Photographs
Attachment 4 – Selected Drawings

LOCATION MAP

ATTACHMENT 1

30-32, 38-40 Huntley Street and 122-124 Isabella Street



Location Map showing the development site in red. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping)

AERIAL PHOTOGRAPH

ATTACHMENT 2

30-32, 38-40 Huntley Street and 122-124 Isabella Street



Aerial photograph showing the development site in red. This photo is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping, 2025)

PHOTOGRAPHS

ATTACHMENT 3

30-32, 38-40 Huntley Street and 122-124 Isabella Street



30-32 Huntley Street (ERA, 2025)



34 Huntley Street (ERA, 2025)



38-40 Huntley Street (ERA, 2025)

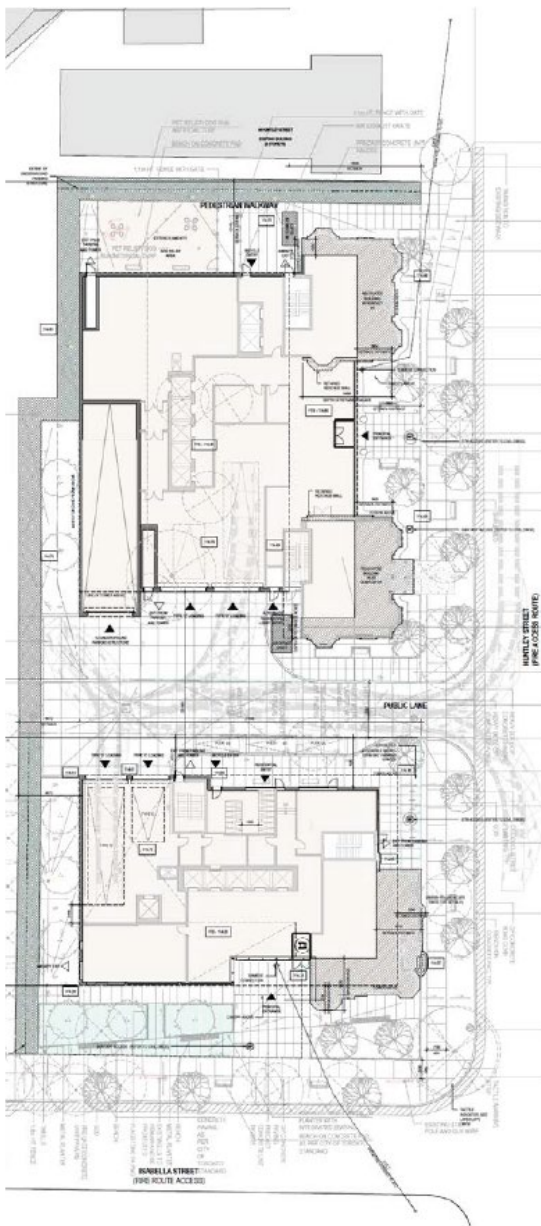


122-124 Isabella Street (ERA, 2025)

SELECTED DRAWINGS

ATTACHMENT 4

30-32, 38-40 Huntley Street and 122-124 Isabella Street



119. Site plan of the proposed development (DSAI, 2026).



120. First level of the proposed development (DSAI, 2026).

Site Plan for proposed development showing retained and relocated heritage properties at 30-32 and 38-40 Huntley and 122-124 Isabella Street in blue. (DSAI, 2026)

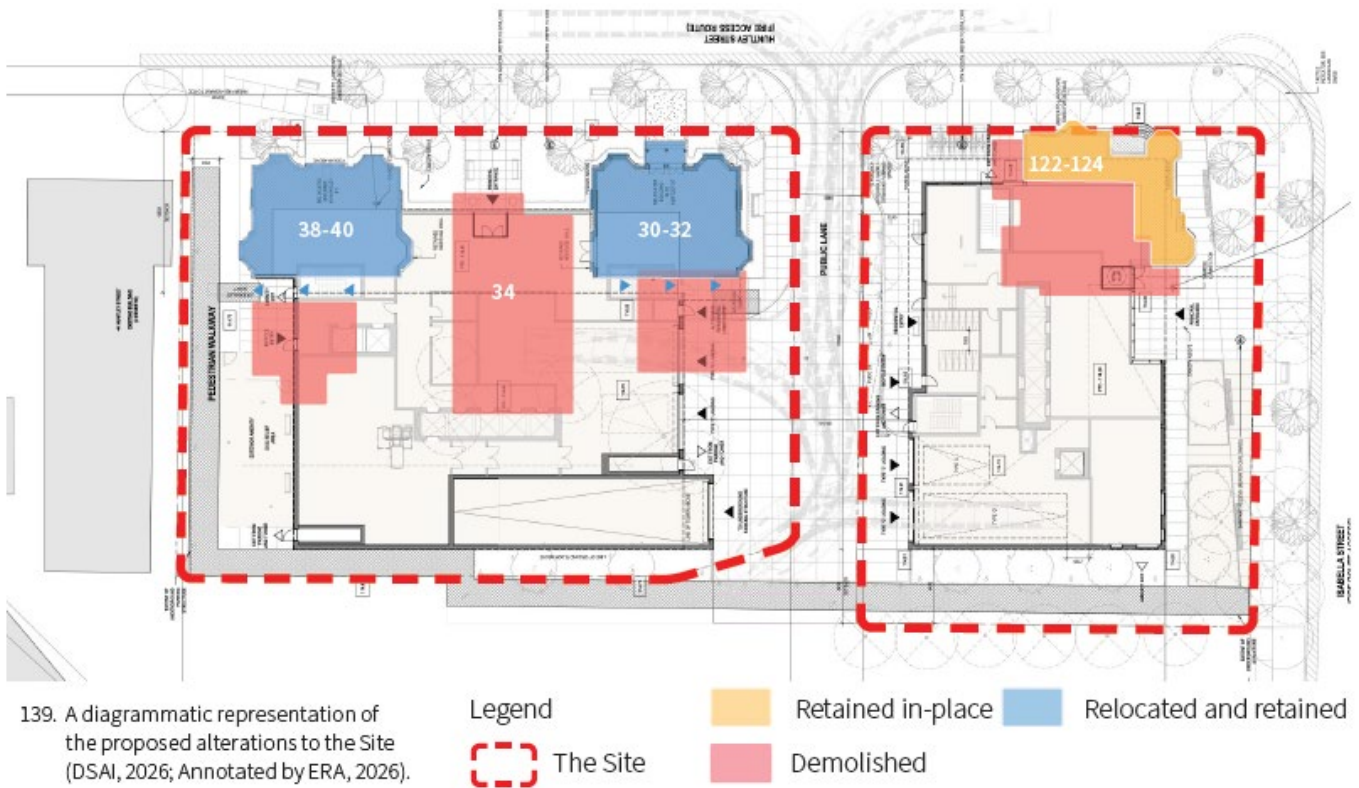


Diagram representing proposed alterations to the site. (DSAI, 2026, Annotated by ERA, 2026)



VIEW SOUTH-WEST FROM ISABELLA STREET

Rendering of the proposed development looking north-west, with 122-124 Isabella Street in the foreground (DSAI, 2026).

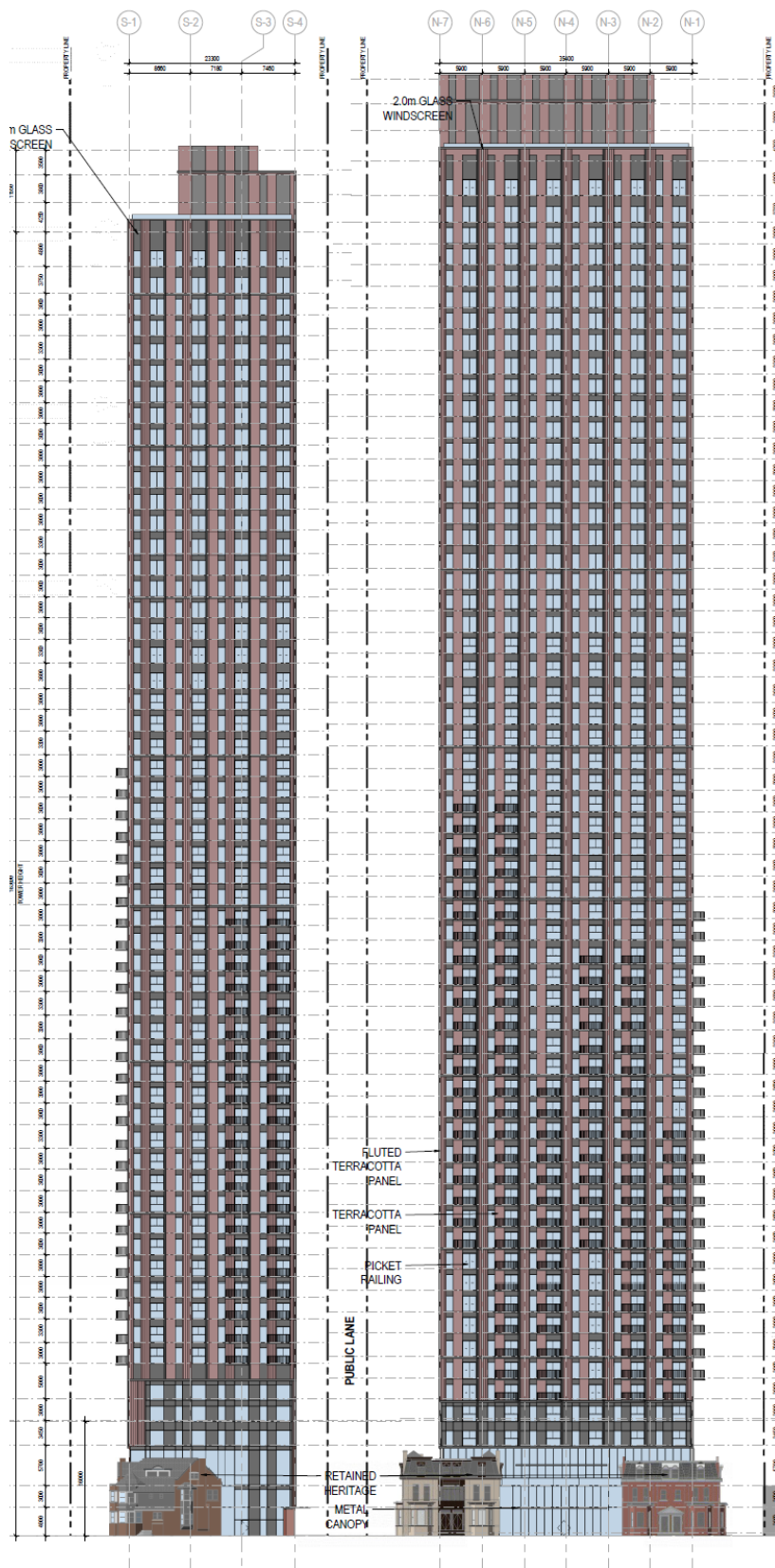


VIEW FROM NORTH-EAST

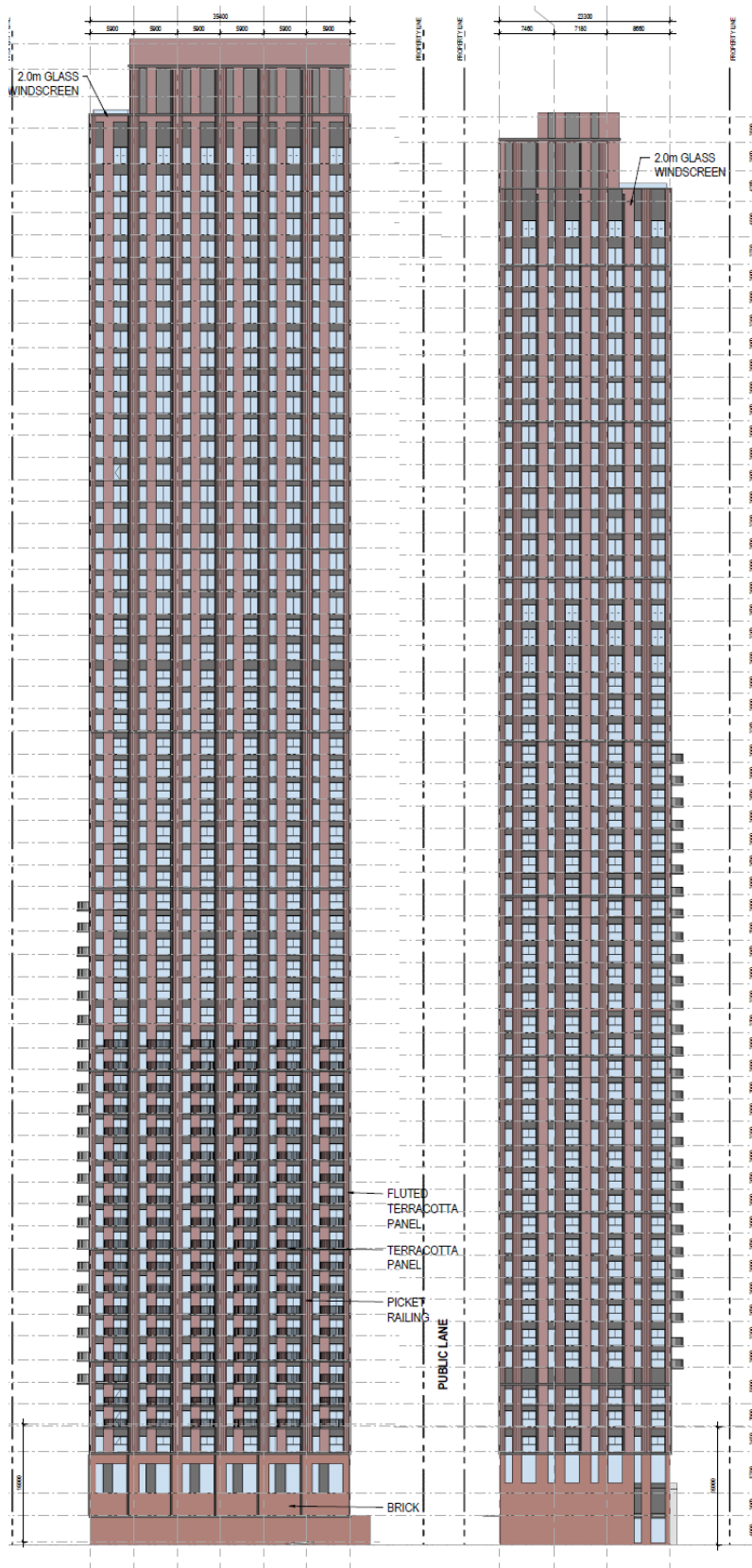
Rendering of the proposed development looking south-west (DSAI, 2026).



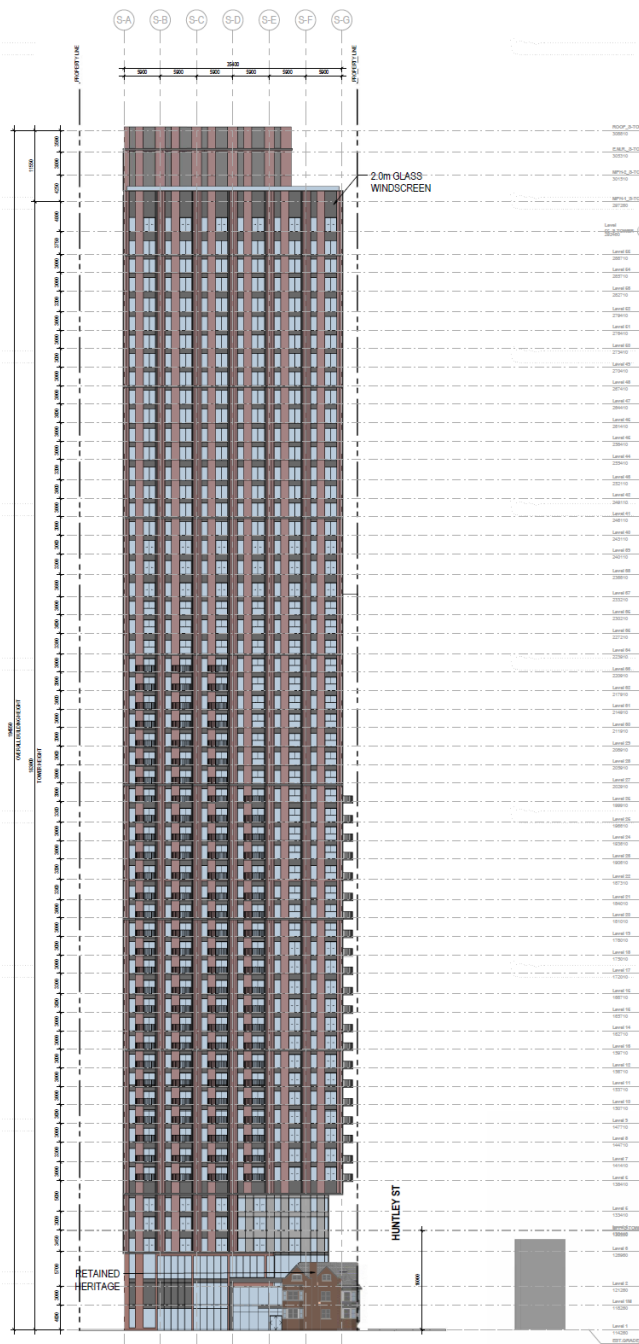
Street level rendering looking south-west across Huntley Street. (DSAI, 2026)



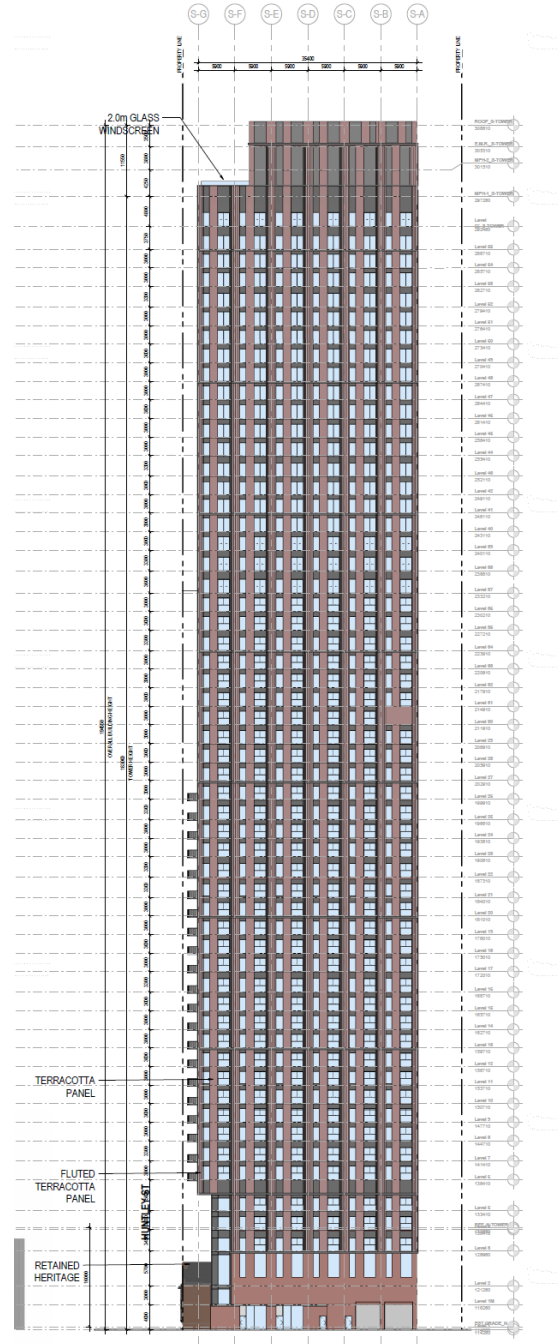
East elevation of the proposed development (DSAI, 2026)



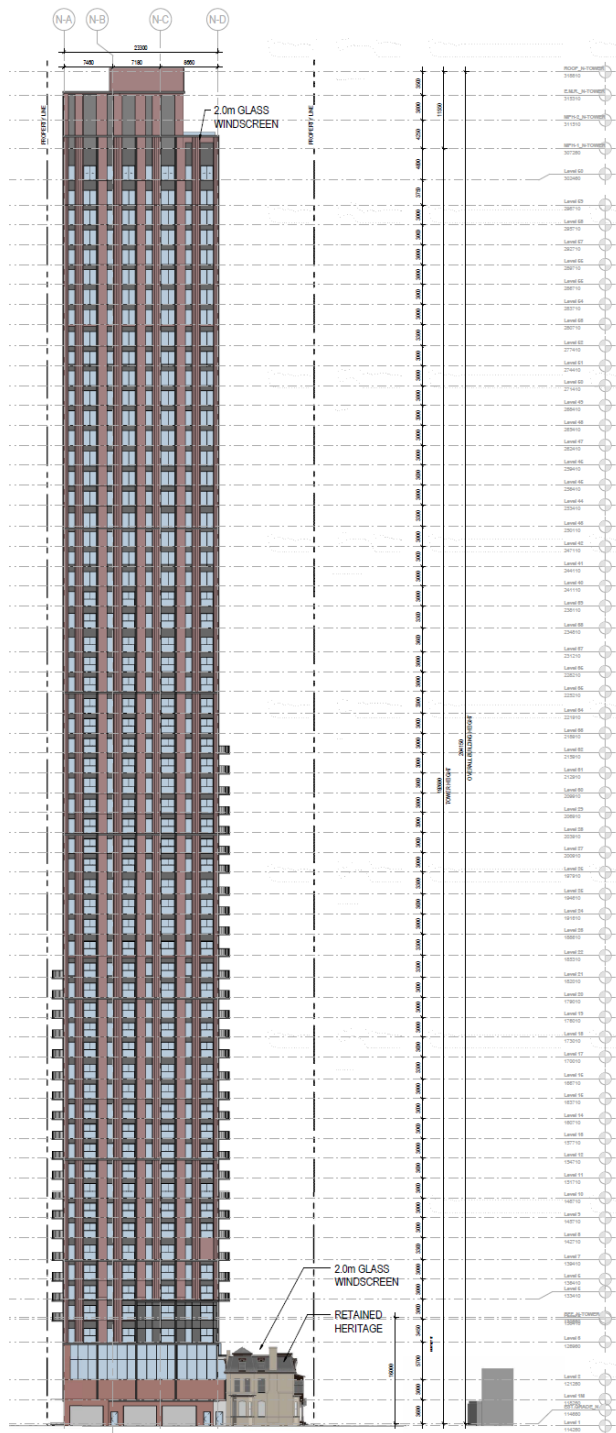
West elevation of the proposed development (DSAI, 2026)



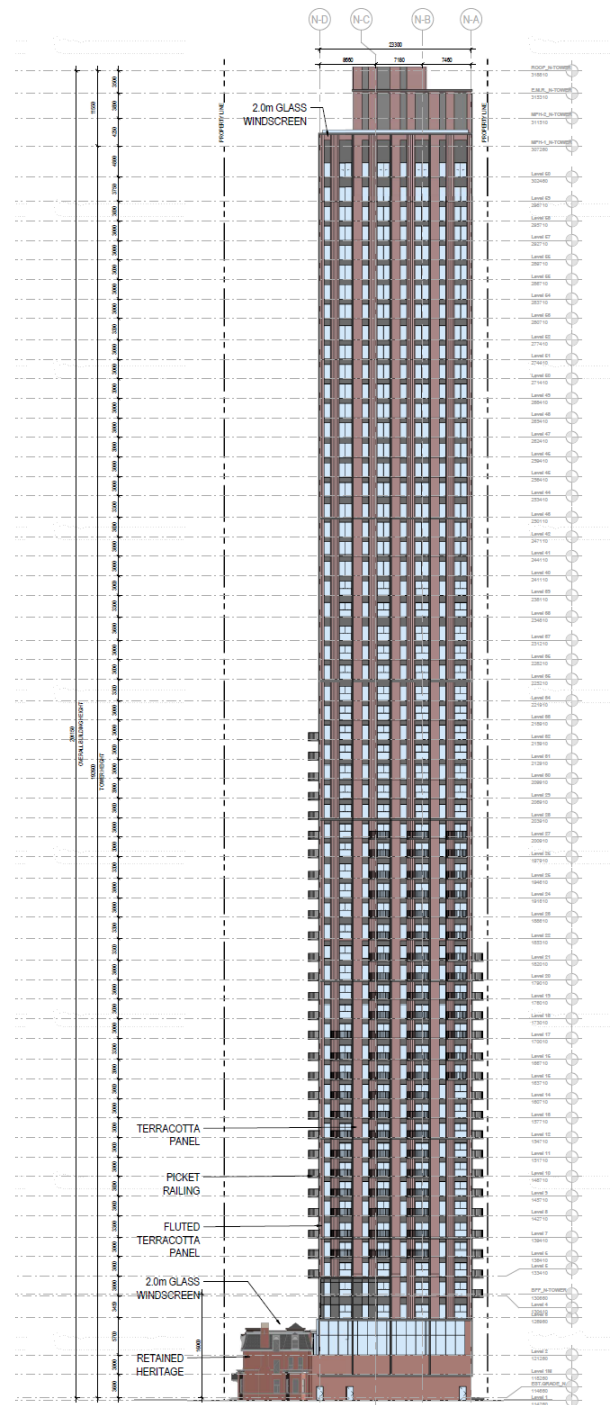
South elevation, south tower
(DSAI, 2026)



North elevation, south tower
(DSAI, 2026)



South elevation, north tower
(DSA, 2026).



North elevation, north tower
(DSA, 2026).