

64 Wellesley Street East - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

Date: May 15, 2026

To: Toronto Preservation Board

Toronto East York Community Council

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

Wards: Toronto-Centre - Ward 13

SUMMARY

This report recommends that City Council approve an application under Section 33 of the Ontario Heritage Act to alter heritage attributes of a designated heritage property at 64 Wellesley Street East in connection with the proposed development of the subject property. The application for Site Plan Control is subject to a Heritage Permit application under the Ontario Heritage Act because a previously approved application related to an approved Zoning By-law Amendment has been revised.

The subject property at 64 Wellesley Street East contains the Wellesley Apartments, a five-storey, multi-unit residential apartment building constructed in 1931. The property is designated under Part IV, Section 29, of the Ontario Heritage Act for its association with the pre-World War II apartment building type, its design as a representative example of the Georgian Revival style, and its role in supporting the context of the Church-Wellesley Village.

On July 19 and 20, 2023, City Council approved recommendations to alter the heritage property under Section 33 of the Ontario Heritage Act allow for the construction of a new mixed-use building. Since the previous scheme was approved, the applicant has revised the conservation strategy accompanying the related Site Plan Control application. As a result of the proposed changes to the previous scheme, an amended Heritage Easement Agreement will be required.

Heritage Planning staff are satisfied that the proposed alterations continue to conserve the onsite and adjacent heritage properties and are consistent with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through 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 property at 64 Wellesley Street East under Section 33 of the Ontario Heritage Act to allow for the construction of a new mixed-use building, with such alterations to the designated heritage property being substantially in accordance with the plans and drawings prepared by Diamond Schmitt Architects Inc., dated February 6, 2026, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated April 24, 2026, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with an approved Conservation Plan and drawings satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below; and

2. City Council direct that its consent to the application to alter the designated heritage property at 64 Wellesley Street East, in accordance with Part IV, Section 33 of the Ontario Heritage Act are also subject to the following conditions:

a. Prior to the issuance of any permit for all or any part of the properties at 64 Wellesley Street East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Amend the existing Heritage Easement Agreement with the City for the property 64 Wellesley Street East, substantially in accordance with the plans and drawings dated February 6, 2026, prepared by Diamond Schmitt Architects Inc., and the Heritage Impact Assessment dated April 24, 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.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.

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 prepared by ERA Architects Inc., dated April 24, 2026, for the property at 64 Wellesley Street East to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the Conservation Plan required in Recommendation 2.a.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.

4. 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 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. 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.

7. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

8. Provide full documentation of the existing World Pride murals, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a USB flash drive in tiff format and 600 dpi resolution keyed to a location map and elevations. to the satisfaction of the Senior Manager, Heritage Planning.

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.

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 to amend the Heritage Easement Agreement for the property at 64 Wellesley Street East.

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

In 2013, City Council adopted the Urban Design Guidelines for North Downtown Yonge. The subject property falls within the boundary of the identified Church Street Village Character Area.

<https://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-61187.pdf>

On December 5, 2017, City Council refused an application to amend the Official Plan and Zoning By-law for the properties at 66 Wellesley Street East and 552-570 Church Street and the abutting public lane. This application proposed a 43-storey mixed-use building containing 430 dwelling units. Staff recommended the application be refused, in part, due to non-conformity with the angular plane requirements for the Church Street Village Character Area in SASP 382 and the new net shadow impacts on Barbara Hall Park.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.11>

On November 30, 2017, the applicant appealed Council's refusal of an Official Plan and Zoning By-law Amendment application for a 43-storey (162 metres including mechanical penthouse) mixed-use building at 66 Wellesley Street East, 552-570 Church Street and a City-owned public lane to the Ontario Land Tribunal (OLT). On February 16, 2018, the applicant submitted a revised proposal which involved the expansion of the site to include the property at 64 Wellesley Street East. On May 22, 2018, City Council directed staff to continue to oppose the applicant's appeal respecting revised application at the OLT. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE32.19>

On February 26, 2019, City Council stated its intention to designate the property at 64 Wellesley Street East under Part IV, Section 29 of the Ontario Heritage Act. The City Clerk received an objection from the owner of the property and the designation was referred to the former Conservation Review Board.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE3.15>

By letter dated July 6, 2020, to the former Conservation Review Board, the Owner withdrew their objection to the designation of the property on the basis of a revised statement of significance and heritage attributes. On July 28, 2020, City Council adopted the revised statement of significance.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.CC23.10>

Following a two-week hearing in December 2020, the OLT issued a decision on June 8, 2021, that dismissed the applicant's appeals and declined to amend the Official Plan and Zoning By-laws.

<https://www.omb.gov.on.ca/e-decisions/pl171453-Jun-08-2021.pdf>

On November 9, 2021, a new Official Plan Amendment and Zoning By-law Amendment application (21 235897 STE 13 OZ) and a new Rental Housing Demolition application (21 235906 STE 13 RH) were submitted by the applicant for 64-66 Wellesley Street East and 552-570 Church Street. The application proposed 7- and 28-storey mixed-use buildings.

On February 16, 2022, Toronto and East York Community Council considered a preliminary report on the Official Plan and Zoning By-law Amendment and Rental Housing Demolition applications at 64-66 Wellesley Street East and 552-570 Church Street.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE31.47>

On July 19 and 20, 2023, City Council approved the amendment of the Official Plan and to amend the City of Toronto Zoning By-law 569-2013 for the lands at 64-66 Wellesley Street East, 552-560 Church Street and 564-570 Church Street, as well as the approval of the demolition of 65 existing rental dwelling units at 64-66 Wellesley Street East.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.23>

On July 19 and 20, 2023, City Council approved the alterations to the heritage property at 64 Wellesley Street East, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new 31-storey plus mechanical penthouse mixed-use building.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.31>

BACKGROUND

Area and Site Context

The development site, 64-66 Wellesley Street East and 552-570 Church Street, is located on the northwest corner of the intersection of Church and Wellesley streets in the Church-Wellesley Village neighbourhood. The Church-Wellesley Village is an area where apartment construction thrived through the early to mid-20th century. The Church and Wellesley neighbourhood area has been the geographical heart of Toronto's 2SLGBTQ+ community, with a concentration of queer community spaces, clubs, bars and restaurants.

The subject site is currently occupied by three commercial buildings and one residential building. The property at 64 Wellesley Street East contains the Wellesley Apartments, a five-storey, multi-unit residential apartment building designed by architect James Ernest Harris Paisley and built in 1931 for apartment developer Grover C. Murdoch. The property was designated under Part IV of the Ontario Heritage Act for its association with the pre-World War II apartment building type, its design as a representative example of the Georgian Revival style, and its role in supporting the context of the

Church-Wellesley Village, which is characterized by a high-concentration of pre-war apartment buildings. The property was identified as having cultural heritage interest in the North Downtown Yonge Street Urban Design Guidelines, adopted by City Council in 2013.

The properties at 66 Wellesley Street East and 552-570 Church Street are not listed on the City's Heritage Register, nor are they designated under Part IV or Part V of the Ontario Heritage Act.

Adjacent Heritage Properties

The development site is adjacent to 56 Wellesley Street East (Paul Kane House), the former home of Canadian painter Paul Kane and designated under Part IV of the Ontario Heritage Act on December 18, 1978.

The east side of Church Street consists of 519 Church Street (Granite Curling Club), designated under Part IV of the Ontario Heritage Act on November 4, 1986, and 68-78 Wellesley Street East (William McBean Terrace), designated under Part IV of the Ontario Heritage Act on August 28, 2014.

Development Proposal

In 2023, City Council approved the proposed alterations to the heritage property to allow for the construction of a 31-storey mixed-use building. The development contemplated the retention of a portion of the existing building at 64 Wellesley Street East and the demolition of the existing buildings at 66 Wellesley Street East and 552-570 Church Street.

The current development proposal contemplates a 36-storey residential mixed-use building. Consistent with the previous approvals, the Wellesley Street Apartments at 64 Wellesley Street East will be partially retained and integrated with the new construction, and the other buildings on the development site are proposed to be demolished.

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, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

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

Toronto Official Plan

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 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.

The City of Toronto Official Plan can be found here:

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

Standards and Guidelines

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

On April 24, 2026, the owner applied for a Heritage Permit application to permit the proposed alterations under the Ontario Heritage Act. Heritage Planning staff have reviewed the Heritage Impact Assessment (dated April 24, 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.

Conservation Strategy

The conservation strategy, as described in the HIA, continues to propose the in-situ retention of portions of the designated heritage building at 64 Wellesley Street East, including the entire south (principal) elevation, a portion of the west return wall (to a depth of approximately 10 metres) and a portion of the east return wall (to a depth of approximately 2.2 metres). The north (rear) wing does not contain any heritage attributes and is proposed to be removed.

The property's heritage attributes, as identified in Designation By-law 659-2020, are primarily located on the south elevation of the heritage building. As the south elevation and portions of the east and west elevations are proposed to remain in-situ, the proposed work will not alter heritage attributes located on the south wing including the main central entrance placed in a stone surround with classical detailing, the scalloped stone window surround above the main entrance, the flat roofline with the parapet and stone detailing, the stone band courses, and the symmetrical division of five bays with openings with stone sills, brick flat arches and stone keystones. The retained building will continue to maintain its placement on the north side of Wellesley Street East, the five-storey scale and massing fronting Wellesley Street East, the prominent central entrance and fenestration pattern on the south elevation, and its front yard setback. The heritage property will continue to retain its Georgian Revival style.

In accordance with the previous approval, the west (side) elevation of the north wing of 64 Wellesley Street East is proposed to be reconstructed. The reconstruction will use in-kind materials with modified window openings to accommodate new unit layouts while

maintaining a fenestration pattern that is generally consistent with the existing condition. The design of the proposed reconstruction will continue to be compatible with the original form of the retained heritage fabric, while accommodating a contemporary floor plan in its interior.

Due to amenity space requirements, the proposed new construction involves the introduction of a new exit door on the reconstructed west elevation of the north wing. The proposed introduction of a new door on the west elevation will not impact any heritage attributes of the subject property.

Consistent with the previous proposal, the existing landscape and main entrance will be altered to provide for universal accessibility. There are no additional impacts to heritage attributes, and the landscaped front yard will continue to be incorporated into the Landscape Plan.

The conservation strategy includes the installation of new historically appropriate windows and doors throughout, based on historic documentation and archival evidence. Masonry and stone cleaning and repair will occur where necessary. Salvaged brick will be used for repairs and replacement on the retained heritage fabric. Details of restoration/conservation work will be set out in a Conservation Plan to be completed to the satisfaction of the Senior Manager, Heritage Planning.

Proposed Development

The revised proposal involves the construction of a 36-storey mixed-use building on the development site, integrated with the retained and reconstructed portions of the heritage building at 64 Wellesley Street East. The proposed massing of the new construction has been revised; however, the proposed tower continues to include a 5 metre stepback above the south (primary) elevation of the heritage building and a 1.9 metre stepback from the front wall of the heritage building to the tower face. The proposed residential tower is expressed as a distinct element, characterized by framed openings and visual depth. The materiality and articulation above the streetwall are compatible with, subordinate to and distinguishable from the onsite and adjacent heritage properties.

The revised proposal provides a 6.5 metre reveal (reduced from 10.5 metres) due to the applicant minimizing shadow impacts onto Barbara Hall Park and maximizing the width of the public realm along Church Street and Wellesley Street East. The heritage consultant has provided additional drawings with pedestrian eye-level views to demonstrate the primary role of the heritage building within the overall composition of the development and the conservation of its three-dimensional form. Additionally, the design of the reveal has been revised to remove proposed support columns to reduce the visual impact of the new density over the heritage resource. Staff are of the opinion that the revised height of the reveal remains sufficient to conserve the scale, form and massing of this heritage building when viewed from the public realm.

The proposed development will continue to include the construction of a new, masonry-clad, base building with punched window openings. The revised design of the base building references the massing of the heritage building at 64 Wellesley Street East, will continue the rhythm of the streetwall on Wellesley Street East and Church Street, and

will reinforce the low-scale, pedestrian-oriented character of the Church-Wellesley Village. Ongoing design development will continue to ensure that the massing, articulation, and materiality of the base building appropriately responds to the character area.

Demolition and Mural Commemoration

The buildings at 66 Wellesley Street East and 552-554 Church Street, within the development site, both have murals that were painted for World Pride. In accordance with the previous approval, the associative value of the murals will continue to be commemorated through photographic documentation prior to the demolition of the two buildings, and the Interpretation Strategy will explore the subject site's association with Toronto's 2SLGBTQ+ community.

Adjacent Heritage Resources

Heritage Planning staff are satisfied that the proposal conserves the cultural heritage value of the adjacent heritage properties at 56 Wellesley Street East, 519 Church Street, and 68-78 Wellesley Street East. The proposed new construction will not alter the form, massing or any character-defining elements of the adjacent heritage buildings.

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 HIA, to be prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail 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.

Interpretation Plan

The accepted Interpretation Plan, prepared by ERA Architects Inc., dated October 29, 2024, includes the following themes:

- The Church and Wellesley intersection as the heart of the Village, its namesake and a central meeting place
- The collection of small businesses, that contribute to Church Street as a vibrant centre of the Village
- The site's association with the AIDS crisis and response, including the AIDS Committee of Toronto ("ACT"), and the Hassle-Free-Clinic
- The Wellesley Apartment's connection to a pattern of prewar walk-up development in the neighbourhood.

Should Council approve the proposed conservation strategy, the applicant should be required to submit a revised Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The plan will continue to explore commemoration of the

four identified themes, while updating the proposed strategies to accommodate the revised design.

Heritage Lighting Plan

Should Council approve the proposed conservation strategy, the applicant should be required to submit a heritage lighting plan to the satisfaction of the Senior Manager, Heritage Planning. This lighting plan should include details of how the heritage building will be lit to highlight its unique heritage character.

Landscape Plan

Should Council approve the proposed conservation strategy, Staff is recommending that the applicant should be required to provide a final Landscape Plan that enhances the heritage character of the property (and includes the landscaped front yard) to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Easement Agreement

Should Council approve this Heritage Permit application, an amendment to the existing Heritage Easement Agreement will be required to replace references to the previous scheme with new approved plans and drawings. The City has already secured a Letter of Credit for the previous scheme and staff have determined that the existing amount is sufficient to cover the revised conservation strategy.

CONCLUSION

Heritage Planning staff are supportive of the selective demolitions and alterations proposed for the designated heritage property at 64 Wellesley Street East in the context of the conservation and mitigation strategies proposed for the site. Heritage Planning staff support the retention strategy and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage property.

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 revise the existing Heritage Easement Agreement.

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SIGNATURE

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ATTACHMENTS

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

LOCATION MAP

ATTACHMENT 1

64 Wellesley Street East



Figure 1: Location Map showing the property at 64-66 Wellesley Street East, 552-560 Church Street and 564-570 Church Street (in red) located on the northwest corner of Church Street and Wellesley Street East. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

64 Wellesley Street East



Figure 2: Primary (south) elevation of 64 Wellesley Street East, looking north (ERA Architects Inc., 2026).



Figure 3: Portion of the side (west) elevation of 64 Wellesley Street East, looking southeast (ERA Architects Inc., 2026).



Figure 4: Side (west) and the primary (south) elevation of 64 Wellesley Street East, looking northeast (ERA Architects Inc., 2026).



Figure 5: Side (east) and a portion of the primary (south) elevation of 64 Wellesley Street East, looking northwest (ERA Architects Inc., 2026)

64 Wellesley Street East

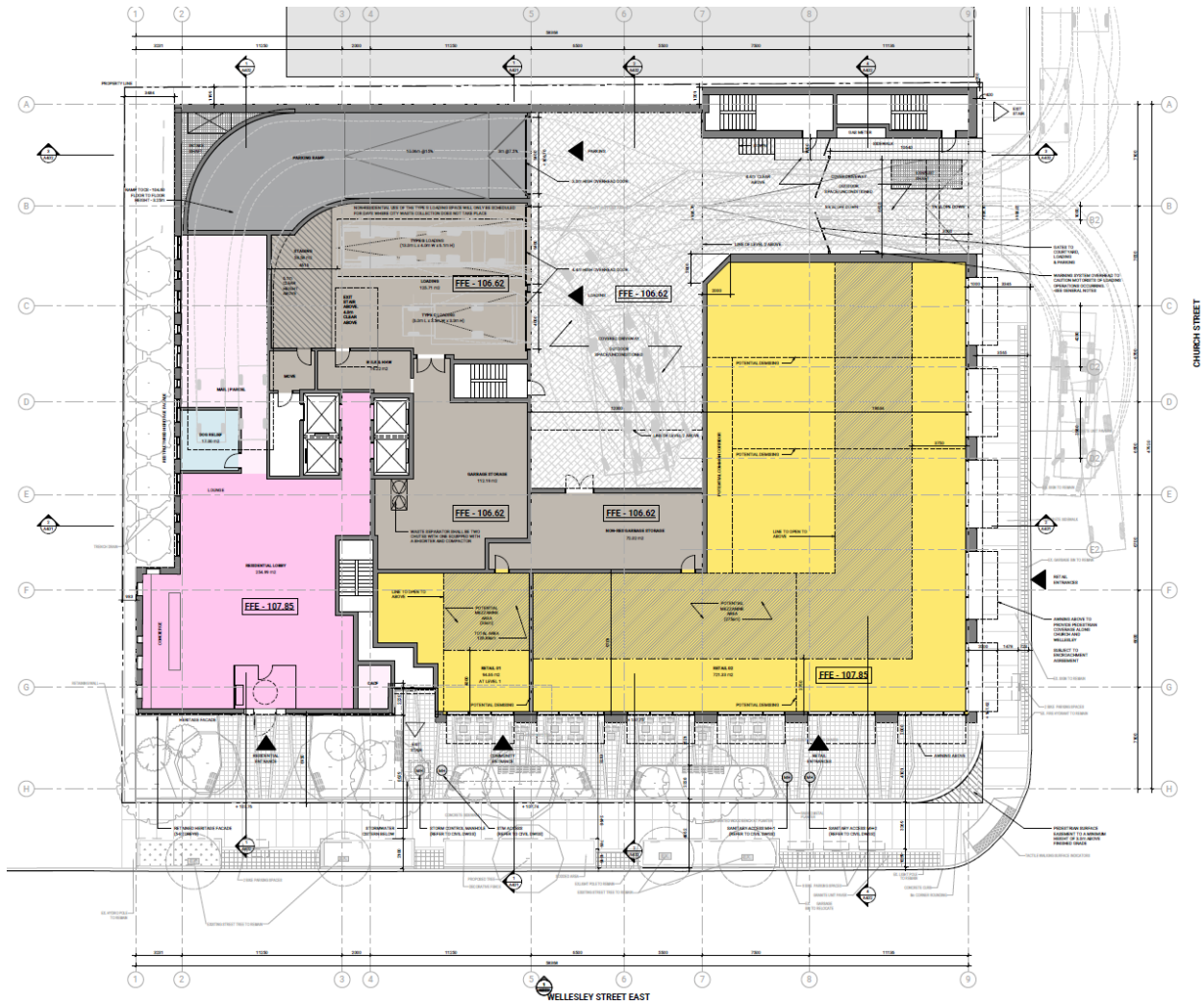


Figure 6: Ground floor/site plan for 64 Wellesley Street East included for illustration purposes (ERA Architects Inc., March 3, 2026).

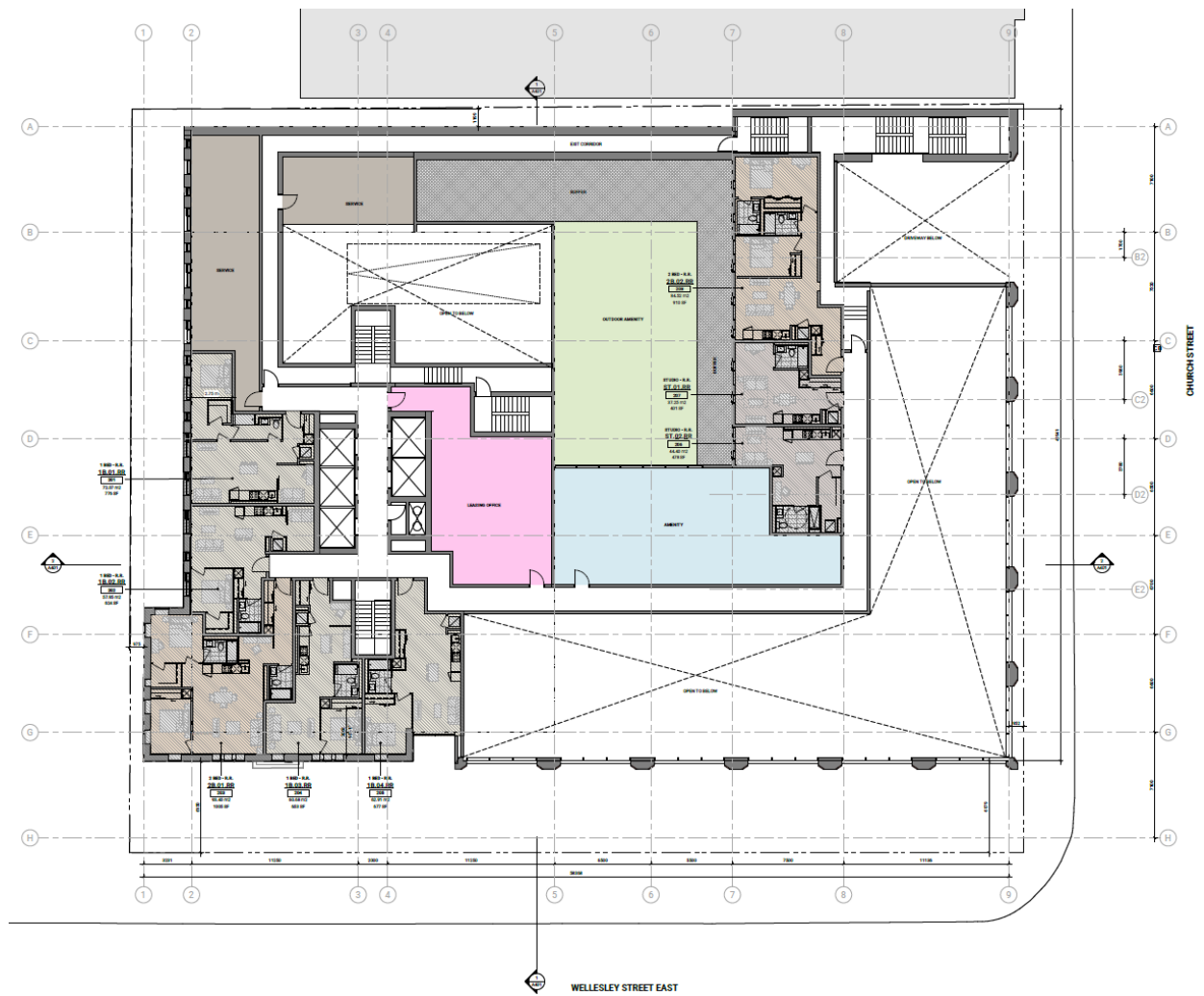


Figure 7: Level 2 floor plan for 64 Wellesley Street East included for illustration purposes (ERA Architects Inc., March 3, 2026).

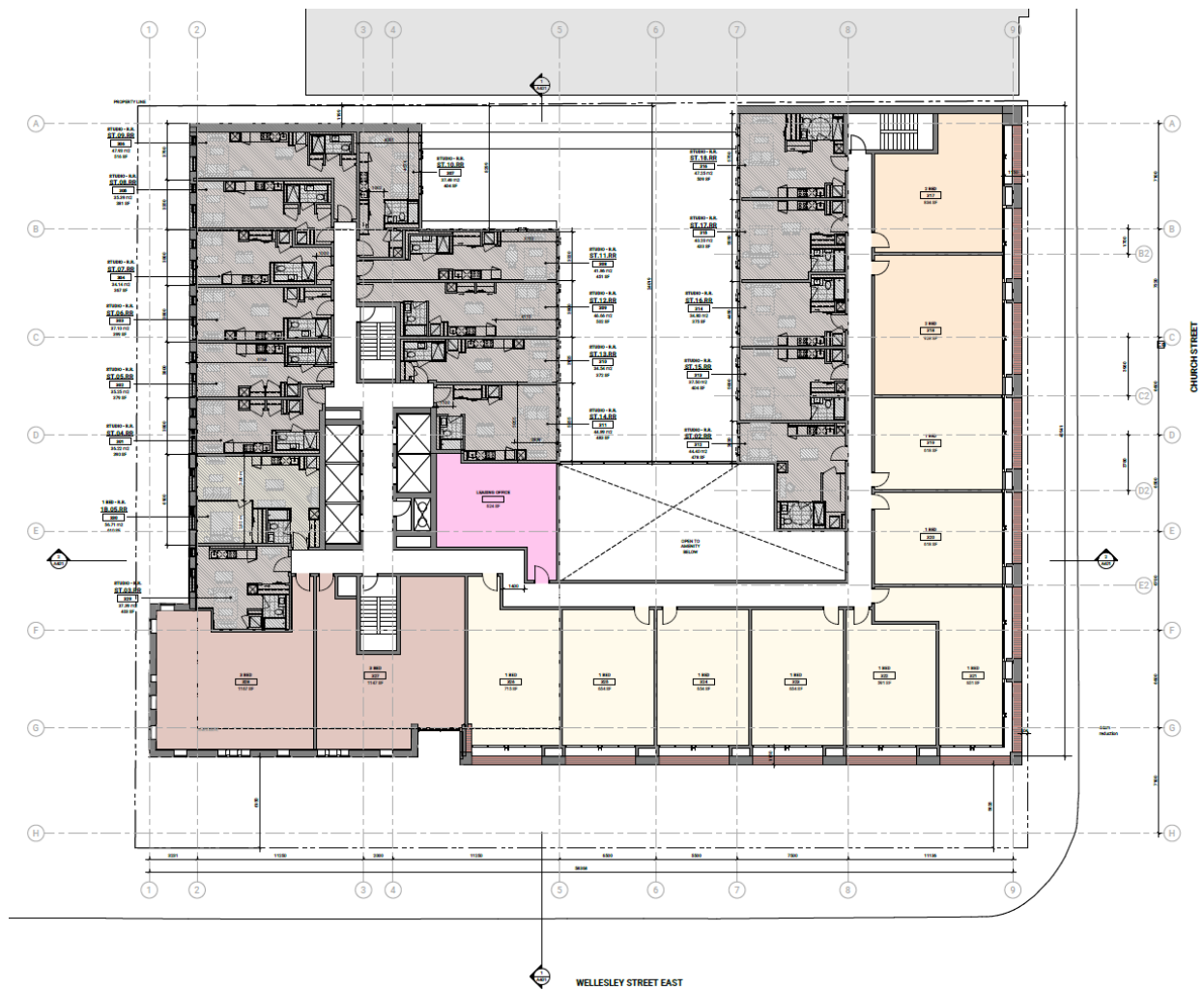


Figure 8: Level 3 floor plan for 64 Wellesley Street East included for illustration purposes (ERA Architects Inc., March 3, 2026).



Figure 9: Level 4 floor plan for 64 Wellesley Street East included for illustration purposes (ERA Architects Inc., March 3, 2026).

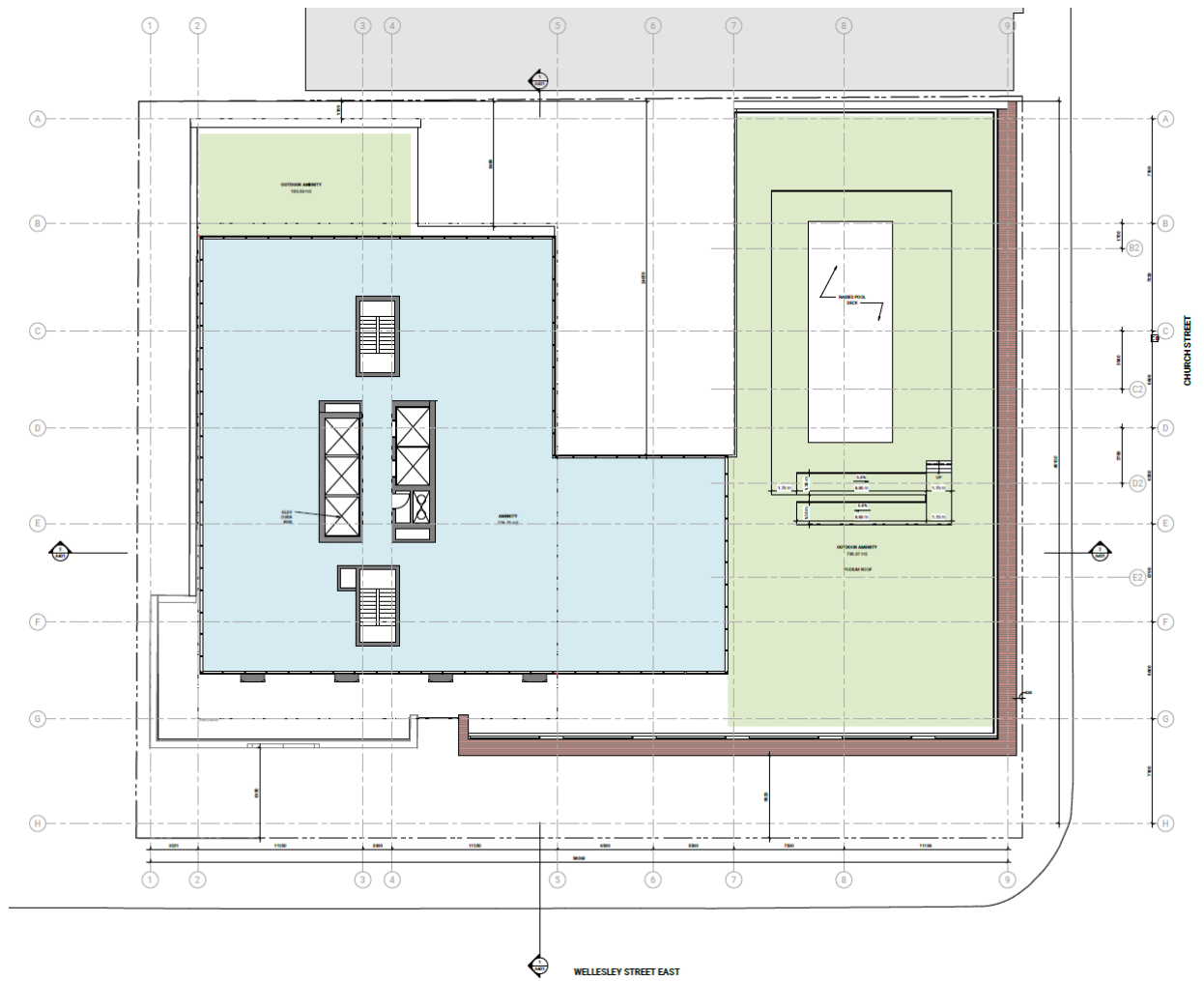


Figure 10: Level 5 floor plan for 64 Wellesley Street East included for illustration purposes (ERA Architects Inc., March 3, 2026).

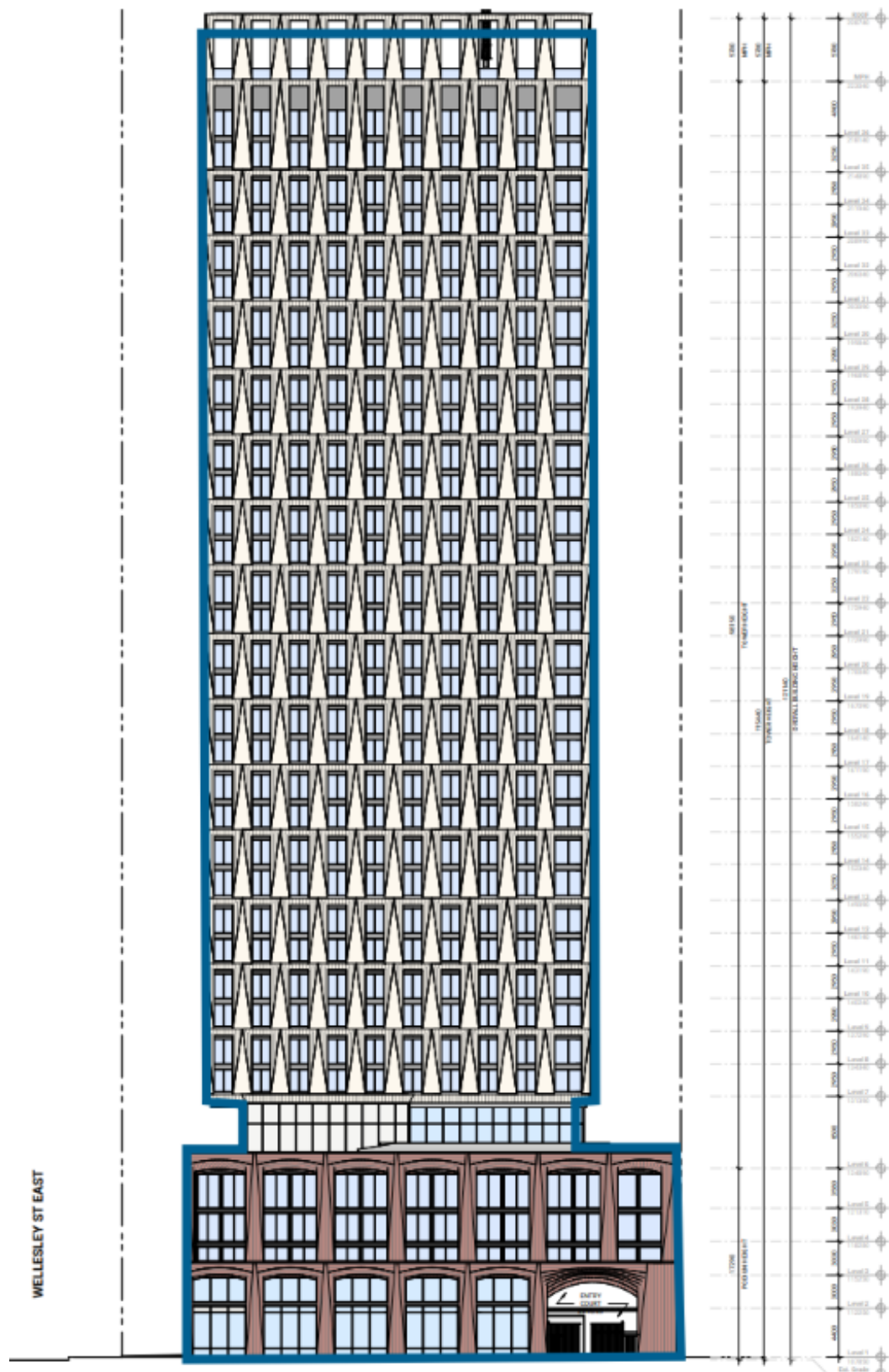
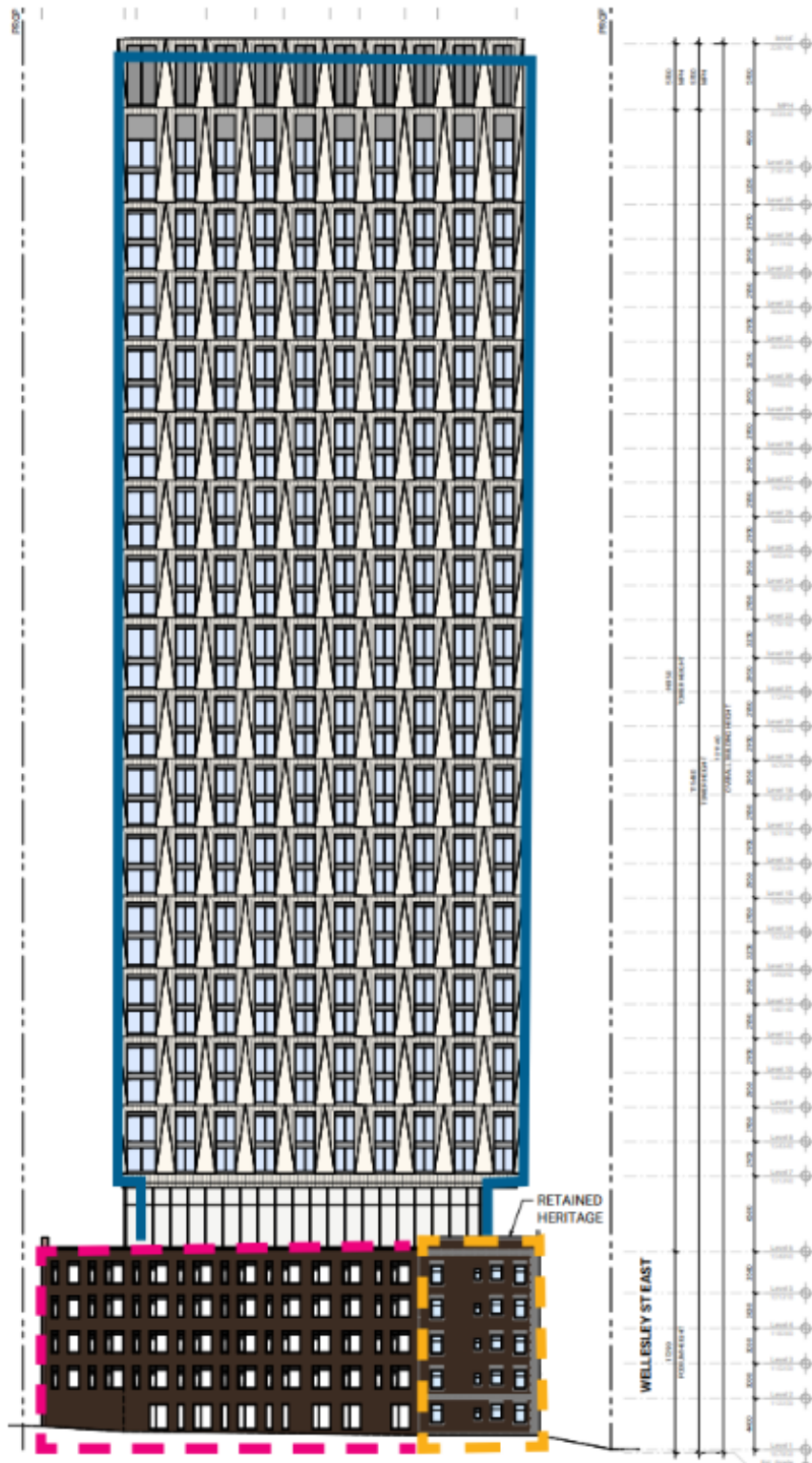


Figure 11: East elevation drawing included for illustration purposes (Diamond Schmitt Architects Inc., February 6, 2026, annotated by ERA Architects Inc.).



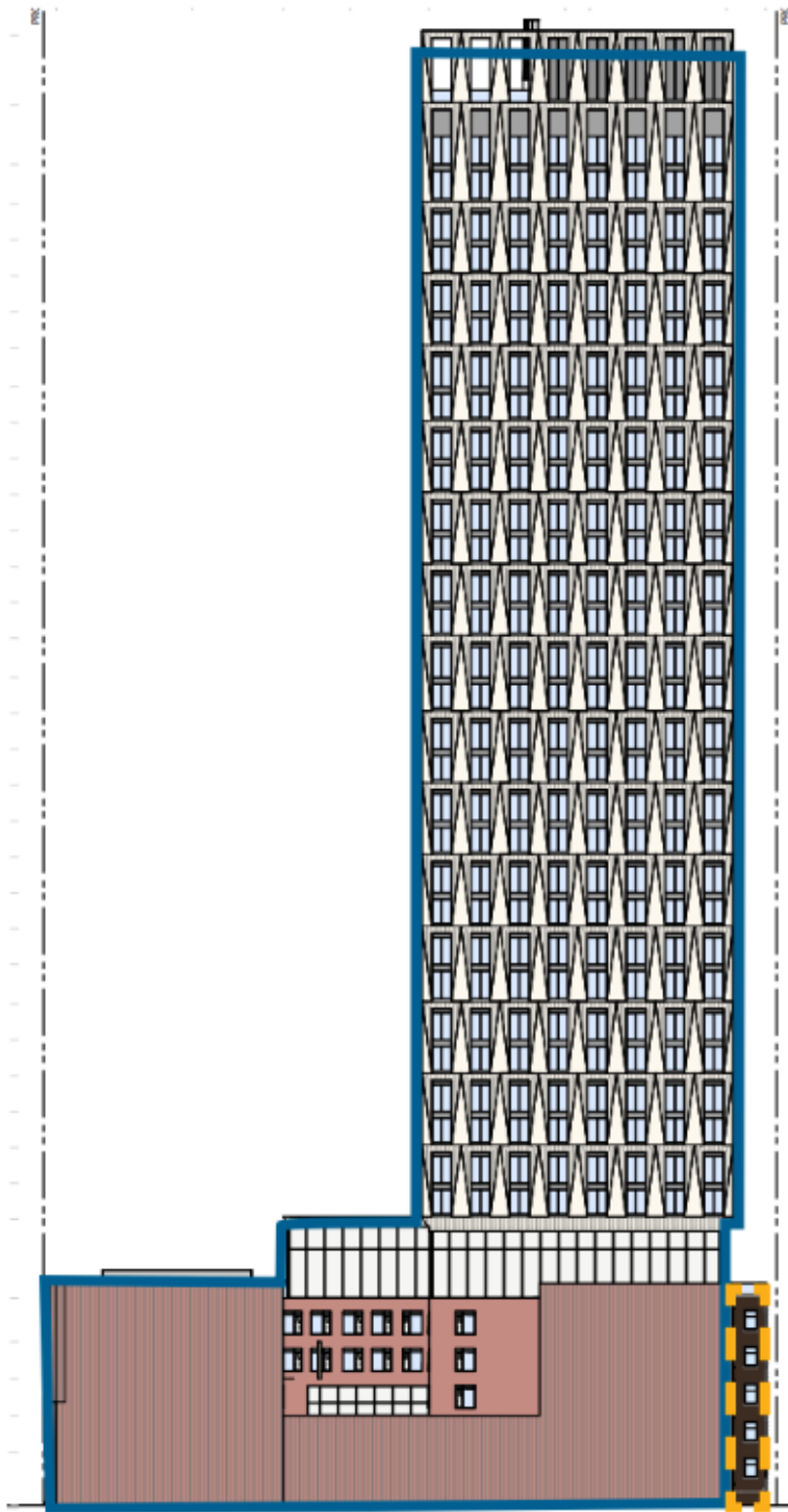


Figure 13: North elevation drawing included for illustration purposes (Diamond Schmitt Architects Inc., February 6, 2026, annotated by ERA Architects Inc.).

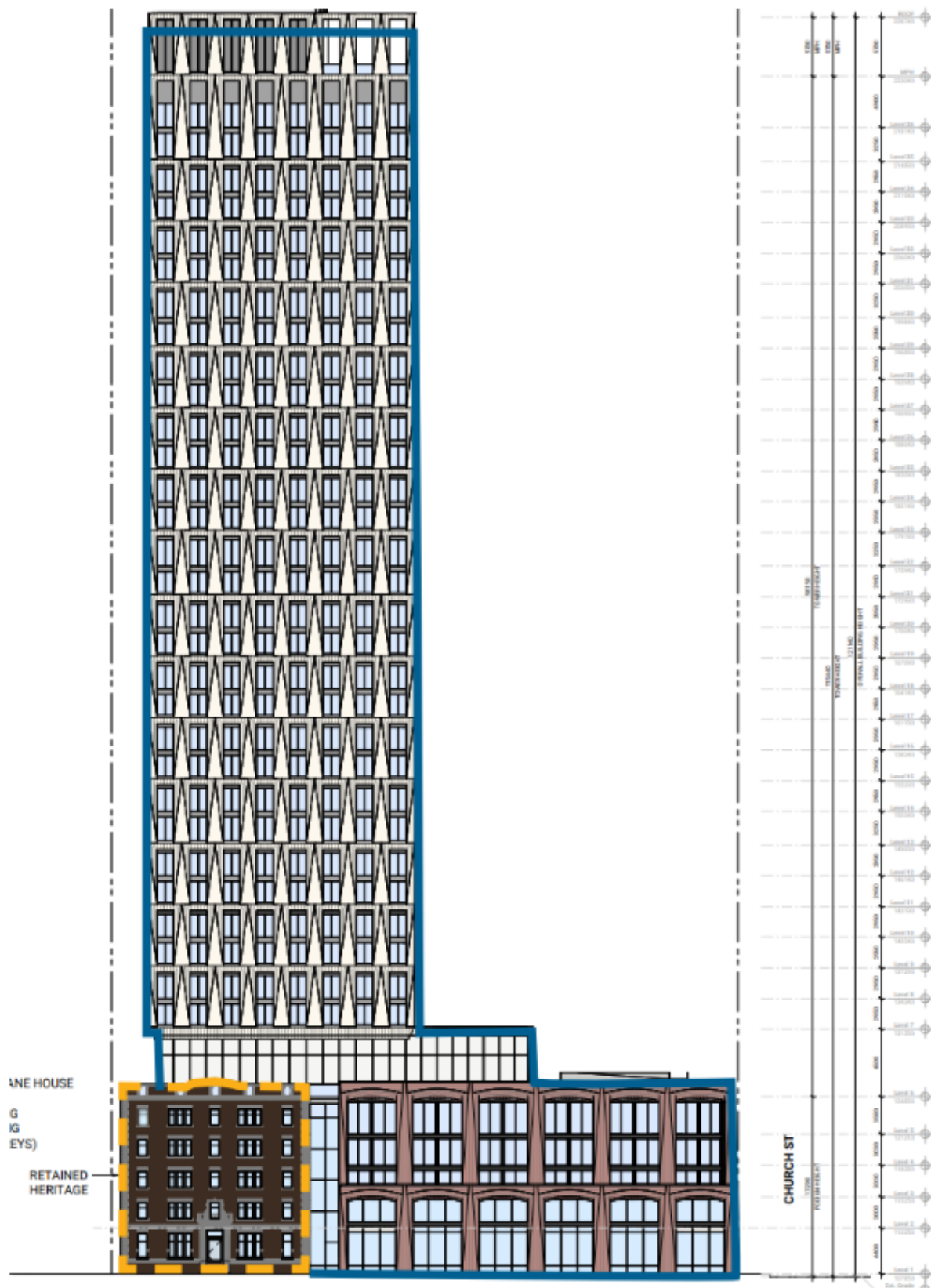
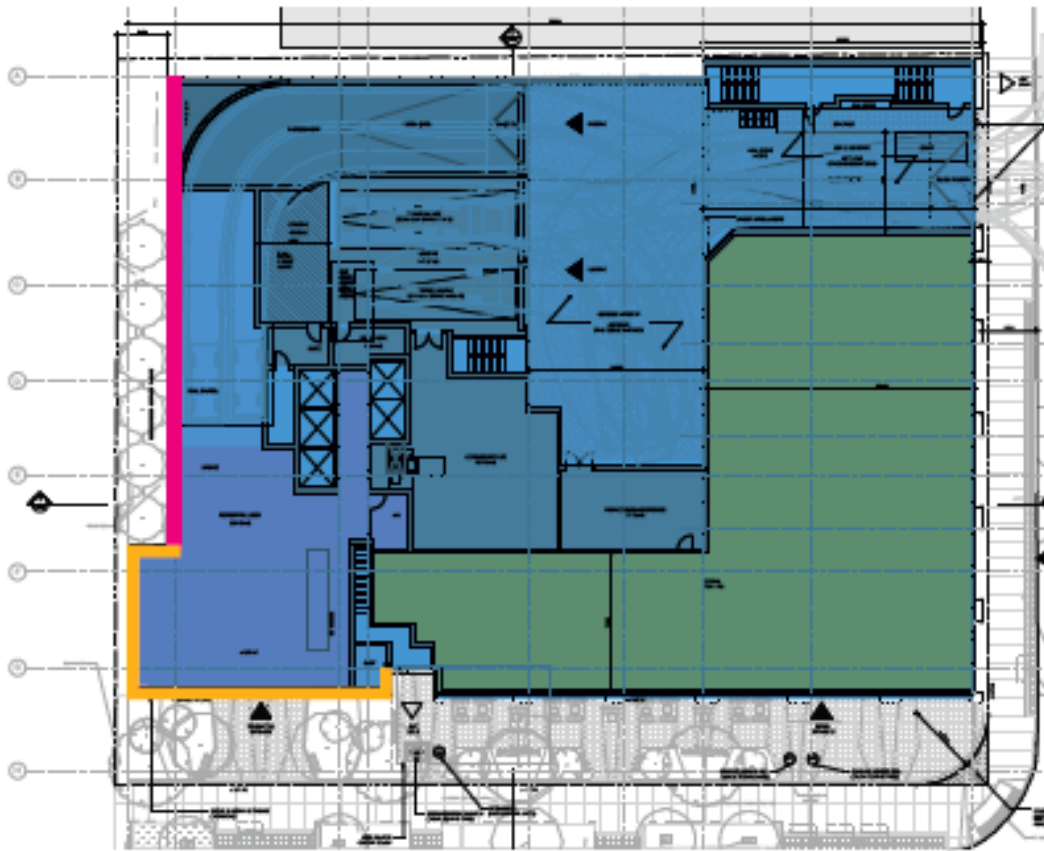


Figure 14: South elevation drawing included for illustration purposes (Diamond Schmitt Architects Inc., February 6, 2026, annotated by ERA Architects Inc.).



Proposed Site Plan showing the high-rise building (DSAI, 2026; annotated by ERA).

Retained
 Reconstructed
 New construction

Figure 15: Proposed Site Plan showing retained elevations, reconstructed elevations, and new construction, included for illustration purposes (Diamond Schmitt Architects Inc., February 6, 2026, annotated by ERA Architects Inc.).



Figure 16: Rendered pedestrian eye-level view looking northeast on Wellesley Street East included for illustration purposes (Diamond Schmitt Architects Inc., February 6, 2026).



Figure 17: Rendered pedestrian eye-level view looking north on Wellesley Street East included for illustration purposes (Diamond Schmitt Architects Inc., February 6, 2026).



Figure 18: Rendering of the proposed development, looking northwest, included for illustration purposes (Diamond Schmitt Architects Inc., February 6, 2026).