

570, 572, 574, and 576 Sherbourne Street and 29 and 37 Linden Street – Alterations to and Demolition of Attributes on Designated Heritage Properties and Removal of a Building Under Part IV, Sections 33 and 34(2) of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: June 25, 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 570, 572, 574, 576 Sherbourne Street, and 29 and 37 Linden Street (formerly 578 Sherbourne Street) and allow for the removal of the heritage building at 29 Linden 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.

On October 9 and 10, 2024, City Council approved recommendations to alter the heritage properties to allow for the construction of a 69-storey residential tower. Since the previous scheme was approved, the applicant has revised the development application to include additional land on Sherbourne Street and additional tower massing; the tower height has been reduced to 61-storeys. A new Heritage Impact Assessment was prepared by GBCA Architects, dated November 15, 2025, with addenda April 7, 2026, and May 20, 2026, that considers the impact of the revised proposal.

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 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new residential building with such alterations to the designated properties substantially in accordance with the plans and drawings dated April 15, 2026, prepared by Sweeny & Co. Architects, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment dated November 15, 2025, with addenda April 7, 2026, and May 20, 2026, prepared by GBCA 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 approve the removal of the heritage building on the property at 29 Linden Street to allow for its relocation on the development site in accordance with Section 34(2) of the Ontario Heritage Act in connection with the approval of a 61-storey building on the property substantially in accordance with the plans and drawings prepared by Sweeny & Co. Architects dated April 15, 2026, and the Heritage Impact Assessment, prepared by GBCA Architects dated November 15, 2025, with addenda April 7, 2026, and May 20, 2026, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

3. City Council direct that its consent to the application to alter the designated heritage properties at 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street, in accordance with Part IV, Section 33 of the Ontario Heritage Act, and remove and relocate 29 Linden Street are subject to the following conditions:

a. Prior to the issuance of any permit for all or any part of the properties at 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden 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 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden 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 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street, substantially in accordance with the plans and drawings dated April 15, 2026, prepared by Sweeny & Co. Architects, and the Heritage Impact Assessment dated November 15, 2025, with addenda

April 7, 2026, and May 20, 2026, prepared by GBCA Architects, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 3.a.1, 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 properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning.

5. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

6. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Planning.

7. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.a.1, 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.

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 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street.

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

4. 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 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street.

5. 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

The properties at 572, 574, 576 Sherbourne Street and 37 Linden Street (formerly 578 Sherbourne Street) were listed on the City's Heritage Register on August 18, 1976. The properties at 570 Sherbourne Street and 29 and 31 Linden Street were listed on the City's Heritage Register on February 7, 2023.

570 Sherbourne Street is designated under Part IV of the Ontario Heritage Act by By-law No. 106-2024, enacted by City Council on February 27, 2024.

<https://www.toronto.ca/legdocs/bylaws/2024/law0106.pdf>

The properties at 572 and 574 Sherbourne Street are designated under Part IV of the Ontario Heritage Act by By-law No. 107-2024, enacted by City Council on February 27, 2024. <https://www.toronto.ca/legdocs/bylaws/2024/law0107.pdf>

The properties at 576 Sherbourne Street and 37 Linden Street are designated under Part IV of the Ontario Heritage Act by By-law No. 108-2024, enacted by City Council on February 27, 2024. <https://www.toronto.ca/legdocs/bylaws/2024/law0108.pdf>

29 Linden Street is designated under Part IV of the Ontario Heritage Act by By-law No. 106-2024, enacted by City Council on February 27, 2024.

<https://www.toronto.ca/legdocs/bylaws/2024/law0105.pdf>

At its meeting on October 9 and 10, 2024, City Council approved alterations to the designated heritage properties at 570, 572, 574, 576 Sherbourne Street and 37 Linden Street - Alterations to and Demolition of Attributes on Designated Properties and 29 Linden Street - Removal of a Building under Sections 33 and 34 of the Ontario Heritage Act. To view the alterations report and Council direction, see: [Agenda Item History - 2024.TE16.14](#).

On February 7, 2025, 31 Linden Street was removed from the Register in accordance with Section 27(14) of the Ontario Heritage Act.

BACKGROUND

Area Context

The development site is located within the North St. James Town neighbourhood on the west side of Sherbourne Street, south of Linden Street. The site contains the following heritage buildings on six separate property parcels:

- 570 Sherbourne Street is a three-storey late-Victorian building with Richardson Romanesque and Queen Anne Revival influences. The building was constructed between 1888 and 1889 and forms the end of a row of five grand rowhouses.
- 572 and 574 Sherbourne Street are three-storey late-Victorian buildings with Richardson Romanesque influences. They were constructed between 1888 and 1889. Together, these two house-form structures read as grand semi-detached residences.
- 576 Sherbourne Street and 37 Linden Street are three-storey late-Victorian buildings with Richardson Romanesque and Queen Anne influences. The buildings were constructed between 1888 and 1889.
- 29 Linden Street consists of a two-and-a-half-storey detached Second Empire brick building with a mansard roof. The house-form structure dates to 1882.

The above-noted heritage properties are designated under Part IV of the Ontario Heritage Act.

Adjacent Heritage Properties

582 Sherbourne Street

The property at 582 Sherbourne Street is located north of the development site on the west side of Sherbourne Street. It contains a three-storey house-form building designed in the Second Empire style with an attached 33-storey tower, constructed in 2011. The house-form building dates from 1882. The property is designated under Part IV of the Ontario Heritage Act.

556 Sherbourne Street

556 Sherbourne Street is located south of the development site at the northwest corner of Sherbourne Street and Isabella Street. It contains a late-Victorian house-form building dating to 1890-1891 and is listed on the City of Toronto's Heritage Register.

168 Isabella Street

168 Isabella Street is located south of the development site on the north side of Isabella Street. The property contains a two-and-a-half-storey detached residence with Queen Anne influences and an attached seven-storey tower; the house was constructed c. 1887, and the tower was built in the 1950s. The property is designated under Part IV of the Ontario Heritage Act.

164 and 166 Isabella Street

164 and 166 Isabella Street are south of the development site on the north side of Isabella Street. The property contains a large red brick, semi-detached house constructed in approximately 1887. The properties are designated under Part IV of the Ontario Heritage Act.

Development Proposal

In 2024, City Council approved alterations to the heritage properties to allow for the construction of a 69-storey residential tower (plus a mechanical penthouse).

The development concept has undergone several iterations. The current proposal contemplates the construction of a 61-storey residential tower, reduced from 69 storeys in the 2024 approvals. Additional land has been added to the development site, resulting in greater tower massing and a larger floorplate. Relief from the site-specific zoning by-law for the project will be dealt with through the Committee of Adjustment. Consistent with previous approvals, the heritage buildings will be incorporated into the base of the new construction.

Heritage Planning Policy Framework

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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential

impacts and mitigation strategies for the proposed alteration, development or public work.

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 Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship, and the 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 Heritage Impact Assessment 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 current Heritage Permit application retains some aspects of the previously approved conservation strategy but has been revised to include additional lands along Sherbourne Street, a larger floorplate and additional massing along Sherbourne Street and Linden Street. The materiality of the proposed base building and tower has been modified to incorporate additional glazing, allowing for better differentiation between the retained heritage buildings and the new construction.

The conservation strategy continues to involve the in-situ retention and rehabilitation of the facades of 570, 572, 574 and 576 Sherbourne Street, and of 37 Linden Street, and of approximately 6.5 metres of their return walls. Like the previous approvals, 29 Linden Street will be relocated within the development site and restored. These buildings are proposed for incorporation into the base building of the proposed tower.

Based on archival evidence, the original materials of the heritage buildings, including the red and buff brick cladding and brick and stone detailing, are proposed for maintenance and restoration. The new windows, doors and wood detailing will be in keeping with the original configurations and profiles.

570, 572, 574 and 576 Sherbourne Street

While portions of 570, 572, 574 and 576 Sherbourne Street are proposed to be retained in situ, several alterations are proposed to address safety concerns and emergency exit requirements.

The brick tails connecting the buildings along Sherbourne Street are proposed to be demolished and reconstructed approximately 3.5 metres closer to the street. Currently, these tails are set back approximately 10 metres from the Sherbourne Street property line, and the deep setbacks pose a safety issue.

On the ground floor of the east elevation, the northernmost window opening is proposed to be altered to accommodate a new exit door to comply with life-safety requirements. To maintain the rhythm of the fenestration and better align with the adjacent window

and door openings, the exit door will have a transom light above. A faux window will be located beside the door to maintain the building's symmetry.

The building interiors of 570, 572, 574, and 576 Sherbourne Street will be altered to serve as the back-of-house and leasing office for the development. The offices will be accessible via Sherbourne Street and from within the lobby area, thus maintaining an active streetscape.

29 Linden Street is proposed to be relocated eastward along Linden 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 building, thereby maintaining its three-dimensional integrity, scale, form, and massing, and its perception as a Second-Empire house-form building.

The setback, placement and orientation of the cultural heritage resource at 29 Linden Street are heritage attributes of the property. Staff consider the impact of the proposed alteration to the building's placement acceptable, as the proposed relocation is a modest adjustment from its existing location and conserves the relationship between the structure's built form to the public realm. The heritage resource will retain its north-facing orientation and location on the south side of Linden Street.

New Construction

The revised proposal involves the construction of a new 61-storey tower above the retained heritage facades along Sherbourne Street and Linden Street.

Along Sherbourne Street, the tower has shifted westward and is set back nine metres from the street. A three-storey glazed tower base is proposed behind the retained heritage facades, allowing their rooflines to remain visually prominent from the street. The glazed base is intentionally simple and recessive in design, ensuring that it does not compete with the heritage buildings' form, materials and scale. Levels four through seven are designed without balconies or significant projections, maintaining a clean appearance. The tower expression begins above Level eight, reinforcing the visual prominence of the retained heritage buildings at the pedestrian level.

The two-storey modern brick massing that was originally proposed along Sherbourne Street has been shifted south and increased to three storeys to better align with the adjacent heritage buildings. The three-storey volume is separated from 570 Sherbourne by glazing and set back nine metres from Sherbourne Street to create a buffer between the heritage building and the new construction. Four storeys of glazed windows are proposed above the modern, two-storey volume. Together, this creates a seven-storey transition to the tower above and responds to the built form of the adjacent buildings to the south.

An additional separation distance has been added between 37 Linden Street and the relocated building at 29 Linden Street to create a larger glazed lobby entrance and accommodate an accessible entrance. West of 29 Linden Street, an entrance to the parking garage with amenity space above has been added to the proposed development; the massing aligns with the roof datum lines at 37 Linden Street. Like the previous approvals, the tower setbacks along Linden Street are between five and six metres. These changes in massing, separation distance, and materiality result in greater transitions to the tower massing above and allow the retained heritage resources to be viewed more prominently from the public realm.

The revised development proposal includes contemporary accessibility improvements integrated into the new construction, including accessibility ramps along Sherborne Street and Linden Street.

Adjacent Heritage Resources

The proposal conserves the cultural heritage value of the adjacent heritage properties at 582 Sherbourne Street, 556 Sherbourne Street, 168 Isabella Street, 164, and 166 Isabella Street.

Directly north of the development site at 582 Sherbourne Street is a three-storey building dating to 1882; the property also contains a 33-storey tower constructed in 2011. The retention of 576-578 Sherbourne Street, opposite the Cooper House, provides a reference structure that will mitigate potential adverse visual impacts, and the two structures will continue their visual dialogue that has lasted for over 120 years. Heritage properties to the south are not immediately adjacent and will not be affected by the proposed development.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all the recommended interventions and conservation work, including any recommended restoration work, a detailed plan describing how the heritage buildings 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. The Interpretation Plan should communicate the cultural heritage value of the heritage properties as described in the Statement of Significance.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the heritage buildings 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 570, 572, 574, 576 Sherbourne Street, and 29 and 37 Linden Street.

CONCLUSION

Heritage Planning staff are supportive of the proposed alterations to the designated heritage properties at 570, 572, 574, 576 Sherbourne Street, and 29 and 37 Linden Street, in the context of the conservation and mitigation strategies proposed for the development 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 properties.

Heritage Planning staff are satisfied that 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 Heritage Easement Agreements for 570, 572, 574, 576 Sherbourne Street, and 29 and 37 Linden Street.

CONTACT

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SIGNATURE

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ATTACHMENTS

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

LOCATION MAP

ATTACHMENT 1

570, 572, 574, and 576 Sherbourne Street, 29 and 37 Linden Street



Location Map showing the properties at 570, 572, 574, and 576 Sherbourne Street, 29 and 37 Linden Street. 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

570, 572, 574, and 576 Sherbourne Street, 29 and 37 Linden Street

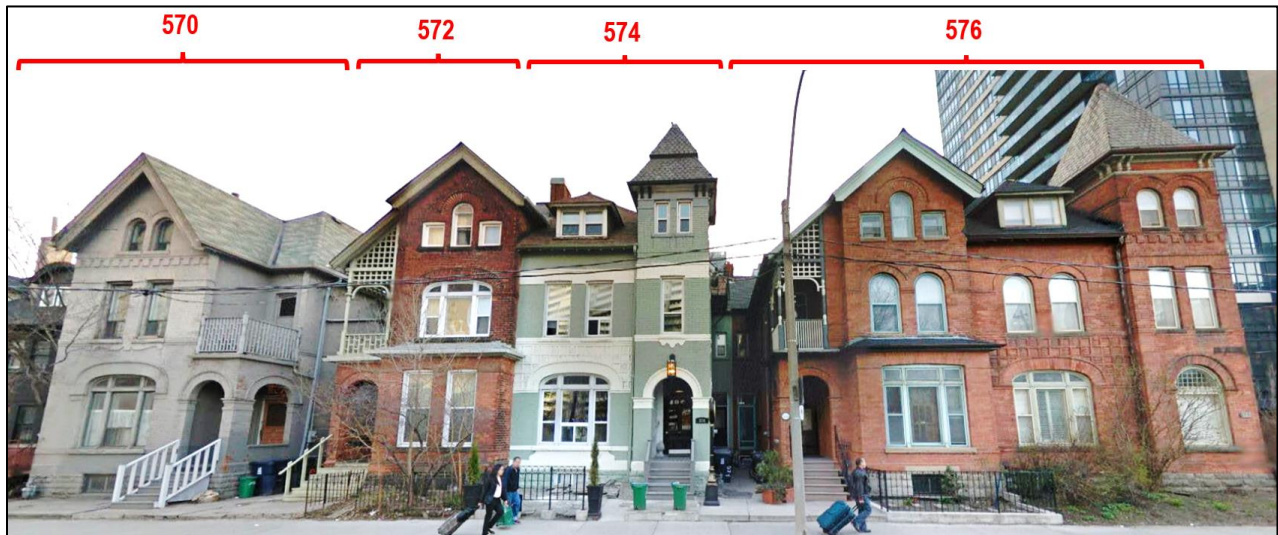


Aerial photograph showing the properties at 570, 572, 574, and 576 Sherbourne Street, 29 and 37 Linden Street, outlined in red. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping, 2024).

PHOTOGRAPHS

ATTACHMENT 3

570, 572, 574, and 576 Sherbourne Street, 29 Linden Street, and 37 Linden Street



An unobstructed view of 570, 572, 574, and 576 Sherbourne Street (Google, April 2015)



North elevation of 576 Sherbourne Street and 37 Linden Street



An unobstructed view of 29 Linden Street (Google, 2019)



View to the southwest, showing 570-576 Sherbourne Street and 37 Linden Street (GBCA Architects, 2022).

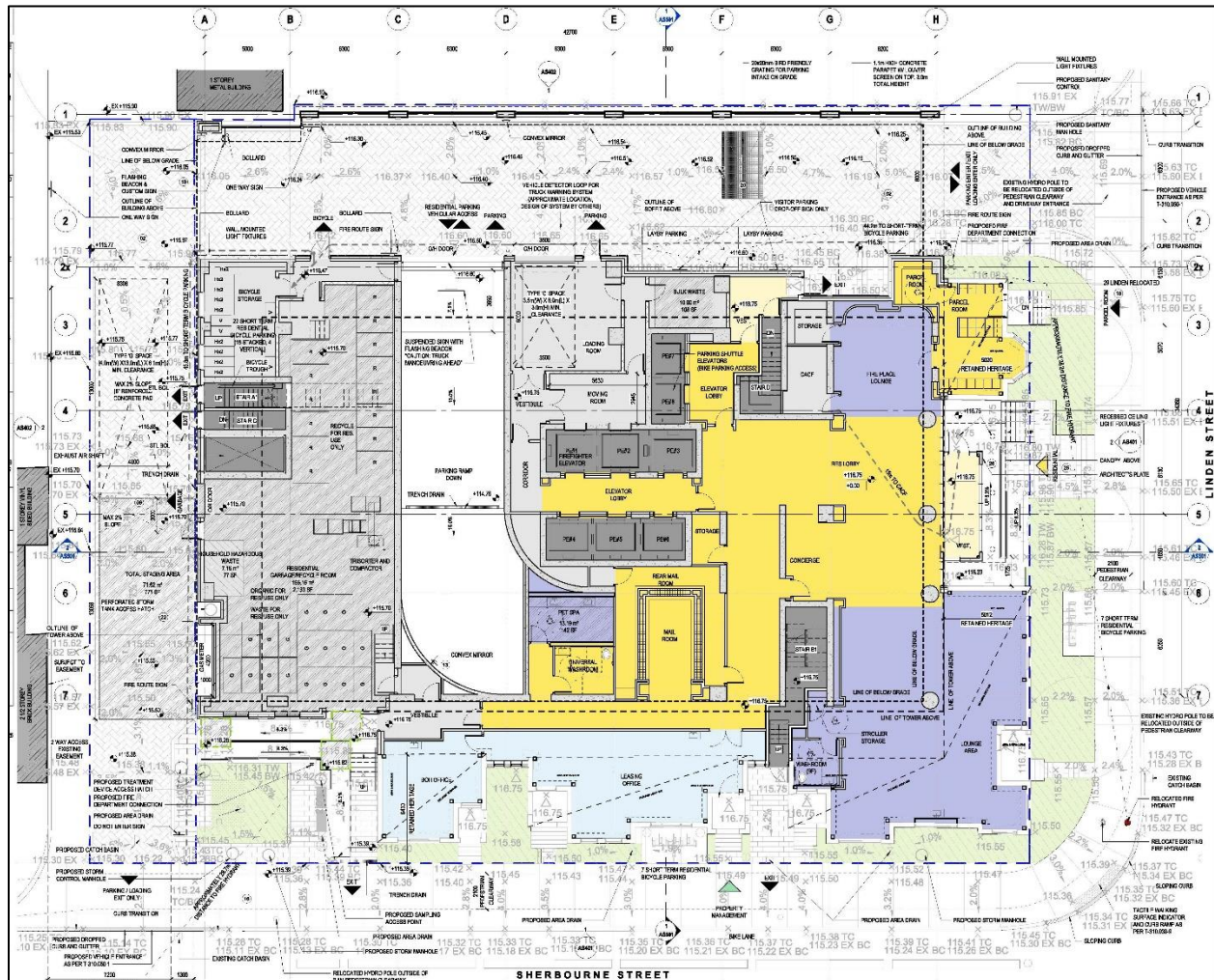


View to the north showing the James Cooper House at the northwest corner of Sherbourne Street and Linden Street (GBCA Architects, 2022).

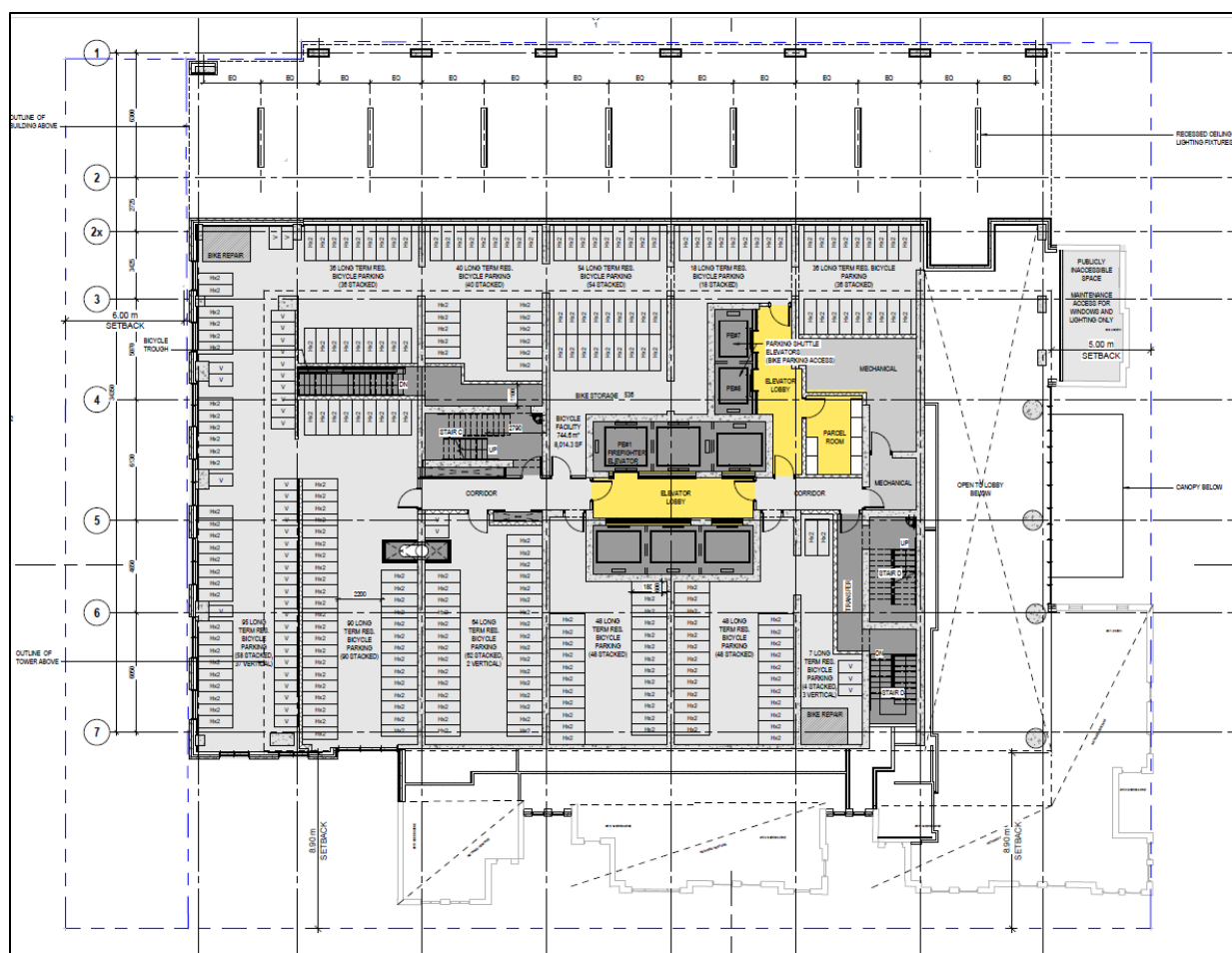


View to the southwest with the James Cooper House in the foreground and 37 Linden Street (GBCA Architects, 2022).

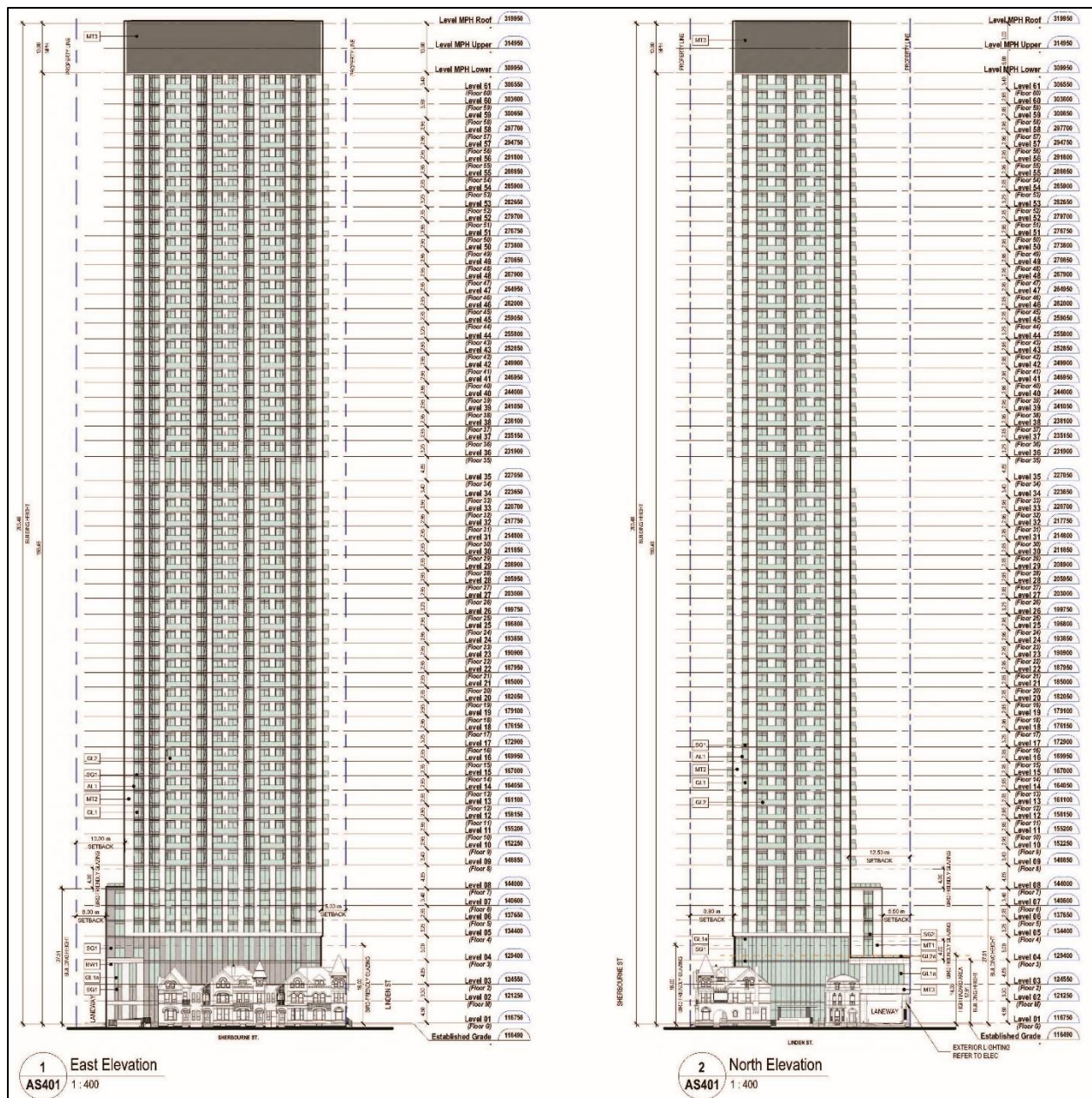
570, 572, 574, and 576 Sherbourne Street, 29 Linden Street, and 37 Linden Street



Proposed site plan for 570, 572, 574, and 576 Sherbourne Street, 29 Linden Street, and 37 Linden Street, included for illustration purposes (Sweeny & Co. Architects, 2026).



Proposed second-floor plan for 570, 572, 574, and 576 Sherbourne Street, 29 Linden Street, and 37 Linden Street, included for illustration purposes (Sweeny & Co. Architects, 2026).



Proposed east and north elevations of 570, 572, 574, and 576 Sherbourne Street, 29 Linden Street, and 37 Linden Street, included for illustration purposes (Sweeny & Co. Architects, 2026).



Proposed west and south elevations of 570, 572, 574, and 576 Sherbourne Street, 29 Linden Street, and 37 Linden Street, included for illustration purposes (Sweeny & Co. Architects, 2026).



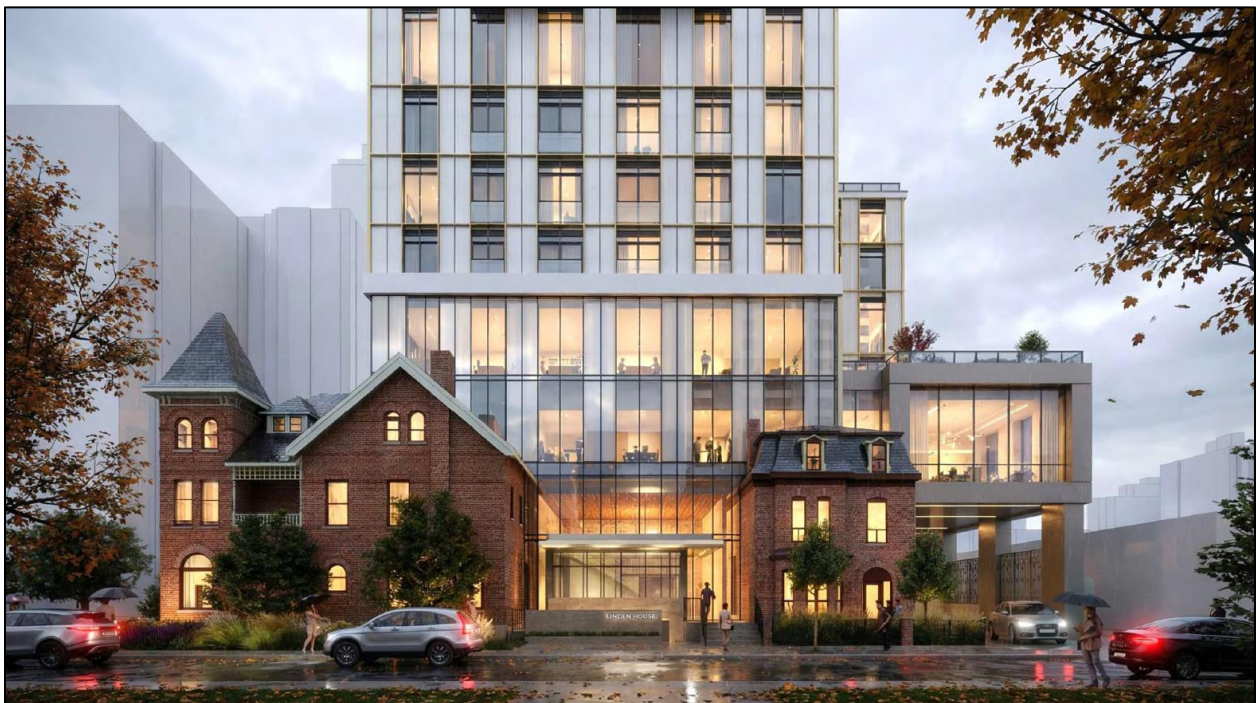
View from Sherbourne Street looking northwest at the two-storey modern brick volume and 570, 572, 574, and 576 Sherbourne Street, and 37 Linden Street (Sweeny & Co. Architects, 2026).



Rendering of the proposed development looking southwest showing 570, 572, 574, and 576 Sherbourne Street, and 29 and 37 Linden Street (Sweeny & Co. Architects, 2026).



Rendering of the proposed development looking southeast to 27 and 29 Linden Street (Sweeny & Co. Architects, 2026).



Rendering of the proposed development looking south to 37 and 29 Linden Street (Sweeny & Co. Architects, 2026).