

York Wilson House

41 Alcina Ave, Toronto

August 2016

ERA



REFRESH

- Previous Approvals

09/30/2015

TE 10.17

- Why We're Back



SITE

CONTEXT

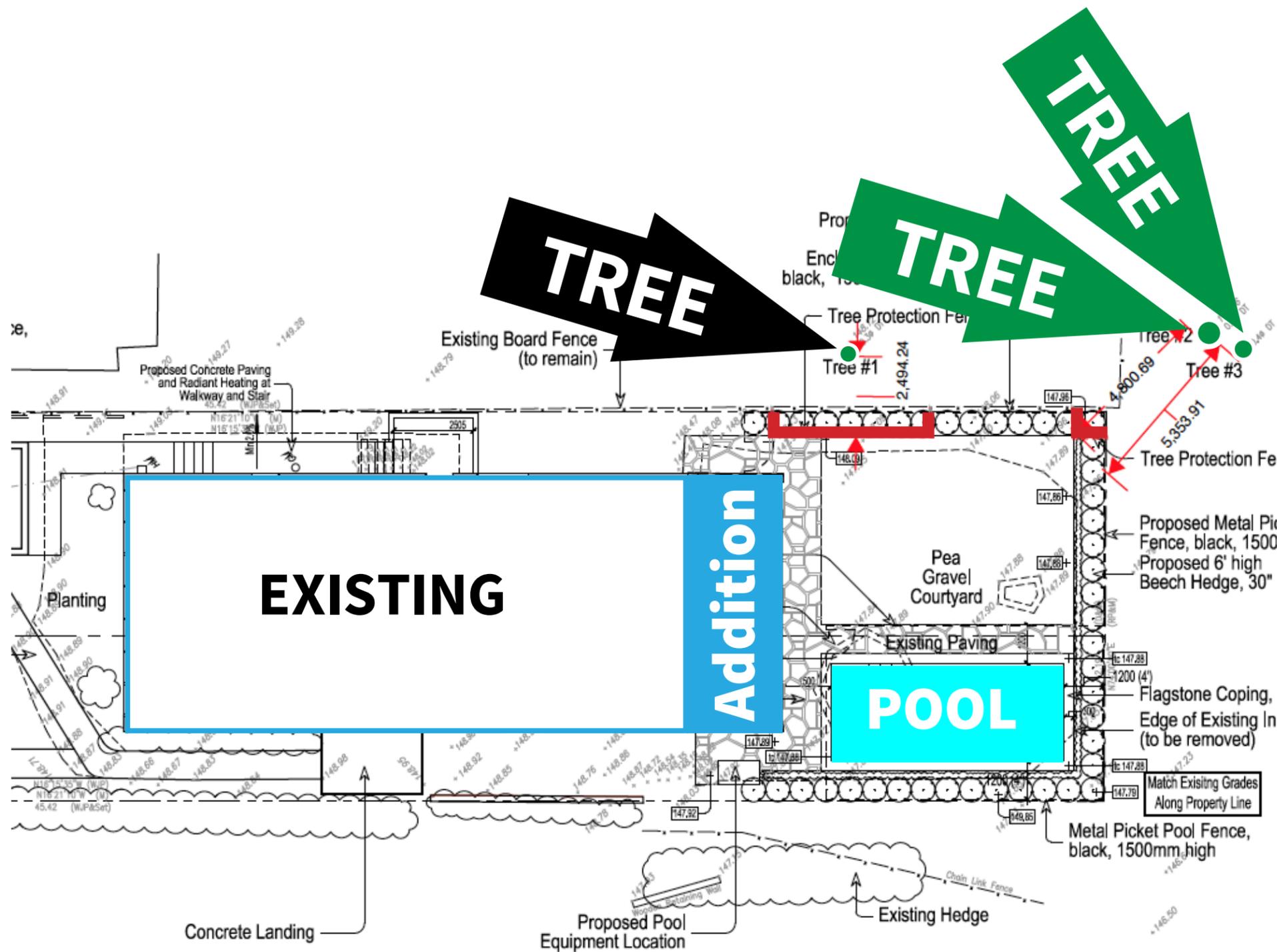
- Residential Area
- Adjacent to HCD



IMPACT

- Relationship to HCD
 - Limited visibility even without foliage

View of rear of 41 Alcina Avenue as seen from Wychwood Park (ERA, 2016).



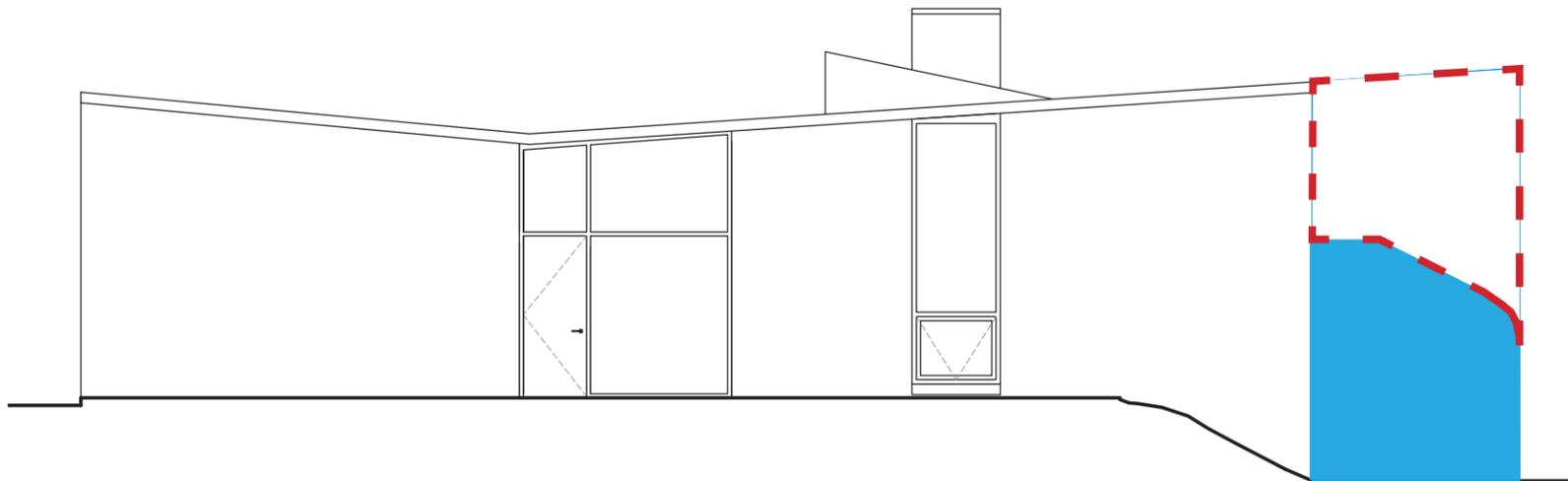
CHANGES

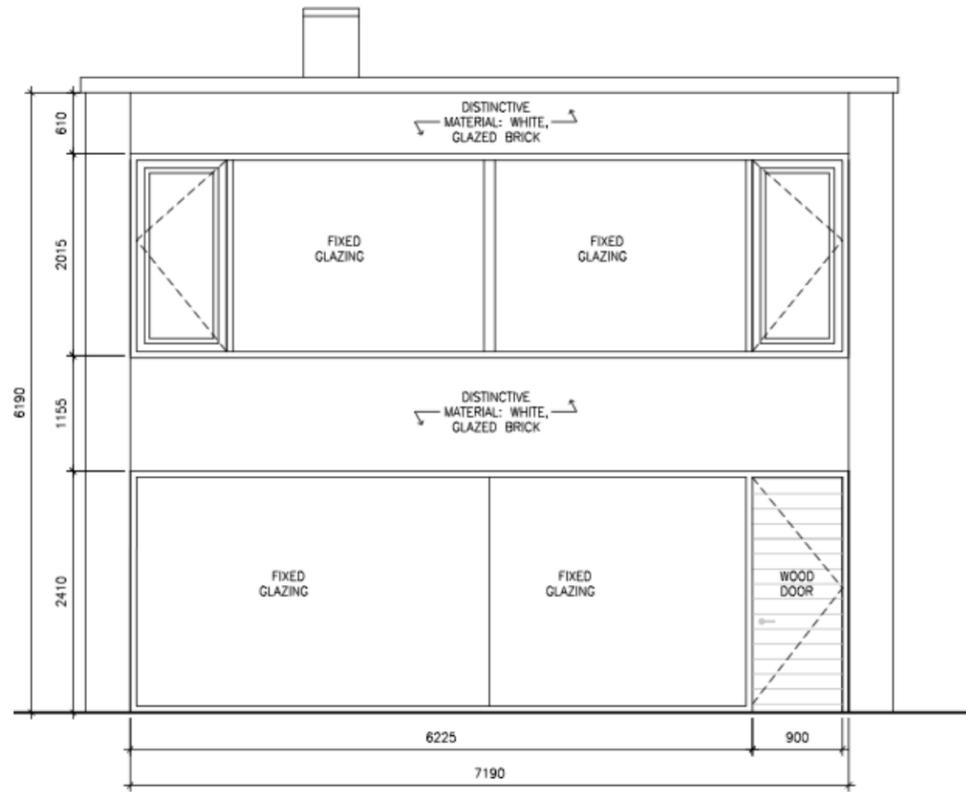
- New to Application:
 - 2 storey rear addition
 - pool in rear
- Outside Tree Protection Zone
- Evaluated by Arborist and Urban Forestry



IMPACT

- Relationship to Existing
 - Addition maintains footprint of sunroom





Design

- Responding to Modernism in Architecture



Angela Tsementzis Architect, 2016

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