

Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 110-116 Avenue Road

Date: July 4, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: University-Rosedale - Ward 11

SUMMARY

This report recommends that City Council approve the alterations proposed for the properties at 110-116 Avenue Road under Section 42 of the Ontario Heritage Act in connection with the proposed redevelopment of the site. This report also recommends that City Council grant authority to enter into a Heritage Easement Agreement for heritage properties at 110-112 Avenue Road.

Located on the west side of Avenue Road at the intersection with Tranby Avenue, south of Davenport Road the properties at 110-112 Avenue Road form a pair of semi-detached houses constructed in 1891 reflecting both Queen Anne Revival and Richardsonian Romanesque architectural styles. The properties at 114-116 Avenue Road are vacant lots. The subject lands are part of the East Annex Heritage Conservation District (By-law 1994- 0520).

In conjunction with a Zoning Bylaw Amendment application, the development proposal is for a 9-storey mixed-use building at 110-116 Avenue Road. The proposed alterations retain and incorporate the heritage buildings at 110-112 Avenue Road and are consistent with the existing heritage policy framework. The proposals are considered acceptable within the broader conservation strategy and the heritage impacts will be appropriately mitigated.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council approve the alterations to the heritage properties at 110-112 Avenue Road and the erection of a new building at 114-116 Avenue Road, in accordance with Section 42 of the Ontario Heritage Act, to allow for the construction of a 9-storey

building, with such alterations to be substantially in accordance with architectural drawings dated April 29, 2022, prepared by Richard Wengle Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), prepared by ERA Architects Ltd dated May 2, 2022 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 subject to the following conditions:

a. That the related site-specific Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner:

1. Enter into a Heritage Easement Agreement with the City for the properties at 110-112 Avenue Road in accordance with the plans and drawings dated April 29, 2022 prepared by Richard Wengle Architect and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment for 110-116 Avenue Road prepared by ERA Architects Ltd., dated May 2, 2022 and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning including 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 consistent with the conservation strategy set out in the Heritage Impact Assessment for 110-116 Avenue Road prepared by ERA Architects Ltd., dated May 2, 2022, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to final Site Plan approval for the proposed Zoning By-law Amendment for the properties located 110-116 Avenue Road the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning.

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage features to the satisfaction of the Senior Manager, Heritage Planning and

thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

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

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

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

d. That prior to the issuance of any permit for all or any part of the properties at 110-116 Avenue Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.

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

3. Provide a Letter of Credit, including provision for upward 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, Heritage Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing heritage properties, 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, elevations and measured drawings, and copies of all original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3, 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 has been completed in

accordance with the Conservation Plan, Heritage Lighting 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.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 110-112 Avenue Road in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City 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 property 110-112 Avenue Road.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The East Annex Heritage Conservation District was designated by Council under Part V of the Ontario Heritage Act (By-law 1994- 0520) that includes the properties at 110-116 Avenue Road.

A Preliminary Report on the application was adopted by Toronto and East York Community Council on November 24, 2021. The Toronto and East York Community Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.25>

BACKGROUND

Heritage Properties

Located within the East Annex Heritage Conservation District at the northeast corner of Avenue Road and Tranby Avenue, the subject lands include two vacant lots at 114-116 Avenue Road and a pair of semi-detached houses at 110-112 Avenue Road. These houses were constructed c.1891 and were designed reflecting both Queen Anne Revival and Richardsonian Romanesque architectural styles. At the time the District Plan was undertaken, 110-112 Avenue Road were assigned a "C" rating, meaning "properties which retain much of their original character and are vital reminders of a community's past".

The properties at 114-116 Avenue Road had previously contained house form buildings but following a fire in 2014 the building at 116 Avenue Road was demolished. The building at 114 Avenue Road was left vacant and has been compromised by the fire. It was demolished in 2021 after being deemed unsafe by Toronto Building. Some bricks and four decorative windows were salvaged.

Development Proposal

On October 29, 2021, a Zoning By-law Amendment application was submitted to the City which sought permission to construct a 9-storey mixed-use building with 44 dwelling units at 110-116 Avenue Road. Following negotiations with staff the scheme was revised to include moving the massing back from the street facing façade of the heritage building and from adjacent houses on Tranby Avenue and to improve the conservation strategy.

The revised proposal includes in-situ retention and conservation of the east (primary) elevation facing onto Avenue Road and the south elevation facing onto Tranby Avenue of the heritage buildings at 110-112 Avenue Road. This includes the partial retention and reconstruction of part of the north elevation of these heritage buildings, and the removal of a later single storey addition along the primary elevation to allow for the reinstatement and restoration of the entry and planting areas associated with 110 Avenue Road. Two later additions at the rear of the house along Tranby Avenue are also proposed to be removed.

A new rear addition in the form of a two-and-a-half-storey townhouse, is proposed set in from the main house along Tranby Avenue with a roof that connects below the existing mansard roof. A new drive aisle linking to Bernard Avenue would create a buffer between the new construction and the residential neighbourhood to the west along Tranby Avenue.

The base of the new building along Avenue Road integrates portions of the retained house into the design and the massing above the heritage building is stepped back by approximately 11m from Avenue Road and approximately 5m from Tranby Avenue. A new entry vestibule will be set back from the front of the heritage building to provide a reveal that would visually separate the heritage building from the adjacent new street wall building along Avenue Road. This recessed entry has been designed so that the retained and rebuilt portions of the north wall of 112 Avenue Road will be visible from the street and this will allow the house to be viewed as a three-dimensional building within the new development, sited prominently at the northeast corner of Avenue Road and Tranby Avenue.

The proposed new construction on the vacant lots at 114-116 Avenue Road has a three storey street wall that has been designed to relate to the datum lines of the adjacent heritage building and to include masonry that would be distinguishable from but compatible to the adjacent buildings within the East Annex HCD.

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 Policy Statement (2020)

The Provincial Policy Statement (2020) (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 opportunities for job creation; and 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.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, “The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.”

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City’s Heritage Register are considered to be significant in this context. “Conserved” is defined in the PPS as “the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

Policy 2.6.3 states that “Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

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:

3.1.5.4: "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."

3.1.5.5: "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."

3.1.5.6: "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."

3.1.5.26: "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."

3.1.5.27: "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."

3.1.5.32 Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.

3.1.5.33. Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.

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 (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>

East Annex Heritage Conservation District (EAHCD)

The East Annex Heritage Conservation District Plan contains guidelines that are intended to "ensure that physical changes in the area contribute to and strengthen the character of the East Annex." The Plan states that the guidelines "are not intended to be used as strict regulations" but to "provide assistance in design and decision making."

The heritage properties at 110-112 Avenue Road were assigned a "C" rating within the EAHCD Plan; meaning they "retain much of their original character and are vital reminders of a community's past". Tranby Avenue is noted as having "the greatest uniformity in its buildings of any of the East Annex streets" and as such "greater attention should be given to detail elements such as porches and front steps to reinforce and support the cohesive character of the street." Avenue Road is the widest commercial street within the EAHCD.

The guidelines for new buildings within the EAHCD state that they should not "replicate existing buildings but should contribute to the variety and character of the area." They should be "in keeping" with the particular road in which they are located taking into account the height, depth, setback, entry level and the roof profile and type of neighbouring buildings.

Additions to heritage buildings within the East Annex should generally be at the rear and additions to the street facades of heritage buildings are discouraged. The EAHCD Plan encourages the restoration of original architectural elements and says that neighbouring buildings should be used as a guide when considering the scale, proportion and level of detail for additions to heritage buildings. Additions to heritage buildings should be lower than the height of the roof ridge and the EAHCD Plan promotes the use of clay brick for new construction.

COMMENTS

Conservation Strategy

The zoning submission included a Heritage Impact Assessment that proposed a conservation approach involving the in-situ retention of the primary (east) elevation and south elevation along Tranby Avenue with partial retention and reconstruction of the north elevation of the heritage building at 110-112 Avenue Road. A single storey addition at the front of the house will be removed and the entry and planting area associated with 110 Avenue Road will be reinstated. The two later additions at the rear of this building will be demolished with construction of a new rear addition in the form of a townhouse. The mansard roof of the house will be reconstructed with the new construction of the proposed 9-storey building set back behind this.

From the Heritage Impact Assessment, the rehabilitation of 110-112 Avenue Road is proposed to incorporate the following conservation scope of work:

- In-situ retention of the principal (east) elevation
- In-situ retention of the south elevation up to the rear wing, including the south gable end, and a +/- 1 metre return of the west elevation
- Partial in-situ retention (approx. 1.24 metres) and rebuild (approx. 4 metres) of the north elevation to match existing, including the chimney
- Reconstruction of the roof using non-combustible materials, to match and conserve the existing roof profile
- Removal of the unsympathetic storefront addition
- Removal of all remaining building fabric behind the retained facades to allow for the integration with new construction
- Restoration and reinstatement of the original entrance at 110 Avenue Road
- Replacement of windows and doors to match the original profiles for the retained portions of the building
- Masonry and stone cleaning, repair and replacement where necessary

The full details of the conservation strategy will be determined at site plan stage within the required Conservation Plan.

The proposal includes reinstating the floor levels in the heritage building at 110-112 Avenue Road to reflect their original location and relationship to the windows and exterior doors. This will make providing an accessible entrance to the ground floor retail use through the Avenue Road front entrance difficult as the front entrance steps are to

be restored. Heritage Planning staff have advised the applicant that lowering the interior floor levels and main entrance doors and removing the front entrance steps is not an appropriate conservation response to providing an accessible entrance. More appropriate responses include having a side exterior entrance elevator along Tranby Avenue, incorporating an entrance ramp into the front and side yard landscaping or providing an entrance through the residential entrance lobby. The details of the accessible entrance will be explored more fully at Site Plan stage.

The heritage impacts of the proposal are considered to be appropriately mitigated through the overall conservation strategy that includes the restoration of two street facing elevations, partial restoration and reconstruction of the north elevation and reconstruction of the mansard roof. The reinstatement of the original entrance to 110 Avenue Road is particularly welcome and will considerably improve the character and appearance of the subject lands. As such, the cultural heritage attributes and value of the subject property is conserved within the East Annex Heritage Conservation District.

New Construction

The proposed new massing has been carefully situated behind the mansard roof. Most of the massing is stepped back by approximately 11m from Avenue Road with a small area to the side of the mansard being stepped back by 8.6m. Along Tranby Avenue the new massing is stepped back by approximately 5m from the property line with this increasing to 6.8m at sixth floor level. This would ensure the new massing would appear to be sited behind the heritage building and separate from the buildings on Tranby Avenue. In this way the new construction will not overwhelm the heritage building which will maintain its visual prominence at the intersection of Avenue Road and Tranby Avenue. This visual prominence would be reinforced by the setting back of the entrance vestibule.

The new construction is concentrated along Avenue Road. A new three-storey street wall is proposed that is designed to relate to the setback and the datum lines of the heritage building at 110-112 Avenue Road and the other nearby buildings on the west side of Avenue Road. The massing above the street wall steps back further and is to be designed with articulation and materiality that visually breaks up the massing of the new nine-storey building. The details of the design of the new building will be further explored during the site plan stage.

The proposed new townhouse is set in from the Tranby Avenue façade of 110 Avenue Road to ensure the visual prominence of the heritage building. Its height and roof form have been designed to relate to its context along Tranby Avenue. Heritage Planning staff will work with the applicant at the site plan stage with regard to its detailed design. In line with the EAHCD Plan guidelines "attention should be given to detail elements such as porches and front steps to reinforce and support the cohesive character of the street" and the window and door proportions should relate their context along Tranby Avenue.

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 of 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

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant will be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan will include a commemoration strategy for the former bay-and-gable house at 114 Avenue Road that was demolished in 2021. This will include the use of brick and decorative windows that were salvaged which will be displayed in the vestibule of the new building. Plaques will also be provided explaining the history of the demolished building and the evolution of Avenue Road.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the heritage features of 110-112 Avenue Road will be lit.

Landscape Plan

Staff is recommending that the applicant be required to provide a Landscape Plan that enhances the heritage character of the property.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the property at 110-112 Avenue Road including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of 110-112 Avenue Road included in the development site.

CONCLUSION

Staff are supportive of the proposal to alter the heritage properties at 110-112 Avenue Road under Section 42 of the Ontario Heritage Act in conjunction with a Zoning Bylaw Amendment application for the construction of a 9-storey mixed-use building. The proposed conservation strategy has been designed to conserve the cultural heritage values, attributes and character of the heritage properties and contribute to the character of the East Annex Heritage Conservation District. The restoration of the

original entrance to 110 Avenue Road in particular would contribute to and strengthen the character of this East Annex Heritage Conservation District.

As such, staff are satisfied that the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) 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.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

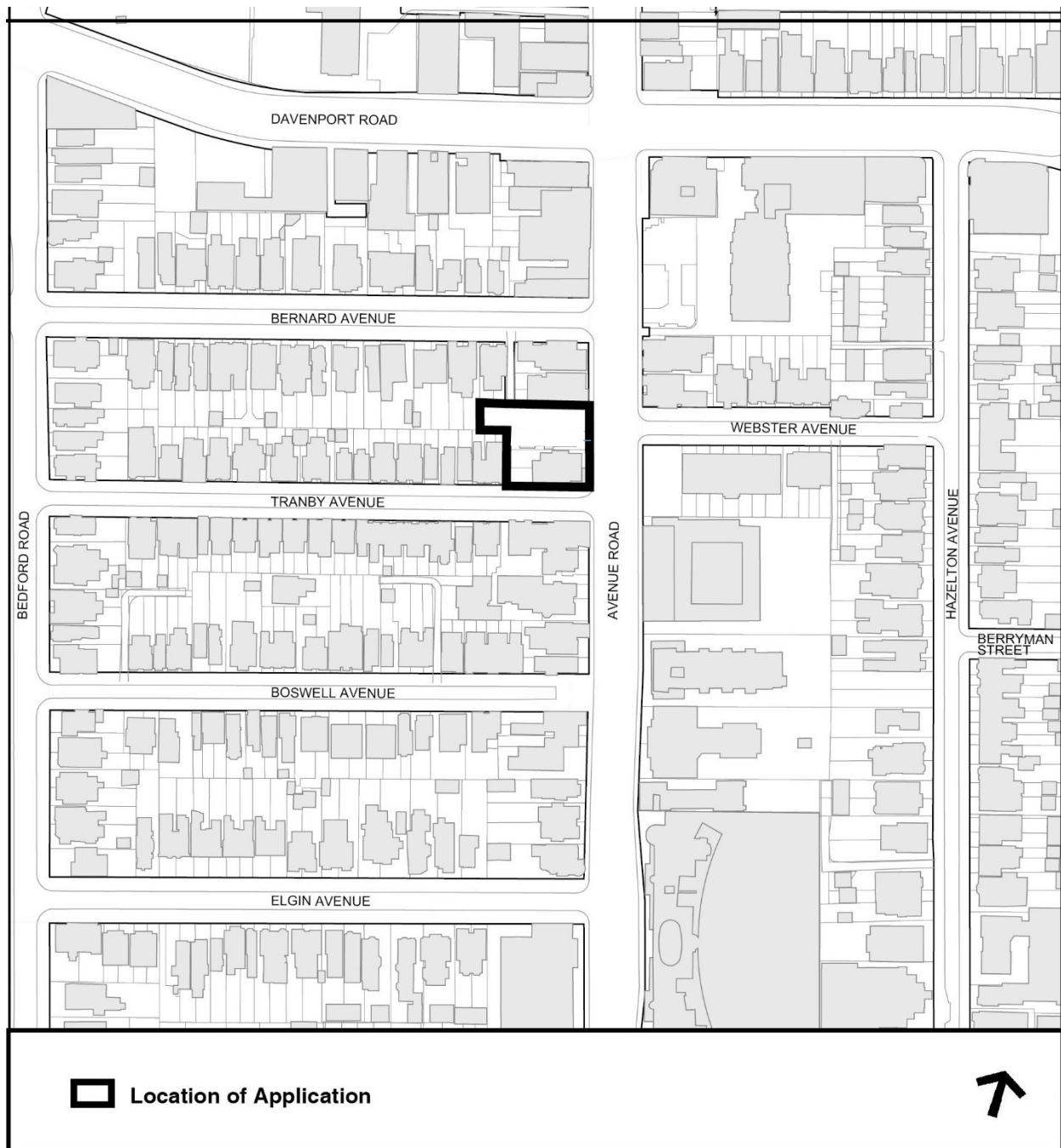
ATTACHMENTS

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

LOCATION MAP

ATTACHMENT 1

110-112 Avenue Road



Location Map, showing the properties at 110-112 Avenue Road within the larger development site at 110-116 Avenue Road.

PHOTOGRAPHS

ATTACHMENT 2

110-112 Avenue Road



East (primary) elevation of 110-112 Avenue Road showing the house with a later single storey addition blocking views of the entry area of 110 Avenue Road (Heritage Planning, 2022)



West Elevation of 110-112 Avenue with views of the south elevation of the main house and 2 later rear additions (Heritage Planning, 2022)



South elevation of 110-112 Avenue Road facing onto Tranby Avenue with view of the east elevation along Avenue Road (ERA, 2021)



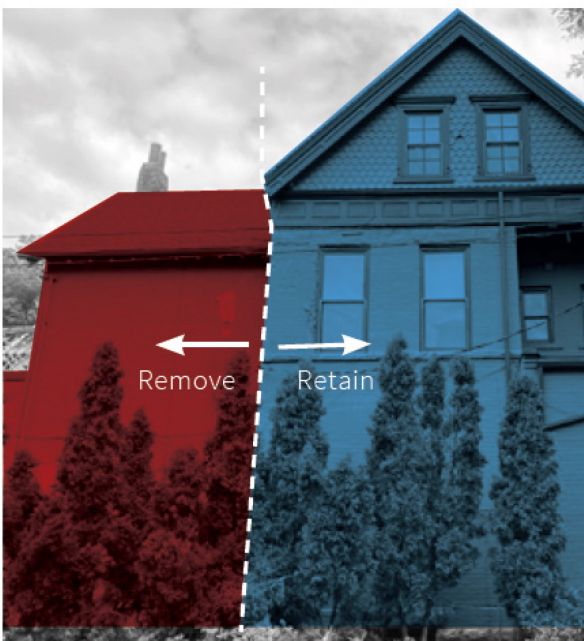
North elevation of 110-112 Avenue Road with partial view of the east elevation (Heritage Planning, 2022)

SELECTED DRAWINGS

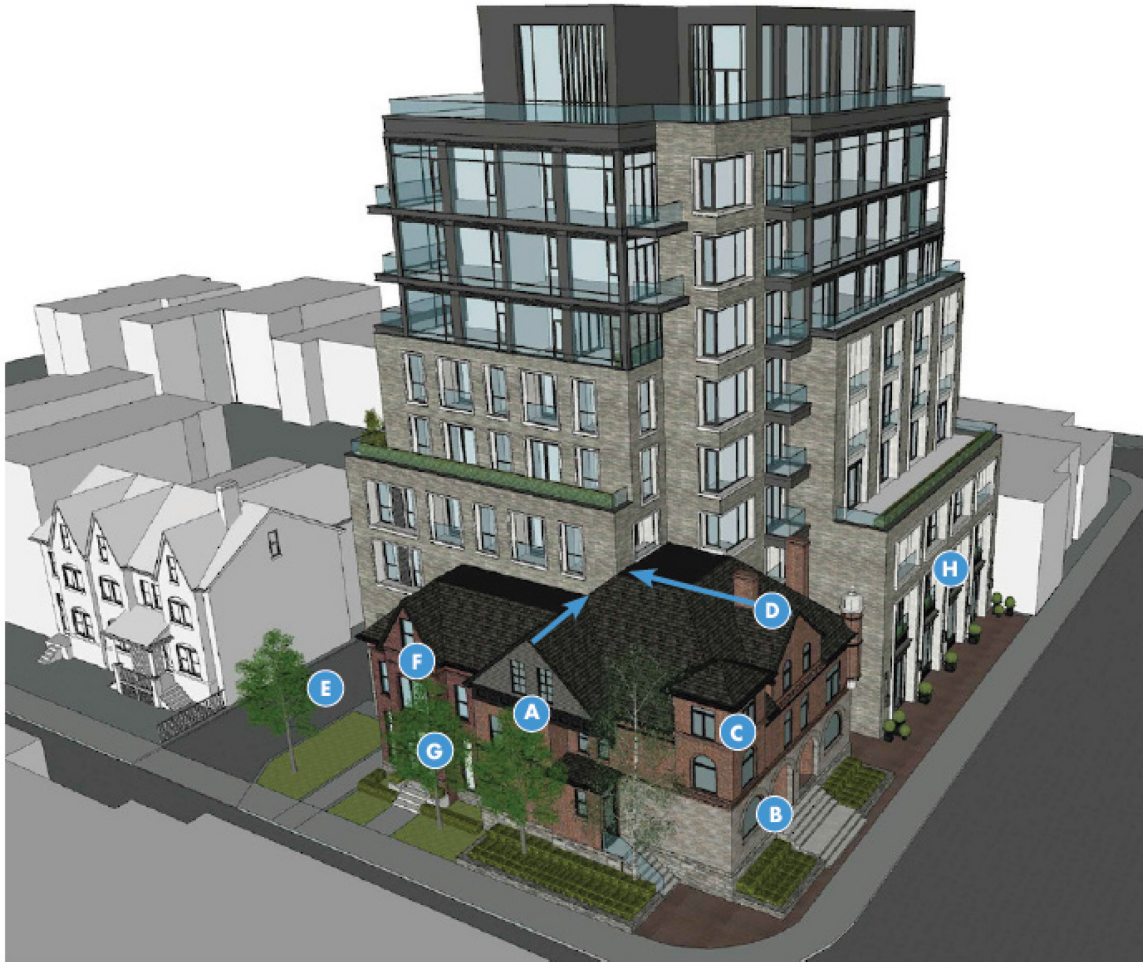
ATTACHMENT 3

110-112 Avenue Road

For a complete drawing set, please visit the [Application Information Centre](#). (Richard Wengle Architect May, 2022)



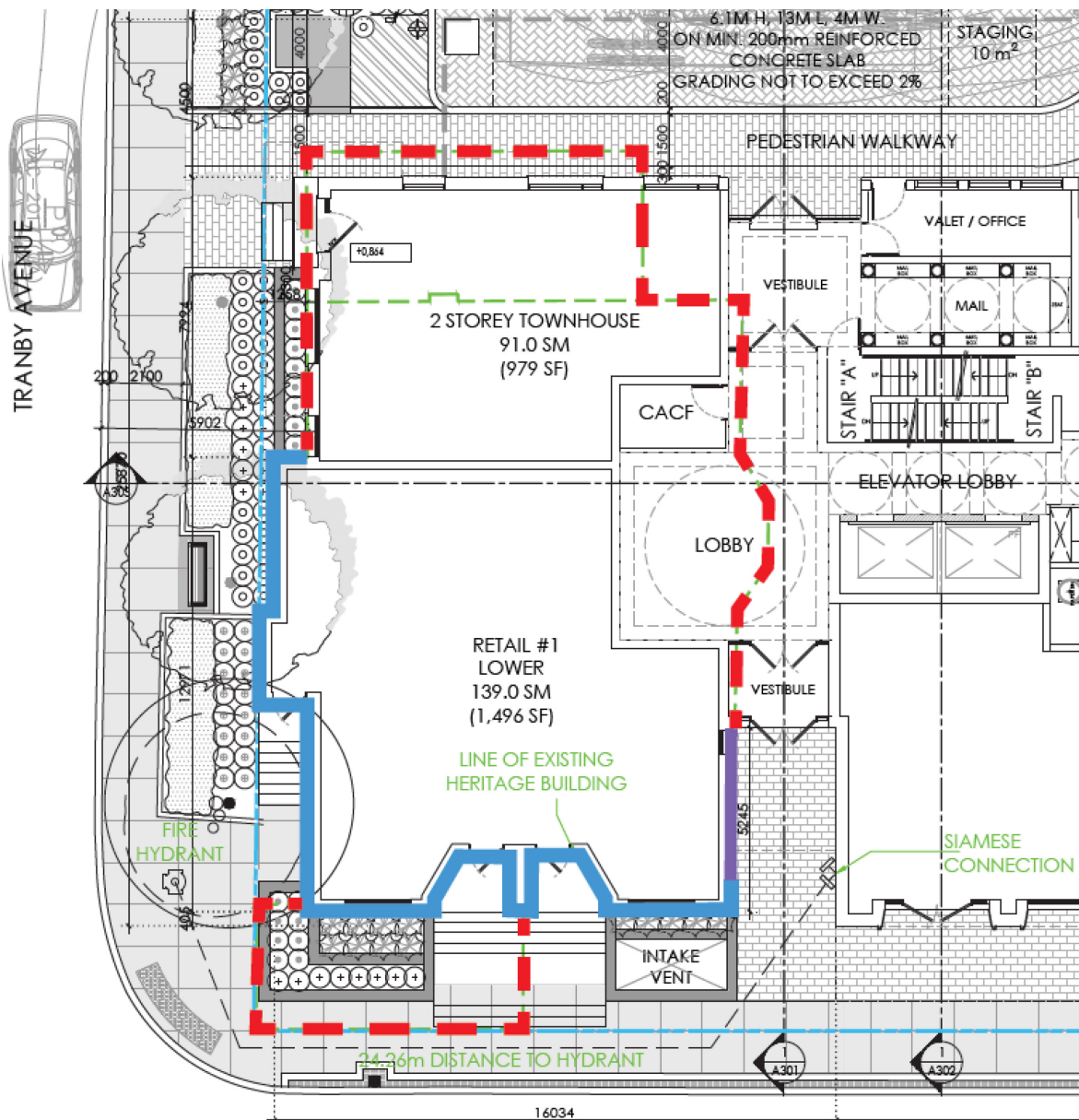
North Elevation of 112 Avenue Road and South Elevation of 110 Avenue Road Avenue showing approximation of areas to be retained and removed (ERA Architects May, 2022)



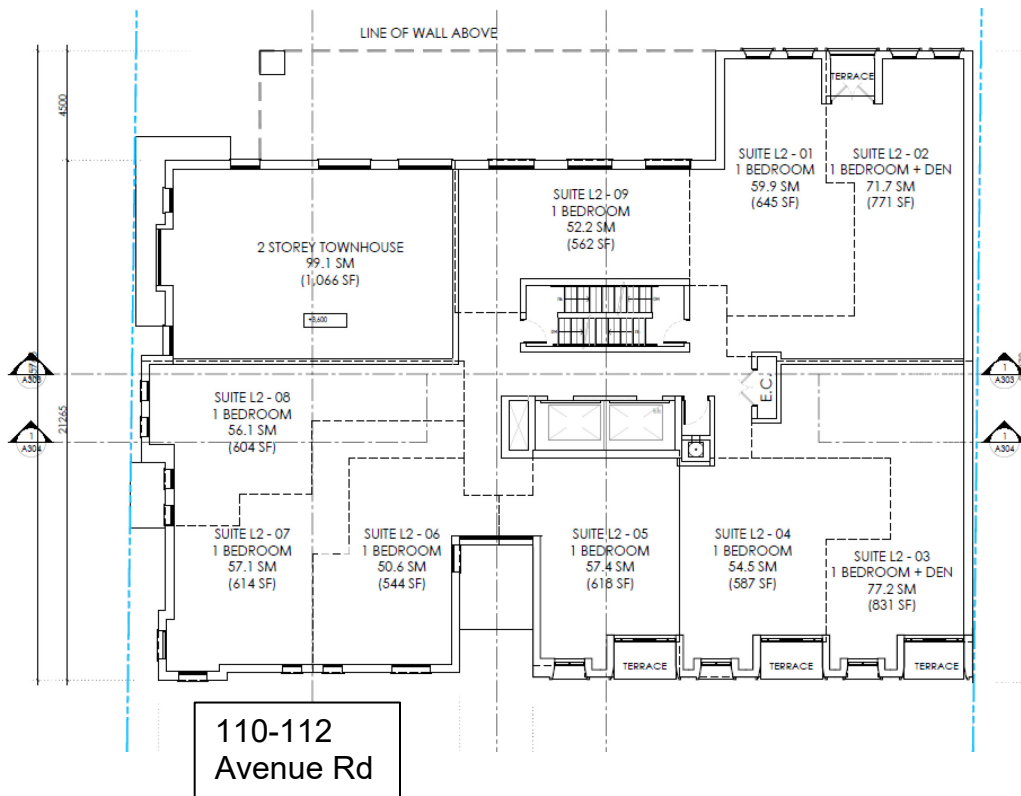
Southeast perspective of the proposed development (Richard Wengle Architect, 2022; annotated by ERA).

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| <p>A Retaining the front portion to include the projected bays.</p> <p>B Removing the unsympathetic front addition, and reinstating the original entrance.</p> <p>C Applying a conservation scope of work to the retained elevations.</p> <p>D Setting back new construction above the retained building, 11m from Avenue Road, and 5m from Tranby Avenue property lines</p> | <p>E Incorporating a buffer zone between the new construction and residential neighbourhood on Tranby Avenue</p> <p>F Providing a two-and-a-half-storey townhouse, which matches the height, datum and eaves line of the retained building, and setback of the neighbouring property at 10 Tranby Avenue</p> <p>G Using brick materials that are compatible with and distinguishable from the retained building fabric</p> | <p>H Providing increased density on the site to respond the evolved Avenue Road character, including a three-storey streetwall</p> |
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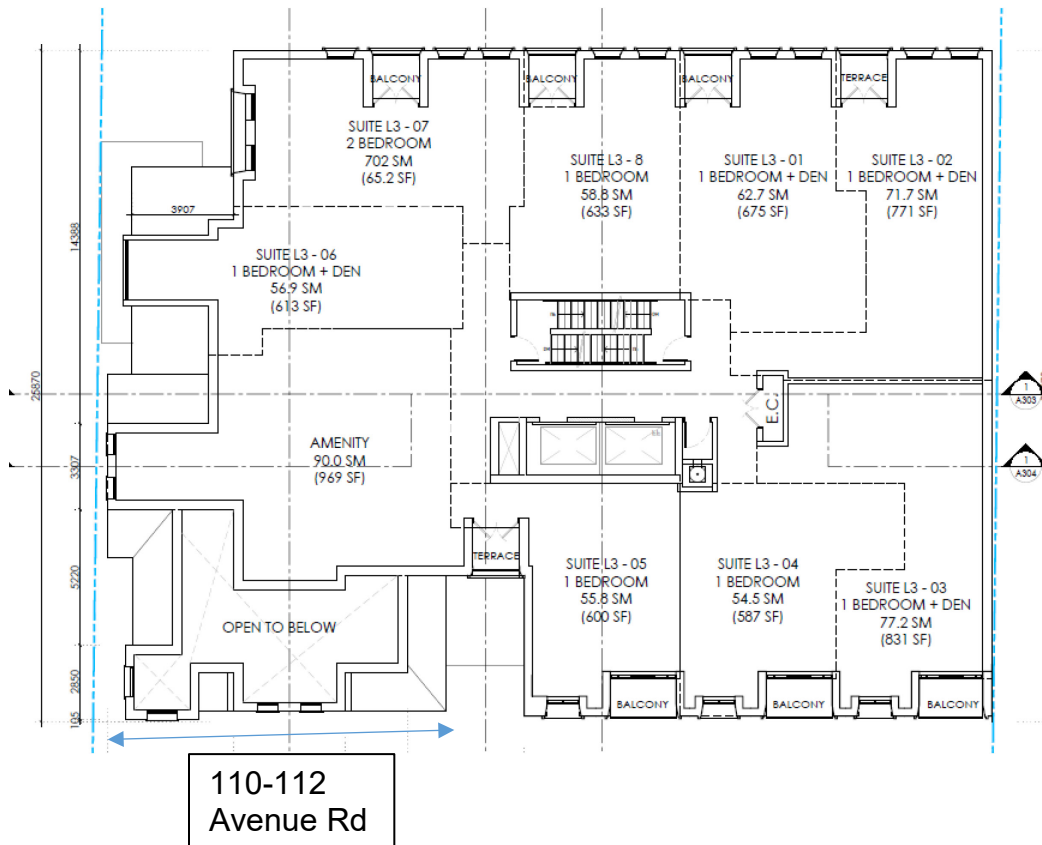
Extract from the HIA from ERA Architects illustrating the proposed conservation strategy.



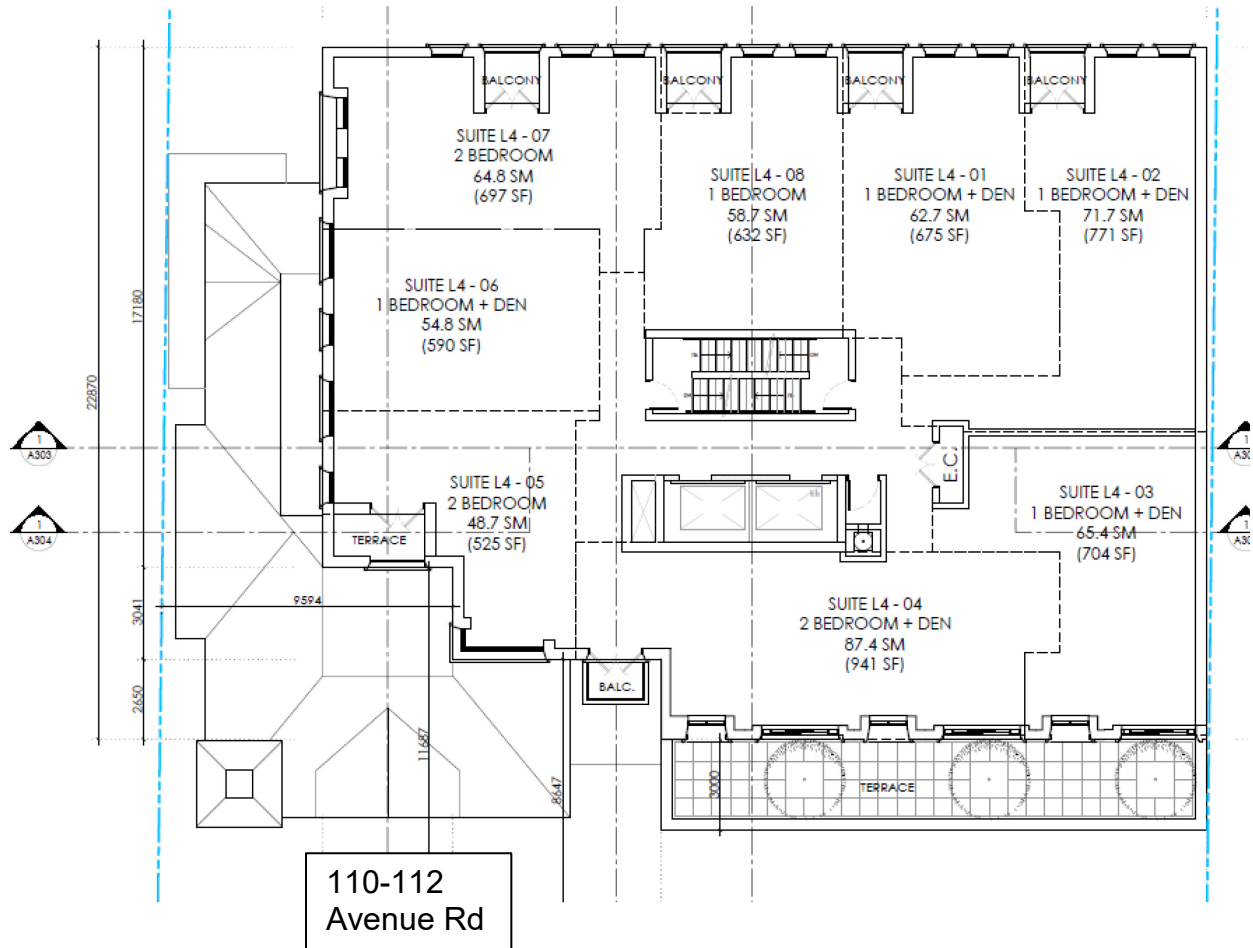
Partial ground floor plan showing extent of building retention. The walls marked in blue are to be retained, those in red are to be removed and those in purple are to be reconstructed to match the existing. (ERA Architects May, 2022)



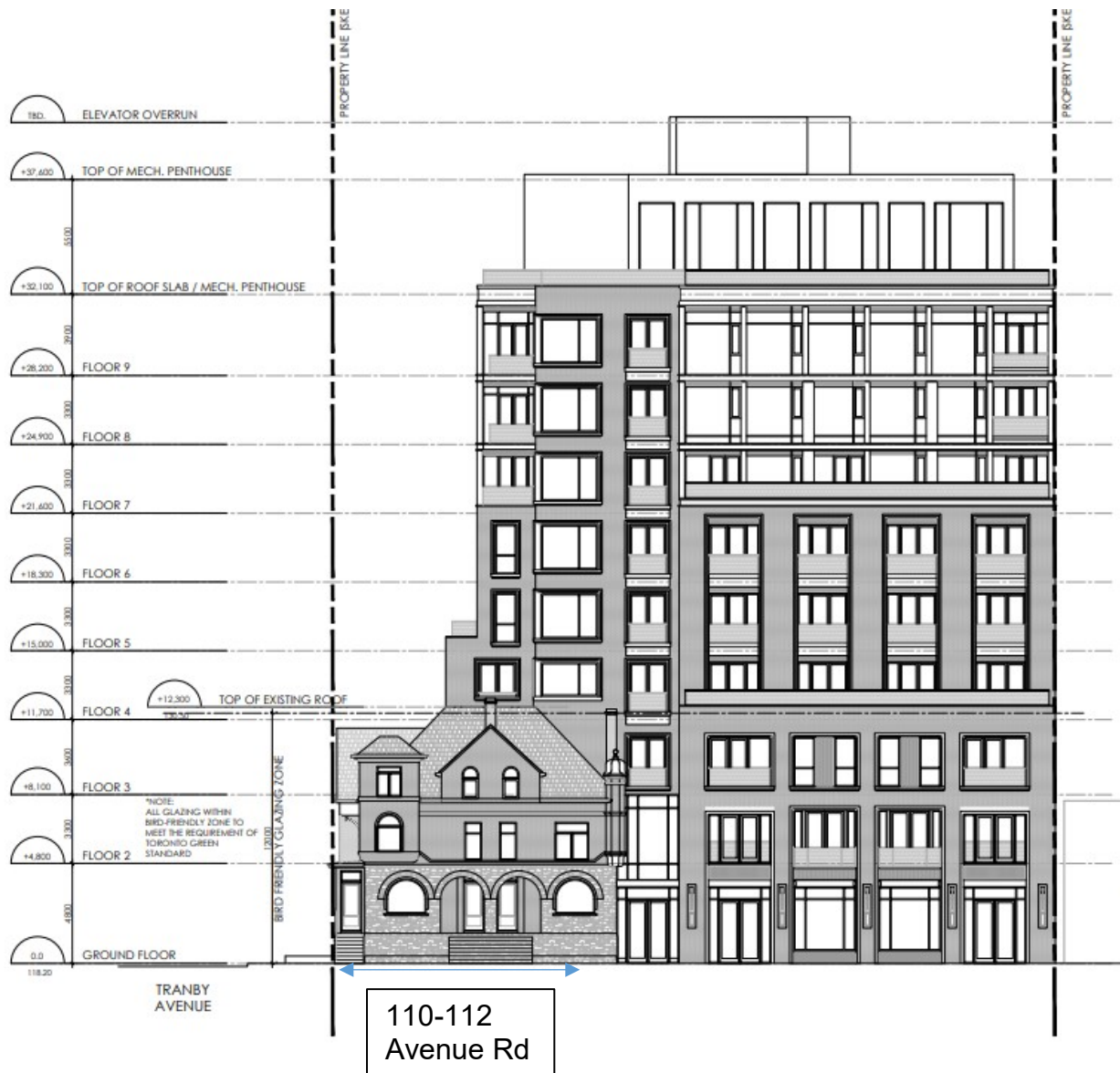
Second floor Plan (Richard Wengle Architects May, 2022)



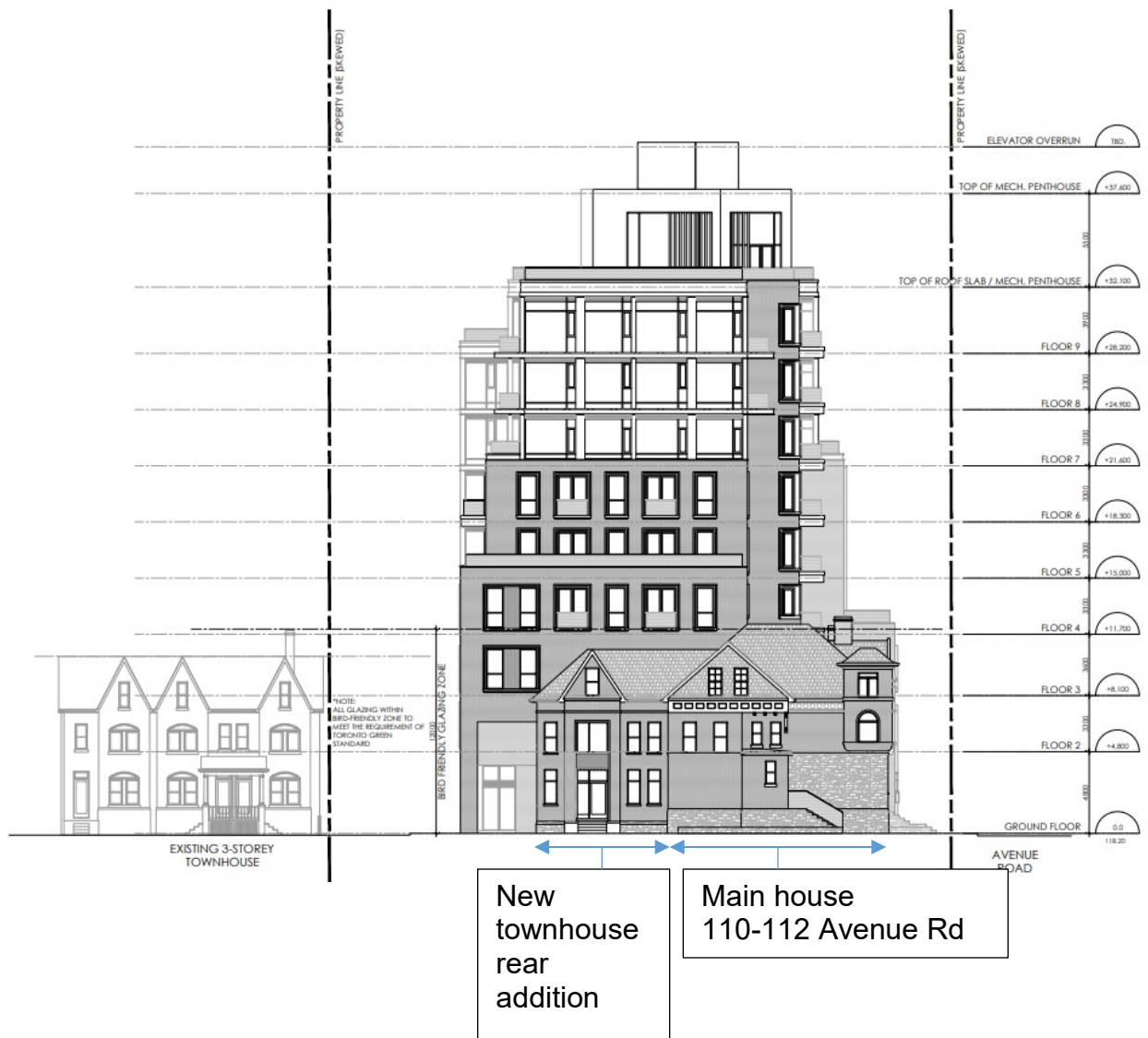
Third Floor Plan (Richard Wengle Architects May, 2022)



Fourth Floor Plan - showing roof of heritage building at 110-112 Avenue Road (Richard Wengle Architects May, 2022)



West (primary) elevation facing Avenue Road showing 110-112 Avenue Road to the left, new entry vestibule and new 3-storey townhouse units at base of proposed new building (Richard Wengle Architects, 2022)



South elevation including adjacent townhouses along Tranby Avenue (Richard Wengle Architects May, 2022)



West Elevation-landway (Richard Wengle Architects May, 2022)



3D model showing 110-112 Avenue Road within new development- corner of Avenue Road and Tranby Avenue (Richard Wengle Architects May, 2022)



3D model of 110-112 within the new development along Avenue Road (Richard Wengle Architects May, 2022)



Rendering of East (primary) Elevation along Avenue Road, illustrating 110-112 Avenue Road, recessed new entry vestibule along north elevation of 112 Avenue Road along with new 3-storey street wall building proposed along Avenue Road (Richard Wengle Architects May, 2022)



Rendering of South Elevation along Tranby Avenue (Richard Wengle Architects May, 2022)