

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 183 Avenue Road

Date: September 19, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 11- University-Rosedale

SUMMARY

This report recommends that City Council approve the alterations proposed for the property at 183 Avenue Road under Section 33 of the Ontario Heritage Act and grant authority to enter into a Heritage Easement Agreement for this property. This is in connection with a Zoning By-law Amendment application for properties at 183-189 Avenue Road and 109-11 Pears Avenue that was appealed to the Ontario Land Tribunal ("OLT").

The settlement offer included in-situ retention of the west elevation of 183 Avenue Road and partial in-situ retention of the north and south walls. The applicant is now proposing an alternative conservation approach that includes the removal and reconstruction of the south elevation; due to access difficulties on the south side making in-situ conservation of the south wall problematic. In mitigation of this loss of original fabric additional conservation measures are proposed for the heritage building.

Located on the east side of Avenue Road north of Davenport Road, the property at 183 Avenue Road contains a three storey, late Victorian era, red brick house-form building that was constructed in 1901. The building is amongst the earliest surviving house-form buildings on this portion of the east side of Avenue Road and represents the earliest period in the historical evolution of Avenue Road. It was designated under Part IV of the Ontario Heritage Act (By-law 805-2021) by Council on October 4, 2021.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage property at 183 Avenue Road in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 10-storey building, with such alterations to be substantially in accordance with architectural drawings dated June 30, 2021 prepared by Brisbin Brook Beynon Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), prepared by ERA Architects Ltd dated March 8, 2018 and Heritage Impact Assessment Memorandum prepared by ERA Architects August 25, 2022 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan required in Recommendation 1.a.2. satisfactory to the Senior Manager, Heritage Planning and subject to the following conditions:

a. That prior to any Ontario Land Tribunal Order being issued in connection with the Zoning By-law Amendment appeal for 183-189 Avenue Road and 109-11 Pears Avenue the owner shall complete the following matters all to the satisfaction of the City Solicitor:

1. Enter into a Heritage Easement Agreement with the City for the property at 183 Avenue Road substantially in accordance with plans and drawings prepared by Brisbin Brook Beynon Architects dated June 30, 2021 and the Heritage Impact Assessment prepared by ERA Architects Inc. dated March 8, 2018 along with an Heritage Impact Assessment Addendum prepared by ERA Architects Inc., dated August 25, 2022 and in accordance with the approved Conservation Plan required in Recommendation 1.a.2. all to the satisfaction of the Senior Manager, Heritage Planning including execution 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 for 183 Avenue Road prepared by ERA Architects Inc. dated March 8, 2018, Heritage Impact Assessment Addendum prepared by ERA architects Inc. dated August 25, 2022 and the architectural plans and drawings prepared by Brisbin Brook Beynon Architects dated June 30, 2021, to the satisfaction of the Senior Manager, Heritage Planning.

b. Prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the properties at 183-189 Avenue Road, City Council require that the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.a.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 an Interpretation Plan for the 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.

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

5. 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.

c. Prior to the issuance of any permit for all or any part of the properties at 183-189 Avenue Road, including a heritage permit, a building permit or a demolition 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. 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.

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.a.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 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, Heritage Lighting Plan and Interpretation Plan.

4. 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;

d. Prior to the release of the Letter of Credit required in Recommendation 1.c.3., City Council require that the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work and the required interpretive work has been completed in accordance with the Conservation Plan, 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 183 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 183 Avenue Road.

FINANCIAL IMPACT

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

DECISION HISTORY

City Council included the property at 183 Avenue Road on the City of Toronto's Heritage Register on February 6, 1974.

At its meeting on May 14 and 15, 2019, City Council adopted the recommendations of City Solicitor directing the City Solicitor, together with appropriate City staff, to attend the Local Planning Appeal Tribunal to oppose a Zoning By-law Amendment application for a revised proposal for 183-189 Avenue Road and 109-111 Pears Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC7.9>

On July 14, 2021, City Council issued instructions to staff to accept a settlement offer for the lands at 183-189 Avenue Road and 109-111 Pears Avenue. The settlement offer was for a 10-storey mixed use building and included the conservation of the heritage property at 183 Avenue Road. City Council requested that the Ontario Land Tribunal Order be withheld until a number of conditions have been fulfilled. These conditions included a requirement that if the heritage building at 183 Avenue Road is designated under Part IV of the Ontario Heritage Act, the owner must enter into a Heritage Easement Agreement with the City and the owner must submit a Conservation Plan that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 183 Avenue Road prepared by ERA Architects Inc. dated March

8, 2018 and the architectural plans and drawings prepared by Brisbin Brook Beynon Architects dated April 10, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC35.20>

On October 4, 2021 Council passed By-law 805-2021 which designated the property at 183 Avenue Road under Part IV, Section 29 of the Ontario Heritage Act.

<https://www.toronto.ca/legdocs/bylaws/2021/law0805.pdf>

BACKGROUND

Heritage Properties

The subject property at 183 Avenue Road is located on the east side of Avenue Road, between Pears Avenue and Davenport Road and contains a 3-storey, late Victorian-era, red brick house-form building that was constructed in 1901.

The building is amongst the earliest surviving house-form buildings constructed together with the adjacent heritage properties at 177-181 Avenue Road on this portion of the east side of Avenue Road from the turn of the 20th-century and they represent the earliest period in the historical evolution of Avenue Road. 181 Avenue Road is immediately adjacent and to the south of 183 Avenue Road.

Heritage Attributes of 183 Avenue Road:

- The setback, placement and orientation of the building on its lot on the east side of Avenue Road between Pears Avenue and Davenport Road
- The scale, form and massing of the two and a half storey plan on a raised foundation
- The materials, with the red brick cladding (currently painted) and the brick and stone detailing
- The pitched roof with its central gable on the principal (west) elevation and chimney located at the north end
- The principal (west) elevation of the building, which is organized into two symmetrical bays at the first and second levels, and single centred opening at the third storey
- The segmental-arched window openings on the second storey and flat-headed window opening on the third storey of the principal (west) elevation

Original Proposal

In 2016 the City received an application to amend the zoning by-law to permit an 11-storey mixed-use building for the properties at 183-189 Avenue Road and 109-111 Pears Avenue. This application was then appealed to the Local Planning Appeal Tribunal (now known as the Ontario Land Tribunal).

On July 14, 2021, City Council issued instructions to staff to accept a settlement offer for the lands at 183-189 Avenue Road and 109-111 Pears Avenue. The settlement offer

was for a 10-storey mixed use building and included a conservation strategy for the heritage property at 183 Avenue Road. This conservation strategy included:

- The front facade of the designated building at 183 Avenue Road would be retained in its entirety, while the north return would be retained to a depth equal to the ridgeline of the existing roof (approximately 2m), and the south return would be retained to a depth of approximately 8m. The structure beyond this point would be removed.
- A 5m step back above the heritage building was proposed.
- The roof would be replaced to meet the Ontario Building Code and Ontario Fire Code requirements.
- The floor levels would be reconstructed with non-combustible materials.
- The facade and return walls on Avenue Road would be stabilized and protected during demolition of the existing structure beyond the ridgeline retention depth and during construction of the new building.
- During excavation and shoring for the underground garage and later construction of the proposed development, the heritage building would be monitored at regular intervals as part of a normal course of construction by a qualified consultant to identify and mitigate potential risks due to vibration.

Revised Conservation Strategy

Heritage Planning staff were advised early in 2022 that the conservation approach within the approved settlement for the south elevation could not be carried out due to newly identified construction issues. Instead of in-situ retention of an 8m section of the south wall, this wall is now proposed to be dismantled and reconstructed. Staff raised concerns that this revised conservation strategy was not "substantially in accordance" with the accepted settlement offer presented to the Ontario Land Tribunal.

A Heritage Impact Assessment Addendum was provided in August, 2022 that includes a letter from Ellis Don Construction who reviewed options for in-situ conservation. This concluded that removing the building to another area of the site was not possible due to the limited site area and concerns with the construction equipment approach of the site from the north and west. Alternative in-situ retention strategies were explored, but due to size of construction equipment, limited space between 183 Avenue Road and the building to the south, this was not possible. The underground parking for the proposed development extends beyond the south façade of the heritage building and there is only a 3m gap between the south wall of the heritage building and the adjacent building. This makes in-situ conservation strategy for the south wall of the heritage building problematic as there is not enough space for the equipment to install a caisson wall, particularly as most of this 3m gap would be taken up by the caisson wall itself. As such the applicant is proposing to reconstruct the south wall instead of conserving it in-situ. In mitigation an enhanced conservation strategy is being proposed for the remainder of the building.

The enhanced conservation strategy includes:

- Reinstating a side porch that originally existed along the south side of the heritage building. It would include a shed roof and wood detailing and its design would be based on archival records. To accommodate barrier free entry the porch steps would not be reinstated.
- Restoring the stone base to the retained front and north facades and along the reconstructed south façade. The original basement windows would not be restored but their location would be referenced in the restored stone detailing. Full details of this would be determined as part of the required Conservation Plan. The new basement detailing would be based on archival documentation.
- The location of the top of the store front window would correspond with that of the original ground floor window although it would be deeper and wider to reflect to new retail function.
- As part of the required Conservation Plan the applicant will explore the potential of reinstating the chimney on the north façade.
- As part of the required Signage Plan the details of future signage will be explored. The HIA Addendum notes that the strategy for the signage is to install signage to the store window rather than above it on the masonry.

In addition to the above additional measures the proposed conservation strategy includes paint removal and masonry restoration, maintaining the original second and third floor window openings and installing new windows based on archival documentation. The second floor window would be restored to the south side elevation as part of the reconstruction of this wall and a new contemporary but compatible entrance door would be located here. The new door would be in the location of the original entrance door and its design would be determined as part of the required Conservation Plan.

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."

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>

COMMENTS

The settlement scheme that was approved by City Council in 2021 did not include permission under the Ontario Heritage Act for the proposed changes to the designated building at 183 Avenue Road. The applicant is now seeking approval under the Ontario Heritage Act for a different conservation strategy for 183 Avenue Road to be considered by Council as part of the settlement of the appeal relating the Zoning By-law Amendment application. This revised conservation strategy does not require any alterations to the Zoning By-law Amendment that was considered by the Ontario Land Tribunal.

The new conservation strategy is being proposed because of constructability problems regarding the in-situ conservation of an 8m length of the south wall. It is now proposed to reconstruct this wall (using original materials if possible) and to include additional conservation measures for the rest of the building. These measures include reconstructing a side porch and restoring the basement masonry detailing. These measures would considerably improve the appearance of the heritage building.

Although the existing chimney is not original, Heritage Planning are seeking the reinstatement of a chimney on the north façade of the building based on archival documentation. The applicant has agreed to explore this as part of the Conservation Plan and will reconstruct this if possible. This may mean that the skylight behind the ridge of the heritage building at fourth floor level would need to be slightly reduced in size.

Heritage Planning will work with the applicant as part of the Conservation Plan to explore opportunities to include some reconstruction of part of the north wall beyond the 2m of retained fabric to form an enhanced interior demising wall.

It is noted that the sections that are included as part of the HIA Addendum suggest that the new floors in the heritage building would not reflect their original location. Heritage Planning will also work with the applicant as part of the Conservation Plan to ensure that the new floors proposed in the heritage building align appropriately with the windows of the heritage buildings.

It is also noted in the HIA Addendum that the revised approach to the retained and reconstructed heritage elevations is illustrated in the ERA elevation drawings but not the revised architectural package prepared by Brisbin Brook Baynon Architects. As such this staff report has detailed the alterations proposed to the designated building at 183 Avenue Road that form the revised conservation strategy. The full details of the conservation strategy will be determined at site plan stage within the required Conservation Plan.

Heritage Planning acknowledge that the enhanced conservation measures noted in this report, together with the reconstruction of the south wall would improve the appearance of the heritage building at 183 Avenue Road and would appropriately conserve the heritage values and attributes of the heritage building.

New Construction

As stated above, the drawings prepared by Brisbin Brook Baynon Architects do not accurately depict the conservation strategy for 183 Avenue Road. The conservation strategy is detailed in the HIA and the HIA Addendum with further details noted in this staff report.

The drawings by Brisbin Brook Baynon Architects illustrate the new construction which includes the new massing above the heritage house being stepped back approximately 5m from Avenue Road with no terrace located for one-storey above the roof of the heritage building. The new construction is set back from the heritage building so that from the street it would still appear as part of the small enclave of late Victorian house form buildings that are situated on the east side of Avenue Road close to the intersection of Avenue Road and Davenport Road. The new construction would appear, from the public realm as if it were behind and next to the heritage building. The details of the design of the new building will be further explored during the site plan stage and staff will ensure that the new construction will be designed to complement and be distinct from the heritage building located at 183 Avenue Road.

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 HIA and HIA Addendum 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.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the heritage features of 183 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 Signage Plan should provide details of the signage strategy for the property at 183 Avenue Road including the appropriate type, scale, location and number of signs. The

HIA Addendum notes that the strategy will be to install signage to the store window rather than above it on the masonry.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of 183 Avenue Road included in the development site.

CONCLUSION

Staff are supportive of the proposal to alter the heritage property at 183 Avenue Road under Section 33 of the Ontario Heritage Act in conjunction with a Zoning Bylaw Amendment application for the construction of a 10 storey mixed-use building. The proposed conservation strategy has been designed to conserve the cultural heritage values, attributes and character of the heritage property. The reinstatement of the side porch, basement stone detailing and chimney at 183 Avenue Road would contribute to an improved conservation strategy within the larger development site.

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

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1079 Fax: 416-392-1973
E-mail: Mary.MacDonald@toronto.ca

SIGNATURE

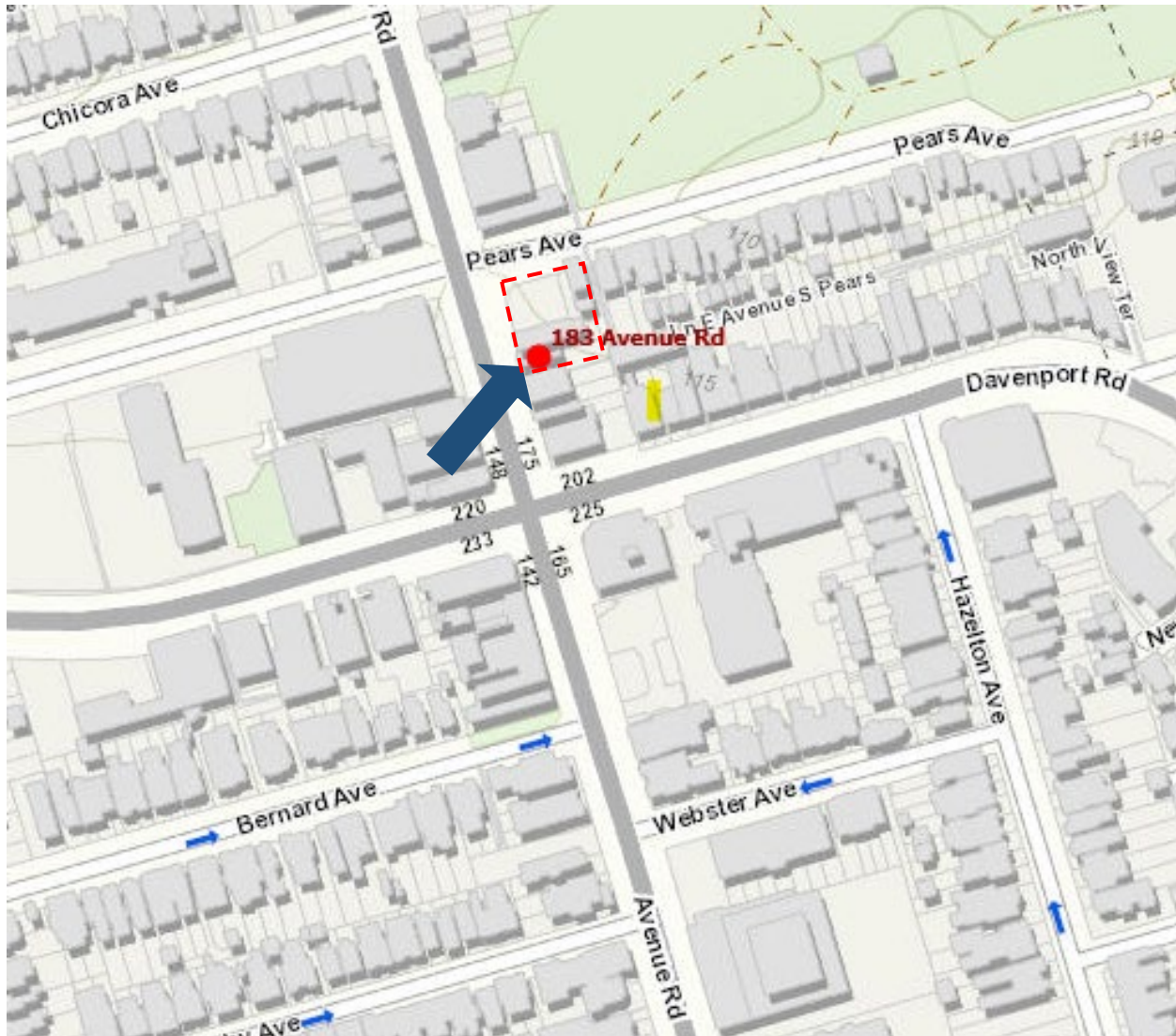
Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

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

LOCATION MAP
183 Avenue Road

ATTACHMENT 1



Location Map, showing the property at 183 Avenue Road (arrow) within the larger development site at 183-189 Avenue Road and 109-111 Pears Avenue (dashed outline).

PHOTOGRAPHS

ATTACHMENT 2

183 Avenue Road



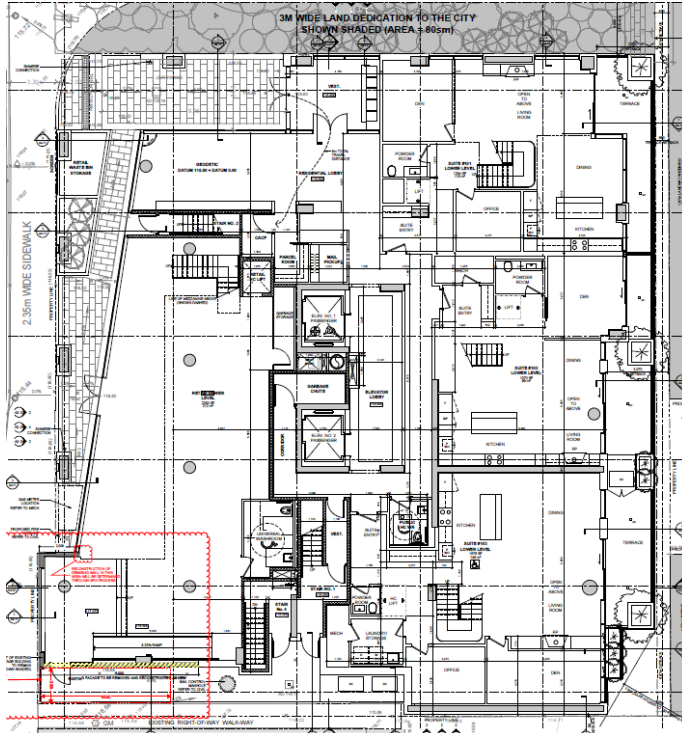
West (primary) elevation of 183 Avenue Road, known as the Edward. G. Woodley house (Heritage Planning, 2021).



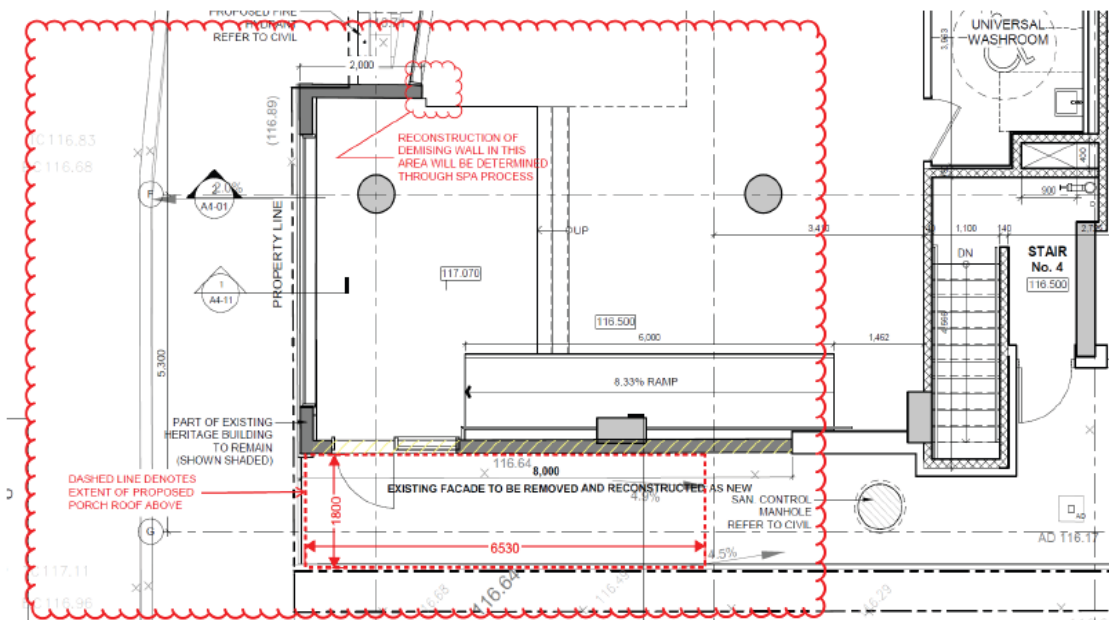
View looking southeast of 183 Avenue Road along with 3 adjacent heritage houses, collectively known as the Woodley properties (Heritage Planning, 2021).

183 Avenue Road

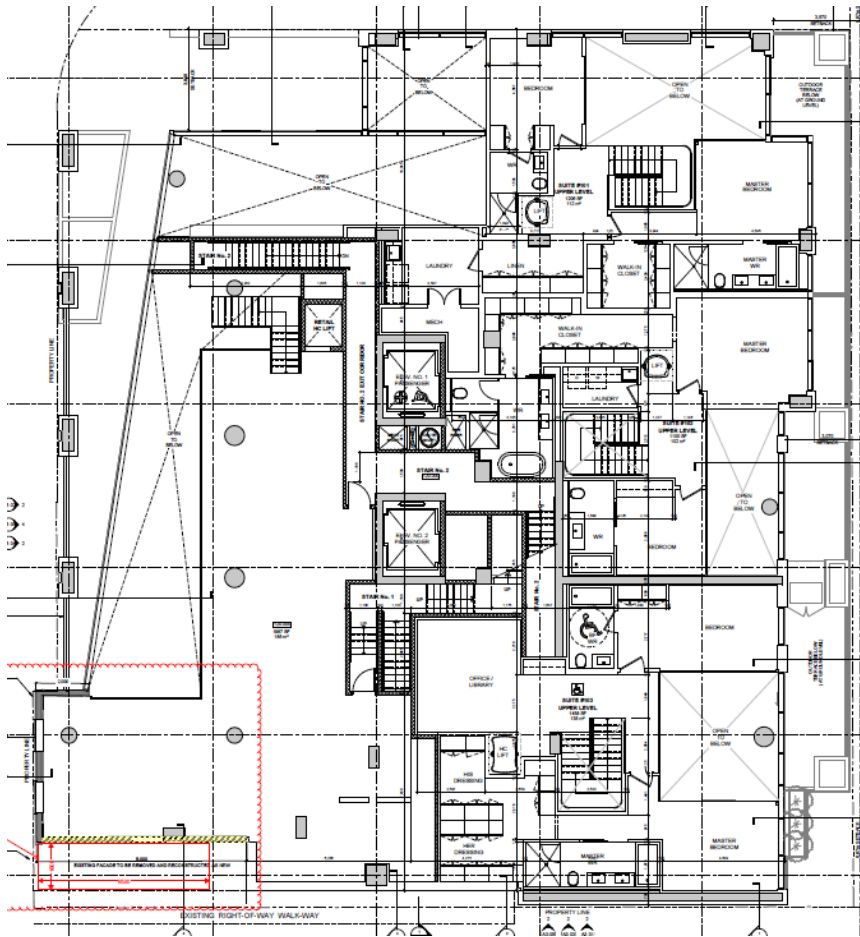
For a complete HIA and HIA Addendum, please visit the [Application Information Centre](#).
(ERA Architects, 2022)



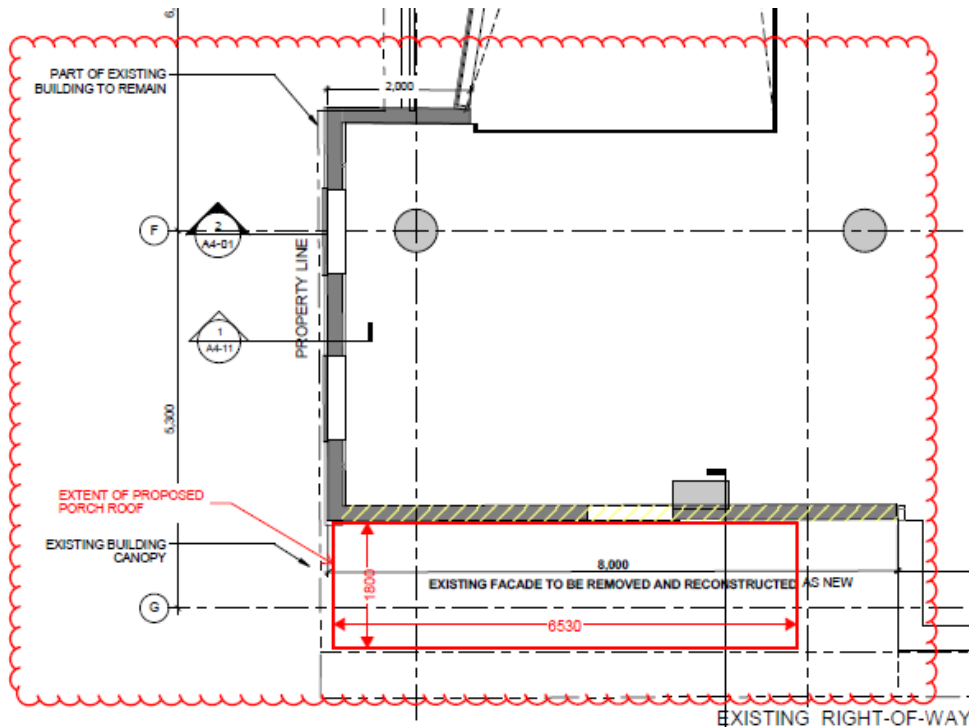
Ground Floor Plan (ERA Architects, 2022)



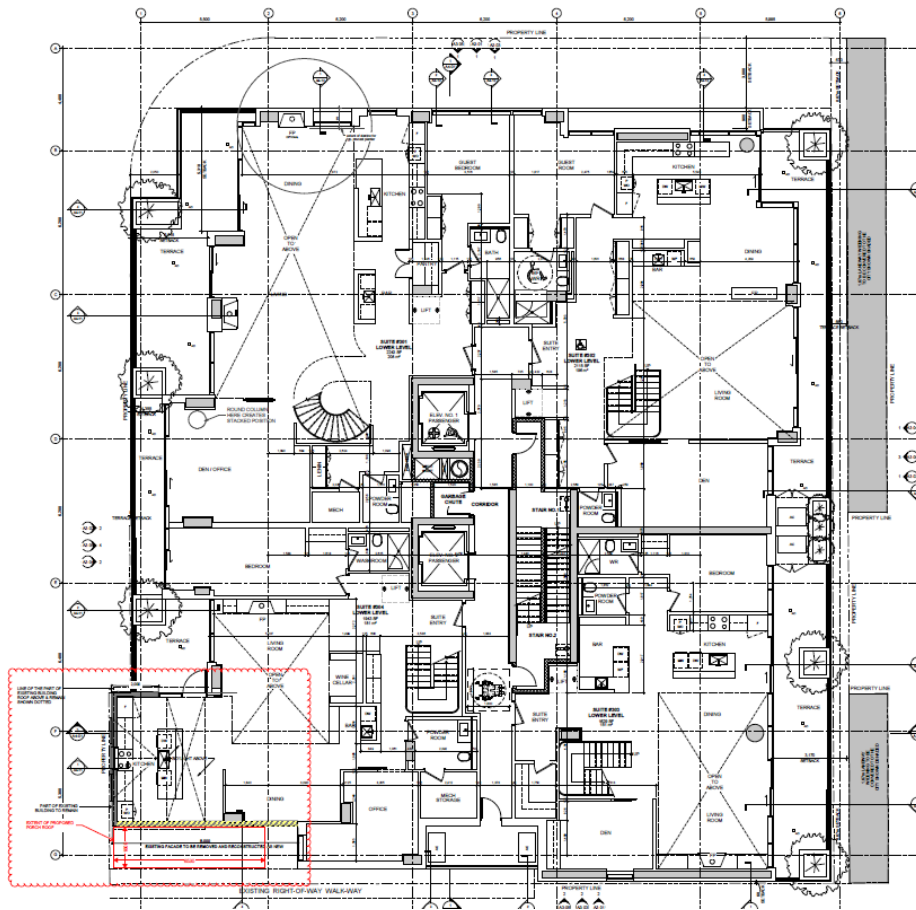
Partial Ground Floor Plan with heritage building enlarged showing proposed location of entry and extent of porch and location along the north where extent of reconstructed demising wall will be determined through the site plan process (ERA Architects, 2022)



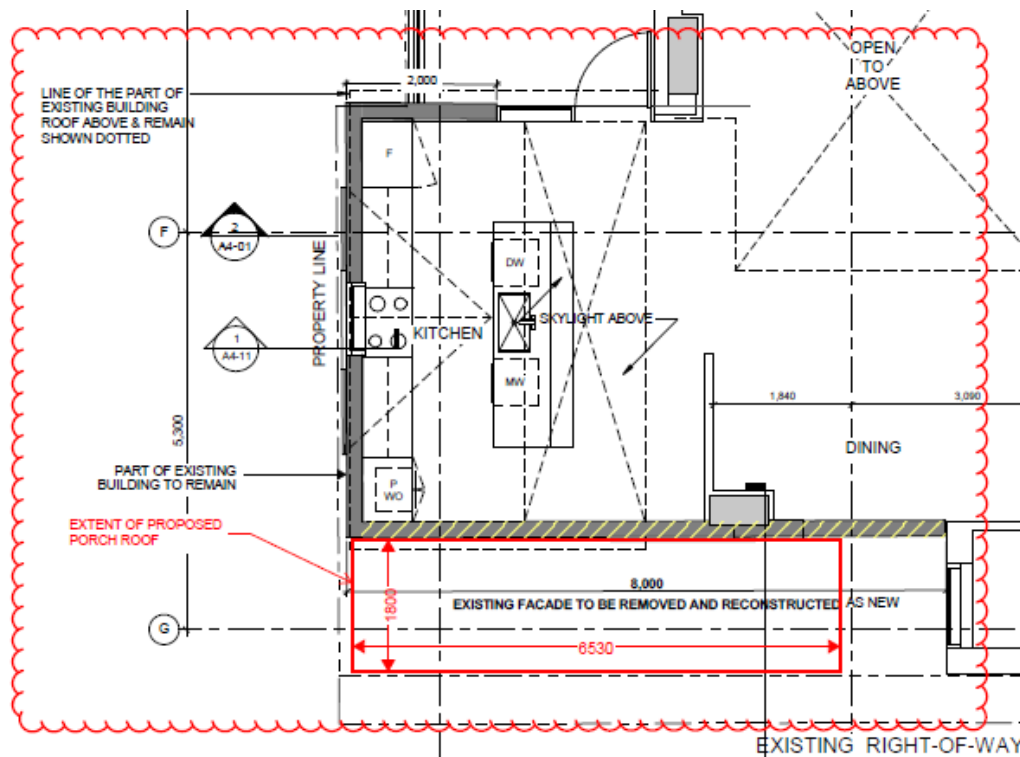
Second Floor Plan (ERA Architects, 2022)



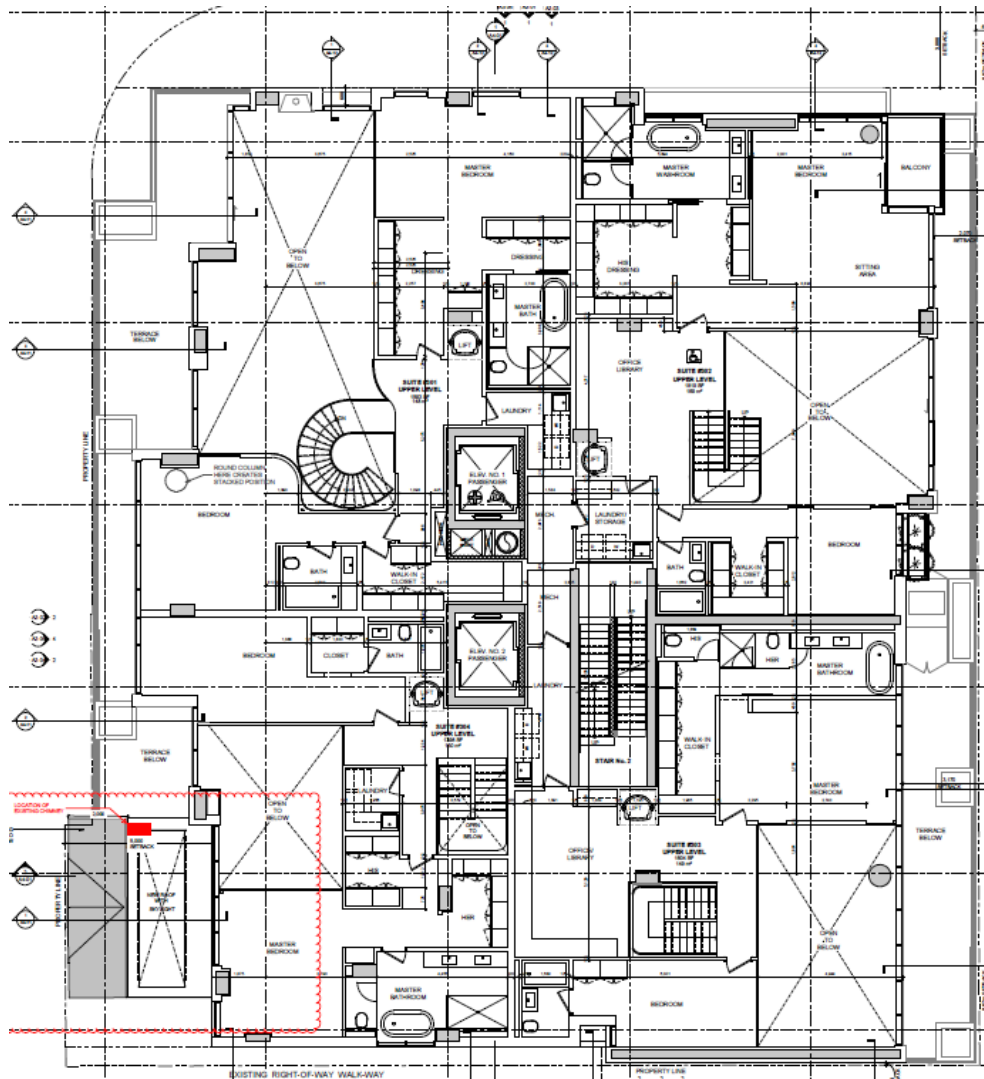
Partial Second Floor Plan with heritage building enlarged (ERA Architects, 2022)



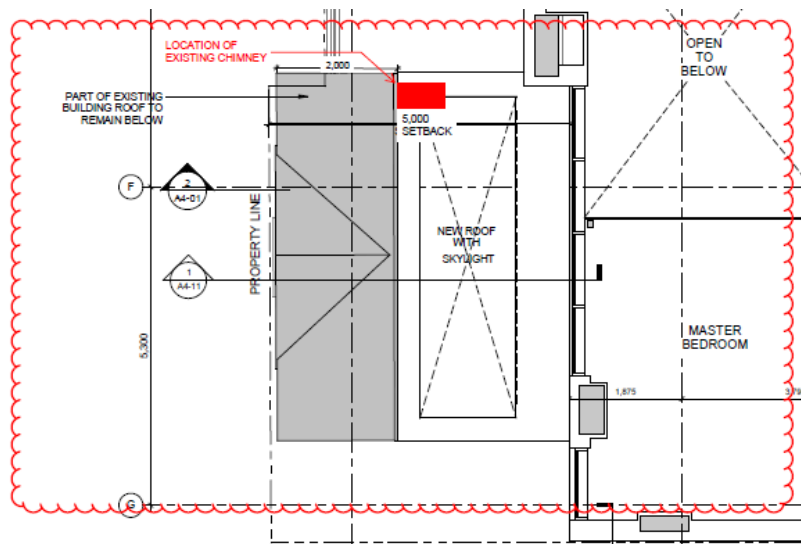
Third Floor Plan (ERA Architects, 2022)



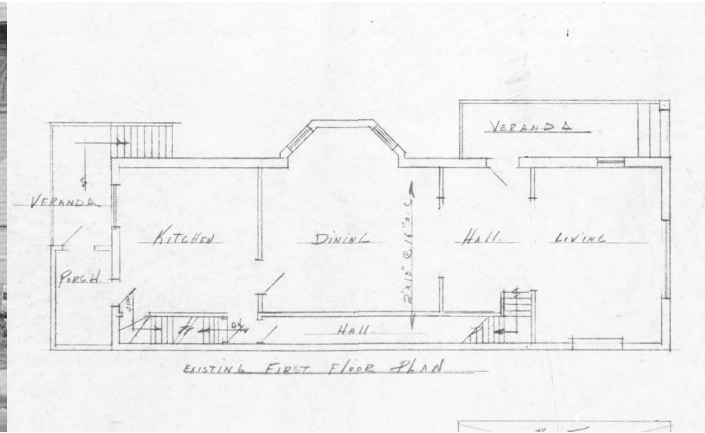
Partial Third Floor Plan with heritage building enlarged (ERA Architects, 2022)



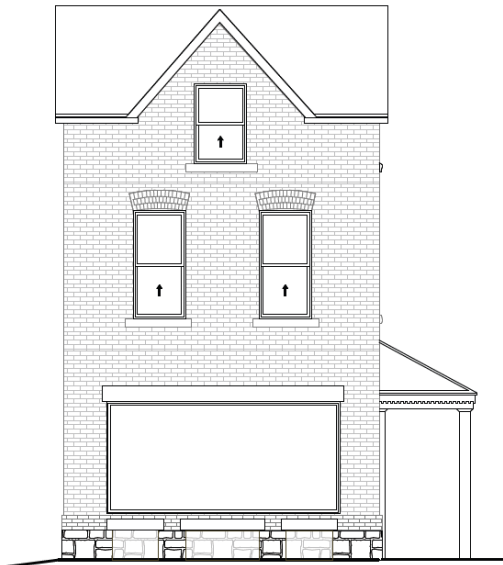
Fourth Floor Plan (ERA Architects, 2022)



Partial Fourth Floor Plan with heritage building enlarged (ERA Architects, 2022)



Archival photo on left shows that a porch existed along the south elevation and plan on the left shows the extent of the porch (upper right hand corner).

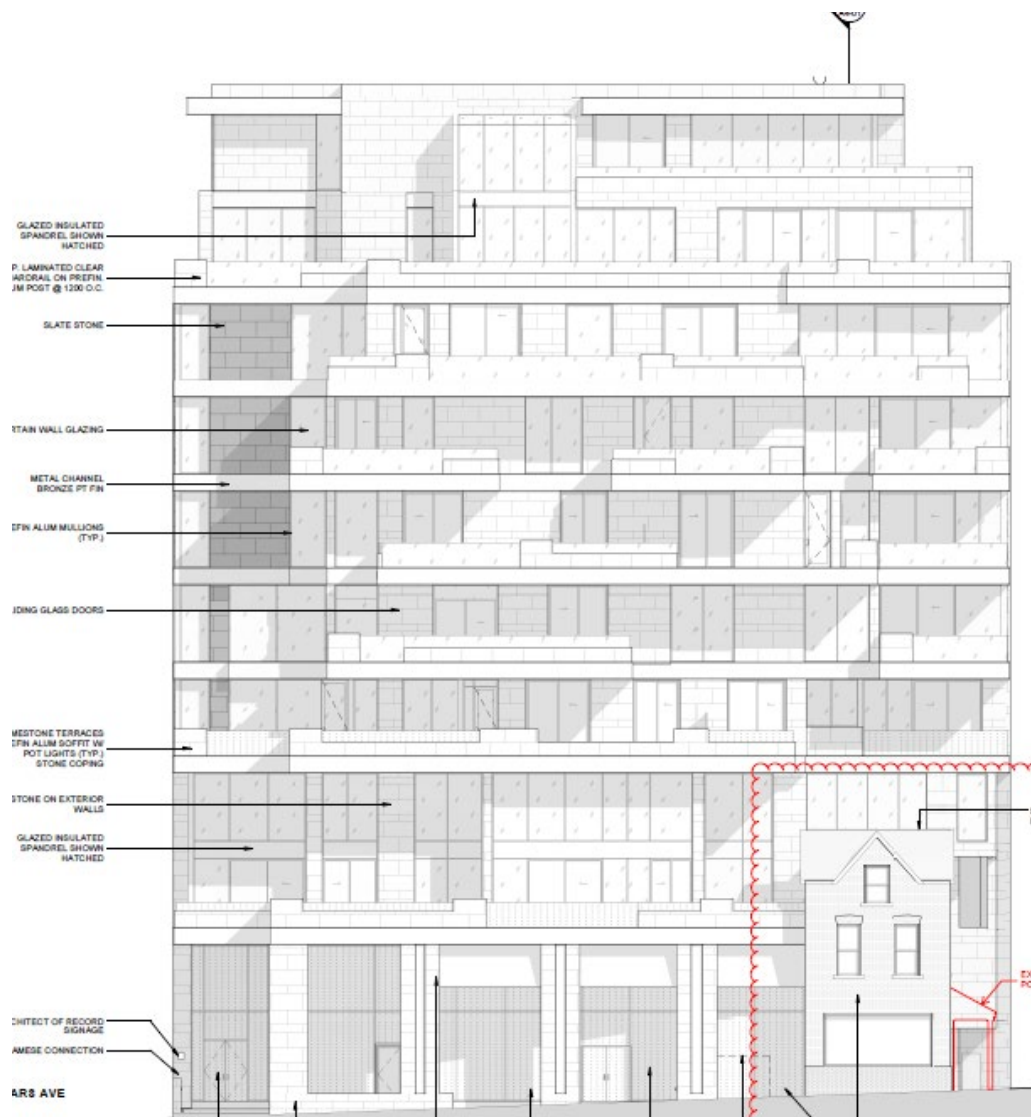


West (primary) Elevation



South Elevation

Figures illustrating proposed conservation of the west (primary) elevation (to the left) and south elevation (to the right). The west elevation is proposed to include existing windows at the 2nd and 3rd floors, raised masonry foundation with infilled basement windows and reinstated porch with shed roof. The south elevation shows existing 2nd floor window, full extent of the porch and approximate location of entry. Steps will not be reinstated to improve accessibility upgrades (ERA Architects August, 2022). As noted above these elevations do not accurately depict the historic appearance of the raised masonry foundation. The stone detailing of the raised basement will be based on archival details.



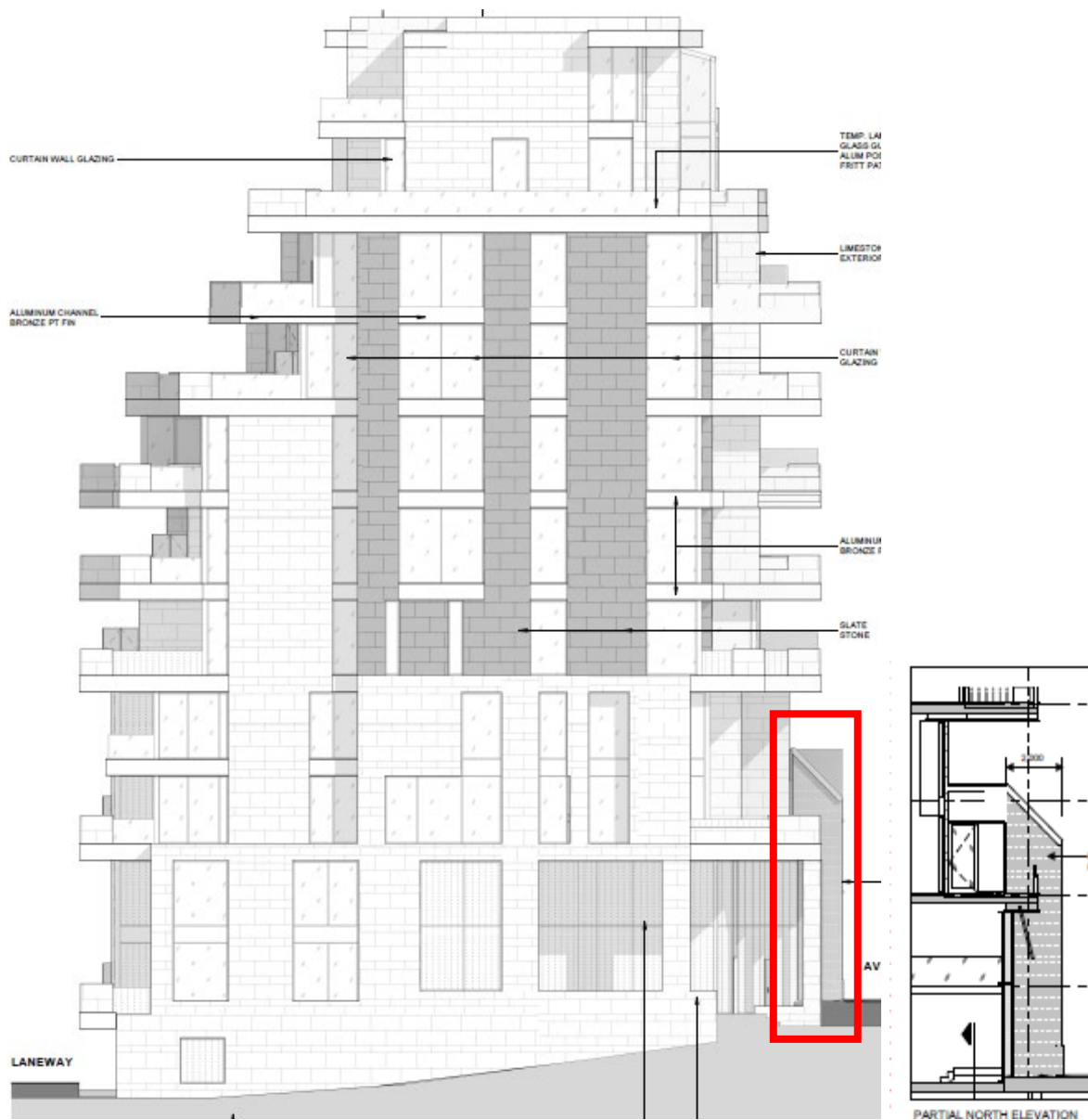
Proposed West Elevation (detailing of the heritage building is not accurately shown)



Partial West Elevation and rendering of 183 Avenue road that were approved as part of the settlement for the related Zoning By-law Amendment application.



South Elevation (ERA Architects, August 2022)



North Elevation (ERA Architects August, 2022) with heritage building at 183 Avenue Road highlighted in red and partial elevation of north wall of heritage building at 183 Avenue Road

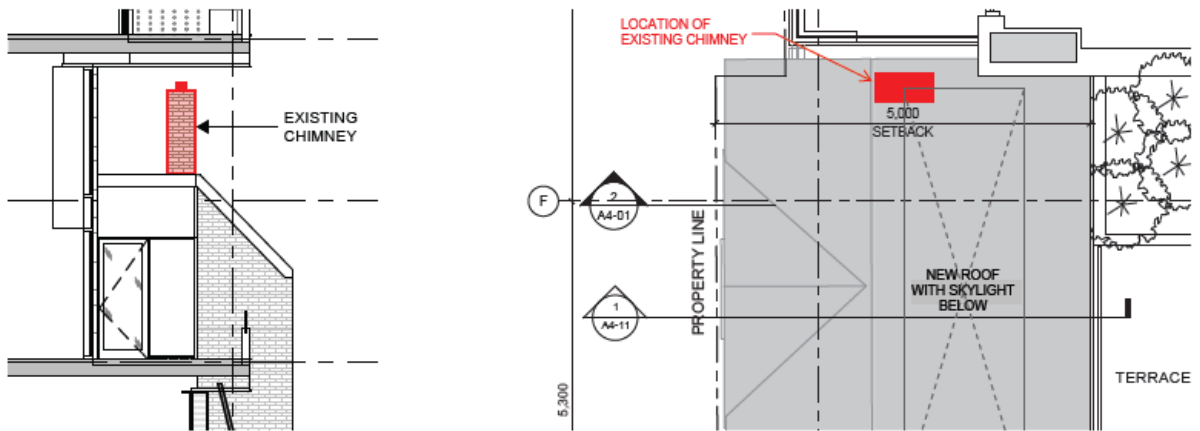


Figure to the left shows location of existing chimney in elevation and partial roof plan in the figure to the right showing an overlap with a proposed skylight in the new construction. The location of the chimney is beyond the extent of the proposed retained area of the heritage building- opportunities to reinstate the chimney will be explored through the site the plan process.