

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 508 and 510 Church Street

Date: May 24, 2022

To: Toronto Preservation Board

Toronto East York Community Council

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

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage properties at 508 and 510 Church Street (designated under Part IV of the Ontario Heritage Act) in connection with the development of the subject site.

The development site at 506-516 Church Street contains the Crews and Tangos building at 508 and 510 Church Street, which comprises two adjoining structures, originally constructed as part of a row of six residences in c.1856-1858, along with a surviving nineteenth-century coach house to the rear. The primary structures are a unique example of semi-detached house-form buildings from the mid-nineteenth century that have evolved for commercial use. Since 1994 they have been the home of Crews, later Crews and Tangos, a storied venue for drag performances and queer gatherings. The building is notable for its asymmetrical configuration and details that demonstrate the influence of the Romanesque Revival style. The property is a cultural landmark within the Church and Wellesley Village and for Toronto's broader 2SLGBTQ+ community.

The development application proposes a 14-storey mixed-use building, the retention of a portion of the existing Crews and Tangos building at 508 and 510 Church Street and the demolition of the coach house to the rear. The retained portion of the heritage building is proposed to be restored with minor modifications to support ground floor retail uses. The existing World Pride Mural will be removed to allow for masonry restoration and it will be commemorated through documentation and two new murals. The proposed alterations conserve the heritage properties and are consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council consent to the application to alter the designated property at 508 and 510 Church Street, with conditions, under Part IV, Section 33 of the Ontario Heritage Act for the reasons stated in the report (May 24, 2022) from the Senior Manager, Heritage Planning and with such alterations substantially in accordance with the plans and drawings dated April 8, 2022, prepared by Diamond Schmitt Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc., dated April 9, 2021 and 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 the following conditions:

a. That the related site specific Official Plan Amendment and 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 the owner:

1. Enter into a Heritage Easement Agreement with the City for the property at 508 and 510 Church Street substantially in accordance with the plans and drawings dated April 8, 2022, prepared by Diamond Schmitt Architects and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by ERA Architects Inc., dated April 9, 2021, subject to and in accordance with the Conservation Plan required in Recommendation 1.b.2, 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 the property at 508 and 510 Church Street prepared by ERA Architects Inc., dated April 9, 2021, to the satisfaction of the Senior Manager, Heritage Planning.

3. Recommendation b.1. and 2. above are required to be satisfied prior to the introduction of the bill for any Zoning By-law Amendment related to the property, unless other legal mechanisms are utilized so as to satisfy the City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into

and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

c. That prior to Site Plan approval for the proposed Official Plan Amendment and Zoning By-law Amendment for the properties located at 508 and 510 Church Street, the subject 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. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.
4. 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.
5. 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 property at 508 and 510 Church 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. 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 Crews and Tangos building and coach house, 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 existing interior floor plans and 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 the properties at 508 and 510 Church Street 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 properties at 508 and 510 Church Street.

FINANCIAL IMPACT

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

DECISION HISTORY

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

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

At its meeting on January 29, 2020, City Council directed the General Manager, Economic Development and Culture to develop long-term recommendations to support

the retention and growth of independently owned and operated 2SLGBTQ+ small businesses and cultural space in Church-Wellesley and across the city.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM14.8>

On October 15, 2020 Toronto and East York Community Council adopted with amendments 2020.TE19.26 - 506-516 Church Street - Official Plan and Zoning By-law Amendment Applications - Preliminary Report

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE19.26>

On April 7, 2021, City Council adopted a motion on "Protecting and Preserving Independent Live Performance Venues and Drag Bars." Crews and Tangos was identified as a stakeholder.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM31.33>

On January 21, 2022, the City's Economic and Community Development Committee received an update report from the Interim General Manager, Economic Development and Culture, regarding City Council's direction to protect 2SLGBTQ+ small businesses and cultural spaces (January 29, 2020).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EC27.6>

On May 11, 2022, City Council stated its intention to designate the properties at 508 and 510 Church Street under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC43.6>

BACKGROUND

Area Context

The development site at 506-516 Church Street is located at the centre of the Church and Wellesley neighbourhood (also known as The Village), less than two blocks south of its eponymous intersection. Situated on the west side of Church Street between Alexander and Maitland streets, the properties contribute to an eclectic streetscape that is characterized by a variety of commercial typologies as well as a predominance of nineteenth-century residential buildings converted to commercial use. For over four decades, Church and Wellesley has been the geographical heart of Toronto's 2SLGBTQ+ community, with a concentration of queer community spaces, clubs, bars, restaurants, among which Crews and Tangos is considered an anchor.

Heritage Property

The properties at 508 and 510 Church Street comprise two adjoining structures, originally constructed as part of a row of six residences (508-518 Church Street) in c.1856-1858, along with a surviving nineteenth-century coach house to the rear of 508 Church Street. The primary structures constitute a unique example of semi-detached house-form buildings from the mid-nineteenth century, which have since evolved for commercial use. They are notable for their asymmetrical configuration and details that demonstrate the influence of the Romanesque Revival style.

Since 1994 the integrated properties have been the home of Crews, later Crews and Tangos, a storied venue for drag performances and queer gatherings. The properties are a cultural landmark within the Church and Wellesley Village and for Toronto's broader 2SLGBTQ+ community. Additionally, the mural added in 2013 for World Pride contributes to the building's status as a visual landmark.

The properties at 508 and 510 Church Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design and physical, historical and associative and contextual values.

Adjacent Heritage Properties

The development site is not adjacent to any properties that are listed on the City's Heritage Register or designated under Part IV of the Ontario Heritage Act. However, it is adjacent to several properties that were identified as having heritage potential through the North Downtown Yonge Urban Design Guidelines.

Development Proposal

The Official Plan and Zoning By-law amendment applications propose the development of the site at 506-516 Church Street for a 14-storey mixed-use building. The development involves the retention of a portion of the existing building at 508 and 510 Church Street and the demolition of the coach house to the rear.

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 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; and
- 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.

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."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

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.

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."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

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

Conservation Strategy

The development proposal involves the in situ retention of a substantial portion of the Crews and Tangos building at 508 and 510 Church Street, including the primary elevation and approximately 1.5 metres of the south and north return elevations. Approximately 3.8 metres of the north and south elevations will be reconstructed with salvaged masonry and new brick to match the existing. The remainder of the building fabric will be removed and replaced with new construction. Behind the retained portion of the building will be outdoor amenity space with the new massing located approximately 15.65 metres behind the primary elevation of the heritage building. The six-storey portions of the development to the north and south of the heritage building have a step back approximately 3.5 metres above the streetwall to the north and 3 metres above the streetwall to the south. From the perspective of Church Street, the massing of the heritage building will remain unchanged as the portions of the building that are to be removed are not visible from the street.

A number of alterations are proposed in combination with a restoration-based approach to the retained portion of the building. The historic stained glass windows will be salvaged, repaired and reinstated, and the existing clear windows will be replaced with new windows that match the materials, operation and profile of the original windows. The existing entry doors, transoms and surrounds are proposed to be replaced with new wood doors that are designed to match historic profiles. A new door opening is proposed on the south side elevation at the ground floor. The design of the new masonry opening and door will be contemporary, so they are legible as alterations. The masonry and stone will be cleaned, repaired and replaced where necessary.

Further alterations are proposed to make the ground floor retail space within the Crews and Tangos building universally accessible. The existing door sills and ground floor will be lowered to grade to provide barrier-free access to the ground floor commercial space from Church Street. To better align the existing windows with the new lower ground floor, the existing ground floor bay window openings will be extended resulting in the

replacement of the basement arched window lintels with new rectangular stone sills. The local community identified accessibility as an important goal for the project and the proposed alterations for improved accessibility are in keeping with the property's legacy as an inclusive space.

While uses and specific tenants cannot be conserved under the Ontario Heritage Act, the developer is exploring opportunities for accommodating Crews and Tangos onsite or introducing another nightlife venue that contributes to the vitality of The Village's 2SLGBTQ+ community. Other programming that supports the 2SLGBTQ+ community is also being explored in consultation with the local community.

Building Design

The development application proposes a 14-storey mixed-use building with a three-storey base building. The development is designed to reinstate the missing streetwall to the north of the heritage building and to reinforce the low-scale, pedestrian oriented character of the Crews and Tangos building and The Village. The third storey of the base building, adjacent to the heritage building, is recessed to match the existing eaves line height at the second storey. The massing above the streetwall is located to the rear of the site and is mostly within an angular plane to minimize its impact on the streetscape.

The detailed design of the building is compatible with the Crews and Tangos building. The new building incorporates a variety of punched window openings, red brick cladding on the lower portion, horizontal articulation, and vertical articulation that creates a regular rhythm of bays. The glazing at the first level for new commercial units is broken up by masonry piers that extend to grade creating distinct bays that relate to the fine-grain character of The Village.

Mural Commemoration

The Crews and Tangos building has a mural that was painted in 2013 for World Pride and is a heritage attribute of the property that contributes to the building's status as a visual landmark. The mural was painted by artists Nadijah Robinson and Elicser Elliott and depicts performers against a cobalt background. The artwork was one of 11 murals painted on 11 buildings as part of the Church Street Mural Project, led by Syrus Marcus Ware and James Fowler in association with the Church Wellesley Village Business Association and Councillor Kristyn Wong-Tam. The initiative commemorated World Pride, which took place in Toronto in 2014.

Opportunities for conserving the mural were explored, but its conservation would prevent the masonry restoration work that is needed to ensure the long-term conservation of the historic building materials. As such, the mural will be fully documented, removed and commemorated through two new murals that recognize the recent history of Toronto's 2SLGBTQ+ community and Crews and Tangos' legacy as one of Toronto's longest operating queer bars. A mural is proposed on the first-storey of the north side wall of the adjacent building at 504 Church Street where it will frame the new recessed residential entrance and be highly visible from Church Street. A large-scale mural is proposed at the first-storey of the rear elevation of the new building along

Donna Shaw Lane. Both murals will interpret the theme of Queer Nightlife and engage local 2SLGBTQ+ artists. The artwork for the murals has not been determined yet and will be informed by community consultation and consultation with the artists of the existing mural, Nadijah Robinson and Elicser Elliott.

Coach House Demolition

The proposed demolition of the existing coach house to the rear of the building at 508 and 510 Church Street will have a heritage impact as it is identified as a heritage attribute in the Statement of Significance. The nineteenth-century coach house is a unique surviving example of an increasingly rare typology within Toronto. The coach house also has associative value for its use as part of the Crews and Tangos venue, which has multiple bar spaces and dance floors with a variety of music and activities spread across separate rooms and floors. The demolition of the coach house is mitigated through the overall conservation strategy which privileges the street-facing heritage attributes of the property associated with the main building. The design and physical value of the property will be commemorated through full documentation of the existing coach house, including archival photographs, measured drawings, interior floor plans and original drawings as may be available. Its historical and associative value will be celebrated through the interpretation strategy for the site, which will explore the theme of queer nightlife.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the 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 should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should be substantial and it should communicate the cultural heritage value of the property, particularly its historical and associative values, as described in the Statement of Significance. The Interpretation Plan should explore the theme of the site's association with Toronto's 2SLGBTQ+ community.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the building will be lit so that its unique heritage character is highlighted.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the properties to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the properties at 508 and 510 Church Street, 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 the properties at 508 and 510 Church Street.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage properties at 508 and 510 Church Street to allow for the construction of a 14-storey mixed-use building that retains a portion of the existing building at 508 and 510 Church Street. Staff support the proposed conservation strategy and alterations in the context of the mitigation strategies and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage

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

Mary L. MacDonald, MA, CAHP
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Urban Design, City Planning

ATTACHMENTS

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

LOCATION MAP
508 AND 510 CHURCH STREET

ATTACHMENT 1



Location Map, showing the development site at 506-516 Church Street indicated by the arrow. The property boundaries are approximate (iView, City of Toronto).

**AERIAL PHOTOGRAPH
508 AND 510 CHURCH STREET**

ATTACHMENT 2



Aerial photograph showing the location of the development site at 506-516 Church Street (Google Maps, 2022).

508 AND 510 CHURCH STREET



Northwestward view of the subject property from across Church Street, 2022 (Heritage Planning).



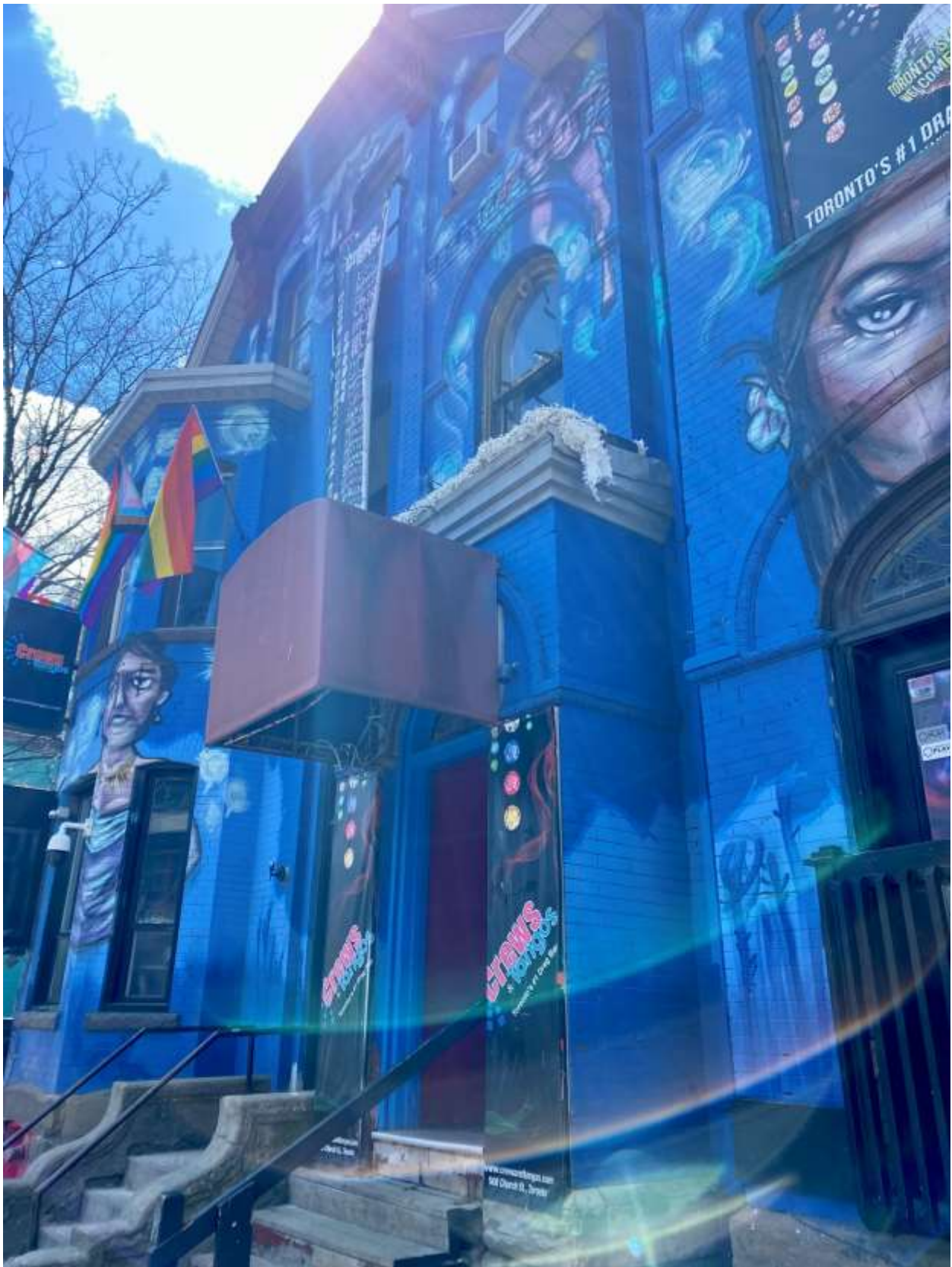
Southwestward view of the subject property within its streetscape from the intersection of Church and Maitland streets, 2022 (Heritage Planning).



Eastward view from the parking lot immediately north of the subject property, with its north and rear elevations visible at right, 2022 (Heritage Planning).



The rear coach house, viewed from Donna Shaw Lane, 2022 (Heritage Planning).



View of the front elevation and the main entry to Crews and Tangos, 2022 (Heritage Planning).



Architectural detailing on the northernmost bay of the front elevation, 2022 (Heritage Planning).

SELECTED DRAWINGS
508 AND 510 CHURCH STREET

ATTACHMENT 4



East elevation rendering included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).



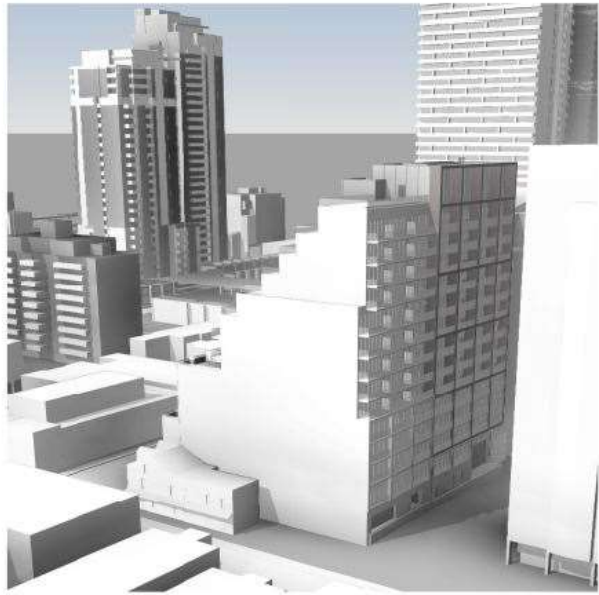
East and north elevation rendering included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).



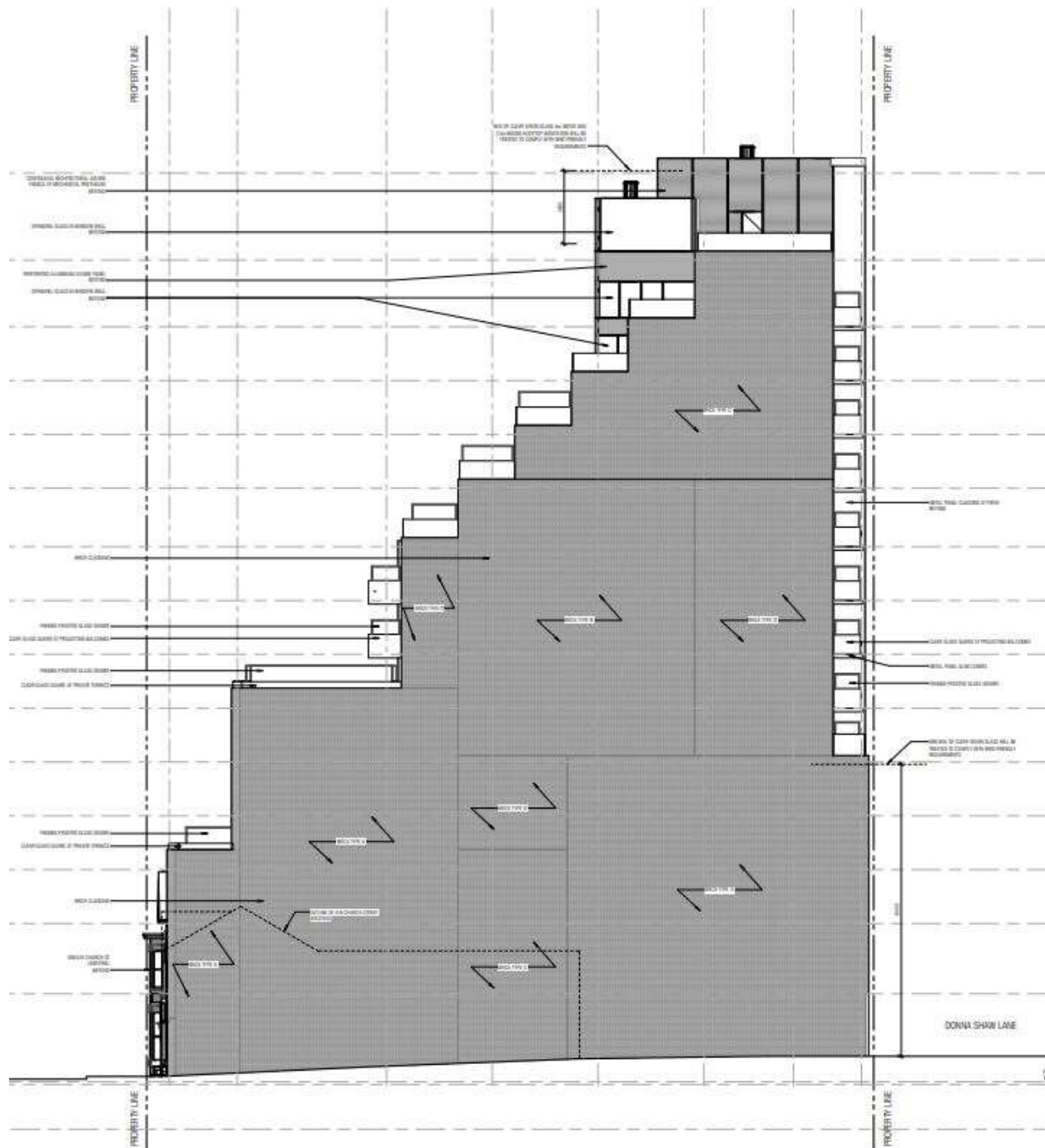
North and west elevation rendering included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).



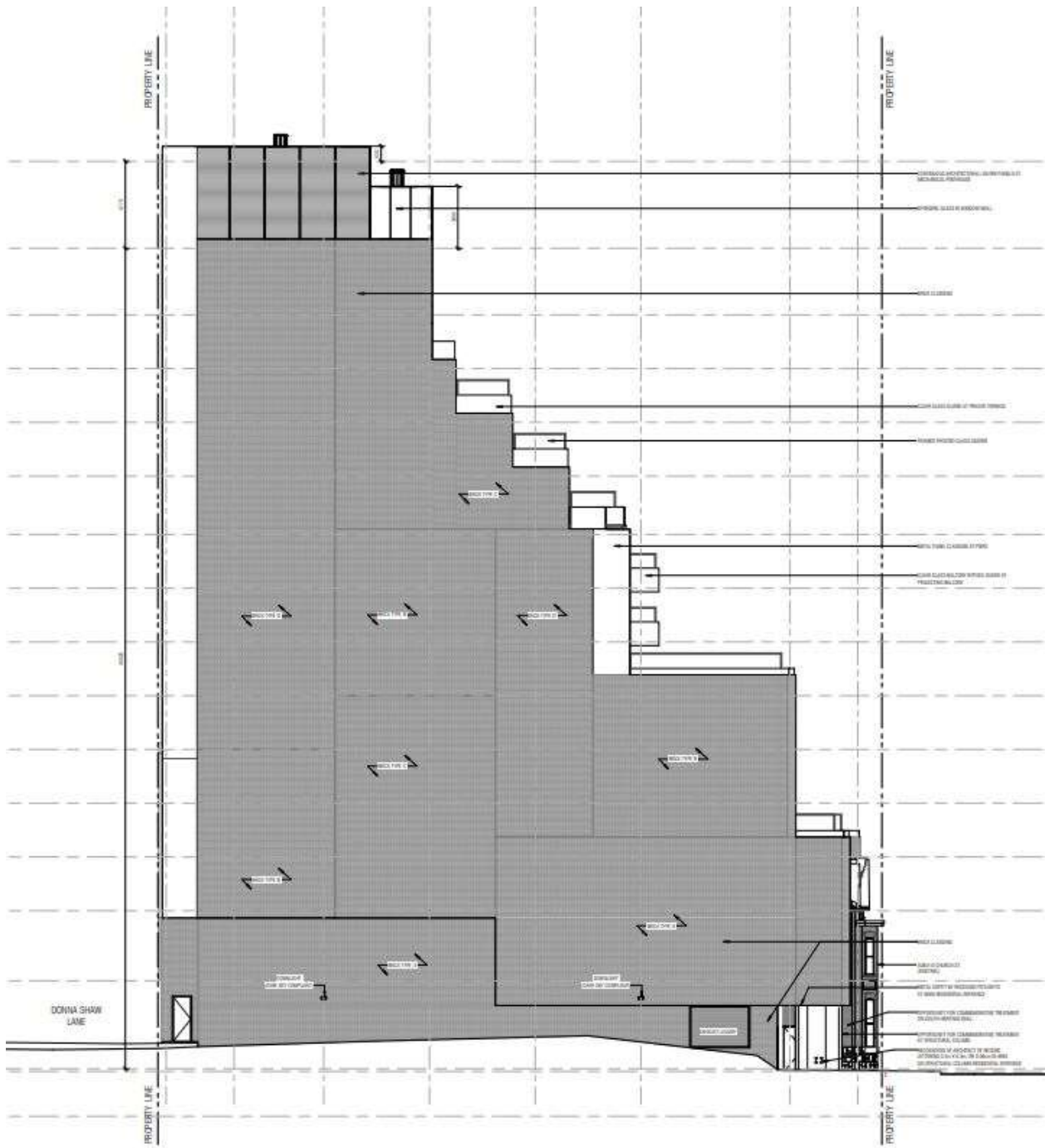
East and south elevation rendering included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).



3D views included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).



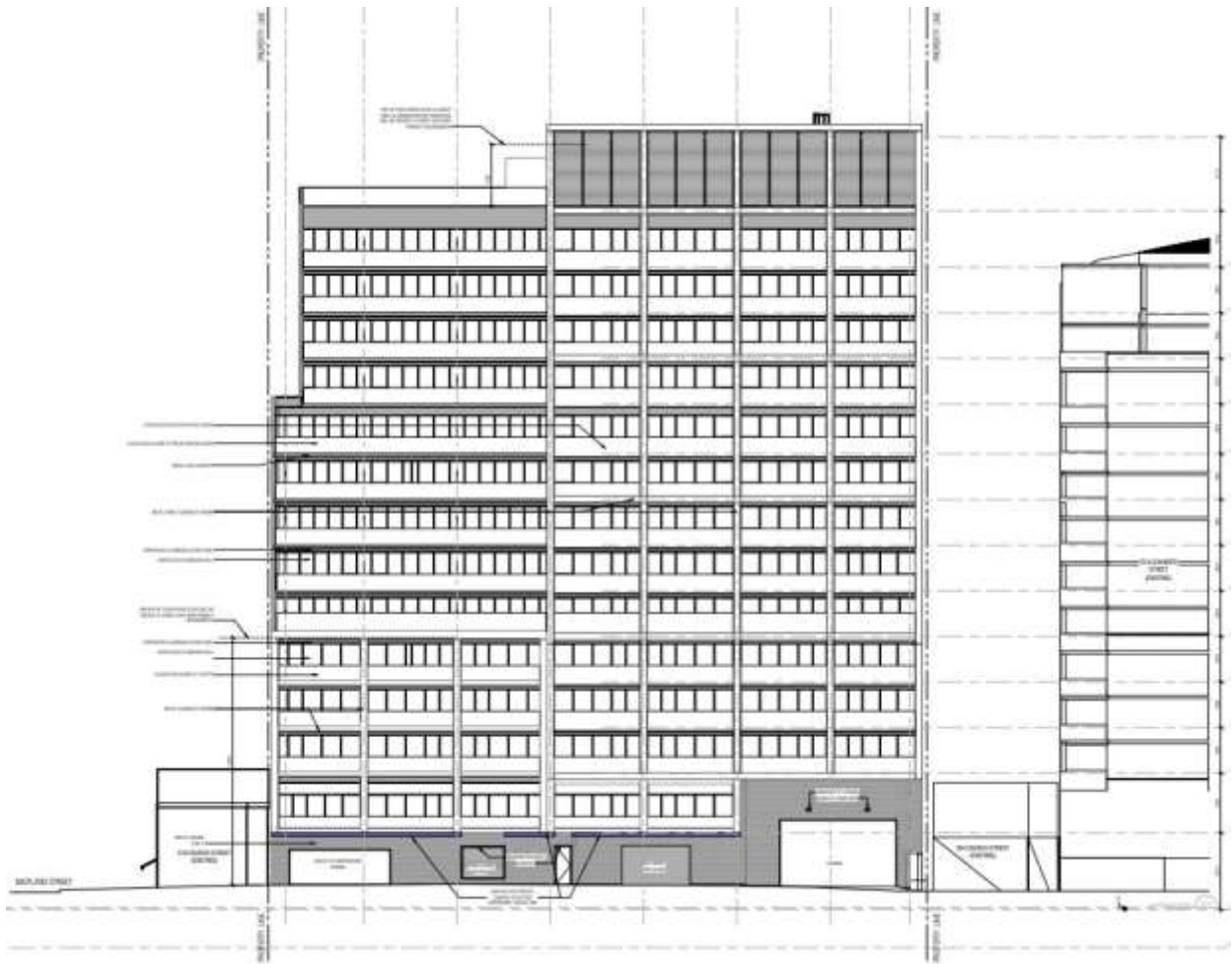
North elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).



South elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).



East elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).



West elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).



Detailed east elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).



Detailed west elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Diamond Schmidt Architects, April 8, 2022).