

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 4946 Dundas Street West

Date: June 17, 2022

To: Toronto Preservation Board

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

Wards: Etobicoke-Lakeshore - Ward 3

SUMMARY

This report recommends that City Council approve the alterations proposed for the property at 4946 Dundas Street West (designated under Part IV 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 the property.

The subject property is located at the northwest corner of Dundas Street West and Burnhamthorpe Road. The property was formerly the Islington Methodist Church built in the mid-19th century, and was later the first Etobicoke Township Hall. The building is composed of three parts. In the front, a 1946 Georgian Revival addition facing Dundas Street West, a central segment comprising the original Methodist Church that was built in 1843 (reclad in 1888), and to the rear behind is another addition built in 1946. The complex was designated 1979 for its significance as a historical landmark as the first municipal hall for the Township of Etobicoke, for its contextual value within the streetscape, and for its architectural design value.

In conjunction with a Zoning Amendment Application (File No. 19 264443 WET 03 OZ) and Site Plan Application (22 139883 WET 03 SA), the development proposes a 9-storey building on the properties located at 4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road in order to create 199 seniors residence rental suites, including 29 memory care suites, 90 assisted living suites, 80 independent living suites, and retail at grade. The former Etobicoke Township Hall building will be incorporated into this development and used for restaurant purposes on the ground floor with private dining and amenity space on the upper floor.

The proposal involves the demolition of the rear 1940s addition to the heritage building along with a 1980s complex of retail buildings which connected to its east wall. The Georgian Revival front addition from the 1940s will be retained and restored while the central Methodist Church segment of the building from the 1840s will be retained and

restored with the exception of a portion of the east wall that is being removed to create a two-storey connection to the new development.

RECOMMENDATIONS

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

1. City Council approve the alterations to the designated property at 4946 Dundas Street West, in accordance with Section 33 of the Ontario Heritage Act, for the construction of a new nine-storey mixed-use building with the alterations to the designated property consistent with the plans and drawings dated March 31, 2022, prepared by MontgomerySisam Architects Inc. and the Heritage Impact Assessment dated March, 2022 prepared by EVOQ Architecture, 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 the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 4946 Dundas Street West in accordance with the plans and drawings dated March 31, 2022, prepared by MontgomerySisam Architects Inc. and the Heritage Impact Assessment dated March, 2022 prepared by EVOQ Architecture, subject to and in accordance with approved 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 4946 Dundas Street West prepared by EVOQ Architecture and dated March, 2022, 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 final Site Plan approval for the proposal, for the property located at 4946 Dundas Street West, 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. 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 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.
4. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the property at 4946 Dundas Street West, 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 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, Lighting Plan and Interpretation Plan.
4. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 20.32 cm X 25.4 cm (8" x 10") colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a USB 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 and Interpretation Plan and that an appropriate standard of conservation has been maintained, all 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 4946 Dundas Street West 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 at 4946 Dundas Street West.

FINANCIAL IMPACT

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

DECISION HISTORY

On October 15, 1979, Council adopted By-Law 1979-259 designating the property at 4946 Dundas Street under Part IV of the Ontario Heritage Act.

A Preliminary Report on the application was adopted by Etobicoke York Community Council on March 12, 2020 authorizing staff to conduct a community consultation meeting with notification given to landowners and residents within 120 metres of the application site. The Preliminary Report is available at:

<https://www.toronto.ca/legdocs/mmis/2020/ey/bgrd/backgroundfile-146329.pdf>

BACKGROUND

Heritage Property/Context

The property at 4946 Dundas Street West is located at the northwest corner of Dundas Street West and Burnhamthorpe Road within the neighbourhood of Islington Village. The subject property is the former Islington Methodist Church as well as the first Etobicoke Township Hall.

Located to the northeast of the subject property at 25 Burnhamthorpe Road, The Islington (Methodist) United Church is the nearest adjacent property Listed on the City's Heritage Register. This church group was originally located on the subject property but later relocated to a Neo-Gothic church at 25 Burnhamthorpe Road. Directly adjacent and west of the Subject Property is the Islington Pioneer Cemetery. Both the land containing the cemetery along with the subject property was donated to the church by the Wilcox family in the 1840s and the cemetery contains the remains of the Village's prominent early settlers who contributed to the development of Islington Village.

The property at 4946 Dundas Street West was designated Part IV under the Ontario Heritage Act in 1979. The property has cultural heritage value based on its design and physical values displaying a high degree of craftsmanship in the Georgian Revival building from 1946; for its association with the institutional development of Islington Village and the Township of Etobicoke, and its architects, Hank and Irwin; and its contextual value as a landmark and historical indicator of the institutional centre of Islington Village and the former Township of Etobicoke.

The building was built in three phases. The central portion of the structure was built in 1843 of frame roughcast construction as the Wilcox Branch of the Wesleyan Methodist Church. The remnants of this Pre-Confederation building is one of oldest buildings in Toronto. In 1888, the Township of Etobicoke purchased the site for use as the first township offices and the building saw the addition of a stone foundation, buttresses, and the bricking of the outside walls. In 1946, the building underwent substantial renovations including additions at the front and rear designed by the Toronto based architecture firm, Hank and Irwin.

The designation by-law notes that the more significant of the two additions was at the front of the building, adjacent to Dundas Street West. The design of this addition was influenced by the Confederation Hall in Charlottetown, Prince Edward Island and is a "notable example of the use of eighteenth century English forms in Canadian architecture". The by-law also states that although it is a small and simple office block, "the finely laid brick, stone detail around the windows, overall symmetry and clock tower contribute to its status as a local landmark" and "set a tone in the commercial area" in line with the character of the adjacent residential neighbourhoods in Islington Village.

In the 1980s, neighbouring properties to the east of the heritage building were demolished and replaced with low-rise commercial space, and a glass atrium and an exterior fire escape was added to the east wall of the original central church building.

Proposal

This application proposes to amend the Zoning By-law to permit a 9-storey building on the subject site to provide a retirement residence. The site development will be focused away and to the east of the former Etobicoke Township Hall building at 4946 Dundas Street West and there will be no massing located above the heritage property. The larger development proposal consists of a U-shaped building footprint with a 6-storey building fronting Dundas Street West (with two storey base building at street level), a 9-storey tower fronting Burnhamthorpe Road, and a 9-storey tower at the rear of the property.

The new development will be attached into the east facade of the 1843 church volume with a two-storey link (plus additional mechanical height to house an elevator shaft). The roof of the two-story link will be landscaped and used as a memory care terrace.

This connection will be setback approximately 10 metres from the heritage building's front street wall and will provide a legible separation to transition between the heritage building and the height of the new development. A small courtyard will be defined in this area between the heritage building and the 6-storey wing on Dundas Street West. A Privately-Owned and Publicly-Accessible Open Space (POPS) is requested by City Planning staff for this space. The courtyard and the setback will ensure that the heritage building will remain clearly defined as a three dimensional structure.

On the east elevation of the subject property, where the heritage wall will meet the new structure, a portion of the wall spanning two floors and containing six windows and two door openings will be removed in order to create a link between the buildings.

The width of the courtyard will provide a nine metre distance to buffer between the heritage building's east wall and the six-storey wing of the new development. A two-storey street wall with a three-metre step back is designed for the retail frontage along Dundas Street West, and the retail bays will incorporate references from the heritage building with red brick cladding and a stone-like base.

The 1946 building addition at the rear of the heritage building will be demolished to accommodate a separate, enclosed courtyard. A contemporary wall will be constructed to enclose the rear facing gable of the church building after the addition is removed. The new wall will be compatible with the heritage building and reference the fenestration patterns of the original building but will utilize a material change to demarcate and provide legibility between the new and old.

The existing exit stairs (fire escapes) at the west and east elevations will be removed, as will the mechanical systems (HVAC) at the west elevation. In order to return the west elevation to its original fenestration composition, three windows will be moved/reinstated in their previous locations. Conservation work will also include the restoration of masonry, original windows (noted in good condition) sills, roof and original cupola and functioning clock.

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
- 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, 2019. 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

Heritage Planning staff have reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by EVOQ Architecture, dated March 2022 and are supportive of the proposal to alter the former Etobicoke Township Hall building at 4946 Dundas Street West to accommodate a new nine-story development. The proposal involves substantial retention and rehabilitation of the heritage property and staff are satisfied that the proposal has been designed to conserve the cultural heritage values,

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attributes and character of the heritage resource. As such, staff is satisfied 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.

Staff note that the primary alterations to the heritage property involve the removal of both the rear 1940s addition and an attached 1980s glazed atrium. These portions of the building do not contain significant heritage value nor are they portions of the building that are highly visible from the public realm. On the east wall of the original building, the removal of a two-story section to accommodate an internal connection will have a resulting heritage impact. However, this alteration will be internal to the building and will not be seen from the public realm. When compared to the existing condition, the visibility of the heritage building will be generally improved as a result of the development since a new section of the church's east wall will be revealed with the removal of the 1980s addition and with the creation of a publicly accessible courtyard. The removal of this later addition, along with its roof interconnected atop the heritage building, will allow also for the restoration of the church's original roof configuration.

The proposed two-storey connection linking the east wall of the heritage building to the new 6-storey wing of the development is recessed at a 10 metre depth from the front wall of the heritage building. Given that there is also a nine-metre distance in width between the heritage building and the new six-storey wing, Staff is of the opinion that the design provides adequate separation to help mitigate the impacts of the height transition while allowing the heritage building to remain legible and clearly defined as its own three dimensional structure.

The new development will continue a two-storey street-level height on its Dundas Street West street frontage and it will also borrow design cues from the heritage building's materials and some of its detailing. The views of the heritage building from the east will be moderately impacted as a result of the new development. However this is largely due to the new two-storey street wall and Staff believes that the impacts of the overall height and massing of the proposed new building are limited by design considerations described in the above paragraph. Regarding shadows, the new nine-storey building is not anticipated to have any significant negative impacts on the historic former Etobicoke Township Hall building, the adjacent heritage resource at 25 Burnhamthorpe Road, or the adjacent Islington Pioneer Cemetery.

Staff will be securing conservation work as a part of this development and the details will be further refined in a forthcoming Conservation Plan. This conservation work will include: the rehabilitation of the building envelope including extensive masonry restoration; original windows and sill restoration; conservation of the cupola and clock; removal of the exterior fire stairs on the east and west facades of the church structure; and the reinstatement of the original window locations on the church's ground floor west elevation.

Heritage Planning is pleased that the proposed development maintains the heritage integrity of the 1946 Georgian Revival building in its original 2-1/2-storey form as well as majority of the 1843 church with its two and a half storey form and its original gabled roof. Negative impacts from partial demolition is mitigated through the proposed

conservation work and by positive changes to increase public access and visibility of the heritage property by removing the glazed atrium, the exterior fire stairs, and creating the side courtyard which City Planning is requesting to be used as a Privately Owned Public Space (POPS).

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 the rehabilitation of the building envelope including extensive masonry restoration; original windows and sill restoration; conservation of the cupola and clock; removal of the exterior fire stairs on the east and west facades of the church structure; and the reinstatement of the original window locations on the church's ground floor west elevation. 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 will be included in this.

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 former Etobicoke Township Hall building at 4946 Dundas Street West 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.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of former Etobicoke Township Hall building at 4946 Dundas Street West included in the development site.

CONCLUSION

Staff are supportive of the proposed alterations to the former Etobicoke Township Hall building at 4946 Dundas Street West under Section 33 of the Ontario Heritage Act in conjunction with a Zoning Bylaw Amendment application Zoning Amendment application and Site Plan application for the construction of a 9-storey building on the properties located at 4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road.

The proposed conservation strategy has been designed to conserve the cultural heritage values, attributes and character of the heritage property.

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

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Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Drawings
Attachment 4 - Renderings

4946 Dundas Street West

Location map showing the showing the development site at 4946 Dundas Street West indicated by the blue arrow and red box. The property boundaries are approximate (iView, City of Toronto).

PHOTOGRAPHS

ATTACHMENT 2

4946 Dundas Street West



View of the south elevation and partial west elevation of the subject property (Google Streetview)

PHOTOGRAPHS

4946 Dundas Street West



View of the west elevation of the subject property, showing the rear addition proposed for removal on the right (EVOQ Architecture, HIA March 2022)

PHOTOGRAPHS

4946 Dundas Street West



View of the west elevation showing the exit stairs and mechanical equipment that is proposed for removal as part of the conservation strategy (EVOQ Architecture, HIA March 2022)

PHOTOGRAPHS

4946 Dundas Street West

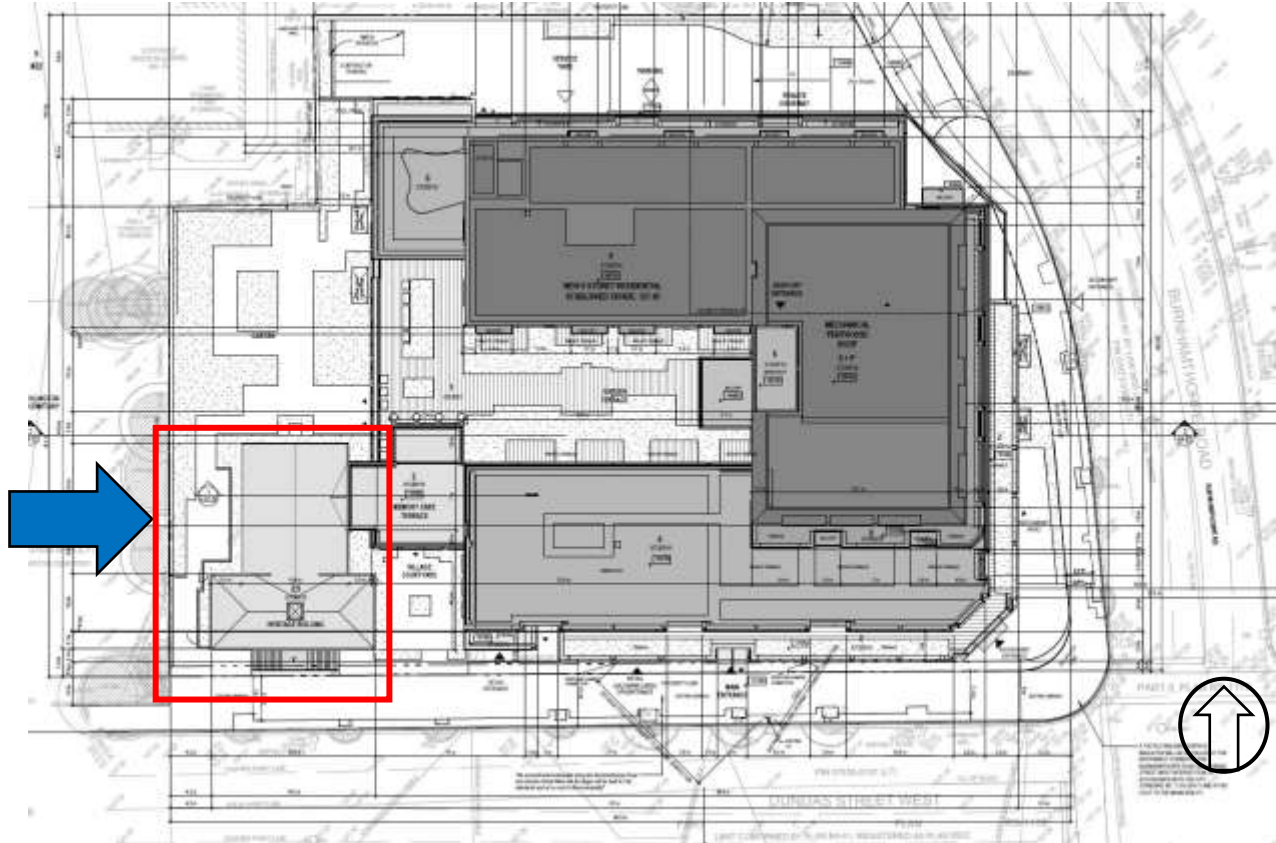


View of the 1980's addition connected to the east wall of the heritage building which is proposed for removal (EVOQ Architecture, HIA March 2022)

DRAWINGS

ATTACHMENT 3

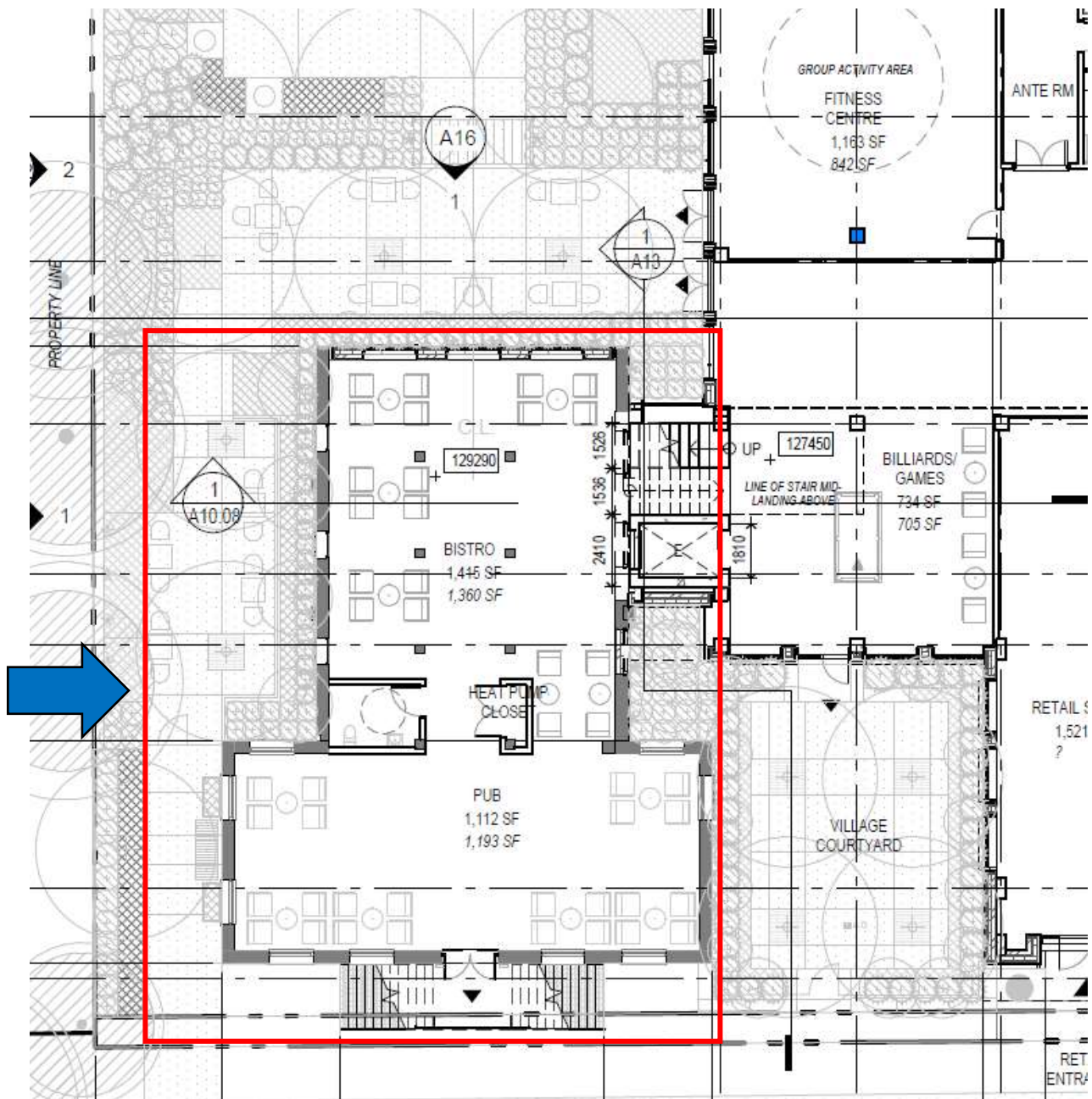
4946 Dundas Street West



Site plan of the proposed development showing the heritage building at 4946 Dundas Street West in red

DRAWINGS

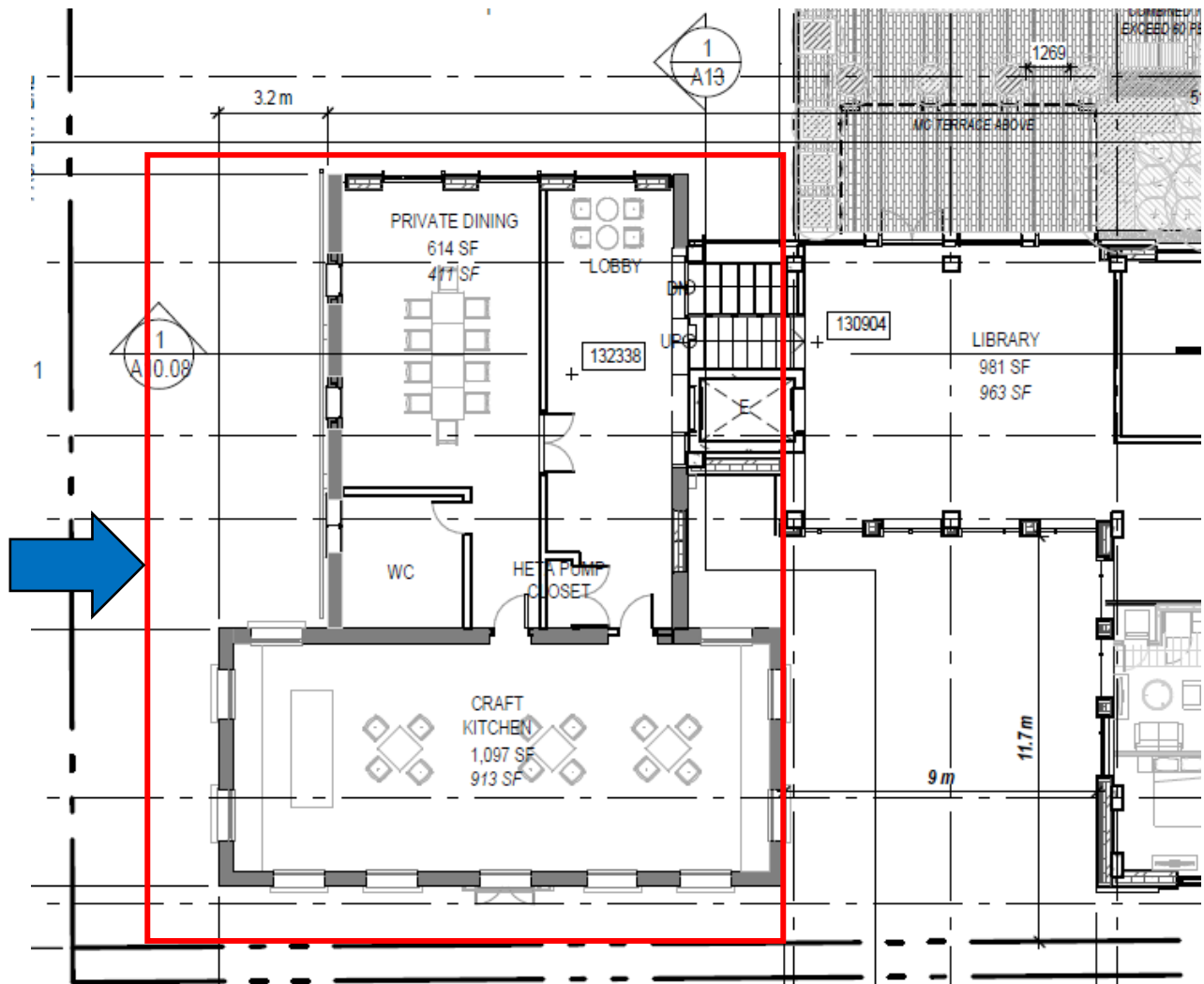
4946 Dundas Street West



Extract showing ground floor of the heritage building (in red box) and showing its connection to the proposed new building (EVOQ Architecture, HIA March 2022)

DRAWINGS

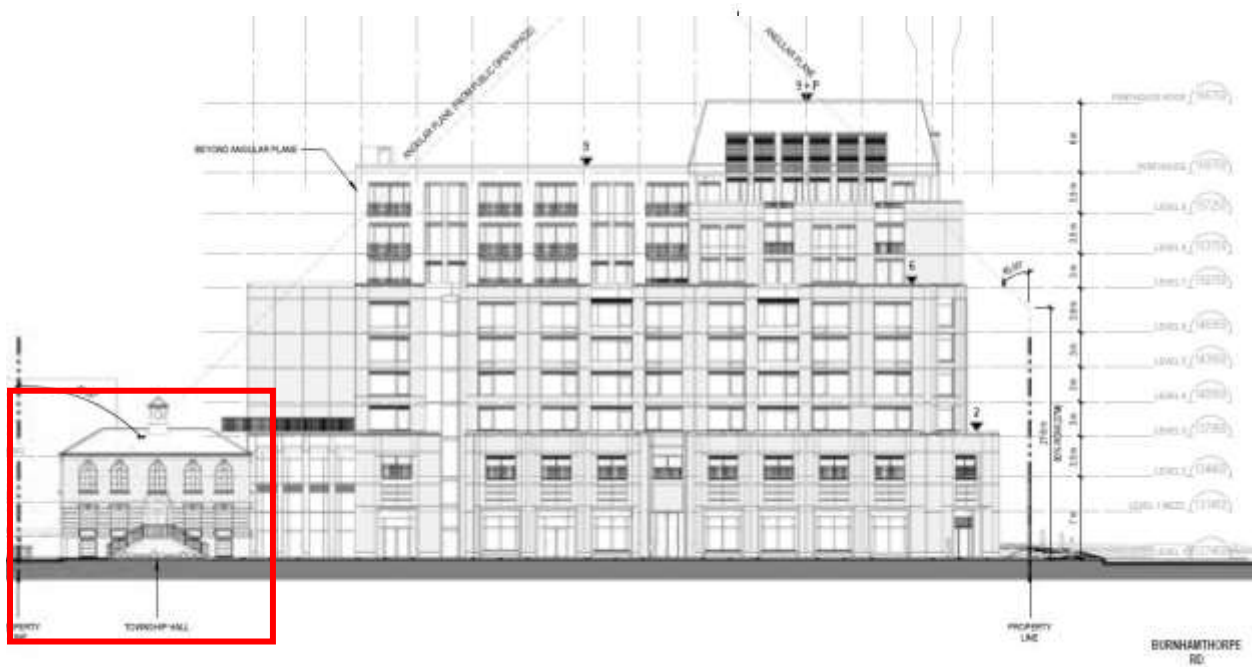
4946 Dundas Street West



Extract showing second floor of the heritage building (in red box) showing its connection to the proposed new building (EVOQ Architecture, HIA March 2022)

DRAWINGS

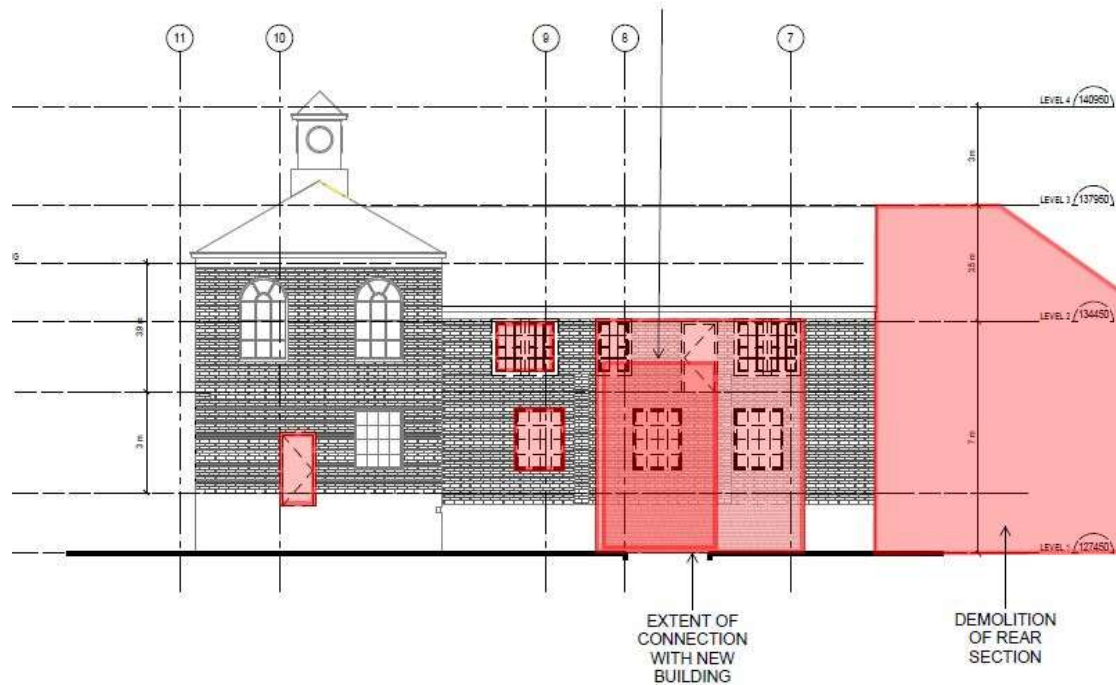
4946 Dundas Street West



View of the principle (south) elevation of the proposed development showing the heritage building on the left side

DRAWINGS

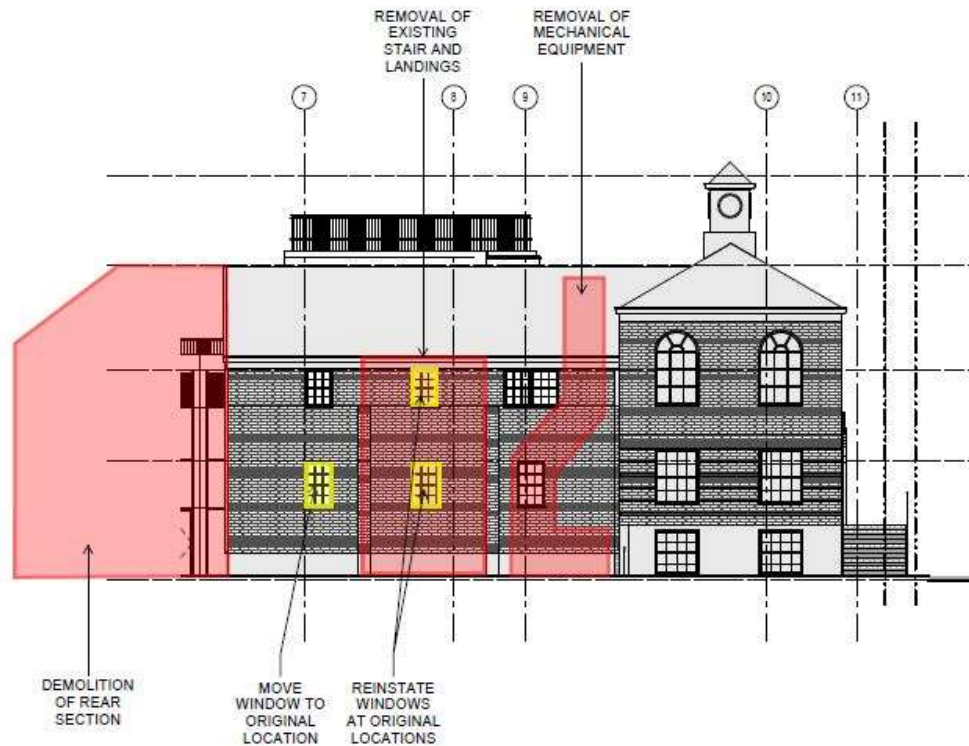
4946 Dundas Street West



View of the east wall elevation of the heritage building showing area of demolition in red at the rear addition and in the central portion of the church building to accommodate a connection (EVOQ Architecture, HIA March 2022)

DRAWINGS

4946 Dundas Street West



View of the west wall elevation of the heritage building showing area of demolition in red at the rear addition, the removal of the stairs in the central portion, and the reinstatement of windows shown in yellow (EVOQ Architecture, HIA March 2022)

RENDERINGS

ATTACHMENT 4

4946 Dundas Street West



View of the north wall elevation of the heritage building showing area where a gable end wall will need to be reinstated after the removal of the rear addition (EVOQ Architecture, HIA March 2022)

RENDERINGS

4946 Dundas Street West



Rendering of the proposed development showing the south (primary) elevation with the heritage building on the left side (EVOQ Architecture, HIA March 2022)

RENDERINGS

4946 Dundas Street West



Rendering of the proposed development showing the west elevation with the heritage building on the lower right side (EVOQ Architecture, HIA March 2022)

RENDERINGS

4946 Dundas Street West



Rendering of the proposed development the courtyard and link connecting the heritage building to the new development (EVOQ Architecture, HIA March 2022)