



PB36.10

Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 31 Nanton Avenue

PB36.10 31 Nanton Avenue

This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site.



PB36.10
31 Nanton Avenue

Existing Dwelling



Contextual photograph of 31 Nanton Avenue in the centre with 33 Nanton Avenue to the north (left) and 27 Nanton Avenue to the south (right) (Source – ERA Architects)



Photograph of the west elevation (front) of the existing house (Source – ERA Architects)

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31 Nanton Avenue

Proposed Dwelling

Proposed West (principal) elevation
(Source – ERA Architects)



WEST ELEVATION

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31 Nanton Avenue

Proposed Dwelling



Proposed South (side) elevation (Source – ERA Architects)



Proposed North (side) elevation (Source – ERA Architects)

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31 Nanton Avenue

Proposed Dwelling

Coloured rendering showing proposed design of new dwelling at 31 Nanton Avenue in the centre with 33 Nanton Avenue to the north (left) and 27 Nanton Avenue to the south (right)
[Source – ERA Architects]



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31 Nanton Avenue

Proposed Dwelling

Coloured rendering showing the
northwestern elevation of the
proposed dwelling at 31 Nanton
Avenue (Source – ERA Architects)



PB36.10 31 Nanton Avenue

Contextual Analysis



Study of scale, massing, height and eave lines between proposed development and neighbouring properties. (Source – ERA Architects)

PB36.10 31 Nanton Avenue

Contextual Analysis

Study of setback of proposed development and neighbouring properties.
(Source – ERA Architects)

