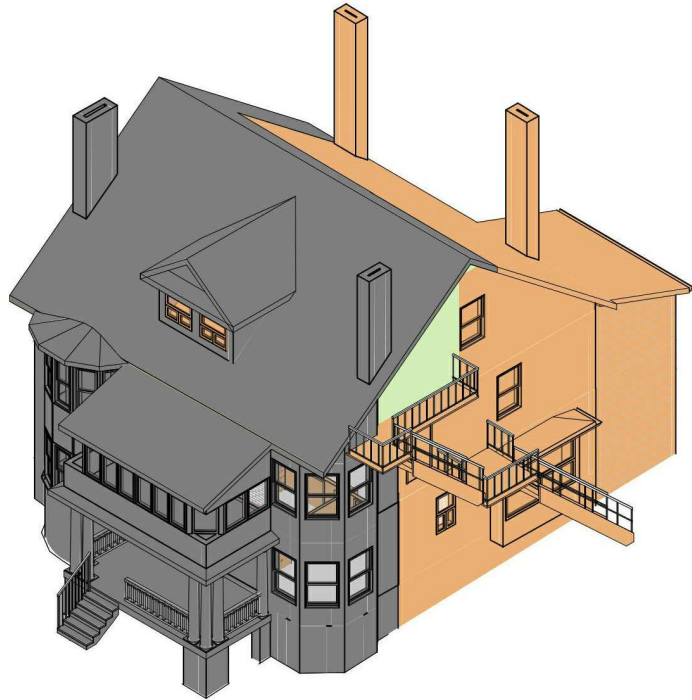
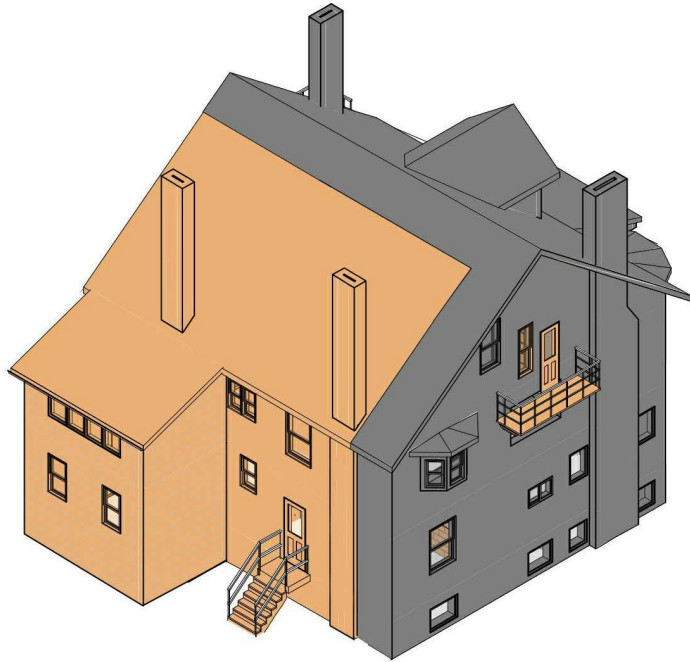


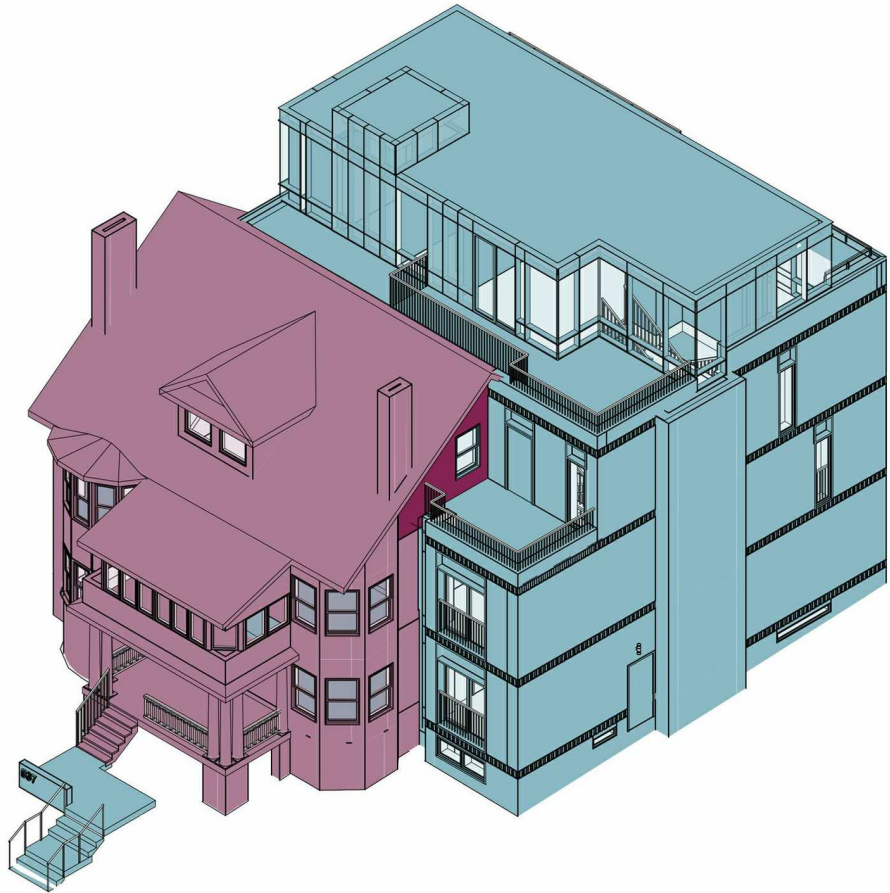


AERIAL VIEW - SOUTH WEST



AERIAL VIEW - NORTH EAST

EXISTING



AERIAL VIEW - SOUTH WEST



AERIAL VIEW - NORTH EAST

PROPOSED

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NO.	DATE	REVISION / ISSUANCE
3	20211117	Site Plan Application R1
5	20220427	Site Plan Application R2

NOT FOR CONSTRUCTION

BUILDING RETENTION LEGEND

- EXISTING
- SALVAGED
- DEMOLITION
- EXISTING RETAINED
- REBUILT
- NEW CONSTRUCTION

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E.R.A. Architects Inc.

Project	537 BROADVIEW AVE
Address	537 Broadview Ave, Toronto, ON M4K 2N6
For	Kanitz Properties Limited
Project no.	18-251-03
Scale at 11x17	1 : 200
Drawn by	AO
Reviewed by	JF
Drawing title	Preliminary Retention Strategy Diagrams

PENTHOUSE GLAZING



JULIET BALCONY



PREFINISHED METAL



WOOD CLADDING



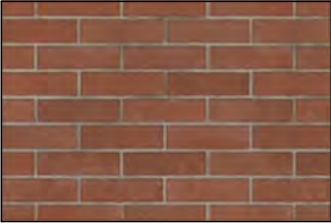
NORTH ELEVATION - MATERIAL PALETTE



(CURRENT CONDITION)



EXISTING REFURBISHED BRICK



WHITE BRICK



NOTE:

The existing heritage home will be cleaned, and will undergo a comprehensive conservation scope. Once cleaned, the existing brick will likely resemble the typical historic red Ontario brick seen throughout Toronto. A neutral toned brick (brown/cream/beige) will be the primary cladding material (note: proposed material choice for brick and mortar color to be confirmed after heritage bricks are cleaned, to ensure compatibility)

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3	20211117	Site Plan Application R1

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Reviewed by	JF
Drawing title	

Proposed Materiality - North Elevation

Sheet no.

A910



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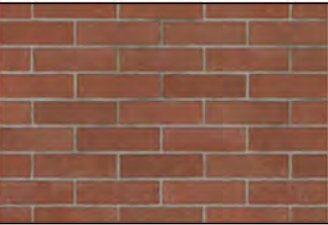
Project	
537 BROADVIEW AVE	
Address	537 Broadview Ave, Toronto, ON M4K 2N6
For	Kanitz Properties Limited
Project no.	18-251-03
Scale at 11x17	
Drawn by	Author
Reviewed by	Checker
Drawing title	

Proposed Materiality - Perspective

(CURRENT CONDITION)



EXISTING REFURBISHED BRICK



WHITE BRICK



PENTHOUSE GLAZING



JULIET BALCONY



PREFINISHED METAL



WOOD CLADDING



WEST ELEVATION - MATERIAL PALETTE

NOTE:

The existing heritage home will be cleaned, and will undergo a comprehensive conservation scope. Once cleaned, the existing brick will likely resemble the typical historic red Ontario brick seen throughout Toronto. A neutral toned brick (brown/cream/beige) will be the primary cladding material (note: proposed material choice for brick and mortar color to be confirmed after heritage bricks are cleaned, to ensure compatibility)

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NO.	DATE	REVISION / ISSUANCE
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Drawn by	AO
Reviewed by	JF
Drawing title	

Proposed Materiality - West Elevation

Sheet no.



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NO.	DATE	REVISION / ISSUANCE

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LEGEND

EXISTING

PROPOSED

DRAFT

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Project no.	18-251-03
Scale at 11x17	
Drawn by	Author
Reviewed by	Checker
Drawing title	

Proposed Materiality - Perspective