

47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street; 16, 18 Linden Street - Alterations to Designated Heritage Properties; 47 Huntley Street (2 Linden Street) - Demolition on a Heritage Property; Authority to Enter into a Heritage Easement Agreement

Date: November 28, 2023

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Toronto Centre

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street and the demolition of the building on the property at 47 Huntley Street with an entrance address of 2 Linden Street.

The application proposes the redevelopment of the site which includes the addition of two new residential towers. All the heritage buildings on the site will be conserved and incorporated into the new development, with the exception of the building on the east side of the property at 47 Huntley Street, known as 2 Linden Street, which is proposed to be demolished.

The proposed development is consistent with the relevant provincial and municipal policies, except for the removal of the building at 2 Linden Street. Despite this removal, staff are of the opinion that the cumulative impacts to the heritage resources on the site are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council approve:

a. the alterations to the heritage properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of two new tall buildings on the subject lands with such alterations substantially in accordance with the plans and drawings dated October 24, 2023 prepared by Arcadis/IBI Group Architects and the Heritage Impact Assessment dated November 14, 2023 prepared by ERA Architects Inc., both 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 conditions as set out below.

b. the demolition of the existing building on the designated heritage property at 2 Linden Street, in accordance with Section 34(1) 2 of the Ontario Heritage Act to allow for the construction of a new public park in connection with the approval of two new tall buildings on the subject lands substantially in accordance with the plans and drawings dated October 24, 2023 prepared by Arcadis/IBI Group Architects and the Heritage Impact Assessment dated November 14, 2023 prepared by ERA Architects Inc., both 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 conditions as set out below.

2. City Council direct that its consent to the application to alter the designated properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street under Part IV, Section 33 of the Ontario Heritage Act and its consent to the demolition of a heritage building of the designated heritage property at 2 Linden Street, under Part IV, Section 34(1) 2 of the Ontario Heritage Act are also subject to the following conditions:

a. prior to any Ontario Land Tribunal Order issued in connection with the related Official Plan Amendment and Zoning By-law Amendment appeal, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street substantially in accordance with the plans and drawings dated October 24, 2023 prepared by Arcadis/IBI Group Architects and the Heritage Impact Assessment dated November 14, 2023 prepared by ERA Architects Inc., subject to and in accordance with the Conservation Plan required in Recommendation 2. a. 2 below, 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 consistent with the conservation strategy set out in the Heritage Impact Assessment for 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street dated August 16, 2023 prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to Site Plan approval for the proposed Official Plan Amendment and Zoning By-law Amendment by City Council for the properties located at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 2,16 and 18 Linden Street, the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 2.a.2 to the satisfaction of the Senior Manager, Heritage Planning.

2. Have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendment required for the subject property, such Amendments to have come into full force and effect.

3. Provide a detailed Landscape Plan for the properties located at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16 and 18 Linden Street, satisfactory to the Senior Manager, Heritage Planning.

4. Provide a Heritage Lighting Plan that describes how the exterior of the properties located at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16 and 18 Linden Street 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.

5. Provide an Interpretation Plan for the properties located at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16 and 18 Linden Street, 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. That prior to the issuance of any permit for all or any part of the properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 2, 16 and 18 Linden 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 of the subject property shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 2.a.1 above.

2. Have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendment, and such Amendments to have come into full force and effect.

3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.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.

4. 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 and Interpretation Plan.

5. Provide full documentation of the existing heritage building at 2 Linden Street 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; and

d. That prior to the release of the Letter of Credit required in Recommendation 2.c.4 above, 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. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. 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 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. City Council authorize the City Solicitor to introduce the necessary Bill in City Council authorizing the entering into of a Heritage Easement Agreement for the properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street.

FINANCIAL IMPACT

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

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On September 28, 2022 City Council enacted the following by-laws on the subject heritage properties:

1 & 3 Selby Street, By-law No. 1235-2022:

<https://www.toronto.ca/legdocs/bylaws/2022/law1235.pdf>

7, 9, 11 Selby Street, By-law No. 1236-2022:

<https://www.toronto.ca/legdocs/bylaws/2022/law1236.pdf>

16 & 18 Linden Street, By-law No. 1237-2022:

<https://www.toronto.ca/legdocs/bylaws/2022/law1237.pdf>

47 Huntley Street (2 Linden St), By-law No. 1238-2022:

<https://www.toronto.ca/legdocs/bylaws/2022/law1238.pdf>

63 & 65 Huntley Street (1A-1B Selby St), By-law No. 1239-2022:

<https://www.toronto.ca/legdocs/bylaws/2022/law1239.pdf>

49-59 Huntley Street, By-law No. 1243-2022:

<https://www.toronto.ca/legdocs/bylaws/2022/law1243.pdf>

BACKGROUND

Heritage Value

The development site at 47 Huntley Street contains a collection of 19th century residential houses and apartment buildings, most of which meet all three categories of cultural heritage value and are character-defining structures within the historic residential streetscape of this neighbourhood:

1-3 Selby Street - The buildings at 1-3 Selby Street date to the earliest period of development in this area and contribute to a streetscape largely consisting of late-nineteenth century house-form buildings.

7-11 Selby Street - The properties at 7-11 Selby Street constitute a well-crafted and rare example of a late-nineteenth century residential row designed in the popular Queen Anne Revival style with Second Empire influences. They are particularly distinguished by the combination of a dichromatic slate mansard roofline with dormer windows broken with asymmetrically arranged gables containing pebbledash infill or wood shingling.

16-18 Linden Street - Constructed in 1876, these properties constitute representative examples of semi-detached Bay and Gable residences that have maintained a high degree of integrity as a pair and retain many intact features that are typical of Victorian architectural design.

47 Huntley Street (2 Linden) - The property at 47 Huntley Street is the end/corner unit of a contiguous row of five near-identical, Victorian-era, Bay and Gable style, 2 1/2-storey homes (47-55 Huntley Street) attached to a slightly larger pair of near-identical, Victorian-era, Bay and Gable style, 2 1/2-storey homes (57-59 Huntley Street) - totalling a complete row of seven homes. The three-storey, apartment block addition attached to the rear of 47 Huntley Street, known municipally as an active entrance at 2 Linden Street, was built in 1910 in the Edwardian Classicism style then broadly popular across Toronto and elsewhere.

49-59 Huntley Street - The properties at 49-59 Huntley Street share considerable design value as part of a discreet, representative, collection of Victorian-era, half Bay and Gable style townhouses holding a significant degree of architectural integrity.

63-65 Huntley Street - These properties are a fine representative pair of semi-detached, Victorian-era, Italianate-influenced, Bay and Gable Style homes with a high degree of integrity and contextual value. 1A Selby Street is a 1926-built Arts and Crafts style apartment conversion and addition to a former one-storey structure attached to the rear of the main house.

In addition, the site is adjacent to the following designated heritage properties:

- 15 Selby Street, By-law 61-2015
- 582 Sherbourne Street/28 Linden Street, By-law No. 950-2008
- 592 Sherbourne Street, By-law No. 62-2015

Development Proposal

In 2021 an Official Plan and Zoning By-law Amendment application was submitted to permit two tall mixed-use buildings on the site which anticipated the demolition of the buildings at 47 and 49 Huntley Street, including 2 Linden Street, and 1A Selby Street.

The current proposal includes the conservation of all designated properties on the site with the exception of the building at the rear of 47 Huntley, known as 2 Linden Street.

The new mixed-use development includes two residential towers and will also offer retail and community uses, including a daycare, and will integrate the retained and reconstructed portions of the conserved heritage buildings into the new base buildings. A public park is proposed for the south-west corner of the site which connects to a new Privately-Owned Public Space (POPS) that functions as a north-south mid-block connection.

The conservation strategy showing building retention, reconstruction and new construction is illustrated in Attachment 4 of this report and is further detailed in the Heritage Impact Assessment submitted with the application.

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, 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."

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.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

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. 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:

3.1.6.4: "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."

3.1.6.5: "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."

3.1.6.6: "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."

3.1.6.26: "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."

3.1.6.27: "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 Parks Canada 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

Massing

The introduction of a substantial amount of massing amidst the subject heritage properties will have both a physical and visual impact on the heritage resources. This impact, however, will be mitigated by setting the towers back from the primary elevations of the heritage structures.

The primary elevations of the properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street will be retained in situ with reconstructed returns. The building at the rear of 47 Huntley Street, known as 2 Linden Street, will be demolished. In the original application, both buildings at 47 Huntley Street and the building at 49 Huntley Street were proposed for demolition with the reconstruction of the south wall of 47 Huntley Street applied to the house at 51 Huntley Street in an effort to create a finished end to the shortened row of buildings. Staff encouraged the applicant to avoid creating a false sense of historical development and conserve the Huntley properties as a cohesive row. The applicant responded with a revised proposal that conserves all of the properties with the exception of 2 Linden Street (47 Huntley) which is being removed in order to achieve an onsite public park dedication. Staff support this strategy given the applicant's commitment to conserve the large number of heritage resources on the site and revisions that included an increase in the step back of the towers and related refinements to the massing.

The original application also included the demolition of the building at 1A Selby Street. As with the Huntley properties, all the heritage resources on Selby and Linden streets, with the exception of 2 Linden Street, are now proposed to be conserved, with their primary street-facing elevations retained in situ and their visible return walls partially reconstructed and/or rehabilitated using new and salvaged materials.

Staff are of the opinion that the proposed new development has been designed to respond to the cultural heritage value of the existing and adjacent heritage properties by introducing podium heights that generally align with the height of the onsite and adjacent heritage buildings. In addition, the massing of new construction has been set back sufficiently for the heritage buildings to be experienced, visually, as three-dimensional buildings with their prominence along the streetscape maintained.

Additional Interventions

The subject heritage buildings will contain a variety of residential, commercial and community uses, therefore, a number of interventions and rehabilitation strategies are being proposed for each building on a case-by-case basis. For example, modifications for barrier-free access to the front entrance of those buildings with commercial or

community uses will be required. These strategies are outlined in the Heritage Impact Assessment and will be further detailed in a Conservation Plan to the satisfaction of the Senior Manager, Heritage Planning.

Removal of the building at 2 Linden Street

The building at 2 Linden Street (47 Huntley) is proposed to be demolished as part of the overall site development to allow for a new onsite public park. The applicant will be required to submit photographic documentation of the building at 2 Linden Street as a condition of Council's approval to demolish. Given the substantial conservation on the site of sixteen designated properties and that the original building on 47 Huntley will remain, staff can support the removal of this building.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner will 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 will detail the recommended interventions and conservation work, including the recommended restoration work. It will also include a detailed plan describing how the heritage buildings 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. The Interpretation Plan should be substantial, and it should communicate the cultural heritage value of the properties as described in the Statements of Significance.

Heritage Lighting Plan

The Heritage Lighting Plan will provide details of how the buildings will be lit so that their 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.

Heritage Easement Agreement

Staff is recommending that the owner enter into Heritage Easement Agreements to secure the long-term protection of the subject properties.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street and the demolition of the building on the property at 47 Huntley Street with an entrance address of 2 Linden Street to allow for the construction of a new mixed-use development on the site. Staff support the proposed conservation strategy and alterations in the context of the mitigation strategies and are of the opinion that the proposal conserves the cultural heritage values, attributes and character of the majority of the heritage properties. As such, staff are 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".

CONTACT

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SIGNATURE

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

ATTACHMENTS

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

LOCATION MAP

ATTACHMENT 1

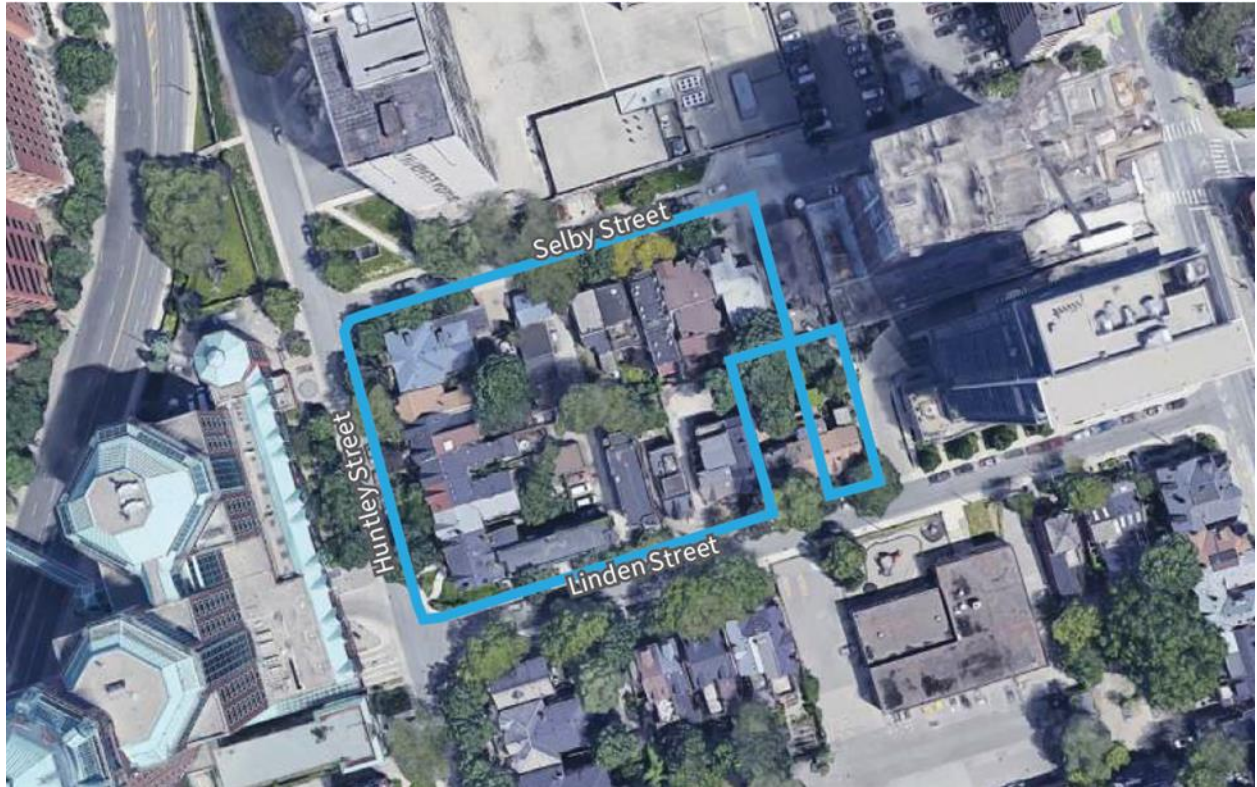
47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street;
1, 3, 7, 9, 11 Selby Street and 2, 16, 18 Linden Street



AERIAL PHOTOGRAPH

ATTACHMENT 2

47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street;
1, 3, 7, 9, 11 Selby Street and 2, 16, 18 Linden Street



PHOTOGRAPHS

ATTACHMENT 3

47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street;
1, 3, 7, 9, 11 Selby Street and 2, 16, 18 Linden Street



47, 49, 51 and 53 Huntley Street (from left to right)



2 Linden Street (47 Huntley Street)



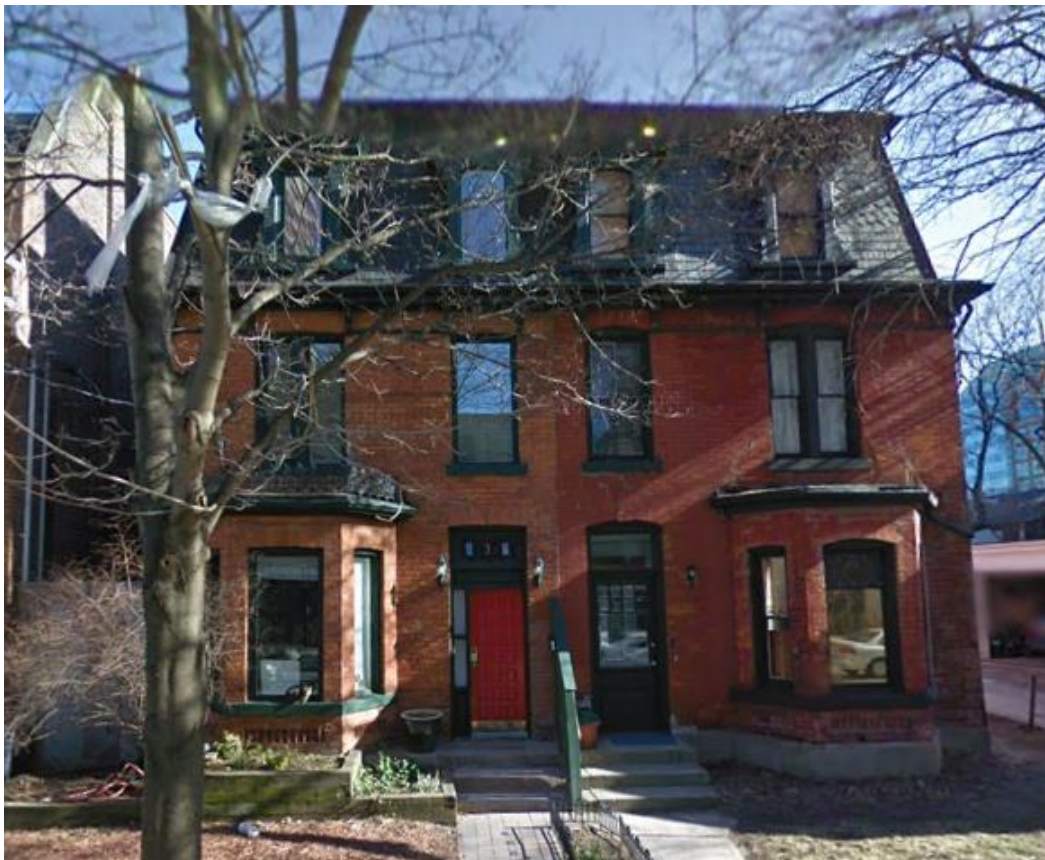
55, 57, 59 Huntley Street (from left to right)



63 and 65 Huntley Street (from left to right)



1A Selby Street



1-3 Selby Street (left to right)



7-9 Selby Street (left to right)



11 Selby Street

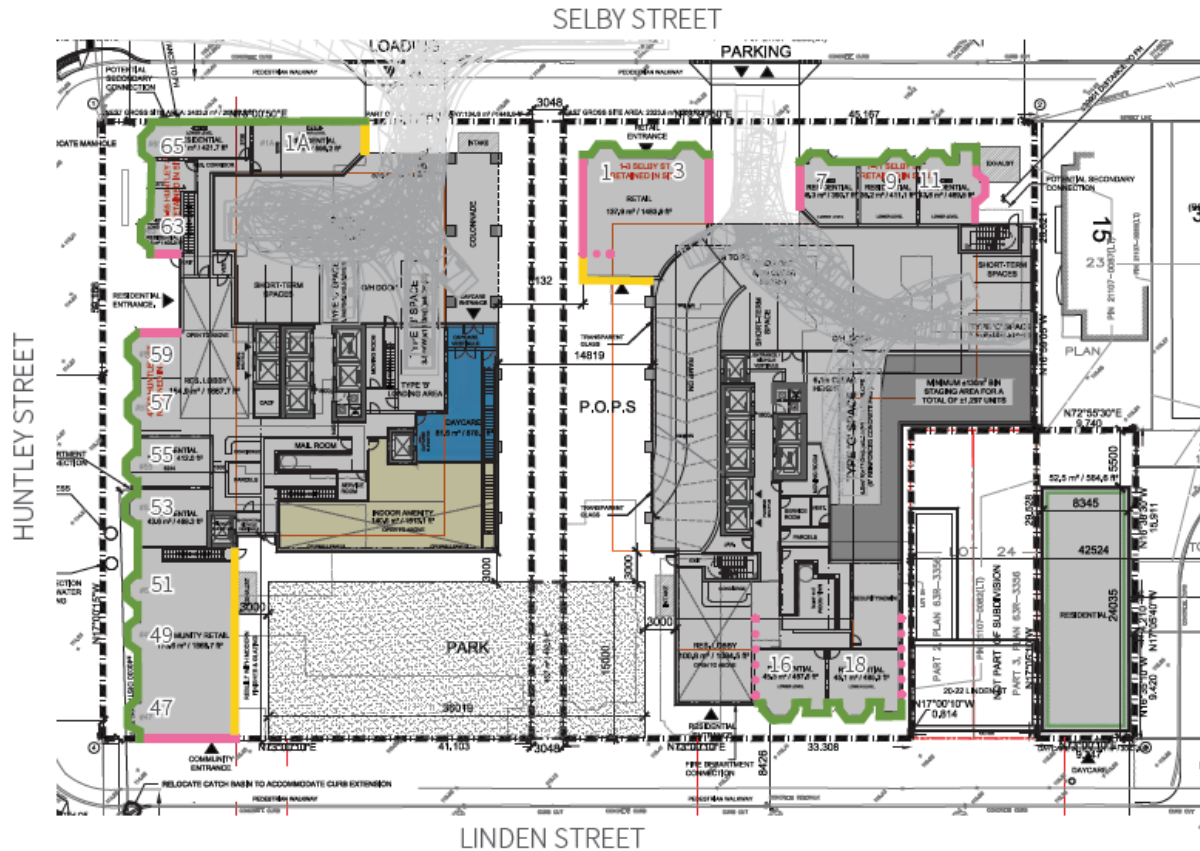


16-18 Linden Street (left to right)

SELECTED DRAWINGS

ATTACHMENT 4

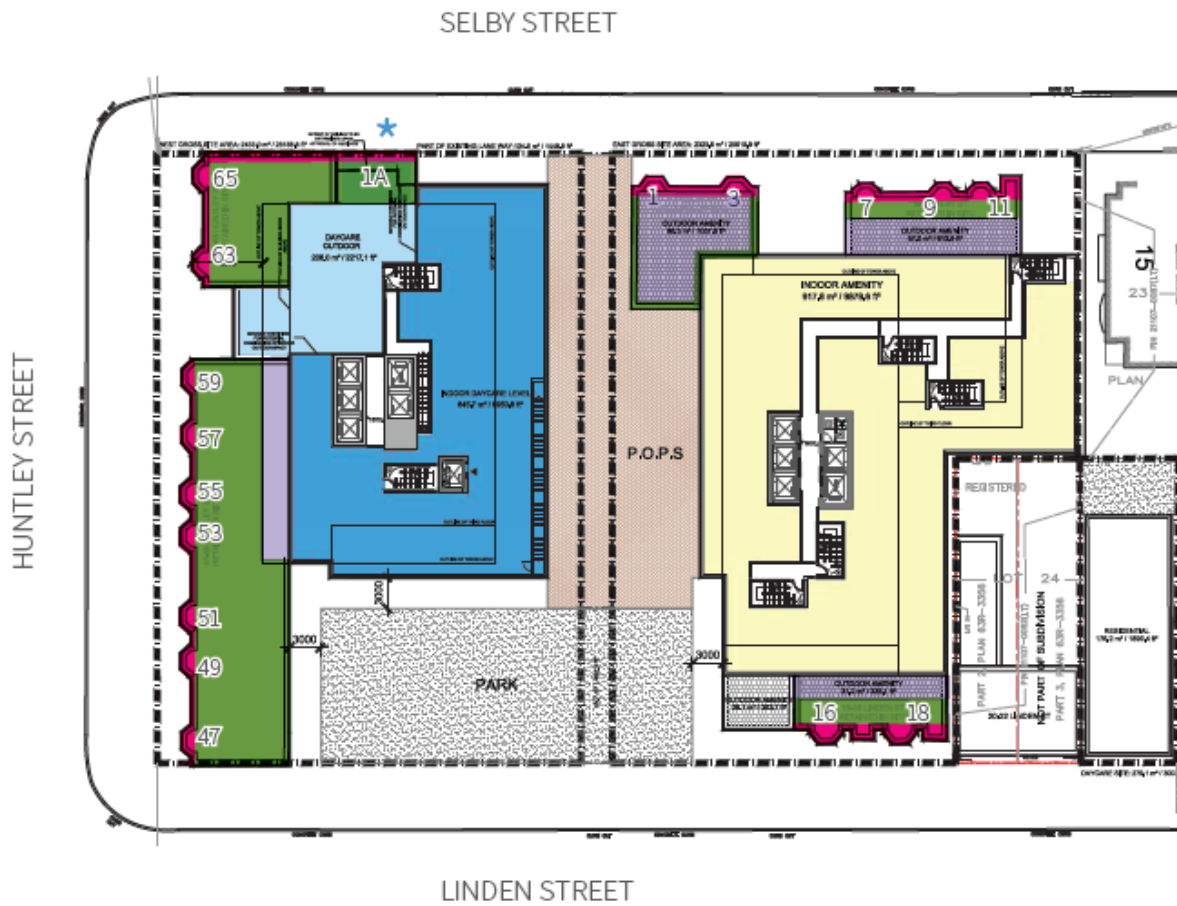
47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street;
 1, 3, 7, 9, 11 Selby Street and 2, 16, 18 Linden Street



Ground floor plan showing conservation strategy at the Site (Arcadis, 2023; annotated by ERA).

- New construction
- Reconstruction
- Facade retention
- Proposed building footprint
- Reconstruction at roofline

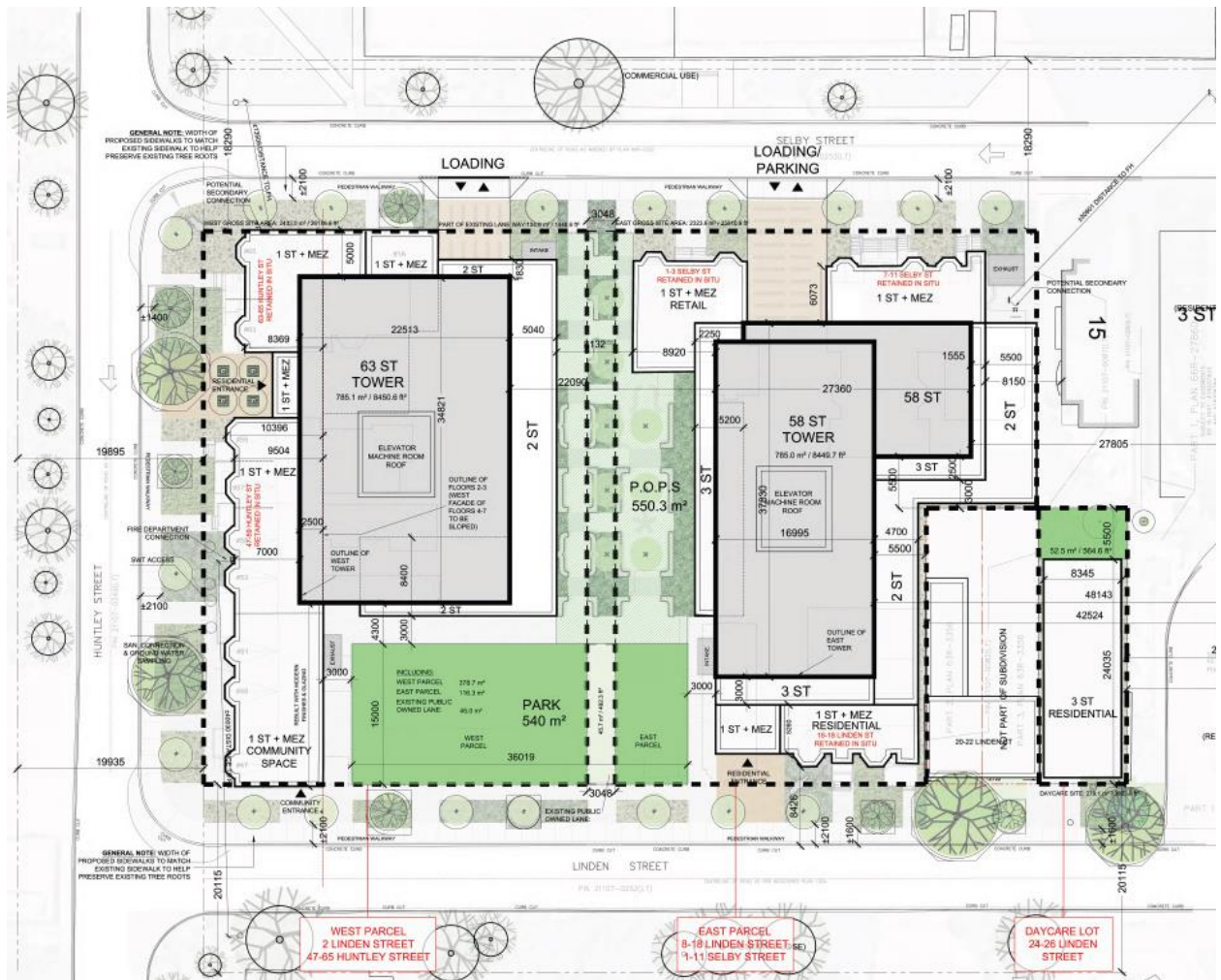
Ground floor plan showing conservation strategy



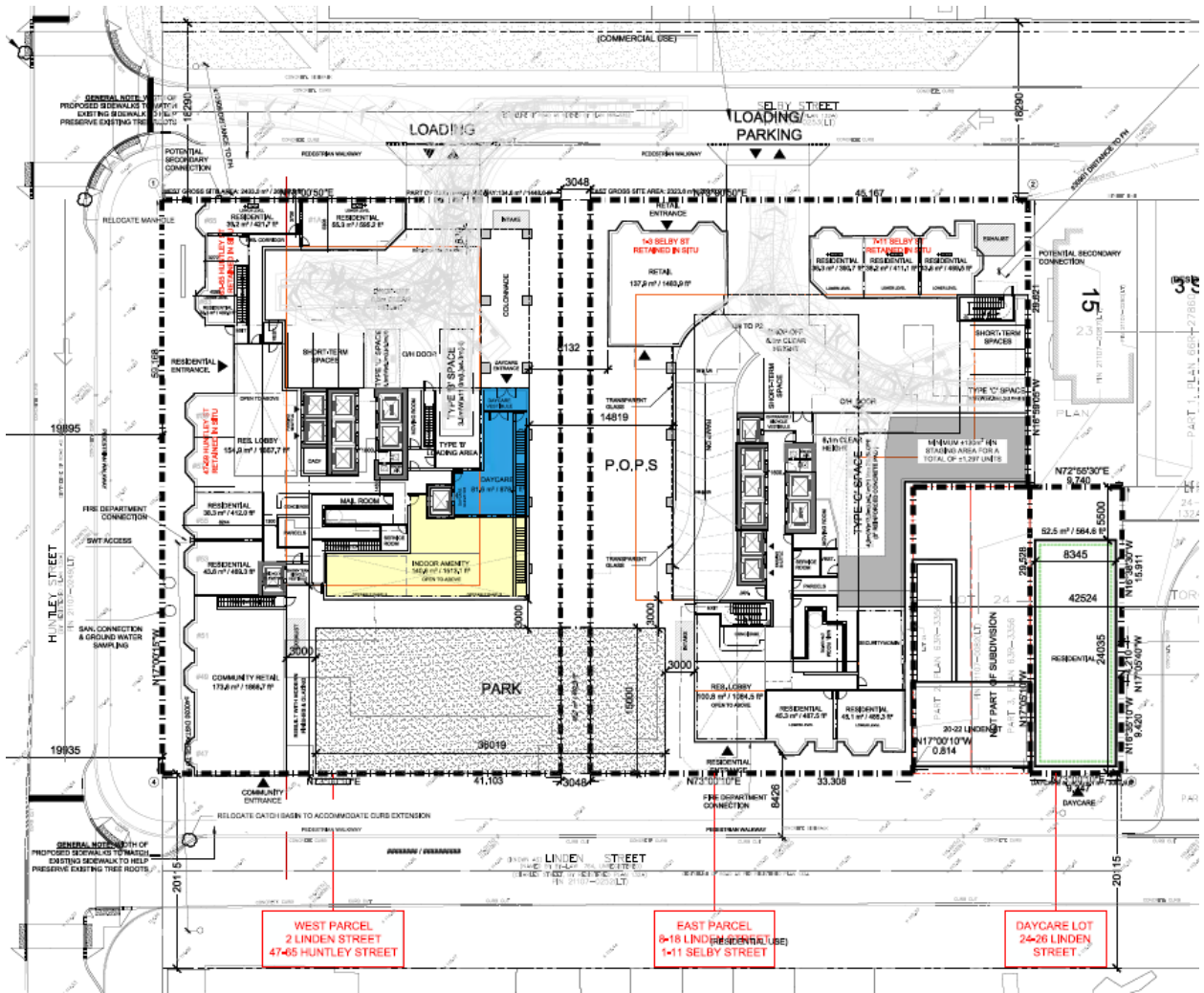
Roof plan showing conservation strategy at the Site (Arcadis, 2023; annotated by ERA)

- Facade Retention
- Roof reconstruction to match existing profile
- Roof modification to accommodate terrace
- Terrace on roof of heritage building
- Existing Site boundaries

Roof Plan showing conservation strategy



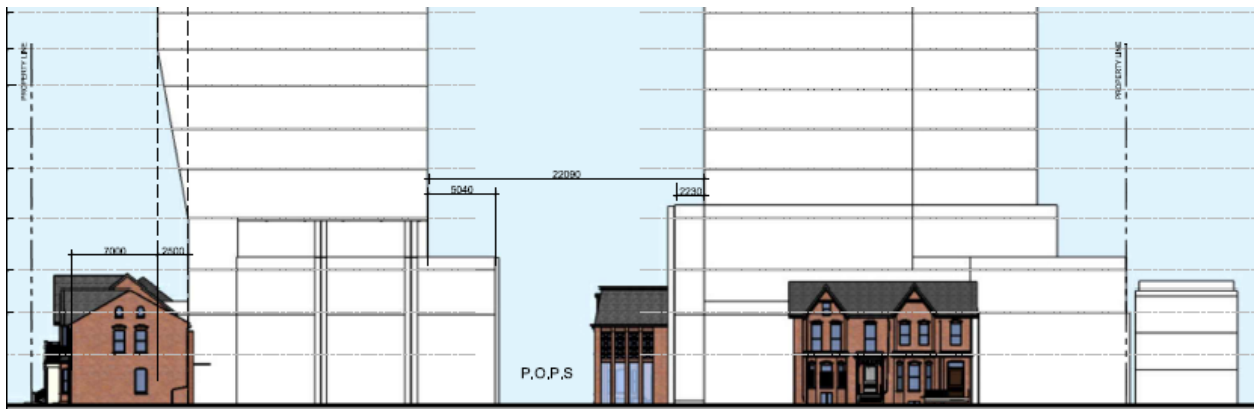
Site Plan



Ground Floor Plan



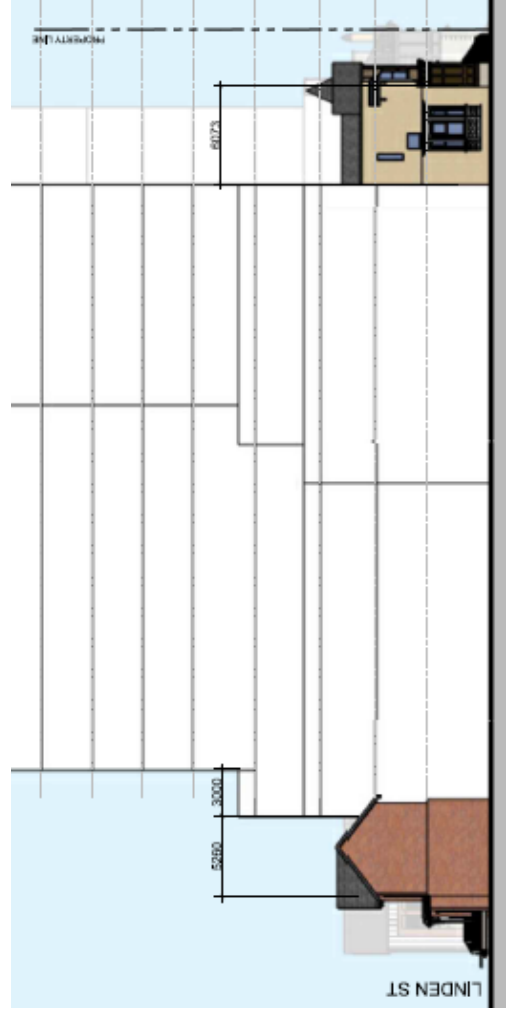
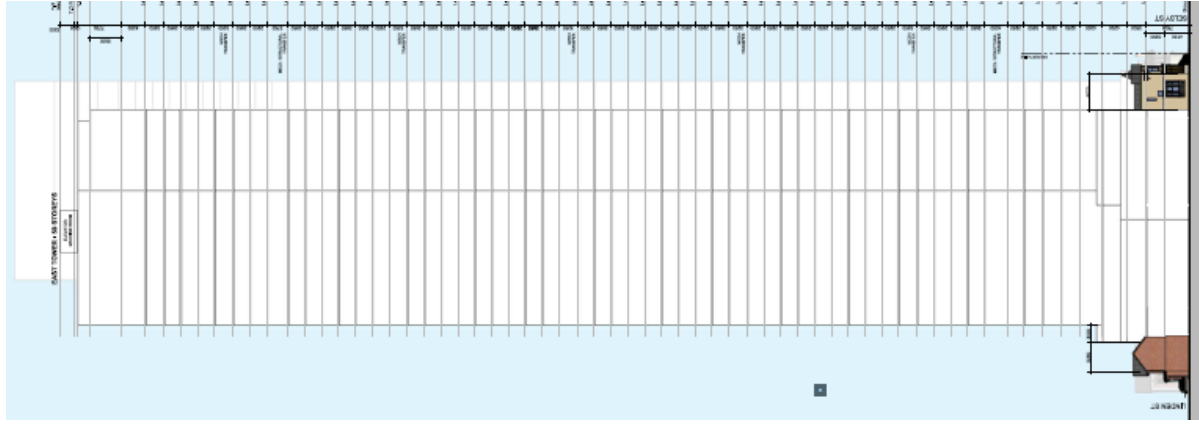
West Elevation (Huntley Street)



South Elevation (Linden Street)



North Elevation (Selby Street)



East Elevation