

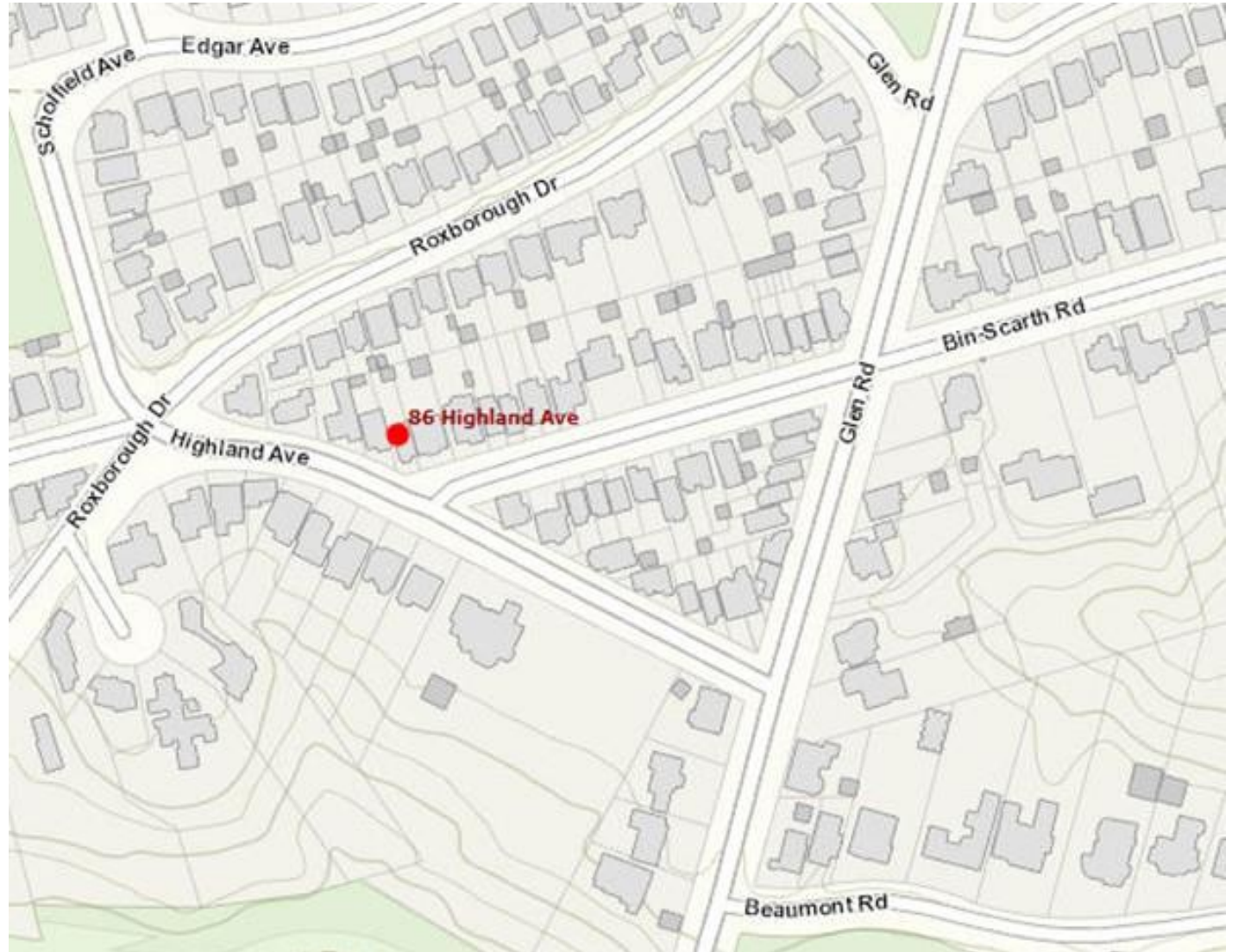


PB3.6

Demolition of a Structure within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure - 86 Highland Avenue

PB3.6 86 Highland 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.



PB3.6
86 Highland Avenue

Existing Dwelling



Contextual photograph of 86 Highland Avenue in the centre with 84 Highland Avenue to the west (left) and 4 Bin-Scarth Road to the east (right) (Source – Google Maps, 2020)



Photograph of the west elevation (front) of the existing house (Source – ERA Architects, 2022)

PB3.6 86 Highland Avenue

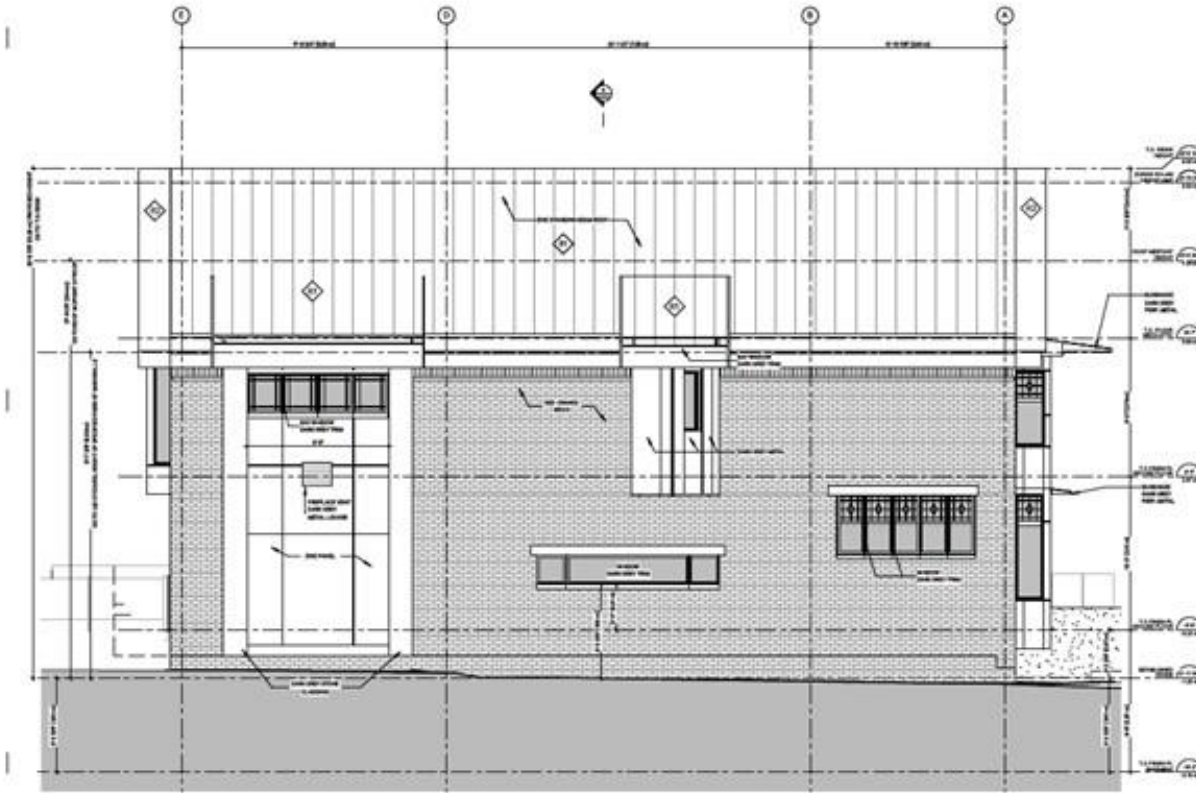
Proposed Dwelling



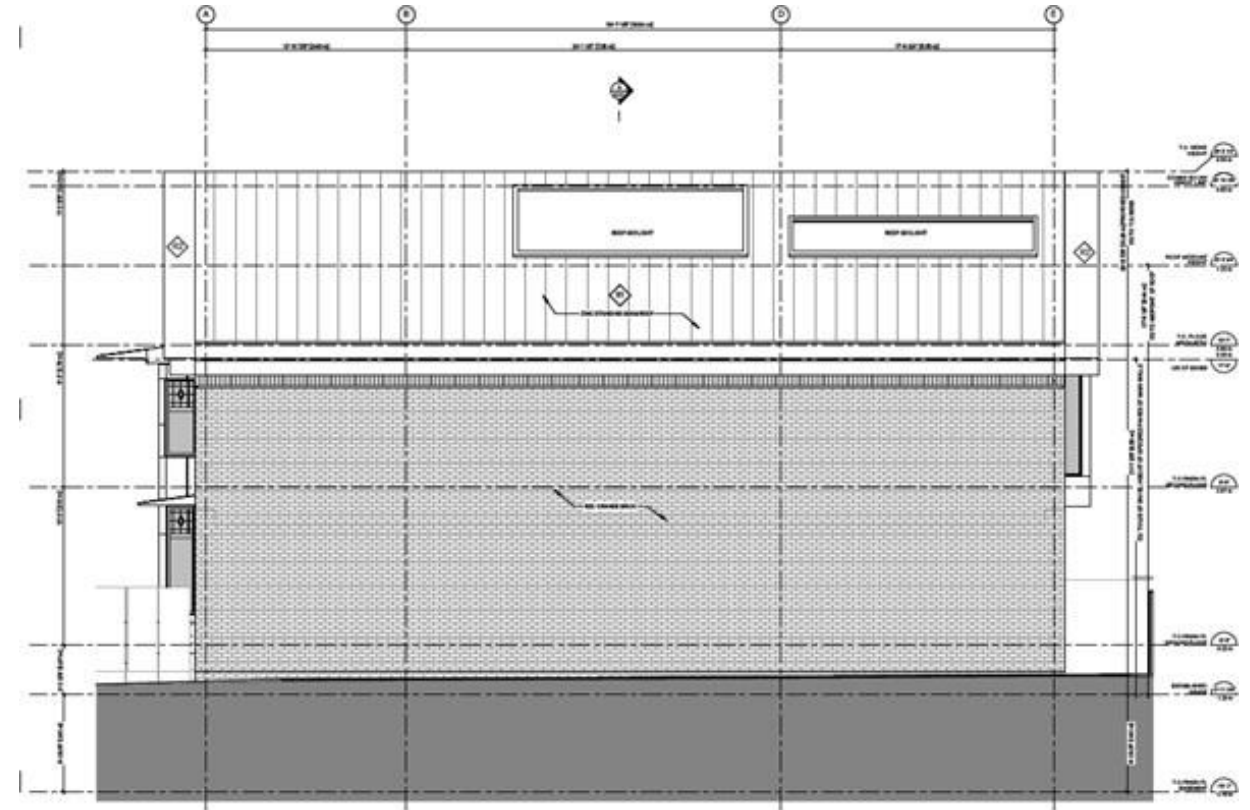
Proposed south (principal) elevation
(Source – Dewson Architects, 2022)

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Proposed Dwelling



Proposed west (side) elevation (Source – Dewson Architects, 2022)



Proposed east (side) elevation (Source – Dewson Architects, 2022)

PB3.6 86 Highland Avenue

Proposed Dwelling



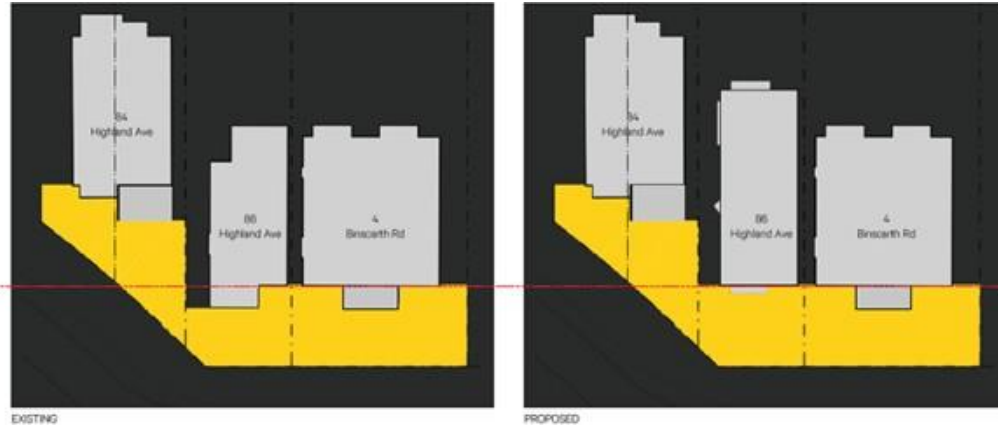
Rendering showing the proposed design of the principal elevation at 86 Highland Avenue (Source – Dewson Architects, 2022)



Contextual rendering showing proposed design of new dwelling at 86 Highland Avenue in the centre with 84 Highland Avenue to the west (left) and 4 Bin-Scarth Road to the east (right) [Source – Dewson Architects, 2022]

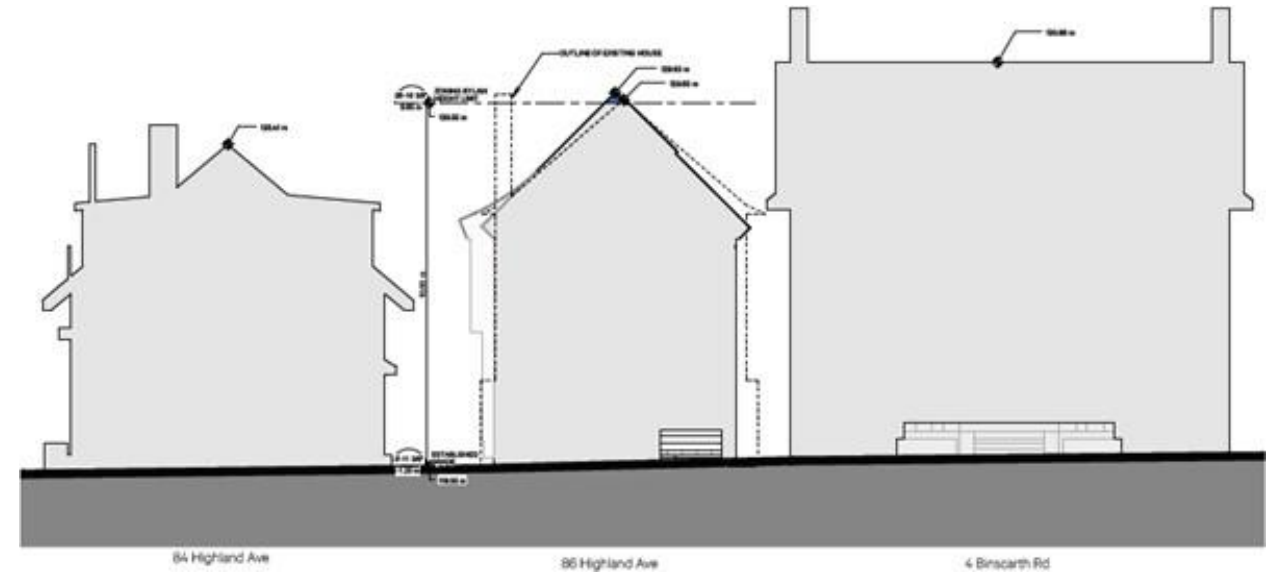
PB3.6 86 Highland Avenue

Contextual Analysis



Setback study of proposed development and its neighbouring properties. (Source – Dewson Architects, 2022)

Entry level study of the proposed development and its neighbouring properties (Source – Dewson Architects, 2022)

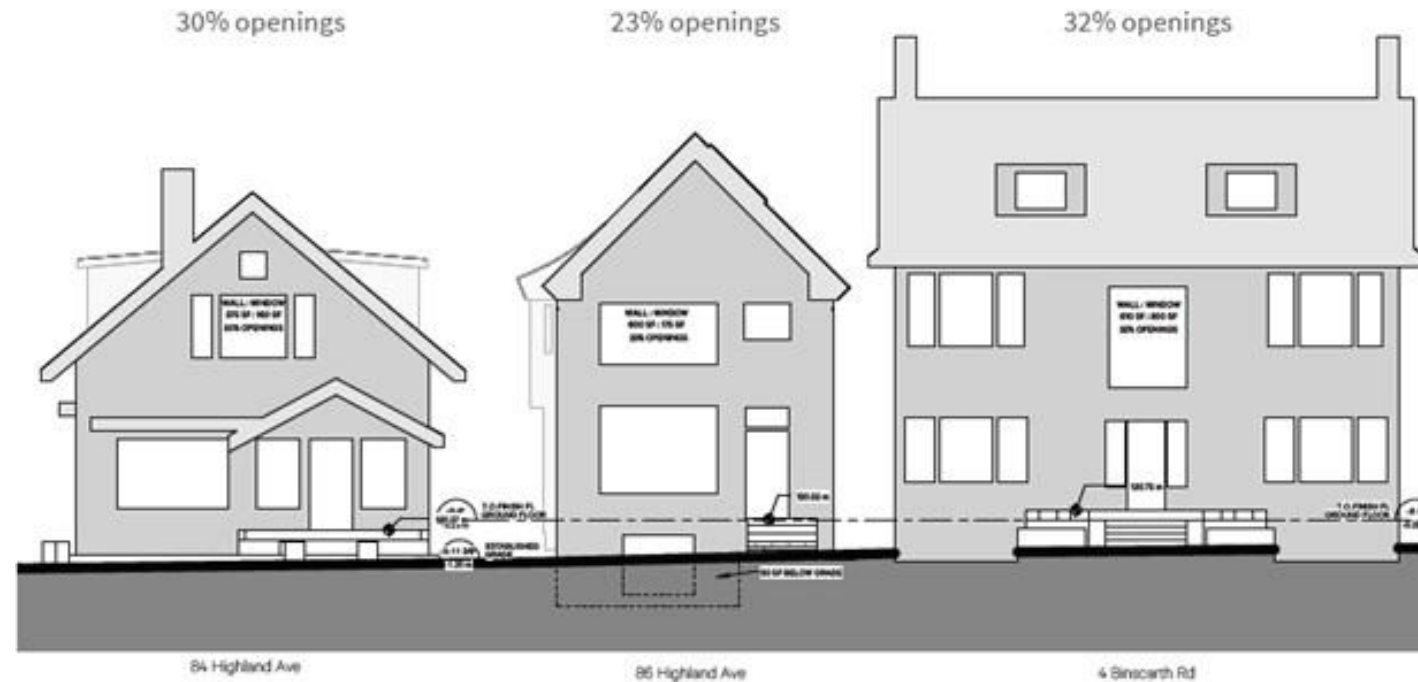


Study of scale, massing, height and eave lines of proposed development and its neighbouring properties. (Source – Dewson Architects, 2022)



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Contextual Analysis



Window ratio and fenestration study of the proposed development and its neighbouring properties (Source – Dewson Architects, 2022)