

64 Wellesley Street East - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement

Date: May 5, 2023

To: Toronto East York Community Council

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

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage property at 64 Wellesley Street East (designated under Part IV of the Ontario Heritage Act) in connection with the development of the subject site.

The development site at 64 Wellesley Street East contains the Wellesley Apartments, a five-storey, multi-unit residential apartment building. It was designed by architect James Ernest Harris Paisley, and built in 1931 for apartment developer Grover C. Murdoch. The property is associated with the pre-World War II apartment building type, its design is a representative example of the Georgian Revival style, and it supports the context of the Church-Wellesley Village, which is characterized by a high-concentration of pre-war apartment buildings. The property at 64 Wellesley Street East is designated under Part IV, Section 29 of the Ontario Heritage Act and has design and physical, historical and associative, and contextual values.

The development application proposes a 31-storey plus mechanical penthouse mixed-use building, the retention of a portion of the existing Wellesley Apartments building and the demolition of the remaining buildings on the site at 64-66 Wellesley Street East and 552-570 Church Street. The retained portion of the heritage building is proposed to be restored with minor modifications to the ground floor openings to support barrier-free access. The existing World Pride Murals on the buildings at 66 Wellesley Street East and 552-554 Church Street will be lost through the proposed for demolition but the murals will be commemorated through documentation and an interpretation strategy.

The proposed alterations conserve the heritage property and are consistent with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council consent to the application to alter the designated property 64 Wellesley Street East, with conditions, under Part IV, Section 33 of the Ontario Heritage Act for the reasons stated in the report (May 5, 2023) from the Senior Manager, Heritage Planning and with such alterations substantially in accordance with the plans and drawings dated April 5, 2023, prepared by Graziani & Corazza Architects Inc. and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc., dated November 4, 2021, revised April 5, 2023 and 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 the following conditions:

a. That the related site-specific Official Plan Amendment and 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 prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 64 Wellesley Street East substantially in accordance with the plans and drawings dated April 5, 2023, prepared by Graziani & Corazza Architects Inc. and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by ERA Architects Inc., dated November 4, 2021, revised April 5, 2023, subject to and in accordance with the 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 for the property at 64 Wellesley Street East prepared by ERA Architects Inc., dated November 4, 2021, revised April 5, 2023, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to Site Plan approval for the proposed Official Plan Amendment and Zoning By-law Amendment for the property located at 64 Wellesley Street East, the subject 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 a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

4. 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.

d. That prior to the issuance of any permit for all or any part of the property at 64 Wellesley Street East, 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 upward 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, Heritage Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing World Pride murals, 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 USB 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.

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, Heritage Lighting 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.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 64 Wellesley Street East 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 64 Wellesley Street East.

FINANCIAL IMPACT

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

DECISION HISTORY

In 2013, City Council adopted the Urban Design Guidelines for North Downtown Yonge. The subject property falls within the boundary of the identified Church Street Village Character Area.

<https://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-61187.pdf>

On December 5, 2017 City Council refused an application to amend the Official Plan and Zoning By-law for the properties at 66 Wellesley Street East and 552-570 Church Street and the abutting public lane. This application proposed a 43-storey mixed-use building containing 430 dwelling units. Staff recommended the application be refused, in part, due to non-conformity with the angular plane requirements for the Church Street Village Character Area in SASP 382 and the new net shadow impacts on Barbara Hall Park.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.11>

On November 30, 2017, the applicant appealed Council's refusal of an Official Plan and Zoning By-law Amendment application for a 43-storey (162 metres including mechanical penthouse) mixed-use building at 66 Wellesley Street East, 552-570 Church Street and a City-owned public lane to the Ontario Land Tribunal (OLT).

On February 16, 2018, the applicant submitted a revised proposal which involved the expansion of the site to include the property at 64 Wellesley Street East. On May 22, 2018, City Council directed staff to continue to oppose the applicant's appeal respecting

revised application at the OLT. The City Council decision can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE32.19>

On February 26, 2019, City Council stated its intention to designate the property at 64 Wellesley Street East under Part IV, Section 29 of the Ontario Heritage Act. The City Clerk received an objection from the owner of the property and the designation was referred to the former Conservation Review Board.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE3.15>

By letter dated July 6, 2020, to the former Conservation Review Board, the Owner withdrew their objection to the designation of the property on the basis of a revised statement of significance and heritage attributes. On July 28, 2020, City Council adopted the revised statement of significance.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.CC23.10>

Following a two-week hearing in December 2020, the OLT issued a decision on June 8, 2021, that dismissed the applicant's appeals and declined to amend the Official Plan and Zoning By-laws.

<https://www.omb.gov.on.ca/e-decisions/pl171453-Jun-08-2021.pdf>

On November 9, 2021, a new Official Plan Amendment and Zoning By-law Amendment application (21 235897 STE 13 OZ) and a new Rental Housing Demolition application (21 235906 STE 13 RH) were submitted by the applicant for 64-66 Wellesley Street East and 552-570 Church Street. The application proposed 7- and 28-storey mixed-use buildings.

On February 16, 2022, Toronto and East York Community Council considered a preliminary report on the Official Plan and Zoning By-law Amendment and Rental Housing Demolition applications at 64-66 Wellesley Street East and 552-570 Church Street.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE31.47>

BACKGROUND

Area Context

The property at 64 Wellesley Street East is located at the centre of the Church-Wellesley Village, on the north side of Wellesley Street East, just west of the intersection of Church and Wellesley Streets. The Church-Wellesley Village is an area where apartment construction thrived through the early to mid-20th century due in part to the area's proximity to downtown via north-south streetcars and a rise in the area's land values over several decades, fostered by its earlier status as a desirable residential neighbourhood. For over four decades, Church and Wellesley has been the geographical heart of Toronto's 2SLGBTQ+ community, with a concentration of queer community spaces, clubs, bars and restaurants.

Heritage Property

The property at 64 Wellesley Street East contains the Wellesley Apartments, a five-storey, multi-unit residential apartment building. It was designed by architect James

Ernest Harris Paisley, and built in 1931 for apartment developer Grover C. Murdoch. The property is associated with the pre-World War II apartment building type, it is a representative example of the Georgian Revival style, and it supports the context of the Church-Wellesley Village, which is characterized by a high-concentration of pre-war apartment buildings.

The property was identified as having cultural heritage interest in the North Downtown Yonge Street Urban Design Guidelines adopted by City Council in 2013. The property at 64 Wellesley Street East is designated under Part IV, Section 29 of the Ontario Heritage Act and meets Ontario Regulation 9/06, the criteria prescribed for municipal designation, under all three categories of design and physical, historical and associative, and contextual values.

Adjacent Heritage Properties

The development site is adjacent to the following heritage properties.

56 Wellesley Street East

The development site is immediately east of 56 Wellesley Street East (Paul Kane House), the former home of Canadian painter Paul Kane. This property was designated under Part IV of the Ontario Heritage Act on December 18, 1978, through by-law 0013-1979.

68-78 Wellesley Street East

The property at 68-78 Wellesley Street East (William McBean Terrace), is to the east of the development site, at the northeast corner of the Church and Wellesley intersection. The property contains a group of 2½-storey row houses that were constructed in 1878 and later converted to commercial and residential uses. The property was designated under Part IV of the Ontario Heritage Act on August 28, 2014, through by-law 0914-2014.

519 Church Street

On the east side of Church Street, north of the subject site, is the property at 519 Church Street (Granite Curling Club). The Granite Curling Club was constructed in 1906, designed by Edwin Babington, and altered in 1914 by architects Curry and Sparling. The property was designated under Part IV of the Ontario Heritage Act on November 4, 1986, through by-law 0768-1986.

Development Proposal

The Official Plan and Zoning By-law amendment applications propose the development of the site at 64-66 Wellesley Street East and 552-570 Church Street for a 31-storey plus mechanical penthouse mixed-use building. The development involves the retention of a portion of the existing building at 64 Wellesley Street East and the demolition of the other buildings on the site.

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; and
- 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."

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. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. 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."

3.1.6.16: "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."

3.1.6.26: "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 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

Conservation Strategy

The development proposal involves the in-situ retention of a substantial portion of the Wellesley Apartments at 64 Wellesley Street East, including the front (south) elevation and, on the street-facing south wing, the full west elevation and a portion of the east elevation. The wing to the north does not contain any heritage attributes and is proposed to be demolished. The west elevation of the north wing is to be reconstructed with in-kind materials that are subtly differentiated, to convey the building's original form.

Several modifications to the retained portion of the building are proposed in combination with a full restoration scope of work. The existing front yard of the Wellesley Apartments is proposed to be regraded and the main entrance lowered to make the building universally accessible. The depth of the front yard setback and some of the soft landscaping will be maintained to conserve the building's original setting and indicate the location of the original path for pedestrian access to the central entrance, a heritage attribute. The existing windows and doors are not heritage attributes and are proposed to be replaced with new, historically appropriate windows and doors. The existing masonry and stone will be cleaned, repaired and replaced where necessary. Salvaged bricks will be used to replace damaged bricks where possible.

Base Building

The development application proposes a 31-storey plus mechanical penthouse mixed-use building with a five-storey base building. The base building has red masonry cladding, punched window openings and a traditional solid-to-void ratio that are compatible with the architecture of the Wellesley Apartments building. The base building matches the height of the heritage building and continues its horizontal and vertical datum lines. The base building curves at the corner to enhance the public realm at the intersection and it has a generous, predominantly glazed ground floor to animate the street in this key location. The development is designed to enhance the Church-Wellesley intersection and to reinforce the low-scale, pedestrian-oriented character of the Wellesley Apartments and the Church-Wellesley Village.

Tower

The proposed tower has been designed to conserve and enhance the low scale of the onsite and adjacent heritage buildings. The tower has a five metre stepback above the front (south) wall of the heritage building to a four storey (10.5 metre) reveal. Above the reveal, there is a 1.9 metre stepback from the front wall of the heritage building to the tower face. While a cantilever is not an ideal massing solution, staff are of the opinion that the depth of the stepbacks and the height of the reveal are sufficient to conserve the scale, form and massing of the heritage building when it is viewed from the public realm. In addition, the reveal has been designed with glazing that creates a quiet backdrop to the heritage building and does not compete with it architecturally.

Above the new base building along Church, the massing has a mid-rise form and fits within an angular plane. The taller portions of the development are located to the western portion of the site to conserve the low-scale historic main street character of Church Street and the Village. The materiality and articulation above the streetwall are compatible with, subordinate to and distinguishable from the onsite and adjacent heritage properties. The light colour of the cladding recedes visually, and the horizontal and vertical lines are simple and clearly contemporary.

Demolition and Mural Commemoration

The buildings at 66 Wellesley Street East and 552-554 Church Street, within the development site, both have murals that were painted for World Pride. The property at 66 Wellesley Street East contains a house-form building converted for commercial uses. The property at 552-554 Church Street contains a three-storey residential house-form

building converted for commercial uses with a one-storey rear addition. Heritage Planning, Policy and Research staff evaluated the properties using the Ontario Regulation 9/06 criteria for municipal designation under the Ontario Heritage Act and found that they have a degree of associative value related to the four murals (two per building) commissioned as part of the Church Street Mural Project (2013) to commemorate World Pride Day in Toronto (2014). The associative value of the murals is not represented by the buildings, which have been heavily altered and their architectural integrity compromised. Therefore, the properties are not recommended for Part IV designation and the buildings may be demolished.

In recognition of the associative value of the murals, they will be commemorated through photographic documentation prior to the demolition of the buildings and the Interpretation Strategy will explore the site's association with Toronto's 2SLGBTQ+ community.

Conservation Plan

Should Council approve the proposed conservation strategy, 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 the recommended interventions and conservation work, including the recommended restoration work. It should also include 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.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should 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 property, particularly its associative value, as described in the Statement of Significance. The Interpretation Plan should explore the theme of the site's association with Toronto's 2SLGBTQ+ community.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the building will be lit so that its 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 property 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 a Heritage Easement Agreement to secure the long-term protection of the property at 64 Wellesley Street East.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage property at 64 Wellesley Street East to allow for the construction of a 31-storey plus mechanical penthouse mixed-use building that retains a portion of the existing building at 64 Wellesley Street East. 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 heritage property. 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".

CONTACT

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SIGNATURE

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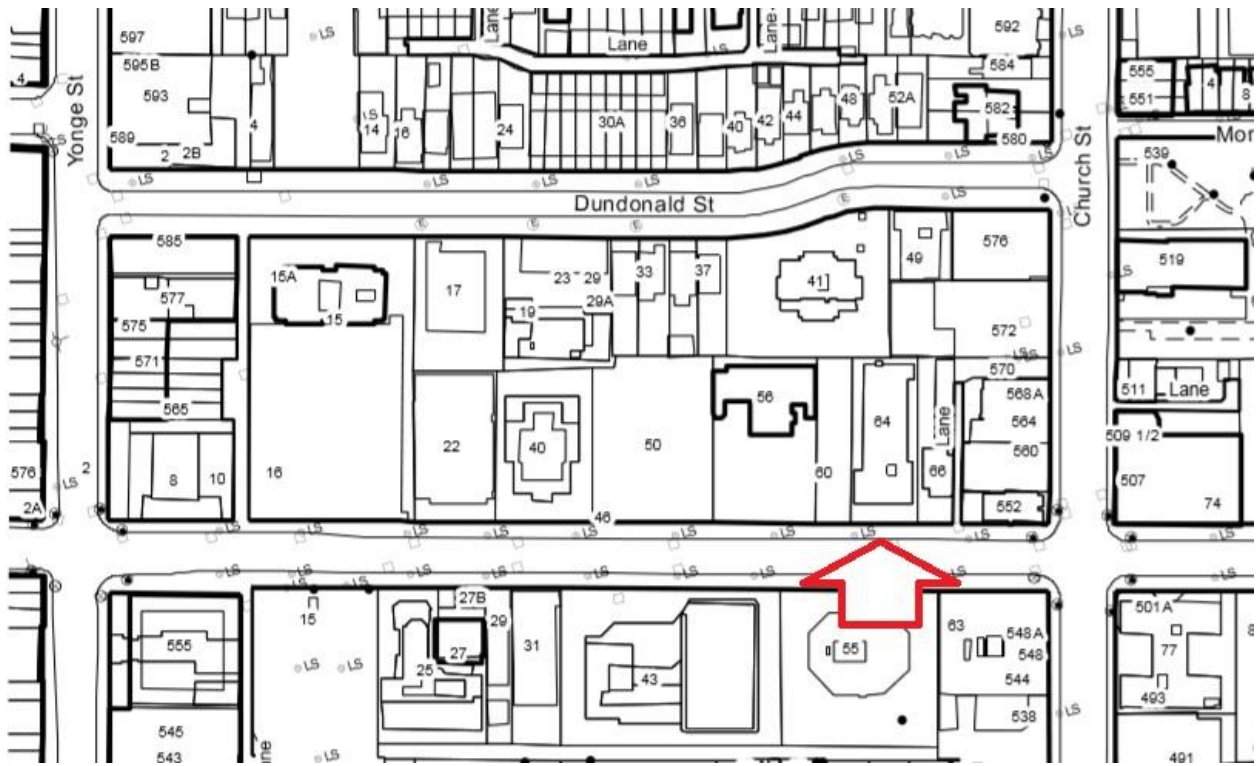
ATTACHMENTS

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

LOCATION MAP

64 Wellesley Street East

ATTACHMENT 1



Location Map, 64 Wellesley Street East: showing the location of the property on the north side of the street, between Yonge Street (west) and Church Street (east) (City of Toronto Property Data Map).

AERIAL PHOTOGRAPH
64 Wellesley Street East

ATTACHMENT 2



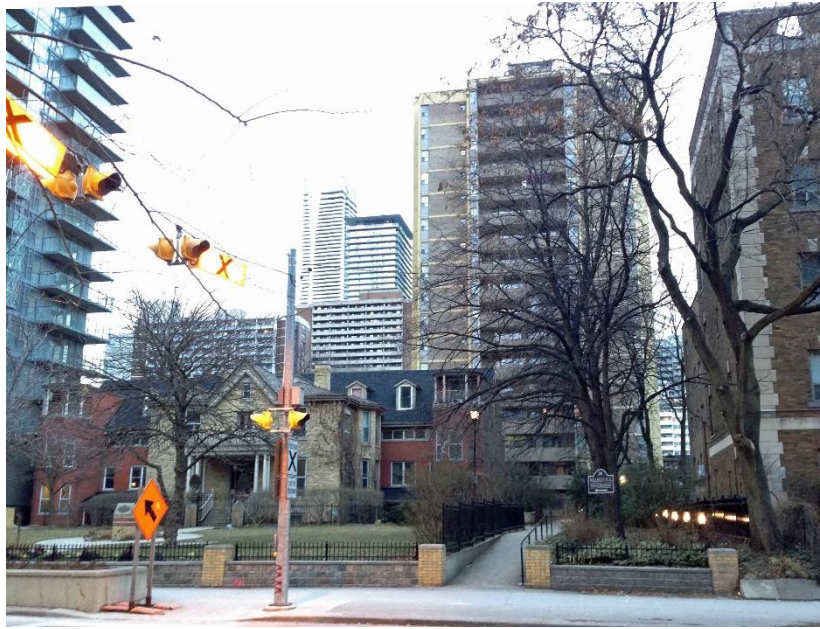
Aerial photograph showing the location of the heritage property at 64 Wellesley Street East (Google Maps).

PHOTOGRAPHS
64 Wellesley Street East

ATTACHMENT 3



Photograph, front (south) elevation, 64 Wellesley Street East (Heritage Planning, 2019)



Left image: Main (south) entrance (Heritage Planning, January 2019).
Right image: West side elevation (right) and context with the neighbouring Paul Kane House (left), 64 Wellesley Street East (Heritage Planning, January 2019).



Contextual photograph, looking east to Church Street with the Paul Kane House on the left (Google Maps).

SELECTED DRAWINGS

ATTACHMENT 4

64 Wellesley Street East



Rendering looking northwest included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Graziani & Corazza Architects Inc., April 5, 2023).



Rendering looking southwest included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Graziani & Corazza Architects Inc., April 5, 2023).



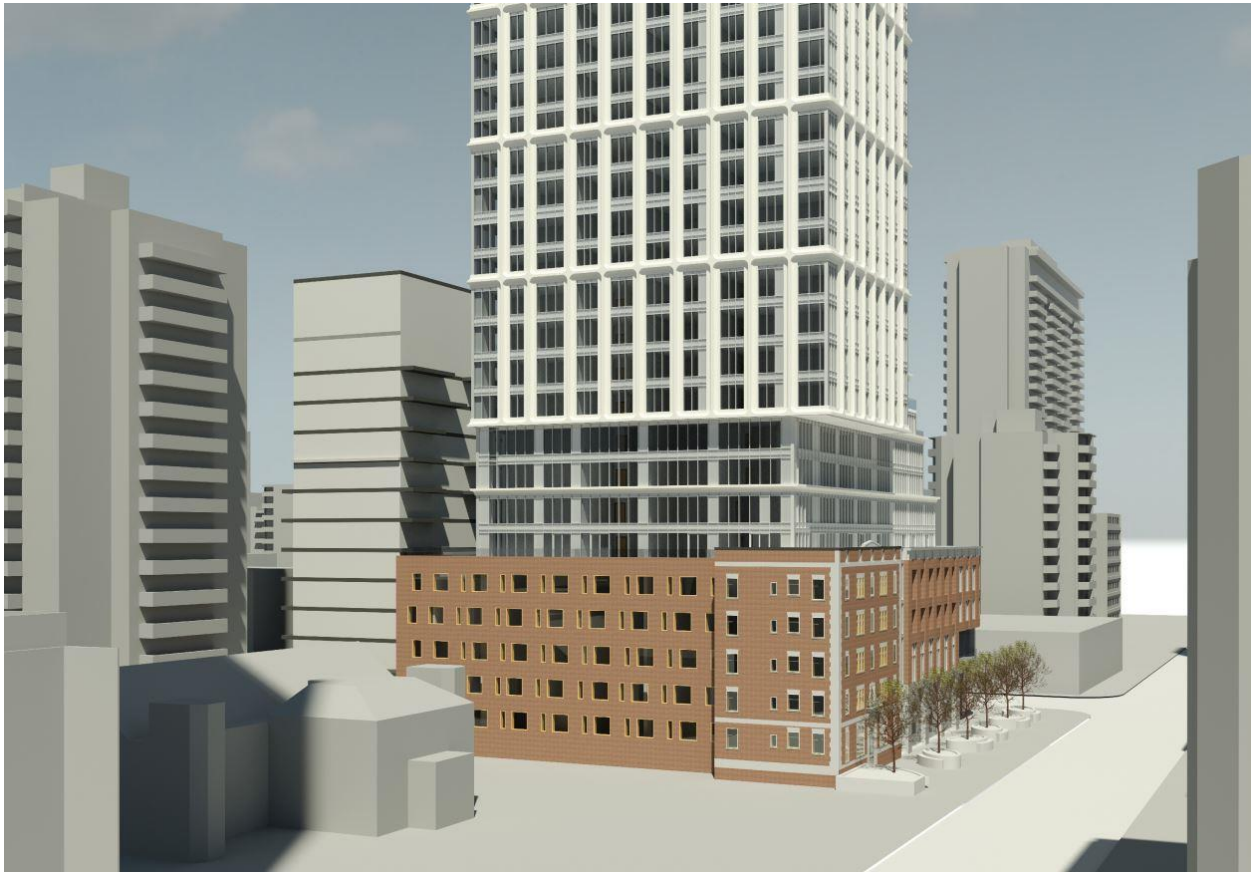
Rendering looking northeast included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Graziani & Corazza Architects Inc., April 5, 2023).



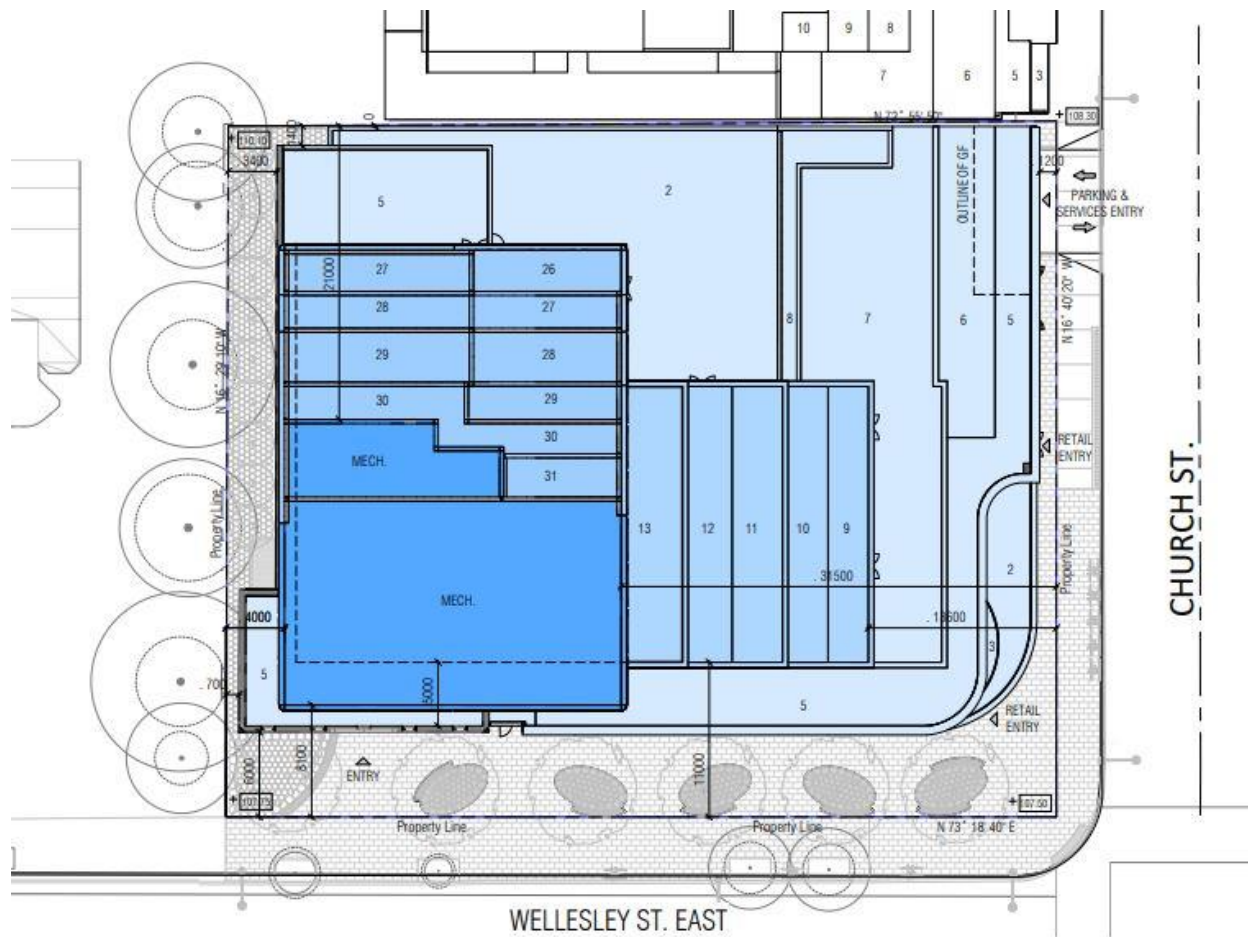
Rendering looking north included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Graziani & Corazza Architects Inc., April 5, 2023).



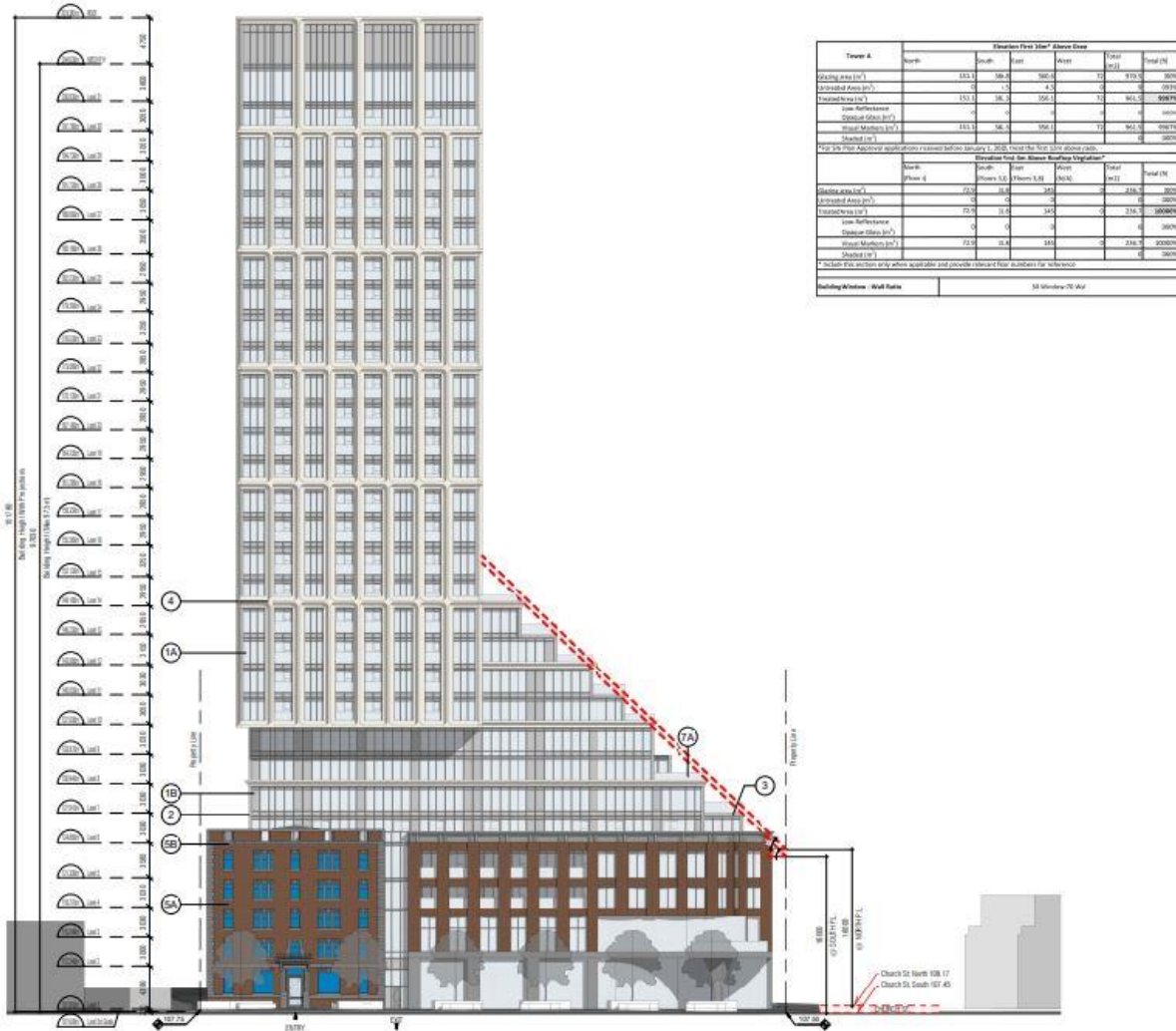
Detailed rendering looking northwest included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Graziani & Corazza Architects Inc., April 5, 2023).



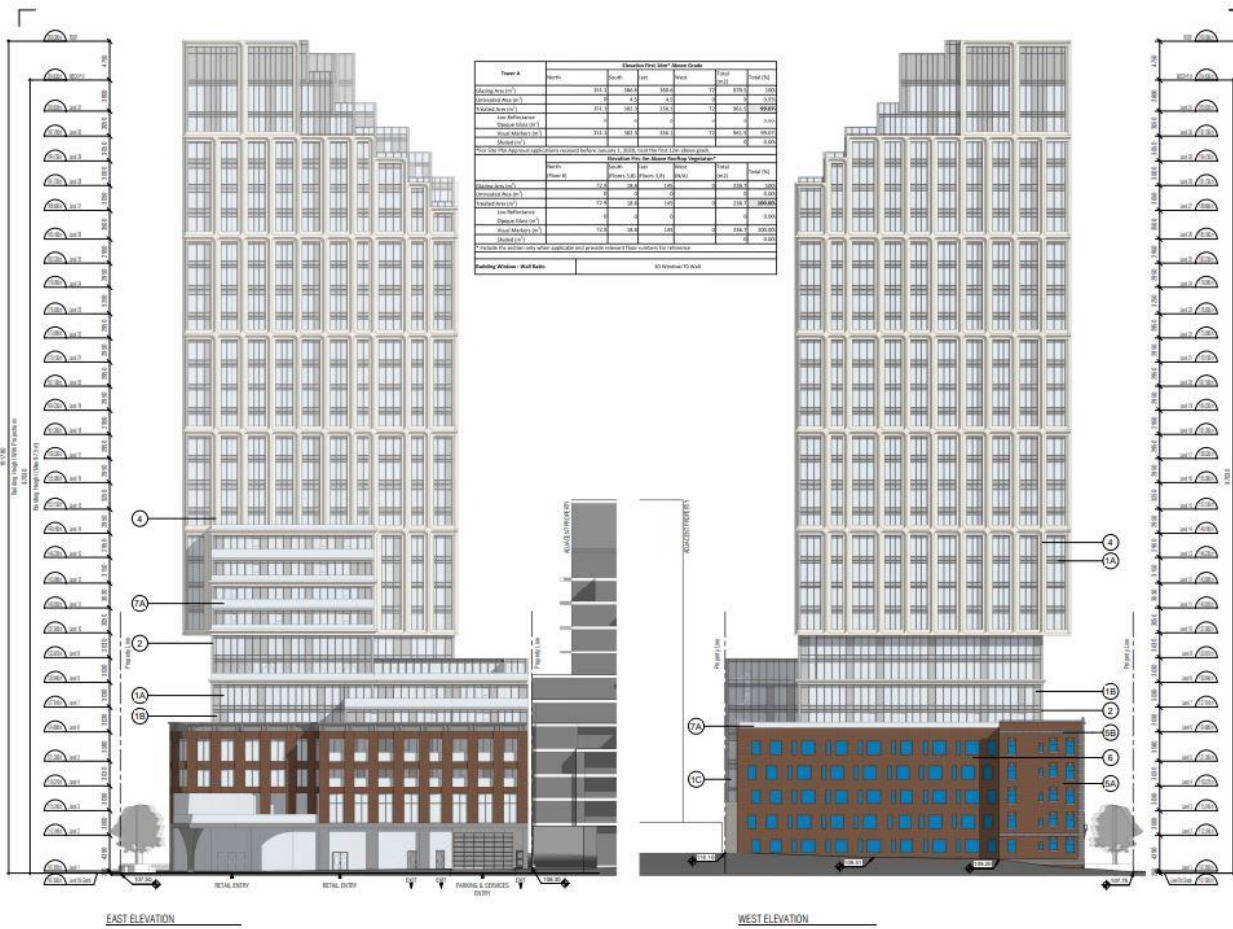
Detailed rendering looking northwest included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Graziani & Corazza Architects Inc., April 5, 2023).



Site plan included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Graziani & Corazza Architects Inc., April 5, 2023).



South elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Graziani & Corazza Architects Inc., April 5, 2023).



East and west elevation drawings included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Graziani & Corazza Architects Inc., April 5, 2023).

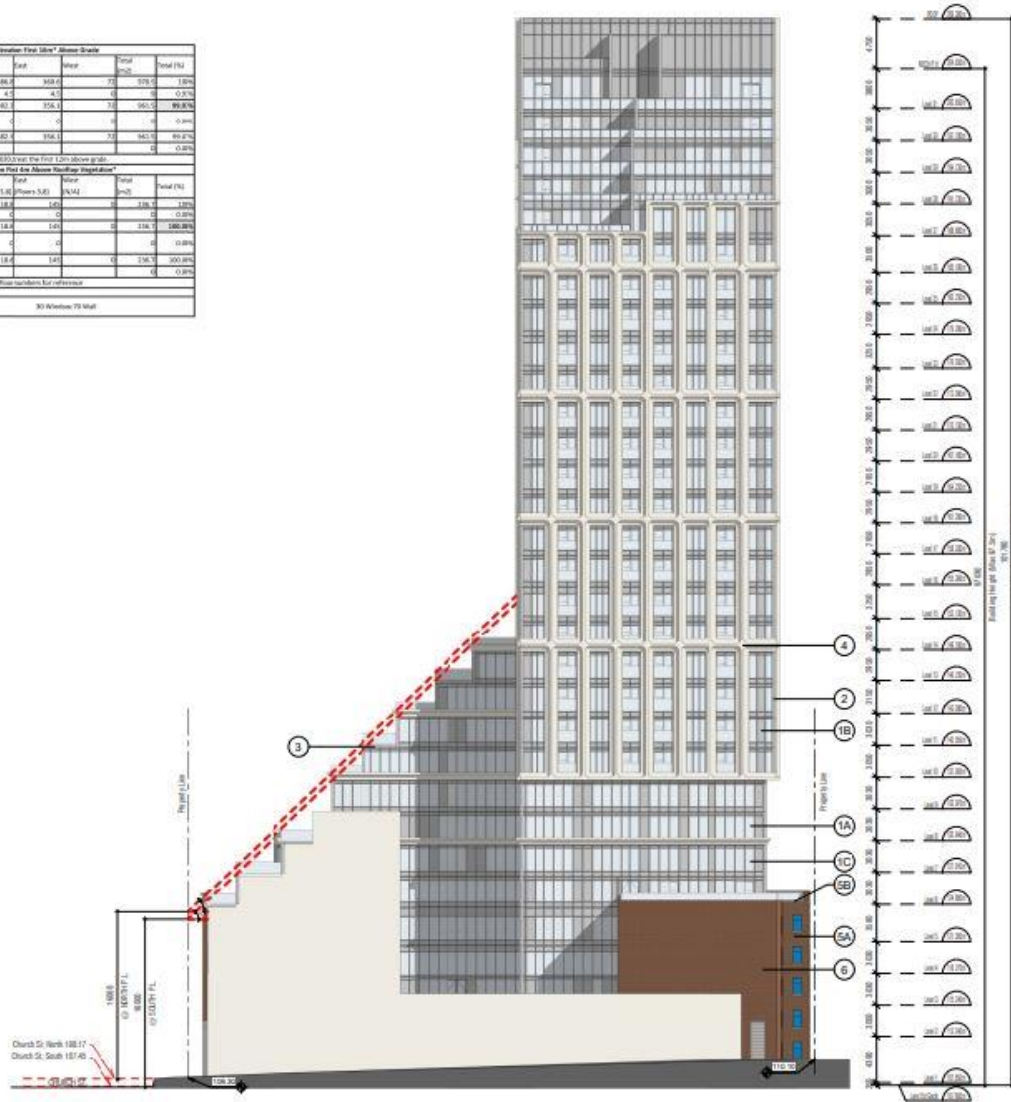
Design A	Elevation First Storey - Glass Glaze					Total (%)
	Window	Depth	Area	Area	Depth	
Glazing Area (m ²)	252.0	188.0	309.4	73	579.3	0.8%
Permeability (m ²)	0	4.5	4.5	0	9	< 0.1%
Total Area (m ²)	252.0	192.5	313.9	73	588.3	0.81%
Open Permeability	0	0	0	0	0	< 0.0%
Opaque Glaze (m ²)	0	0	0	0	0	< 0.0%
Visual Interiors (m ²)	252.0	188.0	309.4	73	579.3	0.81%
Sealed (m ²)	0	0	0	0	0	< 0.0%

For the first Approval applications received before January 1, 2023, use the First 1.0m above grade.

Design A	Elevation First Six Above Ground Storeys					Total (%)
	Window	Depth	Area	Area	Depth	
Glazing Area (m ²)	77.0	18.4	147	34.24	236.3	1.8%
Permeability (m ²)	0	0	0	0	0	< 0.0%
Total Area (m ²)	77.0	18.4	147	34.24	236.3	1.82%
Open Permeability	0	0	0	0	0	< 0.0%
Opaque Glaze (m ²)	0	0	0	0	0	< 0.0%
Visual Interiors (m ²)	77.0	18.4	147	34.24	236.3	1.82%
Sealed (m ²)	0	0	0	0	0	< 0.0%

Provide this section only when applicable and provide relevant floor numbers for reference.

Building Window - Wall Ratio	30 Windows / 98 Wall
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North elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#) (Graziani & Corazza Architects Inc., April 5, 2023).