

Proposed Development

Winter Rendered View



Proposed Development

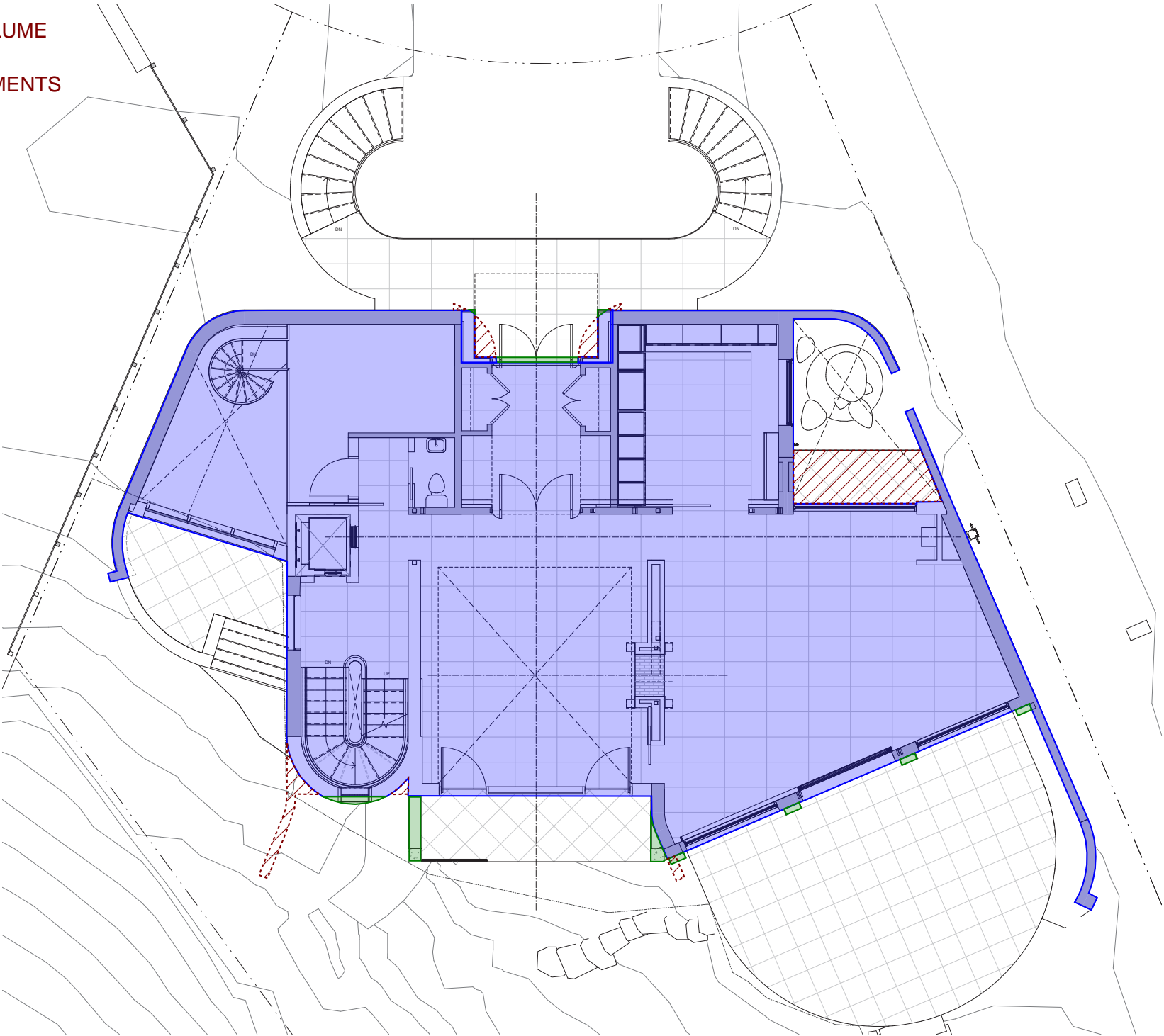
Winter Rendered View (Vegetation Removed for Clarity)



Proposed Development

Existing & Proposed Comparative Plans (Ground Floor)

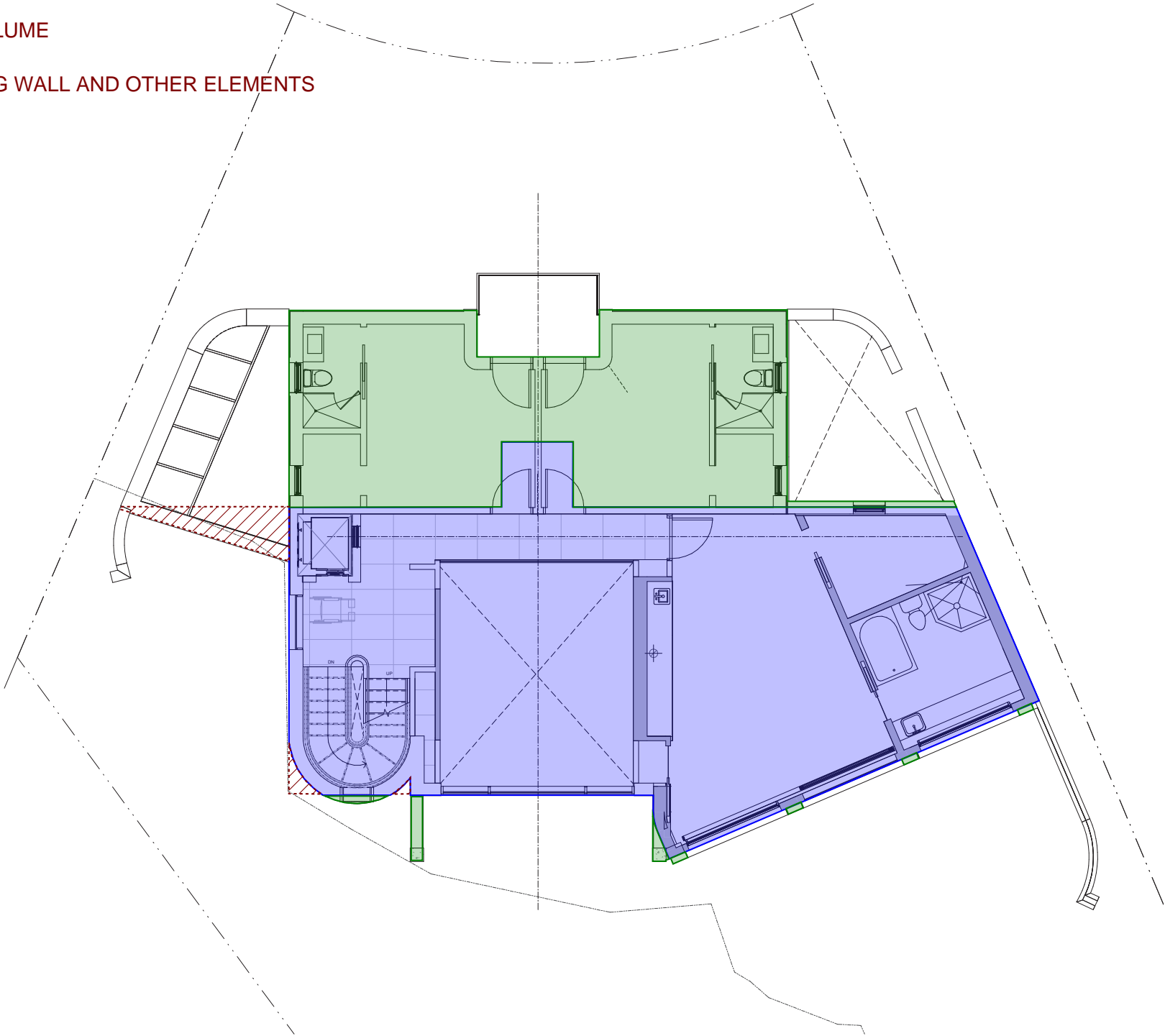
- EXISTING 1F VOLUME
- PROPOSED 1F VOLUME
- DEMOLISHED ELEMENTS



Proposed Development

Existing & Proposed Comparative Plans (Second Floor)

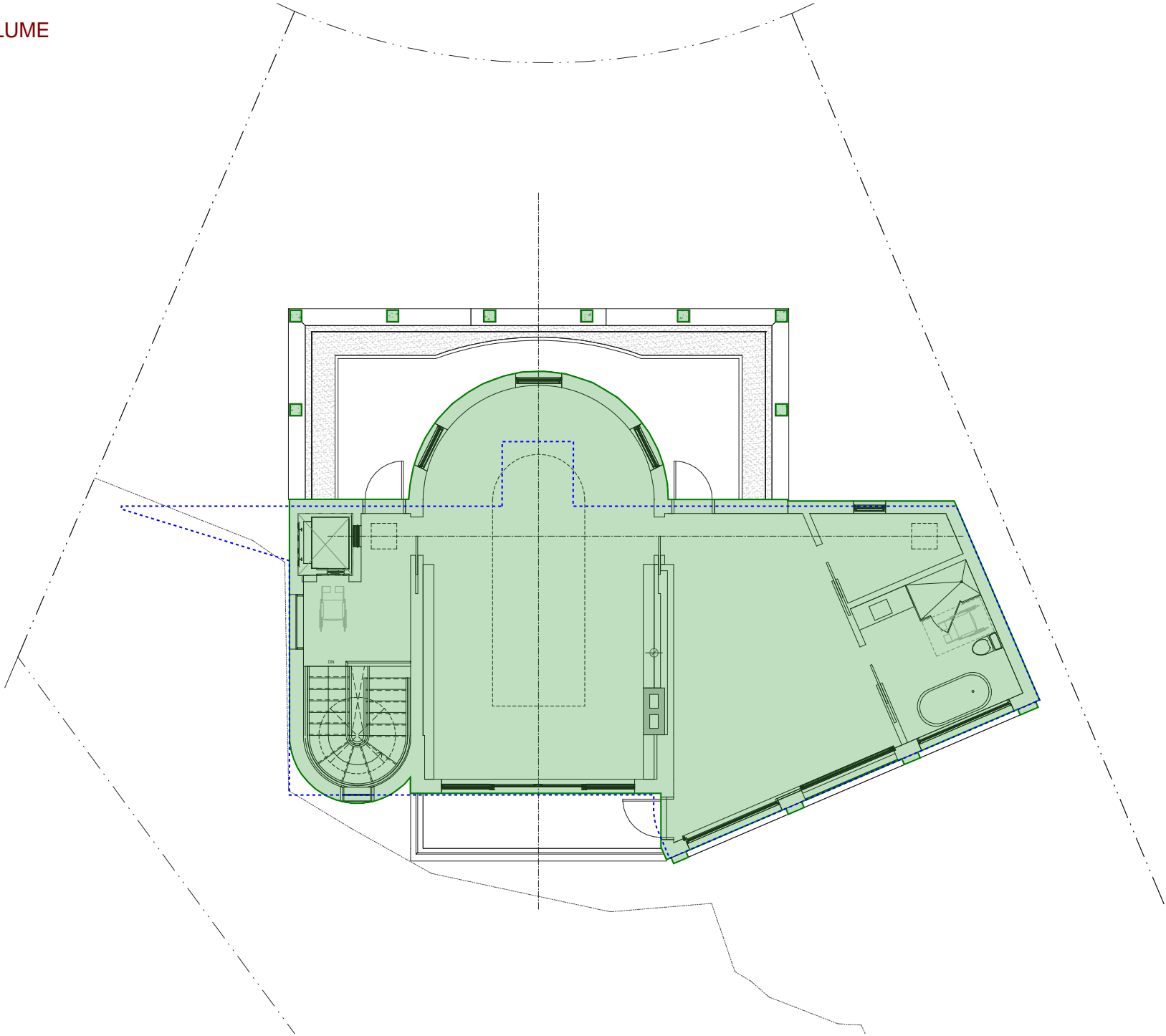
- EXISTING 2F VOLUME
- PROPOSED 2F VOLUME
- DEMOLISHED WING WALL AND OTHER ELEMENTS



Proposed Development

Existing & Proposed Comparative Plans (Third Floor)

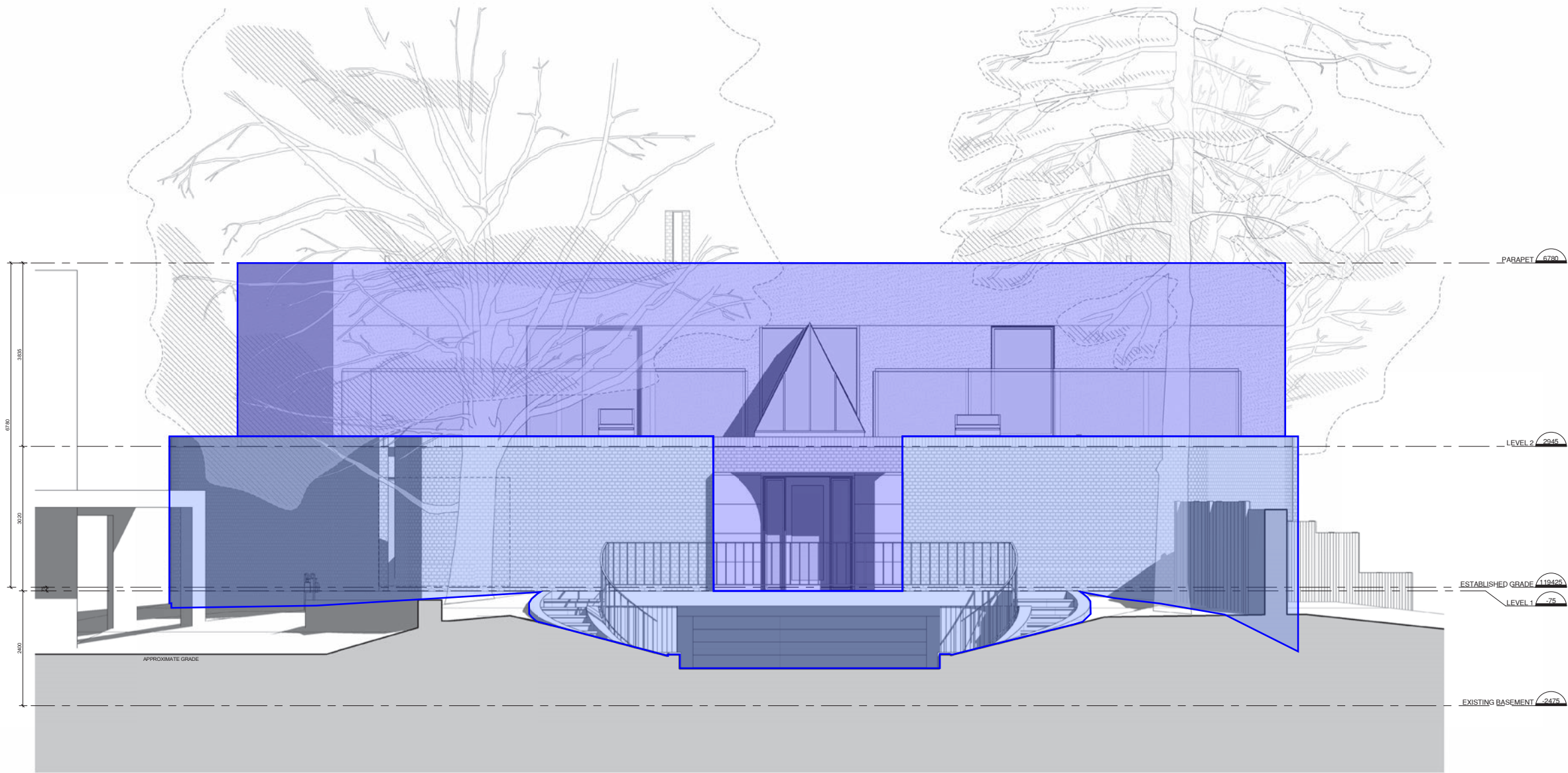
- EXISTING 2F FOOTPRINT
- PROPOSED 3F VOLUME



Proposed Development

Existing Front Elevation

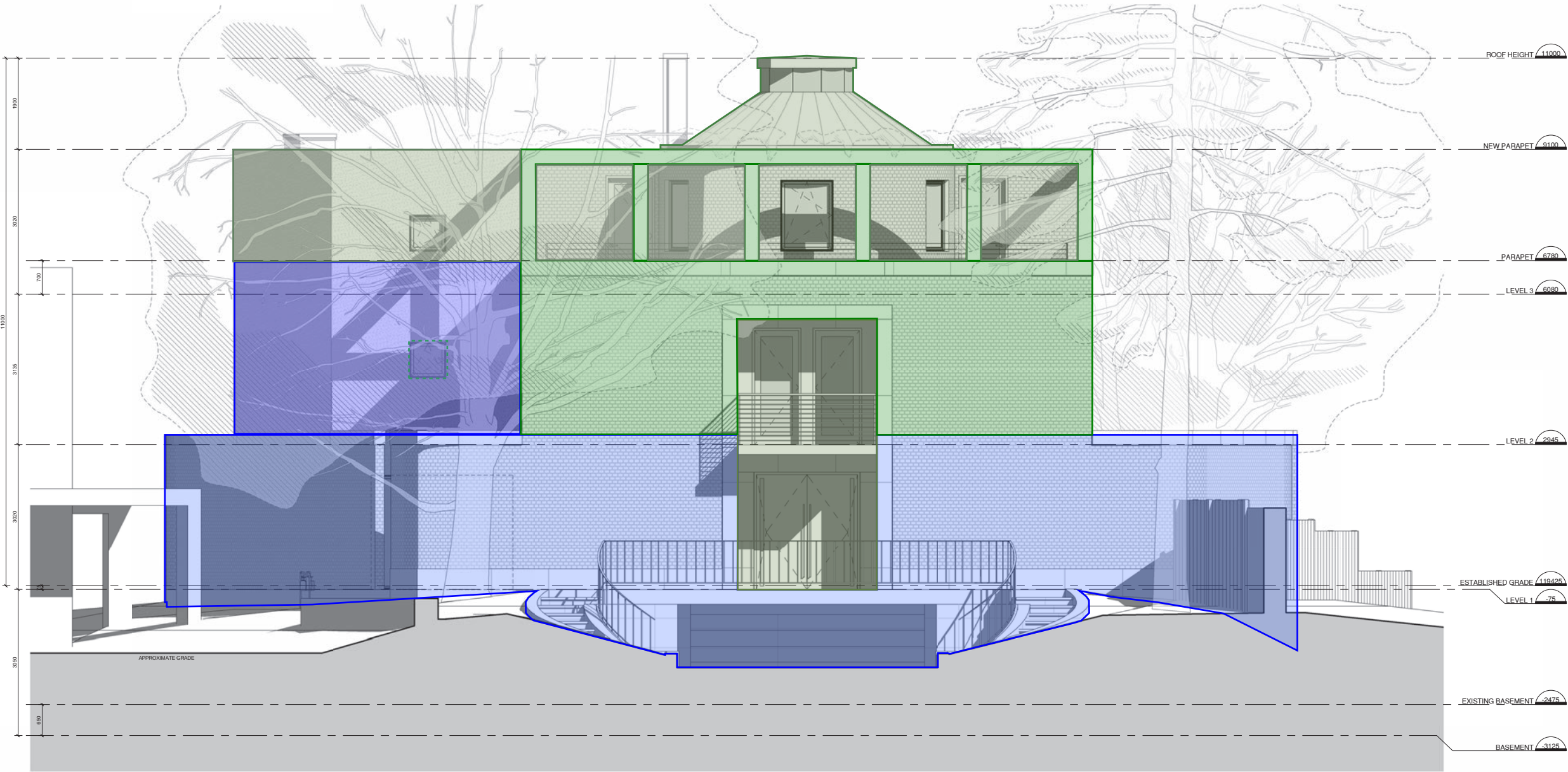
- ORIGINAL VOLUME
- c. 2000 ADDITION/RENOVATION



Proposed Development

Proposed Comparative Front Elevation

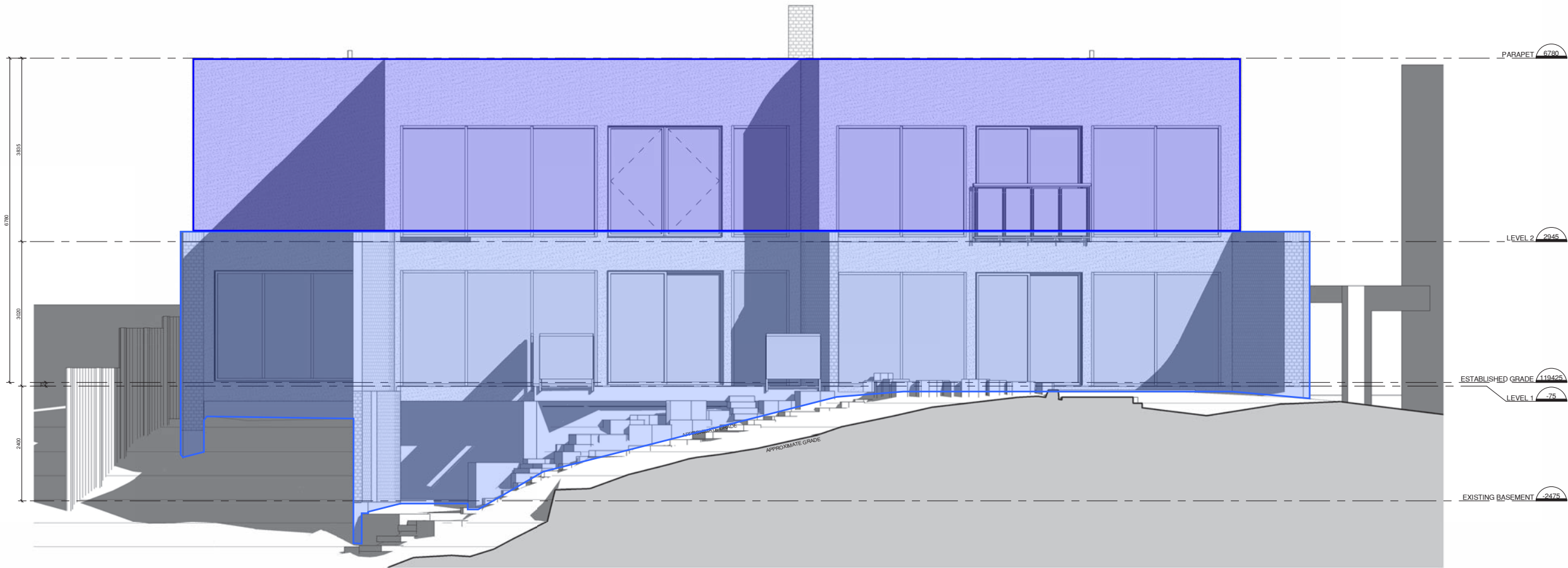
- ORIGINAL VOLUME
- c. 2000 ADDITION/RENOVATION
- PROPOSED (IN LINE WITH EXISTING NORTH FACADE)
- PROPOSED (SETBACK 1.5m TO 4.6m FROM EXISTING NORTH FACADE; 1.2m AT BALCONY)



Proposed Development

Existing Rear Elevation

- ORIGINAL VOLUME
- c. 2000 ADDITION/RENOVATION



Proposed Development

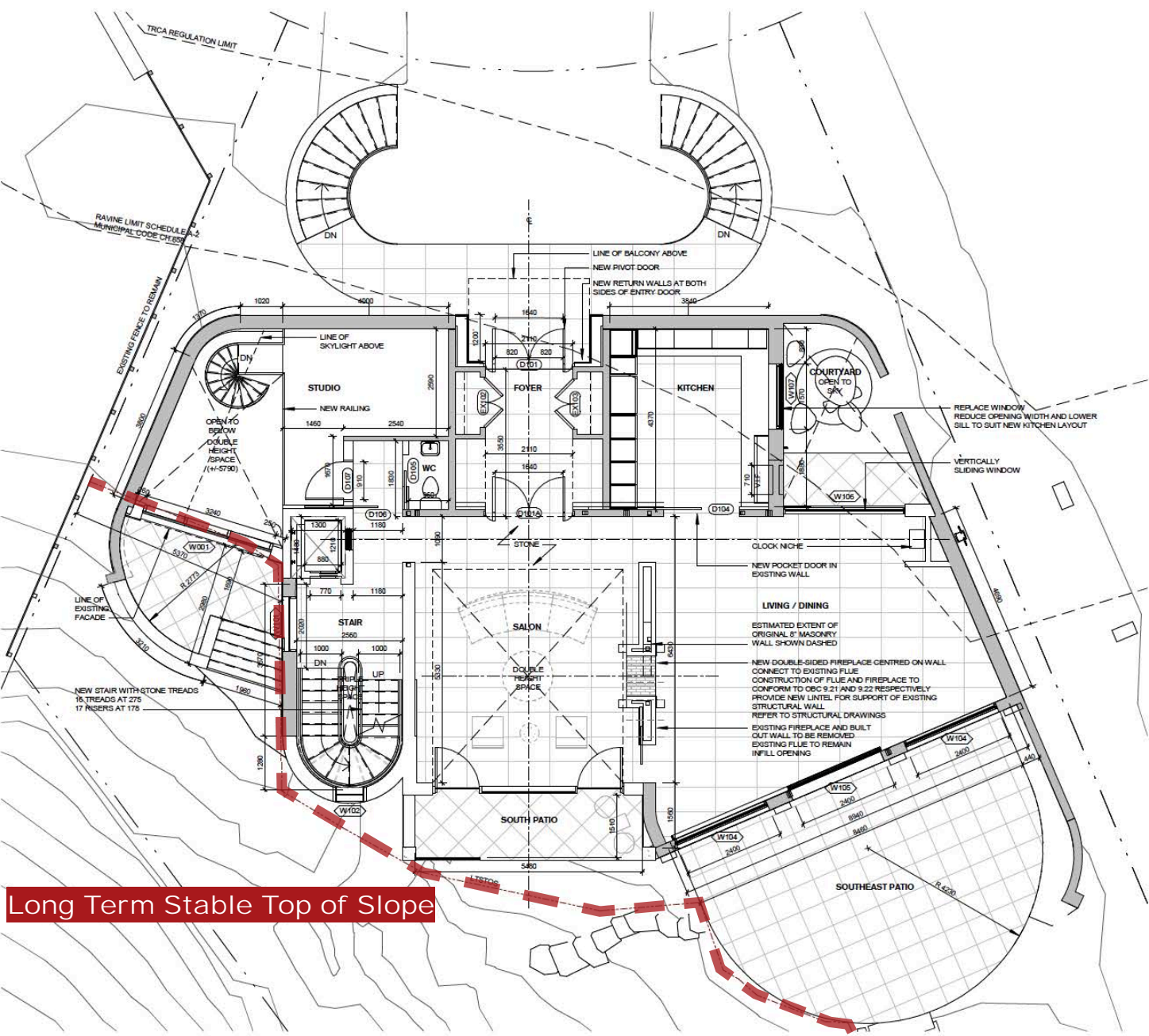
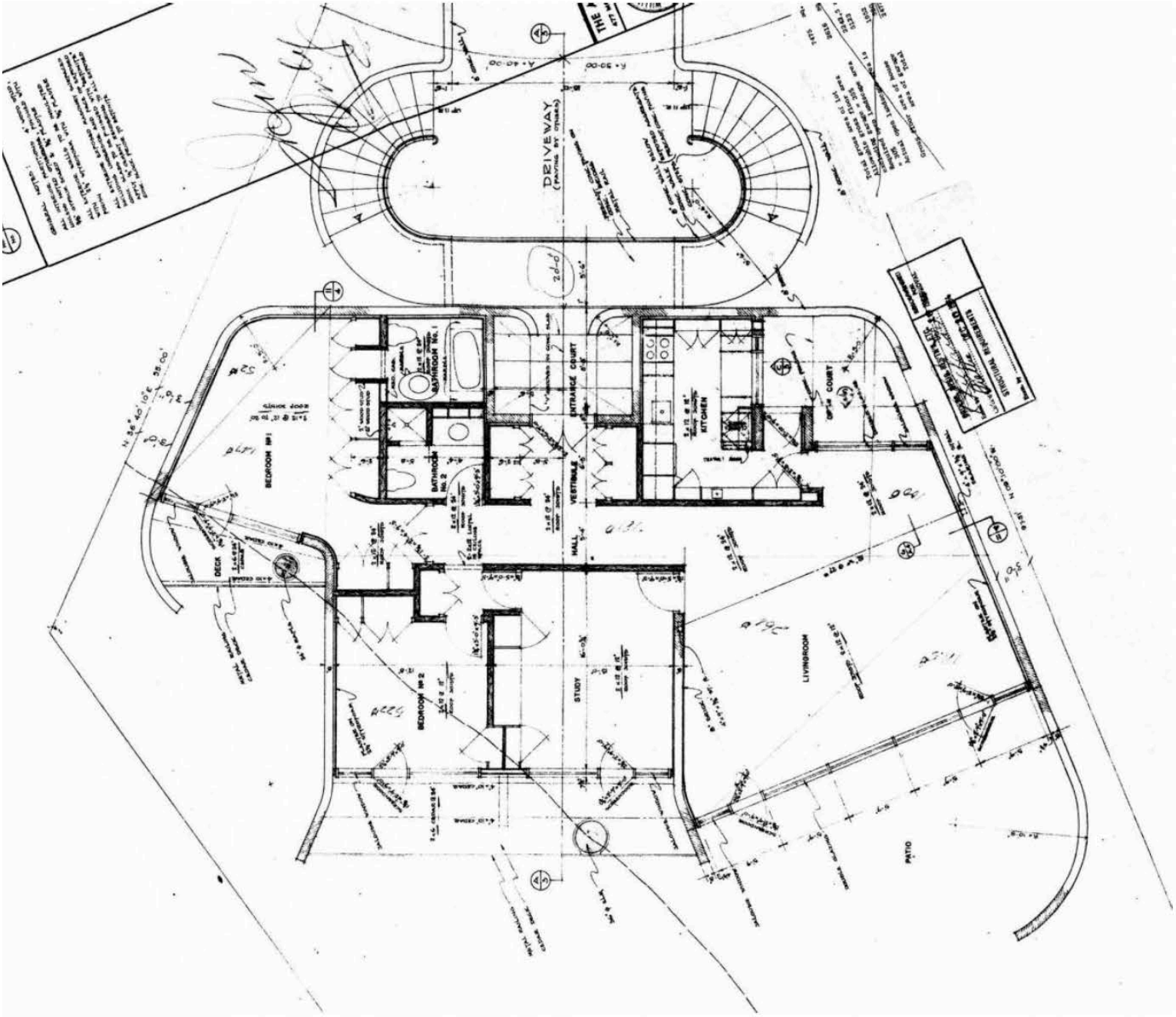
Proposed Comparative Rear Elevation

- ORIGINAL VOLUME
- c. 2000 ADDITION/RENOVATION
- PROPOSED
- PROPOSED (SETBACK [VARIES] FROM SOUTH FACADE)



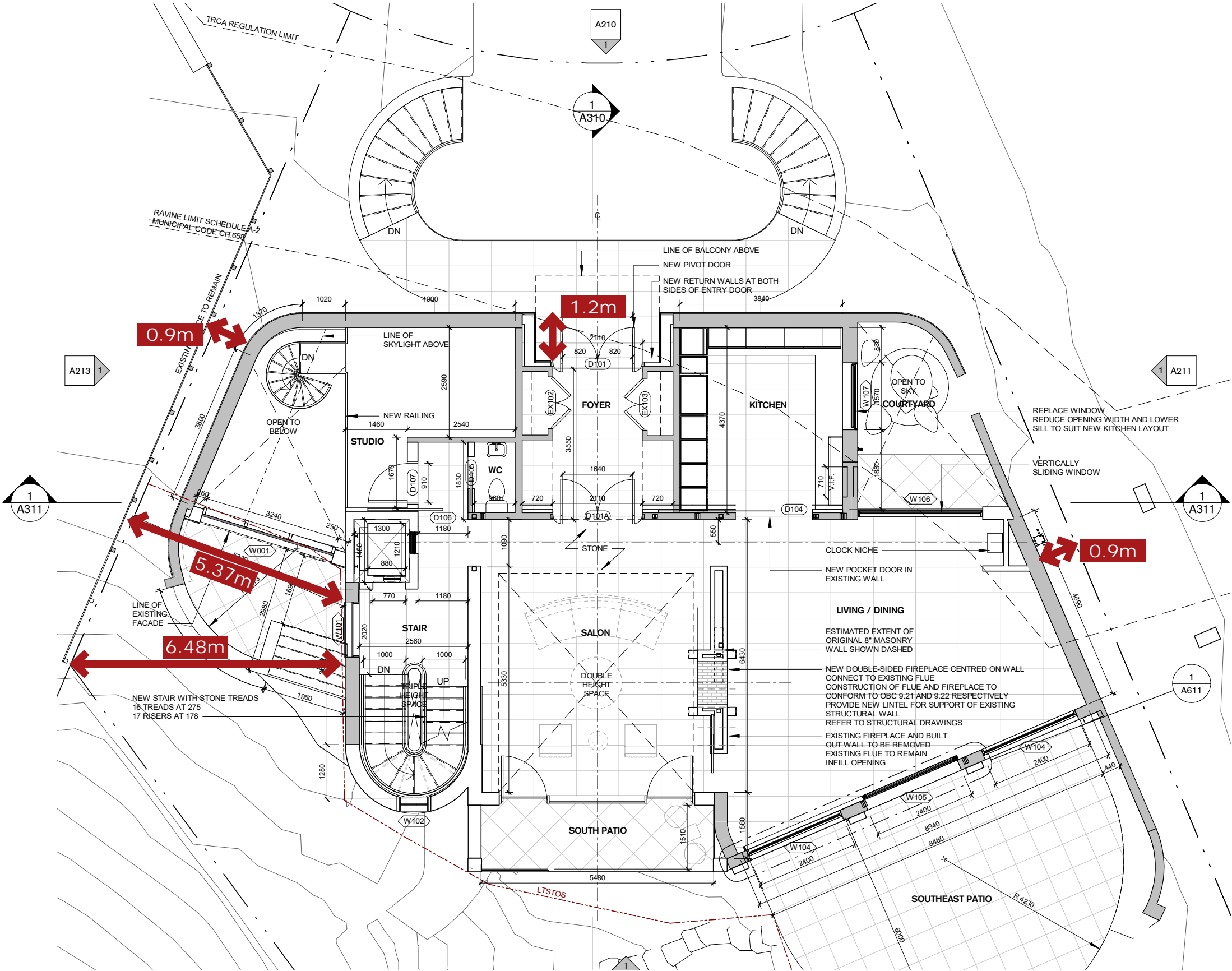
Proposed Development

Original & Proposed Ground Floor Plan



Proposed Development

Annotated Ground Floor Plan



- GENERAL NOTES
1. ALL WORK TO CONFORM TO OBC
 2. SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT
 3. DO NOT SCALE DRAWINGS
 4. PROVIDE SAMPLES OF ALL FINISH SURFACES FOR APPROVAL BY ARCHITECT PRIOR TO FABRICATION

- | | | |
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| 20 | 2025/04/11 | ISS. FOR HER. REVIEW |
| 17 | 2025/03/03 | ISSUED FOR C OF A |
| 16 | 2025/02/13 | ISS. FOR HER. REVIEW |
| 12 | 2024/08/13 | ISS. FOR ZALC REV 1 |
| 11 | 2024/08/12 | ISS. FOR HER. REVIEW |
| 8 | 2024/06/13 | ISS. FOR RNFP REVIEW |
| 7 | 2024/05/29 | ISS. FOR TRCA REVIEW |
| 2 | 2023/07/06 | ISS. FOR PERMIT REV 1 |
| 1 | 2023/05/12 | ISSUED FOR PERMIT |

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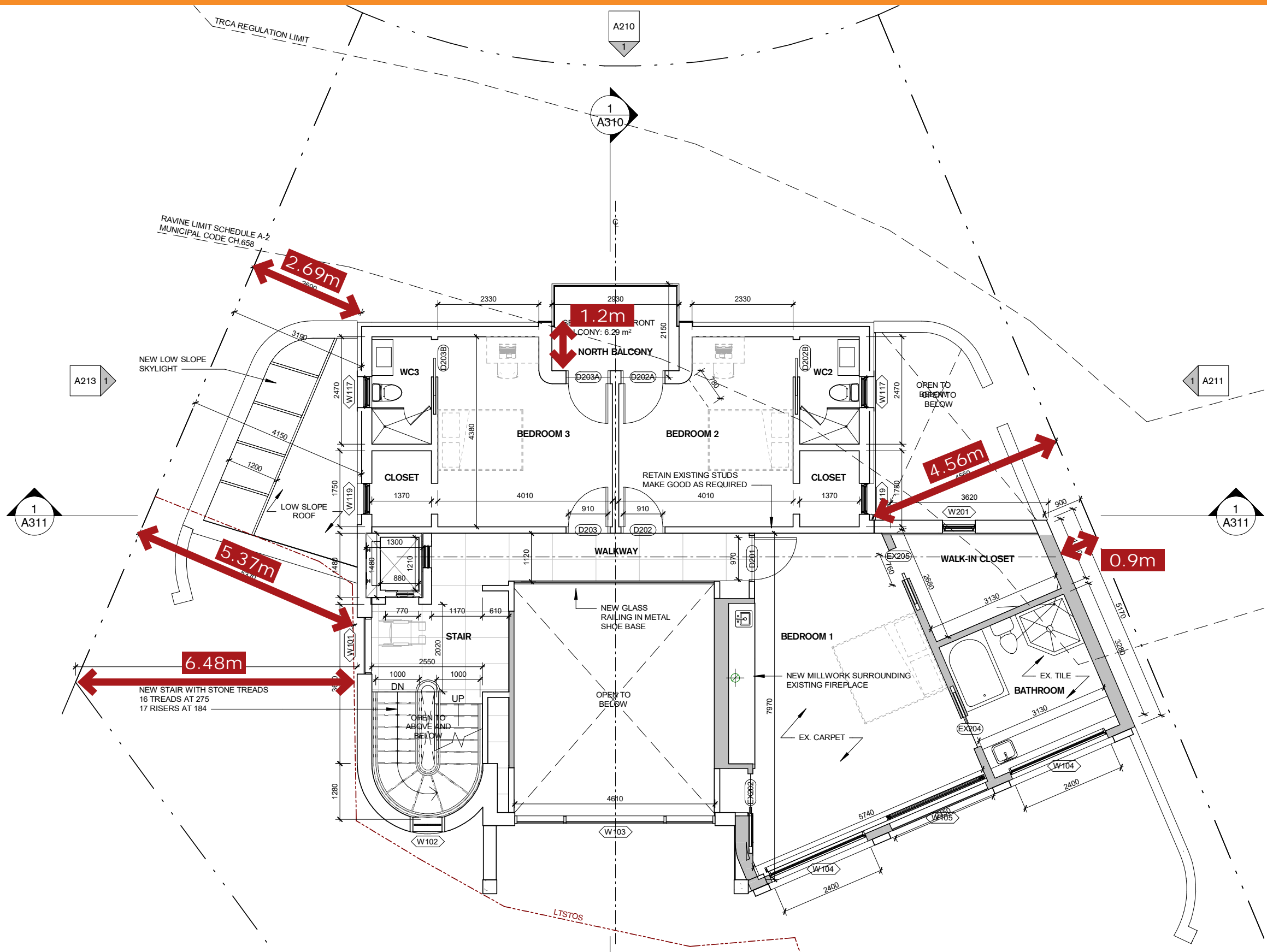
NOT FOR CONSTRUCTION

2 OLD GEORGE PLACE
TORONTO, ON M4W 1X9



Proposed Development

Annotated Second Floor Plan



- GENERAL NOTES
1. ALL WORK TO CONFORM TO OBC
 2. SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT
 3. DO NOT SCALE DRAWINGS
 4. PROVIDE SAMPLES OF ALL FINISH SURFACES FOR APPROVAL BY ARCHITECT PRIOR TO FABRICATION

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17	2025/03/03	ISSUED FOR C OF A
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REV DATE		ISSUE

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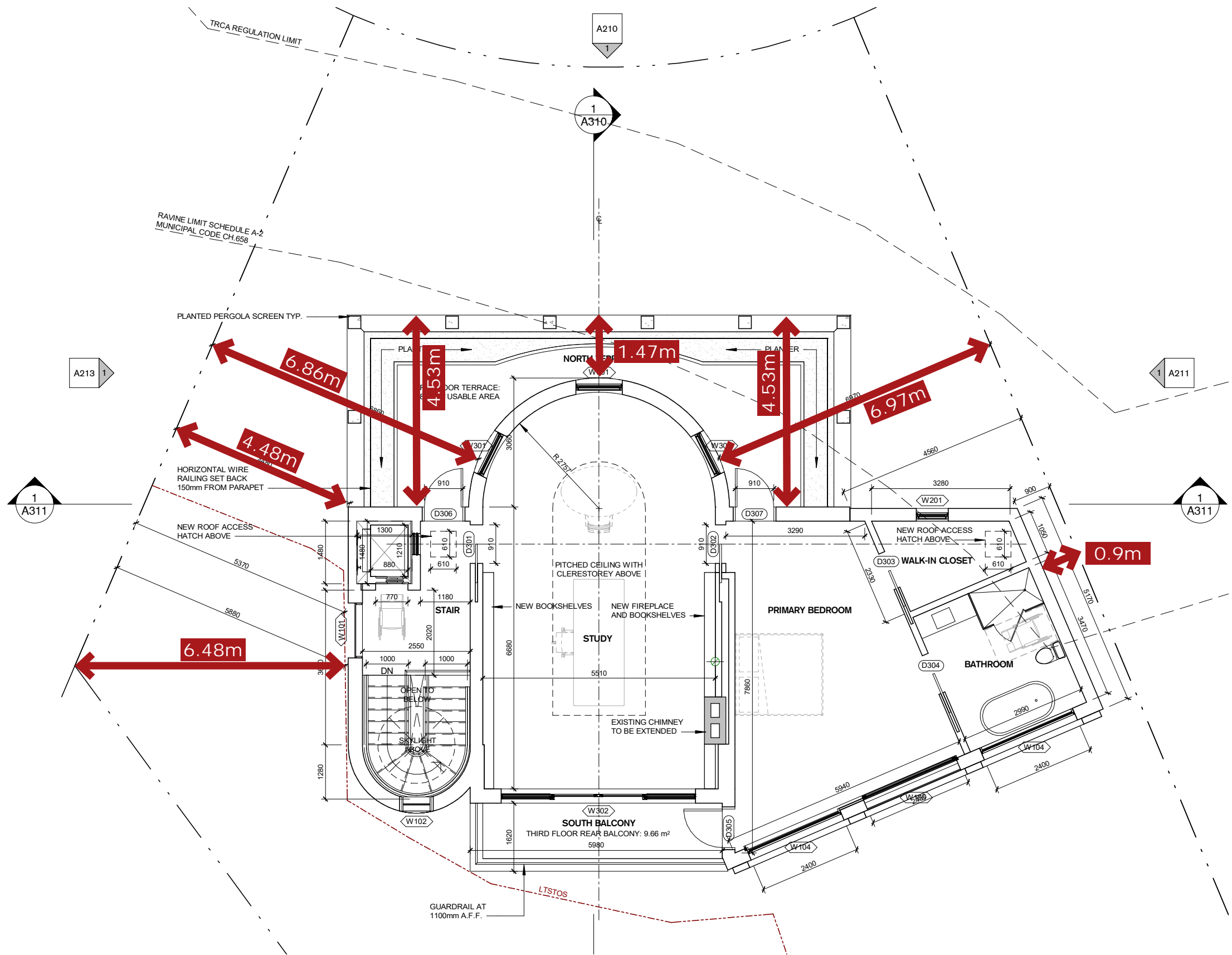
NOT FOR CONSTRUCTION

2 OLD GEORGE PLACE
TORONTO, ON M4W 1X9



Proposed Development

Annotated Third Floor Plan



- GENERAL NOTES
1. ALL WORK TO CONFORM TO OBC
 2. SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT
 3. DO NOT SCALE DRAWINGS
 4. PROVIDE SAMPLES OF ALL FINISH SURFACES FOR APPROVAL BY ARCHITECT PRIOR TO FABRICATION

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REV	DATE	ISSUE

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NOT FOR CONSTRUCTION

2 OLD GEORGE PLACE
TORONTO, ON M4W 1X9



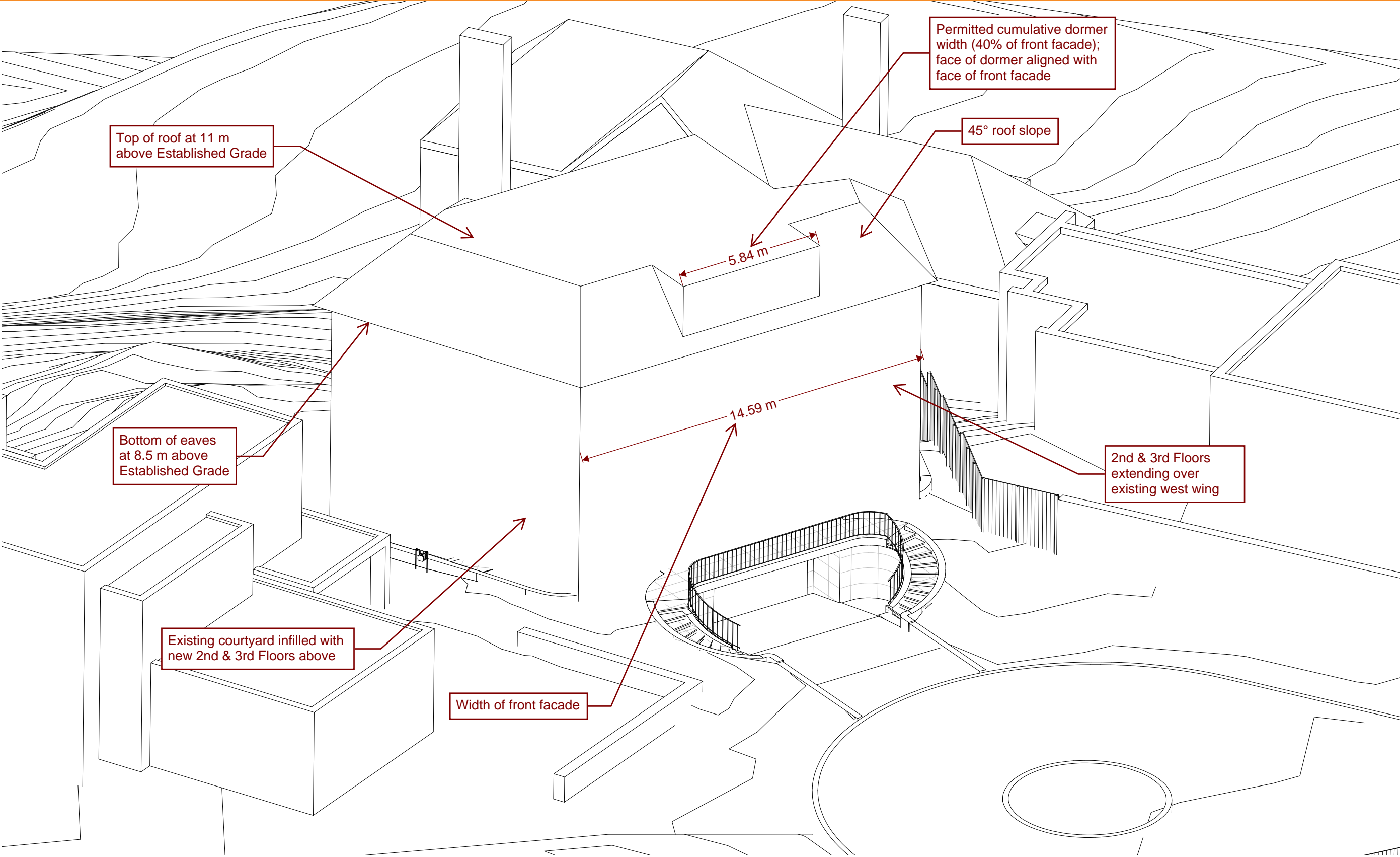
Massing Analysis

Simplified By-law 569-2013 Massing Envelope



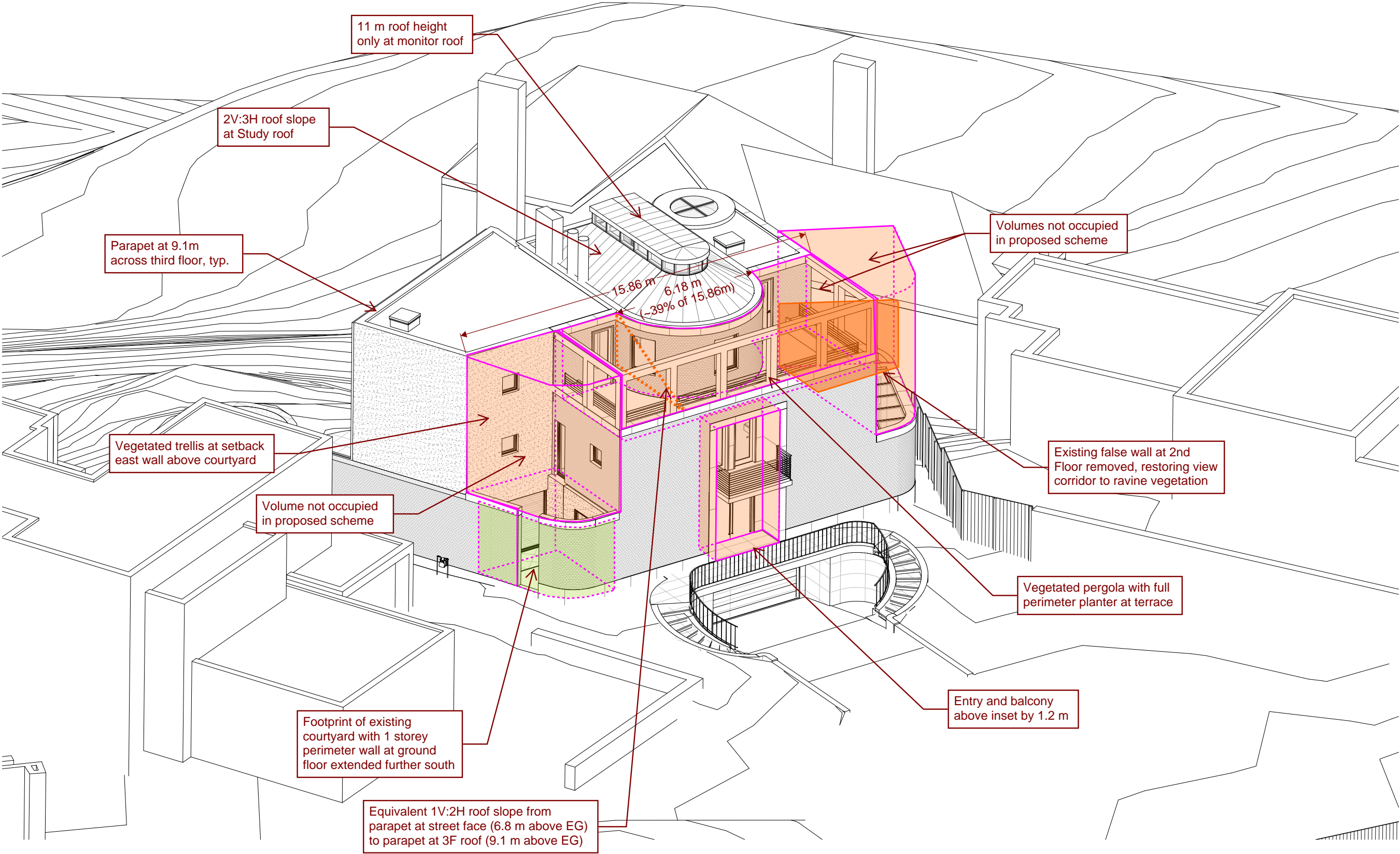
Massing Analysis

Simplified By-law 569-2013 Massing Envelope



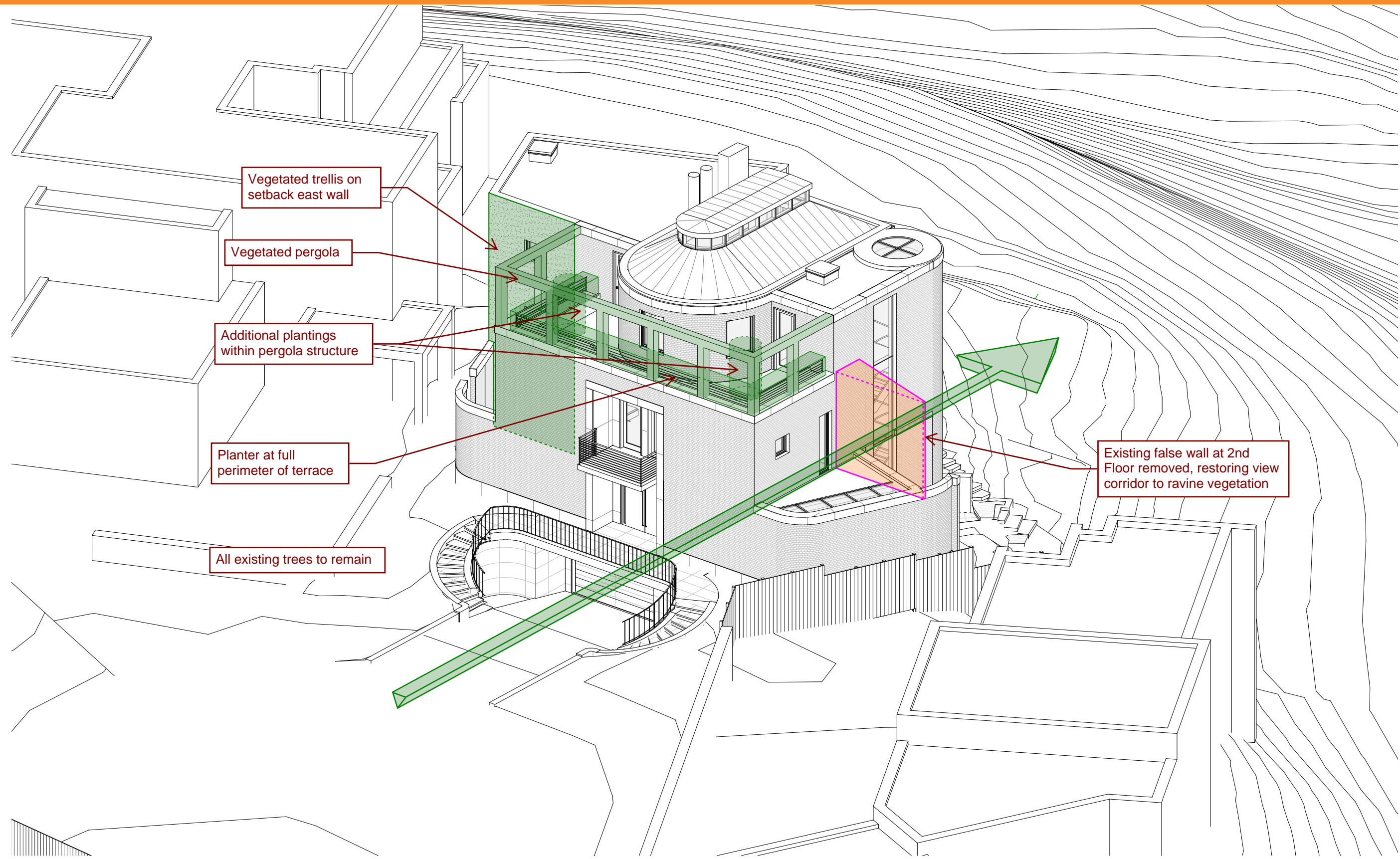
Proposed Massing Analysis

Stepped Massing, Varied Roofline, and Unoccupied Voids



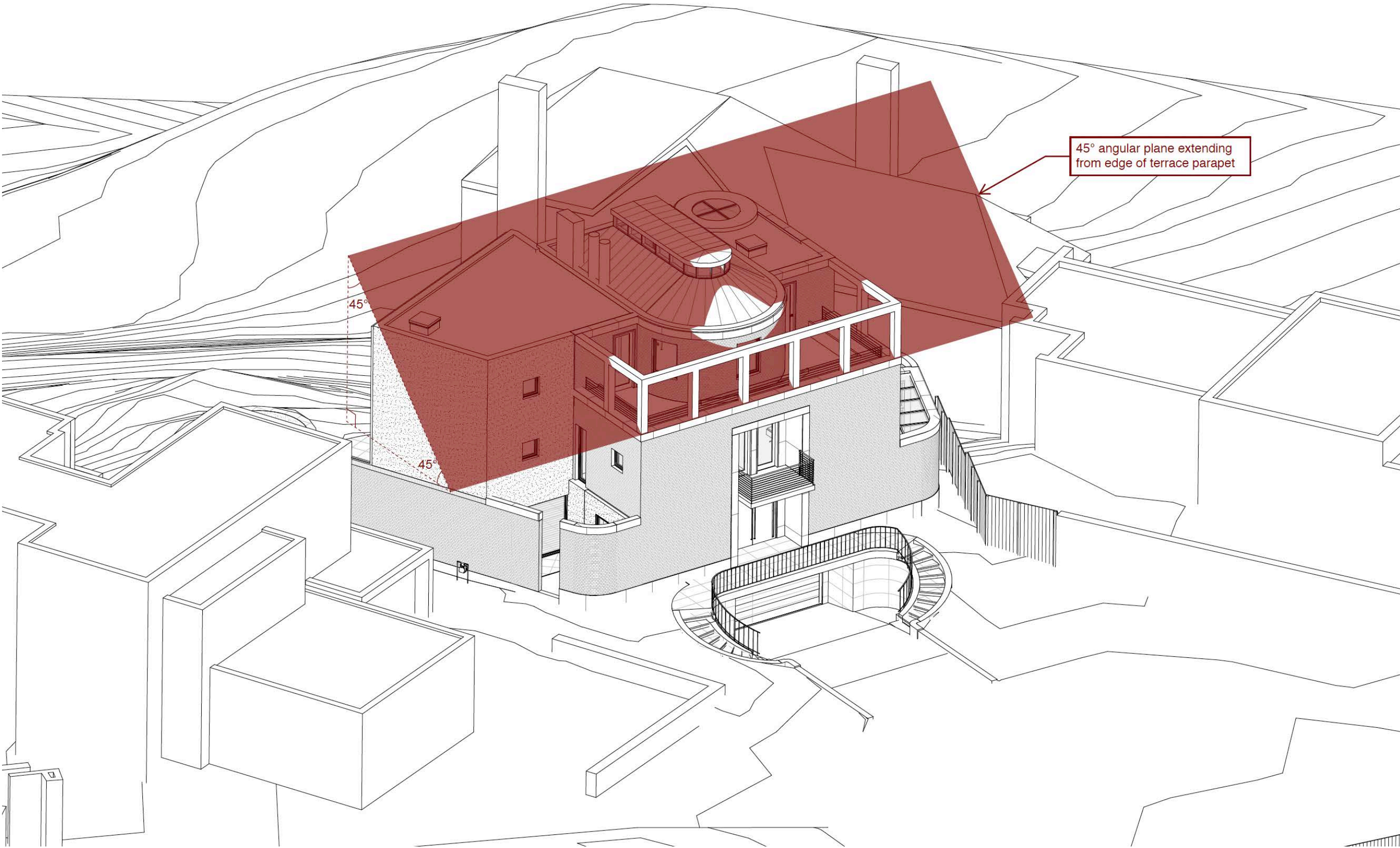
Proposed Massing Analysis

Relationship to Existing and Proposed Vegetation and Views



Proposed Massing Analysis

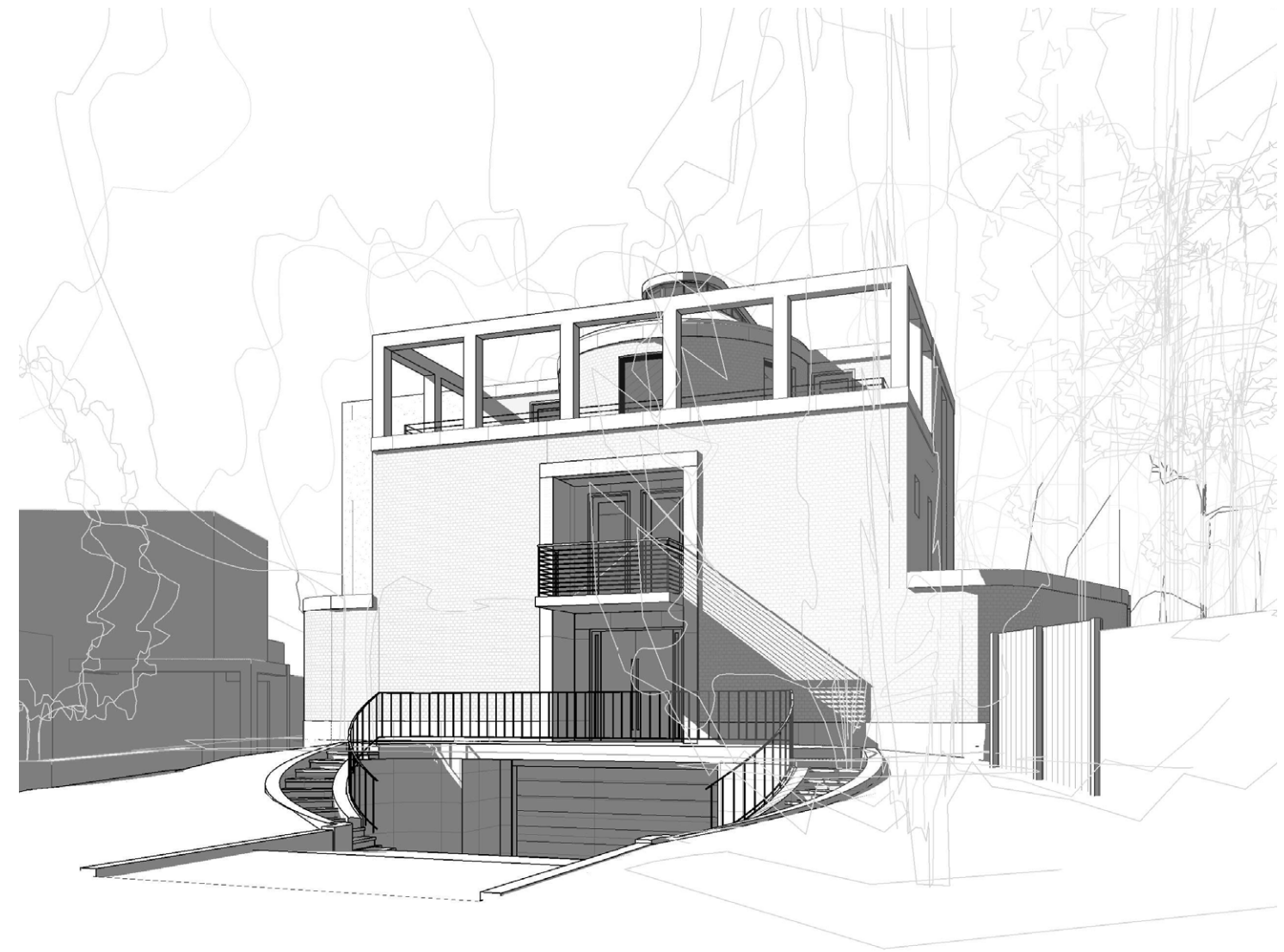
Projection of 45-degree Angular Plane

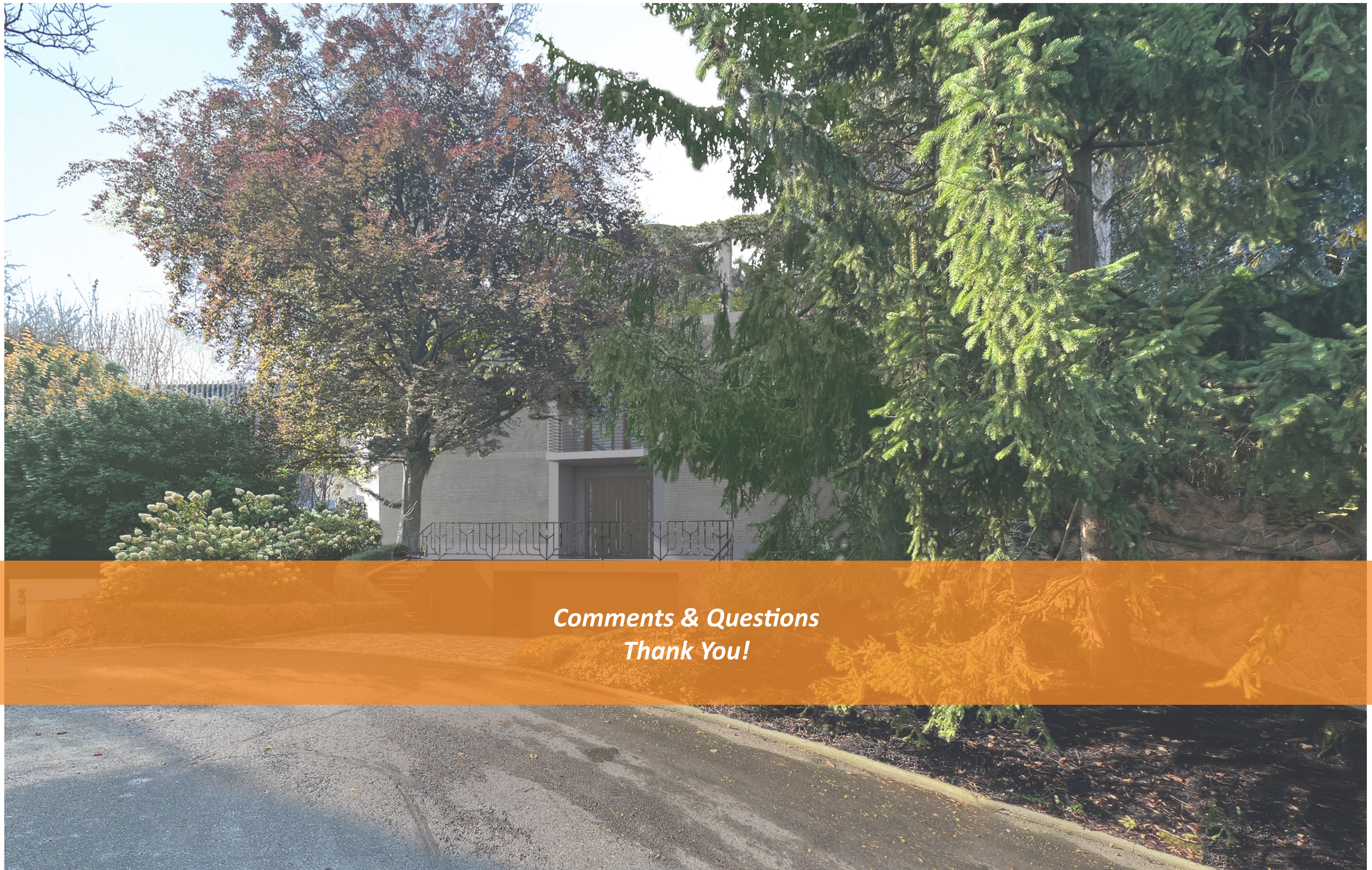


Summary & Conclusions

The Proposed Development Has Regard for the Design Direction of the NRHCD Guidelines

- *The proposed additions and alterations to the “Unrated” building have been thoughtfully designed to respond to the design direction of the NRHCD Guidelines, and developed with the input of City Staff, adjacent neighbours, the NRRRA, and heritage professionals*
- *They balance preservation of portions of the existing “Unrated” building, with heritage conservation Guidelines and Official Plan Policies, Zoning By-law Regulations, TRCA regulations, ravine and tree protection standards and the landscape character of the Ravine Lands - there is no specific character of Old George Place in the NRHCD Guidelines*
- *The proposed massing makes use of progressive step backs above the retained building to provide desirable relationships to adjacent residential properties, protecting privacy and providing setbacks above the requirements of the Zoning By-law as well as varying step backs to the apse which mitigate its visual perception from the public realm*
- *It will provide for preservation of existing mature trees and vegetation, and contribute to the depth and breadth of landscape within the contextual area with a planted pergola and rooftop planters, blending the addition into the ravine landscape beyond and serving as a “green halo” atop the second floor*
- *It rejuvenates and expands the existing landscape courtyard feature facing the public realm, preserving the modernist intention of the original design*
- *It restores the intent of the original design, removing a false wing wall installed during the c. 2000 addition to open up views back to the ravine through the property from the public realm*





Comments & Questions
Thank You!