

5933 and 5951 Steeles Avenue East - Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement

Date: March 17, 2025

To: Toronto Preservation Board

Scarborough Community Council

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

Wards: Ward 23 - Scarborough North

SUMMARY

This report recommends that City Council approve the alterations proposed for the designated heritage properties at 5933 Steeles Avenue East (Underwood House) and 5951 Steeles Avenue East (William Stonehouse House) under Section 33 of the Ontario Heritage Act in connection with the proposed development of the subject property, and that Council grant authority to enter into a Heritage Easement Agreement.

The development site, 5883-5951 Steeles Avenue East, is located on the south side of Steeles Avenue East, east of Middlefield Road and west of Markham Road, in Scarborough. The northeast corner of the approximately 7.3-hectare development site includes two properties designated under Part IV, Section 29, of the Ontario Heritage Act:

- 5933 Steeles Avenue East, a representative example of late 19th-Century Victorian farmhouse with an L-shaped plan and brick masonry; and,
- 5951 Steeles Avenue East, a representative example of a Regency Cottage with a square plan and brick masonry.

In February 2024, a Zoning By-law Amendment application was approved to permit industrial uses and limited commercial uses on the subject property. The development is now the subject of a Heritage Permit application under the Ontario Heritage Act and an application for Site Plan Approval under the Planning Act.

Heritage Planning staff are satisfied the proposed alterations conserve the onsite and adjacent heritage buildings and are consistent with the 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 heritage properties at 5933 Steeles Avenue East and 5951 Steeles Avenue East, in accordance with Section 33 of the Ontario Heritage Act, with such alterations substantially in accordance with the plans and drawings prepared by Ware Malcomb Inc., dated October 18, 2024, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and the Heritage Impact Assessment, prepared by ERA Architects Inc., dated February 13, 2025, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, and subject to the following additional conditions:.

a. That prior to final Site Plan approval for the proposal, for the property located at 5883-5951 Steeles Avenue East the owners shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plans 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 properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plans to the satisfaction of the Senior Manager Heritage Planning.
3. Provide a detailed Landscape Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plans to the satisfaction of the Senior Manager, Heritage Planning.
5. Submit Signage Plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for the work described in the Site Plan application, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Planning, the owners shall:

1. Enter into Heritage Easement Agreements with the City of Toronto for the heritage properties at 5933 Steeles Avenue East and 5951 Steeles

Avenue East, in accordance with the plans and drawings by Ware Malcomb Inc., dated October 18, 2024, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment, prepared by ERA Architects Inc., dated February 13, 2025, and in accordance with Conservation Plans required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning, including registration on title of such agreements to the satisfaction of the City Solicitor.

2. Provide detailed Conservation Plans, prepared by a qualified heritage consultant that are consistent with the conservation strategy set out in the Heritage Impact Assessment, prepared by ERA Architects Inc., dated February 13, 2025, to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 1.b.2 above, 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 Letters 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 Plans and Interpretation Plan.

5. Provide full documentation of the existing heritage property, 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.

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.4, 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 Plans 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 5933 Steeles Avenue East and 5951 Steeles Avenue 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 properties at 5933 Steeles Avenue East and 5951 Steeles Avenue East.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

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 October 18, 2005, Scarborough Community Council considered the Preliminary report on a combined Official Plan and Zoning By-law amendment, plan of subdivision, and site plan approval applications to permit the construction of a mixed retail and industrial development. A subsequent Zoning By-law amendment application was submitted in early 2006 to incorporate additional lands not subject to the original rezoning application.

<https://www.toronto.ca/legdocs/2005/agendas/committees/sc/sc051018/scdd.pdf>

On July 25, 26, 27, 2006, City Council designated the property at 5951 Steeles Avenue East (William Stonehouse House) under Part IV of the Ontario Heritage Act through Designation By-law 904-2006.

<https://www.toronto.ca/legdocs/2006/agendas/council/cc060725/cofa.pdf>

On September 25, 26, 27, 2006, City Council designated the property at 5933 Steeles Avenue East (Underwood House) under Part IV of the Ontario Heritage Act through Designation By-law 107-2007.

<https://www.toronto.ca/legdocs/2006/agendas/council/cc060925/cofa.pdf>

On September 25, 26, 27, 2006, City Council adopted the recommendations of the Request for Directions report on the appealed combined Official Plan and Zoning By-law amendment, plan of subdivision and site plan approval applications. City Council directed staff to continue to process the applications.

<https://www.toronto.ca/legdocs/2006/agendas/council/cc060925/cofa.pdf>

On November 10, 2006, the Ontario Municipal Board (OMB) issued its decision to approve the combined Official Plan and Zoning By-law amendments and granted draft subdivision approval, subject to conditions.

<https://www.toronto.ca/legdocs/refdocs/09323.pdf>

On March 21, 2013, City Council approved a Zoning By-law amendment application to rezone the 3.7 hectares of the southeast portion of the original landholdings from Industrial (M) to Special District Commercial (SDC).

<https://secure.toronto.ca/council/agenda-item.do?item=2013.SC22.29>

On July 16, 2013, City Council approved a Zoning By-law amendment application to rezone the 16.4-hectare parcel of lands to permit additional uses and performance standards under the SDC zone.

<https://secure.toronto.ca/council/agenda-item.do?item=2013.SC25.29>

On February 6 and 7, 2024, City Council adopted the application to amend Zoning By-law 569-2013 to permit the construction of a one-storey warehouse with a total gross floor area (GFA) of approximately 35,752 square metres.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.SC10.4>

On January 16, 2025, the Committee of Adjustment approved a Minor Variance application to vary the site-specific Zoning By-law in order to permit two one-storey warehouse buildings and correcting the setback limits of the two designated heritage properties, among other variances.

BACKGROUND

Heritage Properties

The development site at 5883-5951 Steeles Avenue East is situated on the south side of Steeles Avenue East, east of Middlefield Road and west of Markham Road, in Scarborough. The surrounding neighbourhood to the south, east, and west is primarily a mix of low-rise warehouse, office, and light industrial buildings on large lots. The land north of Steeles Avenue East, located within the City of Markham, is occupied by residential subdivisions composed of predominantly two-storey, detached houseform buildings constructed between the late 1980s and early 1990s.

The development site currently contains the Underwood House (known as 5933 Steeles Avenue East) and the Stonehouse House (known as 5951 Steeles Avenue East), two properties designated under Part IV of the OHA. Currently, both houses are located on lands municipally known as 5855 Steeles Avenue East. The remainder of the approximately 7.3-hectare development site is vacant.

The subject properties are not adjacent to any heritage properties on the City of Toronto Heritage Register or the City of Markham Heritage Register.

5933 Steeles Avenue East

The property at 5933 Steeles Avenue East is associated with the Underwood House, a one-and-a-half storey red brick Ontario cottage that was constructed at an undetermined date between 1875 and 1891. The property was acquired by the

Underwood family in 1875, with Richard Underwood as the owner between 1890 and 1907.

The building is a representative example of a late nineteenth century residential building, with heritage attributes found on the exterior walls and roof. Contextually, the Underwood House has cultural heritage value for maintaining the character of Steeles Avenue East and contributes to a group of recognized heritage buildings. The Designation By-law for the property (Designation By-law 107-2007), including the Statement of Cultural Heritage Value and the list of Heritage Attributes, is attached to the report as "Attachment 5".

5951 Steeles Avenue East

The property located at 5951 Steeles Avenue East is associated with the William Stonehouse House, a one-storey red brick cottage that was constructed at an undetermined date between the late 1840s (when William Stonehouse began a long-term occupancy of the site) and 1861 (when the house was first recorded in the census).

The building is a representative example of a Regency Cottage in Scarborough, with heritage attributes found on its exterior walls and roof. Recalling British Colonial buildings in India and China, the style was popularized in Upper Canada in the 1830s and afterward, and characterized by its diminutive size, low profile, and hipped roof. Contextually, the William Stonehouse House has cultural heritage value for maintaining the character of Steeles Avenue East and contributes to a group of recognized heritage buildings. The Designation By-law for the property (Designation By-law 904-2006), including the Statement of Cultural Heritage Value and the list of Heritage Attributes, is attached to the report as "Attachment 6".

In 2008–2009, the Stonehouse House was moved from its original location on 5951 Steeles Avenue East to accommodate the construction of the adjacent power centre and access road located to the east of the subject site. The final location of the building had not been determined at the time of the move. The Stonehouse House currently sits on temporary steel support beams, located approximately 60 metres west of its original location.

Development Proposal

The application proposes to construct two new, one-storey warehouse buildings. The new warehouse buildings, together with surface parking arranged around the perimeter and loading bays located between the two warehouses, will occupy the majority of the development site.

The proposal includes the retention and adaptive reuse of the two heritage buildings at 5933 Steeles Avenue East and 5951 Steeles Avenue East. The one-and-a-half-storey houseform building located at 5933 Steeles Avenue East will be retained in-situ. The one-storey houseform building associated with 5951 Steeles Avenue East, which currently sits on temporary steel support beams, will be relocated to a new permanent foundation and retained. A new one-storey addition is proposed on the east elevation.

The proposal also includes a landscape strategy along Steeles Avenue East and surrounding the retained heritage buildings. A landscaped courtyard is proposed between the two heritage buildings.

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 (2024)

The Provincial Policy Statement 2024 (PPS), issued under the authority of Section 3 of the Planning Act, provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment.

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.

Policy 4.6.1 of the PPS directs that “Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.” “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.

Policy 4.6.2 states that “Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been 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.

City of 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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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 for Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship and 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 application proposes to construct two single-storey industrial buildings on the development site. The conservation strategy involves the conservation of the heritage buildings at 5933 Steeles Avenue East (Underwood House) and 5951 Steeles Avenue East (William Stonehouse House) along Steeles Avenue East, including a proposed one-storey addition to the east elevation of the William Stonehouse House. As shown in the plans and architectural drawings prepared by Ware Malcomb Inc., dated October 18, 2024, the heritage buildings will be separate from the new warehouse buildings and will occupy their own space along Steeles Avenue East, maintaining their legibility as heritage houses. A proposed landscape strategy shows the heritage buildings will be located within landscape associated with a farmstead typology and provide visual screening from the proposed industrial development.

A Heritage Impact Assessment has been prepared by ERA Architects Inc., dated February 13, 2025, that outlines the conservation strategy in association with this development scheme. The HIA concludes that the proposed development conserves the cultural heritage value of the extant heritage buildings located at 5933 Steeles Avenue East and 5951 Steeles Avenue East. Overall, Heritage Planning staff concur with this assessment and are supportive of the proposal.

5933 Steeles Avenue East (Underwood House)

The conservation strategy proposes the in-situ retention of the Underwood House at 5933 Steeles Avenue East, with conservation work to address the existing condition of the heritage building and to bring it into a state of good repair. The one-and-one-half storey building above a stone foundation, the ell-shaped plan covered by a cross-gable roof with a centre gable on the north slope, and the brick cladding and trim with brick lintels over the segmental-arched door and window openings are not proposed to be altered. New historically appropriate windows and doors are proposed on all elevations and select doors in existing openings will be fixed.

The application proposes altering the organization of the west façade and the fenestration pattern of the building with the introduction of a new door opening on the west elevation (to create barrier free access) and the introduction of a new window opening on the south elevation. According to the heritage consultant, barrier free access on the south elevation of the building was considered as an alternative in the design process; however, the existing door opening would not be sufficiently sized to provide barrier-free access to the buildings, as well as wayfinding and programming constraints. Alterations to the width and height would be required to use the existing door opening as an accessible entrance.

The gabled hood with wood brackets above the entrance, a later addition to the building, will be removed. The existing porch on the north elevation is also a later addition to the building and is proposed to be replaced with a new historically appropriate porch. The non-original chimney on the north elevation is proposed to be removed and the underlying masonry will be repaired.

5951 Steeles Avenue East (Stonehouse House)

The conservation strategy proposes the retention of the Stonehouse House at 5951 Steeles Avenue East on a new permanent foundation located approximately two metres southeast of its current location, with conservation work to address the existing condition of the heritage building and to bring it into a state of good repair. The strategy proposes new historically appropriate windows and doors throughout the building. The organization of the principal (north) façade flanked by segmental-arched window openings will not be altered. The door opening on the north elevation will also be modified to rebuild the flat arch above the door based on archival evidence.

The proposed development proposes to alter the "near-square plan" of the heritage building with a proposed new one-storey addition on the west elevation. The addition will be set back from the north and south elevations and will not exceed the height of the retained building. The addition will feature metal cladding and a simple gable roof, providing a subordinate design response and maintain the prominence and three-dimensional legibility of the heritage building when viewed from the public realm. The new construction will utilize a contemporary design and expression that will help distinguish between old and new. The Stonehouse House will continue to be read independently as a Regency cottage.

The proposed development proposes to alter the fenestration on the east and west side walls, identified as heritage attributes of the property. A portion of the brick cladding and one brick flat arch will be removed to accommodate an enlarged opening that will provide connection to the new east addition. On the east elevation, one existing window opening will be enlarged to provide connection to the new east addition. On the west elevation, one existing window opening will be modified to create a new barrier-free entry with direct connection to the proposed courtyard. The strategy is intended to result in minimal impact to the building's principal facade and features, while eliminating the need for a segregated accessible entrance. The physical and visual impacts of this modification will be mitigated by limiting the size of the modified opening and by the retention of representative original openings elsewhere on the building.

The existing shed-roof dormers are a later addition to the building. The dormers will be removed, and the original central chimney will be rebuilt based on archival evidence. The new chimney will be supported at the roofline. These modifications are intended to simplify the roof form and are in keeping with the resource as a representative example of a Regency cottage.

As the building is currently located on temporary supports, a Structural Condition Assessment Report prepared by Tacoma Engineers Ltd., dated December 3, 2024, has reviewed the structural condition of the building, as well as the feasibility of the proposed strategy for the building in the context of the development. A Building Relocation Methodology letter, prepared by Laurie McCulloch Building Moving Ltd., dated November 7, 2024, describes the proposed methodology to move the building.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, 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 all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage buildings at 5933 Steeles Avenue East and 5951 Steeles Avenue East will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Landscape Plan

A proposed landscape strategy has been developed for the development site to mitigate any potential impacts of the heritage buildings' new setting within the larger development by interpreting elements of a rural farmstead. The plan includes new trees to interpret the hedgerow condition of a rural landscape and provide visual screening of the proposed development. The foundation herbaceous plantings and lawn along the frontages of the heritage buildings provide a more refined gesture associated with a farmstead typology. A courtyard between the two heritage buildings will be provided with trees planted in a grid configuration to interpret an orchard. Shrubs and herbaceous plantings adjacent to the heritage buildings and warehouse frontage along the Steeles Avenue East provide visual continuity and interpret the edge of an agricultural field.

Should Council approve the proposed conservation strategy, prior to the issuance of Site Plan approval for the proposed development, the applicant should be required to provide a final Landscape Plan to the satisfaction of the Senior Manager, Heritage Planning.

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.

Signage Plan

Should Council approve the proposed conservation strategy, prior to the issuance of Site Plan approval for the proposed development, the applicant should be required to submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning. As commercial uses are proposed for the heritage properties, the recommended Signage Plan should provide details of the signage strategy, including the appropriate type, scale, location, and number of signs.

Lighting Plan

Should Council approve the proposed conservation strategy, prior to the issuance of Site Plan approval for the proposed development, the applicant should be required to submit a heritage lighting plan to the satisfaction of the Senior Manager, Heritage

Planning. The lighting plan should provide details of how the heritage property will be lit so that its unique heritage character is highlighted.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of 5933 Steeles Avenue East and 5951 Steeles Avenue East.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage properties at 5933 Steeles Avenue East and 5951 Steeles Avenue East to allow for the construction of a new industrial development. Staff support the retention strategy and alterations as set out within the conservation strategy and mitigation measures proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage properties. Staff recommend that Council approve the proposed alterations and grant authority to enter into a Heritage Easement Agreement.

Staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

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Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Selected Drawings
Attachment 5 - Designation By-law 107-2007
Attachment 6 - Designation By-law 904-2006

LOCATION MAP

ATTACHMENT 1

5933 Steeles Avenue East and 5951 Steeles Avenue East

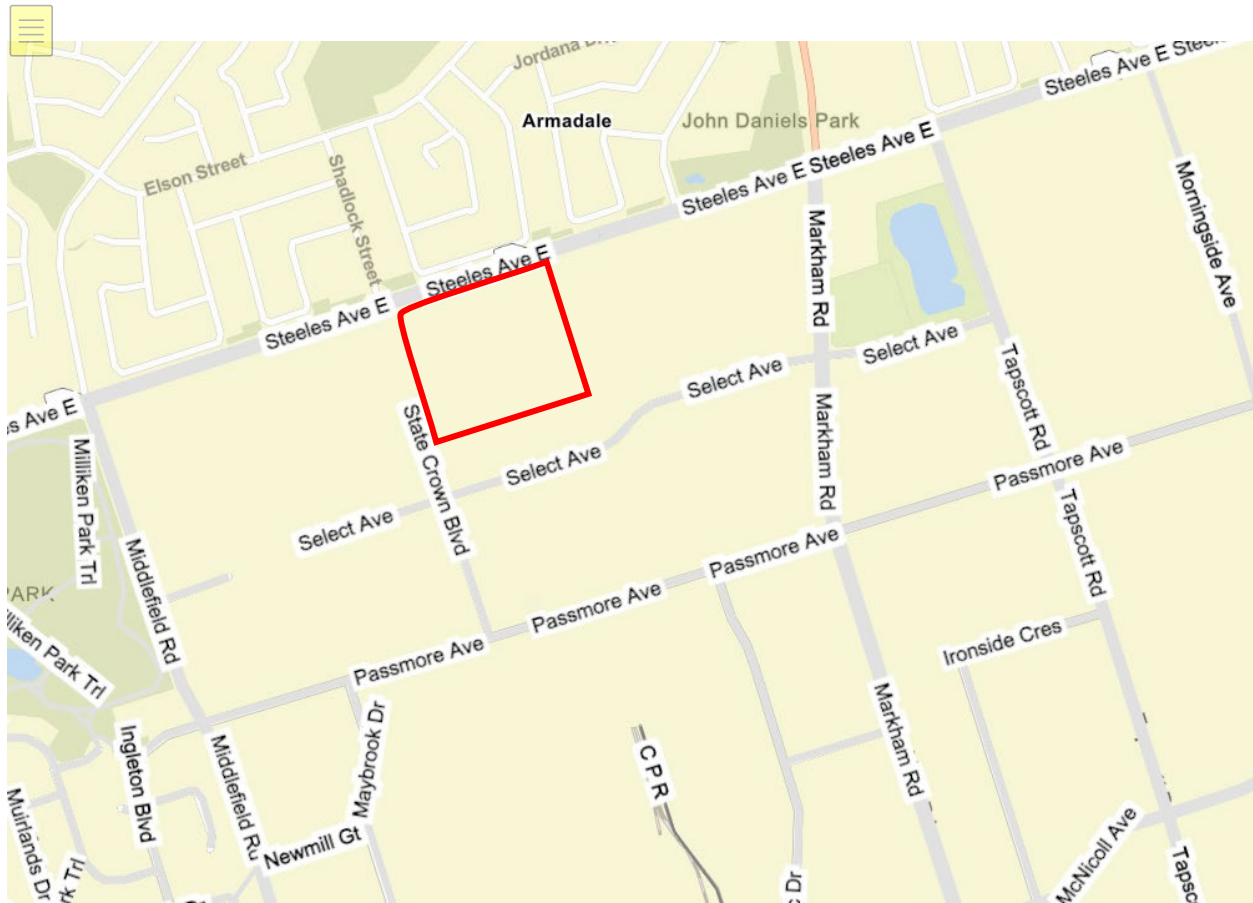


Figure 1. Location Map showing the development site at 5883-5951 Steeles Avenue East outlined in red, located on the south side of Steeles Avenue East, east of Middlefield Road and west of Markham Road. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

AERIAL PHOTOGRAPH

ATTACHMENT 2

5933 Steeles Avenue East and 5951 Steeles Avenue East



Figure 2. Aerial photograph showing the development site at 5883-5951 Steeles Avenue East outlined in red, located on the south side of Steeles Avenue East, east of Middlefield Road and west of Markham Road. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

5933 Steeles Avenue East and 5951 Steeles Avenue East



Figure 3. Contextual view of the heritage buildings at 5933 Steeles Avenue East (shown in the background) and 5951 Steeles Avenue East (shown in the foreground), looking southwest (ERA Architects Inc., 2024).



Figure 4. View of the principal (north) and east (side) elevation of 5933 Steeles Avenue East looking southwest (ERA Architects Inc., 2024).



Figure 5. View of the south (rear) elevation of 5933 Steeles Avenue East looking north (ERA Architects Inc., 2024).



Figure 6. View of the west (side) elevation of 5933 Steeles Avenue East looking east (ERA Architects Inc., 2024).



Figure 7. View of the principal (north) and east (side) elevation of 5951 Steeles Avenue East looking southwest (ERA Architects Inc., 2024).

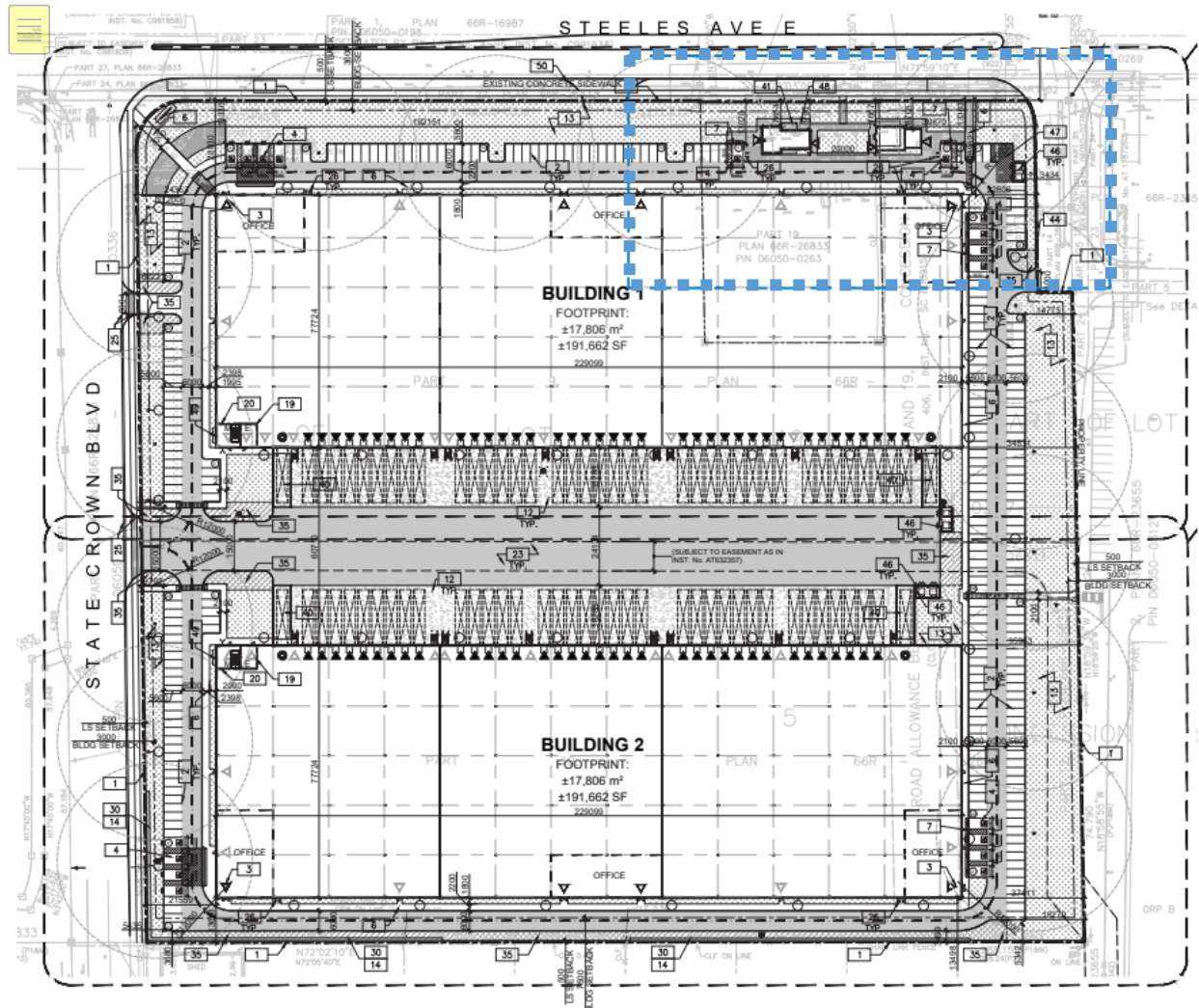


Figure 8. View of the south (rear) elevation of 5951 Steeles Avenue East looking north (ERA Architects Inc., 2024).

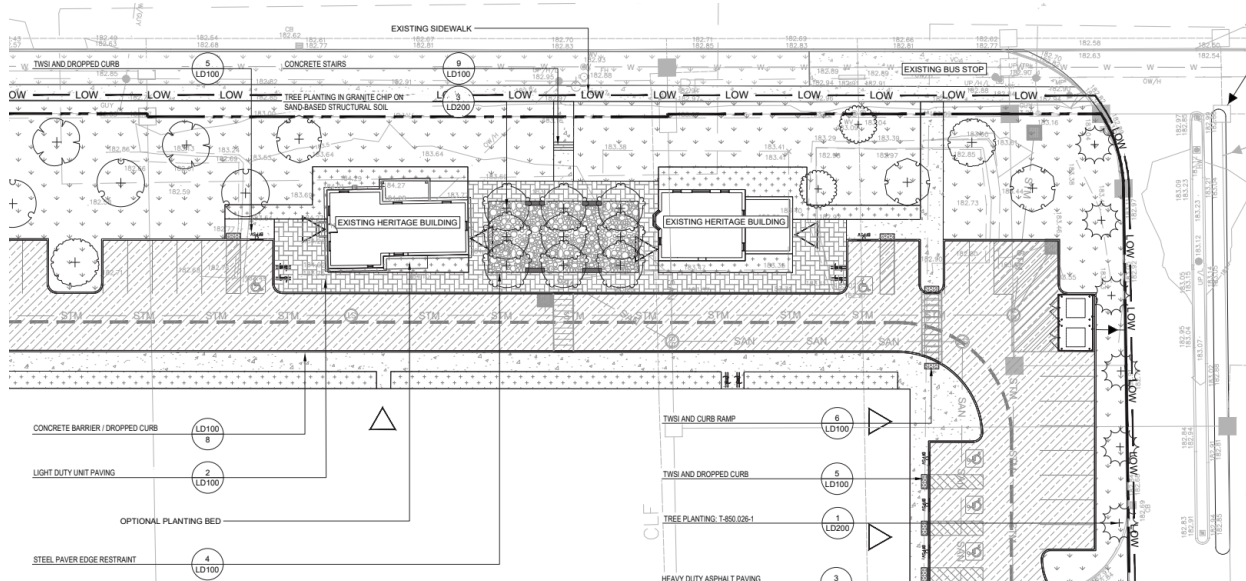
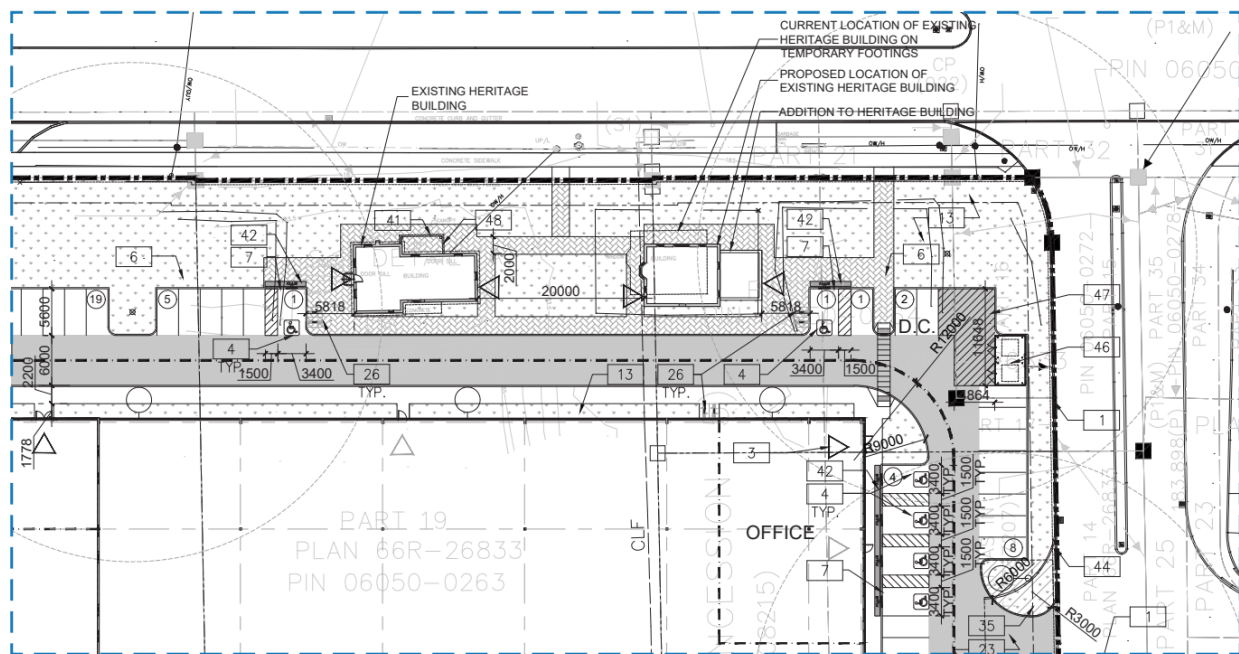


Figure 8. View of the west (side) elevation of 5951 Steeles Avenue East looking east (ERA Architects Inc., 2024).

5933 Steeles Avenue East and 5951 Steeles Avenue East

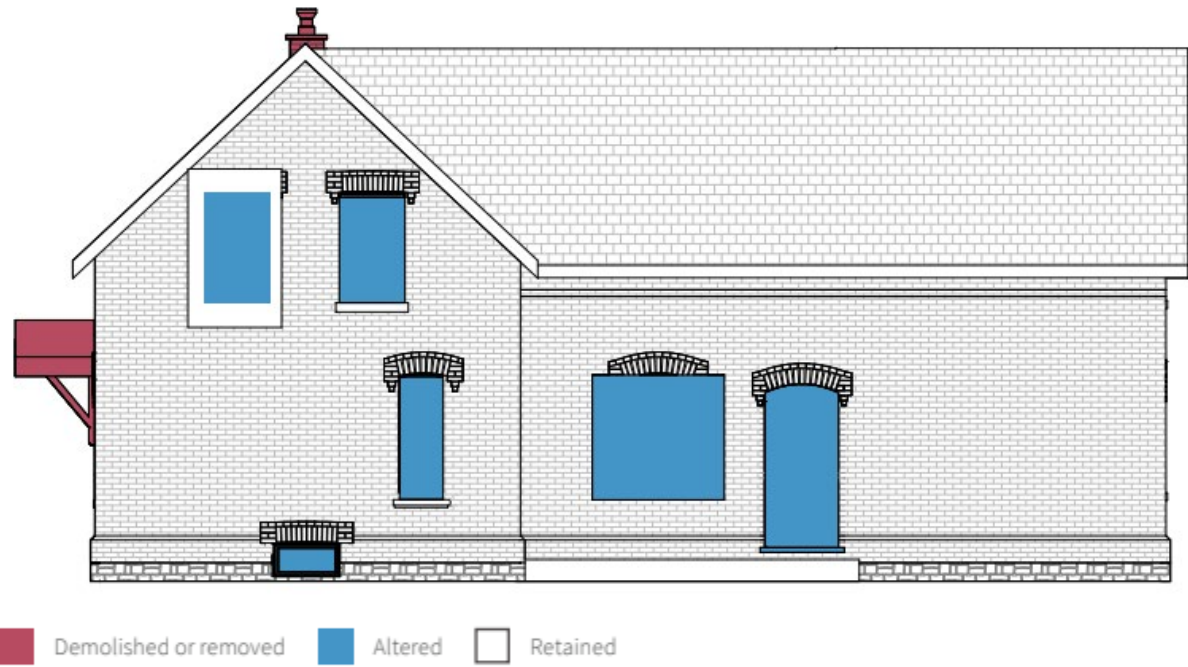


Proposed site plan for the development site at 5883-5951 Steeles Avenue East, showing the proposed location of the heritage resources (within the dashed blue line) in relation to the overall development site, included for illustration purposes (Ware Malcomb, 2025).

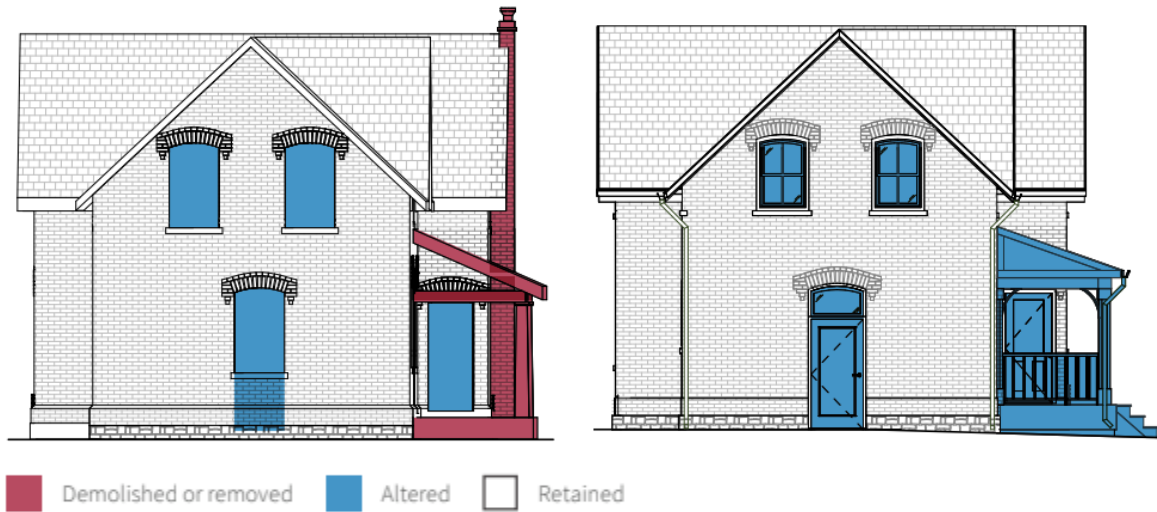




Existing and proposed north elevation of 5933 Steeles Avenue East (ERA Architects Inc.)



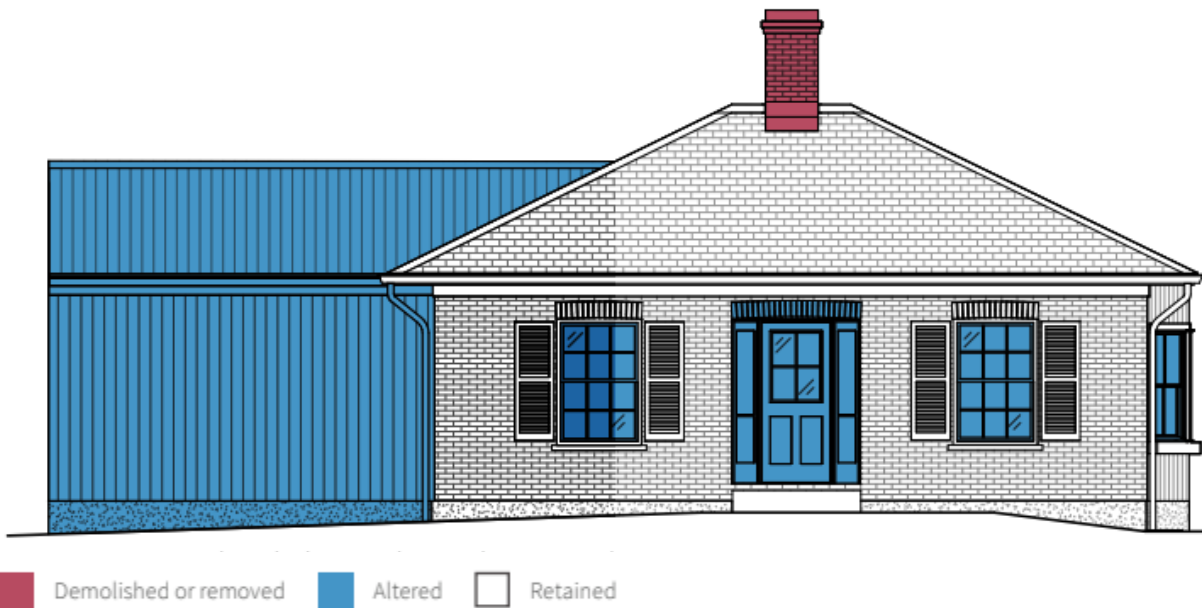
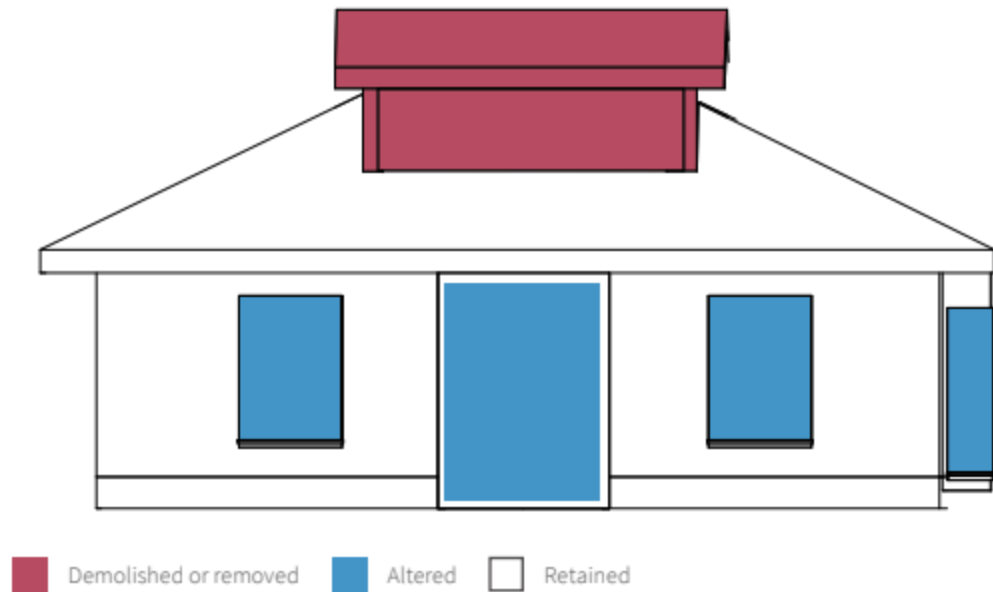
Existing and proposed south elevation of 5933 Steeles Avenue East (ERA Architects Inc.)



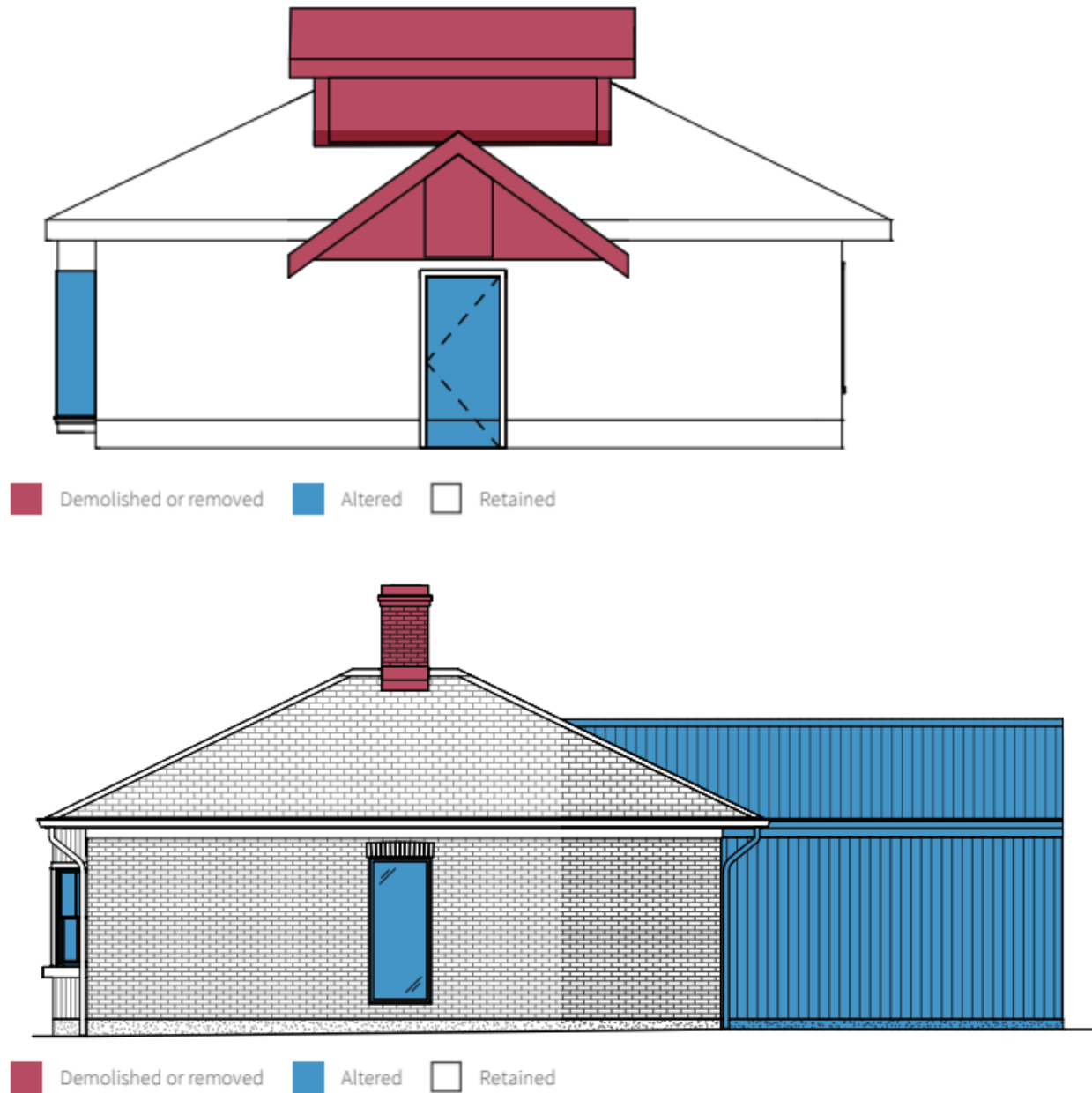
Existing and proposed west elevation of 5933 Steeles Avenue East (ERA Architects Inc.)



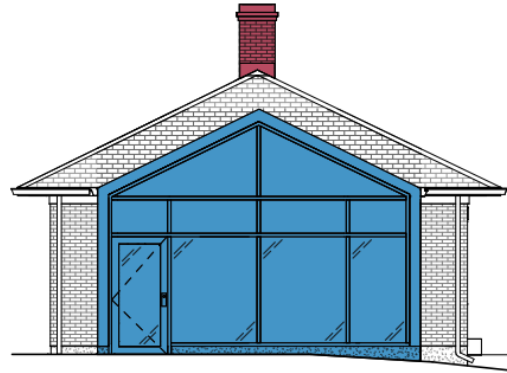
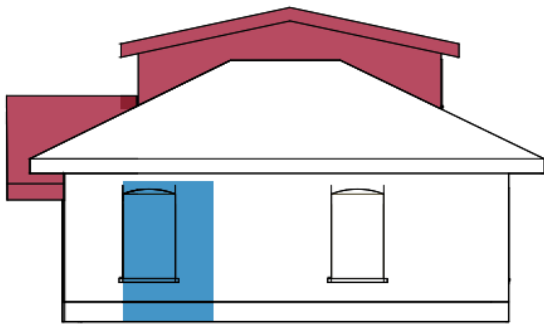
Existing and proposed east elevation of 5933 Steeles Avenue East (ERA Architects Inc.)



Existing and proposed north elevation of 5951 Steeles Avenue East (ERA Architects Inc.)

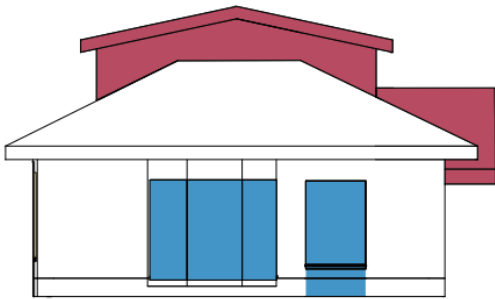


Existing and proposed south elevation of 5951 Steeles Avenue East (ERA Architects Inc.)



■ Demolished or removed
 ■ Altered
 Retained

Existing and proposed east elevation of 5951 Steeles Avenue East (ERA Architects Inc.)



■ Demolished or removed
 ■ Altered
 Retained

Existing and proposed west elevation of 5933 Steeles Avenue East (ERA Architects Inc.)