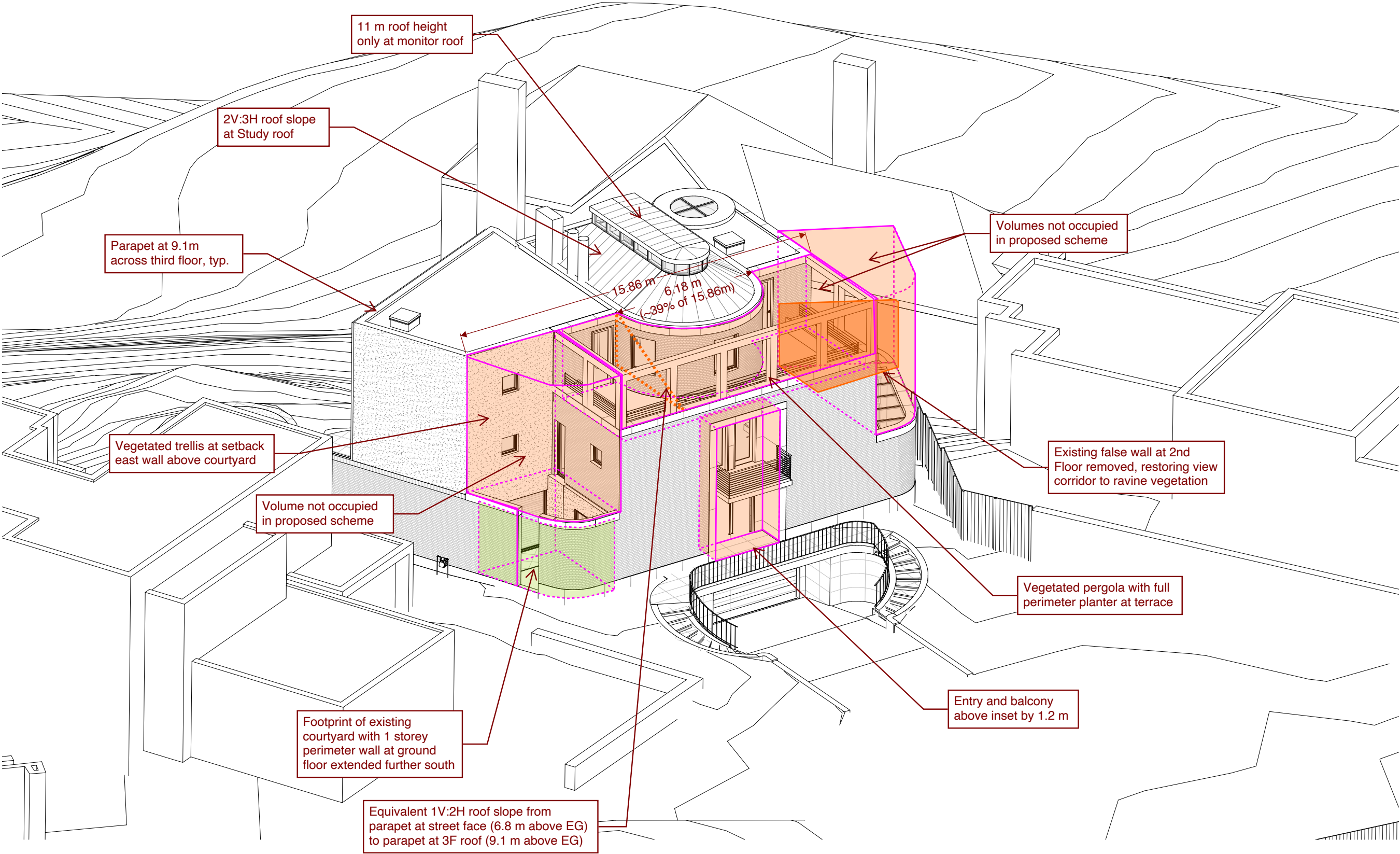


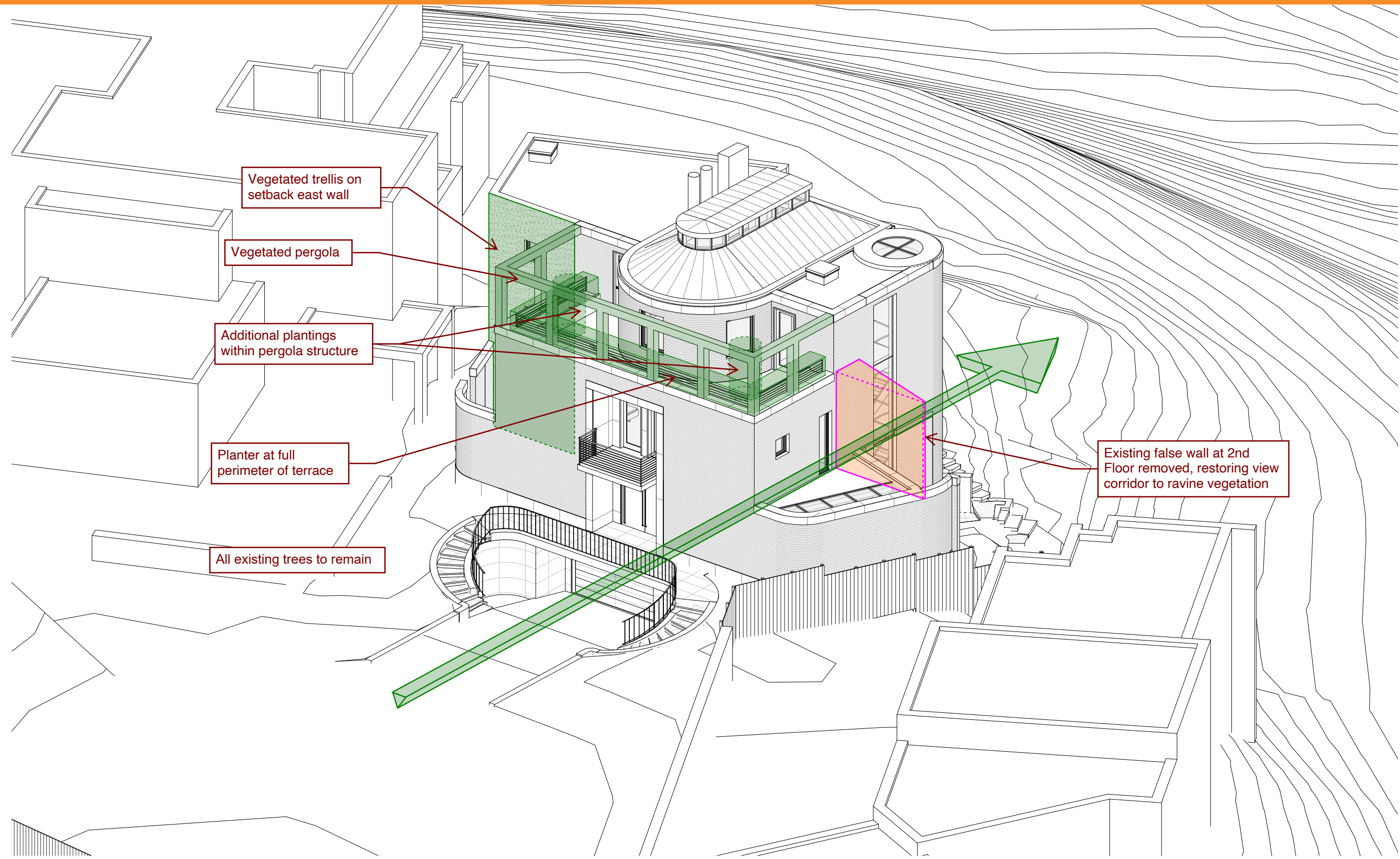
Proposed Massing Analysis

Stepped Massing, Varied Roofline, and Unoccupied Voids



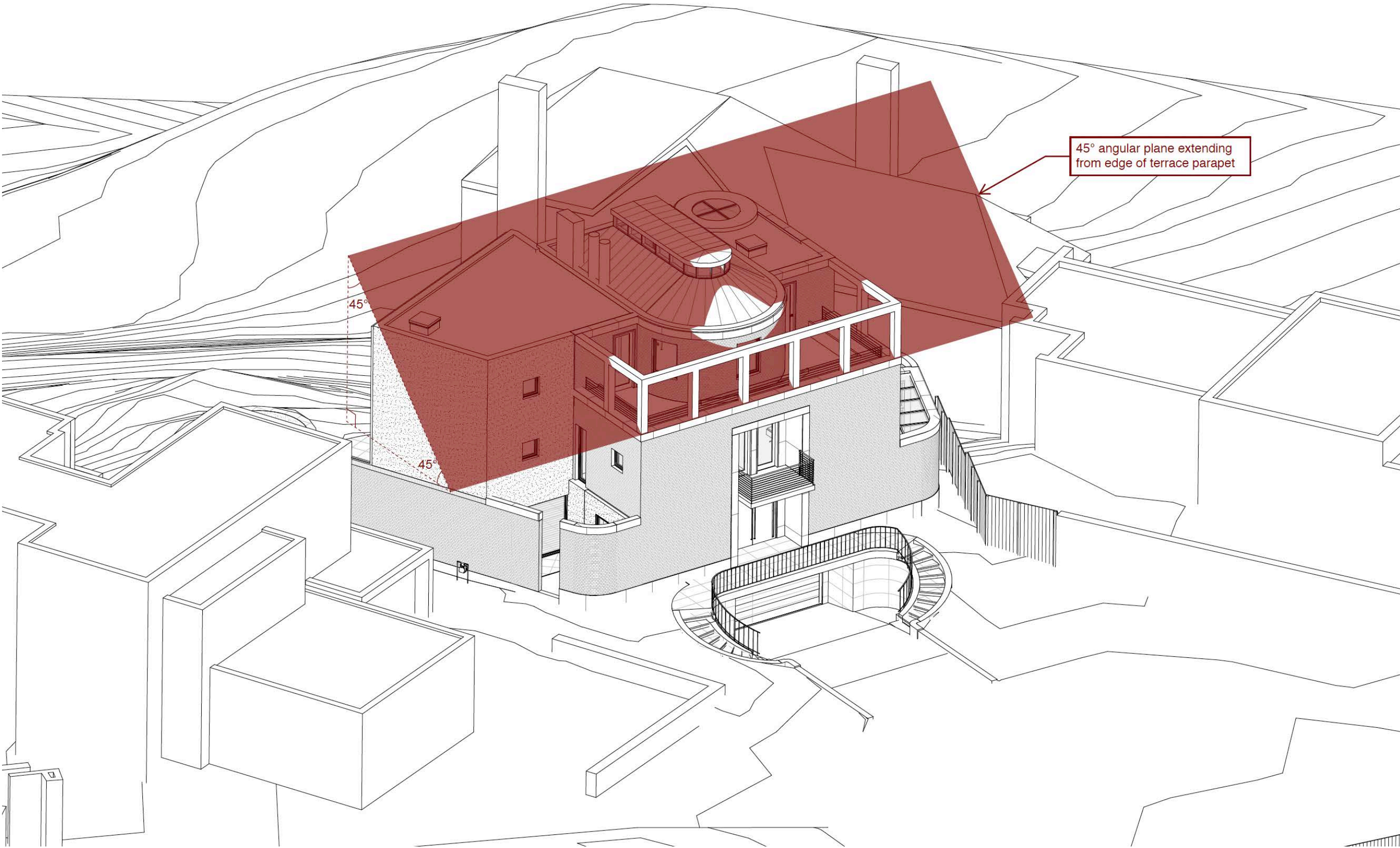
Proposed Massing Analysis

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*

