

#### ATTACHMENT 4 – SUMMARY OF PROPOSED ALTERATIONS TO HERITAGE ATTRIBUTES

Heritage Attributes - Exterior	Proposed Alterations	Heritage Planning Recommendation
original location and placement on Brock Street	No change	NA
rectangular, two story form on a raised basement	A three-storey staircase and elevator addition to be added to rear (east façade) of building. New addition to be clad in contemporary standing-seam and architectural metal siding, with an engineered stone base (buff-gray coloured) and a one storey glazed foyer (charcoal gray tinted glazing)	Yes
hipped primary roof; gabled (pedimented) frontispiece; metal roofline cornices; secondary metal cornices atop doorways; exterior stone chimney;	New hipped-roof dormers will be inserted into the roof - 2 small dormers on front (west) façade; 2 small and 2 large dormers on North façade; 2 large and 3 small dormers on South façade; 1 small dormer on East façade; large dormer balconied to interrupt and be integrated into the eaves. A flat roof connection to be added to existing roof to connect existing building to new rear addition necessitating a new opening in the existing roof. New dormers and connection to be clad in standing-seam metal as per rear addition	Yes
	Metal roofline cornice to be replaced	Yes – but at discretion of Heritage Planner subject to further condition investigation
	The new rear addition to interrupt and be integrated into the rear (east) slope and eaves of existing roof.	Yes
	Roof to be reclad in metal shingles	Yes

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masonry construction and limestone facades with sandstone detailing; the limestone main exterior stairs;	Portions of the existing façades will be affected when windows openings are be expanded (sill or portion of will be lowered) to create balcony doorways; some of the basement windows will be expanded and some patio doorways will be added to foundation to create sunken patios for basement units	Yes
	Repairs to the facades (repointing as needed) / cleaning	Yes, subject to methods approved by Heritage Planner
	Balconies (free-standing) to be affixed to the North and South Facades	Yes
fenestration, symmetrical in arrangement; wooden sash windows; single and double doorways and assemblies with transom lights above.	The original wood-sash windows, frames and transoms to be replaced with new sashes / frames (black coloured, vinyl construction, clear tint). New profile to emulate existing profile being 3 parts – upper light with one-over-one sash below.	Yes
	New doors to be added in each of the doorway openings	Yes
	The three fanlights (transom lights) over the doorways (north south and west) to be replaced with fanlight windows to match new replacement sashes as per same colour and material	No – replacement rationale not sufficient
<b>Heritage Attributes - Interior</b>	<b>Proposed Intervention</b>	<b>Heritage Planning Recommendation</b>
two staircases with wood balustrades;	The staircase / stair hall at the front of the building (west entrance) will be removed and become part of residential units	Yes

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	The remaining staircase to be restored (painted or stained/varnished)	Yes, finish subject to methods approved by Heritage Planner
interior spatial configuration;	The existing corridors will be retained (less the portion associated with the front staircase). Portions of the existing configuration (former classrooms) will be changed / some original configuration to remain	Yes
wood finishes comprising door and window casings, baseboards, and doors throughout.	Window and door casings affected by window expansion will be affected or removed; casings affected by configuration changes will be removed (corridor baseboards and most window door and other casings to remain). Remaining wood finishes and casings to be restored (painted or stained/varnished)	Yes, finish subject to methods approved by Heritage Planner