



424 WELLINGTON ST W  
Project Introduction

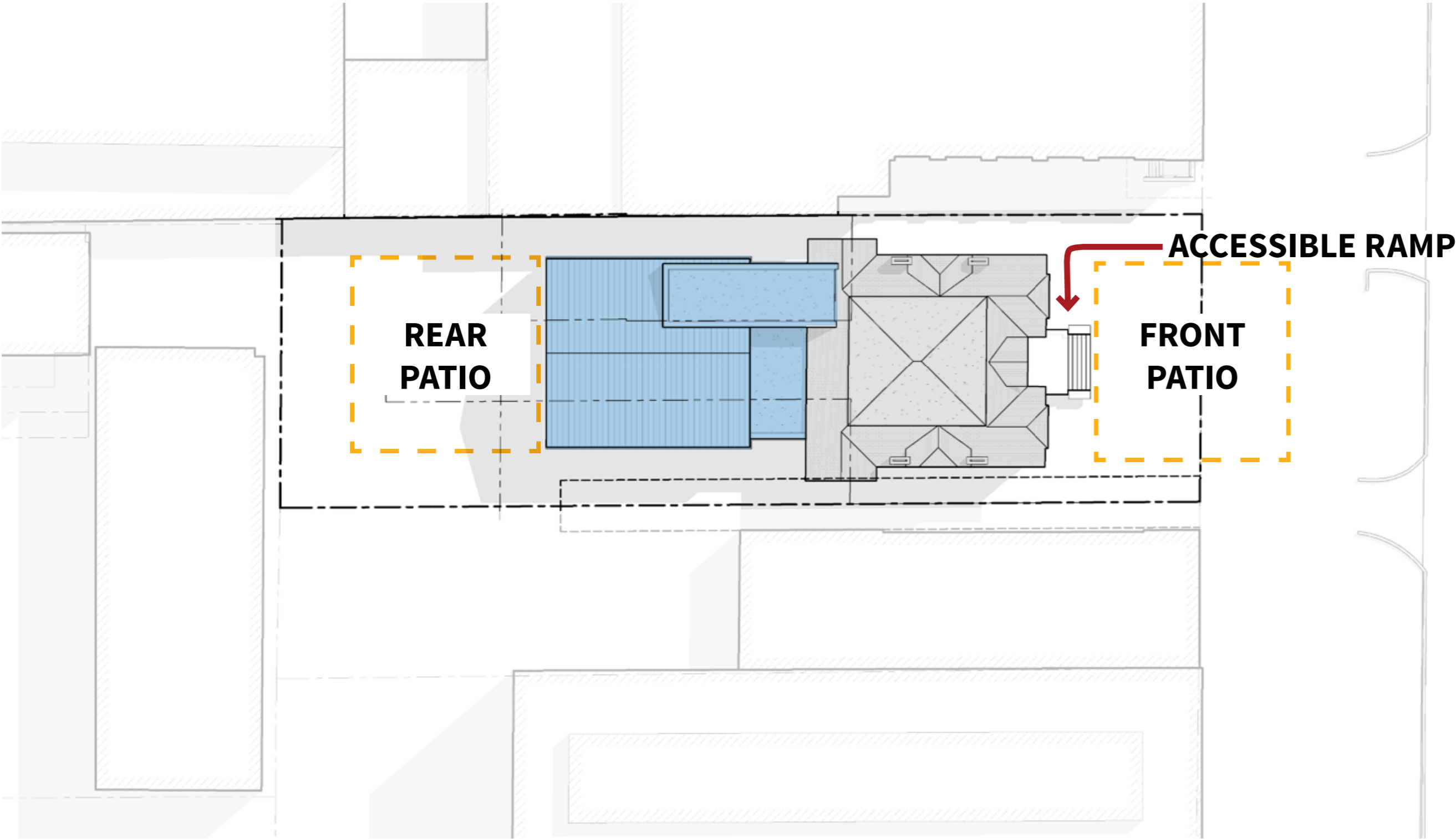
December 1, 2021

ERA



# LANDSCAPE + PEDESTRIAN CONNECTIONS

## Proposed patios and ramps




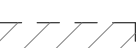
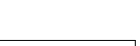


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NO.	DATE	REVISION / ISSUANCE
1	2021-11-12	COORDINATION

**NOT FOR CONSTRUCTION**

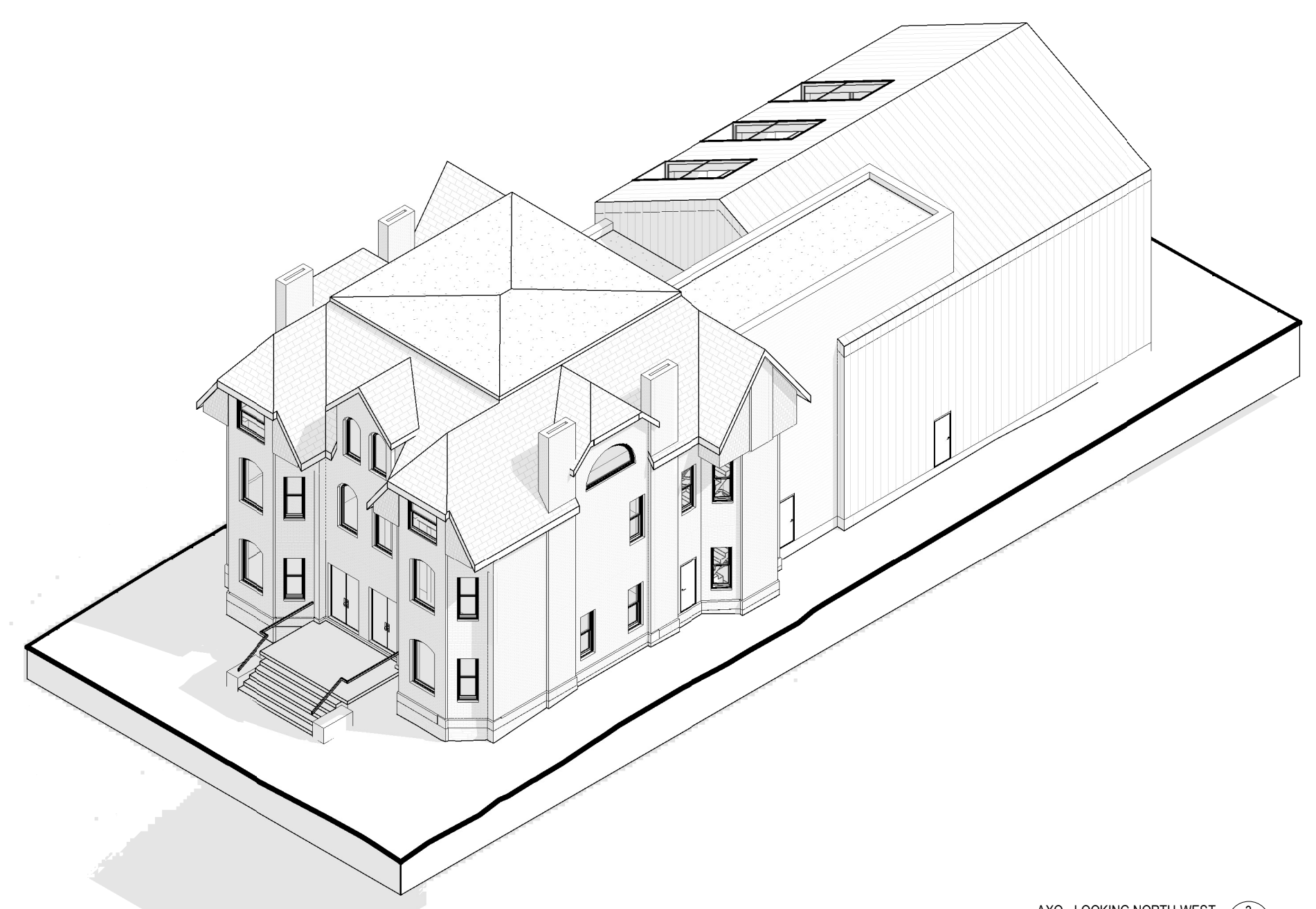
**LEGEND**

	EXISTING
	DEMOLITION
	PROPOSED

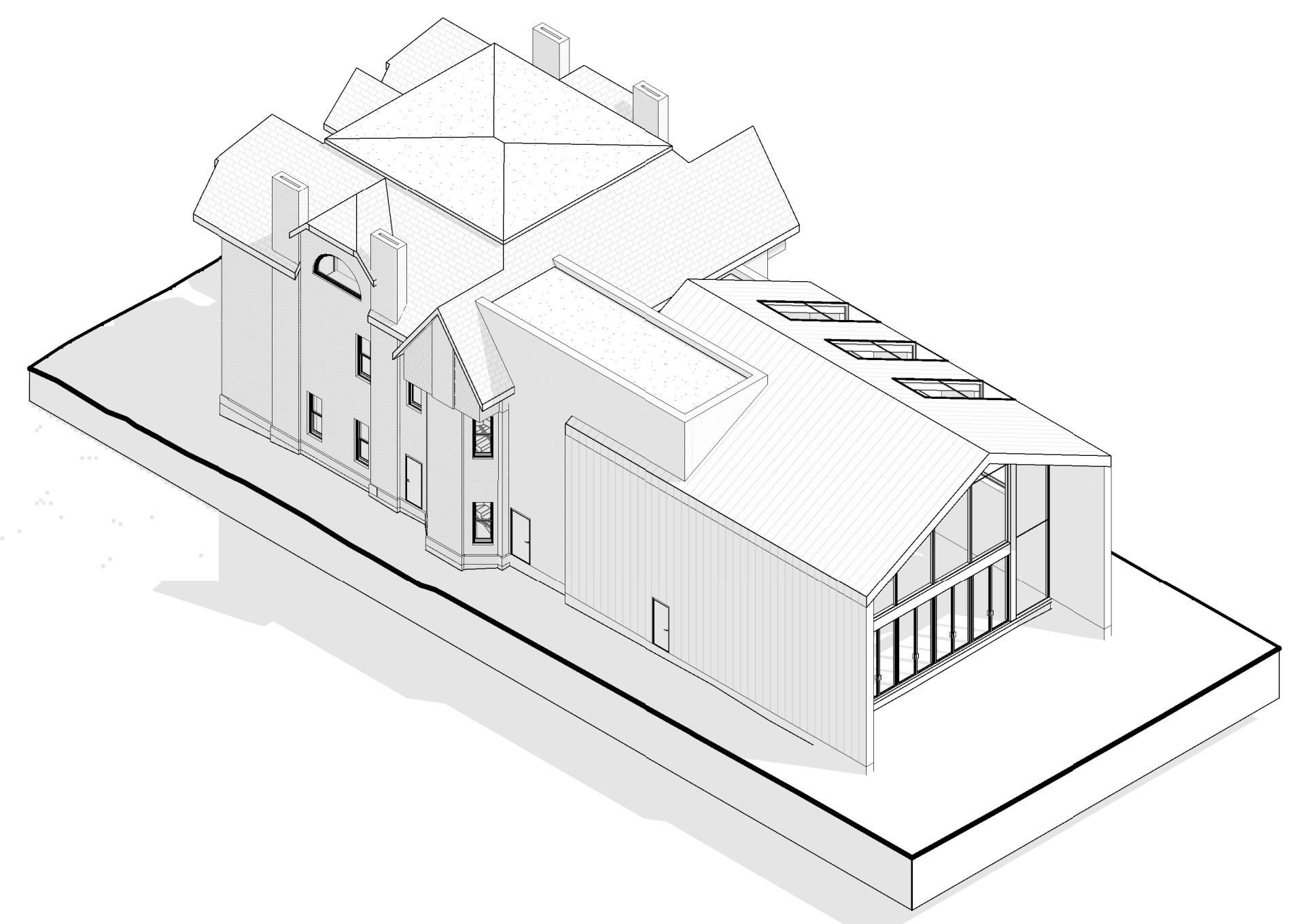
**GENERAL NOTES**



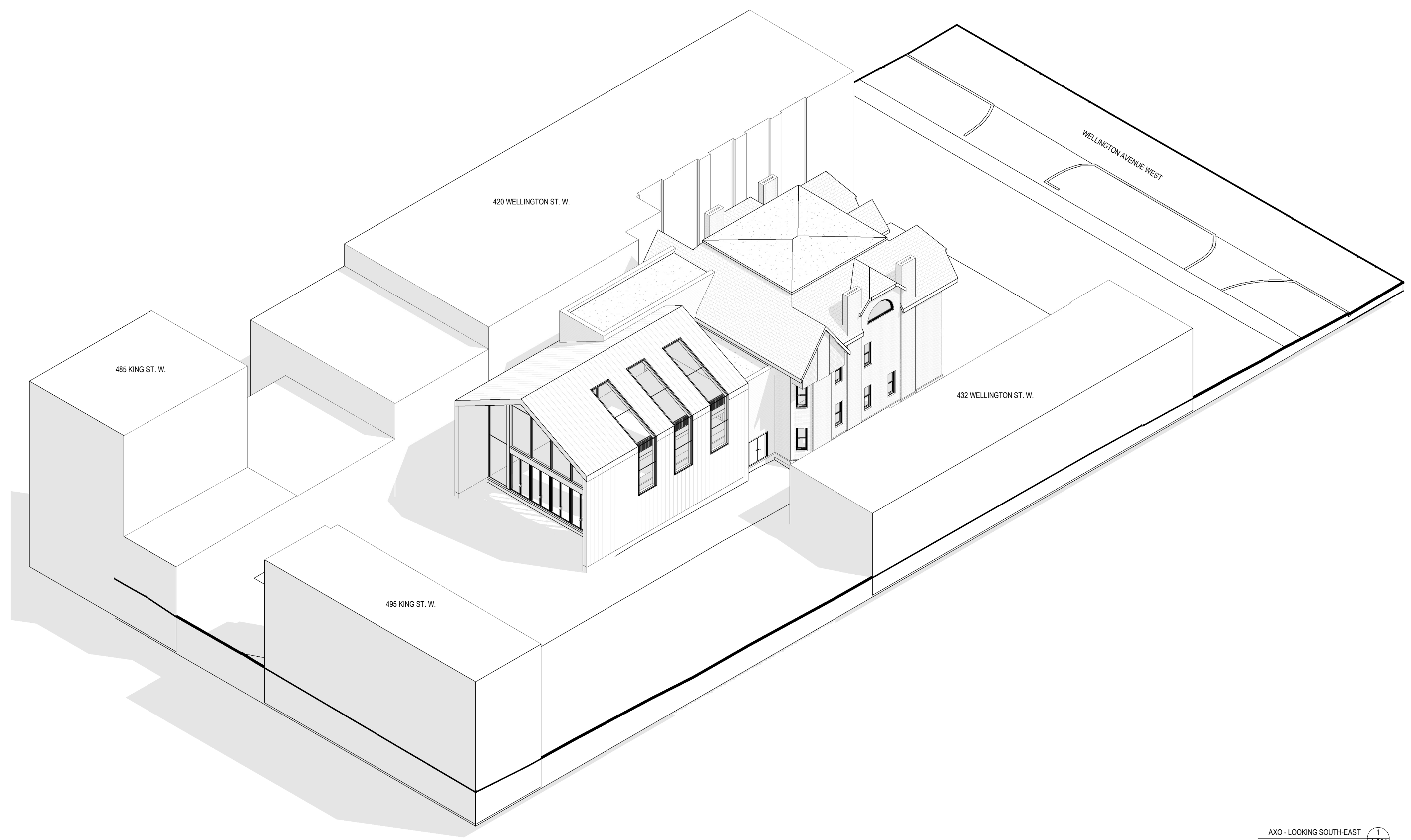
AXO - LOOKING NORTHEAST 4  
A.004



AXO - LOOKING NORTH-WEST 3  
A.004



AXO - LOOKING SOUTH-WEST 2  
A.004



AXO - LOOKING SOUTH-EAST 1  
A.004

**DRAFT**

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Project: \_\_\_\_\_

422-424 WELLINGTON ST W - RENO

Address: 422-424 WELLINGTON ST. W., TORONTO

For: ALLIED

Project no. 21-223-02

Scale of Arch D \_\_\_\_\_

Drawn by: AR

Reviewed by: \_\_\_\_\_

Drawing title: \_\_\_\_\_

AXOS

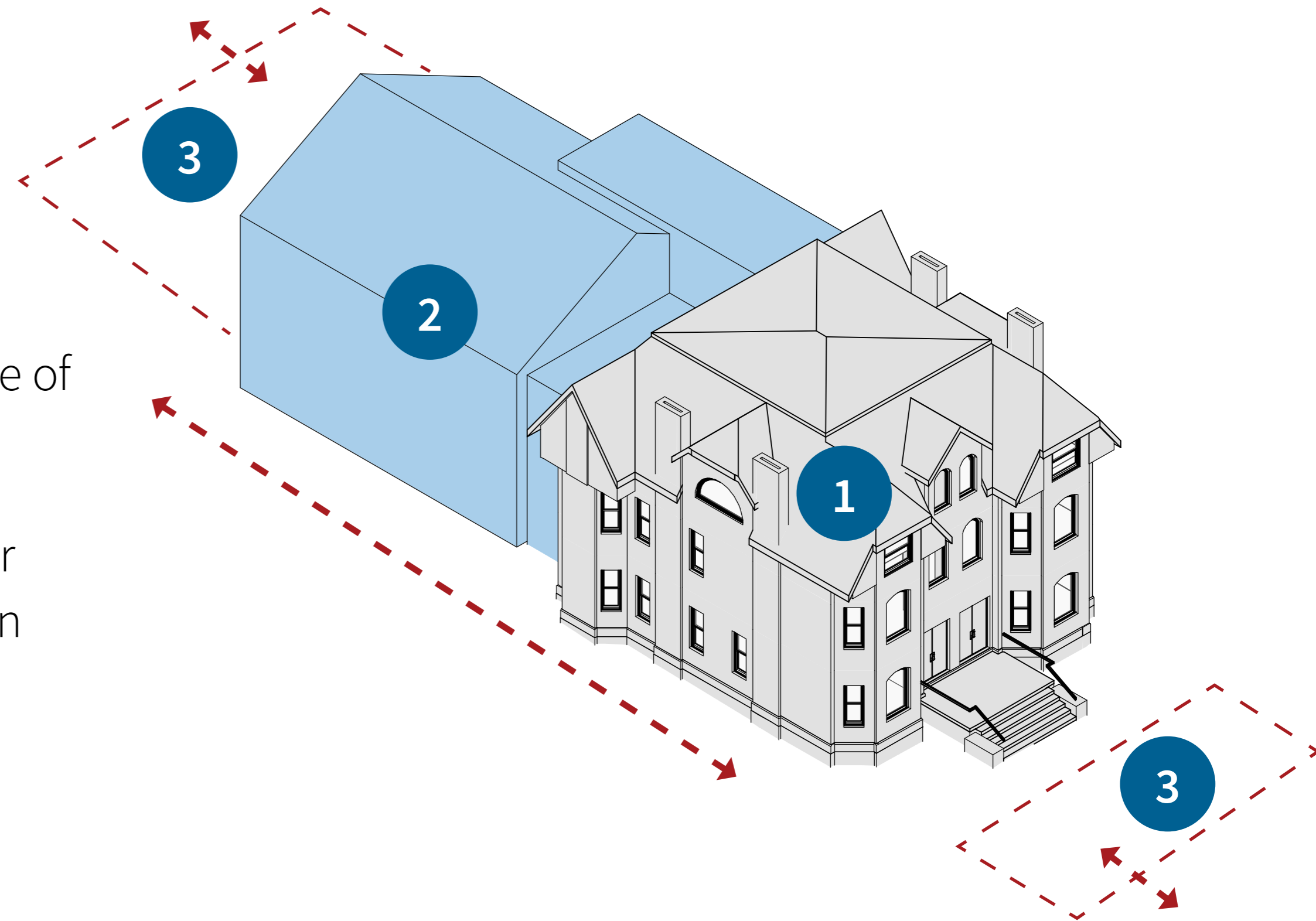




# NEW OWNERSHIP + VISION

## Concept

- 1** Retain and restore existing building
- 2** Provide a contemporary rear addition, expanding existing GFA and taking advantage of deep lot size
- 3** Animate site through introduction of outdoor patios and landscaping, as well as pedestrian connections to adjacent properties



# NEW CONSTRUCTION

Provide a contemporary addition, doubling existing GFA and taking advantage of deep lot size

1. Contemporary addition tucked at the rear of the property
2. A transition volume between new construction and existing building to maintain legibility of forms
3. Referential window openings (vertical articulation) and alignment of eaves
4. Ridge height to sit below existing roof height



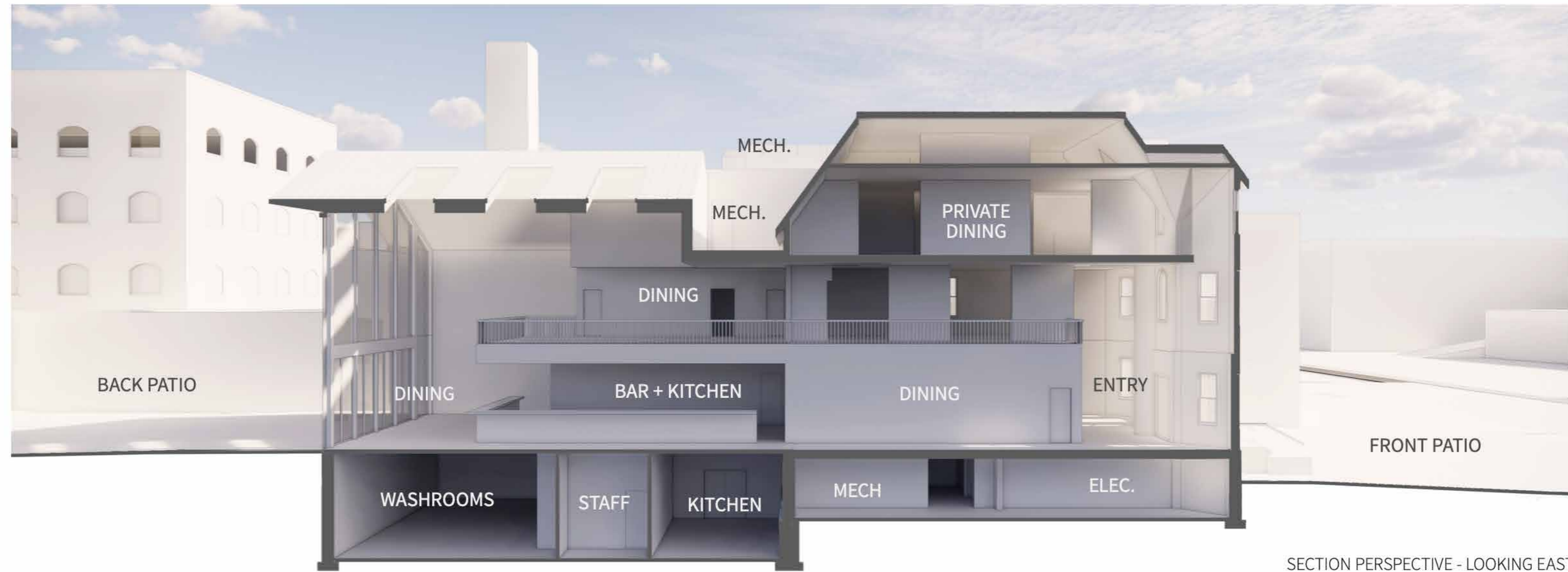
Existing rear condition



Preliminary proposed rear addition

# NEW CONSTRUCTION

## Section perspective





# NEW OWNERSHIP + VISION

## Program + Aesthetic

- Program: restaurant
- Aesthetic: exposed brick, tall ceilings, natural light



HAIR DO - JAPAN  
RYO MATSUI ARCHITECTS, 2013



BRASSERIE RESTAURANT - TOKYO  
KOKAI STUDIOS, 2016



O L S E N - BUENOS AIRES  
UNKNOWN, 2000



COPERACO - NEW JERSEY  
KOKAI STUDIOS, 2016



# NEXT STEPS

## **Zoning Certificate Submission**

- Approx submission date of December 10th

## **Minor Variance Application**

- Required to address setbacks at rear of property for new addition (new vs. old by-law)
- Approx submission date of January 19th

## **Phased Heritage Approvals**

- Phase 1 (immediate repairs) - approx submission date of December 10th
- Phase 2 (conservation scope) - approx submission date of January 10th
- Aiming to undertake conservation scope starting February 1st.
- Phase 3 (adaptive reuse + rear addition) - TBD based on minor variance and building permit timelines