

Proposed Scope of Work for 237 Clemow Ave

We are writing to present the scope of work and guiding design principles for the proposed redevelopment of our property 237 Clemow Ave. Our intention since the purchase of the property has always been to approach this project as an act of stewardship; not simply a new construction, but the creation of a home that strengthens the historic character of the street and is worthy of its heritage streetscape.

The current structure, dating from the 1960s, does not reflect the architectural language, scale, or materials that define the historic character of this streetscape. We are proposing its removal and replacement with a new residence designed specifically to contribute positively to the heritage fabric of the neighborhood.

Proposed New Residence

The new dwelling is planned as:

- A three-storey single-family home
- Five bedrooms within the principal residence
- A self-contained basement in-law suite, discreetly integrated into the overall design
- A renovated garage made to look more like a carriage house
- Overall height, massing and proportions aligned with neighboring heritage properties

Our main objective is to ensure the home harmonizes with the established historic streetscape. We want to:

- Reflect the historic architectural styles present on the street.
- Maintain traditional proportions (window-to-wall ratios, vertical rhythm, façade composition).
- Use heritage-appropriate materials (masonry, traditional trim profiles etc).
- Incorporate period-consistent rooflines and eave details.
- Respect established setbacks, entrance hierarchy and front-yard relationship to the street

The design intent is to produce a home that reads as if it could have been part of the original evolution of the neighborhood, while meeting modern building standards internally. The historical expression will be authentic in spirit and detailing. Particular attention will be paid to:

- Window proportions and muntin patterns
- Entry door design and surrounding details
- Cornice lines and shadow lines that give the façade appropriate visual weight
- Foundation expression and transition from grade to façade
- Integration of the basement suite in a way that does not alter the heritage appearance from the street

We also recognize that the character of this property extends beyond the building itself thus special attention will be given to the protection of mature trees on the property, including careful planning during demolition and construction to safeguard root zones and overall tree health. The landscaping will be designed to complement the heritage setting. The lighting and exterior fixtures will be selected to complement the historic character.

We are passionate about our project and are committed to collaborating with you in order to deliver a home that enhances the street; a respectful and lasting contribution to the neighborhood.

