



The subject site as viewed from Dale Street. The scale and massing of the existing structure compared to adjacent residential development is visible.



The existing single-storey structure as seen from Bellevue Avenue.



The single-story structure and front yard as seen from Dale Street. Trees are seen along the property line between the subject site and adjacent residential development.





The rear yard as seen from Bellevue Avenue. The area contains some parking and grassed areas. The fence and trees between the subject site and adjacent residential development are visible.



Adjacent residential uses as viewed from the subject site.





The existing sign in the middle ground with adjacent residential uses in the background as seen from the subject site.