4. **2659 Douglas Street (Scott Building)**  
**Heritage Designation Application No. 000180**

Attendees: Angela Dunn and Jordan van Dijk (MGA), Donald Luxton (Donald Luxton and Associates Inc.)

John O'Reilly provided a brief introduction. Angela Dunn, Jordan van Dijk and Donald Luxton presented.

**Panel Questions and Comments**

- **What is the proposed use for the fourth floor addition?** Jordan van Dijk: It will be another level of residential. Most of it will sit below the parapet height to create a courtyard that wraps around the suites.

- **What are the setbacks for the dark coloured portion of the addition (see drawing A201)?** John O'Reilly: The north elevation setback is 17.4 ft (5.3m), the west elevation setback is 12 ft (3.7m), and the top of the addition is only 3 ft above the tallest part of the parapet wall.

- **What is being designated?** John O'Reilly: The exterior components of the existing building that are not being altered will be designated. The new addition will not be part of the designation.

- **The addition is set back to lessen visibility from the street, but why touch the existing building?** The additional volume could be incorporated into the new building. The addition wraps over the top of the existing building and appears to be laying claim to it. A courtyard has been created between the new building and the existing building and the addition, but why not incorporate all of the new addition into one building and set up a dialogue between the new building and the heritage building. Jordan Dijk: We considered placing most of density on the new building site, but the new building was quite dominant and the separation to create the courtyard was more challenging. A balance was established so that the new building is subservient to the existing building and an active functional courtyard is created. Angela Dunn: The depth of the floor plate of the existing building was challenging for liveability of the suites and by carving out a courtyard, we were able to create more efficient units.

- **Why were the particular details and black cladding chosen for the new building?** Jordan Dijk: The dark cladding is complementary to the existing building. Angela Dunn: The dark colour frames the existing building, making it more distinct.

- **John O'Reilly:** As part of the proposal, the applicant is offering a substantial amount of rehabilitation; the rooftop addition is modest in scale; and the interior of the existing building, not just the façade, is part of the development. The following should be evaluated for heritage designation: the existing building's heritage value, character and the enhancements it will receive.

- **The east elevation is very open on the left and then gradually descends to almost closed on the other end, which creates a contrast with the existing building.**

- **One of the character-defining elements of the existing building is its three storey height. Can we caution the applicant about the added storey?** Steve Barber: The height of the addition should not be judged by looking at the elevation as it will be seen in perspective. The height will not be noticeable, except at quite a distance.
1. That the Heritage Advisory Panel recommend that Council approve the designation of the property located at 2659 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

2. That the Heritage Advisory Panel recommend that the applicant consider the following change to the design of the proposed addition to the Scott Building:
   - encourage the applicant to continue to explore the material and colour of the addition.

   *Carried (unanimous)*