

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.

**Moved**

**Seconded**

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)**