
Rezoning and Development Permit with Variances Applications for 2649-2659 Douglas Street and 735 Hillside Ave



1



AERIAL SITE PHOTO



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SOUTH-EAST VIEW OF SUBJECT SITE FROM CORNER OF DOUGLAS ST
AND HILLSIDE AVE



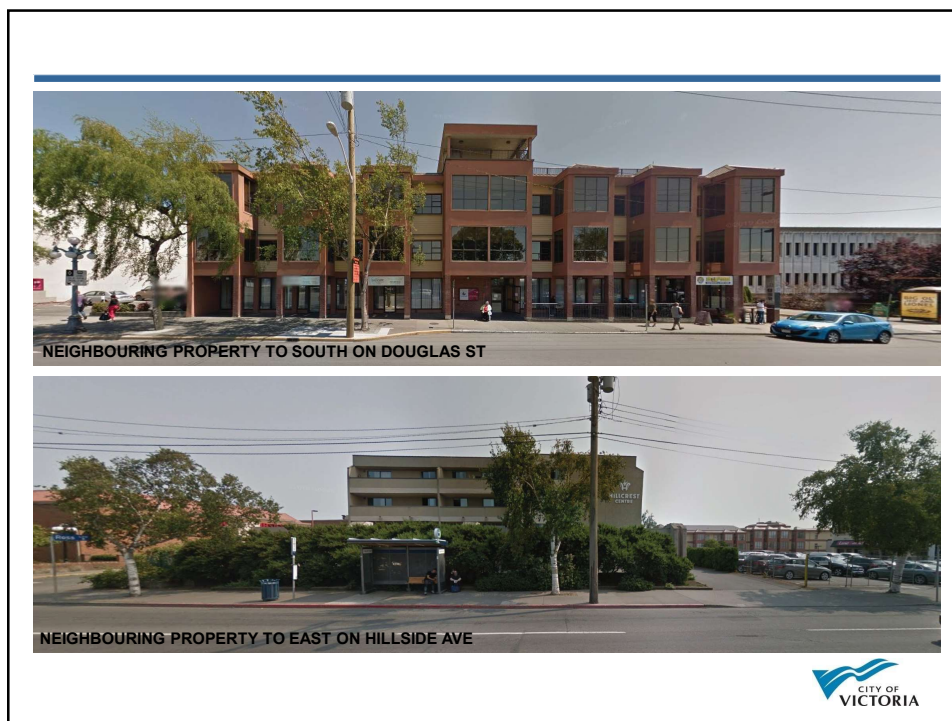
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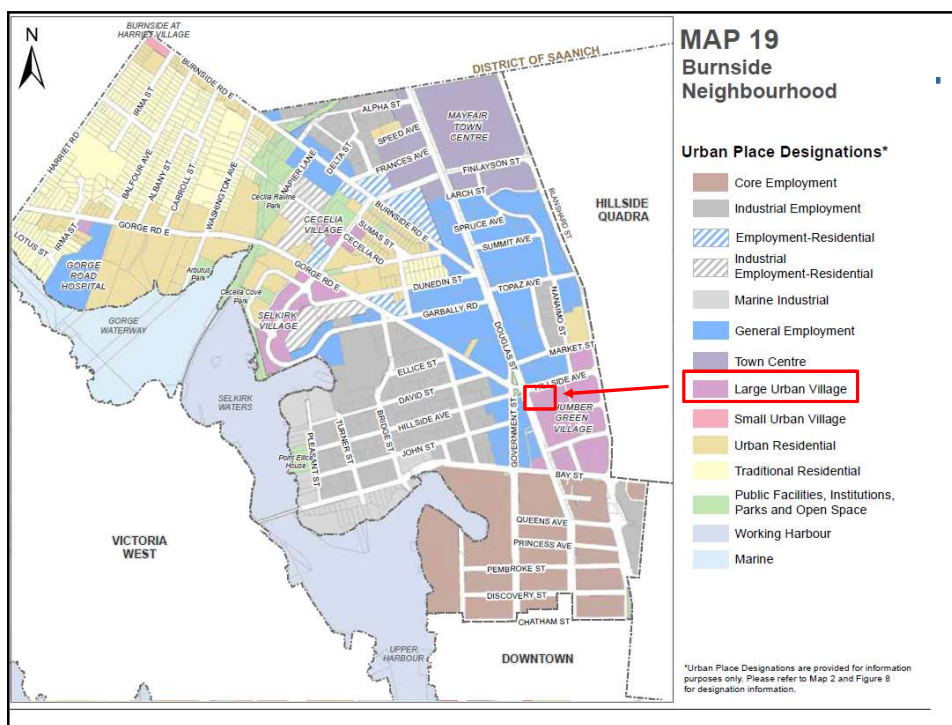
SOUTH-WEST VIEW OF SUBJECT SITE FROM HILLSIDE AVE



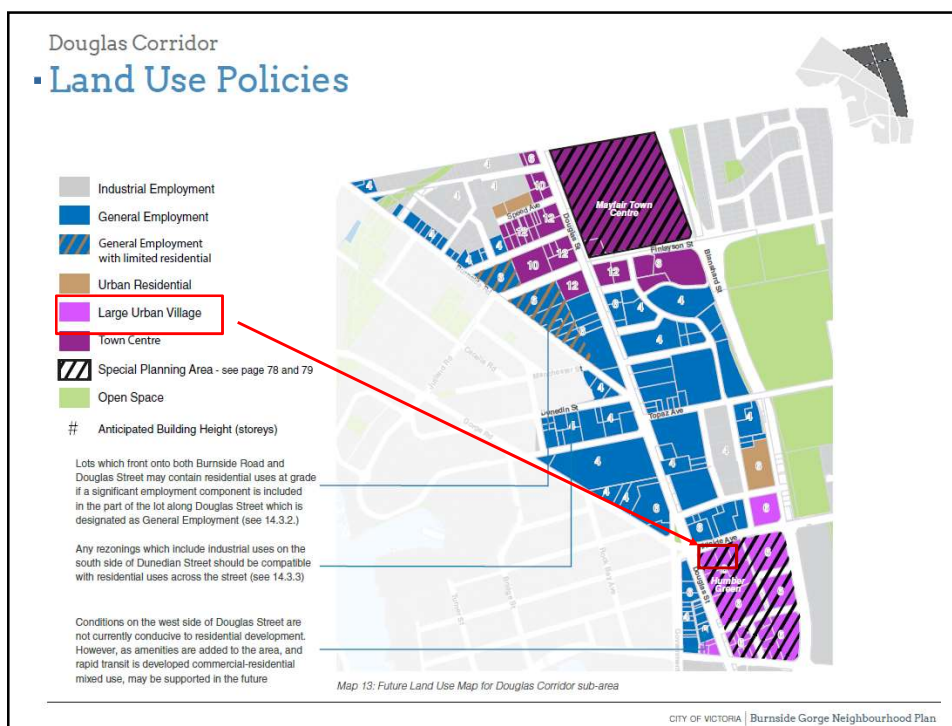
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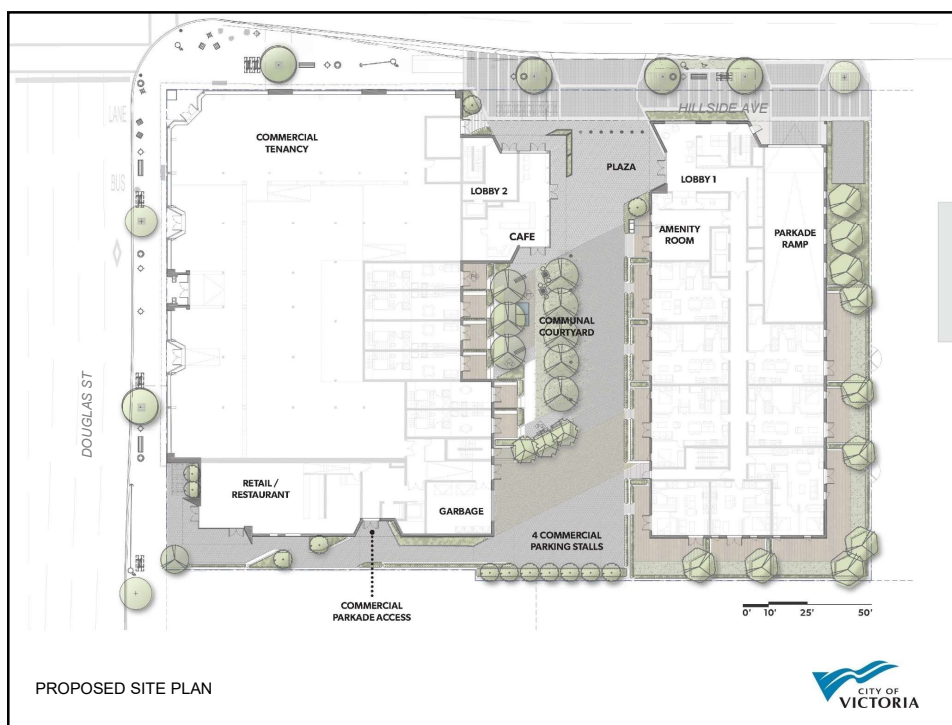
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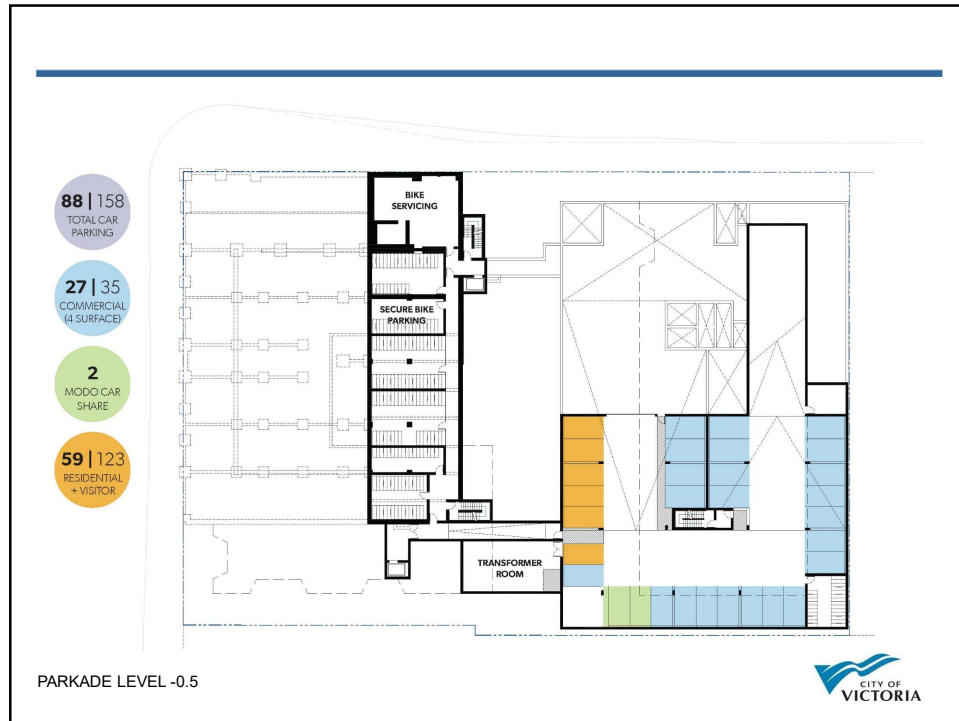
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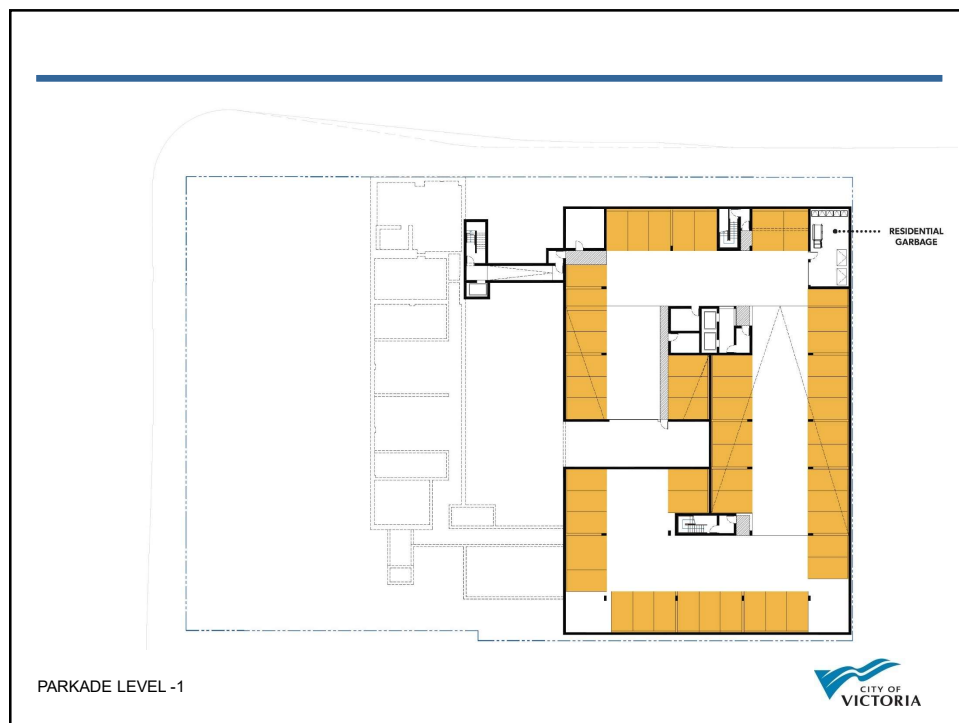
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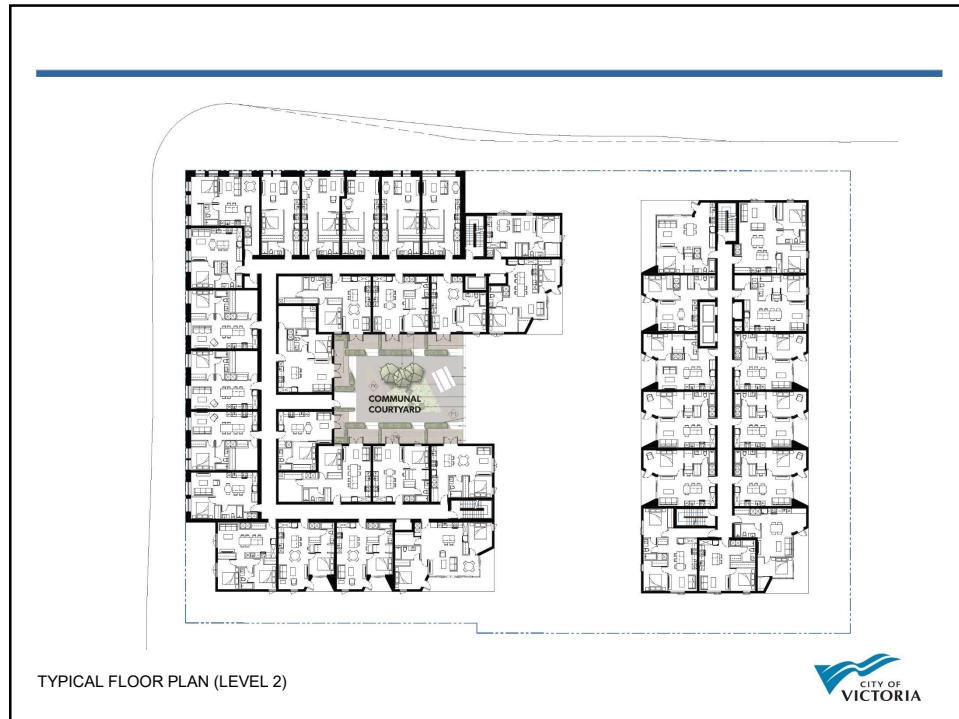
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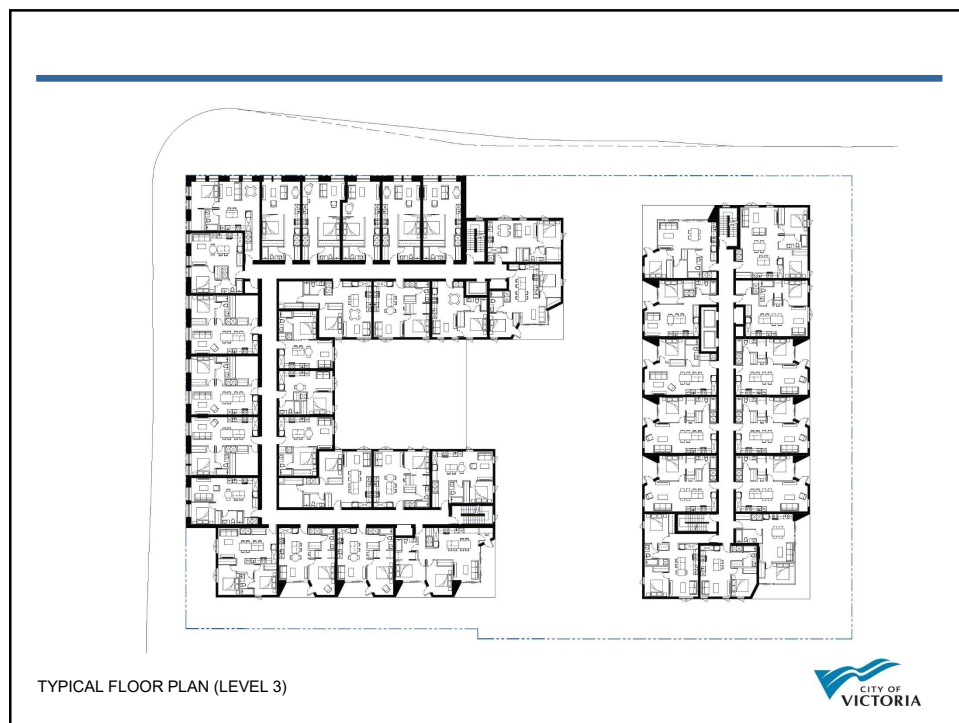
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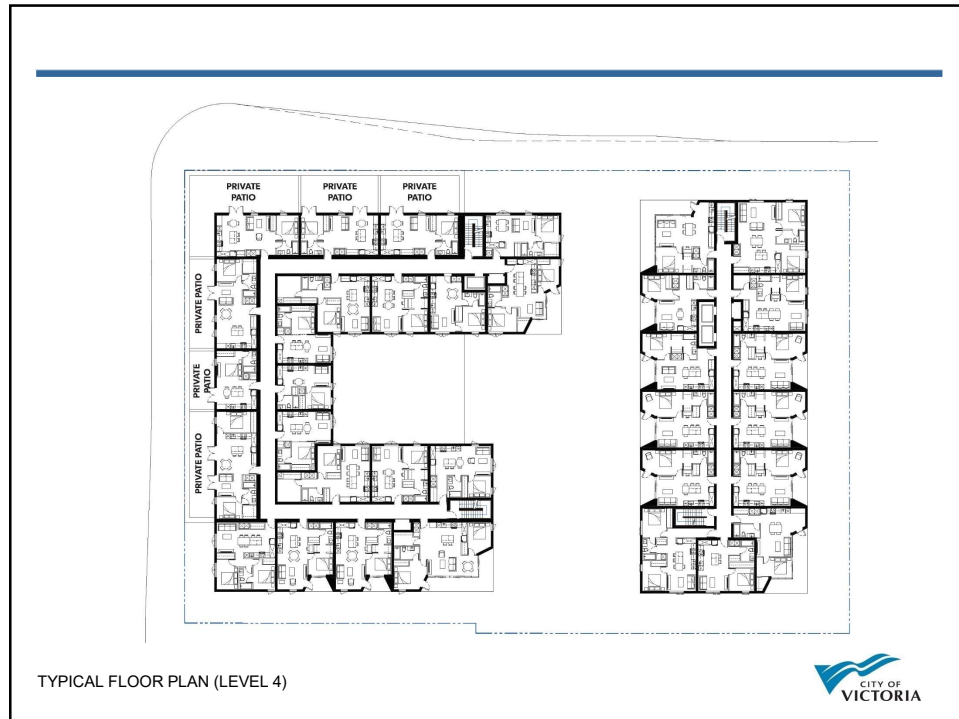
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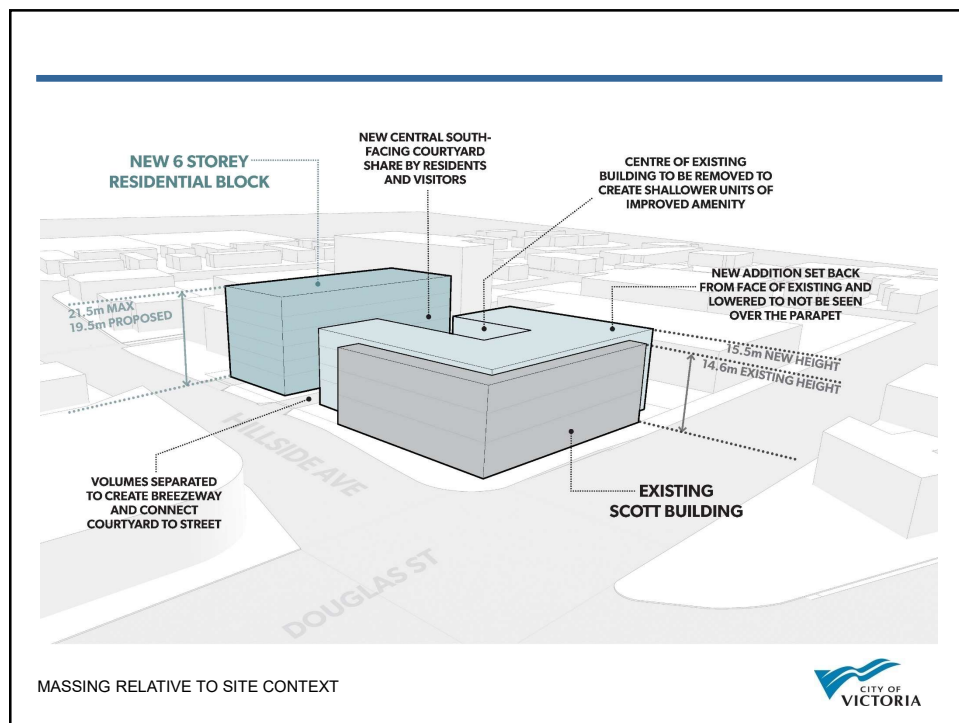
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DOUGLAS STREET ELEVATION LOOKING EAST



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DOUGLAS ST

HILLSIDE AVE ELEVATION LOOKING SOUTH



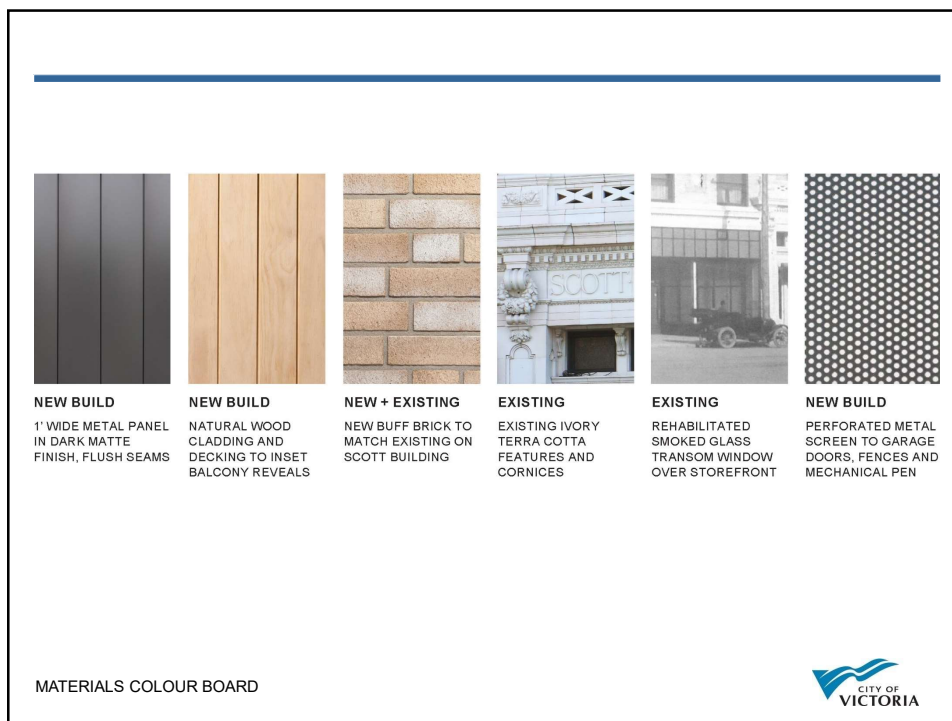
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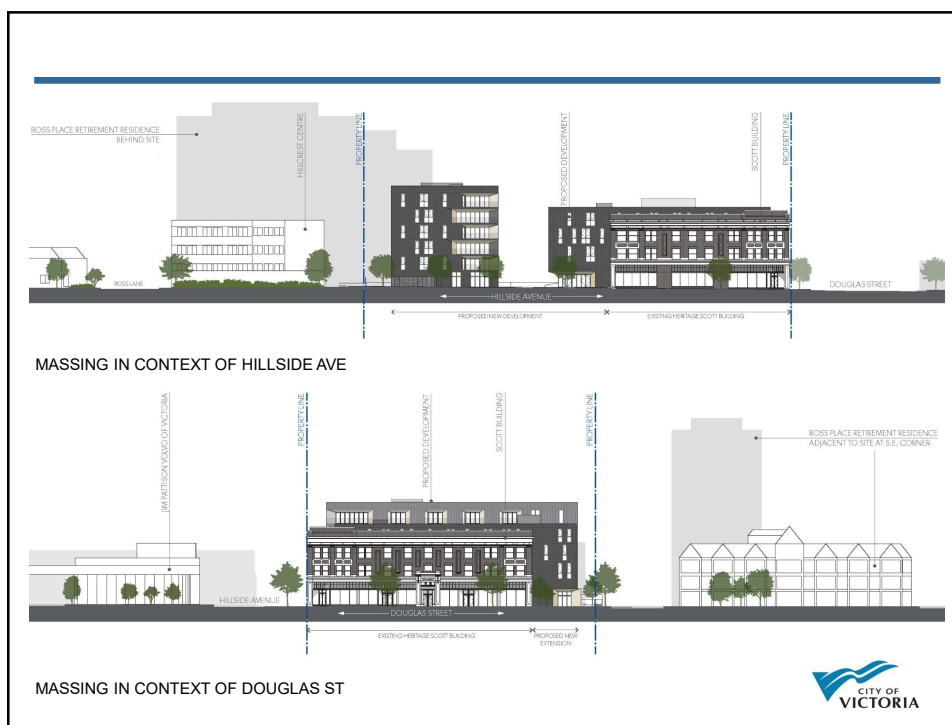
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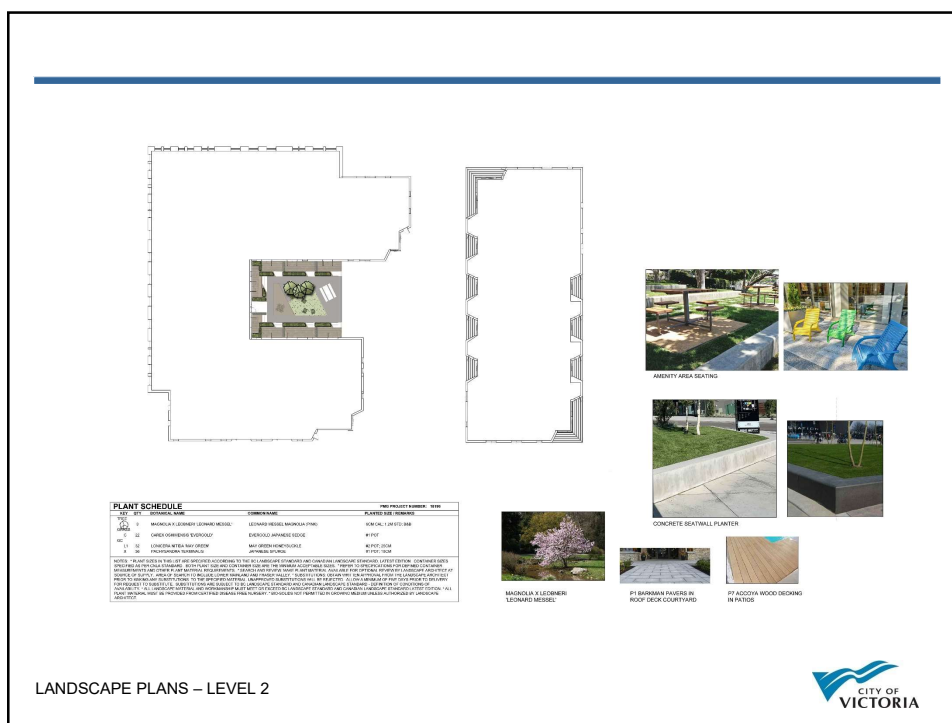
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RENDERED VIEW LOOKING SOUTH TOWARDS CAFÉ
AND COURTYARD ENTRY FROM HILLSIDE AVE



25



RENDERED VIEW CLOSE UP OF STAGGERED RECESSED BALCONIES



26



RENDERED VIEW LOOKING NORTH FROM COMMUNAL COURTYARD



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RENDERED VIEW LOOKING SOUTH-WEST FROM HILLSIDE AVE



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Heritage Designation Application for 2655-2659 Douglas Street (Scott Building)



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Staff Recommendation

That Council approve the designation of the heritage-registered property located at 2659 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site



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Designation Assessment

A heritage property is one with sufficient **heritage value** or **heritage character** to justify conservation

Designation Assessment: **Does the property have heritage value or heritage character?**

Heritage Value: historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area.

Heritage Character: Traits or features which give property or an area a distinctive quality or appearance.

(Local Government Act, Section 611)



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Heritage Value

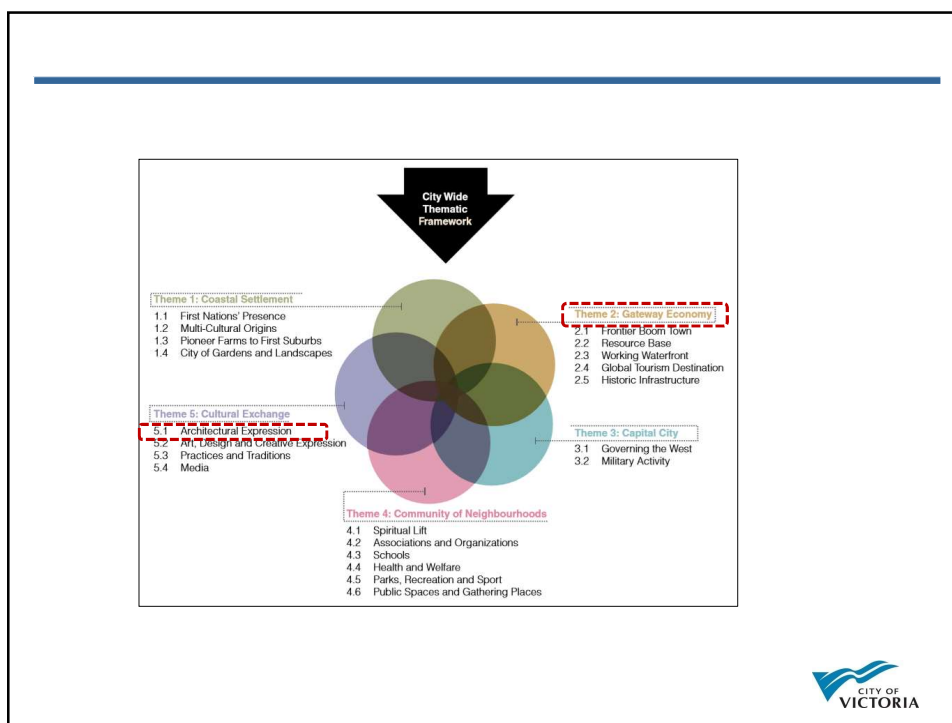
- Testament to Edwardian era development of Burnside, economic growth and demand for office space near transit
- Associated with Lord Wilfred Hargreaves

Heritage Character

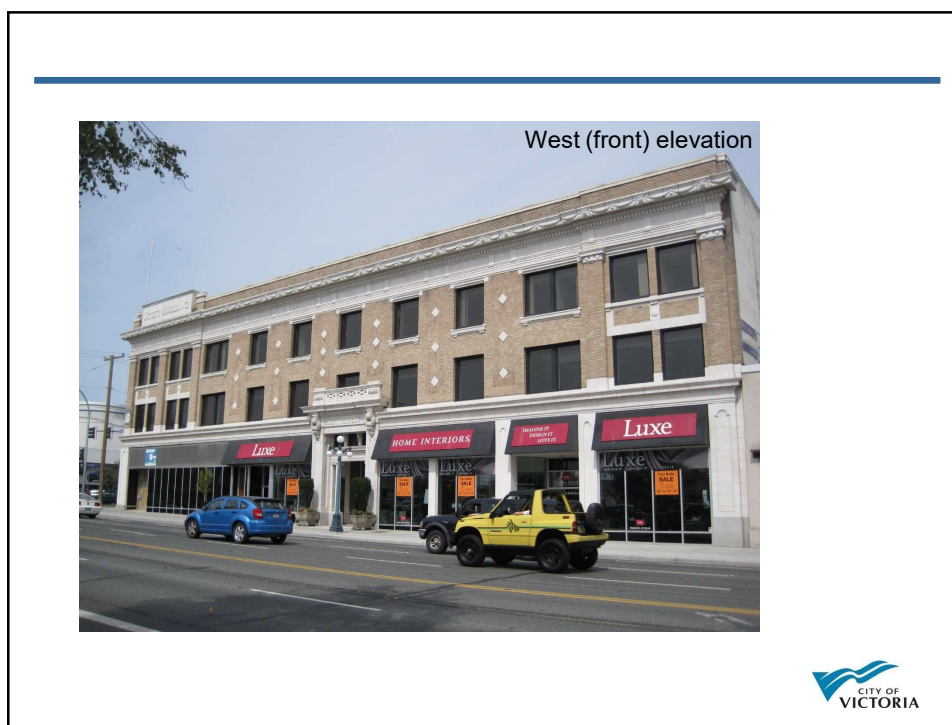
- Form, scale, massing
- Classical revival features on upper storeys and main entry
- Scott Building inscriptions



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North (side) elevation



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East (rear) elevation

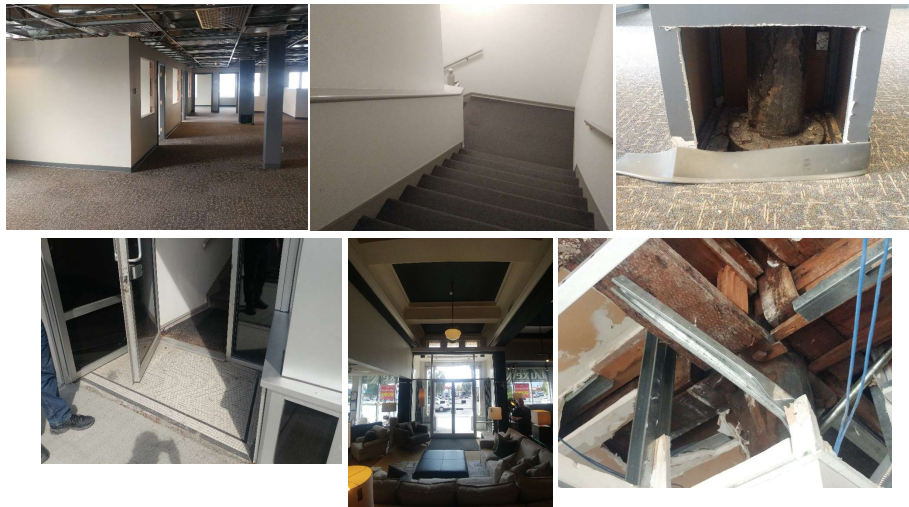


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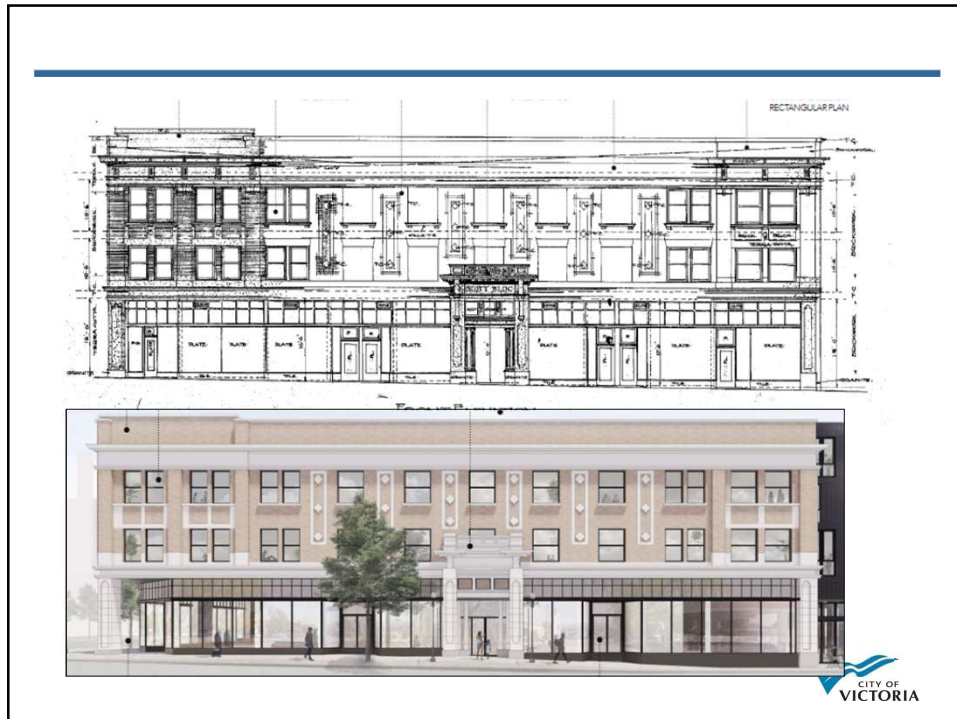
South (side) Elevation



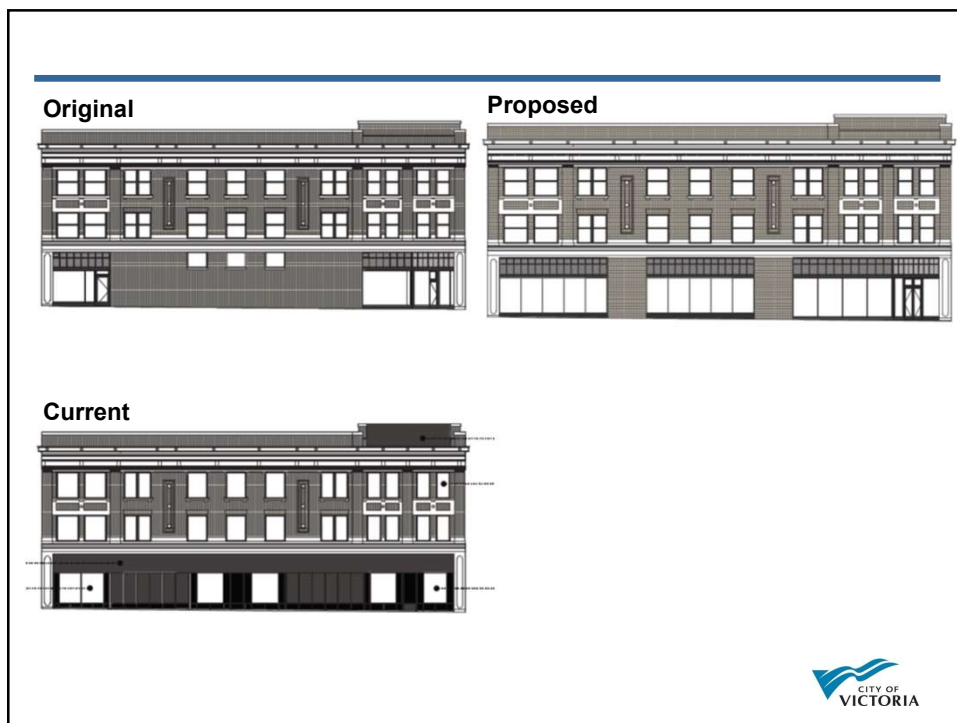
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