

2.4. New Buildings

“New buildings within the district must be compatible in character, form, massing and location on the site. It is important that **new buildings are distinguishable, but in harmony with, their neighbours.**”

(Yorkville-Hazelton Heritage Conservation District Plan, p. 21)

2.4.2. Design, Form, and Massing

“The massing of buildings within each character area varies from 1-1/2 storey to 3 storey. New buildings are to be compatible with the building height of the adjacent buildings. The new building should be compatible to the vertical proportions and widths that predominate on either side of the building site.”

(Yorkville-Hazelton Heritage Conservation District Plan, p. 21)

2.4.5 Windows (New Buildings)

“The window proportions in the District are generally vertical and rectangular. New windows should maintain these proportions and location in relation to the adjacent buildings.”

(Yorkville-Hazelton Heritage Conservation District Plan, p. 22)

2.1.3 Windows (Alterations to Existing Buildings)

“Storm windows were often used to conserve heat and contribute to the character of the window treatment...”

(Yorkville-Hazelton Heritage Conservation District Plan, p. 14)



(Yorkville-Hazelton Heritage Conservation District Plan, pg.12 & 22)



(Image taken from Google Maps Street View)



Aerial view of North side of Scollard Street
(image taken from Bing Maps)

92a Scollard Street
SHIM • SUTCLIFFE



(from Yorkville-Hazelton Heritage Conservation District Plan, pg. 7)



(Image taken from Google Maps Street View)



Aerial view of North side of Scollard Street
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(image taken by Shim-Sutcliffe Architects Inc., July 14, 2011)



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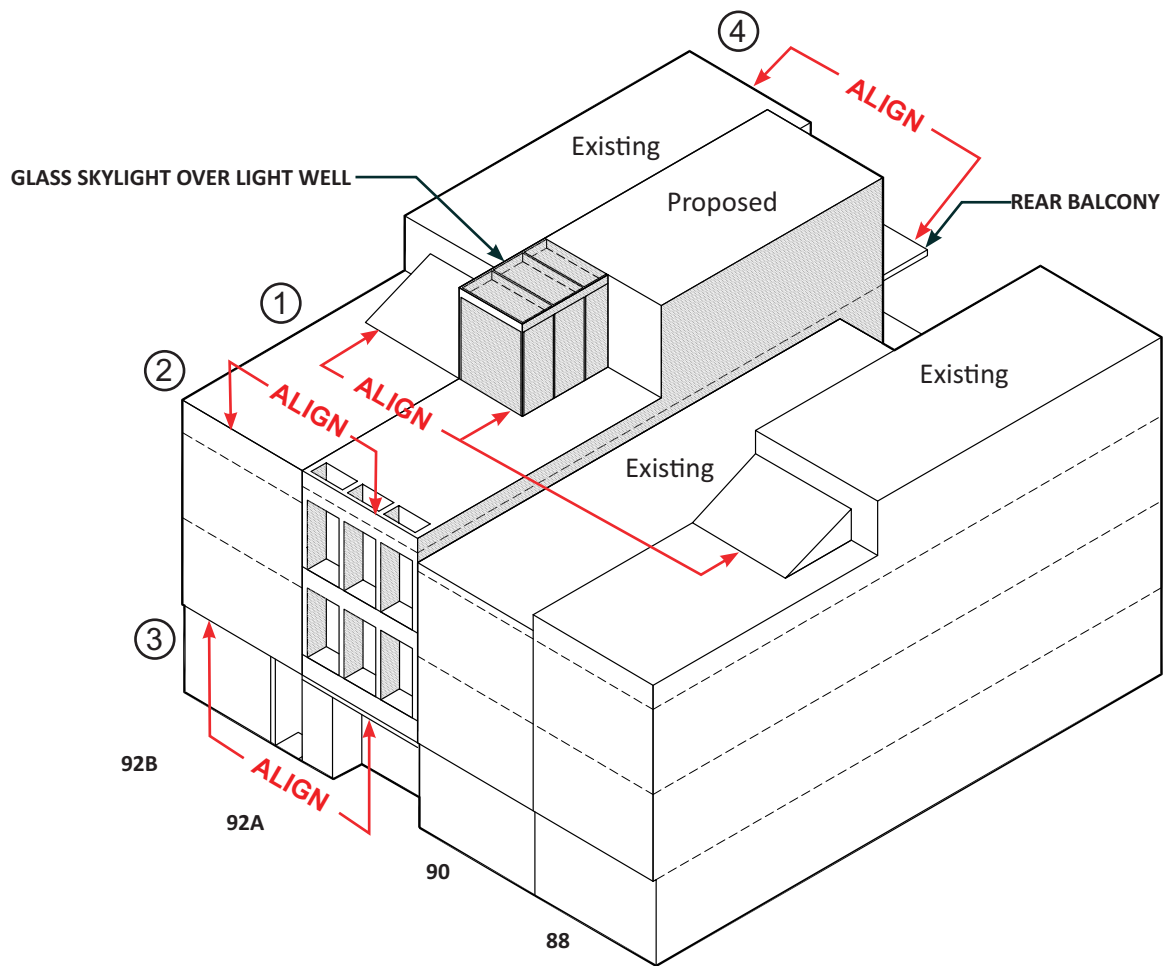


Aerial view of North side of Scollard Street
(image taken from Bing Maps)

92a Scollard Street
SHIM•SUTCLIFFE



Existing Street View : Scollard Street looking North West
(image taken by Shim-Sutcliffe Architects Inc. July 14, 2011)



Proposed Massing

1. Southern edge of proposed 4th floor to align with southern edge of adjacent 4th floor.
2. Top of proposed south facade to align with top of existing parapet to the west.
3. Top of proposed ground floor storefront to maintain alignment with adjacent existing storefronts.
4. Rear edge of balconies to align with rear of adjacent building.

Committee of Adjustment Variances (Considered minor in nature)

1. The combined non-residential gross floor area and residential gross floor area shall not exceed 2.0 times the area of the lot (209.37m²).

The new building will have a combined non-residential gross floor area and residential gross floor area equal to 2.77 times the area of the lot (290.10m²).

2. The maximum permitted height of a building is 12 m. The new building will have a height of 13.2 m.

3. One parking space for each dwelling unit shall be provided.

In this case, no parking space will be provided.

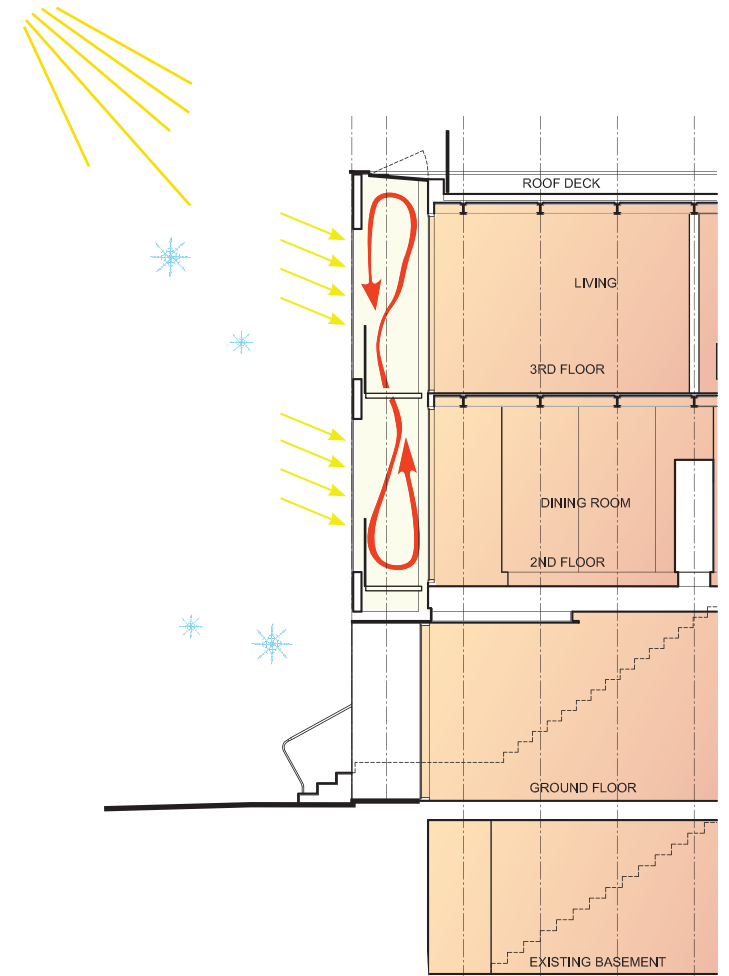
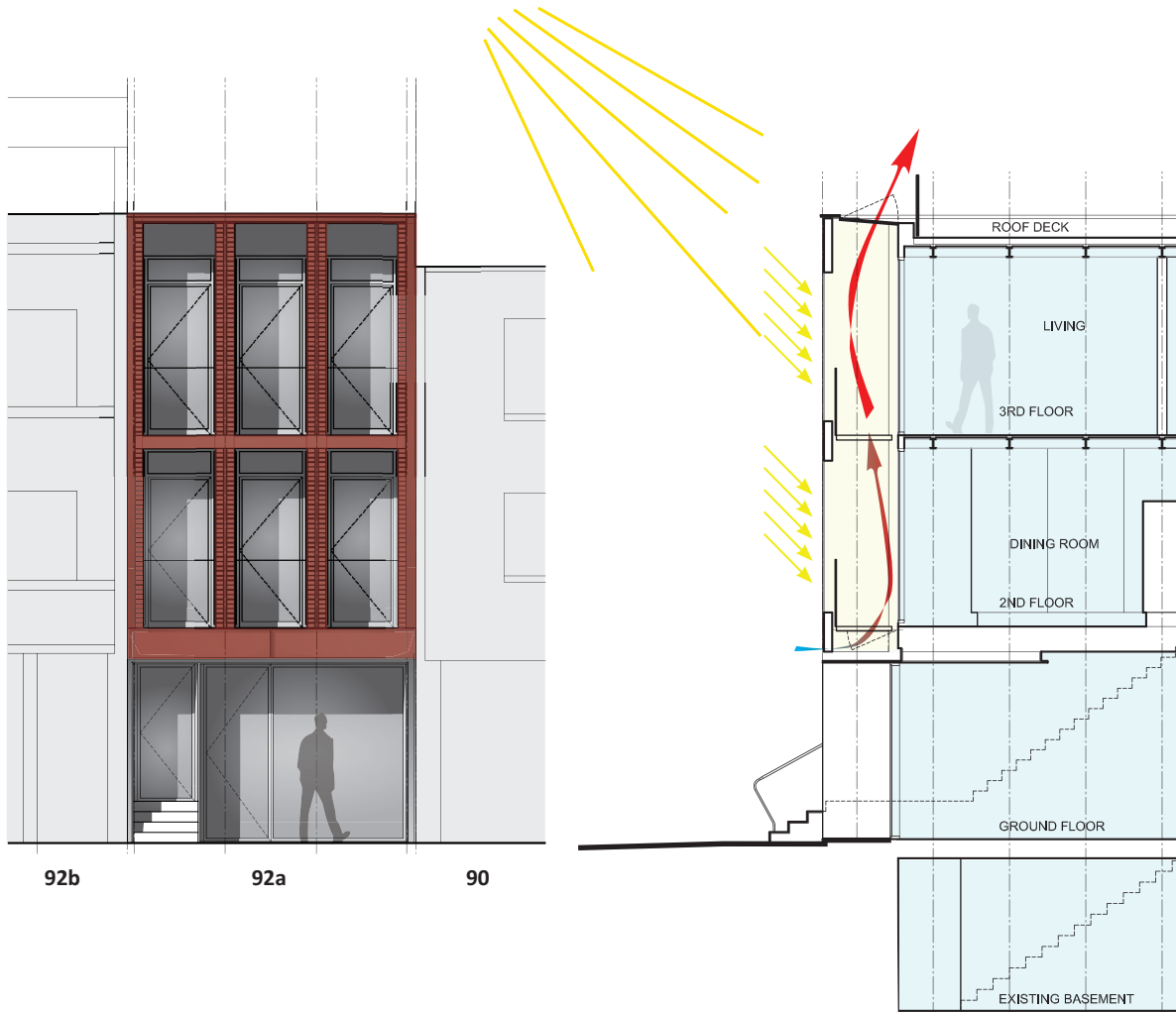
*APPROVED BY COMMITTEE OF ADJUSTMENTS ON APRIL 18, 2012

AXONOMETRIC DIAGRAM

Not to Scale



Proposed Street View - South Elevation 92a Scollard



92a Scollard : South Elevation

Summer

South Facade

Section showing Sustainability features

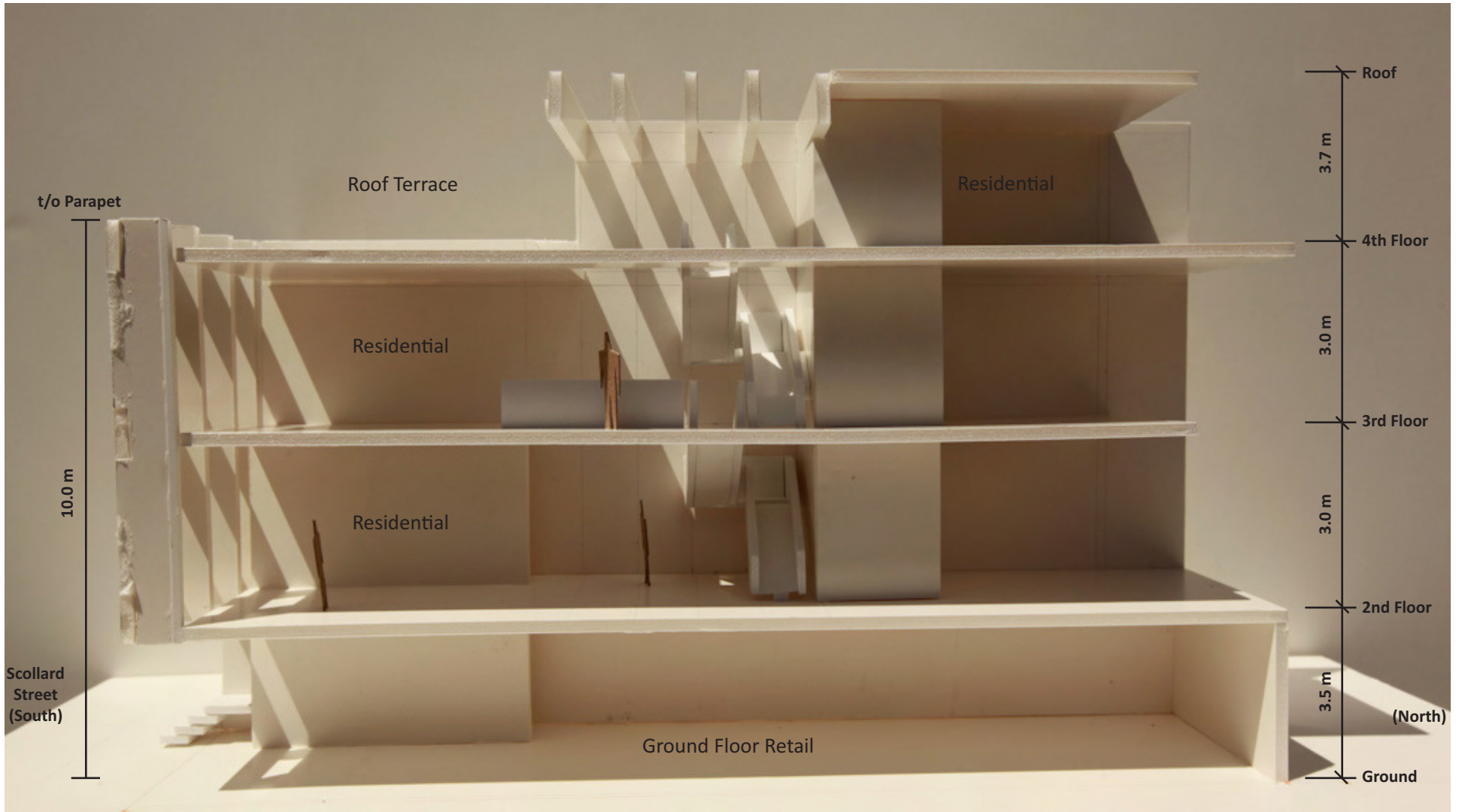
Vented space allows air heated by the sun to escape; cooling the interior spaces.

Winter

South Facade Section

Section showing Sustainability features

Un-vented space retains the sun's heat; helping to warm the interior spaces.



Sectional Model of 92a Scollard loing West



View of Scollard Street looking West toward Hazelton showing South side
(image taken from Google Maps Street View)



View of 99 Scollard looking South
(image taken from Google Maps Street View)



View of Hazelton Avenue looking South
(image taken from Google Maps Street View)