

1:00 p.m.

6. CITY COUNCIL REFERRAL FOR RECOMMENDATION TO COUNCIL. **8 Bastion Square.** Proposed Exterior Alterations to a Heritage Designated Building. Heritage Designation Bylaw No. 6. Development Permit Application No. 2061. Application of Citta Construction. Zoned CA-3C Old Town District.

15 Min

Paul Heels of Citta Construction will attend at 1:00 p.m.

1:15 p.m.

11. New Business

5 Min

1:20 p.m.

12. Adjournment

September 22, 1993

TO: Chairman and Members, Heritage Advisory Committee

FROM: S. Barber, Planning Department

RE: **8 Bastion Square** - Proposed Exterior Alterations to a Heritage Designated Building. Heritage Designation Bylaw No. 6. Development Permit Application No. 2061. Application of Citta Construction. Zoneed CA-3C Old Town District.
For Recommendation to Council.

1.0 Summary

The proposal is to modify the existing entry to No. 8 Bastion Square on the south elevation, by installing a new glazed wood door and side light and a new steel, wood and fabric canopy above the entry. Whereas this is a Heritage Designated Building in the Old Town Development Permit Area, Council's design approval is required for all exterior alterations.

2.0 Recommendation

That pursuant to Heritage Designation Bylaw No. 6, City Council authorize the issuance of Development Permit No. 2061 in accordance with:

1. Plans dated September 21, 1993.
2. Development meeting all bylaw requirements.
3. Final plans to be in accordance with the plans identified above.

3.0 Background/Analysis

3.1 The Proposal

The proposal is to modify the existing entry to No. 8 Bastion Square on the south elevation, by installing a new glazed wood door and side light and a new steel, wood and fabric canopy above the entry. Whereas this is a Heritage Designated Building in the Old Town Development Permit Area, Council's design approval is required for all exterior alterations.

8 Bastion Square (cont'd)

The purpose of the alterations is to provide an enhanced entryway to the office space on the upper floors of the heritage building. The front surface of the proposed canopy would include brass letters stating "No. 8 Bastion Square" and the front of the arched canopy would be finished with wire glass panels in steel frame. The door will be finished with Honduran mahogany and brass door hardware.

3.2 Existing Standards/Guidelines

The Rehabilitation Principles and Guidelines of the British Columbia Heritage Trust states under the heading "Entrances and Porches" that the following policies are not recommended:

"Removing or radically changing entrances and porches which are important in defining the overall and historic character of the building."

3.3 Discussion

The proposed alteration does not detract from the historic character of the existing building and provides an enhanced entry of a sympathetic character to the existing building. It is recommended that this application be **approved**.