

5. **727 Yates Street**  
**Heritage Alteration Permit with Variances Application No. 00008**

Attendees: Jim Wong; Studio One Architecture Inc.; Daniel Belanger, Pacific Cove Property Management

Merinda Conley provided a brief summary of the application.

Panel Questions and Comments

- Privacy and livability: The project is a practical response to a very narrow lot.
- Impact on the context of the Heritage Conservation Area: DPA 2 (HC) has more density and height than Old Town and is a mixed character area. Like the step back which complements the adjacent building and that it makes use of the existing building. More changes to the building would be risky and not advantageous. The building will provide liveable rental units downtown.
- Proposal's success in considering the heritage value and characteristics of the Yates Street Heritage Corridor: The Panel supports the restoration of the storefront. The recreated heritage façade will increase the building's profile on the streetscape.
- Proposed conservation strategies: The office building next door is set back so the eastern façade of this building is visible. It is a nice indentation that provides some relief on the street. Applicant: Any exposed brick will be refurbished.
- Quality and durability of materials for the addition: The proposed metal cladding has also been used on the adjacent building. Has it weathered well? John Wong: Yes, it is weathering well after five years.

**Moved**

**Seconded**

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00008 for 727 Yates Street be approved as presented.

**Carried (6 in support, 1 abstention)**