



## THE CORPORATION OF THE CITY OF VICTORIA

### DEVELOPMENT PERMIT

Number **3002**  
 Expiry Date **September 15, 1996**

This Permit is issued to:

NAME: **Coronet Ventures Ltd. (Inc. No. 374957)**

ADDRESS: **3rd Floor, 736 Broughton Street  
 Victoria, B.C. V8W 1E1**

1. This Development Permit is issued subject to compliance with all applicable by-laws of the Corporation of the City of Victoria, except as specifically varied or supplemented by this permit.
2. This Development Permit applies only to those lands within the City described below and any buildings or structures on the land:

Street Address: **836 Yates Street**

Legal Description: **Lot 373, Victoria City**

3. The Zoning Regulation By-law, the Subdivision Control By-law or any by-law passed pursuant to Section 964 concerning parking, Section 967 concerning Signs or Section 968 concerning Screening, are varied or supplemented as follows: Zoning Regulation By-law

**N/A**

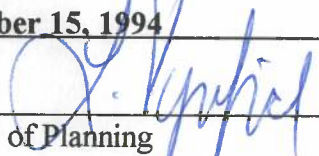
4. The land and buildings which are subject to this permit shall be developed strictly in accordance with the terms and conditions of this permit, and any plans and specifications attached to the Building Permit which is issued in connection with this development.
5. The plans and specifications attached to the Building Permit which is issued for this development shall form part of this permit. Until a building permit is issued, the plans identified in Council's authorizing resolution are the basis on which this permit is issued.
6. (1) If the permit holder does not commence the development permitted by this permit within two years from the date of this permit or any lesser period specified by a resolution of Council, the permit shall lapse.
- (2) Where applicable guidelines are specified in the Official Community Plan By-law, the development shall be carried out according to the following time schedule:

**N/A**

- 7. (1) Where applicable as a condition of the issuance of this Permit, Council may require a security, as authorized by Section 980(2) of the Municipal Act, to ensure that any conditions respecting landscaping are satisfied or to ensure that no conditions of the Permit are breached resulting in an unsafe condition on the land.
- (2) Where the City considers that:
  - (a) a condition in the permit respecting landscaping has not been satisfied; or
  - (b) where, as a result of the contravention of a condition in a Permit, an unsafe condition has resulted,

the City may undertake and complete the works required to satisfy the landscaping condition or carry out any construction required to correct the unsafe condition, at the cost of the permit holder, and may apply the security in payment of the cost of the works with any excess to be returned to the permit holder.
- (3) Any interest earned on the security provided under subsection (1), shall accrue to the permit holder and be paid to him or her immediately on return of the security or, on default, become part of the amount of the security.
- (4) Where the development authorized by this permit has been completed or the permit has lapsed prior to commencement of any work pursuant to this permit, the security shall be returned to the permit holder.
- (5) Where any security is required by City Council, the security provided by the permit holder is:
  - (a) an irrevocable letter of credit in the amount of \$ N/A; or
  - (b) a deposit of securities in a form satisfactory to the City Solicitor, being;
    - (i) a performance bond in the amount of \$ N/A;
    - (ii) a bearer bond in the amount of \$ N/A .
- 8. Where a subdivision of the land subject to this permit has been made a condition of this development, this permit authorizes the subdivision subject to the statutory approval of the Approving Officer.
- 9. This permit does not constitute a building, sign, or awning permit nor a subdivision approval.

Date of Resolution authorizing issuance of this permit:

September 15, 1994  
  
 \_\_\_\_\_  
 Director of Planning

c.c.: Secretary to Council  
 Chief Inspector,  
 Buildings Division  
 City Solicitor  
 DPA File

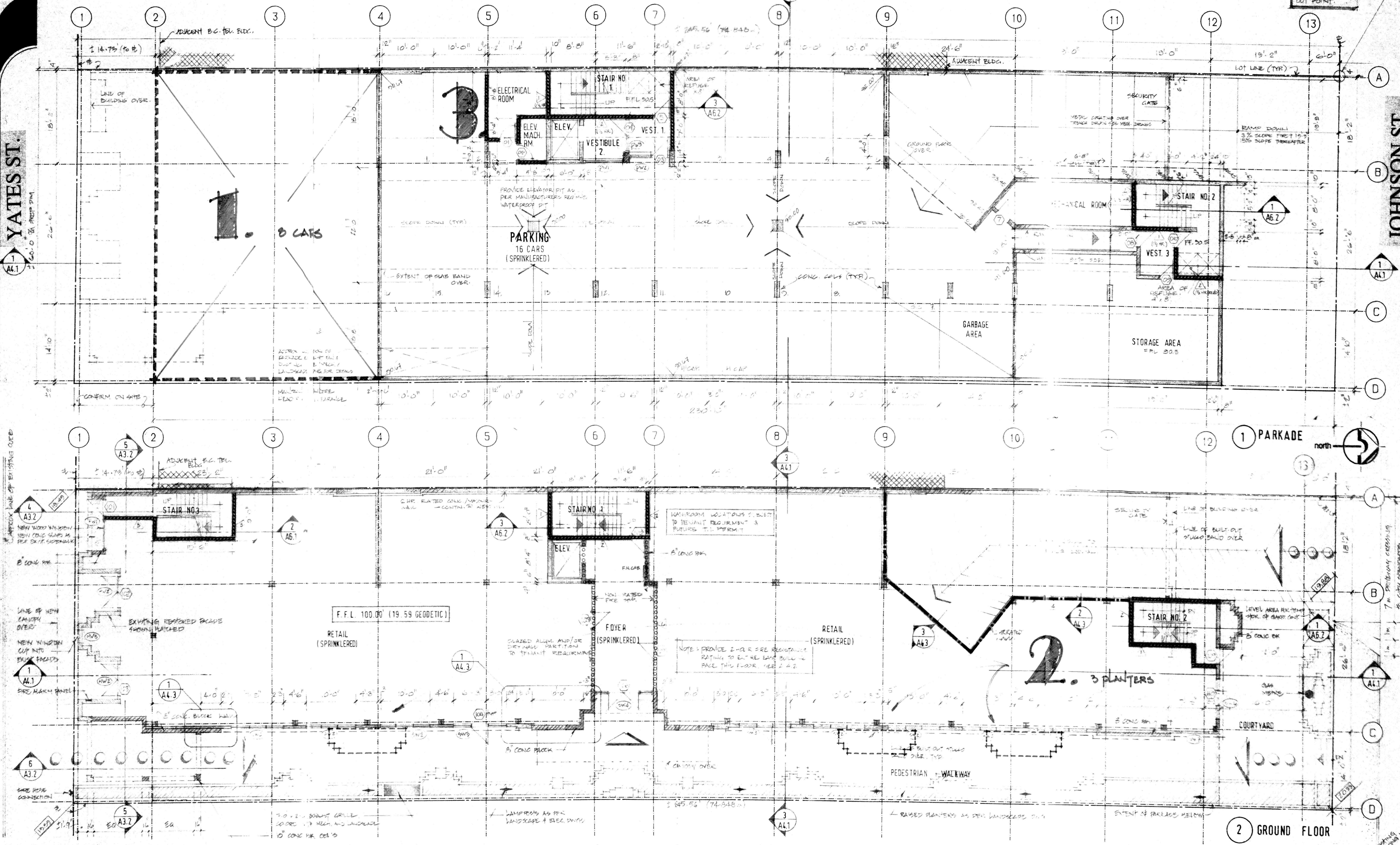
Date of Issue: October 26, 1994

For City Clerk's Office Use Only

Notice filed in the Land Title Office on the \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_  
under Land Title Office No. \_\_\_\_\_

YATES ST.

JOHNSON ST.



**WALL SCHEDULE**

1	1" CONCRETE	1" or 1 1/2" solid concrete B.C.B.C. 1992, Appendix, Table A.10.3.A, No. 16
2	CONCRETE BLOCK	8" concrete block ULC Design No. U965
3	2 IN. STEEL STUD	2 layers 1/2" Type C drywall as spec., ea. side of 3 1/2" steel studs @ 16" o.c. with R12 batt insulation
4	1 1/2 IN. STEEL STUD	3/4" drywall finish on both sides on 2 layers 1/2" Type X drywall on 6" steel studs @ 16" o.c. with R20 batt insulation paper lath
5	1 IN. STEEL STUD	5/8" Type X drywall both sides of 3 1/2" steel studs @ 16" o.c. with R12 batt insulation
6	UNBATED STEEL STUD	5/8" Type X drywall to finished side on 3 1/2" steel studs @ 16" o.c.

**DRAWINGS ARE MARKED-UP IN REFERENCE TO ITEMIZED LIST CONTAINED IN LETTER TO VICTORIA PLANNING DEPARTMENT, MAY 30, 1995.**

**NOTES:**  
EXISTING ELEVATIONS - METRIC  
REFER TO LANDSCAPE DRAWING FOR ALL HARD & SOFT LANDSCAPING.

No.	Date	Issue	Revision	Date	No.
1	10/20/94	ISSUED FOR BASE BUILDING PERMIT			
2	11/14/94	REMOVED OR REVISED EXISTING WALLS			
3	12/14/94	REMOVED FOR EXISTING BUILDING PERMIT			
4	1/10/95	ISSUED FOR CONSTRUCTION GENERAL REVISED			

**VIC DAVIES ARCHITECT LTD.**  
1561 Church Avenue  
Victoria, B.C. Canada V8P 2H2  
(604) 477-4255 Fax 477-8411

**YATES CENTRE**  
Drawing  
**PARKADE & GROUND FLOOR PLANS**  
Scale: 1/8" = 1'-0" Date: 28 OCT 94 Drawn: ACM

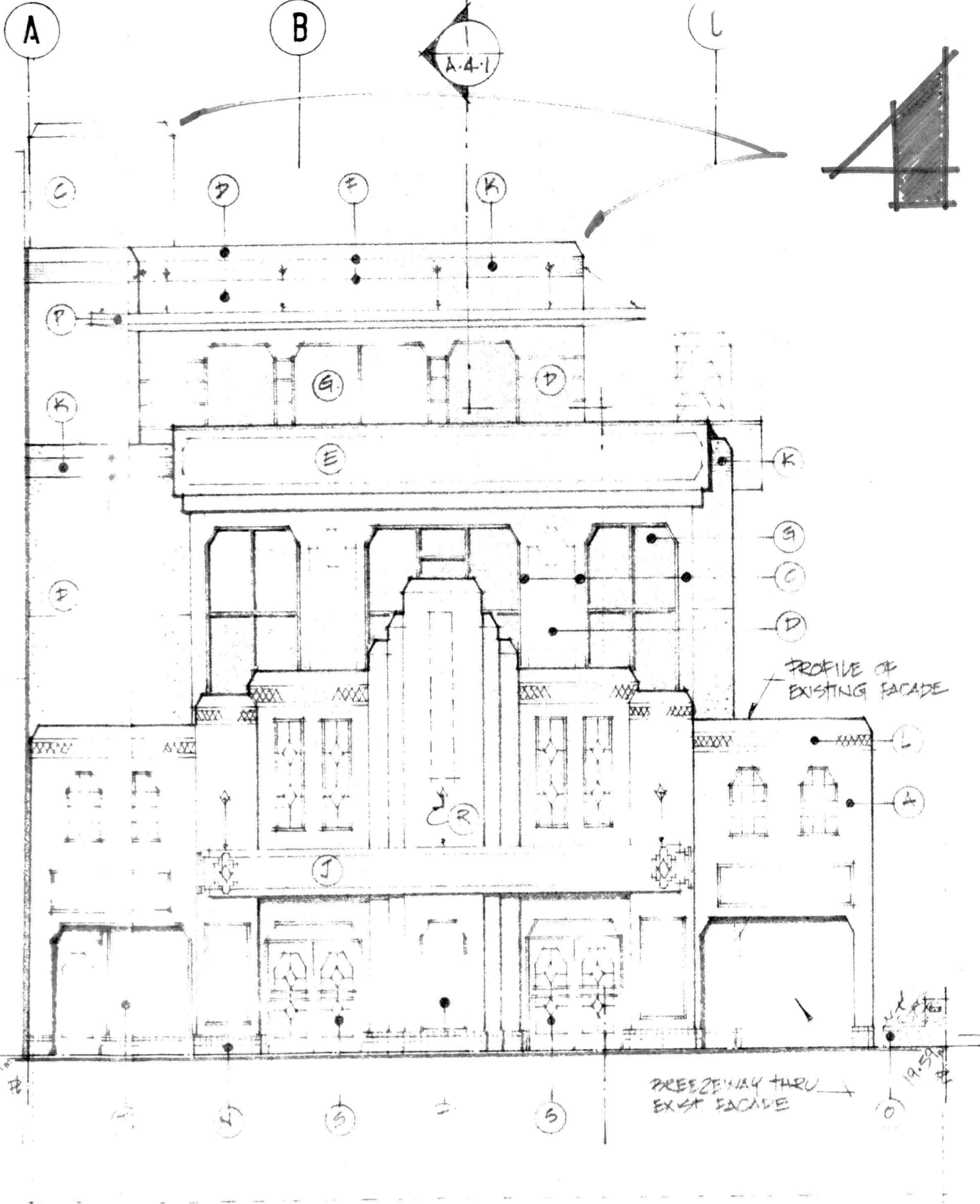
**Vic Davies Architect Ltd.**  
1561 Church Avenue  
Victoria, B.C. Canada V8P 2H2  
(604) 477-4255 Fax 477-8411

Drwg. No. **A2.1**  
Rev. **5**  
Job No. 9242

**MATERIALS**

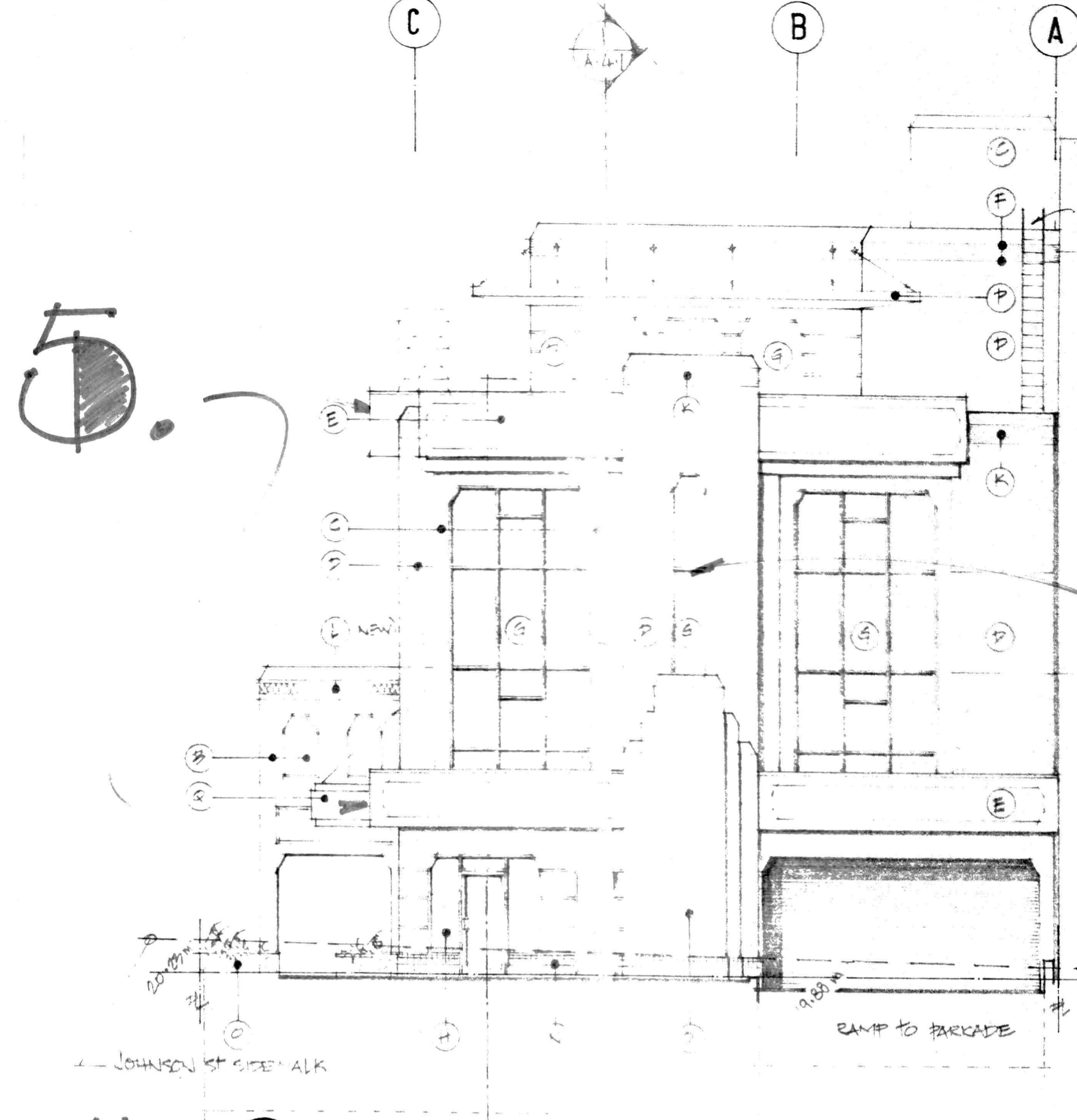
- (A) Entire existing facade, painted.....White
- (B) Textured stucco.....White
- (C) Textured stucco.....Light beige
- (D) Textured stucco.....Med. beige
- (E) Textured stucco fascia and soffit.....Med. beige
- (F) Stucco reveals
- (G) Green reflective curtain wall glazing or windows in green anod. alum. framing
- (H) Clear shopfront glazing in green alum. framing
- (J) Canopy with "Art Deco" motif detailing and illuminated signage
- (K) Stucco feature band.....Green
- (L) Restored "Art Deco" feature band.....Green
- (M) Plate glass entry doors with custom "Art Deco" motif pulls
- (N) Glazed tile base.....Green
- (O) Raised planters as per landscape Dwg. - Sandblasted conc.
- (P) Suspended fabricated metal sun control device painted green
- (Q) Suspended entrance canopy with illuminated signage
- (R) Metal suspension rods, plates, etc., painted.....Green
- (S) New wood "Art Deco" heritage doors.....Clear glazed White frames
- (T) New wood framed window/door.....Clear glazed White frames
- (U) Light fixtures as per elec.

PARADEL EL 151'6"  
 MECH RM EL EL 150'0"  
 PENTHOUSE FLOOR EL 138'0"  
 APPROX LINES OF BC TEL BLDG ADJACENT  
 THIRD FLOOR EL 125'6"  
 SECOND FLOOR EL 119'0"  
 GROUND FLOOR EL 100'0"  
 PARCADE EL 90'6"

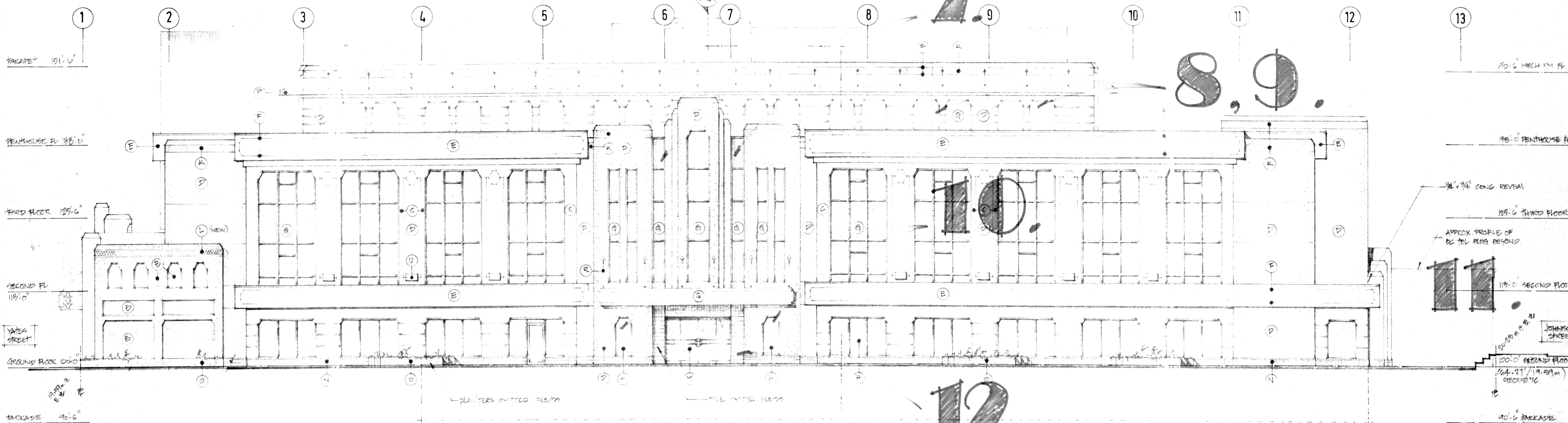


1 SOUTH ELEVATION (towards Yates St.)  
 \* REFER TO DWG A-3.2 FOR DETAILS OF RESTORATION OF EXISTING HERITAGE FACADE

PARADEL EL 151'6"  
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 PENTHOUSE FLOOR EL 138'0"  
 APPROX LINES OF BC TEL BLDG ADJACENT  
 THIRD FLOOR EL 125'6"  
 SECOND FLOOR EL 119'0"  
 GROUND FLOOR EL 100'0"  
 (GEODETIC ELEV = 19.97m = 64.21ft)  
 PARCADE EL 90'6"



2 NORTH ELEVATION (towards Johnson St.)



3 EAST ELEVATION

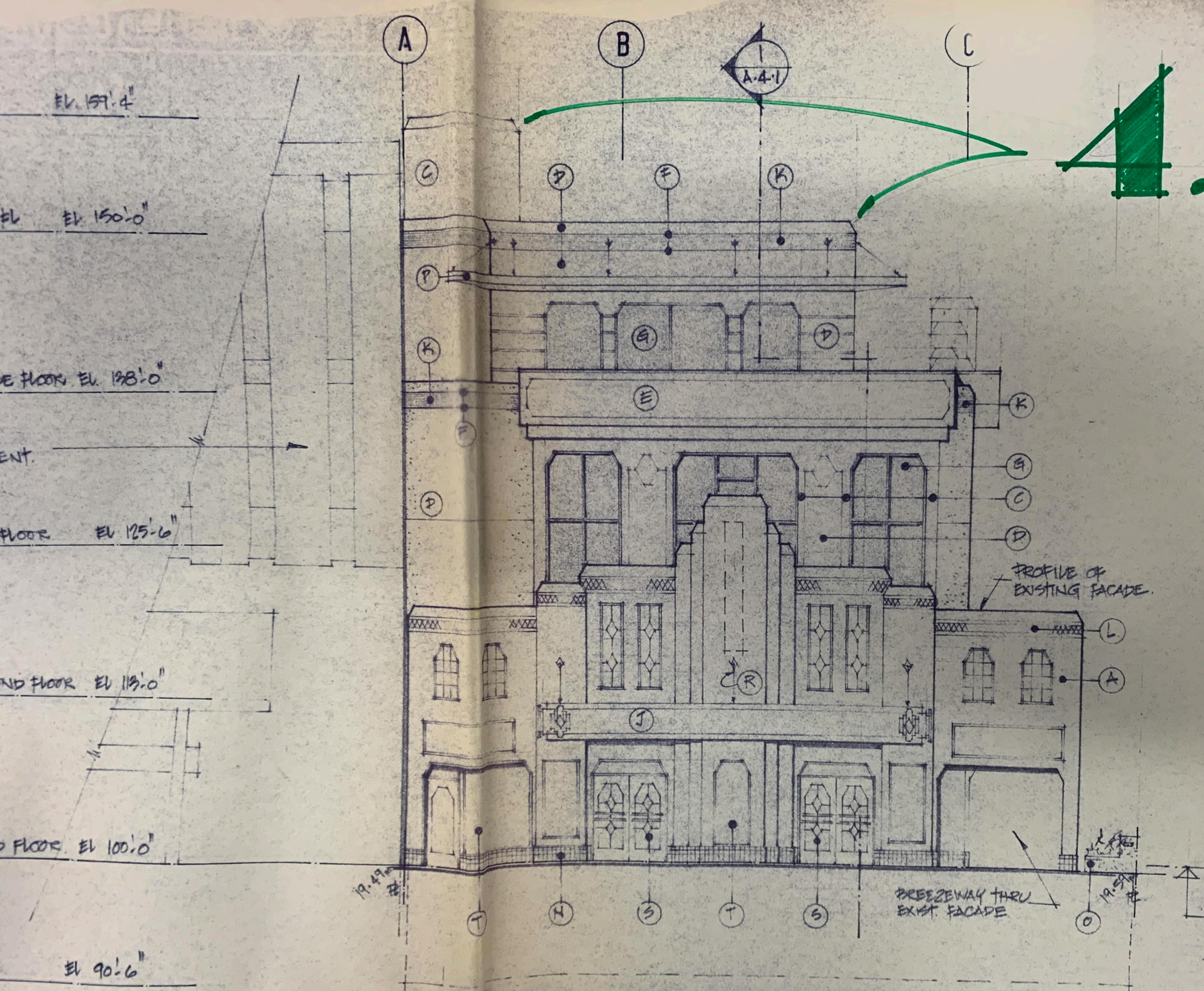
DRAWINGS ARE MARKED-UP IN REFERENCE TO ITEMIZED LIST CONTAINED IN LETTER TO VICTORIA PLANNING DEPARTMENT, MAY 30, 1995.

NOTE:  
 - REFER TO REVISED ELEVATIONS ON SHEET A-3.1-B FOR ALL PROFILES HEIGHTS, PROJECT ANGLING PROFILES AND ETC.  
 - REFER TO THIS DRAWING FOR ALL SURFACES, REVEALS AND ETC.

No.	Date	Issue	Revision	Date	No.
1	02/10/94	ISSUED FOR BASE BUILDING PERMIT			
2	02/11/94	ISSUED FOR CONSTRUCTION			
3	02/11/94	ISSUED FOR CONSTRUCTION			

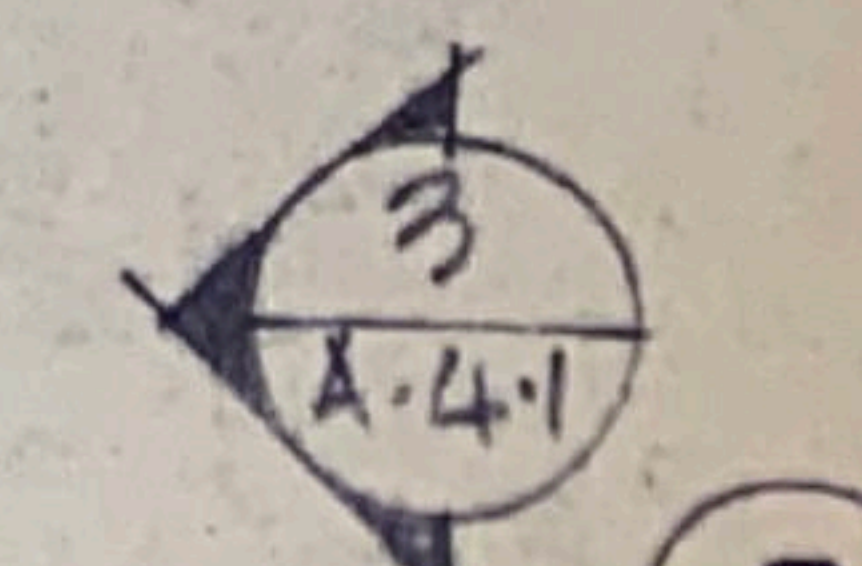
Copyright Reserved. This drawing remains the exclusive property of the Architect and may not be used or reproduced without their written consent.

**YATES CENTRE**  
 Drawing ELEVATIONS  
 Scale: 1/8" = 1'-0" Date: OCT 1994  
 Vic Davies Architect Ltd.  
 1581 Church Avenue  
 Victoria, B.C., Canada V8P 2H2  
 (604) 477-4255 Fax 477-8411  
 Job No. 9242



- MATERIALS**
- (A) Entire existing facade
  - (B) Textured stucco.....
  - (C) Textured stucco.....
  - (D) Textured stucco.....
  - (E) Textured stucco fasc
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**1 SOUTH ELEVATION (towards Yates St.)**  
 \* REFER TO DNG. A-3.2 FOR DETAILS OF RESTORATION OF EXISTING HERITAGE FACADE



2 3 4 5 6 7

Council Minute  
September 15, 1994

2. DEVELOPMENT PERMIT APPLICATION NO. 3002 (DP-A) - APPLICATION OF CORONET VENTURES LTD. - PROPOSED OFFICE/RETAIL - 836 YATES STREET: It was moved by Councillor Young, seconded by Councillor Acton, that the issuance of a Development Permit be authorized in accordance with:
- (1) Plans stamped "Development Permit Application No. 3002" dated August 31, 1994;
  - (2) Development meeting all bylaw requirements;
  - (3) Final plans to be in accordance with plans identified above with the incorporation of amendments in response to Advisory Design Panel's and Heritage Advisory Committee's recommendations;
  - (4) Completion of the Heritage Designation of the facade of the (former) Coronet Theatre; and
  - (5) Final plans to be reviewed by the Heritage Advisory Committee and the Advisory Design Panel prior to issuance of the Building Permit.

Carried

PLANNING (Councillor Lowe)

DEVELOPMENT PERMIT APPLICATION NO. 3002 (DP-A)  
APPLICATION OF CORONET VENTURES LTD.  
PROPOSED OFFICE/RETAIL - 836 YATES STREET

94/585

A memorandum dated September 1, 1994 was received from the Director of Planning regarding a proposal which had been received for the construction of a four-storey office building with a 25-vehicle underground parkade and retail on the ground floor. The proposed building retained the heritage facade of the former Coronet Theatre on Yates Street and incorporated a mid-block walkway from Yates to Johnson Streets. A previous Development Permit (No. 2016A) was issued on January 28, 1993 for a three-storey office building with a basement. The new proposal involved changes to the previously approved Development Permit requiring reconsideration by the Heritage Advisory Committee, Advisory Design Panel, and Council.

**ACTION:** Recommended to Council that the issuance of a Development Permit be authorized in accordance with:

1. Plans stamped "Development Permit Application No. 3002" dated August 31, 1994;
2. Development meeting all bylaw requirements;
3. Final plans to be in accordance with plans identified above with the incorporation of amendments in response to Advisory Design Panel's and Heritage Advisory Committee's recommendations;
4. Completion of the Heritage Designation of the facade of the (former) Coronet Theatre; and
5. Final plans to be reviewed by the Heritage Advisory Committee and the Advisory Design Panel prior to issuance of the Building Permit.



PLANNING DEPARTMENT

City Hall  
Centennial Square  
Victoria, Vancouver Island  
British Columbia V8W 1P6

Telephone (604) 361-0382  
FAX (604) 361-0386

City of **VICTORIA** British Columbia

September 1, 1994

C.F.G. Crisp  
City Manager  
City of Victoria

RE: **836 YATES STREET  
DEVELOPMENT PERMIT #3002 (DP-A)  
Application of Coronet Ventures Ltd.  
Proposed Office/Retail  
CA-28 Coronet District  
(Heritage Designation By-law Pending)**

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1.0 **SUMMARY**

The proposal is for the construction of a four storey office building with a 26 car underground parkade and retail on the ground floor. The proposed building retains the heritage facade of the former Coronet Theatre on Yates Street and incorporates a mid-block walkway from Yates to Johnson Streets. A previous Development Permit, #2016A was issued on January 28, 1993 for a three storey office building with basement. The new proposal involves changes to the previously approved Development Permit requiring reconsideration by Heritage Advisory Committee, Advisory Design Panel and Council.

Whereas the application is in the Harris Green/Quadra Development Permit Area, Council's design approval is required for the exterior design.

2.0 **RECOMMENDATION**

That Council authorize the issuance of a Development Permit in accordance with:

1. Plans stamped "Development Permit Application No.3002" dated August 31, 1994;
2. Development meeting all by-law requirements;

.../2.



September 1, 1994

3. Final plans to be in accordance with plans identified above with the incorporation of amendments in response to Advisory Design Panel's and Heritage Advisory Committee's recommendations.
4. Completion of the Heritage Designation of the facade of the (former) Coronet Theatre.
5. Final plans to be reviewed by the Heritage Advisory Committee and the Advisory Design Panel prior to issuance of the Building Permit.

3.0 **ANALYSIS/BACKGROUND**

- 3.1 As the site lies within designated Development Permit Area No. 8, Council's approval is required for exterior design and finishes.
- 3.2 Materials include textured stucco, green reflective glass curtain wall and windows, clear anodized aluminum window and door frames, wood framed windows and doors in the heritage facade.
- 3.3 The Engineering Department has reviewed the proposal and has no objections to the exterior.
- 3.3 The Advisory Design Panel, at its meeting of August 31, 1994 recommended its APPROVAL, subject to review at Building Permit stage

The Panel recommended that the applicant should:

- i. review the colour scheme of the building;
- ii. explore the introduction of a suspended glass (or similar transparent material) awning at the street level of the mid-block walkway to provide weather protection;
- iii. re-examine the fascia, below the penthouse, which the Panel considered to be too bulky, to relieve the mass and make the detailing more sympathetic to the existing facade.

September 1, 1994


- iv. The Panel applauded the enclosure of the second storey roof deck (as presented at the meeting) and encouraged the enclosure of the two remaining deck areas on either side of the enclosure.
  - v. consider a richer treatment of the surface paving of the mid-block walkway, and introduce more benches or seating;
  - vi. introduce more detail to the canopy.
- 3..5 Heritage Advisory Committee recommended that the applicant should address the following issues and return to the Heritage Advisory Committee for review at Building Permit stage:
- 1. The use of the second storey as a roof deck with false window boxes behind the windows is inappropriate and it is recommended the applicant consider a roof over the second storey.
  - 2. That the tile base be continued along the entire width of the facade as featured in the original facade.
  - 3. That the west storefront be recessed to achieve greater facade symmetry.
  - 4. Add details to the canopy to reflect the same details as shown in the original archival photos.
  - 5. Clear anodized aluminum window frames on the west shopfront of the facade are inappropriate and the use of wooden frames and clear glazing is recommended.
  - 6. Signage be designed in a vertical style to better reflect the design of the building in accordance with the original.
  - 7. Tempered glass be utilized for glazing on the fire exit stair door on the west side.

It was suggested that the applicant consider using the original white colour of the facade for the whole building.

C.F.G. Crisp  
836 Yates Street  
Development Permit #3002  
Page 4

September 1, 1994

3.6 The Heritage Designation of the facade has still not been completed and was a condition of the rezoning of the property, so it is recommended that this be made a condition of the Development Permit.

  
L. Vopmfjord  
Director of Planning

SB:jmf

c: Chair, Advisory Design Panel  
Chair, Heritage Advisory Committee  
Applicant

Harris Green