

YATES STREET	836 YATES STREET	JOHNSON STREET
YATES STREET	848 YATES STREET	JOHNSON STREET

**MATTERS FOR COUNCIL'S CONSIDERATION**

HAY-836 Yates	<p><b>1. New gates in heritage-designated facade</b></p> <ul style="list-style-type: none"> <li>inconsistent with the purpose of heritage protection of the property, Standards and Guidelines</li> <li>impact of extra height</li> </ul> <p><b>2. New Johnson Street gate and North-South fence</b></p> <ul style="list-style-type: none"> <li>contribute to appearance of neighbourhood fortification</li> <li>fence and gate are contrary to DCAP policy re: mid block walkway</li> <li>impact of extra height</li> </ul>
DPV- 848 Yates	<p><b>3. Height of Gates</b></p> <ul style="list-style-type: none"> <li>impact of extra height (limited because SRW requires them to be open during day/evening hours)</li> </ul> <p><b>4. Modify SRW to allow gates to close</b></p> <ul style="list-style-type: none"> <li>inconsistent with DCAP policy re: mid block walkway</li> <li>unlikely to ever be able to renegotiate in future</li> </ul>


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# Heritage Alteration

## Permit No. 00024 for

### 836 Yates Street



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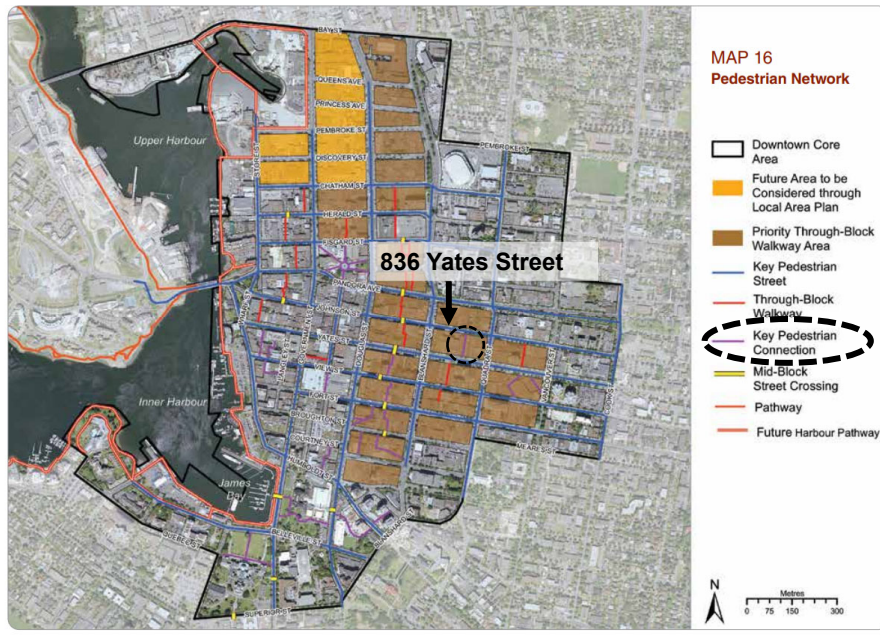
## Proposal

To install security gates and fencing to restrict access to a walkway connecting Yates Street and Johnson Street.



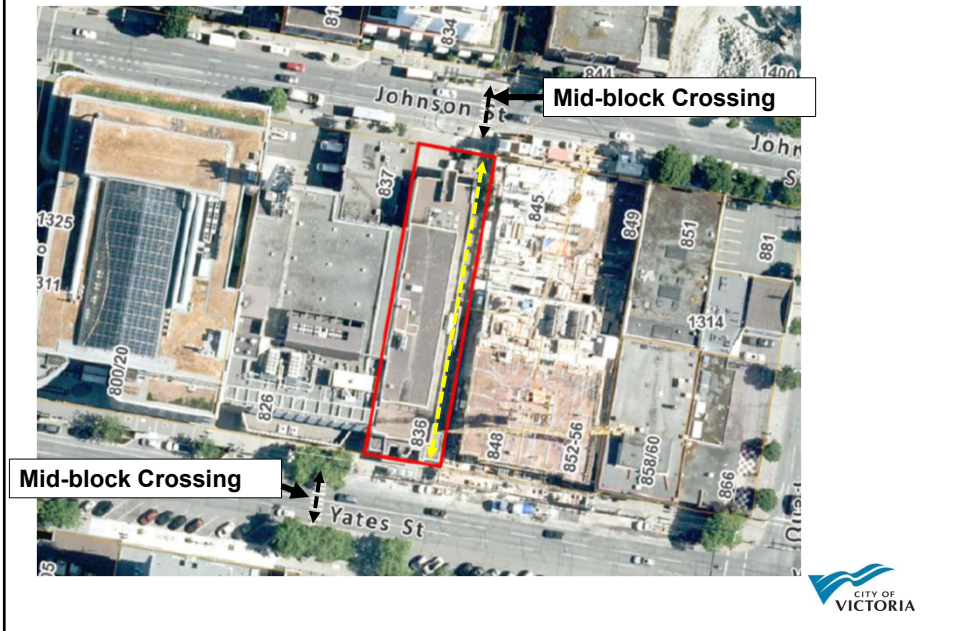
3

## Downtown Core Area Plan



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## Downtown Core Area Plan



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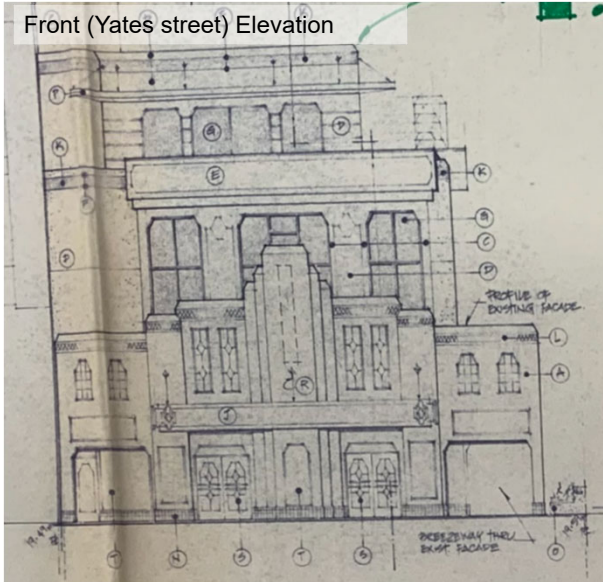
## Historic Photo- Atlas Theatre



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## 1994 Development Permit- 836 Yates Street

Front (Yates street) Elevation



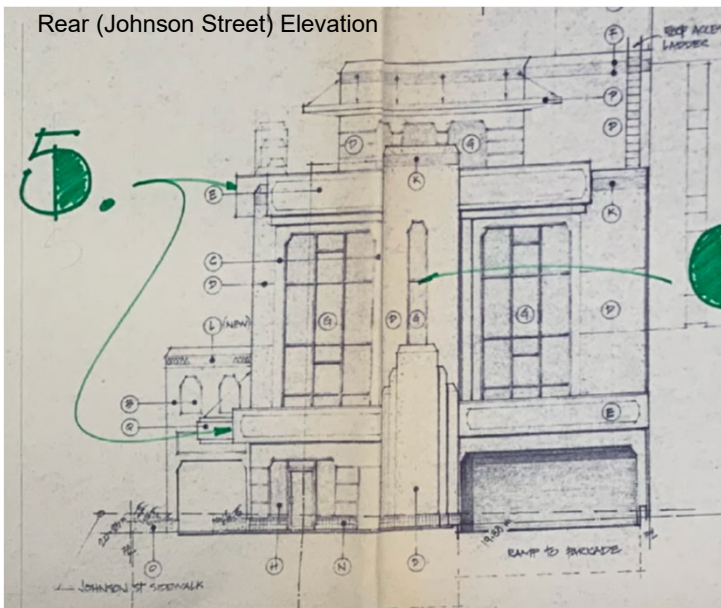
Previously Approved Development Permit Plans do not show any gates blocking breezeway



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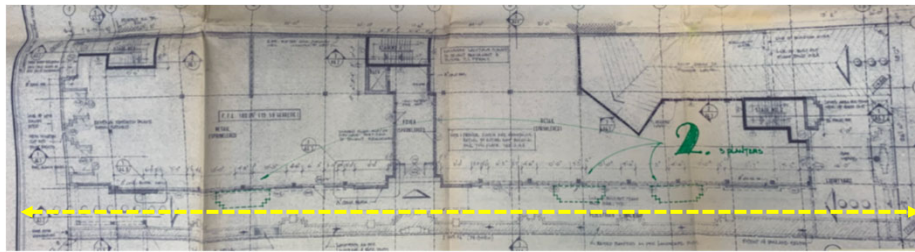
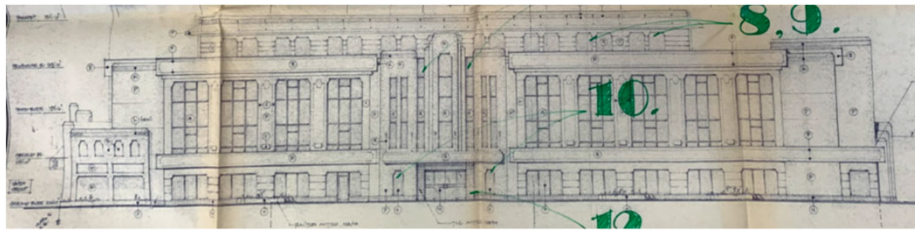
## 1994 Development Permit- 836 Yates Street

Rear (Johnson Street) Elevation



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### 1994 Development Permit- 836 Yates Street



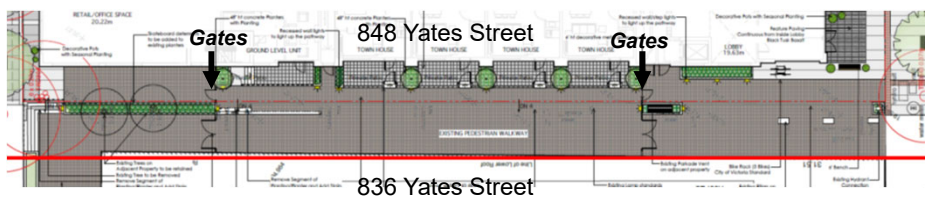
Approved 1996 Development Permit Plans



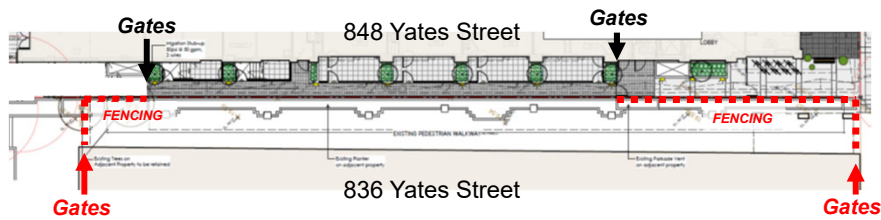
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### Landscape Plan- 848 Yates Street

#### APPROVED PLAN



#### PROPOSED



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### Front Elevation Before Alteration



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### After Alteration



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### Rear Elevation Before Alteration



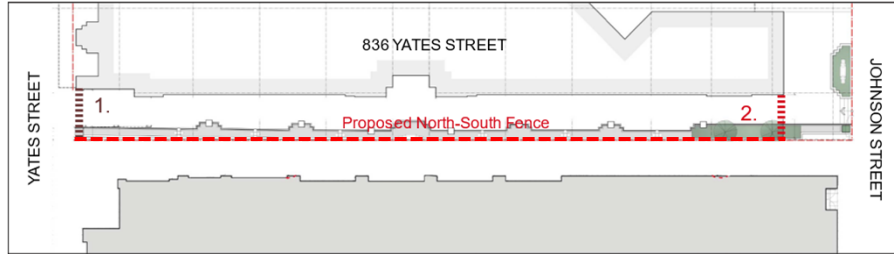
13

### Rear Elevation After Alteration



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## Proposed Changes



1. New gates in heritage-designated façade- Consistent with purpose of heritage protection of the property? Consistent with Standards and Guidelines?
  - would not be consistent with the purpose of heritage protection of the property, Standards and Guidelines
  - Impact of extra height
2. New Johnson Street gate and North-South fence
  - contribute to appearance of neighbourhood fortification
  - Impact of extra height
  - Contrary to DCAP



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## Proposed New Yates Street Gates

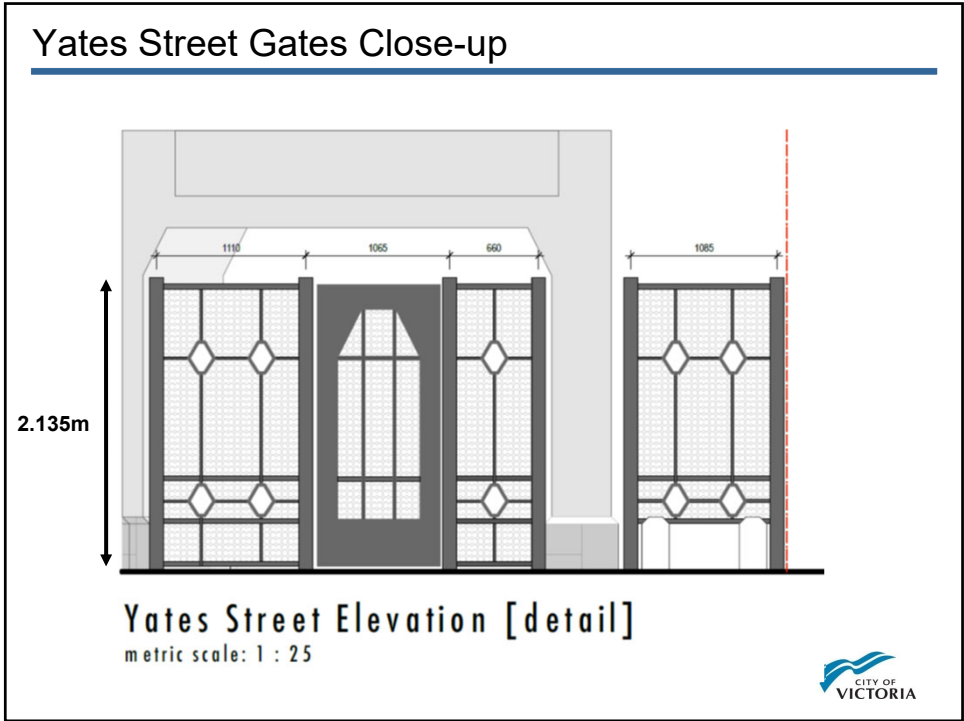


**Yates Street Elevation**  
metric scale: 1 : 100

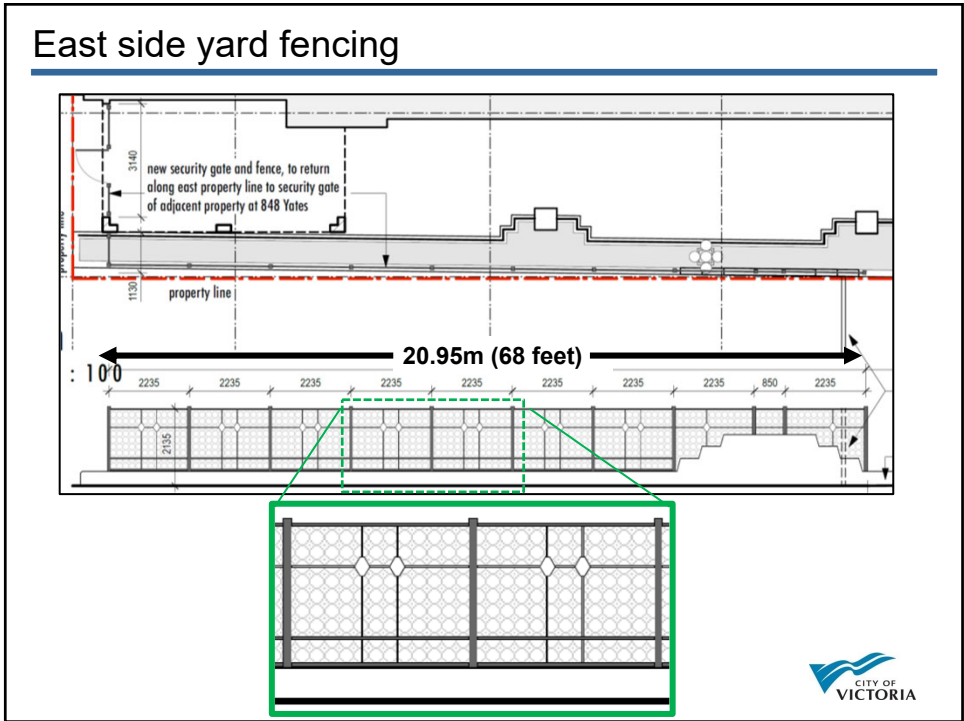


16



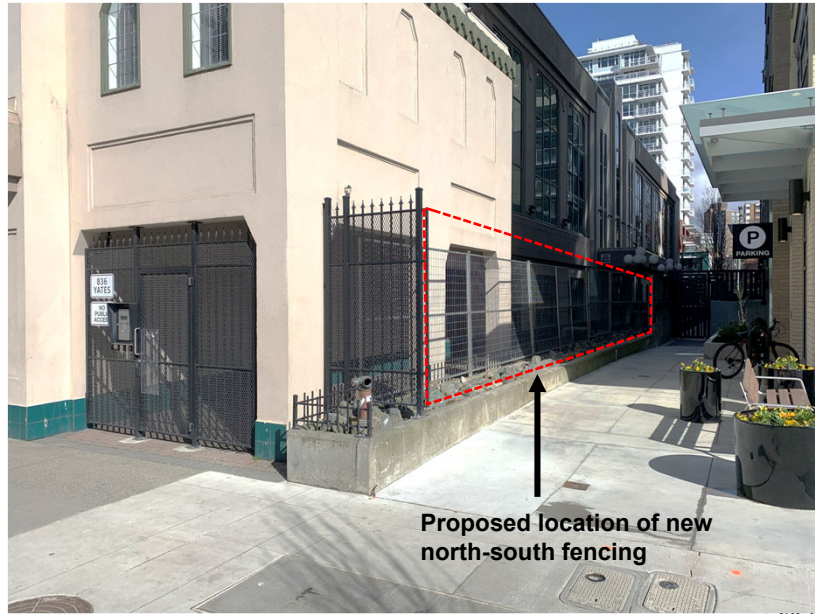


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### East side yard fencing



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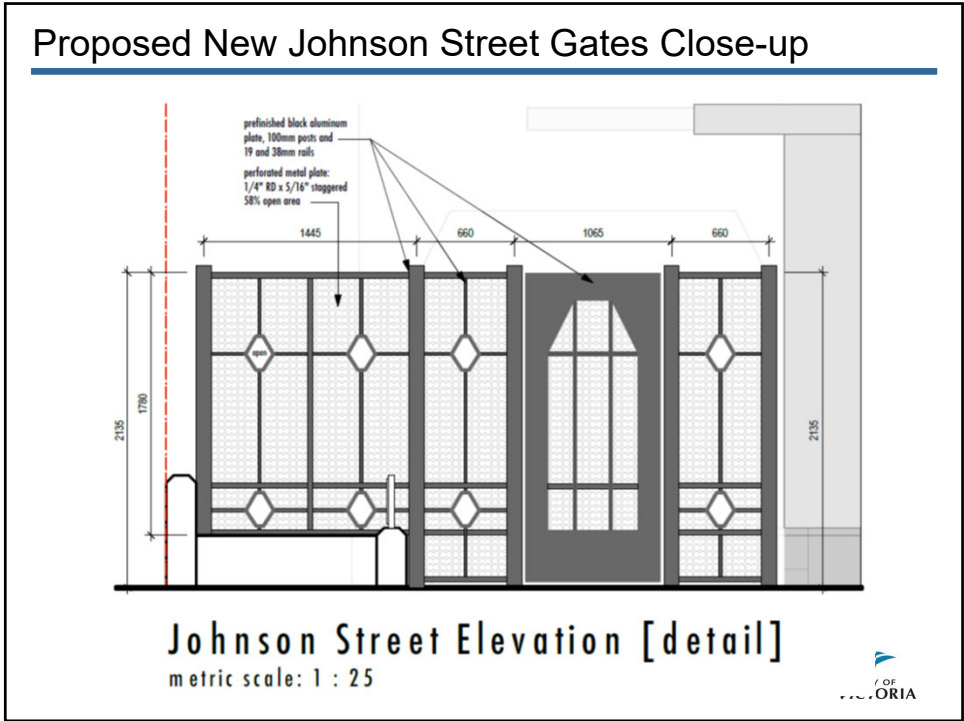
### Proposed New Johnson Street Gates



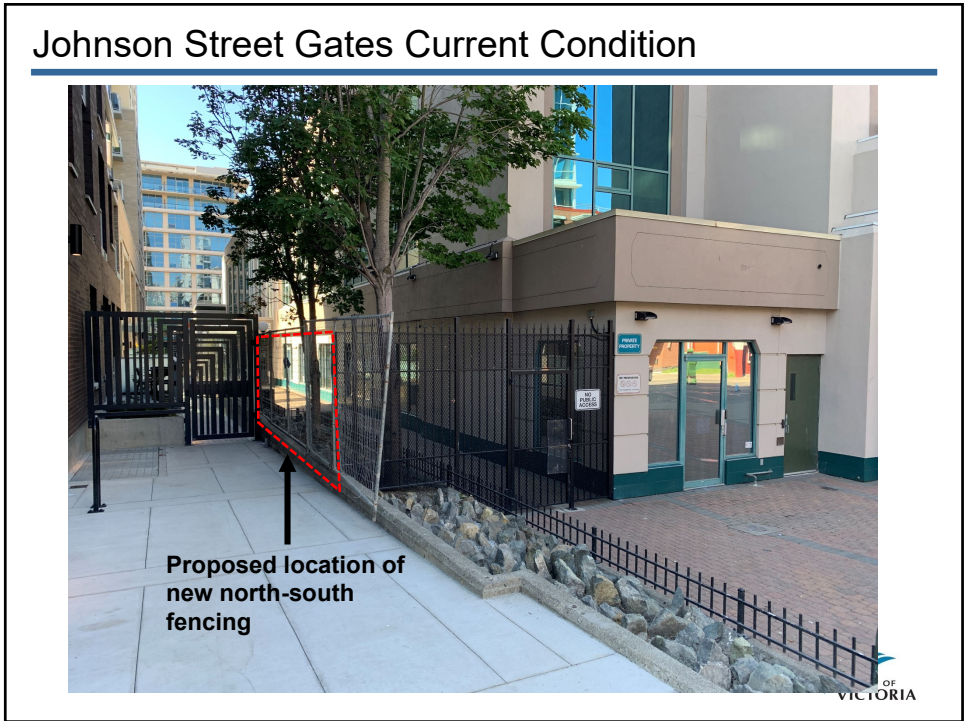
Johnson Street Elevation  
metric scale: 1 : 100



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## Staff Recommendation

That Council decline the issuance of Heritage Alteration Permit with a Variance Application No. 00024 for 836 Yates Street.

