

REPORTS OF COMMITTEES

2. Committee of the Whole – December 8, 2016

7. Heritage Alteration Permit with Variances No. 00002 for 721 Government Street (Downtown)

Motion:

It was moved by Councillor Madoff, seconded by Councillor Lucas, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of the Heritage Alteration Permit Application with Variances No. 00002 for 721 Government Street in accordance with:

1. Plans date stamped October 31, 2016.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce landscaping from 100% to 97.37% within the required street setback
 - b. reduce front setback from 32m to 16.4m for the Porte Cochere.
3. Final plans to be generally in accordance with the plans identified above.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

Carried Unanimously

5. LAND USE MATTERS

5.1 Heritage Alteration Permit with Variances No. 00002 for 721 Government Street (Downtown)

Committee received a report dated November 24, 2016 from the Director, Sustainable Planning and Community Development, providing information regarding a proposal to construct a new detached Porte Cochere at the west front entrance of the 1989 addition to the Empress Hotel.

Committee discussed:

- Reason for the Porte Cochere being separate from the building

Motion: It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of the Heritage Alteration Permit Application with Variances No. 00002 for 721 Government Street in accordance with:

1. Plans date stamped October 31, 2016.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce landscaping from 100% to 97.37% within the required street setback
 - b. reduce front setback from 32m to 16.4m for the Porte Cochere.
3. Final plans to be generally in accordance with the plans identified above.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 16/COTW



Committee of the Whole Report For the Meeting of December 8, 2016

To: Committee of the Whole **Date:** November 24, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Heritage Alteration Permit with Variances No. 00002 for 721 Government Street**

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of the Heritage Alteration Permit Application with Variances No. 00002 for 721 Government Street in accordance with:

1. Plans date stamped October 31, 2016.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce landscaping from 100% to 97.37% within the required street setback
 - b. reduce front setback from 32m to 16.4m for the Porte Cochere.
3. Final plans to be generally in accordance with the plans identified above.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration of action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Heritage Alteration Permit with Variances Application for the property located at 721 Government Street. The proposal is to construct a new detached Porte Cochere at the west front entrance of the 1989 addition to the Empress Hotel to strengthen the main guest entry

point and to provide weather protection. The Empress Hotel is an architecturally significant building that is one of the most photographed structures in the City of Victoria. Over the years various additions have taken place and the main entrance to the building is now in its third location. The applicant has noted that the current entrance presents functional challenges due to its lack of prominence, resulting in a situation where many guests mistakenly enter the hotel through the front veranda patio.

The Application is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The Application was reviewed by the Heritage Advisory Panel at its November 8, 2016 meeting and was recommended for approval.

BACKGROUND

Description of Proposal

The purpose of this report is to present Council with information, analysis and recommendations for a Heritage Alteration Permit Application with Variance for the property located at 721 Government Street. The Empress Hotel, built in 1904 to 1908, has undergone a series of additions in 1912, 1929, 1967, and again in 1989 with the construction of a new hotel front entrance.

The applicant is proposing to construct a free-standing Porte Cochere on the west side of the 1989 addition that is to provide a focal entry point for tourists and guests, protection against inclement weather and sun glare, and accommodate the arrival of vehicles. Due to a series of additions over the years, the hotel entry is currently in its third location. The existing entrance lacks a sense of arrival, functions poorly due to its lack of entrance visibility, and does not contribute to the transitional ambience into what will become a newly upgraded interior lobby of the 1989 addition. The proposed Porte Cochere will provide a three vehicle width with a height that will accommodate tour coaches and emergency vehicles.

The proposed variances are related to:

- reducing the required percentage of landscaping within the street setback from 100% to 97.73%
- reducing the minimum setback from Government Street from 32m to 16.4m.

Data Table

The following data table compares the proposal with the existing IHE, Inner Harbour Empress Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard (IHE)
Site area (m ²) (min.)	35,663.60	35,000.00
Height (m) (max.)	6.85 (Porte Cochere only)	40
Site coverage (%) (max.)	31.00	40.00
Landscaping - full lot (%) (min.)	69.00	40.00

Zoning Criteria	Proposal	Zone Standard (IHE)
Landscaping - between street and building (%) (min.)	97.37*	100.00
Setbacks		
Government Street (m) (min.)	16.4*	32.00
Belleville Street (m) (min.)	154.86	64.00
Humboldt Street (m) (min.)	56.36	2.50

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the Application was sent to the Downtown Residents Association Land Use Committee on September 16, 2016. At the time of writing this report, no comments had been received.

ANALYSIS

The following section provides a summary of the Application's consistency with the relevant City policies.

Official Community Plan

The proposed Porte Cochere detailed in the Application is consistent with the *Official Community Plan (OCP)* because it provides new additions that conserve and enhance heritage property and is consistent with the *National Standards and Guidelines for the Conservation of Historic Places in Canada*.

Development Permit Area

The property is located within Development Permit Area 9 (HC), which is identified in the *Official Community Plan (OCP)* and whose objectives include:

4. (b) To conserve the heritage value, special character and the significant historic buildings, features and characteristics of this area.

Downtown Core Area Plan

The proposal is consistent with the objectives and policies of the Downtown Core Area Plan (DCAP) in relation to Historic Context which states:

- 3.75 Support the protection and rehabilitation of heritage properties and ensure new infill development and improvements to the public realm are sensitively integrated into the historic environment.
- 3.76 Maintain key public views of the Inner Harbour to meet the urban design objectives of the Plan.

Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* recommends that additions or new construction must not obscure, radically change or have a negative impact on character-defining elements, forms, uses or spatial configurations. With the required function of the Porte Cochere dictating its placement in front of the 1989 addition, its visual impact has been lessened by increasing its physical compatibility and integration of like but contemporary materials of a similar colour, the repetition of Tudor arches, and flat unadorned wall surfaces. It is also distinguishable as a separate structure yet acknowledges the architectural sophistication of the Empress Hotel, and it remains subordinate to the scale and verticality of the 1908 designated portion of the hotel by echoing the roof profile of the 1989 addition. A full analysis of the *Standards and Guidelines for the Conservation of Historic Places in Canada* which are applicable to this Application have been included in Appendix A of this report.

Heritage Advisory Panel Referral

The Heritage Advisory Panel met on November 8, 2016 to review Heritage Alteration Permit No. 00002 for 721 Government Street. The following motion was carried unanimously:

That the Panel recommend to Council that Heritage Alteration Permit Application No. 00002 for 721 Government Street be approved.

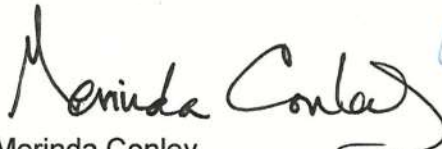
CONCLUSION

The proposed detached addition of the Porte Cochere to the main hotel entrance of the 1989 addition does not negatively impact the historic character of the designated portion of the Empress Hotel, and is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Therefore, staff recommend for Council's consideration that the Heritage Alteration Permit Application with Variance No. 00002 for 721 Government Street be approved.

ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application with Variance No. 00002 for 721 Government Street.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Merinda Conley', with a blue 'A.lyn' written above it.

Merinda Conley
Senior Heritage Planner
Development Services Division

A handwritten signature in black ink, appearing to read 'Jonathan Tinney'.

Jonathan Tinney
Director
Sustainable Planning and Community
Development Department

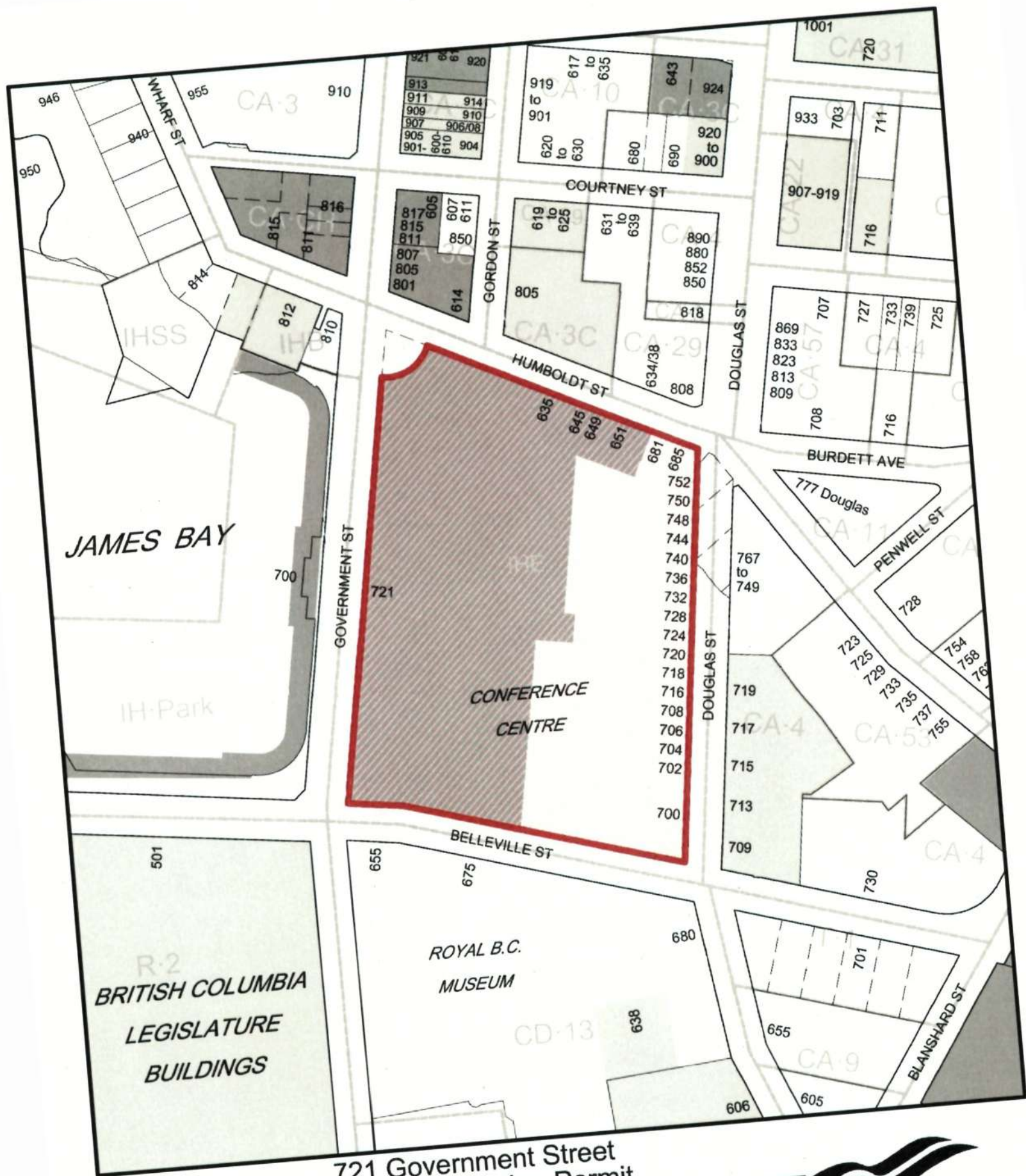
Report accepted and recommended by the City Manager:

A handwritten signature in black ink, appearing to be the signature of the City Manager.

Date: December 1, 2016

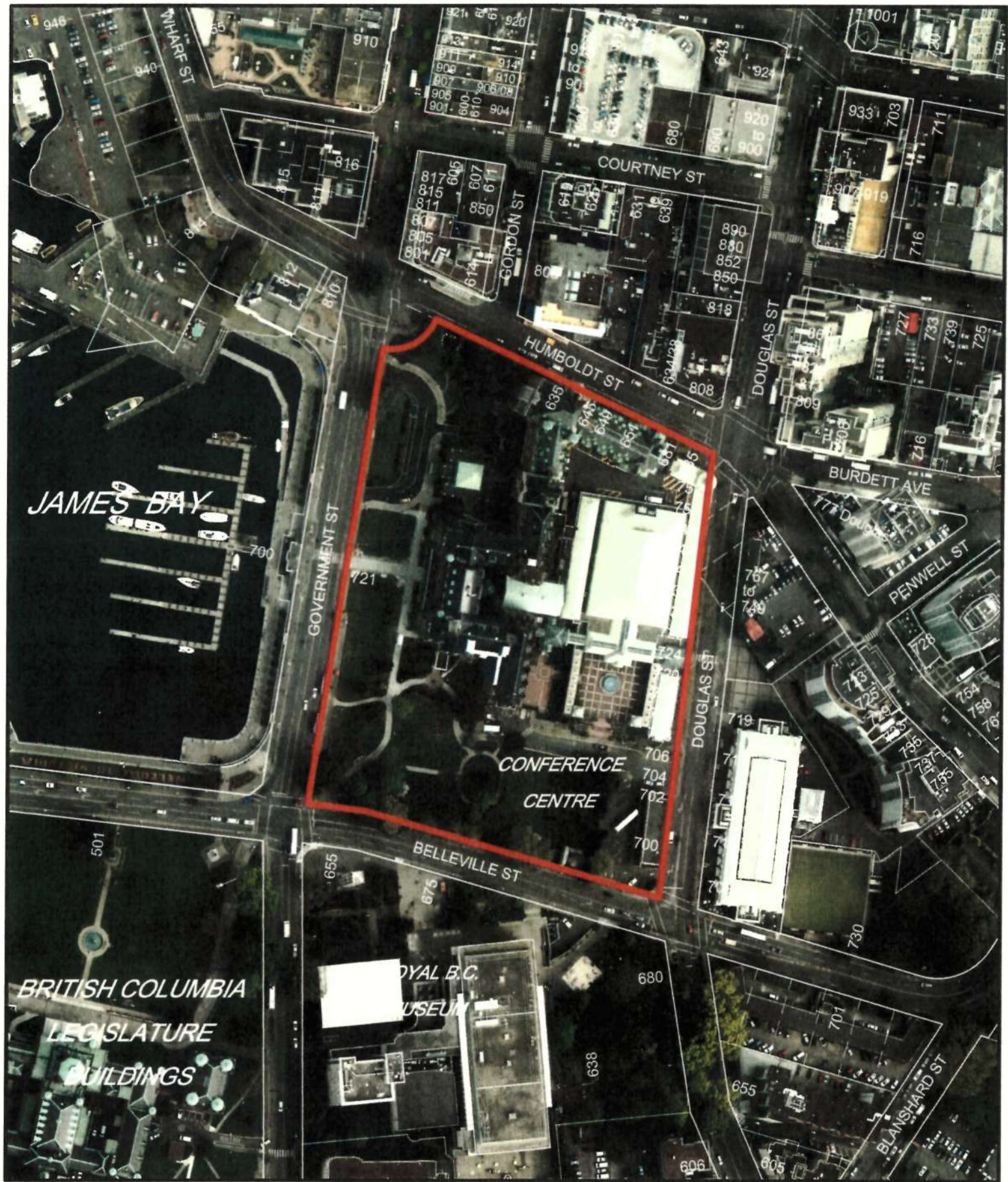
List of Attachments

- Subject map
- Aerial photograph
- Letter from applicant, date stamped October 31, 2016
- Project booklet, Fairmont Empress Porte Cochere, date stamped October 31, 2016
- Light studies, date stamped October 31, 2016
- Appendix A - Assessment of Application against Conservation Standards.



721 Government Street
Heritage Alteration Permit
with Variance #00002
Registered





721 Government Street
 Heritage Alteration Permit
 with Variance #00002



architecture

October 25th, 2016

Mayor and Members of City Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Mayor Lisa Helps and Council Members

Re: The Empress Fairmont Hotel – Porte Cochere

Dear Mayor Lisa Helps and Council Members,

The Empress Hotel is a very significant Architectural building and is one of the most photographed structures in the City of Victoria. Over the years' various additions have taken place and the main entrance to the building and the entrance is now in its third location. Anyone observing the public's approach to the building today will find that many pedestrian guests try to enter the hotel from the veranda patio, an approach that visitors became used to before the 1989 addition. The present main guest entry needs upgrading to compliment the extensive upgrades to the hotel while also bringing it to standards expected in the 21st century.

Guests, by vehicle, arrive at an entry location that is only dominant because of the driveway approach. There is no protection from the elements for arrivals, departures or those guests leaving for out of hotel functions. Evening glare from the sun is hard for doormen control and pedestrians still wonder which is the hotel's main entry point. A Porte Cochere will alleviate these problems. To make the Porte Cochere functional it is necessary that it provide for a 3 vehicle width and be high enough for tour coaches and emergency vehicles. These functional requirements will result in the entry becoming more apparent as the main hotel entry. At the same time the design as proposed retains all of the existing hotel features, and by keeping it as a separate structure it becomes a supplementary element to the historical significance of the original building.

The findings of the soils report emphasize low ground loading and the importance of a separate structure to the existing building.

By repeating some design elements seen on the dominant portions of the veranda, and using the same materials as the original hotel, the Porte Cochere provides a tying in of the hotel west elevation to give a complete building facade along its length. With the use of modern materials to the roof support and structure the element becomes a new identifiable feature while at the same time is complimentary and respectful of the hotel style designed by Francis Rattenbury.

Yours sincerely,


John L. Murray – architect life member AAA
AIBC, MRAIC, ARIBA

JLMH/bc



john murray
life member - AAA
AIBC, MRAIC, ARIBA

bill hamilton
sr. technologist

cliff murray
project manager
BFA
LEED Green

cory-gene leniuk
architect - AAA
AIBC, MRAIC

architecture

October 25th, 2016

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6
Ph: 250-385-5711

Attention: Merinda Conley, Area Planner

Re: Heritage Permit with Variance. HAV#00002 – CONDITIONS TO BE MET PRIOR TO COMMITTEE OF THE WHOLE

Dear Ms. Conley,

It is very important for us to receive the sort of comments in your recent plan check as it enables us to have a knowledgeable review of our design proposal.

Unlike public general comments that are based on just personal likes and dislikes, the City comments enable us to re-assess our design concept from a practical and more than one angle point of view.

This can either reinforce our direction or make us re-evaluate decisions already made. It is unfortunate that the application cannot cover all issues affecting the design concept, such as concerns regarding the existing ground conditions on site, as the report would have affected the Staff review comments.

As you are aware we have spent a great deal of time on site with our clients, studying the Hotels façade, massing and form, and its historical character. We have spoken with those staff that operate arrivals and departures, and the groundskeeper. At the same time we have watched the vehicle flow and pedestrian approach to the Hotel at various time of the day and during rainy weather.

Time spent has not been a factor, but the final design of the Porte Cochere is not an easy project, as it is such an important building on the City Harbour front.

We have considered design recommendations for Historical Buildings as it relates to the Empress and its massive scale, and the addition must be sympathetic and compatible in appearance with the Rattenbury's building and all its subsequent additions.

We have now had the opportunity to discuss the staff review with our Client and The City and would like to comment as follows:

Item 1:

In the early design stages we looked at the existing canopy and the free standing aspect of the Porte Cochere to see if it would be a solution to demolish the canopy and join the Porte Cochere to the existing 1989 building. Any roof attachment would mean removal of some of the stone facing to effect a waterproof seal. The present canopy goes the complete length of the projecting front porch. To increase coverage would not give extra coverage to pedestrians to the Hotel who immediately enter the Hotel on arrival. However our thoughts of making the roof canopy bigger, and attachment to the existing building were completely overruled by the soils report recommendations not to attach any addition to the existing structure.

SOILS REPORT WARNS AGAINST ANY ATTACHMENT TO THE EXISTING STRUCTURE

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Item 2:

We agree that the piecemeal small sections of the glass sections of the canopy are out of scale with rest of the building, are bitty, and leak. We would remove those small sections of glass and add hss sections to the existing supports so that we can increase the overhang on front and sides, giving a simple glass form in one piece, light but more in scale to the building, while at the same time giving a transition into the addition.

WE AGREE THAT THE EXISTING GLASS SECTIONS ARE NOT COMPATIBLE WITH THE MASSIVENESS OF THE EXISTING BUILDING. THEY WILL BE CHANGED.

Item 3:

We discussed the pedestrian access with on-site staff, the groundskeeper wanted to maintain the flower plantings each side of the lobby entry. Visitors to the Hotel that I observed, and discussions with the doormen indicated that the present sidewalk width helped them to control entry to the hotel. I suggested that we could reduce the span of the Porte Cochere to free up that section of the walk and they preferred this arrangement.

IF ON PROJECT COMPLETION THE CITY FEELS THE SIDEWALK IS AN ISSUE, CHANGES CAN BE IMPLEMENTED.

Item 4:

A flat roof was a design consideration along with many other alternatives. We felt that a flat roof had no relationship with any other feature on the West façade when re-visiting the site for design reviews. We then received preliminary information and concerns about the capability of the ground taking heavy loads.

Coupled with this we were concerned that the flat roof would create a dark entry into the Hotel. When looking up extensive treatment would be necessary to get away from the flat bland appearance. It would be darkened from vehicle exhaust, and lighting to this cover would not enhance the entry point.

The finish of the flat roof would be visible from above from locations in the Hotel and gravel, green growth we did not consider a suitable finish.

Once the flat roof was not our consideration for design factors, the soils report made it very clear that structure loadings were critical, and we considered alternatives.

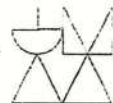
The Pyramid roof development was compatible with the roof line behind, and by design we could reduce ground imposed loadings. Fabric or plastic was not considered suitable.

Glass became a choice because it was relatively light, let in lots of light, would not be a dominate feature like a solid material, and would give a subtle glow at night to emphasize the Hotels main entry.

Coloured glass we considered would keep down solar heat, its slight coloration would hide pigeon excrement, and it would reflect the glare from the low western sun, which the doormen said was an issue to them and quests.

We considered a change in angle for the glass pyramid, but when viewed in relation to the pyramid behind, it looked like it was an on-site mistake.

THE PYRAMID ROOF THE CLIENT WISHED TO RETAIN, SEE REASONS ABOVE INCLUDING GROUND CONDITIONS. SOME CALUC REPRESENTATIVES LIKED THE CONCEPT WITH THE ADDITION OF TWO ARCHES THAT HAVE BEEN INCORPORATED TO THE WEST WALL.



Item 5:

The colour of the glass shows poorly when stuck on a white colour board. The product selected has little reflectivity and is not very green when light is transferred through it. When reviewing the 1989 addition much of the glazing is green glass.

IT IS SUGGESTED THAT INTERESTED CITY REPRESENTATIVES OR COMMITTEE MEMBERS VISIT THE SITE TO REVIEW GLASS SELECTION FOR APPROVAL BEFORE ORDERING.

Item 6:

One of the reasons we have not shown any way finding signs is that the new Porte Cochere will give people direction to the main entrance to the Hotel without signage at day and at night. At the moment guests seem to approach the Hotel from different feature points or entrances remembered from old visits.

NOT A REQUIREMENT

Item 7:

A lighting vision will be provided.

WILL BE PROVIDED

Item 8:

Rendered elevations, revised with CALUC committee members additional arch treatment.

ARE PROVIDED

Item 9:

Revised letter to the Mayor and Council.

IS PROVIDED

We probably should have included the soils report with our early submission as it affected the review. We did consider driven pile but the report felt that these would have an effect on the existing building because of the nature of the ground fill.

Yours sincerely,


John L. Murray – architect life member AAA
AIBC, MRAIC, ARIBA

JLM/oc

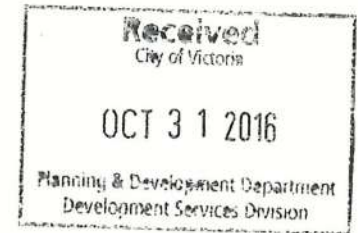
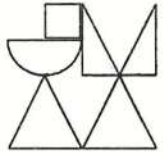


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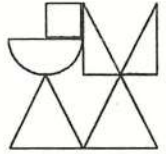
FAIRMONT EMPRESS VICTORIA

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RELATED EXPERIENCE

Architect – Project Manager

John Murray – Life Member – AAA, AIBC, MRAIC, ARIBA



St. Mary's College, Newcastle -
Rehabilitation



Wainwright Fire Hall
- Rehabilitation and Restoration



Castle Howard -
Restoration and Rehabilitation



Cronquist House –
Preservation, Restoration and Rehabilitation

Architect – Review Architect

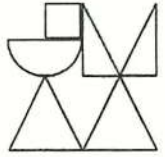
Cory-Gene Leniuk – Architect – AAA, AIBC, MRAIC, LEED Green Associate



Cambridge University Gates –
Measure and Record



Lacombe Blacksmiths
- Preservation



RELATED EXPERIENCE

Architect – Project Manager

John Murray – Life Member – AAA, AIBC, MRAIC, ARIBA



Michener Teaching College – Red Deer
Preservation, Restoration, and Rehabilitation
Awards –
- Heritage Recognition Award, Red Deer Heritage Preservation
Committee

Architect – Review Architect

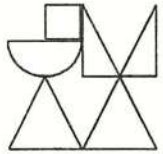
Cory-Gene Leniuk – Architect – AAA, AIBC, MRAIC, LEED Green Associate



Canadian Pacific Railway Station – Red Deer
Preservation, Restoration, and Rehabilitation

Awards –

- Certificate of Commendation, Red Deer Heritage Preservation Committee
- Certificate of Commendation + Heritage Recognition Award, Normandeau Cultural and Natural History Society
- Certificate of Commendation, Alberta Historical Resource Foundation



Understanding



The Site: 1900 James Bay bridge replaced with causeway. The water flats were filled and 3,353 piles driven 125 feet to bedrock.



Original Building: Built 1904 to 1908 at a cost of 1.6 Million Dollars. Designed by Francis Rattenbury and built by J.L. Skene.



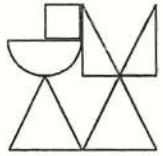
Additions Added: Additions were added in 1912 and again in 1929.



1967 – 8 Million Dollar Upgrade.
1989 - Over 45 Million Dollar Expansion.



1989 - New Hotel front entrance added.



Planning

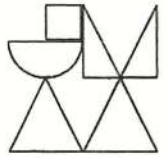
Owner and User Needs



The current main entry provides no guest protection from the elements while unloading vehicles.



Unlike the dominant main guest entry points to the hotel in 1908, 1912, and 1929, the 1989 addition almost hides the hotel's main guest entry.



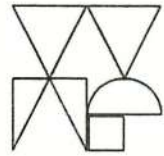
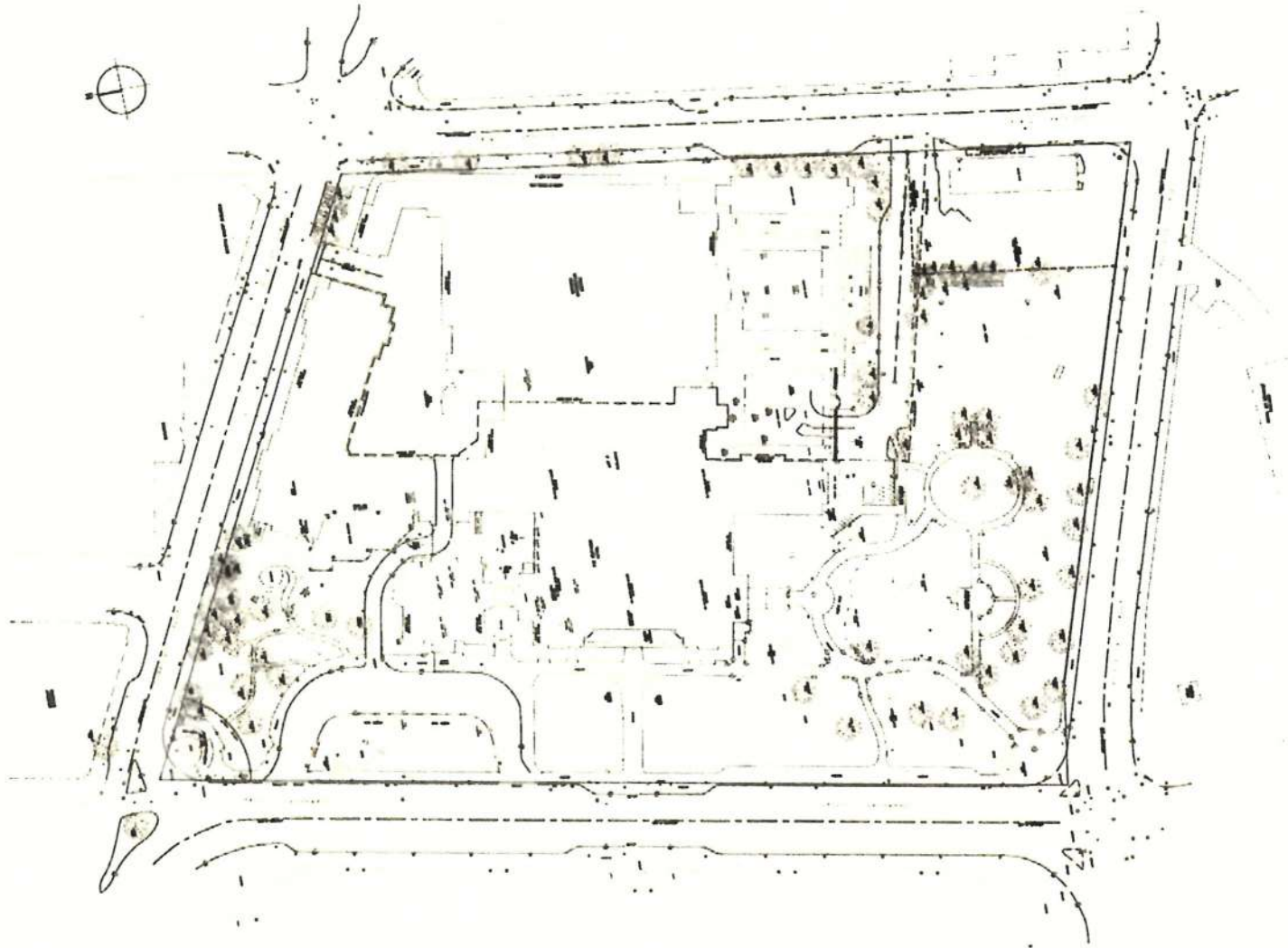
Planning

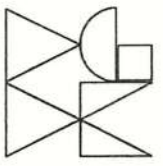
Owner and User Needs



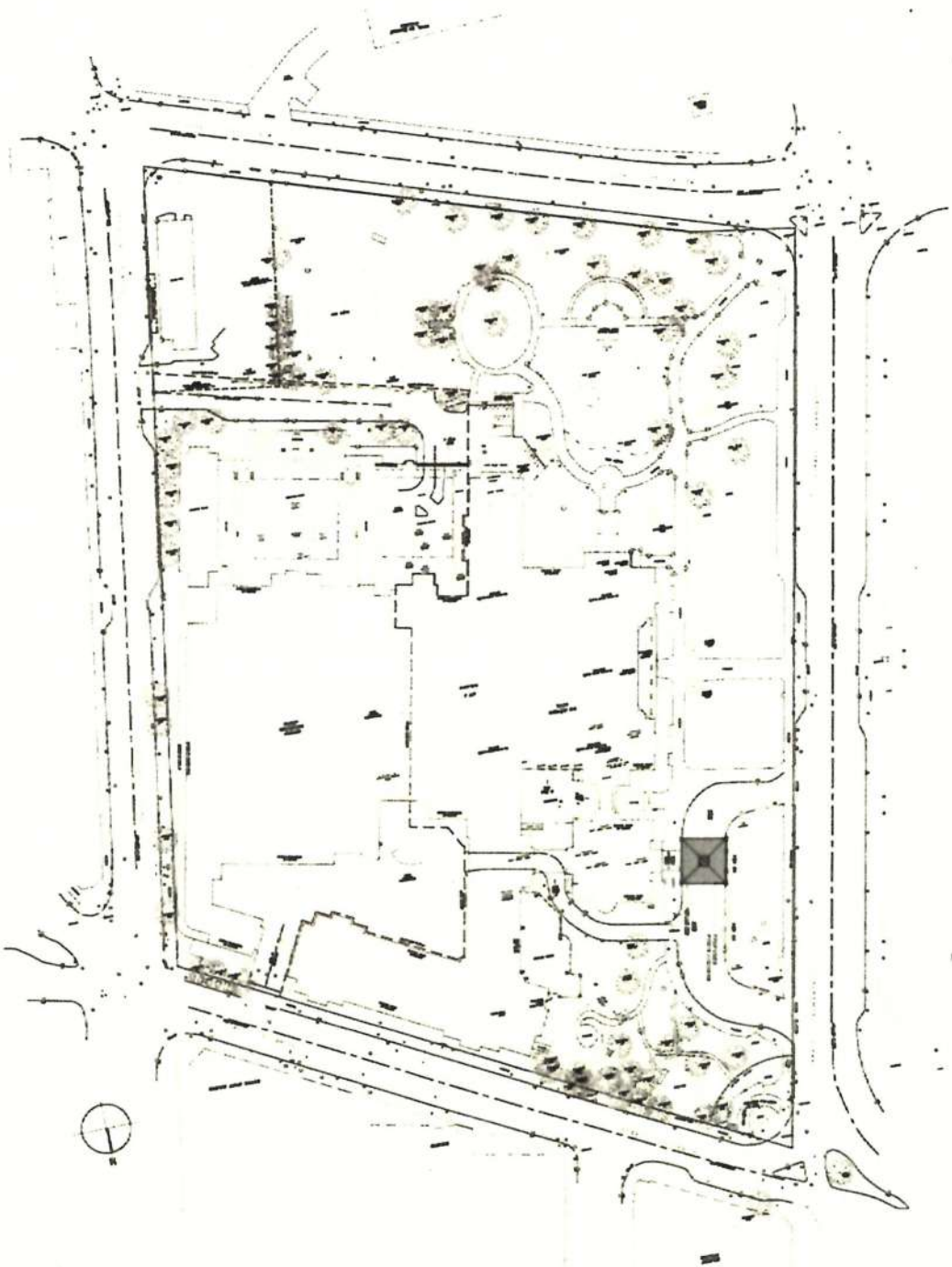
The existing entry does not set the tone for the exciting
ambiance of the newly upgraded interior.

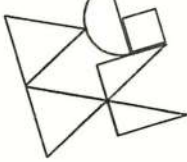
Existing Site Plan



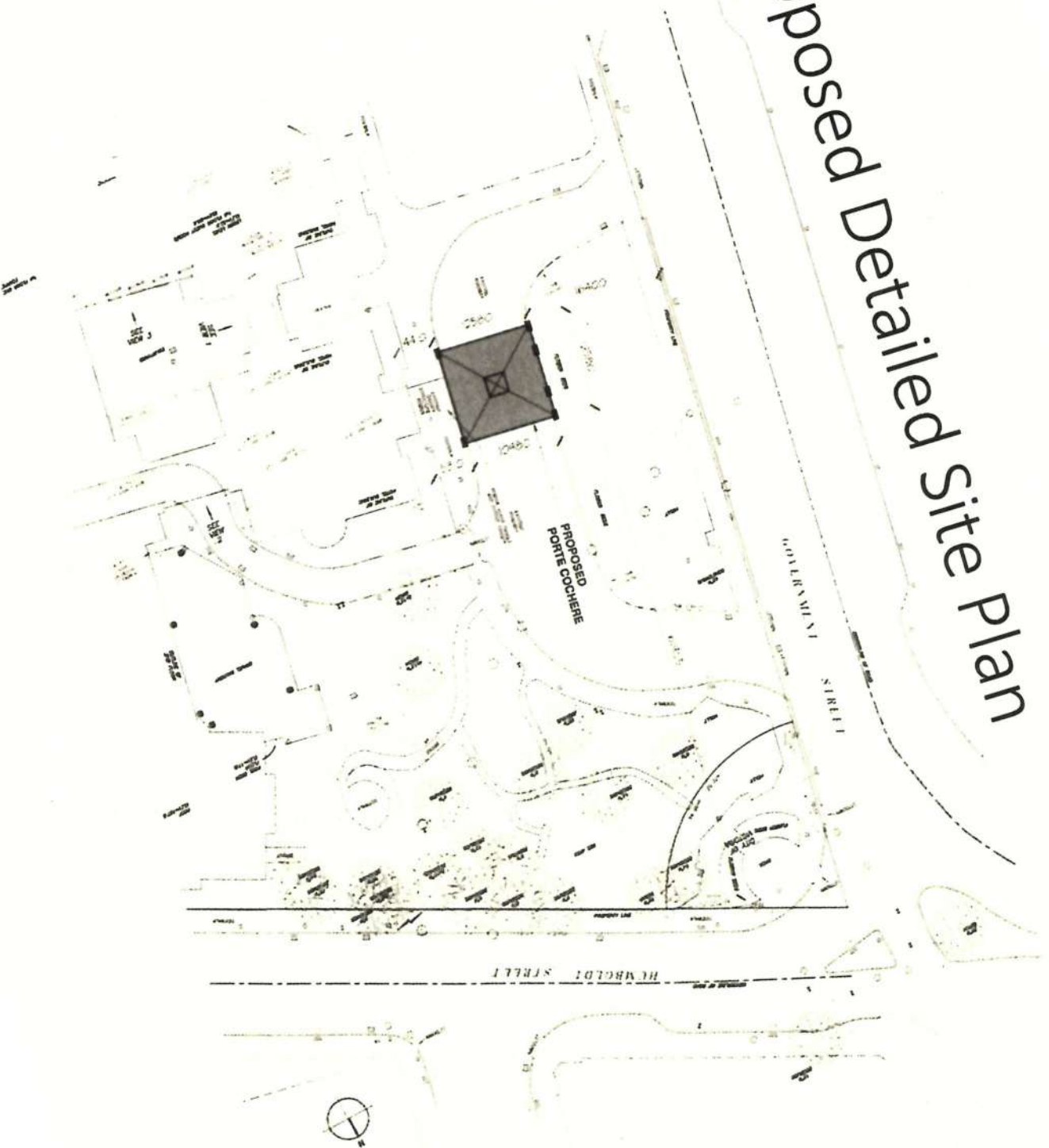


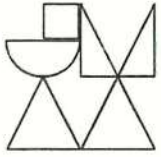
Proposed Site Plan





Proposed Detailed Site Plan

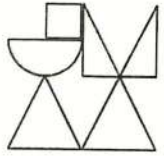




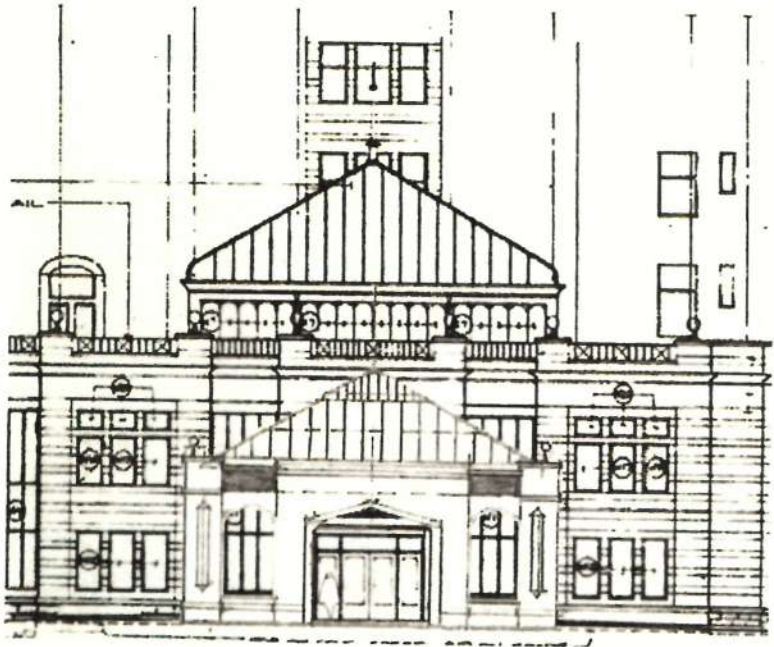
Planning

Client Requirements

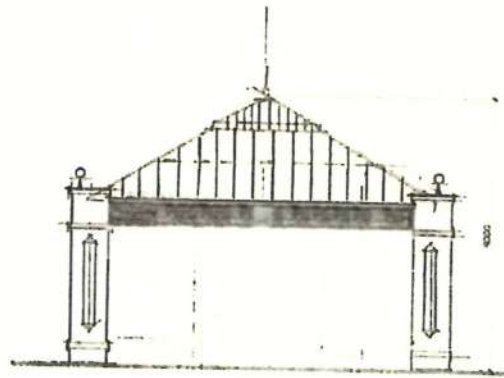
- Identifiable as the Hotel main entry
- Protection from the elements
- Be visually compatible
- Maintain existing building elements
- 3 vehicle width
- Height to accommodate coaches and emergency vehicles
- Limousine station covered



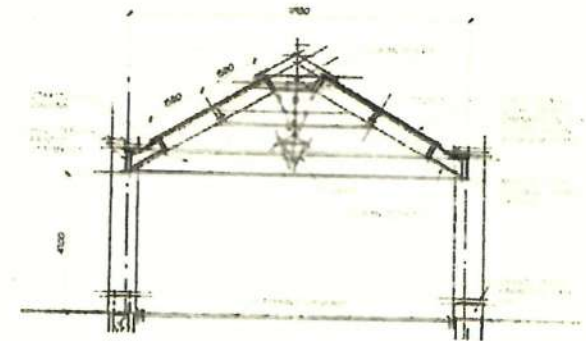
Proposed Elevations and Sections



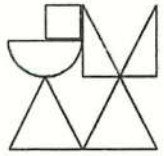
1 WEST ELEVATION
SCALE: 1/100



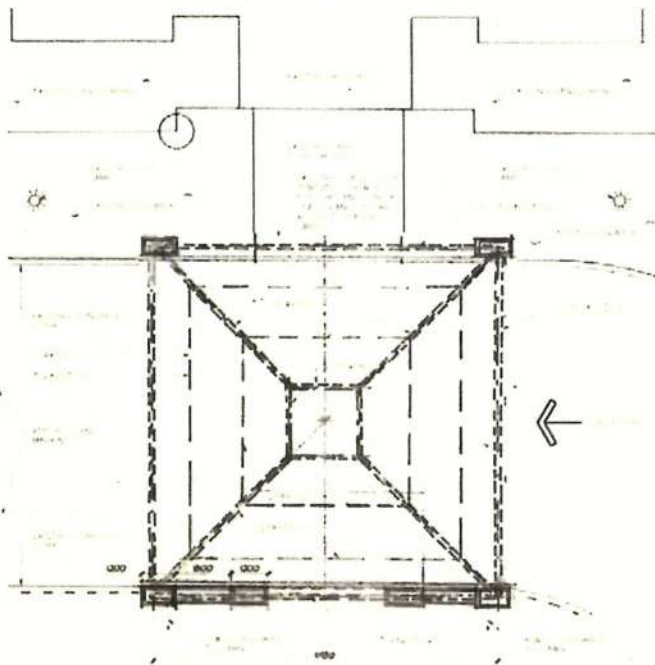
2 EAST ELEVATION
SCALE: 1/100



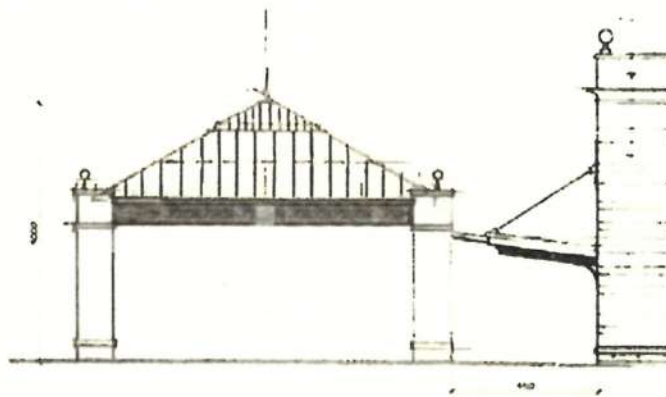
3 SECTION
SCALE: 1/100



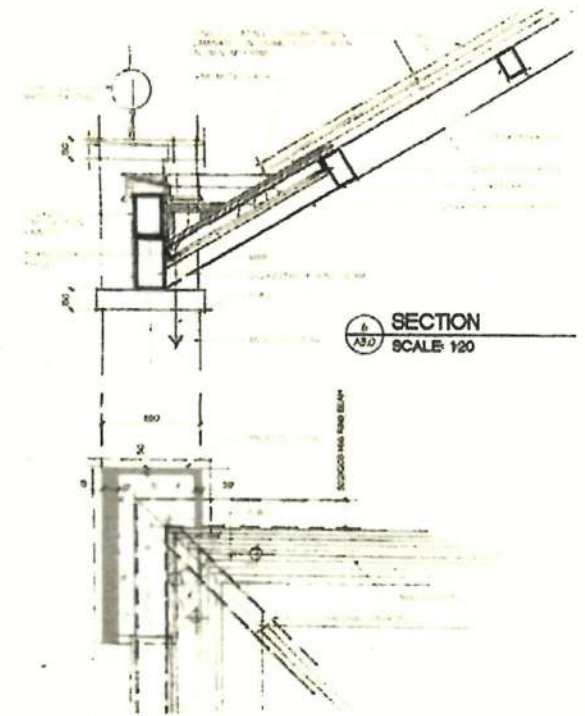
Proposed Elevations and Sections



4 PLAN
SCALE: 1/100

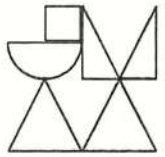


5 SOUTH ELEVATION
SCALE: 1/100



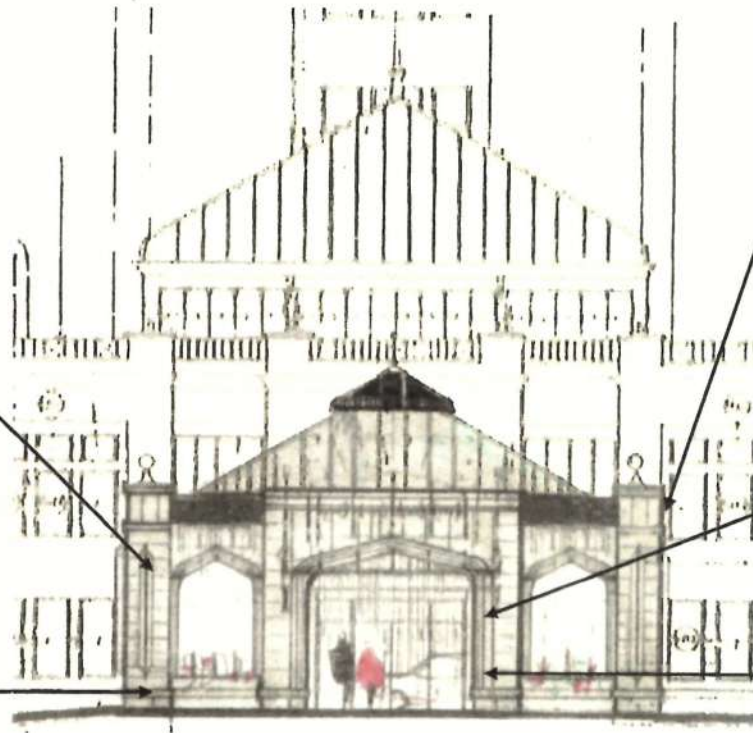
6 SECTION
SCALE: 1/20

7 PLAN DETAIL
SCALE: 1/20



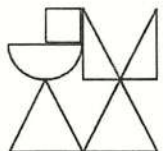
Intervention

Existing building features retained



Addition Physically and Visually Compatible





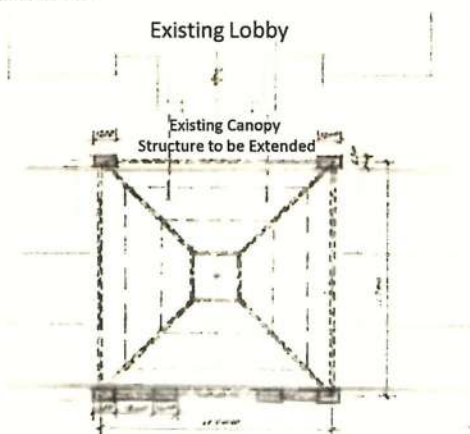
Intervention

Existing building features retained



The Existing Canopy Structure will remain. Existing Glass will be removed and the canopy will be extended.

Existing Lobby



Plan of Proposed Porte Cochere



Prefinished Metal

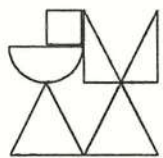
Tinted Glass

Painted Steel

Porte Cochere: Constructed as a free standing structure which retains the existing canopy structure.



Addition distinguishable as new structure.



Porte Cochere

Distinguishable, Compatible, Free Standing

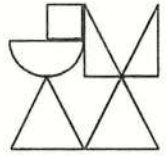




Porte Cochere

Distinguishable, Compatible, Free Standing





Porte Cochere

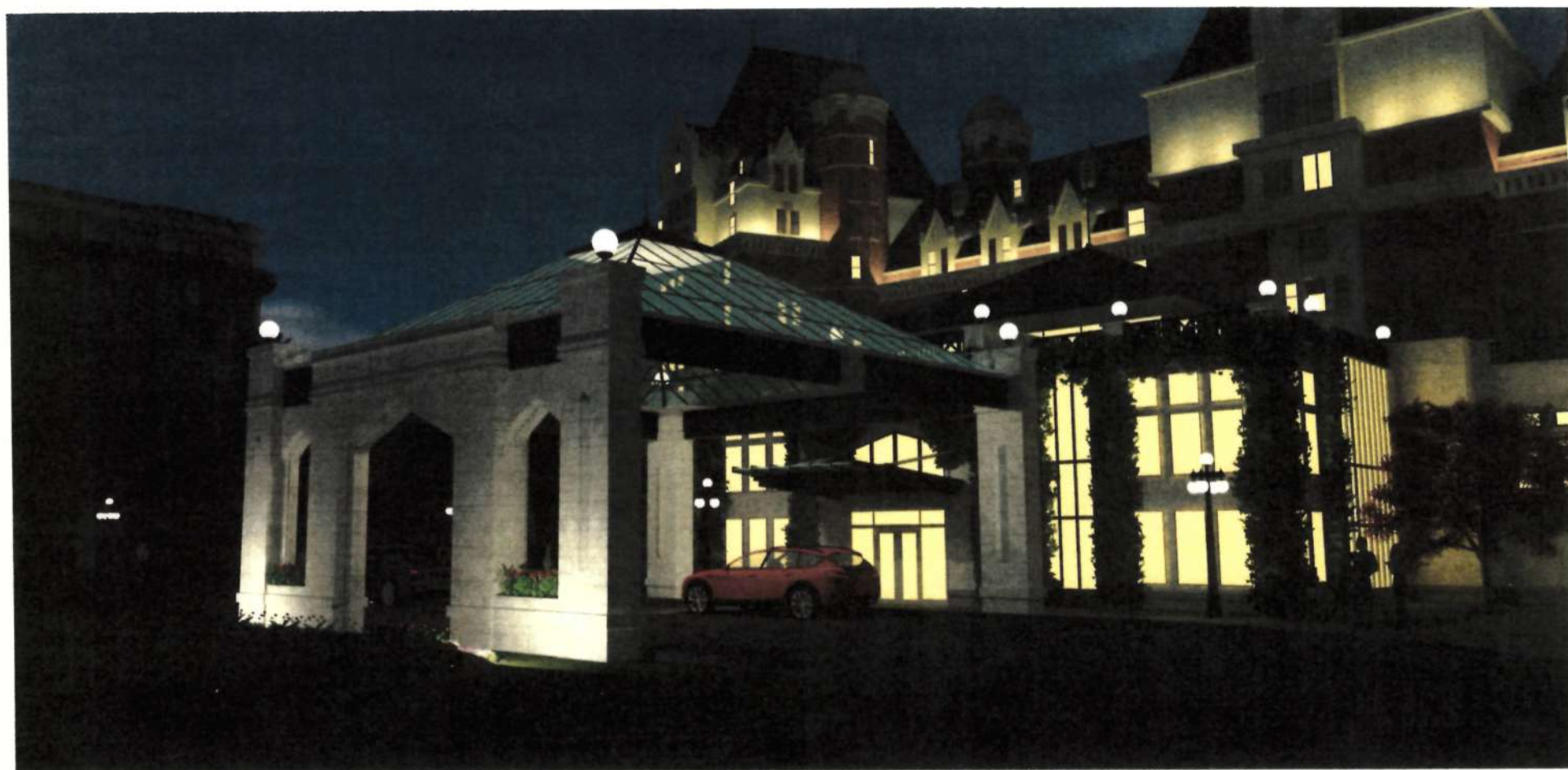
Distinguishable, Compatible, Free Standing



Received
City of Victoria

OCT 31 2016

Planning & Development Department
Development Services Division



APPENDIX A

ASSESSMENT OF APPLICATION AGAINST CONSERVATION STANDARDS

WITHIN THE

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

721 GOVERNMENT STREET - PORTE COCHERE	
THE STANDARDS FOR CONSERVATION	APPLICATION ASSESSMENT
General Standards	
1. Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	<i>The proposed free-standing Port Cochere does not impact the heritage value of the Empress Hotel nor the spatial relationship between the hotel and the Inner Harbour Causeway.</i>
2. Conserve changes to an <i>historic place</i> that, over time, have become <i>character-defining elements</i> in their own right.	<i>The Port Cochere is free-standing, set apart from the 1989 addition (which itself is not historic) by 4410mm (14' 6"), and overlaps with the existing extended canopy.</i>
3. Conserve heritage value by adopting an approach calling for minimal intervention.	<i>The Port Cochere does not cause any change, alteration, or any other intervention other than its low scale visual impact to the front of the 1989 addition, which currently lacks sense of arrival or entrance visibility.</i>
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	<i>It is evident that the proposed structure is contemporary with its use of modern materials of prefinished metal, tinted glass, painted steel beams, and stonework that complements the historic materials and colour of the designated portion of the Empress Hotel and that of the 1989 addition.</i>
5. Find a use for an <i>historic place</i> that requires minimal or no change to its <i>character-defining elements</i> .	<i>The proposed free-standing Port Cochere enhances the visibility of the guest entrance and will have minimal impact on the unimpeded views of the hotel's prominent position.</i>

Additional Standards Relating to Rehabilitation	
<p>11. Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p>	<p><i>The proposed structure conserves the heritage value of the Empress Hotel.</i> Compatible - use of similar but contemporary materials of a similar colour, low Tudor arches, flat unadorned wall surfaces, and other elements of the original design and additions. Subordinate - form and massing is in scale with the overall footprint and massing of the Empress Hotel. Although it provides a sense of direction for arrival and departure, the mass and verticality of the Empress Hotel maintains its prominence. Distinguishable - difference is subtle but clear that the structure is a new free-standing addition.</p>
Additional Standards and Guidelines Related to Additions or Alterations to the Exterior Form	
<p>2. Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p>	<p><i>The location of the free-standing structure strengthens the visibility of the Empress Hotel's main guest entry and does not impair the view corridor nor reduce the prominence of the hotel.</i></p>
<p>3. Design a new addition in a manner that draws a clear distinction between what is historic and what is new.</p>	<p><i>It is evident that the proposed structure is contemporary with its use of modern materials of prefinished metal, tinted glass, painted steel beams, and stonework that complements the historic materials and colour of the designated portion of the hotel, as well as that of the 1989 addition.</i></p>
<p>4. Design a new addition in a manner that draws a clear distinction between what is historic and what is new.</p>	<p><i>The proposed structure is clearly compatible in its use of similar and complementary materials, as well as in its harmonious design that is sensitive to the historic character of the Empress Hotel.</i></p>
4.3.6 Entrances, Porches and Balconies	
<p>Recommended: Modifying, replacing or designing a new entrance, porch or balcony required by a new use of applicable codes and regulations, in a manner that is compatible with the building's style, era and character.</p>	<p><i>The proposed detached addition to the 1989 hotel entrance does not negatively impact the historic character of the adjacent heritage-designated Empress Hotel, provides a complementary focus that fulfils the functional requirements, and respects the character, scale, materials and integrity of the Empress Hotel and its various additions over time.</i></p>