



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, July 10, 2023
TIME: 11:00 AM
PLACE: Joe Wai Room, Ground Floor, City Hall /
WebEx Online

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Ana Denissenko, Committee Clerk, at email ana.denissenko@vancouver.ca*
 - *Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>*
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Welcome and Roll Call

Chair to acknowledge we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People.

Leave of Absence Requests

Approval of Minutes – June 19, 2023 **11:00 – 11:05**

1. **998 Thurlow Street – Washington Court** **11:05 – 12:05**
Heritage Revitalization Agreement and Heritage Designation
VHR – B Proposed
DE-2023-00336

The apartment building at 998 Thurlow Street, known as the Washington Court, was constructed in 1910 and is one of the first mid-rise residential buildings constructed in the West End. A series of major fires including a recent incident have damaged the building over time. Originally constructed as a six storey building, after a fire in 1966 the sixth storey was demolished due to damage sustained at the time. Currently the building is vacant after the last fire and cannot be re-occupied until upgraded in terms of life / safety requirements. In order to assist in the repair and rehabilitation of the building, the owner has pursued an HRA to allow extra density to replicate the sixth storey and a new partial seventh floor, which would make the rehabilitation and protection of the building viable.

The building is not currently listed on the Vancouver Heritage Register (VHR). It is proposed to add the site to the VHR in the 'B' category and seek council approval for the HRA and

designation. Besides the additional floors, the building's exterior is to be rehabilitated. The interior structure will have to be reconstructed due to its structural condition. The new internal structure will align with existing floors and provide the required fire exiting and other upgrades. The site is located in an area of the West End Community Plan, where rezonings for towers of up to 60 storeys and floor areas in excess of 20 FSR have been approved. The current building is currently 5.22 FSR (with the sixth floor it was originally approximately 6.12 FSR). The proposed additional floors would result in a building FSR of 6.22 FSR.

Issues:

- Conservation Plan and proposed heritage designation.
- Replication of sixth floor, including the cornice, and expression of the new partial seventh floor.
- Support for the additional density proposed as an incentive/ compensation for heritage preservation.

Staff: James Boldt, Heritage Planner, COV

Applicants:

Donald Luxton, Heritage Consultant, Donald Luxton and Associates
Alan Endall, senior architect, Stantec Architecture
Ricki Disini, Heritage Consultant, Donald Luxton and Associates
Peter Mitchell, MKT Development Group
Linlin Zhang, Owner, Lucky ZA Investments Ltd
Ken Hoy, Ken Hoy Ltd.
Jody Bielun, Stantec Architecture,
Mathieu Brabant, Stantec Architecture

Attachments:

- Drawings
- SOS and Conservation Plan

2. 2023 Heritage Awards – Heritage Awards Report 12:05– 12:30

Staff will present the summary from the 2023 Heritage Awards program and considerations for future awards.

Staff: Zlatan Jankovic, Senior Heritage Planner

Attachments: Heritage Awards Report

3. New Business 12:30 – 1:30

ADJOURNMENT

Next Meeting:

DATE: Monday, July 31, 2023
TIME: 11:00 AM
PLACE: Joe Wai Room, Ground Floor, City Hall /
WebEx Online

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