



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, June 15, 2026

TIME: 11:00 am

PLACE:

In-Person: Joe Wai Room  
Ground Floor, City Hall, 453 West 12<sup>th</sup> Avenue

Electronic

Means: Watch live via <https://vancouver.ca/your-government/vancouver-heritage-commission.aspx>

PLEASE NOTE:

- *This meeting is to be convened in person and via electronic means as authorized by Part 14 of the Procedure By-law.*
- *Members: If you are unable to attend this meeting, please advise Adeola Alle at [Adeola.Alle@vancouver.ca](mailto:Adeola.Alle@vancouver.ca).*

#### WELCOME AND ROLL CALL

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

#### LEAVE OF ABSENCE REQUESTS

#### ADOPTION OF MINUTES – May 11, 2026

- 1. 6825 West Boulevard Street, Twiss Residence 11:05 – 11:50**  
**VHR, M**  
**DP-2025-00812**

Built in 1912 near a stop on the interurban streetcar line along West Boulevard, the Twiss Residence is significant for its Craftsman Style and prominent details, and for its siting on one of the few remaining early, large estate-like properties built along the interurban line in South-West Vancouver.

In 2022 a rezoning (CD-1 804) for the site was approved which included the protection of the Twiss Residence and its rehabilitation and conservation. The associated Designation By-law and Restoration Covenant were completed and registered on title as a condition of the rezoning, and a development permit issued.

However, the approved development, according to the applicant, was not viable due to changing market conditions and construction did not proceed. In 2023 the surrounding properties in the neighbourhood were rezoned R1-1 by Council through a City-initiated rezoning. In 2025 DP-2025-00812 was submitted seeking commensurate density for the site which R1-1 now provides for (see Table 1). Staff determined that the existing CD-1, if otherwise supportable, could be modified by a Heritage Alteration Permit (HAP) or an HRA under the provisions of the *Vancouver Charter*, which would require Council approval.

Table 1 Site Area= 2,652 m2

Item	Approved under CD-1 (804)	R1-1 District Schedule	Current Proposal
Floor Space Ratio	Up to 0.60 FSR	Up to 1.0 FSR maximum	1.0 FSR
Overall Floor Area	1,601 m2 (17,195 sq. ft.)	2,652 m2 (28,480 sq. ft.)	2,607 m2 (28,000 sq. ft.)

### Issues

- Support for revised proposal (note the Conservation Plan is relatively unchanged and so renewed support for it is not being sought but a copy of the plan is provided by the heritage consultant for reference).

### Applicants:

Lyle Richards, Formwerks Architectural Inc.  
John Atkin, Heritage Consultant  
Andrew Cook, Formwerks Architectural Inc.  
Jim Bussey, Formwerks Architectural Inc.

### Staff:

James Boldt, Heritage Planner  
Helen Yoon, Project Coordinator  
Mehdi Einifar, Development Planner

### Attachments:

- Drawings
- SOS and Conservation Plan

## 2. 998 Thurlow Street, Washington Court VHR, M, HRA DP-2025-00812

11:50 – 12:20

Constructed in 1910, the heritage building known as “Washington Court” is valued as one of the earliest mid-rise masonry apartment blocks in the West End neighbourhood, and for its robust Edwardian-era design. The building has survived three fires – in 1924, 1966, and in 2018. After the 2018 fire, the Chief Building Official concluded it could not be re-occupied until repaired and upgraded to current standards. The building has been vacant since 2018.

In 2024 DP- 2023-00366 was issued to rehabilitate and protect the heritage building facades, replicate a lost 6<sup>th</sup> floor destroyed in 1966, and add two storeys plus a partial third. This required Council approval of an HRA and Designation By-law. These were completed and enacted. A link to the Council Report is provided here:

<https://council.vancouver.ca/20240409/documents/phea1R.pdf>

The project did not proceed due to concerns about economic viability and changing market conditions. After discussions with staff, DP-2025-00812 was submitted which seeks to amend the approved HRA to add more floors to the proposal (see Table 1). The project will contain 100% residential rental units:

Table 1

Item	Approved	Proposed Modification
Height	30.6m (100 ft)	43.0m (141 ft.)
Density	7.2 FSR	10.19 FSR
Floor Area	5,820 m2 (62,623 sq. ft.)	8,211 sq. ft.(88,182 sq. ft.)
Rental Dwelling Units	85	109

**Issues:**

- Staff are presenting the new proposal as an update.

**Applicants (available to answer questions):**

Ken Hoy, Owner’s Representative  
Peter Mitchell, Project Manager

**Staff:**

James Boldt, Heritage Planner/ Development Planner  
Jennifer Maximattis-White, Project Facilitator

**Attachments:**

- None (staff presentation only)

**3. Liaison Updates 12:20 – 12:50**

**4. New Business 12:50 – 2:00**

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