



VANCOUVER HERITAGE COMMISSION

MINUTES

June 15, 2026

A meeting of the Vancouver Heritage Commission was held on Monday, June 15, 2026, at 11:00 AM, in the Cascadia Room, 3rd Floor, City Hall, and via electronic means.

PRESENT: Nancy Kirkpatrick, Vice-Chair
Mitra Arianfar
Sam Boisvert*
Alison Fraser*
Michael Gordon, Chair
Alfred Lai
Hilary Macdonald
Ivonne Voelkel

ABSENT Judy Lam Maxwell (Leave of Absence)
Brienne La Pierre
Debbie Schachter (Leave of Absence)

ALSO PRESENT: Zlatan Jankovic, Senior Heritage Planner; Staff Liaison

CITY CLERK'S OFFICE: Adeola Alle, Coordinator, Planning Committees

*Denotes absence for a portion of the meeting.

WELCOME

The Vice-Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Peoples. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

Leave of Absence Requests

MOVED by Commissioner Lai
SECONDED by Commissioner Boisvert

THAT the Vancouver Heritage Commission approve leaves of absence for Judy Lam Maxwell and Debbie Schachter for this meeting.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Macdonald
SECONDED by Commissioner Boisvert

THAT the Vancouver Heritage Commission approve the minutes from the meeting of Monday, May 11, 2026, as circulated.

CARRIED UNANIMOUSLY

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Prior to the start of item 2, Commissioner Boisvert declared conflict of interest under section 145.2(2.b) of the Vancouver Charter, as their employer is involved with the application. Commissioner Boisvert left the meeting for the duration of the item and returned when it was completed.

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**1. 6825 West Boulevard Street, Twiss Residence
VHR, M
DP-2025-00812**

Staff and the applicant team provided a presentation and responded to questions and comments.

Following discussion, it was

MOVED BY Commissioner Macdonald
SECONDED by Commissioner Lai

WHEREAS

1. The City of Vancouver has received a revised proposal from Formwerks for the development of a site at 6825 West Boulevard to retain, conserve, and expand a heritage house and the development of additional dwelling units on the site;
2. The site was previously rezoned as CD-1 and a development permit (DP-2025-00812) was issued;
3. The house on the site, known as the Twiss Residence, built in 1912, is listed on the Vancouver Heritage Register, and protected by heritage designation.

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission supports the revised development proposal submitted by Formwerks, dated September 18, 2025, which seeks additional density for the site and includes the retention of the house, additional dwelling units and height and an FSR exclusion for the garage;
- B. THAT the Vancouver Heritage Commission supports the modification of the CD-1 zoning of the site to permit the proposed development through a Heritage Alteration Permit (HAP), or alternatively through a Heritage Revitalization Agreement (HRA) under the provisions of the Vancouver Charter which would require the approval of Council.

CARRIED UNANIMOUSLY

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The Commission recessed at 11:48 and reconvened at 12:00.

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

Staff from Planning, Urban Design and Sustainability and the consultant team provided a presentation and responded to questions and comments.

Following discussion, it was

MOVED BY Commissioner Gordon
SECONDED by Commissioner Arianfar

WHEREAS

1. The City of Vancouver has received a development permit application (DP-2026-00140) from Stantec Inc. to amend an approved Heritage Revitalization Agreement (HRA) for the apartment building located at 998 Thurlow Street and known as Washington Court to add more floors beyond those approved in 2024;
2. Washington Court (built in 1910) is valued as one of the earliest mid-rise masonry apartment blocks in the West End neighbourhood and for its Edwardian-era design, and is listed on the Vancouver Heritage Register, and protected by heritage designation;

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission supports the revised development proposal presented by staff on Monday, June 15, 2026;
- B. THAT the Vancouver Heritage Commission supports the proposed increases in density, height and floor space beyond that permitted in the current HRA;
- C. THAT the Vancouver Heritage Commission requests the opportunity to review the design of the addition once the application has been submitted.

CARRIED UNANIMOUSLY

(Commissioner Boisvert absent for the vote due to conflict of interest)

3. Liaison Updates

The Staff Liaison shared updates and responded to questions and comments.

4. New Business

Commissioners discussed current City-wide rezoning policies, and the Staff Liaison agreed to seek further information related to rezoning approvals with implications for heritage retention.

Commissioners also requested an update from staff on recent policy development and implementation regarding heritage incentives in multiplex zoning districts.

ADJOURNMENT

MOVED by Commissioner Boisvert
SECONDED by Commissioner Voelkel

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, July 13, 2026
TIME: 10:00 am
PLACE: Joe Wai Room, Ground Floor, City Hall
/ Teams Meeting

The Committee adjourned at 01:26 PM.

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