



## REPORT

Report Date: February 27, 2024  
Contact: Jason Olinek  
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RTS No.: 16226  
VanRIMS No.: 08-2000-20  
Meeting Date: April 9, 2024  
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager, Planning, Urban Design and Sustainability

SUBJECT: 998 Thurlow Street – Heritage Revitalization Agreement and Heritage Designation

### RECOMMENDATION

- A. THAT Council add the building at 998 Thurlow Street, known as “Washington Court” (the “heritage building”), to the Vancouver Heritage Register in the ‘B’ evaluation category;
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 of the *Vancouver Charter*, a by-law to designate the exterior facades of the heritage building (the “heritage facades”) at 998 Thurlow Street (PID: 002-420-601, Block 7, District Lot 185, Plan 92 (“the “site”)), as protected heritage property;
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law to authorize the City to enter into a Heritage Revitalization Agreement in order to:
  - i. secure the retention and rehabilitation of the heritage facades;
  - ii. vary the *Zoning and Development By-law* to allow for an increase in permitted density on the site, as proposed under the Development Permit Application Number DP-2023-00366 (the “DP Application”); and
  - iii. ensure the long-term preservation of the heritage facades;
- D. THAT the agreement described above shall be prepared, registered, and given priority on title to the Lands, to the satisfaction of the Director of Legal Services, in consultation with the Director of Planning;

- E. THAT Recommendations A to D be adopted on the following conditions:
- i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
  - ii. THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### **REPORT SUMMARY**

The purpose of this report is to seek Council approval to add the heritage building at 998 Thurlow, known as “Washington Court”, to the Vancouver Heritage Register, to designate the heritage facades as protected heritage property, and to authorize the City to enter into a Heritage Revitalization Agreement (HRA) to ensure the rehabilitation and long-term preservation of the heritage facades. The proposed HRA will result in a variance to the *Zoning and Development By-Law* to allow for an increase in permitted density on the site as proposed under the DP Application and as further described in this report.

The General Manager of Planning Urban Design and Sustainability is prepared to approve the DP Application should Council approve the recommendations of this report.

### **COUNCIL AUTHORITY**

Pursuant to Section 582 of the *Vancouver Charter*, Council may, by resolution, establish a heritage register identifying real property that Council considers to be heritage property and may, by resolution, add real property to the register from time to time.

Pursuant to Sections 593 and 594 of the *Vancouver Charter*, Council may, by by-law, on terms and conditions as it considers appropriate, designate real property in whole or in part as protected heritage property.

Pursuant to section 592 of the *Vancouver Charter*, Council may, by by-law, enter into a Heritage Revitalization Agreement with the owner of heritage property, which may vary or supplement certain by-laws and permits.

Pursuant to Sections 592, 593 and 594 of the *Vancouver Charter*, before adopting the proposed heritage designation by-law for the designation of the heritage facades, and before adopting a by-law to enter into the Heritage Revitalization Agreement with the resulting by-law variances granted therein, Council must hold a public hearing.

The following Council Policies are applicable to this proposal:

- *Vancouver Heritage Program (2020)*
- *Heritage Policies (2020)*
- *West End Community Plan (2013)*
- *West End RM-5, RM-5A, RM-5B, and RM-5C Guidelines (1989, last amended 1998)*

### **CITY MANAGER’S/GENERAL MANAGER’S COMMENTS**

The City Manager recommends approval of the foregoing.

### **REPORT**

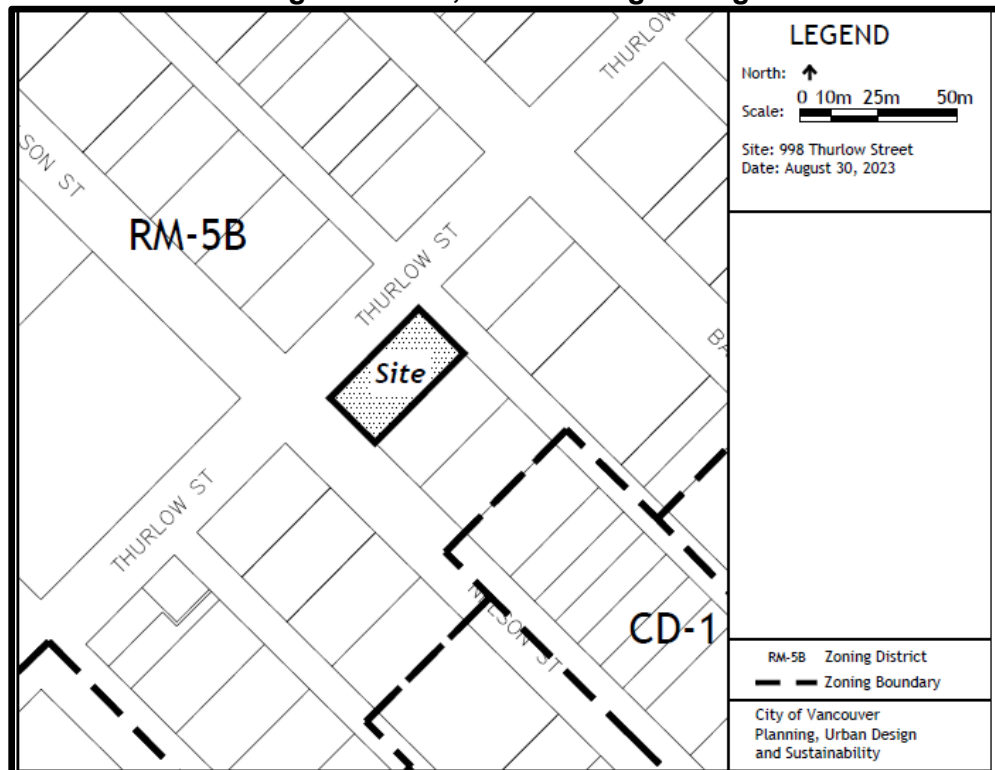
#### **Site and Context**

The site is located in the West End neighbourhood at the intersection of Thurlow Street and Nelson Street (see Figure 1). The heritage building at 998 Thurlow Street is currently five storeys tall and occupies the full site, which is 804 m<sup>2</sup> (8,652 sq. ft.) in area. The heritage building has 52 rental units and is not currently listed on the Vancouver Heritage Register.

Ted Northe Lane runs across the north-east side of the site. Across the lane to the north-east, existing development ranges from two to five storeys in height. On the adjacent southeast property, a 60-storey residential tower at 1075 Nelson is currently under construction.

The zoning applicable to the site is RM-5B which generally permits residential towers, townhouses, and conversions of older buildings into residential suites up to a density of 2.00 to 2.75 FSR, and height of 18.3 to 58.0 metres.

**Figure 1: Site, Surrounding Zoning**



### ***Heritage Value***

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 heritage building is significant for its mid-century use as a women-only rental apartment block (see Appendix A and E).

Originally designed as a five-storey rental building, a sixth storey was added soon after its construction in 1910. In 1924 the heritage building was damaged by fire, after which it entered a period of decline. In 1957 the heritage building was renovated and converted into a rental building for women by Louise and John Eades. Tenants were typically young women entering the job market who had just moved to the city. An emphasis on security and cleanliness was a hallmark of the heritage building at the time. In 1966 a second fire extensively damaged the heritage building and it was slated to be demolished. However, the Frank Stanzyl Construction Company took over the site and repaired the heritage building. At this time, the sixth storey was removed because of fire damage. In 2018 a third fire severely damaged the heritage building. The heritage building’s robust heavy timber and brick construction, along with metal fire escapes, are considered factors in the heritage building’s survival of three major fires without the loss of any life. Currently the heritage building is vacant and boarded up as it cannot be occupied until repaired and upgraded as proposed under DP Application 2023-00366. It is proposed to add the heritage building to the Vancouver Heritage Register in the ‘B’ evaluation category.

### ***Development Application and Proposed Incentives***

The DP Application proposes to restore the heritage building, replicate the original sixth storey (see Heritage Value) and add three additional partial floors (see Appendix B - Drawings), as well as to secure the heritage building for rental tenure (see Secured Rental Housing). Due to the extensive damage and condition of the existing internal structure, an entirely new internal structural system must be constructed. The heritage facades are to be retained and rehabilitated, and a new interior structure added along with accessibility and fire protection upgrades.

The proposal seeks an increase in density up to 7.24 FSR as shown in Appendix C – Technical Summary to accommodate 33 new rental units and compensate the applicant for additional costs associated with the heritage conservation. Staff support the density increase as proposed, including a corresponding increase in height, noting that this will also increase the number of rental residential units.

The existing and proposed density are over that permitted in the RM-5B zoning, however, the built form is consistent with the expectations of the *West End Community Plan* (West End Plan). The increased height does not require a variance through the HRA and would be relaxed under the provisions of the *RM-5B District Schedule* should Council approve the recommendations of this report. A minor relaxation of a tower separation guideline requirement is also proposed (see Appendix C).

Rental tenure is being retained on site through a condition of the Development Permit which requires the owner to enter into a Housing Agreement. The housing agreement approval will be the subject of a future Council report. Currently there are 52 rental units. This number is proposed to be increased to 85 rental residential units, all of which will be secured by the Housing Agreement.

In review of applicable policies, including the City's *Heritage Policies*, The West End Plan, the *RM-5B Guidelines*, and the City's housing objectives, as well as the proposed heritage conservation, the advice of the Vancouver Heritage Commission (see Vancouver Heritage Commission Comments), the financial analysis of the project (see Financial Proforma Evaluation), and the results of notification of neighbouring residents (see Neighbourhood Notification), staff support the project and the density proposed under the HRA, along with related conditions of the DP Application including securing the rental tenure of the housing units.

### ***Compatibility of Conservation with Community Plans and Land Use Regulations***

The intent of the *RM-5B District Schedule* is to enable a variety of forms of residential development in the West End while maintaining compatibility with neighbouring buildings, streetscape character, open spaces, and livability. The West End Plan also emphasises heritage and character retention. The proposed conservation of the heritage facades and the secured rental housing units are consistent with the intent of the RM-5B zoning and West End Plan.

### ***Condition of the Heritage Building and Conservation Approach***

The interior of the heritage building was extensively damaged by the 2018 fire (see Heritage Value). The heritage facades will be retained and rehabilitated in accordance with an approved Conservation Plan, which forms a part of the DP Application (see Appendix D). The heritage facades will be retained via structural bracing. The interior structure will be replaced, and the building brought up to the required building by-law standards. A sixth floor will be replicated with the same materials and details as the original or with suitable alternatives (see Heritage Value). The other new floors are designed in a modern vocabulary to distinguish them from the heritage facades. Once completed, the heritage building will be protected by the proposed designation by-law and HRA, which will ensure the heritage building's long-term preservation. Staff have concluded that the Conservation Plan, which is supported by the Vancouver Heritage Commission (see Appendix E) meets the City's *Heritage Policies* and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

### ***Neighbourhood Notification***

Notification for the DP Application was conducted through the Shape Your City Vancouver portal. There was a total of 19 visitors to the site. A total of 10 responses were received. Six responses supported the proposal, two expressed mixed comments, and two indicated opposition. Support was expressed for:

- Retention of the heritage building.
- Maintaining the apartment units as rental.

Concerns include:

- An increase in traffic impacts in the area.
- Possible lane and street closures during construction.
- Impact of additional height on the character of the existing Washington Court building.

Staff considered the results of neighbourhood notification and concluded the DP Application is supportable as proposed with respect to community input and impacts. The building currently

has no off-street parking. As in the past, tenants of the building will likely have a lower car ownership and rely more so on public transit, biking, and car share programs. The additional density may nominally increase traffic in the area, but this increase would be commensurate with periodic development in the area over time. The proposal is consistent with the City's *Heritage Policies* regarding vertical additions.

### ***Vancouver Heritage Commission Comments***

The Vancouver Heritage Commission reviewed the proposal on July 10, 2023, and unanimously supported the DP Application with comments (see Appendix E).

### ***Financial Proforma Evaluation***

Proposed on-site heritage conservation is estimated to be approximately \$6,668,000. Real Estate Services staff reviewed the applicant's proforma evaluation in accordance with Council's approved policies. The Director of Real Estate Services advises that the proposed variances requested by the applicant as compensation for the heritage encumbrance on land value are supportable and provide no undue profit, subject to the work being completed in accordance with the DP Application and the HRA.

### ***Public Benefits***

This site is subject to City-wide DCLs and Utilities DCLs on the proposed additional 1,624 sq. m (17,470 sq. ft.) of floor area in excess of the 4,196 sq. m (45,153 sq. ft.) of existing floor area to be renovated and repaired as designated heritage space. Based on rates in effect as of September 30, 2022, total DCLs of approximately \$557,909 are anticipated from this development. The Public Benefits Summary is provided in Appendix F.

### ***Legal***

Section 595 of the *Vancouver Charter* requires that, if sought, Council must compensate an owner for any reduction in the market value caused by a heritage designation. A legal agreement (HRA) has been executed by the owner, and in that agreement the owner has explicitly acknowledged that they have received full and fair compensation for the designation of the heritage facades, and the obligations for the conservation and maintenance of the heritage building. The HRA will be registered and given priority on title to the Lands following enactment of the heritage designation by-law and the by-law to approve the HRA, and prior to issuance of a development permit.

\* \* \* \* \*

998 Thurlow Street  
Photographs



998 Thurlow Street Shortly After Construction in 1910 (Originally Six Storeys)

Mr. Arthur J. Bird, architect, is working on plans for a five-storey apartment house which will be erected for Mr. Peter Agren on the northeast corner of Thurlow and Nelson streets.

It is planned to make this one of the finest apartment houses in the city. It will be constructed of brick. A storeroom fitted for a drug establishment will occupy the ground floor space on the corner. Each floor will contain four four-room suites. A vacuum cleaning system, elevator and refrigerator are to be installed. Work will begin early next week. It is estimated the cost will be about \$50,000.

Newspaper Ad for The Building's Construction in 1909



**BURNED-OUT** in Thurlow Street apartment fire Saturday, Maria Doka, 16, recovers personal belongings after returning to gutted building Sunday. —DAG SCOTT PHOTO

## Vancouver firefighter injured battling downtown apartment blaze

**SCOTT BROWN**

A Vancouver firefighter has been injured as crews battled a four-alarm apartment fire in Vancouver's West End.

The unnamed firefighter was treated by B.C. Ambulance paramedics and taken to hospital with unknown injuries, while fire crews worked to extinguish the blaze at the Washington Court apartments at 998 Thurlow St. Flames spread through walls and ceiling voids, which complicated the effort.

"Crews continue to chase and attack this stubborn fire under challenging conditions," Vancouver Fire Rescue said in a Tweet earlier

Thursday. A witness says the fire started on the fourth floor at the rear of the five-storey building at around 9 a.m.

Firefighters were seen on the building's roof using chainsaws to get at the flames. Black smoke, which was first spotted billowing from a fourth-floor window, moved to a fifth-floor window and then spread to the roof and out the building's eaves.

Fire trucks responding to the fire initially had trouble navigating traffic during the morning rush hour in the city's most densely populated neighbourhood. The trucks were blaring their horns and sirens to notify drivers as they raced to the scene.

Thurlow Street was shut down at Robson Street, while Nelson was totally shut off to traffic at Thurlow. B.C. Hydro crews were at the scene shutting down power to the building. By 2:30 p.m., firefighters were mopping up as investigators tried to determine the cause of the blaze.

Vancouver Fire Rescue says several suites have been left uninhabitable and B.C. Emergency Social Services is at the scene.

Fire Capt. Jonathan Gormick says at least six suites suffered severe damage.

"Those suites will need significant work before people will be able to move back in," Gormick said. "As for the rest

of the building, it will probably be a couple of days before residents can return. The power was turned off and we had to punch a few holes in the roof to gain access to some of the hot spots. They'll have to patch those holes before anyone can safely access the apartment."

Displaced residents can apply to receive free lodging for up to 72 hours from Emergency Social Services.

The Washington Court is a 44-unit complex that was constructed in 1910.

[sbrown@postmedia.com](mailto:sbrown@postmedia.com)  
[twitter.com/browniescott](https://twitter.com/browniescott)

— With files from Lou Kohlmann



Melanie Kirkpatrick comforts her traumatized cat Jack after they were evacuated from their apartment building due to a fire Thursday morning. JASON PAYNE

**Newspaper Articles on the Three Fires  
(1924 Upper Left, 1966 Upper Right, and 2018 Bottom)**





**Damaged Building in 1966**

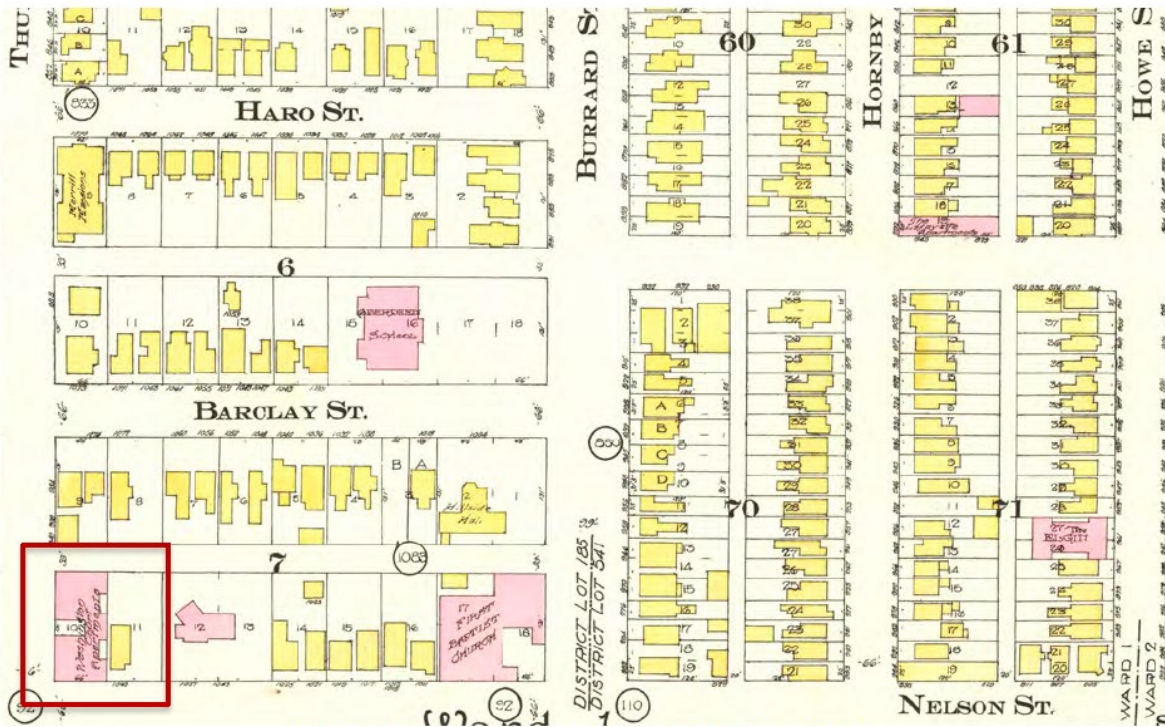


**Tenants Searching For Belongings in 1966 after Fire (With No Safety Equipment!)**



Current Existing Building  
5 Storeys + Basement

### Current Photos

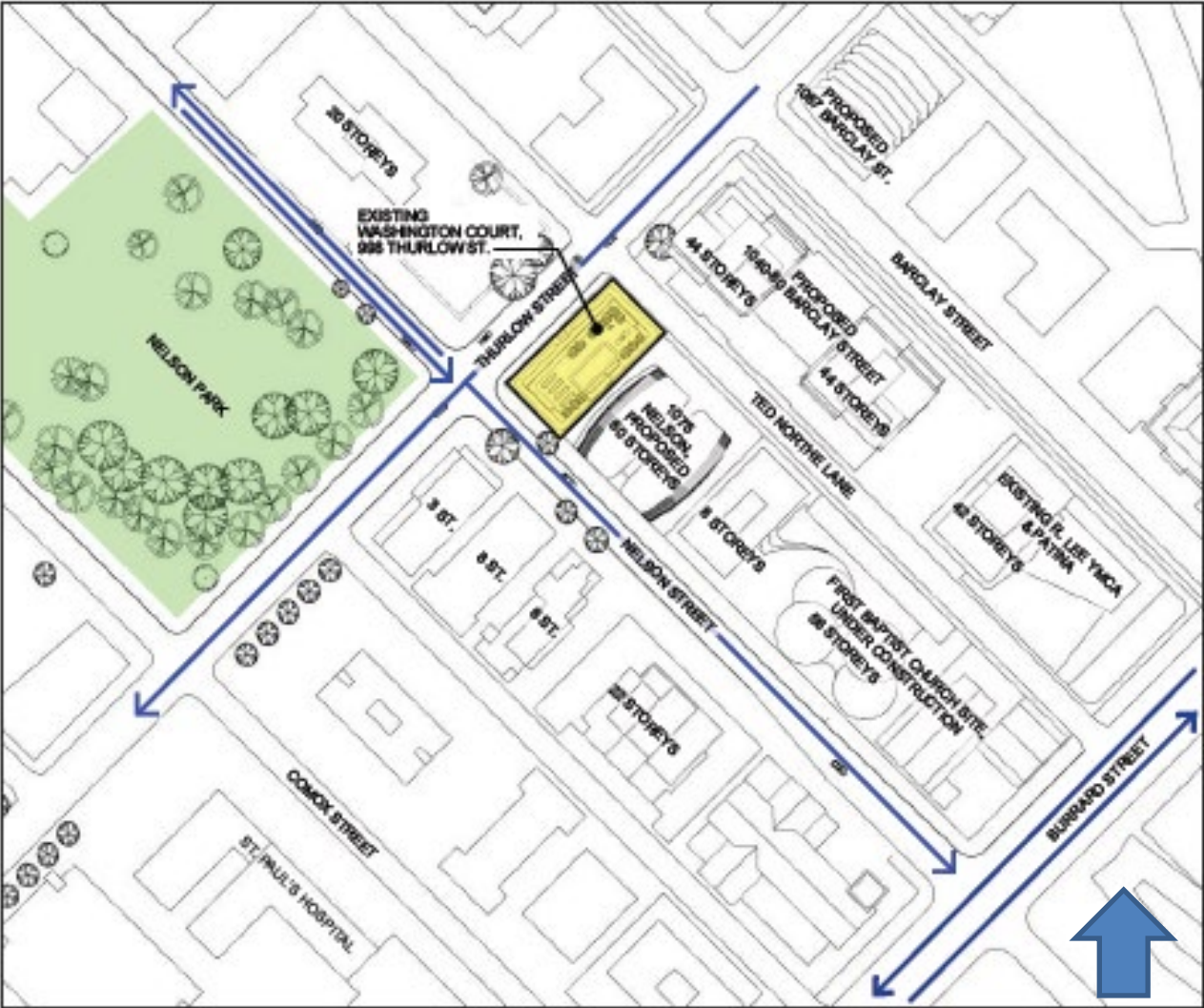


1912 Fire Insurance Map, showing Washington Court

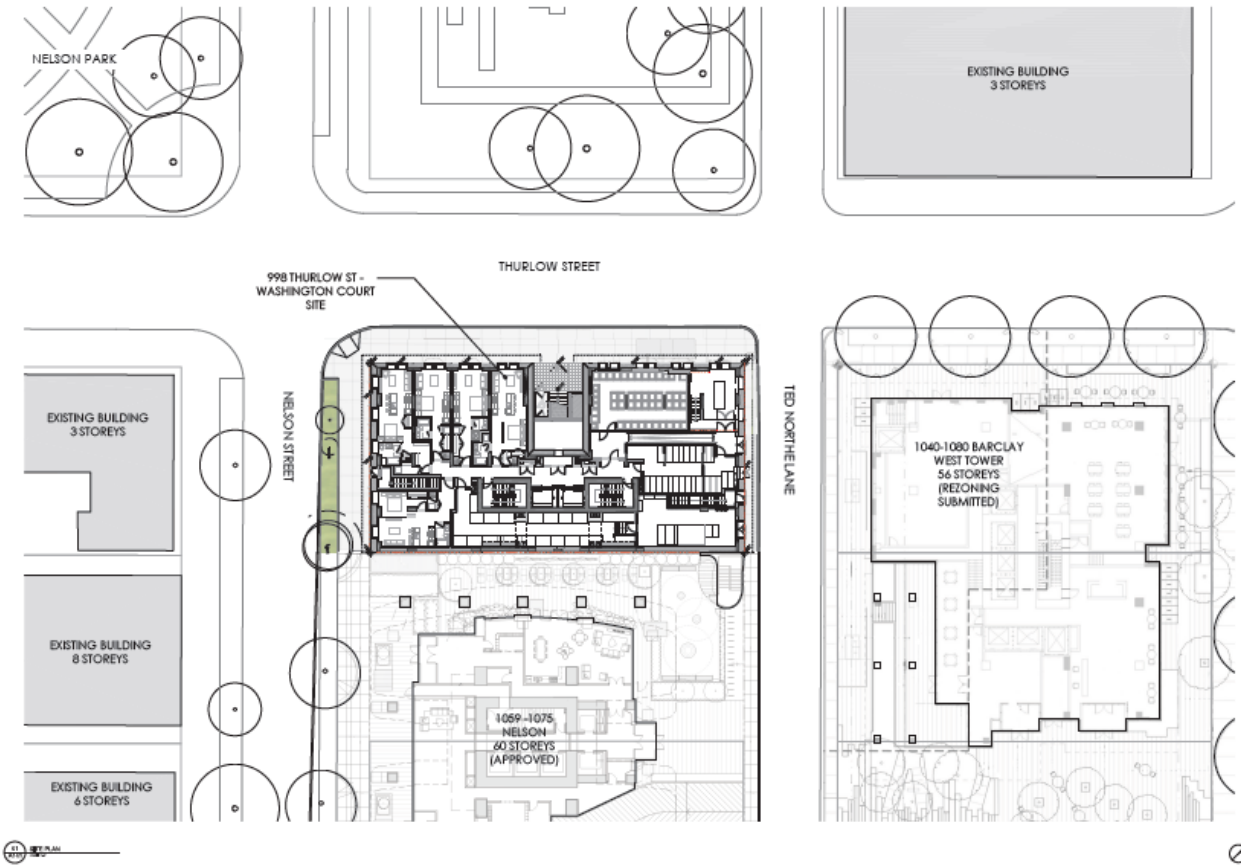
998 Thurlow Street  
Drawings



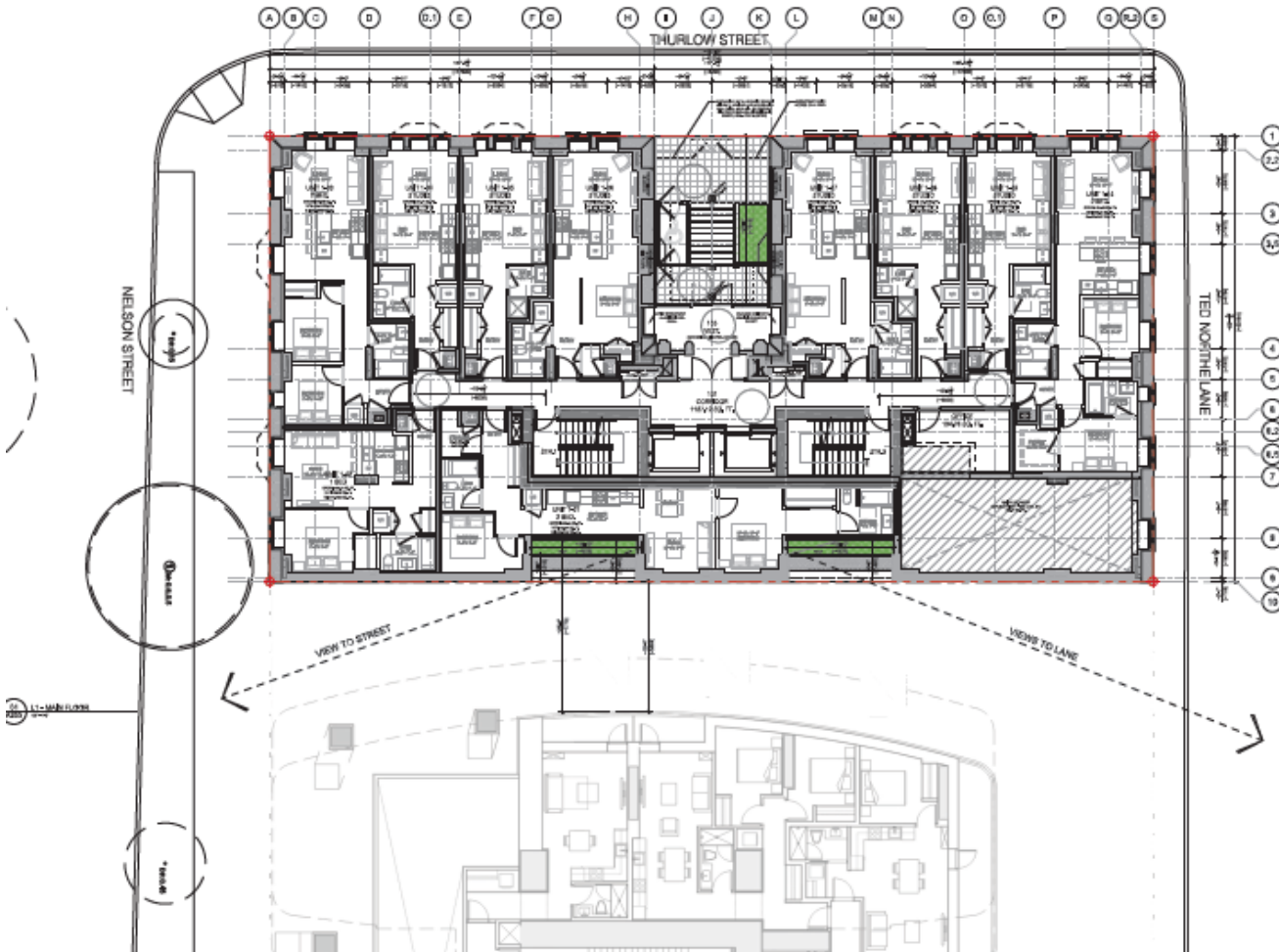
Context Diagram



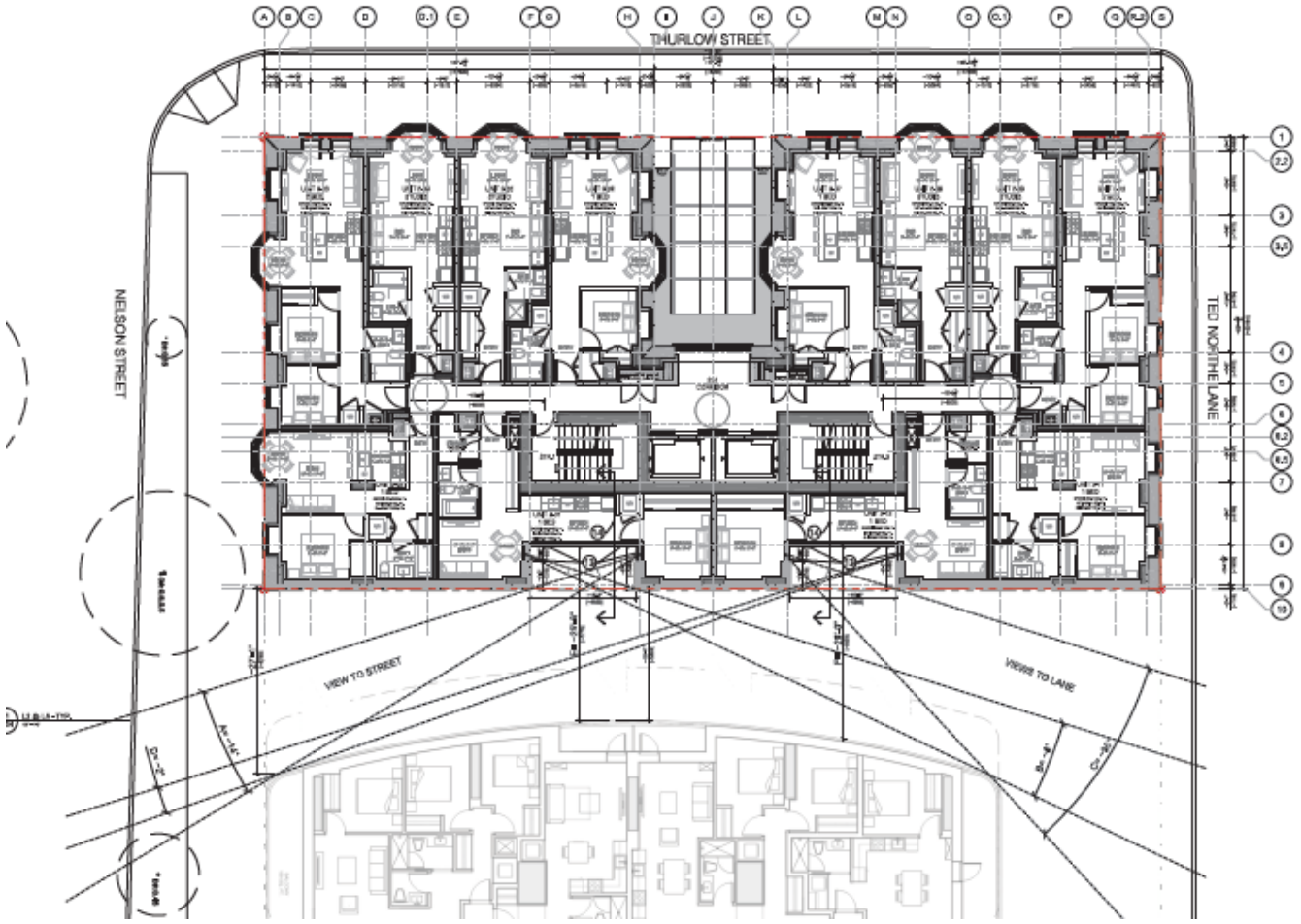
Site / Context Plan



**Basement Floor Plan and Context**

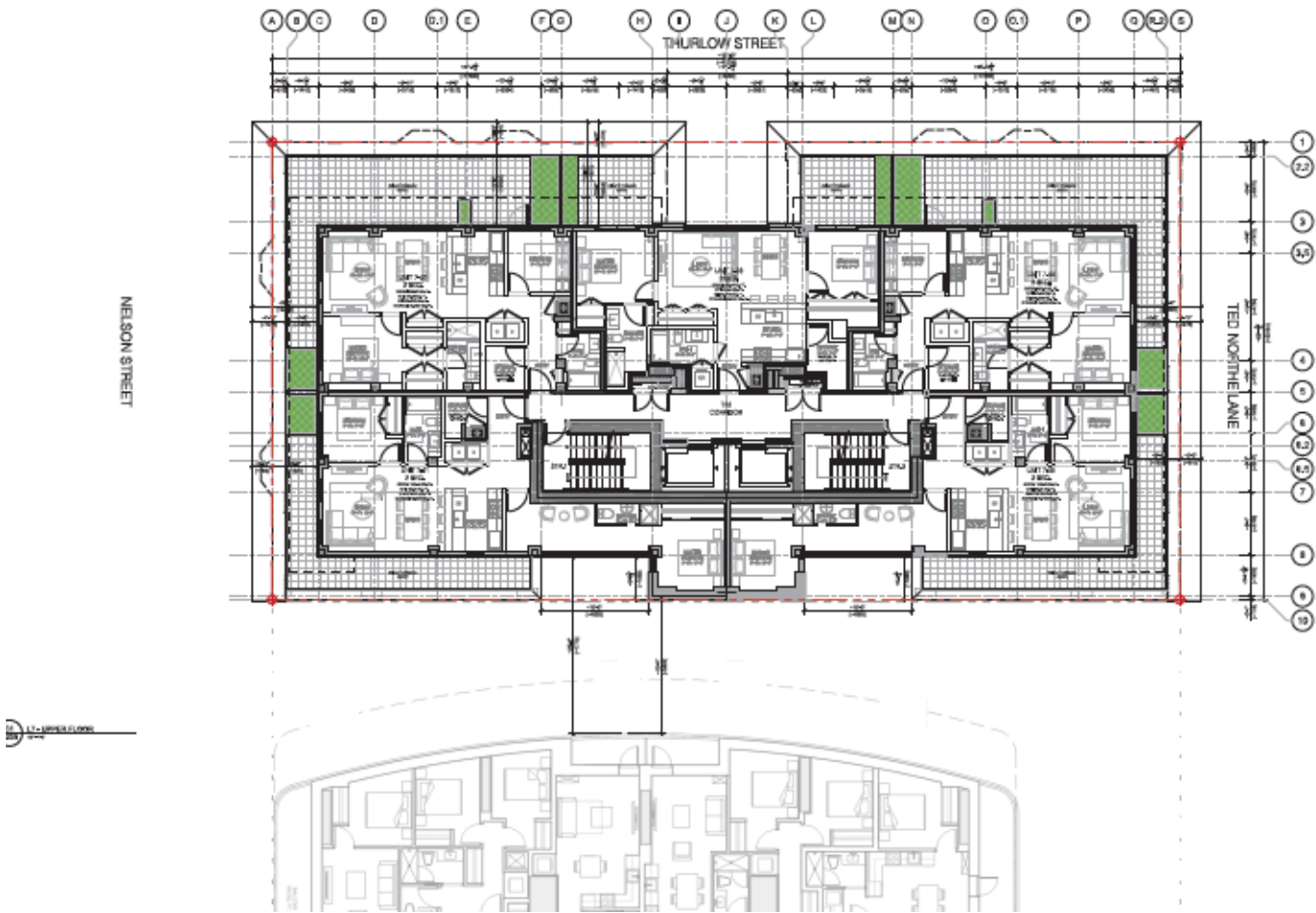


Main Floor Plan

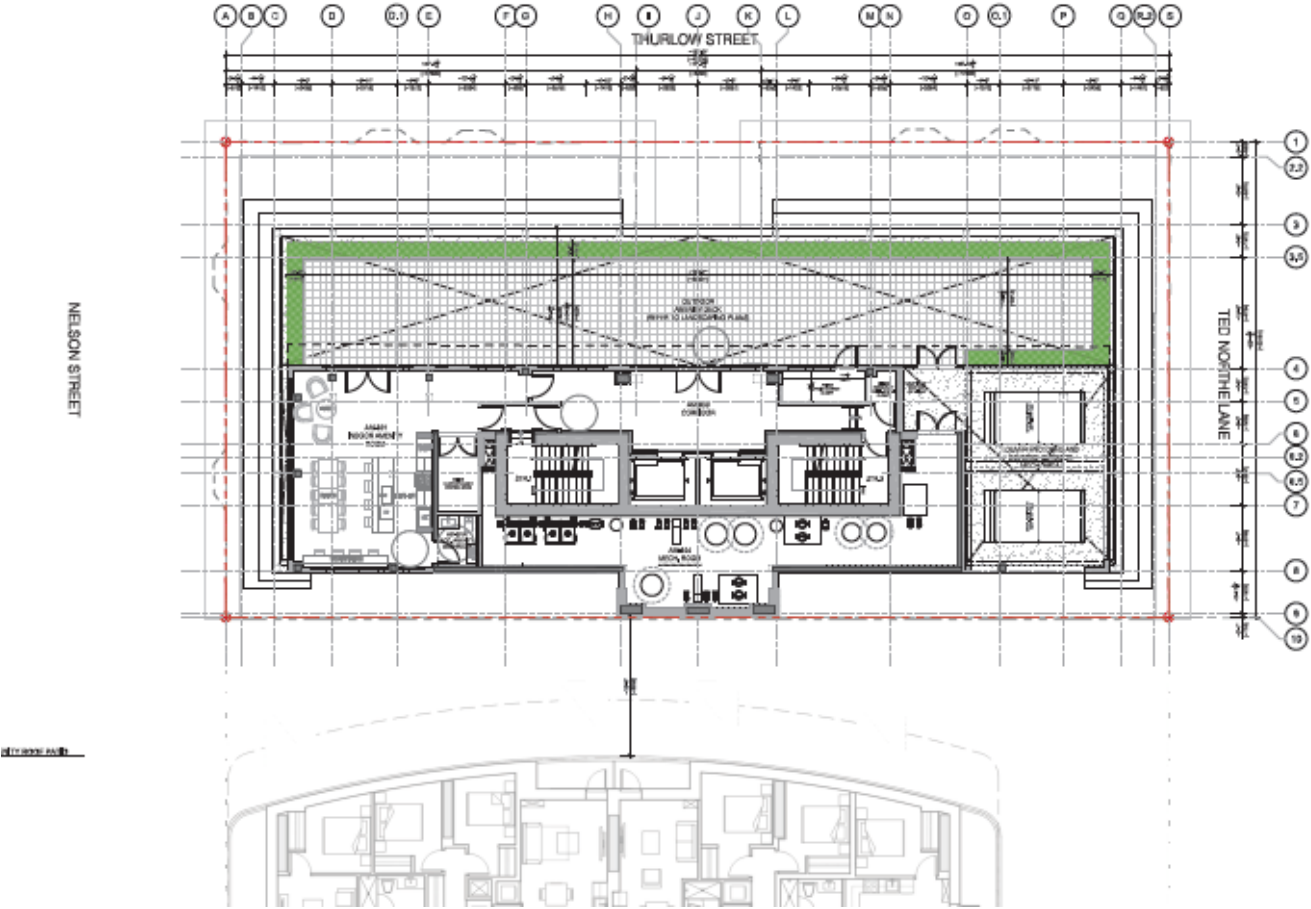


Floor Plans – Second to Sixth Floors

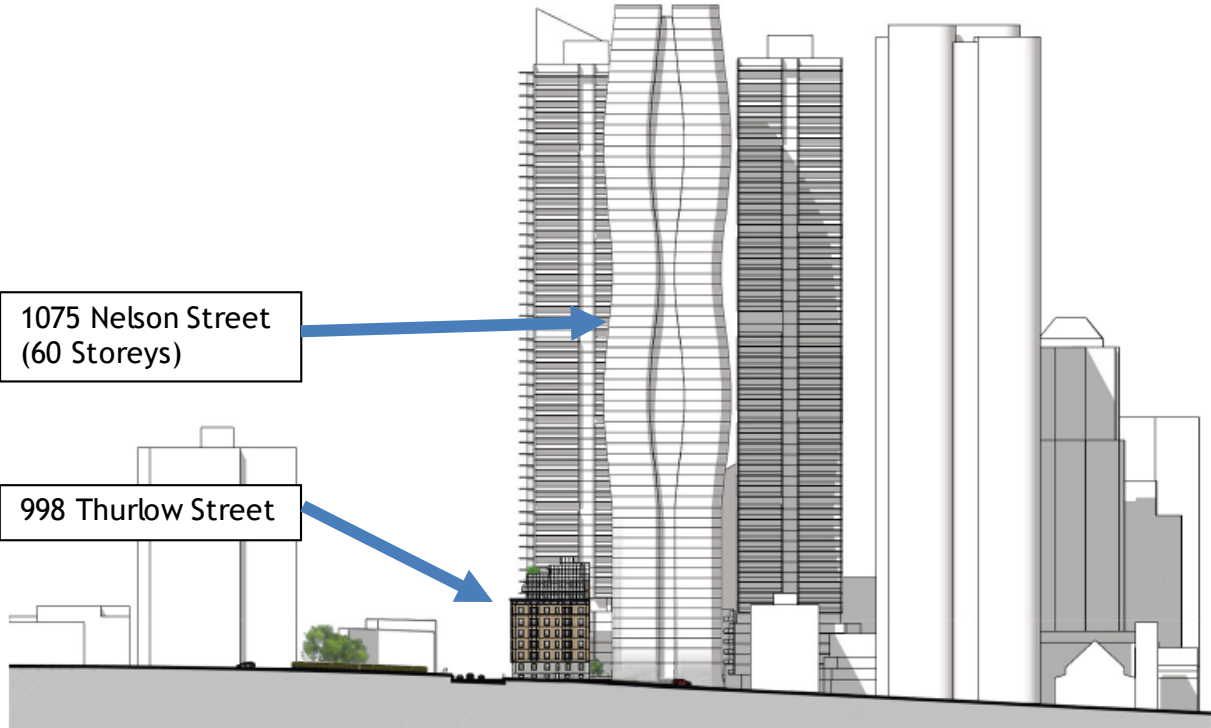




Seventh and Eighth Floor Plans



Top Floor Plan



Context Elevation along Nelson Street  
(with planned neighbouring developments)

**Context Elevation Looking North from Nelson Street**



3D View - from Nelson Park (with future developments)



3D View - along Nelson Street

**Renderings Looking East**



3D View - rooftop and Nelson Park



3D View - from Ted Northie Lane

### **Renderings Looking South From Ted Northie Lane**

**998 Thurlow Street  
TECHNICAL SUMMARY**

**Density and Height**

Item	Existing (current)	Proposed	RM-5B Zoning/ Guidelines
Floor Area	4,196 m <sup>2</sup> (45,153 sq. ft.)	5,820 m <sup>2</sup> (62,623 sq. ft.)	1,608 m <sup>2</sup> (17,270 sq. ft.) maximum
Floor Space Ratio (FSR)	5.22	7.24	2.00 FSR** maximum
Height	17.0 m (56.0 feet)	30.6 m (100.3 feet)	18.3 m to 58.0 m (60 ft. to 190 ft.)
Storeys	5	9	Not Prescribed
Number of Dwelling Units	52 (rental)	85 (Secured Rental)	Not Prescribed

\*\* 2.75 FSR on sites larger than 20.2 metres in width or 800 m<sup>2</sup> in site area is permitted.

**Yards, Site Coverage, and Parking Summary**

Item	Existing	Proposed	Required* (RM-5B)
Front yard	0 m (0 ft.)	0 m (0 ft.)	3.7 m (12 ft.) minimum
Side Yards	0 m (0 ft.)	0 m (0 ft.)	2.1 m (7 ft.) minimum
Rear Yard	0 m (0 ft.)	0 m (0 ft.)	2.1 m (7 ft.) minimum
Off-Street Parking	0	0	30 minimum

\*to be relaxed under the DP Application

**Tower Separation:** the *RM-5B Guidelines* state that development which is between 18.3m (60 feet) and 33.6m (110 ft.) in height should be separated from nearby towers by at least 24.0 m (78.7 ft.). The approximately 178.5 metre (585 foot) development approved at 1075 Nelson Street to the east of the site will at its closest be 5.2 metres (17 ft.) from Washington Court as shown in Appendix B. However, only the top, partial storey of the proposed additions for the heritage building (partial eighth floor) is over the 60-foot limit (by approximately 12.3 feet for a total height of 72.3 feet as shown in Figure 2). By comparison, the new building to be constructed at 1075 Nelson Street will be approximately 60 storeys tall - significantly taller than the heritage building (see context drawings in Appendix B). In respect of this minor guideline relaxation, staff assessed the impact, and conducted neighbourhood notification from which no concerns about direct view or light blockage were received (see Neighbourhood Notification).

## 998 Thurlow Street Statement of Significance

### Description of Historic Place

**Name of the Historic Place:** Washington Court

**Address:** 998 Thurlow Street, Vancouver, British Columbia

**Construction Date:** 1910

**Architect:** A.J. Bird

**Contractor:** Peter Agren

### Description of the Historic Place

Washington Court is a five-storey, plus lower level, masonry building located at the northeast corner of Thurlow and Nelson Streets in Vancouver's West End neighbourhood. The building features a rectangular plan with central light well and is characterized by its recessed front entryway and regular rhythm of semi-octagonal bays.

### Heritage Value of the Historic Place

Constructed in 1910, Washington Court is valued as one of the earliest mid-rise apartment blocks in the West End neighbourhood of Vancouver, and for its Edwardian era design, as executed by architect A.J. Bird. The building is additionally significant for its mid-century use as a women-only apartment block, forming part of its colourful evolution.

Washington Court is valued as one of the earliest mid-rise apartment blocks in Vancouver's West End. Settlement of the West End began in the late 1880s due to its adjacency to downtown; single family homes and estates originally dominated the area. As prominent new residential areas such as Shaughnessy and Kerrisdale began to develop, the popularity of the West End gradually began to decline. By the 1910s, a new age of development began to take place, as apartment blocks, mixed-use developments, and commercial blocks were established, which resulted in a denser urban form.

Designed for and constructed by Swedish contractor Peter Agren, Washington Court was built at the height of this second stage of development. Originally designed and built as a five-storey building, a sixth storey was added several months after its construction in 1910; this top storey was subsequently destroyed and removed as a result of a fire in 1966. One of the tallest buildings in the area upon its completion, Washington Court predates the multi-family residential construction boom of 1910s and 1920s and represents the pinnacle of the Edwardian-era construction boom in the West End.

Washington Court is additionally significant as an example of a masonry apartment building as designed by architect Arthur Julius Bird. Born and educated in England, A.J. Bird became an expert in modern building techniques. Emigrating to Vancouver in 1907, Bird was among the first designers to introduce the masonry apartment building prototype to residential development on the West Coast. Bird's knowledge of current building systems was put to use in designing some of the earliest multi-storey apartment buildings in Vancouver, including Trafalgar Mansions (1910) and Blenheim Court (1910).

Displaying a rich surface articulation and classical design trends and proportions associated with Edwardian-era architecture, Washington Court is an excellent and early example of a mid-rise apartment building. Additionally, the design of Washington Court as a masonry, and thus fire-resistant, apartment block helped it to survive three separate fires, in 1924, 1966, and 2018, without any loss of life. Bird continued to practice until 1914 when he joined the Canadian Forces to serve overseas during World War I. Upon his return in 1919, he obtained the position of City Architect and Building Inspector and can be credited with the design of many civic buildings erected from 1919 until 1933. During his tenure at

the City, Bird also played an important role in the modern science of town planning and zoning and the contouring of hilly sections of Vancouver to make them suitable for residential streets and neighbourhoods. The classic Edwardian-era design of Washington Court, which embraced ample space and access to light, exists as a tangible and excellent example of Bird's masonry apartment work in Vancouver. Washington Court is also valued for its history as a housing block for women, which began in 1957 under the management of Louise and John Eades. Hotels and apartment houses that provided temporary refuge for young ladies hoping to start a career in the 'big city' became a popular trend during the mid-twentieth century. Washington Court was home to women from England, New Zealand, Australia, and other parts of Canada, some recommended for tenancy by the YWCA.

Provided with amenities including furniture, televisions, telephones, and fresh linens, the apartment house was an attractive option for young women, and their parents, who wanted to ensure a safe, clean, and affordable living space, in most instances far away from their families. Originally designed as a rental apartment building, Washington Court was repaired following its first fire in 1924. By the 1950s, the building had become rundown and unprofitable, prompting the Eades' to partly purchase and change the residency model. The 1966 fire, which destroyed the top storey and the homes of 160 women, put an end to the women-only tenancy and, after nearly being demolished, the building was once again restored as a five-storey structure by Frank Stanzl, of Frank Stanzl Construction Co. Ltd., who also financed the project. The building was again damaged by fire in 2018. Over the past century and counting, Washington Court has effectively illustrated the evolution of apartment living trends in downtown Vancouver.

### **Character-Defining Elements**

The elements that define the heritage character of Washington Court are its:

- location at the corner of Thurlow and Nelson Streets in the West End neighbourhood of Vancouver, set close to the lot lines at the front and side;
- continuous residential use since 1910;
- mid-rise residential form, scale and massing including: five-storey plus full basement height; flat roof; and symmetrical massing of main facades, including a regular pattern of projecting semi-octagonal bays;
- masonry construction with buff brick cladding, smooth and rusticated granite foundation, and smooth and rusticated stone first floor cladding;
- Edwardian-era features such as: buff brick and stone cladding with quoining at each corner and around basement and first floor windows; central lightwell with recessed front entryway and symmetrical and regular rhythm of semi-octagonal bays supported by rounded stone brackets; and
- original pattern of fenestration roofs

### **Excerpts from the Conservation Plan**

The following list includes a summary of the major conservation measures proposed for 998 Thurlow Street based on the Conservation Plan submitted by Donald Luxton and Associates (February 2023), which also forms a part of the DP Application and HRA:



#### OVERALL FORM

- Restore the original six-storey form, scale, and massing by reinstating the missing sixth floor, matching the original as closely as possible using archival photographs and original drawings as guides.
- Design a contemporary structure above the parapet line in a manner which is “physically and visually compatible with, subordinate to, and distinguishable from the historic place”.

#### FOUNDATIONS. BUILDING BASE

- Preserve all exposed exterior basement-level granite masonry, including smooth and rusticated stonework.
- If new foundations are proposed, concrete is a suitable material, though should not be visible from the exterior.
- If exterior exposed foundations require structural intervention, ensure existing granite material is protected in place or salvaged for reinstatement.

#### EXTERIOR MASONRY

- Preserve all exterior masonry elements, including buff brick cladding, granite foundations and stone cladding on the first floor.
- Restore buff brick cladding, masonry window sills, and stringcourse on reinstated sixth-floor. New masonry material should match historic originals as closely as possible.
- Preserve brick whenever possible and replace damaged brick in-kind.
- Cleaning, repair, and repointing specifications to be reviewed by Heritage Consultant.
- Overall cleaning of the brick on the exterior is recommended using non-damaging techniques and products.
- Determine whether or not it is feasible to remove the paint from the original first-floor
- Repoint deteriorated mortar where required. Repoint with new mortar that matches original in consistency, composition, strength, colour and pointing profile- note the finely tooled profile of the original mortar joints.

#### CORNICE

- Restore appearance of original cornice by reinstating a new cornice to match original as closely as possible.
- New cornice should be made of galvanized sheet metal, if possible.
- Cornice should be painted according to colour schedule devised by the Heritage Consultant, and appropriate primer for galvanized surfaced should be applied.

#### BALCONIES

- Consider rehabilitating the original appearance of the front façade by the reinstatement of balconies. The original design and configuration should be referenced.
- If possible, original lower height of the balcony railings should be reinstated, with a narrower metal balcony depth reserved for outdoor potted plants.

#### FENESTRATION

- Inspect for condition and complete detailed inventory to determine extent of any intact original elements and recommended repair or replacement of any surviving original material, if present. Preserve existing window openings, including sills.
- Retain existing window frames, if extant, and repair as required. Install replacement matching frames where missing or beyond repair.

- Install new historically-appropriate wood assembly replica windows with integral sash horns in original window openings, referencing original configuration based archival documents.
- Prime and paint all wood windows in appropriate colour, based on a colour schedule devised by Heritage Consultant.

#### DOORS AND ENTRANCES

- Rehabilitate existing openings, as necessary, to accommodate new doors.
- Install new historically-appropriate wood-sash front entryway door using architectural precedents as reference in determining an appropriate historical replication.
- Restore balcony doors to match original, if possible.
- All new exterior doors should be visually compatible with the historic character of the building.

**998 Thurlow Street**  
**Comments of the Vancouver Heritage Commission**

**998 Thurlow Street – Washington Court**  
**Heritage Revitalization Agreement and Heritage Designation**  
**VHR – B Proposed**  
**DE-2023-00336**

WHEREAS:

1. 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;
2. The building is not currently listed on the Vancouver Heritage Register (VHR);
3. The building was damaged in a fire in 2018 and is currently vacant and uninhabitable, and the proponent is proposing heritage conservation, reconstruction, seismic upgrading and adaptive reuse.

THEREFORE BE IT RESOLVED THAT:

- A. The Vancouver Heritage Commission receive the presentation regarding 998 Thurlow Street – Washington Court, as presented to the Commission on July 10, 2023;
- B. The Vancouver Heritage Commission strongly supports:
  - The Conservation Plan and proposed heritage designation;
  - Adding the site to the VHR in the “B” category;
  - Replication of sixth floor, including the cornice, and expression of the new partial seventh floor;
  - The Heritage Revitalization Agreement, including additional density proposed as an incentive/compensation for heritage preservation.

CARRIED UNANIMOUSLY

Staff Comments:

The Commission reviewed the original submission prior to the revision as discussed in the body of the report. Staff concluded that given the Commission’s strong support of the project, and that the revision does not substantially change the proposed conservation, additional review by the Commission was not necessary.

**998 Thurlow Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Designate, rehabilitate, and add to the existing heritage building under an HRA, and secure the rental tenure of all residential units through a Housing Agreement.
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**Public Benefit Summary:**

The project would result in the conservation and long-term protection of a heritage resource.
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	Current Zoning	Proposed
Zoning District	RM-5B	RM-5B as varied by HRA
FSR (site area = 804 m <sup>2</sup> (8,652 sq. ft.))	2.00	7.24
Buildable Floor Area	1,608 m <sup>2</sup> (17,729 sq. ft.)	5,820 m <sup>2</sup> (62,623 sq. ft.)
Land Use	Residential	Residential

Summary of development contributions expected from proposed development

City-wide DCL <sup>1,2</sup>	\$349,956
Utilities DCL <sup>1,2</sup>	\$207,953
<b>Total</b>	<b>\$557,909</b>

Other benefits: Proposed on-site heritage conservation estimated to be approximately \$6,668,000 and 33-unit increase in rental units from 52 to 85 units.

<sup>1</sup> Based on rates in effect as at September 30, 2022. DCLs would not apply to retained existing floor area of 4,196 sq. m (45,153 sq.ft.) within the value under the Proposed column.

<sup>2</sup> DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of instream rate protection, see the City's [DCL Bulletin](#) for details.