

JENSEN GROUP

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Architecture • Urban Design • Master Planning • Development Consultants • Facility Studies

June 28, 2019

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Mayor and Council

**Re: Provincial Rental Housing Corporation
Mt Edwards 1002 Vancouver Street
Heritage Alteration Permit Application**



This is an application for;

1. Retroactive approval for the removal of heritage protected windows on the third floor.
2. Replacement of non-heritage windows on the first and second floors.

BC Housing acquired the building in early 2016 and in February of that year Victoria Cool Aid Society commenced providing transitional housing and support services for 38 homeless people 55 years and older. Rezoning was granted to provide an additional 40 supportive housing studio apartment for residents 55+ and on the third floor 15 affordable one-bedroom apartments for residents of a similar age are nearing completion.

The window frames on the third floor had not received any maintenance for at least 35 years. The single panes of glass had fallen out, wood sills were severely rotted, and the majority of the sashes were inoperable. Deferred maintenance had allowed water ingress at the heads of the windows and steel lintels had rusted. Many of the inadequately designed long span lintels angles had caused the window frames to be loadbearing. Most of the windows were deemed unsuitable for restoration. Much of the paint had peeled off but what remained had an exceptionally high lead content.

BC Housing required the windows to be replaced with low maintenance vinyl framed double glazed thermally broken windows to meet their specification guidelines and energy requirements. A single hung sliding sash rebate frame (with muntin bars both inside and out) was chosen. Purpose made metal clad divider posts were designed to represent the original window sash weight boxes and structural repairs made to remove loading from the frames. The installation of these windows is complete and provides an energy efficient, maintenance free and attractive appearance to the third floor similar in appearance to the original windows.

BC Housing are also replacing all the windows on the main and second floor. These are currently aluminum framed in poor condition and visually at odds with the building's heritage character. The replacement windows will match those on the third floor.

Yours very truly,

JENSEN GROUP ARCHITECTS INC.

Don Brown, Architect AIBC

DB/kj
Cc Richard Dyble BC Housing