
Heritage Alteration Permit
Application
for
1002 Vancouver Street
Victoria, BC V8V 3V8
HAP00237



1002 Vancouver Street - HAV #00237

- Third storey heritage-protected wood windows mistakenly removed and replaced during recent renovations
- The Heritage Alteration Permit proposes retroactive approval of this alteration.



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Photos of 3rd storey vinyl windows



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W. D'O. H. Rochfort
Architect

MOUNT EDWARDS APARTMENTS

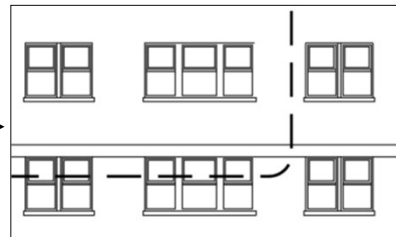
D. C. Fulton
Builder

IA

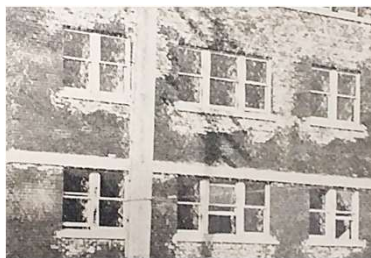
1002 Vancouver Street - HAV #00237



Current Aluminum windows at 1st and 2nd
storey



Proposed replacement windows for 1st
and 2nd storey



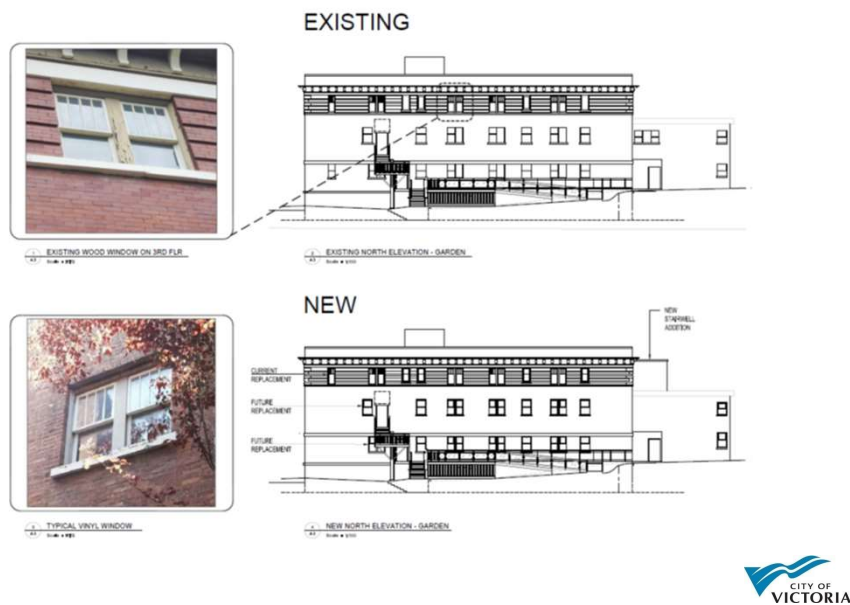
Historic Photo



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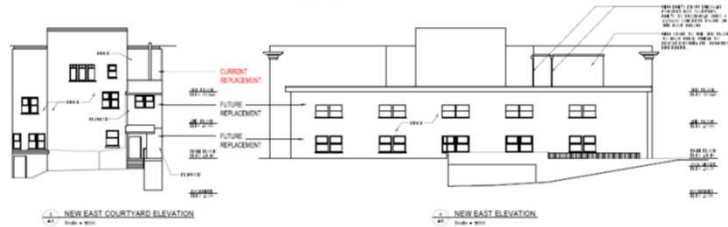


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EXISTING



NEW



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Why Conserve Wood Windows?

- Longer lifespan
- Retrofits provide comparable energy benefits with a better cost-benefit ratio (23% vs 26% annual energy savings percentage)
- Less initial energy to produce
- Replaceable parts
- Character and detail
- Authenticity



1002 Vancouver Street: Recommendations

Staff Recommendation:

That Council approve Heritage Alteration Permit Application No. 00237 for 1002 Vancouver Street with the following change:

- a) That the applicant revise the plans to indicate that the third floor vinyl windows be replaced with wood windows that replicate the form, materials and detailing of the original protected windows to the satisfaction of the Director of Sustainable Planning and Community Development.



1002 Vancouver Street: Recommendations

Alternate Recommendations:

Option One (approve as is)

That Council approve Heritage Alteration Permit Application No. 00237 for 1002 Vancouver Street as presented.

Option Two (approve as is and express disappointment)

1. That Council approve Heritage Alteration Permit Application No. 00237 for 1002 Vancouver Street as presented; and
2. That the City send a letter to BC Housing expressing disappointment in the removal of character-defining elements from the heritage-designated Mount Edwards apartment building without a permit, and stating the City's expectation that this situation does not recur.

