



## VANCOUVER HERITAGE COMMISSION

### MINUTES

June 19, 2023

A meeting of the Vancouver Heritage Commission was held on Monday, June 19, 2023, at 11:04 AM in the Business Centre Meeting Room, 2<sup>nd</sup> floor, City Hall, and by electronic means.

**PRESENT:** James Evans, Chair  
Timothy Ankenman  
Michael Gordon  
Nancy Kirkpatrick  
Hilary Macdonald  
Judy Lam Maxwell  
Jenni Pace\*  
Mika Yamada

**ABSENT:** Paul Giles (Sick Leave)  
Joel Massey (Leave of Absence)  
Shawn Preus, Vice-Chair (Leave of Absence)

**ALSO PRESENT:** Zlatan Jankovic, Senior Heritage Planner (Staff Liaison)

**CITY CLERK'S OFFICE:** Ana Denissenko, Committee Clerk

\*Denotes absence from a portion of the meeting.

### WELCOME

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. 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 Yamada  
SECONDED by Commissioner Ankenman

THAT the Vancouver Heritage Commission approve Leave of Absence requests for Commissioners Massey and Preus for this meeting.

CARRIED UNANIMOUSLY  
(Commissioner Pace absent for the vote)

## Approval of Minutes

MOVED by Commissioner Ankenman  
SECONDED by Commissioner Kirkpatrick

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, May 29, 2023, as circulated.

CARRIED UNANIMOUSLY  
(Commissioner Pace absent for the vote)

### 1. **800-876 Granville Street RZ-2022-00014**

#### Staff:

Kent MacDougall, Rezoning Planner  
Hiroko Kobayashi, Development Planner  
Zlatan Jankovic, Senior Heritage Planner

#### Applicants:

Ryan Bragg, Practice Leader, Principal, Perkins & Will  
Aik Ablimit, Senior Architect, Associate, Perkins & Will  
Donald Luxton, Senior Cultural Heritage Advisor, Donald Luxton & Associates

Staff introduced the agenda item and applicants provided a presentation. Following discussion, it was

MOVED by Commissioner Gordon  
SECONDED by Commissioner Lam Maxwell

#### WHEREAS:

1. Perkins and Will have submitted an application to rezone from DD (Downtown District) to CD-1 to permit the addition of office, entertainment, and restaurant land uses on a site making up most of the east side of the 800 block of Granville St.;
2. There are two buildings currently listed on the Vancouver Heritage Register – the “A” listed Commodore Ballroom at 868 Granville St and the “C” listed Norfolk Rooms at 876 Granville St.;
3. Three additional buildings have been evaluated as having heritage merit: the Service Building at 800 Granville St., the Cameron Block at 810 Granville St. and the Allen Rooms at 814 Granville St. These buildings are recommended as additions to the Vancouver Heritage Register;
4. The east side of the 800 block has had cultural significance as a centre of live music, films, dancing, and nightlife for the past century (tangible and intangible heritage) and City Council has adopted a Music Strategy that promotes the presence and preservation of live music venues in the city;

5. The streetscape of retail and restaurants as proposed is encouraged to continue the historic uses of the Granville Street frontage as well as activating the streetscape;
6. The Granville Street Planning Process is currently underway with the objective of developing a new vision for Granville Street and the Granville Entertainment District to re-establish Granville as an exciting, welcoming, safe and inclusive downtown destination. The Granville Street Planning Process is anticipated to be presented to Vancouver City Council in the Q4 of 2024;

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission support the proposal for 800 – 876 Granville Street with the following conditions:

- Design development to reduce the height and scale of the upper-storeys addition, noting the scale of the addition could be based on the compensation for costs related to the heritage retention, conservation, and restoration, the seismic upgrading of the Commodore Building, and the gifting of a live performance space to the City, and the replacement and/or relocation of the existing and designated SRA units;
- Design development addressing the new addition so that it is respectful of the restored facades of five heritage buildings below the addition;
- Design development to add neon lit blade signs reflecting the historic character of the street;
- The conservation and restoration of the facades of the buildings at 800, 810, 814, 868 and 876 Granville;
- Design development to restore the Commodore storefronts;
- Design development to address CEPTED issues;
- The provision of house and maintenance improvements for the Commodore live music venue improving its viability and also, the retention and restoration of the bowling lanes and murals in the basement of the building and seismic upgrading of the building;
- The applicant team be encouraged to work closely with Planning staff to ensure the compatibility of their application with the emerging directions of the Granville Planning Process.

CARRIED UNANIMOUSLY

**2. 1618 Stephens Street (“Mary McGregor Cottage”)  
Proposed VHR ‘C’  
DP-2022-00883**

Staff:

James Boldt, Heritage Planner

Heritage Consultant:

John Atkin, History + Research

Applicant:

Zach Lemders-Fitali, Design Professional, Formwerks Architectural

Staff provided an update regarding 1618 Stephens Street (“Mary McGregor Cottage”) and responded to questions from the Commission.

### **3. Statements of Significance and Vancouver Heritage Register Subcommittee Report**

Staff:

Maxine Schleger, Heritage Planning Analyst

Staff provided a presentation from the Statement of Significance Subcommittee.

Following discussion, it was

MOVED by Commissioner Gordon

SECONDED by Commissioner Ankenman

THAT the Commission support adding 1618 Stephens St., 810 Granville St., and 814 Granville St. to the Vancouver Heritage Register as a C-listings and 534 W Pender St. and 800 Granville St. as B-listings, and that the VHR Evaluations be referred back to Staff to complete the necessary revisions;

FURTHER THAT the Commission request that the Statements of Significance for

534 W Pender St. – Captain Pybus Building, 1618 Stephens St. – Mary McGregor Cottage, 800 Granville St. – Service Building, 810 Granville St. – Cameron Block, and 814 Granville St. – Allen Rooms

be referred back to the consultants for revisions.

CARRIED UNANIMOUSLY

### **4. New Business**

MOVED by Commissioner Pace

SEONDED by Commissioner Lam Maxwell

THAT The Vancouver Heritage Commission recognize the hard work that Maxine Schleger, Heritage Planning Analyst, has done while working with the Vancouver Heritage Commission and wish Maxine all the best in her new position.

CARRIED UNANIMOUSLY

### **ADJOURNMENT**

MOVED by Commissioner Gordon

SECONDED by Commissioner Lam Maxwell

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

**Next Meeting:**

DATE: July 10, 2023  
TIME: 11:00 AM  
PLACE: Joe Wai Meeting Room, Ground Floor, City  
Hall/ Webex Online

The Committee adjourned at 1:40 PM

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