



## VANCOUVER HERITAGE COMMISSION

### MINUTES

**November 27, 2023**

A meeting of the Vancouver Heritage Commission was held on Monday, November 27, 2023, at 11:01 am, at Joe Wai Room, Ground Floor, City Hall and by electronic means.

**PRESENT:** James Evans, Chair  
Shawn Preus, Vice-Chair  
Timothy Ankenman  
Paul Giles  
Michael Gordon  
Judy Lam Maxwell\*  
Hilary Macdonald  
Joel Massey  
Mika Yamada

**ABSENT** Nancy Kirkpatrick (Leave of Absence)

**ALSO PRESENT:** Zlatan Jankovic, Senior Heritage Planner (Staff Liaison)  
Chee Chan, Planner II, Rezoning Planner Centre  
Hiroko Kobayashi, Development Planner, Urban Design Group  
Elijah Sabadlan, Planner II, Heritage Group

**CITY CLERK'S OFFICE:** Kirsty Colquhoun, Committee Clerk

\*Denotes an absence for 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 Giles  
SECONDED by Commissioner Macdonald

THAT the Vancouver Heritage Commission approve a leave of absence request for Nancy Kirkpatrick for the meeting of November 27, 2023.

CARRIED UNANIMOUSLY

## Approval of Minutes

MOVED by Commissioner Ankenman  
SECONDED by Commissioner Macdonald

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, October 16, 2023, as circulated.

CARRIED UNANIMOUSLY

- 1. Rezoning Application (RZ-2023-00035): 8-36 West Cordova Street and 15-27 West Hastings Street**  
**Dunn and Miller Block, VHR-A, M (8 West Cordova Street)**  
**Callister Block, VHR-B, M (30-34 West Cordova Street)**  
**McIntosh Block, VHR-B, M (36 West Cordova Street)**

**Staff:** Chee Chan, Rezoning Planner  
Hiroko Kobayashi, Development Planner  
Elijah Sabadlan, Heritage Planner  
Zlatan Jankovic, Senior Heritage Planner

**Applicant:** Jill Wanklin and Nathaniel Funk, Bosa Properties  
Chris Knight and Sindhu Mahadevan, Michael Green Architecture  
Levi Stoelting, Glotman Simpson Consulting Engineers  
Donald Luxton, Luxton and Associates  
Claire Yuan, GHL Consultants Ltd.

Staff and applicants provided a presentation and responded to questions and comments.

Following discussion, is was

MOVED by Commissioner Gordon  
SECONDED by Commissioner Massey

## WHEREAS

1. The City of Vancouver has received a rezoning application to rezone the Dunn and Miller Block (a VHR-A listed building) at 8-36 West Cordova, the Callister Block (a VHR-B listed building) at 30-34 West Cordova and the McIntosh Block (a VHR-B listed building) at 36 West Cordova Street and 15-27 West Hastings street, from HA-2 and DD to CD-1 under the Downtown eastside Plan in order to construct an 11 story office building with the retention and rehabilitation of the existing heritage building façades;
2. The Vancouver Heritage Commission appreciates the complexity of the components of this project and recognize that the neighborhood is in deep need of revival;
3. The Vancouver Heritage Commission raised a concern over the façade-only retention and encourage the proponents to further explore the interior structure to assess if there were any elements worthy of retention;

3. The Vancouver Heritage Commission recognize that Gastown does not have a rezoning policy in place and encourage the City of Vancouver to update relevant planning policies in Gastown to reflect current social, economic and environmental concerns affecting Gastown;
4. The Vancouver Heritage Commission encourage the applicants to review the extent of the new vertical addition and commensurate it with the cost of retaining and conserving the historic façades.

THEREFORE IT BE RESOLVED

THAT the Vancouver Heritage Commission do not endorse Rezoning Application (RZ-2023-00035) as presented by Staff and Applicants on November 27, 2023, at this time.

CARRIED  
(Timothy Ankenman and Paul Giles opposed)

## **2. Gastown Public Spaces Plan Update**

Due to time constraints, it was

MOVED by Commissioner Ankenman  
SECONDED by Commissioner Macdonald

THAT the Gastown Public Space Plan Update be moved to the first meeting in January 2024.

CARRIED UNANIMOUSLY

## **3. UBC Robson Square Entry – Scope and Engagement**

### **Staff:**

- Zlatan Jankovic, Senior Heritage Planner, City of Vancouver
- Hiroko Kobayashi, Development Planner, City of Vancouver

Staff presented a proposal from the Advisory Design Group (ADG) to request two representatives from the Vancouver Heritage Commission to provide guidance throughout the UBC Robson Square Entry design process.

Following discussion, it was

MOVED by Commissioner Gordon  
SECONDED by Commissioner Ankenman

THAT Commissioners Ankenman and Gordon be appointed as Vancouver Heritage Commission representatives to the Advisory Design Group for the UBC Robson Square Entry project.

CARRIED UNANIMOUSLY  
(Judy Lam Maxwell absent for the vote)

#### **4. Liaison Updates**

None.

#### **5. New Business**

The Chair enquired regarding [Bill 44 - Housing Statues \(Residential Development\) Amendment Act, 2023](#), and what impacts the Bill could have on heritage retention and conservation, and what is the City's response going to be. The Staff Liaison advised that more information on City's response will be available once the Bill 44 is enacted into law and after a thorough staff review of the regulations and policy guidelines, which are anticipated in December.

Noting that over 100 rezoning enquiries have been received along the Broadway Corridor, the Chair asked the staff liaison if any heritage sites were among the enquiries and how staff have been evaluating them in light of section 18 of the Broadway Plan that provides incentives in exchange for retention. The Staff Liaison provided clarity on the Broadway Plan – heritage policies and implementation, with few examples of successful projects, identifying some challenges and that it continues to evolve.

#### **ADJOURNMENT**

MOVED by Commissioner Evans  
SECONDED by Commissioner Gordon

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY  
(Judy Lam Maxwell absent for the vote)

#### **Next Meeting:**

DATE: Monday, January 15, 2024  
TIME: 11:00 AM  
PLACE: Joe Wai room, Ground floor, City Hall / WebEx  
Online

The Committee adjourned at 2:03 PM

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