



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, March 11, 2024
TIME: 11:00 AM
PLACE: Joe Wai Room, Ground Floor, City Hall
/ Webex Online

PLEASE NOTE:

- *Agendas, minutes, and live meeting links are available on the City of Vancouver civic agencies' web site at: <https://vancouver.ca/your-government/find-a-civic-agency.aspx>*
 - *Members: If you are unable to attend this meeting, please advise Ana Denissenko at 604-673-8385 or e-mail ana.denissenko@vancouver.ca.*
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Welcome and Roll Call

Chair to acknowledge we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Peoples.

Leave of Absence Requests

Approval of Minutes – February 5, 2024 **11:00 – 11:05**

1. 4555 Dunbar Street – Dunbar Theatre (Potential VHR-B) **11:05 – 12:05**

Heritage Designation (DP-2023-00425)

This development permit application proposes retention of the heritage façade and restoration of the theatre lobby of the building commonly known as the Dunbar Theatre. The conserved heritage façade and theatre lobby will be protected under a Designation By-law, and will secure the theatre use for the reconstructed theatre through a legal agreement.

The zoning applicable to the site is C-2 within the West Point Grey area of Dunbar Southlands neighbourhood. The architectural drawings and design rationale were prepared by Zeidler Architecture Inc. (June 2023), including a Heritage Conservation Plan by Donald Luxton & Associates (November 2023). The proposal is to develop a 5-storey mixed-use building, containing retail and theatre theater uses on the first level, with 45 dwelling units on levels 2 to 5, and 2 levels of underground parking with vehicular access from the lane. The overall

proposed density is 2.75 FSR, with a floor area of 5,029 sq.m. (54,131 sq.ft.), and a height of 5 storeys (approx. 58 ft).

Erected in 1935, the Dunbar Theatre is valued as one of the last remaining neighbourhood theatres in Vancouver and as an important social gathering place and community hub. It is also valued for its association with film producer J. Howard Boothe, and as the first Odeon Theatre in Western Canada (as of 1941). The building is additionally significant for its original Art Deco style, designed by architect David Colville.

The applicant is seeking to add the Dunbar Theatre to the Vancouver Heritage Register, and to designate the retained exterior and structure of the heritage building, with compensation in the form of extra density of up to 10% beyond the maximum permitted within the zone (from 2.5 to 2.75 FSR).

Issues:

- Proposed level of retention, as contemplated in the Heritage Conservation Plans.
- Compatibility of the new addition with the retained heritage façade and restored lobby, as contemplated in the architectural drawings.
- Protection of the retained exterior and interior structure of the heritage building through municipal designation.

Staff:

- Elijah Sabadlan, Heritage Planner
- Ji-Taek Park, Development Planner
- Kristen Lambertson, Social Planner
- Payam Fouladianpour, Senior Project Manager

Applicant:

- Will Wang, 4555 Dunbar Development
- Dan Lenander, Zeidler Architecture
- Sam Boisvert, Luxton Associates
- Vanessa Wong, RJC Structural

Attachments: Architectural Drawings, Conservation Plan

2. VHC SOS Subcommittee – Staff Report

12:05 – 12:20

The report from the Statements of Significance (SoS) and Vancouver Heritage Register Subcommittee meeting of February 23, 2024, will be presented. The Report contains summaries of the SoS Subcommittee feedback on the three Statements of Significance and two Vancouver Heritage Register evaluations reviewed at this meeting. It also recommends that two buildings be added to the Vancouver Heritage Register.

Staff: Helen Lee, Heritage Planner
Alexander Altamura, Heritage Planning Analyst

Attachments: Staff Presentation

3. Liaison Updates 12:20 – 12:40

4. New Business 12:40 – 1:30

ADJOURNMENT

Next Meeting:

DATE: Monday, April 15, 2024
TIME: 11:00 AM
PLACE: Joe Wai Room, Ground Floor, City Hall
/ Webex Online

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