



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, November 4, 2024

TIME: 11:00 am

PLACE:

In-Person: Joe Wai Room
Ground Floor, City Hall, 453 West 12th Avenue

Electronic

Means: Watch live via

<https://vancouver.ca/your-government/vancouver-heritage-commission.aspx>

PLEASE NOTE:

- *This meeting is to be convened in person and via electronic means as authorized by Part 14 of the Procedure By-law.*
- *Members: If you are unable to attend this meeting, please advise Julie Emmerson at 604-673-8385 or e-mail julie.emmerson@vancouver.ca.*

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

ADOPTION OF MINUTES – September 9, 2024

1. Unfinished Business 11:05 – 11:10

Motion regarding SOS Subcommittee – Report to VHC

2. Western Canada Building, 416 West Pender Street (VHR) 11:10 – 11:55
Façade-only Retention with Heritage Designation

This application by Fastmark is proposing to rezone 414-420 West Pender Street from DD to CD-1 to allow for development of a 12-storey residential rental building with 87 secured market rental units. The proposed density is 9.58 FSR, with a floor area of 5,551 sq. m. (59,752 sq. ft.),

and a height of 35.8 m (117.5 ft.). This application is being considered under the Downtown Eastside Plan.

The site includes a VHR-listed building. Built in 1914, “Western Canada Building” is described as a symmetrical two-storey commercial building, valued for its architectural features in classical and Arts and Crafts references that are largely unaltered over the years, retaining a high degree of integrity. It is also valued for its association to John Young McCarter, being one of the early buildings designed by the architect prior to becoming a partner in McCarter and Nairne. Owned by the Western Canada Properties Limited, it was built for the Canadian Financiers Trust Company at a time when the Victory Square area was the financial and commercial centre of Vancouver.

John Atkin prepared the Conservation Plan for the heritage building, which outlines the primary conservation treatment as façade-only retention.

Issues:

- Proposed level of retention (façade-only)
- Compatibility of the new addition with the retained historic façade, as well as adjacent building to the east (B.C. Securities Building) as contemplated in the architectural drawings
- Protection of the retained historic façade through municipal designation

Staff:

- Elijah Sabadlan, Heritage Planner
- Hamid Shayan, Development Planner
- Lex Dominiak, Rezoning Planner

Applicant:

- Hans Fast, Fastmark
- Olena Struk, GWA Architecture
- Nicholas Chen, GWA Architecture
- John Atkin, Heritage Consultant
- Tobias Fast, Fast+Epp

Attachments: Heritage Conservation Drawings, Conservation Plan

**3. The Grange, 1395 West 14th Avenue (VHR)
Partial Building Retention with Heritage Designation**

11:55 – 12:40

This application by Colliers is proposing to rezone 1375-1395 West 14th Avenue from RM-3 to CD-1 under the Broadway Plan to allow for the development of a 20-storey rental building, including 203 units. The proposed density is 7.2 FSR, with a floor area of 20,990 sq. m. (295,939 sq.ft.), and a height of 70.9 metres (233 feet). Under the Broadway Plan, up to 10% of additional density may be considered for rezoning and development permit proposals that retain, conserve, and designate a heritage building.

The site includes one VHR-listed building. Built in 1932, “The Grange” is valued as an example of the denser, multi-family housing near streetcar arterials of Vancouver during interwar period,

its association with the prominent architect Ross A. Lort, and for its British Arts and Crafts architecture with Tudor Revival detailing.

The other existing building within the site, commonly known as “The Florence”, has been identified as having heritage values as part of the Broadway Plan heritage consultant studies. However, this building will be demolished to allow for the construction of the new podium of the tower.

Luxton prepared the Conservation Plan for the heritage building. The primary conservation treatment is preservation by way of partial building retention.

Issues:

- Proposed level of retention (partial building retention).
- Compatibility of the new addition with the retained portions of the heritage building, as contemplated in the architectural drawings.
- Protection of the retained portions of the heritage building through municipal designation.

Staff:

- Elijah Sabadlan, Heritage Planner
- Brenda Clark, Development Planner
- Susanne Ruhle, Rezoning Planner

Applicant:

- Jaraad Marani, Colliers
- Clare Hooper, Colliers
- Dwanye Smyth, SHAPE Architecture
- Alex Russell, SHAPE Architecture
- Chelsea Dunk, Luxton
- Pat Elischer, RJC Engineering
- Thomas Poon, RJC Engineering
- Brenda Knights, BC Indigenous Housing Society

Attachments: Heritage Conservation Drawings, Conservation Plan

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| 4. | Liaison Updates | 12:40 – 1:00 |
| 5. | New Business | 1:00 – 1:10 |

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