



## VANCOUVER HERITAGE COMMISSION

### MINUTES

**November 4, 2024**

A meeting of the Vancouver Heritage Commission was held on Monday, November 4, 2024, at 11:01 AM, in the Joe Wai Room, Ground Floor, City Hall, and via electronic means.

**PRESENT:** James Evans, Chair  
Timothy Ankenman  
John Atoyebi\*  
Alison Fraser\*  
Paul Giles\*  
Michael Gordon  
Nancy Kirkpatrick  
Judy Lam Maxwell\*  
Hilary Macdonald\*  
Shawn Preus, Vice-Chair  
Mika Yamada

**ALSO PRESENT:** Trustee Joshua Zhang, Vancouver School Board Liaison  
Zlatan Jankovic, Senior Heritage Planner, Staff Liaison

**CITY CLERK'S OFFICE:** Julie Emmerson, Committee Clerk

\*Denotes absence for a portion of the meeting.

### WELCOME

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

None.

### Approval of Minutes

MOVED by Commissioner Yamada  
SECONDED by Commissioner Macdonald

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, September 9, 2024, as circulated.

CARRIED UNANIMOUSLY

## 1. Unfinished Business

Vancouver Heritage Commission completed Item 2: VHC SoS Subcommittee from the September 9, 2024, meeting.

MOVED by Commissioner Kirkpatrick  
SECONDED by Commissioner Ankenman

THAT the Vancouver Heritage Commission support adding 215 West 1st Avenue, 144 East 6th Avenue, and 148 East 6th Avenue to the Vancouver Heritage Register as B, A, and C-listings, respectively;

FURTHER THAT the VHR evaluations be referred back to Staff to complete the necessary revisions.

CARRIED UNANIMOUSLY

## 2. Western Canada Building, 416 West Pender Street (VHR) Façade-only Retention with Heritage Designation

Staff: Elijah Sabadlan, Heritage Planner  
Hamid Shayan, Development Planner  
Lex Dominiak, Rezoning Planner

Applicant: Olena Struk, GWA Architecture  
Nicholas Chen, GWA Architecture  
John Atkin, Heritage Consultant  
Tobias Fast, Fast+Epp

Staff and Applicants provided presentations and responded to questions and comments.

MOVED by Commissioner Gordon  
SECONDED by Commissioner Ankenman

WHEREAS

1. The Western Canada Building at 414-420 West Pender Street is listed on the Vancouver Heritage Register and located in the Victory Square area which has a significant number of buildings of heritage significance;
2. Fastmark is proposing to rezone 414-420 West Pender Street from DD to CD-1 to allow for the development of a 12-storey residential rental building and the preservation and restoration of a 1914 two storey façade at the base of the building;

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission support the proposed preservation and restoration of the two storey 1914 façade, including the front entrance and floor tiles, if possible, and the proposed upper-level setbacks including the setback of the third storey above the 1914 façade, and setback of the higher levels of the building addition to ensure the corner cornice return of the building to

the east is visible.

- B. THAT the Vancouver Heritage Commission encourage the applicant to explore opportunities for salvaging and repurposing interior elements including the existing balustrade, heavy timber, and other materials.
- C. THAT the Vancouver Heritage Commission support the designation of the 1914 heritage facade of the building at 414-420 on the Heritage Register.

CARRIED UNANIMOUSLY

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

At the beginning item 2 Chair Evans declared Conflict of Interest due to a business relationship with applicant, relinquished the Chair to Vice-Chair Preus, and left the room for the duration of the item.

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

Staff and Applicants provided presentations and responded to questions and comments.

MOVED by Commissioner Gordon  
SECONDED by Commissioner Atoyebi

WHEREAS

- 1. The Grange Apartment Building at 1375-1395 West 14th Avenue is listed on the Vancouver Heritage Register and the Broadway Plan identifies that the South Granville area as having a significant number of buildings of heritage significance worthy of retention;
- 2. Colliers is proposing to rezone 1375-1395 West 14th Avenue from RM-3 to CD-1 to allow for the development of a 20-storey residential rental building and the preservation and rehabilitation of portions of the 1932 three storey façade of the apartment building;

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission support the proposed preservation and rehabilitation of the three storey 1932 façade, including the front entrance and floor tiles, and the proposed upper-level setbacks including the setback of the

tower from the 1931 façade;

- B. THAT the Vancouver Heritage Commission supports the designation of the 1932 heritage facade of portions of the building at 1375-1395 West 14th Avenue on the Heritage Register;
- C. THAT the Vancouver Heritage Commission encourage the applicant to incorporate indigenous landscaping and design elements into the site, the tower design, and public art.

CARRIED UNANIMOUSLY  
(Commissioner Evans absent for the vote due to Conflict of Interest)

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

The Staff Liaison provided an update and responded to questions and comments.

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

None.

### **ADJOURNMENT**

MOVED by Commissioner Ankenman  
SECONDED by Commissioner Preus

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY  
(Commissioners Atoyebi, Giles, and Fraser absent for the vote)

The Committee adjourned at 1:44 PM.

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