



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, February 3, 2025

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 David Yim at 604-707-5411 or e-mail david.yim@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 – January 6, 2025

- 1. Marine Building, 355 Burrard Street (VHR, M) 11:10 – 12:10
Heritage Incentive Program Grant Application
DB-2024-03407**

Staff received an application (DB-2024-03407) from Oxford Properties Group that includes seismic upgrading and conservation work on the Marine Building, addressed 355 Burrard Street. The heritage building is characterized as a multi-storey, steel-frame structure with masonry cladding (primarily brick, terra cotta, and granite). Completed in 1930, it is considered a landmark structure that is a premier example of Art Deco architecture in western Canada. The major proposed scope of work outlined in the Conservation Plan include:

- pinning and anchorage of exterior masonry elements (brick, terra cotta and granite)

- replacement and/or addition of shelf angles (including
- replacement and/or repair of masonry units (fracture/patch repairs)
- masonry repointing and cleaning
- abatement of hazardous materials

The proposed scope of work is generally consistent with Vancouver Heritage Program, Heritage Policies, and *Standards and Guidelines for the Conservation of Historic Places in Canada*. The application demonstrates a high level of retention and conservation, with verifiable seismic upgrading, and is eligible to receive a grant under the Heritage Incentive Program (HIP). Based on staff review that is underway, the preliminary grant recommendation is within the magnitude of \$3.5 to 4 million.

Staff are seeking comments on the Heritage Conservation Plan, in particular the scope of work that are eligible for financial incentive under the Heritage Incentive Program.

Issues:

- Comments on the Heritage Conservation Plan, including proposed seismic upgrading of exterior masonry elements
- Support for financial incentive through Heritage Incentive Program

Staff:

- Elijah Sabadlan, Heritage Planner

Applicant:

- Jesse Hague, Oxford Properties Group
- Michael McLean, Read Jones Christoffersen Ltd. Engineers
- Chelsea Dunk, Luxton

Attachments: Façade Conservation Drawings and Structural & Seismic Upgrade Methodology (RJC), Heritage Conservation Plan (Luxton), Cost Management Report (BTY Group)

2. Liaison Updates 12:10 – 12:25

3. New Business 12:15 – 12:30

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