



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, June 9, 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 Taimiya Khalid at (604) 877-5161 or e-mail Taimiya.Khalid@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 – May 5, 2025

1. Granville Street Planning

11:10 – 12:00

First launched in 2023, the Granville Street Planning Program will present a final plan to Council for approval in early June. The *Granville Street Plan* will deliver a new vision for Granville Street and the Granville Entertainment District (GED) to help re-establish Granville as an exciting, welcoming, safe and inclusive downtown destination.

The Plan focuses on supporting economic stimulus and cultural revitalization for the area, including new opportunities for entertainment and live performance, dining and tourism, retail and office space, and strategic housing opportunities, all while honoring the area's unique historic character. It also lays out a framework for a high-quality, destination public space with a pedestrian zone. The Plan includes a comprehensive update to land use and zoning, development and design guidelines, and heritage policies. The Plan also identifies a phased

plan for public realm and transportation improvements, and outlines actions to support the City's arts and culture priorities.

Here is a link to the [proposed directions on the future of downtown Granville Street](#).

Staff:

- Thomas Daley, Planner, Downtown–Community Planning
- Jacopo Miro, Planner, Downtown–Community Planning
- Zlatan Jankovic, Senior Heritage Planner

Attachments: [Granville Street Cultural Heritage Study](#)

2. 800-876 Granville Street - RZ-2025-00019

12:00 – 12:50

Service Building (800 Granville Street), Cameron Block (810 Granville Street), Allen Rooms (816 Granville Street), Commodore Ballroom - VHR listed (838-870 Granville Street), and Norfolk Rooms – VHR listed (876 Granville Street)

The application by Perkins & Will Canada Architects Company is proposing to rezone 800-876 Granville Street from DD (Downtown District) to CD-1 to allow the development of a 43-storey (north tower) and 39-storey (south tower) mixed use building consisting of commercial retail, residential, hotel and cultural space, with heritage retention, over four levels of underground parking. The site occupies almost the entire east side of the 800-block of Granville Street, between Robson and Smithe Streets, adjacent to the historic entrance of the Orpheum Theatre directly to the south. It includes two heritage properties already listed in the VHR – Commodore Ballroom (1929) and Norfolk Rooms (1910). It also includes three historic buildings – Service Building (1922), Cameron Block (1912), and Allen Rooms (1913) – that were evaluated and recommended for addition to the Vancouver Heritage Register (VHR).

Luxton heritage consultants prepared the Conservation Plans for all of the five historic buildings, with the following primary conservation treatments:

1. preservation of the exterior and structure of the Commodore Ballroom; and
2. rehabilitation of principal facades of the historic Service Building, Cameron Block, Allen Rooms, and Norfolk Rooms.

The development site is subject to the Downtown Official Development Plan (DODP) which allows for a floor space ratio (FSR) of up to 3.50 and a maximum building height of 27.4 m (90 ft.). There is currently no rezoning enabling policy under which to consider this proposal. However, there is an ongoing Granville Street Planning Program that is well underway. The planning program includes a comprehensive review of land use and zoning, development and design guidelines, and area heritage policies. The aim of the program is to help re-establish Granville as an exciting, welcoming, safe and inclusive downtown destination, by way of supporting economic stimulus and cultural revitalization for the area.

Issues:

- The proposed Conservation Plans for each of the historic buildings, in particular the preservation of the Commodore Ballroom, and the façade-only retention of the Service Building, Cameron Block, Allen Rooms, and Norfolk Rooms.

- Support for addition of the Service Building, Cameron Block, and Allen Rooms to the Vancouver Heritage Register.
- Support for long-term protection by municipal designation of the exterior and structure of the Commodore Ballroom, and the rehabilitated facades of the Service Building, Cameron Block, Allen Rooms, and Norfolk Rooms.
- General compatibility of the proposed addition (two tower structures), and their functional integration with the retained Commodore Ballroom and four principal heritage façades.

Applicant:

- Kerry Bonnis, Bonnis Properties
- Ryan Bragg, Aik Ablimit, Perkins & Will Canada Architects Co.
- Donald Luxton, Luxton
- Paul Fast, Fast+Epp

Staff:

- Elijah Sabadlan, Heritage Planner
- Hamid Shayan, Development Planner
- Nick Danford, Rezoning Planner

Attachments: Heritage and Conservation Drawings; Conservation Plan

3. 2407 and 2415 Yew Street - RZ-2023-00050

12:50 – 1:40

The application by Eighth and Yew LP is proposing to rezone 2226 W 8th Ave and 2407-2421 Yew Street from RM-4 to CD-1 under the Broadway Plan (sub-area KKNA) to allow for the development of a 25-storey residential rental building (with a 4-storey podium and 251 rental units, of which 45 units are secured at below-market rates), including relocation and conservation of two heritage buildings within the site. The proposed density is 7.15 FSR, with a floor area of 16,595.1 sq. m. (178,628 sq.ft.), and a height of 79.9 metres (262 feet).

The site includes three residential structures that are valued for their association with pre-World War I speculative development boom in Kitsilano by local developer John E. Braithwaite. The houses are characterized by a two-storey, front-gabled wood-frame construction, similar to the 11 other residential structures that Braithwaite built along Yew Street. The houses represent a significant period in the early development of the Kitsilano neighbourhood of Vancouver.

Luxton heritage consultants prepared the Conservation Plans for each of the character houses. The primary conservation treatment is preservation by way of partial building retention of the structures addressed 2407 and 2415 Yew Street, including their relocation to the south within the property lines. The third house addressed 2421 Yew Street, will be demolished. Once moved to their final location, the intent is to reinstate a historically appropriate front-entry porch based on existing archival documentation.

Issues:

- Proposed Conservation Plans for the two character houses.

- Support for addition of the two character houses (2407 and 2415 Yew Street) to the Vancouver Heritage Register.
- Support for heritage designation of the exterior and structure of the two historic houses (2407 and 2415 Yew Street).
- Compatibility of the 25-storey residential rental building with the retained heritage buildings.

Applicant:

- Korbin daSilva, Shauna Moore, Jack Dixon, Eighth and Yew LP,
- Stefan Aepli, Franc Architecture
- Paola Aggarwal, Luxton
- John Markulin, Kor Structural

Staff:

- Elijah Sabadlan, Heritage Planner
- Samantha Patterson, Development Planner
- Helen Chan, Rezoning Planner

Attachments: Heritage Conservation Drawings; Conservation Plan

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| 4. | Liaison Updates | 1:40 – 1:55 |
| 6. | New Business | 1:55 – 2:00 |

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