



## **VANCOUVER HERITAGE COMMISSION**

### **MINUTES**

**June 9, 2025**

A meeting of the Vancouver Heritage Commission was held on Monday, June 9, 2025, at 11:06 AM, in the Joe Wai Room, Ground Floor, City Hall, and via electronic means.

**PRESENT:** James Evans, Chair  
Alison Fraser\*  
Michael Gordon  
Nancy Kirkpatrick, Vice-Chair  
Hilary Macdonald  
Shawn Preus  
Ivonne Voelkel

**ABSENT:** Paul Giles (Leave of Absence)  
Judy Lam Maxwell (Leave of Absence)  
Debbie Schachter (Leave of Absence)  
Narges Afee

**ALSO PRESENT:** Zlatan Jankovic, Senior Heritage Planner; Staff Liaison

**CITY CLERK'S OFFICE:** Taimiya Khalid, Coordinator, Planning Committees

\*Denotes absence for a portion of the meeting

### **WELCOME**

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tseil-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**

MOVED by Commissioner Gordon  
SECONDED by Commissioner Fraser

THAT the Vancouver Heritage Commission approve leaves of absence for Paul Giles, Debbie Schachter and Judy Lam Maxwell for this meeting.

CARRIED UNANIMOUSLY

### **Approval of Minutes**

MOVED by Commissioner Preus  
SECONDED by Commissioner Evans

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, May 5, 2025, as circulated.

CARRIED UNANIMOUSLY

**1. Granville Street Planning**

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

Staff provided a presentation and responded to questions and comments.

Following discussion, it was

MOVED BY Commissioner Gordon  
SECONDED BY Commissioner Macdonald

WHEREAS

The City of Vancouver, as part of the Granville Street Planning initiative, has contracted the preparation of a Cultural Heritage Study of Granville Street's 800 – 1200 blocks, and which has been prepared by Luxton and Associates, dated December 2024;

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission endorse the Heritage Value Statement including the Description of the Historic Place and the Heritage Value of the Historic Place, as summarized on page one of the Cultural Heritage Study;
- B. THAT the Vancouver Heritage Commission encourages staff and development applicants to pursue opportunities for integrating the retention of heritage assets in development proposals drawing from the list of Cultural Heritage Assets listed and illustrated in the Cultural Heritage Study on pages nine to forty-three.

CARRIED UNANIMOUSLY

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

**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)**

Staff: Nick Danford, Rezoning Planner  
Hamid Shayan, Development Planner  
Zlatan Jankovic, Senior Heritage Planner

Applicant: Kerry Bonnis, Bonnis Properties  
Ryan Bragg, Aik Ablimit, Perkins & Will Canada Architects Co.

Chelsea Dunk, Luxton  
Paul Fast, Fast+Epp

Staff and the applicant team provided presentations and responded to questions and comments.

Following discussion, it was

MOVED BY Commissioner Fraser  
SECONDED BY Commissioner Preus

WHEREAS

1. The City of Vancouver has received a rezoning application from Perkins & Will Canada Architects Company to rezone 800-876 Granville Street from DD (Downtown District) to CD-1 to allow the development of a mixed-use building consisting of commercial retail, residential, hotel and cultural space;
2. It includes two heritage properties already listed in the Vancouver Heritage Register – the Commodore Ballroom (1929) and the Norfolk Rooms (1910);
3. It also includes three historic buildings – the Service Building (1922), Cameron Block (1912), and the Allen Rooms (1913) – that were evaluated and recommended for addition to the Vancouver Heritage Register (VHR);

THEREFORE BE IT RESOLVED THAT

- A. The Vancouver Heritage Commission endorses the proposed Conservation Plans, dated October 2022, prepared by Luxton and Associates 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;
- B. The Vancouver Heritage Commission supports the addition of the Service Building, Cameron Block, and Allen Rooms to the Vancouver Heritage Register;
- C. The Vancouver Heritage Commission supports the 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.

CARRIED UNANIMOUSLY

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

Staff:

Samantha Patterson, Development Planner  
Helen Chan, Rezoning Planner  
Zlatan Jankovic, Senior Heritage Planner

Applicant: Korbin daSilva, Shauna Moore, Jack Dixon, Eighth and Yew LP

Stefan Aepli, Franci Architecture  
Paola Aggarwal, Luxton  
John Markulin, Kor Structural

Staff and the applicant team provided presentations and responded to questions and comments.

Following discussion, it was

MOVED BY Commissioner Gordon  
SECONDED BY Commissioner Evans

WHEREAS

1. The City of Vancouver has received a rezoning application from Eighth and Yew LP which is proposing to rezone 2226 W 8th Ave and 2407-2421 Yew Street from RM-4 to CD-1 to allow for the development of a 25-storey residential rental building, including relocation and conservation of two heritage buildings within the site;
2. The two houses were evaluated and recommended for addition to the Vancouver Heritage Register (VHR);

THEREFORE BE IT RESOLVED THAT

- A. The Vancouver Heritage Commission endorses the proposed Conservation Plans for 2407 and 2415 Yew Street, prepared by Donald Luxton, dated May 2025;
- B. The Vancouver Heritage Commission supports the addition of the houses at 2407 and 2415 Yew Street to the Vancouver Heritage Register;
- C. The Vancouver Heritage Commission supports the long-term protection by municipal designation of the houses at 2407 and 2415 Yew Street;
- D. The Vancouver Heritage Commission encourages staff to work with the applicant's architect to ensure the compatibility of the proposed high rise residential building adjacent to the two heritage houses.

CARRIED UNANIMOUSLY  
(Commissioner Fraser absent for the vote)

**4. Liaison Updates**

The Staff Liaison provided updates related to the Bay Building in downtown Vancouver.

**5. New Business**

The Commission discussed the possibility of working with the Urban Design Panel on significant projects.

## **ADJOURNMENT**

MOVED by Commissioner Macdonald  
SECONDED by Commissioner Preus

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY  
(Commissioner Fraser absent for the vote)

## **Next Meeting:**

DATE: Monday, July 7, 2025  
TIME: 11:00 AM  
PLACE: Joe Wai Room, Ground Floor, City Hall  
/ Microsoft Teams

The Committee adjourned at 1:56 PM.

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