



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, July 7, 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 – June 9, 2025

- 1. RZ-2023-00007; 516-534 W. Pender St. & 509 Richards St. 11:10 – 12:00**
516-534 W Pender - Captain Pybus Building (Potential VHR)
509 Richards St. - Lumbermen's Building (VHR)

The application is being considered under the Downtown Official Development Plan to rezone 516-534 W. Pender St. and 509 Richards St. from DD to CD-1 (comprehensive development) to permit development of a 32-storey mixed-use building with hotel, office, and commercial uses.

The site includes two heritage buildings, the Captain Pybus Building (1909) and the Lumbermen's Building (1911-1912), both valued as important components of the early retail and commercial fabric in downtown Vancouver.

The Captain Pybus Building is a two-storey, mixed-use building characterized by its symmetrical brick masonry façade. The Lumbermen's Building, also known as the North-West Trust Building, is an eight-storey reinforced-concrete commercial structure characterized by a tripartite façade articulation, including detailed bases, capitals, pilasters, cornices and friezes with terra cotta elements.

On May 8, 2023, the Commission reviewed previous proposal which included addition of the Pybus Building to the Vancouver Heritage Register, and retained its façade. The Lumbermen's Building was proposed to be retained in its entirety. The site was included in the project for the calculation of site area but otherwise with no conservation (or seismic upgrades) to the building. The Pybus façade and the Lumbermen's building were proposed to be protected by designation by-laws as part of the rezoning. The Commission supported the proposal, noting the full retention of the Lumbermen's Building. The approved resolution of the May 8, 2023, meeting is provided below:

“, BE IT RESOLVED THAT the Vancouver Heritage Commission, having reviewed the plans as presented by the applicants at the Commission meeting of May 8, 2023, endorse the designation of the Captain Pybus Building, 534 W Pender St and the Lumbermen's Building, 509 Richards St;

AND FURTHER THAT the Vancouver Heritage Commission ask the applicant team to explore options for seismic and other building upgrades at the Lumbermen's Building, 509 Richards St, and its façade, and report back to the Vancouver Heritage Commission.”

In the spring of 2025, the applicant approached staff with a revised proposal which now involves development overtop the Lumbermen's site. The Lumbermen's Building is now proposed to only have its front façade conserved. The City' Heritage Policies state that within the context of a rezoning, full structural retention of a heritage property should be undertaken, with limited development above it, in order for an application to receive a favourable response.

Staff concluded that the revised project must be reviewed by the Commission as it significantly changes and lessens the conservation proposed for the heritage properties.

Issues:

Staff are seeking the Commission's comments on the following:

- Façade-only retention of the Lumbermen's Building which sharply deviates from the previously reviewed and generally supported retention proposal
- Significant development over-top the Lumbermen's Building
- Support for addition of the Captain Pybus Building to the VHR
- Heritage designation of retained and conserved components of Lumbermen's and Pybus Buildings

Note: Staff are not directly seeking further review of the Pybus building's conservation approach which is unchanged from previously reviewed and supported.

Staff:

- Daniel Feeney, Rezoning Planner
- David Cha, Development Planner

- Zlatan Jankovic, Senior Heritage Planner

Applicant:

- Marcon – Marcus Jaheny
- HPA – Peter Wood
- HPA – Dallas Hong
- HPA – Gregory Henriquez
- Glotman Simpson – Omar AlHarras
- McAuley Consulting – Tavis McAuley
- Donald Luxton and Associates Inc. – Ricky Disini

Attachments: [Conservation Plans](#)
[250620-516 W Pender-Heritage Retention Drawings.pdf](#)

2. Uplifting DTES – Heritage Evaluation Framework – Staff Update

12:00 – 12:50

The purpose of this presentation is to provide update on recent public engagement process and completion of the Heritage Evaluation Framework for 54 Vancouver Heritage Register (VHR) buildings in the Downtown Eastside Oppenheimer District (DEOD) and Thornton Park areas. At its May 5, 2025, meeting, the Commission received a presentation on a heritage evaluation methodology being developed by City staff to support the delivery of social and below-market rental housing in the Downtown Eastside. The proposed approaches follow the Council motion “Uplifting the Downtown Eastside” which aims to reduce redevelopment barriers for replacing aging Single Room Occupancy (SRO) buildings and advances the goals of the 2014 Downtown Eastside Plan.

The Heritage Framework provides a high-level, pre-application assessment of heritage-listed buildings in the DEOD and Thornton Park sub-areas. The intent is to streamline anticipated future housing development in the area and associated permit processes by identifying heritage buildings for potential future redevelopment through replacement (Group 1), and those recommended primarily for rehabilitation with various upgrade options that may be available (Group 2).

Staff will present the project overview and draft Framework, including the following:

- Summary of engagement findings from recent community and stakeholder outreach
- Overview of the heritage approach and evaluation methodology
- Sample building evaluations
- Draft groupings of the 54 buildings into:
 - Group 1: *Redevelop* - no further heritage review is required if application is received for redevelopment
 - Group 2: *Rehabilitate* – continued heritage review with streamlined processes for below-market housing
- Area map showing identified buildings.

Staff are seeking Commission feedback on the heritage review (Heritage Framework) and associated evaluation methodology.

Staff:

- Edna Cho, Senior Housing Policy Planner, Planning, Urban Design & Sustainability
- Chris Mah, Planner, Special Projects Office, Planning, Urban Design & Sustainability
- Jenni Pace, Heritage Planner, Planning, Urban Design & Sustainability
- Zlatan Jankovic, Senior Heritage Planner, Planning, Urban Design & Sustainability

Attachments: [PDS - Uplifting DTES - Heritage Framework.pdf](#)
[Uplifting DTES - VHR Group 1 Building Evaluations .pdf](#)
[Uplifting DTES - VHR Group 2 Building Evaluations.pdf](#)

3. Trounce Alley Rehabilitation – Staff Update

12:50 – 1:20

Engineering Services will provide an update on the rehabilitation of Trounce Alley, which was identified as an action item within the Downtown Eastside (DTES) Plan along with the rehabilitation of Blood Alley Square (completed 2024). The project is being undertaken to improve the quality of the lane and drainage along the portion of Trounce Alley adjacent to Blood Alley Square, as well as to enhance the visual connection between the alley and the public plaza.

The lane will be resurfaced with granite pavers matching the colour and patterning in Blood Alley Square. The colours were selected through the Blood Alley design process for their evocation of character-defining elements of Gastown. A larger format paver than those used in Blood Alley Square has been chosen to provide a visual distinction between the lane and the plaza space.

Construction is scheduled to begin in Fall 2025.

Staff:

- Andrea Newman, Senior Project Manager, Engineering Services
- Megan Pate, Associate Director – Integrated Projects, Engineering Services
- Jesse Wiebe, Senior Project Manager—Street Activities, Engineering Services

4. Liaison Updates

1:20 – 1:40

5. New Business

1:40 – 2:00

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