



## **VANCOUVER HERITAGE COMMISSION**

### **MINUTES**

**July 7, 2025**

A meeting of the Vancouver Heritage Commission was held on Monday, July 7, 2025, at 11:05 AM, in the Joe Wai Room, Ground Floor, City Hall, and via electronic means.

**PRESENT:** Nancy Kirkpatrick, Vice-Chair  
Alison Fraser\*  
Michael Gordon  
Judy Lam Maxwell  
Hilary Macdonald\*  
Shawn Preus  
Debbie Schachter  
Ivonne Voelkel

**ABSENT:** James Evans, Chair (Leave of Absence)  
Paul Giles (Leave of Absence)  
Narges Afee

**ALSO PRESENT:** Councillor Mike Klassen, Council Liaison  
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 Vice-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**

MOVED by Commissioner Preus  
SECONDED by Commissioner Lam Maxwell

THAT the Vancouver Heritage Commission approve leaves of absence for James Evans and Paul Giles, for this meeting.

CARRIED UNANIMOUSLY  
(Commissioner Fraser absent for the vote)

### **Approval of Minutes**

MOVED by Commissioner Preus  
SECONDED by Commissioner Macdonald

THAT the Vancouver Heritage Commission approve the minutes from the meeting of Monday, June 9, 2025, as circulated.

CARRIED UNANIMOUSLY  
(Commissioner Fraser absent for the vote)

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### **VARY AGENDA**

MOVED by Commissioner Macdonald  
SECONDED by Commissioner Gordon

*THAT the agenda be varied to hear item 4. Liaison Updates, prior to item 1.*

CARRIED UNANIMOUSLY  
AND BY THE REQUIRED MAJORITY  
(Commissioner Fraser absent for the vote)

*Note: for ease of reference, the minutes are recorded in chronological order.*

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## **4. Liaison Updates**

The Council Liaison provided updates on upcoming Council agenda items and motions, including the Rupert and Renfrew Station Area Plan, and 3 motions going to the Standing Committee on Policy and Strategic Priorities on July 9th.

### **1. 516-534 W. Pender St. & 509 Richards St. 516-534 W Pender - Captain Pybus Building (Potential VHR) 509 Richards St. - Lumbermen's Building (VHR)**

Staff: Daniel Feeney, Rezoning Planner  
David Cha, Development Planner  
Zlatan Jankovic, Senior Heritage Planner

Applicant: Marcus Jaheny - Marcon  
Peter Wood - HPA  
Dallas Hong - HPA  
Gregory Henriquez - HPA  
Donald Luxton - Donald Luxton and Associates Inc.

Staff and the applicant team provided a presentation and responded to questions and comments. Following discussion, it was

MOVED BY Commissioner Lam Maxwell

SECONDED BY Commissioner Macdonald

WHEREAS

1. The City of Vancouver has received a rezoning application from Marcon to rezone 516-534 West Pender St. and 509 Richards St. from DD (Downtown District) to CD-1 (Comprehensive Development) to permit the development of a 29-story mixed-use building with hotel, office, and commercial uses;
2. The site includes two buildings - the Captain Pybus Building (1909) (not registered on VHR) and the Lumbermen's Building (1911-12), which is listed on the Heritage Register but not municipally protected through a heritage designation;
3. It is proposed that the facades of the two buildings be retained, conserved and rehabilitated;

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission, having reviewed the Conservation Plan for the Captain Pybus building (prepared by Luxton Heritage Consultants, dated October 2022, revised January 2023), endorse the rehabilitation of its façade;
- B. THAT the Vancouver Heritage Commission supports the addition of the Captain Pybus building to the Vancouver Heritage Register;
- C. THAT the Vancouver Heritage Commission, having reviewed the plans, supports the long term protection by municipal designation of the retained and conserved components of the Captain Pybus Building, 534 W Pender St and the Lumbermen's Building, 509 Richards St;
- D. THAT the Vancouver Heritage Commission endorses the Conservation Plan for the Lumberman's Building (prepared by Luxton Heritage Consultants, dated June 2025), including the retention and preservation of its façade and partial return wall and also, the salvage of all marble surfaces, all existing mosaic tiles, some of the bricks and beams, and any historic material discovered during dismantling of the building which is salvageable, and they be set aside for reuse in the new development of the Lumberman's Building;
- E. THAT the Vancouver Heritage Commission supports the proposed development over-top the Lumberman's Building;
- F. THAT in accordance with Standard 11 of the "Standards and Guidelines for the Conservation of Historic Places in Canada," the Vancouver Heritage Commission encourages the applicant to ensure the proposed new construction behind and above the Lumbermen's Building is physically and visually compatible with and subordinate to the preserved façade and partial return wall of the historic building.

CARRIED UNANIMOUSLY

**2. Uplifting DTES – Heritage Evaluation Framework – Staff Update**

Staff: Edna Cho, Senior Housing Policy Planner,  
Chris Mah, Planner, Special Projects Office  
Jenni Pace, Heritage Planner  
Zlatan Jankovic, Senior Heritage Planner

Staff provided an update and responded to questions and comments. Following discussion, it was

MOVED BY Commissioner Gordon  
SECONDED BY Commissioner Preus

- A. THAT the Vancouver Heritage Commission, having reviewed the draft heritage framework that evaluates whether 54 buildings listed on the Heritage Register in the Downtown Eastside Oppenheimer District should be rehabilitated or redeveloped, recommend the following amendment to the evaluation framework:

Add to the Heritage Value and Evolution category the following after the words "Changes over time": *"as well as associations with equity-denied cultural groups. In addition, buildings and legacy businesses that have been significant community gathering places should be considered for rehabilitation. Consideration should also be given to retaining buildings and recognizing businesses that have been championed by the Vancouver Heritage Foundation as 'Places that Matter'."*

- B. THAT the Vancouver Heritage Commission recommends that the following buildings be deleted from "Group 1 Redevelop" and added to "Group 2 Rehabilitate."

- i. 237 East Hastings Street – Phoenix Hotel (1908). Rationale: association with two "equity-denied" groups – the Chinese Benevolent Society and the Toi Shan Benevolent Society;
- ii. 249 – 251 E. Hastings St. – Afton Hotel (1910) and the Ovaltine Café (1942). Rationale: strong community value as a long-standing affordable eatery and informal gathering place; legacy neon signage; championed by the Vancouver Heritage Foundation as a "Place that Matters";
- iii. 304 Dunlevy St. (1912, expanded 1938). Rationale: significant cultural venue and gathering place; intact heritage character defining elements;
- iv. 526 East Cordova St. Rationale: Association with an "equity-denied" group e.g. Japanese Catholic Mission School until 1918 and the location of the Vancouver Tenrikyo Church;
- v. Careful consideration for development proposed for 300 and 400 blocks of Powell Street as it is the heart of the historic Japan Town;

- C. THAT the Vancouver Heritage Commission endorses the proposed rehabilitation of the 27 buildings identified in the list as "Group 2 Rehabilitate."

CARRIED UNANIMOUSLY

### **3. Trounce Alley Rehabilitation – Staff Update**

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

Staff provided an update and responded to questions and comments. Following discussion, it was

MOVED BY Commissioner Gordon  
SECONDED BY Commissioner Lam Maxwell

THAT the Vancouver Heritage Commission endorse the proposed design for Trounce Alley Rehabilitation including the granite pavers.

CARRIED UNANIMOUSLY  
(Commissioner Macdonald absent for the vote)

### **5. New Business**

None.

### **ADJOURNMENT**

MOVED by Commissioner Kirkpatrick  
SECONDED by Commissioner Preus

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY  
(Commissioner Macdonald absent for the vote)

### **Next Meeting:**

DATE: Monday, September 8, 2025  
TIME: 11:00 AM  
PLACE: Joe Wai Room, Ground Floor, City Hall  
/ Teams Meeting

The Commission adjourned at 1:54 PM.

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