



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, November 3, 2025

TIME: 11:00 am

PLACE:

In-Person: Cascadia Room
Third 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 – July 7, 2025

1. Canadian Pacific Railway (CPR) Right-Of-Way DP-2025-00672 (80 Powell Street)

11:10 - 12:10

Staff received a development permit application to develop the site addressed at 80 Powell Street. The proposal is to develop a 13-storey mixed-use commercial building consisting of hotel use, with restaurant, over one level of underground parking, including vehicular access from the lane.

The site is within the Gastown Historic District (HA-2) that was designated by the province as a historic site under the *BC Archaeological and Historic Sites Protection Act* in 1971. It is situated along the former Canadian Pacific Railway (CPR) right-of-way, which runs diagonally along the eastern edge of the district towards the terminus on False Creek (commonly known as Yaletown District).

The Downtown Eastside Plan encourages redevelopment proposals that would preserve the legibility of the historic rail corridor, and secure its public access to enhance walkability, and pedestrian amenities to support their active use and programming.

Key relevant policies on built form strategies under Downtown Eastside Plan

Gastown Historic Area (HA-2) District

- the maximum density is determined through site-specific context, heritage considerations, and urban design performance;
- the permitted height for a heritage building is its existing height, with a maximum height of up to 22.9 meters (or 75 feet);

A preliminary Heritage Impact Assessment was prepared by John Atkin, the heritage consultant for the project. It recognizes the heritage value of the former CPR right-of-way associated with the role of the railroad in the early development of Vancouver, and describes the form of the building and openness of the ground plane as preserving the right-of way

Issues:

- i. The overall impact of the proposed form of development and landscape/plaza design to the designated Gastown Historic District, particularly the legibility of the historic rail corridor.

Staff: David Cha, Development Planner
Elijah Sabadlan, Heritage Planner

Applicant: Steven Lippman, 80 Powell Street Holdings Ltd.,
James Wu, RH Architects Inc.,
John Atkin, BCAHP - History | Research | Tours

Attachment: [Canadian Pacific Railway \(CPR\) Right-Of-Way](#)

2. Heritage Awards 2025

12:10 – 12:30

This year, the Heritage Awards event has joined the City's Awards of Excellence at the Roundhouse Community Arts & Recreation Center community celebration. The consolidated event took place on October 15, 2025. The VHC has actively participated in the processing of the heritage awards nominations. Staff will provide a brief follow up report.

Staff: Alexander Altamura, Planning Analyst, COV

3. Liaison Updates

12:30 – 12:45

4. New Business

12:45 – 1:30

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