



VANCOUVER HERITAGE COMMISSION

MINUTES

November 3, 2025

A meeting of the Vancouver Heritage Commission was held on Monday, November 3, 2025, at 11:06 AM, in the Cascadia Room, 3rd Floor, City Hall, and via electronic means.

PRESENT:

James Evans, Chair
Alison Fraser*
Michael Gordon
Judy Lam Maxwell
Hilary Macdonald
Shawn Preus
Paul Giles

ABSENT:

Nancy Kirkpatrick, Vice-Chair (Leave of Absence)
Debbie Schachter (Leave of Absence)
Ivonne Voelkel (Leave of Absence)

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 Fraser
SECONDED by Commissioner Macdonald

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners Kirkpatrick, Schachter, and Voelkel for this meeting.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Preus
SECONDED by Commissioner Fraser

THAT the Vancouver Heritage Commission approve the minutes from the meeting of Monday, July 7, 2025, as circulated.

CARRIED UNANIMOUSLY

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VARY AGENDA

MOVED by Commissioner Fraser

SECONDED by Commissioner Maxwell

THAT the agenda be varied to hear item 3. Liaison Updates, prior to item 1.

CARRIED UNANIMOUSLY

AND BY THE REQUIRED MAJORITY

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

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3. Liaison Updates

The Council Liaison provided updates on upcoming Council topics and responded to the Commission's questions and comments.

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

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

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

MOVED BY Commissioner Preus

SECONDED BY Commissioner Macdonald

WHEREAS

1. The City of Vancouver has received a development permit application from James Wu Architect, RH Architects for a 13 storey (proposed height of 41.91 m) hotel and restaurant development at 80 Powell Street, which is a former CPR right of way, in the HA-2 (Gastown Heritage Area); and
2. The proposed development's site plan preserves the CPR right of way as a civic artifact, making it visible and accessible through building form and landscape design;

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission, having reviewed the development application and the Heritage Impact Assessment prepared by John Atkin CAHP, supports the application as presented, including the relaxation of the HA-2 (Gastown Heritage Area) 22.9 meter height limit, on the condition that the development's site plan preserves the CPR right of way making it visible and publicly accessible secured on title through the ground plane's form of development and landscape design.
- B. THAT the Vancouver Heritage Commission recommends the applicant explore opportunities to enhance the public realm experience to reflect the historical materials used and the vibrant nature of Gastown.

CARRIED UNANIMOUSLY

2. Heritage Awards 2025

Staff provided a presentation and responded to questions and comments.

4. New Business

Staff responded to questions from the Commission on the demolition of the former Salvation Army Temple at 301 Hastings Street.

ADJOURNMENT

MOVED by Commissioner Fraser
SECONDED by Commissioner Preus

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, January 12, 2026
TIME: 11:00 AM
PLACE: Joe Wai Room, Ground Floor, City Hall
/ Teams Meeting

The Commission adjourned at 1:16 PM.

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