



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, January 12, 2026

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 – November 3, 2025

1. Introductions **11:05 – 11:15**

Commissioners, Staff and Liaisons to provide brief introductions.

2. Vancouver Heritage Commission – Role and Mandate **11:15 – 11:30**

Staff to introduce VHC Terms of Reference, clarify Commission's role and mandate and provide additional information about applicable protocols and procedures.

Staff:

- Kevin Burris, Manager, Civic Agencies

3. Elections

11:30 – 12:00

- A. Appointment of a VHC Chair and Vice-Chair, for one-year term ending December 1, 2026.
 - Chair is also appointed to Vancouver Heritage Foundation Board of Directors (as a nonvoting member) and to Development Permit Board Advisory Panel.
- B. Appointments to Vancouver Heritage Register Evaluation Subcommittee for one-year term ending December 1, 2026 (4 required).
- C. Appointments to Heritage Awards Planning Subcommittee for one-year term ending December 1, 2026 (3 required).
- D. Appointment of Shelley Bruce and Michael Kluckner as subject matter experts on the Vancouver Heritage Register Evaluation Subcommittee.

4. 888 Cambie Street – Stanley Brock Building – Façade Conservation 12:10 – 1:10
VHR Listed
RZ-2025-00048

A rezoning application has been submitted for development of a new 29 storey hotel on a site containing two Vancouver Heritage Register (VHR) Listed buildings, the Stanley Brock Building at 888 Cambie Street, and the Horie Block at 896 Cambie Street.

The 800 block of Cambie/Beatty, first developed in the 1920s, is the last intact warehouse precinct in the City outside of Yaletown and is associated with the CPR yards which once flanked the southern end of the Downtown peninsula. A branch from a line running north on Cambie Street from Yaletown entered the subject block midpoint across Smithe Street and split into two spurs, one serving Cambie Street and one serving Beatty Street. The result is the 17 meter wide right of way and dock/loading areas which still exist today behind the warehouse buildings and is a major historic and aesthetic feature of the block.

The Stanley Brock Building was constructed in 1944 and was designed by the well-known firm of McCarter and Nairne. It features a fully reinforced concrete frame with exposed slab ends upon which a light-coloured brick veneer was installed. The building also features regular sections of wood fenestration and fluted pilasters at the entry. The Horie Block at 896 Cambie Street was built in 1928 and features concrete walls, a heavy timber internal structure, nail laminated flooring, and industrial fenestration.

The site is located in the Downtown District Official Development Plan which allows densities of up to 5.00 FSR and heights from 21.3m to 36.6m in the subject site's location. The rezoning application proposes a new 86.9m (285 ft.) tall building with a hotel (9.79 FSR) and rental residential units (9.14 FSR), with related functions on the site, for a total of 19.77 FSR, which requires a rezoning application. The application proposes to demolish the building at 896 Cambie Street and deconstruct/reconstruct the front façade of the Stanley Brock Building at 888 Cambie Street, as outlined in the submission material.

The City's Heritage Policies state that to be considered favourably for a rezoning, heritage property must be conserved to a high level where possible. In consideration of the proposed

demolition of 896 Cambie Street, staff weighed the current Council direction to encourage and facilitate hotel development. On balance, planning staff concluded that the demolition of 896 could be considered given the challenges for its incorporation into a hotel project, provided 888 Cambie remained the focus of conservation efforts, subject to a full application review including the input of advisory groups.

The proposed plan is to deconstruct the façade of 888 Cambie Street and reconstruct it as outlined in the related report included as part of the submission. Staff are still reviewing the proposal but the current opinion is that a full, in-situ conservation plan appears to be viable, and would normally be expected of a project of this scale. The application also proposes to replicate the warehouse expression on the east side of the site facing the lane to compliment and reinforce the unique historic character of the wide laneway as shown in the architectural drawings.

Issues:

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

- Demolition of 896 Cambie Street, noting the City's objective in increasing the supply of hotel space.
- The proposed deconstruction/ reconstruction strategy for 888 Cambie Street as opposed to full in-situ conservation of at least the front (Cambie Street) façade.
- Proposed design replication/ interpretation of the east facing warehouse expression facing the laneway.

Staff

- James Boldt, Heritage Planner
- Whitney Lauren, Rezoning Planner

Applicant

- McKinley Studios - Walker McKinley
- McKinley Studios - Bao-Nghi Nhan
- Donald Luxton & Associates - Chelsea Dunk

Attachment: 888 Cambie Street

**5. Vancouver Heritage Register Evaluation Subcommittee
Staff Report**

1:10 – 1:25

The report from the Vancouver Heritage Register (VHR) Evaluation Subcommittee will be presented. The report summarizes the three Subcommittee meetings held in 2025, including a summary of feedback on three Statements of Significance and recommendation to add two properties to the VHR.

Staff:

- Helen Lee, Planner II
- Alexander Altamura, Heritage Planning Analyst

6. New Business

1:25 – 1:30

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