



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, January 26, 2026

TIME: 9:30 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 – January 12, 2026

- 1. Heritage Incentive Program (HIP) Grant Recommendation** **9:30 – 10:30**
Vancouver Club, 915 W Hastings St (VHR-listed, M)
DP-2025-00870

Staff received an application from Read Jones Christoffersen Ltd. that includes seismic upgrading and conservation work on the Vancouver Club, addressed 915 West Hastings Street. The Vancouver Club is a sophisticated five-storey building with Classical Revival ornamentation, notable for its symmetrical five-bay, brick and terra cotta front façade, with central entrance and projecting balcony. Its value is associated for being one of the primary social organizations for many prominent citizens of the city and province, including leaders in business and political affairs, and as one of the few private clubs left in Vancouver.

The major proposed scope of work outlined in the Conservation Plan include:

- Structural upgrades to meet S3 of Part 11 of VBBL 2025;

- Masonry rehabilitation of the West Hastings Street façade through cleaning, repair or replacement of masonry units, seismic restraint, and repointing;
- EIFS cladding rehabilitation on West Cordova Street façades and side elevations through localized repair and/or replacement to match existing;
- Localized repair and/or replacement of deteriorated and/or damaged GFRC ornamental elements West Cordova Street façade;
- Historic wood and steel window assembly repair and/or rehabilitation; and,
- Localized rehabilitation of roof assembly.

The proposed scope of work is generally consistent with Vancouver Heritage Program, Heritage Policies, and *Standards and Guidelines for the Conservation of Historic Places in Canada*. The application demonstrates a high level of retention and conservation, with verifiable seismic upgrading, and is eligible to receive a grant under the Heritage Incentive Program (HIP). Based on staff review that is underway, the preliminary grant recommendation is within the magnitude of \$2.5 to 3 million.

Staff are seeking comments on the Heritage Conservation Plan, in particular the scope of work that are eligible for financial incentive under the Heritage Incentive Program.

Issues:

- i. Comments on the Heritage Conservation Plan, including proposed seismic upgrading of exterior masonry elements
- ii. Support for financial incentive through Heritage Incentive Program

Staff: Elijah Sabadlan, Heritage Planner

Applicant: Philippe Renaud, Vancouver Club
Michael McLean, RJC Engineers
Chelsea Dunk, Luxton

Attachments: [HIP – Vancouver Club](#)

2. 2345 Main Street – RZ-2025-00021 10:30 – 11:30
Royal Bank of Canada (Goh Ballet) Building – Façade Conservation
and Designation
VHR Listed

A rezoning application has been submitted for development of a new 25 storey mixed-use building which incorporates conservation of two principal facades of the Royal Bank Building at 2345 Main Street, constructed in 1912 at a time when Mount Pleasant and Vancouver were undergoing rapid expansion. It is located just south of the intersection of Kingsway and Main Street in an area now described as an important historic 'Village'- the 2300 Block of Main Street contains a series of historic buildings, including the City's oldest commercial building outside the downtown core. As well, the eclectic building at 115 West 8th was once located facing Main Street on the subject site but was relocated towards the lane prior to the construction of the Bank. It is also one of the City's oldest houses. Its parcel is not a part of the project.

The one-storey structure adjoining to the north of the Bank 2349 Main Street is a part of the site and the building – it has seen a number of local businesses over the years including an early Safeway outlet into the 1930s, but it is now not accessible from the street.

Also known as ‘Goh Ballet’ because of the Ballet’s long sojourn in the building since 1985, the two storey Royal Bank Building is an excellent example of the Neoclassical architectural style as evidenced by its tripartite facade articulation, regular bays defined by pilasters with abstracted capitals, and continuous projecting cornice with modillion blocks and running dentil course. Fenestration includes large rectangular ground floor windows featuring solid terra cotta lintels with Vitruvian scrolls with segmental wooden arched transom windows above, and banks of paired second floor rectangular windows. The front entrance facing Main Street features a sculpted keystone with a crown, scepter, and leaf motif, and a secondary entry facing East 8th Avenue has a projecting cornice with squared Ionic capitals. The construction of the Bank has also been described as consisting of pre-manufactured matte terra cotta blocks, along with a granite base, assembled on-site via a numbered plan.

The application proposes to construct the new tower by incorporating the two principal facades (facing Main Street and West 8th Avenue) in-situ but without the interior wood structure. The one storey portion on the north side would be demolished.

Issues:

Staff are seeking the Commissions comments on the following:

- Support for the two retained facades and the associated Conservation Plan.
- Support for protection via a Designation By-law with an associated Restoration Covenant to ensure the conservation work approved is implemented;
- Integration into the historic Mount Pleasant neighbourhood ‘Village

Staff

- James Boldt, Heritage Planner
- Susanne Ruhle, Rezoning Planner

Applicant

- Adeline Lai, Align Architecture Inc.
- Mahbod Biazzi, Westbank Corp.
- Chelsea Dunk, Don Luxton & Associates

Attachments: [2345 Main St](#)

3. Heritage Façade Rehabilitation Program (HFRP)	11:30 – 12:10
Grant Recommendation	
Vernon Block, 245 East Broadway (VHR-listed, M)	
DB-2023-01433	

The Vernon Block at 245 East Broadway was designed by the notable firm of Townley and Matheson and built in 1930. It is a very good example of an early art-deco building. Its main features are the repeating, closely spaced brick piers and ornamental parapets. As well, the Vernon Block’s irregular footprint, fronting on both Broadway and Kingsway, is a tangible reminder of the intersection of the ancient indigenous pathway which is now called Kingsway and the early street grid. The Vernon Block has always been a commercial building and has

contained numerous community-serving businesses over the years and is important to the local neighbourhood.

Two facades of the Vernon Block (Broadway and Kingsway, were previously designated by the City as protected heritage property. In July 2003, City Council established the *Heritage Façade Rehabilitation Program (HFRP)* to facilitate heritage conservation and economic revitalization of heritage buildings in historic areas. In 2019, the program was expanded to apply city-wide. In 2023, Council extended the *HFRP* under the approved 2023-2026 Capital Plan. The *HFRP* states that the program can cover 50% of approvable costs up to a maximum of \$50,000 per principal façade subject to certain conditions.

For the Vernon Block, in 2023 a serious building envelope issue (rusting of plates, shelf angles, and rods) was identified under brick cladding which required immediate intervention. An emergency stabilization plan was implemented, and a remediation program was developed. A permit was issued for the most urgent work (DB-2023-01433). While the work proceeded, an application was received in 2024 for a grant for two of the facades (total \$100,000), which requires Council approval. Staff have reviewed the permit application, associated conservation plan and remediation strategy, and estimated costs, and conclude that the application for the grants is supportable under the *HFRP*. If the grant is approved, once the covenant is registered, the owner may claim reimbursement for 50% of the costs for approved work, once completed and accepted, up to \$50,000 per each façade.

Issues:

- i. Overall conservation plan and remediation strategy
- ii. Support for two façade grants up to a total of \$100,000

Staff: James Boldt, Heritage Planner

Applicant: Barry McGinn, McGinn Engineering & Preservation Ltd

Attachments: [HFRP](#)

4. Liaison Updates **12:10 – 12:20**

5. New Business **12:20 – 12:30**

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