



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, March 9, 2026

TIME: 11:00 am

PLACE:

In-Person: Joe Wai Room  
Ground Floor, City Hall, 453 West 12<sup>th</sup> 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 Adeola Alle at [Adeola.Alle@vancouver.ca](mailto:Adeola.Alle@vancouver.ca)*

#### WELCOME AND ROLL CALL

Chair to acknowledge we are on the unceded homelands of the Musqueam, Squamish, and Tseil-Waututh Peoples.

#### LEAVE OF ABSENCE REQUESTS

#### ADOPTION OF MINUTES – January 26, 2026

- 1. Heritage Impact Assessment & Conservation Strategy** **11:10 – 12:10**  
**Canadian Pacific Railway (CPR) Station,**  
**601 W Cordova St (VHR-listed, M) DP-2025-00916**

Staff received an application for alterations to the below-grade structure of the historic Canadian Pacific Railway (CPR) Station and to develop the site addressed 601 W Cordova Street (formerly 555 W Cordova Street). The development site is within Downtown District (DD) zoning, adjacent to the Gastown Historic District (HA-2). East of the development site is the Kelly, Douglas & Co. Warehouse, which is also designated as protected heritage property within the Gastown Historic District National Historic Site of Canada.

The proposed contemporary structure is a new 22-storey office building (General Office use from levels 2 to 22, and retail use at grade) with a public plaza. The proposed FSR is 7.05, with a floor area of 580,617 sq.ft (53,941 sq.m) and height of 416 ft (127 m).

The development site includes alterations to the CPR Station, which is designated as protected heritage property. Constructed between 1912 and 1914, it is the historic western terminus of the CPR's transcontinental line. It is considered one of Vancouver's most prominent beaux-Arts landmarks, featuring monumental Ionic colonnade, symmetrical brick and terra cotta façades, arched ground-floor openings, and grand interior concourse. It continues to serve as a major regional transportation hub and a defining feature of the central waterfront.

Luxton prepared a report for Cadillac Fairview Corporation, which includes Heritage Impact Assessment (HIA) and Conservation Strategy for the historic CPR Station. The HIA addresses three adjacent heritage resources (CPR Station, the Kelly, Douglas & Co. Warehouse, and the Gastown Historic District National Historic Site of Canada), while the Conservation Strategy focused primarily on the CPR Station.

Staff are seeking comments on the Heritage Impact Assessment (HIA), and the proposed Conservation Strategy for the historic CPR Station.

**Issues:**

- i. Conservation Strategy proposed for the CPR Station, which is designated as protected heritage property.
- ii. Heritage Impact Assessment of the proposed contemporary structure in relation to the CPR Station, the Kelly, Douglas & Co. Warehouse, and the Gastown Historic Area National Historic Site of Canada

**Staff:** Elijah Sabadlan, Heritage Planner  
Sailen Black, Development Planner

**Applicant:** Matthew Cavanaugh, Cadillac Fairview Corporation  
James Cheng, Yvonne Weng, Lucine Lu, James K. M. Cheng Architects  
Donald Luxton and Paola Aggarwal, Luxton  
Indigenous Culture Liaison Consultants: Cory Douglas, Ginger Gosnell-Myers,  
Shanti Williamson

**Attachments:** [Heritage Impact Assessment & Conservation Strategy Canadian Pacific Railway \(CPR\) Station](#)

**2.      Broadway Plan – Policy Development & Rezoning Application                      12:10 – 1:40**  
**Vancouver General Hospital (VGH) Campus Master Plan**  
**Heather Pavilion, 2733 Heather St (VHR-listed, M, HRA)**  
**RZ-2024-00043**

Vancouver Coastal Health (VCH) has submitted a rezoning application for the Vancouver General Hospital (VGH) campus. Staff received a preliminary Campus Master Plan that contemplates the demolition of the Heather Pavilion, addressed 2733 Heather Street, which is designated as protected heritage property, including a Heritage Revitalization Agreement registered on title.

The application is contemplating the demolition of the Heather Pavilion to allow for phased construction of new contemporary buildings to replace Leon Blackmore Pavillion, Willow Pavillion, and increase G.F. Strong inpatient beds.

Staff are seeking comments on the proposed Heritage Conservation Management Plan to inform the applicant's ongoing planning for the overall VGH Campus Master Plan, in particular the proposed memorialization plan.

**Issues:**

- i. Demolition of the Heather Pavilion, which is designated as a protected heritage property with Heritage Revitalization Agreement.
- ii. Conservation Management Plan, with commemorative intent to memorialize the Heather Pavilion

**Staff:**

Elijah Sabadlan, Heritage Planner  
Hiroko Kobayashi, Senior Development Planner  
Mehdi Einifar, Development Planner  
Kent MacDougall, Policy Planner  
Allison Smith, Rezoning Planner

**Applicant:**

Shelly Fleck, Gail Malenstyn, Dr. Vinay  
Dhingra, Romina Shojaee Siuki, Vancouver Coastal Health Authority  
Don Kasian, Kasian Architecture Interior Design & Planning Ltd.  
Philip Evans, ERA Architects Inc.,

**Attachments:** [Broadway Plan – Policy Development & Rezoning Application VGH](#)

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| <b>3.</b> | <b>Liaison Updates</b> | <b>1:40 – 1:50</b> |
| <b>4.</b> | <b>New Business</b>    | <b>1:50 – 2:00</b> |

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