



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, March 23, 2026

TIME: 10:00 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 Adeola Alle at 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 – March 9, 2026

- 1. 555 W Georgia St.- Randall Building - RZ-2025-00046 10:05 – 11:05**
VHR-listed, M

Staff received an application to rezone 501-555 W Georgia Street, 619 Richards Street and 500 Dunsmuir Street from DD to CD-1 to allow for one 80-storey mixed-use residential tower and one 69-storey mixed-use residential tower with a total of 1,288 strata residential units, 273 rental residential units, and commercial retail on the ground floor. The proposed heights are 271 m (889 ft.) and 239 m (783 ft.), including a total floor area of 174,426 sq. m (1,877,505 sq. ft.) and a density of 31.29.

The rezoning site includes Randall (Cavelti) Building that is designated as protected heritage property. Commissioned by Sam W. Randall and built in 1929, it is characterized as an eight-storey Art Deco commercial structure, featuring terracotta and raked-face brick cladding with classical ornamentation. In 1991, the building underwent a careful renovation led by then-owner Toni Cavelti, which included significant seismic upgrades and the preservation of its exterior

appearance, setting a precedent for heritage conservation in the city. That same year, the building was formally protected through a Heritage Designation By-law.

A Conservation Plan was prepared by Luxton, with the conservation strategy of façade-only retention. The proposed scope of work outlined in the report is not consistent with the Heritage Policies, and *Standards and Guidelines for the Conservation of Historic Places in Canada*. Specifically, the application would result in substantial demolition, severe alteration, replacement of original building structure, and removal of character-defining elements and loss of heritage value.

Staff are seeking comments on the Heritage Conservation Plan, particularly the proposed façade-only retention.

Issues:

Principal façade-only retention of Randall Building, which is designated as a protected heritage property.

Staff:

Elijah Sabadlan, Heritage Planner
Kevin Spaans, Senior Development Planner
Cory Dobson, Policy Planner
Nick Danford, Rezoning Planner

Applicant:

Joo Kim Tiah and Yi-Khy Saw, Holborne Properties Ltd.
Gregory Henriquez and Rui Nunes, Henriquez Partners Architects
Paola Rodriguez, Luxton

Attachments: Heritage Conservation Plan (Luxton); Rezoning Application Summary

**2. Railtown Area Planning Process
Heritage Scope of Work**

11:05 – 12:05

Following Council direction (July 9, 2025), the City is launching a local area planning process for Railtown, including its heritage strategies. This initiative seeks to harmonize heritage recognition and protection with flexible creative and industrial land uses, focusing on zoning updates that support artist housing, expanded employment space, and a high-quality public realm without displacement.

Heritage consultants have been engaged to deliver the Heritage Planning Guidance through:

- **Updated Historic Context Statement (HCS):** A values-based update of the 2015 Historic Context Statement that aligns with the Vancouver Heritage Program (2020) and Equity Framework (2021). It integrates industrial, labour, and business histories with the Japanese Canadian experience (Paueru-gai) and Indigenous histories, including Urban Indigenous.
- **Priority Site Recommendations:** Identification of five key sites for Statement of Significance (SOS) development, selected for their potential for Vancouver Heritage Register (VHR) listing.

The adopted heritage evaluation approach utilizes updated VHR criteria and evaluation methodology. This includes community consultation to ensure the planning process reflects the diverse cultural associations and meanings of the Railtown area

Issues:

1. **Values-Based Approach:** Does the proposed methodology and thematic framework promote the effective and equitable heritage assessment of Railtown sites?
2. **Site Prioritization:** Do the [five] sites recommended for addition to the VHR represent heritage planning priorities for the area, considering their cultural and historical associations, architectural design, and rehabilitation potential?

Presenters

Elana Zysblat, Ance Building Services, Heritage Consultant
John Atkin, Heritage Consultant

Staff

Matthew Bourke, Strategic & Long-Range Planning
Matthew Yong, Strategic and Long-Range Planning
Tiffany Mallen, Strategic and Long-Range Planning
Jenni Pace, Heritage Planner
Zlatan Jankovic, Senior Heritage Planner
Chris Robertson, Director, City-Wide & Regional Planning

Attachments: Railtown: Heritage Consultant Study – Draft

**3. 2400 Kingsway - 2400 Motel Sign - RZ-2025-00078
Proposed VHR Listing**

12:05 – 12:50

A rezoning application has been submitted for redevelopment of the 3-acre site at 2400 Kingsway, which currently contains the 2400 Motel, with mixed-use residential development and associated amenities under *the Rental Housing on City Owned Land – Public Benefits Pilot Rezoning Policy* approved in 2024, in conjunction with the *Kingsway Rezoning Area Policy* and the *Norquay Village Neighbourhood Centre Plan*.

The current facility was built in the years immediately after the Second World War and is an excellent example of recreational development coinciding with the rise in mobility of the middle class and construction of car-oriented accommodations along major routes and highways in North America. Kingsway was the main east-west route into the city from further-away municipalities and for visitors from the United States, and a number of auto-courts or motor-courts, as they were originally called, were built along Kingsway to appeal to visiting motorists. 2400 Motel’s design was modern and forward looking, reflecting the rising fortunes of the middle class. Its large, neon-lit sign located right at the boulevard was meant to attract the attention of passing motorists from a distance. The site remains fully intact since its incarnation and is the last such business surviving along Kingsway. Originally called a “motor-court” with the name “2400 Court” (which the sign still displays), over time the more compact “motel model” and the rise of motel chains outpaced family-owned businesses like the 2400 Court. The word “Motel” was added to the main sign in the 1960s to reflect changing preferences. It became known as the “2400 Motel” since then. In time, motels gave way to hotels as the city densified and

urbanized, and older motels and auto-courts disappeared. Although the business at 2400 Motel declined, it has remained popular with travel enthusiasts, artists, film makers, and nostalgia buffs. The site is currently owned by the City.

The 3-acre site contains 18 low bungalow style accommodation buildings, as well as a central office building, a circular auto-court, and the large neon sign noted above, set amongst landscaping features. Due to the Motel's very low density, any new development of the site would make conservation challenging. In a number of reviews over the years with various preliminary projects, it was concluded that retention of the bungalow buildings would not be viable, but the iconic sign could be retained, refurbished, and re-used.

The proposal indicates relocation of the 2400 Motel Sign to a new central location where it is to be refurbished. The neon lighting is to be reactivated. The sign, which is included as a Character Defining Element in the Statement of Significance for the entire site, is proposed to be added to the Vancouver Heritage Register and protected with a Restoration Covenant, which will ensure the sign's ongoing protection and maintenance, and which is to be registered on title as a condition of rezoning enactment.

Staff will present the information related to the proposed rezoning, focusing on the main heritage conservation outcome, the retention and conservation of the historic 2400 Motel Sign. Staff are currently finalizing the review of the Statement of Significance for the Sign and have conducted the heritage evaluation identifying significant heritage value. Both documents will be brought to the VHC attention upon completion of the review process by the VHC Heritage Evaluation Subcommittee.

Issues:

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

- Retention, relocation and conservation of the historic 2400 Motel Sign.
- Support for the addition of the 2400 Motel Sign to the Vancouver Heritage Register.
- Long term protection with a Restoration Covenant which is to be registered on title as a condition of the associated rezoning by-law enactment.

Staff

- James Boldt, Heritage Planner
- Nicholas Danford, Rezoning Planner

Applicant

- Adrian Thompson, Real Estate Services
- Roman Byskosz, Real Estate Environment Services and Management
- Brad Foster, Director, VHDO, Office of the City Manager
- Michael Fugeta, Acton Ostry Architects Inc.

Attachments: RZ application drawings; Site SOS and 2400 Motel Sign SOS (draft)

3. Liaison Updates

12:50 – 12:55

4. New Business

12:55 – 1:00

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