



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, May 11, 2026

TIME: 11:00 am

PLACE:

In-Person: Cascadia Room  
Third 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 Tsleil-Waututh Peoples.

#### LEAVE OF ABSENCE REQUESTS

#### ADOPTION OF MINUTES – March 23, 2026

- 1. 144 E 6<sup>th</sup> Avenue – Black House 11:05 – 12:05**  
**148 E 6<sup>th</sup> Avenue – Donnacona Block**  
**Proposed VHR Additions, Designation (Black House), and Restoration Covenants,**  
**RZ-2025-00101**

A rezoning application has been submitted for development of a new 15 storey mixed-use industrial, hotel, and artist studio building on consolidated properties at 124 East 6<sup>th</sup> Avenue to 148 East 6<sup>th</sup> Avenue.

The site contains two historic buildings. The Black House at 144 East 6<sup>th</sup> Avenue (b. 1891) is one of the City's oldest surviving residential buildings. It has been associated with the arts community in Mount Pleasant, housing a number of artist studios over the last few decades.

The Donnacona Block apartments were built in 1911-1912 by James Smith who had purchased the three lots comprising the current site, which included the Black House, and consolidated them. The Black House was moved to the west side of the site along with another Edwardian house originally at 124 East 6<sup>th</sup>, which has been demolished. The brick and wood frame four-storey Donnacona Block building is an example of the transition of Mount Pleasant from a suburban neighbourhood to an urban village centred around Main Street and Broadway/Kingsway.

The rezoning is being considered under the *Broadway Plan* rezoning policies. As part of the application, it is proposed to add both buildings to the Vancouver Heritage Register. The Black House is to be moved to the west side of the site and rehabilitated there, including the removal of later additions. The house is to be converted into artist studio space and would be raised to allow for an entry at street level. It is proposed to protect the house with a Designation By-law and a restoration covenant. A Conservation Plan has been submitted.

The Donnacona Block's front façade is proposed to be de-assembled and reconstructed from salvaged details and materials after it was determined that the retention in situ was not viable. It is proposed to protect the completed façade with a restoration covenant as well. Details are included in the Reconstruction Plan forming a part of the application.

**Issues:**

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

- Addition to the Vancouver Heritage Register of 144 East 6<sup>th</sup> Avenue (Black House) and 148 East 6<sup>th</sup> Avenue (Donnacona Block);
- The Conservation Plan for the Black House;
- The protection of the Black House with a Designation By-law;
- The Reconstruction Plan of the Donnacona Block's façade;
- Further protection via restoration covenants for the Black House and the reconstructed facade of the Donnacona Block.

**Staff**

- James Boldt, Heritage Planner
- Sarah Cranston, Rezoning Planner

**Applicant**

- Chelsea Dunk, Donald Luxton & Associates
- Chris Boldt, Henriquez Partners Architects
- Shawn Lapointe, Henriquez Partners Architects

**Attachments:**

- Drawings
- SOSs, Conservation and Reconstruction Plans

**2. Railtown Area Planning Process – Heritage Planning Guidance 12:05 – 1:05**

Following the March 23 presentation on methodology, the City's heritage consultants are providing their second and final update to the Commission. This milestone concludes the consultancy phase, delivering the finalized values-based framework for the Railtown District.

### **Consultant Deliverables:**

- **Final Draft Heritage Planning Guidance:** A comprehensive document including the updated Historic Context Statement. This transitions Railtown's heritage management to a values-based model, aligning with the *Vancouver Heritage Program* (2020) and *Equity Framework* (2021).
- **Site list for SOS Development:** The finalized list of sites prioritized for Statement of Significance (SOS) development. Consultants will provide an overview of the potential heritage values for each; the Heritage Evaluation Subcommittee will subsequently conduct technical reviews at upcoming meetings.

### **Status of Consultation and Referrals:**

The draft guidance is currently undergoing the Government-to-Government (G2G) referral process with the Musqueam, Squamish, and Tsleil-Waututh Nations, with an options response forthcoming. Additionally, Urban Indigenous feedback will be integrated following advisory body consultation.

### **Issues:**

Staff seek the Commission's comments on the following:

- **Values-based approach:** Does the updated Historic Context Statement provide a sufficiently robust values-based framework to integrate cultural heritage values into the long-range land use goals for Railtown?
- **Site Selection:** Does the finalized site list reflect the thematic objectives and diverse cultural heritage values identified through the consultancy? Will these priorities effectively support future conservation and redevelopment?

### **Next Steps:**

Following this final touchpoint with the full Commission, the Heritage Evaluation Subcommittee will commence technical review of the draft Statements of Significance.

### **Applicant:**

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

### **Staff:**

- Matthew Bourke, Strategic and Long-Range Planning

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

**Attachments:**

- Draft Heritage Planning Guidance for Railtown – May 2026

**3. Liaison Updates 1:05 – 1:35**

**4. New Business 1:35 – 2:00**

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