

GASTOWN HISTORIC AREA PLANNING COMMITTEE AGENDA

DATE: Wednesday, March 18, 2026
TIME: 5:30 pm
PLACE: Online

Please note:

- If you are unable to attend this meeting, please e-mail ghapc@vancouver.ca.
- Agendas and Minutes are available on the City of Vancouver [GHAPC web site](#).

1. Introductions (Election of Chair and Vice-Chair) 5:30 - 5:45

This is the second meeting since the new members of the Gastown Historic Area Planning Committee have been elected, and the nomination for Chair and Vice Chair is outstanding.

Staff: Elijah Sabadlan, Heritage Planner

2. Adoption of Agenda and Minutes 5:45 - 5:50

Proposed meeting agenda and Minutes of October 16, 2024 and January 21, 2026 to be adopted.

1. Heritage Impact Assessment 5:50 – 7:15

**Kelly, Douglas & Co. Warehouse, 375 Water Street (M)
Gastown Historic District (HA-2, National Historic Site of Canada)
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 specifically on the Heritage Impact Assessment (HIA) as it relates to the Kelly, Douglas & Co. Warehouse, and the Gastown Historic District National Historic Site of Canada.

Issues:

- i. Heritage Impact Assessment of the proposed contemporary structure in relation to the Kelly, Douglas & Co. Warehouse, and the Gastown Historic Area National Historic Site of Canada

Staff: Elijah Sabadlan, Heritage Planner
Sailen Black, Development Planner
Hale Jones-Cox, Policy Planner

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

2. New Business

7:15 - 7:30

Next Meeting

DATE: April 15, 2026

TIME: 5:30 pm