



REPORT

Report Date: September 8, 2020
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Meeting Date: October 6, 2020
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TO: Vancouver City Council
FROM: General Manager, Planning, Urban Design and Sustainability
SUBJECT: Vancouver Heritage Register Administrative Update

RECOMMENDATION

THAT Council direct staff to amend the Vancouver Heritage Register as per the additions, deletions, and address adjustments listed in Appendix B.

REPORT SUMMARY

This report recommends that the City Council adopt the following staff recommendations for amendments to the Vancouver Heritage Register. These proposed amendments include four buildings nominated for addition to the Heritage Register, eight demolished buildings be removed from the Heritage Register, and seventeen address adjustments be included on the Heritage Register. This is an annual update that started in 1986, following the adoption of the Vancouver Heritage Inventory.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The Vancouver Heritage Inventory was adopted by City Council in August 1986. In September 1986, Council resolved that the Inventory be kept up to date and that amendments be referred to Council on an annual basis. In December 1994, Council approved a motion to continue the Inventory as the Vancouver Heritage Register under the provisions of new provincial legislation.

In December 2013, Council adopted the *Heritage Action Plan* with its 14 action items to upgrade the Heritage Conservation Program and the Vancouver Heritage Register.

In March 2020, Council approved the Vancouver Heritage Program including its vision, goals, strategic directions, a set of new management tools, as well as direction to staff to complete the Vancouver Heritage Register Upgrade through the forthcoming comprehensive Vancouver Plan public engagement process. Once complete, the revised Heritage Register will be brought to Council for consideration.

GENERAL MANAGER'S COMMENTS

The General Manager of Planning, Urban Design and Sustainability supports the recommendations contained in this report.

REPORT

Background/Context

The Heritage Register is a listing of buildings and structures, streetscapes, landscape resources (parks and landscapes, trees, monuments, public works) and archaeological sites which have been deemed to have heritage value. It is a planning tool which provides a record of Vancouver's heritage, and it is the basis by which buildings may be considered for protection through heritage designation, a Heritage Revitalization Agreement, or a covenant, including incentives to encourage retention and rehabilitation.

This report records additions to the Heritage Register approved by Council since the last update report (Appendix A). This report also includes buildings that have been nominated to be added to the Heritage Register, buildings to be removed from the Heritage Register as a result of demolition, and relevant address adjustments (Appendix B). This update, if approved by Council, will bring the Heritage Register current to August 31, 2020.

Strategic Analysis

Proposed additions to the Heritage Register are voluntary. Support has been received from each owner who has been informed of the inclusion of their property in this report. For three buildings, one proposed A-listing, one proposed B-listing, and one proposed C-listing, addition to the Heritage Register was a condition of issuance of a development permit.

A summary of the Heritage Value for each of the four nominated buildings is contained in Appendix C.

The Vancouver Heritage Commission has also reviewed and endorsed the proposed additions listed in Appendix B.

Proposed Amendments – Four Additions to the Heritage Register

- one as an A-listing, two as B-listings, and one as a C-listing;
- the heritage value of each is documented in Appendix C.

Proposed Amendments – Eight Deletions from the Heritage Register

- four buildings as B-listings, and four buildings as C-listings have been demolished.

Proposed Amendments – Address Changes

- administrative changes and adjustments to addresses that reflect changes to the city's street files since the last update to Council and to correct errors in the current Heritage Register document, noting that these changes will not affect the heritage status of these sites. Seventeen properties are impacted and identified in Appendix B.

Summary of Recommended Additions and Deletions

The recommended changes to the Heritage Register comprise four additions, eight deletions, and seventeen address adjustments.

Implications/Related Issues/Risk

Financial

There are no financial implications.

CONCLUSION

Staff recommends that the Vancouver Heritage Register be amended to add four nominated buildings, to delete eight buildings and to amend addresses for seventeen buildings that have changed since the last administrative report was presented to Council.

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**CHANGES TO THE HERITAGE REGISTER SINCE THE LAST ADMINISRATIVE REPORT TO
REGULAR COUNCIL ON DECEMBER 10, 2019**

Listing	Number of Buildings – December 10, 2019	Subsequent Additions at Public Hearing or Regular Council December 10, 2019 to August 31, 2020	Current Heritage Register
"A"	270	0	270
"B"	1169	0	1169
"C"	818	2*	820
Total	2257	2	2259

*3495 Commercial Street was added to the Heritage Register at Public Hearing on February 25, 2020.

*6103 West Boulevard was added to the Heritage Register at Public Hearing on May 12, 2020.

PROPOSED CHANGES TO HERITAGE REGISTER AS PER RECOMMENDATIONS OF THIS REPORT

Table 1: Heritage Register - Buildings

Listing	Current Heritage Register	Proposed Additions – New Nominations	Deletions	Administrative Changes (+/-) Affecting Number Count	Revised Total
“A”	270	1	0	0	271
“B”	1169	2	4	0	1167
“C”	820	1	4	0	817
Total	2259	4	8	0	2255

Proposed Additions to the Vancouver Heritage Register

	Address	Name
A-Listings	2798 Yale Street	*MacLaren-Uchida Residence
B-Listings	4 E 51 st Avenue	Fay Holden Residence
	2268 Cornwall Avenue	*Harting Manor
C-Listings	3510 Main Street	*Bryant Block

* Addition to the Heritage Register was specified as a condition of a development permit application

Deletions from the Vancouver Heritage Register

Table 1: Buildings

	Address	Name	Specifics
B-Listings	1166 W 14th	Ecole Bilingue	Demolished 2015
	2860 E 44th Ave		Demolished 2015
	786 E 50th Ave		Demolished 2015
	1511 W 65th Ave		Demolished 2016
C-Listings	2837 W 3rd Ave		Demolished circa 1989
	3126 W 12th Ave		Demolished 2015
	950 W 23rd Ave		Demolished circa 1989
	850 E 31st Ave		Demolished 2016


Address Adjustments to Resources on the Vancouver Heritage Register

Table 1: Buildings



	Existing Address	Revised Address
1	3210 W 2nd Avenue	3208-3210 W 2nd Avenue
2	1452 E 11th Avenue	1468-1476 E 11th Avenue
3	1553 E 18th Avenue	1593 E 18th Avenue
4	140 W 19th Avenue	140-142 W 19th Avenue
5	1305 E 20th Avenue	3588 Clark Drive
6	1469 Balfour Avenue	1467-1469 Balfour Avenue
7	873 Beatty Street	101 Smithe Street
8	6825 East Boulevard	6825 West Boulevard
9	110 E Cordova Street	110-112 E Cordova Street
10	81-85 W Cordova Street	81 W Cordova Street
11	615 E Georgia Street	615-619 E Georgia Street
12	3590 Hudson Street	3588 Hudson Street
13	1929 Napier Street	1927-1929 Napier Street
14	1022 Odlum Drive	1020-1022 Odlum Drive
15	5824 Ontario Street	5824-5826 Ontario Street
16	435 W Pender Street	435-437 W Pender Street
17	3839 Selkirk Street	3835 Selkirk Street

SUMMARY OF HERITAGE VALUE OF NOMINATED BUILDINGS

PROPOSED A-LISTING

BUILDING ADDRESS, NAME, YEAR	
<p>2798 Yale Street – MacLaren-Uchida Residence, 1911</p> <p>Heritage Value: Valued for its association with the early residential development of Hastings Townsite, now the Hastings-Sunrise neighbourhood, at the time of its amalgamation with the City of Vancouver. The house is additionally significant for its association with its first two owners, the MacLaren and Uchida families, respectively, as well as for its generous Gabled Vernacular architecture.</p> <p>Character Defining Elements:</p> <ul style="list-style-type: none"> • location on Yale Street in the Hastings-Sunrise neighbourhood of Vancouver • residential form, scale and massing as expressed by its two and one-half storey height and front-gabled roof • wood-frame construction, with lapped wood siding and cedar shingle cladding, much of which is concealed beneath later stucco • design features, including a gabled-roof with east elevation hipped-roof dormer, returned eaves and eave brackets, prominent double-height canted bay on the east side • front porch with closed balustrade and arched openings, and second storey balcony 	

PROPOSED B-LISTINGS

BUILDING ADDRESS, NAME, YEAR	
<p>2268 Cornwall Avenue – Harting Manor, 1927</p> <p>Heritage Value: Valued as representative of the development of the Kitsilano apartment district spurred by the 1927 zoning plan and the building of the Burrard Street bridge, for its association with the building owner Frederick Moore Scudamore and architect William Frederick Gardiner and for its Georgian-Revival style.</p> <p>Character Defining Elements:</p> <ul style="list-style-type: none"> • continuous residential use since its construction in 1927 • residential apartment form, scale and massing as expressed in its three storey height symmetrical form, with centrally placed entrance, original window openings, trim and sills • prominent wood cornice with brackets and tongue and groove soffit on the street facade • rough cast stucco exterior • faux balcony at the third floor above the entrance with inset decoration • original front doors with sidelights and transom • parapet on three sides of the roof • granite block wall across the front property line 	
<p>4 E 51st Avenue – Fay Holden Residence, 1930</p> <p>Heritage Value: Valued for its association with actors Fay Holden and David Clyde, who lived in the house during the 1930's and were influential in the early establishment of film and theatre in Vancouver; and, for its interwar arts and crafts architecture.</p> <p>Character Defining Elements:</p> <ul style="list-style-type: none"> • continuous residential use since its construction in 1930 • main floor set ½ floor above grade • Jerkinhead roof • Triangular eave brackets • Internal brick chimney • Original window openings 	

PROPOSED C-LISTING

BUILDING ADDRESS, NAME, YEAR	
<p>3510 Main Street – Bryant Block, 1911</p> <p>Heritage Value: Significant for its association with the early growth and development of Vancouver's Main Street and with the historic neighbourhood of Hillcrest, in particular. The building is also valued for its vernacular Edwardian commercial vernacular architecture.</p> <p>Character Defining Elements:</p> <ul style="list-style-type: none">• location along Main Street in the Riley Park neighbourhood of Vancouver• continuous residential and commercial use• mixed-use form, scale and massing as expressed by its three-storey height with flat roof, featuring commercial units on the ground floor and residential units on the upper floors• wood-frame construction with brick cladding;• Edwardian era design features, including symmetrical upper floors, cornice along the roofline, as well as a cornice above the storefronts, which features scroll-cut wooden brackets;• original window openings• storefronts, featuring recessed storefront entries, large display windows and notched columns.	