



REPORT

Report Date: September 9, 2022
Contact: Jason Olinek
Contact No.: 604.873.7492
RTS No.: 15351
VanRIMS No.: 08-2000-20
Meeting Date: November 15, 2022
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Vancouver Heritage Register 2022 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 housekeeping amendments to the Vancouver Heritage Register. These proposed amendments include five buildings nominated for addition to the Heritage Register, three demolished buildings be removed from the Heritage Register, and seven addresses adjustments be included on the Heritage Register. Additionally, one property is recommended to be removed from the Heritage Register as a result of its discharge from a Heritage Revitalization Agreement. This is a routine 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 Program and the 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.

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 approved on October 6, 2020 (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 through redevelopment or force majeure (fire), and relevant address adjustments (Appendix B). This update, if approved by Council, will bring the Heritage Register current to September 9, 2022.

The Vancouver Heritage Register Upgrade project is currently underway by Heritage staff. In alignment with the *Vancouver Heritage Program*, this project aims to upgrade the Heritage Register to be able to identify, embrace and celebrate a broad range of places with social, cultural and historic values based on principles of reconciliation, diversity and equity, while ensuring Heritage Register tools and processes effectively support continuity of tangible and intangible heritage values. Current planned activities include internal and external engagement activities, including engagement with *xʷməθkʷəy̓əm* (Musqueam), *Skwxwú7mesh* (Squamish), and *səlilwətał* (Tsleil-Waututh) Nations, and with equity-denied and ethno-cultural communities; and a review of Heritage Register content, tools, and processes to support a comprehensive framework redevelopment. Once complete, the revised Heritage Register System Plan and proposed content changes will be brought to Council for consideration.

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, two proposed B-listings, 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 five nominated buildings is contained in Appendix C.

Proposed Amendments – Five Additions to the Heritage Register

- three as B-listings, and two as C-listings
- the heritage value of each is documented in Appendix C

Proposed Amendments – Four Deletions from the Heritage Register

- one building as a B-listing has been destroyed by fire
- two buildings as C-listings have been demolished
- one parcel not containing a heritage building has been discharged from a Heritage Revitalization Agreement that it was previously tied to

Proposed Amendments – Seven Address Changes

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

Public/Civic Agency Input

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

Financial

There are no financial implications.

CONCLUSION

Staff recommends that the Vancouver Heritage Register be amended to add five nominated buildings. Staff also recommends three buildings and one parcel be deleted from the Heritage Register to reflect their actual status. Adjustments to addresses for seven buildings that have changed since the last administrative report was presented to Council are also recommended.

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**CHANGES TO THE HERITAGE REGISTER SINCE THE LAST ADMINISRATIVE REPORT TO
REGULAR COUNCIL ON OCTOBER 6, 2020**

Table 1: Summary of Changes

| Listing | Number of Buildings – October 6, 2020 | Subsequent Additions at Public Hearing or Regular Council October 6, 2020 to July 22, 2022 | Current Heritage Register |
|----------------|--|---|--|
| "A" | 271 | 1 | 272 |
| "B" | 1167 | 1 | 1168 |
| "C" | 817 | 2 | 819 |
| Total | 2255 | 4 | 2259 |

Table 2: Specifics

| | Address | Public Hearing Date |
|-------------------|--|----------------------------|
| A-listings | 510 W Hastings (change from B-listing to A-listing) | March 3, 2022 |
| B-listings | 6237 Adera Street | December 9, 2021 |
| | 2146 Semlin Drive | May 19, 2022 |
| C-listings | 534 Cambie Street | December 7, 2021 |
| | 365 Railway Street | June 23, 2022 |

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” | 272 | 0 | 0 | 0 | 272 |
| “B” | 1168 | 3 | 1 | 0 | 1170 |
| “C” | 819 | 2 | 2 | 0 | 819 |
| Total | 2259 | 5 | 3 | 0 | 2261 |

Proposed Additions to the Vancouver Heritage Register

Table 1: Buildings

| | Address | Name |
|-------------------|----------------------|--------------------------|
| B-Listings | 1998 Matthews Avenue | Clifford Residence |
| | 1967 Napier Street* | St. Clare’s Convent |
| | 1685 Nelson Street* | Marshall Smith Residence |
| C-Listings | 2637 Carolina Street | Willow Residence |
| | 1024 Keefer Street* | Aitchison Residence |

* 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 | 102-108 Water Street | Hotel Winters | Destroyed by fire 2022 |
| C-Listings | 2-26 East Hastings Street | N/A | Demolished 2021 |
| | 866 East 31 st Avenue | N/A | Demolished 2021 |
| Listings without evaluation category | 3998 West 8 th Avenue | Tied to 3979 West 8 th Avenue | Parcel discharged from Heritage Revitalization Agreement |

Address Adjustments to Resources on the Vancouver Heritage Register

Table 1: Buildings

| | Name | Existing Address | Revised Address |
|---|---------------------------|-----------------------------|-----------------------------------|
| 1 | Carlsen House | 2088 Charles Street | 2086-2088 Charles Street |
| 2 | N/A | 3365 Commercial Drive | 1771 East 18 th Avenue |
| 3 | McBride-Pelzman Residence | 615-619 East Georgia Street | 615 East Georgia Street |
| 4 | Leslie House | 1380 Hornby Street | 885 Pacific Street |
| 5 | Cates Residence | 2590 Point Grey Road | 1428 Trafalgar Street |
| 6 | BC Electric Railway Co. | 190 Prior Street | 901 Main Street |
| 7 | N/A | 51 Water Street | 33-47 Water Street |

SUMMARY OF HERITAGE VALUE OF NOMINATED BUILDINGS

PROPOSED B-LISTINGS

1998 Matthews Avenue – Clifford Residence, 1912



The Clifford Residence has historic and aesthetic value for its age, having been built circa 1912 and for its excellent representation of the Arts & Crafts architectural style, which was popular during this time period in the Lower Mainland. It is valued for the integrity of that style, and for retaining much of its original material. In particular, it retains its cedar shingle cladding and wood windows, including two small stained-glass windows.

The house has cultural value for its association with early occupant George T. Cunningham (1889-1965) who was the founder of the successful Cunningham Drug Store chain (later sold to and helping to establish Shoppers Drug Mart). Mr. Cunningham was also a City of Vancouver Councillor from 1954 to 1957, a Member of the University of British Columbia Board of Governors from 1935 to 1965, and Chair of that Board from 1963 to 1965.

1967 Napier Street – St. Clare's Convent, 1908

St. Clare's Convent is valued for its connection to the early settlement of the Grandview neighbourhood, its connection with developer John Smith Bain, its role in the establishment of the Roman Catholic and Italian communities in East Vancouver, and its gabled vernacular architecture with enclosing stone wall.



The Grandview neighbourhood developed in the first decades of the 20th century with a mixture of small houses for working-class families, apartment buildings, and much larger homes on expansive properties with stone or concrete-block walls, including this house built by Frederick Broder Gibson in 1908.

St. Clare's Convent is also valued for its connection with John Smith Bain (1865-1952), who purchased the house in 1911. Bain became friends with Father Boniface of the St. Francis of Assisi Church across the street and, in 1944, sold this house to the church for school and convent uses.

Additionally, it is valued for its role in the establishment of the Roman Catholic community in Grandview and its support of Italian-ancestry residents in the mid-20th century. A campaign by local Catholics began in 1930 to create a Franciscan parish, which was established in 1936 with boundaries of Hastings Street, E 1st Avenue, Commercial Drive and Templeton Drive. The new St. Francis of Assisi Church opened in 1938 and its priest, Father Boniface, looked to the J.S. Bain property to extend the church's services. The Sisters of Charity of the Immaculate Conception moved into the Bain house in 1946 and stayed until 1983. Subsequently, the former convent has been occupied by the Church of St. John of Shanghai.

1685 Nelson Street – Marshall Smith Residence, 1908



Built in 1908, the Marshall Smith Residence is valued as one of a few surviving large residences in the West End neighbourhood, its association with early real estate speculation, and its adaptation to the changing fortunes of the West End.

With the advent of water and sewer service in the 1890s, the West End developed into a mixture of large mansions and upper-middle class homes. The Marshall Smith residence, built by a prominent Ladner merchant turned real estate speculator, is valued as a representative example of this early development pattern and as an example of speculation-driven subdivision in response to the pre-WWI property boom, where upon its purchase by Smith, the lot was subdivided into three parcels, one for his residence and two for sale.

Social and cultural value is found in the evolution of the house that reflects the changing fortunes of the West End. As Smith moved to Shaughnessy in 1912, subsequent owners, maintained the home as a single-family residence until the 1940s. The home was then sold and converted to a rooming house in response to the severe housing shortage of WWII. The home's restoration in the early 2000s reflecting a renewed interest in the neighbourhood's surviving heritage buildings provides additional heritage value.

PROPOSED C-LISTINGS

2637 Carolina Street – Willow Residence, 1908



The Willow Residence is valued for its vernacular design and as an example of development tied to the expansion of public transportation and housing demand in the economic boom before the WWI, and as an example of the resourcefulness of a local contractor in the lost art of house moving.

Built in 1908 and moved to Carolina Street in 1912, the Willow Residence has value as an intact example of an Edwardian-era vernacular house design built by a variety of local builders throughout many early Vancouver neighbourhoods.

Further value is found with the subdivision of the end of block lots into four smaller lots, an action taken by many local builders such as Joseph Vernon to maximize the opportunities presented by the expansion of nearby public transportation and the increasing demand for housing during the economic boom in the years before WWI. This practice also reflects the lack of strict planning and building regulations that give many older neighbourhoods their overall character.

Additionally, heritage value is found with the act of moving the house from its original location in the 500 block of E 10th Ave to its present location as one of the few documented and surviving house moves, once a fairly common activity in the city. Conducted by professional firms and undertaken by the builders themselves, house moving underlines the resourcefulness of early builders and contractors

1024 Keefer Street – Aitchison Residence, 1894



The Aitchison Residence is valued for its late Victorian style, as an example of the piecemeal development and densification of the eastern edge of the East End tied to the industrial activity on the waterfront and the expansion of public transportation, and for its association with BC Sugar Refinery employee William Aitchison.

Built in 1894, the Aitchison Residence is valued for its late-Victorian cottage form accentuated by a large arched gable end above a full porch, a style found in pattern books of the era and similar houses in the surrounding area.

Additionally the house is representative of the modest accommodation built throughout Strathcona, once known as the East End, by and for a working and middle-class population drawn by the development of industry along the waterfront such as the BC Sugar Refinery and an expanding transportation system with both streetcar and Interurban lines passing on nearby streets.

Social and cultural value is found with the residency of William Aitchison from 1894 to 1906 who built the house when he took the job of plant superintendent at the BC Sugar Refinery. Aitchison had a 40-year career with the company starting as a machinist when the refinery opened in 1890. Apart from his own family, Aitchison provided rooms to a variety of boarders including fellow employees from the refinery.