CITY OF VANCOUVER

COUNCIL REPORT

Report Date: August 5, 2026
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Meeting Date: November 17, 2026
Submit comments to Council

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Vancouver Heritage Register Annual Update

Recommendations

THAT Council amend the Vancouver Heritage Register, by approving the additions, deletions and adjustments, as detailed in Appendix A.

Purpose and Executive Summary

This report recommends that Council adopt amendments to the Vancouver Heritage Register (VHR) as outlined in this report. The amendments include the addition of 8 new listings to the VHR and the removal of 13 listings from the VHR, along with housekeeping updates such as address changes to properties already listed.

The Vancouver Heritage Register Annual Update report is a regular administrative report to update the VHR to be consistent with permitting approvals and Council decisions since the last update to Council in May 2025.

Council Authority/Previous Decisions

- Vancouver Heritage Program (2020) (RTS No. 12164)
- Vancouver Heritage Register Upgrade (2024) (RTS No. 15927)
- Vancouver Heritage Register Update (2025) (RTS No. 17899)

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The VHR provides a record of Vancouver's formally recognized heritage properties. It is a basis by which a building or resource may be considered for conservation and protection, including incentives to support their retention and rehabilitation, usually through the development approvals process.

In 2024, Council adopted the new VHR Policy which introduced a values-based, equitable, people-centered approach to heritage evaluation, planning and resource management that reflect Vancouver's culturally diverse communities.

This report contains additions, deletions and address changes to the VHR and its Appendix. It also includes errors or omissions identified through a staff audit of the VHR that commenced in 2026 (see Appendix A). This update, if approved by Council, will bring the VHR current to October 31, 2026.

Discussion

Any addition to the Vancouver Heritage Register is subject to the written consent of the property owner, is subject to the City's heritage evaluation process and an endorsement by the Vancouver Heritage Commission (VHC) and requires Council approval. Additions to the register can be either voluntary or associated with the permit application process. In this report, there are 8 properties proposed for addition to the VHR, 13 listings proposed for removal, 54 address-related and other changes to existing listings on the VHR and 5 changes to its Appendix. The proposed changes to the VHR as outlined in this report are summarized below.

Listings	Total VHR listings as of February 28, 2025	Proposed New Additions	Deletions	Administrative Changes (+/-) Affecting Number Count	Revised Total as of October 31, 2026
Total	2,267	8	13	-1	2,261

A list of the affected properties is shown in **Appendix A** while a summary of the heritage value for each of the nominated properties is contained in **Appendix B**.

Public/Civic Agency Input

The Vancouver Heritage Commission has reviewed and endorsed the proposed additions as summarized in **Appendix C**.

Financial Implications

There are no financial implications associated with this report's recommendations.

Legal Implications

If the recommendation in this report is adopted, the VHR will be amended in accordance with **Appendix A**.

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APPENDIX A
PROPOSED CHANGES TO THE VANCOUVER HERITAGE REGISTER

Table 1: Proposed Additions to the Vancouver Heritage Register as shown in Table 2 of the VHR Policy

Address/Location	Building Name/Specifics	Heritage Classification
1863 E 6th Ave		
2786 W 29th Ave	Metal House	
2996 W 38th Ave		
800-804 Granville St	Service Building	
810 Granville St	Cameron Block	
816 Granville St	Allen Rooms	
430-440 W Pender St	Drier Block	HC
534 W Pender St	Captain Pybus Building	

Table 2: Proposed Deletions from the Vancouver Heritage Register as shown in Table 2 of the VHR Policy

Address/Location	Building Name/ Specifics	Heritage Classification	Details
4686 W 2nd Ave			House moved off property in 2026 and relocated outside of Vancouver.
2068 W 6th Ave	Murphy House (1907)		Demolished 2025.
2896 W 6th Ave	General Gordon School		Demolished 2016.
711-715 W 12th Ave	Health Centre for Children		Demolished 2019.
4235 W 13th Ave			Demolished 2019.
2886 W 29th Ave			Demolished 2025.
741 E Broadway	Raymar Block	HC	Demolished 2021; HC discharged in 2023.
8370 Cartier St	David Lloyd George School		Demolished 2026.
2251 Collingwood St	Bayview Elementary School		Demolished 2021.
301 E Hastings St	Salvation Army Temple		Demolished 2025.
743 Keefer St			Destroyed by fire in 2024.
5903 Larch St	William A. Doctor Residence		House moved off property in 2014 and relocated outside of Vancouver.
2145 Napier St			Demolished 2025.

Table 3: Administrative Changes to Existing Listings on the Vancouver Heritage Register as shown in Table 2 of the VHR Policy

Address/Location	Building Name/ Specifics	Heritage Classification	Amendment
419-429 W 2nd Ave	See 1955 Wylie St		New address: 409-429 W 2nd Ave; replaces 1955 Wylie St as primary address; add “Maynard’s Building”.
2864 W 3rd Ave			New address: 2862 W 3rd Ave.
2025 W 5th Ave			New address: 2025-2027 W 5th Ave.
2324 W 5th Ave			New address: 2322 W 5th Ave.
203 E 6th Ave	See 2152 Main St		Replaces 2152 Main St as primary address; add “Ashnola Apartments”.
2284 W 8th Ave			New address: 2286-2288 W 8th Ave.
152-166 E 11th Ave	See 2703-2707 Main St		New address: 166 Main St.
1804 E 11th Ave			New address: 1802 E 11th Ave.
1853-1857 E 11th Ave	Karme Residence	M	New address: 2563 Victoria Dr.
432 E 12th Ave			New address: 430 E 12th Ave.
501 W 12th Ave	Normal School	M	New address: 555 W 12th Ave.
1836 W 12th Ave	Fox House	M, HRA	New address: 1830-1838 W 12th Ave.
808 E 16th Ave	See 761-767 Kingsway		Delete this secondary address which has been retired.
1965 W 12th Ave			New address: 1967 W 12th Ave.
1771 E 18th Ave		M	New address: 1705-1707 E 18th Ave; add “Myers House”.

Address/Location	Building Name/ Specifics	Heritage Classification	Amendment
2138 W 41st Ave			New address: 2140 W 41st Ave.
3200 W 41st Ave			Delete this secondary address which has been retired. See 5707 Balaclava St.
1312 W 57th Ave	Bell-Irving Residence		New address: 1308 W 57th Ave.
601-617 Alexander St	American Can Building		New address: 611 Alexander St.
6485 Balaclava St[1]		HRA	Associated with 6475 Balaclava St. Move to Appendix, Table 1.
2318 Bayswater St	See 2896 W 6th Av		Delete this secondary address as building has been demolished.
873 Beatty St [2]			Delete this secondary address which has been retired. See 101 Smithe St.
1211-1215 Bidwell St	Maxine's	M, HRA	New address: 1221 Bidwell St; amend to "Maxine's College of Beauty".
4055 Blenheim St	Lord Kitchener School #1		New address: 3455 W King Edward Ave.
574 E Broadway			New address: 2523 Carolina St; add "Connacher House".
355-385 Burrard St	Marine Building	M	Add HC.

[1] This is a newer building associated with the HRA for 6475 Balaclava St. It is protected through the HRA but not evaluated and was included in the previous total.
[2] This listing is a secondary address that was double-counted in the previous total.

Address/Location	Building Name/ Specifics	Heritage Classification	Amendment
775-789 Burrard St			New address: 775-781 Burrard St.
313-325 Cambie St		M, HA	New address: 317-325 Cambie St.
447 Campbell Ave	See 899 E Pender St		Remove this secondary address which has been retired.
441-449 Carrall St	See 5 W Pender St		Remove this secondary address which has been retired.
412 Carrall St	Woods/Pennsylvania Hotel	M, HRA	Add HA.
425 Carrall St	BC Electric Railway Company Building	M	Add HA.
1076-1078 Cardero St		HC	New address: 1080-1082 Cardero St; add “Cardero Grocery”.
2525 Carolina St	The Carolina	M	New address: 2511 Carolina St; add HC.
3588 Clark Dr			New address: 3568 Clark Dr.
3495 Commercial St	Broadhurst and Whitaker Block	M	New address: 3493 Commercial St.
50 Dunlevy Ave	See 401 E Waterfront Rd		Remove this secondary address which has been retired.
641 E Georgia St	Fleming House	M	New address: 643 E Georgia St.
1044-1048 Granville St	Regal Hotel		New address: 1042-1048 Granville St.
1137-1141 Hamilton St	See 1138-1144 Homer St		Amend to “See 1140 Homer St”.

Address/Location	Building Name/ Specifics	Heritage Classification	Amendment
1-3 Heatley Ave	See 601-617 Alexander St		Remove this secondary address which has been retired.
2152 Main St	Ashnola Apartments		Remove this address which has been retired. Primary address changed to 203 E 6th Ave.
1888 Matthews Ave			Remove CA.
2625 Oxford St	Hardy House		Add HC; create separate listing for Barn.
291-299 E Pender St	See 443-447 Gore Av		Amend to “See 433-447 Gore Ave.”
2-14 W Pender St	Sam Kee Building	M, HA	New address: 8 W Pender St.
414-420 W Pender St	Western Canada Building		Add M and HC.
436-440 W Pender St	Tiedemann Block		New address: 430-440 W Pender St; add HC.
343-353 W Pender St	Hartney Chambers	M	New address: 387 W Pender St.
576-578 Seymour St	Arts & Crafts Building		New address: 576 Seymour St.
1150 Station St	CN Station	M, F	Add “and rooftop neon sign”.
6103 West Boulevard	S.E.P. Block	M	New address: 2105 W 46th Ave; add HC and amend to “Stanley Ernest Peters (S.E.P.) Block”.
6825 West Boulevard	Twiss Residence	M	Add HC.
1955 Wylie St	Maynard’s Building	M	Remove this address which has been retired. Primary address changed to 419-429 W 2nd Ave.

Table 4: Amendments to Vancouver Heritage Register – Appendix

Address/Location	Building Name/ Specifics	Heritage Classification	Amendment
134 Abbott St	95 Water St	M, HA	Already listed in VHR. Delete duplicated listing.
2965 Fir St	Associated with 1605-1607 W 14th Av & 1615-1617 W 14th Av	HRA	Add to Appendix.
643 E Georgia St	Infill to 641 E Georgia St	M	Amend to “639-641 E Georgia St” and “Infill to 643 E Georgia St”.
3719 Selkirk St		HRA	Add “Associated with 3689 Selkirk St”.
97 Water St	See 134 Abbott St	M, HA	Move to VHR and list as secondary address for 134 Abbott St.

APPENDIX B
SUMMARY OF HERITAGE VALUE OF NOMINATED BUILDINGS

1863 E 6th Avenue, c.1909

Heritage Value:
The house is valued for its association with the early development of the Grandview neighborhood, as an example of Gabled Vernacular style and association with working-class people and housing.

Character-Defining Elements:

- location in the Grandview neighbourhood near the historic interurban and streetcar lines;
- continuous residential use since 1909;
- orientation towards East 6th Avenue;
- physical relationship to the adjacent park with no rear lane access;
- original form, scale and massing as expressed by its one and a half storey height, narrow width and steep front gable roof;
- Vernacular style typical of the period, including use of local, low-cost timber, front gabled form, covered full-width front porch with steps leading to up to off-centre front entry; narrow wood siding and minimal ornamentation emphasizing functionality;
- original fenestration with double-hung wood windows, including unusual single upper storey window;
- height of first floor relative to grade;
- location of chimney and its orientation at the rear of the house.



2786 W 29th Avenue – Metal House, 1966



Heritage Value:
The Metal House at 2786 W 29th Avenue is valued as a good example of West Coast Modern design, its association with renowned Canadian architects, Arthur Erickson and Nick Milkovich, and as a unique residence purposeful designed around the experience of sound and the cultural practice of listening to music.

Character-Defining Elements:
- plan and massing follow natural slope of the site;
- sloped cedar shingle roofs with clerestory windows;
- set at ground level;
- wood frame construction with projecting wood beams;
- deep eaves at front of the house;
- unpainted cedar siding;
- unpainted rough concrete foundation walls;
- floor-to-ceiling windows; and
- acoustic fabric, which includes the use of acoustic plaster and insulation on ceiling and walls, weathered cedar walls, rough concrete foundation and volumetric layout of rooms.

2996 W 38th Avenue, 1925



Heritage Value:
The house is valued for its association with post-WWI development of the Dunbar neighbourhood as a predominantly single-family residential district, a good example of a front-gabled California Craftsman style bungalow and its association with George J. Quenneville, a local builder and contractor of single-family houses.

Character-Defining Elements:
- on its original location at the southeast corner of West 38th Avenue and Carnarvon Street in the Dunbar neighbourhood;
- continuous residential use since 1925;
- one and a half-storey massing, defined by a low-slung, horizontal profile;
- dominant front-gabled roofline featuring overhanging eaves and exposed soffits;
- rough stucco exterior cladding;
- decorative wood half-timbering and dentil banding within the front gable peak;
- exposed roof structural elements, including decorative wooden brackets under the gables and exposed rafter tails along the eaves;
- prominent front entry porch sheltered under the main gable roof, supported by wooden tapered square columns resting on stuccoed square piers;
- original fenestration pattern; and
- original chimney structure, serving as a focal visual element of the exterior.

800-804 Granville Street – Service Building, 1922



Heritage Value:
The Service Building is significant for its association with the interwar development of Granville Street, its half-century occupation by the original owners, Service Tobacco Shops/United Cigar Stores, and as an example of the work of prominent architects, Townley & Matheson.

Character-Defining Elements:
- location at the corner of Granville Street and Robson Street, in the heart of Vancouver's downtown entertainment district;
- commercial form, scale and massing, as expressed by its two-storey height and flat roof;
- masonry construction;
- vernacular interwar-style elements, such as its commercial ground floor storefronts along both Granville Street and Robson Street, large storefronts and upper storey windows separated by full-height engaged pilasters, and brick dentils above each top storey window; and
- location of original windows and storefronts, and extant wood-frame, double-hung windows.

810 Granville Street – Cameron Block, 1912



Heritage Value:
The Cameron Block is significant for its association with the commercial development of Vancouver's Granville Street, and as an example of the work of architects, Parr, MacKenzie & Day, as well as contractor Edward Ryan.

Character-Defining Elements:
- location mid-block along the 800-block of Granville Street in downtown Vancouver;
- siting on the front property line;
- commercial form, scale and massing as expressed by its two-storey height and flat roof;
- masonry construction;
- vernacular Edwardian-era elements, such as its commercial ground floor storefront and modest stepped parapet; and
- location of original windows and storefronts.

816 Granville Street – Allen Rooms, 1913

Heritage Value:
The Allen Rooms building is significant as a representation of the Edwardian-era development along Granville Street, and as a good example of the work of architects, Braunton & Leibert.

Character-Defining Elements:
- mid-block location on the 800-block of Granville Street, in the heart of Vancouver's downtown entertainment district;
- siting on the front property line;
- commercial form, scale and massing as expressed by its four-storey height and flat roof;
- masonry construction, including its brick construction and stone detailing;
- Edwardian-era style elements such as its front façade with two window bays separated by engaged pilasters; and
- Second, third, and fourth floor wooden-sash windows with tripartite sashes.



430-440 W Pender Street – Drier Block, 1906-07

Heritage Value:
The Drier Block is significant as a part of the early commercial development in downtown Vancouver, and for its association with original owner, Dr. Ezra Newton Drier. The building is further valued as a typical example of Edwardian-era architecture as designed by architects, Grant and Henderson.

Character-Defining Elements:
- siting in an early commercial area of Vancouver among other commercial buildings;
- mid-block location on the south side of West Pender Street, built to the property line;
- contribution to the streetscape as part of an unbroken street wall with continuous retail storefronts;
- commercial form, scale and massing, as expressed by its two-storey height and regular, rectangular plan;
- flat roof with raised parapets;
- masonry construction with common bond tan brick façade and rough-dressed sandstone sills;
- exterior features such as sheet metal cornice with strapped scroll detail, sheet metal fascias and dentil detailed cornice between first and second-storeys, recess in second storey front facade with quarter-round tooled brick edges, framing upper-level windows and cast-iron piers flanking the ground floor opening; and
- regular, symmetrical fenestration: large rectangular second-storey windows retaining rough-dressed sandstone sills and ground floor display windows.



534 W Pender St – Captain Pybus Building, 1909

Heritage Value:
The Captain Pybus Building is significant for its association with the Edwardian-era commercial development of West Pender Street. The building is valued additionally for its association with original owner Captain Henry Pybus, and as an example of Edwardian Classical architecture, as designed by Michael O'Keefe.

Character-Defining Elements:
- mid-block location along West Pender Street in Downtown Vancouver;
- continuous mixed-use occupation since 1909;
- commercial form, scale, and massing, as expressed by its two-storey height with flat roof, main floor set at grade, single storefront, and access to second storey office space;
- masonry construction;
- Classical Edwardian-era design features, including brick cladding, projecting mid-section cornice, prominent roofline cornice with large brackets and embellished brickwork along the second storey with doubled pattern arched brick lintels; and
- original double-hung wood frame and sash windows with wooden horns.



APPENDIX C
SUMMARY OF VANCOUVER HERITAGE COMMISSION ENDORSEMENTS FOR NEW ADDITIONS

Address/Location	Date/Motion
1863 E 6th Ave	*From the minutes of the Vancouver Heritage Commission meeting of January 12, 2026:* MOVED by Commissioner Fraser SECONDED by Commissioner Lai The Vancouver Heritage Commission supports the submitted subcommittee report; A. THAT 2715 Yew Street and 1863 East 6th Avenue be added to the Vancouver Heritage Register, B. THAT the revised Statement of Significance for 218-222 Keefer Street – Keefer Rooms be referred back to the consultant for revisions. CARRIED UNANIMOUSLY
2786 W 29th Ave & 2996 W 38th Ave	*From the draft minutes of the Vancouver Heritage Commission meeting on October 26, 2026:* MOVED BY Commissioner Kirkpatrick SECONDED by Commissioner Schachter WHEREAS 1. Staff presented a report on the work of the Vancouver Heritage Register (VHR) Evaluation Subcommittee 2026; 2. The Vancouver Heritage Commission received the submitted subcommittee report; THEREFORE BE IT RESOLVED A. THAT the Commission supports the addition of 2996 West 38th Avenue and 2786 West 29th Avenue to the Vancouver Heritage Register; and B. THAT the Commission endorse the completed Statements of Significance for the properties as reviewed and amended by the Subcommittee. CARRIED UNANIMOUSLY
800-804 Granville St, 810 Granville St, 816 (814) Granville St & 534 W Pender St	*From the minutes of the Vancouver Heritage Commission meeting on June 19, 2023:* MOVED by Commissioner Gordon SECONDED by Commissioner Ankenman THAT the Commission support adding 1618 Stephens St., 810 Granville St., and 814 Granville St. to the Vancouver Heritage Register as a C-listings and 534 W Pender St. and 800 Granville St. as B-listings, and that the VHR Evaluations be referred back to Staff to complete the necessary revisions; FURTHER THAT the Commission request that the Statements of Significance for 534 W Pender St. – Captain Pybus Building, 1618 Stephens St. – Mary McGregor Cottage, 800 Granville St. – Service Building, 810 Granville St. – Cameron Block, and 814 Granville St. – Allen Rooms be referred back to the consultants for revisions. CARRIED UNANIMOUSLY

430-440 W Pender St	*From the minutes of the Vancouver Heritage Commission meeting on October 24, 2022:* MOVED by Commissioner Hung SECONDED by Commissioner Evans WHEREAS The Drier Block (1906-1907) at 430 West Pender Street, and the Tiedemann Block (1909-1910) at 440 West Pender Street that is listed on the Vancouver Heritage Register as a Category "B," are two Edwardian era heritage buildings that are valued as important components of the early retail and commercial fabric that made this area an important commercial hub in early Vancouver; THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission supports the Heritage Conservation Plan, in particular: • The proposed level of retention, authenticity, and integrity of character-defining elements as contemplated in each of the heritage conservation plans; • The proposed compatibility of the new addition with the historic facades as contemplated in the architectural drawings; and • The proposed addition of the Drier Block to the Vancouver Heritage Register as category C. CARRIED (Commissioners Massey and Pace opposed)

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