



Heritage Vancouver

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September 24, 2020

City of Vancouver
Cheng Wong, Project Coordinator
453 West 12th Avenue, Vancouver, BC V5Y 1V4

Re: **2137 Yew Street (DP2020-00542) – early Kitsilano mixed use building (1912)**

Dear Cheng Wong,

We are dismayed to learn that an early Kitsilano mixed-space structure (formerly known as Helen's Grocery with residential), is slated for demolition and redevelopment. Designed in 1912 by noted architect W. F. Gardiner, its loss will further erode Kitsilano's ever-increasing loss of both its built and social character.

The proposed replacement also doesn't address the loss of the commercial space which is still in use serving the neighbourhood as a corner store, lack of street engagement and activation, and absence of community integration, all of which helps in part to define Kitsilano's neighbourhood character.

The main corner building was designed in early 1912 for Henry Douglas King by William Frederick Gardiner, and constructed by H. D. Crawford, for \$5,600, CoV building permit no. 1385. We also note that the set-back structure attached to the north of the main building may be the original residential frame dwelling, now covered in vinyl siding, dating from its construction in April 1907 (CoV building permit issued April 29, 1907).

Below are a few examples of successfully restoring a community sense of place by using this unique early 20th century mixed-space built form — which the City of Vancouver has recently been encouraging [[PDF LINK](#)].

Cardero Grocery (1903) in the West End,

To be restored with additional residential and rental infill from heritage bonusing

BK Grocery (1918) – 2300 E 33rd Avenue at Nanaimo Street

Currently being restored, with additional residential infill from heritage bonusing

Le Marché St. George (c.1912) – 4393 St. George Street at E 28th Avenue

Mixed use, commercial/residential; community centrepont

Arbutus Grocery (1907) – 2200 Arbutus Street at W 6th Avenue

Mixed used, commercial cafe lower, residential upper

Gow Block (1911) – 3589 Commercial Street

Mixed use, cafe with residential/infill, opening in 2012 and described as “...long time residents of the neighbourhood came together in 2012 to open what would soon become a staple of the community.”

Respectfully submitted,
Heritage Vancouver Society

cc Councillor Kirby-Yung
Vancouver Heritage Commission

Appendices

2137 Yew Street at W 6th Avenue

- Mixed use commercial/residential
- Built in early 1912 for Henry Douglas King by noted architect William Frederick Gardiner, constructed by H. D. Crawford, for \$5,600, COV building permit no. 1385
- Council Member's Motion: Corner Stores in 21st Century Vancouver: Achieving Complete Communities and Food-Friendly Neighbourhoods. Submitted by Councillor Kirby-Yung <https://council.vancouver.ca/20200623/documents/b5.pdf>



Google Street View



Yew Street & W 6th Avenue; Image CVA 786-32.04