



## Heritage Vancouver

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February 1, 2021  
Nicholas Danford, Rezoning Planner

Re: 526 Granville Street Rezoning Application

Dear Nicholas Danford,

Heritage Vancouver Society (HVS) writes this letter to express the organization's opposition to the rezoning application for 526 Granville Street.

The three-story building at 526 Granville Street, also known as the Leckie Block, was built in 1898-1899 to house the Vancouver branch of the Toronto-based John Leckie & Co. and the Imperial Bank, and is B-listed on the Vancouver Heritage Register. The proposal includes the partial retention of the existing three-storey heritage building, a reconstruction of the Granville Street-façade, and the construction of a contemporary, 24-storey structure above, which according to the applicant will bring much needed office space into the heart of Granville Street.

HVS generally supports the conservation of the Leckie Block. The Leckie Block is one of the many low-rises that still exist on Granville Street, which are a testament of the rapidly growing city in the late 19th-century and early 20th-century. Together with buildings such as the Rogers Building at 470 Granville Street and the Segal Building at 500 Granville Street, they are key in the architectural character of the area. Unfortunately, the current zoning and rezoning policies in this area allow for additions to heritage buildings that jeopardize the visual relationships on Granville Street as a historic streetscape and go against the Standards and Guidelines for the Conservation of Historic Places.

HVS believes that the unique character of many of the Granville Street blocks can be conserved by moving density away from Granville Street, and by the use of setbacks. We also suggest that the City of Vancouver review the claims for density in terms of the actual need of additional space in relation to financial viability and location. We further ask the City of Vancouver to consider the introduction of clear design guidelines, such as are used in the historic areas Gastown and Chinatown, for new additions on Granville Street in the downtown area to respect the urban pattern of the past.

Sincerely,

Heritage Vancouver Society