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1020 Denman St., PO Box 47036 Denman Pl., Vancouver, BC V6G 3E1 | (604) 254-9411 [www.heritagevancouver.org](http://www.heritagevancouver.org)

July 24, 2013

Holly Sovdi, Planner  
Vancouver City Hall  
453 W. 12<sup>th</sup> Avenue,  
Vancouver, BC V5Y 1V4

**Re: West End Community Plan**

Heritage Vancouver commends the City of Vancouver and its effort to seek out and catalogue the feedback, requests and responses from the community regarding significant heritage and character features of the West End. A multitude of comments have been received and noted during the last two years at several West End events planned by the City and local residents.

We are pleased to see that several highly supportable concepts that encourage the preservations of heritage buildings have been put forth by the city.

These include:

- The retention of heritage houses in the neighborhood is supported by allowing strata-titled infill housing along the laneways,
- The possibility that the City may reinstate the transferable density program. Heritage Vancouver is interested in options for Heritage Density Transfer that can afford rehabilitation and legal protection to the West End's valuable Heritage and character buildings, for example, the "A" listed Legg Residence,
- The contracting of heritage planners to do a 'Historic Context Statement' for the West End. This document will identify potential heritage resources that are not currently on the City's Heritage Register. Potential candidates could include the "heritage node" on Davie at Jervis. At this location, three unlisted heritage houses form a heritage-rich area with Blenheim Court and the Hollyburn Apartment. These houses could be restored, protected and re-introduced as character street level retail areas, (as per the City's Board #10) similar to some fine examples existing across the street.

We would also like to underline the importance of maintaining connections to the English Bay waterfront. Strategically locating new growth through increased heights and densities along the West Davie Corridor could conflict with the prevailing views to the south/south-west. It has not



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been the historical pattern of development in the West End to concentrate density along major arteries. Originally, the West End had a unique development strategy to retain views and to distribute density throughout the neighbourhood without creating walls of high-rise buildings, thus preserving views to English Bay.

**Heritage Vancouver has been a strong part of the process, and overall we feel that the direction outlined in the Plan is the right direction for the future of the West End. We support the measures that will strengthen the retention and re-use of significant heritage sites that will provide historic character and amenities to the neighbourhood.**

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to read "Janet Leduc", written in a cursive style.

Janet Leduc  
Executive Director, Heritage Vancouver Society

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