



## Heritage Vancouver

www.heritagevancouver.org  
info@heritagevancouver.org  
604 254 9411

309 - 268 Keefer Street,  
Vancouver, BC  
V6A 1X5

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Mayor Kennedy Stewart and Members of Vancouver City Council  
City of Vancouver  
453 West 12<sup>th</sup> Avenue, Vancouver, BC V5Y 1V4

### **Re: Development Application 6103 West Boulevard**

Your Worship and Members of Council,

Heritage Vancouver Society is expressing 'qualified' support to add the existing building known as the Stanley Earnest Peters (S.E.P.) Block as a C-listing on the Vancouver Heritage Register and to designate and restore the two street façades of the existing building facing West Boulevard and W 45th Avenue that was part of the development permit application presented in January 2020.

Façade retention is currently viewed as a strategy of last resort in current preservation practice. Although façade retention can contribute towards the streetscape character of an area, it does not provide maximum respect for the historic fabric of a building.

We are pleased that two of the S.E.P. Block façades of a commercial building originally constructed in 1930 will be retained and, importantly, restored to their original appearance. **However**, it is unfortunate that these façades will be part of a larger monolithic full block of an undifferentiated commercial and residential development that is out of context with the character of commercial Kerrisdale. Rather than contributing to the streetscape, it will stand out as the last remnant of the original commercial character of Kerrisdale.

In January 2020, the Development Permit Board missed an opportunity to request the applicant to reconsider the treatment of the new building to incorporate a variety of store front types and treatments especially at the ground level that would be more in keeping with the character of the Kerrisdale commercial context.

A good example of an appropriate store front treatment is the redeveloped theatre at 2298 Commercial Drive which, like this proposal, is a full block, but which incorporates different canopy treatments at the street level to give a more intimate and differentiated feel. This type of treatment would have been more appropriate in capturing the historic rhythm of Kerrisdale's small and unique-looking store fronts.

Respectfully submitted,  
Heritage Vancouver Society

cc. Zlatan Jankovic, Senior Heritage Planner, City of Vancouver  
Michael Kluckner, Chair, Vancouver Heritage Commission