



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

**DATE:** Monday, July 11, 2022

**TIME:** 11:00 am

**PLACE:** Webex Online

**PLEASE NOTE:**

- If you are unable to attend this meeting, please advise Brian Fukushima [brian.fukushima@vancouver.ca](mailto:brian.fukushima@vancouver.ca)
  - Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>
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**Roll Call and Welcome** 11:00 – 11:05

Chair to acknowledge we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

**Leave of Absence Requests** 11:05 – 11:10

**Approval of Minutes – June 20, 2022** 11:10 – 11:15

**1. 852 Seymour Street – Great War Veterans' Association Hall** 11:15 – 12:15  
**VHR 'B' - Proposed**  
**DP-2022-00412**

Located on the east side of the 800-block of Seymour Street in downtown Vancouver, the Great War Veterans' Association (G.W.V.A.) Hall was designed by architect A.A. Cox and constructed in 1926. The two-storey building is characterized by its robust, symmetrical front façade, central two-storey pilasters with engaged pediment above, paired recessed entrances with projecting bracketed cornices, front façade parging with scored block lines, second floor projecting bracketed sills; abstracted parapet shields, as well as rare, original wooden-sash windows. The Commission previously reviewed the Register Evaluation for the site and concluded the building is a candidate for addition to the Register in the 'B' category.

The building operated as a legion hall for a few decades before being converted to commercial use. The area became a hotspot for nightclubs and bars, and from 1979 to

1992 the Hall became the Playpen Central Nightclub, which served the LGBTQ2S+ community. The club was located on the second floor and operated by Granville Entertainment who also opened the Roxy and managed the Vogue Theatre. The G.W.V.A. Hall continued to operate as a LGBTQ2+ venue for years and exists as an important representation of Vancouver's LGBTQ2S+ community and the growth of the community's nightlife spaces beginning in the 1970s.

The DP Application proposed to retain the façade and construct a new mixed use commercial building which is to be constructed beside and over the Hall but kept separate from it as much as possible to keep the Hall's massing profile. The main front façade will be retained and refurbished, including the multi-paned windows and other classical details. The blank north wall will be reconstructed as will a return wall reveal on the south side. The permitted maximum density is 5.0 FSR. A density of 5.5 FSR is proposed (10% over the permitted).

Although façade-only retention is often not supportable, in this case staff felt that given the restricted size of the site and the limited opportunity to redistribute density, combined with the solid nature of the original concrete front façade with the proposed design separation of the new building, a façade retention proposal would be considered with a 10% (maximum) increase in permitted density. The application does not require a proforma review or HRA/ Rezoning. The application would be considered under the current 'Downtown District' zoning by the Development Permit Board.

**Issues:**

- Support for addition of the site to the VHC in the 'B' category as part of the application
- Support for the Designation By-law
- Support for the new building design re: retention strategy and distinguishability
- Support for the Conservation Plan

**Applicants:**

Paola Aggarwal, Heritage Consultant, Donald Luxton & Associates  
Isabela De Sousa, Architect, Arno Matis Architecture  
Arno Matis, Principal, Arno Matis Architecture  
Gilbert Wong, Developer, Bene Canada  
James Tod, Principal, JTA Development Consultants

**Staff:**

James Boldt, Heritage Planner  
Hamid Shayan, Development Planner  
Janu Raj, Project Facilitator

**Attachments:**

- Drawings
- SOS and Conservation Plan

**328 West Hastings Street – J.B. Mathers Real Estate Building  
Both VHR 'B' – Proposed  
RZ-2022-00030**

The Tip Top Tailors Building at 314 West Hastings Street was constructed in 1948. Its unusual but expressive façade represents the increasing interest in consumerism and “new era” feel of the post-war period. It is also associated with the Dominion Construction Company and its founder Charles Bentall whose work transformed much of Vancouver. The building features a huge curving canopy constructed of aluminium tubes, with fluted masonry piers and an open storefront.

The J.B. Mathers Real Estate Building at 328 W Hastings Avenue is an early Edwardian-era, two-storey brick and stone commercial building with large display windows on the first storey and offices above. Built in 1904, it is one of the oldest structures in the area, and is a part of a grouping of older commercial buildings. It features masonry details, very tall ground floor commercial spaces, and tall, ornate, iron storefront piers sometimes seen on late 19<sup>th</sup> or very early 20<sup>th</sup> century buildings. Commercial buildings of this scale and age are becoming increasingly rare in the downtown area due to development pressures (note: the 328 W Hastings site also contains a smaller building which was not assessed).

The application proposes to rezone the site from DD (Downtown District) to CD-1 under the Downtown Eastside Plan and the Rezoning Policy for the Downtown Eastside for a 12 storey mixed-use building with 128 secured residential rental units with ground floor commercial units. A building height of 32m (105 ft.) and an FSR of 8.16 are proposed. As part of the application the facades of the two buildings are proposed to be retained as much as possible and rehabilitated.

For the J.B. Mathers Real Estate Building, the rehabilitation of the façade is described in the Conservation Plan and is fairly straightforward. For the Tip Top Building, the challenge is the retention of the curved canopy which needs to be modified as there are residential units which are to be located behind the canopy. Additional building height is not supported and relocating the dwelling units is not viable so the strategy is to create apertures in the canopy to allow for light access to the residential units. The original Tip Top storefront will be replicated as much as possible to reflect its modernist aspirations.

While the Heritage Policies speak to full retention as an objective for a building listed on the register or previously protected in the context of a rezoning, in this case neither building is currently listed on the Register. Given the challenges and compromises necessary to realize the secured rental residential uses with respect to the integrity of the façade retention strategy, staff are considering not requiring designation by-laws but rather achieving protection through a restoration covenant (219 Covenant) which does not require Council approval.

**Issues:**

- Support for addition of the two buildings to the VHC in the 'B' category as part of the application.
- Support for a restoration covenant to protect the facades and require ongoing maintenance.
- Support for the Conservation Plan for 314 W Hastings Street

- Support for the Conservation Plan for 328 W Hastings Street

**Applicants:**

Ricky Disini, Heritage Consultant, Donald Luxton and Associates  
Brian Shigetomi, Senior Associate, Atelier Pacific Architecture  
Harpinder Billing, Senior Technologist, Atelier Pacific Architecture  
Lisa Morrell, Project Manager, Developer, Pacific Reach Properties Development  
Somji Shehzad, Manager, Pacific Reach Properties Development

**Staff:**

James Boldt, Heritage Planner  
Hamid Shayan, Development Planner  
Sahar Hakimi, Planning Assistant  
Lex Dominiak, Rezoning Planner

**Attachments:**

- Drawings
- SOS and Conservation Plans for 314 West Hastings and 328 West Hastings

**3. New Business**

**1:15 – 1:30**

**ADJOURNMENT**

**Next Meeting:**

DATE: Monday, September 19, 2022  
TIME: 11:00 am  
PLACE: Cascadia Meeting Room / WebEx

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