



VANCOUVER HERITAGE COMMISSION

MINUTES

JULY 11, 2022

A meeting of the Vancouver Heritage Commission was held on Monday, July 11, 2022, at 11:01 am, by electronic means.

PRESENT: Mollie Massie (Chair)
James Evans
Michael Gordon
Mohammad Kashif Khan
Leslie Kowarsky*
Hilary Macdonald
Jenni Pace
Shawn Preus

ABSENT: Paul Giles (Leave of Absence)
Crystal Hung (Vice-Chair) (Leave of Absence)
Joel Massey (Leave of Absence)

ALSO PRESENT: Councillor Colleen Hardwick, Council Liaison
Zlatan Jankovic, Senior Heritage Planner

CITY CLERK'S OFFICE: Brian Fukushima, Committee Clerk

* Denotes absence for a portion of the meeting.

WELCOME

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

Leave of Absence Requests

MOVED by Commissioner Pace
SECONDED by Commissioner Preus

THAT the Vancouver Heritage Commission approve Leaves of Absence requests for Paul Giles, Crystal Hung, and Joel Massey.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Evans
SECONDED by Commissioner Macdonald

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, June 20, 2022 as circulated.

CARRIED UNANIMOUSLY

**1. 852 Seymour Street – Great War Veterans’ Association Hall
VHR ‘B’ - Proposed
DP-2022-00412**

Staff:

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

Applicants:

Paola Aggarwal, Heritage Consultant, Donald Luxton & Associates
Arno Matis, Principal, Arno Matis Architecture

James Boldt introduced the applicant team.

Paola Aggarwal and Arno Matis provided a presentation and subsequently responded to questions and comments.

MOVED by Commissioner Kashif Khan
SECONDED by Commissioner Evans

WHEREAS the Great War Veterans’ Association (G.W.V.A.) Hall at 852 Seymour Street was designed by architect A.A. Cox and constructed in 1926; and the VHC Register Evaluation for the site concluded the building is a candidate for addition to the Vancouver Heritage Register in the ‘B’ category; and the G.W.V.A. Hall exists as an important representation of Vancouver’s LGBTQ2S+ community and the growth of the Community’s nightlife spaces beginning in the 1970s;

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission supports

1. The addition of the site to the Vancouver Heritage Register in the ‘B’ category as part of the application;
2. The proposed Designation By-law;
3. The new building design as presented in the DP Application (dated April 22, 2022), regarding the retention strategy and distinguishability from the heritage building; and
4. The Conservation Plan, dated April 2022.

Furthermore, it requests (or recommends) further design development on the following matters:

- Request future development to the North be set back so that it reveals part of the corner of the heritage façade; and

- Consider up to 10-foot flexibility in the height of the building noticing the special condition relating to matching new construction to the existing heritage façade.

CARRIED UNANIMOUSLY

**2. 314-328 West Hastings Street – J.B. Mathers Real Estate Building
Both VHR ‘B’ – Proposed
RZ-2022-00030**

Staff:

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

Applicants:

Ricky Disini, Heritage Consultant, Donald Luxton and Associates
Brian Shigetomi, Senior Associate, Atelier Pacific Architecture
Harpinder Billing, Senior Technologist, Atelier Pacific Architecture

James Boldt introduced the applicant.

Brian Shigetomi provided a presentation and subsequently responded to questions and comments.

MOVED by Commissioner Gordon
SECONDED by Commissioner Evans

WHEREAS the Tip Top Tailors Building at 314 West Hastings Street, constructed in 1948, has an unusual but expressive façade, and is associated with the Dominion Construction Company and its founder Charles Bentall; and

WHEREAS the J. B. Mathers Real Estate Building at 328 West Hastings, built in 1904 and one of the oldest structures in the area, is an early Edwardian-era, two-storey brick and stone commercial building which is of a scale and age that is increasingly rare in the downtown area;

THEREFORE, BE IT RESOLVED THAT the Vancouver Heritage Commission supports:

1. The addition of the two buildings to the VHR in the ‘B’ category as part of the application;
2. A restoration covenant to protect the facades and require ongoing maintenance, of the buildings;
3. The proposed Conservation Plan for 314 West Hastings Street, dated December 2021; and
4. The proposed Conservation Plan for 328 West Hastings Street, dated December 2021.

Furthermore, it requests (or recommends) further design development on the following matters:

- Request historical information on 322 West Hastings Street; and
- Recommend the top of the concave front façade be redesigned to replicate the original heritage façade to allow light through.

CARRIED UNANIMOUSLY
(Commissioner Kowarsky absent for the vote)

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At this point in the meeting the Commission decided by consensus to add a fourth agenda item, Subcommittee Updates. Items are listed in chronological order.

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4. Subcommittee Updates

Commissioner Kashif Khan provided an update on the Development Permit Board, which discussed 791 West Georgia St. and 750 Pacific Blvd.

Zlatan Jankovic provided a hiring update and noted that the Kogawa House item was withdrawn from the Council agenda due to a request from the Japanese Canadian community for inclusion of additional historic information and further consultation.

3. New Business

None.

ADJOURNMENT

MOVED by Commissioner Preus
SECONDED by Commissioner Macdonald

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, September 12, 2022
TIME: 11:00 am
PLACE: Cascadia Room, City Hall / Webex
Online

The Committee adjourned at 12:37 pm

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