



COUNCIL REPORT

Report Date: March 26, 2025
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Meeting Date: May 6, 2025
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TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Vancouver Heritage Register Administrative Update

Recommendations

THAT Council amend the Vancouver Heritage Register Policy (2024) by approving the additions, deletions and adjustments detailed in Appendix A.

Purpose and Executive Summary

This report recommends that Council adopt amendments to the Vancouver Heritage Register (VHR) as outlined in this report. The amendments include addition of new listings to and removal of some listings from the VHR, along with housekeeping updates such as address changes to properties already listed.

The Vancouver Heritage Register Administrative Update report is a regular report to update the VHR to be consistent with the previous year's permitting approvals and Council decisions.

Council Authority/Previous Decisions

- Vancouver Heritage Program (2020) ([RTS No. 12164](#))
- Vancouver Heritage Register 2022 Update ([RTS No. 15351](#))
- Vancouver Heritage Register Upgrade (2024) ([RTS No. 15927](#))

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The VHR provides a record of Vancouver’s formally recognized heritage properties. It is the basis by which a building or resource may be considered for conservation and protection, including incentives to support retention and rehabilitation, usually through the development approvals process.

In 2024, Council adopted the new VHR Policy which introduced a values-based, equitable, people-centered approach to heritage evaluation, planning and resource management that reflect Vancouver’s culturally diverse communities.

Prior to adopting the new VHR, Council had not approved amendments to the VHR since November 15, 2022. This report therefore contains approximately three years’ worth of recommended additions, removals as a result of demolition or force majeure (fire), and address changes. See **Appendix A**. This update, if approved by Council, will bring the VHR current to February 28, 2025.

Discussion

Any addition to the VHR requires written consent of the property owner and is subject to the City’s heritage evaluation process, including endorsement by the Vancouver Heritage Commission (VHC). Additions to the register can be either voluntary or associated with a permit application process. In this report, there are 5 properties proposed for addition to the VHR, 10 properties proposed to be removed, and 25 address-related and other changes to existing listings on the VHR. The proposed changes to the Heritage Register as outlined in this report are summarized below:

Listings	Number of VHR buildings as of October 8, 2024	Proposed New Additions	Deletions	Administrative Changes (+/-) Affecting Number Count	Revised Total
Total	2,272	5	10	0	2,267

A list of properties is shown in **Appendix A** while a summary of the heritage value for each of the nominated properties is contained in **Appendix B**.

Public/Civic Agency Input

The Vancouver Heritage Commission has reviewed and endorsed the proposed additions as summarized in **Appendix C**.

Financial Implications

There are no financial implications associated with this report’s recommendations.

Legal Implications

If the recommendation in this report is adopted, the VHR will be amended in accordance with Appendix A.

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APPENDIX A
PROPOSED CHANGES TO THE VANCOUVER HERITAGE REGISTER

Table 1: Proposed Additions to the Heritage Register

Address/Location	Building Name/Specifics	Heritage Classification
314 W Hastings St	Tip Top Tailors Building	
328 W Hastings St	J.B. Mathers Real Estate Building	
5041 St. Catherines St	Peck House	
852 Seymour St	Great War Veterans' Association Hall	M**
1618 Stephens St	Mary McGregor Cottage	HC*

* Protected by Heritage Restoration Covenant

** Protected by Heritage Designation By-law

Table 2: Deletions from the Heritage Register

Address/Location	Building Name/Specifics	Heritage Classification	Details
1936 W 10th Ave	Lord Tennyson School		Demolished 2023
2755 W 38th Ave			Demolished 2023
3326 E 44th Ave			Demolished 2022
500 Dunsmuir St	Salvation Army Dunsmuir House		Demolished 2025
52-60 E Hastings St			Demolished 2022
159 E Hastings St	Hotel Balmoral		Demolished 2025
163-165 E Hastings St			Demolished 2024
169-175 E Hastings St			Demolished 2024
2688 Marine Cres			Demolished 2018
3565 Triumph St			Demolished 2024

Table 3: Administrative Changes to Existing Listings on the Heritage Register

Address/Location	Building Name/ Specifics	Heritage Classification	Amendment
388 W 1st Ave	Best Building	M	Add HRA
4727 W 2nd Ave	Edith and Patrick McGeer Residence	M	Add HC
35-43 W 6th Ave	Coulter House	M	New address: 67 W 6th Ave; add “(relocated from 35-43 W 6th Ave) under Name
1215 W 16th Ave	Baldwin Residence	M	Add HC
2088 E 20th Ave	Rosenberg Residence	M	New address: 3560 Hull St; add “(relocated from 2088 E 20th Ave)” under Name and HC
1551 Angus Dr	Shaughnessy House	M, CA	New address: 1553 Angus Dr
5010 Cambie St	Milton & Fei Wong House & Volcanic Outcrop	M	Add L for landscape feature
1517 Comox St	George Residence	M	Add HC
5025 Connaught Dr	Perimeter Wall	L, HC	Add M
5055 Connaught Dr	Brooks House	M, HRA, L	Add “garage and brick wall” to Name
515 Hawks Ave	B.C. Mills Timber and Trading Co. Houses	M	Add HRA
521 Hawks Ave	B.C. Mills Timber and Trading Co. Houses	M	Add HRA
658 Keefer St	Chan House	M, HRA	Add “Walter and Mary” to Name
6135 Macdonald St	Anderson House	HRA, L	Add “and fence” to Name
6161 Macdonald St		HRA, L	Add “Fence” to Name
2610 Marine Crescent			Add “Heathfield House” to Name, M and HC
2625 Oxford St	Hardy House		Add “and barn” to Name
885 Pacific St	Leslie House	M, HRA, I	Replace HRA with HC
2040-2050 Pandora St	Cooper Cottage		Add HC
315 E Pender St			Add “Chang Residence” to Name
390-396 Powell St	New World Hotel		Add “Tamura Building” to Name
998 Thurlow St	Washington Court	M	Add HRA
300-302 Water St	Edward Hotel	M, HA	Add HC
6158 West Boulevard	Kirkland’s Metal Shop	M, HRA	Amend address from “West” to “East” Boulevard
2006 Whyte Ave	Bell Residence	M	Add HC

APPENDIX B SUMMARY OF HERITAGE VALUES OF NOMINATED BUILDINGS

314 W Hastings St – Tip Top Tailors Building



The Tip Top Tailors Building is significant as an example of how design reflected the recovering economy and increased consumerism during the postwar era. The building is additionally valued for its association with Dominion Construction and Charles Bentall. Built in 1948, the heritage value of the former Tip Top Tailors Building is its representation of the blatant consumerism of the ebullient post-Second World War era. Here, the entire front facade is expressed as an enormous sign, incorporating the most modern materials such as aluminum and neon for a futuristic appearance. Tip Top Tailors, a Jewish-owned national chain based in Toronto, fitted into the Hastings Street milieu of clothing businesses, many of which were owned by Jewish entrepreneurs such as Murray Goldman. The Tip Top Tailors Building was one of few modern buildings constructed on West Hastings Street during the postwar era and remains significant as a demonstration of the evolving nature of retail at the time. Further, the heritage value of the Tip Top Tailors Building lies in its association with Dominion Construction and Charles Bentall. Known as one of the largest and most successful construction companies in western Canada, Dominion Construction has a long (1911-present) and varied history in the design of buildings through the employment of in-house architectural staff. Charles Bentall (1882-1974) was the mastermind of the business. Born in England, he arrived in Vancouver in 1908 during its great building boom. Bentall was hired as an Assistant General Manager by the Dominion Construction Company Ltd. and saw an opportunity to provide in-house design expertise to their clients. Throughout the 1930s and 1940s Dominion Construction designed and built numerous high quality modernistic commercial and institutional structures, including this structure in 1948.

328 W Hastings St - J.B. Mathers Real Estate Building



The J.B. Mathers Real Estate Building is significant as an early representation of the commercial development of West Hastings Street. The building is further valued for its association with original owner, James Bolivar Mathers, as well as for its Edwardian era commercial architecture, as constructed by prolific local builders, Baynes and Horie. Built in 1904, the J.B. Mathers Real Estate Building is an important component of the early retail and commercial fabric that made West Hastings Streets one of the most prominent commercial streets in the early history of Vancouver. The promotion of land sales in this district as an alternative to the original Granville Townsite provided the stimulation for the early commercial development of West Hastings Street. Furthermore, the J.B. Mathers Building is valued for its Edwardian era commercial architecture, popular in Vancouver at the beginning of the twentieth century as an expression of Vancouver's commercial vitality. The extant elements of the facade that illustrate this style are its horizontal division, top storey of distinctively proportioned windows and brick facade. It was built by Baynes and Horie, a prominent local contracting firm that also designed many larger projects in-house. The firm prospered as the Lower Mainland developed in the boom years prior to the First World War.

5041 St. Catherines St – Peck House



The Peck House is valued for its historical association with the Edwardian-era expansion of South Vancouver, its association with its developer and subsequent resident families who all worked in local businesses, for its aesthetic value as an early Vancouver house design and for its environmental values as a structure that was constructed of local materials over 100 years ago. Constructed in 1910/1911, the Peck House is valued for its historical association with the Edwardian-era construction and economic boom of the early 20th century (1899-1913), during which South Vancouver's rural character gave way to rapid residential development. Sparked by the extension of the local streetcar lines in the early 1900s, development in South

Vancouver intensified and spread south toward the Fraser River. This home was built as part of this development wave, in the Kensington Place subdivision (1906) just east of Mountain View Cemetery and Fraser Street. The Peck House holds historical value for its association with its first owner, building contractor William H. Peck who resided in the subject house between 1910/1911-1915, as well as with subsequent residents of the house – such as the Thurston family (resided 1921-1936) and the Georgas family (resided 1980-1996). William H. Peck built multiple houses in Vancouver, South Vancouver and Point Grey in the 1910s. Thomas Thurston, a sailmaker who worked at Edward Lipsett Ltd., his wife Helen and their five children lived at the subject house for 15 years. Nancy and Peter Georgas, who worked as a bus driver at Metro Transit and later became President at Compuplan Computer Systems Corp., lived at the subject house for 16 years. The Peck House holds aesthetic value as an early 20th-century working-class Early Cottage, a popular house style at the time of modest scale and simple design.

852 Seymour St – Great War Veterans' Association Hall



The Great War Veterans' Association Hall (G.W.V.A.) is valued for its association with Vancouver's First World War veterans and the national movement to unite and advocate for the former members of the Canadian military. Following the War, a variety of organizations were formed across Canada to assist members of the Canadian military with beginning their post-war lives. The G.W.V.A. was formed in 1917 and grew to become the largest veteran organization in Canada. The G.W.V.A. Hall is an excellent example of Classical interwar architecture as designed by prominent architect Alfred Arthur Cox. Classically trained in England, Cox moved to Canada and in 1908, established his practice in Vancouver. Cox obtained

numerous commissions from prominent businessmen, corporations, and the provincial government, for commercial and institutional buildings, and designed several buildings for the Vancouver General Hospital between 1912 and 1915. The G.W.V.A. Hall exists as an example of Cox's progressive work, which bridged the Classical prewar architectural trends with the advance toward Modernism. Cox's understanding of Classicism is evident in the subtle and refined design of the building, which was pared down to essential elements in a manner that pointed in the direction of emerging modernistic trends. The G.W.V.A. Hall remains a late and masterful example of his work in Vancouver. The G.W.V.A. Hall is significant for its later use, from 1976 to 1992, as the Playpen Central nightclub. The club was at the heart of the LGBTQ2S+ nightlife community of the time and located on the second floor of the building. Following its use as Playpen Central, the space became a Karaoke bar and was subsequently reincarnated as a venue for LGBTQ2S+ nightlife events. 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.

1618 Stephens St – Mary McGregor Cottage



Built in 1913, the McGregor Cottage is valued for its association with the pre-World War One era growth and development of the Kitsilano neighbourhood and as a rare and early surviving example of purpose-built rental accommodation influenced in part by the expansion of the area's streetcar system. The Kitsilano neighbourhood of Vancouver experienced a boom in residential development in the early 1900s, when the CPR leased its False Creek trestle and English Bay right-of-way to the B.C. Electric Railway Company (BCER) to provide service to Kitsilano Beach. By 1908, the area was quickly becoming a popular and densely developed neighbourhood and in 1909, this development was further stimulated by the addition of the streetcar line along 4th Avenue to Alma Street.

APPENDIX C
MOTIONS OF SUPPORT FOR ADDITIONS TO VHR BY THE VANCOUVER HERITAGE COMMISSION

Address/ Location	Date/Motion
314 W Hastings St & 328 W Hastings St	<p><i>From the minutes of the Vancouver Heritage Commission meeting of July 11, 2022:</i></p> <p>MOVED by Commissioner Gordon SECONDED by Commissioner Evans</p> <p>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</p> <p>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;</p> <p>THEREFORE, BE IT RESOLVED THAT the Vancouver Heritage Commission supports:</p> <ol style="list-style-type: none"> 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. <p>Furthermore, it requests (or recommends) further design development on the following matters:</p> <ul style="list-style-type: none"> • 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. <p>CARRIED UNANIMOUSLY (Commissioner Kowarsky absent for the vote)</p>
5041 St. Catherines St	<p><i>From the minutes of the Vancouver Heritage Commission meeting of October 16, 2023:</i></p> <p>MOVED by Commissioner Ankenman SECONDED by Commissioner Gordon</p> <p>THAT the Commission support adding 2415 Yew Street, 2421 Yew Street, and 5041 Saint Catherines Street to the Vancouver Heritage Register (VHR) as C-listings, and that the VHR Evaluations be referred back to Staff to complete the necessary revisions;</p> <p>FURTHER THAT the Commission request that the Statements of Significance for 2415 Yew Street, 2421 Yew Street and 5041 Saint Catherines Street –The Peck House be referred back to the consultants for revisions.</p> <p>CARRIED UNANIMOUSLY (Commissioner Evans absent for the vote)</p>

Address/ Location	Date/Motion
852 Seymour St	<p><i>From the minutes of the Vancouver Heritage Commission meeting of April 12, 2021:</i></p> <p>MOVED by Michael Gordon SECONDED Mollie Massie</p> <p>THAT the Vancouver Heritage Commission support adding 852 Seymour Street to the Vancouver Heritage Register as a B-listing and that the VHR Evaluation be referred back to staff to complete the necessary revisions;</p> <p>FURTHER THAT the Commission request that the Statements of Significance for 852 Seymour Street – Great War Veterans' Association Building, and 3057 W 39th Ave – More Residence, be referred back to the consultants for revisions;</p> <p>AND FURTHER THAT the SoS Subcommittee view the SoS for 852 Seymour St. a second time to ensure LGBTQ2S+ history of the building has been sufficiently reflected in the SoS.</p> <p>CARRIED UNANIMOUSLY</p>
1618 Stephens St	<p><i>From the minutes of the Vancouver Heritage Commission meeting of June 19, 2023:</i></p> <p>MOVED by Commissioner Gordon SECONDED by Commissioner Ankenman</p> <p>THAT the Commission support adding 1618 Stephens St., 810 Granville St., and 814 Granville St. to the Vancouver Heritage Register as a C-listings and 534 W Pender St. and 800 Granville St. as B-listings, and that the VHR Evaluations be referred back to Staff to complete the necessary revisions;</p> <p>FURTHER THAT the Commission request that the Statements of Significance for</p> <p style="padding-left: 40px;">534 W Pender St. – Captain Pybus Building, 1618 Stephens St. – Mary McGregor Cottage, 800 Granville St. – Service Building, 810 Granville St. – Cameron Block, and 814 Granville St. – Allen Rooms</p> <p>be referred back to the consultants for revisions.</p> <p>CARRIED UNANIMOUSLY</p>