



## HERITAGE REGISTER ADDITION AND HERITAGE DESIGNATION

**3495-3505 COMMERCIAL ST**  
BROADHURST & WHITAKER BLOCK

**PUBLIC HEARING | FEBRUARY 25, 2020**



# HERITAGE REGISTER ADDITION AND HERITAGE DESIGNATION

## OVERVIEW

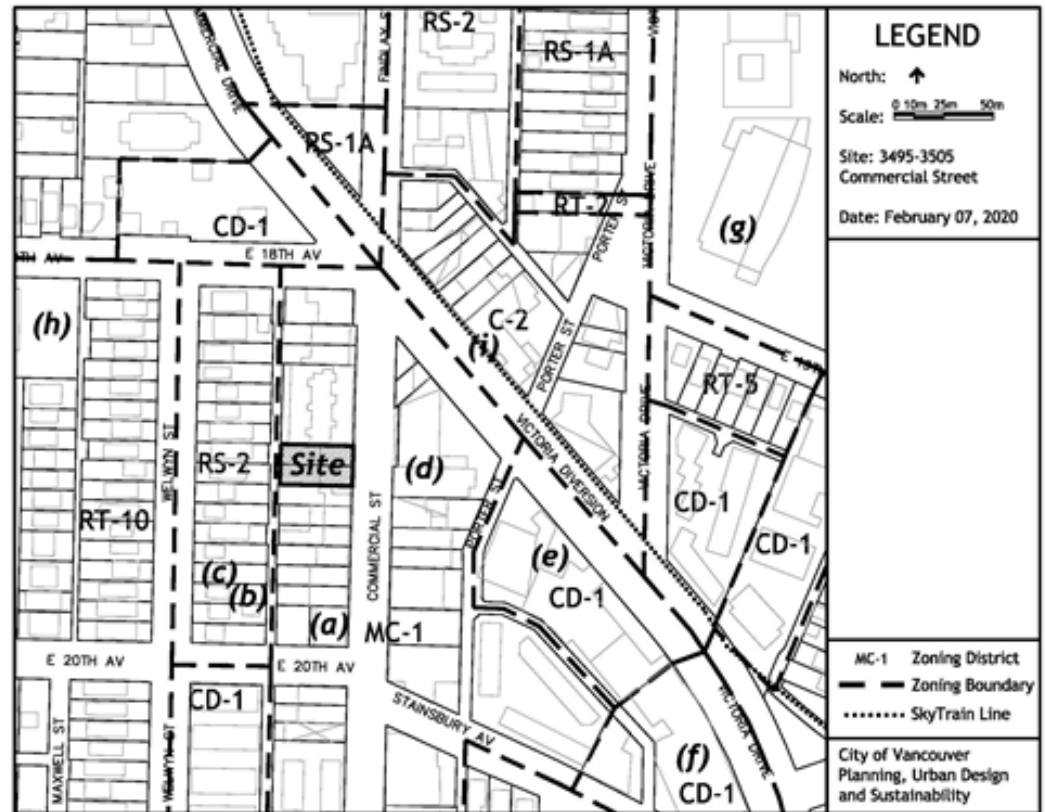
- ❖ COUNCIL CONSIDERATION TO:
  - ADD 3495-3505 COMMERCIAL STREET TO VANCOUVER HERITAGE REGISTER
  - APPROVE BY-LAW FOR HERITAGE DESIGNATION OF 3495-3505 COMMERCIAL STREET

## ZONING

MC-1



# SITE CONTEXT



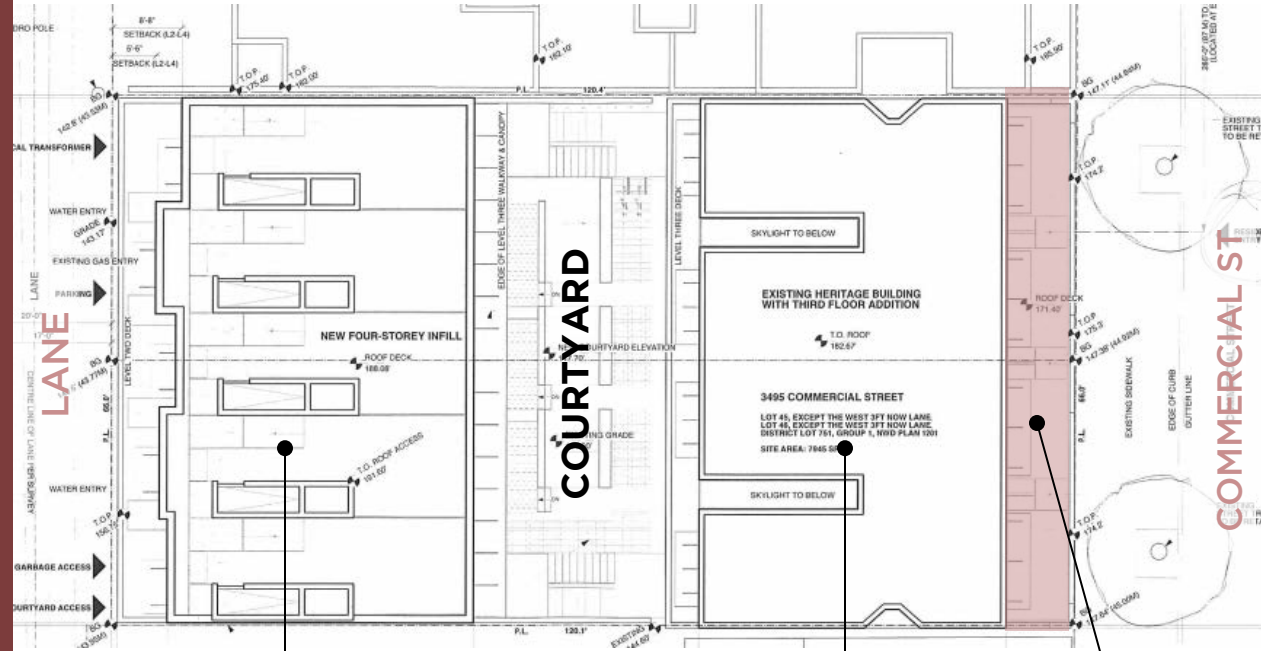
- a. Gow Block, 3589 Commercial Street, 2-storey mixed-use building, Heritage B(M)(H)
- b. 3572 Welwyn Street, one-storey residential building, Heritage C
- c. 3560 Welwyn Street, two-storey residential building, Heritage C
- d. 3456 Commercial Street, four-storey mixed-use residential building, (c. 2015)
- e. 1888 Victoria Diversion, five-storey residential buildings, (c. 2013)
- f. 3655 Victoria Drive, residential building under construction, (c. 2020)
- g. Trout Lake Park & Community Centre
- h. St. Joseph's Parish, 1612 E 18th Avenue, Catholic Church, (c. 1982)
- i. SkyTrain Expo Line (1986)

# HERITAGE REGISTER ADDITION AND HERITAGE DESIGNATION

## DESCRIPTION

- ❖ TWO STOREY MIXED-USE BUILDING WITH COMMERCIAL AT GRADE AND RESIDENTIAL ABOVE
- ❖ HIGH LEVEL OF RETENTION OF HERITAGE BUILDING AND FULL RESTORATION
- ❖ HERITAGE DESIGNATION PROTECTION

# PROPOSAL



**NEW INFILL  
4-STOREY**

**HERITAGE  
BUILDING  
1-STOREY  
ADDED**

**SET BACK  
ADDITION  
SET BACK  
8.5 FT.**

# HERITAGE REGISTER ADDITION AND HERITAGE DESIGNATION

## INCENTIVES

- ❖ ADDITIONAL RESIDENTIAL DENSITY (1,115 SQ. FT. BEYOND PERMITTED)
- ❖ RELAXATION TO REAR SETBACK FOR INFILL BUILDING (0 FT.)
- ❖ REDUCTION TO REQUIRED ON-SITE PARKING (13 SPACES REQUIRED, 9 PROPOSED)

# PROPOSAL



## DESCRIPTION

ONE-STOREY ADDITION ABOVE RETAINED AND RESTORED HERITAGE BUILDING, WITH NEW RESIDENTIAL INFILL AT THE REAR. TOTAL 18 DWELLING UNITS, MAINTAIN COMMERCIAL AT GRADE

# HERITAGE REGISTER ADDITION AND HERITAGE DESIGNATION

## PUBLIC BENEFITS

- ❖ CONSERVATION AND HERITAGE DESIGNATION
- ❖ SUBSTANTIAL INVESTMENT IN REHABILITATION CONTRIBUTING TO LOCAL AREA REVITALIZATION, TOTAL VALUE - \$2,179,988

# PROPOSAL



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