



**ADDITION TO THE HERITAGE REGISTER AND
HERITAGE DESIGNATION AS A CONDITION OF
APPROVAL FOR DP-2019-00404**

6103 WEST BOULEVARD
S.E.P. BLOCK

PUBLIC HEARING | MAY 12, 2020



ADDITION TO THE HERITAGE REGISTER AND HERITAGE DESIGNATION

OVERVIEW

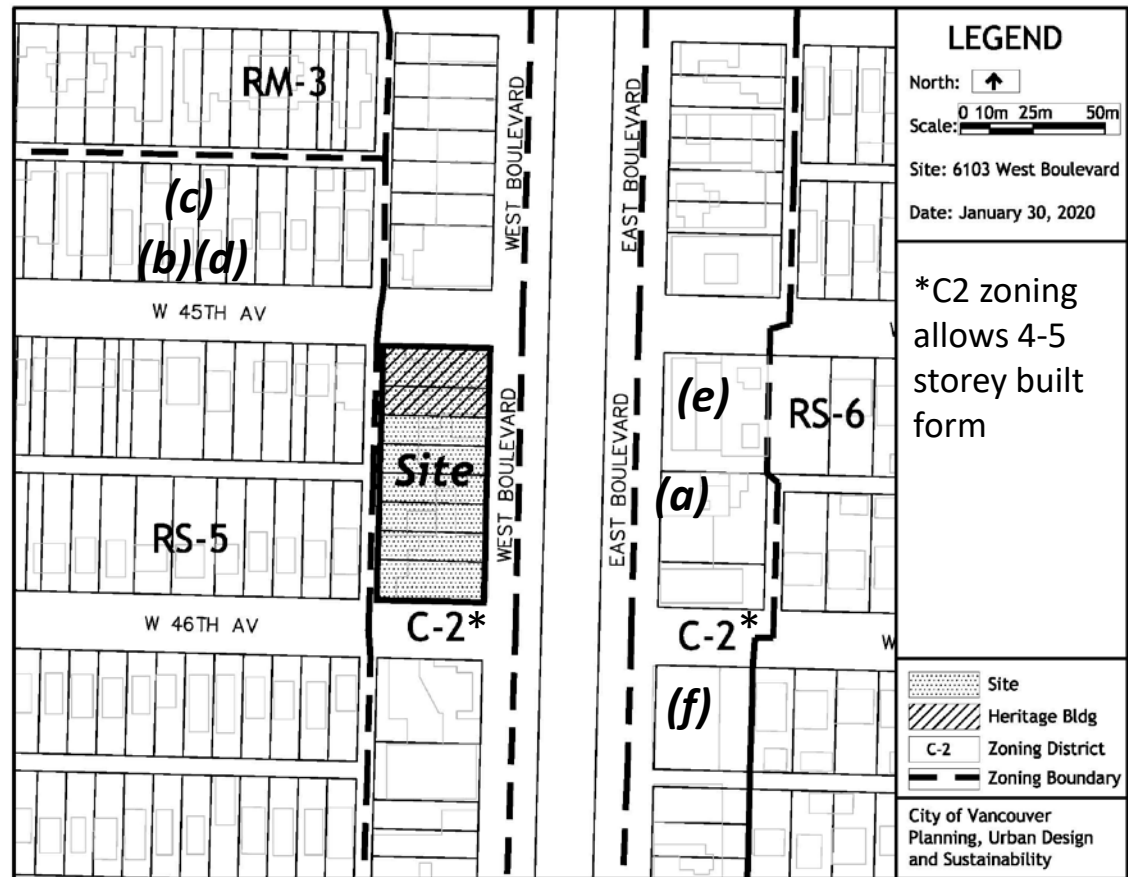
- ❖ COUNCIL CONSIDERATION TO:
- ADD 6103 WEST BOULEVARD TO VANCOUVER HERITAGE REGISTER
- APPROVE BY-LAW FOR HERITAGE DESIGNATION OF 6103 WEST BOULEVARD

ZONING

C-2



SITE CONTEXT



- (a) Kirkland's Metal Shop, 6168 E Boulevard, 5-storey mixed-use building, Heritage B (M) (H)
- (b) 2159 W 45th Avenue, 2-storey residential building, Heritage C
- (c) 2155 W 45th Avenue, 2-storey residential building, Heritage C
- (d) Stillman Residence, 2145 W 45th Avenue, 2-storey residential building, Heritage B (M) (H)
- (e) BC Hydro – George Dickie Substation, 2090 W 45th Avenue, 3-storey building
- (f) 2096 W 46th Avenue, 4-storey mixed-use building, c. 2004

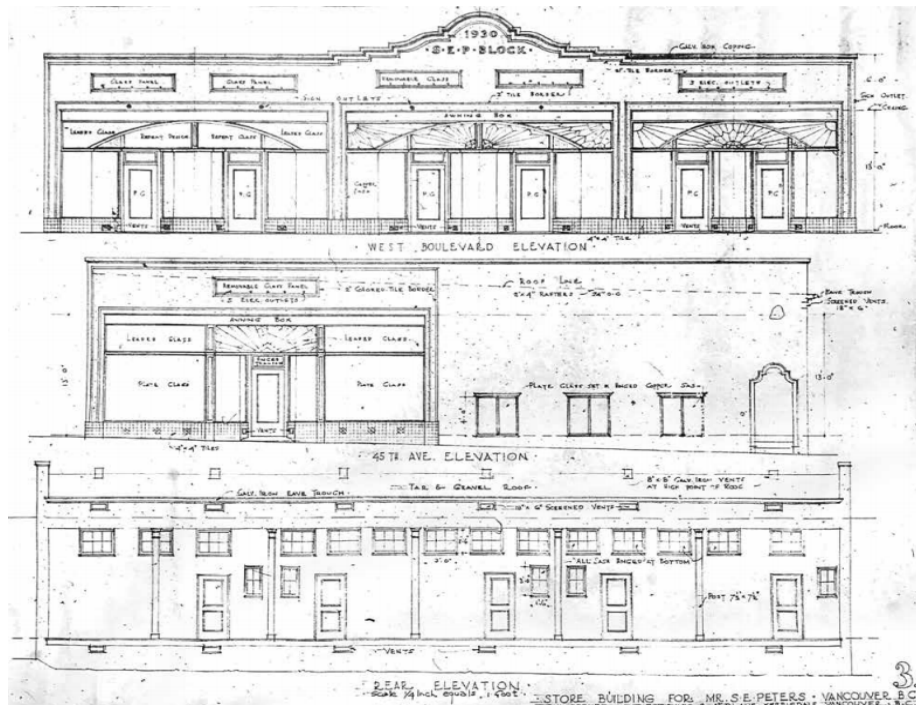
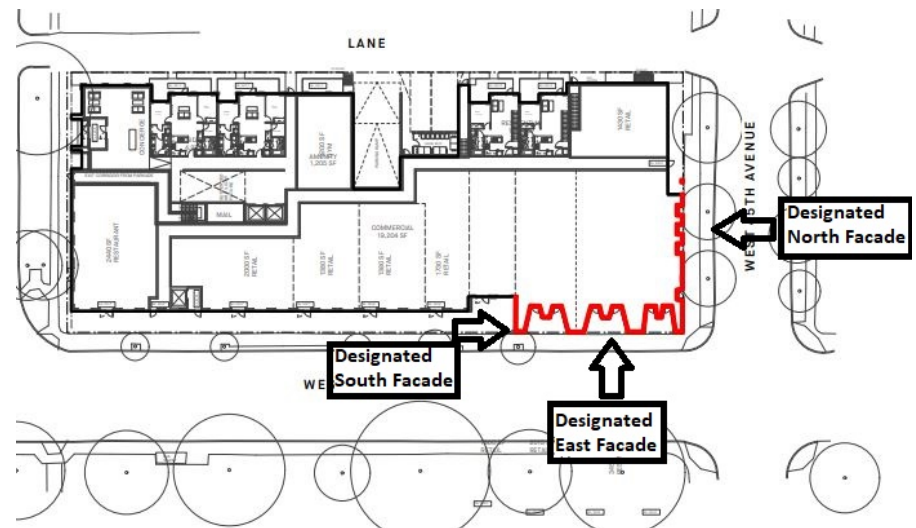
ADDITION TO THE HERITAGE REGISTER AND HERITAGE DESIGNATION

DESCRIPTION

- ❖ DEVELOPMENT OF 5-STOREY MIXED-USE BUILDING
- ❖ HERITAGE DESIGNATION PROTECTION
- ❖ ADDITION TO VANCOUVER HERITAGE REGISTER
- ❖ REHABILITATION OF FAÇADES WITH RESTORATION OF STOREFRONTS BASED ON ORIGINAL BLUEPRINTS



PROPOSAL



ADDITION TO THE HERITAGE REGISTER AND HERITAGE DESIGNATION

INCENTIVES

- ❖ ADDITIONAL 10% FLOOR SPACE RATIO TO 2.75 FSR (2.5 FSR PERMITTED)
- ❖ RELAXATION TO HEIGHT TO 19.8 M. (13.8 M. PERMITTED)

PROPOSAL



DESCRIPTION

FIVE STOREY MIXED-USE BUILDING COMPLYING WITH THE ZONING AND DEVELOPMENT BY-LAW FOR DEVELOPMENT PERMIT WITH COMMERCIAL AT GRADE AND RESIDENTIAL ABOVE AND PRESERVATION OF ONE-STOREY S.E.P. BLOCK

ADDITION TO THE HERITAGE REGISTER AND HERITAGE DESIGNATION

PUBLIC BENEFITS

- ❖ CONSERVATION AND HERITAGE DESIGNATION
- ❖ REHABILITATION OF HERITAGE FAÇADES

PROPOSAL



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