



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, February 5, 2018  
TIME: 11:00 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

*PLEASE NOTE:*

- *If you are unable to attend this meeting, please advise Bonnie Kennett at 604. 873-7269, [bonnie.kennett@vancouver.ca](mailto:bonnie.kennett@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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1. Roll Call and Elections/Appointments 11:00 - 11:15 am
  - (a) Introduction of New Commission Members
  - (b) Election of Chair and Vice Chair (2018)
  - (c) Appointment of Liaisons to the Development Permit Board and First Shaughnessy Advisory Design Panel (2018)
  - (d) Appointments of SoS and VHR Subcommittee Members
  - (e) Leave of Absence Requests
  - (f) Approval of Minutes - January 15, 2018
  
2. Business Arising from the Minutes 11:15 - 11:20 am
  
3. Conservation Review 11:20 am - 11:50 am
  - (a) 35-43 W 6th Ave - Coulter House  
VHR: 'C' (proposed) and Heritage Designation  
DP-2017-00940

The Coulter House was built in 1901 and is a good example of vernacular housing built in lower Mount Pleasant, which at the turn of the century was a working-class residential neighbourhood strongly associated with the industrial uses developing along False Creek.

The building features a full-width porch, paired window arrangements and bevel siding with patterned shingles in the gable.

This I-1 zoned site consists of two lots totalling 16,746 sq.ft. The Coulter House is located on the easterly (smaller) lot. The application proposes to consolidate the properties and relocate the heritage house to the west end of the site, and construct a new mixed-use building on the property containing restaurant, manufacturing and office uses. The rear of the Coulter House would be connected to the new building.

On December 5, 2016, the Vancouver Heritage Commission endorsed the report from the Statement of Significance/Vancouver Heritage Register Subcommittee that recommended that the Coulter House be added to the Heritage Register as a C-listing. The Director of Planning is seeking conservation of the heritage building along with heritage designation in exchange for several variances including a 10% increase in permitted density.

The variances are summarized as:

Item	Required or Permitted	Proposed	Comments
Density	3.0 FSR 4,729 m <sup>2</sup> (50,901 sq.ft.)	3.1 FSR 4,897 m <sup>2</sup> (52,713 sq.ft.)	10% density bonus of 1,813 sq.ft. based on the smaller of the two lots
General Office	Maximum 1.0 FSR 1,576 m <sup>2</sup> (16,967 sq.ft.) plus 1 sq.ft. for each sq.ft. of manufacturing or industrial uses on the ground floor up to an additional 1.0 FSR (i.e. max. 2.0 FSR which is 3,152 m <sup>2</sup> or 33,934 sq.ft.)	Maximum 2.12 FSR 3,341 m <sup>2</sup> (35,967 sq.ft.)	For future flexibility, floor area integrated with the heritage house to be either Restaurant Class 1 or Office use
Industrial or Manufacturing Uses	Minimum 1.0 FSR 1,576 m <sup>2</sup> (16,967 sq.ft.) on ground floor to achieve maximum General Office	Minimum 0.99 FSR 1,556 m <sup>2</sup> (16,746 sq.ft.) on ground floor and mezzanine levels	Minimum of 1,556 m <sup>2</sup> (16,746 sq.ft.) of Manufacturing floor area provided

**Issues:**

- Conservation measures and compatibility of the new building, particularly the connection to the heritage house

**Applicant:** Conwest Group

**Staff:** Hugh McLean, Heritage Planning Analyst  
 Jason Olinek, Development Planner

**Attachments:**

- Drawings
- Statement of Significance and Conservation Plan

**4. Statement of Significance**

**11:50am-12:10 pm**

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of December 18, 2017, will be presented.

**Staff:** Hugh McLean, Heritage Planning Analyst

**Attachments:** Statement of Significance Subcommittee report, December 18, 2017

**5. New Business**

**12:10 -12:20 pm**

**Next Meeting:**

**DATE:** Monday, February 26, 2018  
**TIME:** 11:00 am  
**PLACE:** Town Hall Meeting Room  
Main Floor, Vancouver City Hall

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