

SUMMARY AND RECOMMENDATION

**2. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
6158 East Boulevard - Kirkland's Metal Shop**

Summary: To add and designate the existing building at 6158 East Boulevard, known as Kirkland's Metal Shop, to the Vancouver Heritage Register as a protected property in the 'B' evaluation category, to designate the west façade as protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for this site. The application proposes variances to the Zoning and Development By-law, as set forth in Development Permit Application Number DE419324 to permit the construction of a five-storey building which retains the front façade of the heritage building. A height of 19.8 metres (65 feet) and a floor space ratio (FSR) of 3.09 are proposed.

Applicant: Bryce Rositch, Rositch Hemphill Architects, and Leon Bogner, Bogner Kerrisdale Properties

Recommended Approval: By the Acting General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council add the existing building at 6158 East Boulevard (PID: 011-187-557; Lot 19 of Lot 4, Block 2, District Lot 526, Plan 5309; PID: 011-187-556; Lot 20 of Lot 4, Block 2, District Lot 526, Plan 5309 (the "site")), known as Kirkland's Metal Shop (the "heritage building") to the Vancouver Heritage Register in the 'B' evaluation category.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate the west facade (the "heritage facade") of the heritage building as protected heritage property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law authorizing the City to enter into a Heritage Revitalization Agreement to:
 - (i) secure the rehabilitation and long-term preservation of the heritage facade; and
 - (ii) vary the *Zoning and Development By-law* in respect of the site to permit the construction of an addition to the heritage building as proposed under Development Permit Application No. DE419324 (the "DP Application") and as more particularly described in the Policy Report dated June 15, 2016, entitled "Heritage Designation and Heritage Revitalization Agreement - 6158 East Boulevard - Kirkland's Metal Shop", and
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered, and given priority on title to the site, to the satisfaction of the Director of Legal Services and the Director of Planning.

- E. THAT Recommendations A to D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[HD/HRA - 6158 East Boulevard - Kirkland's Metal Shop]