

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION: 1610 Stephens Street (Mary McGregor Cottage)

Summary: To add the Mary McGregor Cottage at 1610 Stephens Street to the Vancouver Heritage Register in the 'C' evaluation category, and designate the exterior of the heritage building as protected heritage property. In exchange for designation, rehabilitation, and conservation of the heritage building, an increase in floor area to 0.83 FSR and other zoning variances are proposed, as set forth in Development Permit Application Number DE418671.

Applicant: Formwerks Architectural Inc.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council add the Mary McGregor Cottage (the "heritage building") at 1610 Stephens Street [*PID: 011-552-468; Lot B of Lot 4, Block 3, District Lot 192, Plan 4455 (the "site")*] to the Vancouver Heritage Register in the 'C' evaluation category.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 and Section 594 of the *Vancouver Charter*, a by-law to designate as protected heritage property the exterior of the heritage building as protected heritage property.
- C. THAT Recommendations A to B 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 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 - 1610 Stephens Street (Mary McGregor Cottage)]