

## SUMMARY AND RECOMMENDATION

**3. HRA/HERITAGE DESIGNATION : 6475 Balaclava Street**

**Summary:** Heritage Revitalization Agreement, designation and subdivision to two parcels to secure the restoration and conservation of the existing heritage house and to allow minor alterations to the house and the construction of a detached garage.

**Applicant:** Tim Castle

**Recommended Approval:** By the Director of Current Planning and the Subdivision Approving Officer

- A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement for the site at 6475 Balaclava Street to:
- secure the restoration and conservation of the Magee House;
  - apply the RS-1 provisions of the Zoning and Development By-law to the proposed north parcel with the exception of:
    - vary height from 2½ to 3 storeys for the Magee House;
    - limit the permitted floor area, including the proposed detached garage to 612 m<sup>2</sup>; and,
    - vary the yard provisions to permit the Magee House to remain where it is currently sited and to permit parking in the front yard in the form of a detached garage, as described in this report and as indicated in Development Application DE409053, Condition 1.1.
  - vary the RA-1 District Schedule of the Zoning and Development By-law for minimum site area from 9 100 m<sup>2</sup> to 1 009.7 m<sup>2</sup> for the proposed south parcel;
  - vary the RA-1 provisions of the Subdivision By-law for minimum parcel width and minimum parcel area as they apply to the proposed north and south parcels;
- B. THAT the house at 6475 Balaclava Street, the Magee House, listed in the "B" category on the Vancouver Heritage Register, be designated as Protected Heritage Property.
- C. THAT, subject to approval of the Heritage Revitalization Agreement at a Public Hearing, authorization be given for the property owner to apply to the Agricultural Land Commission (ALC), as required under the Agricultural Land Commission Act, to subdivide the site at 6475 Balaclava Street; and
- D. FURTHER THAT, prior to enactment of the Heritage Revitalization Agreement By-law, the Director of Current Planning be in receipt of a decision by the Agricultural Land Commission that supports the property owner's application.

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- E. THAT Council instruct the Director of Legal Services, to bring forward for enactment, once 'C' above is satisfied, a by-law to authorize the Heritage Revitalization Agreement and a by-law to designate the heritage building as Protected Heritage Property.
- F. THAT Council instruct the Director of Legal Services to prepare a side agreement to ensure the timely restoration of the heritage building. The nature of this agreement is to be to the satisfaction of the Director of Legal Services in consultation with the Director of Current Planning.

(HRA/HD - 6475 Balaclava Street)