

SUMMARY AND RECOMMENDATION

1. HERITAGE REVITALIZATION AGREEMENT: 53 West Hastings Street

Summary: Heritage Revitalization Agreement to rehabilitate this heritage building into live-work units with a retail unit at grade in exchange for Heritage Building Rehabilitation Program incentives. A Single Room Accommodation conversion and demolition permit is required.

Applicant: Gair Williamson, Gair Williamson Architects

Recommended Approval: The Directors of Current Planning and the Housing Centre

- A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement (HRA) for the site at 53 West Hastings Street, to rehabilitate and protect in perpetuity the municipally-designated, "B" listed Heritage Register building, and to vary the DD District Schedule of the Zoning and Development Bylaw to:
- Grant a density bonus of 99,061sq.ft. available for transfer off site;
 - Limit the development of the site to the built form proposed in Development Application DE410397;
 - Vary the maximum FSR of 5.0 (with up to 3.0 for residential) to allow for an FSR of 6.3 (with 0.32 commercial and 5.98 residential), noting that the existing building is non-conforming with an FSR of 6.7;

FURTHER THAT Council require a covenant providing that the density bonus not be available for transfer until the rehabilitation is complete, unless the owner secures completion of the rehabilitation by a separate agreement, which must be registered on title;

- B. THAT, subject to the approval of RECOMMENDATION A, Council authorize a façade grant totaling \$50,000 with funding to be provided from the 2005 Capital Budget. Approval of this recommendation requires eight (8) affirmative votes;
- C. THAT, subject to approval of RECOMMENDATION A, to assent of the electors or deemed approval by the electors, and to section 396A of the Vancouver Charter, Council exempt 53 West Hastings Street from real property taxation to a value no greater than \$59,260 or for ten (10) years, whichever is first, for the commercial units, and a value no greater than \$125,339 or for three (3) years, whichever is first, for the strata residential units.

FURTHER THAT, subject to assent of the electors to the real property tax exemption by-law or their deemed approval, the Director of Legal Services bring forward the by-law, generally on the terms set out in Appendix A, for enactment which requires 2/3 of votes cast.

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- D. THAT the agreements, covenants and by-laws shall be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning;
- E. AND THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement.
- F. THAT, subject to approval of RECOMMENDATION A, Council approve a Single Room Accommodation conversion and demolition permit for 53 West Hastings Street to convert and remove 56 designated rooms from the SRA inventory, on the condition that prior to the issuance of the SRA permit, the owner enter into an HRA agreement with the City for the rehabilitation of the building as proposed in Development Application DE410397;

FURTHER THAT, subject to the approval of a Single Room Accommodation conversion and demolition permit for this project, the Director of Legal Services be instructed to remove from title the Housing Agreement currently in place between the City and the previous owner of 53 West Hastings

OR instead of F,

CONSIDERATION

- G. THAT, subject to approval of RECOMMENDATION A, Council approve a Single Room Accommodation conversion and demolition permit for 53 West Hastings Street to convert and remove 56 designated rooms from the SRA inventory, on the condition that prior to the issuance of the SRA permit, the owner (a) enter into an HRA agreement with the City for the rehabilitation of the building as proposed in Development Application DE410397, AND (b) pay the \$5,000 per room SRA demolition fee (\$280,000) to be deposited into the City's reserve fund for the creation of replacement housing;

FURTHER THAT, subject to the approval of a Single Room Accommodation conversion and demolition permit for this project, the Director of Legal Services be instructed to remove from title the Housing Agreement currently in place between the City and the previous owner of 53 West Hastings.

(HRA - 53 West Hastings Street)