

## SUMMARY AND RECOMMENDATION

**2. HRA/HERITAGE DESIGNATION: 399 Smithe Street**

**Summary:** Heritage Revitalization Agreement and Designation to restore the heritage building to permit bonus density for use on site. A housing agreement will secure 15 rental units in this heritage building.

**Applicant:** Amacon Development (Homer) Corp, Property Owner

**Recommended Approval:** By the Directors of Planning and the Housing Centre, in consultation with the Director of Legal Services

- A. THAT Council designate the "B" listed building at 337 Smithe Street, the "Homer Building", as legally protected heritage property;
- B. THAT Council authorize the City to enter into a Heritage Revitalization Agreement (HRA) to secure the long term protection and timely restoration of the Homer Building, and to grant a density bonus of 80,405 sq. ft. for use on site;
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the bylaws to authorize the designation and the Heritage Revitalization Agreement;
- D. THAT Council authorize an exemption for 10 of the 24 SRA-designated units in the buildings at 335 and 337 Smithe Street, collectively known as "The Homer Apartments", from the requirements of the Single Room Accommodation By-law; and
- E. THAT Council approve a conversion/demolition permit for the remaining 14 SRA-designated units at 335 and 337 Smithe Street, to allow for the demolition of 335 Smithe Street and the rehabilitation of 337 Smithe Street to include a commercial component and 15 self-contained residential rental units, on the condition that prior to the issuance of the SRA permit:
  - the owner enter into a Heritage Revitalization Agreement with the City for the rehabilitation of the Homer Building, as proposed in Development Application DE410541;
  - the owner pay a \$5,000 per room SRA demolition fee (totalling \$70,000) to be deposited into the City's reserve fund for the creation of replacement housing; and
  - the owner enter into a Section 219 Covenant, to be registered on the title of the subject property, to ensure that the property is not strata titled for the life of the existing building.

(HRA/HD - 399 Smithe Street)