

SUMMARY AND RECOMMENDATION

2. HRA/HERITAGE DESIGNATION: 71 East Hastings Street

Summary: Heritage Revitalization Agreement and Designation to rehabilitate and conserve this heritage building in exchange for Heritage Building Rehabilitation Program incentives, and Single Room Accommodation (SRA) Conversion permit to provide 19 self-contained SRA-designated units accompanied by 20-year term Housing Agreement requiring monthly rental to permanent residents only.

Applicant: Douglas Johnson, Douglas Johnson Architects

Recommended Approval: By the Director of Planning

- A. THAT, Council designate the buildings at 71 East Hastings Street (71-75 and 77 East Hastings Street), listed in the "C" category on the Vancouver Heritage Register, as Protected Heritage Property, and instruct the Director of Legal Services to bring forward for enactment a heritage designation bylaw;
- B. THAT, Council authorize the City to enter into a Heritage Revitalization Agreement for the site and grant a density bonus of 37,685 sq. ft. available for transfer off site. The Heritage Revitalization Agreement will be registered on title as a legal notation;
- C. THAT, Council approve an SRA Conversion/Demolition permit to allow for alterations to install private bathrooms and cooking facilities in each of the 19 (nineteen) SRA-designated unit, on the condition that Council approve RECOMMENDATION A and B, and the owner enter into a 20-year term Housing Agreement with the City, to the satisfaction of the Director of the Housing Centre, requiring monthly rental to permanent residents only;
- D. THAT, subject to the approval of RECOMMENDATION A Council authorize one facade grant for a total of \$50,000 with funding to be provided from the 2006 Capital Budget. The Vancouver Charter requires that a minimum of 2/3 of votes cast be affirmative for this resolution to pass;
- E. THAT, subject to approval of RECOMMENDATION A, Council instruct the Director of Legal Services to prepare a Tax Exemption Bylaw for 71 East Hastings Street for a property tax exemption which is not to exceed a value of \$173,670 or a period of ten (10) years, which ever comes first. A two-thirds majority of votes cast is required for this recommendation to pass, and

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.
- F. 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; and

- G. THAT, Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement.

(HRA/HD - 71 East Hastings Street)