

SUMMARY AND RECOMMENDATION

2. HRA/HERITAGE DESIGNATION: 133 KEEFER STREET

Summary: To rehabilitate and protect through a Heritage Revitalization Agreement (HRA) and Heritage Designation this Chinatown heritage building by adaptive re-use. Four residential units are proposed for the second to fifth floors and a retail unit at grade.

Applicant: Gair Williamson, Gair Williamson Architect

Recommended Approval: Director of Planning

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment a Heritage Designation By-law for the designation of the building at 133 Keefer Street (formerly 135 Keefer Street) as a Protected Heritage Property;
- B. THAT Council instruct the Director of Legal Services to prepare to her satisfaction, on the City's behalf, a Heritage Revitalization Agreement for the rehabilitation of the 133 Keefer Street heritage building, and assigning to the lands there a transferable density bonus of 62,853 sq. ft., and instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement;
- C. THAT, subject to the approval of RECOMMENDATIONS A and B, and the carrying out of the matters so approved, Council authorize one facade grant of up to \$50,000 for the 133 Keefer Street heritage building, with funding to be provided from the 2006 Capital Budget;
- D. THAT, subject to approval of RECOMMENDATIONS A and B, the carrying out of the matters so approved and the assent of the electors or their deemed approval, Council instruct the Director of Legal Services to prepare and bring forward for enactment, generally on terms set out in Appendix A hereto, a Tax Exemption By-law for 133 Keefer Street to provide to it an exemption from the payment of property taxes in an amount up to, but not to exceed, \$421,353 in total or for a period of (10) years, whichever is reached first; and
- E. THAT the agreements covenants and by-laws described above shall be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning;

(HRA/HD - 133 Keefer Street)