

## SUMMARY AND RECOMMENDATION

**1. HERITAGE REVITALIZATION AGREEMENT (HRA): 18 West Hastings Street**

**Summary:** To rehabilitate this heritage designated Gastown building through a Heritage Revitalization Agreement (HRA) in exchange for Heritage Building Rehabilitation Program incentives and a Single Room Accommodation (SRA) Conversion Permit. The proposal includes 30 self-contained SRA units and a retail unit at grade. The SRA units will remain designated in the SRA By-law.

**Applicant:** Glen Stokes, Bruce Carscadden Architect

**Recommended Approval:** By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement to rehabilitate and preserve the designated heritage building at 18 West Hastings Street, which Agreement will:

- (1) grant a density bonus of 62,590 sq. ft. available for transfer off site;
- (2) include a façade grant of \$50,000, with funding to be provided from the 2006 Capital Budget; and
- (3) vary section 10.21.2 of the Zoning and Development By-law to allow dwelling units in the Heritage Building with floor areas of 24.2 to 29.1 m<sup>2</sup> measured from the inside of all outer walls,

and that Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement;

B. THAT Council approve an SRA Conversion/Demolition permit to allow for rehabilitation of the existing building to include 30 self-contained SRA-designated units with bathrooms and cooking facilities, subject to Council approval of RECOMMENDATION A, and that the owner enter into a Housing Agreement with the City, to the satisfaction of the Director of Legal Services in consultation with the Director of the Housing Centre, that the property be rental in perpetuity and shall not be strata titled in perpetuity;

C. THAT, subject to the approval of RECOMMENDATION A, and the carrying out of 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 the terms set out in Appendix A, to policy report "18 West Hastings Street (DE 411818) - Heritage Incentives, and SRA Conversion/Demolition Permit Application" dated August 18, 2008, hereto, a Tax Exemption By-law for 18 West Hastings Street to provide to it an exemption from the payment of property taxes in an amount up to, but not to exceed, \$144,492 in total or for a period of (10) years, whichever is reached first; and

- D. 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 - 18 West Hastings Street)