

## SUMMARY AND RECOMMENDATION

**3. HERITAGE REVITALIZATION AGREEMENT (HRA) / HERITAGE DESIGNATION:  
1062 & 1080 Richards Street**

**Summary:** To relocate and rehabilitate two existing houses on Richards Street (1062 Richards Street and 1080 Richards Street) to the corner at Richards Street and Helmcken Street to create an "historic end of block" representation of early Edwardian residential development in the area. The two houses would be protected through designations and through a Heritage Revitalization Agreement (HRA).

**Applicant:** Lawrence Doyle, Lawrence Doyle Young and Wright Architects

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

- A. THAT the buildings currently located at 1062 Richards Street and 1080 Richards Street be added to the Vancouver Heritage Register in the "C" evaluation group, and to designate them as protected heritage properties.
- B. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement (Option 1 Development Cost Levy Variation) for the buildings located at 1062 Richards Street and 1080 Richards Street to:
  - secure the rehabilitation, protection, and on-going maintenance of the buildings; and
  - vary the Development Cost Levy (DCL) By-law to set the rate for the development site at 1098 Richards Street to \$6.44 per square foot.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment by-laws to authorize the Heritage Revitalization Agreement referred to in B (or E) and by-laws to designate the buildings located at 1062 Richards Street and 1080 Richards Street as protected heritage properties.
- D. AND THAT the agreements and related by-laws referred to in Recommendations B (or E), and C shall be prepared, completed, registered, and given priority, to the satisfaction of the Director of Legal Services and the Director of Planning.

If Council does not support Recommendation B, the following is presented for Council's CONSIDERATION:

- E. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement (Option 2 Transfer of Density) for the buildings located at 1062 Richards Street and 1080 Richards Street to:
  - secure the rehabilitation, protection, and on-going maintenance of the buildings; and
  - grant a density bonus of 10,000 square feet available for transfer off-site.

(HRA/HD - 1062 & 1080 Richards Street)