

SUMMARY AND RECOMMENDATION

**2. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
345 North Boundary Road (The Girvan Residence)**

Summary: To designate the existing building as a protected heritage property and to approve a Heritage Revitalization Agreement (HRA). Density in excess of that permitted in the RS-1 zoning is proposed under development permit applications DE415235 and DE415236, in exchange for heritage protection and conservation.

Applicant: Don Stuart, Don Stuart Architect Inc.

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

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment pursuant to Section 593 of the *Vancouver Charter* a by-law to designate as a protected heritage property the residential building known as 'The Girvan Residence' (the "heritage building") at 345 North Boundary Road (legal description: PID: 015-995-461; Lot 780, Except the north 10 feet now lane, District Lot HT, Town of Hastings Plan 100; and PID: 007-254-385 Lot B of Lot 779 District Lot HT, Town of Hastings Plan 17816) (the "Lands").
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment under Section 592 of the *Vancouver Charter* a by-law for the City to enter into a Heritage Revitalization Agreement for the heritage building to:
 - (a) secure the rehabilitation and long-term preservation of the heritage building;
 - (b) vary the Subdivision By-law to permit a subdivision of the Lands into two new parcels which would not otherwise be permitted under the Subdivision By-law; and
 - (c) vary the Zoning and Development By-law in respect of the two new parcels to be created by the proposed subdivision of the Lands to permit the heritage building to be situated as a One-Family Dwelling on one of the proposed new parcels and to permit on the other the construction of a new One-Family Dwelling with Secondary Suite as proposed under Development Permit Applications DE415235 and DE415236 and as more particularly described in this report.
- C. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered and given priority on title to the Lands to the satisfaction of the Director of Legal Services and the Director of Planning.
- D. THAT Recommendations A to C be adopted on the following conditions:

- (a) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person nor any obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
- (b) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[HD/HRA - 345 North Boundary Road (The Girvan Residence)]