

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
1975 West 15th Avenue (The Macken Residence)

Summary: To designate the existing building as a protected heritage property, to approve a Heritage Revitalization Agreement (HRA), to rehabilitate the heritage building and to construct an infill building at the rear of the site. Bonus on-site density is proposed to compensate the owner for heritage conservation.

Applicant: Mr. Hitesh Neb, Formwerks Architectural

Recommended Approval: By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council add to the Vancouver Heritage Register, in the "B" evaluation category, the heritage building located at 1975 West 15th Avenue (PID: 013-265-717; Lot 18, Block 446, District Lot 526, Plan 2983), known as "The Macken Residence".
- B. 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 "The Macken Residence" as a protected heritage property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law for the City to enter into a Heritage Revitalization Agreement in respect of "The Macken Residence" to:
 - (i) secure its rehabilitation and long-term preservation; and
 - (ii) vary the Zoning and Development By-law in respect of the Lands so to permit the rehabilitation of the heritage building and the construction of a new Infill One-Family Dwelling thereon as proposed under Development Permit Application DE415168 and as more particularly described in this report.
- D. 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 General Manager of Planning and Development Services.
- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or 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
 - (ii) 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 - 1975 West 15th Avenue (The Macken Residence)]