

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
1906 West 11th Avenue (Beard House)

Summary: To add the existing heritage building to the Vancouver Heritage Register and to designate it as a protected heritage property, to approve a Heritage Revitalization Agreement (HRA) and to construct an Infill One-Family Dwelling at the rear of the site. The application proposes a variance to increase permitted density.

Applicant: Alexandre Ravcov, Architect

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 'C' evaluation category the residential building, known as the Beard House, at 1906 West 11th Avenue [*PID: 014-183-994; Lot 10, Block 386 District Lot 526 New Westminster, Plan VAP1949 (the "Lands")*].
- 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 Beard House 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 Beard House and the Lands to:
 - (i) secure the rehabilitation and long-term preservation of the Beard House; and
 - (ii) vary the Zoning and Development By-law to permit the construction of a new Infill One-Family Dwelling on the Lands as proposed under Development Permit Application DE415688 and as more particularly described in the Policy Report dated October 10, 2012, entitled "1906 West 11th Avenue - Beard House - Heritage Designation and Heritage Revitalization Agreement".
- 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 of 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 - 1906 West 11th Avenue (Beard House)]