

SUMMARY AND RECOMMENDATION

3. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
837 Keefer Street (McLellan Residence)

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 Multiple Dwelling at the rear of the site. A number of zoning variances are proposed.

Applicant: Alexander Smith, Shape Architecture, Inc.

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 existing building at 837 Keefer Street, [*PID: 008-226-717; Lot 33, Block 77, District Lot 181, Plan VAP196 (the "lands")*], which is known as the McLellan 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 McLellan 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 McLellan Residence to:
 - (i) secure its rehabilitation and long-term preservation; and
 - (ii) vary the Zoning and Development By-law in respect of the lands to permit the rehabilitation of the McLellan Residence and the construction of a new Infill Multiple Dwelling, as proposed under Development Permit Application DE415780 and as more particularly described in the Policy Report dated November 15, 2012, entitled "837 Keefer Street - McLellan Residence - 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 - 837 Keefer Street (McLellan Residence)]