

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
623 Atlantic Street (Peneway House)

Summary: To add the existing building to the Vancouver Heritage Register, designate it as a protected heritage property, and approve a Heritage Revitalization Agreement (HRA) to permit additions to the heritage building, converting it to two dwelling units and adding an accessory building at the rear of the site. The application proposes variances to the Zoning and Development By-law.

Applicant: Blake Alexander MacLeod and Bronwyn Jane Masson

Recommended Approval: By the General Manager of Planning and Development Services:

- A. THAT Council add the existing building at 623 Atlantic Street [*PID: 015-553-311, Lot 25, Block 108, District Lot 196, Plan 196*], known as the Peneway House (the "heritage building"), to the Vancouver Heritage Register in the 'C' evaluation category.
- 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 as a protected heritage property the heritage building at 623 Atlantic Street.
- 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 authorizing the City to enter into a Heritage Revitalization Agreement:
 - (i) to secure the rehabilitation and preservation of the heritage building; and
 - (ii) to vary the *Zoning and Development By-law* to permit additions to the heritage building and its conversion to two Dwelling Units, and construction of a new Accessory Building, as proposed under Development Permit Application No. DE416572 and as more particularly described in the Policy Report dated September 3, 2013, entitled "623 Atlantic Street - Peneway House - Heritage Revitalization Agreement and Heritage Designation" .
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered, and given priority on title to the site 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 - 623 Atlantic Street)