

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA): 1451 Angus Drive (Reifel Residence)

Summary: To designate the existing building, currently listed on the Vancouver Heritage Register in the 'B' evaluation category, as a protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for the site. The application proposes variances to the *First Shaughnessy Official Development Plan*, as set forth in Development Permit Application Number DE415755, to retain the heritage building as a single-family house, make additions to the west side, east side and rear, and to construct a new detached garage.

Applicant: Formwerks Architectural Inc.

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

- 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 building at 1451 Angus Drive [*PID 011-533-251; Lot 5, Block 50, District Lot 526, Plan 4502 (the "site")*] known as the Reifel Residence (the "heritage building"), which is listed on the Vancouver Heritage Register in the 'B' evaluation category.
- B. 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 in respect of the site to:
 - (i) Secure the rehabilitation and long-term preservation of the heritage building; and
 - (ii) Vary the applicable zoning by-law, being *First Shaughnessy Official Development Plan* in respect of the site to permit the rehabilitation of the heritage building thereon as proposed under Development Permit Application No. DE415755 and as more particularly described in the Policy Report dated May 21, 2014, entitled "1451 Angus Drive - Reifel Residence - Heritage Designation and Heritage Revitalization Agreement".
- C. 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 Director of Planning.
- D. FURTHER THAT Recommendations A, B and C 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 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

- (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 -1451 Angus Drive (Reifel Residence)]