

## SUMMARY AND RECOMMENDATION

3. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):  
3345 Collingwood Street (Evans Residence)

**Summary:** To add the existing building to the Vancouver Heritage Register in the 'C' evaluation category, to designate it as a protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for the site. The application proposes variances to the *Zoning and Development By-law* and to the *Subdivision By-law*, as set forth in Development Permit Application Number DE417609, to permit the creation of two new parcels for the site, one of which is to contain the relocated heritage building that is to be converted into three strata dwelling units, and one of which is to contain a new One-Family Dwelling with Secondary Suite.

**Applicant:** Formwerks Architectural Inc.

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

- A. THAT Council add the existing building at 3345 Collingwood Street [*PID: 012-604-895, Lot 12 of Lot 2, Block 28, District Lot 139, Plan 3576; PID: 012-604-909, Lot 13 of Lot 2, Block 28, District Lot 139, Plan 3576; and PID: 012-604-925, Lot 14 of Lot 2, Block 28, District Lot 139, Plan 3576*] (the "site"), known as the Evans Residence (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 the heritage building as 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 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 *Zoning and Development By-law* and the *Subdivision By-law* as proposed under Development Permit Application No. DE417609 (the "DP Application") and as more particularly described in the Policy Report dated August 21, 2014, entitled "3345 Collingwood Street - Evans 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 site, to the satisfaction of the Director of Legal Services and the Director of Planning.
- E. THAT, in connection with the proposed heritage designations and the proposed Heritage Revitalization Agreement discussed herein, Council support the proposed subdivision of the heritage building by way of a strata plan under the British Columbia *Strata Property Act* to create a Multiple Conversion Dwelling comprised of three strata lots and waives, for the heritage building, the requirement contained in the *Strata*

*Title Policies for RS, RT and RM Zones* that a covenant must be registered against the property which prohibits registration of a strata plan.

- F. THAT Recommendations A to E 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 - 3345 Collingwood Street (Evans Residence)]