

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
1014 West 11th Avenue (Muir House)

Summary: To designate the exterior of the Muir House at 1014 West 11th Avenue as 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, as set forth in Development Permit Application Number DE418220, to permit the construction of a new secured rental building with eleven dwelling units.

Applicant: James Todd, Architect

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

- A. THAT Council add the existing building at 1014 West 11th Avenue [*PID: 014-684-349; Lot 8 except the west 45 feet, Block 395, District Lot 526, Plan 1276; PID: 014-684-357; Lot 8 except the east 10 feet, Block 395, District Lot 526, Plan 1276*], known as the Muir House 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 exterior of 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 heritage building to:
 - (i) secure the rehabilitation and long-term preservation of the heritage building; and
 - (ii) vary the *Zoning and Development By-law* and the *Vancouver Development Cost Levy By-law* in respect of the site to permit the construction of an infill building as proposed under Development Permit Application No. DE418220 and as more particularly described in the report dated June 10, 2015.
- 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 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 - 1014 West 11th Avenue (Muir House)]