

SUMMARY AND RECOMMENDATION

5. HERITAGE DESIGNATION: 2836 West 14th Avenue (Beer Residence)

Summary: To add the existing building to the Vancouver Heritage Register in the 'C' evaluation category and to designate its exterior as protected heritage property. The application proposes variances to the Zoning and Development By-law, as set forth in Development Permit Application Number DE419101, to convert the heritage building to a one-family dwelling with a secondary suite and to construct an addition at the rear of the building.

Applicant: Klondike Contracting

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

- A. THAT Council add the Beer Residence at 2836 West 14th Avenue [*PID: 013-719-858; Lot 7, Block 109, District Lot 540, Plan 2485*] 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 exterior of the Beer Residence.
- C. THAT Recommendations A to B 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 - 2836 West 14th Avenue (Beer Residence)]