

SUMMARY AND RECOMMENDATION

2. HERITAGE DESIGNATION: 3760 Quebec Street (McMillan House)

Summary: To add the existing building to the Vancouver Heritage Register in the 'C' evaluation category and designate it as a protected heritage property.

Applicant: Reine Photography & Design

Recommended Approval: By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council add the existing building at 3760 Quebec Street [*PID: 015-258-068; Lot C (Reference Plan 239) of Lots 25 and 26, Block 3, District Lot 629, Plan 483*], known as the McMillan 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, in connection with the proposed heritage designation and in conjunction with Development Permit Application Number DE418928 and any related permits, Council waive for the heritage building the requirement, contained in paragraph 5.2 of the *Strata Title Policies for RS, RT and RM Zones*, that it is to be a condition to development permit approval, for a Multiple Conversion Dwelling on a site with an area less than 668 m² (7,200 sq. ft.) in an RS-7 Zone, that the registered owner execute a covenant, which must be registered against title to the property, that prohibits registration of a strata plan
- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects Inc., on behalf of Minglian Holdings and stamped "Received Planning Department, March 17, 2015 ", provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
 - (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 - 3760 Quebec Street (McMillan House)]