

SUMMARY AND RECOMMENDATION

3. HERITAGE DESIGNATION: 3780 Quebec Street

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 3780 Quebec Street [*PID: 015-258-050; Lot B (Reference Plan 239) of Lots 25 and 26, Block 3, District Lot 629, Plan 483 (the "site")*], known as the Heise House (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 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 DE418929 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 square metres (7,200 square feet) 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 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 - 3780 Quebec Street (Heise House)]