

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
2050 Southwest Marine Drive - Wilmar Residence and Coach House

Summary: To add the existing building at 2050 Southwest Marine Drive, known as the Wilmar Coach House, to the Vancouver Heritage Register as a protected property in the 'B' evaluation category, to designate the exteriors of the Wilmar Residence and Wilmar Coach House as protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for this site. The application proposes variances to the Zoning and Development By-law, as set forth in Development Permit Application Number DE419489, to permit the construction of five Infill One-Family Dwellings.

Applicant: Stuart Howard, Stuart Howard Architects, and James Evans, 1043823 B.C. Ltd.

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

- A. THAT Council add to the Vancouver Heritage Register in the 'B' evaluation category the existing infill building at 2050 SW Marine Drive, known as the Wilmar Coach House (the "coach house").
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment pursuant to Section 593 and Section 594 of the *Vancouver Charter* a by-law to designate as protected heritage properties the exterior of the heritage building known as the Wilmar Residence (the "heritage building"), which is listed on the Vancouver Heritage Register in the 'B' evaluation category, and the exterior of the coach house, at 2050 SW Marine (PID: 011-172-371; Lot 3, Block 12, Plan 5350, District Lot 316 and 317 (the "site")).
- 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 to:
 - (i) secure the rehabilitation and long-term preservation of the two heritage buildings;
 - (ii) vary the *Zoning and Development By-law* as necessary to permit the construction of five Infill One-Family Dwellings on the site as proposed under Development Permit Application Number DE419489 (the "DP Application") and as more particularly described in the Policy Report dated June 15, 2016, entitled "Heritage Designation and Heritage Revitalization Agreement - 2050 SW Marine Drive - Wilmar Residence and Coach House".
- 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, subject to Council's approval of the heritage designations and the Heritage Revitalization Agreement described in the Policy Report dated June 15, 2016, entitled "Heritage Designation and Heritage Revitalization Agreement - 2050 SW Marine Drive - Wilmar Residence and Coach House", Council waive for the site, for the development as proposed under the DP Application the requirements contained in paragraph 3.1 of the *Strata Title Policies for RS, RT and RM Zones*, including a condition of development permit approval for new development on a site that the registered owner is to execute a covenant which must be registered against title to the property that 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 - 2050 Southwest Marine Drive - Wilmar Residence and Coach House]