

SUMMARY AND RECOMMENDATION

4. Heritage Revitalization Agreement and Designation – 2146 Semlin Drive, 'Kilpin Residence'

Summary: To add 2146 Semlin Drive, known as “Kilpin Residence”, to the Vancouver Heritage Register in ‘B’ evaluation category, to designate its structure and exterior as protected heritage property, and to authorize the City to enter into a Heritage Revitalization Agreement (HRA). The HRA will result in variances to the Subdivision By-law and the Zoning and Development By-Law to permit the owner to develop the Lands to deliver conservation and maintenance of the historic residence.

Applicant: General Manager of Planning, Urban Design and Sustainability

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability in consultation with the Director of Legal Services:

- A. THAT the existing building known as ‘Kilpin Residence’ (the “heritage building”) located at 2146 Semlin Drive [*PID 003-637-433; Lot B (Explanatory Plan 3825) of Lot D Block 147 District Lot 264A Plans 361 and 1771*] (the “Lands”), be added to the Vancouver Heritage Register in the ‘B’ 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 structure and 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 to authorize the City to enter into a Heritage Revitalization Agreement (HRA) to:
 - (i) secure the rehabilitation and long-term preservation of the heritage building;
 - (ii) vary the Subdivision By-law to permit a subdivision of the Lands into two new parcels, the “heritage parcel” and the “non-heritage parcel”, the latter of which will be smaller in area than otherwise permitted under the Subdivision By-law; and
 - (iii) vary the Zoning and Development By-law in respect of the two new parcels to be created by the proposed subdivision of the Lands as proposed under Development Permit Application DP-2021-00123 and as more particularly described in this report;
- D. THAT the agreements described above shall be prepared, registered, and given priority on title to the Lands, to the satisfaction of the Director of Legal Services, in consultation with the Director of Planning;
- E. THAT Recommendations A and C be adopted on the following conditions:
 - (i) THAT the passage of the above resolution 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.

**[Heritage Revitalization Agreement and Designation –
2146 Semlin Drive, 'Kilpin Residence']**