

SUMMARY AND RECOMMENDATION

2. 995 Bute Street, Rand House – Heritage Revitalization Agreement (HRA) Amendment

Summary: To bring forward for enactment a by-law to amend the Heritage Revitalization Agreement currently registered on title for the protected heritage property addressed at 995 Bute Street, also known as the “Rand House”. The proposed modification to HRA is limited to changing the number of dwelling units from four to three.

Applicant: Don Piner, Intarsia Design Limited

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

- A. 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 amend the Heritage Revitalization Agreement (“HRA”) entered into and pursuant to Heritage Revitalization Agreement By-law No. 8907, enacted on 22 July 2004, in respect of the municipally designated heritage building known as the Rand House (the “Heritage Building”) that is located at 995 Bute Street [*PIDs: 026-838-591, 026-838-605, 026-838-613, 026-838-621, respectively; Strata Lots 1 to 4 District Lot 185 Group 1 New Westminster District Strata Plan BCS2060, together with The Common Property of the Owners, Strata Plan BCS2060*] (the “Lands”), to permit the conversion of the Heritage Building from a 4-unit multiple conversion dwelling to a 3-unit multiple conversion dwelling, as contemplated within development permit application DP-2022-00377, and which is otherwise consistent with the benefit of by-law variances as provided for in the HRA, generally in accordance with Appendix A of the Report;
- B. THAT the amendment to the HRA 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.
- C. THAT Recommendations A and B 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.