

## SUMMARY AND RECOMMENDATION

4. HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT (HRA):  
1677 East 22nd Avenue (H.J. Friend House)

**Summary:** To add the existing building to the Vancouver Heritage Register, designate it as a protected heritage property and approve a Heritage Revitalization Agreement (HRA) to permit a subdivision of the site into two separate parcels and construct a two-family dwelling on the new parcel. The application proposes variances to both the Subdivision and Zoning and Development By-laws.

**Applicant:** James Burton, Birmingham and Wood Architects  
Paul Preto, Dwell Projects

**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 to the Vancouver Heritage Register, in the 'C' evaluation category, the building at 1677 East 22nd Avenue [*PID: 011-045-850; Lot A, District Lot 744 New Westminster, Plan 5872* (the "site")], known as the H.J. Friend House.
- 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 H.J. Friend House as a protected heritage property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment under Section 592 of the *Vancouver Charter* a by-law for the City to enter into a Heritage Revitalization Agreement to:
  - (i) secure the rehabilitation and long-term preservation of the H.J. Friend House;
  - (ii) vary the *Subdivision By-law* and the *Zoning and Development By-law* as necessary to permit a subdivision of the site into two new parcels and to permit one of the new parcels to contain the heritage building and the other to contain a new Two-Family Dwelling ("duplex") as proposed under Development Permit Application DE415911 and as more particularly described in the Policy Report dated December 12, 2012, entitled "1677 East 22nd Avenue - H.J. Friend House - Heritage Designation and Heritage Revitalization Agreement".
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed and noted, registered, and given priority on title to the site to the satisfaction of the Director of Legal Services and the General Manager of Planning and Development Services.
- E. THAT Recommendations A to D 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 nor any 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 - 1677 East 22nd Avenue (H.J. Friend House)]