

## SUMMARY AND RECOMMENDATION

**2. HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT (HRA):  
22 East 5th Avenue (Cemco Electrical Manufacturing Company Factory)**

**Summary:** To add the existing building at 22 East 5th Avenue, known as the Cemco Electrical Manufacturing Company Factory, to the Vancouver Heritage Register in the 'B' evaluation category, designate its exterior north and west facades as protected heritage property, and construct a new industrial, manufacturing and office building on the site. A Heritage Revitalization Agreement is proposed which varies the Zoning and Development By-law, including density, as set forth in Development Permit Application Number DE419206.

**Applicant:** Nick Bray, Christopher Bozyk Architects Ltd.

**Recommended Approval:** By the Acting Director of Planning in consultation with the Director of Legal Services:

- A. THAT Council add the existing building at 22 East 5th Avenue [*PID: 029-709-920; Lot D, Block 31, New Westminster District, Plan EPP47844 (the "site")*], known as the Cemco Electrical Manufacturing Company Factory (the "heritage building") 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 Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate the exterior north and west facades (the "heritage facades") 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 authorizing the City to enter into a Heritage Revitalization Agreement in respect of the heritage building to:
  - (i) secure the rehabilitation and long-term preservation of the heritage building facades; and
  - (ii) vary the *Zoning and Development By-law* in respect of the site to permit the construction of an addition to the building as proposed under Development Permit Application No. DE419206 (the "DP Application") and as more particularly described in the Policy Report dated February 12, 2016, entitled "Heritage Designation and Heritage Revitalization Agreement - 22 East 5th Avenue - Cemco Electrical Manufacturing Company Factory", and that the HRA 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.
- 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/HRA - 22 East 5th Avenue (Cemco Electrical Manufacturing Company Factory)]**