

6. HRA/HERITAGE DESIGNATION: 1285 West Pender Street

Summary: Heritage Revitalization Agreement and Designation allowing bonus density for transfer off site, to secure the restoration and conservation of the building.

Applicant: John Laxton, Evergreen Building Ltd.

Recommended Approval: By the Director of Current Planning

- A. THAT Council add the building at 1285 West Pender Street with the historic name of the Evergreen Building, to the Vancouver Heritage Register in the "A" category and designate the building as municipally protected heritage property;
- B. THAT Council authorize the City to enter into a Heritage Revitalization Agreement for the building at 1285 West Pender Street, to secure the rehabilitation and long term protection of the building for either of the following two options:
 - (i) Residential use conversion, 5-storey addition to the roof and 129,000 sq. ft. of bonus density for transfer, AND/OR
 - (ii) Commercial use retention, no additions to the roof and 150,000 square feet of bonus density for transfer; and
- C. THAT Council instructs the Director of Legal Services to bring forward for enactment the by-laws to authorize the designation and the Heritage Revitalization Agreement;

FURTHER THAT the Director of Legal Services be instructed to prepare a side agreement for the timely restoration of the building and to describe provisions by which the density may be transferred off site, to the satisfaction of the Director of Legal Services and the Director of Planning.

(HRA/HD - 1285 West Pender Street)