

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT: 431 and 439 Helmcken Street

Summary: To add the two houses to the Vancouver Heritage Register in the 'C' evaluation category, and designate them as protected heritage property. In exchange for the designation and preservation of the houses, the proposed Heritage Revitalization Agreements (HRAs) will create a small amount of transferable density on each site.

Owners: 431 Helmcken Street - Karolina Lindberg and Michael Perreten
439 Helmcken Street - British Columbia Restaurant and Food Services Association

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the buildings currently located at 431 and 439 Helmcken Street be added to the Vancouver Heritage Register in the 'C' evaluation category, and that the buildings be designated as protected heritage properties.
- B. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf two Heritage Revitalization Agreements for the properties located at 431 and 439 Helmcken Street to:
 - secure the protection and long-term preservation of the proposed heritage buildings; and
 - grant a density bonus of 1,231 square feet to each property available for transfer off-site, and other zoning variances.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment by-laws to authorize the Heritage Revitalization Agreements and by-laws to designate the buildings located at 431 and 439 Helmcken Street as protected heritage properties.
- D. THAT the Heritage Revitalization Agreements shall be prepared, completed, registered, and given priority, to the satisfaction of the Director of Legal Services and the Director of Planning.

(HD/HRA - 431 and 439 Helmcken Street)