

## SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):  
435 Helmcken Street

**Summary:** To add the existing building to the Vancouver Heritage Register to designate it as protected heritage property, and to seek Council's approval of a Heritage Revitalization Agreement (HRA) which will create a small amount of transferable density and grant a zoning variance.

**Owner:** Dan Civiero, Dantom Holdings.

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

- A. THAT the building located at 435 Helmcken Street be added to the Vancouver Heritage Register in the 'C' evaluation category, and that it be designated as protected heritage property.
- B. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for the property located at 435 Helmcken Street to:
  - secure the protection and long-term preservation of the proposed heritage building; and
  - grant a density bonus equal to 1,231 square feet of floor area available for transfer off-site, and a zoning variance to allow the building to be converted from residential use to certain commercial uses, and vice versa.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and a by-law to designate the building located at 435 Helmcken Street as protected heritage property.
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed, registered, and given priority, to the satisfaction of the Director of Legal Services and the Director of Planning.

(HD/HRA - 435 Helmcken Street)