

SUMMARY AND RECOMMENDATION

3. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
430 Princess Avenue and 601 East Pender Street

Summary: To add the two buildings to the Vancouver Heritage Register, designate them, and seek approval of a Heritage Revitalization Agreement (HRA) which permits subdivision of the site and grants a number of variances, including density, in excess of what is permitted in the zoning.

Applicant: James S. Emery, Iredale Group Architecture

Recommended Approval: By the Director of Planning:

- A. THAT the buildings at 430 Princess Avenue and 601 East Pender Street be added to the Vancouver Heritage Register in the 'B' and 'C' evaluation categories respectively, and that pursuant to the provisions of the *Vancouver Charter* they be designated as protected heritage properties.
- B. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for the buildings located at 430 Princess Avenue and 601 East Pender Street to:
 - (i) secure the rehabilitation and long-term preservation of the buildings; and
 - (ii) grant variances, in respect of the Lands, to the Zoning and Development By-law, the Parking By-law and the Subdivision By-law to permit modifications proposed for the buildings under development permit applications no. DE414032 and no. DE414437 and to permit a subdivision of the lands so as to enable the creation a separate parcel of land for each of the buildings.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment by-laws authorizing the Heritage Revitalization Agreement for and designating as protected heritage properties the buildings located at 430 Princess Avenue and 601 East Pender Street.
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed, registered on title to the Lands, and given priority on title, to the satisfaction of the Director of Legal Services and the Director of Planning.

(HD/HRA - 430 Princess Avenue and 601 East Pender Street)