

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
470 East 10th Avenue (The McDonald Residence)

Summary: To designate the existing building as a protected heritage property and to approve a Heritage Revitalization Agreement (HRA). The HRA would permit density in excess of that permitted in the RT-5 zoning, in exchange for heritage protection and conservation. The application proposes a new infill building at the rear of the site, which is permitted in RT-5 zoning.

Applicant: Allan Diamond, Allan Diamond Architect.

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

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to designate the heritage building, known as "The McDonald Residence" (the "heritage building"), at 470 East 10th Avenue, the lands of which have the legal description Lot 10, Block 125, District Lot 264A, Plan 830 and 1771; PID: 002-679-205 (the "Lands"), and that the heritage building be designated thereby as a protected heritage property pursuant to Section 593 of the *Vancouver Charter*.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment under Section 592 of the *Vancouver Charter* a by-law to authorize the City to enter into a heritage revitalization agreement for the heritage building to:
 - (a) secure the rehabilitation and long-term preservation of the heritage building; and
 - (b) vary the Zoning and Development By-law in respect of the Lands to permit the rehabilitation of the heritage building and the construction of a new infill dwelling thereon as proposed under Development Permit Application DE414970 and as more particularly described in this report.
- C. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered and given priority on title to the Lands 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:
 - (a) 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

- (b) 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 - 470 East 10th Avenue (The McDonald Residence)]