

## SUMMARY AND RECOMMENDATION

**1. HERITAGE DESIGNATION: 2627 West 7th Avenue (The Bielby Residence)**

**Summary:** To designate the existing house as a protected heritage property. Density in excess of that permitted in the RT-8 zoning is proposed under development permit application DE415154, in exchange for heritage protection and conservation. The proposal also includes construction of a new infill one-family dwelling at the rear of the site.

**Applicant:** Alexandre Ravkov (Architect), Alexandre Ravkov Inc.

**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 existing building, known as "The Bielby Residence" (the "heritage building") at 2627 West 7th Avenue, legally described as *PID: 015-124-142, Lot D, (Amended Reference Plan 204) (See 3767L) of Lot 7 Block 15 District Lot 192 Plan 774* (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 Recommendation A 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's Mayor and Council and 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 - 2627 West 7th Avenue (The Bielby Residence)]