

## SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT:  
2435 West 5th Avenue (The Northey 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-8 zoning, in exchange for heritage rehabilitation and conservation. The application proposes a new infill building at the rear of the site.

**Applicant:** Vasko Pavlov, Vasko Pavlov Design.

**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 pursuant to Section 593 of the *Vancouver Charter* a by-law to designate as a protected heritage property the heritage building at 2435 West 5th Avenue (*PID: 006-355-633; Lot 14, Block 241, District Lot 526, Plan 1058 - "the Lands"*), which is known as "The Northey Residence" and listed in the "B" evaluation category on the Vancouver Heritage Register ("the heritage building").
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment pursuant to Section 592 of the *Vancouver Charter* a by-law for the City to enter into a Heritage Revitalization Agreement in respect of 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 so to permit the rehabilitation of the heritage building and the construction of a new Infill One-Family Dwelling thereon as proposed under Development Permit Application DE415201 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 - 2435 West 5th Avenue (The Northey Residence)]