

SUMMARY AND RECOMMENDATION

5. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
1720 Waterloo Street (The Gables)

Summary: To designate the heritage building, listed in the "B" evaluation category, as protected heritage property and to relocate, restore, and rehabilitate the building in exchange for increased density on the site, including additions to the building.

Applicant: Jim Bussey, Formwerks Architectural 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 pursuant to Section 593 of the *Vancouver Charter*, a by-law to designate as a protected heritage property the residential building at 1720 Waterloo Street known as "The Gables" (the "heritage building") (legal description: *PID: 027-512-622; Lot 1, Block 12, Plan BCP36337 District Lot 540 NWD Group 1*) (the "Lands").
- 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 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 proposed heritage building; and
 - (b) vary the Zoning and Development By-law in respect of the Lands to permit the development of the Lands as proposed under Development Permit Application Number DE414961 and more particularly described in this report.
- C. THAT the Heritage Revitalization Agreement shall be prepared, completed, and registered, noted 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 nor any 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 its 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/HRA - 1720 Waterloo Street (The Gables)]