

Refers Item No. 3
Public Hearing of October 30, 2012

MEMORANDUM

October 29, 2012

TO: Mayor Robertson and Councillors

CC: P. Ballem, City Manager
S.A. Johnson, Deputy City Manager
D. McLellan, Deputy City Manager
J. MacKenzie, City Clerk
M. Welman, Director of Communications
W. Stewart, Assistant Director, Corporate Communications
B. Jackson, General Manager of Planning and Development Services
B. Proskan, General Manager of Community Services
F. Connell, Director of Legal Services

FROM: K. Munro, Assistant Director, Current Planning

SUBJECT: CD-1 Rezoning/Heritage Designation/Heritage Revitalization Agreement -
475 Howe Street and 819 West Pender Street

This memorandum recommends that Recommendation F regarding the Heritage Revitalization Agreement (the "HRA") be deleted. As a consequence Recommendation G is to be changed to Recommendation F.

Included below for reference is Recommendation F as presented in the Policy Report dated September 4, 2012, entitled "CD-1 Rezoning - 475 Howe Street and 819 West Pender Street and Heritage Designation and Heritage Revitalization Agreement at 475 Howe Street".

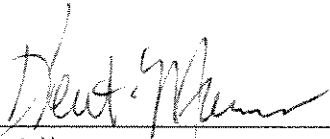
F. THAT, subject to approval in principle of the rezoning, Council authorize entering into a Heritage Revitalization Agreement for the building at 475 Howe Street, to secure the restoration, long-term maintenance and preservation of such building, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Revitalization Agreement and accompanying by-laws for consideration at the Public Hearing, and to process and bring forward for enactment the necessary by-laws related to the Heritage Revitalization Agreement.

Discussion

The HRA for the site does not need to be considered at public hearing as it does not propose to vary use or density – those provisions are included in the draft CD-1 By-law. Section 592(8) of the *Vancouver Charter* provides that Council must hold a public hearing before entering into a heritage revitalization agreement if the agreement permits a change to the use, or density of use, that is not otherwise authorized by the applicable zoning of the property. If the proposed CD-1 By-law is approved in principle at the public hearing, the HRA and a companion report will be brought forward for Council's consideration at a regular Council meeting, prior to enactment of the CD-1 By-law.

Therefore, staff wish to withdraw Recommendation F, revise Recommendation G to become the new Recommendation F, and recommend that Council move A through F.



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MD/ss