

## SUMMARY AND RECOMMENDATION

**4 HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):  
304 East 28th Avenue (Walden House)**

**Summary:** To add the existing building to the Vancouver Heritage Register, designate it as a protected heritage property, and approve a Heritage Revitalization Agreement (HRA) for the site. This application proposes variances to the Zoning and Development and Subdivision by-laws to allow for the creation of two new parcels for the site, one which is to contain the heritage building and one which is to contain a new One-Family Dwelling with Secondary Suite.

**Applicant:** Marina Lok

**Recommended Approval:** By the General Manager of Planning and Development Services:

- A. THAT Council add to the Vancouver Heritage Register in the 'B' evaluation category the residential building at 304 East 28th Avenue [*PID: 014-713-527; Lot 32, Blocks 65 to 68, District Lot 632, Plan 1329*] (the "site"), known as the Walden House (the "heritage building").
- B. 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 the Walden House as a protected heritage property.
- C. 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 Walden House to:
  - i. secure its rehabilitation and long-term preservation; and
  - ii. vary the Subdivision By-law to allow for the creation of two new parcels for the site, one which is to contain the heritage building, and one which is to contain a new One-Family Dwelling with Secondary Suite, and to vary the *Zoning and Development By-law* in respect of the site to permit the rehabilitation of the heritage building and the construction of the new building, as proposed under Development Permit Application Nos. DE416945 and DE416946 and as more particularly described in the Policy Report dated November 4, 2013, entitled "304 East 28th Avenue - Walden House - Heritage Revitalization Agreement and Heritage Designation".
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered, and given priority on title to the site, to the satisfaction of the Director of Legal Services and the Director of Planning.

E. THAT Recommendations A to D be adopted on the following conditions:

- i. 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
- ii. 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 - 304 East 28th Avenue)**