

## SUMMARY AND RECOMMENDATION

2. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):  
2975 Oak Street (The Van Arsdel)

**Summary:** To designate the heritage facades of the Van Arsdel building at 2975 Oak Street as protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for the site. As incentive and compensation to the owner for the heritage designation, rehabilitation, and conservation of the heritage facades, an increase in permitted density is proposed, to permit the development of an eleven-storey tower with 50 secured market rental units and a proposed floor space ratio (FSR) of 1.9, as set forth in Development Permit Application Number DE417330.

**Applicant:** Aquilini Development and Construction Inc. and CEI Architecture

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

- 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 protected heritage property the east and south facades, and portions of the north and west facades (the "heritage facades") of The Van Arsdel building (the "heritage building") at 2975 Oak Street [*PID: 014-667-291; Lot 11, Block 435, District Lot 526, Plan 1276; PID: 014-667-312; Lot 12, Block 435, District Lot 526, Plan 1276 (the "site")*], which is listed on the Vancouver Heritage Register in the 'B' evaluation category, as protected heritage property.
- 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 authorizing the City to enter into a Heritage Revitalization Agreement in respect of the heritage building to:
  - i. secure the rehabilitation and long-term preservation of the heritage facades; and
  - ii. vary the *Zoning and Development By-law* in respect of the site to permit the construction of an adjoining eleven-storey tower, as proposed under Development Permit Application No. DE417330 and as more particularly described in the Policy Report dated March 14, 2014, entitled "2975 Oak Street - The Van Arsdel - Heritage Designation and Heritage Revitalization Agreement".
- C. 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.
- D. THAT Recommendations A to C 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 - 2975 Oak Street)