

SUMMARY AND RECOMMENDATION

2. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA): 2820 West 41st Avenue (Dorothy M. and Dorothy S. Residences)

Summary: To designate the existing buildings, currently listed on the Vancouver Heritage Register in the 'B' evaluation category, as protected heritage properties and to approve a Heritage Revitalization Agreement (HRA) for the site. The application proposes variances to the Zoning and Development By-law, as set forth in Development Permit Application Number DE417732, to restore the two heritage buildings, convert them to contain two Dwelling Units each, and to construct two new Infill Two-Family Dwellings (duplexes) on the site.

Applicant: Ankenman Marchand Architects

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 the heritage buildings at 2820 West 41st Avenue [*PID: 014-361-043; Amended Lot C (see 281811L), Block 6, District Lot 321, Plan 1730 (the "site")*], known as the Dorothy M. and Dorothy S. Residences (the "heritage buildings"), which are listed on the Vancouver Heritage Register in the 'B' evaluation category, as protected heritage properties.
- 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 authorizing the City to enter into a Heritage Revitalization Agreement in respect of the site to:
 - i. Secure the rehabilitation and long-term preservation of the heritage buildings; and
 - ii. Vary the *Zoning and Development By-law* as proposed under Development Permit Application No. DE417732 and as more particularly described in the Policy Report dated May 30, 2014, entitled "2820 West 41st Avenue - Dorothy M. and Dorothy S. Residences - Heritage Revitalization Agreement and Heritage Designation".
- 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, in connection with the proposed heritage designations and the proposed Heritage Revitalization Agreement discussed herein, Council supports strata titling of the site and waives the requirement contained in the *Strata Title Policies for RS, RT and RM Zones* that a covenant must be registered against the property which prohibits registration of a strata plan.

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 -2820 West 41st Avenue (Dorothy M. and Dorothy S. Residences)]