

SUMMARY AND RECOMMENDATION

**3. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
1836 West 12th Avenue**

Summary: To designate the house at 1836 West 12th Avenue as a protected heritage property and approve a Heritage Revitalization Agreement (HRA) for the site. The applicant proposes variances to the Zoning and Development By-law, as set forth in the Development Permit Application Number DE417986, to permit the construction of a new infill building.

Applicant: Alexandre Ravkov

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 a protected heritage property the exterior of the existing building at 1836 West 12th Avenue (PID: 014-177-901; Lot 7, Block 407, District Lot 526, Plan 1949 (the "site")), known as the Fox House (the "heritage building"), which is listed on the Vancouver Heritage Register in the 'C' evaluation category.
- 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 heritage building to:
 - (i) Secure its rehabilitation and long-term preservation; and
 - (ii) Vary the *Zoning and Development By-law* in respect of the site to permit the rehabilitation of the heritage building and the construction of a new Infill One-Family Dwelling (the "new infill building") thereon as proposed under Development Permit Application No. DE417986 and as more particularly described in the Policy Report dated April 9, 2015, entitled "1836 West 12th Avenue - Fox House - 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 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.