

## SUMMARY AND RECOMMENDATION

**4. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA): 2546 West 3rd Avenue**

**Summary:** To add the existing building to the Vancouver Heritage Register in the 'C' evaluation category, designate it as protected heritage property, and approve a Heritage Revitalization Agreement (HRA) for the site. The application proposes variances to the Zoning the Development By-law, as set forth in Development Permit Application Number DE417990, 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 add to the Vancouver Heritage Register in the 'C' evaluation category the Harrington House (the "heritage building") at 2546 West 3rd Avenue [*PID: 007-191-928; Lot 6, Block 230A, District Lot 526, Plan 1058 (the "site")*].
- 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 exterior of the heritage building as 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 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 and conversion of the heritage building to a Multiple Conversion Dwelling containing two Dwelling Units and the construction of a new Infill One-Family Dwelling thereon as proposed under Development Permit Application No. DE417990 (the "DP Application") and as more particularly described in the Policy Report dated April 8, 2015, entitled "2546 West 3rd Avenue - Harrington House - Heritage Designation and Heritage Revitalization Agreement".
- D. 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.
- 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.

[RZ. - 2546 West 3rd Avenue]