

SUMMARY AND RECOMMENDATION

3. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
325 West 11th Avenue (Wakefield Residence)

Summary: To designate the existing heritage building as a protected heritage property and 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 DE418458, to permit the construction of a new Infill One-Family Dwelling.

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 the exterior of the heritage building at 325 West 11th Avenue [PID: 012-563-455, Lot 11, Block K, District Lot 526, Plan 1530], known as the Wakefield Residence.
- 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:
 - (i) to secure the rehabilitation and preservation of the heritage building; and
 - (ii) to vary the *Zoning and Development By-law* to permit construction of a new infill building, as proposed under Development Permit Application No. DE418458 and as more particularly described in the Policy Report dated April 27, 2015, entitled "325 West 11th Avenue - Wakefield Residence - 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 General Manager of Planning and Development Services.
- 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.