

## SUMMARY AND RECOMMENDATION

**3. HERITAGE DESIGNATION: 3171 West 5th Avenue (Juno Miller House)**

**Summary:** To designate the exterior of the Juno Miller House at 3171 West 5th Avenue, which is listed on the Vancouver Heritage Register in the 'C' evaluation category, as protected heritage property. Under Development Permit Application Number DE418970, heritage designation of the Juno Miller House is required as a condition of approval.

**Applicant:** Kerr Construction

**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 3171 West 5th Avenue [*PID: 010-578-421, Lot D of Lots 10 to 12, Block 30, District Lot 540, Plan 4976*], known as the Juno Miller House, which is listed on the Vancouver Heritage Register in the 'C' evaluation category.
- B. THAT Recommendation A 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; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[HD - 3171 West 5th Avenue (Juno Miller House)]