

## SUMMARY AND RECOMMENDATION

**4. HERITAGE DESIGNATION: 523 Union Street (Paddon Residence)**

**Summary:** To add the existing building to the Vancouver Heritage Register in the 'C' evaluation category and to designate its exterior as protected heritage property. The application proposes variances to the Zoning and Development By-law, as set forth in Development Permit Application Number DE418735, to convert the heritage building to a one-family dwelling with a secondary suite and to construct a new infill building at the rear of the site.

**Applicant:** Shape Architecture Inc.

**Recommended Approval:** By the General Manager of Planning and Development Services:

- A. THAT Council add the existing building at 523 Union Street [*PID: 015-564-975; Lot 28, Block 90, District Lot 196, Plan 196*], known as the Paddon Residence, to 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 593 of the *Vancouver Charter*, a by-law to designate the exterior of the heritage building as protected heritage property.
- C. THAT Recommendations A to B 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 - 523 Union Street (Paddon Residence)]