

## SUMMARY AND RECOMMENDATION

6. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):  
458 East 10th Avenue (Mason House)

**Summary:** To designate the exterior of the existing building as protected heritage property and to 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 DE419109, to convert the heritage building into two dwelling units and to construct a new infill one-family dwelling at the rear of the site.

**Applicant:** Terra Firma Design Ltd.

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

- A. THAT Council bring forward for enactment a by-law to designate the exterior of the existing building at 458 East 10th Avenue [*PID: 015-101-959; Lot 7, Block 125, District Lot 264A, Plan 830 and 1771*], known as the Mason House, 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 the rehabilitation and long-term preservation of the heritage building; and
  - (ii) vary the *Zoning and Development By-law* in respect of the site to permit the construction of an infill building as proposed under Development Permit Application No. DE419109 (the "DP Application") and as more particularly described in the Policy Report dated September 29, 2015, entitled "458 East 10th Avenue - Mason 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 site, 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.

[HD/HRA - 458 East 10th Avenue (Mason House)]