

**3. HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT (HRA):
1060 West 15th Avenue (James Northey Residence)**

Summary: To add the existing building at 1060 West 15th Avenue, known as the James Northey Residence, to the Vancouver Heritage Register in the 'B' evaluation category and to designate the exterior of the heritage building as protected heritage property. The application proposes variances to the Zoning and Development By-law, as set forth in Development Permit Application Number DE418668, to restore the heritage building and construct a new infill building.

Applicant: Jim Bussey, Formwerks Architectural

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

- A. THAT Council add the existing building at 1060 West 15th Avenue [*PID: 013-244-132; Lot 6, Block 475, District Lot 526, Plan 3015*], known as the James Northey Residence to the Vancouver Heritage Register in the 'B' 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 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 development as proposed under Development Permit Application No. DE418668 and as more particularly described in the Policy Report dated December 17, 2015, entitled "Heritage Designation and Heritage Revitalization Agreement - 1060 West 15th Avenue (James Northey Residence)", and that the HRA 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 - 1060 West 15th Avenue (James Northey Residence)]