

SUMMARY AND RECOMMENDATION

**2. HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT (HRA):
2088 Charles Street (Carlsen Residence)**

Summary: To add the existing building at 2088 Charles Street, known as the Carlsen Residence, to the Vancouver Heritage Register in the 'B' evaluation category, designate its exterior as protected heritage property, and approve a Heritage Revitalization Agreement (HRA) for the site. The application proposes variances to the Zoning and Development By-law and the Subdivision By-law, as set forth in Development Permit Application Number DE419160, to subdivide the site to create a new parcel at the rear and construct a new One-Family Dwelling.

Applicant: Paul Ferone, Milodelia Homes

Recommended Approval: By the Acting General Manager of Planning and Development Services in consultation with the Director of Legal Services:

- A. THAT Council add the existing building at 2088 Charles Street [*PID: 015-210-901; Lot 37 of Lot 2 Blocks C and D, Block 136, District Lot 264A, 715 and 1771; PID: 015-210-871; Lot 36 of Lot 2 Blocks C and D, Block 136, District Lot 264A, 715 and 1771 (the "site")*], known as the Carlsen Residence (the "heritage building"), 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* and the *Subdivision By-law* in respect of the site to permit the construction of a new One-Family Dwelling (the "new building") on a newly created separate parcel as proposed under Development Permit Application No. DE419160 (the "DP Application") and as more particularly described in the Policy Report dated January 27, 2016, entitled "Heritage Designation and Heritage Revitalization Agreement - 2088 Charles Street (Carlsen Residence)".
- D. 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.
- E. THAT Recommendations A to D 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 - 2088 Charles Street (Carlsen Residence)]