

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/REVITALIZATION: 959 East 35th Avenue – Bramble Store and Apartment

Summary: To add the existing building at 959 East 35th Avenue (Bramble Store and Apartment) to the Vancouver Heritage Register in the 'B' evaluation category, designate the exterior of the existing building as protected heritage property, and to enter into a Heritage Revitalization Agreement to secure the rehabilitation and long-term preservation of the heritage building.

Applicant: Birmingham & Wood Architects

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council add the existing building at 959 East 35th Avenue (PID: 014-525-992, Lot 23, Block 9, District Lot 668, Plan 1620 (the "site")) known as the Bramble Store and Apartment (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 and Section 594 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 under Section 592 of the Vancouver Charter a by-law for the City to enter into a Heritage Revitalization Agreement (HRA) to:
 - (i) secure the rehabilitation and long-term preservation of the heritage building;
 - (ii) vary the Zoning and Development By-law as necessary to permit construction of a single family dwelling, to permit the neighbourhood commercial use to continue and to secure this in perpetuity, as detailed in Development Permit Application DP-2018-00534 (the "DP Application") and as more particularly described in the Policy Report dated April 12, 2019, entitled "Heritage Designation and Heritage Revitalization Agreement – 959 East 35th Avenue – Bramble Store and Apartment".
- D. THAT the Heritage Revitalization Agreement shall be completed, noted, 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 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 – 959 East 35th Avenue – Bramble Store and Apartment]