



## REPORT

Report Date: May 10, 2022  
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Meeting Date: June 7, 2022  
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager, Planning, Urban Design and Sustainability in consultation with the Director of Legal Services

SUBJECT: Heritage Revitalization Agreement (HRA) Amendment – 2856 West 3rd Avenue, Logan House

### **RECOMMENDATION**

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 592 of the *Vancouver Charter*, a by-law to amend the Heritage Revitalization Agreement (the “HRA”) entered into pursuant to Heritage Revitalization Agreement By-law No. 10927 enacted on April 29, 2014, in respect of the heritage building known as the Logan House (the “heritage building”), located at 2856 West 3rd Avenue (PID 012-316-253; LOT 4 OF LOT 2 BLOCK 28 DISTRICT LOT 192 PLAN 2375 (the “Lands”)), which is listed on the Vancouver Heritage Register in the ‘B’ evaluation category, in order to allow for development as contemplated within development permit application DP-2021-00067 that is consistent with the benefit of by-law variances as provided for in the HRA, generally in accordance with Appendix A.
- B. THAT the amendment to the HRA shall be prepared, registered, and given priority on title to the Lands, to the satisfaction of the Director of Legal Services, in consultation with the Director of Planning.
- C. THAT Recommendation A be adopted on the following conditions:
  - i. THAT the passage of the above resolution 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.

## **REPORT SUMMARY**

The purpose of this report is to seek Council approval to enact a by-law to amend the Heritage Revitalization Agreement (HRA) currently registered on title for the parcel of land located at 2856 West 3rd Avenue.

Proposed modification of the HRA is limited to: replacing the development permit number in Recital C from “DE416750” to “DP-2021-00067” and amending Recital B to correct the heritage evaluation category. The HRA currently refers to the heritage building being listed in the “C” heritage evaluation category, but the correct heritage evaluation category is “B”. None of variances contained within the HRA that are applicable to the parcel are proposed to be amended.

Council’s approval of this HRA amendment is required prior to the issuance of a development permit under the current development permit application DP-2021-00067.

## **COUNCIL AUTHORITY**

Pursuant to Section 592(4) of the *Vancouver Charter*, an HRA may only be amended by by-law and with the consent of the owner of the subject property. Notice of this HRA was filed in the Land Title Office as required by the *Vancouver Charter*, and the owners of the Lands have consented to the proposed amendment. Therefore Council may consider the amendments to the HRA as proposed.

Pursuant to Section 592(8) of the *Vancouver Charter*, this matter does not require a Public Hearing because the HRA amendment does not propose any change to the use or density on the Lands.

## **CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

The City Manager recommends approval of the foregoing.

## **REPORT**

### **Strategic Analysis**

**Site and Context** - The site is located in an area zoned RT-8 (see Figure 1), addressed as 2856 West 3rd Avenue in the Kitsilano neighbourhood. The site is mid-block between Bayswater Street to the east and Macdonald Street to the west, with laneway access to the south.

Change in ownership occurred since issuance of the original development permit tied to the Heritage Revitalization Agreement. There is no design or material impact anticipated as a result of the proposed amendments since there are no changes to the HRA provisions.

The proposed amendment to the heritage evaluation category referred to in the HRA, from the ‘C-evaluation category’ to the ‘B-evaluation category’, is a correction. The heritage building is currently listed on the Vancouver Heritage Register in the “B” evaluation category.

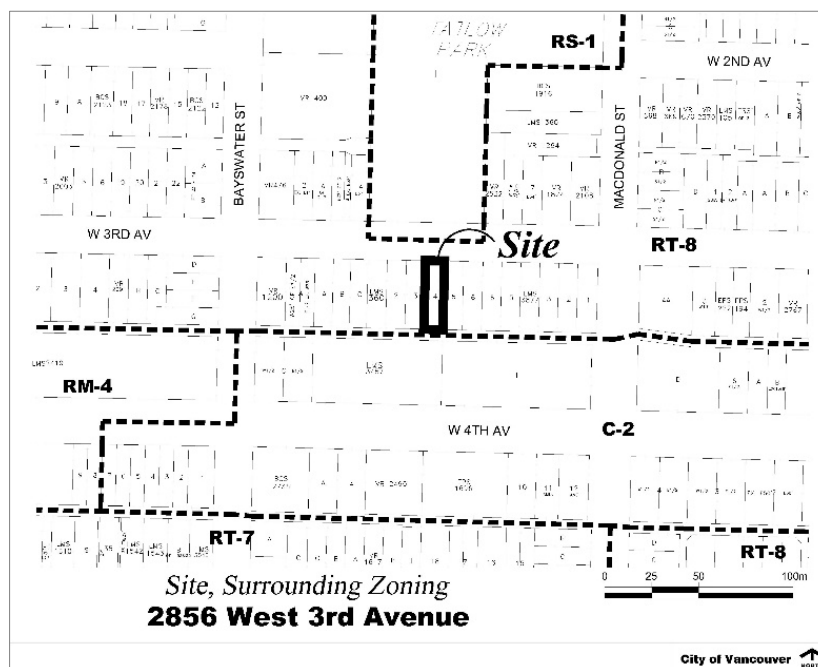


Figure 1: Site and surrounding zoning.

### ***Condition of the Heritage Building and Conservation Approach***

The overall historic form, scale and massing of the heritage building remains intact. An updated Conservation Plan is provided as part of the current development application (DP-2021-00970), based on the heritage consultant’s recent condition assessment of the heritage building. They noted further deterioration of the surviving exterior building materials, including the necessary dismantling of the exterior masonry chimney that is proposed to be reconstructed like-for-like.

All character-defining elements that are now deteriorated beyond repair will be replaced with new materials to match or reflect existing in a historically appropriate manner. Staff conclude that the revised Conservation Plan demonstrates high level of authenticity and integrity, and is in general conformance with the national *Standards & Guidelines for the Conservation of Historic Places in Canada*.

### ***Financial Analysis***

There are no financial implications arising from this proposal.

### ***Legal***

The owners have agreed to the aforementioned amendment to the HRA, which has been prepared by Legal Services in consultation with the Director of Planning.

**CONCLUSION**

The enactment of a by-law to amend the Heritage Revitalization Agreement (HRA) is required as a condition prior to approval of the current development permit application (DP-2021-00970) under review. The proposed amendment will maintain all the HRA provisions applicable to the parcel as is, which will remain unchanged. Therefore, it is recommended that Council approve the proposed amendment to the HRA.

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2856 West 3rd Avenue  
(Logan House)

**DRAFT**

*Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

**BY-LAW NO.**

**A By-law to authorize the amendment of a  
Heritage Revitalization Agreement Authorized by By-law No. 10927**

**PREAMBLE**

**WHEREAS**

Council has authority under the *Vancouver Charter* to amend an existing Heritage Revitalization Agreement with the consent of the owner of heritage property.

**AND WHEREAS**

Pursuant to By-law No. 10927, the City of Vancouver (the "City") has entered into a Heritage Revitalization Agreement with the owner of certain property with a civic address of 2856 West 3rd Avenue (the "Heritage Revitalization Agreement").

**AND WHEREAS**

The owner now wishes to amend the Heritage Revitalization Agreement and the owner's proposed amendments are acceptable to the City.

NOW THEREFORE THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council authorizes amendment of the Heritage Revitalization Agreement with the owner, in substantially the form and substance of the Heritage Revitalization Amendment Agreement attached as Schedule A to this By-law, and also authorizes the Director of Legal Services to execute the agreement on behalf of the City, and to deliver it to the owner on such terms and conditions as the Director of Legal Services deems fit.
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

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