

## SUMMARY AND RECOMMENDATION

**1. Heritage Revitalization Agreement and Heritage Designations – 515 and 521 Hawks Avenue – BC Mills Houses**

**Summary:** Application for a Heritage Revitalization Agreement (HRA) and heritage designation by-laws for the two BC Mills Houses at 515 and 521 Hawks Avenue, which are both listed in the 'B' evaluation category on the Vancouver Heritage Register, and associated with the BC Mills Timber and Trading Company. The proposed HRA would allow for the site to be subdivided into two parcels to each contain one of the two heritage houses in return for their protection under respective designation by-laws, which will ensure their long term preservation.

**Applicant:** Paige Gardiner

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability in consultation with the Director of Legal Services:

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 of the Vancouver Charter, by-laws to designate the structure and exterior of each of the heritage buildings located at 515 and 521 Hawks Avenue [(PID: 015-376-915, *The South ½ of Lot 19 Block 76 District Lot 181 Plan 196*; and PID: 015-376-923, *The South ½ of Lot 20 Block 76 District Lot 181 Plan 196 (together, the "Lands")*], both listed on the Vancouver Heritage Register (VHR) in the 'B' evaluation category, as protected heritage properties (the "heritage buildings");
- 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 to authorize the City to enter into a Heritage Revitalization Agreement with respect to the Lands in order to:
  - (i) secure the rehabilitation and long-term preservation of the heritage buildings;
  - (ii) vary the Subdivision By-law to permit a subdivision of the Lands to create two new parcels (the "heritage parcels"), so as to result in each of the heritage buildings being located entirely on an individual parcel, and to make permissible the development proposed under the Development Permit Application Number DP-2021-00929 (the "DP Application"); and
  - (iii) vary the Zoning and Development By-law in respect of the heritage parcels to allow for the existing heritage buildings to be contained on the newly created heritage parcels, as proposed under the DP Application and as more particularly described in this report;
- C. THAT the agreement described above 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;

- 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.

**[Heritage Revitalization Agreement and Heritage Designations – 515 and 521 Hawks Avenue – BC Mills Houses]**