

SUMMARY AND RECOMMENDATION

1. 2610 Marine Crescent – Heathfield House – Heritage Designation

Summary: To designate the structure and exterior of the building at 2610 Marine Crescent, known as “Heathfield House”, which is listed on the Vancouver Heritage Register (VHR), as protected heritage property. The proposed by-law would allow the Director of Planning to grant additional density for the site under Section 5.1.2 of the *Zoning and Development By-law*, and other relaxations, in exchange for the rehabilitation and protection of the heritage building.

Applicant: General Manager of Planning, Urban Design and Sustainability

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 instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate as protected heritage property the structure and exterior of the existing building at 2610 Marine Crescent (PID: 019-139-373, Lot 1 Blocks 6 and 7 of Block 3 District Lot 315 Plan LMP21416 (“Lot 1”)) known as the “Heathfield House” (the “heritage building”) which is listed on the Vancouver Heritage Register.
- B. THAT Council determines that the proposal to develop Lot 1 and that adjacent property at 2606 Marine Crescent (PID: 019-139-381, Lot 2 Blocks 6 and 7 of Block 3 District Lot 315 Plan LMP21416 (“Lot 2”)) (together, Lot 1 and Lot 2 comprise the “site”), as submitted under Development Permit Application DP-2024-00294 (the “DP Application”) and as described in this report, makes a contribution to the conservation of the heritage building with respect to the provisions of Section 5.1.2 of the *Zoning and Development By-law*.
- C. THAT Recommendation A and B 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.

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