

SUMMARY AND RECOMMENDATION

**2. HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT (HRA):
2145 West 45th Avenue**

Summary: To designate the "B" listed heritage building at 2145 West 45th Avenue as protected heritage property. In exchange for the designation and preservation of the heritage house, the proposed HRA will permit construction of an infill One-Family Dwelling at the rear of the property. The proposed HRA will grant variances in use and density nominally in excess of what is permitted in the RS-5 District.

Applicant: James Burton, Birmingham and Wood

Recommended Approval: By the Director of Planning, in consultation with the Director of Legal Services:

- A. THAT the building currently located at 2145 West 45th Avenue, listed in the "B" evaluation category on the Vancouver Heritage Register, be designated as protected heritage property.
- B. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for the building located at 2145 West 45th Avenue to:
 - secure the rehabilitation and long-term preservation of the building; and
 - permit development of an Infill One-Family Dwelling at the rear of the property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and a by-law to designate the building located at 2145 West 45th Avenue as protected heritage property.
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed, registered, and given priority, to the satisfaction of the Director of Legal Services and the Director of Planning.

(HD/HRA - 2145 West 45th Avenue)