

SUMMARY AND RECOMMENDATION

2. HRA/HERITAGE DESIGNATION: 1529 West 33rd Avenue

Summary: Heritage Revitalization Agreement and designation to secure the conservation and heritage protection of the house at 1529 West 33rd Avenue, known as the Crosby House, with an infill dwelling, increase in above-grade FSR and building depth increases.

Applicant: Peter Cardew, Architect

Recommended Approval: By the Director of Planning

A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement for the site at 1529 West 33rd Avenue to secure the rehabilitation of the house known as the Crosby House, and to vary the RS-5 District Schedule and Section 10 of the Zoning and Development By-law:

- for permitted use to allow a second dwelling on the property;
- for above-grade FSR from 0.3 to 0.45;
- to reduce the required front yard for the infill dwelling (front edge of the side walls and roof) from 10.8 m (35.4 ft.) to 10.64 m (34.9 ft.);
- to reduce the required east side yard width for the infill dwelling only from 15% of site width (4.6 metres or 15 feet) to a site width of 0.9 m (3 ft.);
- to reduce the minimum rear yard depth for the infill dwelling only from 10.7 m (35.1 ft.) to 0.61 m (2 ft.);
- to permit building depth to be increased from required 40% of site depth (17.7 m or 58 ft.) to a site depth of 32.9 m (108 ft.);
- to increase the maximum height of the fence in the front yard from 1.2 m (3.9 ft.) to 2.23 m (7.3 ft.);
- to increase the maximum height of the fence in the east side yard between the entrance front roof line of infill to rear of property from 1.9 m (6.2 ft.) to 3.05 m (10 ft.);
- to increase the maximum height of the fence in the rear yard from 1.9 m (6.2 ft.) to 2.74 m (9 ft.); and,
- to address existing non-conforming ancillary building (double garage) and front yard and west side yard set back of the existing house.

as described in detail in this report and as indicated under Development Application DE410501.

B. THAT the house at 1529 West 33rd Avenue, the Crosby House, listed in the "B" category on the Vancouver Heritage Register, be designated as Protected Heritage 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 by-law to designate the heritage building as Protected Heritage Property.

- D. THAT Council instruct the Director of Legal Services to prepare a side agreement to ensure that neither the heritage house nor the infill dwelling may be converted to accommodate a secondary suite. The nature of this agreement is to be to the satisfaction of the Director of Legal Services in consultation with the Director of Current Planning.

(HRA/HD - 1529 West 33rd Avenue)