

SUMMARY AND RECOMMENDATION

2. HRA/HERITAGE DESIGNATION: 2537 West 49th Avenue

Summary: To relocate, rehabilitate, and protect the heritage 'B' house through a Heritage Revitalization Agreement (HRA). Four new parcels would be created, the southern most containing the heritage house, and the remaining three containing new houses. The HRA would allow an increase in permitted floor space ratio (FSR) for all the houses and would also vary the Subdivision By-law to permit the proposed width of three of the new land parcels.

Applicant: John Dean

Recommended Approval: Director of Planning in Consultation with Director of Legal Services

- A. THAT Council authorize the Director of Legal Services to prepare and enter into on the City's behalf a Heritage Revitalization Agreement for 'The Stone Residence' located at 2537 West 49th Avenue to:
- secure the protection and on-going maintenance of this 'B' category Vancouver Heritage Register building;
 - vary the Subdivision By-law to create four new parcels, the southernmost which would permit subdivision of the lands at 2537 West 49th to create four new parcels, one of which would contain the heritage building and the other three of which would be used for the construction of three new houses; and
 - vary the RS-5 District Schedule of the Zoning and Development By-law to permit floor space for the heritage building and the three new houses in excess of that otherwise permitted and to permit other variances.
- B. THAT the Stone Residence, listed in the 'B' evaluation category on the Vancouver Heritage Register at 2537 West 49th Avenue, 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 a by-law to designate the building as a protected heritage property.

(HRA/HD - 2537 West 49th Avenue)