

SUMMARY AND RECOMMENDATION

1. HRA/HERITAGE DESIGNATION: 3979 WEST BROADWAY

Summary: To rehabilitate and protect the heritage 'C' house through designation and a heritage revitalization agreement (HRA). The Subdivision By-law would be varied to permit subdivision of the existing site, thereby allowing a new single-family dwelling to be constructed on the new western parcel, and for the heritage building to be retained on its own parcel. Various yard relaxations are required to accommodate the existing and the new building due to the irregular site configuration. Increased density on both sites is proposed to compensate the developer for costs associated with the retention and rehabilitation of the heritage building.

Applicant: Bill Curtis, Bill Curtis & Associates

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

- A. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for 'The Lea Residence' located at 3979 West Broadway, to:
- secure the rehabilitation, protection, and on-going maintenance of this 'C' category Vancouver Heritage Register building;
 - vary the Subdivision By-law to permit subdivision of the lands at 3979 West Broadway to create two new parcels, one of which would contain the heritage building, and the other which would be used for the construction of a new house; and
 - vary the RS-1 District Schedule of the Zoning and Development By-law to permit densities for the heritage building and the new house in excess of what is permitted and other variances.
- B. THAT 'The Lea Residence', currently listed in the 'C' evaluation category on the Vancouver Heritage Register at 3979 West Broadway, be designated as protected heritage property.
- C. THAT Council authorize 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 protected heritage property.
- D. THAT the Vancouver Heritage Register listing for the heritage resource at 3979 West Broadway be changed from the 'C' to the 'B' evaluation group.

(HRA/HD - 3979 WEST BROADWAY)