

SUMMARY AND RECOMMENDATION

2. HRA/HERITAGE DESIGNATION: 125 BOUNDARY ROAD

Summary: Heritage Revitalization Agreement (HRA) and Designation of a category 'C' house to allow for restoration of the house, a non-conforming subdivision to permit an infill house, plus an increase in Floor Space Ratio (FSR).

Applicant: Natalie Perkins

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

- A. THAT the Beckett House at 125 Boundary Road, a category 'C' property on the Vancouver Heritage Register, be designated as protected heritage property.
- B. THAT Council authorize the City to enter into a Heritage Revitalization Agreement (HRA) for the site at 125 Boundary Road to:
- secure the rehabilitation of the Beckett House;
 - vary the Subdivision By-law to allow for the subdivision of the site into a north and south lot where the site area for the north lot will be 330.2 m² (3,554 sq. ft.) and for the south lot will be 278.7 m² (3,000 sq. ft.) instead of the currently required minimum lot area of 334 m² (3,595 sq. ft.);
 - vary the RS-1 District Schedule of the Zoning and Development By-law for the proposed north lot to permit an increase in floor space ratio from the 0.6 permitted to 0.64 proposed;
 - vary the RS-1 District Schedule of the Zoning and Development By-law for the proposed south lot to permit an increase in floor space ratio from the 0.6 permitted to 0.8 proposed; and
 - vary the RS-1 District Schedule of the Zoning and Development By-law for the existing non-conformities with the heritage house as well as yard variances for the new south lot.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the by-law to authorize the Heritage Revitalization Agreement and by-law to designate the heritage building as Protected Heritage Property.

(HRA/HD - 125 BOUNDARY ROAD)