

SUMMARY AND RECOMMENDATION

3. HERITAGE REVITALIZATION AGREEMENT (HRA) / HERITAGE DESIGNATION: 255 East 7th Avenue

Summary: To rehabilitate the heritage building to provide for artist studio and other commercial and industrial uses, and to construct an eight storey artist studio and residential building on the remainder of the site. If approved the Heritage Revitalization Agreement (HRA) and Heritage Designation By-law would secure the rehabilitation, designation, and long term protection of the 'Vancouver Brewery Garage' at 255 East 7th Avenue listed in the 'C' evaluation category on the Vancouver Heritage Register and permit density and height in excess of that permitted in the zoning for the new building.

Applicant: Jeffrey Mok, IBI Group.

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for 'The Vancouver Brewery Garage' located at 255 East 7th Avenue, to:
- secure the rehabilitation, protection and on-going maintenance of this 'C' category Vancouver Heritage Register building; and
 - vary the Zoning and Development By-law to permit increases in density and height in excess of that permitted in the zoning.
- B. THAT 'The Vancouver Brewery Garage', listed in the 'C' evaluation category on the Vancouver Heritage Register at 255 East 7th Avenue, be designated as Protected Heritage Property; and
- 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 Protected Heritage Property.

(RZ. 255 East 7th Avenue)