

## SUMMARY AND RECOMMENDATION

1. HERITAGE REVITALIZATION AGREEMENT (HRA) / HERITAGE DESIGNATION:  
212 East 38<sup>th</sup> Avenue

**Summary:** To retain the heritage building, listed in the "C" evaluation category on the Vancouver Heritage Register, on a separate parcel and construct two duplexes on the remaining lands. If approved, the proposed Heritage Revitalization Agreement (HRA) and Heritage Designation By-law will secure the conservation and protection of "The Lawson/Logie Residence" heritage building at 212 East 38<sup>th</sup> Avenue, vary the Subdivision By-law to create two new parcels, and allow variances in density and other regulations on both parcels in excess of what is permitted in the zoning.

**Applicant:** Ernie Ho, Fuho Design Ltd.

**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 Lawson/Logie Residence" located at 212 East 38<sup>th</sup> Avenue, 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 212 East 38<sup>th</sup> Avenue to create two new parcels, one of which would contain the heritage building, and the other which would be used for the construction of two new two-family dwellings ("duplexes"); and
  - vary the RT-2 District Schedule of the Zoning and Development By-law to permit densities for the heritage building and the new buildings in excess of what is permitted and other variances.
- B. THAT "The Lawson/Logie Residence", currently listed in the "C" evaluation category on the Vancouver Heritage Register at 212 East 38<sup>th</sup> Avenue, be designated as protected heritage property.
- C. THAT the Director of Legal Services 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.

(HRA/HD - 212 East 38<sup>th</sup> Avenue)