

SUMMARY AND RECOMMENDATION

**2. HERITAGE REVITALIZATION AGREEMENT (HRA) / HERITAGE DESIGNATION:
3409 Arbutus Street**

Summary: To retain the heritage building, listed in the "B" evaluation category on the Vancouver Heritage Register, on a separate parcel and to construct a new one-family dwelling on a new parcel at the rear of the site. If approved, the proposed Heritage Revitalization Agreement (HRA) and Heritage Designation By-law will secure the conservation and protection of "The Curry Residence" located on 3409 Arbutus Street, vary the Subdivision By-law to create two new parcels, and allow variances in density and regulations on both parcels in excess of what is permitted in the zoning.

Applicant: Sandra Moore, Birmingham & Wood Architects & Planners

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 Curry Residence" located at 3409 Arbutus Street, to:
 - secure the rehabilitation, protection, and on-going maintenance of this "B" category Vancouver Heritage Register building;
 - vary the Subdivision By-law to permit subdivision of the lands at 3409 Arbutus Street 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 Curry Residence", currently listed in the "B" evaluation category on the Vancouver Heritage Register at 3409 Arbutus Street, 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 - 3409 Arbutus Street)