

SUMMARY AND RECOMMENDATION

**2. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
356 West 11th Avenue**

Summary: To designate the existing heritage building as protected heritage property and to seek Council's approval of a Heritage Revitalization Agreement (HRA) which will grant additional on-site density and other variances.

Applicant: Robert Lemon, Robert Lemon Architect Inc.

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

- A. THAT the building currently located at 356 West 11th Avenue, listed in the 'A' evaluation category on the Vancouver Heritage Register, be designated as protected heritage property.
- B. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for the building located at 356 West 11th Avenue to:
 - secure the rehabilitation and long-term preservation of the building; and
 - grant variances in excess of those permitted in the Zoning District Schedule applicable to the site and variances of the Zoning and Development By-law.
- 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 located at 356 West 11th Avenue as protected heritage property.
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed, registered, and given priority, to the satisfaction of the Director of Legal Services and the Director of Planning.

(HD/HRA - 356 West 11th Avenue)