

SUMMARY AND RECOMMENDATION

5. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
1245 Harwood Street

Summary: To designate the existing heritage building as protected heritage property, and to seek Council's approval of a Heritage Revitalization Agreement which will grant bonus floor area for use in the proposed 18-storey residential tower on this site.

Applicant: Bing Thom Architects, on behalf of 5253 Investments Ltd.

Recommended Approval: By the Director of Planning:

- A. THAT the heritage building at 1245 Harwood Street (Legg Residence), which is listed in the "B" category of the Vancouver Heritage Register, be designated pursuant to the provisions of the *Vancouver Charter* as protected heritage property;
- B. THAT Council authorize the Director of Legal Services to sign on the City's behalf a Heritage Revitalization Agreement for the site located at 1245 Harwood Street to:
 - (a) secure the rehabilitation and long-term preservation of the heritage building; and
 - (b) grant floor area variances to the Zoning and Development By-law in respect of the site to permit the construction of an 18-storey residential tower under development permit application no. DE414280;
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment by-laws authorizing the designation of the heritage building as a protected heritage property and a heritage revitalization agreement for the site located at 1245 Harwood Street;
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed, registered on title to the lands which make up the site, and given priority on title, to the satisfaction of the Director of Legal Services and the Director of Planning;
- E. THAT the Vancouver Heritage Register categorization of the site at 1245 Harwood Street (Legg Residence) be changed from "B" to "A".

(HD/HRA - 1245 Harwood Street)