

SUMMARY AND RECOMMENDATION

**4. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
334 West 14th Avenue (The Lawrence Residence)**

Summary: To designate the heritage building, listed in the "B" evaluation category, as protected heritage property and to restore and rehabilitate the building in exchange for increased density on the site, including conversion of the building to a multiple conversion dwelling containing three dwelling units and construction of a new infill one-family dwelling at the rear of the site.

Applicant: Paul Phillips, EDG Design.

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

- A. THAT Council add to the Vancouver Heritage Register, in the "B" evaluation category thereof, the residential building at 334 West 14th Avenue known as "The Lawrence Residence".
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 of the *Vancouver Charter*, a by-law to designate as a protected heritage property the residential building at 334 West 14th Avenue (legal description: *PID: 014-568-250; Lot 5, Block G, District Lot 526, Plan 1530*) (the "Lands"), known as "The Lawrence Residence".
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law for the City to enter into a Heritage Revitalization Agreement in respect of the heritage building to:
 - (a) secure the rehabilitation and long-term preservation of the heritage building; and
 - (b) vary the Zoning and Development By-law in respect of the Lands to permit the construction of a new Infill One-Family Dwelling thereon as proposed under Development Permit Application DE415503 and as more particularly described in this report.
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed and noted, registered, and given priority on title to the Lands to the satisfaction of the Director of Legal Services and the Director of Planning.
- E. THAT Recommendations A to D be adopted on the following conditions:
 - (a) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person or any obligation on the part of the City, and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the costs; and

- (b) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[HD/HRA - 334 West 14th Avenue (The Lawrence Residence)]