

SUMMARY AND RECOMMENDATION

2. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
2322 Ontario Street

Summary: To add the existing building at 2322 Ontario Street to the Vancouver Heritage Register, designate it as a protected heritage property, and approve a Heritage Revitalization Agreement (HRA) to permit additions to the heritage building and conversion to a One Family Dwelling with Secondary Suite. The application proposes variances to the Zoning and Development By-law.

Applicant: Merrick Hunter, Chercover Massie & Associates

Recommended Approval: By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. 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 heritage building (the "heritage building") at 2322 Ontario Street [PID: 014-742-144; the south 30 feet of Lot 1, Block 45, Plan 197, District Lot 200A (the "site")], which is listed in the 'C' evaluation category on the Vancouver Heritage Register.
- B. 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 a Heritage Revitalization Agreement:
- (i) to secure the rehabilitation and long-term preservation of the heritage building;
 - (ii) to vary the *Zoning and Development By-law* to permit certain additions to the heritage building and the conversion of it to a One Family Dwelling with Secondary Suite as proposed under Development Permit Application No. DE416106 and as more particularly described in the Policy Report dated May 16, 2013, entitled "2322 Ontario Street - Heritage Designation and Heritage Revitalization Agreement".
- C. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered and given priority on title to the site to the satisfaction of the Director of Legal Services and the General Manager of Planning and Development Services.
- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or 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 cost; and

- (ii) 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 – 2322 Ontario Street]