

SUMMARY AND RECOMMENDATION

1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
2856 West 3rd Avenue (Logan House)

Summary: To designate the existing building as a protected heritage property and to approve a Heritage Revitalization Agreement (HRA) for the site, to permit the rehabilitation of the heritage building and the construction of a new Infill One-Family Dwelling. The application proposes variances to the Zoning and Development By-law

Applicant: Formwerks Architectural, Inc.

Recommended Approval: By the General Manager of Planning and Development Services in consultation with the Director of Legal Services:

- 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 house at 2856 West 3rd Avenue [PID: 012-316-253; Lot 4, Block 28, District Lot 192, Plan 2375 (the "site")], known as the Logan House (the "heritage building"), which is listed on the Vancouver Heritage Register in the 'B' evaluation category.
- 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 authorizing the City to enter into a Heritage Revitalization Agreement in respect of the heritage building to:
 - (i) secure its rehabilitation and long-term preservation; and
 - (ii) vary the *Zoning and Development By-law* in respect of the site so as to permit the rehabilitation of the heritage building and the construction of a new Infill One-Family Dwelling (the "new building") thereon as proposed under Development Permit Application No. DE416750 and as more particularly described in the Policy Report dated March 14, 2014, entitled "2856 West 3rd Avenue - Logan House - 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 satisfaction of the Director of Legal Services and the Director of Planning.
- 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 - 2856 West 3rd Avenue)