

SUMMARY AND RECOMMENDATION

4. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
1846 West 14th Avenue

Summary: To designate the house at 1846 West 14th Avenue as a protected heritage property and approve a Heritage Revitalization Agreement (HRA) for the site. The applicant proposes variances to the Zoning and Development By-law, as set forth in the Development Permit Application Number DE418668, to permit the construction of a new infill building.

Applicant: Terra Firma Design Ltd.

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 add the existing building at 1846 West 14th Avenue [*PID: 012-757-748; Lot 6, Block 447, District Lot 526, Plan 3557* (the "site")], known as the Sutherland House (the "heritage building") to the Vancouver Heritage Register in the 'C' evaluation category.
- 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 the exterior of the heritage building as protected heritage property.
- 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 authorizing the City to enter into a Heritage Revitalization Agreement in respect of the heritage building to:
 - (i) secure the rehabilitation and long-term preservation of the heritage building; and
 - (ii) vary the Zoning and Development By-law in respect of the site to permit the construction of an infill building as proposed under Development Permit Application No. DE418668 (the "DP Application") and as more particularly described in the Policy Report dated November 5, 2015, entitled "Heritage Designation and Heritage Revitalization Agreement - 1846 West 14th Avenue (Sutherland House)".
- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects Inc., on behalf of Minglian Holdings and stamped "Received Planning Department, March 17, 2015 ", provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

- (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 - 1846 West 14th Avenue (Sutherland House)]