

**2. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
2024 West 15th Avenue (Ludgate Residence)**

Summary: To designate the exterior and the interior fireplace feature in the main floor living room of the heritage building at 2024 West 15th Avenue, known as the Ludgate Residence, which is listed on the Vancouver Heritage Register in the 'B' evaluation category. The application proposes variances to the Zoning and Development By-law, as set forth in Development Permit Application Number DE417169, to permit the rehabilitation and conversion of the heritage building to contain two dwelling units and the construction of a new infill dwelling on the rear of the site.

Applicant: Alexandre Ravkov, Designer

Recommended Approval: By the Acting General Manager of Planning and Development Services:

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 and 594 of the *Vancouver Charter*, a by-law to designate the exterior and the interior fireplace feature in the main floor living room of the heritage building at 2024 West 15th Avenue [*PID: 013-266-497; Lot 8, Block 465, District Lot 526, Plan 2983*], known as the Ludgate Residence, 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 to:
 - (i) secure the rehabilitation and long-term preservation of the heritage building; and
 - (ii) vary the Zoning and Development By-law to permit the rehabilitation and conversion of the heritage building to a Multiple Conversion Dwelling comprising two Dwelling Units and the construction of a new Infill One-Family Dwelling on the rear of the site as proposed under Development Permit Application DE417169 and as more particularly described in the Policy Report dated December 17, 2015, entitled "2024 West 15th Avenue - Ludgate Residence - 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 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 - 2024 West 15th Avenue (Ludgate Residence)]