

SUMMARY AND RECOMMENDATION

**3. HERITAGE DESIGNATION & HERITAGE REVITALIZATION AGREEMENT (HRA):
3589 Commercial Street**

Summary: To add the existing building to the Vancouver Heritage Register in the 'C' evaluation category and designate it as protected heritage property. In exchange for the designation, the proposed Heritage Revitalization Agreement (HRA) will grant zoning variances to allow a separate parcel at the rear of the site where a five-unit townhouse development may be constructed.

Applicant: Bob Worden, Ramsey Worden Architects

Recommended Approval: By the Director of Planning in consultation with the Director of Legal Services:

- A. THAT the building located at 3589 Commercial Street, listed in the Vancouver Heritage Register in the 'B' evaluation category, be designated as protected heritage property.
- B. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for the building located at 3589 Commercial Street to:
 - secure the protection and long-term preservation of the building; and
 - grant variances in excess of that permitted in the Zoning and Development By-law.
- C. THAT the Director of Legal Services be instructed to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and a by-law to designate the building located at 3589 Commercial Street as protected heritage property.
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed, registered, and given priority, to the satisfaction of the Director of Legal Services and the Director of Planning.

(HD/HRA - 3589 Commercial Street)