

SUMMARY AND RECOMMENDATION

1. **HERITAGE DESIGNATION: 1775 West 16th Avenue (Elson Residence) - 1785 West 16th Avenue (Bayne Residence) - 1795 West 16th Avenue (Maguire Residence)**

Summary: To add the existing buildings at 1775 and 1785 West 16th Avenue (the Elson Residence and the Bayne Residence respectively) to the Vancouver Heritage Register in the 'C' evaluation category, and to add the Maguire Residence at 1795 West 16th Avenue to the Register in the 'B' evaluation category; and to designate the exteriors of all three buildings as protected heritage property.

Applicant: Jim Bussey, Formwerks Architectural

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

- A. THAT Council add the Elson Residence at 1775 West 16th Avenue and the Bayne Residence at 1785 West 16th Avenue [*PID: 030-251-818, Lot A, Block 468, District Lot 526, Plan EPP72128*] (the "site") to the Vancouver Heritage Register in the 'C' evaluation category.
- B. THAT Council add the Maguire Residence at 1795 West 16th Avenue [*PID: 030-251-818, Lot A, Block 468, District Lot 526, Plan EPP72128*] (the "site") to the Vancouver Heritage Register in the 'B' evaluation category.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, by-laws to designate the exterior of the Elson Residence, the Bayne Residence, and the Maguire Residence (the "heritage buildings") as protected heritage properties.
- D. THAT 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 - 1775 West 16th Avenue (Elson Residence) - 1785 West 16th Avenue (Bayne Residence) - 1795 West 16th Avenue (Maguire Residence)]