

SUMMARY AND RECOMMENDATION

2. HERITAGE DESIGNATION: 1927 West 17th Avenue (The Hawkins House)

Summary: To designate the existing heritage building as protected heritage property in exchange for additional floor area consisting of an addition to the rear of the house and expansion of the existing garage.

Applicant: James Emery, Iredale Group Architecture.

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- 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 residential building known as the Hawkins House (the "heritage building") at 1927 West 17th Avenue in the City of Vancouver (legal description: *PID: 011-521-309; Lot 7, Block 486, District Lot 526, Plan 4502*) (the "Lands").
- B. THAT Council determine for purposes of Section 3.2.5 of the *Zoning & Development By-law* that the development of the Lands as proposed under Development Permit Application No. 410564 will make a contribution to conserving the heritage building.
- C. THAT Council approve the granting, pursuant to Section 3.2.5 of the *Zoning & Development By-law* and the *Heritage Policies and Guidelines*, in connection with the proposed heritage designation and a proposed rehabilitation of the heritage building, of a 10.2% increase to the floor space ratio permitted for the Lands under applicable zoning.
- D. THAT Recommendations A, B and C be adopted on the following conditions:
 - (a) THAT the passage of the above resolution creates no legal rights for the applicant or any other person nor any 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
 - (b) 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 - 1927 West 17th Avenue (The Hawkins House)]