

COUNCIL AGENDA

Date: July 8, 2019 Item: 7.

WV  
7.

**DISTRICT OF WEST VANCOUVER**  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

## COUNCIL REPORT

Date:	June 18, 2019
From:	Michelle McGuire, Manager of Current Planning and Urban Design
Subject:	Preventing Heritage Demolitions
File:	2585-01-2019

### RECOMMENDATION

THAT the report titled, "Preventing Heritage Demolitions" outlining a framework for preventing the demolition of heritage buildings and resources and promoting heritage education and outreach in West Vancouver, be received for information.

### RECOMMENDATION

THAT Council update the Community Heritage Register to add all nominated heritage resources identified on West Vancouver's heritage inventories.

### RECOMMENDATION

THAT funding for a full time equivalent (FTE) heritage planner position to implement and manage the proposed heritage framework including the review and processing of heritage proposals be referred to the 2020-2024 Five-Year Plan Process for consideration.

#### 1.0 Purpose

The purpose of this report is to seek Council's approval in principle for implementation of a framework and resources required to promote heritage education and awareness and prevent the demolition of heritage resources across the District.

#### 2.0 Legislation/Bylaw/Policy

##### *Local Government Act*

Municipal heritage conservation tools and incentives are enabled under Part 15 of the *Local Government Act*. Continuing protection tools are described in Part 15, under sections 610 through 616, and include: heritage revitalization agreements, heritage designation, and heritage site maintenance standards.

A Community Heritage Register is a list of properties that are formally recognized by a local government for their heritage value or character. It is a tool for understanding and managing a community's heritage resources, and for accessing heritage conservation and incentive tools enabled by the *Local Government Act*.

### **3.0 Official Community Plan**

On June 25, 2018 Council adopted the Official Community Plan that contains directions supporting the protection of heritage resources.

2.1.9 Protect buildings, structures and landscapes on the District's Heritage Register by:

- a. Allowing the conversion of single-family homes into multi-family use (e.g., duplex, triplex);
- b. Allowing fee-simple subdivisions or infill options (such as cottages or coach houses) on the same lot;
- c. Varying siting to protect valued trees and landscapes;
- d. Encouraging protection through bonus density and considering density transfer;
- e. Considering financial incentives (e.g., the reduction of development fees or charges, tax incentives);
- f. Reducing off-street parking requirements;
- g. Securing protection through Heritage Designation Bylaws;
- h. Supporting restoration through Heritage Revitalization Agreements; and
- i. Expediting the review process for the retention of heritage properties.

### **4.0 Background**

#### **4.1 Previous Decisions**

On June 19, 2006, Council adopted the Heritage Strategic Plan.

On November 26, 2007, Council established the West Vancouver Community Heritage Register.

On June 9, 2008, Council adopted selection criteria for additions to the Community Heritage Register and received for information a list of 171 historic places nominated to the Register by the Heritage Strategic Plan Implementation Working Group. Since that time Council has added a number of heritage resources to the Community Heritage Register with a total of 51 resources currently listed.

On February 19, 2018, Council approved the creation of a Heritage Advisory Committee along with a terms of reference for the Committee. Council also approved adding heritage resources identified on West Vancouver's heritage inventories to the Community Heritage Register.

On June 6, 2019, the Heritage Advisory Committee endorsed the draft staff report "Preventing Heritage Demolitions" and provided feedback to staff that is incorporated into the current report.

## 4.2 History

West Vancouver contains a number of significant heritage assets. These assets vary from historic structures and buildings to significant landscapes and key historic features found throughout the community. The District has three heritage inventories, the first being the West Vancouver Heritage Inventory (1988) which identifies buildings generally built prior to 1945, the Heritage Landscape Inventory (1988) and the final inventory being the West Vancouver Survey of Significant Architecture 1945-1975.

The District also has a Community Heritage Register which formally identifies properties that are recognized for their heritage value or character. It is used as a tool for understanding and managing the community's heritage resources as well as for enabling the various heritage conservation and incentive tools enabled under Part 15 of the Local Government Act.

## 5.0 Analysis

### 5.1 Discussion

The history of West Vancouver, including people, events and places, are an important part of what makes West Vancouver the unique and vibrant community it is. Throughout West Vancouver there are varied heritage assets which provides a strong sense of community identity through connection to the past. Increased awareness surrounding West Vancouver's character and the preservation of heritage resources is an important step to achieve the broad goal of preserving neighbourhood character and the more specific goal of preserving identified heritage assets such as signature dwellings and landscapes.

More recently, heritage properties (on the Register, captured in a District inventory or unlisted) within the community are coming under increased pressure from development. With the increased pace of development seen in the community in recent years, heritage resources are at an elevated risk of loss and destruction through significant modification or outright demolition. In several cases Council has approved a 60 day protection order in an attempt to encourage owners to consider heritage retention options. In most cases the heritage listed resource has still been demolished. On February 25, 2019, Council approved a temporary protection order for the Chin Residence at 1840 Orchard Way. At the time of approval Council discussion ensued requesting that staff report back in consultation with the Heritage Advisory Committee with a framework for proactive prevention of heritage demolitions. In response, several measures are recommended as part of a heritage framework to protect and educate on heritage resources in West Vancouver.

*Heritage Framework (summarized in Appendix A)*

*a) Community Heritage Register Updates for Nominated Sites*

The existing Community Heritage Register includes 51 heritage resources that have been previously approved by Council for addition. On February 19, 2018, Council approved, in principle, adding sites to the Community Heritage Register from the existing West Vancouver Heritage Inventories. Included as Appendix B is the updated register with all nominated sites in the “primary” and “secondary” categories added. The updated register includes 182 heritage resources.

For any of the resources that are not currently designated (i.e. protected by by-law) inclusion on the Community Heritage Register provides eligibility for incentives under Part 15 of the *Local Government Act*. It is noted that inclusion on the register does not mean that sites are protected and property owners are under no legal obligation. As well, staff note that inclusion on the register would not reduce property values and, in fact, could have a positive benefit with eligibility for incentives.

*b) Review of Heritage Best Practices*

A key opportunity identified through discussion with the Heritage Advisory Committee is to conduct a comprehensive review of other municipality's heritage programs and policies. The review would be conducted to determine best practices and applicability for the West Vancouver context. Findings from the review would inform updates to the Heritage Strategic Plan and would streamline processing of heritage projects to incentivize heritage retention.

One key challenge identified by heritage applicants is the complexity and length of municipal application processing. A primary goal of the best practices review is the creation of a streamlined application process that would encourage heritage revitalization and protection as a financially viable option that preserves neighbourhood character while offering alternative housing options. For existing heritage property owners staff would also review potential incentives to encourage ongoing protection and maintenance of buildings and assets (e.g. allowing short term rental use for Community Heritage Register sites).

*c) Outreach and Education*

A key initiative identified by the Heritage Advisory Committee for West Vancouver is the creation of an outreach and education program for community members, developers, realtors and property owners of heritage sites and resources. The intent of the program would primarily be to “get ahead” of potential heritage demolitions to provide education about the benefits of heritage protection. As part of the program, materials would be created promoting existing successful heritage projects to provide case studies for property owners and applicants to use in the development of heritage projects. Staff would create a unified heritage webpage to host materials and information for promoting heritage preservation. Other

consultation tools and promotional materials would be developed including the potential for a heritage plaque program and heritage awards for the District.

One key aspect of the outreach and education program is the goal to effectively partner with community organizations such as the North Shore Heritage Preservation Society and with other staff groups like Cultural Services to find synergies and efficiencies with other community outreach and education work being done. This aspect of the program is expected to reach beyond more traditional definitions of "heritage" promoting awareness of cultural and social heritage values and resources.

*d) Assess the "Support" Category Heritage Resources*

Existing "support" category heritage resources are listed in the West Vancouver Heritage Inventories. Other than a name and other very limited details these potential heritage resources (183) do not currently include sufficient information to confirm merit for inclusion on the Community Heritage Register. Many of these buildings are under threat of demolition. If Council were to approve funding for a full time equivalent (FTE) heritage planner this position would first undertake the best practices review of other municipalities' heritage programs and incentives. An outcome of this review would be expected to determine the best approach for evaluation of the "support" category resources. This evaluation could involve a combination of researchers including staff, volunteers, summer students and/or consultants.

*e) Identification of Unknown Heritage Resources*

West Vancouver's existing heritage inventories were mainly created through cursory "window pane" review of existing buildings and landscapes with additional research conducted for many of the "primary and "secondary" resources. Other sites and assets (including resources that have cultural and social or "storytelling" significance) that are not recognized on the District's existing heritage inventories are likely present across the District. With a full time heritage planner available to support policy development and implementation, education and outreach as well as incentive promotion and review, staff would have the capacity to review potential heritage resources across the District for inclusion on the Community Heritage Register. It is anticipated this could include "non-building" heritage resources (i.e. landscape, monument, cultural, etc.). Potential resources would be researched by staff and/or consultants and could also be brought forward by volunteers and community groups for review and evaluation by staff.

*f) Update Heritage Strategic Plan*

The Heritage Strategic Plan, adopted by Council in 2006, outlined a series of action items, many of which have been implemented including the creation of the West Vancouver Community Heritage Register. With the initiation of the Heritage Advisory Committee there is an opportunity to review plan implementation and consider any relevant updates that should

be pursued including the potential to expand the definition of heritage to include celebration of cultural and social heritage resources. Staff and the Heritage Advisory Committee recommend updating the Heritage Strategic Plan to provide for coordination of heritage initiatives. If approved by Council, this work would be undertaken by the new full time heritage planner position in consultation with the Heritage Advisory Committee.

## 5.2 Staff Resource and Financial Implications

Staff recommend consideration for funding of a full time equivalent (FTE) position to manage implementation of the heritage framework and review and process heritage proposals. Staff note that funding for this position could, in part, be generated from increased revenues from planning fees. Included as part of the annual staff report on District fees (scheduled for consideration on July 8, 2019) are proposed fee increases for rezoning and development permit applications.

In considering how the existing "support" category heritage resources could be researched staff enquired with a heritage consultant to get a high-level cost estimate for the work associated with evaluating all "support" resources as part of a single contract. The heritage consultant provided an estimate of \$150,000 to conduct the research. At this time staff are not recommending that Council consider this funding request. The best practises review is expected to consider potential lower cost options for conducting the work including the use of a combination of staff, summer students and/or volunteers. If necessary after completing the best practises review staff will report back with any required funding request.

## 5.3 Sustainability

Retention and renovation of existing heritage buildings is a sustainable practise that avoids demolition and wasting existing construction and building materials.

## 5.4 Public Engagement and Outreach

If Council approves the funds required for hiring a heritage planner one of the main functions of the new position will be to work on engagement and outreach related to heritage issues and projects.

## 6.0 Options

### 6.1 Recommended Option

- a) Staff recommend approval of the proposed recommendations including consideration of the required staff resources.

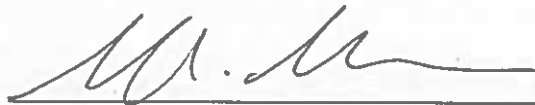
### 6.2 Considered Options

- b) Council could request further information for staff to report back with amended recommendations, proposed work program and associated budget.

## 7.0 Conclusion

Staff recommend approval of the proposed recommendations to provide a framework and associated resources for proactively preventing demolition of heritage resources across the District of West Vancouver.

Author:



---

Michelle McGuire, Manager of Current Planning and Urban Design

### Appendices:

- Appendix A: Framework for Preventing Heritage Demolitions
- Appendix B: Draft West Vancouver Community Heritage Register

**This page intentionally left blank**

**This page intentionally left blank**



APPENDIX A

FRAMEWORK FOR PREVENTING HERITAGE DEMOLITIONS

Action Item	Description	Timeline	Resource Requirements
<b>Community Heritage Register Updates for Nominated Sites</b>	Consolidated Community Heritage Register adopted by Council to enable eligibility for incentives	Immediate (if Council approves report recommendation)	N/A
<b>Review of Heritage Best Practices</b>	Review of other municipalities' heritage programs and incentives for applicability to West Vancouver context	Approximately 6 months following hiring of staff	FTE heritage planner
<b>Outreach and Education</b>	Program to promote and celebrate heritage protection and value for West Vancouver	Ongoing following hiring of staff	Staff and volunteers
<b>Assess the "Support" Category Heritage Resources</b>	Review "support" category heritage resources to determine eligibility for inclusion on the Community Heritage Register	6 - 8 months following review of best practices to determine optimal approach	Combination of staff, volunteers and consultants
<b>Identification of Unknown Heritage Resources</b>	Review potential unknown resources for inclusion on the Community Heritage Register through a combination of voluntary nomination and research	Ongoing	Combination of staff, volunteers and consultants
<b>Update Heritage Strategic Plan</b>	Review plan implementation and consider any relevant updates to be pursued	6 months	Staff in consultation with Heritage Advisory Committee

**This page intentionally left blank**

**This page intentionally left blank**

## APPENDIX B

### DRAFT WEST VANCOUVER COMMUNITY HERITAGE REGISTER

*Consolidated for convenience based on Council approval of Community Heritage Register additions. Includes buildings and selected landscape resources from West Vancouver's heritage inventories (prepared 1988-1994); and historic places nominated to or listed on the West Vancouver Heritage Register since 2007.*

#### **Buildings:**

#	Address	Name	Type	Date Built	Architect/ Builder	Municipal Designation Status
1	n/a	Hollyburn Cabin Community	Group of buildings	Unknown	n/a	
2	1195 12th Street	Rush House	House	1923		HRA/Designated in 2017
3	101 14th Street	Ferry Building	Public Building	1913		Municipal Designation (1987)
4	780 14th Street	Dickinson House	House	1924		
5	1252 14th Street	Jones House	House	1914		
6	760 16th Street	No. 1 Firehall	Public Building	1967	Toby, Russell and Buckwell	
7	680 17th Street	Gertrude Lawson House	Public Building	1940	Gertrude Lawson	Municipal Designation (1990)
8	750 17th Street	West Vancouver Municipal Hall	Public Building	1964	Toby, Russell and Buckwell	
9	786 22nd Street	West Vancouver Ice Arena	Public Building	1965	Carlsberg Jackson Partners	
10	885 22nd Street	St. Stephen's Anglican Church	Church	1967	Thompson, Berwick and Pratt	
11	1150 22nd Street	Pauline Johnson School	School	1921	Hugh A. Hodgson	
12	1361 24th Street	Hanssen House	House	1959	Donald M. Manning	
13	150 25th Street	The Clachan	Commercial Building	1912		
14	250 25th Street	Dental Building		1961	Wensley and Rand	
15	755 Anderson Crescent	Anderson House	House	1958		
16	1414 Argyle Avenue	Ferry Building				Municipal Designation (1987)
17	1570 Argyle Avenue	Silk Purse	House			
18	1768 Argyle Avenue	Navy Jack House	House	1873		

#	Address	Name	Type	Date Built	Architect/ Builder	Municipal Designation Status
19	2135 Argyle Avenue	The Crescent Apartments	Apartment Building	1961	Kenneth Gardner & Warnett Kennedy	
20	2173 Argyle Avenue	Elliott House	House	1921		
21	1040 Aubeneau Crescent	Gerson House	House	1958	Wolfgang Gerson	
22	3984 Bayridge Avenue	Croll House	House	1962	Hamish W. F. McIntyre	
23	3990 Bayridge Avenue	Chilcott House	House	1959	Duncan McNab	
24	4090 Bayridge Avenue	Rayer House	House	1964	FT Hollingsworth and BV Downs	
25	2190 Bellevue Avenue	The Shoreland Apartments	Apartment Building	1963	G. Leach, Consulting Engineer	
26	2222 Bellevue Avenue	Villa Maris	Apartment Building	1965		
27	3165 Benbow Road	Howell House	House	1959	Lewis Construction Company	
28	93 Bonnymuir Drive	Braun Residence	House	1956	Lewis Construction Company	
29	885 Braeside Street	Edgar House	House	1942		
30	4123 Burkehill Road	Maltby House	House	1963	Hollingsworth and Downs, Architects	
31	4104 Burkeridge Place	Hayashi House	House	1962	Arnulf H. Petzold, Architect	
32	595 Burley Drive	Cedardale Centre	School	1954	Davison and Porter, Architects	
33	5030 The Byway	Smith House II	House	1966	Erickson/Massey Architects	
34	4660 Caulfeild Drive	Altman House	House	1962	Wensley and Rand, Architects	
35	1300 Chartwell Drive	Chartwell Elementary School	School	1966	Duncan McNab, Architect	
36	1247 Chartwell Place	Hauer House	House	1967	Erickson/Massey, Architects	
37	7145 Cliff Road	Morrow House	House	1959	Watkins and Massey, Architects	
38	660 Clyde Avenue	Woyatt-Bowie Building	Office Building	1966	FT Hollingsworth & BV Downs	Designation Proposed (DP 16-035)
39	1281 Clyde Avenue	Nesbitt House	House	1925		
40	5920 Condor Place	Hope House	House	1963	Vladimir Plavsic, Architect	
41	6850 Copper Cove Road	Hemingway House	House	1976	Brian Hemingway, Architect	
42	5665 Daffodil Drive	Lauder House	House	1961	Lauder Brothers and Tate, Designers	

#	Address	Name	Type	Date Built	Architect/ Builder	Municipal Designation Status
43	985 Duchess Avenue	Boyd House	House	1954	Ron Thom	
44	1329 Duchess Avenue	Hollyburn School	School	1913		
45	6003 Eagleridge Drive	Wagner House (aka Underwood)	House	1965	Percy Underwood / Einer Silberbauer	Designated October 16, 2014
46	6011 Eagleridge Drive	Case House	House	1964	Thompson, Berwick and Pratt	
47	6026 Eagleridge Drive	Greig House	House	1960	Thompson, Berwick and Pratt	
48	6028 Eagleridge Drive	Catton House	House	1968	Erickson/Massey	
49	415 Eastcot Road	Riedl House	House	1954	Semmens and Simpson	
50	543 Eastcot Road	Plommer House	House	1953	FT Hollingsworth	
51	4369 Erwin Drive	Merler House	House	1963	Thompson, Berwick and Pratt	
52	4379 Erwin Drive	Reynolds House	House	1969		
53	1124 Eyremount Drive	Lewis House	House	1964	Lewis Construction Company	
54	1143 Eyremount Drive	Baker House (originally Forrest House)	House	1962	Thompson, Berwick and Pratt (Ron Thom and Dick Mann)	
55	5928 Falcon Road	Johnson House	House	1962	Hamish W. F. McIntyre	
56	5950 Falcon Road	Plavsic House	House	1963	Vladimir Plavsic	
57	5558 Gallagher Place	Morrison House	House	1961	F Dawson, Designer	
58	2165 Gisby Street	G.M. Pugh House	House	1936	CBK Van Norman	
59	6043 Gleneagles Drive (now, Gleneagles Close?)	Finqueneisel Summer House	House	1938	Theo Korner	
60	6155 Gleneagles Drive	Former Gleneagles Clubhouse	House	1928		
61	1297 Gordon Avenue	Stewart House	House	1919		
62	1425 Gordon Avenue	Vinson House	House	1913		HRA/Designated June 6, 2016
63	1457 Gordon Avenue	Smith House	House	1926		
64	5414 Greentree Road	Higgins House	House	1963	Ronald B Howard	
65	547 Hadden Drive	Carpenter Residence	House	1950	Duncan McNab and Associates	
66	2385 Haywood Avenue	Young House	House	1914		

#	Address	Name	Type	Date Built	Architect/ Builder	Municipal Designation Status
67	2397 Haywood Avenue	Woodward House	House	1919		
68	2512 Haywood Avenue	n/a	House	1923		
69	4762 The Highway	Resthaven aka Kilby House II	House	1924		
70	6850 Hycroft Road	Bowker House	House	1967	FT Hollingsworth & BV Downs	
71	6935 Hycroft Road	Talling House	House	1956	Donald M Manning	
72	6965 Hycroft Road	Harbrink House	House	1973	Georg Koslowski	
73	6991 Hycroft Road	Mikita House	House	1961	Thompson, Berwick and Pratt	
74	419 Inglewood	Holdfast	House	1945	Underwood and Barratt	
75	1068 Inglewood Avenue	St. Christopher's Church	House	1956	Sharp & Thompson, Berwick, Pratt	
76	1295 Inglewood Avenue	Palecek House	House	1946		
77	1366 Inglewood Avenue	Godfrey House	House	1914		
78	1768 Inglewood Avenue	Hutchingame House aka Sutherland House	House	1927	James Sutherland (attributed builder)	HRA/Designated July 24, 2017
79	2015 Inglewood Avenue	Jupp House	House	1926		
80	6941 Islevieview Road	Anton House	House	1966	Erickson/Massey	
81	6985 Islevieview Road	Staples House	House	1966	Erickson/Massey	Still standing. HRA 13-049 did not proceed, closed due to inactivity
82	825 Jefferson Avenue	Chang House	House	1957	Duncan McNab	
83	2397 Jefferson Avenue	Bell House	House	1916		
84	200 Keith Road	Klee Wyck	Former Rural Estate House	1925		
85	235 Keith Road	Spuraway	House	1911		
86	455 Keith Road	Fuldauer House	House	1966	Erickson/Massey	
87	605 King George's Way	Taylor House	House	1954	Rowett & MacDonald	
88	2567 Kings Avenue	Harrison House #1	House	1913	Robert Cripps (builder)	
89	2587 Kings Avenue	Harrison House #2	House	1923	Hugh Hodgson	
90	5762 Larson Place	Merrick House	House	1973, 1981	Paul Merrick	Still standing. HRA 09-007 closed in 2011, Did not proceed due to time and



#	Address	Name	Type	Date Built	Architect/Builder	Municipal Designation Status
						resource constraints.
91	5768 Larson Place	Stewart-Lough House	House	1957	RG Stewart-Lough, Designer	Still standing. Not listed. HRA application 09-007 closed in 2011.
92	1070 Lawson Avenue	Lewis House	House	1952	Lewis Construction Company	
93	1460 Lawson Avenue	Pratt House	House	1946	Sharp & Thompson, Berwick, Pratt	
94	1555 Lawson Avenue	Thorson House	House	1953	Ron Thom	
95	2586 Lawson Avenue	Peirson House	House			
96	2423 Marine Drive	Conservative Hall	Commercial Building	1913		
97	3054 Marine Drive	Keay House	House	1947	C Edward Pratt	
98	3396 Marine Drive	The Black Cat	Mixed-Use Building	1922		
99	3688 Marine Drive	Ferguson House	House	1940		
100	3945 Marine Drive	Termuende House	House	1948	Thompson, Berwick & Pratt	
101	5202 Marine Drive	Simons House	House	1969	Erickson/Massey	
102	5204 Marine Drive	Laxton House	House	1964	Erickson/Massey	
103	5240 Marine Drive	Service House	House	1941	William Bow	
104	5252 Marine Drive	Bainbridge House	House	1935		
105	5324 Marine Drive	Kew House	House	1937	Palmer and Bow	Still standing.
106	5967 Marine Drive	Charow House	House	1967	Kenneth Charow	
107	6190 Marine Drive	Gleneagles Clubhouse & Great Hall	Public Building			
108	335 Mathers Avenue	Jarvis House	House	1955	Sharp & Thompson, Berwick, Pratt	
109	380 Mathers Avenue	Elliott House	House	1960	Wensley and Rand (assumed)	
110	435 Mathers Avenue	Fisher House	House	1954	WH Birmingham, FT Hollingsworth	
111	450 Mathers Avenue	Baptist Church	Church	1967	Arthur J Mudry	
112	1050 Mathers Avenue	Duke House	House	1954	Lewis Construction Company	
113	1250 Mathers Avenue	Ridgeview Elementary School	School	1948	Sharp & Thompson, Berwick, Pratt	
114	1650 Mathers Avenue	Berwick House	House	1940	RAD Berwick	
115	1850 Mathers Avenue	Keenleyside House	House	1937		

#	Address	Name	Type	Date Built	Architect/Builder	Municipal Designation Status
116	3215 Mathers Avenue	Woodward House	House	1951	Sharp & Thompson, Berwick, Pratt	
117	2968 Mathers Crescent	BC Binning House	House	1941	BC Binning	HRA 17-030 currently on-hold
118	2607 Nelson Avenue	Cianci House (aka Taylor House)	House	1933		
119	1160 Nepal Place	Carmichael House	House	1957	Ron Thom	
120	447 Newlands Road	Kozakewich House	House	1960	F Walter Scott & James Y Johnstone	
121	1560 Ottawa Avenue	Porter House	House	1948	JCH Porter	
122	1655 Ottawa Avenue	Anderson House	House	1956	RJ Thom	
123	2245 Ottawa Avenue	Thorson House	House	1950	Duncan S McNab	
124	1812 Palmerston Avenue	Eppich House	House	1974	Arthur Erickson	
125	1825 Palmerston Avenue	Smith House	House	1958	Thompson, Berwick & Pratt	
126	4648 Piccadilly South	Stonehaven	House	1918		
127	4670 Piccadilly South	Greystones	House	1927		
128	4717 Piccadilly South	Plint House	House	1959	Lewis Construction Company	
129	4732 Piccadilly South	Cameron House	House	1916		
130	4767 Piccadilly South	St. Francis-in-the-Wood Anglican Church Rectory	Church Rectory		HA Stone, Designer	
131	4773 Piccadilly South	St. Francis-in-the-Wood Anglican Church	Church			
132	4785 Piccadilly South	Thornton House	House	1939	Gardiner and Thornton	
133	4719 Pilot House Road	McDonald House	House	1932		
134	4735 Pilot House Road	Kilby House I	House	1909		
135	2055 Queens Avenue	Toby House	House	1962	Ray L Toby	HRA/Designated May 11, 2015
136	415 Rabbit Lane	Goodwin House	House	1947	Sharp & Thompson, Berwick, Pratt	
137	3321 Radcliffe Avenue	Hewitt House	House	1923		
138	4170 Rose Crescent	Dawson House	House	1958	RJ Thom	



#	Address	Name	Type	Date Built	Architect/Builder	Municipal Designation Status
139	2465 Rosebery Avenue	Lanskail House	House	1956	FW Scott	
140	2539 Rosebery Avenue	Bennett House	House	1946	Robert McKee	
141	2565 Rosebery Avenue	Thompson House	House	1966	Ken G Terriss	
142	2995 Rosebery Avenue	Bell-Irving Estate	House	1938	CBK Van Norman	
143	3030 Rosebery Avenue	Clark House	House	1969	Henry Yorke Mann	
144	6279 St. Georges Crescent	Taylor House	House	1965	FT Hollingsworth	
145	367 St. James Crescent	Kyle House	House	1953	John Roberts	
146	5765 Seaview Place	McLeod House	House	1966	Barclay McLeod	
147	820 Sentinel Drive	Richards House	House	1956	Schumak and Riehl, Designers	
148	954 Sentinel Drive	Grant House	House	1951		
149	2175 Shafton Place	Miller House	House	1959	Lewis Construction Company	
150	2485 Shamrock Place	De Kleer House	House	1955	J De Kleer	
151	2490 Shamrock Place	Ross House	House	1957	WM Ford Pratt	
152	2495 Shamrock Place	Unger House	House	1959	Lewis Construction Company	
153	2655 Skilift Place	Harrison House	House	1958	Lewis Construction Company	
154	2755 Skilift Place	Lewis House	House	1958	Lewis Construction Company	
155	420 Southborough Drive	Capilano Golf & Country Club		1938	JF Dawson of Olmstead Brothers; Palmer & Bow	
156	6222 St. George's Avenue	Erickson House	House	1958	Bob Lewis; Arthur Erickson	
157	118 Stevens Drive	Stegeman House	House	1954	Erickson/Massey	
158	430 Stevens Drive	Pratt House	House	1951	Sharp & Thompson, Berwick, Pratt	
159	825 Taylor Way	Odlum House	House	1963	Thompson, Berwick and Pratt	
160	1525 Taylor Way	Saint David's United Church	House	1958	GW Peck; Thompson, Berwick and Pratt	
161	1465 Tyrol Road	Smith House	House	1965		
162	4875 Water Lane	Heal House	House	1963	DO Barraclough	
163	4995 Water Lane	Grinnell House	House	1961	Thompson, Berwick and Pratt	

#	Address	Name	Type	Date Built	Architect/ Builder	Municipal Designation Status
164	760 Westcot Road	Westcot Elementary School	School	1956	Duncan S McNab & Associates	
165	2089 Westdean Crescent	Spencer House	House	1913		Still standing.
166	3290 Westmount Road	McNab House	House	1956	Duncan S McNab and Associates	
167	3350 Westmount Road	Galloway House	House	1957	Duncan S McNab and Associates	
168	3380 Westmount Road	Seaton House	House	1958	Cook's Plan Service	
169	5616 Westport Place	Sykes House	House	1964	Peter Kaffka	HRA/ Municipal Designation (2016)
170	3956 Westridge Avenue	Ray House	House	1961	Daniel Evan White	
171	850 Wildwood Lane	Reid House	House	1955	Lewis Construction Company	

***Trees, Landscapes and Monuments:***

#	Name	Location	Type	Comments
172	Caulfeild Park	Caulfeild Park	Public Park	
173	Cherry Trees	Taylor Way	Landscape Resource	
174	Hollyburn Lodge	Cypress Provincial Park	Recreational Building	Heritage Achievement Award to Hollyburn Heritage Society (2007); Conservation Plan (2009)
175	Jubilee Maple Tree	13 <sup>th</sup> Street & Marine Drive	Landscape Resource	Retained in public realm concept for Shell site (2011)
176	Lions' Gate Bridge		Transportation Infrastructure	National Historic Site (2005)
177	Norway Maple Tree, Specimen 1	Ambleside Park	Landscape Resource	
178	Point Atkinson Barracks Buildings a.k.a. Lighthouse Park Barracks Buildings	Lighthouse Park	Military Buildings	
179	Point Atkinson Light Station	Lighthouse Park	Navigational Aid	National Historic Site (1994); Conservation Plan (2009)
180	Silver Maple Trees, Specimen 2	Ambleside Park	Landscape Resource	
181	War Memorial	Memorial Park		
182	Whytecliff Park	Whytecliff Park	Public Park	