



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

6.

COUNCIL REPORT

Date:	March 8, 2021
From:	Michelle McGuire, Senior Manager of Current Planning and Urban Design
Subject:	Temporary Protection of the “McDowell Residence” at 466 Hillcrest Street
File:	2585-01-01-2021

RECOMMENDATION

WHEREAS:

- a) The property located at 466 Hillcrest Street, and more particularly described as PID 012-185-383, Lot 4, Block 19, East Part of District Lot 558, Plan 3779 (the “Property”) is considered to be heritage property; and
- b) Pursuant to s. 606 of the *Local Government Act*, a local government may order that real property be subject to temporary protection; and

THAT the property is subject to temporary protection for a period of 60 days commencing on the date this Resolution is passed, and the prohibitions in s. 609 of the *Local Government Act* apply to the property without exception during the 60-day period.

1.0 Purpose

The purpose of this report is to request a temporary protection order for the “McDowell Residence” located at 466 Hillcrest Street.

2.0 Legislation/Bylaw/Policy

Section 606 of the Local Government Act allows Council to order temporary protection of a heritage property for up to 60 days.

3.0 Council Strategic Objective/Official Community Plan

A key action in the Official Community Plan is to encourage long-term protection of valued heritage properties. Section 2.1.9 encourages protection of buildings, structures and landscapes on the District’s Heritage Register.

Council’s Strategic Plan 2020-2021 includes goal 6.10 that calls for creating a policy for the presentation of heritage assets.

4.0 Financial Implications

No financial implications.

5.0 Background

5.1 Previous Decisions – not applicable

5.2 History

The “McDowell Residence” (Figures 1 and 2) was constructed by the Lewis Construction Company and is noted as a Support Building in The West Vancouver Survey of Significant Architecture 1945-1975.



Figure 1: Front Entrance of the McDowell Residence

6.0 Analysis

6.1 Discussion

The District received a building and demolition permit application to demolish the existing “McDowell Residence” at 466 Hillcrest Street and build a new single-family house.

Staff wish to delay issuance of the permit in order to discuss possible alternative development opportunities for the property with the property owner, in exchange for legal protection of the existing house. This requires an order from Council and allows the District to withhold issuance of a demolition permit or, a building permit that would significantly alter the house, for up to 60 days from the date of the resolution.

6.2 Public Engagement and Outreach

Not applicable.

6.3 Other Communication, Consultation, and Research

If Council orders the temporary protection of the “McDowell Residence”, staff will:

1. Withhold issuance of the building permits for demolition and construction of a new single family residence, and
2. Continue to request that the owners discuss alternative development options for the property in exchange for legal protection of the McDowell Residence.

Any development application that may be submitted for the property is subject to Council consideration and public consultation.

7.0 Options

7.1 Recommended Option

That Council order temporary protection be enacted for the “McDowell Residence” at 466 Hillcrest Street, to allow staff to contact the owners and discuss other development options for the property in exchange for legal protection of the existing house.

7.2 Considered Options

If the proposed order is not supported by Council, a demolition permit for the existing house must be issued at the request of the owners.

8.0 Conclusion

Staff recommend that Council order temporary protection of the “McDowell Residence” at 466 Hillcrest Street, to delay issuance of demolition and building permits for the existing house for 60 days.

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