



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: December 12th, 2012
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 9872
VanRIMS No.: 08-2000-20
Meeting Date: January 15, 2013

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services in consultation with the Director of Legal Services

SUBJECT: 1677 East 22nd Avenue - H.J. Friend House - Heritage Designation and Heritage Revitalization Agreement

RECOMMENDATIONS

- A. THAT Council add to the Vancouver Heritage Register, in the 'C' evaluation category, the building at 1677 East 22nd Avenue (PID: 011-045-850; Lot A, District Lot 744 New Westminster, Plan 5872 (the "site")), known as the H.J. Friend House.
- B. 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 the H.J. Friend House as a protected heritage property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment under Section 592 of the *Vancouver Charter* a by-law for the City to enter into a Heritage Revitalization Agreement to:
 - (i) secure the rehabilitation and long-term preservation of the H.J. Friend House;
 - (ii) vary the *Subdivision By-law* and the *Zoning and Development By-law* as necessary to permit a subdivision of the site into two new parcels and to permit one of the new parcels to contain the heritage building and the other to contain a new Two-Family Dwelling ("duplex") as proposed under Development Permit Application DE415911 and as more particularly described in this report.
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed and noted, registered, and given priority on title to the site to the satisfaction of

the Director of Legal Services and the General Manager of Planning and Development Services.

- E. THAT Recommendations A to D 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 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
 - (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.

REPORT SUMMARY

The purpose of this report is to seek Council authorization to add the existing building at 1677 East 22nd Avenue, known as the H.J. Friend House, to the Vancouver Heritage Register in the 'C' evaluation category, and to designate it as a protected heritage property, and to enter into a Heritage Revitalization Agreement (HRA) to ensure its rehabilitation and conservation, and long-term protection. As incentive and compensation to the owner, the proposed HRA will vary the *Subdivision By-law* and the *Zoning and Development By-law* to permit the owner to develop the site contemplated in Development Permit Application DE415911 and as described in this report. The General Manager of Planning and Development Services is prepared to approve the Development Permit Application should Council approve the recommendations of this report.

COUNCIL AUTHORITY

Section 582 of the *Vancouver Charter* authorizes Council to establish, by resolution, a heritage register identifying real property that Council considers to be heritage property and, by resolution, to add such properties to the register from time to time.

Pursuant to Section 593 of the *Vancouver Charter*, Council, by by-law, may designate heritage buildings and other heritage resources within the City of Vancouver as being protected heritage properties.

Pursuant to section 592 of the *Vancouver Charter*, Council, by by-law, may enter into an HRA with the owners of heritage properties which may vary or supplement certain kinds of by-laws and permits, including the Zoning & Development By-law.

Pursuant to section 595 of the *Vancouver Charter*, if sought, Council is required to compensate an owner of property being designated as a protected heritage property for any reduction in market value caused by the designation. Often this, along with additional compensation to offset rehabilitation costs incurred under an HRA, is achieved by way of by-law variations contained in the HRA so as to permit an otherwise impermissible development.

The following Council Policies are applicable to the project:

- *Heritage Policies and Guidelines (April, 1991)*
- *Green Buildings Policy for Rezoning (July, 2010)*

GENERAL MANAGER'S COMMENTS

The General Manager of Planning and Development Services supports the recommendations of this report.

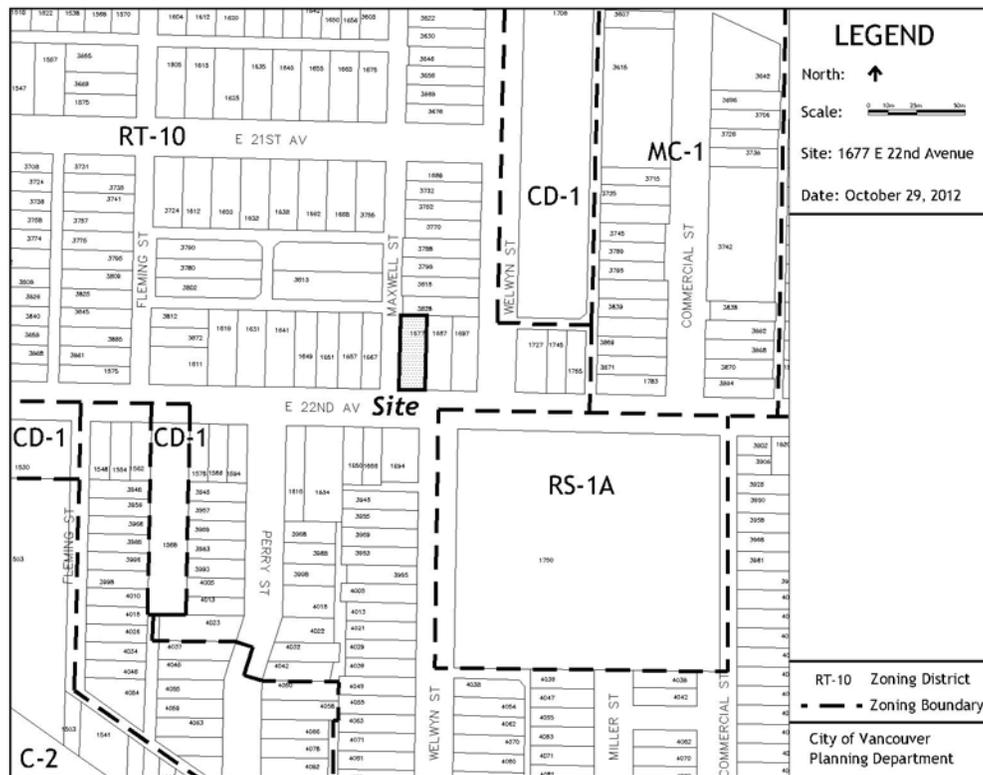
STRATEGIC ANALYSIS

Site and Context

The site is located in the Kensington-Cedar Cottage neighbourhood in an area zoned RT-10 (see Figure 1). The *RT-10 District Schedule of the Zoning and Development By-law* permits One- and Two-Family Dwellings, the conversion of existing buildings into suites, and in some cases new apartment buildings, townhouses, infill buildings, and Sm all House/Duplex development. The *RT-10 District Schedule* allows density for the Site up to a maximum of 0.80 FSR and site coverage up to a maximum of 45%.

The site is located on the northeast corner of the intersection of Maxwell Street and East 22nd Avenue. The house fronts onto East 22nd Avenue. No lane exists at the rear of the site, which abuts directly with the side yard of the property at 3828 Maxwell Street. The total area of the site is 530 square metres (5,704 square feet).

Figure 1 - Site and the surrounding zoning



Heritage Value

The H.J. Friend House was built in 1927 for Henry J. Friend, a local builder who constructed a number of houses in the immediate area and inhabited most of them at one time or another, including a house built in 1929 at 1634 East 22nd Avenue across the street. The immediate neighbourhood was developed in the 1920s on lands left vacant during the preceding Edwardian housing boom (see the discussion in Appendix A). The irregular configurations of blocks, parcels, streets, and lanes, and the continued mix of uses, reflect the infill nature of the immediate neighbourhood. The H.J. Friend House is a good example of craftsman bungalows built in the Cedar Cottage area during this period. Many of the features of the house are original, and some, like the kitchen, which was last renovated in the 1950s, have remained unaltered for long periods of time.

Development Application and Proposed Incentives

It is proposed that the incentives and compensation to be provided to the owner for the heritage designation and the rehabilitation and conservation of the heritage building will be provided in the form of certain variances to the *Subdivision By-law* and the *Zoning and Development By-law* created by the proposed HRA, including a 7.5 % increase in permitted density, as set forth in Development Permit Application DE415911, and as described below.

The application proposes to subdivide the site to create two new parcels of land to retain the H.J. Friend House as a One-Family Dwelling on one of the new parcels and to construct a new duplex on the other.

Variances of the Subdivision By-law are necessary for the proposed development in that the heritage parcel will lack the minimum site area specified in the *Subdivision By-law* and the proposed configuration of the heritage parcel and the duplex parcel would generally be considered unsuitable to the existing configuration of the land being subdivided. The proposed subdivision would typically not be granted by the Approving officer under the provisions of Section 9.7 of the *Subdivision By-law*. It is proposed that the HRA will vary the Subdivision By-law to allow for the proposed site area of the heritage parcel and the proposed configuration of the parcels. Staff support this because the proposed new property boundary does not impact or change the development with respect to form, density, and character, and it is proposed only to allow for separate ownership of the heritage building and the proposed duplex.

An increase in permitted density is proposed. The maximum permitted density in the RT-10 zoning is 0.80 FSR (see Table A and the discussion in Appendix C). The density proposed under the HRA is 0.86 FSR, which is 7.5 % over the maximum permitted density under the current zoning (see the Technical Zoning and Parking Summary in Appendix C for a breakdown of density for each proposed parcel). Staff consider this to be a nominal increase in density beyond the maximum permitted density and that it is an acceptable variance to assist in achieving the desired heritage conservation.

Table A: Zoning Summary

Item	Existing	Permitted or Required	Proposed
Site Area	530 m ² (5,704 sq. ft.)	306 m ² (3,292 sq. ft.) minimum	250 m ² (2,687 sq. ft.) for the new duplex parcel and 280 m ² (3,017 sq. ft.) for the heritage parcel
Site qualifiers for Small House/ Duplex development	530 m ² (5,704 sq. ft.) and 13.5 metres (44.4 feet) in width	511 m ² (5,498 sq. ft.) minimum and at least 15 metres (49.2 feet) in site width	530 m ² (5,704 sq. ft.) and 13.5 metres (44.4 feet) in width (prior to subdivision)
Density	260 m ² (2,797 sq. ft.) 0.49 FSR	424 m ² (4,563 sq. ft.) maximum (0.80 FSR) for Small House/ Duplex development involving retention of a pre-1940s house	457 m ² (4,912 sq. ft.) 0.86 FSR overall total
Dwelling Unit density	1	Up to 3 maximum based on the original parcel size	3 in total (1 in the heritage building and 2 in the duplex)

Upon review of the Development Permit Application, including the comments received from notification, the applicant was advised by staff to redesign the new duplex to address massing impacts and to reduce the proposed driveways from two to one (see page 3 of Appendix 'B'). The applicant redesigned the project to address these concerns and resubmitted drawings. Staff concluded that the revised design of the duplex is supportable.

Staff have considered the probable impact of the proposed development, including the results of notification, the compatibility of the development with the zoning, and the financial analysis required for the application, and conclude that the proposal is supportable as an HRA. The variances proposed, including density, are commensurate with the cost of conservation, including heritage designation and rehabilitation. The General Manager of Planning and Development Services is prepared to approve the Development Permit Application should Council approve the recommendations of this report.

Compatibility with Existing Zoning and Land Use Regulations

The Intent of the *RT-10 Zoning District Schedule* is to:

“... encourage development of multiple small houses and duplexes on large lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing is intended to be compatible with, but not the same as, pre-existing single family development. Retention of older character buildings and high quality architectural design of all new development are encouraged.”

The proposal meets the intent of the zoning. The proposed HRA and heritage designation will allow for the retention of an older character building in the neighbourhood, and the new

duplex achieves a high level of design and architectural detail. The overall project is compatible with surrounding development, but distinguishable from it.

Condition of the Heritage Building and Conservation Approach

The H.J. Friend House is in good condition and much original material survives which can be rehabilitated. The house is to be moved forward on the site and a new basement constructed. On the other floors, most of the work will involve repairs and rehabilitation of existing elements and materials. The house will be painted in historically accurate colours. The retention of the house as a single family residence on a separate parcel with minimal additions assists greatly in the conservation of the building by limiting Building By-law upgrades, including those involving rain screening, which might be required if the house was located on a strata site or converted to several dwelling units, or subject to large additions. Staff support the conservation strategy proposed for H.J. Friend House and conclude that the proposal is consistent with the federally adopted Standards and Guidelines for the Conservation of Historic Places in Canada.

Results of Neighbourhood Notification

Fifty-one surrounding properties were notified of the Development Permit Application associated with the proposed HRA. Three responses were received. One response expressed opposition and noted concerns regarding massing and privacy impacts on the property directly to the north (3828 Maxwell Street). The other response was neutral but expressed concerns regarding vehicular manoeuvring on Maxwell Street, which is narrower than most streets (Maxwell Street is thirty-three to thirty-six feet wide adjacent to the subject site, whereas the typical street width is sixty-six feet). The third response was neutral but expressed concern about the proposed move of the H.J. Friend house forward on the site and the impact this would have on the historic character of the street.

The design of the new duplex has been revised to improve impacts on the property to the north (see the discussion in Development Applications and Proposed Incentives). Engineering Services staff advise that the vehicular manoeuvring proposed will comply with City requirements. The H.J. Friend House is being moved forward 3.75 feet on the site to provide for an adequate separation between the new infill building and the heritage building. Staff conclude this reduction in the front yard will not adversely impact the character of the street (see the drawings in Appendix A).

The General Manager of Planning and Development Services has reviewed the comments received from neighbourhood notification and concluded that the proposal, with the revised duplex design, is supportable, noting that reasonable impacts on surrounding properties are often considered in exchange for the public benefit of heritage conservation. The General Manager of Planning and Development Services is prepared to approve the application should Council approve the recommendations of the report.

Comments from the Vancouver Heritage Commission

On November 19th, 2012, the Vancouver Heritage Commission supported the addition of the H.J. Friend House to the Vancouver Heritage Register in the 'C' evaluation category, and a few members requested changes to the project such as a reduction in the extent to which the heritage building is to be raised, and some design modifications to the duplex (see Resolutions

of the Vancouver Heritage Register and Staff Comments in Appendix D). The Commission concluded that if these changes were incorporated, the Commission did not have to re-review the proposal. Staff conclude that these issues have been addressed or will be addressed as conditions of the Development Permit Application approval.

Financial Implications

The monetary value of the on-site density bonus, which will facilitate the preservation and designation of the heritage building, is approximately \$66,920. The site is within the City-wide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay approximately \$6,160 in DCLs.

Proforma Evaluation

Real Estate Services staff reviewed the applicant's proforma evaluation in accordance with Council's approved policies. The Director of Real Estate Services advises the density and other by-law variances proposed to offset the costs and compensate for any reduction in land value resulting from the designation, rehabilitation, and conservation of the heritage building will not result in any undue profit.

Environmental

The City's Green Buildings Policy for Rezoning applies to the application and requires developments of this scale to achieve BuiltGreen BC™ Gold with a score of EnerGuide 82, or an equivalent achievement in green design. The policy allows for exemptions for heritage components provided reasonable design efforts are made to improve green performance where appropriate, while respecting heritage aspirations and promoting heritage retention. Staff encourage owners for applications such as this to seek registration and certification with BuiltGreen BC™. Conditions of the development application approval will require that the drawings incorporate the proposed sustainable features, noting that the Green Homes Program requirements in the Vancouver Building By-law will be applicable to the project as well.

Legal

The by-law variations contemplated for the proposed HRA, if approved, will result in an improved development potential for the site. The owner's proposal to rehabilitate and conserve the heritage building in exchange for obtaining the by-law variations needed to get that improved development potential should be appropriately secured as legal obligations contained in various covenants to be registered on title to the site so as to enable the City to enforce those obligations and ensure that they will be fulfilled at the owner's expense. City staff and the owner have negotiated and completed a proposed form of HRA, to be registered on title to the site, which includes rehabilitation and conservation obligations on the part of the owner and enforcement provisions for the City.

Section 595 of the *Vancouver Charter* requires that Council compensate an owner for any reduction in the market value caused by a heritage designation. The owner has signed the proposed HRA which includes a provision by which the owner explicitly acknowledges that the owner has been fully compensated for the heritage designation and for the rehabilitation and

conservation obligations contained in the HRA. The HRA is to be registered on title to the site before a development permit for the project may be issued.

CONCLUSION

The addition of the H.J. Friend House at 1677 East 22nd Avenue to the Vancouver Heritage Register and the approval of the proposed heritage designation for the building and the Heritage Revitalization Agreement will ensure that the heritage building is rehabilitated and conserved, and protected from demolition and exterior alterations which might affect its heritage value. The proposed Heritage Revitalization Agreement will vary the *Zoning and Development By-law* and the *Subdivision By-law* to allow for the development as proposed, and the owner has agreed to accept the proposed variances as compensation for the designation of the heritage building as a protected heritage property and for its rehabilitation and conservation under the proposed Heritage Revitalization Agreement. The General Manager of Planning and Development Services is prepared to approve the Development Permit Application for 1677 East 22nd Avenue should Council first approve the recommendations of this report. Therefore, it is recommended that Council approve the addition of the H.J. Friend House to the Vancouver Heritage Register, its heritage designation, and the proposed Heritage Revitalization Agreement.

* * * * *

1677 East 22nd Avenue
PHOTOGRAPHS, MAPS, AND HISTORICAL BACKGROUND



Photo 1: The H.J. Friend House from the south (2012)



HERITAGE HOUSE WEST ELEVATION
NTS



HERITAGE HOUSE SOUTH ELEVATION
NTS

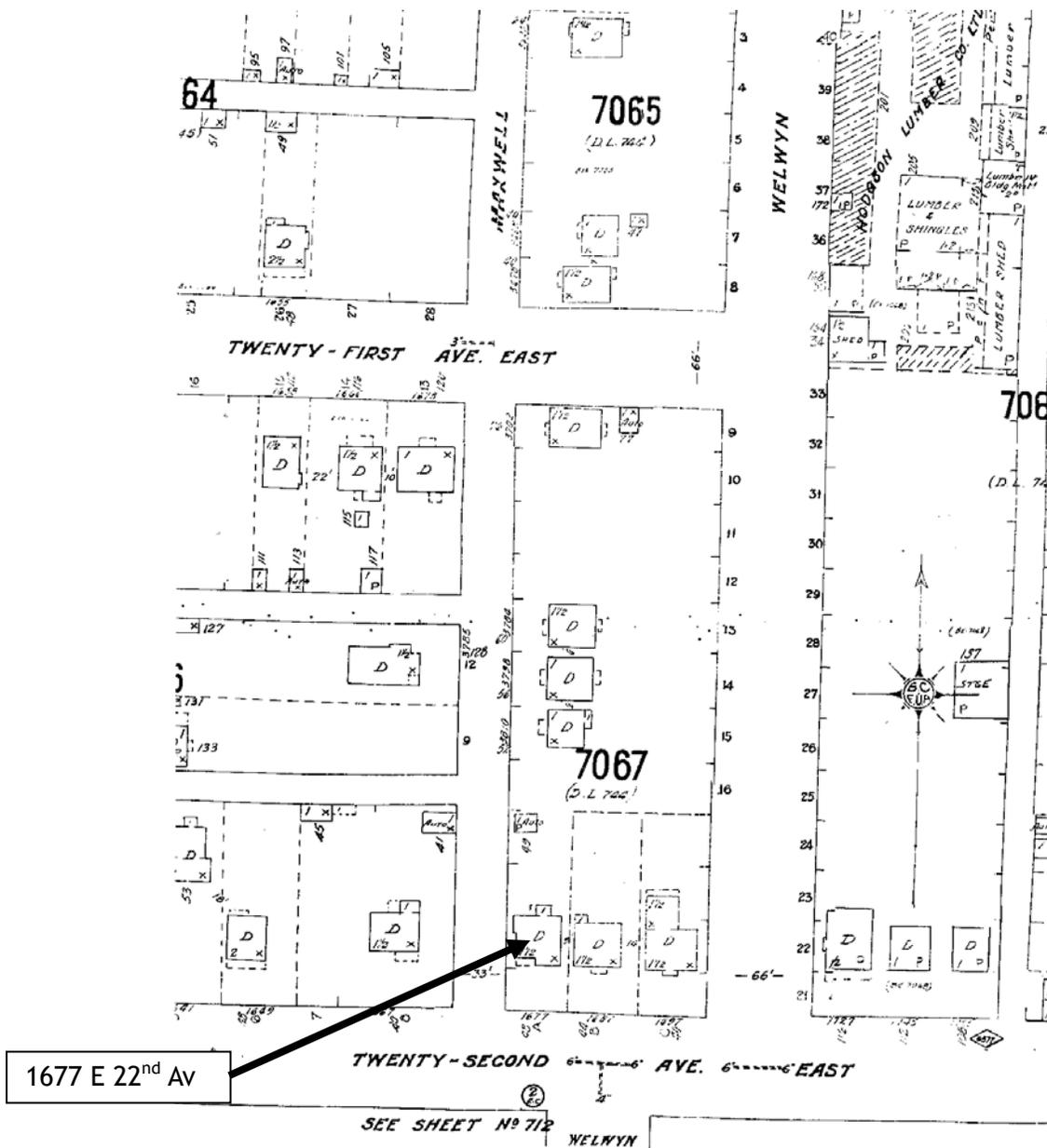


HERITAGE HOUSE EAST ELEVATION
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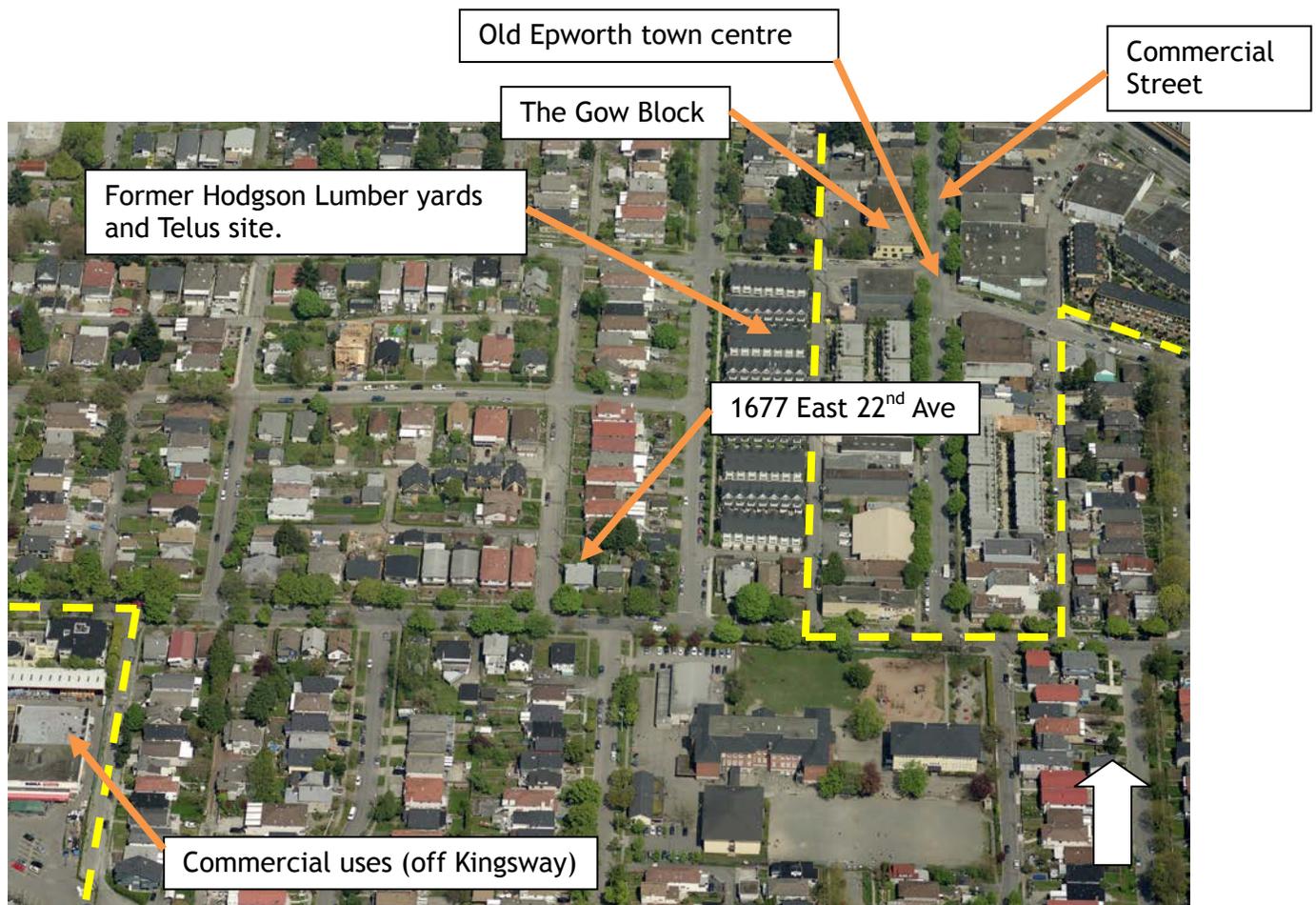


HERITAGE HOUSE EAST ELEVATION
NTS

Photos 2-5: Various views of the H.J. Friend House (2012)



Map 1: The neighbourhood circa 1930. Note that much undeveloped land existed at this time. The Hodgson Lumber Co. land (upper right) was eventually purchased by Telus and is now occupied by a townhouse development.



Aerial Context Map 1: The original Old Epworth town centre is noted above. Commercial Street currently contains a number of original, historic buildings, including the Gow Block, which was recently rehabilitated and protected as a heritage property.



Photo 6: East 29th Avenue near the H. J. Friend House (circa 1924). Rural areas such as this began to be developed during the 1920s as the economy recovered from the First World War and the collapse of the Edwardian housing boom. The neighbourhood between Epworth and Kingsway would have looked much like this at the start of the 1920s.



MAXWELL STREETSCAPE
N15



SUBJECT PROPERTY
1677 E. 22nd

1677 E 22nd Av



EAST 22nd STREETSCAPE
N15



SUBJECT PROPERTY
1677 E. 22nd

Maxwell Street

Streetscape Montage

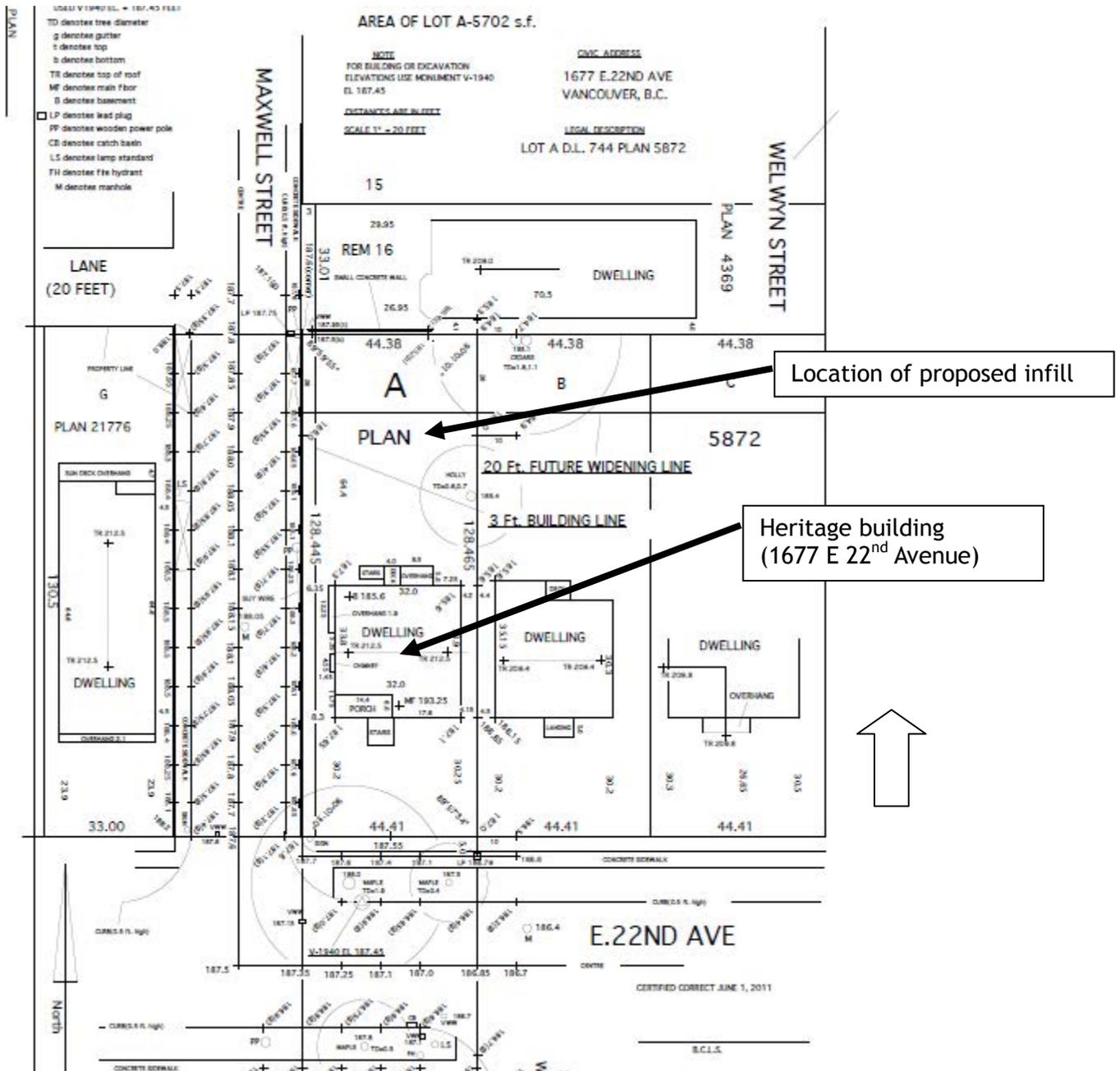
The top montage is looking east from Maxwell Street. The bottom montage is looking north down Maxwell Street.

1677 E 22nd Av



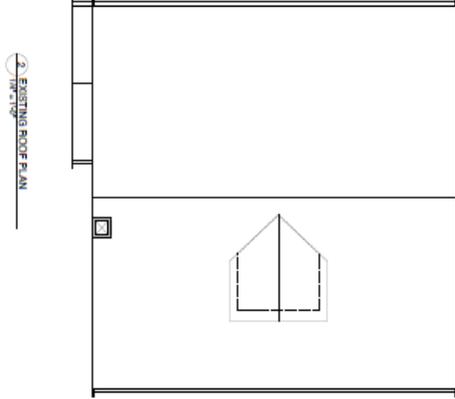
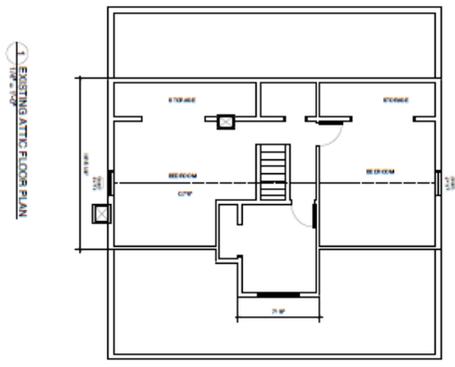
1600 Block East 22nd Avenue: The three houses here were all built within a couple years of each other in the 1920s. They are visible in Map 1 of this Appendix.

1677 East 22nd Avenue
DRAWINGS

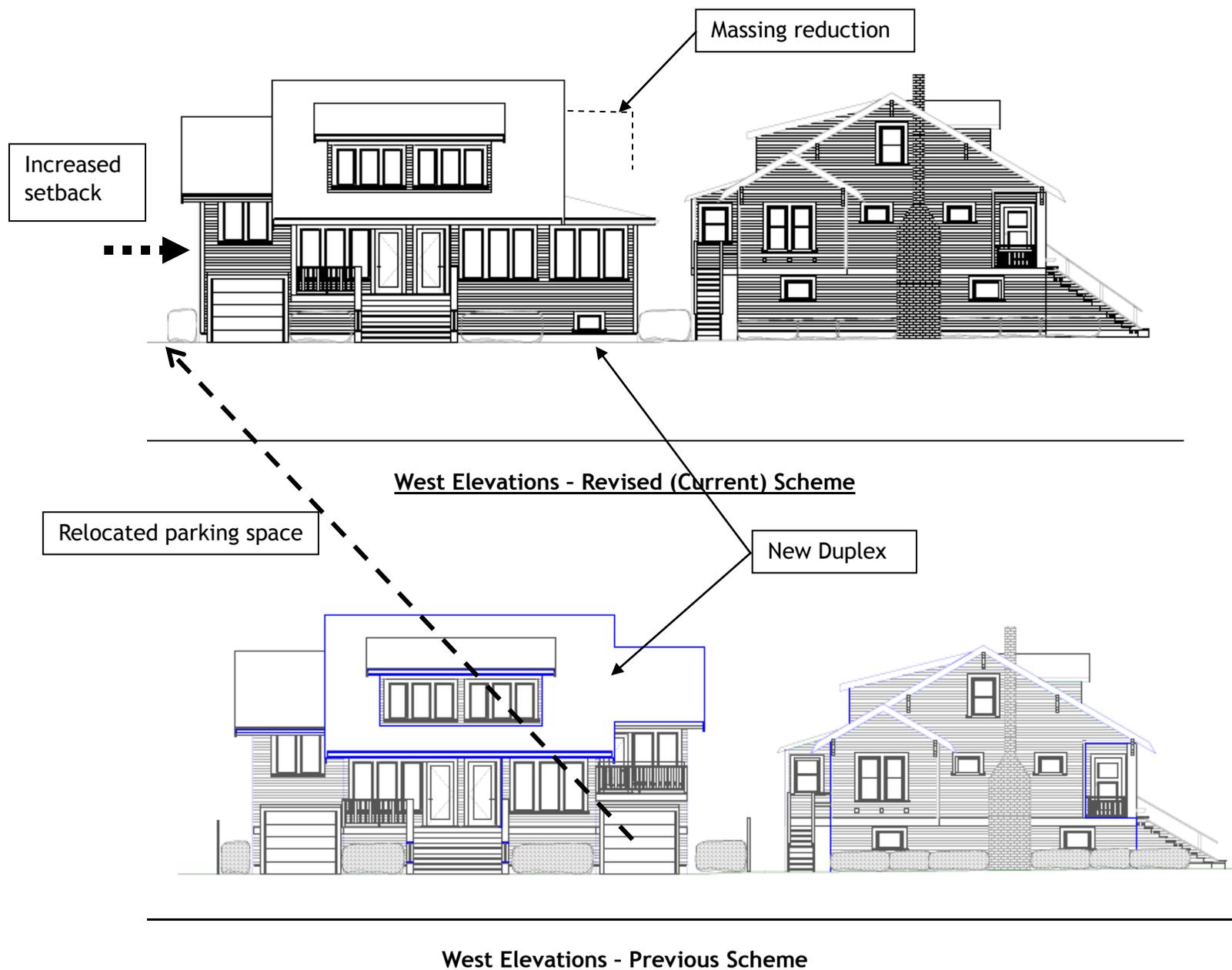


Site Survey (Existing Condition)

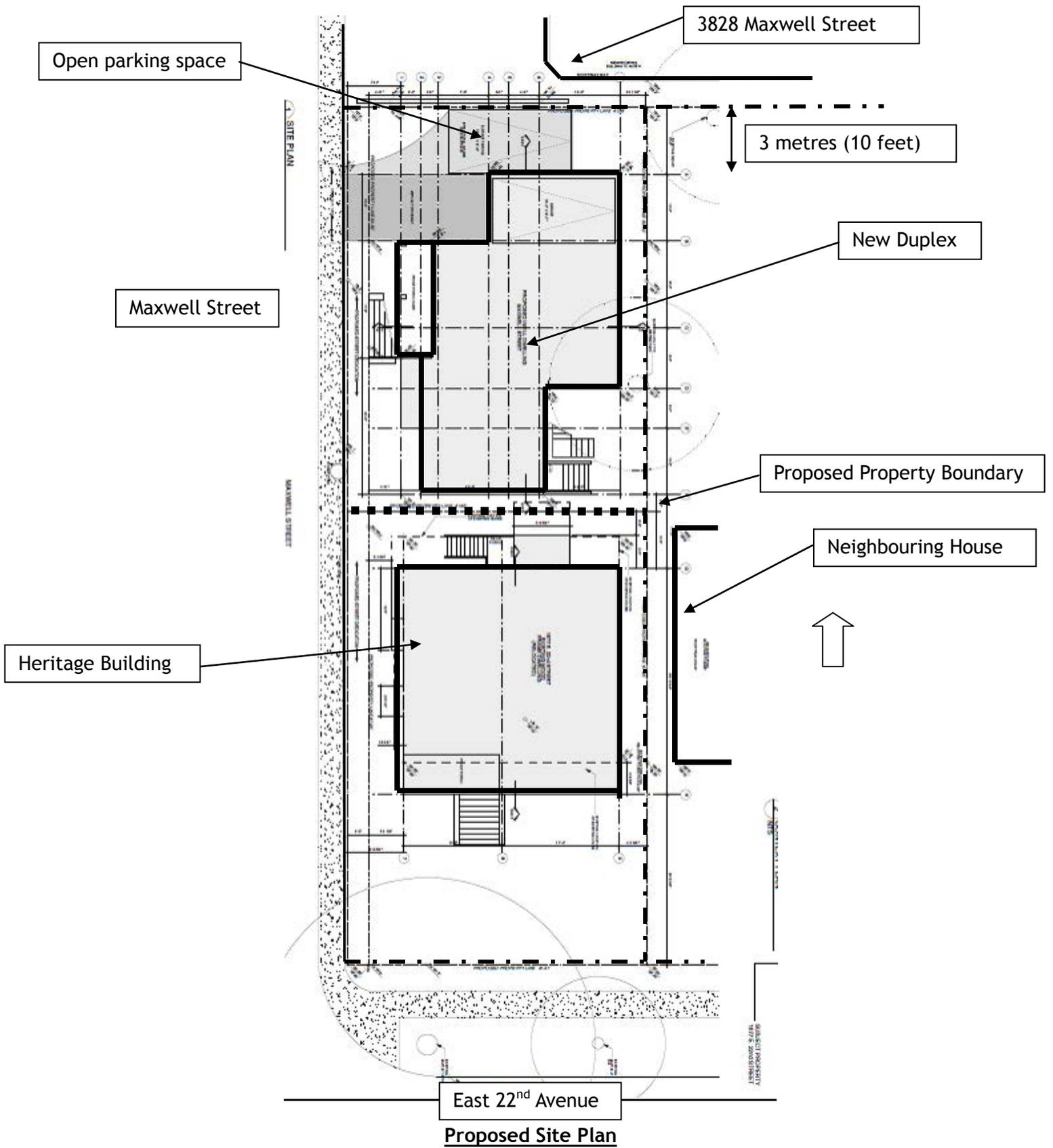
Note that Maxwell Street is narrower than the typical street width of 66 feet. In this area Maxwell Street is 33 to 36 feet wide.



Existing Floor Plans : H.J. Friend House



During the application review, staff required changes of the design of the duplex to address massing and shadowing impacts. Changes to the proposal included a greater setback of the duplex from the north property boundary, relocation of an enclosed parking space to a surface parking space on the north side of the duplex, and a reduction in massing on the south side of the duplex.



East 22nd Avenue
Proposed Site Plan

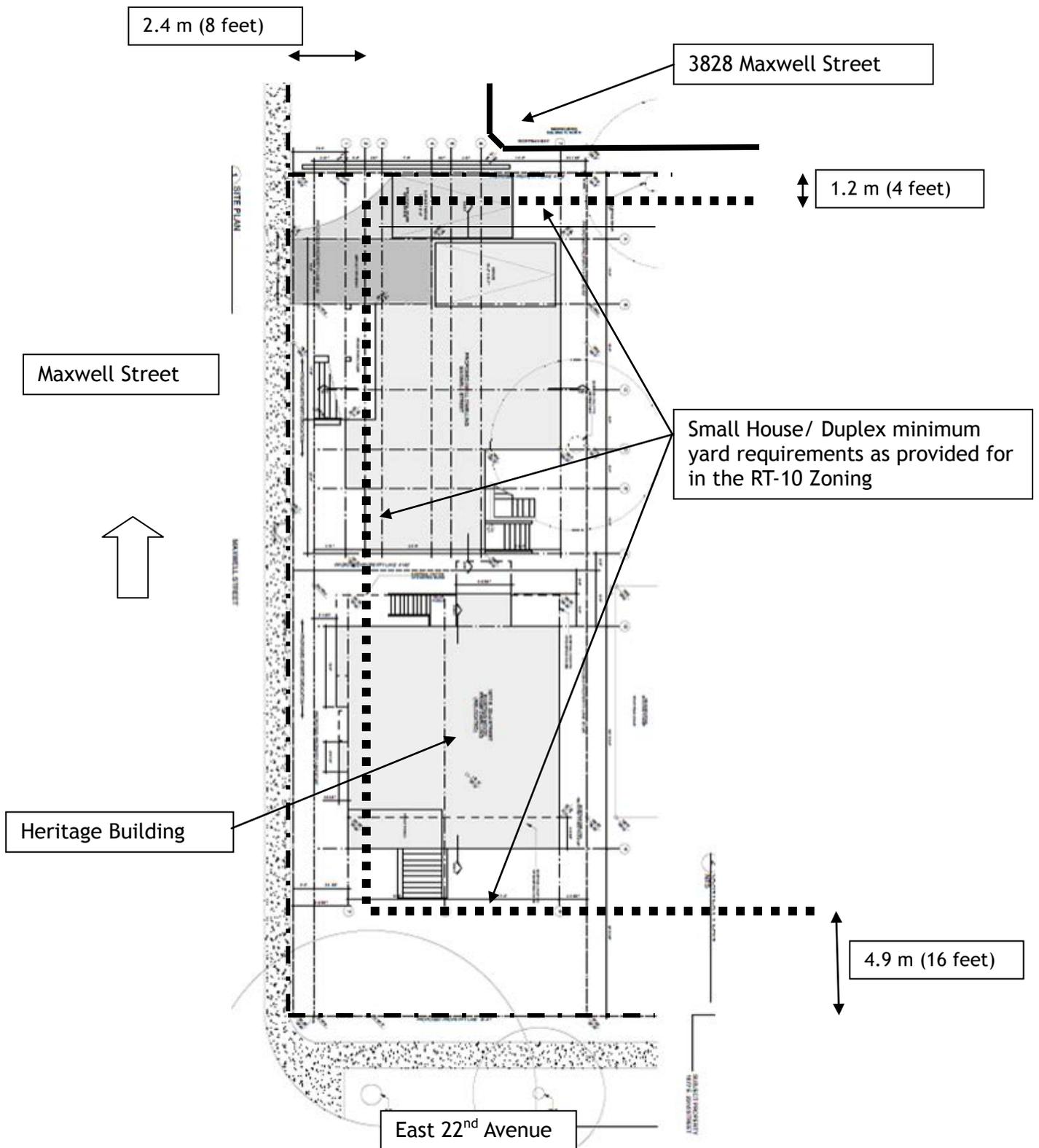
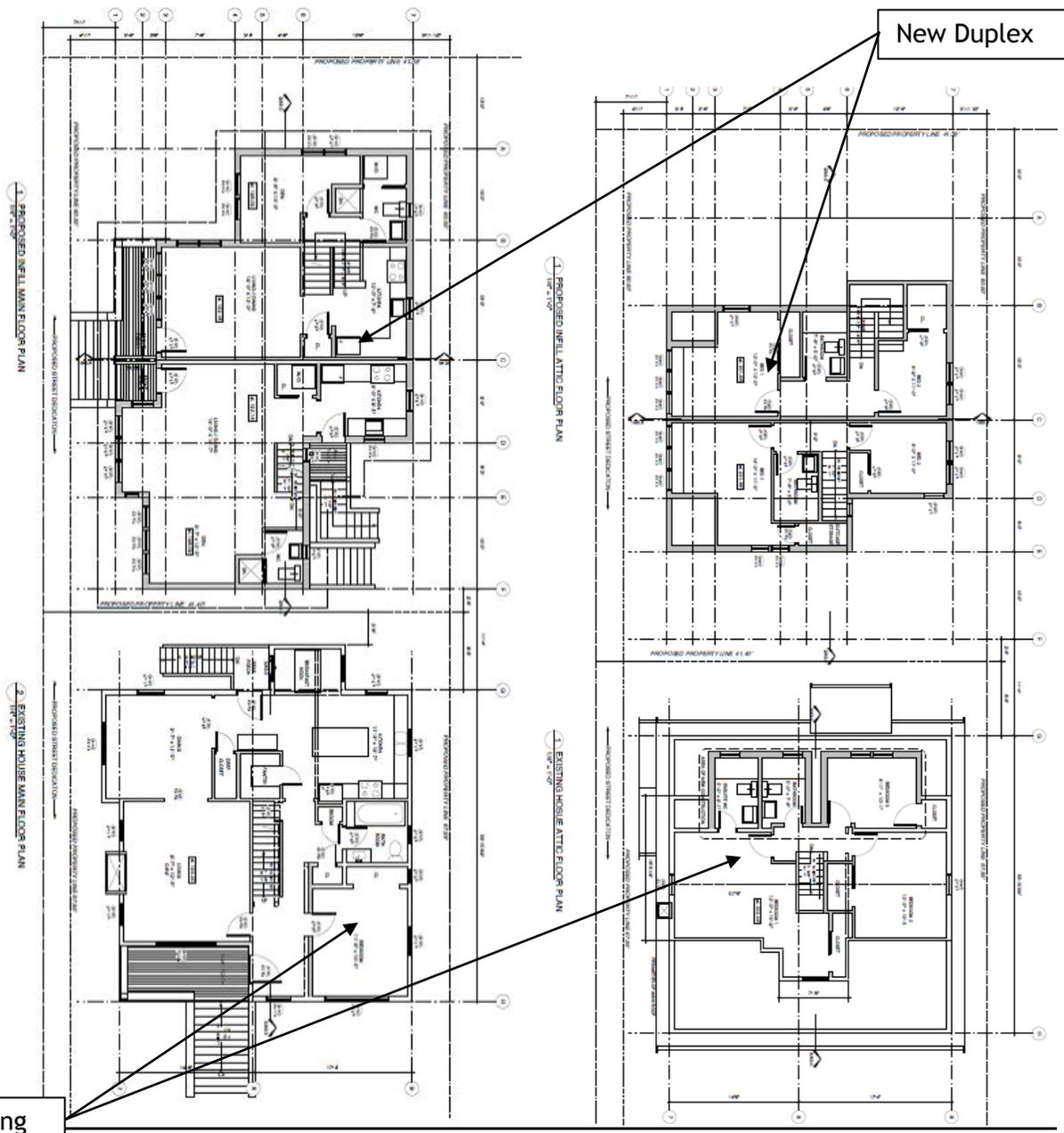


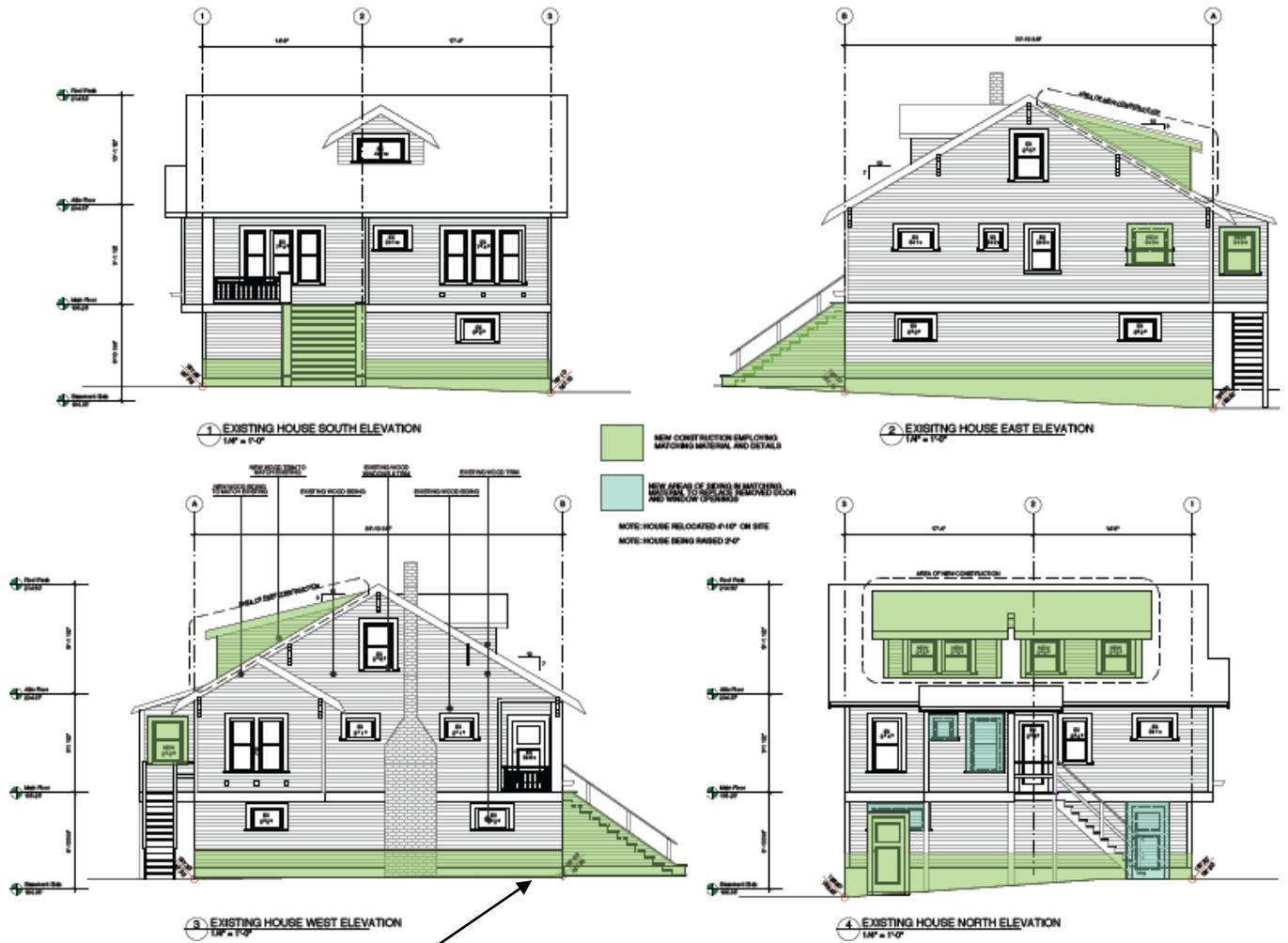
Diagram 1: The yard requirements for Small House/ Duplex development as permitted in the RT-10 Zoning are shown (see Table 4 on page 3 of Appendix C for more information).



Heritage Building

New Duplex

Floor Plans - Main (left) and Upper (right) - Proposed



Elevations - H.J.Friend House

Shaded areas indicate new work

1677 East 22nd Avenue
TECHNICAL ZONING AND PARKING SUMMARY

The zoning applicable to the site is RT-10. The overall existing site area is 5,704 square feet.

Table 1: Overall Proposal

Item	Existing	Permitted or Required	Proposed
Site Area	5,704 sq. ft.	3,292 sq. ft. minimum	2,687 sq. ft. for the new duplex parcel and 3,017 sq. ft. for the heritage parcel
Site Area for more than one principal building (for comparison only)	5,704 sq. ft.	5,498 sq. ft.	5,704 sq. ft. prior to subdivision (for comparison)
Site qualifiers for Small House/ Duplex development (RT -10 Guidelines)	5,704 sq. ft. and 44.4 feet in width	5,498 sq. ft. and at least 49.2 feet in site width, minimum	5,704 sq. ft. and 44.4 feet in width (prior to subdivision)
Density (RT-10 Guidelines)	2,797 sq. ft.	0.80 FSR where Small House/ Duplex development involving retention of a pre-1940s house is approved, which is 424 m ² (4,563 sq. ft.)*	457 m ² (4,912 sq. ft.) 0.86 FSR
Dwelling Unit density	1	Up to 3 maximum based on the original site size	3 in total (1 in the heritage building and 2 in the duplex)
Site Coverage	30%	45% maximum	42%
Off Street Parking	2 (not active)	3 minimum	2 for the duplex site and none for the heritage site

* see Note on Permitted Density below

Table 2: Density Proposed for the Heritage Parcel (Proposed Area: approx. 3,017 sq. ft.)

Item	Existing	Permitted or Required	Proposed
Density	2,797 sq. ft.	1,961 sq. ft. (0.65 FSR) or 2,414 sq. ft. maximum (0.80 FSR) for Small House/ Duplex development involving retention of a pre-1940s house*	2,797 square feet (0.93 FSR)
Site Coverage	35%	45% maximum	35%

* see Note on Permitted Density below

Table 3: Density Proposed for the Duplex Parcel (Proposed Area: 2,687 sq. ft.)

Item	Existing	Permitted or Required	Proposed
Density	-	1,612 sq. ft. (0.60 FSR) or 2,015 sq. ft. maximum (0.75 FSR) for Small House/ Duplex development not involving retention of a pre-1940s house*	2,115 square feet (0.79 FSR)
Site Coverage	-	45% maximum	48%

* see Note on Permitted Density below

Note on Permitted Density:

Section 4.7 of the *RT-10 Zoning District Schedule* permits density up to 0.80 FSR. The RT-10 Guidelines note the following ranges of densities which may be considered:

4.7 Floor Space Ratio

- (a) The discretionary increases in floor space ratio, provided for in the District Schedule, may be considered up to the maximums listed below.
 - (i) Small House/Duplex Developments
 - Without character building(s) retention 0.75 FSR
 - With the required character building (s) retention 0.80 FSR
 - (ii) Non-SH/D Developments
 - Without character building retention 0.60 FSR
 - With the optional character building retention 0.65 FSR

As shown in Table 1, the site lacks the minimum site size to allow for Small House/ Duplex (SH/D) development. The site has the minimum site area to qualify for SH/D development, but lacks the minimum site width to qualify for SH/D development (by 4.8 feet, which is 10% less than the minimum site width of 49.2 feet). However, the properties adjacent to 1677 East 22nd Avenue to the east are underdeveloped with respect to the current zoning, and likely

candidates for consolidation and SH/D development. Therefore, staff have considered the subject site as being one to which 0.80 FSR can be noted as the maximum permitted density. Staff note that the site width of 44.4 feet is irregular and the RT-10 zoning is intended to allow for SH/D development on “a lot and a half” (approximately 49.5 feet in most cases), which 1677 East 22nd Avenue is close to. However, It is anticipated that under the current zoning, the three properties which comprise the 1600 East 22nd Avenue block will all be developed to 0.80 FSR.

Table 4: Summary of Heights and Setbacks for the New Duplex Compared to Small House/ Duplex (SH/D) Development (RT-10 Guidelines)

Item	Permitted or Required for SH/D Development	Proposed for the New Duplex
Setback from a neighbouring property without the intervention of a lane	Minimum 1.2 metres (4 feet) required*	3.1 metres (10 feet)
Setback from a flanking street on a corner site	Minimum 2.4 metres (8 feet) required*	2.4 metres (8 feet)
Maximum height within 16 feet of the adjoining property line	Minimum 7.7 metres (25.2 feet) required	7.7 metres (25 feet)

* See Diagram 1 on page 5 of Appendix B

1677 East 22nd Avenue
RESOLUTIONS OF THE VANCOUVER HERITAGE COMMISSION AND STAFF COMMENTS

On November 19th, 2012, the Vancouver Heritage Commission reviewed the Development Permit Application including the Conservation Plan and Statement of Significance for 1677 East 22nd Avenue and resolved the following:

THAT the Vancouver Heritage Commission reserves support for the development at 1677 East 22nd Avenue, the H.J. Friend House as presented at the November 19, 2012, meeting and drawing to the attention of the proponents of the excessive raising of the heritage house and requests that it be reduced to one foot maximum and requests that the mass of the infill house be proportionally reduced to compliment the lowering of the heritage house and asks that the proponent reduce the number of windows on the front elevation of the infill house and also create a hierarchy of size differential of the upper story windows on the same elevation of the infill house.

FURTHER THAT the Commission supports the Statement of Significance as presented at the November 19, 2012, meeting.

CARRIED UNANIMOUSLY

Staff Comments:

The house will be lowered to bring the heritage building as close as possible to its original main floor height above finished grade.

Staff conclude that the changes to the massing required for the new infill building are sufficient (see the drawings in Appendix 'A') and no further massing reduction is required as a condition of the Development Application approval. Staff conclude that for the new infill building the proposed number of windows facing Maxwell Street and their design are adequate and no further changes are required as a condition of the Development Application approval.

**1677 East 22nd Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

Rehabilitation and conservation of a heritage building and construction of a new duplex

Public Benefit Summary:

The project would result in the conservation and long-term protection of a heritage resource.

	Current Zoning	Proposed
Zoning District	RT-10	HRA
FSR (site area = 580 m ² / 6,250 sq. ft.)	0.80	0.86
Buildable Floor Space	424 m ² (4,563 sq. ft.)	457 m ² (4,912 sq. ft.)
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed HRA (\$)
Required*	DCL (City-wide) (See Note 1)	5,140	6,160
	DCL (Area Specific)	N/A	
	Public Art	N/A	
	20% Social Housing	N/A	
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (See Note 2)		66,920
	Housing (e.g. supportive, seniors)	N/A	
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		4,740	72,500

Other Benefits (non-market and/or STIR components): N/A

Note: DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ among Area Specific DCL Districts.

Note 1: DCLs do not apply to existing floor area which in this case is 2,797 sq. ft. in the heritage building. As retention is required in the RT-10 zoning to achieve 0.80 FSR, it is assumed an application under the zoning would involve retention of the existing floor area.

Note 2: the figure noted in the above table represents the value of on-site density bonus to facilitate heritage building rehabilitation, conservation, and protection.