



Refers Item 2.
Public Hearing of September 26, 2006

MEMORANDUM

September 18, 2006

TO: Mayor Sullivan and Councillors

CC: J. Rogers, City Manager
K. Bayne, Financial Services
F. Connell, Legal Services
M. Flanigan, Real Estate Services
S. Baxter, City Clerk

FROM: R. Jenkins, Assistant Director of Planning

SUBJECT: Heritage Building Rehabilitation Program - 12 Water Street (DE408878)

This memorandum recommends an amendment to the amount of residual density granted for the proposed heritage rehabilitation of 12 Water Street.

The Administrative Report, dated September 1, 2006 (RTS05832), states that 19,410 square feet of residual density exists on the site. This amount was based on plans submitted in June 14, 2005. However, technical review of the new plans for the proposed development, upon which the shortfall costs have been calculated, has shown that the amount of residual density should be reduced to 13,815 square feet.

With this new information, staff recommend that the total density bonus available for transfer off site from 12 Water Street be reduced from 114,154 square feet to 108,559 square feet.

Rob Jenkins
Assistant Director of Planning

RJ/tk