



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: August 26, 2011
Contact: Kent Munro/ James Boldt
Contact No.: 604.873.7135
RTS No.: 9218
VanRIMS No.: 08-2000-20
Meeting Date: October 18, 2011

TO: Vancouver City Council

FROM: Director of Planning in consultation with the Director of Legal Services

SUBJECT: Heritage Designation and Heritage Revitalization Agreement - 1196 West 59th Avenue - 'The Ramsay Residence'

RECOMMENDATIONS

- A. THAT the heritage building at 1196 West 59th Avenue (the "Lands"), known as 'The Ramsay Residence' (the "heritage building"), which have the legal description of Lot 1 and Lot 2 of 5 Block 1001 District Lot 526 Plan 3148; 013-094-181 and 013-094-203 respectively, and listed in the 'A' evaluation category on the Vancouver Heritage Register, be designated as protected heritage property pursuant to the provisions of Section 593 of the *Vancouver Charter*.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to designate the heritage building as protected heritage property under Section 593 of the *Vancouver Charter*.
- C. THAT Council authorize the Director of Legal Services to prepare, negotiate, and conclude on the City's behalf, in respect of the heritage building, a Heritage Revitalization Agreement under Section 592 of the *Vancouver Charter* to:
 - (i) secure the rehabilitation and long-term preservation of the heritage building;
 - (ii) vary the Subdivision By-law to permit the creation from the Lands of two new parcels, one of which will be narrower than otherwise permitted under the Subdivision By-law; and

- (iii) vary the Zoning and Development By-law in respect of the two new parcels to be created by the proposed subdivision of the Lands to permit a repositioning thereon of and modifications to the heritage building and the construction thereon of an additional residential building as proposed under Development Permit Application Numbers DE414312 and DE414313, and as more particularly described in this report.
- D. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law under Section 592 of the *Vancouver Charter* to authorize the City entering into the Heritage Revitalization Agreement for the heritage building as described above.
- E. THAT the Heritage Revitalization Agreement shall be prepared, completed, registered on title to the Lands, and given priority on title, to the satisfaction of the Director of Legal Services and the Director of Planning.
- F. THAT Recommendations A to E 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, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact the proposed by-laws, and any costs incurred in fulfilling requirements imposed as a condition of the Heritage Revitalization Agreement are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Authority, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A, B, C, D, E, and F.

COUNCIL POLICY

- *Heritage Policies and Guidelines (April, 1991)*
- *Rezoning Policy for Greener Buildings (June, 2008)*

Figure 1 - 'The Ramsay Residence' site and the surrounding zoning



PURPOSE AND SUMMARY

The purpose of this report is to seek Council approval to designate 'The Ramsay Residence' at 1196 West 59th Avenue as a protected heritage property, and to enter into a Heritage Revitalization Agreement ("HRA") in respect of the heritage building which will ensure its rehabilitation and long-term protection. It is proposed as incentive and compensation to the owner for the heritage designation, rehabilitation, and conservation of the heritage building that the HRA will vary the Subdivision By-law and the Zoning and Development By-law to allow for the creation of two new parcels from the Lands, one of which will be narrower than otherwise permitted under the Subdivision By-law, and a repositioning of and modifications to the heritage building on one of the new parcels and the construction of a new residential building on the other, as set forth in Development Permit Application Numbers DE414312 and DE414313, and as described in this report (see the plans in Appendix 'C' and the Technical Zoning and Subdivision Summary in Appendix 'D'). The Director of Planning is prepared to approve the development permit applications should Council, under its discretion and authority, approve the heritage designation of the 'The Ramsay Residence' and the proposed Heritage Revitalization Agreement.

BACKGROUND

The site which is the subject of the proposed project is located in the Marpole neighbourhood in an area zoned RS-1 (see Figure 1 above). The RS-1 district schedule permits One-Family Dwellings (which is the predominant housing type in the area) and laneway housing. The site is located on the south-east corner of the intersection of Selkirk Street and West 59th Avenue and is comprised of two existing legal parcels of land, each 44 feet in width and 120 feet in

depth. The total area of the site is 10,542 square feet. The original site was comprised of three forty-four foot wide parcels. A new house was built on the easternmost parcel at 1188 West 59th Avenue in 2006, leaving 'The Ramsay Residence' on the remaining two forty-four foot wide parcels. A twenty foot wide paved lane exists at the rear of the site.

DISCUSSION

Heritage Value

'The Ramsay Residence' is valued as one of the surviving early estate houses in the Marpole neighbourhood, which was first settled by Europeans in the 1860s. Large estate homes began to be constructed in the area with the extension of the B.C. Electric Railway Interurban Line into the neighbourhood. 'The Ramsay Residence' was built in 1913 and is associated with James Ramsay who lived in it from its construction until his death in 1935. Mr. Ramsay (who emigrated from Scotland) was a local businessman, City Alderman, Liberal MLA for Vancouver Centre, chair of the Vancouver School Board and Vancouver General Hospital, president of the YMCA, and a long time member of the Vancouver Board of Trade. In 1937 the Children's Aid Society purchased the house and operated a children's welfare house and orphanage in the building, naming it the 'Alexandra Cottage'. In 2004, the building was converted back to a single family house.

'The Ramsay Residence' is a good example of the Queen Anne Style which was popular at the time. Features include its prominent location on a corner lot and its expressive scale, massing, and roof forms, as well as the large wrap around front verandah. Historic materials include wood lapped siding, scalloped shingles in the gable ends, wood trim elements and details, and random ashlar coursed granite verandah walls. Feature elements include the lathe-turned columns of the verandah, the half-round second storey porch, dentil coursing, closed soffits, exposed rafter tails, square checkerboard patterned front verandah balustrade, the granite porch foundations, as well as original double-hung wood sash windows. The main chimneys are also original. Landscape features include the original crenellated granite stone perimeter wall which borders the property on the north and west sides.

Development Applications and Proposed Incentives

The zoning applicable to the site is RS-1. 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 in the form of variances of the Subdivision By-law and the Zoning and Development By-law, including density variances, as set forth in Development Permit Application Numbers DE414312 and DE414313 and as described below.

The heritage building currently occupies the two existing legal parcels. The house could be demolished and developed with single family development on each parcel (see Table 1a in Appendix 'D'). In early discussions, the owner and staff reviewed a number of development options, including infill housing and the conversion of the heritage house into a number of suites, as incentive to the owner to retain, rehabilitate, and protect the heritage building. The owner concluded that the "highest and best use" for property in the area is non-strata titled, single family development, and that the only development option which is economically viable is one which creates single family housing on separate fee simple parcels. In respect of this, the application proposes to relocate the heritage building thirteen feet to the west and to construct a new house on a new parcel beside it (see the drawings on pages 1

and 2 in Appendix 'C'). The parcel for the heritage building is proposed to be fifty-six feet wide to accommodate the heritage building's existing width. The narrower parcel for the new house is proposed to be thirty two feet wide. The minimum permitted parcel width for the area is forty feet. A variance of the Subdivision By-law is proposed to allow for the thirty-two foot wide parcel for the new house.

Under the RS-1 Zoning District Schedule, the maximum permitted overall density for the Lands is 0.70 floor space ratio (FSR) which is a total of 7,378 sq. ft. (see Appendix 'D' for a detailed zoning summary). The proposed overall density for the Lands is 0.93 FSR (9,788 sq. ft.), which is 1/3 higher than the maximum density permitted in the zoning. A summary of the proposed density is provided in Table A below:

Table A: Summary of Proposed Density

Proposed parcels and parcel area	Proposed uses	Proposed overall density	Number of dwelling units proposed*
Heritage Parcel (6,700 sq. ft.)	One-Family Dwelling with Secondary Suite	0.96 FSR (6,428 sq. ft.)	2
New House Parcel (3,818 sq. ft.)	One-Family Dwelling with Secondary Suite	0.88 FSR (3,360 sq. ft.)	2
Total for the Lands	-	0.93 FSR (9,788 sq. ft.)	4

** see Revision to the Development Permit Applications on page 4 of Appendix 'D' regarding a change to the proposal with respect to number of dwelling units.*

Variations of density are proposed for the narrower parcel to allow the floor area of the new house to be commensurate with the densities of surrounding houses on typical forty-four foot wide parcels (see Table 6 in Appendix 'D'). A total of four dwelling units are proposed as noted in the table above whereas six could be built if the Lands were redeveloped (see Table 1a in Appendix 'D'). A variance of building depth is proposed to allow the new house to be "stepped back" from the house on the adjoining property to the east (see the drawings in Appendix 'C').

Staff reviewed the impact of the proposed development, including the results of notification (see Results of Neighbourhood Notification on page 6), the compatibility of the development with the zoning (see the discussion below), and the financial analysis required for the application (see Financial Proforma Evaluation on page 7) and conclude that the application is supportable.

Compatibility with Existing Zoning and Land Use Regulations

The Intent of the RS-1 Zoning District Schedule is to:

"... maintain the single-family residential character of the RS-1 District, but also to permit conditionally One-Family Dwellings with secondary suites and laneway houses. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape."

The retention of the heritage building and the proposed new building proposed contribute to maintaining the single family character of the district. Outdoor space is maximized and mature trees will be retained where viable. Staff conclude the proposal meets the intent of the district schedule.

Condition of the Property and Conservation Approach

'The Ramsay Residence' is in excellent condition and has been well maintained in recent years. The original foundations are concrete with concrete paving. The openings below the verandah were originally screened with trelliswork between the granite porch foundations. A new concrete foundation will be poured once the house has been relocated and parged concrete replicating the original design will be applied and the trelliswork at the basement level of the verandah reinstated. The porte-cochere will be removed to allow for the subdivision of the site. The roofline of the porte cochere area will be restored following the Heritage Building's relocation. The historic materials of the porte-cochere, including the lathe-turned wood columns, the granite column foundations, brackets, and soffit materials (along with any other original salvageable materials) will be saved for future maintenance of the heritage house.

The open verandah is an important feature and will be restored to its original appearance upon relocation. All the verandah elements are to be catalogued to ensure that each component is reinstalled in its original location. The disassembly will be carefully controlled to ensure that all components of the verandah are preserved in their current condition. The decking will be removed from the verandah floor in order to install new joists and a torch-on membrane. The original tongue-and-groove decking will be re-installed. Although the integrity of the stone steps will have to be assessed upon disassembly in order to move the house, the stone steps will be re-used if viable.

The crenellated granite perimeter fence, which surrounds the property on the north and west sides will be retained. Two original internal brick chimneys on the south and west elevations are to be retained along with the house if viable. The windows of the Ramsay Residence are wood frame, many original to the construction of the house. Those windows which are not original have been constructed with wood frames in a compatible style. The windows are to be retained. Staff support the conservation approach for 'The Ramsay Residence' 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

Forty-one surrounding properties were notified of the application and a site sign was installed. Four responses were received which express concerns or opposition to the application. One letter supported the subdivision variance if it is justified economically. Concerns include increased traffic and noise impacts, the adverse impacts of the proposed density, the number of units proposed, loss of the single family character of the area, loss of heritage character of the site with the reduction in the area of the heritage parcel, and the value of the variances to the developer.

An HRA, as provided for in Section 592 of the *Vancouver Charter*, can provide certain City by-law variances to compensate an owner for a reduction in land value resulting from heritage designation, and to offset the costs of the relocation, rehabilitation, and conservation of a

heritage building. The Director of Real Estate Services concludes that the requested variances of the Zoning and Development By-law and the Subdivision By-law, which the HRA is permitted to authorize, will not result in any undue profit. Single family housing is proposed which is consistent with the character of the neighbourhood. The variance of the Subdivision By-law does not add any more parcels to the block than currently exist. The surrounding streets and lane may experience a nominal increase in traffic-related impacts with the development, but these will be commensurate with what could be anticipated in the area with incremental development of single family housing over time. While some diminishment of the "estate quality" of the site will occur with the relocation of the heritage building, staff conclude that proposal is consistent with the federally adopted Standards and Guidelines for the Conservation of Historic Places in Canada (see Condition of the Property and Conservation Approach on page 6).

Comments from the Vancouver Heritage Commission

On March 21st, 2011, the Vancouver Heritage Commission reviewed the application, including the Statement of Significance and the Conservation Plan, and supported it (see the Resolutions of the Vancouver Heritage Commission in Appendix 'E').

Financial 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 that the additional density and other by-law variances proposed to offset the costs and compensate for any reduction in land value resulting from the designation and the relocation, rehabilitation and conservation of the heritage building will not result in any undue profit.

Greener Buildings Policy

The City's "Rezoning Policy for Greener Buildings" 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 as well that the "Green Homes Program" changes to the Vancouver Building By-law, adopted on September 5th, 2008, will be applicable to the project as well.

FINANCIAL IMPLICATIONS

The approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

CONCLUSION

The heritage designation of the Heritage Building at 1196 West 59th Avenue, known as 'The Ramsay Residence', and the proposed Heritage Revitalization Agreement for the building, will ensure that it is rehabilitated, conserved, and protected from exterior alterations which affect its heritage values, and from demolition. 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 and for its rehabilitation and conservation under the proposed HRA. Therefore, it is recommended that Council approve the heritage designation of 'The Ramsay Residence' at 1196 West 59th Avenue, and the proposed Heritage Revitalization Agreement.

* * * * *



Photo 1: 'The Ramsay Residence' at 1196 West 59th Avenue circa 1925



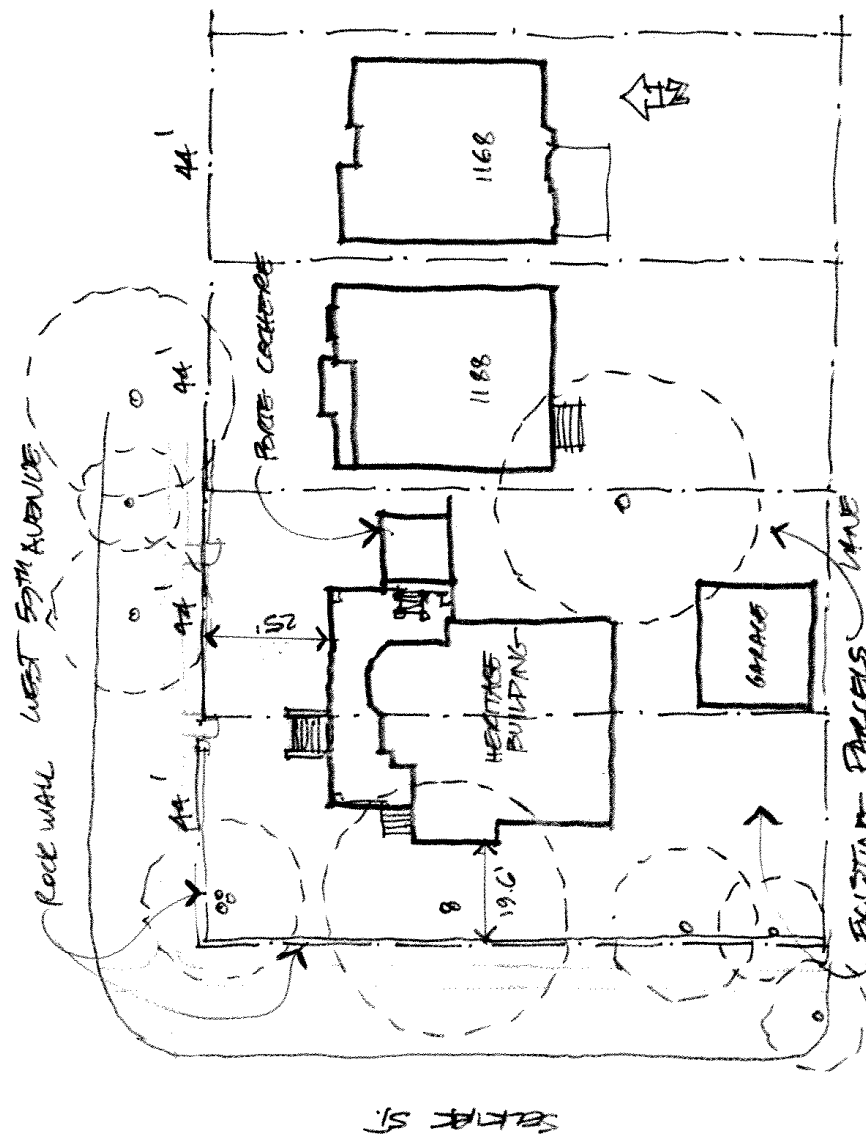
Photo 2: Gathering in front of 'The Ramsay Residence' in 1914



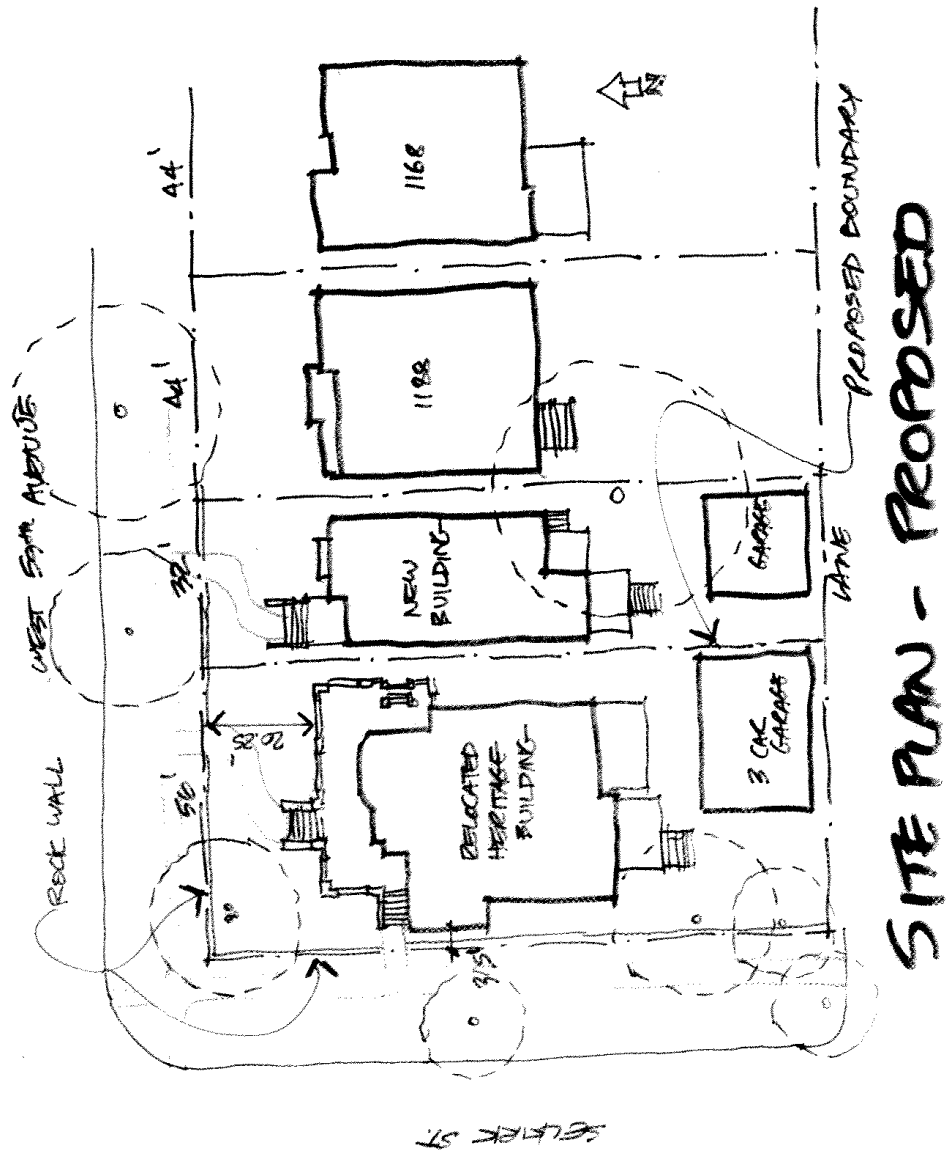
Photo 3: 'The Ramsay Residence' today, looking south-east from West 59th Avenue



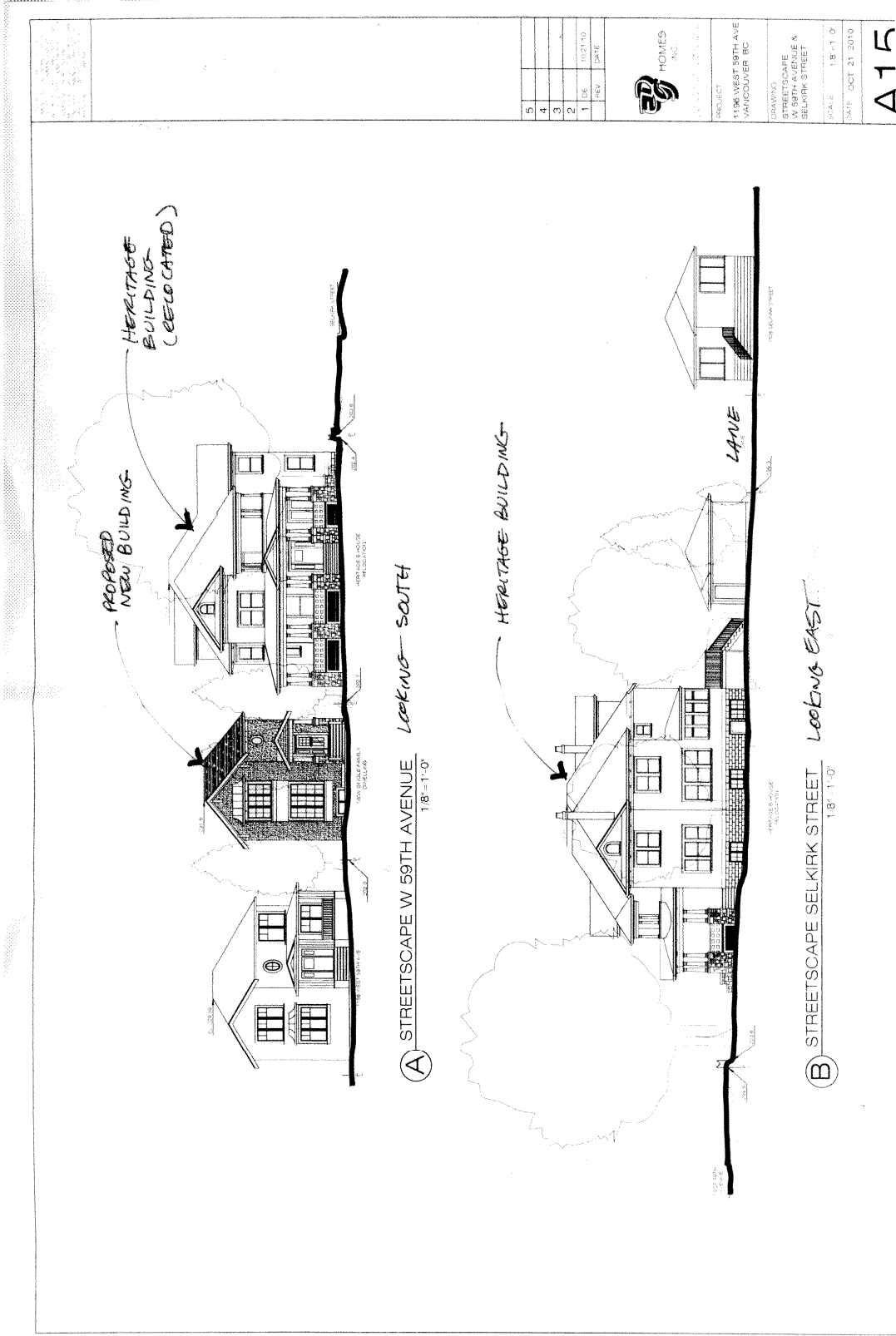
Photo 4: 'The Ramsay Residence' today looking south-west from West 59th Avenue



SITE PLAN - EXISTING



SITE PLAN - PROPOSED



5		
4		
3		
2		
1	DATE	REV

EG HOMES INC.

PROJECT
1108 WEST 80TH AVE
VANCOUVER BC

DRAWING
STREETScape
W 59TH AVENUE &
SELKIRK STREET

SCALE 1/8" = 1'-0"

DATE OCT 21, 2010

A15

PORTS COCHERS AREA MADE GOOD

EAST ELEVATION

PORT COCHERE REMOVED

NORTH ELEVATION

1	DATE	01/03/11
2	BY	01/03/11
3	DATE	1/20/11
4	BY	01/20/11
5	DATE	01/20/11
6	BY	01/20/11

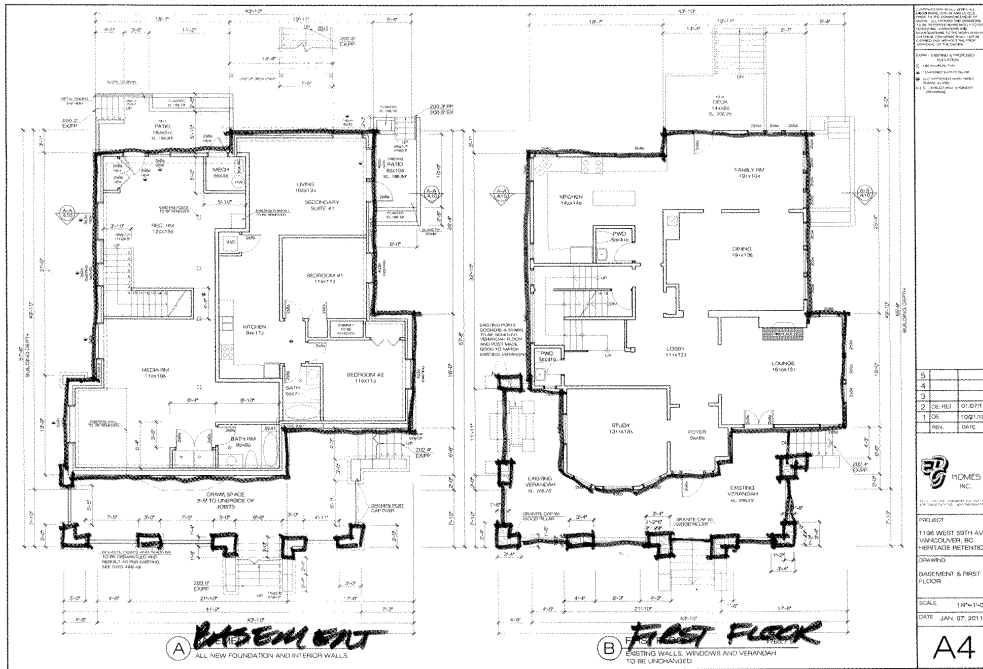
PROJECT
1196 WEST 18TH AVE
HERITAGE BUILDING
HERITAGE RELOCATION

DATE JUN 07 2011

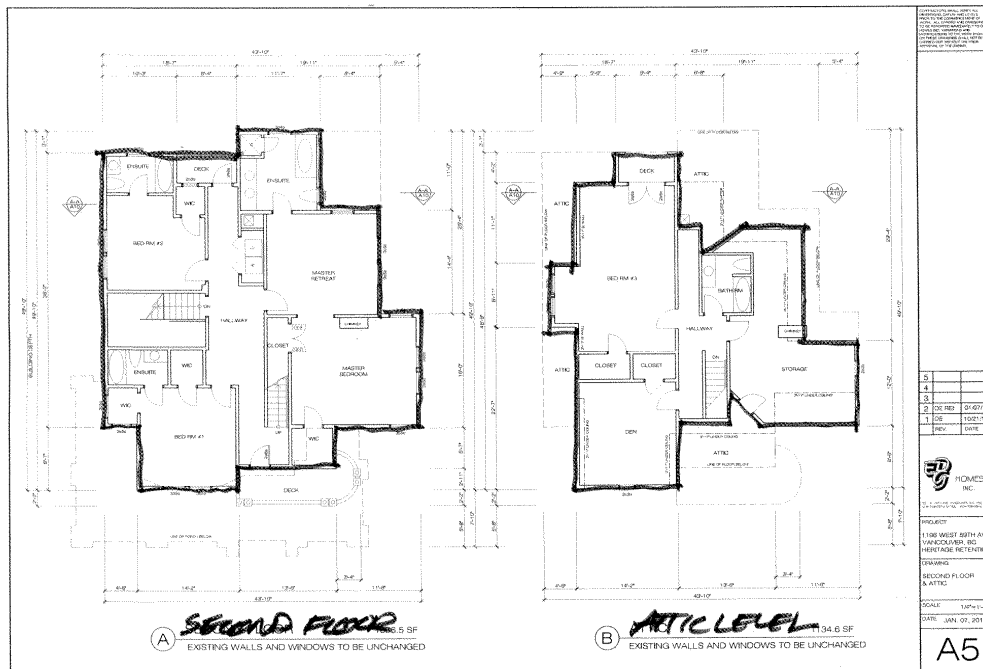
SCALE 1/8" = 1'-0"

PROJECT NO. A6

1196 W. 59th AV - HERITAGE BUILDING - AFTER RELOCATION



HERITAGE BUILDING PLANS - PROPOSED



HERITAGE BUILDING PLANS - PROPOSED

Technical Zoning and Subdivision Summary

Development Summary:

Table 1a: Density of Site if Developed Without the Heritage Building

Existing Parcels and Parcel Area	Typical Development	Maximum Permitted Overall Density	Maximum Permitted "Above Grade" Density	Basement Area (overall minus above grade density)	Maximum Number of Dwelling Units Permitted
Lot 1 (5,271 sq. ft.)	Single family residential	0.70 FSR* (3,689 sq. ft.)	2,372 sq. ft.	1,317 sq. ft.	3**
Lot 2 (5,271 sq. ft.)	Single family residential	0.70 FSR* (3,689 sq. ft.)	2,372 sq. ft.	1,317 sq. ft.	3**
Total for the Lands	-	0.70 FSR* (7,378 sq. ft.)	4,744 sq. ft.	2,634 sq. ft.	6 in total

* includes all basement "exemption" provisions but not any laneway housing floor area

** i.e. a One-Family Dwelling with Secondary Suite and a Laneway House

Table 1b: Proposed Density

Proposed Parcels and Parcel Area	Proposed uses	Proposed Overall Density	Proposed "Above Grade" Density	Basement Area (overall minus above grade density)	Number of Dwelling Units Proposed
Heritage Parcel (6,700 sq. ft.)	One-Family Dwelling with Secondary Suite	0.96 FSR (6,428 sq. ft.)	4,586 sq. ft.	1,842 sq. ft.	2
New House Parcel (3,818 sq. ft.)	One-Family Dwelling with Secondary Suite	0.88 FSR (3,360 sq. ft.)	2,190 sq. ft.	1,170 sq. ft.	2
Total for the Lands	-	0.93 FSR (9,788 sq. ft.)	6,958 sq. ft.	3,012 sq. ft.	4

Subdivision Variance:

Table 2: Subdivision Variance

Parcel	Permitted Parcel Width	Proposed Parcel Width
New House Parcel	40 feet minimum	A minimum of 32 feet is permitted

Variances of Section 10 and Section 11 of the Zoning and Development By-law:

Table 3: Variances of Section 11 of the Zoning and Development By-law

Regulations of Section 11 of the Zoning and Development By-law	Required or Permitted	Proposed, with Variances
Section 11.24.3 - Minimum Site Width for a Laneway House	A minimum of 32.8 feet	32 feet is permitted on the New House Parcel

Table 4: Variances of Section 10 of the Zoning and Development By-law For Both Buildings

Regulations of Section 10 of the Zoning and Development By-law	Required or Permitted	Proposed, with Variances
Section 10.1 - Number of Buildings on a Site	A maximum of one principal building is permitted to be placed on a site	Section 10.1 shall not apply*
Section 10.7.1(a)	Steps are not permitted in required side yard except in an exterior side yard	The Director of Planning may permit steps in any side yard.
Section 10.7.1(b)	Eaves, gutters, sills and chimneys etc. may not project more than 21 inches into a required yard	The Director of Planning may permit eaves, gutters, sills, chimneys, and other similar projections to project into a required or permitted yard

* *proposed to allow for sequencing of the proposed subdivision should both buildings exist on the same parcel at a point in time.*

Variances of the RS-1 Zoning District Schedule:

Table 5: Zoning Summary - Heritage Building on the Proposed Heritage Parcel

Regulations of the RS-1 district schedule	Required or Permitted	Proposed, with Variances
Section 4.3 - Height	35 feet and 2 ½ storeys maximum, and in compliance with the height envelopes as prescribed in 4.3.1(a) and 4.3.1(b)	38.33 feet and 3 storeys, which is the existing, and further, Section 4.3.1(a) and 4.3.1(b) shall not apply*
Section 4.4 - Front Yard	24 feet minimum	A minimum of 20.25 feet is permitted
Section 4.5.1 - East Side Yard	5.58 feet minimum	A minimum of 3.80 feet is permitted
Section 4.5.2 - West Side Yard	12.37 feet as required under Section 11.1**	A minimum of 3.50 feet is permitted
Section 4.6 - Rear Yard	53.97 feet minimum	A minimum of 31.77 feet is permitted
Section 4.7.1 - Overall Floor Space Ratio (FSR)	0.75 FSR maximum (5,022 sq. ft.)***	A maximum of 0.96 FSR (6,428 sq. ft.) is permitted which is the existing
Section 4.7.1 (a) - Above Grade Floor Area	3,010 sq. ft. maximum	A maximum of 4,586 sq. ft. is permitted which is the existing
Section 4.7.1(g) - Covered Porches Exclusion	251 sq. ft. (5% of the permitted density based on the proposed heritage parcel)	689 sq. ft., which is the existing are under covered porches, may be excluded from the permitted density or floor area calculation, and further that undeveloped areas under the front porch may be excluded from floor area calculation
Section 4.8 - Site Coverage	40% maximum (2,679 sq. ft.)	A maximum of 43.5 % (2,915 sq. ft.) is permitted which includes the accessory building associated with the heritage building
Section 4.16 - Building Depth	35% of the site depth maximum (41.9 feet)	A maximum of 52% feet is permitted (62.9 feet)
Section 4.17 - External Design	Various requirements regulating exterior expression	Section 4.17 Shall not apply

* the required height envelopes, Section 4.3.1(a) and 4.3.1(b), will not comply for the heritage building and therefore are proposed to be varied.

** Section 4.5.2 is applicable in this case for the exterior side yard and therefore Section 11.1, which 4.5.2 references, would be applicable.

*** The overall maximum FSR which may be achieved on a site is based on a number of "if" clauses as described in Section 4.7.1(d) and (e) for existing buildings. The existing building does not comply with some of the conditional clauses, but if hypothetically brought into compliance, could achieve an overall density of 0.75 FSR.

Table 6: Zoning Summary - New House on the Proposed New House Parcel

Regulations of the RS-1 district schedule	Required or Permitted	Proposed, with Variances
Section 4.4 - Front Yard	24 feet minimum	A minimum of 20.25 feet is permitted
Section 4.6 - Rear Yard	53.97 feet minimum	A minimum of 36.60 feet is permitted
Section 4.7.1 and 4.7.1(d)- Overall Floor Space Ratio (FSR)	0.70 FSR maximum (2,687 sq. ft.)	A maximum of 0.88 FSR (3,360 sq. ft.) is permitted
Section 4.7.1 (a) - Above Grade Floor Area	2,167 sq. ft. maximum	A maximum of 2,190 sq. ft. is permitted
Section 4.8 - Site Coverage	40% maximum (1,535 sq. ft.)	A maximum of 42% (1,600 sq. ft.) is permitted
Section 4.16 - Building Depth	35% of the site depth maximum (41.9 feet)	A maximum of 52% of the depth of the site is permitted (62.9 feet)
Section 4.17 - External Design	Various requirements regulating exterior expression	Section 4.17 Shall not apply

Revision to the Development Permit Applications

The application originally indicated three dwelling units in the heritage building. In the review of the applicable Vancouver Building By-law requirements for conversion of the heritage building to three dwelling units, the owner decided to revise the application to propose that the Lands be subdivided to create two new parcels, one 56 feet wide and the other 32 feet wide, and that the heritage building be converted to a One-Family Dwelling with Secondary Suite and positioned on the larger lot and a new One-Family Dwelling be constructed on the smaller lot (the drawings in Appendix 'C' reflect this revision).

Resolutions of the Vancouver Heritage Commission

On March 21st, 2011, the Vancouver Heritage Commission reviewed the application and the Statement of Significance as well as the Conservation Plan and resolved the following:

THAT the Vancouver Heritage Commission supports the Statement of Significance and Conservation Plan for 1196 West 59th Avenue, The Ramsay Residence, as presented at the March 21, 2011, meeting.

FURTHER THAT the Commission requests the porte-cochere be photographed and recorded as a character defining element on the Statement of Significance.

FURTHER THAT the Commission requests that there be an upgrade to the materials of the infill house to double glazed wood frame windows and a cedar shingled roof and an upgrade to the roofing materials to the heritage house to cedar shingle.

FURTHER THAT the Commission requests that staff along with the Director of Planning explore any and all options to preserve the porte-cochere.

CARRIED UNANIMOUSLY

Staff Comments:

The porte-cochere will be included in a revised Statement of Significance to reflect its status as a character defining element. The Director of Planning considered other options for retention of the porte-cochere but concluded that its retention is not viable. While the original building had a wood shingle roof, it is common practice to not require wood replacement shingle roofs for *standard* shingle applications for heritage buildings in all cases, in part because cedar shingles today generally do not have the durability of the original old-growth shingles employed at the time the house was constructed. In the case of 'The Ramsay Residence', the original roofing has been replaced by asphalt shingles. The primary values associated with the roof are its form and other associated details. A wood roof will not be required. For the new One-Family Dwelling building, staff concluded that wood windows are not required under the zoning nor would they contribute to the heritage value of the project and would add considerable costs. Wood windows are not required for the new building.

1196 West 59th Avenue – PUBLIC BENEFITS SUMMARY

Project Summary:

Relocation, rehabilitation, and conservation of a heritage building and subdivision of the site to allow for the construction of a new house on a separate parcel.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	RS-1
FSR (site area = 10,542 sq. ft. / 980 m ²)	0.70	0.93
Buildable Floor Space (sq. ft.)	7,378 sq. ft.	9,788 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)	\$19,478	\$8,870
	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)		\$641,872
	Housing (e.g. supportive, seniors)	N/A	
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$19,478	\$650,742

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 6,428 sq. ft. in the heritage building. The new floor area is 3,360 sq. ft. The recently approved DCL value of \$2.64 / sq. ft. is used in this case as the building permits for the project would be issued after the deadline for the application of the old rate.

Note 2: Value of on-site density bonus to facilitate heritage building rehabilitation and conservation.