



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: June 7, 2012  
Contact: Kent Munro  
Contact No.: 604.873.7135  
RTS No.: 9674  
VanRIMS No.: 08-2000-20  
Meeting Date: October 16, 2012

TO: Vancouver City Council

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

SUBJECT: 1975 West 15th Avenue - 'The Macken Residence' - Heritage Designation and Heritage Revitalization Agreement

**RECOMMENDATIONS**

- A. THAT Council add to the Vancouver Heritage Register, in the 'B' evaluation category, the heritage building located at 1975 West 15<sup>th</sup> Avenue (legal description: PID: 013-265-717; Lot 18, Block 446, District Lot 526, Plan 2983 (the "Lands")), known as 'The Macken Residence'.
- 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 Macken Residence' as a protected heritage property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law for the City to enter into a Heritage Revitalization Agreement in respect of The Macken Residence to:
  - (i) secure its rehabilitation and long-term preservation; and
  - (ii) vary the Zoning and Development By-law in respect of the Lands so to permit the rehabilitation of the heritage building and the construction of a new Infill One-Family Dwelling thereon as proposed under Development Permit Application DE415168 and as more particularly described in this report.
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered and given priority on title to the Lands 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, or 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 approval to add the heritage building at 1975 West 15<sup>th</sup> Avenue known as 'The Macken Residence' to the Vancouver Heritage Register in the 'B' evaluation category, to designate it as a protected heritage property, and to enter into a Heritage Revitalization Agreement (HRA) in respect of it to ensure its rehabilitation and long-term protection. It is proposed that, as incentive and compensation to the owner for the heritage designation and the rehabilitation and conservation of the heritage building, the HRA will vary the Zoning and Development By-law to permit the development of the Lands as set forth in Development Permit Application DE415168 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 addition of 'The Macken Residence' to the Vancouver Heritage Register, its heritage designation, and the proposed HRA.

### ***COUNCIL AUTHORITY***

Pursuant to Section 582 of the *Vancouver Charter*, Council, by resolution, may add real property to the Vancouver Heritage Register.

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

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 595 of the *Charter*, 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 proposed heritage designation and HRA for 'The Macken Residence' require Council approval at public hearing and by-law enactment pursuant to Sections 592, 593 and 594 of the *Vancouver Charter*.

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 RECOMMENDS approval of A, B, C, D, and E.

### STRATEGIC ANALYSIS

#### Site and Context

The site is located in the Kitsilano neighbourhood in an area zoned RT-8 (see Figure 1 below and the map in Appendix 'B'). The RT-8 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, and infill development. The total area of the site is 6,249 square feet. A twenty foot wide paved lane exists at the rear of the site.

Figure 1 - 'The Macken Residence' Site and the Surrounding Zoning



#### Heritage Value

The house at 1975 West 15<sup>th</sup> Avenue was built in 1911 and is a good example of Edwardian architecture constructed in the Arts and Craft style popular at the time (see the photographs

in Appendix 'A'). The property was purchased by Jean Kay Macken in 1912 and the Macken family resided in the house for over 50 years (from 1912 to 1963).

The house is associated with a large speculative real estate project known as 'Talton Place', considered to be the first large scale residential development in Vancouver. In 1910, Prudential Builders Limited, headed by Thomas Talton Langlois, purchased six blocks in Kitsilano (the 1900 and 2000 blocks from West 13<sup>th</sup> Avenue to West 16<sup>th</sup> Avenue) and built 104 houses which were meant to provide affordable alternatives to the First Shaughnessy properties nearby (see Appendix 'B'). The 'Talton Place' houses were all designed in the Arts and Crafts style and featured prefabricated details and assemblies constructed in a factory on West 2<sup>nd</sup> Avenue. 'The Macken Residence' was one of the first to be built at 'Talton Place' and is valued for its surviving details including scroll-cut brackets, decorated balustrades, quatrefoil "punch outs", and pointed-arch porches. The developer added these pre-cut details in different configurations to the various 'Talton Place' houses to distinguish them from each other. Although most of the original windows sashes in 'The Macken Residence' were replaced and the house has been modified over the years, it is one of the last 'Talton Place' houses to remain visibly intact on West 15<sup>th</sup> Avenue. The application proposes to add the building to the Vancouver Heritage Register in the 'B' category, which is supported (see the Resolutions of the Vancouver Heritage Commission section).

***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 obligations in the proposed HRA, will be in the form of variances to the Zoning and Development By-law made by the HRA, including a density variance, as set forth in Development Permit Application DE415168 and as described below. The application proposes to restore the heritage building and change its use to a Multiple Conversion Dwelling containing four dwelling units and to construct a new Infill One-Family Dwelling with a floor area of 1,308 square feet at the rear of the site (see the drawings in Appendix 'C'). Infill use is permitted for the site in this case under the current zoning. The maximum permitted density under the RT-8 zoning is 0.75 floor space ratio (FSR). The density proposed for the development is 0.90 FSR (see Table A below and the Technical Zoning Summary in Appendix 'E'). A total of five dwelling units are proposed in the Development Permit Application. Only four are permitted under the applicable zoning (74 units per hectare).

**Table A: Summary of Proposed Density**

**Site Area: 6,249 sq. ft.**

	Existing	Permitted or Required	Proposed Total for the Lands
FSR	4,195 sq. ft. 0.67 FSR	4,686 sq. ft. 0.75 FSR maximum	5,616 sq. ft. 0.90 FSR (20% over permitted)
Dwelling Unit Density Total for the Lands	1	4 maximum	5

The application proposes to construct an addition to the rear of the heritage building and to add dormers at the attic level to increase the liveability of that level.

Staff have considered the probable impact of the proposed development, including the results of notification (see the Results of Neighbourhood Notification section), the conservation approach (see Condition of the Heritage Building and Conservation Approach section), the compatibility of the development with the zoning (see the discussion below), and the financial analysis required for the application (see the Proforma Evaluation section) and conclude that the proposal is supportable. The General Manager of Planning and Development Services is prepared to approve the development permit application subject to Council approval of the addition of the 'The Macken Residence' to the Vancouver Heritage Register, its heritage designation, and the proposed HRA.

### ***Compatibility with Existing Zoning and Land Use Regulations***

The Intent of the RT-8 Zoning District Schedule is to:

*"... encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized."*

The retention of the heritage building contributes to the historic architectural character of the area and the additions are compatible with the existing architectural character of the heritage building. The proposal responds well to its neighbours in terms of scale, massing, privacy impact, and placement. Staff conclude the proposal is consistent with the intent of the zoning.

### ***Condition of the Heritage Building and Conservation Approach***

'The Macken Residence' is in good condition. As is the case with similar projects where strata-title units are proposed, the primary challenge with respect to heritage conservation is in meeting the environmental separation requirements in the Vancouver Building By-law, in particular those for "rain-screens". Options to provide for alternatives and exemptions will be explored but if a rain-screen is required, the existing exterior finishes will have to be removed to allow for installation of a drainage cavity.

The prominent porch details will be retained, as well as the wood soffit. The base of the porch has been clad in vinyl siding which will be replaced with new wood siding. The front stairs have been altered and will be replaced with a more compatible stair assembly. Other wood details such as brackets and fascias will be retained and rehabilitated. Intact wood sash windows will be rehabilitated if viable. New wood sash windows, replicating the original windows, will be installed to replace existing vinyl windows, maximizing the use of original openings where possible. The front door and sidelight assembly is original and will be retained.

Although the rain-screen requirements of the Vancouver Building By-law will create challenges for the rehabilitation of the heritage building's exterior, staff support the Conservation Plan proposed for 'The Macken Residence' and conclude that the rehabilitation

scheme is consistent with the federally adopted Standards and Guidelines for the Conservation of Historic Places in Canada.

### *Results of Neighbourhood Notification*

103 surrounding properties were notified of the application and a site sign was installed. A total of ten responses were received (10% of the total notified). Two expressed opposition to the project. One expressed support for the heritage building plans but did not want to see an infill building constructed on the site. Another expressed overall support for the project. All the responses, whether in opposition or support, expressed concerns about the project, primarily with respect to impacts created by the proposed infill building.

Concerns include the proposed density and site coverage, parking, traffic, and garbage and recycling pick-up impacts, as well as privacy impacts. Safety concerns regarding access to the infill building and the building's proximity to the lane were noted, as well as concern over noise and dust created during the construction process. Several responses expressed concerns about noise from mechanical equipment which might be installed in the project (vents, heat exchangers, etc.), as well as concern regarding unit entrances in the side yards. One response stated that RT-8 is a "duplex zone" and therefore the development as proposed is not appropriate. Impact on mature landscaping on adjoining properties is also noted as a concern, as well as a lack of green space in the project. A number of responses noted the value of the character of 'The Macken Residence' and that it should not be altered. One expressed concerns about the loss of the interior features of the heritage building.

Infill use is permitted for the property in respect of the RT-8 Guidelines, and existing buildings are permitted to be converted into suites under the RT Zoning District Schedule (see the Technical Zoning Summary in Appendix 'E'). While the proposed density exceeds the permitted density for the Lands, it is commensurate with densities approved for similar heritage sites in RT zones (see Table 3 in Appendix 'E'). Addressing privacy overlook of new windows, decks, and entrances is a requirement of the RT-8 Guidelines. The proposal generally meets these provisions but further design revisions will be required to minimize any impacts as much as possible as a condition of the Development Permit Application approval. Any new mechanical equipment to be installed in the buildings or on the site will comply with all applicable by-laws. The design addresses impacts on light access and shadowing on surrounding properties, noting that it is the opinion of the General Manager of Planning and Development Services that for projects such as this, a balance between the benefit of heritage conservation and impacts on surrounding properties is often considered. Conditions of the development application approval will require further improvements on light and privacy impacts where possible.

The development will likely increase traffic and parking impacts in the immediate neighbourhood but these will be commensurate with development which could occur under the current zoning over time in the area. The garbage and recycling area provided for in the project meets City requirements. The proposed two foot setback of the infill building at the lane is permitted, and the parking areas comply with all access and manoeuvring requirements. The construction process will be subject to all City by-laws regarding noise and construction impacts. Mature landscaping will be protected as much as possible. Staff note that the landscaping proposed for the project is of high quality and that the amount of green space proposed is consistent with other infill development sites in the area. Heritage features will be retained as much as possible.

Staff conclude that the proposal is appropriate in size and scale and meets the guidelines applicable to the application, and therefore is supportable. The General Manager of Planning and Development Services is prepared to approve the development application should Council approve the addition of 'The Macken Residence' to the Vancouver Heritage Register, its heritage designation, and the proposed HRA.

### *Comments from the Vancouver Heritage Commission*

On January 23<sup>rd</sup>, 2012, the Vancouver Heritage Commission reviewed the application, including the Statement of Significance and the Conservation Plan, and supported the addition of the existing building to the Vancouver Heritage Register and the construction of an infill building on the site but reserved support for the Conservation Plan (See Resolutions of the Vancouver Heritage Register and Staff Comments in Appendix 'D'). On March 5<sup>th</sup>, 2012 the Commission reviewed a revised proposal, including additional information requested by the Commission at the January 23<sup>rd</sup> meeting, and unanimously supported the Conservation Plan.

### *Financial Implications*

The value of the on-site density bonus, which will facilitate the preservation and designation of the heritage building called the 'The Macken Residence', is approximately \$573,200.

The site is within the City-wide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay approximately \$3,750 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 proposed 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 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<sup>TM</sup> 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<sup>TM</sup>. 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 5<sup>th</sup>, 2008, will be applicable to the project as well.

### *Legal*

The by-law variations contemplated for the proposed HRA will provide an improved development potential for the Lands. 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 Lands 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 Lands, 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 he has been fully compensated for the heritage designation and the rehabilitation and conservation obligations contained in the HRA. The HRA is to be registered on title to the Lands before a development permit for the project may be issued.

### *CONCLUSION*

The approval of the addition to the Vancouver Heritage Register of, the heritage designation of, and the Heritage Revitalization Agreement for 'The Macken Residence' at 1975 West 15<sup>th</sup> Avenue will ensure that it is rehabilitated, conserved, and protected from demolition and from exterior alterations which might affect its heritage value. The proposed Heritage Revitalization Agreement will vary the Zoning and Development 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 the project should Council approve the recommendations of this report. Therefore, it is recommended that Council approve the addition of the 'The Macken Residence' to the Vancouver Heritage Register, its heritage designation, and the proposed Heritage Revitalization Agreement.

\* \* \* \* \*





'The Macken Residence' at 1975 West 15<sup>th</sup> Avenue circa 2011



Mrs. Jean Kay Macken, circa 1920

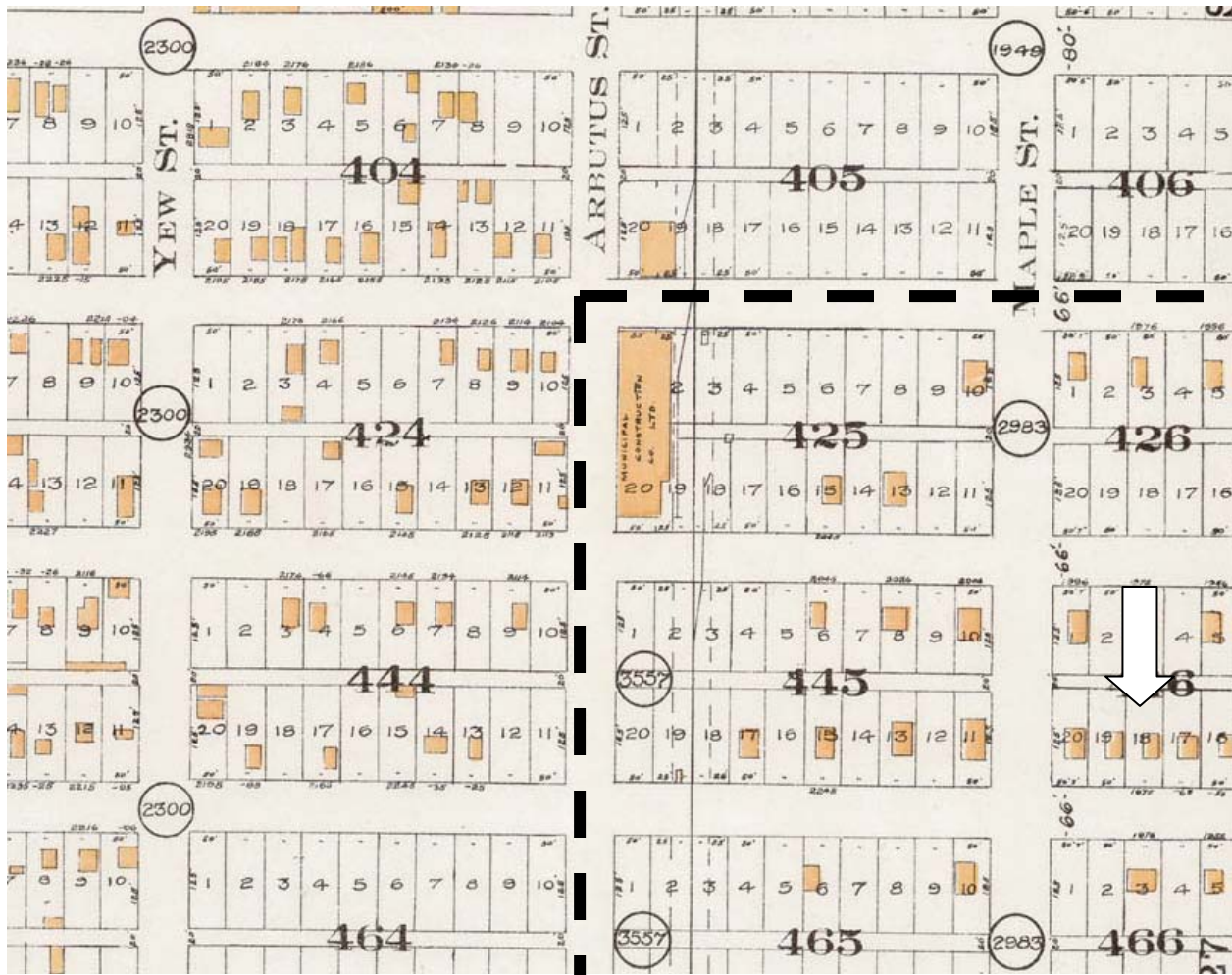


Photo 3 and 4: porch details (circa 2012)



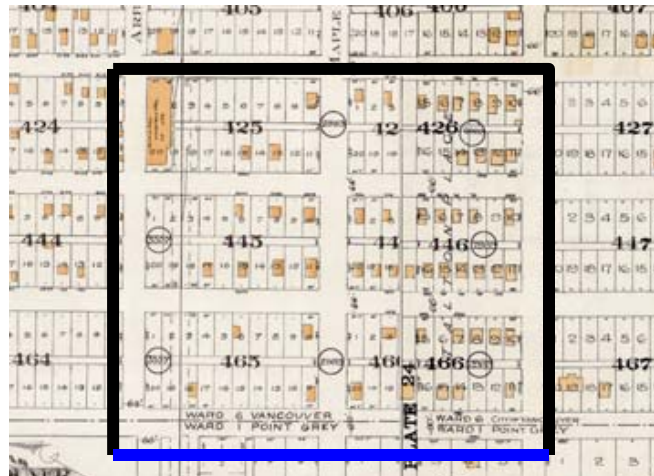
Photo 5: Original Entry (circa 2012)





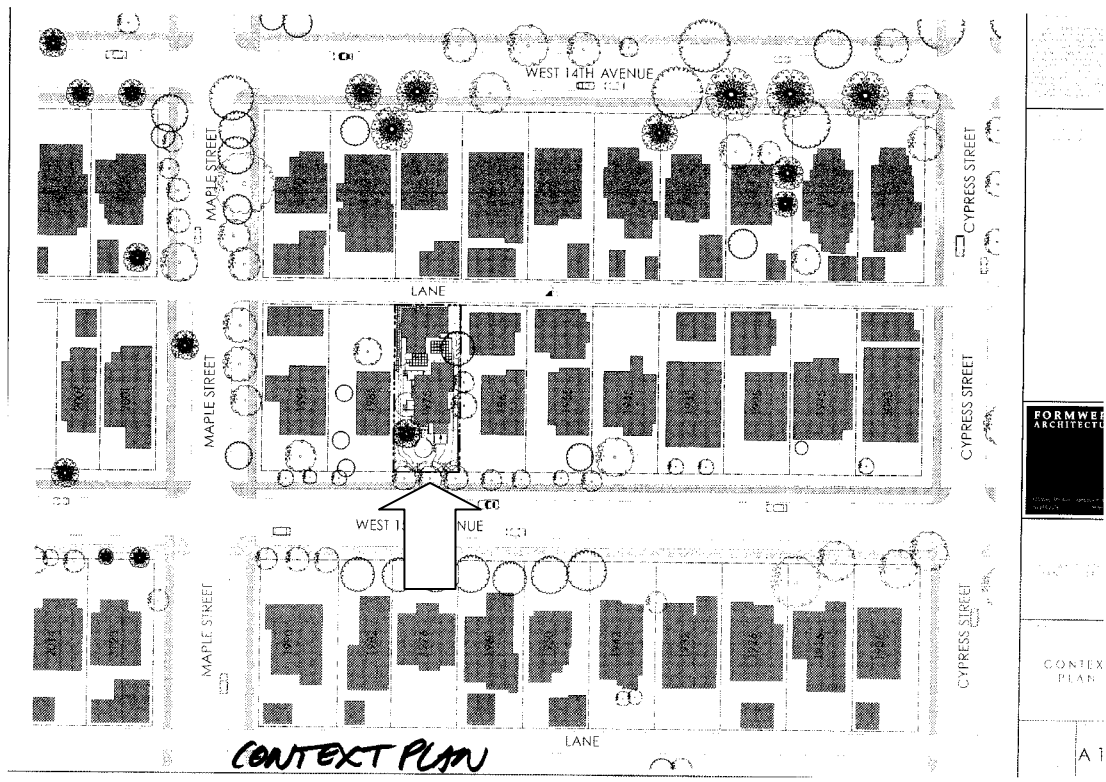
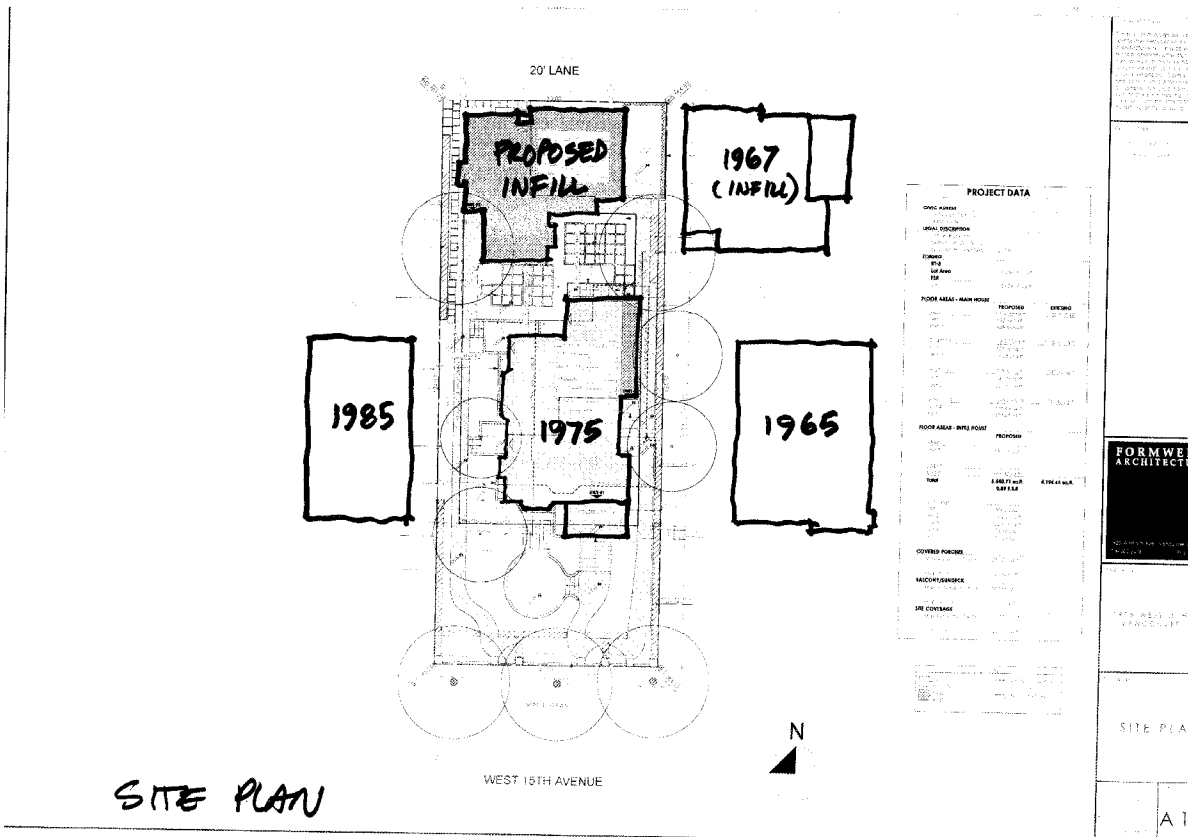
Map 1: Fire Insurance Map circa 1912

'The Macken Residence' is indicated by the arrow. The rail tracks shown on the map still exist (i.e. the Arbutus Right-Of-Way). The dashed lines indicate the north-west boundary of the original 'Talton Place' development lands.

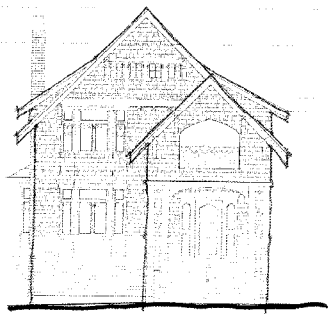
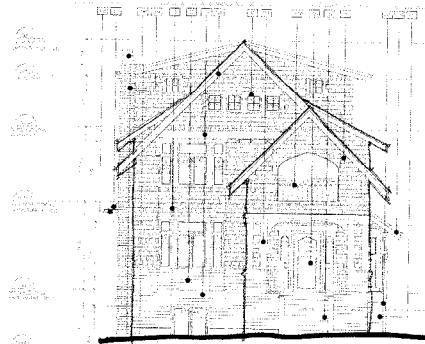
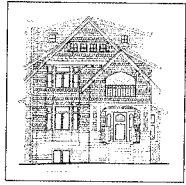


Map 2: Boundary of 'Talton Place'

'Talton Place', which encompassed the 1900 and 2000 Blocks of West 13<sup>th</sup> to 16<sup>th</sup> Avenues, was an ambitious project undertaken by Prudential Builders Incorporated (a component of the Prudential Investment Company) in 1910. According to Major J.S. Matthews, Vancouver's first archivist, "*Talton Place was intended to be a select district; everything was to be done for the purchaser before he walked in*". The houses of Talton Place were known as California Bungalows "*... with shingle exteriors, and wide verandahs with massive steps and pillars [which were] actually merely boards*". Intact houses like 'The Macken Residence' remain as examples of the type of quality prefabricated construction being carried out by the developer. The houses and their components were manufactured in a factory on West 2<sup>nd</sup> Avenue. Some of the houses were apparently assembled there, then taken apart and shipped to 'Talton Place' to be reassembled. Prudential Builders went out of business a few years after 'The Macken Residence' was built. A fire had destroyed the factory where many of these houses were manufactured, but the main reason was likely the economic collapse of 1913 and the advent of the First World War. Prefabricated houses also tended to be expensive despite some technical advantages. Major Matthews notes that 'Talton Place' "*... was the first organized attempt of home building in Vancouver, and long before the institution of the Town Planning Commission.*"



Arrow indicates 1975 West 15<sup>th</sup> Avenue

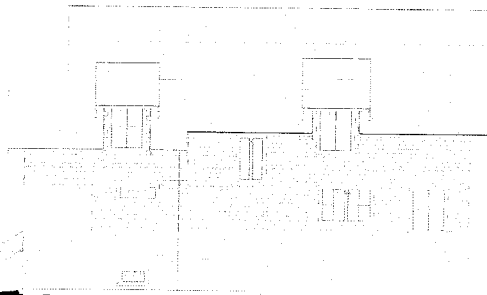
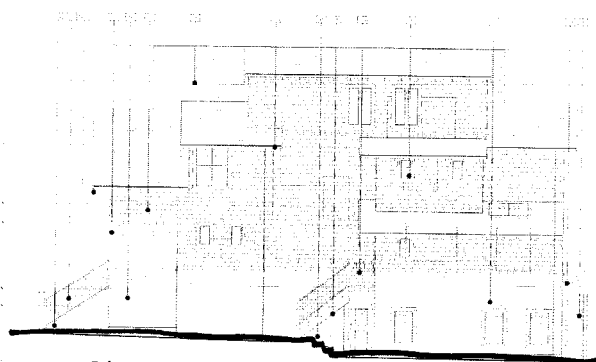
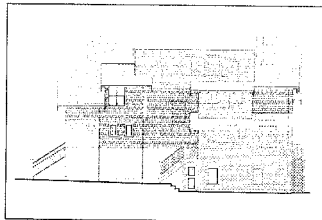


HERITAGE BUILDING ELEVATIONS

FORMWER ARCHITECTURE

ELEVATION (MAIN HO)

A 1.

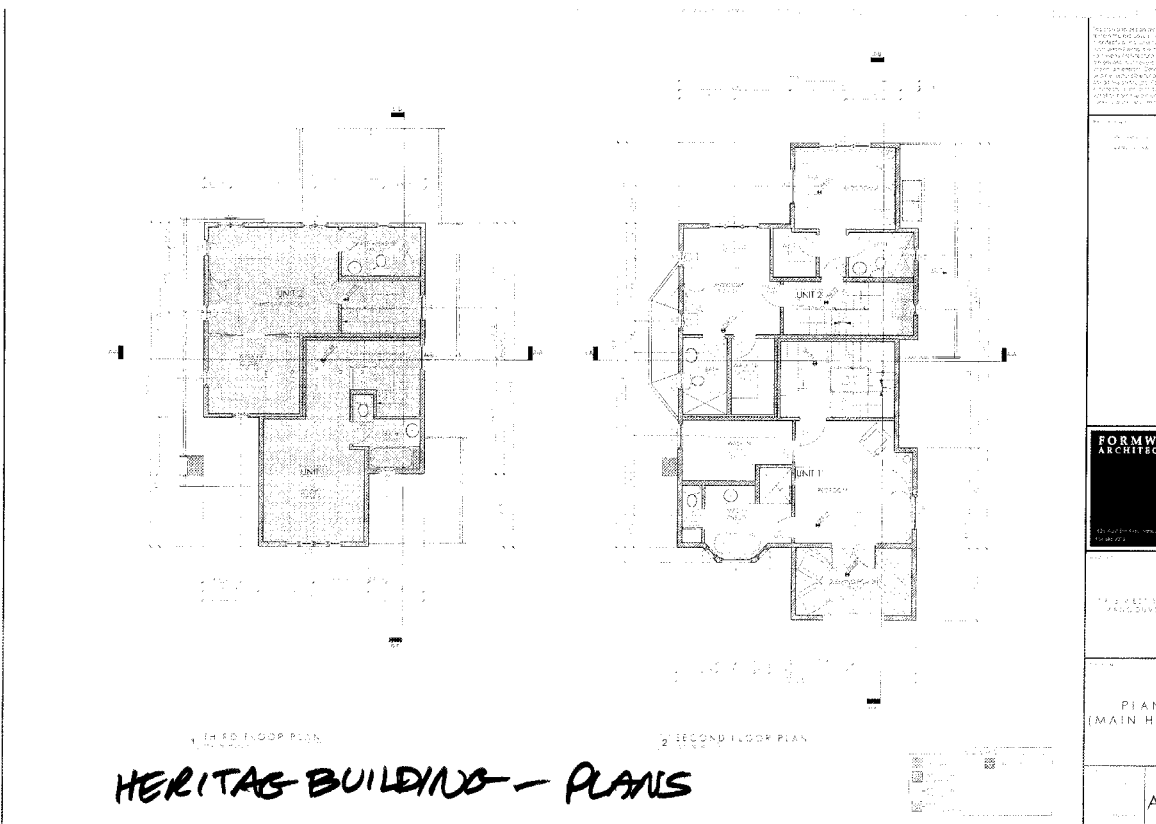
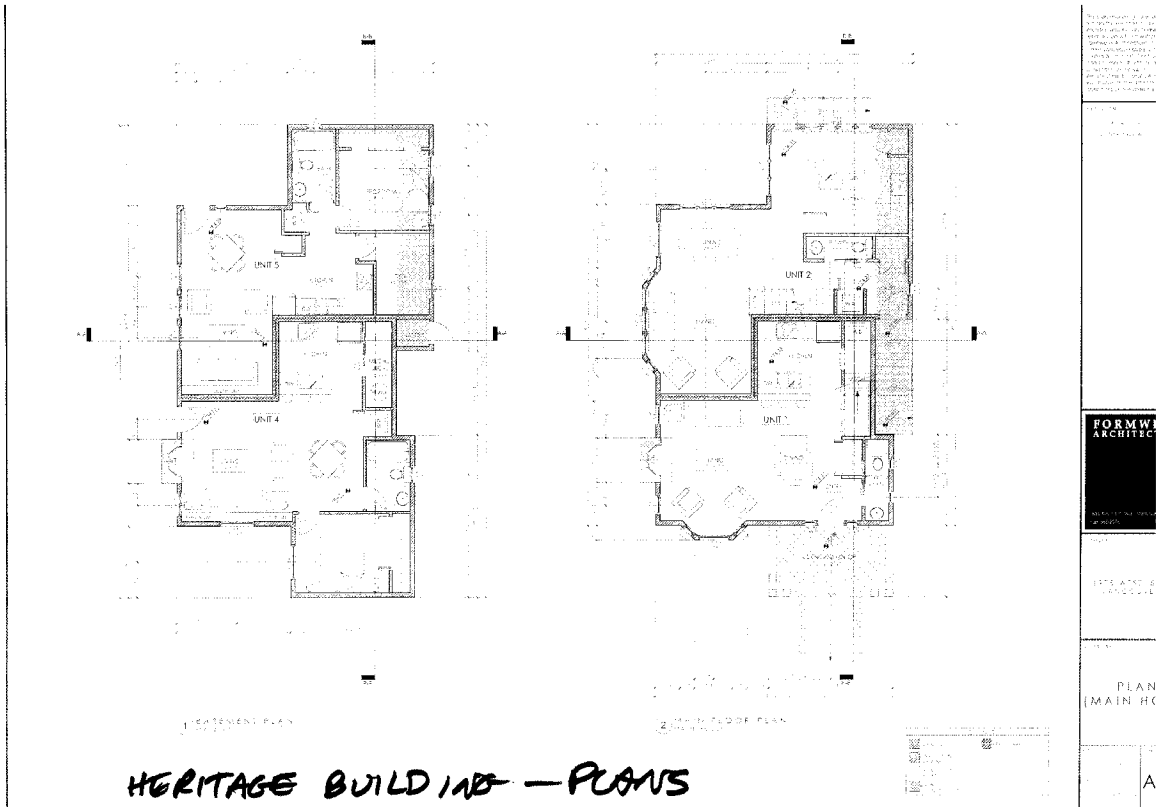


HERITAGE BUILDINGS - SIDE ELEVATIONS

FORMWER ARCHITECT

ELEVATION (MAIN HO)

A



Architectural elevations of an infill building. The sheet contains four elevation drawings: 1 WEST ELEVATION, 2 NORTH ELEVATION, 3 EAST ELEVATION, and 4 SOUTH ELEVATION. Each drawing shows the building's facade with structural grid lines and dimensions. A title block on the right side includes the project name 'ELEVATIONS (INFILL HOUSE)', the architect 'FORMWERK ARCHITECT', and the sheet identifier 'A'. A handwritten title 'INFILL BUILDING - ELEVATIONS' is located at the bottom center of the sheet.

**INFILL BUILDING - ELEVATIONS**

Architectural floor plans of an infill building. The sheet contains three plan drawings: 1 SECOND FLOOR PLAN, 2 MAIN FLOOR PLAN, and a partial 3 THIRD FLOOR PLAN. The second floor plan shows rooms such as 'BEDROOM', 'BATH', and 'HALL'. The main floor plan shows 'LIVING', 'DINING', 'KITCHEN', 'BATH', and 'HALL'. The third floor plan is partially shown at the bottom. A title block on the right side includes the project name 'PLANS (INFILL HOUSE)', the architect 'FORMWERK ARCHITECT', and the sheet identifier 'A.1.0'. A handwritten title 'INFILL BUILDING - PLANS' is located at the bottom center of the sheet.

**INFILL BUILDING - PLANS**



### Resolutions of the Vancouver Heritage Commission and Staff Comments

On January 23<sup>rd</sup>, 2012 the Vancouver Heritage Commission reviewed the application, including the Statement of Significance, the Conservation Plan, and the overall scheme, and resolved the following:

- A. THAT the Vancouver Heritage Commission (VHC) supports the Statement of Significance and its Registry Evaluation for 1975 West 15th Avenue, the Macken Residence, and recommends its addition to the Vancouver Heritage Register; and
- B. THAT the Vancouver Heritage Commission (VHC) reserves its support for the Conservation Plan for 1975 West 15th Avenue, 'The Macken Residence', and requests the following:
  - a. Applicant to provide the VHC with a three-dimensional rendering demonstrating the size of the dormers, size and placement of the additional windows and rain screen details;
  - b. Applicant to provide the VHC with Conservation Plan information concerning material specification, for example, wood windows; and

FURTHER THAT the VHC supports, in principle, the application to construct a one-family infill dwelling at the rear of the site subject to VHC approval of the Conservation Plan for the Macken Residence.

CARRIED

On March 5<sup>th</sup>, 2012, the Vancouver Heritage Commission reviewed a revised scheme including items (a) and (b) noted above and resolved the following:

- A. THAT the Vancouver Heritage Commission supports the Statement of Significance and the application for 1975 West 15<sup>th</sup> Avenue, The Macken Residence; and

FURTHER THAT consideration be given to reducing the number of windows on the west and north elevation and that further design consideration be given to the scale and size of the remaining windows to be in keeping with the style of the house.

CARRIED UNANIMOUSLY

#### Staff Comments:

The retention of existing openings and the number and design of new windows will be addressed as a condition of the Development Permit Application approval.

Technical Zoning Summary

**Table 1: RT-8 Zoning District Schedule Summary** Site Area: 6,249 sq. ft.

	Existing	Required or Permitted	Proposed
Use	One-Family Dwelling	Multiple Conversion Dwelling and infill development permitted	Multiple Conversion Dwelling and an Infill One-Family Dwelling
Height of the heritage building	36.72 feet	35.17 feet maximum and 2 storeys	36.72 feet a partial 4 <sup>th</sup> storey which is the existing*
Front yard of the Heritage Building	28.25 feet	31.3 feet minimum	28.25 feet which is the existing*
East Side Yard of the Heritage Building	7.25 feet	4.92 feet minimum	5.0 feet to the new rear addition
West Side Yard of the Heritage Building	14.0 feet	4.92 feet minimum	14.0 feet which is the existing
FSR	4,195 sq. ft. 0.67 FSR	4,686 sq. ft. 0.75 FSR maximum	5,616 sq. ft. 0.90 FSR (20% over permitted)
Site Coverage	Not provided	45% maximum	36%
Number of Dwelling units	1	4 maximum	5

\* variance required

**Table 2: RT-8 Guidelines Summary**

	Existing	Required or Permitted	Proposed
Side yard requirement for infill development	14.0 feet west side yard which is the widest side yard	12.1 feet minimum required on at least on side of an existing heritage building	14.0 feet on west side which is the widest side yard and the existing yard

**Table 3: Comparison of Recent Heritage Projects Approved or Supported<sup>1</sup> in RT-5, RT-6, and RT-8 with 'The Macken Residence'**

Address	FSR of Heritage Principal Building	FSR of Infill Building	Total FSR1	Approximate floor area of Infill Building
1975 West 15 <sup>th</sup> Av (Subject Site)	0.69	0.21	0.90	1,308 sq. ft.
334 West 14th Av	0.70	0.25	0.96 <sup>2</sup>	1,578 sq. ft.
2435 West 5th Av	0.53	0.32	0.85	2,000 sq. ft.
305 West 13th Av	0.56	0.39	0.95	2,438 sq. ft.
2356 W 5th AV	0.58	0.24	0.82	1,500 sq. ft.
2496 West 8th Av	0.65	0.17	0.83	978 sq. ft.

<sup>1</sup> The average overall density approved for these projects, not including 1975 West 15<sup>th</sup> Avenue is approximately 0.85 FSR.

<sup>2</sup> application supported but not yet approved

1975 West 15<sup>th</sup> Avenue – PUBLIC BENEFITS SUMMARY

**Project Summary:**

Rehabilitation and conservation of a heritage building and construction of a new Infill One-Family Dwelling at the rear of the property

**Public Benefit Summary:**

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

	Current Zoning	Proposed
Zoning District	RT-8	HRA
FSR (site area = 8,059 sq. ft./ 749 m <sup>2</sup> )	0.75	0.90
Buildable Floor Space (sq. ft.)	4,686 sq. ft.	5,616 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)	\$1,299	\$3,751
	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)		\$573,244
	Housing (e.g. supportive, seniors)	N/A	
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$1,299</b>	<b>\$576,995</b>

**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 4,195 sq. ft. in the heritage building. As retention is generally required in the RT-8 zoning to achieve 0.75 FSR, it is assumed an application under the zoning would involve retention of the existing floor area. The recently approved DCL value of \$2.64 / sq. ft. is applicable to the project.

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. The conservation and protection of heritage resources is a community objective as noted in Council Policy.