

**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: October 10, 2012
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 9724
VanRIMS No.: 08-2000-20
Meeting Date: December 11, 2012

TO: Vancouver City Council

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

SUBJECT: 1906 West 11th Avenue - Beard House - Heritage Designation and Heritage
Revitalization Agreement

RECOMMENDATIONS

- A. THAT Council add to the Vancouver Heritage Register in the 'C' evaluation category the residential building, known as the Beard House, at 1906 West 11th Avenue (PID: 014-183-994; Lot 10, Block 386 District Lot 526 New Westminster, Plan VAP1949 (the "Lands")).
- 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 Beard House 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 Beard House and the Lands to:
 - i. secure the rehabilitation and long-term preservation of the Beard House; and
 - ii. vary the *Zoning and Development By-law* to permit the construction of a new Infill One-Family Dwelling on the Lands as proposed under Development Permit Application DE415688 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 authorization to add to the Vancouver Heritage Register in the 'C' evaluation category the residential building at 1906 West 11th Avenue, known as the Beard House (the "heritage building"), 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, conservation, and long-term protection. It is proposed that, as incentive and compensation to the owner for the heritage designation, rehabilitation, and conservation of the heritage building, the HRA will vary the Zoning and Development By-law in respect of the Lands to permit the development of the Lands as proposed in Development Permit Application DE415688 and described in this report. The General Manager of Planning and Development Services is prepared to approve the development permit application should Council authorize the addition of the Beard House to the Vancouver Heritage Register, its heritage designation, and the proposed HRA.

COUNCIL AUTHORITY

Pursuant to Section 582 and Section 593 of the *Vancouver Charter*, Council may add real property to the Vancouver Heritage Register and, by by-law, 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 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.

Pursuant to section 595 of the *Vancouver 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 Beard House require Council approval at a public hearing and by-law enactment pursuant to Sections 592, 593 and 594 of the *Vancouver Charter*.

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

Site and Context

LEGEND

North: ↑

Scale: 0 10m 75m

Site: 1906 W 11th Avenue

Date: May 1, 2012

RT-8 Zoning District

— Zoning Boundary

City of Vancouver
Planning Department

Heritage Value

The heritage building was built in 1911 by the Beard Home Building Company, which was headed by William Beard (1878 - 1947). It is a good example of Edwardian, craftsman style housing built during the Edwardian building boom and is one of the earliest houses built in the neighbourhood (see the photographs in Appendix A). Although the house's porch has been filled in, many original features survive including side-gabled roof with open soffits and rafter tails, wooden pointed bargeboards, and shed roof dormers on the north and south sides. A variety of original wooden sash and frame windows survive, including those with double-hung and casement assemblies. Two external brick chimneys also exist on the east and west sides respectively. The house features two projecting bays with scroll brackets, each with a tripartite wooden window assembly with stained glass transoms.

The application proposes to add the building to the Vancouver Heritage Register in the 'C' evaluation category, which is supported staff and the Vancouver Heritage Commission (see Resolutions of the Vancouver Heritage Commission).

Development Application and Proposed Incentives

It is proposed that the incentives and compensation to be provided to the owner for the heritage designation, rehabilitation, and conservation of the heritage building will be provided by the proposed HRA in the form of variances to the *Zoning and Development By-law*, including a variance to increase the permitted density for the Lands, as set forth in Development Permit Application DE415688 and as described below.

The application proposes to move the house approximately 2.8 feet to the north, restore it, and change its use to a Multiple Conversion Dwelling containing two dwelling units. A new Infill One-Family Dwelling is proposed to be built at the rear of the site (see the drawings in Appendix B). Infill use is permitted in the RT-8 zoning and the site is eligible for infill development under the *RT-8 Guidelines*. An increase in the permitted density for the Lands is proposed under the Development Permit Application. The maximum density permitted under the RT-8 zoning is 0.75 floor space ratio (FSR). The density proposed under the Development Permit Application is 0.86 FSR which is 15% over the permitted density (see Table A and the Technical Zoning and Parking Summary in Appendix C).

Table A: Proposed Density and Parking Summary **Site Area: 6,250 sq. ft.**

	Existing	Permitted or Required	Proposed
Overall density for the lands	0.71 FSR 416 m ² (4,473 sq. ft.)	0.75 FSR maximum 436 m ² (4,688 sq. ft.)	0.86 FSR 500 m ² (5,375 sq. ft.)
Overall dwelling Unit density proposed	1	4 maximum	3
Off street parking	2	1 per dwelling unit (3 minimum required)	3

The Development Permit Application originally proposed a density of 0.93 FSR (24% over the maximum permitted density). Upon review of the application, including the proforma evaluation required for the application and the results of neighbourhood notification, staff

concluded that a maximum density of 0.86 FSR is supportable (11% over the maximum permitted density). The project was revised to meet the 0.86 FSR limit. The proposed HRA will also allow for undeveloped floor area under the front porch to be excluded from the calculation of floor area, as the headroom in this area is too high to be excluded as a crawlspace. Staff support this exemption as the rehabilitation of the front porch (which has been enclosed) is an important part of the conservation strategy (see the discussion in Appendix C).

Staff have considered the proposed variances, 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. The Director of Planning is prepared to approve the Development Permit Application subject to Council approval of the addition of the Beard House 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 heritage building's character. 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 Beard House 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 building was clad in cement shingles years ago. An initial inspection showed that the original clapboard siding likely exists underneath these tiles in most areas. The Conservation Plan indicates that the later shingles are to be removed and the clapboard siding re-used if viable. The application proposes to rehabilitate the front porch and the upper floor, front covered balcony, both of which have been enclosed (see the drawings in Appendix B). Where possible wood elements, including window sashes, will be retained or replicated if retention is not possible. In particular, stained glass sashes will be retained or re-used in new window sashes.

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 Beard House 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

Fifty-six surrounding properties were notified of the application and a site sign was installed. Three responses were received, all opposed to the project. Concerns include massing, shadowing, privacy, and density impacts, as well as the possible precedent created by approval of the project with regard to future applications in the neighbourhood (see Results of Neighbourhood Notification and Staff Comments in Appendix E).

Staff considered the results of notification and concluded that the proposal is supportable. The General Manager of Planning and Development Services notes that for projects such as this a balance between the benefit of heritage conservation and impacts on surrounding properties is considered. The General Manager of Planning and Development Services is prepared to approve the Development Permit Application should Council approve the recommendations of this report.

Comments from the Vancouver Heritage Commission

On November 11th, 2011 the Vancouver Heritage Commission reviewed the Statement of Significance for the site and unanimously supported it and the addition of the Beard House to the Vancouver Heritage Register in the 'C' evaluation category. On March 26th, 2012, the Commission reviewed a preliminary scheme of the proposal, brought forward by staff and the applicant, for advice on the extent of additions proposed for the house. On June 25th, 2012 staff reviewed the complete application for the project, including the Conservation Plan, and supported the proposal (see Resolutions of the Vancouver Heritage Commission and Staff Comments in Appendix D).

Financial Implications

The value of the on-site density bonus, which will facilitate the preservation and designation of the heritage building, is approximately \$280,000. The site is within the City-wide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay about \$2,380 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 of 0.86 FSR, 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 Rezonings* 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.

Legal

The by-law variations contemplated for the proposed HRA will provide for the Lands an improved development potential. 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 the owner 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 of the Beard House to the Vancouver Heritage Register, its heritage designation, and the proposed Heritage Revitalization Agreement will ensure that the heritage building 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 and for its rehabilitation and conservation under the proposed Heritage Revitalization Agreement. The Director of Planning 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 Beard House to the Vancouver Heritage Register, its heritage designation, and the proposed Heritage Revitalization Agreement.

* * * * *

1906 West 11th Avenue
PHOTOGRAPHS



Photo 1: The Beard House (circa 2012)
Note the porch and upper balcony enclosures.



Photo 2: The Beard House - date unknown



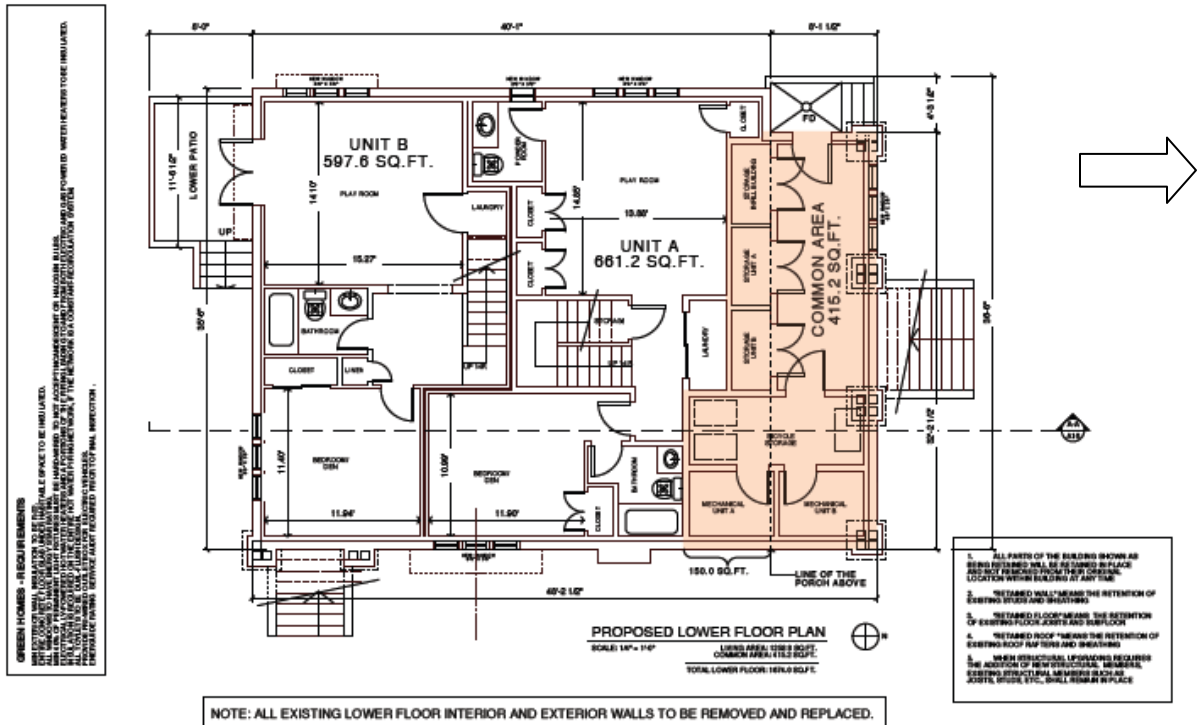
Photo 3: East Elevation of the Beard House (circa 1956)
Note the open porch and ivy covered chimney



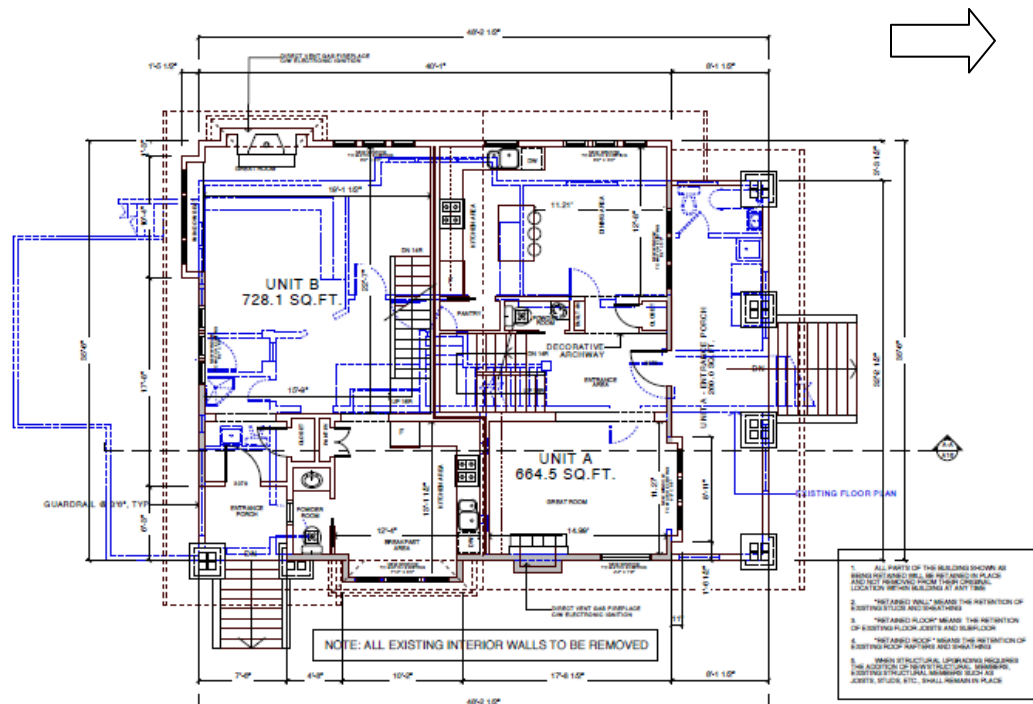
Photo 4: Rear of the Beard House (date unknown)
Not much has changed



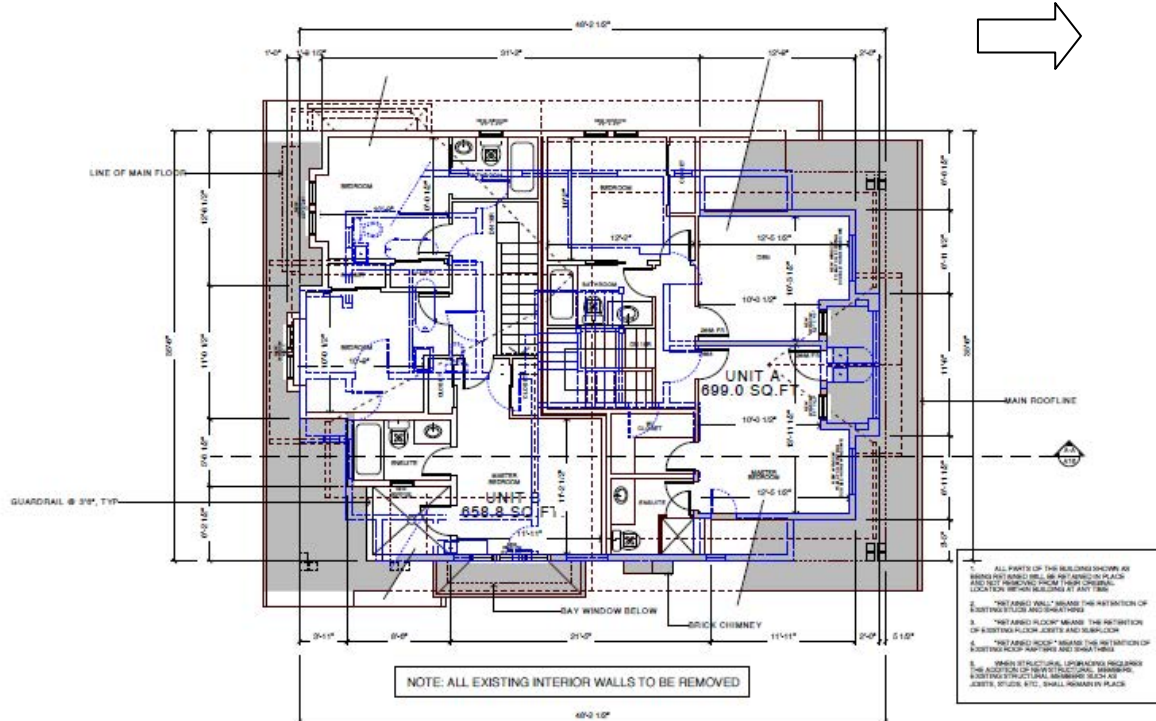
Details of the Beard House



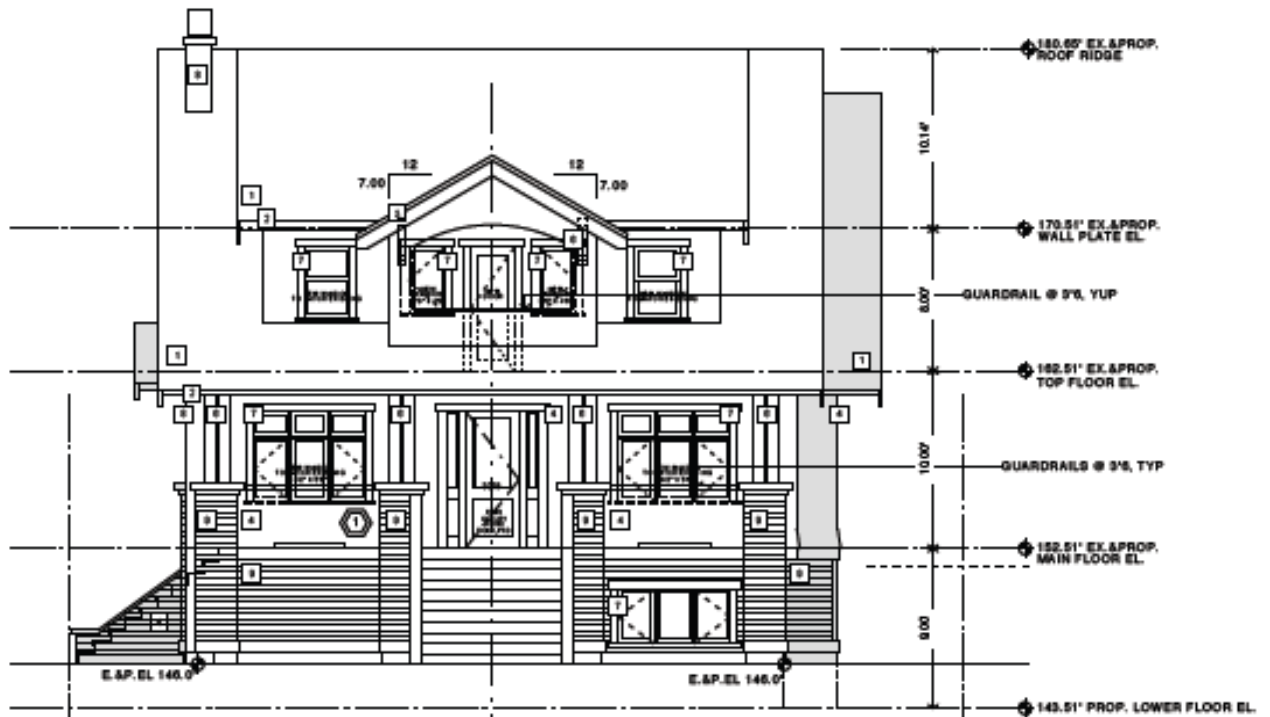
Basement Floor Plan - Heritage Building



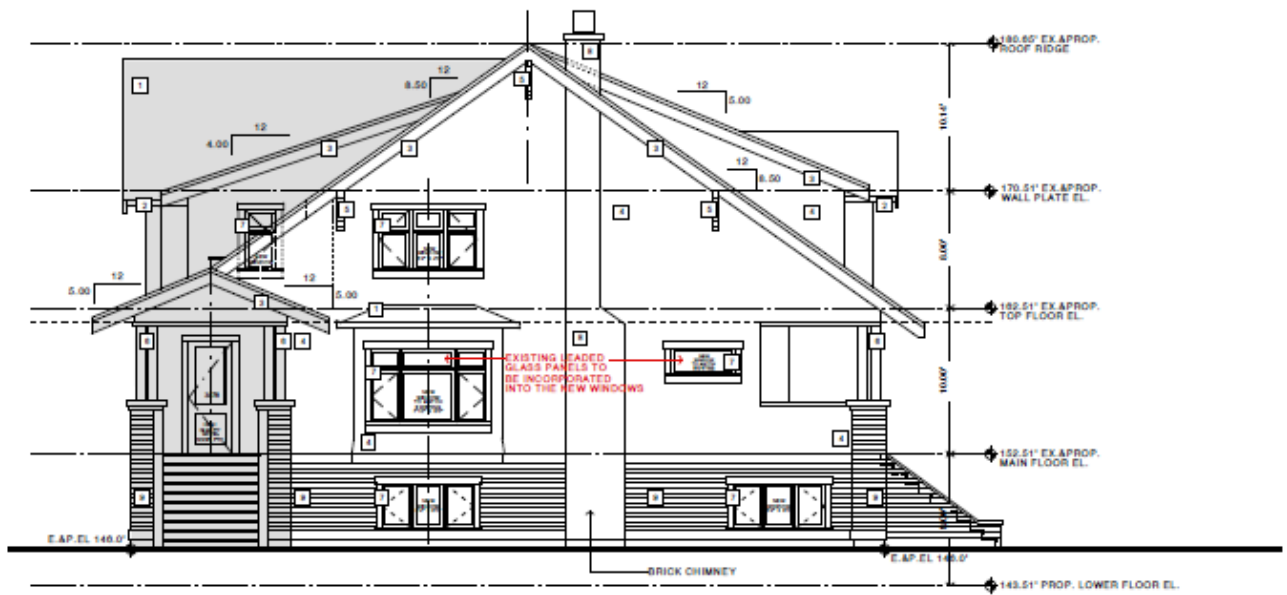
Main Floor Plan - Heritage Building



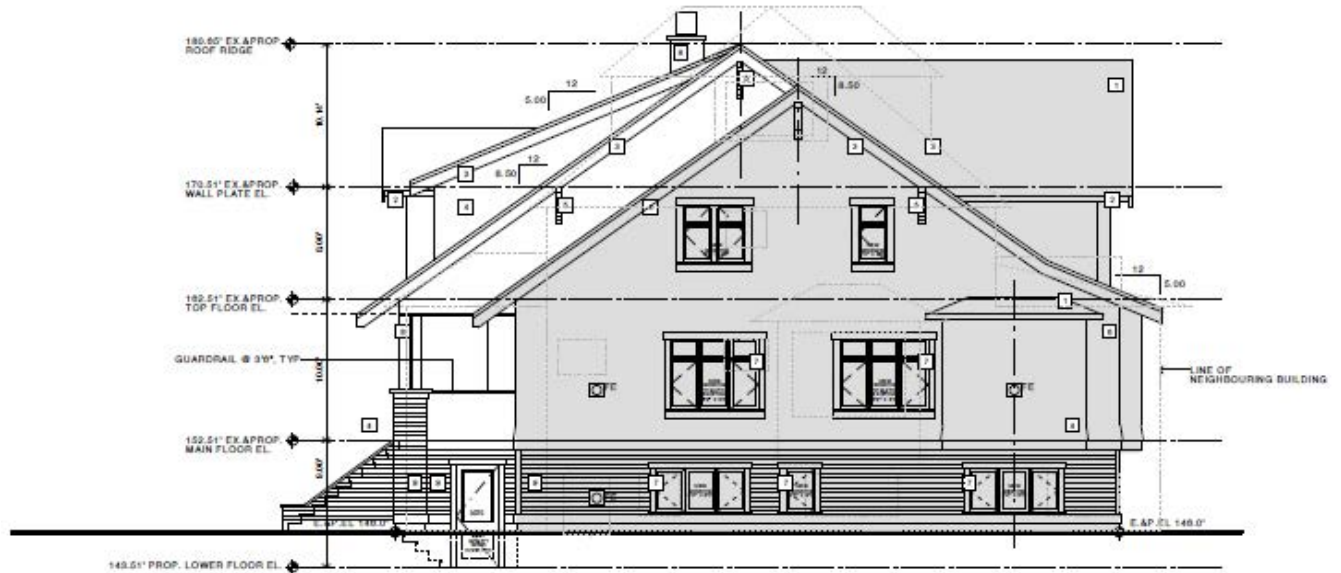
Upper Floor Plan - Heritage Building



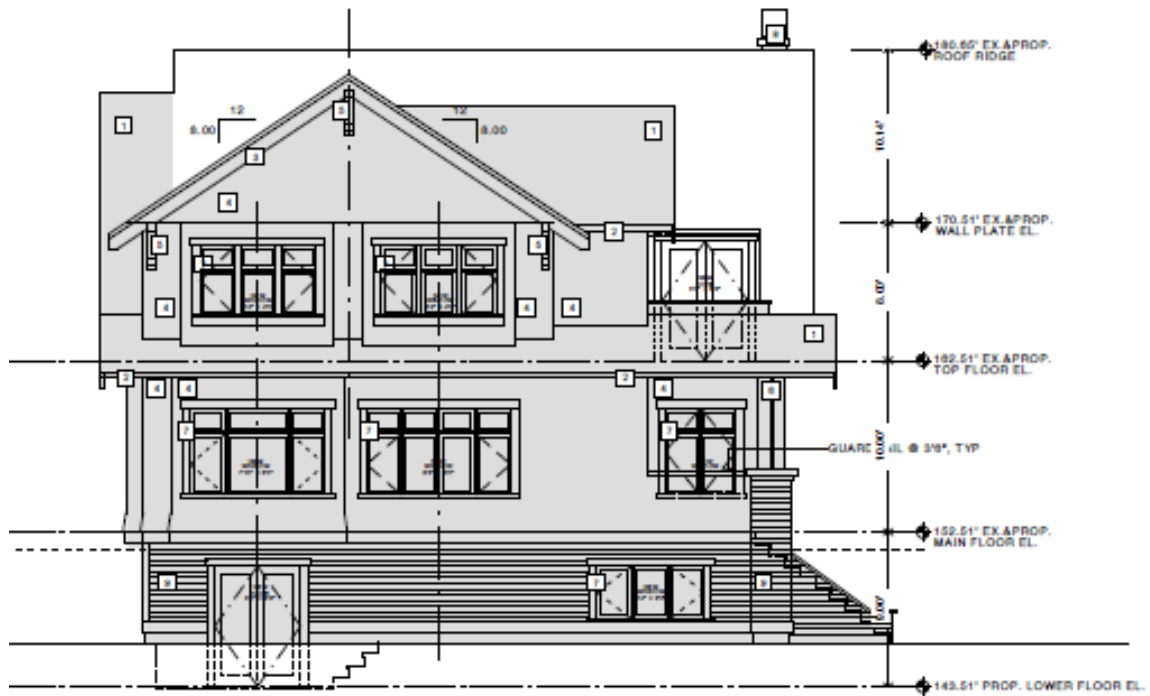
North (Front) Elevation - Heritage Building



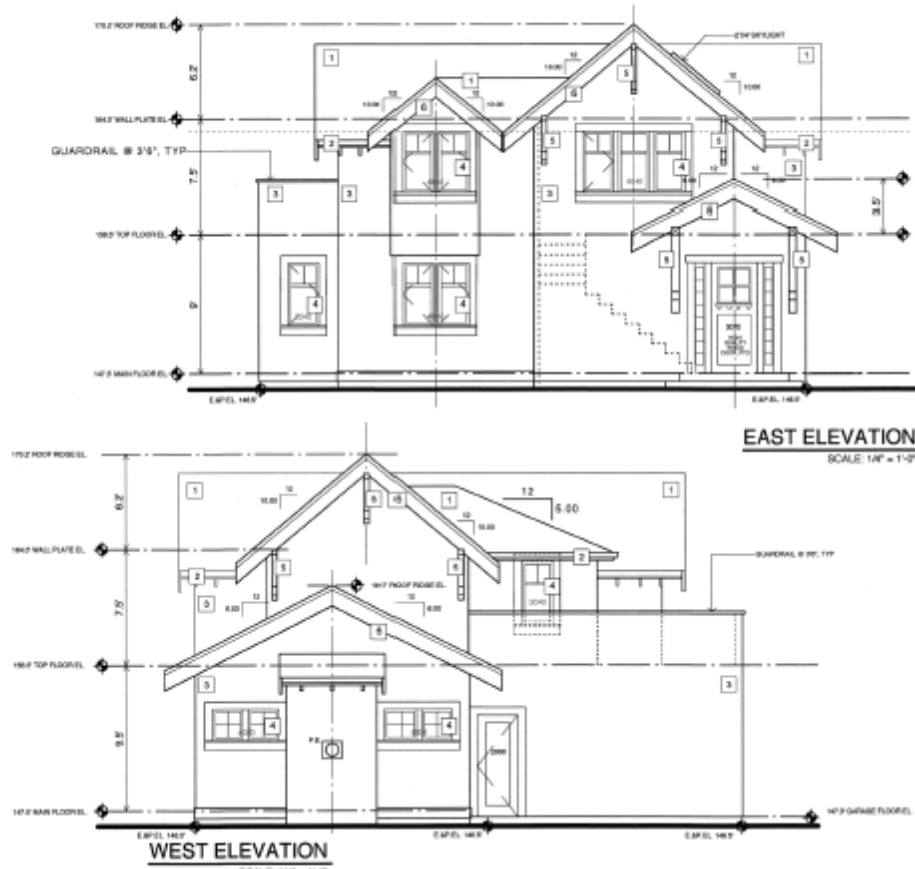
East Side Elevation - Heritage Building



West Side Elevation - Heritage Building

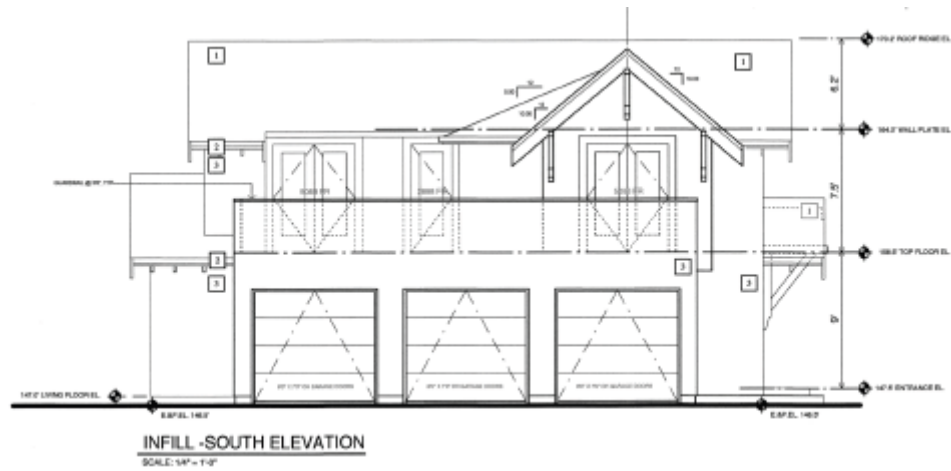


South (Rear) Elevation - Heritage Building

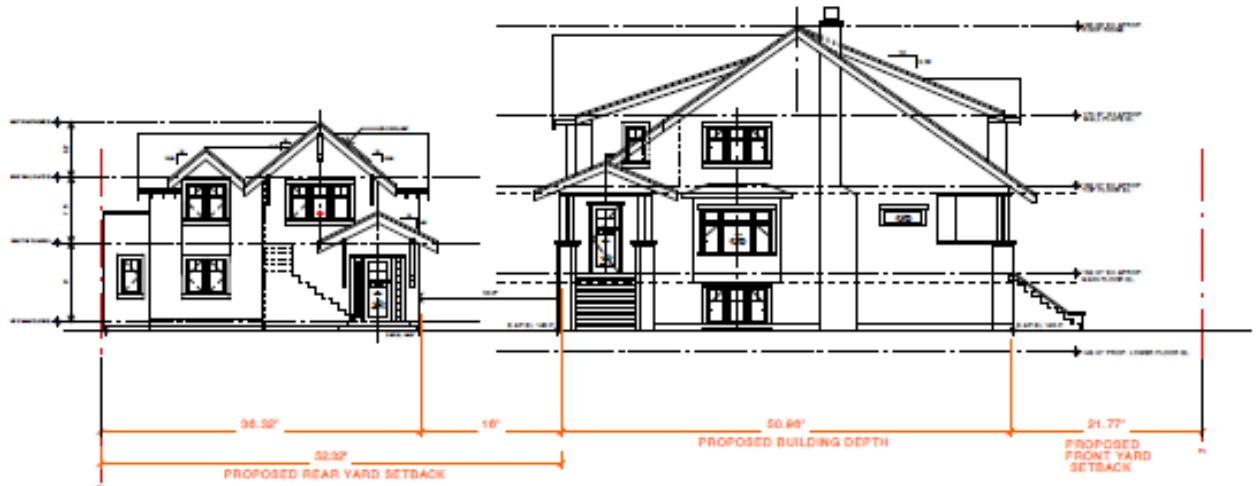


East and West Elevations - Proposed Infill Building





South Elevation - Proposed Infill Building



PROPOSED CYPRESS STREET STREETScape
SCALE: 1/8" = 1'-0"

**1906 West 11th Avenue
TECHNICAL ZONING AND PARKING SUMMARY**

The zoning applicable to the site is RT-8. The site area is 6,250 square feet. A summary zoning and parking provisions are provided in Table 1 below, with variances noted.

Table 1: Zoning and Parking Summary

	Existing	Permitted or Required	Proposed
Overall density for the lands	0.71 FSR (4,473 sq. ft.)	0.75 FSR maximum (4,688 sq. ft.)	0.86 FSR** (5,375 sq. ft.)*
Overall dwelling unit density proposed	1	4 maximum (74 units per hectare)	3
Exclusion from the calculation of floor area for undeveloped floors areas under porches	Area under front porch included in the calculation of floor area (> 4 feet in height).	Undeveloped floor areas < 4 feet in height may be excluded from the calculation of floor area	The Director of Planning may allow undeveloped floors beneath the front porch to be excluded from floor area**
Front yard (heritage building)	24.60 feet	21.18 feet minimum	21.77 feet
Side yards (heritage building)	8.41 feet west side and 8.78 feet on the east side	4.92 feet minimum	6 feet on the west side (with addition) and 9 feet on the east side
Side setbacks (infill building)	-	3.9 feet minimum	5 feet
Building separation	-	16 feet	16 feet
Width of infill building	-	40 feet maximum (80%)	40 feet
Height (heritage building)	35 feet	35.17 feet maximum	35 feet (existing)
Height (infill building)	-	25.2 feet maximum	22.7 feet
Off street parking	2	1 per dwelling unit minimum (total 3)	3

* the proposed infill building is 1,371 square feet in floor area and the floor area proposed for the heritage building is 4,004 sq. ft.

** By-law variance proposed in the HRA

The specific provisions of the by-law variances as worded in the proposed HRA are noted below:

- Section 10.7.1(a) of the *Zoning and Development Bylaw* is hereby varied in respect of the Lands so that for the Development the Director of Planning may allow steps in any side yard thereon.
- Section 10.7.1(b) of the *Zoning and Development Bylaw* is hereby varied in respect of

the Lands so that for the Development the Director of Planning may permit eaves, gutters, sills, chimneys and other similar features attached to the Heritage Building and/or the New Building may project into a yard.

- Section 4.7.1 of the RT-8 District Schedule to the *Zoning and Development By-Law* is hereby varied in respect of the Lands to permit for the Development a maximum floor space ratio of 0.86 (approximately 5,375 sq. ft.).
- Section 4.7.3 of the RT-8 District Schedule to the *Zoning and Development By-law* is hereby varied in respect of the Lands so that for the Development the Director of Planning may exclude from the computation of floor space ratio, the floor area beneath the front porch of the Heritage Building.

The variances of Section 10 of the Zoning and Development By-law are to provide for existing elements of the heritage building which may be non-conforming with respect to these regulations. The area under the front porch is proposed to be excluded as the existing height of the floor under the porch is in excess of the 4 feet limit prescribed in the District Schedule for exclusions from the calculation of floor area.

Table 2: Comparison of Recent Heritage Infill Projects Approved in RT-5, RT-6, and RT-8 with 1906 West 11th Avenue

Address	FSR of Heritage Principal Building	FSR of Infill Building	Total FSR ¹	Approximate floor area of Infill Building
1906 West 11th Avenue Subject Site	0.66	0.22	0.86	1,371 sq. ft.
334 West 14 th Av	0.70	0.25	0.96	1,570 sq. ft.
1975 West 15 th Av	0.69	0.21	0.90	1,300 sq. ft.
2435 West 5 th Av	0.53	0.32	0.85	2,000 sq. ft.
305 West 13 th Av	0.56	0.39	0.95	2,440 sq. ft.
2356 W 5 th AV	0.58	0.24	0.82	1,500 sq. ft.
2496 West 8 th Av	0.65	0.17	0.83	980 sq. ft.
470 East 10 th Av	0.67	0.25	0.83	1,000 sq. ft.

¹ The average overall density approved for these projects (excluding the subject site) is approximately 0.85 FSR.

Summary of Heritage Properties in the Neighbourhood

Twenty-one properties listed on the Vancouver Heritage Register (excluding Lord Tennyson School nearby and the subject site) currently exist within a two block radius of 1906 West 11th Avenue (1800 and 1900 blocks of West 10th Avenue to West 13th Avenue between Burrard Street and Maple Street), within which there are just over one hundred properties in total (see the diagram below). Two of these heritage properties have been designated as part of heritage incentive applications in the past four years. On this basis, it could be expected that approximately 2% of heritage properties in this area may be brought forward per year on average, which is approximately 0.5% of the total number of properties in this area. While properties not listed in the Vancouver Heritage Register may be brought forward for addition to the Register in the same manner as the application for the Beard House, it is likely that the rate of this occurrence would be similar to the rates noted above for sites listed on the Register.



Note: stars indicate heritage sites

1906 West 11th Avenue
RESOLUTIONS OF THE VANCOUVER HERITAGE COMMISSION AND STAFF COMMENTS

On November 14, 2011, the Commission reviewed the Statement of Significance and the proposed addition to the Register of the property at 1906 West 11th Avenue and resolved the following:

THAT the Vancouver Heritage Commission supports the draft Statement of Significance and addition to the Vancouver Heritage Register at 1906 West 11th Avenue, the Beard House, as presented at the November 14, 2011, meeting; and

FURTHER THAT the Commission recommends amending the Statement of Significance to include references to the neighbouring houses built by the same builder and reconsider the scoring under the criteria for neighbourhood context.

CARRIED UNANIMOUSLY

On March 26th, 2012, the Vancouver Heritage Commission reviewed details of the Conservation Plan, brought forward by the applicant and staff for advice, and resolved the following:

THAT the Vancouver Heritage Commission appreciates the information package presented at its meeting on March 26, 2012, regarding 1906 West 11 Avenue, the Beard House;

FURTHER THAT the Commission looks forward to seeing the complete application and asks that further design development be considered for the setbacks of the lane elevation and reconsider the design of the double French living room entry door;

FURTHER THAT consideration be given to the replicated windows including reducing the impact of the basement windows on the north elevation; and

FURTHER THAT the Commission supports the addition to the west elevation.

CARRIED

On June 25th, 2012, the Vancouver Heritage Commission reviewed the Development Permit Application, including the Conservation Plan, and resolved the following:

THAT the Vancouver Heritage Commission supports the Conservation Plan for 1906 West 11th Avenue, the Beard House, as presented at the June 25, 2012, meeting, noting the following recommendations:

- That the application consider using cedar shingles; and
- That the applicant consider adjusting the window hierarchy on the upper level of the South Elevation; and

FURTHER THAT the Commission supports the addition of an infill house to the rear of the heritage home noting the following recommendation:

- That the applicant consider the use of wood windows versus vinyl windows to increase compatibility of the infill.

CARRIED

Staff Comments:

The Statement of Significance and the Register Evaluation are to be reviewed as recommended. The applicant has been asked to consider revising the setbacks at the lane. The double French living room entry door is to be eliminated. The applicant is to consider the use of wood shingles in the final detailing of the project. The rear elevation of the addition on the south side of the heritage building will be revised to be more compatible with respect to window locations and configurations. Wood windows are not required for the infill building as generally in HRA applications, new buildings, including infill development, are only required to comply with the guidelines for the applicable zoning. In this case, the *RT-8 Guidelines* permit vinyl windows for new development. Requiring wood windows would increase costs in the project which could result in higher on-site density to compensate the owner for this “premium” cost.

1906 West 11th Avenue
RESULTS OF NEIGHBOURHOOD NOTIFICATION AND STAFF COMMENTS

Fifty-six surrounding properties were notified of the application and a site sign was installed. Three responses were received, all opposed to the project. Concerns include the following:

- While the proposed dwelling unit density (three proposed versus up to four permitted) is commendable, the 0.93 FSR proposed is too high and the infill building is felt to be too large.
- The buildings are too close to the property to the west and the heritage building is too close to the front property line.
- The proposal will create shadowing and privacy impacts on surrounding properties;
- The proposal does not take into account impacts on entrances and windows located on the existing building next door to the west.
- The existing cladding of the house appears to be a type which would contain asbestos. Disposal of this material is a concern and there may be risks to the public.
- Approval of the project will trigger other surrounding property owners to bring forward similar projects which propose density increases, and these projects will accelerate change in the area.

The density has been reduced from 0.93 FSR to 0.86 FSR, with a commensurate decrease in massing (see the Development Application and Proposed Incentives section). The floor area of the infill building (1,371 square feet) is within the range of sizes typically approved in RT zones (see Table 2 in Appendix C), and its height complies with requirements in the *RT-8 Guidelines*. The buildings comply with the zoning setback and yard requirements measured from the west property boundary, and the proposed front yard complies (see the Technical Zoning and Parking Summary in Appendix C). The new infill building and the additions to the heritage building have been well designed to minimize shadowing impacts. Overlook into windows in buildings on adjacent properties is a requirement of the RT-8 Guidelines. The application generally complies in respect of this. The applicant is required to explore opportunities to improve overlook and shadowing impacts where possible as part of the completion of the final drawings. If the existing cladding contains asbestos, it will have to be disposed of according to all City and Provincial regulations (members of the public may gather more information on the management of waste asbestos by home owners at the following website: www.env.gov.bc.ca/epd/hazwaste/issues/asbestos.htm).

HRAs do not set precedence. On average less than 0.5% of the total number of properties in the neighbourhood are likely to be brought forward for heritage incentive applications on a yearly basis (see the discussion on page 3 of Appendix C). While heritage incentive applications for additional density on properties in the area not currently listed in the Vancouver Heritage Register may be brought forward in the future, it is anticipated that the rate of this occurrence would be similar to the rate noted above. staff conclude that the proposal is appropriate in size and scale and meets the guidelines applicable to the application, and therefore is supportable, 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. The General Manager of Planning and Development Services is prepared to approve the Development Permit Application should Council approve the recommendations of this report.

1906 West 11th Avenue – PUBLIC BENEFITS SUMMARY

Project Summary:

Rehabilitation and conservation of a heritage building and construction of a new infill 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 = 580 m ² / 6,250 sq. ft.)	0.75	0.86
Buildable Floor Space	436 m ² (4,688 sq. ft.)	500 m ² (5,375 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)	570	2,380
	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)		280,000
	Housing (e.g. supportive, seniors)	N/A	
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		570	282,380

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 4,473 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.