



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: May 30, 2014  
Contact: Anita Molaro  
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RTS No.: 10556  
VanRIMS No.: 08-2000-20  
Meeting Date: June 10, 2014

TO: Vancouver City Council

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

SUBJECT: 2820 West 41<sup>st</sup> Avenue - Dorothy M. and Dorothy S. Residences - Heritage Revitalization Agreement and Heritage Designation

**RECOMMENDATIONS**

- A. 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 heritage buildings at 2820 West 41<sup>st</sup> Avenue (PID: 014-361-043; Amended Lot C (see 281811L), Block 6, District Lot 321, Plan 1730 (the "site")), known as the Dorothy M. and Dorothy S. Residences (the "heritage buildings"), which are listed on the Vancouver Heritage Register in the 'B' evaluation category, as protected heritage properties.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law authorizing the City to enter into a Heritage Revitalization Agreement in respect of the site to:
  - i. Secure the rehabilitation and long-term preservation of the heritage buildings; and
  - ii. Vary the *Zoning and Development By-law* as proposed under Development Permit Application No. DE417732 (the "DP Application") and as more particularly described in this report.
- C. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered, and given priority on title to the site, to the satisfaction of the Director of Legal Services and the Director of Planning.
- D. THAT, in connection with the proposed heritage designations and the proposed Heritage Revitalization Agreement discussed herein, Council supports strata titling of the site and waives the requirement contained in the *Strata Title Policies for RS, RT and RM Zones* that a covenant must be registered against the site which prohibits registration of a strata plan.

- 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 designate the Dorothy M. and Dorothy S. Residences at 2820 West 41<sup>st</sup> Avenue as protected heritage properties, and to approve a Heritage Revitalization Agreement (“HRA”) for the site. Under the current RS-5 zoning applicable to the site, existing buildings could be demolished or significantly altered and the site redeveloped with a density of up to 0.86 floor space ratio (FSR) without Council approval, or up to 0.91 FSR with retention of an existing building. In response to concerns from the public, staff met with the owner of 2827 and 2837 West 43<sup>rd</sup> Avenue, when permits were to be issued for redevelopment of those two parcels, to explore options for the retention of the heritage buildings which were previously located on those two parcels. Staff and the owner concluded that the only viable option was to relocate the heritage buildings to another site. The owner secured the site at 2821 West 41<sup>st</sup> Avenue and moved the heritage buildings there in early 2014. The DP Application was subsequently submitted indicating the rehabilitation and protection of the two heritage buildings. As incentive and compensation to the owner for the heritage designation, rehabilitation, and conservation of the heritage buildings, an increase in permitted density, as set forth in the DP Application, and as described in this report, are proposed. The General Manager of Planning and Development Services is prepared to approve the DP Application should Council approve the recommendations of this report.

### ***COUNCIL AUTHORITY***

Pursuant to section 592 of the *Vancouver Charter*, Council, by by-law, may enter into HRAs 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 593 of the *Vancouver Charter*, Council may, by resolution, designate heritage buildings and other heritage resources within the City of Vancouver as being protected heritage properties.

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

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

The following Council policies are relevant for this application:

- *Heritage Policies and Guidelines (April, 1991)*
- *Green Buildings Rezoning Policy (February, 2010).*
- *Strata Title Policies for RS, RT, and RM Zones (July 2009).*

The Heritage Action Plan, which was approved in December 2013, responds to citizen and Council desire to encourage and support heritage conservation in the City. A number of actions were approved including the use of available tools to conserve the City's heritage resources.

#### ***GENERAL MANAGER'S COMMENTS***

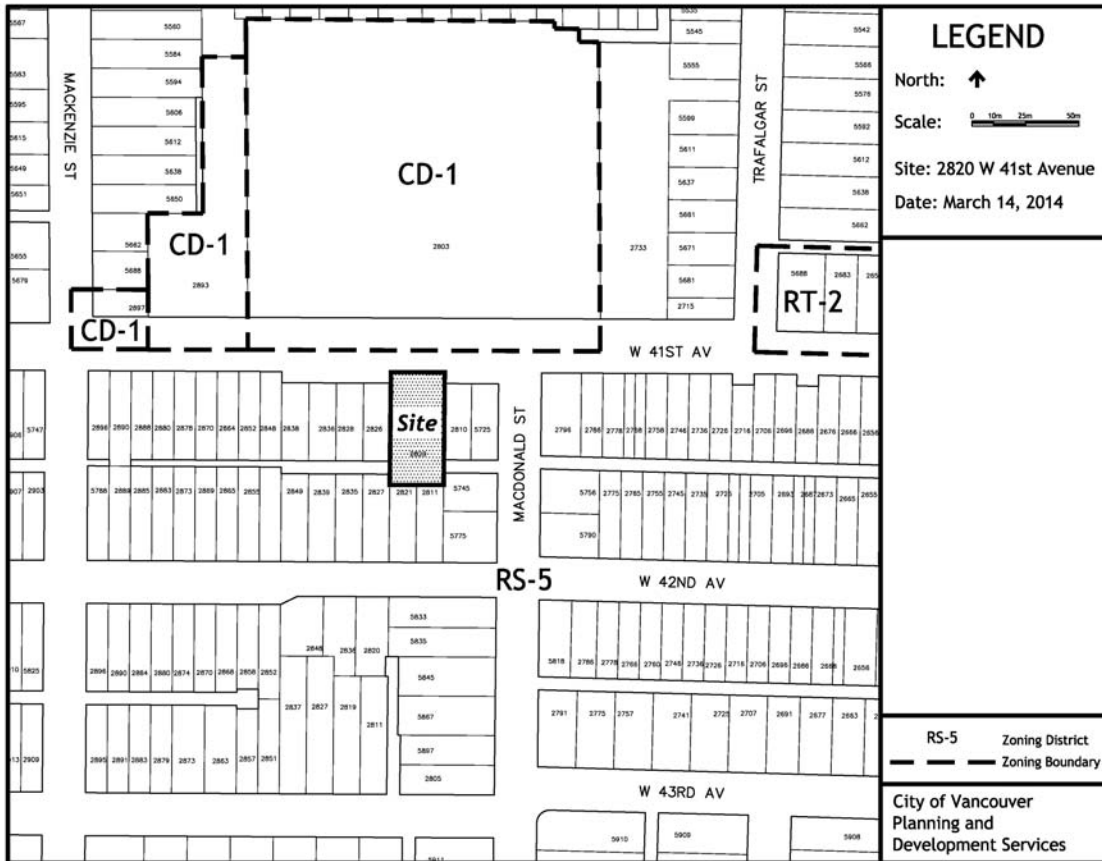
The General Manager of Planning and Development Services RECOMMENDS approval of A, B, C, D, and E.

#### ***STRATEGIC ANALYSIS***

##### ***Site and Context***

The site is located in the Kerrisdale neighbourhood in an area zoned RS-5 (see Figure 1). The *RS-5 Zoning District Schedule of the Zoning and Development By-law* permits One-Family Dwellings, Secondary Suites, and Laneway Houses. Retention of older, existing character buildings and heritage buildings is not required for outright development. In response to community concerns regarding the pending demolition of the Dorothy M. and Dorothy S. Residences, the two buildings were moved to the site at 2820 West 41<sup>st</sup> Avenue from their original location a few blocks away, and secured under temporary relocation permits, to allow for an application to be submitted and reviewed for the HRA and heritage designations which are the subject of this report. The total area of the site is 1,367 square metres (14,707 square feet). No lane exists at the rear of the site but partially developed lane access exists on the east side of the site (see Figure 1).

Figure 1: Site and surrounding zoning



### Heritage Value and Character

The Dorothy M. and Dorothy S. Residences were built in 1931-1932 and are excellent examples of the Tudor Revival style which was popular during the 1920s and 1930s. Built for developer Scott Keenlyside (the designer is unknown and the designs may have been “stock” plans), the houses have been known as the “Dorothies” over the years, a reference to Dorothy MacMillan and Dorothy Smith, who lived in the Dorothy M. and Dorothy S. houses respectively from 1939 to 1940. The two buildings are nearly identical “mirrors” of each other. They were originally located at 2827 and 2837 West 43<sup>rd</sup> Avenue, but were moved to 2820 West 41<sup>st</sup> Avenue in early 2014 to allow for the redevelopment of the West 43<sup>rd</sup> sites.

Features of the heritage buildings include steeply pitched roofs with half-timbering detailing in clipped gable ends, subordinate shed roof dormers, half-timbering details, “cat-slide” roofs over side yard arched openings, and side entry porches with square columns, elongated vertical brackets, and open scroll-cut balustrades. The heritage buildings also feature a variety of original windows including multi-paned double-hung wooden sash and casement assemblies, three arched multi-paned windows on the front façades with central keystones, and four-part cross-lead casement assemblies. The heritage buildings also have original doors, hardware, and red-brick chimneys.

The Dorothy M. and Dorothy S. Residences are listed in the ‘B’ evaluation category on the Vancouver Heritage Register.

***Development Application and Proposed Incentives***

If approved, the incentives and compensation to be provided to the owner for the heritage designation, rehabilitation, and conservation of the heritage buildings will be in the form of proposed variances to the *Zoning and Development By-law* as set forth in the DP Application, and as described below.

The zoning applicable to the site is RS-5. The DP Application propose to restore the two heritage buildings, convert them to Multiple Conversion Dwellings containing two Dwelling Units each, and to construct two new Infill Two-Family Dwellings (duplexes) on the site (see Appendix C). The maximum permitted density under the existing RS-5 zoning for the site is 0.75 floor space ratio (FSR), or up to 0.91 FSR with a Laneway House. Up to 0.86 FSR is permitted if the heritage buildings were demolished and the site subdivided into two parcels and redeveloped, without Council approval (see Table A and Appendix D). As incentive and compensation to the owner to retain, rehabilitate, designate and protect the heritage buildings, the HRA proposes 1.02 FSR for the site, based on the site area prior to any dedications required as a condition of the DP Application, as well as a use variance to permit infill Two Family Dwellings for the site (See Appendix D). The application also proposes that the strata title policy for the RS-5 zone (which does not permit strata titling) be waived by Council to allow for strata titling of the Dwelling Units on the site as a further incentive to the owner to conserve the Dorothy M. and Dorothy S. Residences.

Parking for the site will be provided at the rear of the site. A developed, dedicated lane, in conformance with City standards, will be provided between the parking area and the infill buildings. *Subdivision By-law* variances are not required, although dedication of a lane through the site will create a “hooked parcel”, in which a small portion of the site will remain south of the lane, which is intended to be used for on-site parking. A hooked parcel, although comprised of detached portions, is only considered to be a single legal parcel, with one lot number and one Parcel Identifier (PID) assigned for the two portions upon registration of the subdivision plan dedicating the new lane.

**Table A: Zoning and Parking Summary**

Item	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	A maximum density of 0.86 FSR (1,176 m <sup>2</sup> / 12,653 sq. ft.) with redevelopment, or up to 0.91 FSR (1,244 m <sup>2</sup> / 13,385 sq. ft.) with retention, is permitted.*	1.02 FSR (1,349 m <sup>2</sup> /14,513 sq. ft.)*
Number of Dwelling Units	Up to a maximum of six dwelling units (non-strata)**	8 dwelling units (strata)
Off Street Parking Spaces	One per dwelling unit (8 minimum)	8

\* Based on the existing site prior to any dedications

\*\* Based on the subdivision of the site into two existing parcels and redeveloped with a Laneway House on each parcel.

As part of the application review, staff considered the potential impact of the proposed development, the results of notification (see the Results of Neighbourhood Notification and Staff Comments section), the compatibility of the development with the current zoning, and the financial analysis required for the application (see the Proforma Evaluation section), and

concluded that the application is supportable as an HRA. The General Manager of Planning and Development Services is prepared to approve the DP Application subject to Council approval of the recommendations of this report.

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

The Intent of the *RS-5 Zoning District Schedule* is to:

*"... maintain the existing single-family residential character of the RS-5 District by encouraging new development that is compatible with the form and design of existing development, and by encouraging the retention and renovation of existing development but also to permit conditionally one-family dwellings with secondary suites and laneway houses. Emphasis is placed on design compatibility with the established streetscape. Neighbourhood amenity is intended to be enhanced through the maintenance and addition of healthy trees and plants."*

The DP Application is consistent with the intent of the *RS-5 Zoning District Schedule*. The new development is compatible with the character of the neighbourhood and the retention of the two heritage buildings achieves renovation of existing development.

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

The two heritage buildings are in excellent shape. Some elements of the heritage buildings have been removed to allow for the relocation of the structures. The Conservation Plan proposed for the project achieves a high level of conservation given the challenges of the relocation of the heritage buildings and the conversion to two dwelling units each with respect to *Vancouver Building By-law* requirements which might impact retention, including rain-screen provisions, resulting from strata titling. Staff conclude that the rehabilitation scheme is consistent with the federally adopted *Standards and Guidelines for the Conservation of Historic Places in Canada* and is supported.

### ***Results of Neighbourhood Notification and Staff Comments***

As part of the DP Application review, 181 surrounding properties were notified of the DP Application for 2820 West 41<sup>st</sup> Avenue, and a site sign was installed. Thirteen responses were received regarding the application: five expressed opposition and concerns, two were neutral but expressed concerns, and six expressed support. Concerns include the density proposed and the form of development, strata titling, front yard setbacks, traffic impacts, and the fact that the heritage buildings were moved to the site before the current DP Application was submitted. As well, concerns were expressed that the development of the accessory buildings at the south end of the site will preclude lane access to the properties across the lane to the south of the site (see Appendix F for more detailed discussions regarding notification, and staff comments).

In response to the above concerns, staff note that the density, form of development, and strata titling provide compensation for the owner to move, rehabilitate, and protect the two heritage buildings, and that the two heritage buildings were moved closer to West 41<sup>st</sup> Avenue to allow for infill development at the rear of the site, and that impacts on surrounding properties have been minimized as much as possible in the proposal. The heritage buildings were moved to the site in early 2014, under temporary relocation permits, because they were at risk of demolition on their former sites. Lane access for the properties to the south of the site will be provided as a condition of the development application approval (the drawings

will be revised in this regard). The proposal will likely create additional traffic impacts in the area but these are commensurate with development over time as the lane becomes fully developed.

Staff considered the results of notification and concluded that the DP Application is supportable as an HRA.

### *Comments from the Vancouver Heritage Commission*

On April 7, 2014, the Vancouver Heritage Commission reviewed the application and unanimously supported the proposal (see Appendix E).

### *Financial Implications*

The value of the work which will facilitate the conservation of the heritage buildings is valued at approximately \$470,000. The site is within the City-wide Development Cost Levies (DCL) District and it is anticipated that the DP Application will generate approximately \$38,750 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 that the by-law variances proposed will offset the costs of the rehabilitation and conservation of the heritage building and will not result in any undue profit.

### *Environmental*

The City's Green Buildings Policy for Rezoning applies to the DP 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.

### *Legal*

The by-law variations proposed will provide an improved development potential on the site. The owner's proposal to rehabilitate and conserve the heritage buildings in exchange for obtaining the by-law variations needed to obtain that improved development potential will be appropriately secured as legal obligations contained in the HRA to be registered on title to the site so as to enable the City to enforce those obligations and ensure that they will be fulfilled at the owner's expense. City staff and the owner have negotiated and completed the HRA, 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, if sought, Council must compensate an owner for any reduction in the market value caused by a heritage designation. The owner has signed the HRA and in doing so has explicitly accepted the by-law variances to be provided, and the resulting development advantages to be gained thereby, as full compensation for the heritage designation of the heritage buildings and the obligations to rehabilitate and conserve the heritage buildings. The HRA will be executed by the City and registered on title to the

site following Council's enactment of the by-law authorizing the City to enter into the HRA and before a development permit for the project may be issued.

***CONCLUSION***

The approval of the heritage designation for the Dorothy M. and Dorothy S. Residences at 2820 West 41<sup>st</sup> Avenue, and the proposed HRA, will ensure that the heritage buildings are rehabilitated, conserved, and protected from exterior alterations which affect their heritage value, and from demolition. The owner has agreed to accept the proposed by-law variances as compensation for the designation of the heritage buildings and for their rehabilitation and conservation. The General Manager of Planning and Development Services is prepared to approve the DP Application should Council approve the recommendations of this report. Therefore, it is recommended that Council approve the heritage designation of the Dorothy M. and Dorothy S. Residences and the proposed HRA.

\* \* \* \* \*



2820 West 41<sup>st</sup> Avenue  
PHOTOGRAPHS



Photo 1: The Dorothy M. Residence and the Dorothy S. Residence at their original location at 2827 - 2837 West 43<sup>rd</sup> Avenue, looking north, in 2013.



Photo 2: the Dorothy M. Residence circa 2013 in its original location, looking north-west.



Photo 3: Window detail of the Dorothy M. Residence, circa 2013.



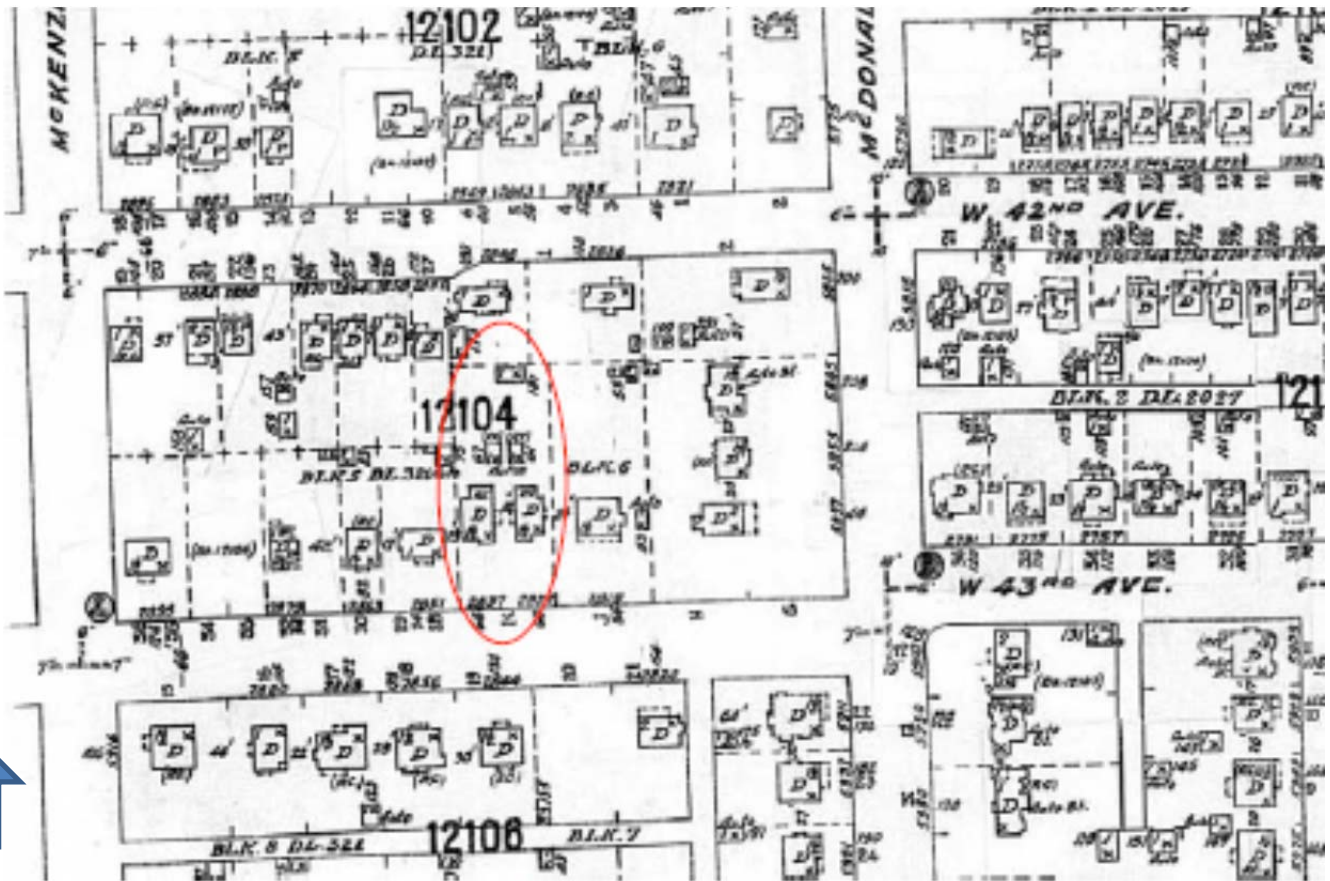


**Photo 4:** The driveway area between the houses circa 2013, looking north.



**Photo 5:** the original garages, circa 2013. They have been demolished but will be replicated at the rear of the development site at 2820 West 41<sup>st</sup> Avenue.

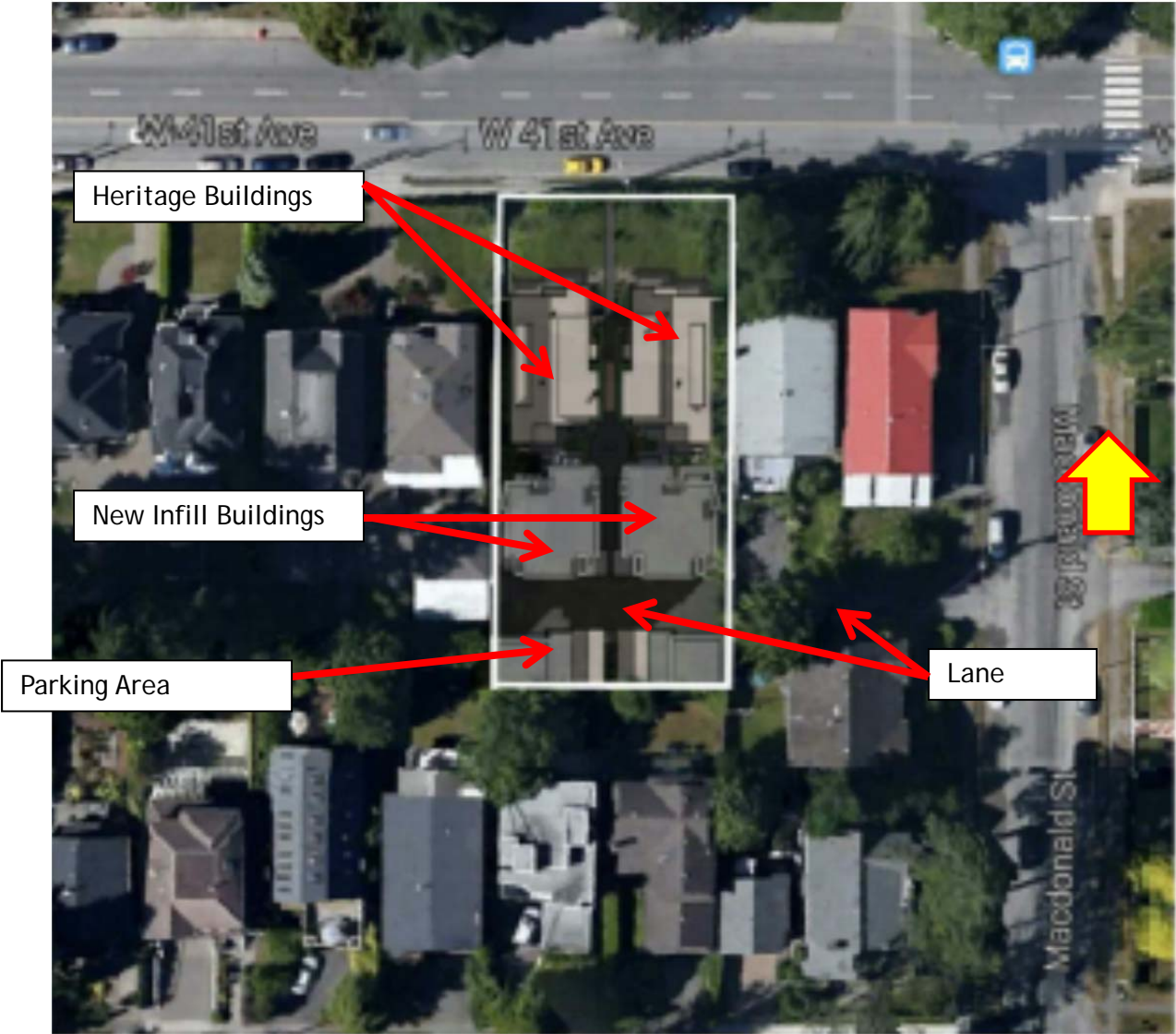
2820 West 41<sup>st</sup> Avenue  
MAP OF ORIGINAL LOCATION



1932 Fire Insurance Map showing The Dorothies

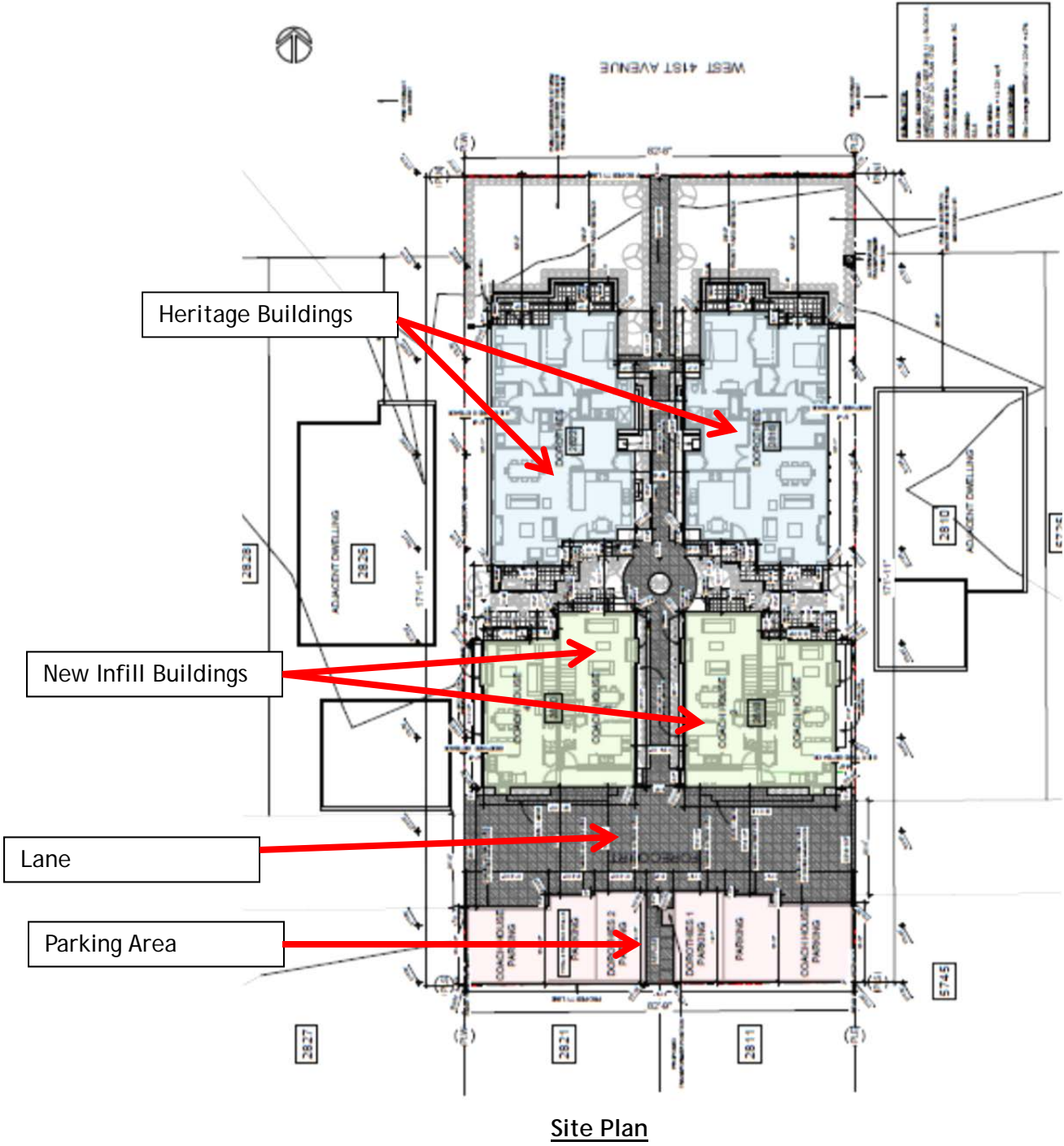
Maps 1: Fire Insurance Maps showing the original location of the heritage buildings at 2827 and 2837 West 43<sup>rd</sup> Avenue in 1932 (circled). This site is to be redeveloped with new houses in 2014. The two heritage buildings were moved to 2820 West 41<sup>st</sup> Avenue in early 2014.

2820 West 41<sup>st</sup> Avenue  
DRAWINGS



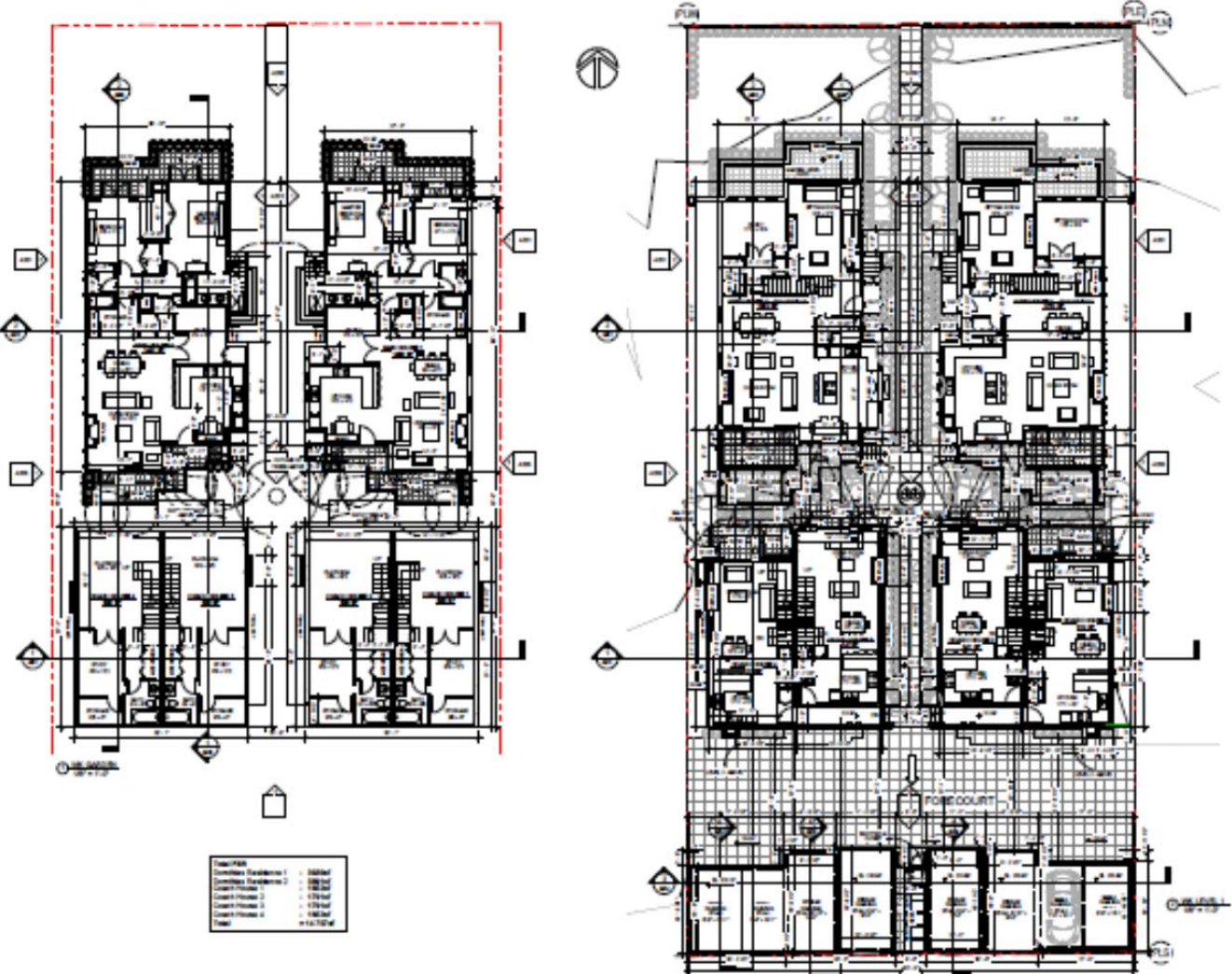
Site Diagram



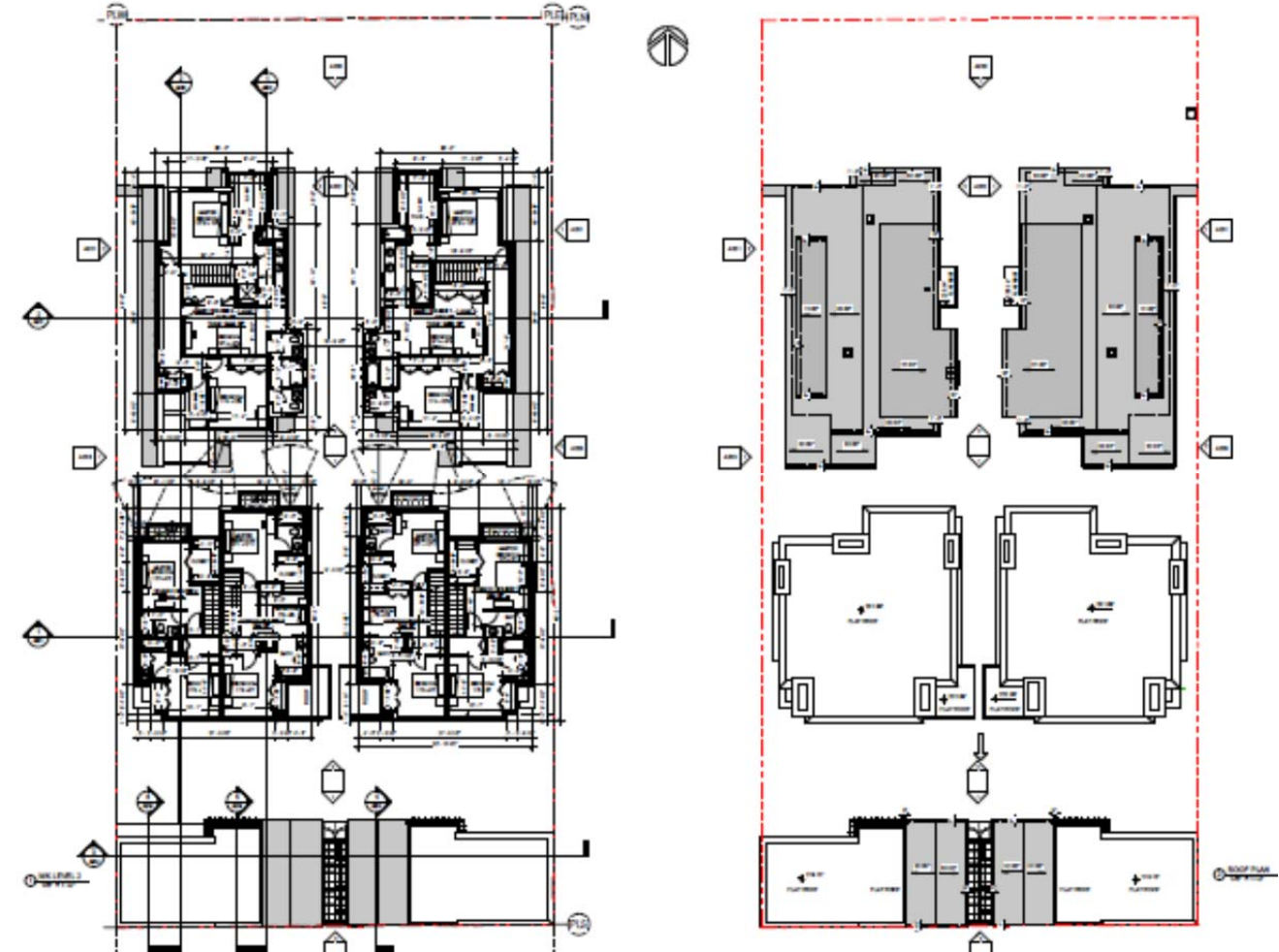


NOTE: A condition of the development application approval requires that adequate lane access be provided for the properties to the south of the site (i.e. 2821 and 2811 West 43<sup>rd</sup> Avenue). The drawings in this report do not reflect the changes in the proposal in this regard. The final scheme (i.e. drawings) will be required prior-to issuance of the permits

which will address this condition. The owners of 2811 and 2821 West 43<sup>rd</sup> Avenue will be informed of the revised scheme.

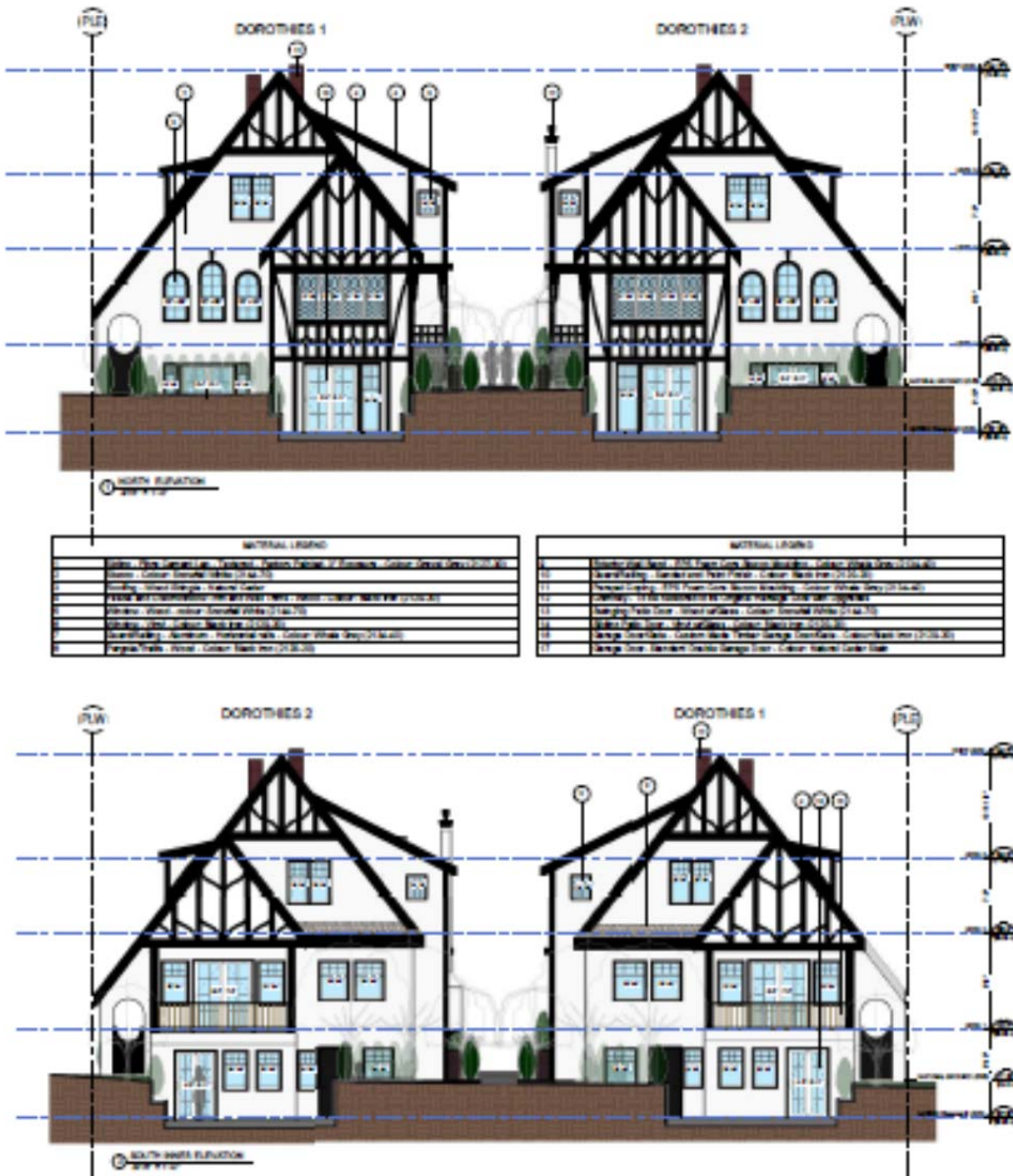


Basement and Main Floor Plans

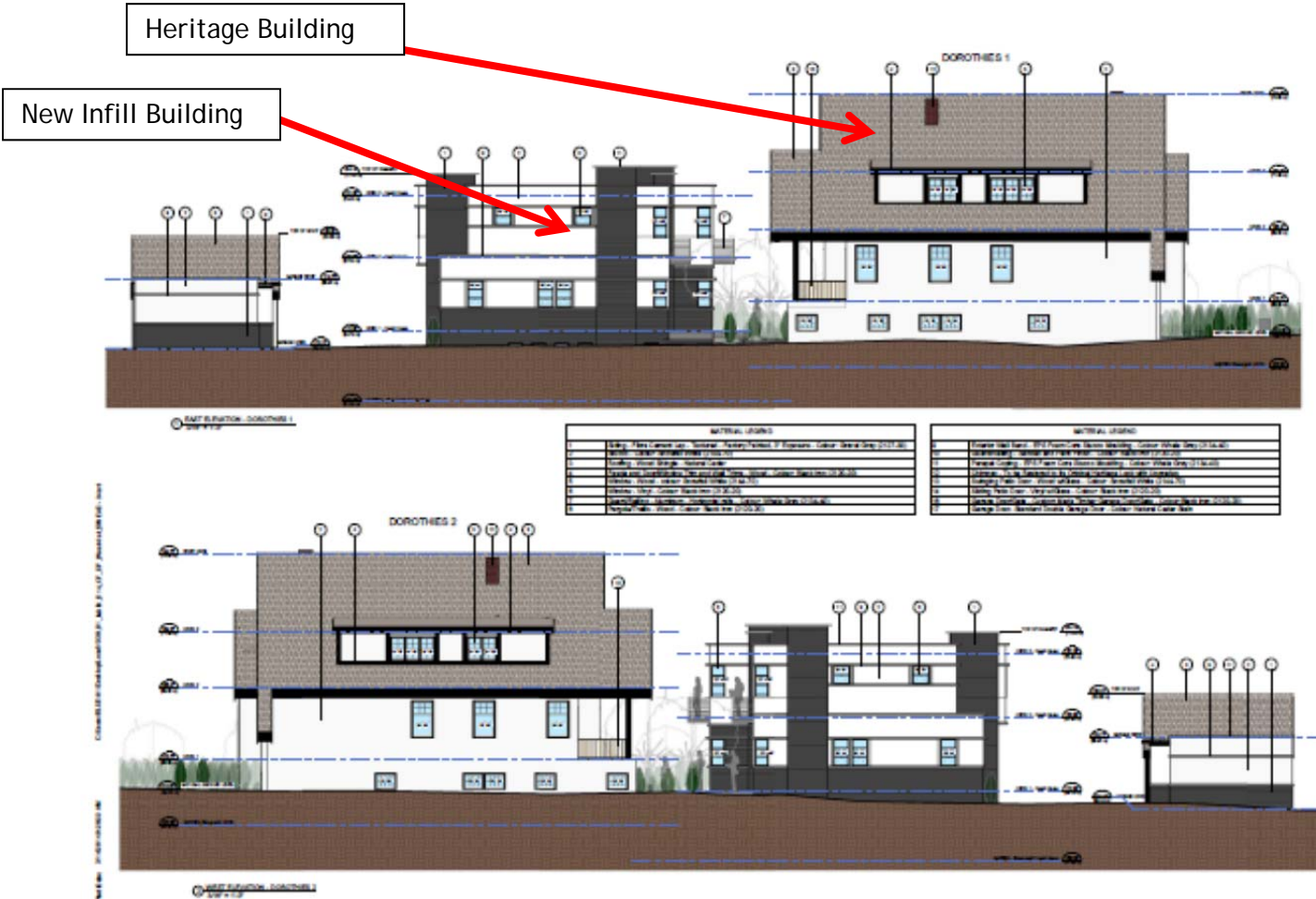


Upper Floor Plans and Roof Plans

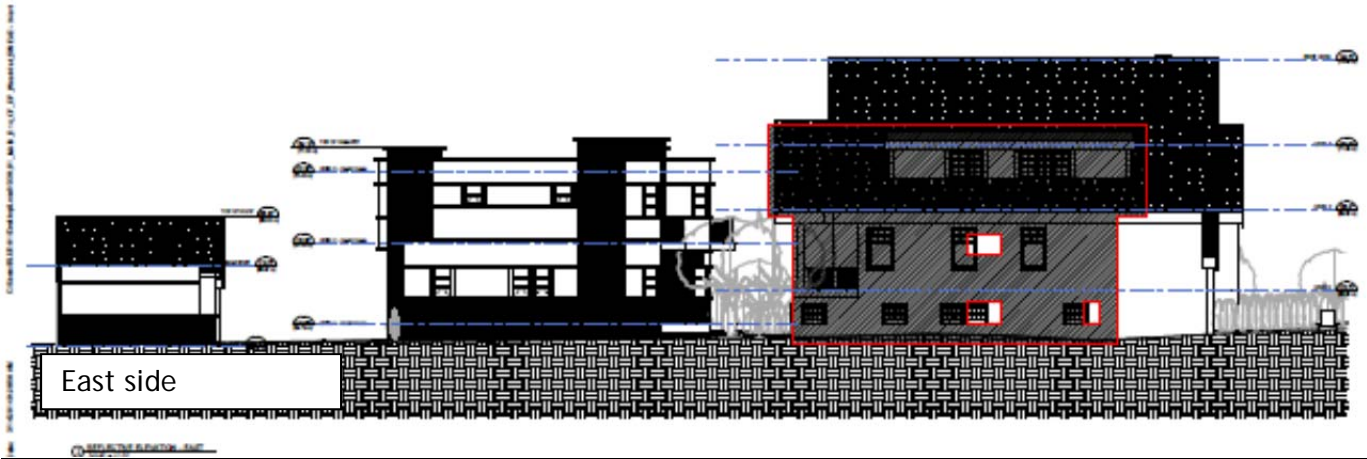
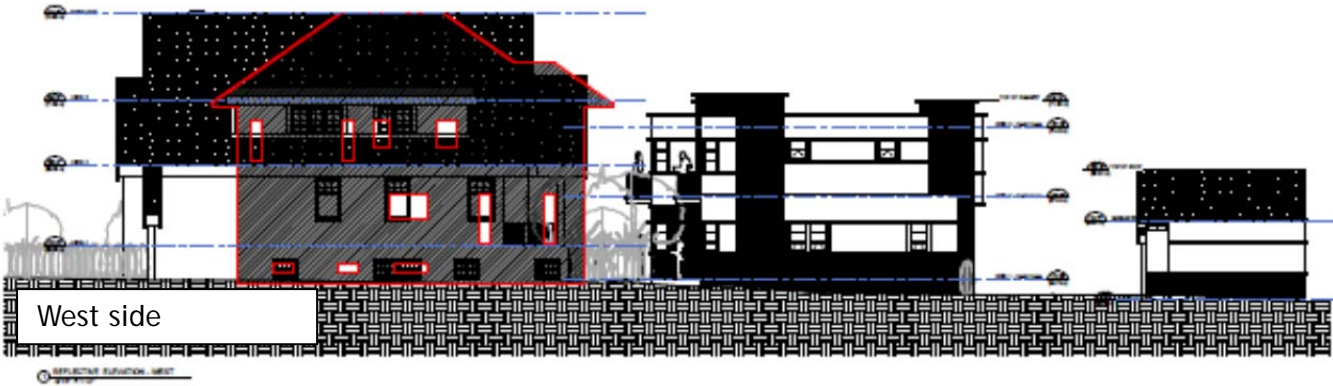




Front and Rear Elevations of the Heritage Buildings



East Elevations (top) and West Elevations



Neighbouring Buildings Reflection Diagram







Rendering of Proposal: looking south from West 41<sup>st</sup> Avenue



Rendering of the two Heritage Buildings (looking south)



Rendering of the New Infill Buildings (looking north)



Rendering of the New Infill Building (looking south from within the site)

2820 West 41<sup>st</sup> Avenue  
TECHNICAL ZONING SUMMARY

Table 1: Variances of the RS-5 Zoning District Schedule

Item	Permitted or Required	Proposed
Section 2.2.A (a)	An Accessory Building is permitted subject to certain provisions	The Director of Planning may allow an accessory building other than as provided for in Section 2.2.A, and further, the accessory buildings may be located on a separate parcel from the principal use
Section 2.2.DW Use	A One-Family Dwelling with a Secondary Suite is permitted, but not a Multiple Conversion Dwelling	A Multiple Conversion Dwelling is also permitted
Section 3.2.1.DW Use	Infill One-Family Dwelling subject to certain conditions	Infill One-Family Dwelling and Infill Two-Family Dwelling are permitted and limiting conditions do not apply.
Section 4.4.1 Front Yard	A front yard shall be provided with a depth of the average depth of the two adjacent sites on each side of the site	A front yard of 3.5 metres (11.7 feet) measured to the established building line shall be provided, which is the existing.
Section 4.5.1 Side Yard	A side yard shall be provided on each side of the building with a minimum width of not less than the site width multiplied by the percent of site width given by the following formula, except that this percent shall never be less than 12 percent and need never be more than 15 percent	A side yard with a minimum width of 1.2 metres (3.96 feet) shall be provided.
Section 4.7.1 Floor Space Ratio	A maximum density of 0.86 FSR (1,176 m <sup>2</sup> / 12,653 sq. ft.) with redevelopment, or up to 0.91 FSR (1,244 m <sup>2</sup> / 13,385 sq. ft.) with retention, is permitted.*	1.02 FSR (1,349 m <sup>2</sup> /14,513 sq. ft.)* is permitted
Section 4.8 Site Coverage	The maximum site coverage for buildings shall be 40 percent of the site area	Section 4.8 does not apply
Section 4.16 Building Depth	The maximum building depth shall not exceed 40 percent of the depth of the site	Section 4.16 does not apply
Section 4.17 External Design	Various provisions for the design of entrance doors and other elements.	Section 4.17 does not apply

**Table 2: Variances of Section 10 and Section 11 of the Zoning and Development By-law**

Regulation	Permitted or Required	Proposed
Section 10.1 Number of Buildings	The placing of more than one principal building on any one site is not be permitted	Section 10.1 does not apply
Section 10.7.1 (a)	Steps are not permitted in a side yard except an exterior side yard	Steps are permitted in any side yard
Section 10.7.1 (b)	Eaves, gutters, sills and chimneys or other similar projections as determined by the Director of Planning, if they do not project more than 21 inches, measured horizontally, may project into a required yard	The Director of Planning may permit eaves, gutters, sills and chimneys or other similar projections to project into any required yard
Section 10.15.1 and Section 10.15.3	Living accommodation may be permitted below finished grade, subject to a number of provisions.	The Director of Planning may allow living accommodation to be located below finished grade which do not comply with Section 10.15.1 and/or Section 10.15.3.



2820 West 41<sup>st</sup> Avenue  
RESOLUTIONS OF THE VANCOUVER HERITAGE COMMISSION AND STAFF COMMENTS

At its meeting on Monday, April 7<sup>th</sup>, 2014, the Vancouver Heritage Commission resolved the following:

THAT the Vancouver Heritage Commission supports the Development Application for 2820 West 41<sup>st</sup> Avenue, The Dorothies, as presented at its meeting on April 7, 2014, including support for the construction of two infill two family dwellings and support for the Conservation Plan while noting the Commission's regret that such approval necessitates approval of the relocation of the heritage structures.

CARRIED UNANIMOUSLY

Staff Comments:

The heritage buildings would have been demolished under permits issued for their former sites. While relocation is usually seen as a "last resort", in this case, there was no other viable alternative to retain the heritage buildings.

2820 West 41<sup>st</sup> Avenue  
SUMMARY OF NEIGHBOURHOOD NOTIFICATION AND STAFF COMMENTS

As part of the DP Application review, 181 surrounding properties were notified of the DP Application for 2820 West 41<sup>st</sup> Avenue, and a site sign was installed. Thirteen responses were received regarding the DP Application: five expressed opposition and concerns, two were neutral but expressed concerns, and six expressed support. Concerns include:

1. The density and form of development, and strata titling, are not permitted in the zoning, and are not warranted financially, and therefore the project should be disallowed;
2. The application review process seems rushed. The two heritage buildings were moved to the site before an application was even submitted.
3. The two heritage buildings sit too close to West 41<sup>st</sup> Avenue, forward of adjacent houses.
4. Developing the lane will create additional parking and traffic impacts.
5. Development of the accessory buildings at the south end of the site will preclude access to the properties across the lane to the south for on-site parking and/ or Laneway House development.

In response to the above concerns, staff note the following respectively:

1. The density, form of development, and strata titling provide compensation for the owner to move, rehabilitate, and protect the two heritage buildings. The project is financially supportable (see the Proforma Evaluation section) and consistent with the intent of the zoning (see the *Compatibility with Existing Zoning and Land Use Regulations*). The proposal has been designed to minimize impacts on surrounding properties as much as possible;
2. The two houses were moved to the site under temporary relocation permits to allow for the sites on which the two heritage buildings were formerly located to be redeveloped under issuable development and building permit applications submitted for those sites. The houses were moved "at the owner's risk" in advance of the DP Application for 2820 West 41<sup>st</sup> Avenue which was submitted shortly after the houses were moved. If the project as proposed were not to proceed, after a stipulated period of time, the houses would have to be relocated again or demolished, or made to comply with the *Zoning and Development By-law* and the *Vancouver Building By-law* if retained on the site at 2820 West 41<sup>st</sup> Avenue;
3. The heritage houses were moved closer to West 41<sup>st</sup> Avenue than what would be required under the zoning in order to allow for adequate separation between the houses and the proposed infill development. The front yards are on the north side of the block (with respect to shadowing) and face West 41<sup>st</sup> Avenue (which is a busy street resulting in little active use of front yards on the block) and staff concluded adverse impacts from the front yard variances are negligible;
4. The lane, once opened up, will comply with City standards. The number of dwelling units proposed (eight) exceeds the maximum six possible for the site if redeveloped under the applicable zoning (see Table A) will likely create additional traffic impacts. However, these are commensurate with development over time in the area as the lane becomes fully developed, allowing full access to the rear of properties on the block; and

5. The proposal provides for the required number of off-street parking spaces. A condition of the DP Application approval requires that provisions be made for the properties directly to the south of the site to have adequate lane access to their sites for future lane development on those properties. The owners of these properties will be informed of the revised scheme in this regard.

2820 West 41<sup>st</sup> Avenue  
PUBLIC BENEFITS SUMMARY

*Project Summary:*

Rehabilitation, conservation, and designation of two heritage buildings.

**Public Benefit Summary:**

The project would result in the conservation and long-term protection of two heritage resources.

	Current Zoning	Proposed
Zoning District	RS-5	HRA
FSR (site area =1,367 m <sup>2</sup> / (14,707 sq. ft.))	0.86	1.02
Buildable Floor Space (sq. ft.)	12,653	14,513
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed HRA (\$)
Required*	DCL (City-wide)	33,780	38,750
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		470,000
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
Other			
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$33,780</b>	<b>\$508,750</b>

**Other Benefits (non-market and/or STIR)**

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.