



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: August 21, 2014
Contact: Anita Molaro
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RTS No.: 10503
VanRIMS No.: 08-2000-20
Meeting Date: October 14, 2014

TO: Vancouver City Council

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

SUBJECT: 3345 Collingwood Street - Evans Residence - Heritage Designation and Heritage Revitalization Agreement

RECOMMENDATIONS

- A. THAT Council add the existing building at 3345 Collingwood Street (PID: 012-604-895; Lot 12 of Lot 2, Block 28, District Lot 139, Plan 3576; PID: 012-604-909; Lot 13 of Lot 2, Block 28, District Lot 139, Plan 3576; and PID: 012-604-925; Lot 14 of Lot 2, Block 28, District Lot 139, Plan 3576 (the "site")), known as the Evans Residence (the "heritage building"), to the Vancouver Heritage Register in the 'C' evaluation category.
- 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 heritage building as 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 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 building; and
 - ii. Vary the *Zoning and Development By-law* and the *Subdivision By-law* as proposed under Development Permit Application No. DE417609 (the "DP Application") 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 site, to the satisfaction of the Director of Legal Services and the Director of Planning.
- E. THAT, in connection with the proposed heritage designations and the proposed Heritage Revitalization Agreement discussed herein, Council support the proposed subdivision of the heritage building by way of a strata plan under the British Columbia *Strata Property Act* to create a Multiple Conversion Dwelling comprised of three strata lots and waives, for the heritage building, the requirement contained in the *Strata Title Policies for RS, RT and RM Zones* that a covenant must be registered against the property which prohibits registration of a strata plan.
- F. THAT Recommendations A to E be adopted on the following conditions:
- i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City 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 Evans Residence at 3345 Collingwood Street to the Vancouver Heritage Register in the 'C' evaluation category, designate it as protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) associated with the heritage building. The current site is comprised of five existing parcels, of which three are currently straddled by the heritage building. Under the current RS-5 zoning applicable to the site, the heritage building could be demolished and the five parcels redeveloped with five new houses and five Laneway Houses with a density of up to 0.86 floor space ratio (FSR) on each parcel, without Council approval.

As incentive and compensation to the owner for the heritage designation, rehabilitation, and conservation of the heritage building, a modest increase in permitted density, to be allocated only on the two corner parcels, and a waiver of the City's policy to allow strata titling of the heritage building, are proposed, as set forth in the DP Application, and as described in this report. The rest of the proposal seeks approval to construct four new houses and to rehabilitate the heritage building on a total of five parcels, which is no greater than what would be permitted with complete redevelopment under the current zoning. A variance of the *Subdivision By-law* is also proposed to allow the two corner parcels to be reconfigured so that the heritage building can be wholly located on its own parcel. 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 582 and Section 593 of the *Vancouver Charter*, Council may, by resolution, 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 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* and the *Subdivision By-law*.

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 a otherwise impermissible development.

The proposed heritage designation and HRA for the Evans Residence 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)*.

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

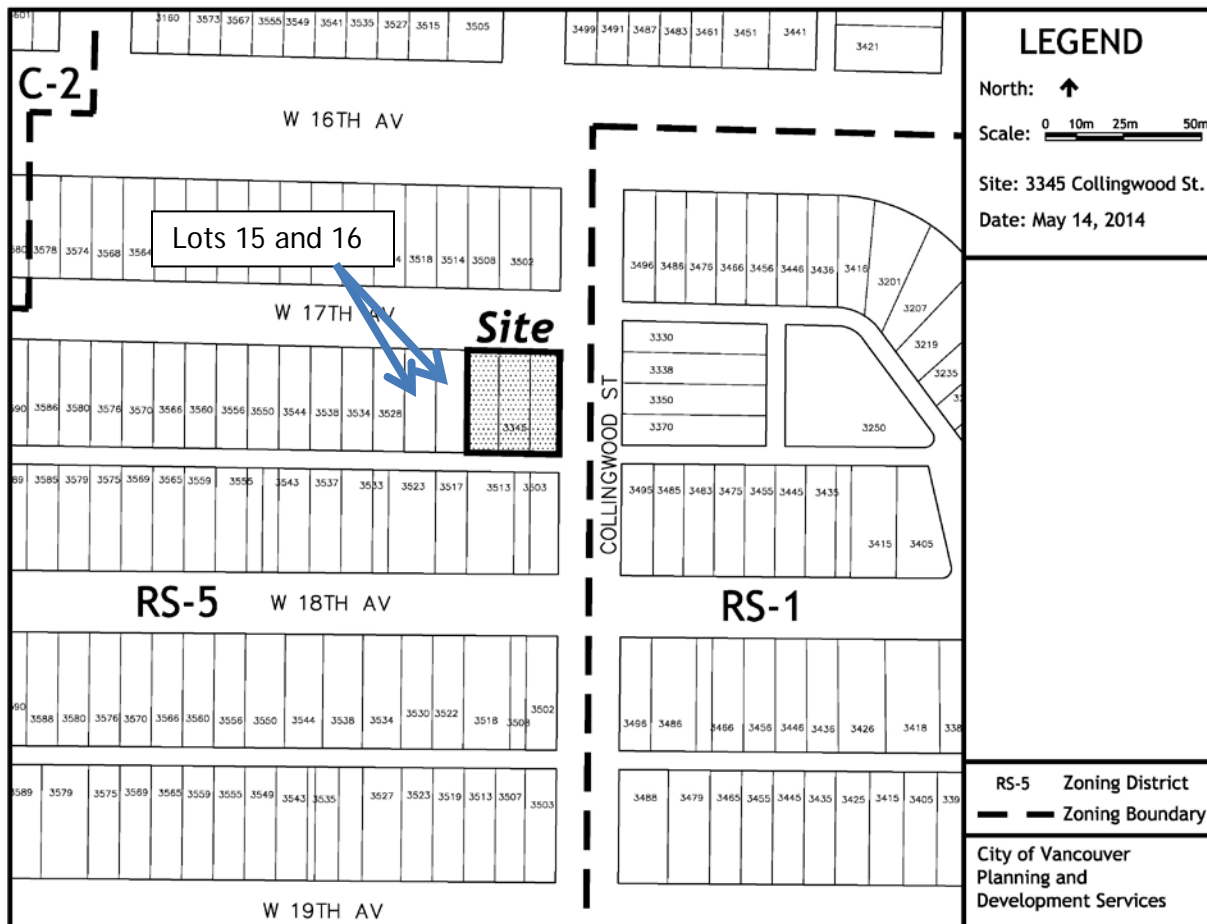
The General Manager of Planning and Development Services RECOMMENDS approval of A, B, C, D, E, and F.

STRATEGIC ANALYSIS

Site and Context

The subject site is located in the Dunbar 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. The existing "estate" is comprised of five parcels (Lots 12 to 16). The Evans Residence straddles the easternmost three of these parcels (see Figure 1 and Appendix C). The parcels which are the subject of this report and the HRA are these three parcels (for purposes hereafter, these three parcels, comprising Lots 12, 13, and 14, will be referred to as the "site", whereas when reference is made to all five parcels (Lots 12 to 16), the term "estate" will be used). The two westernmost parcels are vacant and overgrown. The total area of the site is 983 square metres (10,570 square feet). The area of the estate overall is 1,663 square metres (17,890 sq. ft.). A 6.1 metre (20 foot) wide lane exists at the rear of the site (see Figure 1).

Figure 1: Site and surrounding zoning



Heritage Value

The Evans Residence was built on the estate at 3345 Collingwood Street in 1929 for George Achilles Evans, who operated three restaurants which were well known in their time, including the Trocadéro Café at 156 West Hastings Street, which operated for more than half a century. The Evans family owned the heritage building until recently and the site and existing building have remained nearly unchanged in over eighty years. The Evans Residence is a good example of Craftsman-style design influences which remained prevalent into the 1940s. The existing house features a cross-gabled jerkin-headed roof, an original multi-pane front door and a variety of original multi-pane wooden windows. Extensive gardens and landscape features are still intact but have become overgrown in recent years. Architect William Marshall Dodd, who was responsible for the design of numerous buildings across Vancouver, including Douglas Lodge on the corner of Granville Street and West 12th Avenue, designed the Evans Residence, which is proposed to be added to the Vancouver Heritage Register in the 'C' evaluation category.

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 building will be in the form of proposed variances to the *Zoning and Development By-law* and the *Subdivision By-law* as set forth in the DP Application, and as described below.

The zoning applicable to the site is RS-5. Under the current bylaw, without Council approval, the heritage building could be demolished and the estate redeveloped with up to five new houses and five Laneway houses on the total of five existing parcels with density of up to 0.86 FSR on each (see Table A and Appendix D). In order to save the heritage building, the incentive and compensation to the owner to retain, rehabilitate, and protect the Evans residence, the HRA proposes a modest bonus of 76.2 square metres (820 square feet) of on-site density to be allocated only on the two eastern most parcels which results in a proposed density of 0.94 FSR for the site, and other variances. The proposed density bonus, if measured against the entire estate, represents an overall increase in permitted density of 2% (see Table 2).

The DP Application proposes to move the heritage building to the southeast corner of the site where it is to be rehabilitated. A variance of the *Subdivision By-law* is proposed to allow for a subdivision under the British Columbia *Land Title Act* (see the site plan attached as Appendix D) to create a new parcel for the heritage building (Lot B) and a new adjacent parcel to the north which will include a new One-Family Dwelling with Secondary Suite (Lot A). The adjacent Lot 14 will be reconfigured by the subdivision and redeveloped under separate permits under the current zoning and the HRA will be discharged from title to this parcel once the heritage building is relocated (see Appendix C).

Once all the work on the property is completed, there will be five houses in total (the heritage building and four new houses) on five parcels, which is no greater than the number of parcels which exist now and the number of new houses which could be built if the heritage building was demolished (see Table 2).

The heritage building is proposed to be converted within Lot B to a Multiple Conversion Dwelling comprised of three strata-titled Dwelling Units. The strata titling provides a further incentive to retain and rehabilitate the heritage building and is supportable in this case (see the Pro Forma Evaluation section).

Parking access to the new Lot A will be provided across the heritage parcel so as not to have street access and a driveway from West 17th Avenue or Collingwood Street. The required number of off-street parking spaces is provided for all the buildings. The remainder of the estate (Lots 15 and 16) will be redeveloped under the current zoning and under separate permits and are not a part of the HRA. A zoning summary is provided in Table 1.

Table 1: Zoning Summary For The Site Under The Proposed HRA*

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	0.46 FSR 455 m ² (4,900 sq. ft.)	0.86 FSR maximum 845 m ² (9,093 sq. ft.)**	0.94 FSR 924 m ² (9,940 sq. ft.) 9% over the permitted
Number of Parcels	3	3 under the <i>Subdivision By-law</i>	3
Number of Principal Buildings	1	3 maximum	3
Number of Dwelling Units	1	Up to 9 maximum***	8 (three strata) maximum

* Based on the area of the subject site i.e. Lots 12, 13 and 14

** See Appendix D for a discussion on the maximum permitted FSR.

*** A One-Family Dwelling with a Secondary Suite and a Laneway House on each of three parcels.

Table 2: Zoning Summary For The Estate (Five Parcels)

Item	Existing	Permitted or Required	Proposed (Maximum)
Overall Floor Space Ratio (FSR)	0.46 FSR 455 m ² (4,900 sq. ft.)	0.86 FSR maximum 1,429 m ² (15,385 sq. ft.)**	0.88 FSR 1,463 m ² (15,743 sq. ft.) 2% over the permitted
Number of Parcels	5	5 maximum	5*
Number of Principal Buildings	1	5 maximum	5*

* Includes the Heritage Building

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 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 heritage building achieves renovation of existing development.

Condition of the Heritage Building and Conservation Approach

The Evans Residence is in excellent shape. A Conservation Plan has been provided which will ensure retention of existing features is maximized where viable. Staff have concluded 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, seventy-three surrounding properties were notified of the application and a site sign was installed. Three responses were received, two noting concerns and one noting opposition and concerns. The main concern noted in the responses is the loss of greenery and trees, particularly around the periphery of the site. Other concerns include the amount of density proposed and privacy/ view impacts of the development, as well as parking and traffic impacts. One response questioned why a "baseline" permitted density of 0.86 FSR is noted in the application, and not 0.70 FSR, which is the prescribed floor space ratio in Section 4.7 of the *RS-5 Zoning District Schedule*.

Much of the site is currently overgrown, and a number of cedar hedges have not been trimmed for many years and have grown very large. A comprehensive landscape plan has been submitted and efforts to maximize retention of greenery and mature trees are proposed, and all the development will be in compliance with the *Tree By-law*. The bonus density proposed for the site is to cover heritage costs. The privacy and view impacts created by the proposal are commensurate with development permissible under the current zoning if the site was redeveloped. With a Laneway House an RS-5 zoned site can achieve density of up to 0.86 FSR with redevelopment or up to 0.91 FSR with retention of an existing house (see Appendix C for further explanation).

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

Comments from the Vancouver Heritage Commission

On May 26, 2014, the Vancouver Heritage Commission reviewed the application and supported it (see Appendix E).

Public Benefits

Development Cost Levies (DCLs) — DCLs collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the City-wide DCL rate of \$32.18/m² (\$2.99/sq. ft.). On this basis, a DCL of approximately \$15,500 is anticipated. DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 of each year.

Heritage — The owner has offered to conserve and rehabilitate the Evans Residence and to accept its designation as a protected heritage property, which is a highly valued community feature. If approved, the designation will be secured with a Heritage Designation By-law and the owner will enter into a legal agreement to secure the conservation and rehabilitation of the property as further set out in Appendix F. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$400,000.

See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

Financial Implications

The applicant has offered the on-site conservation and rehabilitation of the Evans Residence valued at approximately \$400,000. The site is within the City-wide DCL District and it is anticipated that the applicant will pay approximately \$15,500 in DCLs should the applications be approved and the project proceed.

Pro Forma Evaluation

Real Estate Services staff reviewed the applicant's pro forma 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 application and requires developments of this scale to achieve BuiltGreen BC™ Gold with a score of EnerGuide 84, 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 building in exchange for obtaining the by-law variations needed to get that improved development potential will be appropriately secured as legal obligations contained in the HRA to be registered on title to the parcels comprising the site so as to enable the City to enforce those obligations and ensure that they will be fulfilled at the owner's expense. The HRA will also include a covenant restricting the separate sale or transfer of any portion of the site prior to completion of the relocation (with respect to Lot 14) and the rehabilitation (with respect to Lots A and B) of the heritage building. 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 building and the obligations to rehabilitate and conserve

the heritage building. The HRA will be executed by the City and registered on title to the parcels comprising 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 addition to the Vancouver Heritage Register and the heritage designation of the Evans Residences at 3345 Collingwood Street, and the proposed HRA, will ensure that the heritage building is rehabilitated, conserved, and protected from exterior alterations which affect its heritage value, and from demolition. The owner has agreed to accept the proposed variances, including a modest increase in permitted density, as compensation for the designation of the heritage building and for its 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 addition of the Evans Residence at 3345 Collingwood Street to the Vancouver Heritage Register in the 'C' evaluation category, the proposed heritage designation of the heritage building, and the proposed HRA.

* * * * *

3345 Collingwood Street
PHOTOGRAPHS



Photo 1: The Evans Residence circa 1933 (From Collingwood Street Looking West)



Photo 2: The Evans Residence circa 2013 (From Collingwood Street Looking West)



Photo 3: The Evans Residence in 2013

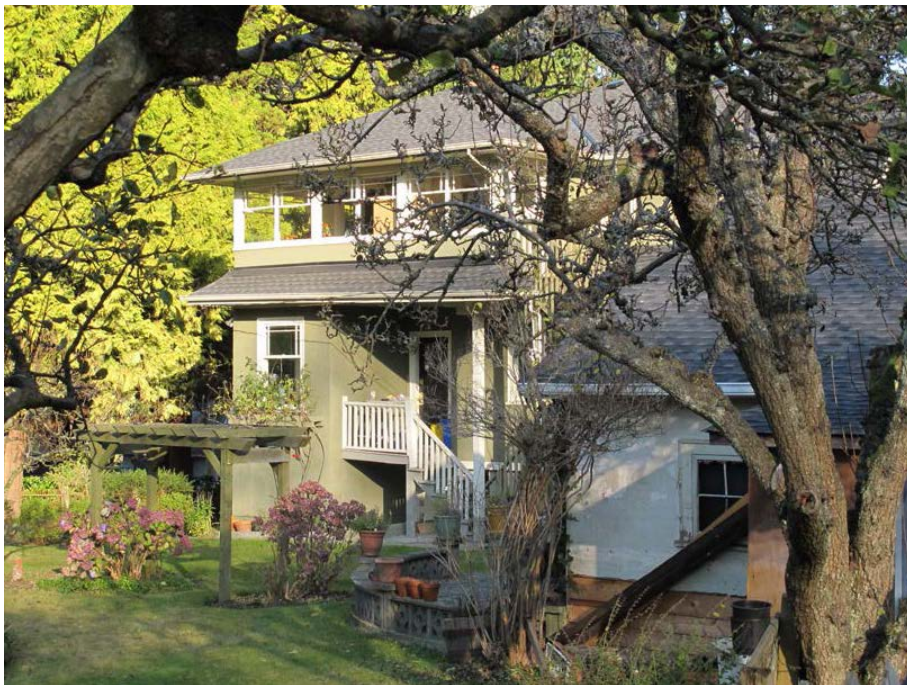


Photo 4: The Evans Residence in 2013 (Rear View From the Lane)



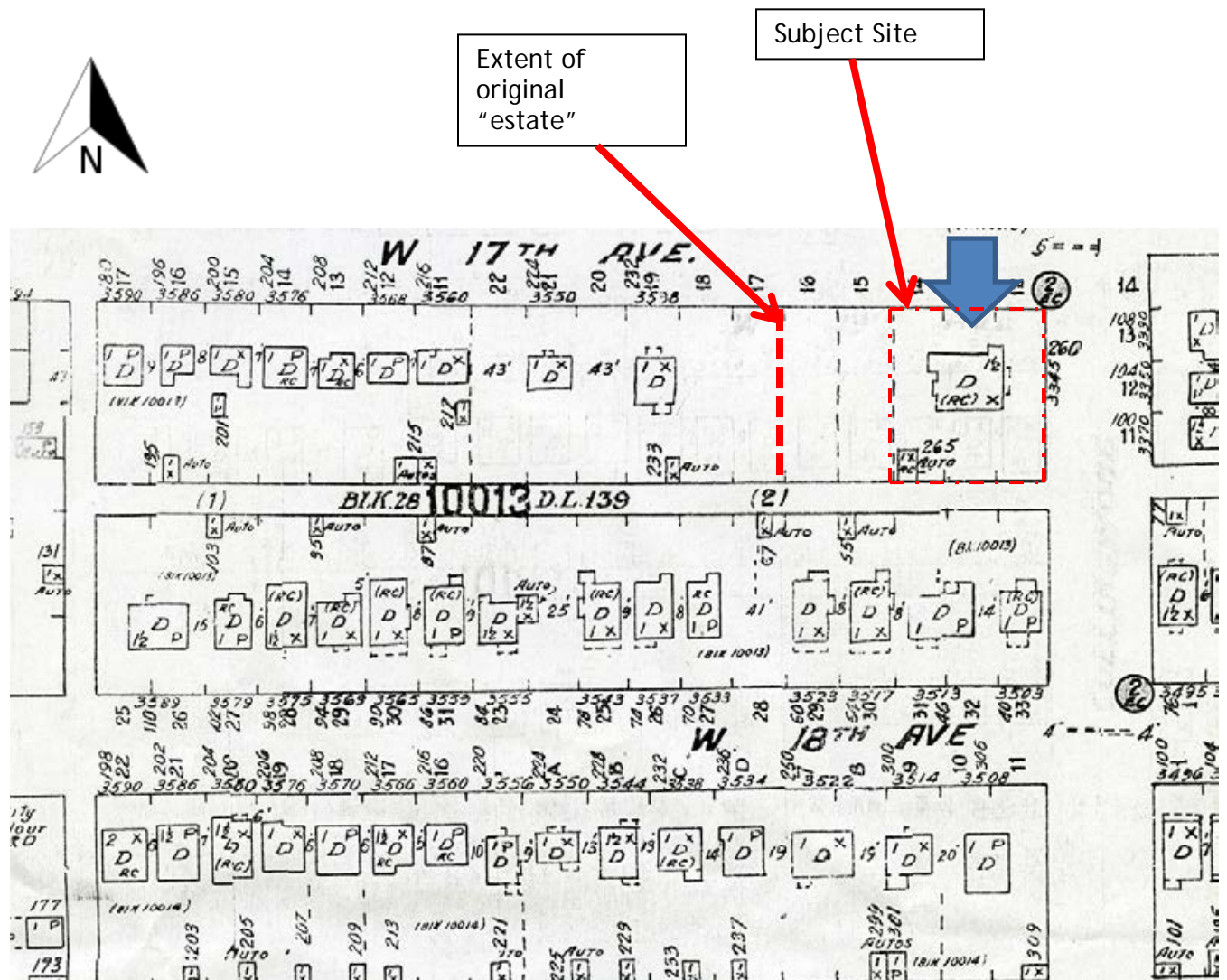
Photo 5: The front Entrance of the Evans Residence



Photo 6: The Trocadero Grill

The restaurant is one of several once well-known restaurants operated by George Achilles Evans.

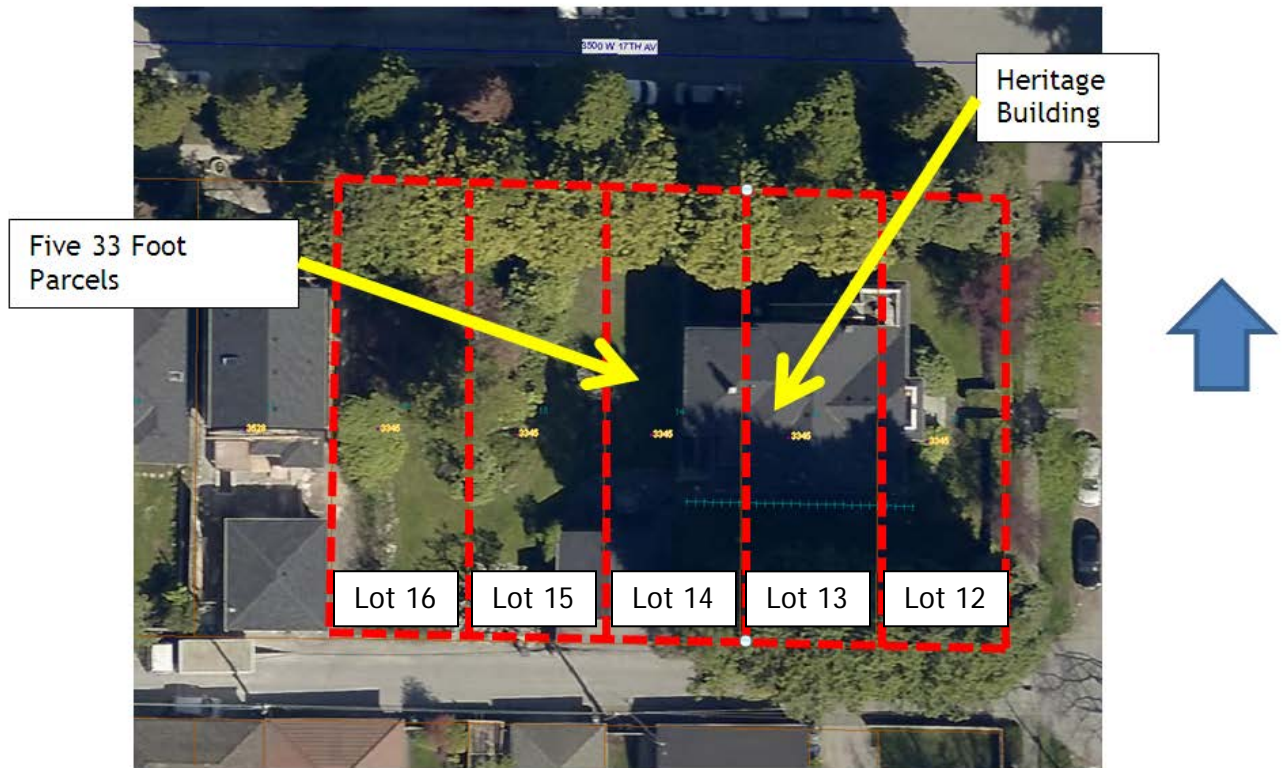
3345 Collingwood Street
MAPS



Maps 1: Fire Insurance Map Showing the Site in 1927

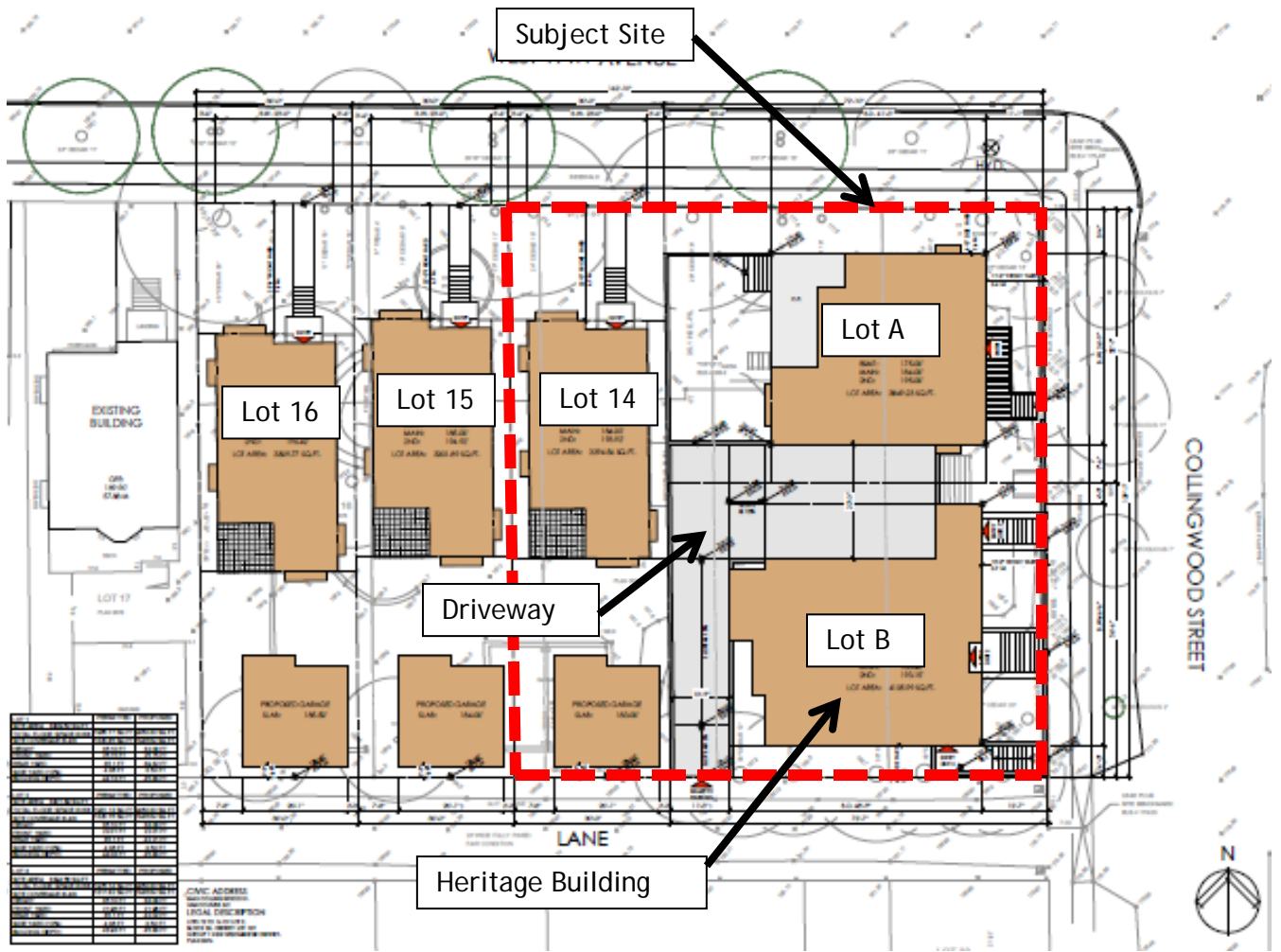
3345 Collingwood Street
DRAWINGS

Attachment(s):



Site Diagram - Existing

Note: Original parcel numbers are noted. The "estate" covers all five parcels. The site which is the subject of this report only involves Lots 12, 13, and 14, which are straddled by the existing heritage building.



Site Plan - Proposed

Note: for purposes of the discussion in this report, the parcels for the proposal are identified by the numbers and letters noted on this plan. Lot 15 and Lot 16 are not part of the HRA development. They are to be redeveloped under separate permits under the current zoning. Lot 14 is to be developed under the current zoning but is a part of the HRA initially as the existing heritage building partially sits on Lot 14 (see the Site Plan on page 1 of this Appendix). Once the Evans Residence is relocated, the HRA will be discharged from Lot 14 to allow for its separate development under the current zoning. The development shown on Lots 14 to 16 are for illustrative purposes only to generally indicate what can be built on those parcels under the current zoning,

Lots 14 to 16 are all to be reduced from their existing 33 foot widths to 30 foot widths to allow for more site depth for Lots A and B to accommodate the heritage building once it is relocated. These reductions are permissible under the Subdivision By-law and the current RS-5 zoning and do not require variances under the HRA.



EXISTING STREETScape ALONG COLLINWOOD STREET

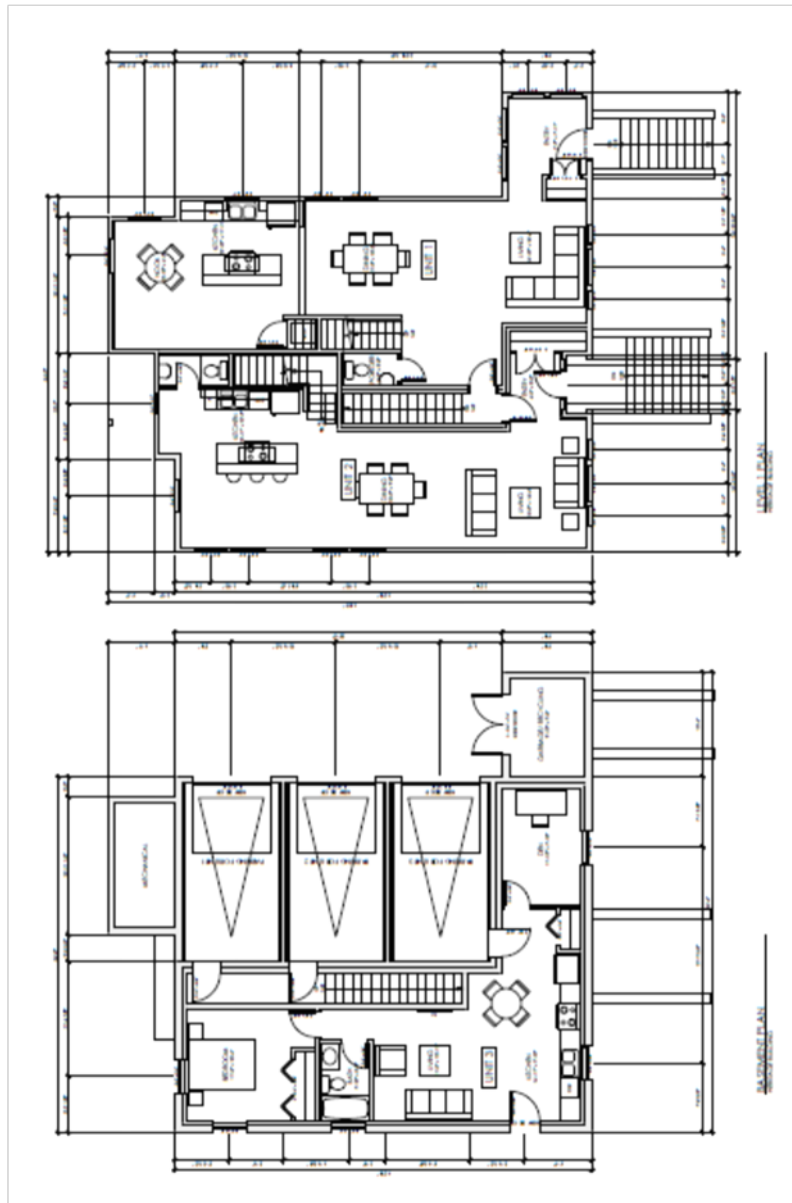


Heritage Building

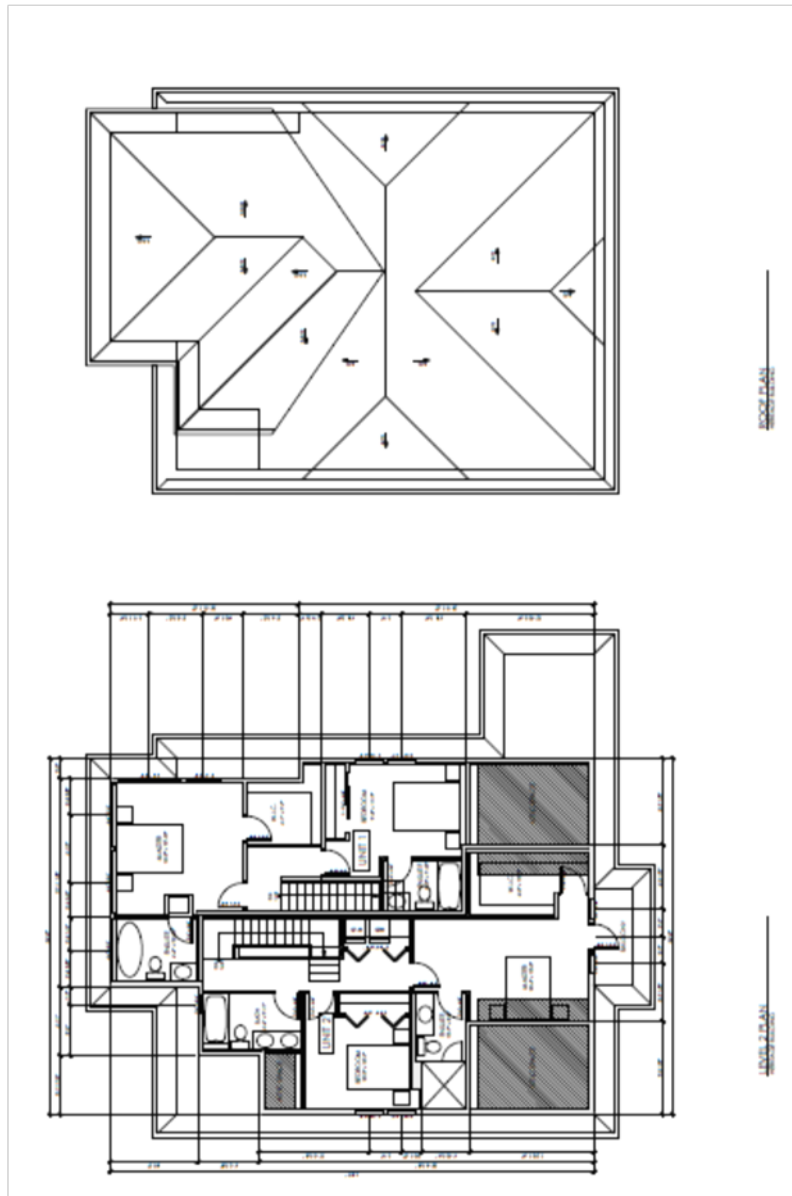
New Building

PROPOSED STREETScape ALONG COLLINWOOD STREET

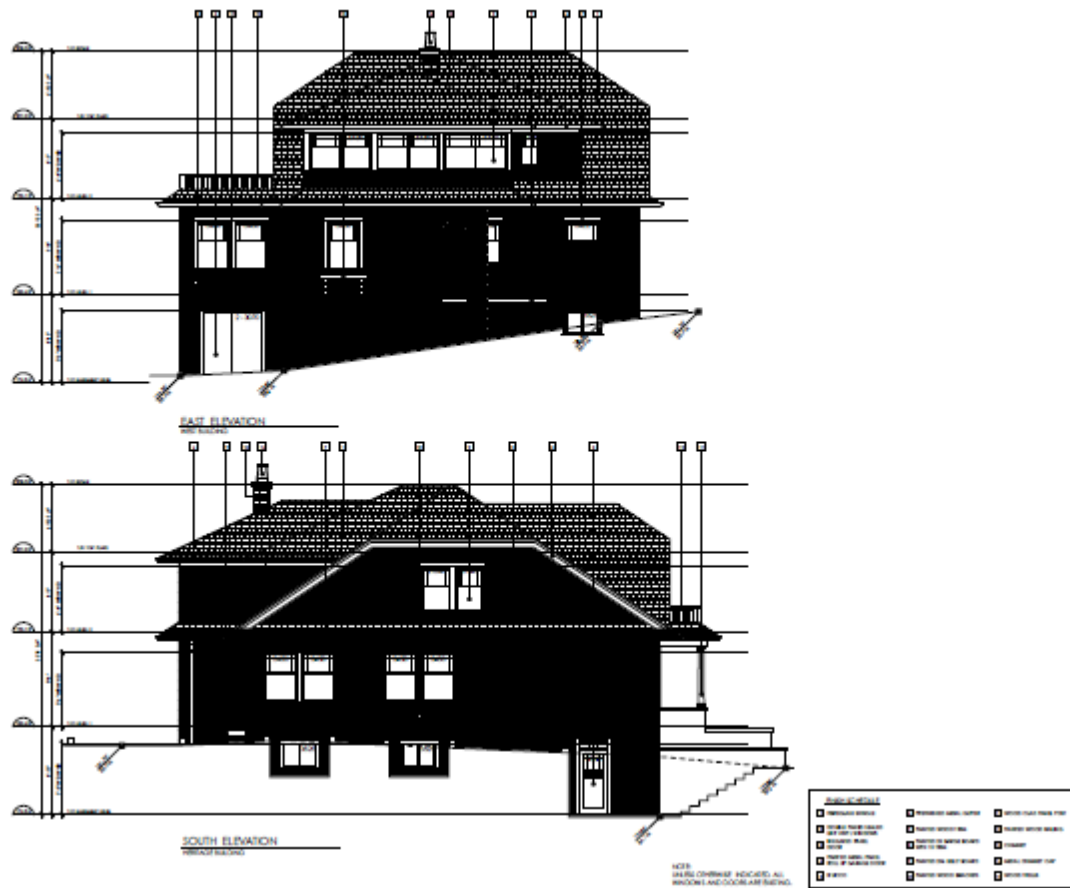
Site Photo and Front Elevations



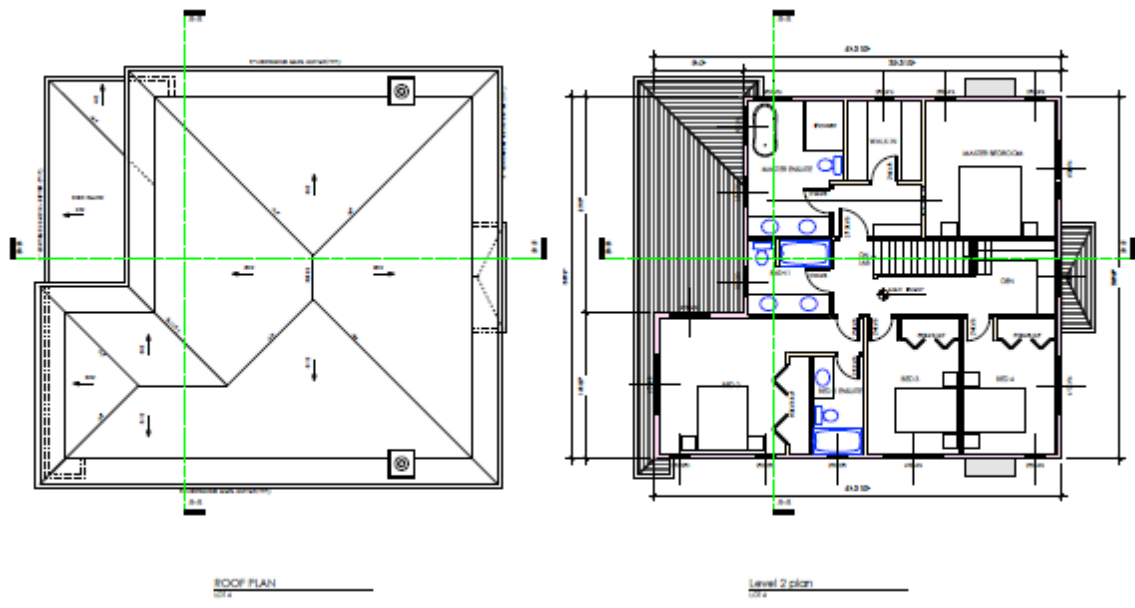
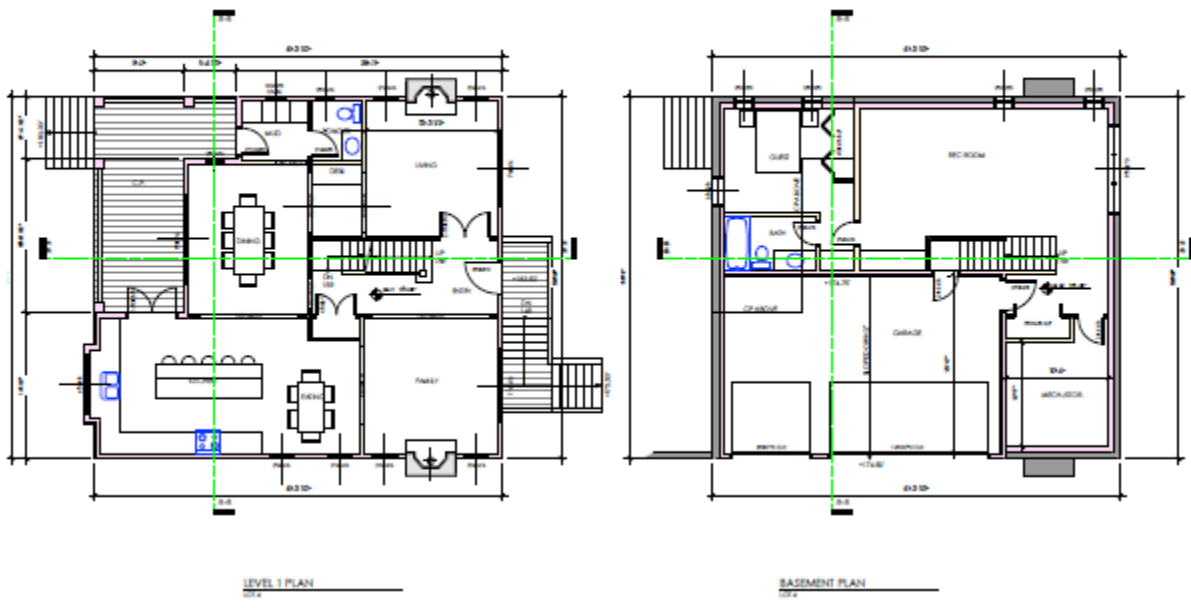
Heritage Building Plans (Proposed)



Heritage Building Plans (Proposed)



Heritage Building Elevations



Plans of the New Building on Lot A



Elevations of the New Building on Lot A

3345 Collingwood Street
TECHNICAL ZONING AND SUBDIVISION SUMMARY

Subdivision Summary:

The HRA proposes that Section 9 of the Subdivision By-law be varied to allow for the proposed parcels of the heritage building and for a new One-Family Dwelling with Secondary Suite to the north of it. The northern parcel does not have lane access and would not typically be considered by the Subdivision Approving Officer as a consequence. The proposed variances would allow for the creation of the parcels as proposed.

RS-5 Zoning District Schedule Summary:

Note: The *RS-5 Zoning District Schedule* permits up to 0.75 FSR on a site with an existing building, or up to 0.70 FSR on a site where a new building is proposed. The RS-5 zoning permits additional floor area for a Laneway House which is equivalent to additional density of 0.16 FSR. Therefore the maximum floor area achievable ranges between 0.86 FSR and 0.91 FSR. The parcels are identified by numbers and letters corresponding to the Site Plan in Appendix C.

Table A: Overall Density Summary for the Site (Site Area = 1,983 m² (10,570 sq. ft.))

Regulations of the RS-1 district schedule	Existing	Required or Permitted	Proposed
Overall Floor Space Ratio (FSR)	0.46 FSR 455 m ² (4,900 sq. ft.)	0.86 FSR maximum 845 m ² (9,093 sq. ft.)**	0.94 FSR 924 m ² (9,940 sq. ft.) 9% over the permitted
Number of Dwelling Units	1	Up to 9 maximum***	8 (three strata) maximum

Table B: New House Parcel Summary (Lot A). Site Area = approximately 4,000 sq. ft.

Regulations of the RS-1 district schedule	Required or Permitted	Proposed
Section 4.7.1 - Overall Floor Space Ratio (FSR)	0.70 FSR maximum* 260 m ² (2,800 sq. ft.)	0.88 FSR 326 m ² (3,504 sq. ft.) based on the proposed parcel
Number of Dwelling Units	2 maximum (non- strata)	2 (non-strata)
Number of Off-Street Parking Spaces	2 minimum	3

* For a new house on a parcel without a lane

Table C: Heritage Parcel Summary (Lot B). Site Area = approximately 4,000 sq. ft.

Regulations of the RS-1 district schedule	Required or Permitted	Proposed
Section 4.7.1 - Overall Floor Space Ratio (FSR)	0.91 FSR maximum* 338 m ² (3,640 sq. ft.)	1.02 FSR 379 m ² (4,073 sq. ft.) based on the proposed parcel
Number of Dwelling Units	3 maximum (non-strata)	3 (strata)
Number of Off-Street Parking Spaces	2 minimum	3

* For retention with a hypothetical Laneway House

Table D: New House Parcel Summary (Lot 14)*. Site Area = 3,270 sq. ft.**

Regulations of the RS-1 district schedule	Required or Permitted
Section 4.7.1 - Overall Floor Space Ratio (FSR)	0.86 FSR maximum* 261 m ² (2,812 sq. ft.)
Number of Dwelling Units	3 maximum (non-strata)
Number of Off-Street Parking Spaces	2 minimum

* The design of the new house and development for Lot 14 is not a part of the development permit application for 3345 Collingwood Street. The development of Lot 14 will be the subject of future permits issued under the existing zoning.

** The development permit application for 3345 Collingwood Street proposes to reduce the existing width of Lot 14 to 30 feet from its existing 33 foot width. This is permissible under the Subdivision By-law and the RS-5 Zoning District Schedule and does not require a variance under the proposed HRA.

3345 Collingwood Street
RESOLUTIONS OF THE VANCOUVER HERITAGE COMMISSION AND STAFF COMMENTS

At its meeting on Monday, May 26, 2014, the Vancouver Heritage Commission resolved the following:

That the Vancouver Heritage Commission supports the Conservation Plan and the relocation of 3345 Collingwood Street, The Evans Residence, as presented at its meeting on May 26, 2014, noting the following concerns about the development permit application for the infill new house:

- That the new house undergo design development to increase its quality and make it more sympathetic to the heritage residence including the roof line, stonework and windows; and
- That the elevation of the new house be reconsidered.

CARRIED UNANIMOUSLY

Staff Comments:

The design of the new building will be addressed through the development permit application approval process.

3345 Collingwood Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Rehabilitation, conservation, and designation of a heritage building.

Public Benefit Summary:

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

	Current Zoning	Proposed
Zoning District	RS-5	HRA
FSR (site area = 982 m ² / 10,570 sq. ft.)	0.86	0.94
Buildable Floor Space (sq. ft.)	9,093	9,940
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)	13,000	15,500
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		400,000
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$13,000	\$415,500

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.

Note 1: DCLs do not apply to existing floor area in the heritage building.