



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: July 3, 2018
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VanRIMS No.: 08-2000-20
Meeting Date: July 17, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design, and Sustainability in consultation with the Director of Legal Services

SUBJECT: 3123 – 3129 West Broadway Street (Hollywood Theatre) – Heritage Designation and Heritage Revitalization Agreement

RECOMMENDATION

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate the exterior, and certain elements of the interior, of the Hollywood Theatre (the “heritage building”) at 3123 – 3129 West Broadway Street (PID: 006-767-966, Lot H Block 54, District Lot 540, Plan 20212; PID: 015-450-384 Lot 9 except part in Plan 4166, Block 54, District Lot 540, Plan 229; PID: 015-450-414 The East ½ of Lot 10, Except the north 5 feet now lane and part in Plan 4166, Block 54, District Lot 540, Plan 229; (the “site”)) as protected heritage property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment under Section 592 of the *Vancouver Charter* a by-law for the City to enter into a Heritage Revitalization Agreement to:
- (i) secure the rehabilitation and long-term preservation of the heritage building;
 - (ii) vary the *Zoning and Development By-law* as necessary to permit a new six storey mixed use building to be constructed on the site, and to restrict the use of the heritage building to theatre use only, as proposed under Development Permit Application Number DP-2018-00039 (the “DP Application”) and as more particularly described in this report.

- C. THAT the Heritage Revitalization Agreement shall be completed, noted, registered, and given priority on title to the site to the satisfaction of the Director of Legal Services and the General Manager of Planning, Urban Design, and Sustainability.
- D. THAT Recommendations A, B, and C 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 Hollywood Theatre at 3123 – 3129 West Broadway Street, which is listed on the Vancouver Heritage Register in the 'B' evaluation category, and to designate the heritage building's exterior and certain elements on the interior as protected heritage property, and to approve a Heritage Revitalization Agreement ("HRA") for the site which would secure the conservation of the heritage building, and to enable the owner to construct a six storey mixed-use building (the "new building") on the balance of the site. Under the current C2-C zoning applicable to the site, the existing building could be demolished and the site redeveloped with a density of up to 3.00 floor space ratio (FSR) without Council approval. As incentive and compensation to the owner for the heritage designation, rehabilitation, and conservation of the heritage building, and for restricting the use of the heritage building to theatre use only, an HRA would allow an increase in permitted density, and an increase in permitted building height, to allow for the development as set forth in the DP Application and as described in this report. A Community Use Agreement ("CUA") is to be completed by the owner for the theatre as a condition of development permit ("DP") issuance. The General Manager of Planning, Urban Design, and Sustainability is prepared to approve the DP for the project should Council approve the recommendations of this report.

COUNCIL AUTHORITY

Pursuant to Section 582 of the *Vancouver Charter*, Council, by resolution, may establish a heritage register identifying real property that Council considers to be heritage property and, by resolution, to add such properties to the register from time to time.

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

Pursuant to Sections 593 and 594 of the *Vancouver Charter*, Council, by by-law, may designate real property, in whole or in part, within the City of Vancouver as protected heritage property.

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 the

market value of the property caused by the designation. Often this, along with additional compensation to offset rehabilitation costs incurred, is achieved by way of by-law variations so as to permit an otherwise impermissible development.

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

The following Council policies are applicable to the project:

- *Heritage Policies and Guidelines (April, 1991)*

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 maximizing the use of available tools to conserve the City's heritage resources.

GENERAL MANAGER'S COMMENTS

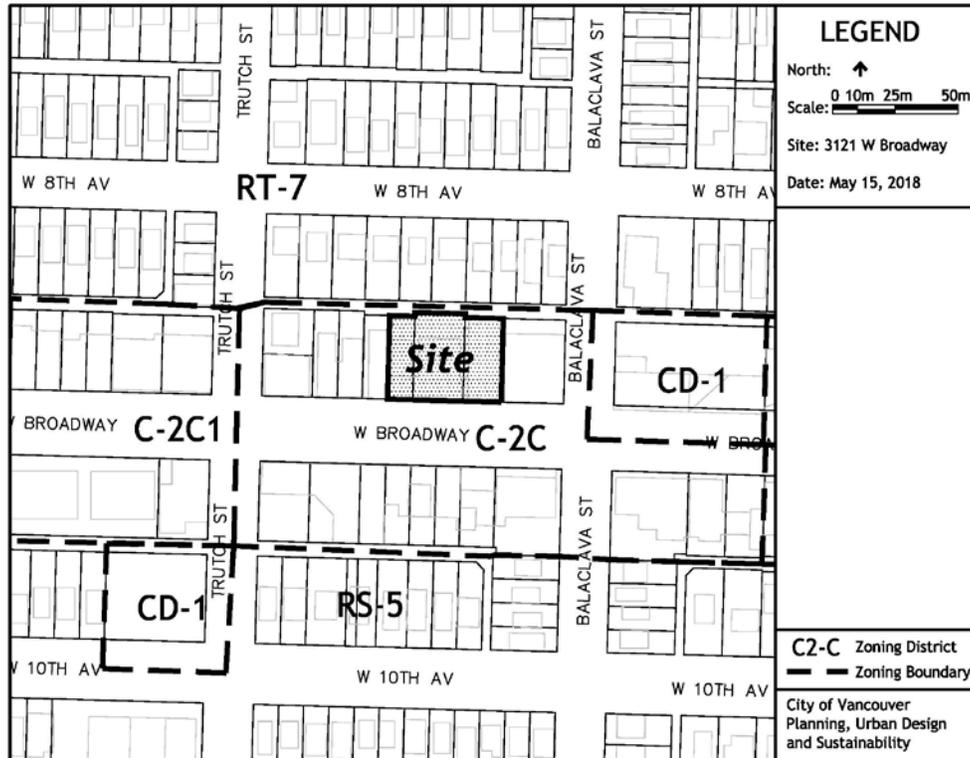
The General Manager of Planning, Urban Design, and Sustainability RECOMMENDS approval of A, B, C, and D.

STRATEGIC ANALYSIS

Site and Context

The site is located in the Kitsilano neighbourhood in an area zoned C2-C (see Figure 1). The *C2-C District Schedule* of the *Zoning and Development By-law* permits residential and commercial uses. The total area of the subject site is 1,557 square metres (16,750 square feet). A paved lane exists at the rear of the site which varies in width from approximately 4.6 metres (15 feet) to 6 metres (20 feet). The Hollywood Theatre projects approximately 1.5 metres (5 feet) into the lane.

Figure 1: The site and the surrounding zoning



Heritage Value

The Hollywood Theatre was completed in 1935 and opened on October 24, 1935. It was designed by architect Harold Cullerne, who was also an early advocate of affordable housing and the designer of the first PNE prize home. The theatre is associated with the Fairleigh family who ran the theatre for seventy-six years from its opening until 2011. One of twenty-six other theatres in the City at the time it opened, the Hollywood Theatre is now one of the few surviving neighbourhood venues in the City. It is nearly in its original condition which makes it a highly valued asset for both its aesthetic features as well as its continued use as a movie theatre. It is a fine example of the Art Deco style with numerous exotic features such as hieroglyphic decorations, an undulating façade, inset scrolled figures, black and gold tiles, the original frameless glass ticket booth, and prominent marquee and exterior signage. The interior contains many original and period features such as signage, doors, hardware, and wall coverings.

The Hollywood Theatre is listed on the Vancouver Heritage register in the 'B' evaluation category. It is proposed to protect its exterior, structure, and certain interior features (see Appendix A).

Development Application and Proposed Incentives

If approved, the incentives and compensation to be provided to the owner for the heritage designation and the rehabilitation and conservation of the heritage building will be in the form of variances to the *Zoning and Development By-law*, including a density variance, as set forth in the DP Application and as described below. The zoning applicable to the site is C2-C which allows residential and commercial development. A summary of density and height is provided below (see Appendix D for a full technical summary);

Table 1: Density and Height Summary

Item	Permitted or Required	Proposed
FSR*	3.0 maximum	3.19*
Floor Area*	4,670 square metres (50,252 sq. ft.) maximum	4,972 square metres (53,500 sq. ft.)
Height (New Building)	13.8 metres (45.3 feet) maximum	20.7 metres (68 feet) to 23.1 metres (75.8 feet) maximum**
Height (Heritage Building)	13.8 metres (45.3 feet) maximum	9.4 metres (30.9 feet) (existing)

* including the theatre, which is 680 m² (7,320 sq. ft.), and approximately 340 m² (3,654 sq. ft.) of commercial floor area.

** 23.1 metres (75.8 feet to the top of the roof top stair access parapet.

The zoning applicable to the site is C2-C. The DP Application proposes to retain and restore the heritage building and to construct a new six storey building on the site containing commercial uses on the ground floor and forty Dwelling Units on the upper floors (see Appendix C for drawings). Under the current zoning the maximum density permitted for the site is 3.0 FSR, and the application proposes a density of 3.19 FSR.

Typical C2-C development is a maximum 13.8 metres (45.3 feet) in height, which usually results in a four storey building. The new building is proposed to be up to 23.1 metres (75.8 feet) tall at the roof top stair access parapet, which results in a six storey massing. Some of the new building’s decks cantilever over the theatre. The massing of the upper storeys has been pulled back from the lane to address shadowing impacts.

Under the proposed HRA the Hollywood Theatre’s two storey height of 9.4 metres (30.9 feet) is not to be changed, and the Hollywood Theatre’s use is to be restricted to theatre use only.

The lane behind the new building is to be widened to 6 metres (20 feet). The rear portion of the Hollywood Theatre will continue to project approximately 1.5 metres into the lane. An encroachment agreement currently is in place in this regard. Any outstanding issues related to this agreement will be addressed through conditions of the issuance of the DP Application.

The owner has offered to enter into a Community Use Agreement (CUA) to allow for community and non-profit use and access to the theatre. The CUA is to be completed and registered prior

to the issuance of the DP Application as a condition of the DP Application approval (see Community Use Agreement).

Staff have considered the potential impact of the proposed development with the variances as proposed, the results of notification (see the Results of Neighbourhood Notification section), the conservation approach, and the compatibility of the development with the zoning (see the discussion below), and the benefit to the City in securing the preservation of a cultural asset, and conclude that the DP Application is supportable as an HRA. The General Manager of Planning, Urban Design, and Sustainability 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 *C-2C District Schedule* is to:

“...provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and to encourage creation of a pedestrian oriented district shopping area by increasing the residential component and limiting the amount of office use..”

The application is consistent with the intent of the *C-2C District Schedule*. The uses proposed (theatre, residential, and ground level commercial) are appropriate for encouraging pedestrian traffic and for serving the larger needs of the neighbourhood.

Condition of the Heritage Building and Conservation Approach

The Hollywood Theatre is in excellent condition. Much of the interior and exterior will be retained, protected, and rehabilitated (see Appendix A for more detail). Basic building services will be upgraded. New washrooms are to be installed reusing the original fixtures. The lobby and some surfaces are to be modernized and upgraded. Staff support the rehabilitation scheme, and the high level of conservation proposed. The DP Application is supported by the Vancouver Heritage Commission (see Appendix E).

Public Engagement and Neighbourhood Notification

In February, 2018, 91 surrounding property owners were notified of the application and a site sign was installed. A total of 64 responses were received (7% of those notified). 90% of the responses came from within the notification area. On March 15, 2018, an open house was held at St. James Community Centre. Ninety-one comments were received at the open house. The total numbers and positions expressed are noted below:

Type of Response	Total	Support	Objection	Neutral with comments or concerns
Open House	91	50	24	17
Notification	64	34	15	15
Total (%)	155	84 (54%)	39 (25%)	32 (21%)

The concerns expressed in the responses can be summarized in five categories as noted below (with staff comments), in order of frequency of response:

1. Height of the new building: the 6 storey height is incompatible and creates shadowing impacts.
 - Staff comments: The additional height will create some shadowing impacts to the north beyond that which would be the case if the site was redeveloped under the zoning. However, the upper floors have been setback 5.8 metres to 7.8 metres (19 feet to 25.5 feet) from the lane, and 4.8 metres (15.8 feet) for balconies, to improve shadowing and privacy impacts (see Appendix B and Appendix C). As well, the height of the two storey theatre, which will not change, is 4.4 metres (14.4 feet) lower than the maximum permitted height in the zoning, which will allow more sunlight access to the north than would be the case if the theatre site was redeveloped.
2. Design of the new building: the new building lacks empathy with the theatre, and the balconies are too strong, horizontally dominant, and stark in colour.
 - Staff comments: Although the design of the new building is supported by the Urban Design Panel and the Heritage Commission (see Comments from the Urban Design Panel and the Vancouver Heritage Commission), conditions of the DP Application approval require improvements to the design of the new building to address these issues where possible.
3. Projection of the new building's balconies over the theatre is unwarranted.
 - Staff comments: While the Urban Design Panel and the Vancouver Heritage Commission did not oppose this arrangement, conditions of the DP Application require that the impact of the cantilevering balconies be minimized where viable.
4. Theatre operation, protection, and ownership: the theatre may become more of a live venue theatre than a film theatre (the number of seats are being reduced from 600 to 425 to allow for tables), which will also create more noise. The City should take ownership of the theatre or require the owner to enter into a Community Use Agreement.
 - Staff comments: The HRA will limit the heritage building to theatre use (for which film and live theatre shows are permitted). Other uses, other than ancillary functions, would not be permitted in the theatre. The owner will complete a CUA to the satisfaction of the Director of Cultural Services which will allow for community access to the theatre. Ownership or the security of a financial interest in the theatre by the City is not required or proposed. The use of the theatre, which is permitted in the zoning, will be subject to all noise and operational related by-laws and requirements, as well as licensing requirements.
5. Parking: the proposal contains too much parking and the location of the parkade entrance will create impacts and disruption.
 - Staff comments: The project will likely create nominal increases in parking and traffic impacts compared to what currently occurs but these will likely be commensurate with development under the zoning which could occur in the area over time. The location of the Parkade entrance will be reviewed by staff to ensure it is in an appropriate location to minimize impacts and allow safe vehicle manoeuvring.

Staff considered the feedback from the open house and the results of neighbourhood notification and concluded that the application is supportable as an HRA.

Comments from the Urban Design Panel and the Vancouver Heritage Commission

On March 21, 2018, the DP Application was reviewed by the Urban Design Panel and supported with recommendations, primarily with regard to the design of the new building. The minutes of the meeting can be found at the following link:

<http://vancouver.ca/files/cov/udp-%2020180321.minutes.pdf>

The comments of the Urban Design Panel are to be reviewed by the applicant as part of the final design development of the new building.

On April 9, 2018, the DP Application was reviewed by the Vancouver Heritage Commission and unanimously supported (see Appendix E).

Community Use Agreement

The Hollywood Theatre was once the site of a popular single-screen cinema. With the onset of new models such as multiplexes and streaming media entertainment, single-screen cinemas such as the Hollywood have been lost.

To secure this important Kitsilano-based cultural space, the applicant has developed a plan to retain the Hollywood's cultural heritage by transforming it into a mixed use performing arts centre. It will serve as a venue dedicated to arts and culture events, including music performances, live theatre, and movie screenings, as well as hosting corporate, private, and non-profit events and functions. The space will have the ability to support local community producers, non-profit arts and cultural organizations, and special interest groups. The intent is to also host all-ages events, as well as special free-to-the public events produced by local producers.

A Community Use Agreement will be secured in perpetuity for the theatre owner to provide use of the space by local non-profit arts and culture organizations for arts and cultural purposes at cost. A number of hours per month will be reserved for non-profit arts and culture organization use. The Community Use Agreement will be secured as set out in the Conditions of the Development Permit.

The Save the Hollywood Coalition (a community advocacy group) has worked tirelessly in support of retaining the Hollywood. While the coalition is supportive of the retention, they would prefer a different business model. Staff is supportive of this current proposal in order to ensure the sustainability of the business in perpetuity. This proposal will both preserve the Hollywood's legacy as a cinema and provide an important performance space, including a much needed live music venue.

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 subject site is in the City-wide DCL District of \$168.13/m² (\$15.62/sf) for residential uses over 1.5 FSR and \$149.73/m² (\$13.91/sf) for commercial uses. On this basis, the proposed development of 340 m² (3,654 sq. ft.) of commercial floor area, 3,952 m² (42,526 sq. ft.) of residential floor area, and 680 m² (7,320 sq. ft.) for the theatre's floor area (which is exempt from DCLs), totaling 4,970 m² (53,500 sq. ft.) would generate a DCL of approximately \$715,083.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12-months from the date of DCL bylaw rate amendment provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments.

If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

Heritage: The owner has offered to conserve and rehabilitate the heritage building and to accept the designation of the heritage building's exterior and certain interior features as protected heritage property, as well as preserving the theatre use, which is highly valued in the community. The owner has entered into an HRA which will secure the conservation and rehabilitation of the heritage building and limit the heritage building to theatre use (see Legal). If approved, the heritage designation and the HRA will be effected by enactment of respective by-laws. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$2,000,000

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

Financial Implications

As noted in the section on Public Benefits, the applicant has offered the on-site conservation of the heritage building valued at \$2,000,000.

The site is within the City-wide DCL District. It is anticipated that the applicant will pay approximately \$715,083 in DCLs should the application be approved and the project proceed.

Proforma Evaluation

The monetary value of the on-site density bonus will facilitate the conservation of the Hollywood Theatre. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$2,000,000.

Environmental

The City's Green Buildings Policy for Rezonings applies to the application as a Heritage Revitalization Agreement is required. The project will comply with the policy and the project will comply with the *Vancouver Building By-law* with respect to energy and environmental provisions contained therein.

Legal

The by-law variations contemplated for the proposed HRA, if approved, will result in an improved development potential for 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 should be appropriately secured as legal obligations contained in various covenants 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 a proposed form of HRA, to be registered on title to the site, 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 for the rehabilitation and conservation obligations contained in the HRA. The HRA is to be registered on title to the site before a development permit for the project may be issued.

CONCLUSION

The approval of the Heritage Revitalization Agreement and heritage designation of the exterior and certain features on the interior for the Hollywood Theatre at 3123 – 3129 West Broadway Street will secure the building from demolition, alterations which affect its heritage value, and approval of uses other than theatre for the heritage building. The owner has agreed to accept the proposed variances as compensation for the proposed Heritage Designation By-law and the encumbrance on market value created by that by-law, and for the heritage building's rehabilitation and conservation. The owner is to complete a Community Use Agreement prior to the issuance of the DP which will ensure that the theatre has an appropriate level of community access. The General Manager of Planning, Urban Design, and Sustainability is prepared to approve the DP. Therefore, it is recommended that Council approve the recommendations of this report.

* * * * *

3123 – 3129 West Broadway Street
PHOTOGRAPHS AND DIAGRAMS

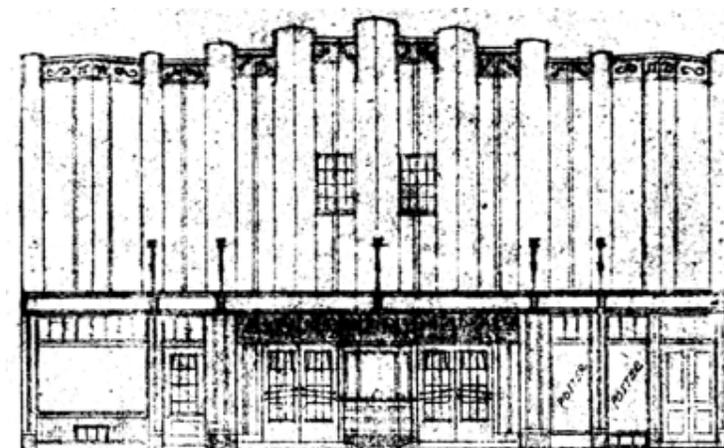


Photo 1: The Hollywood Theatre circa early 1970s



Photo 2: Reginald and Margaret Fairleigh

The Fairleigh family ran the theatre for 76 years from its opening in 1935 until 2011. David Fairleigh, the son of Reginald and Margaret, managed the theatre until 1998. His wife, Alice, still manned the ticket booth occasionally into the early 21st century. The last manager, Vince Fairleigh, is also a renowned carver (he is Nisga'a on his mother's side).



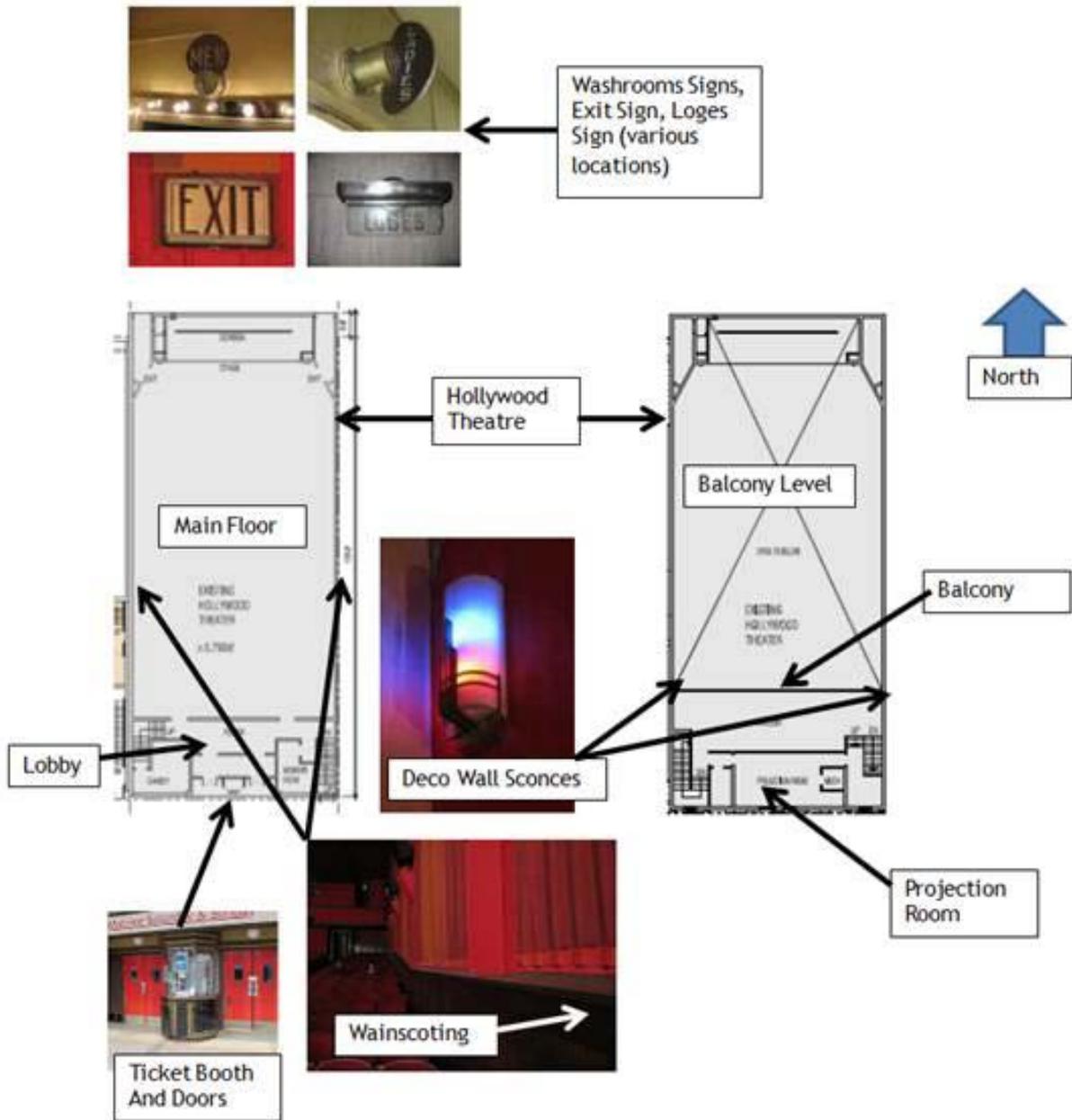
Original Drawing of the Front Façade of the Hollywood Theatre



Photo 3: The original deco-style ticket booth (circa 2017)

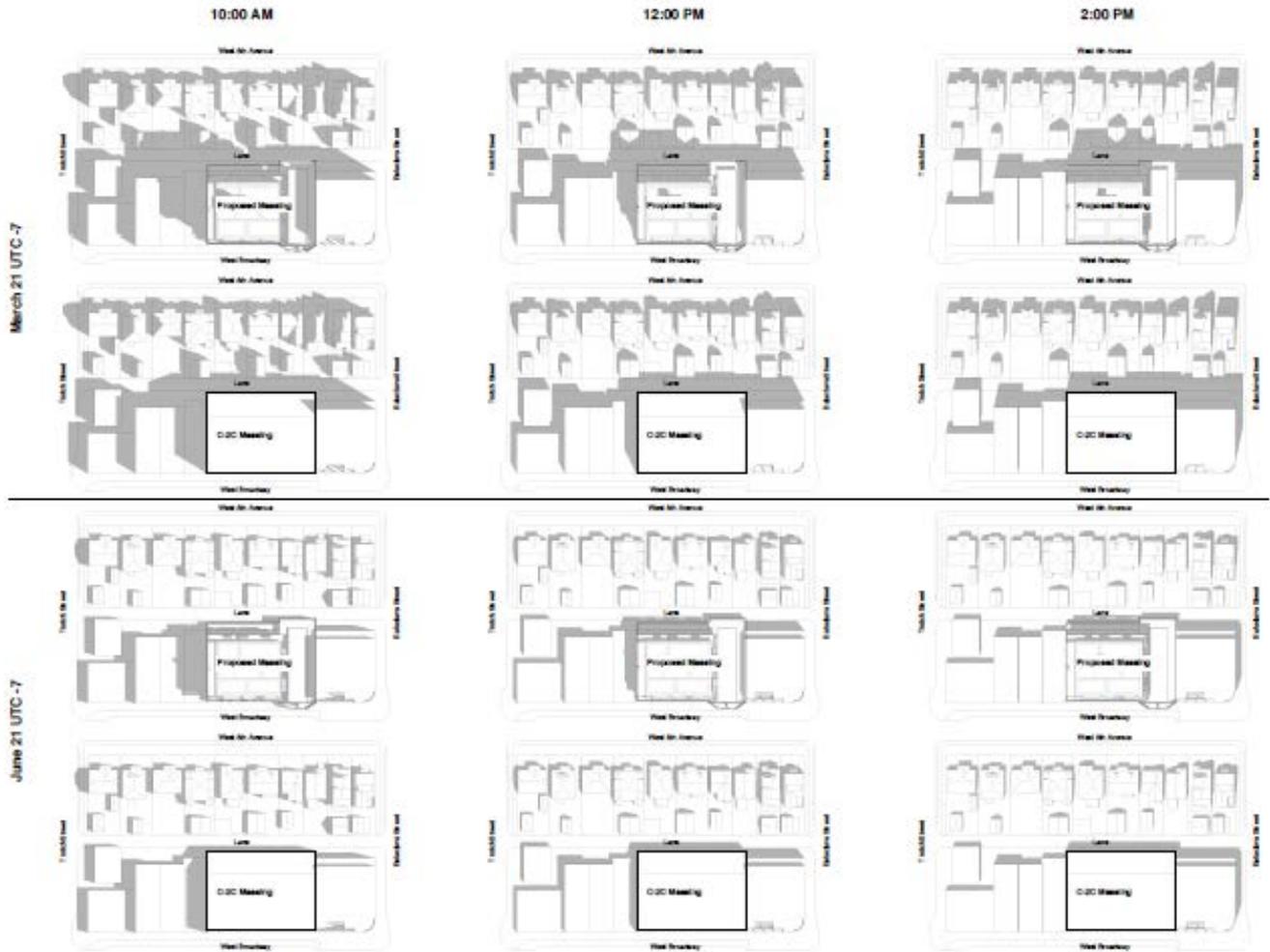


Photo 4: Interior of the Hollywood Theatre (circa 2017)



Proposed Interior Features to be Protected

3123 – 3129 West Broadway Street
SHADOW ANALYSIS

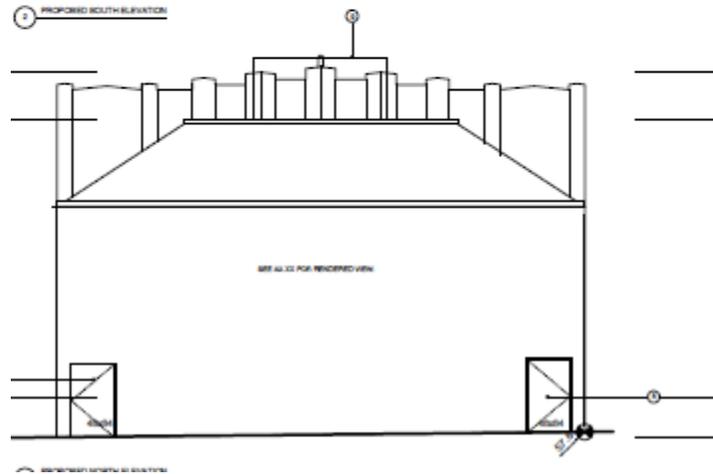


Shadow Analysis – March 21st

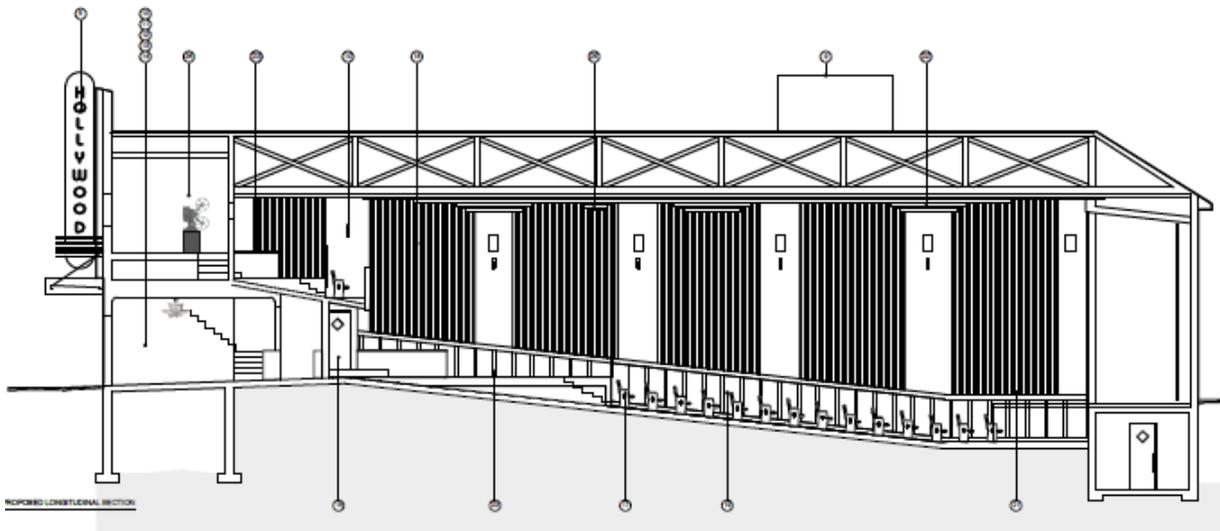


Shadow Analysis – September 21st

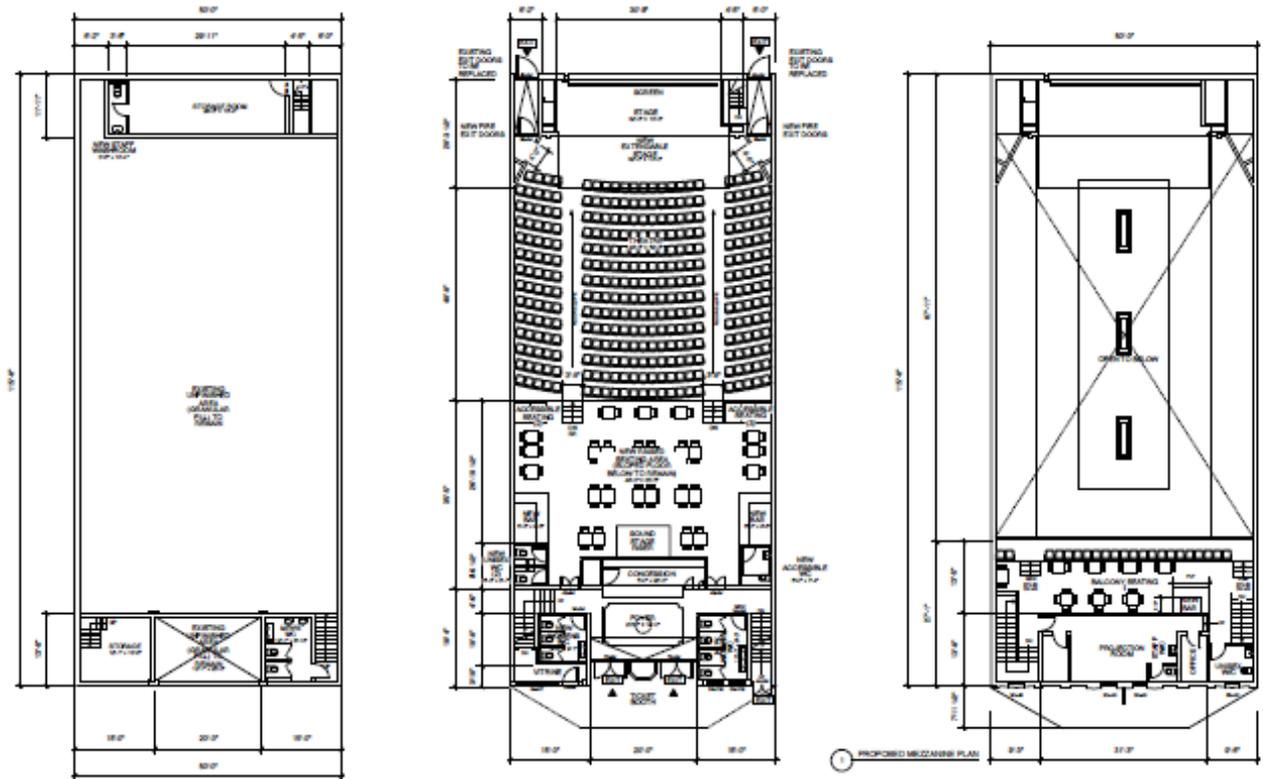
3123 – 3129 West Broadway Street
DRAWINGS



Elevations –Hollywood Theatre - Existing



Section of Hollywood Theatre (Looking West)



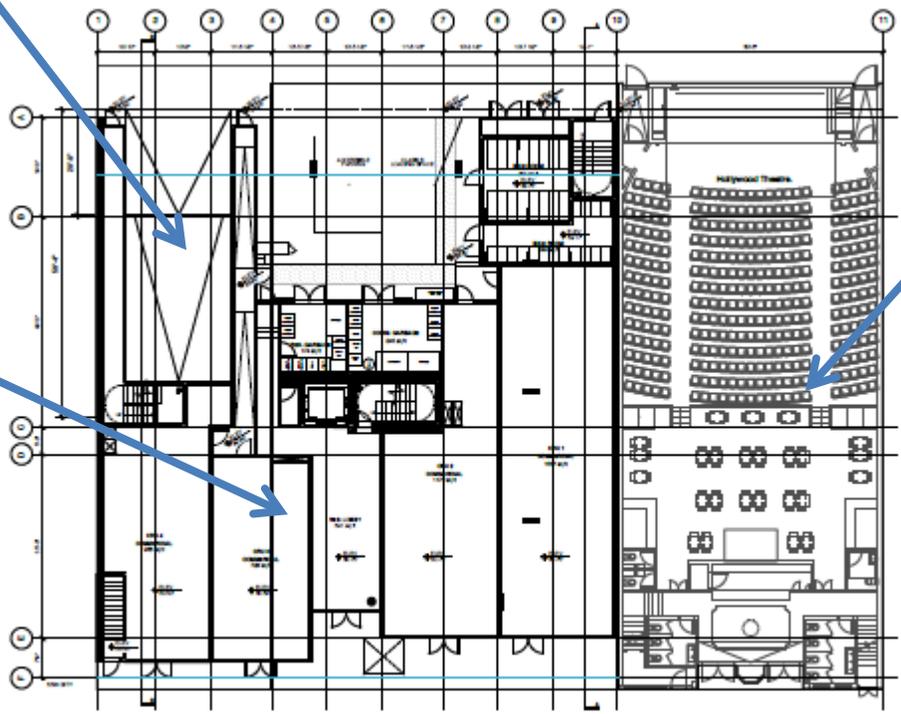
Proposed Plans of the Hollywood Theatre

Parkade Entrance

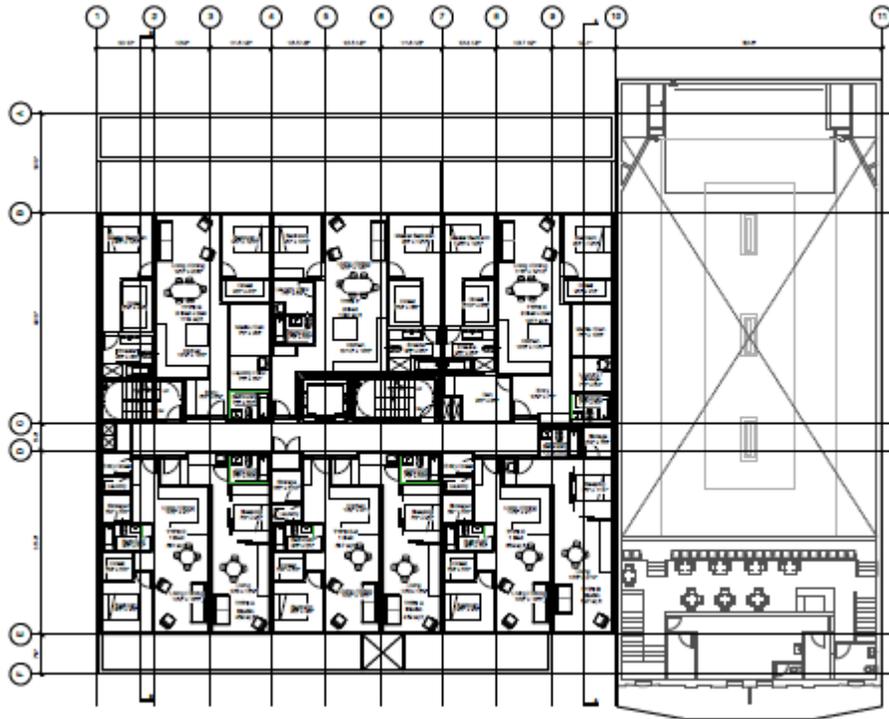
Theatre

New Building

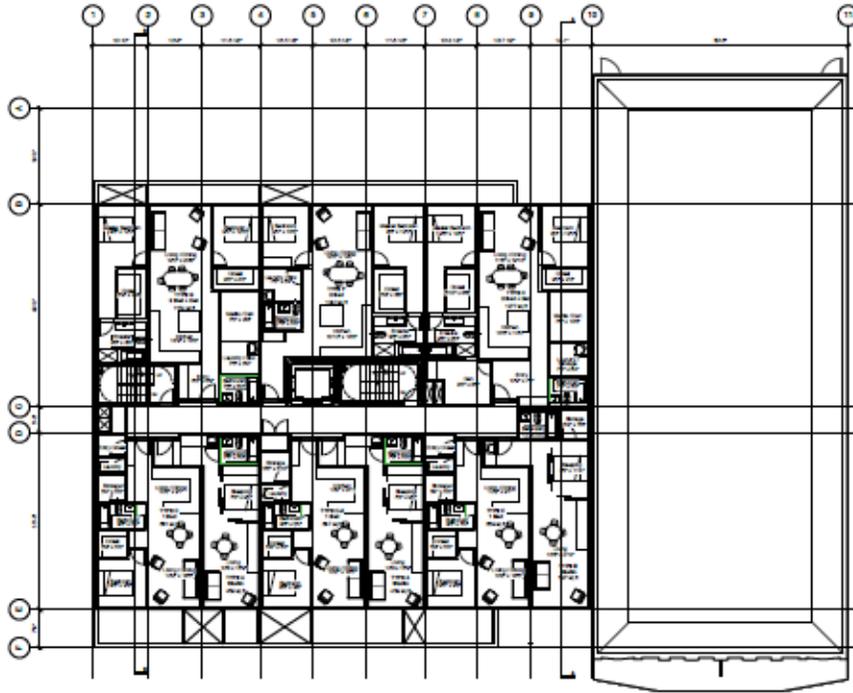
North



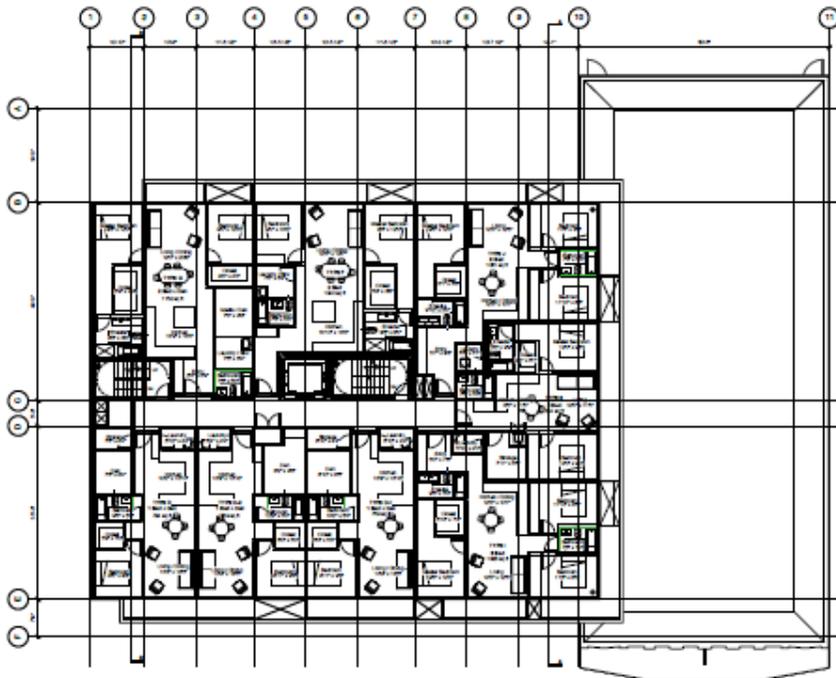
Main Floor Plan - Proposed



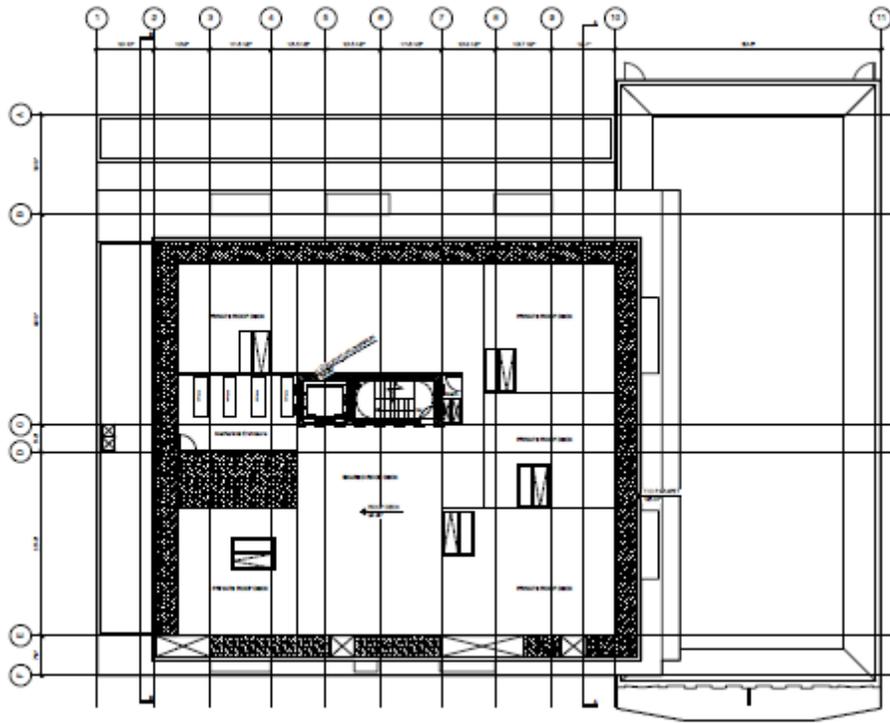
Second Floor Plan - Proposed



Third Floor Plan - Proposed



Fourth Floor Plan - Proposed



Roof Plan - Proposed

New Building

Theatre

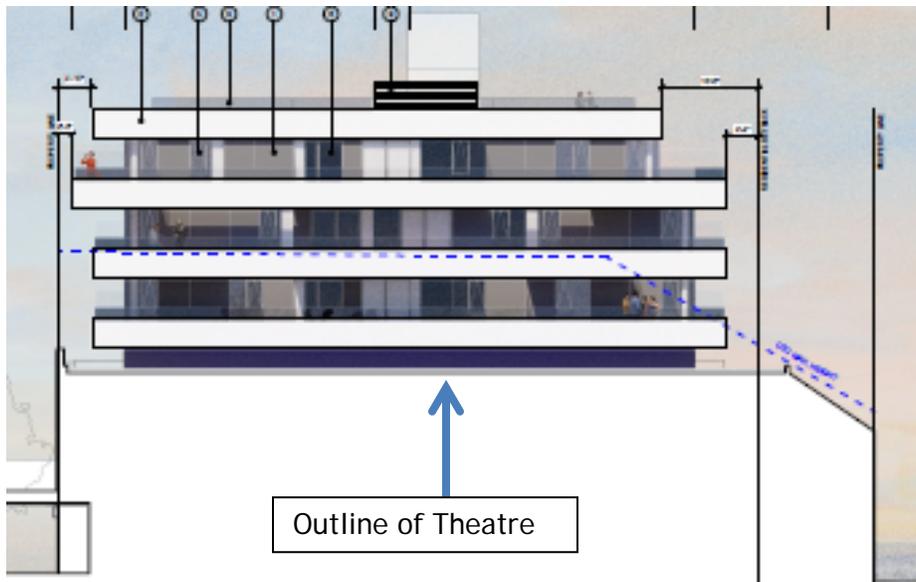


Front (North) Elevation - Proposed



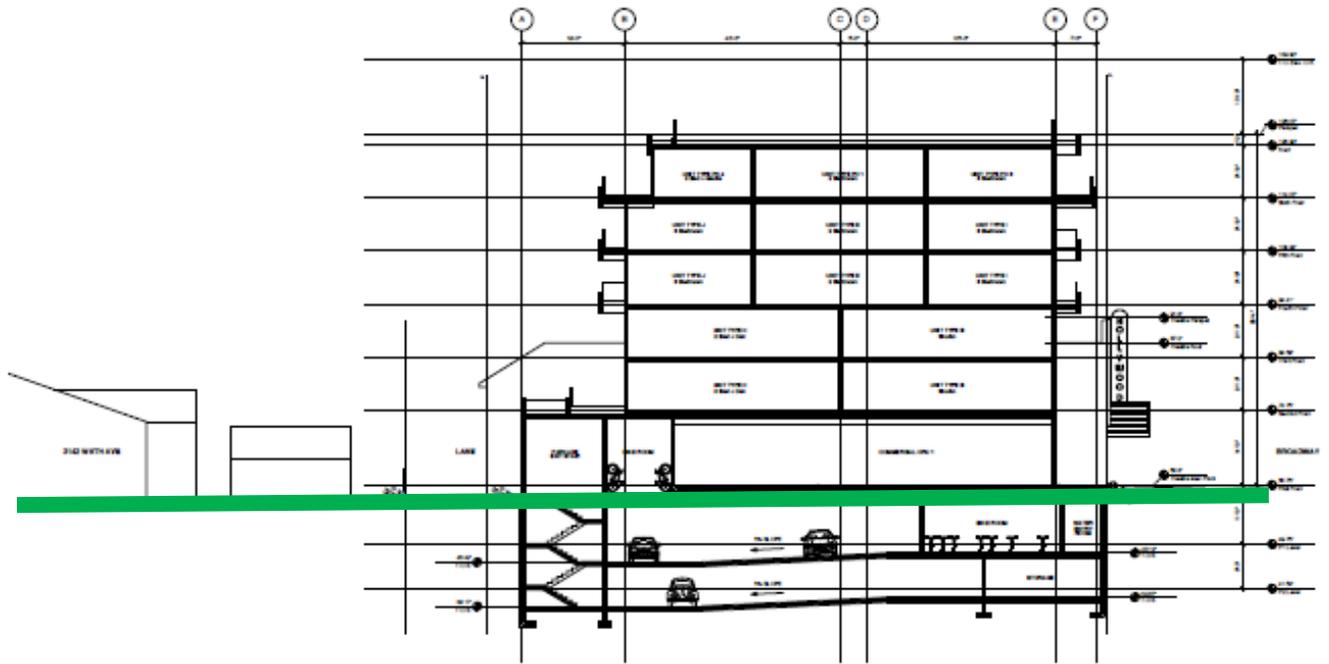
Theatre

Rear (Lane) Elevation Looking South - Proposed



Outline of Theatre

East Elevation of New Building



Section (Looking East) through New Building and Parkade - Proposed

**3123 – 3129 West Broadway Street
TECHNICAL ZONING AND PARKING SUMMARY**

Table 1

Item	Permitted or Required	Proposed
Item	Required or Permitted	Proposed
Section 3.2.C - Use	Theatre use permitted	Theatre use and any customarily ancillary retail and/ or office space are the only uses permitted for the Heritage Building
Section 3.3.3 - Use	Office uses not permitted within 10.7 metres (35.1 feet) of the front of the building	Not applicable for the Heritage Building
Section 4.2 - Frontage	Maximum frontage shall be 15.3 metres (50.1 feet)	Not required for the Heritage Building
Section 4.3 – Height	13.8 metres (45.3 feet) maximum	23.1 metres (75.8 feet) for the New Building to the top of the rooftop stair access and 9.4 metres (30.9 feet) for the Heritage Building (which is the existing height)
Section 4.4 – Front Yard	A minimum front yard of 0.6 metres (2 feet) is required and a number of other provisions	Not required for the Heritage Building
Section 4.6 – Rear Yard	A number of provisions	Section 4.6 shall not apply to either building
Section 4.7 – Floor Space Ratio (FSR)	4,670 square metres (50,252 sq. ft.) 3.0 FSR maximum	4,972 square metres (53,500 sq. ft.) for all buildings (including the Heritage Building). This is approximately 3.19 FSR maximum in total
Section 4.7.3 and 4.7.4 – Balcony Exclusions	Up to 8% of the provided residential floor area can be excluded for balconies and sundecks	Up to 12% of the provided residential floor area can be excluded for balconies and sundecks
Off-street Parking – Residential	38 spaces minimum	43 spaces
Off-street Parking – Commercial	4 spaces minimum	4 spaces
Off-street Parking – Theatre	0 spaces (not required to be upgraded)	0 (no change)

3123 – 3129 West Broadway Street
RESOLUTIONS OF THE VANCOUVER HERITAGE COMMISSION AND STAFF COMMENTS

On April 9, 2018, the Vancouver Heritage Commission reviewed the DP Application and resolved the following:

THAT the Vancouver Heritage Commission enthusiastically supports the proposal to restore and conserve the Hollywood Theatre at 3123 - 3129 West Broadway, and to construct a 6-storey mixed-use development to its west, noting the following:

- the 2 storeys of extra height are earned by not developing the theatre space;
- the horizontal massing is a good fit with the verticality of the historic theatre style;
- the cantilever above the theatre is an acceptable design solution;
- the 4 smaller commercial spaces are good for neighbourhood retail;
- the colour palette for the theatre as proposed is supported; however, the Commission urges the architects to seek a sympathetic colour palette for the new building; and
- complementary and sympathetic artwork relating to the heritage theatre, or no mural at all, should be considered for the visible sidewall of the theatre.

CARRIED UNANIMOUSLY

Staff Comments

Conditions of the DP Application approval will address design issues related to the new building, including colors. Murals or other artwork on the buildings will be reviewed under separate applications under which the impact on heritage character will be assessed.

**3123 – 3129 West Broadway Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Rehabilitation and conservation of the Hollywood Theatre heritage building and preservation of the theatre use.

Public Benefit Summary:

The project would result in the conservation and long-term protection of Hollywood Theatre .

	Current Zoning	Proposed
Zoning District	C-2C	HRA
FSR (Site Area = 1,557 m ² (16,750 sq. ft.))	3.0	3.19
Buildable Floor Area	4,670 m ² (50,252 sq. ft.)	4,972 m ² (53,500 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) Residential Floors	654,088	664,256
	DCL (City-wide) (See Note 1) Commercial Floors	116,496	50,827
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		2,000,000
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$770,584	\$2,715,083

Other Benefits: None

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..