



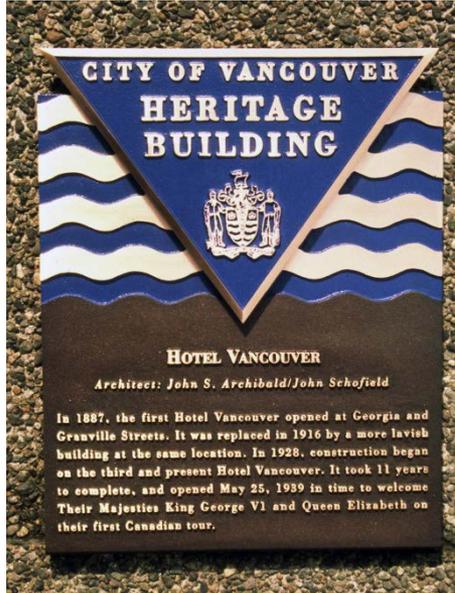
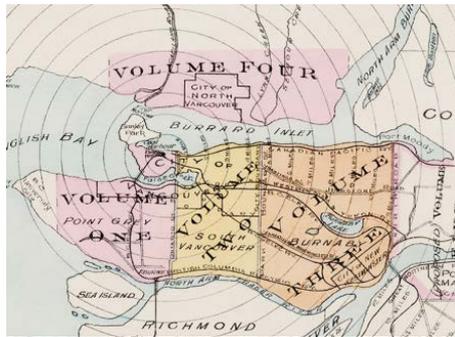
Heritage Action Plan

Conservation Incentives:

Heritage Incentive Program

Heritage Facade Rehabilitation Program

Heritage House Conservation Program



- **Heritage Conservation Program (since 1986)**
- **Heritage Action Plan (2013)**
 - 14 action items
 - #8 and #9 about heritage incentives
- **HAP Reports to Council in 2019:**
 - Heritage Incentive Program – today
 - Heritage Program Renewal – April
 - Heritage Register Update – Autumn
- **City-Wide Plan – Spring 2019**

City's Heritage Conservation Program proposes three incentive programs:

- Heritage Incentive Program (replacing the HBRP)
- Heritage Façade Rehabilitation Program (existing program expanded citywide)
- Heritage House Conservation Program (evolution of existing Vancouver Heritage Foundation heritage program)

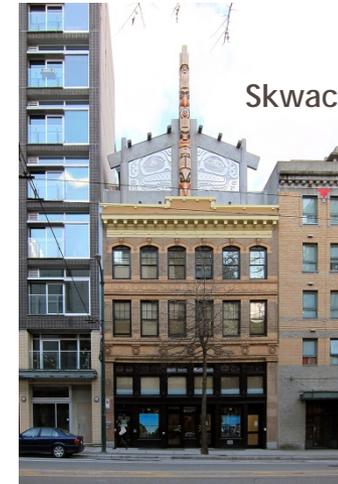


Integrating community values-based heritage planning with citywide heritage conservation



Heritage incentives for conservation of heritage places support multiple Council priorities:

- community and cultural uses
- a variety of housing types
- reconciliation
- environmental sustainability
- local businesses and job opportunities
- structural upgrades
- improved livability
- citizens' "sense of place"



Skwachays Healing Lodge



Chinatown



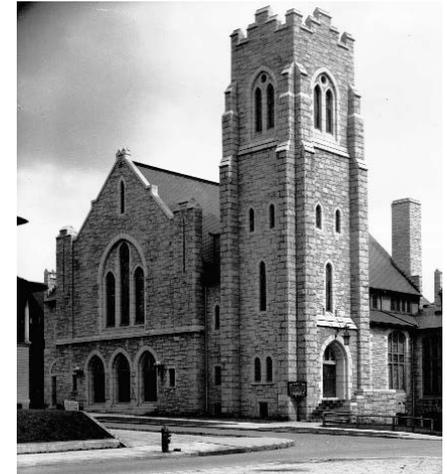
Tamura House

- ***Integrity***

...in conserving city's heritage resources, its historic character and diverse community values including Indigenous culture and heritage, contributing to a sense of belonging, enriched community living and reconciliation.

- ***Balance***

...in opportunity to participate (geographically - citywide, building size and type – from small to large / from rental residential to industrial and places of worship, private ownership including non-profit organizations, uses – from residential to cultural.



York Theater



Pennsylvania Hotel

Program replacing the Heritage Building Rehabilitation Program (HBRP)

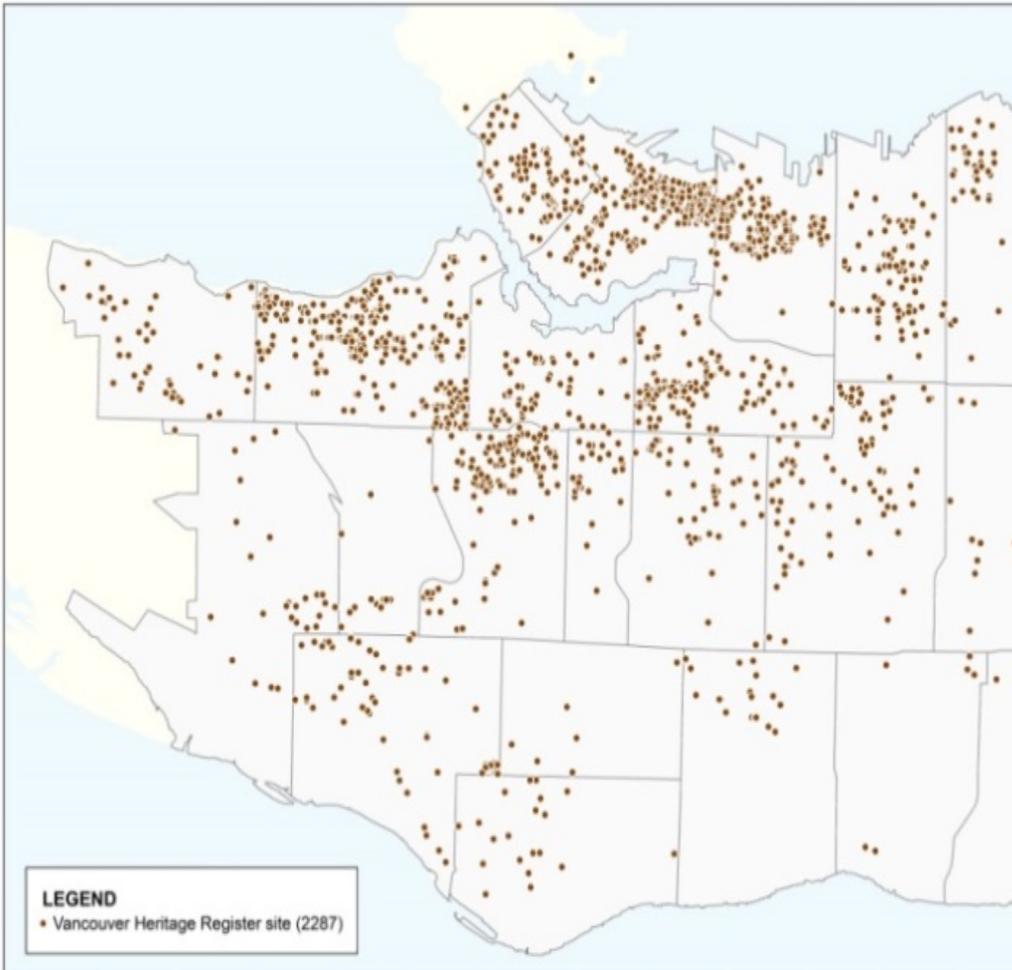
- Citywide heritage incentives
- Seismic and structural upgrades
- Support for diverse community values and places important to communities
- Retention and continued use
- Privately owned properties, including non-profit
- Sustainable heritage conservation
- Long term protection
- Simplified application process

Heritage Incentive Program - New Direction

HBRP (2003-2015)	HIP (2019-2022)
1. DTES only	1. Citywide
2. Vancouver Heritage Register (VHR) listed properties	2. VHR listed and Designated (unreinforced masonry)
3. Seismic upgrade required	3. Seismic upgrade required
4. Incentives to fully compensate (land value and profit included)	4. Incentives to financially assist (50 % of eligible cost up to a max. of \$4.0M).
5. Shortfall cost based	5. Heritage premium cost based
6. Based on eligibility	6. Based on eligibility + selection process (when required)
7. Incentives: façade grant, property tax exemption and transferable density	7. Cash incentive + THD for new designations in catchment area
8. Mainly commercial buildings	8. Privately owned, non-profit
9. HRA	9. Restoration Agreement (HRA for density transfers only)
10. Complex process	10. Simplified process

- Primary funding source is development contribution allocated to the Heritage Conservation Reserve (HCR):
 - 10% CAC allocation from DD and West End rezonings,
 - 5% CAC allocation from rezoning in the rest of the City
 - Heritage amenity share purchases for zoning districts that provide for up to 10% heritage bonus density
- Support 6-8 projects annually
- 2019 HCR will fund up to \$13.7 M of grants
- Program limited to funding available in the HCR





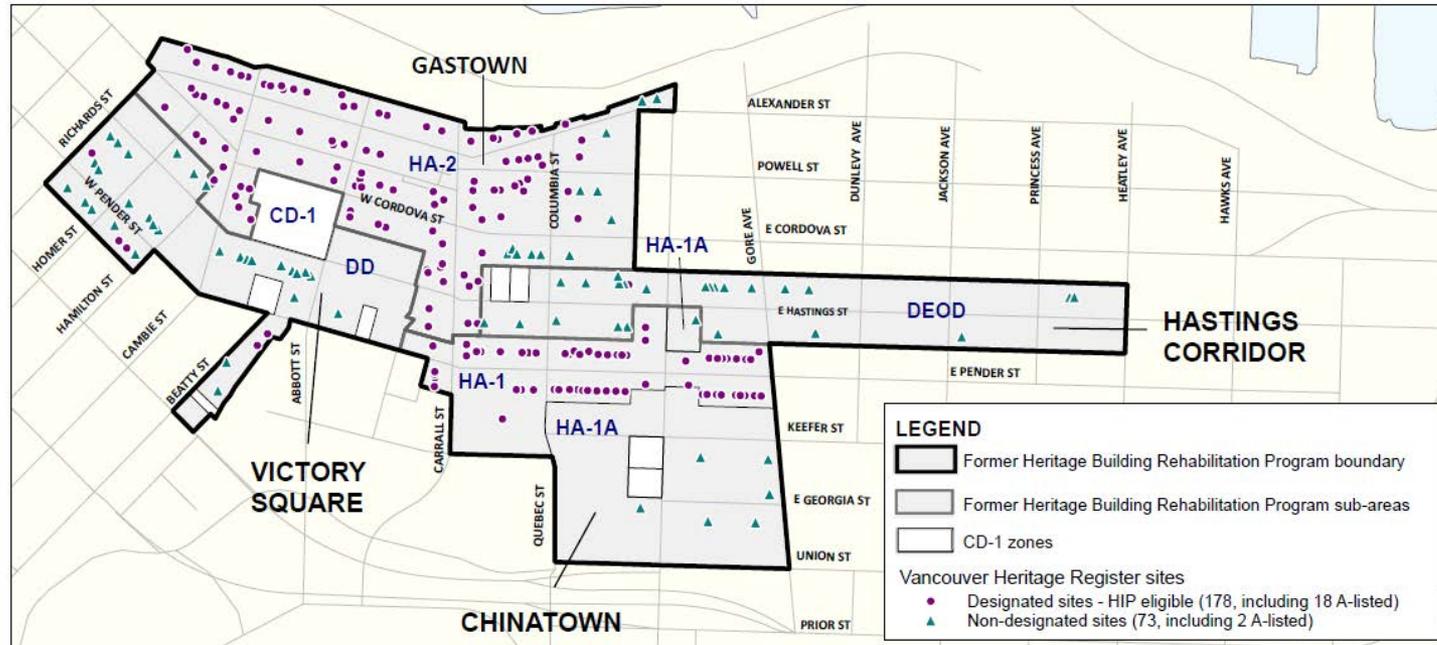
- 2287 VHR listed sites
- 223 VHR sites (10%) are designated and eligible for heritage grants
- 248 VHR sites are not designated; could be eligible for grants if designated
- 73 VHR sites within the THD catchment area may be eligible for grants and transferable heritage density, if designated

- Eligible grant = \$100 per sq. ft. of total floor area
- Up to 50% of eligible heritage costs
- \$4.0 M maximum

Building Total Floor Area (sq. ft.)	Max. Eligible Grant (@ \$100/sq. ft.) \$	Min. Eligible Cost (required to qualify for the maximum grant) \$
10,000	1,000,000	2,000,000
20,000	2,000,000	4,000,000
30,000	3,000,000	6,000,000
40,000 +	4,000,000	8,000,000
"A" listed designated sites of additional complexity (churches) less than 40,000 sq. ft.	4,000,000	8,000,000

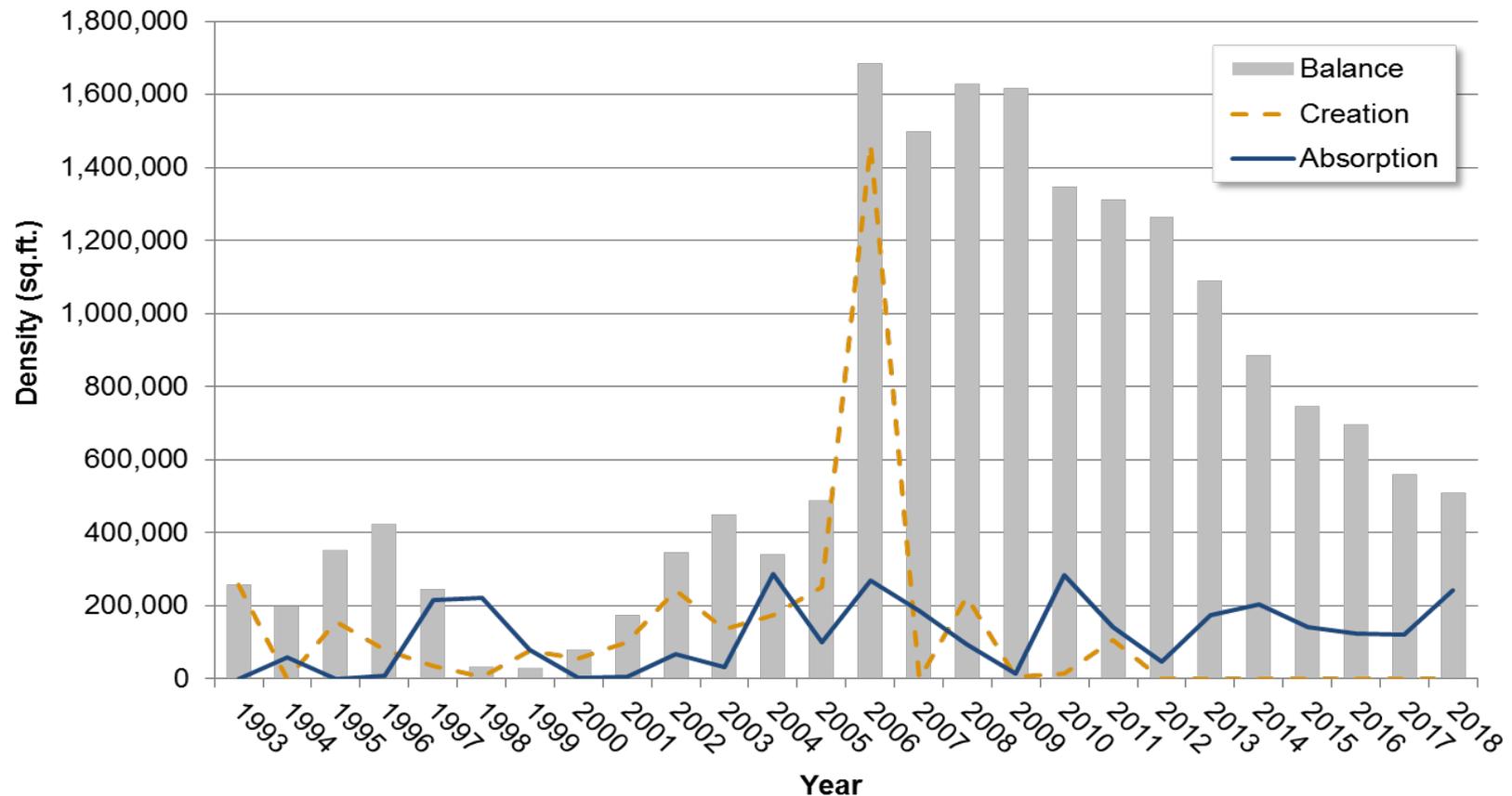
HIP – Transferable Heritage Density (THD) Incentive

HIP - Transferable Residual Density Catchment Area



- THD incentive as compensation for new designation
- 73 potentially eligible sites in the catchment area
- 1-2 projects a year
- Average 25,000 sq. ft. per site of potential density
- Annual limit of 80,000 sq. ft.

Heritage Density Bank: Balance, Creation, Absorption



- **2009:** Council approved no new density creation until the density bank balance is at equilibrium
- **2019:** Density available for sale (50,000 sq. ft.) in the bank is no more than the previous 3-years of absorption (480,000 sq. ft.)
Equilibrium is reached and the ToD Program can be reintroduced¹²

Heritage Density Bank – Current Status

	Aug 31, 2016 sq. ft.	Apr 30, 2017 sq. ft.	December 2018 sq. ft.
Balance of density	647,846	560,000	507,592
Heritage projects approved but not completed (not available for sale/ transfer)	163,084	116,228	116,228
Held for owner's project(s) (not available for sale/ transfer)	303,967	303,967	212,900
Available for sale	180,795	139,805	178,464
Pending sales (Letter A)	21,992	70,868	114,499
Remainder after pending sales satisfied	158,803	68,937	63,965
Letter A or B not received but confirmed as sold by owner			13,436
Balance of density available for sale (end of 2018)			50,529

Existing HFRP program to be expanded citywide

- VHR listed properties (other than house typology)
- 50% of eligible cost, up to \$50,000 per principal façade
- Required scope :
 - Storefront conservation
 - Seismic stabilization of projecting components
 - Windows, brickwork, cornices, parapets, historic signs
 - **Funding through approved Capital Budget of \$300,000 annually**
 - 6 projects annually
 - Cannot be combined with the HIP incentive



COV in partnership with the Vancouver Heritage Foundation



- based on same conservation principles as HIP
- for house typology and others not covered by HIP
- Up to 50% of eligible cost
- Grants: \$2,000 - \$25,000 per project, annually
- 5 year maximum per site: \$20,000 - \$70,000
- **COV annual grant : \$300,000**

Ownership type / protection:	Private ownership VHR listed	Private ownership - Designated	Non-profit ownership VHR listed	Non-profit ownership - Designated
Planning	\$2,000	\$2,000	\$3,000	\$3,000
Intervention	\$7,500	\$10,000	\$10,000	\$25,000
5 year max.	\$20,000	\$25,000	\$30,000	\$70,000

Pre-Application:

- Application form and initial documentation
- Review / Evaluation Process

Application:

- Development Permit application
- Other documentation (conservation plan, reports)
- Staff review
- VHC review
- **Council approval for grants**
- Legal documents (agreements)
- Development and other permits issued



Jun 2017

- HAP Open House

May/Jul
2018

- HAP Open House

Jun 2018

- Vancouver Heritage Foundation

Jun/Jul
2018

- Stakeholder meetings (7 sessions)
- Advisory Panels (CHAPC, GHAPC, VHC)

Jan 2019

- Chinatown Society Heritage Buildings Association

Jan - Mar
2019

- Urban Development Institute
- Heritage Vancouver Society

Discussion / Questions

Thank you !