

BULLETIN

July 4, 2008

SUBJECT: Update on the Heritage Building Rehabilitation Program and Transfer of Density Program

FROM: Current Planning Division and Development Services Department

This bulletin provides an update and describes proposed directions that staff are discussing regarding two City programs providing incentives for projects involving heritage building rehabilitation - the *Heritage Building Rehabilitation Program* (HBRP) and the *Transfer of Density Program* (TOD). Staff have been working on a review of both the HBRP and TOD programs since January 2008 ('the Review'); consulted a Community Advisory Committee consisting of HBRP and TOD program proponents, heritage representatives, and members of both Downtown Eastside community groups and city-wide heritage and development interest groups; and retained a consultant team to conduct a technical review of the methodologies for determining incentives for heritage building rehabilitation projects, the pricing of transferable density, and the tax exemption policy.

Background information on the HBRP and TOD programs is available online:
www.vancouver.ca/commsvcs/planning/heritage/review

PROPOSED DIRECTIONS

A report to be presented to Council in September will bring the following products and directions to Council for discussion:

1. Findings of the first stage of the Review (January to July 2008).
2. Continue the HBRP for an interim period until the end of 2009.
3. Approve, in principle, transferable density of up to 250,000 square feet per year in 2008 and 2009 to provide incentives for heritage projects.
4. Proceed with a project selection process for determining which projects will be provided with incentives (e.g. some of the limited transferable density).
5. Terms of reference for the second stage of the Review, to be completed by the end of 2009.

If the proposed directions are approved by Council in September, staff will:

- Implement the project selection process by issuing a call for proposals to rehabilitate heritage buildings that need incentives, evaluate proposals and select projects eligible to receive incentives, and report these to Council for approval in principle before the end of 2009. The processing of approved projects would then follow.
- Continue consultation with stakeholders.
- Prior to the end of 2009, staff will report back to Council on the form of incentives provided through the HBRP beyond 2009.

Potential Benefit Capacity Review for Downtown

In September, at the same time as the HBRP and TOD report, staff will report on the related “Potential Benefit Capacity” in Downtown. This report will outline the role of additional floor space (through bonuses and rezonings) in supporting public benefits such as heritage building rehabilitation projects (e.g. purchasing transferable density), affordable housing, and social/cultural facilities in Downtown. It will provide a historical view of how much of this floor space has been used in the past, and outline the short-to-medium potential capacity on developable sites. It appears that there is sufficient short-to-medium term capacity, through considering rezonings up to the view cone height limits. The report will also recommend undertaking a longer term *Downtown Capacity Options Study* that will look at whether and how capacity could be further increased in the longer term, if appropriate, through a review of height limits and view cones.

Additional information on the *Potential Benefit Capacity Review* is available online:
www.vancouver.ca/commsvcs/planning/corejobs

C O N T A C T

If you have any questions in advance of the September report, contact Liberty Walton, Heritage Planner. Tel: 604-873-7208 Email: Liberty.Walton@Vancouver.ca