

## BULLETIN

December 4, 2007

TO: Current Applicants and Enquirers, Development Industry, Community Organizations, and Members of the Public

FROM: Current Planning and Development Services Departments

SUBJECT: Heritage Building Rehabilitation Program and Transfer of Density Program Review

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### BACKGROUND

At the City Services and Budgets meeting on July 26, 2007 Council endorsed the undertaking of the **Heritage Building Rehabilitation Program (HBRP) and Transfer of Density Program Review**. In addition, Council advised staff how to process requests for the creation of transferable density while the Review is underway. Terms of Reference for the Review can be found in Appendix A of the Administrative Report located on the City's website at: <http://www.vancouver.ca/ctyclerk/cclerk/20070726/documents/cs1.pdf>

Council had approved the HBRP on July 10, 2003 for a five year term and in November 2003 the City Staff team was in place to manage the Program. Although the end of the five year term is approaching, the HBRP will continue in some fashion until the Review is complete.

### PURPOSE

The purpose of the Review, as described in the above-mentioned Terms of Reference is to:

- Evaluate the success of the HBRP and determine if it should be continued for a second phase, and if so, in what form.
- Evaluate the success of the TOD Program and develop policies and actions to support its long-term health.
- Provide input into the *Potential Capacity Technical Review* and, potentially, to a *Capacity Options Review*.

### ACTIONS

The following actions related to the creation of transferable density flow from the above noted report and Council decision.

#### Interim (now to 2008 Council Report)

- City Staff will undertake the Review with input from a City Staff Steering and Technical Committee and an external Advisory Committee comprised of representation from the development and heritage industries. Consultants are envisioned to assist in this complex technical review.
- Heritage incentive requests for projects identified as Group 1 in the above noted report will continue to be processed.

- Projects identified in the report as Group 2 and Group 3, and any new enquires for the creation of transferable density, will put on hold until after the Review.

#### **Long-Term (after 2008 Council Report)**

- Once Council has advised on recommendations that flow from the Review, staff will implement associated actions. These actions will relate to the long-term future of the HBRP, the city-wide heritage transfer of density program, management of the density market, and balancing delivery of heritage objectives together with other public objectives (e.g. affordable housing, child care, cultural facilities, etc.).

#### **C O N T A C T**

Liberty Walton, Heritage Planning Analyst

Tel: 604-873-7208      Email: [Liberty.Walton@Vancouver.ca](mailto:Liberty.Walton@Vancouver.ca)