

Letter “A” – Transfer of Heritage Density (to accompany development application)

Date: _____

City of Vancouver
Development Services
453 West 12th Avenue
Vancouver, B.C., V5Y 1V4

Attention: Project Facilitator _____

Re: Transfer of Heritage Density

Receiver site address _____

Donor site address _____

This is to confirm that a conditional agreement has been reached between _____, the registered owner of a heritage donor site at _____ (address), to sell _____ (amount) sq. m. of heritage density to _____, the registered owner of the above receiver site at _____ (address), at a price of \$ _____ per sq. m. and total value of \$ _____. This agreement is subject to the City’s approval of the Development Application for the receiver site.

The Donor Site Owner and the Receiver Site Owner both agree that the City has no responsibility to ensure payment or the fulfilment of any condition of our agreement. We also agree that the City has no obligation to effect the transfer. The decision to transfer is within the City’s discretion to refuse or approve, as it will, without recourse by any party.

Both the Donor Site Owner and the Receiver Site Owner are aware that the City cannot, and will not, effect a density transfer until all conditions for the release of the density from the donor site have been fulfilled including:

- the donor site is possessed of the density which is the subject of this agreement (that is, that the rezoning by-law is enacted, or the Heritage Agreement is enacted and registered on title and the related Development and Building Permits are issued); and
- the density from the donor site is available for sale to the Receiver Site Owner; and
- the Donor Site Owner has completed the rehabilitation of the heritage building, or given the City a letter of credit therefore, or completed sufficient donor site rehabilitation to warrant a partial release of density, and fulfilled any other requirement as set out in the legal agreements with City; and
- submission of a fully executed Letter B in the form acceptable to the City.

Donor Site Table

(Note: The owner of Donor Site is responsible for ensuring the data in table is correct.)

A. Total transferable density awarded to the Donor Site by the Heritage Agreement or Rezoning			m ²
Transfers approved to date (that is, receiver site’s Development Permit or Rezoning approved with conditions)			
Address of Receiver Sites	DP # / RZ #	Amount transferred	
			m ²
			m ²
			m ²
			m ²
			m ²
			m ²
B. Total transfers approved to date			m ²
C. Total density available for transfer (A-B)			m ²
D. Other transfer agreements not yet approved by the City			m ²
E. Transfer amount proposed in this transaction			m ²
F. Total density available after proposed transfer (C-(D+E))			m ²

I acknowledge the importance of adhering to the City’s regulations and guidelines regarding density requirements, and I am fully committed to complying with all necessary procedures and obligations.

Sincerely,

 (Donor Site Owner– Insert complete legal name)

 (Receiver Site Owner – Insert complete legal name)

CC: Heritage Planning Analyst, Heritage Group
 Development Officer, Real Estate Services