





Demystifying Designation Workshop # 5

September 21, 2019 Windsor Park Community Hall



JOEY STEWART AND LORNE KINGWELL RESIDENCE (1977) in Killarney



ORMAN RESIDENCE (1912) in Sunnyside

Agenda

Introductions & Welcome

Speakers 20 mins each including Q/A

- Clint Robertson (City of Calgary Sr Heritage Planner)
- Laura Pasacreta (Heritage & Architectural Consultant, Fireweed Consulting)
- Joey Stewart (Owner who achieved designation)
- Lorna Corderio (Owner who achieved designation)
- Elicia Cantafio (Buyers of a previously designated home)
- Halyna Tataryn (Tataryn Group Real Estate)
- Elicia Cantafio CHI's Heritage Salvage Forum

Closing/Final Remarks

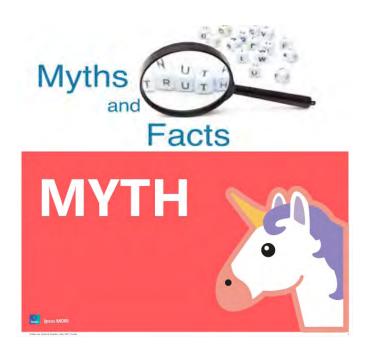


Demystifying Designation



Upton Residence, Sunnyside 1908

Clint Robertson
Senior Heritage Planner
Planning & Development, City of Calgary







Some day in the dim and distant future, Calgary people will seriously regret the absence of relics of days gone by such as the old town hall and the like and will marvel that the city officials in ancient days were so shortsighted as to dispose of them for their value as firewood.—

Morning Albertan newspaper 1911





TL – Old and new City Hall, 1911; BL – Moravian Church, 7 Av/ 3 St SE; TR – Dr Geroge Res, 8 Av/ 5 St SE BL- First School, 9 Av/ 5 St SE





WHAT IS DESIGNATION? WHAT DOES IT MEAN?



- It is the protection and regulation of a heritage property;
- It occurs through the passage of bylaw on the property by City of Calgary Council
- It protects / regulates the property in perpetuity
- The full term for 'designation' is Municipal Historic Resource Designation
- The designation process follow the requirements and specifications of The Province of Alberta's Historical Resources Act



T- Ross Res, Inglewood, 1907 BL- Wm Gray Res, Hillhurst, 1911; BR – White Res, South Calgary, 1915







WHAT CAN BE DESIGNATED?

<u>PREREQUISITE</u>: Property must be listed on Calgary's Inventory of Evaluated Historic Resources (the 'Inventory')

www.calgary.ca/heritageinventory

WHAT IS THE INVENTORY AND DOES MY PROPERTY QUALIFY?

Inventory:

- List of 862 sites in the Calgary; its always growing / increasing
- Maintained by the Calgary Heritage Authority (CHA), a City Council-appointed committee charged with determining what has heritage value in the city
- Listing on the inventory alone is a "formal acknowledgement" that a place has heritage value
- Listing is non-protective/ non-regulatory / not registered on title



Calgary 🎉

GETTING ON THE INVENTORY – DESIGNATION STEP ONE

Requirement to get on Inventory -Property must have value in at least one or more of the following 8 criteria:

- ✓ Event
- ✓ Institution
- ✓ Person/ people
- ✓ Information/ scientific
- ✓ Design/ Style/ Type
- ✓ Construction
- ✓ Landmark
- ✓ Symbolic/Spiritual/ Social
- Must also have integrity enough heritage fabric to give it a strong feeling of heritage character

R- Grant Residence, Parkdale, 1913; L-Blum Residence, Shawnessy, 1963

Process to get on Inventory –

- CHA has annual budget to research/ document properties to add to inventory (no cost to property owner)
- Request made to CHA to have property considered for Inventory listing
- CHA (via HP staff) will hire consultant to research/document site
- CHA Evaluation committee/ & Board will review evaluation for placement on Inventory





Calgary

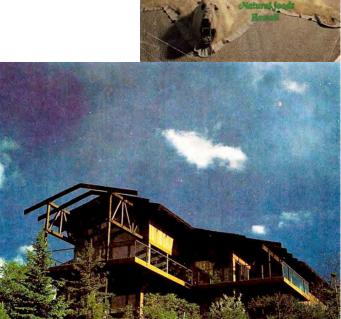


Requesting Designation, Drafting Bylaw, & Council Approval

- 1. Owner requests designation letter to City via Heritage Planning (HP)
- 2. HP works with owner to determine what will be protected; minimum = exterior
- 3. HP drafts bylaw outlining what is to be regulated
- 4. When owner comfortable with draft bylaw City issues "Notice" that it is proceeding with Designation
- 5. The bylaw goes to Planning & Urban Development Committee of Council and then Council for approval
- 6. After Bylaw adopted by Council it is registered on title

Anderson Residence, Mount Royal, 1975







BYLAW COMPONANTS

1. Preamble:

BYLAW NUMBER 31M2013

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE WITHROW RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

WHEREAS the <u>Historical Resources Act</u>, R.S.A. 2000 c. H-9, as amended (the "Act") permits the Council of The City of Calgary to designate real property as a Municipal Historic Resource whose preservation the Council considers to be in the public interest because of its heritage value;

AND WHEREAS the Owner of the Withrow Residence has been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the Act;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

 This Bylaw may be cited as "City of Calgary Bylaw to Designate the Withrow Residence as a Municipal Historic Resource".

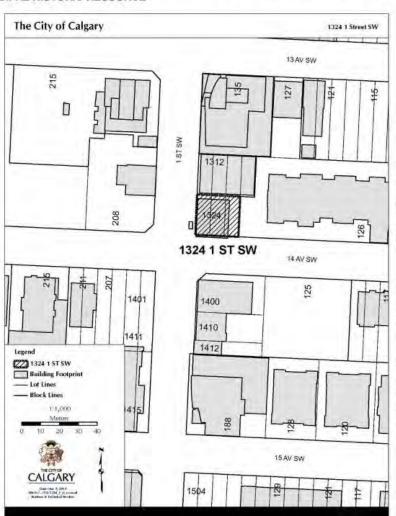
BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE



BYLAW COMPONANTS (continued)

SCHEDULE A

SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE FINDLAY APARTMENTS AS A



3. Statement of Significance

BYLAW NUMBER 28M2013

SCHEDULE B

SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE FINDLAY APARTMENTS AS A MUNICIPAL HISTORIC RESOURCE

Description

The Findlay Apartments, built 1909-10, is a Georgian Revival-style apartment house located in the centre city Beltline community, immediately south of downtown. The three-storey, red-brick building is trimmed with sandstone finishes and features front balconies, now enclosed. The 488 square-meter (0.12-acre) parcel occupies a mixed residential and commercial context.

Heritage Value

The Findlay Apartments, built 1909-10, is among the oldest apartment buildings in the city and represents the earliest era of purpose-built, apartment-house development Calgary. This distinction combined with its high-quality materials and Georgian Revival-style designs contribute to its architectural value.

The dignified, but understated, apartment house was constructed by James Findlay (1859-1918), a prominent Calgary druggist, and a leading businessmen and civic member. Findlay commissioned the Calgary-architectural firm of Lawson and Fordyce to design an apartment residence with the result being the 17-suite Findlay Apartments - among the best of its type to be constructed in the city. The building features high-quality finishes, including pressed red brick and sandstone, and is distinguished stylistically, by its formal, Neoclassical appearance. Elements characteristic of the Georgian Revival style include its symmetrical design, cut-sandstone frontispiece (main bay) and foundation, sunken brickwork channels, brick pilasters, rounded window and hipped roof. Open, front balconies on each floor contributed to the building's original amenities. The interior originally contained eleven studio apartments and six spacious two-bedroom suites complete with fireplaces; a communal smoking room on the top floor was another amenity, and meant to facilitate a fraternal atmosphere among residents.

Upon completion, the elegant building attracted a professional and managerial-class of exclusively male occupants who would have found the location very convenient to both the downtown and wholesale districts where they worked. The building thereby serves to recall the





BYLAW COMPONANTS (continued)

4. Schedule of Regulated Portions:



1.0 North Facade

The following architectural elements of the North Façade shall also be preserved:

- Red-brick cladding laid in stretcher bond; vertically-laid brick window heads; brick window sills (Photo 1.01);
- Two projecting, polygonal bays (Photo 1.01);
- Fenestration (window pattern) (Photo 1.01);
- Eight one-over-one, wooden-sash windows with wooden storm sashes (two- and fourpane) (Photo 1.01, 1.02);
- Two wooden, single-pane, fixed-sash windows (Photo 1.01, 1.03);
- Six wooden-sash windows with ornamented upper sashes (containing bevelled, leaded, 'jewelled', and opaque glazing) over single panes; wooden storm sashes (Photo 1.01, 1.04, 1.05);
- Open, full-width, veranda with squared supports, classical-style, turned, single-bellied wooden balusters, and a wooden, tongue-and-groove ceiling (Photo 1.01, 1.06);
- Two doorways, including oak, panelled door with single-pane glazing (Photo 1.01, 1.07);
- Parallel gables with mock-half timbering, comprising rough-cast stucco and wooden tongue-and-groove eaves (Photo 1.01, 1.08);and
- Block-modillion, wooden, tongue-and-groove soffits (Photo 1.01, 1.09).



Photo 1.01: The North Facade

Calgary



BYLAW COMPONANTS (continued)

5. Reference to Standards & Guidelines:



BYLAW NUMBER 28M2013

SCHEDULE D

SCHEDULE "D" TO THE BYLAW TO DESIGNATE THE FINDLAY APARTMENTS AS A

The primary purpose of the Standards and Guidelines is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation

The Standards and Guidelines were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be conserved. The Standards

Definitions of the terms in italics below are set forth in the Standards and Guidelines. In the event of a conflict between the italicized terms below and those in the Standards and Guidelines, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type General Standards (all projects)

- Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its
- 2. Conserve changes to a historic place which, over time, have become character-defining
- Conserve heritage value by adopting an approach calling for minimal intervention.
- 4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
- 5. Find a use for a historic place that requires minimal or no change to its character defining



WHY DESINGATE?

Historic Resource Conservation Grant Program - Terms and Conditions



City of Calgary grant: 50% rehab cost up to \$125,000*
*subject to available funds - total grant program \$500,000/year





Categories

- Historic Resource Conservation
- Transportation/Industrial Artifact Conservation
- Heritage Awareness
- Publications
- Research

Province of Alberta grants:

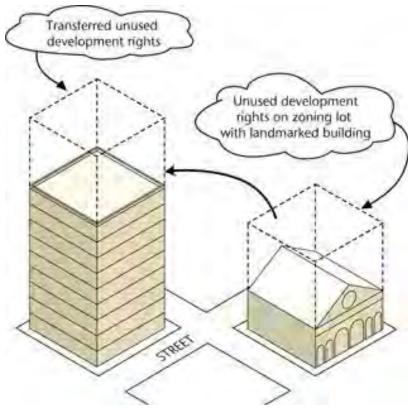
- 50% rehab cost up to \$50,000/ year
 for a site protected by City*
- 50% rehab cost up to \$100,000/ year if site protected by Province
- One time \$25,000 grant for professional studies (arch/engineering/ conservation)
- * Funding reduced to 33% if combined with City grant



WHY DESIGNATE? INCENTIVES

- ✓ Alternate land use or planning support in exchange for designation
- ✓ Ability to sell unused development rights (density) in Centre City (Downtown, East Village, Beltline)
- ✓ Ability to "generate" additional salable density based on rehab expenditures (Beltline/ Downtown)













Only high-style & 'prominent' buildings are deemed designation worthy.

F – if it is on/eligible for the Inventory it can be designated - including modest 'vernacular' type houses and other buildings











Provincial or National designation are "better" than Municipal designation.

F – Prov designation and muni designation offer the same protection, although sites designated by Province are eligible for more Prov grant \$. National designation is honourific only and offers no protection.









Trend House, Elboya, 1953







Municipal designation does not protect against demolition

F – regulating and protecting against demo and unsympathetic changes is exactly the purpose of designation. However, any bylaw is only as strong as the will of council.

On the other hand, just being listed on the inventory, does not protect a

property.

L – 101-108 10 St NW, Sunnyside, 1919 R top – Jenkins Groceteria, Beltline, 1926 R bottom – Carson Blk, Inglewood, 1912









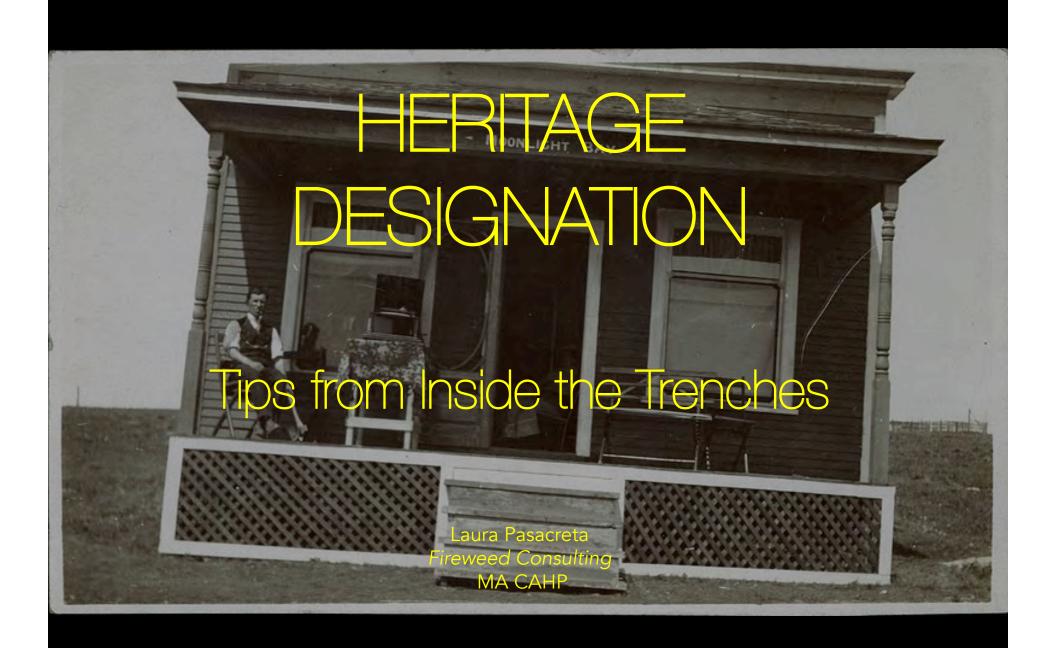


Designating your property or buying a designated property will create an onerous situation for you/ others.

F- City of Calgary bylaws are drafted with the owner to ensure they provide the level of regulation desired by the owner. The bylaws Schedule of Regulated Portions provides certainly as to what can be changed and is developed with an owner to anticipate current /future aspirations for the property.





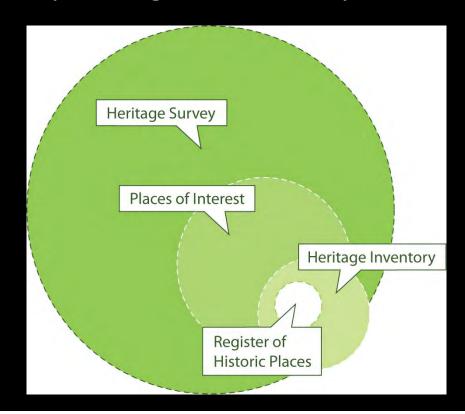


HERITAGE CONSULTING

- How designation impacts communities
- Observations from the ground from my experience
- Outcomes: Preserves fabric, builds connections, improves quality of neighbourhood, re-roots people into their home/community

MUNICIPAL HISTORIC RESOURCE

- Historic site legally protected through City bylaw
- Completely volunteer based
- Negotiated on a case-by-case basis with the City
- Compensation = planning and monetary incentives



DESIGNATION GLOBALLY

Singapore

- Designation approved by a board not voluntary by owner
- No demolition or reconstruction or redecoration of the property
- Approval of certain proposed works
- Non-compliance fine of up to \$100,000 and/or a jail term

PERSONAL & FAMILY



LEGAL TIPS

WHAT HAPPENS WHEN YOUR PROPERTY IS DESIGNATED AS A HERITAGE SITE?



CURRENT SITUATION



HISTORIC PRESERVATION

Cherishing our cultural heritage

CURRENT SITUATION

Lack of connection to our places

Global shift: new over old

Construction practices and building materials reflect and support this shift

Society-wide = replacement over maintenance

As a Result: Cultivated a 'Culture of Deferred Maintenance'





WHY DESIGNATE?

- 1. Incentives
- 2. Flexibility / Creativity
- 3. Advice
- 4. Community

1. NCENTVES



CANADA

- No federal legislation to legally protect historic resources yet
- Why important? US thriving system of tax incentives that has lead to exceptional level of conservation
- National Historic Sites cost share funding
- Legacy Fund up to \$500,000 for capital 'birthday fund'
- Canada Cultural Spaces Fund



ALBERTA

Operates on 'carrot' system [no sticks]

Alberta Historic Resources Foundation \$1.8 million/year (for sites on Alberta Register of Historic Places)

- Heritage Inventory: \$5,000 one time grant
- MHR: \$50,000 cost share per year for restoration
- PHR: \$100,000 cost share per year for restoration
- Architectural, Engineering, Heritage Conservation Reports: \$25,000
- Heritage Awareness (interpretive plaques, workshop attendance, presentations: \$5,000
- Publications: \$5,000 (books) \$3,000 (brochures)
- Research (oral history, research): \$25,000
- Bob Etherington Heritage Trades: \$3,000
- Roger Soderstrom Scholarship: \$10,000

CALGARY

- Operates on 'carrot' system [no sticks]
- 50% of approved conservation costs – to max of 15%
- First come-first serve
- \$225,000 per year 2019
- Currently 98 MHRs



Dr. Edouard Rouleau and his family pose in front of their home circa 1905. A series of decisions by city council and its committees will have to take place if the Rouleau House is to be moved and preserved.

2. FLEXIBILITY/CREATIVITY



FLEXIBILITY

Municipal Historic Site	Provincial Historic Site
City-wide level of significance	Provincial-wide level of significance
Creative options encouraged	High standard of conservation
Designation managed by city – approval by council	Designation managed by the province – approval by Minister
Regulated portions negotiated with owner - Designation Bylaw	Adherence to SOS – Ministerial Order
Changes to property managed by the heritage planners - HAP does not have to go through council	Changes to CDE's – Approval by Minister –through Conservation Advisory (advice is free)
Designation time – approximately 6 months	Designation time – approximately 2 years

Voluntary application

NON-MONETARY INCENTIVES

Options for Negotiation with city

- Secondary suite relaxations
- Building Code equivalencies
- Signage/zoning relaxations
- Density transfers
- Larger laneway house
- Parking density transfer



MHR NEGOTIATION

- Statement of Significance as Guide/Starting Point
- Interior: creative options encouraged
- Consult Heritage Consultant, heritage Realtor impacts of protected interior elements to future changes or re-sale



WHAT YOU EXPECT DESIGNATION TO LOOK LIKE....

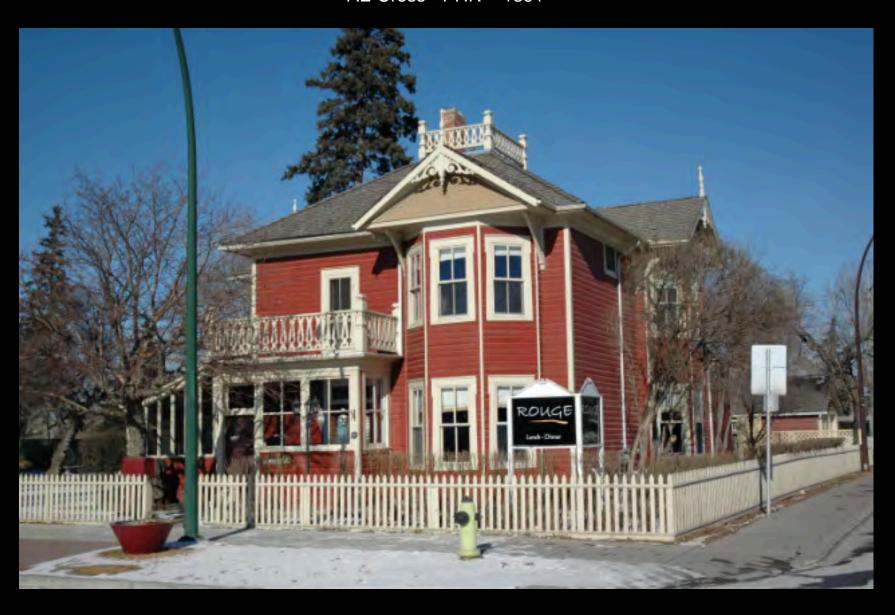


Lougheed House PHR – 1891

Court House - PHR - 1912



AE Cross - PHR - 1891



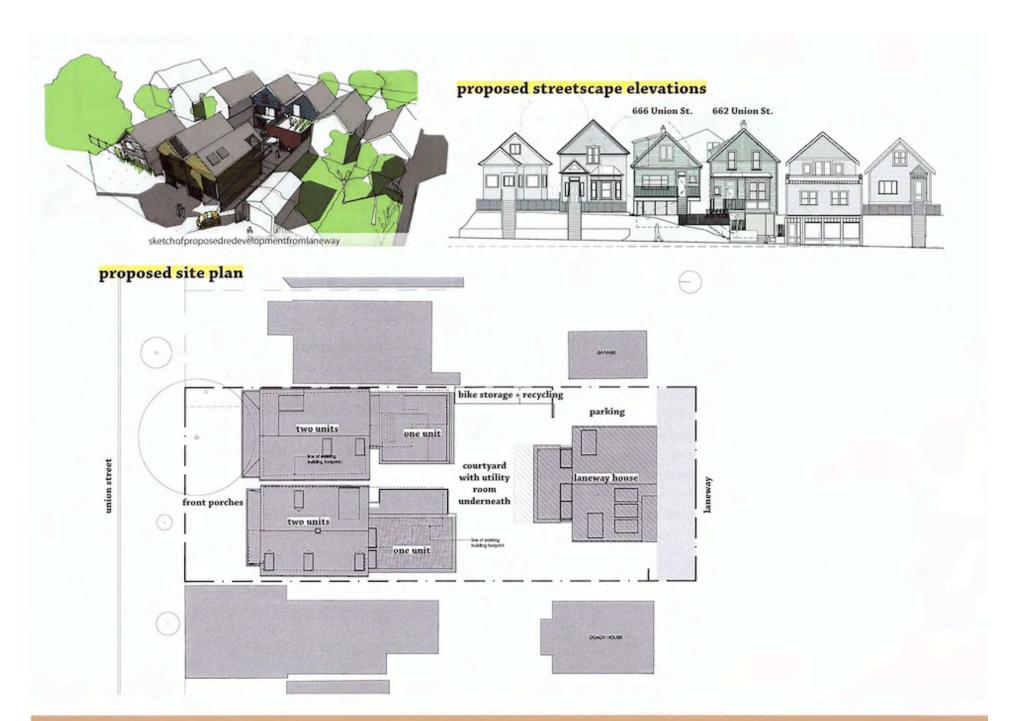
WHAT IT ALSO LOOKS LIKE...



Laneway Houses – Studio North – Cliff Bungalow



Density Transfer- Toronto



Heritage Retention Zone - Vancouver





Creative Adaptive Re-use - King Edward School - cSpace



Adaptive Re-use – Calgary Arts Academy

3. ADVICE



INFORMATION IS POWER

- Economic Reality to Restoration
- Low materials and high labour
- Labour controlled by learning how to maintain your building
- Advice from city/province/ community
- Getting the right trades/materials for building



Deferred Maintenance is a CONDITION not a GENERAL STATE

Deferred Maintenance + No Plan + Inexperienced or new build Trades =



ADVICE

- Heritage Specialists
 - Heritage Advisors Province
 - Heritage Planners City
 - Heritage Consultants/Architects Private heritage consultants
- Types of advice
 - What elements to preserve
 - What can I change in my house
 - How to use S&G
 - How to maintain heritage house
 - Recommendations for trades
 - What colour to paint my house
 - What is the difference between restoration and rehabilitation
 - How to maximize your investment

ADVICE

- Heritage Professionals
 - Help to avoid Deferred Maintenance = \$\$ savings

How?

- 1. Conservation Plan Condition and Plan for Implementation of conservation program up to 10 years
- 2. Scope of Work/Specs
- 3. Sourcing local trades
- 4. What you can do yourself
- 5. Avoiding abatement
- 6. Salvage vs new
- 7. Interior/exterior design what to keep? What to restore
- 8. Maintenance Plan
- 9. How to apply for grants and what is the best use of grant money

4. COMMUNITY



OBERSERVATIONS IN CALGARY

- Heritage preservation quality highest in areas where historic buildings most concentrated: Scarboro, Sunulta, Mount Royal, Elbow Park, Inglewood, Ramsay, Hillhurst, Sunnyside, Bridgeland, Cliff Bungalow, Mission, Roxboro
- In areas with *designated houses* quality of restoration surrounding higher (precedents + copycats)
- Quality of preservation not contingent on socio-economic class of neighbourhood
- Areas with designated heritage houses had higher quality of restoration and less infills

- CHI, Century Homes, CHA, Community Task Force, City, Province, D-talks, Library
- Support for preserving and retaining our heritage
- Education/Connection
- Online Forums
- Recommendations for heritage trades and advice







Energy Saving Earth & Garden Home

Demystifying Designation

Joey Stewart

September 21, 2019

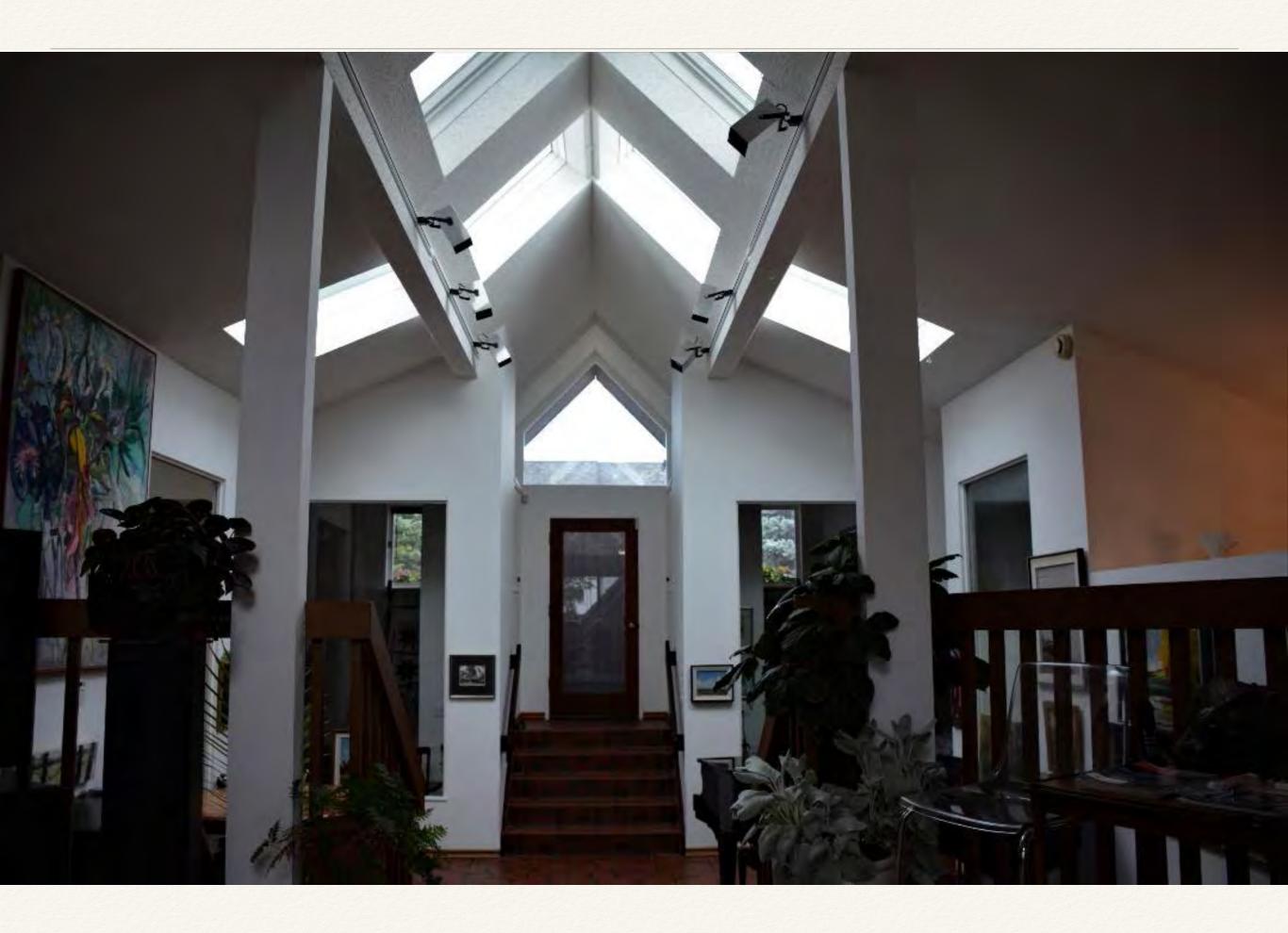
Building. Legacy House

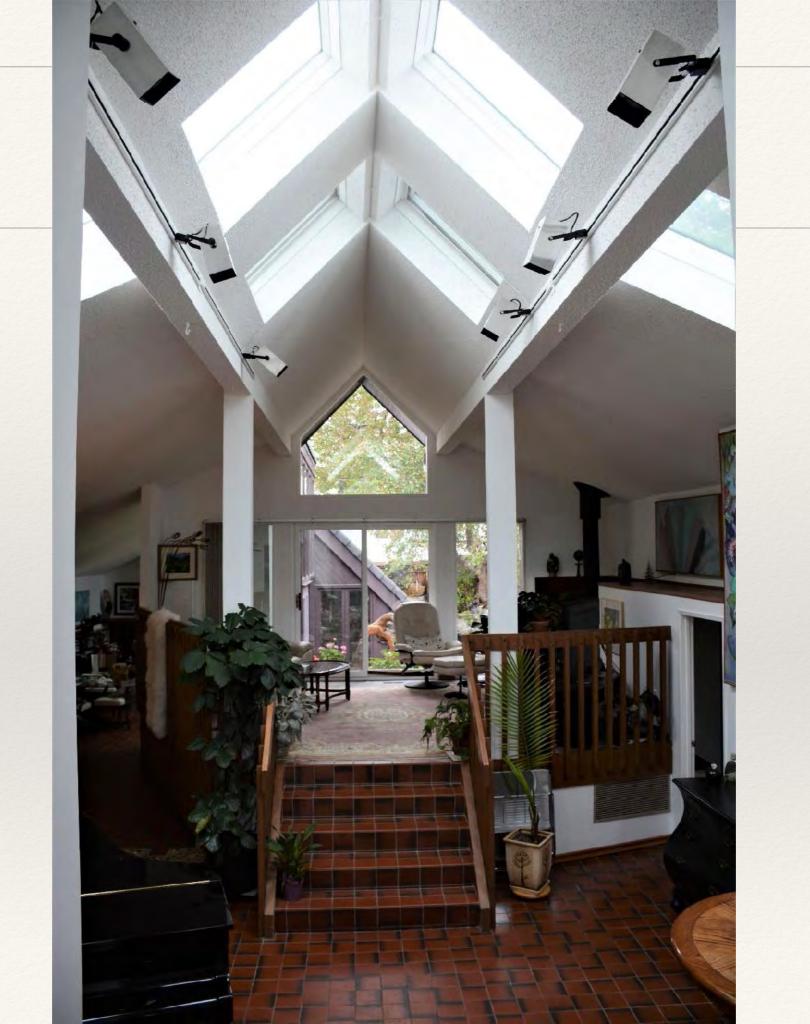
Meet Wolfgang Wenzel & Gordie White

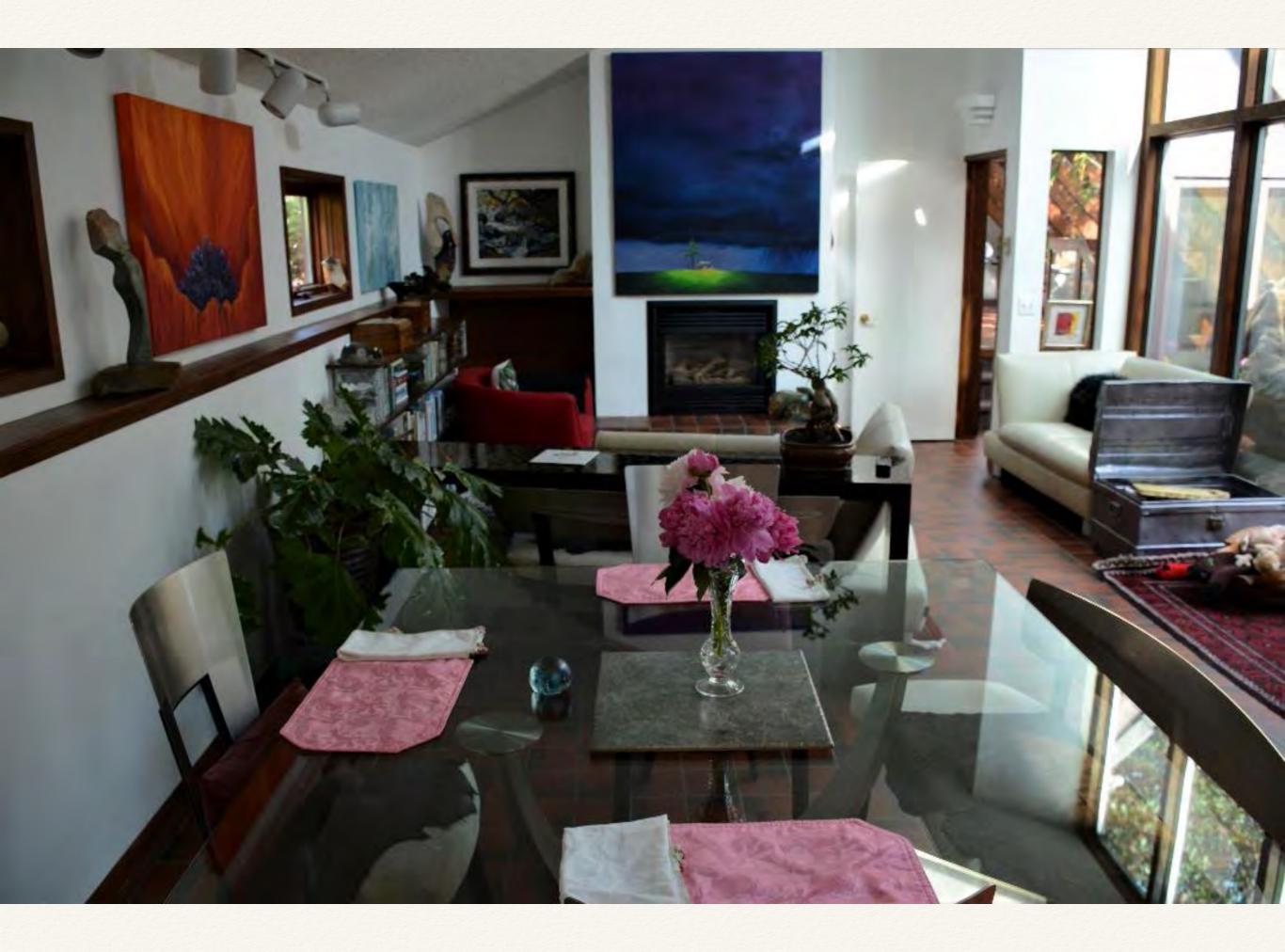
Working with Calgary Housing Authority

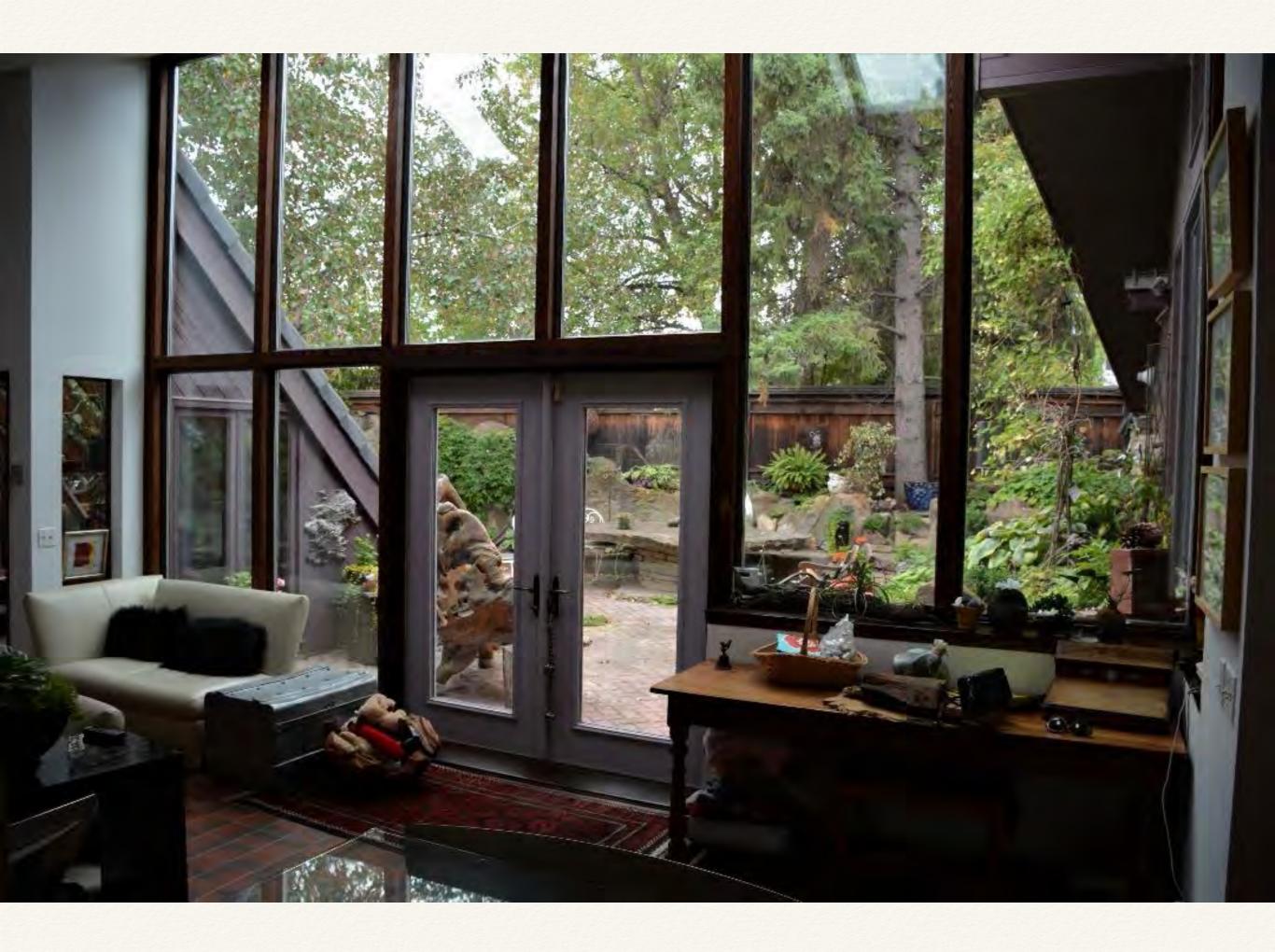
Wolfgang Wenzel

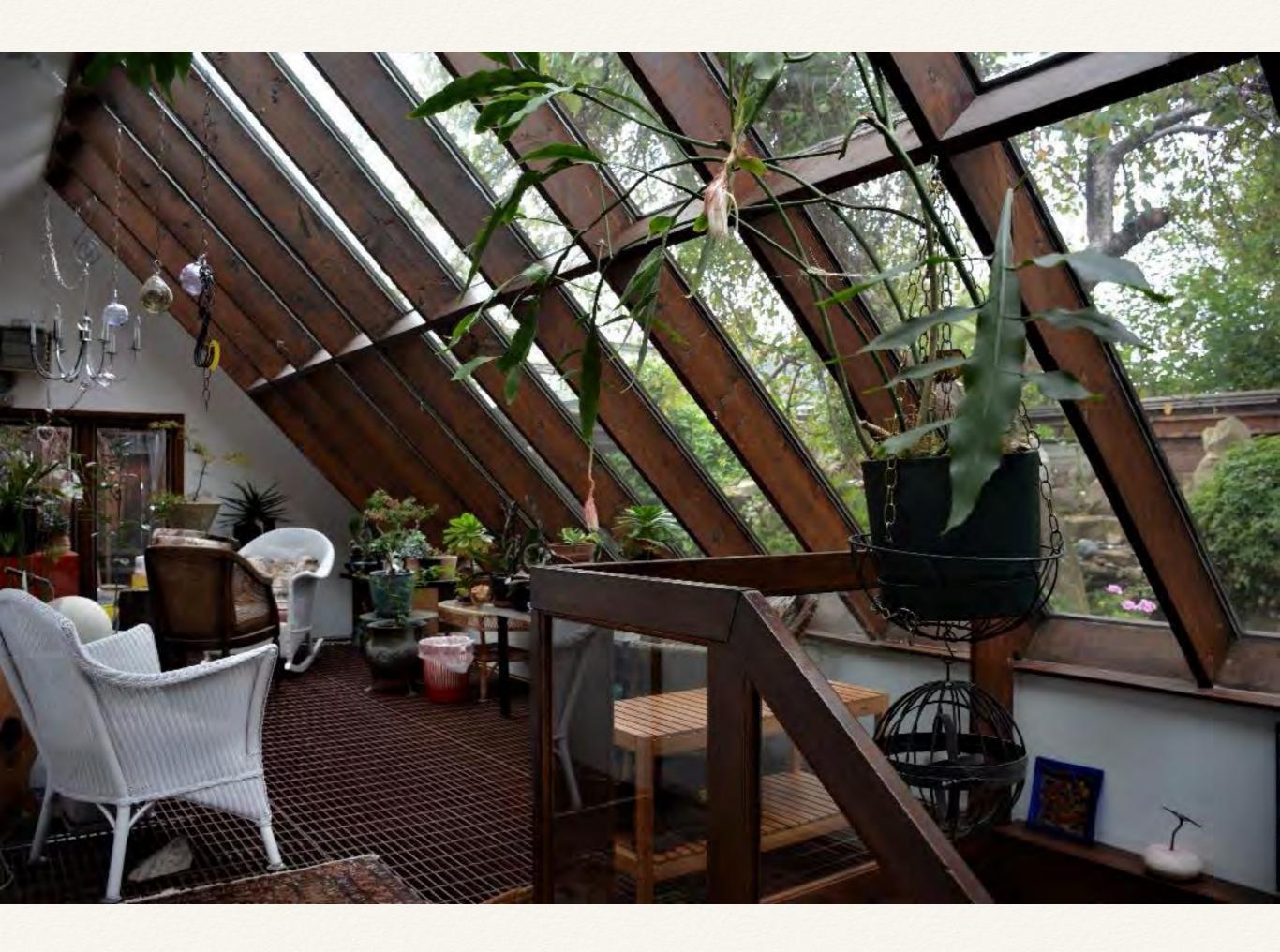
- German Heritage; Raised in Guatemala; Designer who build 100's of homes
- * We wanted more in a house than we could afford
- His idea when he was 21 years old: energy efficient;
 post OPEC
- * He changed our lives; how we thought about what was possible in life & in a home























Working with CHA

- Very easy they did all the work
- I said YES /c Request for Designation
- Inventory of Evaluated Historic Resource
- Standing Policy Committee Planning & Urban
 Development considers refers to City Council
- City Council: Municipal Heritage Designation Bylaw

- Special Thank you's
- Three very special men in my life who changed everything
- Wolfgang Wenzel
- * Gordie White
- Lorne Kingwell



William J Gray Residence (1911) in Hillhurst

Lorna Corderio

Homeowner with heritage designation





the 'Who'

- William J Gray home built in 1911
- style: Edwardian Front Gable
- high level of historic integrity outside (original beveled wood siding, fascia, soffits)
- Gray was co-owner of the Gray &
 Erb store in beltline; 'typical resident of the early Hillhurst community'
- Many owners and renovations...





the 'Why'

"The residence remains valuable to Calgary's heritage inventory as it continues to reflect the 'village feel' of the Hillhurst community. It is representative of the thoughtful updates the people who live in the community have made to their homes over the past decades and a tangible reminder of Hillhurst's original residential composition until the recent rise of modern infills in the area."









the 'Why' (cont'd)

- sustainability & carbon net zero "The greenest building is the one that is already built." Architect Carl Elefante who is the Director of Sustainable Design at Qunin Evans Architects in Washington, D.C
- rate of demolition in HS
- weak ARP and lack of tools encouraging repurposing & preservation (smart growth with preservation)
- not about densification its about \$
- shifting demographics away from 3000+ sq ft homes (living within our means)
- setting a precedent : 1st home In Hillhurst to be designated
- financial\$ (grants)

Don't call it ordinary: 'Common-style' Hillhurst nome gets The story is actually the home itself and the number of people who have lived in it, owner says

Are 'run of the mill' heritage homes worthy of preservation? Advocates argue yes

'Kind of ordinary:' Calgary councillors vote to protect Hillhurst historic home

Editorial: Preserve our past

William J Gray residence will be protected as a municipal historic res what people might think about its relevance.

CALGARY HERALD EDITORIAL BOARD

Published on: May 24, 2017 | Last Updated: May 24, 2017 3:00 AM MDT

Calgary woman felt 'responsibility' to preserve historic Hillhurst home

"I FEEL LIKE I'M A STEWARD OF THE HOUSE," SAYS OWNER OF CALGARY HERITAGE PROPERTY

Century-old homes may not be scarce, but they will be if Calgarians don't have the foresight to not only maintain them, but cherish them for future generations. We need more people like Lorna Cordeiro.



and Next Steps...

lobby/remind your Councillor, MP,
 MLA

•Keep informed (via CA and other means) re: development in your neighborhood

• join CHI and subscribe to the CHA newsletter

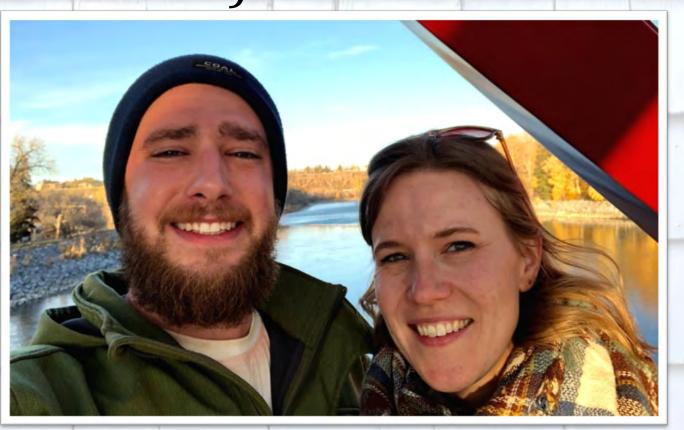
PURCHASING A DESIGNATED HERITAGE HOME

Elicia Cantafio



WHO WE ARE – (A RESALE DEMOGRAPHIC)

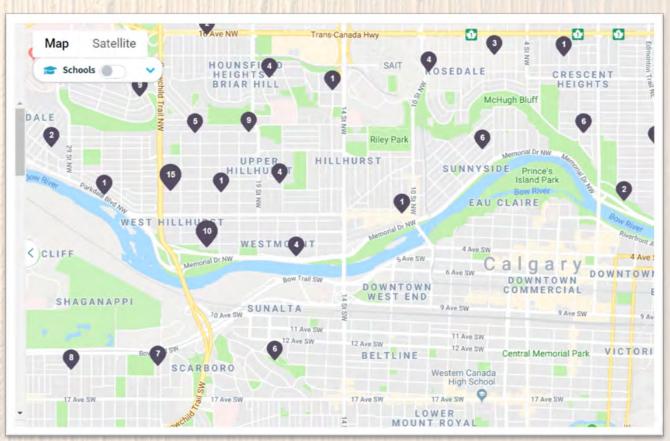
- 30 something couple, starting a family
- 3rd home purchase
- Works down-town / not-so down-town
- Some Handy-man experience
- Enjoy inner-city living





HOUSE SHOPPING: WHAT WE WERE LOOKING FOR

- Something to be proud of
- Inner-city, walkable community
- Home with Character
- Size Area Price
- Structurally sound
- Investment in the house, not just land
- Designation?



LOOKING FOR INNER CITY CHARACTER

- It was difficult to find many that fell within the size-area-price we were looking for
- Homes that were left-for-dead
- Cheap / Quick fix flipped homes













- Inner-city, walkable community ✓
- Home with Character ✓
- Size Area Price ✓
- Structurally sound ✓
- Investment in the house, not just land ✓
- History & connection ✓











None of this is BECAUSE of the designation, but the designation will ensure all these features stay for future homeowners

IMPACT OF DESIGNATION

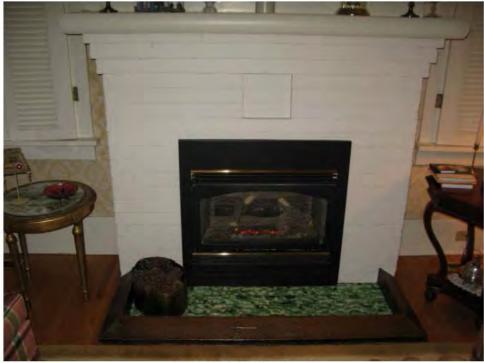
- Regulated Portions
 - Exterior front details, original windows, wood shake siding, Brick chimney, Roof shape & exposed rafter tails
 - Interior Fireplace with tiled hearth, Staircase configuration & Railing, Window sills
- Non-Regulated Portions
 - Renovations addition on the rear, side addition including bathroom & laundry room, upper bathroom
- General Standards
 - Repair before replace
 - Maintain original Character-defining elements

REGULATED PORTIONS 1.0 South Façade

a) the wood-shingle wall cladding and mock half timbering in the front gabary 1.3); and

6.0 Interior

- a) the ground-floor fireplace with brick chimneypiece and mottled-green coloured porcelain-tile hearth (Photo 6.1);
- b) the main staircase from the first floor to the second floor with its open, 'dog-leg' configuration and plain wooden balustrades and newel posts (Photos 6.2, 6.3); and
- c) the original wooden window casings of the first and second floors (Photos 6.4, 6.5).



(Photo 6.1: the fireplace)



WHAT'S NEXT AT THE ORMAN RESIDENCE

- Maintenance / updates to modern technologies
- Possible Reno's
- Potential for Suited Garage



IMPACT OF DESIGNATION FOR YOU

- Designation does not mean you are stuck in a time capsule - updates are possible.
- Designation is not a deterrent for YOUR home-buyers.
- The designation will help protect the investment in the Home, not just in the land.

Alignment with your values – for future generations



SELLING YOUR DESIGNATED HERITAGE HOME











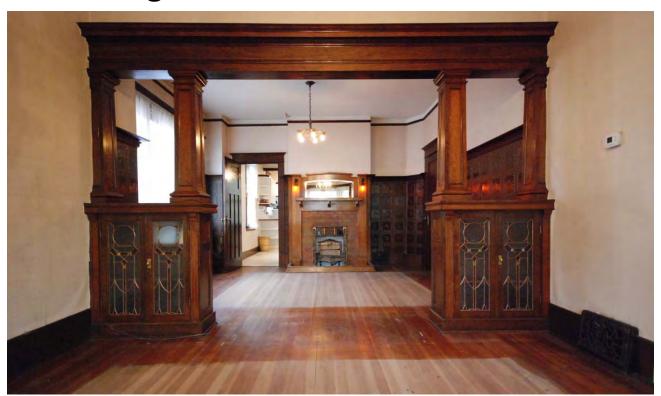




HALYNA TATARYN

RE/MAX REAL ESTATE (CENTRAL)

- Designation and Heritage Home Values
- Case Studies
- How do I maximize the resale value of my Heritage Home?



Will I ever be able to sell my Heritage Home?



Will I ever be able to sell my Heritage Home?

YES!

Beliefs + Myths

- You can't tear it down
- You can't renovate it
- You can't change interior paint color
- You can't change exterior paint color

Marketing Advantage to Selling a Designated Home

- One of a kind Landmarks
- Architecturally significant
- Proven design and function
- Pride of ownership
- Intensification
- Zoning





Grants

a property must be listed on the City's <u>Inventory of Evaluated Historic Resources</u> and be protected by a City of Calgary bylaw as a Municipal Historic Resource, or in the process of being protected.

Zoning Incentives

Downtown District Heritage Incentives, The City has two incentives to encourage the conservation of historic buildings and sites in the Downtown core. These incentives make it possible for land owners to increase the maximum density allowed on a site.

Beltline Density Transfer and Bonus Provisions All properties in the Beltline that are on the City's inventory are eligible to transfer unused development potential to other sites within the same land use district or area. This is made possible through policies in the Beltline Area Redevelopment Plan. For details consult the Land Use Bylaw, Part 2.

Conversion of Existing Residential Buildings to Commercial Use A number of area redevelopment plans in the inner city have policies that allow the conversion of residential buildings to commercial use if the structure is legally protected or listed on the City's inventory.

Conversion of Existing Residential Buildings to Commercial Use



R-2 Laneway Homes



Designation and Value

- Robert Shipley, "Heritage Designation and <u>Property Values: Is there an Effect?"</u> The International Journal of Heritage Studies November 1, 2000 (Waterloo)
- "The rate of sale among designated properties is as good or better than the ambient market trends and the values of heritage properties tend to be resistant to down-turns in the general market".

Designation and Value

Vancouver Heritage Foundation, <u>"Study of the Comparative Value of Heritage and Non-Heritage Houses in Vancouver Summer 2005</u>

"The designation of heritage homes does not negatively affect assessed property value. Designated heritage homes increased at rates similar (630%) to or above growth rates of non-designated (631%) heritage homes outperformed non-heritage homes (587%)".

(1998-2004)

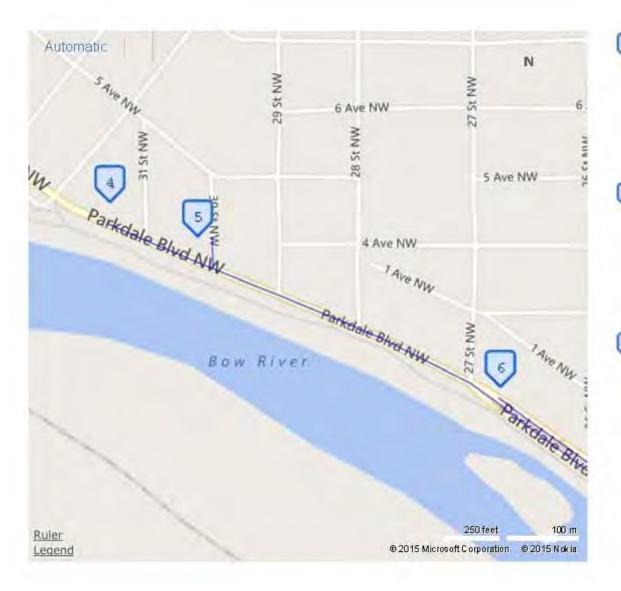
Parkdale Case Study





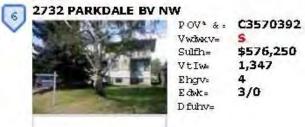












Residential Detached

MEDIAN VALUES FOR ALL:

Sold

#	MLS#	Address			#Bd	#FB	#HB	Yr Built	SqFt	Acres	List Price	DOM	Sold Price	SP/SF	SP/LP%
1	C3570392	2732 Parkdale Boulevard Nw			4	3	0	1950	1,348		\$599,000	126	\$576,250	427.80	96.20
2	C3596656	3210 Park	dale	Boulevard Nw	3	3	0	1911	1,346		\$649,000	58	\$601,000	446.51	92.60
3	C3640305	3104 Parkdale Boulevard Nw		3	2	0	1955	1,040		\$660,000	41	\$645,000	620.79	97.73	
# LIS	STINGS:	3		MIN VALUES:	3	2	0	1911	1,040		\$599,000	41	\$576,250	427.80	92.60
				MAX VALUES:	4	3	0	1955	1,348		\$660,000	126	\$645,000	620.79	97.73
				AVG VALUES:	3	3		1939	1,245		\$636,000	75	\$607,417	498.37	95.51
# LIS	STINGS TOTA	AL: 3		AVG VALUES FOR ALL:	3	3	0	1939	1,245		\$636,000		\$607,417	498.37	95.51

Quick Statistics (3 Listings Total)							
	Min	Max	Average	Median			
List Price	\$599,000	\$660,000	\$636,000	\$649,000			
Sale Price	\$576,250	\$645,000	\$607,417	\$601,000			

1950

1,346

\$649,000

\$601,000 446.51

96.20

\$930,000

Horse Creek Case Study









\$1,108,000

Bridgeland Case Study

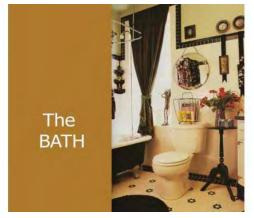












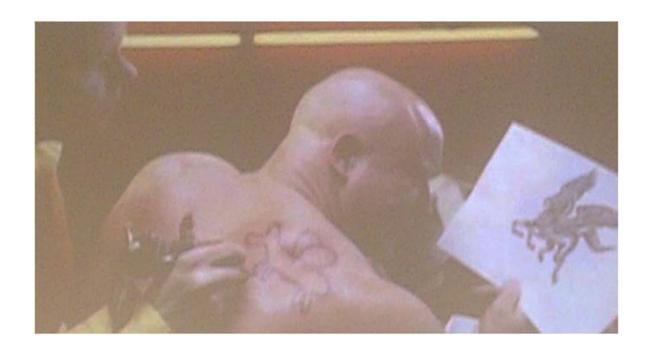
Preparing to Sell

- Well Maintained
- Period Renovations
- Appropriate Materials
- Great Workmanship
- Asbestos and Knob + Tube
- Not a Scary basement
- Move in Ready



HIRE THE RIGHT REALTOR

- Full time + Experienced
- Loves old homes, taken the training



HeritageHomeInstitute.ca

 A network of realtors who know + love heritage homes



THE HOME FOR HERITAGE PROPERTY AGENTS



The Institute is an alliance of real estate agents who sell heritage homes, know heritage homes, and support the preservation of domestic heritage in Canada and North America.

Heritage Home Institute.com







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403.240.2020

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