

Attachment 1

Refined Evaluation Checklist

QUEEN'S PARK HERITAGE CONSERVATION AREA PROTECTION: EVALUATION CHECKLIST

CRITERIA	SCORE	SCORING SYSTEM (NO HALF MARKS)
Heritage and Character Merit		
The building design is a good example of its architectural style (including vernacular styles). OR The building is one of few examples of this style/era/year in the neighbourhood.	/2	0 = no 1 = somewhat 2 = yes
The building contributes to a cohesive streetscape in style or massing. OR The building provides a counterpoint or is prominent in its architectural style/and or massing or is a landmark in the street.	/2	0 = no 1 = somewhat 2 = yes
The building is associated with a historic person, event, construction technique, unusual material use, or similar distinguishing or historic feature. OR The building is significant for its age/longevity.	/2	0 = no 1 = some significance of note 2 = strong or important associations, age, features etc...
<i>Total score for heritage and character merit</i>	/6	
Restoration Potential		
The building has retained the original form and massing associated with its architectural style.	/2	0 = no 1 = somewhat 2 = yes
The building's exterior retains heritage or architectural design features.	/2	0 = none 1 = some 2 = most
Restoration to appropriate character features of the original architectural style is feasible and reasonable.	/2	0 = not salvageable 1 = achievable with work 2 = restoration is clear
<i>Total score for restoration potential</i>	/6	
Development Potential		
Could 0.7 FSR be achieved on the lot with no or reasonable variances?	/1	0 = no 1 = yes
Could 0.7 FSR be achieved without compromising the character merit or historic features of the building?	/1	0 = no 1 = yes
Can 0.5 FSR be achieved on the lot with no or reasonable variances?	/1	0 = no 1 = yes
Could 0.5 FSR be achieved without substantially compromising the character merit or historic features of the building?	/1	0 = no 1 = yes
Could the additional floor space be achieved through a feasible and reasonable renovation?	/2	0 = no 1 = achievable with work or some difficulty 2 = yes
<i>Total score for development potential</i>	/6	
Total Score	/18	Retention is required with a score of 10 or higher

ATTACHMENT 1: REFINED EVALUATION CHECKLIST SUMMARY

The following summarizes the changes proposed to the Evaluation Checklist

Simplified Scoring

- Reduced the range of points that could be scored for each criteria, in order to improve consistency of allocation;
- Provided scores which were either binary or on a scale of three (yes, somewhat, or no), to simplify awarding points;
- Removed opportunity for half-marks or decimal scoring;
- Reduced total overall score to allow for a delineation that is more clear (between a retention and non-retention score); and
- Provided a scoring guide within the document, to clarify when points should be allocated.

Clarified Wording

- More consistency and clarity that an answer in the affirmative (“yes” to the criteria) would allocate points; and
- More consistently communicated that the greater the points achieved, the more likely that staff recommendation would be that the house be retained.

Balanced Total Score

- Equated all three criteria categories (heritage merit, restoration potential, and development potential) at six points each; and
- Altered weighting to be equal for each criteria.

Changes to Support Policy Consistency

- Removed points for mature landscaping features (such as trees) which are regulated through alternate processes;
- Integrated references to the incentives program and new RS-4 zoning; and
- Blended some heritage and character merit criteria to ensure criteria were not working counter to one another.

Community Heritage Commission Recommendation

- Clarified the demarcation, and reduced the required retention score: in the revised version, a score of 55 or higher would indicate the house should be retained, and a score of 50 or lower would justify removal of protection or demolition. This change was in response to a Community Heritage Commission (CHC) recommendation from April 2019, which was endorsed by Council in June 2019.

Queen's Park Heritage Conservation Area: Evaluation Checklist

CRITERIA	SCORE	STAFF COMMENTS
Heritage Merit		
The building a good example of its architectural style.	/3	
The building contributes to either a cohesive streetscape or provides a historic counterpoint in its architectural style and/or massing.	/3	
The building one of few examples of this style/era/year in the neighbourhood.	/1	
The building is associated with a significant person, event, construction technique, unusual material use or similar distinguishing feature.	/1	
There mature or historic landscaping (including trees, walls, fences etc...) associated with the property.	/1	
<i>Total Score for Heritage Merit</i>	<i>/9</i>	
Development Potential		
The building close to its maximum development entitlement under the Zoning Bylaw.	/3	
The building could be adapted for contemporary uses and density without compromising the heritage merit.	/2	
The lot size, shape and slope allows for additional development.	/2	
The position/location of the house on the lot allows for additional development.	/1	
Mature or historic landscaping would be retained if additional development was added.	/1	
<i>Total Score for Development Potential</i>	<i>/9</i>	
Condition		
The building retained a high level of original heritage elements. (For example: windows, doors, siding, trim, brackets, soffits, casing and other design features).	/3	
The building has retained the original form and massing associated with its architectural style.	/2	
The renovations (if any) on the building been compatible with the existing heritage elements or if not, removal and restoration is feasible.	/1	
The building's exterior appears to be in good overall condition or easily repairable.	/1	
<i>Total Score for Condition</i>	<i>/7</i>	
Total Score	/25	A Heritage Assessment on the building is required for staff's scoring purposes. If a criteria statement is true, points are allocated to that category as indicated in the score column. Should the criteria not be met, the score is zero for that category.
Retention of the building is required when a score is 16/25 or above.		