

## Appendix B

### *List of Proposed Community Benefit Principles*

The principles have been grouped into four key policy areas, which reflect those of current City policies and priorities in Council's Strategic Plan: (1) heritage conservation; (2) housing choice; (3) community diversity and inclusion; and (4) energy reductions and environmental sustainability.

## **Heritage Conservation**

### *Recognize and protect*

- Include a site with confirmed heritage value
- Protect the heritage elements with a Heritage Designation Bylaw

### *Conserve*

- Not require major restoration (which incentivizes neglect for the purposes of unlocking development potential)
- Include a Heritage Conservation Plan and long-term Maintenance Plan
- Engage a heritage professional for guidance in both the application review and construction phases of the project

### *Incentivize*

- Consider heritage as a community amenity contribution
- Create sufficient development benefit to incentivize conservation and retention
- Be comparable in time, cost, flexibility, and complexity to other application types

## **Housing Choice**

### *Development*

- Allow development and change on sites with heritage assets
- Be consistent with the existing OCP land use designation and related heritage incentive

### *Infill*

- Focus on “missing middle” ground-oriented infill housing forms (family-friendly sized units preferred)
- Prioritize on-site space for living (e.g. housing, green-space, etc.) rather than for vehicle parking

### *Rental*

- Encourage the creation of rental units (such as through suite readiness)
- Do not reduce the number of existing rental units

## **Community Diversity and Inclusion**

### *Equity and access*

- Consider physical accessibility in both building and site design
- Provide a range of tenure and affordability options to expand the housing continuum
- Have equitable eligibility, benefits, and requirements for similar projects city-wide

### *More diverse stories*

- Support projects with histories that are not already represented in the program
- Broaden the definition of heritage value to include more diverse narratives (across economic, social, and cultural groups)

### *Expanded values*

- Define “heritage” as historic significance, not as an aesthetic
- Consider intangible heritage values or non-building attributes and places (e.g. trees, views, uses etc.)

## **Energy Reductions and Environmental Sustainability**

### *Green space*

- Provide access to at-grade on-site outdoor space for each residential unit
- Achieve appropriate storm water management and permeable surface ratios, with an emphasis on natural rather than engineered systems

### *Tree protection*

- Emphasize tree retention (on-site and in the public realm)
- Process a Tree Permit application concurrently with the HRA review process

### *Green building*

- Apply Step Code for new construction
- Ensure access to “green building” incentive programs (e.g. thick wall density or Energy Save New West)
- Identify energy upgrades for the heritage building in its Conservation Plan

### *Sustainable transportation*

- Provide secured, weather protected bicycle parking for each residential unit
- Support relaxations for on-site vehicle parking spaces where alternative transportation options exist