

## Queen's Park Heritage Conservation Area: Evaluation Checklist

CRITERIA	SCORE	STAFF COMMENTS
<b>Heritage Merit</b>		
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>	
<b>Development Potential</b>		
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>	
<b>Condition</b>		
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>	
<b>Total Score</b>	<b>/25</b>	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 15/25 (60%) or above.		