

# QUEEN'S PARK HERITAGE CONSERVATION AREA PROTECTION: EVALUATION CHECKLIST

CRITERIA	SCORE	SCORING SYSTEM (NO HALF MARKS)
<b>Heritage and Character Merit</b>		
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>	<i>/6</i>	
<b>Restoration Potential</b>		
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>	<i>/6</i>	
<b>Development Potential</b>		
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>	<i>/6</i>	
<b>Total Score</b>	<b>/18</b>	Retention is required with a score of 10 or higher