

Study of the Comparative Value
of Heritage and Non-heritage
Houses in Vancouver

Compiled by Kelsey Singbeil
For the Vancouver Heritage Foundation
Summer 2005

Study of the Comparative Value of Heritage and Non-heritage Houses in Vancouver

Abstract

In this paper, we explore the trends in property assessment values of heritage homes in four distinct Vancouver neighbourhoods within the years of 1998-2004. Using BC Assessment Authority figures, this study examines how the property values of heritage homes have performed when compared to visually comparable non-heritage homes. Using three different categories of properties; designated heritage, non-designated heritage and non-heritage, 45 houses in total were examined from within the Vancouver neighbourhoods of Kitsilano, Mt. Pleasant, Strathcona and Sunrise Hastings. Of key interest were trends in assessment values of designated houses which have received paint and restoration grants from the Vancouver Heritage Foundation.
(VHF)

Table of Contents

| | |
|------------------------------------|-------|
| Abstract | ...2 |
| Summary and Definitions | ...4 |
| Research Findings | ...7 |
| Conclusion | ...9 |
| Appendixes | ...11 |
| i) Sunrise Hastings house research | |
| ii) Mt. Pleasant house research | |
| iii) Kitsilano house research | |
| iv) Strathcona house research | |

Study of the Comparative Value of Heritage and Non-heritage Houses, Using Property Assessment Figures.

Well maintained and restored heritage houses are of public benefit; in a rapidly changing and more global world, the look and feel of our cities takes on an ever greater value. Heritage homes enhance our neighbourhoods and streetscapes and are an integral part of a city's unique character and history.

Through preserving and restoring heritage homes, the social record of Vancouver is showcased and enjoyed by homeowners and communities alike. While these homes may not carry many of the modern conveniences of newer homes, according to realtors and property assessors' anecdotal reports, they are becoming a sought after item on the real estate market. In this study we aim to explore the trends in property assessment values of heritage homes in four distinct Vancouver neighborhoods within the years of 1998-2004, specifically studying how the property values of heritage homes have performed when compared to non-heritage homes.

This study compares three different categories of assessed property values for residential homes located within the Vancouver neighbourhoods of Kitsilano, Mt. Pleasant, Strathcona and Hastings Sunrise. Using the quoted annual assessed values of the BC Assessment Authority, this study observes the growth and decline in tax value of local heritage and non-heritage homes. Using the Vancouver Heritage Register as its defining document, this study considers only those houses listed on the Register as heritage homes.ⁱ This study further differentiates between Register listed homes which are not legally protected through heritage designation or a Heritage Revitalization Agreement, and those which are.ⁱⁱⁱⁱ In turn, the assessed property value of designated heritage houses, heritage houses and non-heritage houses is compared

Previous literature concerning heritage restoration and conservation such as Donovan D. Rypekma's *The Economics of Heritage Preservation*, shows that while heritage conservation carries an enormous social value, it also "is a highly beneficial local economic activity".^{iv} Examining the financial worth of heritage rehabilitation, Rypkema examines how not only local construction trades benefit from historic preservation but cultural tourism, small business incubation and downtown revitalization initiatives as well. More statistical studies, such as Robert Shipley's *Report on Research*

Concerning Trends in Property Values of Designated Heritage Properties in Several Ontario Communities found that “the majority of individually designated properties, approximately 74%, performed better than average or average in their value history trend when compared to the average property value trend in their communities.”^v These studies as well as others convey the economic worth and value of preserving and legally protecting heritage buildings.

Our study uses figures from the BC Assessment Authority to calculate its findings and compare local property values. Unfortunately we were unable to obtain data related to building square footage, and in turn this study is limited to known lot size and visual observations of building size and condition in its property comparisons. Other limitations include; lack of market value information on houses, knowledge of any interior improvements, and the presence of suites within a home. Images of studied houses are included.

This study is specifically interested in observing trends in assessment value of legally protected houses which have received paint and restoration grants from the Vancouver Heritage Foundation (VHF). All of these homes were already listed on the Heritage Register previous to receiving a VHF grant, and those which were not previously legally protected were required to become designated to qualify for a VHF grant. It is of interest how, or if, the property values of these homes were affected by the consequential Heritage designation following their award of a VHF grant and of particular interest to the VHF, the assessed value trends of such grant houses.

Definitions

¹ **Listing of resources**

In September 1986, Vancouver City Council adopted the Vancouver Heritage Inventory, which was subsequently adopted as the Vancouver Heritage Register in December 1994. The Heritage Register is a listing of buildings and structures, streetscapes, landscape resources (parks and landscapes, trees, monuments, public works) and archaeological sites which have architectural or historical heritage values. The Heritage Register is a planning tool which provides a valuable record of Vancouver’s heritage. In addition, the City has adopted a number of regulations, policies and guidelines which affect buildings or sites listed in the Heritage Register.

Vancouver Heritage Register January 18, 2005
City of Vancouver, Land Use and Development Policies and Guidelines

¹ **What is the Difference Between “Designation” and the Heritage Register?**

Buildings on the Heritage Register are sometimes referred to as ‘designated’. However, the Heritage Register and heritage designation are entirely separate classifications. Heritage designation is a legal means of heritage protection. TI allows the City to regulate, by By-law, the demolition, relocation, and alteration of heritage property. Interior features can also be protected by designation. Changes to a designated site require a Heritage Alteration Permit, while changes to the exterior of a building on the Heritage Register do not. Require such a permit. Designations are noted on the property title; the Heritage Register is not

Vancouver Heritage Register January 18, 2005

City of Vancouver, Land Use and Development Policies and Guidelines

¹ **Municipal Revitalization Agreements**

“The 1994 amendments of the Vancouver Charter included the creation of a new heritage conservation tool, the Heritage Revitalization Agreement (HRA). An HRA is an agreement negotiated by the City and an owner of heritage property: it outlines the duties, obligations, and benefits negotiated by both parties of the agreement.”

Heritage Fact Sheet 4 April 2004

City of Vancouver, Community Services Group

Planning, Heritage Conservation Program

“An HRA is an alternate way of legally protecting a heritage property”

Diane Switzer, Executive Director August 2005

The Vancouver Heritage Foundation

¹ Rypkema, Donovan D. *Economics and Historic Preservation*. National Trust for Historic Preservation: 1995

¹ Shipley, Robert. *Report on Research Concerning Trends in Property Values of Designated Heritage Properties in Several Ontario Communities*. University of Waterloo: 1998

Research Findings

Our study uses figures from the BC Assessment Authority to calculate its findings and compare local property values. Unfortunately we were unable to obtain data related to building square footage, and in turn this study is limited to known lot size and visual observations of building size and condition in its property comparisons. Forty-five houses were studied. (15 designated heritage, 15 heritage register and 15 non-heritage homes)

Hastings Sunrise (12 houses studied)

- all designated heritage properties increased in value by at least 35%
- designated heritage properties had a greater increase in value compared tonon-designated heritage and non-heritage properties*
- all properties increased by at least 19%

| Property Type | Average percentage growth/decline |
|---------------------|-----------------------------------|
| Designated Heritage | 51% growth |
| Heritage Register | 39.75% growth |
| Non-Heritage | 34% growth |

Strathcona (12 houses studied)

- all designated heritage properties increased in value by at least 12%
- non-designated heritage properties had a greater increase in value compared to designated heritage and non-heritage properties*
- all properties increased by at least 12%

| Property Type | Average percentage growth/decline |
|---------------------|-----------------------------------|
| Designated Heritage | 39% growth |
| Heritage Register | 71% growth |
| Non-Heritage | 43.5% growth |

Mt.Pleasant (9 houses studied)

- all designated heritage properties increased in value by at least 31%
- non-heritage properties had a greater increase in value compared to designated heritage and non-designated heritage properties*
- all properties increased by at least 31%

| Property Type | Average percentage growth/decline |
|---------------------|-----------------------------------|
| Designated Heritage | 45.6% growth |
| Heritage Register | 47% growth |
| Non-Heritage | 53.6% growth |

Kitsilano (12 houses studied)

- all designated properties did not increase in value (2239 Stephens -14%, homeowner challenged previous years assessment)
- designated heritage properties had a greater increase in value compared to non-designated heritage homes and non-heritage homes*
- all properties did not increase in value (2239 Stephens -14% and 2238 Stephens 0%)

| Property Type | Average percentage growth/decline |
|---------------------|-----------------------------------|
| Designated Heritage | 40% growth |
| Heritage Register | 31% growth |
| Non-Heritage | 29% growth |

Overall

- designated heritage properties and non-designated heritage properties equaled each other in increased value (630% and 631%), while non-heritage homes increased by 587%
- in general both designated and non-designated heritage homes increased more significantly in value then non-heritage homes.
- the majority of studied designated heritage homes were protected in 1999-2004

| Property Type | Average percentage growth/decline |
|---------------------|-----------------------------------|
| Designated Heritage | 42% growth |
| Heritage Register | 42.1% growth |
| Non-Heritage | 39% growth |

Conclusion

Heritage houses contribute to the social character of neighborhoods, and are important to preserve as part of Vancouver's public history. According to our hypothesis we believed that heritage homes were an asset to the City; that rehabilitation and restoration of these buildings is a good investment for the VHF to make on the behalf of the City. In preserving part of Vancouver's architectural past, the VHF hopes to ensure the recognition of the various aspects of the city's cultural heritage.

Looking at property values in four local neighborhoods, we compared three groups of homes; designated heritage homes, non-designated homes, and non-heritage homes. This study was specifically interested in how heritage home assessment values performed after receiving designation from the City of Vancouver. When compared to the values of visually comparable non-designated heritage homes and non-heritage homes, designated heritage homes consistently increased at similar rates of growth.

However, in totaling all growth rates of the 3 types of properties, designated heritage homes and non-designated heritage homes increased by 630% and 631%, while non-heritage homes collectively increased by only 587%. Impressively, some designated and non-designated heritage homes showed growth rates of 78% and 97% in just 3 to 4 years.

Two neighborhoods, Hastings Sunrise and Kitsilano showed that designated heritage properties increased in value at higher rates than non-designated and non-heritage homes. Only in Mt. Pleasant did non-heritage homes increase in value at a higher rate than both designated and non-designated heritage homes. Non-designated heritage register properties in Strathcona had a greater increase in value compared to the other two groups.

We focused on rates of growth after heritage home designation, which resulted in a varied selection of years analyzed within each neighborhood. For example, in Hastings Sunrise, 2640 Oxford was designated in 1999 and its property values analyzed from 1999-2005. 2627 Dundas however, was designated in 2003, resulting in values from 2003-2005 analyzed. Thus it was difficult to compare the value trends of neighborhoods to other neighborhoods, as the selections of years analyzed varied from house to house. However, the majority of studied designated heritage homes were protected in 2000 to 2004.

In conclusion, we found from our limited data, that the designation of heritage homes does not negatively affect assessed property value. Designated heritage homes increased at rates similar to or above growth rates of non-designated heritage and non-heritage homes. Overall, both designated and non-designated heritage homes outperformed non-heritage homes. We feel that it is both socially and economically worthwhile to protect these narrative structures of Vancouver's past.

Appendixes

See Appendix document

ⁱ **Listing of resources**

In September 1986, Vancouver City Council adopted the Vancouver Heritage Inventory, which was subsequently adopted as the Vancouver Heritage Register in December 1994. The Heritage Register is a listing of buildings and structures, streetscapes, landscape resources (parks and landscapes, trees, monuments, public works) and archaeological sites which have architectural or historical heritage values. The Heritage Register is a planning tool which provides a valuable record of Vancouver's heritage. In addition, the City has adopted a number of regulations, policies and guidelines which affect buildings or sites listed in the Heritage Register.

Vancouver Heritage Register January 18, 2005

City of Vancouver, Land Use and Development Policies and Guidelines

ⁱⁱ **What is the Difference Between “Designation” and the Heritage Register?**

Buildings on the Heritage Register are sometimes referred to as ‘designated’. However, the Heritage Register and heritage designation are entirely separate classifications. Heritage designation is a legal means of heritage protection. TI allows the City to regulate, by By-law, the demolition, relocation, and alteration of heritage property. Interior features can also be protected by designation. Changes to a designated site require a Heritage Alteration Permit, while changes to the exterior of a building on the Heritage Register do not. Require such a permit. Designations are noted on the property title; the Heritage Register is not

Vancouver Heritage Register January 18, 2005

City of Vancouver, Land Use and Development Policies and Guidelines

ⁱⁱⁱ **Municipal Revitalization Agreements**

“The 1994 amendments of the Vancouver Charter included the creation of a new heritage conservation tool, the Heritage Revitalization Agreement (HRA). An HRA is an agreement negotiated by the City and an owner of heritage property: it outlines the duties, obligations, and benefits negotiated by both parties of the agreement.”

Heritage Fact Sheet 4 April 2004

*City of Vancouver, Community Services Group
Planning, Heritage Conservation Program*

“An HRA is an alternate way of legally protecting a heritage property”

Diane Switzer, Executive Director August 2005

The Vancouver Heritage Foundation

^{iv} Rypkema, Donovan D. *Economics and Historic Preservation*. National Trust for Historic Preservation: 1995

^v Shipley, Robert. *Report on Research Concerning Trends in Property Values of Designated Heritage Properties in Several Ontario Communities*. University of Waterloo: 1998

Property Assessment Values



VHF Grant Heritage House

2640 Oxford
020-577-274-34-0000

Lot 6, Block 16, Plan 4419, District Lot THSL
PID# 011-567-872

Lot Dimensions: 33.0 by 122.0 feet
Neighbourhood: 20 (Hastings Sunrise)

Listed Heritage House

2642 Oxford
020-577-274-42-0000

Lot 7, Block 16, Plan 4419, District Lot THSL
PID# 011-567-899

Lot Dimensions: 33.0 by 122.0 feet
Neighbourhood: 20 (Hastings Sunrise)

Non-Heritage House

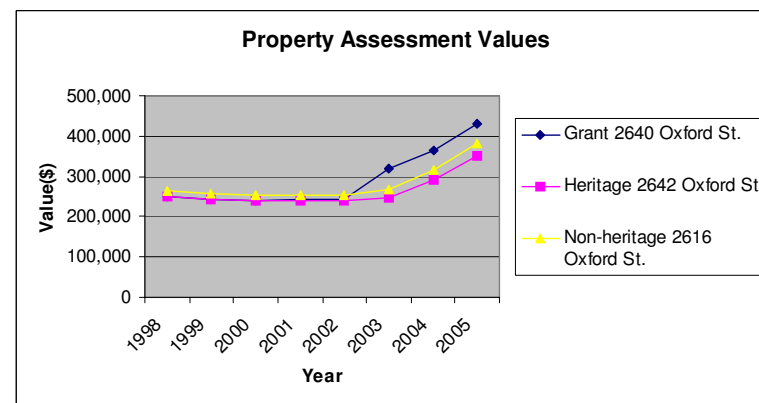
2616 Oxford
020-577-274-16-0000

Lot 3, Block 16, Plan 4419, District Lot THSL
PID# 010-067-248

Lot Dimensions: 33.0 by 122.0 feet
Neighbourhood: 20 (Hastings Sunrise)

Property Assessment Values

| Year | Grant <u>2640 Oxford St.</u> | Heritage <u>2642 Oxford St.</u> | Non-heritage <u>2616 Oxford St.</u> |
|-------------|---------------------------------|------------------------------------|--|
| 1998 | \$250,400 | \$249,700 | \$265,600 |
| 1999 | \$242,500 | \$241,800 | \$258,400 |
| 2000 | \$240,100 | \$239,000 | \$252,100 |
| 2001 | \$242,100 | \$241,000 | \$254,100 |
| 2002 | \$242,600 | \$241,300 | \$255,000 |
| 2003 | \$318,600 | \$248,200 | \$267,000 |
| 2004 | \$366,200 | \$290,600 | \$315,800 |
| 2005 | \$432,100 | \$351,900 | \$382,500 |



Designated heritage 2640 Oxford value increased by 78% after designation (1999-2005)

Heritage register 2642 Oxford value increased by 45% after (1999-2005)

Non-heritage 2616 Oxford value increased by 48% after (1999-2005)

Property Assessment Values



VHF Grant Heritage House

2627 Dundas St.
020-580-274-29-0000

Lot 28, Block 16, Plan 4774, District Lot THSL
PID# 011-321-954

Lot Dimensions: 33.0 by 122.0 feet
Neighbourhood: 20 (Hastings Sunrise)

Listed Heritage House

2630 Dundas St.
020-580-274-44-0000

Lot 7, Block 21, Plan 4852, District Lot THSL
PID# 011-299-860

Lot Dimensions: 33.0 by 121.9 feet
Neighbourhood: 20 (Hastings Sunrise)

Non-Heritage House

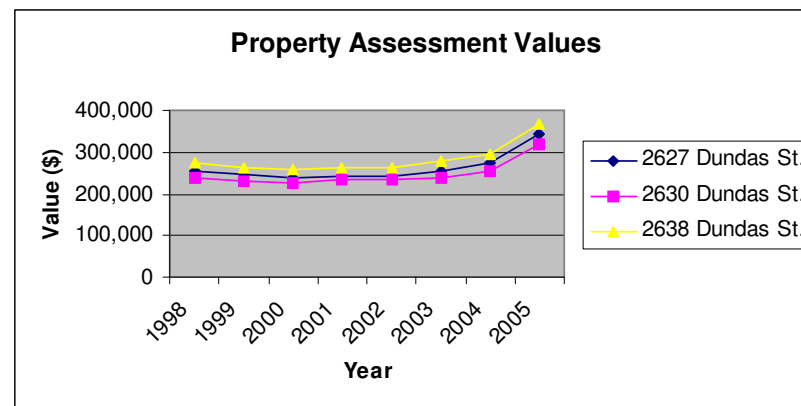
2638 Dundas
020-580-274-58-0000

Lot 9, Block 21, Plan 4852, District Lot THSL
PID# 010-805-222

Lot Dimensions: 33.0 by 121.9 feet
Neighbourhood: 20 (Hastings Sunrise)

Property Assessment Values

| Year | Grant <u>2627 Dundas St.</u> | Heritage <u>2630 Dundas St.</u> | Non-heritage <u>2638 Dundas St.</u> |
|------|---------------------------------|------------------------------------|--|
| 1998 | \$252,700 | \$238,900 | \$273,100 |
| 1999 | \$244,900 | \$230,900 | \$263,500 |
| 2000 | \$237,600 | \$227,300 | \$259,500 |
| 2001 | \$243,600 | \$233,000 | \$263,300 |
| 2002 | \$244,400 | \$233,300 | \$262,800 |
| 2003 | \$254,500 | \$240,200 | \$277,400 |
| 2004 | \$274,900 | \$254,600 | \$295,600 |
| 2005 | \$343,500 | \$320,900 | \$366,100 |



Designated heritage 2627 Dundas value increased by 35% after designation (2003-2005)
Heritage register 2630 Dundas value increased by 34% after (2003-2005)
Non-heritage 2638 Dundas value increased by 32% after (2003-2005)

Property Assessment Values



VHF Grant Heritage House

2728 Pandora
020-587-275-24-0000

Lot 5 of 40, Plan 467, District Lot THSL
PID# 015-266-991

Lot Dimensions: 33.0 by 122.0 feet
Neighbourhood: 20 (Hastings Sunrise)

Listed Heritage House

2617 Pandora
020-587-274-21-0000

Lot 30, Block 34, Plan 364, District Lot THSL
PID# 015-050-386

Lot Dimensions: 33.0 by 122.0 feet
Neighbourhood: 20 (Hastings Sunrise)

Non-Heritage House

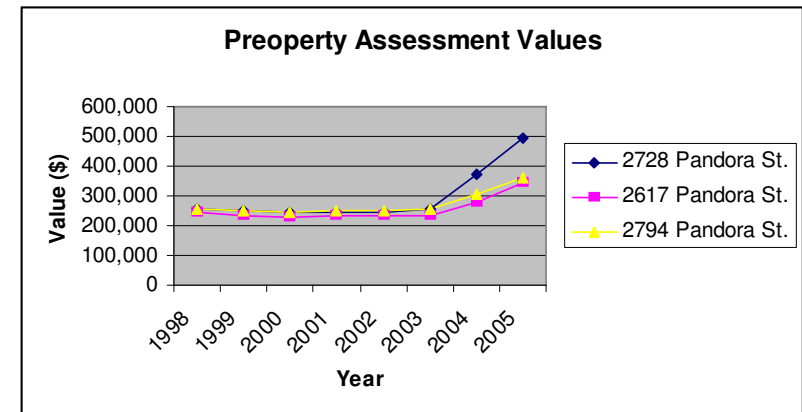
2794 Pandora
020-587-275-84-0000

Lot 15, Block 40, Plan 467, District Lot THSL
PID# 015-267-199

Lot Dimensions: 33.0 by 122.0 feet
Neighbourhood: 20 (Hastings Sunrise)

Property Assessment Values

| Year | <u>Grant</u> <u>2728 Pandora St.</u> | <u>Heritage</u> <u>2617 Pandora St.</u> | <u>Non-heritage</u> <u>2794 Pandora St.</u> |
|-------------|---|--|--|
| 1998 | \$256,200 | \$242,100 | \$257,900 |
| 1999 | \$248,300 | \$235,200 | \$249,800 |
| 2000 | \$244,300 | \$229,000 | \$246,100 |
| 2001 | \$246,300 | \$231,000 | \$247,700 |
| 2002 | \$246,900 | \$231,400 | \$248,400 |
| 2003 | \$253,900 | \$234,400 | \$252,800 |
| 2004 | \$370,000 | \$277,300 | \$303,600 |
| 2005 | \$493,000 | \$342,000 | \$360,200 |



Designated heritage 2728 Pandora value increased by 33% after designation (2004-2005)

Heritage register 2617 Pandora value increased by 23% after (2004-2005)

Non-heritage 2794 Pandora value increased by 19% after (2004-2005)

Property Assessment Values



VHF Grant Heritage House

2439 Eton St.
020-575-270-630-0000

Lot C, Plan LMP52445, District Lot THSL
PID# 025-221-744

Lot Dimensions: 32.0 by 122.0 feet
Neighbourhood: 20 (HastingsSunrise)

Listed Heritage House

2487 Eton
020-575-270-77-0000

Lot 895 E HLF, Plan 6675, District Lot H
PID# 010-912-720

Lot Dimensions: 33.0 by 122.0 feet
Neighbourhood: 20 (Hastings Sunrise)

Non-Heritage House

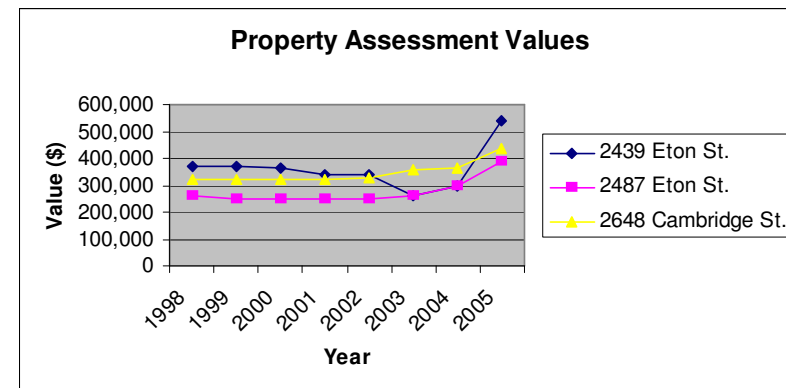
2648 Cambridge
020-576-274-48-0000

Lot 2, Block 3, Plan 16916, District Lot THSL
PID# 007-421-338

Lot Dimensions: 33.02 by 137.95 feet
Neighbourhood: 20 (Hastings Sunrise)

Property Assessment Values

| Year | Grant <u>2439 Eton St.</u> | Heritage <u>2487 Eton St.</u> | Non-heritage <u>2648 Cambridge St.</u> |
|-------------|-------------------------------|----------------------------------|---|
| <u>1998</u> | \$372,200 | \$259,000 | \$320,900 |
| <u>1999</u> | \$367,400 | \$251,100 | \$320,200 |
| <u>2000</u> | \$361,000 | \$247,700 | \$320,400 |
| <u>2001</u> | \$341,500 | \$249,200 | \$320,500 |
| <u>2002</u> | \$342,200 | \$249,900 | \$326,400 |
| <u>2003</u> | \$261,900 | \$258,400 | \$357,000 |
| <u>2004</u> | \$298,500 | \$295,300 | \$364,500 |
| <u>2005</u> | \$542,000 | \$387,900 | \$436,900 |



Designated heritage 2439 Eton value increased by 58% after designation (2001-2005)

Heritage register 2487 Eton value increased by 57% after (2001-2005)

Non-heritage 2648 Cambridge value increased by 37% after (2001-2005)

Property Assessment Values

Don't Use



VHF Grant Heritage House

2672 Cambridge St.
020-576-274-70-0000

Lot 12, Block 3, Plan 479, District Lot THSL
PID# 013-505-688

Lot Dimensions: 33.0 by 138.0 feet
Neighbourhood: 20 (HastingsSunrise)

Listed Heritage House

2680 Cambridge
020-576-274-74-0000

Lot 13, Block 3, Plan 479, District Lot THSL
PID# 015-259-307

Lot Dimensions: 33.0 by 138.0 feet
Neighbourhood: 20 (HastingsSunrise)

Non-Heritage House

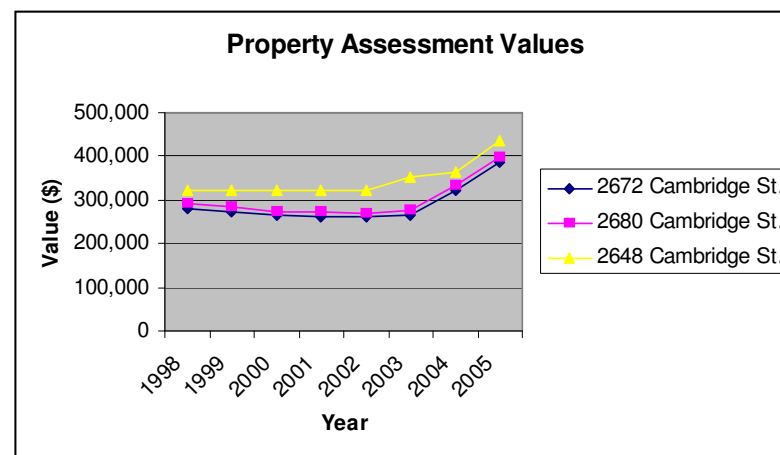
2648 Cambridge
020-576-274-48-0000

Lot 2, Block 3, Plan 16916, District Lot THSL
PID# 007-421-338

Lot Dimensions: 33.02 by 137.95 feet
Neighbourhood: 20 (Hastings Sunrise)

Property Assessment Values

| Year | <i>Grant</i> <u>2672 Cambridge St.</u> | <i>Heritage</i> <u>2680 Cambridge St.</u> | <i>Non-heritage</i> <u>2648 Cambridge St.</u> |
|-------------|---|--|--|
| <u>1998</u> | \$282,100 | \$293,400 | \$320,900 |
| <u>1999</u> | \$271,900 | \$282,700 | \$320,200 |
| <u>2000</u> | \$264,000 | \$274,300 | \$320,400 |
| <u>2001</u> | \$261,700 | \$271,400 | \$320,500 |
| <u>2002</u> | \$260,900 | \$270,600 | \$320,400 |
| <u>2003</u> | \$263,800 | \$275,900 | \$351,000 |
| <u>2004</u> | \$320,700 | \$334,200 | \$364,500 |
| <u>2005</u> | \$387,200 | \$398,100 | \$436,900 |



Property Assessment Values



VHF Grant Heritage House

2740 Yukon St.
013-670-171-05-0000

Lot A, Block J, Plan LMD3849, District Lot 526, except P1pan 17846X
PID# 017-729-912

Lot Dimensions: 11987.33
Neighbourhood: 13 (Mt. Pleasant)

Listed Heritage House

2646 Yukon St.
013-171-654-96-0000

Lot A, Block K, Plan 1530, Subsidy Lot 15&16, District Lot 526
PID# 014-565-340

Lot Dimensions: 77.4 by 100.0 feet
Neighbourhood: 13 (Mt. Pleasant)

Non-Heritage House

305 W.11th
013-664-171-97-0000

Lot 9, Block K, Plan 1530, District Lot 526
PID# 014-565-285

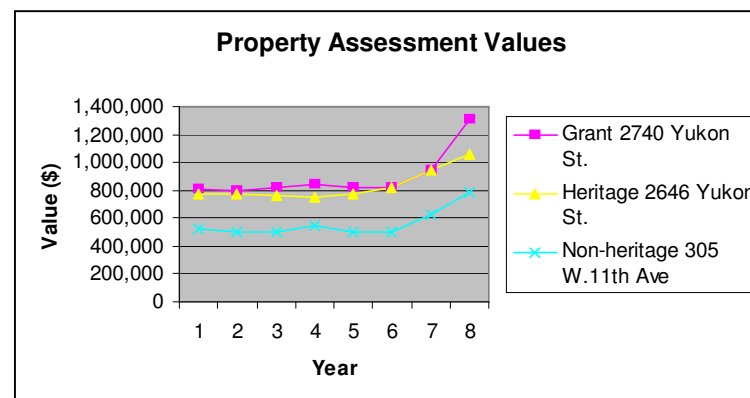
Lot Dimensions: 50.0 by 125.0 feet
Neighbourhood: 13 (Mt. Pleasant)

Property Assessment Values

| Year | Grant <u>2740 Yukon St.</u> | Heritage <u>2646 Yukon St.</u> | Non-heritage <u>305 W.11th Ave</u> |
|-------------|--------------------------------|-----------------------------------|---------------------------------------|
| 1998 | \$807,000 | \$772,000 | \$521,500 |
| 1999 | \$794,700 | \$775,000 | \$499,100 |
| 2000 | \$817,000 | \$762,000 | \$499,100 |
| 2001 | \$841,000 | \$750,000 | \$549,300 |
| 2002 | \$817,000 | \$776,000 | \$498,700 |
| 2003 | \$817,000 | \$822,000 | \$498,600 |
| 2004 | \$946,000 | \$942,000 | \$620,600 |
| 2005 | \$1,309,000 | \$1,061,000 | \$789,000 |

Designated heritage 2740 Yukon value increased by 62% since designation (1998-2005)
Heritage Register 2646 Yukon value increased by 37% since (1998-2005)
Non-heritage 305 W.11th value increased by 51% since (1998-2005)

Designated in 1992



Property Assessment Values



VHF Grant Heritage House

46 W.10th Ave
013-654-182-42-0000

Lot 4 W/HLF, Block 33, Plan 198, District
Lot 302
PID# 015-549-216

Lot Dimensions: 24.75 by 122.0 feet
Neighbourhood: 13 (Mt. Pleasant)

Listed Heritage House

52 W.10th Ave
013-654-182-38-0003

Lot 3, Plan LMS2247, District Lot 302,
UNDIV 226/1000 share in com prop therein
PID# 023-325-310

Lot Dimensions: 7063
Neighbourhood: 13 (Mt.Pleasant)

Non-Heritage House

178/174 W.11th Ave
013-664-179-04-0000

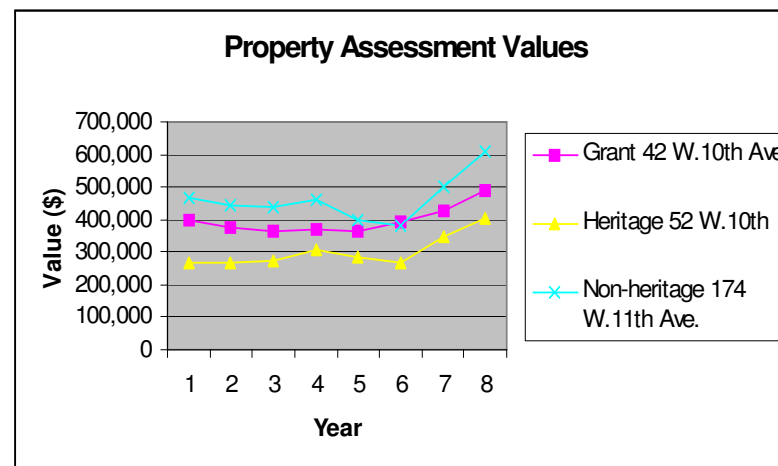
Plan 1530, Lot PCL A of 1 of BLK XDL526
& of BLK 36DL302
PID# 007-226-241

Lot Dimensions: 64.41 by 75.6 feet
Neighbourhood: 13 (Mt.Pleasant)

Property Assessment Values

| Year | Grant 46 W.10th Ave | Heritage 52 W.10th | Non-heritage 174 W.11th Ave. |
|-------------|------------------------|-----------------------|---------------------------------|
| 1998 | \$442,000 | \$266,000 | \$466,700 |
| 1999 | \$428,000 | \$266,000 | \$443,700 |
| 2000 | \$419,000 | \$271,000 | \$438,500 |
| 2001 | \$452,000 | \$305,000 | \$460,100 |
| 2002 | \$424,000 | \$283,000 | \$397,000 |
| 2003 | \$425,000 | \$269,700 | \$382,400 |
| 2004 | \$488,000 | \$348,000 | \$499,900 |
| 2005 | \$617,000 | \$403,000 | \$606,400 |

Designated heritage 46 W.10th value increased by 44% after designation (1999-2005)
Heritage register 52 W.10th value increased by 52% after (1999-2005)
Non-heritage 174 W.11th value increased by 73% after (1999-2005)



Property Assessment Values



VHF Grant Heritage House

42 W.10th Ave
013-654-182-48-0000

Plan 198, Lot 4 E HLF BLK 33 DL 302
PID# 002-402-211

Lot Dimensions: 24.75 by 122.0 feet
Neighbourhood: 13 (Mt.Pleasant)



Listed Heritage House

52 W.10th Ave
013-654-182-38-0003

Lot 3, Plan LMS2247, District Lot 302,
UNDIV 226/1000 share in com prop therein
PID# 023-325-310

Lot Dimensions: 7063
Neighbourhood: 13 (Mt.Pleasant)



Non-Heritage House

178/174 W.11th Ave
013-664-179-04-0000

Plan 1530, Lot PCL A of 1 of BLK XDL526
& of BLK 36DL302
PID# 007-226-241

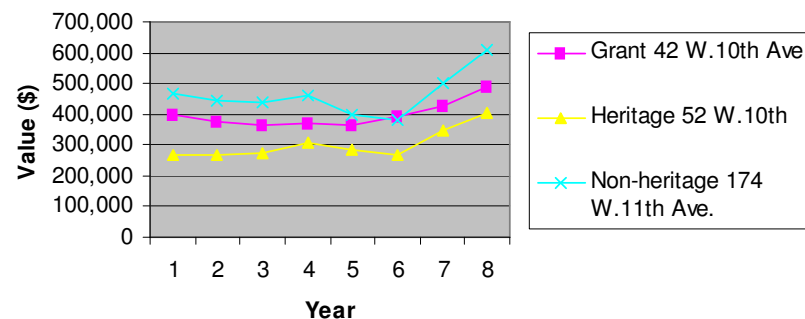
Lot Dimensions: 64.41 by 75.6 feet
Neighbourhood: 13 (Mt.Pleasant)

Property Assessment Values

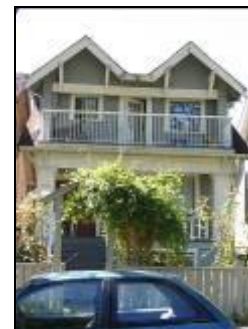
| Year | Grant 42 W.10th Ave | Heritage 52 W.10th | Non-heritage 174 W.11th Ave. |
|-------------|------------------------|-----------------------|---------------------------------|
| 1998 | \$396,000 | \$266,000 | \$466,700 |
| 1999 | \$374,000 | \$266,000 | \$443,700 |
| 2000 | \$365,000 | \$271,000 | \$438,500 |
| 2001 | \$370,400 | \$305,000 | \$460,100 |
| 2002 | \$366,000 | \$283,000 | \$397,000 |
| 2003 | \$393,000 | \$269,700 | \$382,400 |
| 2004 | \$427,000 | \$348,000 | \$499,900 |
| 2005 | \$490,600 | \$403,000 | \$606,400 |

Designated heritage 42 W.10th value increased by 31% after designation (1999-2005)
Heritage register 52 W.10th value increased by 52% after (1999-2005)
Non-heritage 174 W.11th value increased by 37% after (1999-2005)

Property Assessment Values



Property Assessment Values



VHF Grant Heritage House

2239 Stephens St.
002-072-643-83-0000

Lot G of 8, Block 16, Plan 4207, District lot 192
PID# 007-627-807

Lot Dimensions: 29.9 by 87.9 feet
Neighbourhood: 2 (Kits)

Listed Heritage House

2238 Stephens St.
002-072-643-84-0000

Lot B of 5, Block 15, Plan 774, District lot 192
PID# 015-123-987

Lot Dimensions: 30.0 by 90.0 feet
Neighbourhood: 2 (Kits)

Non-Heritage House

2209 Stephens St.
002-072-643-13-0000

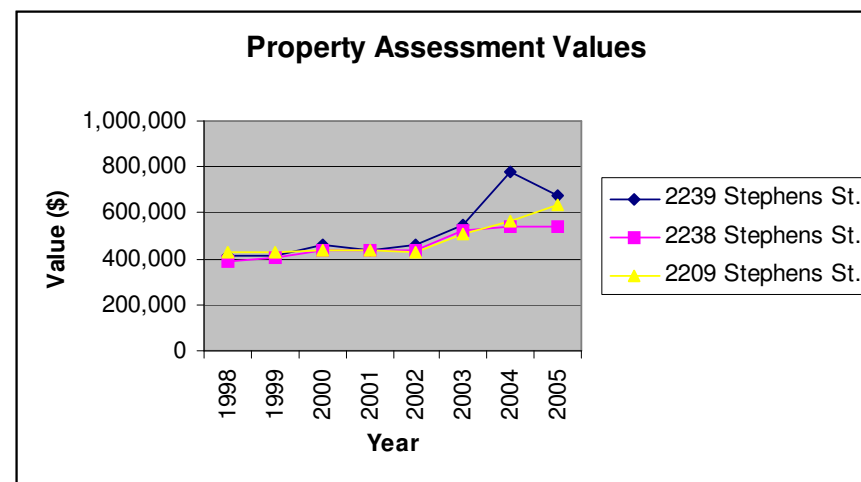
Lot B of 1, Block 16, Plan 4207, District lot 192
PID# 011-753-978

Lot Dimensions: 29.90 by 87.90 feet
Neighbourhood: 2 (Kits)

Property Assessment Values

| Year | Grant 2239 Stephens St. | Heritage 2238 Stephens St. | Non-heritage 2209 Stephens St. |
|------|----------------------------|-------------------------------|-----------------------------------|
| 1998 | \$416,300 | \$387,900 | \$432,000 |
| 1999 | \$411,900 | \$403,600 | \$432,000 |
| 2000 | \$456,700 | \$435,600 | \$435,800 |
| 2001 | \$436,800 | \$435,700 | \$435,800 |
| 2002 | \$457,800 | \$435,700 | 432,400 |
| 2003 | \$549,000 | \$526,000 | 504,500 |
| 2004 | \$781,000 | \$542,000 | 564,200 |
| 2005 | \$671,000 | \$542,000 | 631,300 |

Designated heritage 2239 Stephens value decreased by 14% after designation (2004-2005)
Heritage register 2238 Stephens value did not increase after (2004-2005)
Non-heritage 2209 Stephens value increased by 12% after (2004-2005)



Property Assessment Values



VHF Grant Heritage House

3622 W. 3rd Ave
002-638-040-78-0000

Lot B of 6, Block 21, Plan 4507, District lot 540
PID# 009-672-907

Lot Dimensions: 33.0 by 120.0 feet
Neighbourhood: 2 (Kits)

Listed Heritage House

3616 W. 3rd Ave
002-638-040-86-0000

Lot A of 6, Block 21, Plan 4507, District lot 192
PID# 011-518-642

Lot Dimensions: 33.0 by 120.0 feet
Neighbourhood: 2 (Kits)

Non-Heritage House

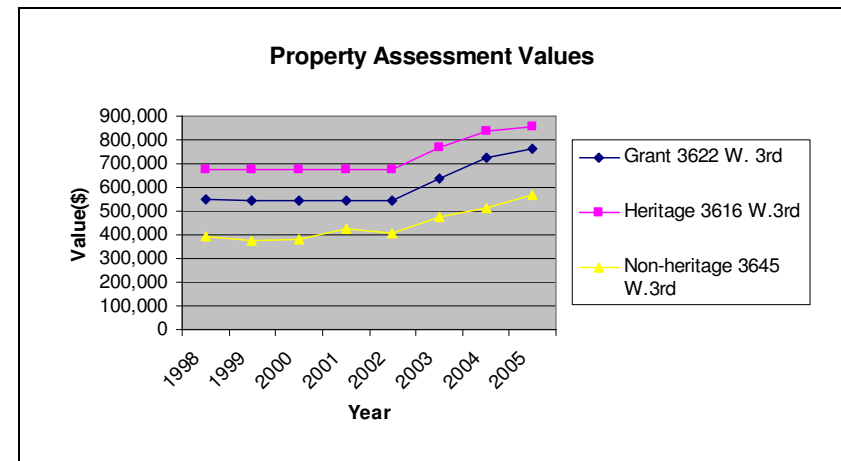
3645 W. 3rd Ave
002-638-040-57-0001

Lot 1, Plan VR 2403, District lot 540, UNDIV 1496/2984 share in com prop therein
PID# 013-701-321

Lot Dimensions:
Neighbourhood: 2 (Kits)

Property Assessment Values

| Year | Grant <u>3622 W. 3rd</u> | Heritage <u>3616 W.3rd</u> | Non-heritage <u>\$ 3645 W.3rd</u> |
|-------------|-----------------------------|-------------------------------|--------------------------------------|
| <u>1998</u> | \$ 547,000 | \$ 676,000 | \$ 391,000 |
| <u>1999</u> | \$ 542,000 | \$ 676,000 | \$ 377,000 |
| <u>2000</u> | \$ 543,000 | \$ 677,000 | \$ 384,000 |
| <u>2001</u> | \$ 542,000 | \$ 676,000 | \$ 426,000 |
| <u>2002</u> | \$ 542,800 | \$ 676,000 | \$ 409,000 |
| <u>2003</u> | \$ 640,000 | \$ 769,000 | \$ 474,000 |
| <u>2004</u> | \$ 725,000 | \$ 838,000 | \$ 515,000 |
| <u>2005</u> | \$ 763,000 | \$ 855,000 | \$ 571,000 |



Designated heritage 3622 W.3rd value increased by 41% after designation (2001-2005)
Heritage register 3616 W.3rd value increased by 26% after (2001-2005)
Non-heritage 3645 W.3rd value increased by 34% after (2001-2005)

Property Assessment Values



VHF Grant Heritage House

2618(2622) W.5th Ave.
002-642-072-74-0000

Lot B of 2, Block 14, Plan 4461, District lot 192
PID# 010-304-479

Lot Dimensions: 25.0 by 109.97 feet
Neighbourhood: 2 (Kits)

Listed Heritage House

2628 W. 5th Ave.
002-642-072-64-0000

Lot C, Block 14, Plan 4461, District Lot 192
PID# 011-549-602

Lot Dimensions: 25.0 by 109.97feet
Neighbourhood: 2 (Kits)

Non-Heritage House

2654(2655) W. 5th Ave.
002-642-072-19-0001

Lot 3, Plan LMS 2806, District lot 192,
UNDIV 29/100 share in comp prop therein
PID# 023-766-182

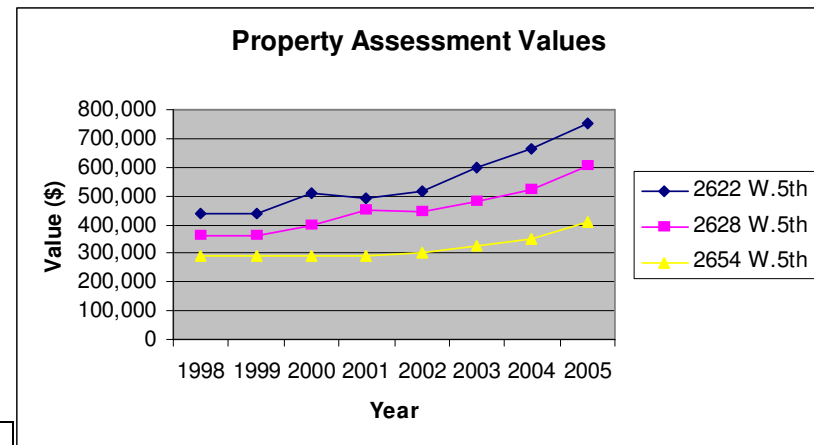
Lot Dimensions:
Neighbourhood: 2 (Kits)

Property Assessment Values

| Year | Grant <u>2622 W.5th</u> | Heritage <u>2628 W.5th</u> | Non-heritage <u>2654 W.5th</u> |
|-------------|----------------------------|-------------------------------|-----------------------------------|
| 1998 | \$437,000 | \$360,200 | \$292,300 |
| 1999 | \$436,000 | \$360,500 | \$291,800 |
| 2000 | \$512,000 | \$397,600 | \$288,900 |
| 2001 | \$494,000 | \$449,000 | \$287,500 |
| 2002 | \$515,000 | \$446,100 | \$301,600 |
| 2003 | \$598,000 | \$481,500 | \$325,400 |
| 2004 | \$666,000 | \$522,500 | \$350,900 |
| 2005 | \$752,000 | \$603,000 | \$407,700 |

Designated heritage 2622 W.5th value increased by 72% after designation (1998-2005)
Heritage register 2628 W.5th value increased by 67% after (1998-2005)
Non-heritage 2654 W.5th value increased by 39% after (1998-2005)

Designated 1995



Property Assessment Values



VHF Grant Heritage House

1641 Dunbar St.
002-61-630-93-0000

Lot B AMD, Block 5, Plan 4312, District lot 540
PID# 011-650-109

Lot Dimensions: 66.0 by 66.0 feet
Neighbourhood: 2 (Kits)

Listed Heritage House

1631 Dunbar St.
002-041-630-53-0000

Lot A AMD, Block 15, Plan 4312, District lot 540
PID# 002-780-755

Lot Dimensions: 60.0 by 60.0 feet
Neighbourhood: 2 (Kits)

Non-Heritage House

1739(1741) Dunbar St.
002-041-634-97-0000

Lot A of 14 & 15, Block 9, Plan 229, District lot 540
PID# 006-233-368

Lot Dimensions: 60.0 by 66.0 feet
Neighbourhood: 2 (Kits)

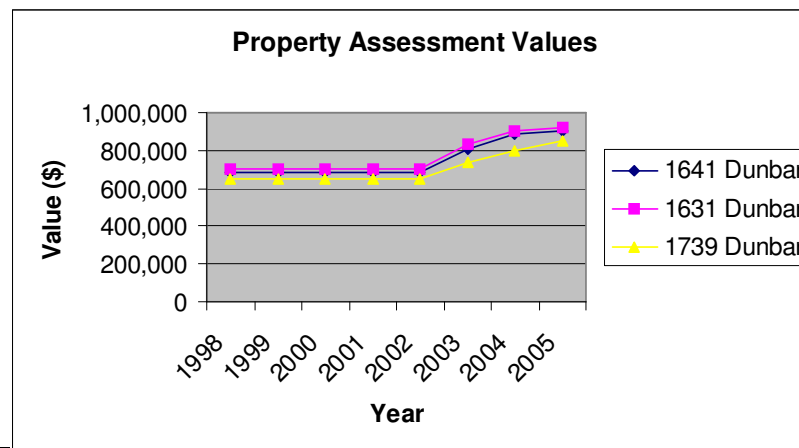
Property Assessment Values

| Year | Grant <u>1641 Dunbar</u> | Heritage <u>1631 Dunbar</u> | Non-heritage <u>1739 Dunbar</u> |
|-------------|-----------------------------|--------------------------------|------------------------------------|
| 1998 | \$682,000 | \$703,000 | \$653,000 |
| 1999 | \$682,000 | \$703,000 | \$653,000 |
| 2000 | \$684,000 | \$703,000 | \$653,000 |
| 2001 | \$682,000 | \$703,000 | \$653,000 |
| 2002 | \$684,000 | \$703,000 | \$648,000 |
| 2003 | \$810,000 | \$834,000 | \$741,000 |
| 2004 | \$888,000 | \$904,000 | \$796,000 |
| 2005 | \$907,000 | \$923,000 | \$853,000 |

Designated heritage 1641 Dunbar value increased by 33% after designation(1999-2005)

Heritage register 1631 Dunbar value increased by 31% after (1999-2005)

Non-heritage 1739 Dunbar value increased by 31% after (1999-2005)



Property Assessment Values

Not yet designated



VHF Grant Heritage House

2722 W. 7th Ave.
002-646-070-84-0000

Lot A Of 2&3, Block 17, Plan 774, District
Lot 192
PID# 015-123-286

Lot Dimensions: 25.0 by 119.4 feet
Neighbourhood: 2 (Kits)

Listed Heritage House

2728 W.7th Ave.
002-646-090-74-0000

Lot B of 2&3, Block 17, Plan 774, District
lot 192
PID# 011-336-072

Lot Dimensions: 25.0 by 119.40 feet
Neighbourhood: 2 (Kits)

Non-Heritage House

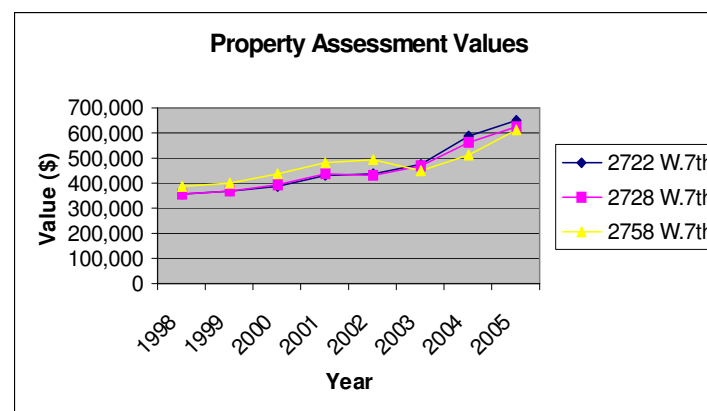
2758 W.7th Ave.
002-646-070-14-0000

Lot H of 2&3, Block 17, Plan 774, District lot
192
PID# 015-123-405

Lot Dimensions: 24.90 by 119.40 feet
Neighbourhood: 2 (Kits)

Property Assessment Values

| Year | Grant <u>2722 W.7th</u> | Heritage <u>2728 W.7th</u> | Non-heritage <u>2758 W.7th</u> |
|-------------|----------------------------|-------------------------------|-----------------------------------|
| <u>1998</u> | \$356,000 | \$356,800 | \$387,300 |
| <u>1999</u> | \$368,000 | \$370,800 | \$402,200 |
| <u>2000</u> | \$388,700 | \$396,100 | \$436,500 |
| <u>2001</u> | \$430,700 | \$434,400 | \$479,600 |
| <u>2002</u> | \$435,500 | \$434,000 | \$495,000 |
| <u>2003</u> | \$472,000 | \$470,700 | \$453,100 |
| <u>2004</u> | \$587,000 | \$561,100 | \$513,800 |
| <u>2005</u> | \$651,000 | \$624,200 | \$613,700 |



Property Assessment Values



VHF Grant Heritage House

641 E. Georgia
013-596-198-41-0000

Lot A, Block 84, Plan BCP317 , District Lot 196
PID# 025-447-785

Lot Dimensions: 37.5 by 122.0 feet
Neighbourhood: 13 (Strathcona)

Listed Heritage House

727 Keefer St.
013-594-205-27-0000

Lot 35, Block 76, Plan 196, District lot 181
PID# 015-576-337

Lot Dimensions: 25.0 by 122.0 feet
Neighbourhood: 13 (Strathcona)

Non-Heritage House

610 E.Georgia
013-596-198-14-0000

Lot 3,Block 91 Plan 196, District lot 196
PID# 015-575-560

Lot Dimensions: 25.0 by 122.0 feet
Neighbourhood: 13 (Strathcona)

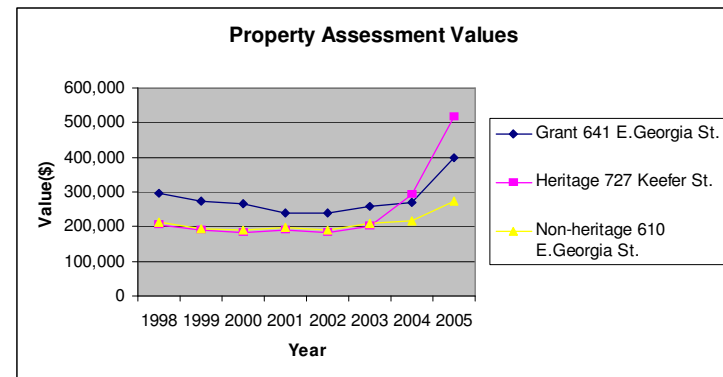
Property Assessment Values

| Year | <i>Grant</i> <u>641 E.Georgia St.</u> | <i>Heritage</i> <u>727 Keefer St.</u> | <i>Non-heritage</i> <u>610 E.Georgia St.</u> |
|-------------|--|--|---|
| 1998 | \$298,100 | \$203,900 | \$212,900 |
| 1999 | \$273,300 | \$188,000 | \$195,000 |
| 2000 | \$265,000 | \$182,000 | \$188,800 |
| 2001 | \$239,000 | \$191,000 | \$198,800 |
| 2002 | \$238,900 | \$181,400 | \$189,200 |
| 2003 | \$258,500 | \$199,800 | \$208,400 |
| 2004 | \$268,500 | \$292,100 | \$217,900 |
| 2005 | \$399,600 | \$516,000 | \$273,100 |

Designated heritage 641 E.Georgia value increased by 49% after designation (2004-2005)

Heritage register 727 Keefer value increased by 77% after (2004-2005)

Non-heritage 610 E.Georgia value increased by 25% after (2004-2005)



Property Assessment Values



VHF Grant Heritage House

664 E.Georgia
013-596-198-58-0003

Lot 3, Plan LMS4491 , District Lot 196,
UNDIV 94/561 share in com prop therein
PID# 025-117-483

Lot Dimensions: 50.0 by 122.0 feet
Neighbourhood: 13 (Strathcona)

Listed Heritage House

666/668 E. Georgia St.
013-596-198-68-0000

Lot 14, Block 91, Plan 196, District lot 196
PID# 229-593-616

Lot Dimensions: 25.0 by 122.0 feet
Neighbourhood: 13 (Strathcona)

Non-Heritage House

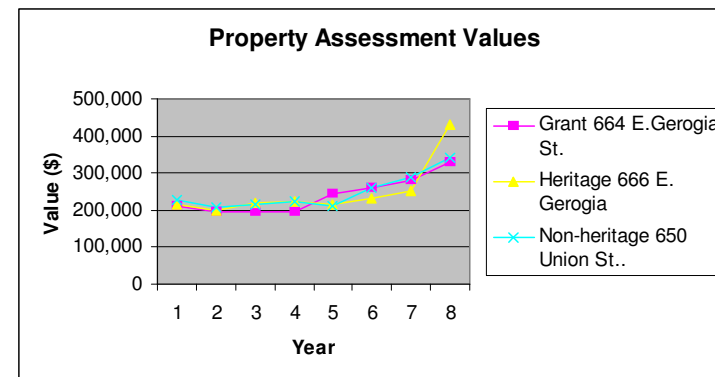
650 Union St.
013-598-198-50-0000

Lot 11, Block 101, Plan 196, District lot 196,
PID# 015-563-171

Lot Dimensions: 25.0 by 132.0 feet
Neighbourhood: 13 (Strathcona)

Property Assessment Values

| <i>Year</i> | <i>Grant</i> <u>664 E.Georgia St.</u> | <i>Heritage</i> <u>666 E. Georgia</u> | <i>Non-heritage</i> <u>650 Union St..</u> |
|-------------|--|--|--|
| <u>1998</u> | \$211,300 | \$216,800 | \$226,800 |
| <u>1999</u> | \$193,300 | \$198,900 | \$209,000 |
| <u>2000</u> | \$193,300 | \$217,700 | \$215,900 |
| <u>2001</u> | \$193,300 | \$225,300 | \$223,500 |
| <u>2002</u> | \$245,000 | \$214,300 | \$213,400 |
| <u>2003</u> | \$261,000 | \$231,600 | \$261,300 |
| <u>2004</u> | \$282,000 | \$250,100 | \$289,700 |
| <u>2005</u> | \$330,000 | \$429,000 | \$340,600 |



Designated heritage 664 E.Georgia value increased by 71% after designation (2000-2005)
Heritage register 666 E.Georgia value increased by 97% after (2000-2005)
Non-heritage 650 Union value increased by 58% after (2000-2005)

Property Assessment Values



VHF Grant Heritage House

751 Keefer St.
013-594-205-57-0003

Lot , Block , Plan , District Lot
PID#

Lot Dimensions:
Neighbourhood: 13 (Strathcona)

Listed Heritage House

727 Keefer St.
013-594-205-27-0000

Lot 35, Block 76, Plan 196, District lot 181
PID# 015-576-337

Lot Dimensions: 25.0 by 122.0 feet
Neighbourhood: 13 (Strathcona)

Non-Heritage House

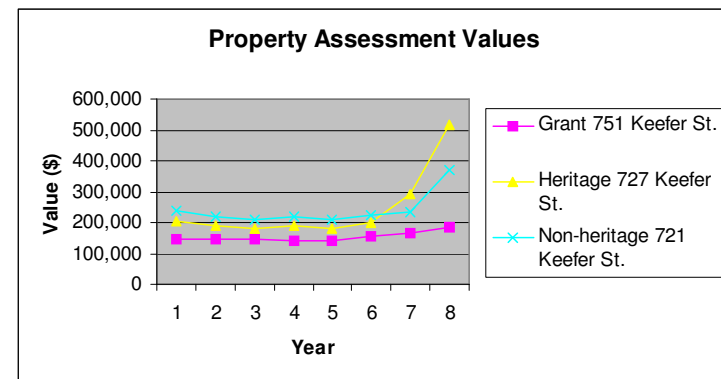
721 Keefer
013-594-205-21-0000

Lot 36, Block 76, Plan 196, District lot 181
PID# 007-214-430

Lot Dimensions: 25.0 by 122.0 feet
Neighbourhood: 13 (Strathcona)

Property Assessment Values

| <i>Year</i> | <i>Grant</i> <u>751 Keefer St.</u> | <i>Heritage</i> <u>727 Keefer St.</u> | <i>Non-heritage</i> <u>721 Keefer St.</u> |
|-------------|---------------------------------------|--|--|
| <u>1998</u> | \$145,400 | \$203,900 | \$238,800 |
| <u>1999</u> | \$144,900 | \$188,000 | \$220,900 |
| <u>2000</u> | \$144,900 | \$182,000 | \$211,800 |
| <u>2001</u> | \$142,800 | \$191,000 | \$218,400 |
| <u>2002</u> | \$141,900 | \$181,400 | \$208,700 |
| <u>2003</u> | \$155,100 | \$199,800 | \$225,800 |
| <u>2004</u> | \$164,400 | \$292,100 | \$234,800 |
| <u>2005</u> | \$183,600 | \$516,000 | \$373,000 |



Designated heritage 751 Keefer value increased by 12% after designation (2004-2005)

Heritage register 727 Keefer value increased by 77% after (2004-2005)

Non-heritage 721 Keefer value increased by 59% after d (2004-2005)

Property Assessment Values



VHF Grant Heritage House

750 Princess Ave.
013-198-596-96-0000

Lot G, Block 91, Plan BCP1605, District Lot 196
PID# 025-502-484

Lot Dimensions: 3060
Neighbourhood: 13 (Strathcona)

Listed Heritage House

630 Princess Ave.
013-198-594-30-0000

Lot A of 31 & 32, Block 844, Plan 196, District lot 196
PID# 015-567-087

Lot Dimensions: 60.1 by 50.0 feet
Neighbourhood: 13 (Strathcona)

Non-Heritage House

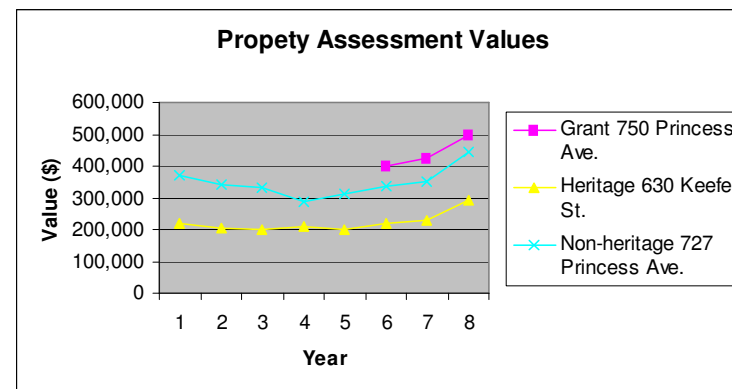
727/741 Princess St.
013-598-196-95-0000

Plan 196, Lot 17&18, BLK90 DL 196 PLN 196
PID# 015-563-316

Lot Dimensions: 50.0 by 122.0 feet
Neighbourhood: 13 (Strathcona)

Property Assessment Values

| Year | <u>Grant</u> <u>750 Princess Ave.</u> | <u>Heritage</u> <u>630 Keefer St.</u> | <u>Non-heritage</u> <u>727 Princess Ave.</u> |
|------|--|--|---|
| 1998 | n/a | \$221,700 | \$369,600 |
| 1999 | n/a | \$203,900 | \$341,000 |
| 2000 | n/a | \$197,600 | \$329,400 |
| 2001 | n/a | \$207,600 | \$287,500 |
| 2002 | n/a | \$198,400 | \$312,500 |
| 2003 | \$400,000 | \$217,900 | \$334,500 |
| 2004 | \$425,000 | \$228,500 | \$350,700 |
| 2005 | \$496,000 | \$290,700 | \$442,900 |



Designated heritage 750 Princess value increased by 24% after designation (2003-2005)
Heritage register 630 Princess value increased by 33% after (2003-2005)
Non-heritage 727 Princess value increased by 32% after (2003-2005)