

# INFORMATION SHEET

## Rezoning Application for 1396 Richards Street

Architect: DIALOG  
Property Owner: Onni Group

### DEVELOPMENT STATISTICS:

	Current Zoning	Proposed Zoning																		
<b>Site Area</b>	29,996 sq. ft. (2 787 m <sup>2</sup> )	29,996 sq. ft. (2 787 m <sup>2</sup> )																		
<b>Zoning District</b>	Downtown District (DD) Area L1	CD-1 (Comprehensive Development) District																		
<b>Land Uses</b>	Residential, Office, Retail, Institutional, Cultural & Recreational	Residential, Retail, Childcare																		
<b>Density</b>	149,980 sq. ft. floor area (5.0 FSR)	258,426 sq. ft. floor area (8.6 FSR) <ul style="list-style-type: none"> <li>• Residential Market: 172,075 sq. ft.</li> <li>• Residential Rental: 93,298 sq. ft.</li> <li>• Retail: 1,752 sq. ft.</li> <li>• Childcare Facility: 5,987 sq. ft.</li> </ul>																		
<b>Building Height</b>	300 ft.	Podium: 89.6 ft. (9 storeys) Tower: 410.8 ft. (42 storeys)																		
<b>Unit Mix</b>		269 total units: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th></th> <th>Rental</th> <th>Market</th> </tr> </thead> <tbody> <tr> <td>• Studio:</td> <td>60</td> <td>6</td> </tr> <tr> <td>• 1 Bdrm/+ Den:</td> <td>49</td> <td>40</td> </tr> <tr> <td>• 2 Bdrm/+ Den:</td> <td>21</td> <td>91</td> </tr> <tr> <td>• 3 Bdrm:</td> <td>0</td> <td>2</td> </tr> <tr> <td>• Total:</td> <td>130</td> <td>139</td> </tr> </tbody> </table>		Rental	Market	• Studio:	60	6	• 1 Bdrm/+ Den:	49	40	• 2 Bdrm/+ Den:	21	91	• 3 Bdrm:	0	2	• Total:	130	139
	Rental	Market																		
• Studio:	60	6																		
• 1 Bdrm/+ Den:	49	40																		
• 2 Bdrm/+ Den:	21	91																		
• 3 Bdrm:	0	2																		
• Total:	130	139																		
<b>Parking</b>	180 parking spaces	283 parking spaces																		
<b>Development Cost Levy (DCL)</b>	Estimated at \$2.57 M	Estimated at \$4.42 M																		
Note: The Downtown South DCL rate of \$17.11 per sq. ft. applies to development.																				
<b>Community Amenity Contribution (CAC)</b>	CACs are achieved only through rezoning.	The CAC has not yet been determined. The applicant has offered to provide a childcare facility.																		
Note: The value of a CAC is typically 70-80% of the increase in land value. CACs are negotiated during the rezoning process and are used for area amenities and/or to meet other City-wide objectives, including the provision of affordable housing and heritage restoration.																				

For more information or to submit comments regarding this proposal online or by mail:

Website: [vancouver.ca/rezapps](http://vancouver.ca/rezapps)

Contact: Karen Hoesse, Rezoning Planner  
e-mail: [karen.hoesse@vancouver.ca](mailto:karen.hoesse@vancouver.ca)  
tel: 604.871.6403  
fax: 604.873.7060

City of Vancouver  
Planning Department, Rezoning Centre  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4