

# INFORMATION SHEET

## Rezoning Application for 1600 Beach Avenue & 1651 Harwood Street (Beach Towers)

**Architect:** IBI/HB Architects  
**Property Owner:** Beach Towers Properties

### DEVELOPMENT STATISTICS:

	Current Zoning	Proposed Zoning
<b>Site Area</b>	115,647 sq. ft. (10 743.6 m <sup>2</sup> )	115,647 sq. ft. (10 743.6 m <sup>2</sup> )
<b>Zoning District</b>	RM-5A (Residential)	CD-1 (Comprehensive Development) District
<b>Land Uses</b>	Residential (Rental)	Residential (Rental)
<b>Density</b>	<u>Current Zoning (maximum):</u> 254,423 sq. ft. total floor space (2.20 FSR)  <u>Existing (non-conforming):</u> 395,599 sq. ft. total floor space (3.42 FSR)	495,592 sq. ft. total floor space (4.32 FSR) (additional floor area of 99,993 sq. ft.)
<b>Building Height</b>	Outright: 60 ft. May be relaxed to: 190 ft.  <u>Existing:</u> Douglas House: 176 ft. (19-storey) Macdonald House: 180 ft. (20-storey) Laurier House: 195 ft. (20-storey)	Four infill buildings are proposed to be added to the site: <ul style="list-style-type: none"> <li>• Beach: 4-storey with 2-storey townhouses</li> <li>• Harwood and Cardero: 9-storey</li> <li>• Harwood: 2- and 3-storey townhouses</li> <li>• Beach &amp; Cardero: 1-storey amenity bldg</li> </ul>
<b>Housing Units</b>	607 rental housing units	740 total rental housing units (additional 133 rental housing units)
<b>Parking</b>	332 parking spaces	416 total parking spaces (additional 84 parking spaces)
<b>Development Cost Levy (DCL)</b>	Estimated at \$4.9 M	Estimated at \$6.19 M (additional \$1.2 M)
	Note: The Vancouver DCL rate of \$12.50 per sq. ft. applies to development.	
<b>Community Amenity Contribution (CAC)</b>	CACs are achieved only through rezoning.	\$243,000 (allocation to be determined)
	Note: The value of a CAC is typically 70-80% of the increase in land value after development costs are factored in. CACs are negotiated during the rezoning process and are used for area amenities and/or to meet other City-wide objectives.	

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

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

Contact: Karen Hoese, Rezoning Planner  
e-mail: [karen.hoese@vancouver.ca](mailto:karen.hoese@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