

INFORMATION SHEET

Rezoning Application for 475 Howe Street and 819-829 West Pender Street

Architect: Iredale Group Architecture

Property Owner: Swissreal Investments

DEVELOPMENT STATISTICS:

	Current Zoning	Proposed Zoning
Site Area	18,704 sq. ft.	18,704 sq. ft.
Zoning District	Downtown District (DD) Area B	CD-1 (Comprehensive Development) District
Land Uses	Office, Retail, Hotel, Institutional, Cultural & Recreational	Office, Retail
Density	185,170 sq. ft. floor area (9.0 FSR) Note: An additional 10% heritage density may be transferred to the site for a maximum of 185,209 sq. ft. (9.9 FSR).	398,625 sq. ft. floor area (21.3 FSR), including existing heritage building • Retail: 19,495 sq. ft. • Office: 293,670 sq. ft.
Building Height	300 ft. Note: Development Permit Board may increase maximum height up to 450 ft.	393 ft. (to top of roof) 424 ft. (to top of screen)
Heritage	Former Stock Exchange Bldg (475 Howe St): • Vancouver Heritage Register – Listed as Category 'A' (not designated) • Building's elevator lobby – Identified in the city's Heritage Interiors Project	Former Stock Exchange Bldg (475 Howe St): • Restoration and renovation through a Heritage Revitalization Agreement (HRA) • Designation
Parking	202 parking spaces	164 parking spaces Note: To address the shortfall, payment in-lieu and a contribution to the City's downtown transportation initiatives is proposed.
Development Cost Levy (DCL)	Estimated at \$2.1 M Note: The Vancouver (City-wide) DCL rate of \$11.33 per sq. ft. applies to development.	Estimated at \$4.5 M
Community Amenity Contribution (CAC)	None 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 heritage restoration and designation.	

For more information or to provide comments on this application:

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