

## INFORMATION SHEET — Development Statistics

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

**Architect:** Iredale Group Architecture  
**Property Owner:** Swissreal Investments Ltd and Credit Suisse AG

	Current Zoning	Proposed Zoning
<b>Site Area</b>	18,704 sq. ft.	18,704 sq. ft.
<b>Zoning District</b>	Downtown District (DD) Area B	CD-1 (Comprehensive Development) District
<b>Land Uses</b>	Office, Retail, Hotel, Institutional, Cultural & Recreational	Office, Retail
<b>FSR</b>	9.0 FSR 9.9 FSR with a transfer of 10% heritage density to the site	21.47 FSR
<b>Density</b>	185,170 sq. ft. (9.0 FSR) 185,209 sq. ft. (9.9 FSR).	Existing building: 84,575 sq. ft. <u>New development: 317,057 sq. ft.</u> Total floor area: 401,632 sq. ft.
<b>Building Height</b>	<ul style="list-style-type: none"> <li>Under the current zoning, an outright height of 300 ft. and a discretionary height of up to 450 ft.</li> <li>Under the Policy for Higher Buildings, up to 600 ft. within a defined area of the CBD.</li> <li>Council-approved public view corridors limit the height on this site to 350 ft. except where the building is in a “view shadow” of another building and does not further block that view corridor.</li> </ul>	<ul style="list-style-type: none"> <li>Overall height of 423.2 ft.</li> <li>Above 350 ft., the building takes advantage of the “view shadows” of the Jameson House and Fairmont Pacific Rim buildings.</li> </ul>
<b>Heritage</b> (Former Stock Exchange Building at 475 Howe Street)	Listed as Category ‘A’ (not designated) on the Vancouver Heritage Register. The building’s elevator lobby is Identified in the city’s Heritage Interiors Project.	Designation, restoration and renovation through a Heritage Revitalization Agreement (HRA).
<b>Parking</b>	202 parking spaces Note: As per the Parking By-law, parking is based on new development only.	164 parking spaces Note: To address the shortfall, payment in-lieu and a contribution to the City’s downtown transportation initiatives is proposed.

**For more information or to provide comments on this application:**

Website: [vancouver.ca/rezapps](http://vancouver.ca/rezapps) (includes an online comment form).

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