

INFORMATION SHEET

Rezoning Application for 960 and 982 Howe Street

Architect: CEI Architecture
Property Owner: Manulife Real Estate

DEVELOPMENT STATISTICS:

	Current Zoning	Proposed Zoning
Site Area	24,000 sq. ft.	24,000 sq. ft.
Zoning District	Downtown District (DD) Area H	CD-1 (Comprehensive Development) District
Land Uses	Residential, Hotel, Office, Service, Retail, Institutional, Cultural & Recreational	Office, Retail
Density	144,000 sq. ft. total floor space (6.0 FSR) Note: DD zoning allows an additional 10% heritage density to be transferred to the site for a maximum of 158,400 sq. ft. (6.6 FSR)	268,908 sq. ft. total floor space (11.2 FSR) • Office: 198,559 sq. ft. • Retail: 6,500 sq. ft.
Building Height	150 ft. Note: Development Permit Board may increase maximum height up to 450 ft., however View Cone Area restricts development to maximum average height of approximately 200 ft.	200 ft. (16 storeys)
Parking	172 parking spaces (min.)	+/- 217 parking spaces
Development Cost Levy (DCL)	Estimated at \$1.63 M Note: The Vancouver (City-wide) DCL rate of \$11.33 per sq. ft. applies to development.	Estimated at \$3 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:

Website: vancouver.ca/rezapps

Contact: Ian Cooper, Senior Rezoning Planner
e-mail: ian.cooper@vancouver.ca
tel: 604.873.7796 | fax: 604.873.7060

City Hall, Rezoning Centre
453 West 12th Avenue
Vancouver, BC V5Y 1V4