

Special Sites

Examples of Special Sites

Below are some examples of projects that were rezoned to allow for extra height and density. Each of these projects made contributions to public benefits or amenities for the area.

L'Hermitage - 788 Richards St.



Floor Area: 289,600 sf
Height: 284' (29 storeys)
FSR: 7.84

Development Summary:

204 market residential units
46 non-market residential units (Replacement for Passlin Hotel SRA units)
40 hotel suites
Commercial at grade and 2nd floor

Amenity Contribution:

Affordable Housing Fund

Taylor Building - 550 Taylor St.



Floor Area: 172,200sf
Height: 230' (26 storeys)
FSR: 4.10

Development Summary:

218 market residential units
33 non-market residential units
Market townhouse units at grade

Amenity Contributions:

Affordable Housing Fund
Carrall Street Greenway
Pigeon Park Improvements
Downtown Skateboard Park

Woodward's - 100 Block W Hastings St



Floor Area: 914,000sf
Height: Abbott Tower 400' (40 storeys); Cordova Tower 315' (31 storeys)
FSR: 8.54

Development Summary:

536 market residential units
200 non-market residential units
Retail and office
SFU - Centre for Contemporary Arts
Childcare facility (37 spaces)
Public atrium space
Heritage rehabilitation
Office space for non-profit organizations

