

Completed Projects - Gastown

1. 44 Water Street - Approved in 2004, Completed May 10, 2007*



c. 2000 - Before rehabilitation



2007 - After rehabilitation

Project Status: Rehabilitation Completed

Before Rehabilitation:

- Occupancy Status: Vacant
- Ground floor use: Retail
- Upper floor use: Office

After Rehabilitation:

- Ground floor use: Retail
- Upper floor use: Live/Work
- Additional floor area: 1445 sq. ft.
- Storefront length reclaimed: 33 ft.

Project Value

- | | |
|--------------------------------|-------------|
| - Value of private investment: | \$1,336,116 |
| - Value of public investment: | \$1,568,400 |
| • Facade Grant: | \$50,000 |
| • Property Tax Exemption: | \$382,000 |
| • Transferable Density Value: | \$1,136,400 |

*Date occupancy permit issued

Heritage Building Rehabilitation Program



Completed Projects - Gastown

2. 50 Water Street - Approved in 2004, Completed October 26, 2006*



c. 1926



2007 - After rehabilitation



c. 2000 - Before rehabilitation

Project Status: Rehabilitation Completed

Before Rehabilitation:

- Occupancy Status: Partially Occupied
- Ground floor use: Retail
- Upper floor use: Office

After Rehabilitation:

- Ground floor use: Retail
- Upper floor use: Retail
- Additional floor area: 9612 sq. ft.
- Storefront length reclaimed: 66 ft.

Project Value:

- Value of private investment: \$3,756,366
- Value of public investment: \$2,533,678
 - Facade Grant: \$50,000
 - Property Tax Exemption: \$768,678
 - Transferable density: \$1,715,000

*Date occupancy permit issued

Heritage Building Rehabilitation Program



Completed Projects - Gastown

3. 55 E. Cordova Street - Approved in 2004, Completed November 13, 2007*



c. 1910



2004 - Before rehabilitation



2007 - After rehabilitation

Project Status: **Rehabilitation Completed**

Before conservation:

- Occupancy Status: Partially Occupied
- Ground floor use: Manufacturing
- Upper floor use: Manufacturing

After conservation:

- Ground floor use: Live-Work
- Upper floor use: Live-Work
- Additional floor area: 17,258 sq. ft.
- Storefront length reclaimed: 370 ft.

Project Value:

- Value of private investment: \$33,590,160
- Value of public investment: \$1,600,000
 - Facade Grant: \$100,000
 - Property Tax Exemption: \$0
 - Transferable Density Value: \$1,500,000

*Date occupancy permit issued

Heritage Building Rehabilitation Program



Completed Projects - Victory Square

4. 522 Beatty Street - Approved in 2005, Completed February 5, 2007*



c. 1924



c. 1984



2007 - After rehabilitation

Project Status: Rehabilitation Completed

Before Rehabilitation:

- Occupancy Status: Partially Occupied
- Ground floor use: Warehouse/Office/Manufacturing
- Upper floor use: Warehouse/Office/Manufacturing

After Rehabilitation:

- Ground floor use: Retail
- Upper floor use: Residential
- Additional floor area: 1696 sq. ft.
- Storefront length reclaimed: 59 ft.

Project Value:

- Value of private investment: \$13,048,783
- Value of public investment: \$2,225,832
 - Facade Grant: \$50,000
 - Property Tax Exemption: \$0
 - Transferable Density Value: \$2,175,832

*Date occupancy permit issued

Heritage Building Rehabilitation Program



Completed Projects - Gastown

5. 124 Powell Street - Approved in 2005, Completed May 11, 2006*



2004 - Before rehabilitation



2007 - After rehabilitation

**Project Status: Rehabilitation Complete
(Façade Grant only)**

Before Rehabilitation:

- Occupancy Status: N/A
- Ground floor use: Restaurant
- Upper floor use: SRO

After Rehabilitation:

- Ground floor use: Office
- Upper floor use: SRO
- Additional floor area: N/A
- Storefront length reclaimed: 50 ft.

Project Value:

- Value of private investment: \$35,000
- Value of public investment: \$35,000
 - Facade Grant: \$35,000
 - Property Tax Exemption: \$0
 - Transferable Density Value: \$0

**Date occupancy permit issued*

Heritage Building Rehabilitation Program



Completed Projects - Chinatown

6. 5 W. Pender Street - Approved in 2005, Completed April 17, 2007*



c. 1924



2003 - Before rehabilitation



2007 - After rehabilitation

Project Status: Rehabilitation Completed

Before Rehabilitation:

- Occupancy Status: Vacant
- Ground floor use: Restaurant
- Upper floor use: Office

After Rehabilitation:

- Ground floor use: Dining Hall/Kitchen
- Upper floor use: Residential
- Additional floor area: 1169 sq. ft.
- Storefront length reclaimed: 145 ft.

Project Value:

- | | |
|--------------------------------|-------------|
| - Value of private investment: | \$2,666,937 |
| - Value of public investment: | \$2,113,996 |
| • Federal Grant: | \$218,671 |
| • Facade Grant: | \$100,000 |
| • Property Tax Exemption: | \$247,294 |
| • Transferable Density Value: | \$1,548,031 |

*Date occupancy permit issued

Heritage Building Rehabilitation Program



Completed Projects - Gastown

7. 1 Alexander Street - Approved in 2006, Completed January 17, 2008*



c. 1910



2004 - Before rehabilitation



2008 - After rehabilitation

**Project Status: Rehabilitation Completed
(Façade Grant only)**

Before Rehabilitation:

- Occupancy Status: Occupied
- Ground floor use: Restaurant
- Upper floor use: Office

After Rehabilitation:

- Ground floor use: Restaurant
- Upper floor use: Office
- Additional floor area: N/A
- Storefront length reclaimed: 150.7 ft.

Project Value:

- Value of private investment: \$150,000
- Value of public investment: \$150,000
 - Façade Grant: \$150,000
 - Property Tax Exemption: \$0
 - Transferable Density Value: \$0

*Date occupancy permit issued

Heritage Building Rehabilitation Program

