

TAX INCENTIVE PROGRAM FACT SHEET

Updated 13 February 2020

Pr #	Bu #	PROJECT ADDRESS	VCHT REVIEW DATE	TOTAL PROJECT COST Estimate or Actual	COST OF SEISMIC UPGRADING OR REHABILITATION	BIP FUNDING	PERIOD OF TAX EXEMPTION	TAXES BEFORE REHAB	TAXES AFTER REHAB Estimated	NUMBER OF RESIDENTIAL UNITS
1	1	532 1/2 Fisgard Street	23-Nov-98	\$1,262,883.00	\$343,668.00	\$51,000.00	10 Years Strata-titled Commercial	\$18,564.00	\$14,353.00	12
	2	529-539 Herald Street Hart Block		\$412,406.00		\$51,000.00			\$25,930.00	0
2	3	532 Herald Street Biggerstaff Studios	11-Jan-99	\$1,851,360.00	\$414,964.00	\$51,000.00	10 Years Non-strata	\$22,271.29	\$42,232.00	31
3	4	1600 Government Street Kinemacolour Studios	12-Jul-99	\$2,000,000.00	\$317,559.00 \$424,651.00	\$0.00	7 Years Non-strata	\$10,742.14	\$30,635.00	9
4	5	1411 Government Street Powell & Co Building	17-Apr-00	\$1,518,725.00	\$407,921.00	\$25,000.00	10 Years Time-share	\$19,629.39	\$31,162.00	8
5	6	1308-1312 Douglas Street Cross' Meats	17-Jul-00	\$845,580.00	\$283,558.00	\$26,000.00	10 Years Strata-titled	\$14,814.58	\$15,506.00	8
6	7	529 Pandora Avenue BC Produce Building	2-Aug-00	\$408,891.00	\$176,968.00	\$25,000.00	10 Years Non-strata	\$8,212.00	\$14,883.00	2
7	1	1420 Broad St Non-Res CIVI General Construction	12-Mar-01	\$6,000,000.00 \$16,000,000.00	\$2,171,520.00	\$26,000.00	10 Years 56% of value Commercial	\$33,897.53	\$126,000.00	0
8	8	1407 Broad Street Meston's Carriage	16-Jul-01	\$550,000.00	\$314,000.00	\$35,657.50	10 Years Non-strata	\$16,892.96	\$17,555.00	4
9	9	536-538 Herald Street B. Wilson Building	18-Feb-02	\$2,000,000.00	\$398,630.11	\$21,713.15	10 Years 40% of value Non-strata	\$19,321.00	\$42,329.00	4
10	10	850 Humboldt Street St Joseph's Hospital X-Wing	17-Feb-03	\$3,149,158.90	\$692,197.77	\$45,993.13	10 years Non-strata	\$46,001.10	\$31,810.00	70

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11	11 12	1400-1450 Government Street Wilson Dalby / Mc & Mc Building	19-Jul-04	\$9,500,000.00	\$1,400,000.00	\$100,000.00	10 years Strata-titled	\$69,945.00	\$134,067.00	46
12	13	1715 Government Street 1st Chinese Empire Reform Association	14-Nov-05	\$400,000.00	\$314,118.15	\$51,000.00	10 years Non-strata	\$8,858.00	\$9,439.00	2
13	14 15	606-614 Johnson Street 1401 Government Street Prior Building	14-Nov-05	\$3,400,000.00	\$1,025,425.00	\$101,000.00	10 years Strata-titled	\$77,567.00	\$76,883.00	18
14	16	1600 Quadra Street First Baptist Church / Nelson's Music	16-Jan-06	\$9,567,716.26	\$1,210,000.00	\$50,000.00	10 years 87% of value Strata-titled	\$41,261.00	\$63,748.34	29
15	17	524 Yates Street Simon Leiser Building	15-May-06	\$10,936,927.00	\$1,265,069.00	\$50,000.00 \$1,000.00	10 years	\$73,530.24	\$93,241.12	22
	18	534 Yates Street Thos Earle Warehouse		\$0.00	\$0.00	\$50,000.00 \$1,000.00	10 years			8
16	2	1450 Douglas St Non-Res Hotel Douglas	17-Jul-06	\$9,704,001.50	\$9,704,001.50	\$50,000.00 \$1,000.00	10 Years Partial 1/3 over 3 yrs Option for 5 more	\$90,375.51	\$200,150.00	0
17	3	530-534 Broughton St / 1005 Langley St Non-Res BC Land & Investment Agency Block	17-Sep-07	\$4,500,000.00	\$1,054,739.72	\$50,000.00	10 Years	\$29,629.39	\$59,929.75	0
18	19	566-570 Yates Street Lewis Building	15-Oct-07	\$2,955,928.00	\$560,303.82	\$1,000.00	10 Years	\$43,090.58	\$51,730.23	12
19	20	1701 Douglas Street Hudson's Bay Co Dept Store	16-Jun-08	\$90,000,000.00	\$5,994,500.00	\$50,000.00	10 Years	\$401,679.36	\$1,733,055.64	152

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20	21	1315-17 Waddington Alley Morley Soda Water Factory	23-Mar-09	\$1,028,000.00	\$410,399.00	\$52,000.00	10 Years	\$8,903.16	\$13,976.35	9
21	22	719 Yates Street Finch Building	20-Jul-09	\$5,780,000.00	\$1,010,000.00	\$52,000.00	10 Years	\$17,698.51	\$103,965.00	40
	23	721-725 Yates Street Portland Hotel				\$52,000.00	10 Years	\$27,359.58	\$0.00	0
22	24	550 Yates Street Oriental Hotel	21-Sep-09	\$4,474,802.00	\$1,225,835.00	\$52,000.00	10 Years	\$29,629.89	\$77,456.00	32
	25	560 Yates Street The F.R. Stewart & Co Fruits & Provisions Bldg				\$51,500.00	10 Years	\$21,091.87	\$0.00	0
23	4	1019 Wharf Street Non-Res Pither & Leiser/Dogwood Bldg	14-Mar-11	\$4,106,020.89	\$1,818,190.89	\$52,000.00	10 Years	\$200,892.64	\$214,251.00	0
24	26	1312-14 Government St New England Hotel	18-Jul-11	\$3,043,254.00	\$722,247.00	\$52,000.00	10 Years	\$39,641.91	\$35,677.00	22
25	27	658-662 Herald Street Hook Sin Tong Charity Bldg	18-Jul-11	\$910,967.00	\$365,356.70	\$43,865.00	10 Years	\$34,198.15	\$35,390.00	8
26	28	536-544 Pandora Avenue Loo Chew Fan Building	17-Sep-12	\$4,438,510.22	\$775,501.88	\$51,000.00	10 Years	\$30,217.91	\$57,558.28	32
	29	4 Fan Tan Alley Ning Yung Building				\$51,000.00				
	30	10-14 Fan Tan Alley				\$51,000.00				
27	5	1006-1010 Government St 1007-1009 Langley Street Promis Block / Warner Building Non-Res	17-Sep-12	\$4,354,385.00	\$2,973,691.00	\$52,000.00	10 Years	\$79,100.96	\$124,000.00	0

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28	31	538 Yates Street TB Pearson & Coy Co Wholesale Woolens Bldg	18-Feb-13	\$2,377,452.00	\$241,251.94	\$23,629.27 \$2,000.00	10 Years	\$17,498.91	\$33,849.51	4
29	32	1612-1614 Store Street Janion Hotel Building (Two lots to be consolidated)	15-Jul-13	\$17,445,975.80	\$1,135,322.35	\$2,000.00 \$50,000.00	10 Years 38.05% Heritage Portion	\$50,949.73 \$13,053.65	\$155,261.46	26
30	6 7	45 Bastion Square Non-Res 1118 Langley Street Law Chambers	17-Mar-14	\$934,525.98	\$761,516.30	\$52,000.00 \$2,000.00 \$24,323.92	10 Years	\$55,664.21	\$55,664.21	0
31	33 34 35	534 Pandora Avenue / 533-537 Fisgard Street Lum Sam Building Lee Chong Building Lee Chong Tenement Building	16-May-16	\$4,670,550.00	\$810,369.94	\$52,000.00 \$52,000.00 \$50,000.00	10 Years	\$36,652.58	\$62,969.00	25
32	36	506 Fort Street Pacific Transfer Building	27-Feb-17	\$1,682,657.28	\$276,356.62	\$0.00	4 Years	\$26,333.56	\$35,161.60	9
33	37	727 Johnson Street Garesché Stables & Offices	4-Dec-17	\$5,723,800.00	\$1,053,616.60	\$50,000.00	10 Years	\$26,427.80		30
34	38	816 Government Street Customs House (1914)	15-Jan-18	\$28,190,000.00	\$6,524,950.00	\$0.00	10 Years 51.59% Heritage Portion	\$283,120.43 Consolidated		25
		Total		\$266,124,476.83	\$48,578,399.29	\$1,886,681.97		\$2,044,717.52	\$3,819,818.49	699

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Percent of Total Cost
18.25

Residential Units in New Additions	119
TOTAL Heritage + Res Units in New Additions	818

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NEW RESIDENTIAL UNITS

New Addition	536-538 Herald	20
New Addition	1612-1614 Store	87
New Addition	816 Government	32
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		119

TOTAL RESIDENTIAL UNITS

818