

Rezoning applications

REVISED Rezoning Application - 1412-1460 Howe Street, 1410 and 1429 Granville Street, and 710 Pacific Street



[Click to view larger site map](#)

The City has received a revised application to rezone the sites at 1412-1460 Howe Street, 1429 and 1410 Granville Street, and 710 Pacific Street from BCPED (B.C. Place/Expo) and FCCDD (False Creek Comprehensive Development) Districts to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use development

as follows:

- Howe Street sites: a 52-storey (497 ft.) residential tower with 407 residential units and a 10-storey podium containing retail and 95 residential units (market rental). These sites were identified under the General Policy for Higher Buildings as a location for a higher building
- Granville and Pacific Street sites: 6-storey buildings (up to 106 ft.) providing retail and office uses. The Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines anticipate a locally-serving commercial node in this location

Changes from the previous submission (dated September 14, 2012) include:

- Refinements to the podium buildings and their massing
- Programmatic modifications (i.e., changes to the location and size of various uses within the proposed development)
- Modifications to the public realm
- Increase in the number of storeys of the tower from 51 to 52
- An increase in the floor space ratio from 5.01 to 5.08
- Reduction in the number of parking spaces from 555 to 509

This application has been approved by Council at Public Hearing on October 24, 2013 and [By-law No. 11009](#) was enacted at a Regular Council Meeting on July 22, 2014.

Revised Application (December 17, 2012)

- [Cover, Introduction, and Index](#) (684kb)
- [Rezoning Rationale Statement](#) (46kb)
- [Uses and Sizes](#) (65kb)
- [Urban Views](#) (2.3mb)
- [Urban Components. City Analysis](#) (3.4mb)
- [Urban Constraints. The Tower - Generation Diagrams](#) (477kb)

- [Height Rationale](#) (493kb)
- [Skyline Studies](#) (617kb)
- [Shadow Studies](#) (4.2mb)
- [Public Realm. The Base - Generation Diagrams](#) (660kb)
- [Public Realm Under the Granville Bridge](#) (4.1mb)
- [Public Realm Vision](#) (386kb)
- [Studies for Greener Larger Sites. Urban Performance](#) (1.5mb)
- [Sustainability. Architectural Performance](#) (2.3mb)
- [Sustainable Management](#) (487kb)
- [LEED](#) (51kb)
- [Landscape](#) (1.4mb)
- [Height Studies. Urban Views Impact Analysis](#) (2.9mb)
- [Structural Analysis](#) (636kb)
- [Transportation Review](#) (2.19mb)
- [Project Data](#) (940kb)
- [Context Plan](#) (113kb)
- [Site Plan](#) (181kb)
- [Podium Floor Plans](#) (2.48mb)
- [General Elevation Drawings](#) (1.76mb)
- [General Section Drawings](#) (724kb)
- [Tower and Rental Floor Plans](#) (441kb)
- [Tower FSR Calculation](#) (608kb)
- [Landscape Plans](#) (1.6mb)

Revised Application Information Sheet

- [Information Sheet](#) (32kb)

Revised Application (September 14, 2012)

The City has received a revised application to rezone the sites at 1412-1460 Howe Street, 1429 and 1410 Granville Street, and 710 Pacific Street from BCPED (B.C. Place/Expo) and FCCDD (False Creek Comprehensive Development) Districts to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use development.

Changes from the previous submission (dated January 31, 2012) include:

- Howe Street sites: a 51-storey (497 ft.) residential tower with a 9-storey podium including 600 residential units (of which 180 are market rental), commercial uses.
 - Granville Street and Pacific Street sites: 6-storey buildings providing retail and office uses. The Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines anticipate a locally-serving commercial node in this location.
 - Proposed floor space ratio (FSR) of 5.1.
- [Cover, Introduction, and Index](#) (890kb)
 - [Rezoning Rationale Statement](#) (242kb)
 - [Uses and Sizes](#) (85kb)
 - [Urban Views](#) (1.3mb)

- [Urban Components. City Analysis](#) (1.9mb)
- [Urban Constraints. The Tower - Generation Diagrams](#) (464kb)
- [Height Rationale](#) (532kb)
- [Skyline Studies](#) (659kb)
- [Shadow Studies](#) (4.2mb)
- [Public Realm. The Base - Generation Diagrams](#) (586kb)
- [Public Realm and Public Realm Under the Granville Bridge](#) (2.04mb)
- [Public Realm Vision](#) (944kb)
- [Studies for Greener Larger Sites. Urban Performance](#) (963kb)
- [Sustainability. Architectural Performance](#) (1.2mb)
- [Sustainable Management](#) (516kb)
- [LEED](#) (309kb)
- [Landscape](#) (1.25mb)
- [Height Studies. Urban Views Impact Analysis](#) (3.09mb)
- [Structural Analysis](#) (388kb)
- [Transportation Review](#) (1.45mb)
- [Project Data](#) (867kb)
- [Context Plan](#) (281kb)
- [Site Plan](#) (316kb)
- [Podium Floor Plans](#) (2.48mb)
- [General Elevation Drawings](#) (1.17mb)
- [General Section Drawings](#) (1.76mb)
- [Tower and Rental Floor Plans](#) (988kb)
- [Tower FSR Calculation](#) (1.15mb)
- [Landscape Plans](#) (2.09mb)

Application (January 31, 2012)

The City has received an application to rezone the sites at 1412-1460 Howe Street, 1429 and 1410 Granville Street, and 710 Pacific Street from BCPED (B.C. Place/Expo) and FCCDD (False Creek Comprehensive Development) Districts to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use development as follows:




- on the Howe Street sites, a 49-storey residential tower with a 9-storey podium including market rental housing, commercial uses, and a childcare facility
- on the Granville Street and Pacific Street sites, 6-storey buildings providing retail (including a grocery store, drugstore and liquor store) and office uses
- a proposed floor space ratio (FSR) of 4.8 (i.e. the total building floor area permitted would be equal to 4.8 times the site area)
- a total floor area of 60 668 m² (653,046 sq. ft.)
 - 39 464 m² (424,800.9 sq. ft.) strata residential
 - 6 340 m² (68,245.4 sq. ft.) rental residential
 - 6 300 m² (67,814.9 sq. ft.) retail
 - 5 935 m² (63,885.9 sq. ft.) office space, and
 - 650 m² (6,996.8 sq. ft.) childcare
- a maximum height of 150 m (the General Policy for Higher Buildings has identified this site as a

location for a higher building);

- a total of 600 residential units including 180 market rental units; and
- 713 parking spaces, 8 loading bays, and 270 bike spaces.

- [Cover, Introduction, and Index](#) (429kb)
- [Rezoning Rationale Statement](#) (65kb)
- [Uses and Sizes](#) (1.22mb)
- [Urban Components. City Analysis](#) (1.43mb)
- [Generation Diagrams](#) (1.24mb)
- [Height Rationale](#) (1.0mb)
- [Skyline Studies](#) (538kb)
- [Shadow Studies](#) (7.55mb)
- [Generation Diagrams](#) (1.64mb)
- [Podium Design Evolution](#) (810kb)
- [Public Realm Under the Granville Bridge](#) (8.62mb)
- [Studies for Greener Larger Sites. Urban Performance](#) (1.3mb)
- [Sustainability. Architectural Performance](#) (950kb)
- [LEED](#) (154kb)
- [Landscape](#) (2.1mb)
- [Height Studies. Urban Views Impact Analysis](#) (6.97mb)
- [Structural Analysis](#) (978kb)
- [Transportation Review](#) (1.53mb)
- [Project Data](#) (6.03mb)
- [Context Plan](#) (379kb)
- [Site Plan](#) (794kb)
- [Podium Plans](#) (5.97mb)
- [General Elevation Drawings](#) (2.35mb)
- [General Section Drawings](#) (1.95mb)
- [Tower Plans](#) (429kb)
- [Tower Section Drawings](#) (647kb)
- [Landscape Plans](#) (2.79mb)

Notifications

- [Notice of Rezoning Application and Community Open House](#) (313kb)
- [Notice of Revised Rezoning Application and Community Open House](#) (242kb)
-  • [Notice of Revised Rezoning Application and Community Open House](#) (242kb)
-  • [Notice of Public Hearing](#) (152kb)
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Council Meetings

- [Regular Council Meeting: September 24, 2013](#)
- [Public Hearing: October 24, 2013](#)

[Summary and Recommendation](#) (40kb)

[Council Report](#) (1.62mb)



Advisory Group and Community Meetings

- Community Open House: April 4, 2012 - [Display Boards](#) (1.47mb) | [Information Sheet](#) (30kb)
- [Urban Design Panel: April 11, 2012](#) - Evaluation: Support (14-1)
- [Urban Design Panel: February 13, 2013](#)
- Community Open House: February 21, 2013

Links

- [General Policy for Higher Buildings](#) (161kb)
- [Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines](#) (4.86 mb)
- [B.C. Place/Expo District \(BCPED\)](#) (94kb)
- [False Creek Official and Area Development Plan \(FCDD\)](#) (1.82mb)
- [Granville Slopes Policies](#) (96 kb)
- [Green Buildings Policy for Rezoning](#) (198kb)
- [Ecocity Policies For Rezoning Of Sustainable Large Sites](#) (228kb)

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