

Subject to the Public Hearing and prior to enactment of the rezoning by-law for the Howe Street Lands, the General Manager of Engineering Services will bring a further report to Council to obtain authority to stop up, close and convey the portions of lane adjacent to 1412-1480 Howe Street to the registered owner of those lands, for consolidation and formation of the Howe Street Lands rezoning site.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendices B1 and B2.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for these sites include:

- False Creek Comprehensive Development District (FCCDD)(1975)
- BC Place/Expo District (BCPED) (1984)
- Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines (2007)
- General Policy for Higher Buildings (1997, last amended 2011)
- Granville Slopes Policies (1989)
- High Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2009, last amended 2010)
- Rezoning Policy for Sustainable Large Developments (2008)
- Bridgehead Guidelines (1997)
- Community Amenity Contributions—Through Rezoning (1999, last amended 2004)
- Public Art Policies and Guidelines (1994; last amended 2008)

REPORT

Background/Context

1. Sites and Context

The rezoning sites are located adjacent to and under the Granville Bridge and the Seymour and Howe Street ramps, bounded by Pacific Street to the north, Howe Street to the west, Beach Avenue to the south and the Seymour Street ramp to the east. The application includes a total of 16 legal parcels and incorporates the lane adjacent to 1412-1480 Howe Street. There is a remaining development parcel at the corner of Howe Street and Beach Avenue that is not included in the rezoning application (see Figures 1 and 3).

Currently, seven two- to four-storey buildings are clustered on the Howe Street Lands, built between the early 1910s and the 1940s, accommodating a mini-storage warehouse and motor vehicle repair shops. A heritage survey, provided to determine the significance of these buildings, concluded that none of the existing buildings is of heritage significance nor do they individually qualify for addition to the Vancouver Heritage Register.

The rezoning sites are adjacent to several existing high-density residential neighbourhoods including Downtown South, Granville Slopes and Beach Neighbourhood. The surrounding