



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: September 13, 2013
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 10255
VanRIMS No.: 08-2000-20
Meeting Date: September 24, 2013

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: a) 1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street, and b) 1410 Granville Street

RECOMMENDATION

A. THAT the application by DIALOG, on behalf of Howe Street Ventures Ltd.:

(i) to rezone the following lands (the "Howe Street Lands") from False Creek Comprehensive Development District (FCCDD) to CD-1 (Comprehensive Development) District:

- (a) 1412 Howe Street;
- (b) 1420-1450 Howe Street;
- (c) 1460 Howe Street;
- (d) 1480 Howe Street;
- (e) 1429 Granville Street;
- (f) 710 Pacific Street; and
- (g) that portion of lane, adjacent to 1412-1480 Howe Street (if closed and conveyed to the registered owner the above lands);

(see Appendix E, Part I, for the legal descriptions of the above lands)

to permit two mixed-use buildings containing market strata and rental residential units, retail, service and office uses, with a floor area of 60,645.7 m² (652,806 sq. ft.) and a maximum height of 151.5 m (497 ft.); and

(ii) to rezone 1410 Granville Street (see Appendix E, Part II, for legal descriptions of these lands) from BC Place/Expo District (BCPED) to CD-1 (Comprehensive Development) District to permit a commercial building