

The 1400-block of Howe Street (sub-area A) is one of the potential higher building sites that was identified in the *General Policy for Higher Buildings*, with an anticipated height of generally 130 m (425 ft.). Together with a site equidistant on the opposite side of the Granville Bridgehead, upon which a higher building is also anticipated, the two towers are meant to mark the entry into the downtown from the Granville Bridge, and to frame the Granville Bridge Gateway (see Figure 2).

The policy stipulates that proposals for higher buildings be subject to an enhanced evaluation process that includes review by a special session of the Urban Design Panel, augmented with four architects who are well known and respected for their expertise in the design of high-rise buildings. The enhanced review process focuses on ensuring that the application, if approved, will establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of Vancouver's skyline. In addition, any proposal should advance the City's green objectives for carbon neutrality for new buildings by advancing sustainable design and energy consumption.

The policy also identifies other considerations, including the achievement of community benefits, on-site open space that represents a significant contribution to the downtown network of green and plaza spaces, and that buildings minimize adverse shadowing and view impacts on the public realm including key streets, parks and plazas, as well as on neighbouring buildings.

**Under Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines** – For the lands fronting Granville Street (sub-area B and 1410 Granville Street), the *Under the Granville Bridge Neighbourhood Centre Policies and Guidelines*, adopted in 2007, anticipate a local-servicing commercial centre, with a retail mix anchored by a grocery store, and smaller retail and service neighbourhood-oriented uses. Active frontages and a high quality public realm are intended to contribute to pedestrian amenity and visual interest, including the outdoor display of goods and sidewalk seating that provides an extension to restaurant and café spaces. With the development along the False Creek waterfront and of the adjacent neighbourhoods, there is an established population and a need for shopping amenities and services in this part of the downtown.

### 3. Background

In 2010, the City was approached about the possibility of including City-owned lands, generally located under the Granville Bridge and ramps, as part of a larger site assembly for which an application would be submitted to rezone and redevelop the assembly to a mixed-use residential-commercial development.

The City-owned lands include 1412-1450 Howe Street and the adjacent lane, 1410 Granville Street, and 1429 Granville Street. The remaining sites, 1460-1480 Howe Street and 710 Pacific Street, are owned by Howe Street Ventures. The ownership and the resulting consolidated parcel forming the Howe Street Lands are shown in Figure 3.

Council policy allows for the direct sale of City-owned lands without a public tendering process in certain circumstances, including where City-owned lands are essential to an assembly or expansion project. In this case, a direct sale of the City-owned lands will enable