

**1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street
and 1410 Granville Street**

APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	a) 1412-1460 Howe Street, 1429 Granville Street and 710 Pacific Street, and b) 1410 Granville Street
Legal Description	See Appendix E
Applicant/Architect	DIALOG/BIG on behalf of Howe Street Ventures Ltd.
Property Owner	Howe Street Ventures and City of Vancouver

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEV'T (if different)
Site Area	Before dedications 135,376 sq. ft.	After dedications 96,457 sq. ft.	
Zoning	BCPED/FCCDD	CD-1	
Uses	Residential Institutional Industrial Marinas Commercial Commercial-recreational Parks and open spaces	Fitness Centre (gym, pool and yoga) Office (General Office) Retail (Grocery Store, Drug Store, Liquor Store*, Retail Store) Residential (Market/Rental)	*Liquor Store use will require licensing approval from LCLB and a separate development application.
Floor Area	<p>Sub-Area A (Granville Slopes Policy) 4.50 FSR x 33,737 sq. ft. = 151,817 sq. ft. 3,056 m² □ 32,896 sq. ft. Total 184,713 sq. ft.</p> <p>Sub-Area B 42,808 sq. ft. (Under the Granville Bridge Neighborhood Commercial Centre Policies and Guidelines)</p> <p>1410 Granville 48,994 sq. ft. (Under the Granville Bridge Neighborhood Commercial Centre Policies and Guidelines)</p> <p>Sub-Area A 184,713 sq. ft. Sub-Area B 42,808 sq. ft. 1410 Granville 48,994 sq. ft. Total 276,515 sq. ft.</p>	<p>Sub-Area A Fitness Centre 22,643 sq. ft. Retail 44,937 sq. ft. Residential (Market) 447,185 sq. ft. Residential (Rental) 63,616 sq. ft. Mechanical 1,131 sq. ft. Excess Balcony 21,836 sq. ft. Subtotal 601,348 sq. ft.</p> <p>Sub-Area B Office 35,194 sq. ft. Retail 16,264 sq. ft. Subtotal 51,458 sq. ft.</p> <p>1410 Granville Street Office 38,957 sq. ft. Retail 17,714 sq. ft. Subtotal 56,671 sq. ft.</p> <p>Sub-Area A 601,348 sq. ft. Sub-Area B 51,458 sq. ft. 1410 Granville 56,671 sq. ft. Total 709,477 sq. ft.</p>	