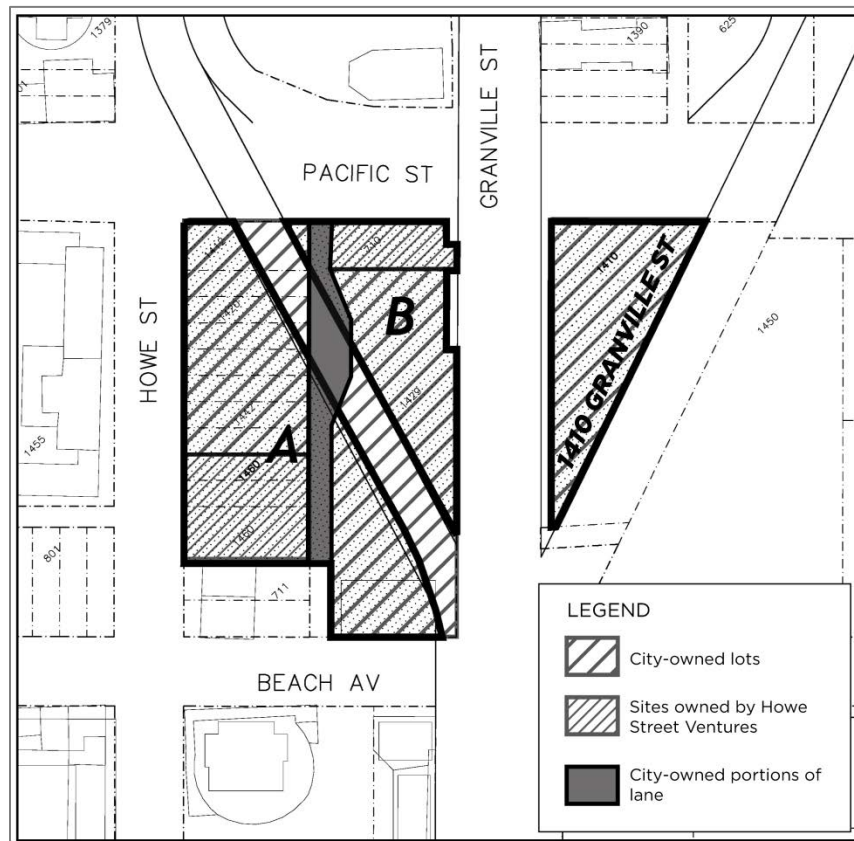


the land assembly required to facilitate the development of a critical mass of residential and commercial uses, to allow for the realization of a local-serving commercial centre, as well as for other public benefits.

The sale of the City-owned lands to this applicant is **subject to the lands being rezoned**. If the rezoning of both sites is approved and if a development permit is not issued and construction has not commenced within five years of the sale of the City-owned lands, the City will have the option to reacquire those lands for the same amount as the sale price.

Figure 3: Land Ownership



## Strategic Analysis

### 1. Proposal

The application proposes a mixed-use development that includes:

- in sub-Area A of the Howe Street Lands, a 52-storey residential tower with a nine-storey podium containing 98 secured market rental units and retail and service uses;
- in sub-area B of the Howe Street Lands, a six-storey building containing retail, service and office uses; and
- at 1410 Granville Street, a six-storey building containing retail, service and office uses.