

INFORMATION SHEET

Rezoning Application for 1412-1460 Howe St, 1410 & 1429 Granville St, & 710 Pacific St

Architect: DIALOG / Bjarke Ingels Group

Property Owner: Westbank Projects Corp.

DEVELOPMENT STATISTICS:

	Current Zoning/Policy	Proposed Zoning
Site Area	136,779 sq. ft. (12 707 m ²)	Approx. 106,000 sq. ft. (9 848 m ²), after street dedications
Zoning District & Guiding Policies	<p>Howe Street Sites:</p> <ul style="list-style-type: none"> FCCDD (False Creek Comprehensive Development) District Granville Slopes Policies (1989) General Policy for Higher Buildings (2011) <p>Granville Street Sites:</p> <ul style="list-style-type: none"> BCPED (B.C. Place/Expo) District Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines (2007) 	CD-1 (Comprehensive Development) District
Land Uses	<p>FCCDD & BCPED:</p> <ul style="list-style-type: none"> Residential, Institutional, Industrial, Commercial, Commercial-Recreational, Parks & Open Spaces <p>Granville Slopes Policies:</p> <ul style="list-style-type: none"> Residential and Commercial (Howe Street sites) <p>Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines:</p> <ul style="list-style-type: none"> Retail, Office, and Industrial (Granville Street sites) 	<p>Howe Street Sites:</p> <ul style="list-style-type: none"> Residential, Retail-Service, and Institutional <p>Granville Street Sites:</p> <ul style="list-style-type: none"> Retail and Office
Density	<p>Howe Street Sites:</p> <ul style="list-style-type: none"> Approx. 175,932 sq. ft. (Granville Slopes Policies) <p>Granville Street Sites:</p> <ul style="list-style-type: none"> Approx. 7,762 sq. ft. (Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines) 	<p>653,046 sq. ft. floor area</p> <ul style="list-style-type: none"> Strata Residential: 424,789 sq. ft. Rental Residential: 68,240 sq. ft. Retail: 67,800 sq. ft. Office Space: 63,890 sq. ft. Childcare: 7,000 sq. ft.

	Current Zoning/Policy	Proposed Zoning
Building Height	Howe Street Sites: <ul style="list-style-type: none"> • 225 ft. (Granville Slopes Policies) • 425 ft. (General Policy for Higher Buildings) Granville Street Sites: <ul style="list-style-type: none"> • 40 ft. (Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines) 	<u>493 ft. (150 m) - 49 storeys</u> <ul style="list-style-type: none"> • Podium: 120 ft. (9 storeys) • Tower: 493 ft. (49 storeys)
Parking	Spaces required for proposed development estimated at 475 parking spaces <ul style="list-style-type: none"> • Residential: 372 • Non-Residential: 103 	613 parking spaces <ul style="list-style-type: none"> • Residential: 500 • Non-Residential: 113 Note: There are also approximately 100 on-street parking spaces.

For more information or to provide comments on this application:

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