

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 and Service <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>694,877 sq. ft. floor area</p> <ul style="list-style-type: none"> Strata Residential: 447,185 sq. ft. Rental Residential: 52,609 sq. ft. Retail: 74,311 sq. ft. Office Space: 76,991 sq. ft. Amenity Space: 23,912 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) 	Tower & Podium: <ul style="list-style-type: none"> • Tower: 497 ft. (52 storeys) • Podium: 10 storeys Commercial Buildings (under bridge): <ul style="list-style-type: none"> • Up to 106 ft. (6 storeys)
Parking	Spaces required for proposed development estimated at 475 parking spaces <ul style="list-style-type: none"> • Residential: 372 • Non-Residential: 103 	509 parking spaces <ul style="list-style-type: none"> • Residential: 408 • Non-Residential: 101

For more information or to provide comments on this application:

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