

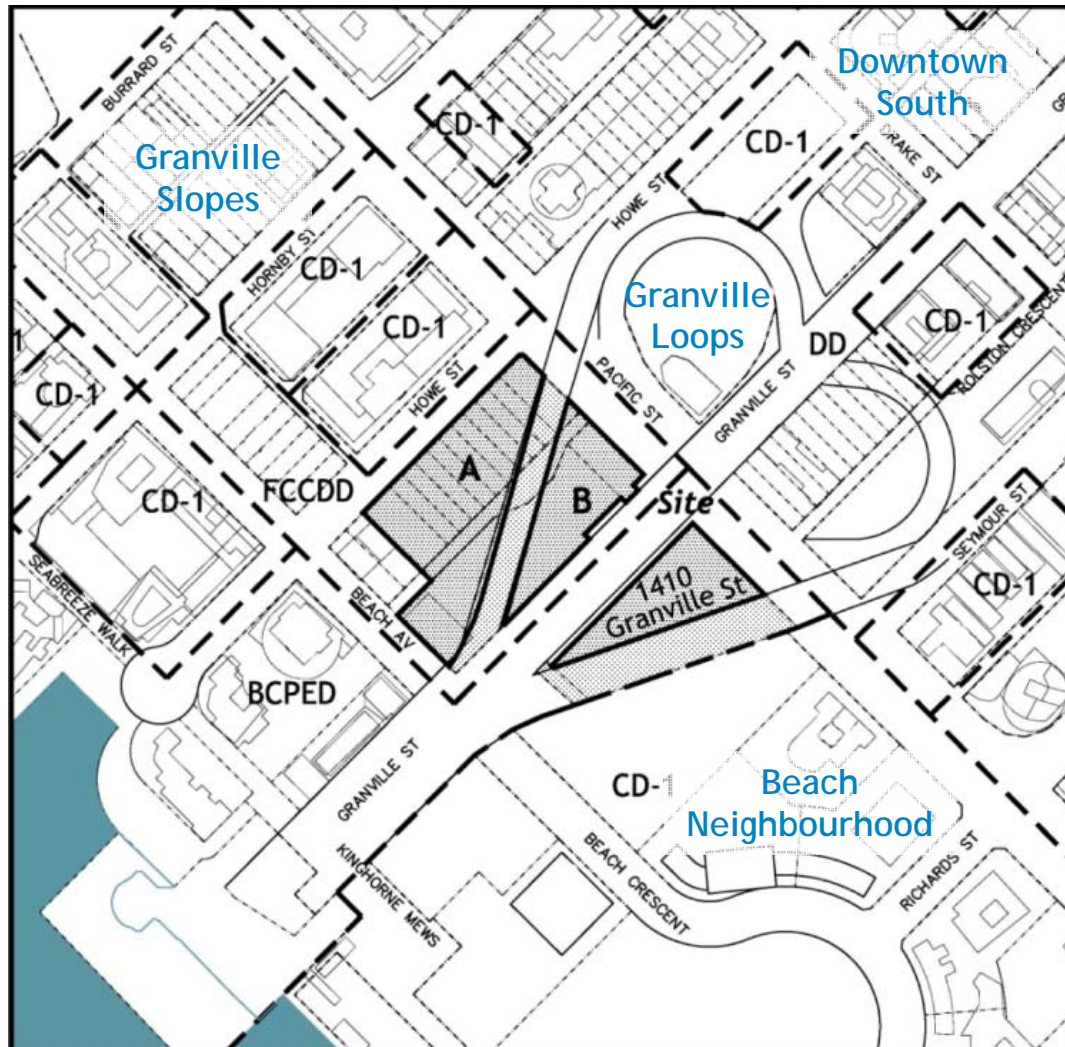
## CD-1 Rezoning Application:

1412-1460 Howe Street

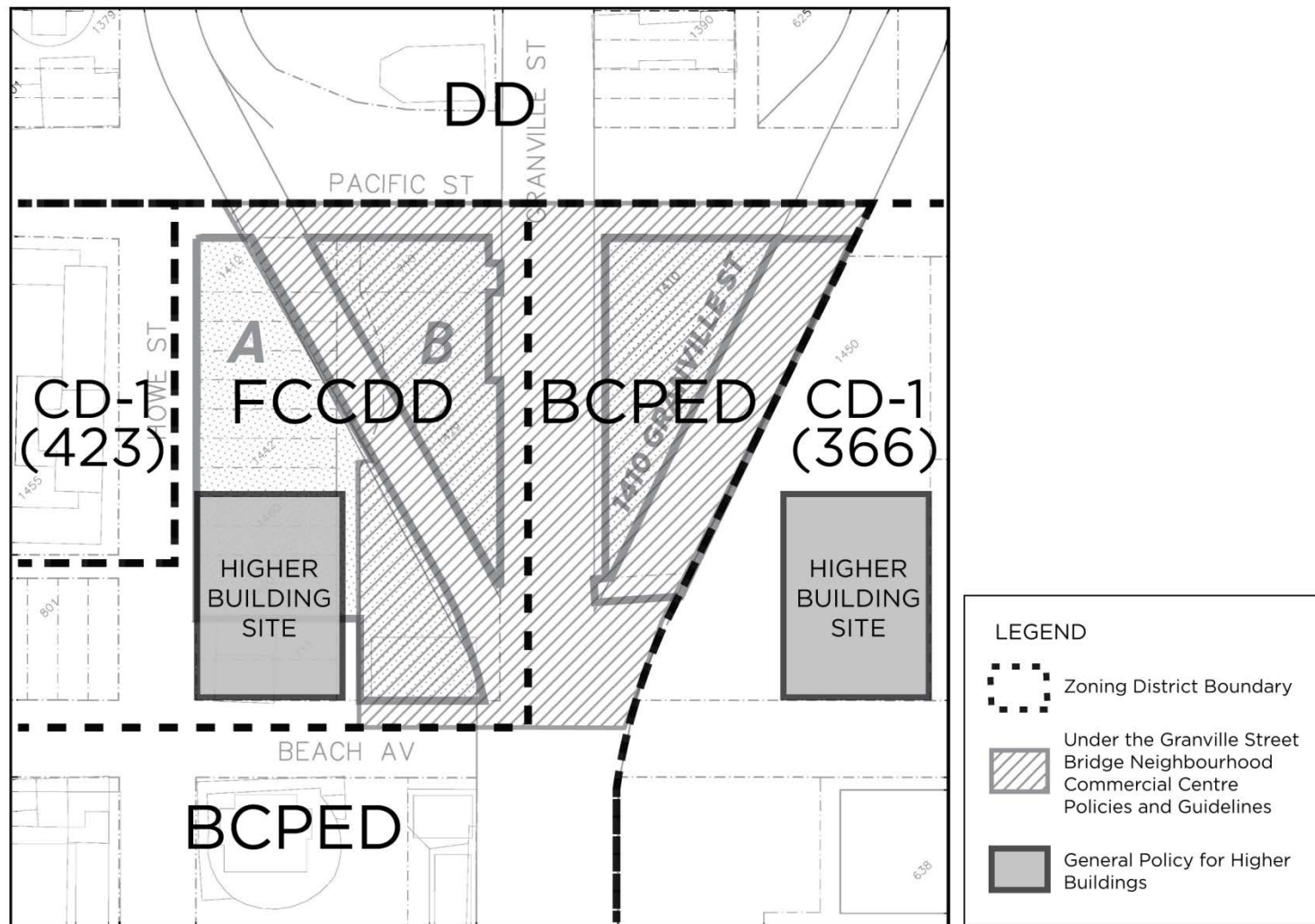
1410 and 1429 Granville Street  
and 710 Pacific Street



# Site Context

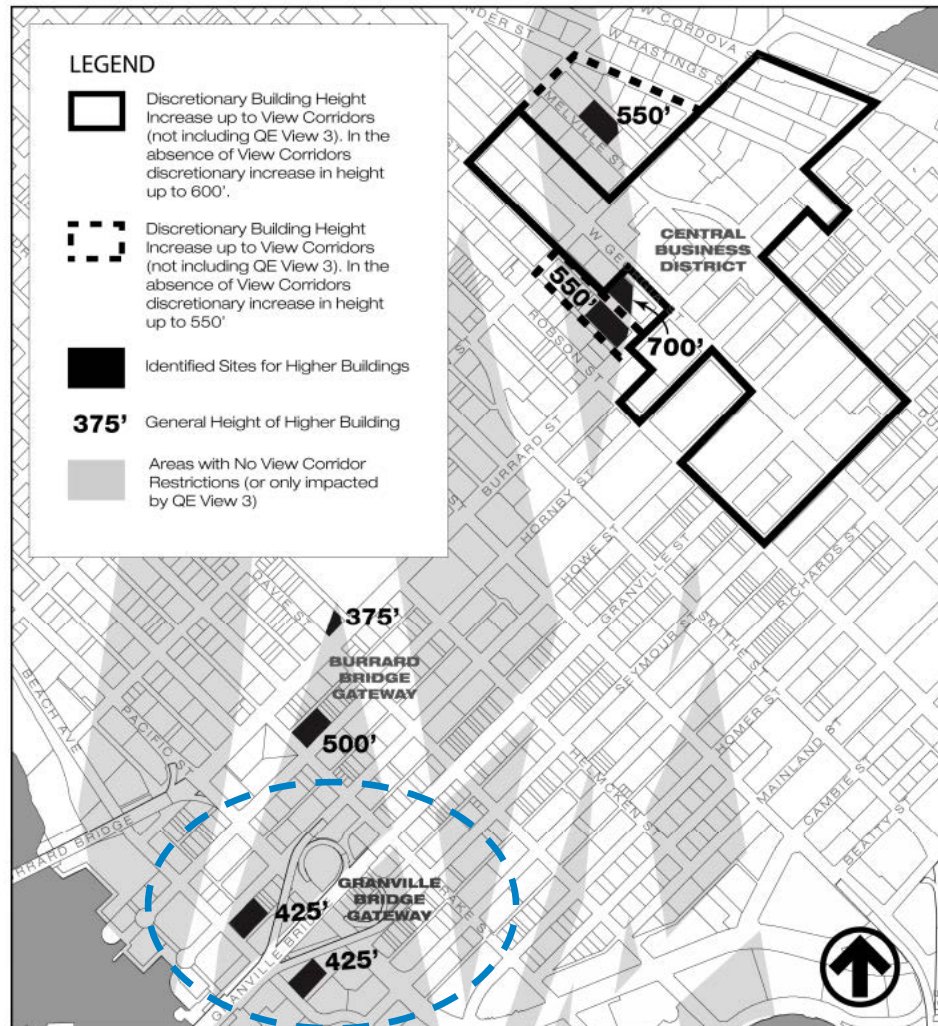


# Policy

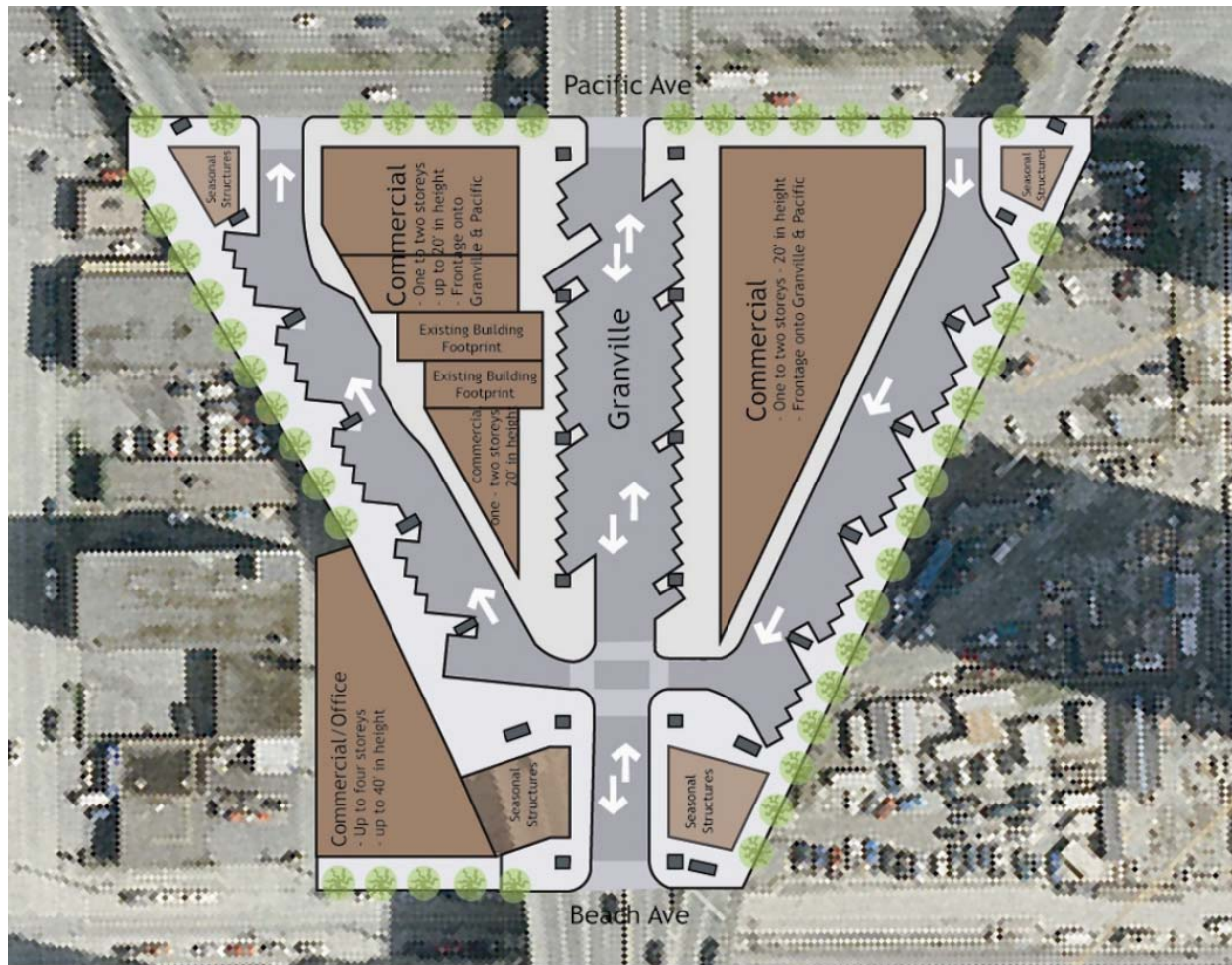




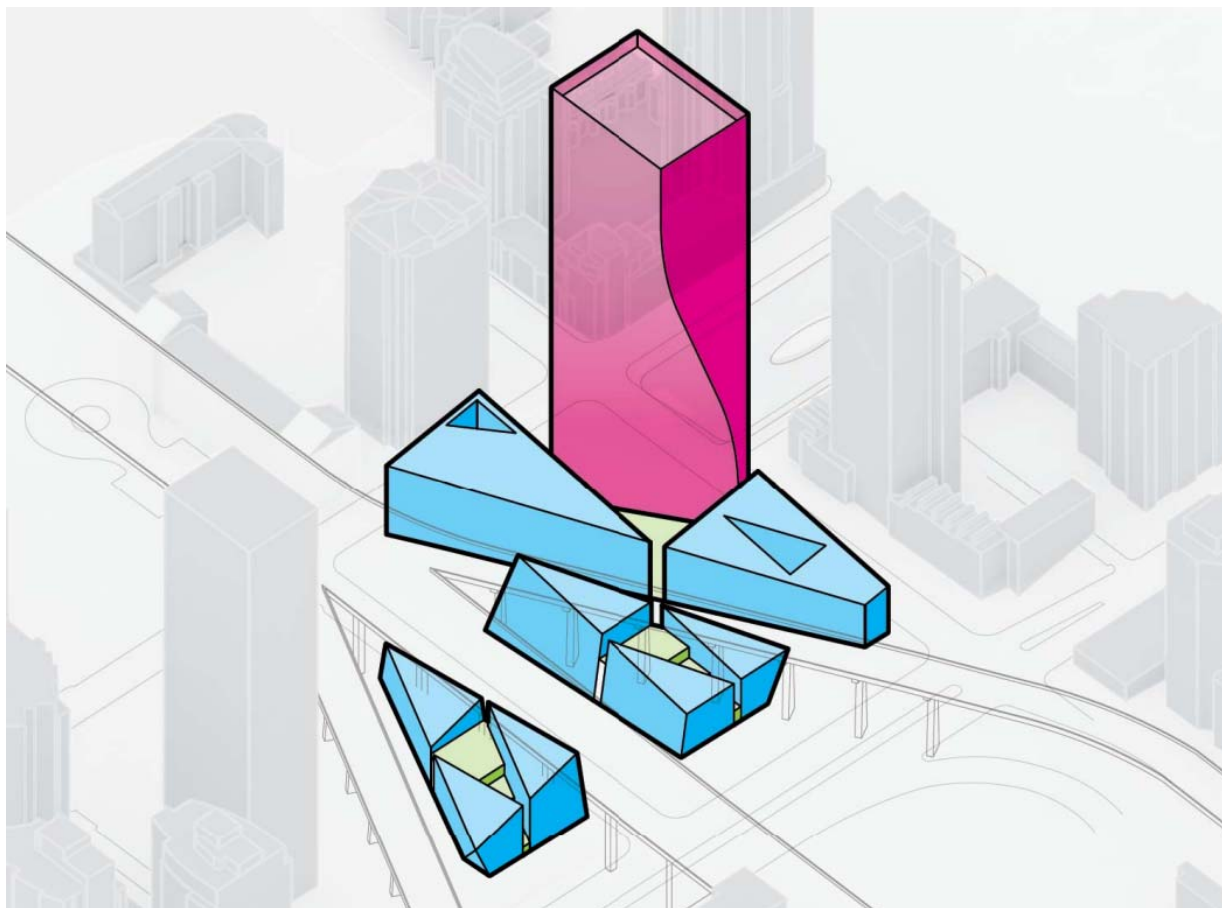
# “General Policy for Higher Buildings”



# “Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines”



# Proposal





# Proposal



# Proposal





# Proposal

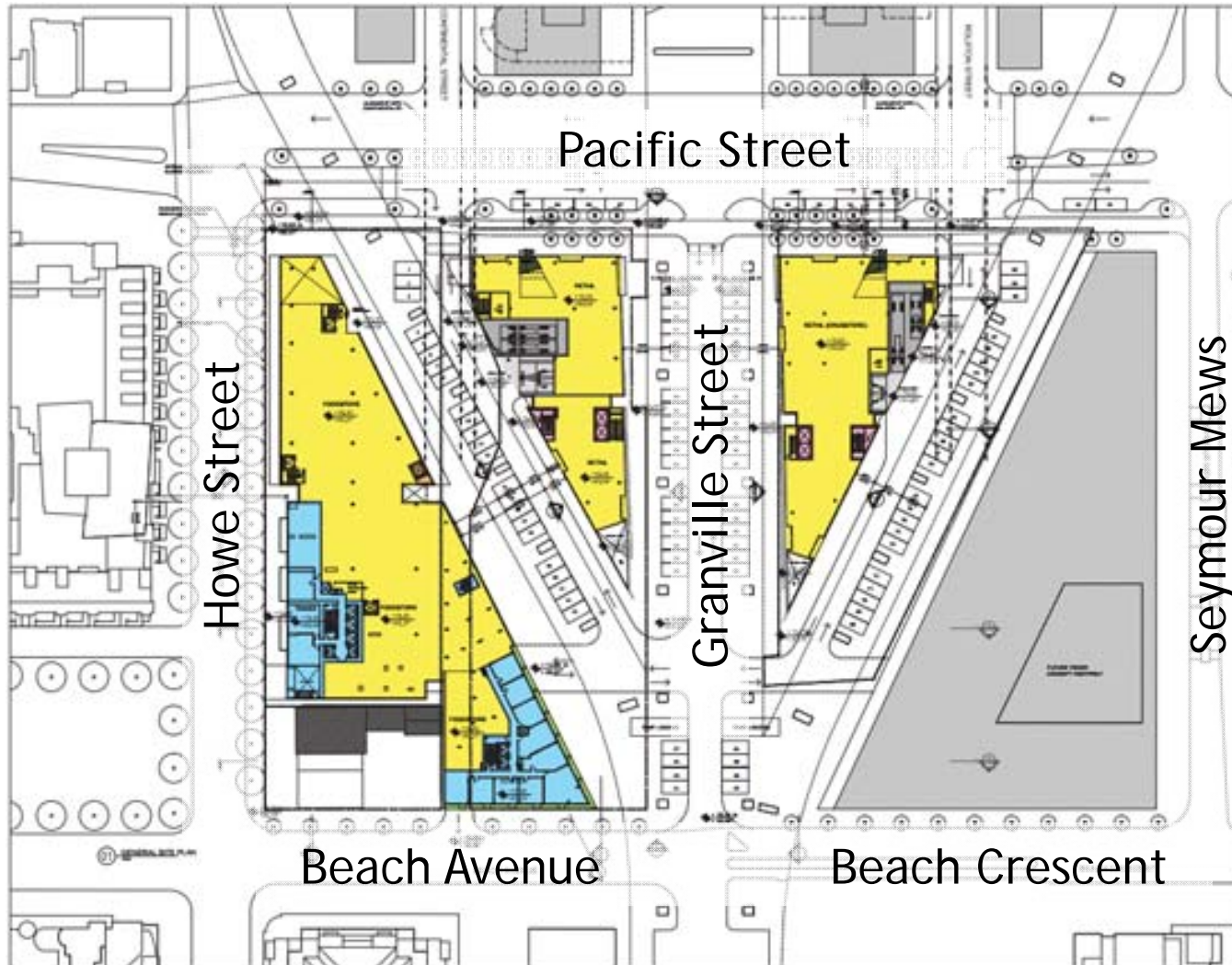


# Skyline as seen from Queen Elizabeth Park





# Transportation





# Public Benefits

- Enhanced on-site public realm and Great Streets treatment
- Granville Bridge Greenway
- Davie Village public realm
- Theatre production space
- Market rental housing
- Heritage conservation



## CD-1 Rezoning Application:

1412-1460 Howe Street

1410 and 1429 Granville Street  
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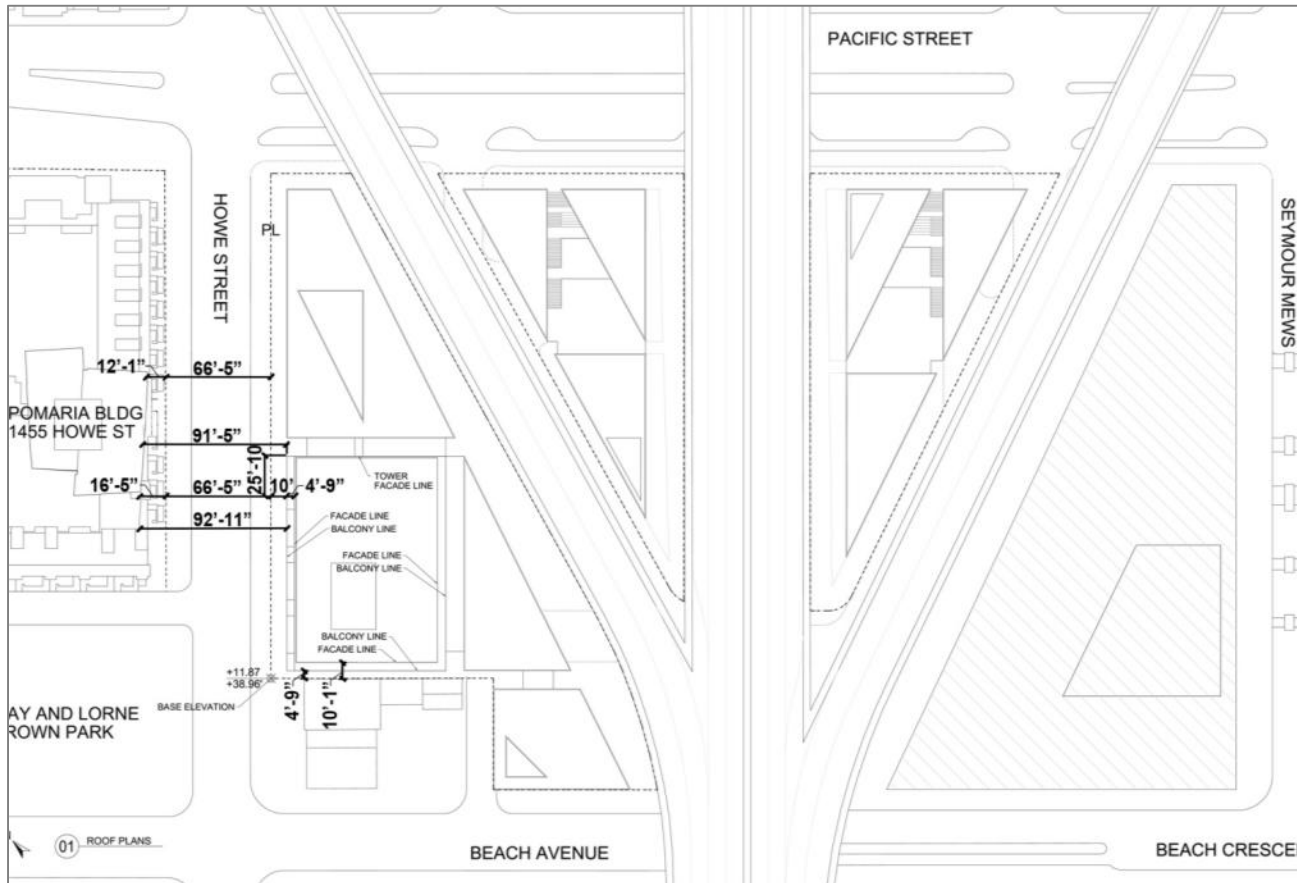




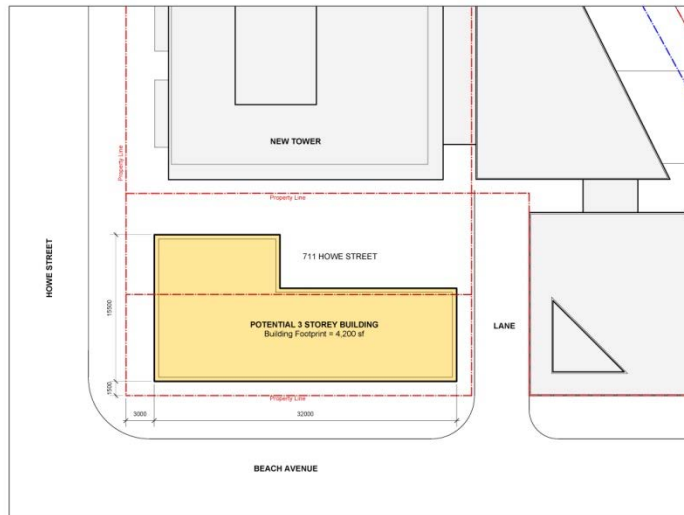




# Tower Separation



# Adjacent Development



## SITE PLAN

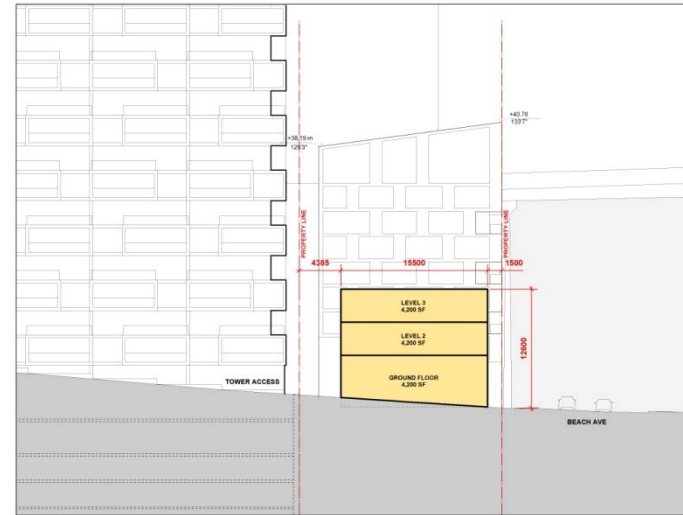
## Potential Massing for 711 Howe Street

Site Area = 8,400sf

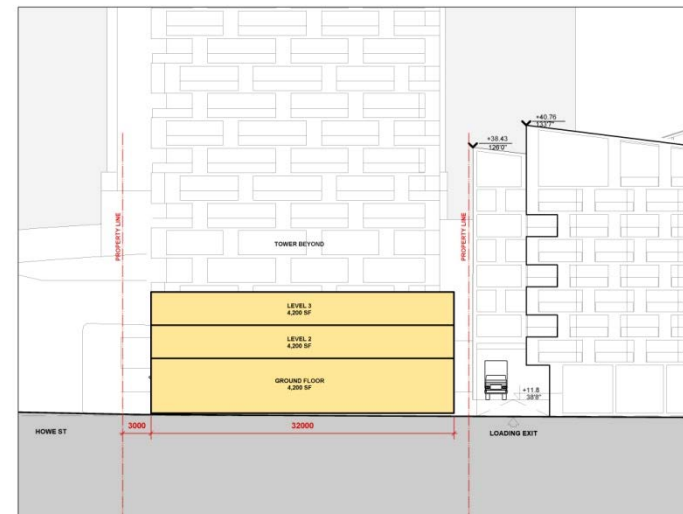
FSR = 1.5

Total Gross Area = 12,600sf

Total Storeys = 3



WEST ELEVATION



SOUTH ELEVATION



# Land Ownership

