
Refers Item No. 1
Public Hearing of October 24, 2013

MEMORANDUM

October 22, 2013

TO: Mayor and Council

CC: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager
Brian Jackson, General Manager, Planning and Development Services
Brenda Prosken, General Manager, Community Services
Jerry Evans, Associate Director, Real Estate Services
Janice MacKenzie, City Clerk
Peter Judd, General Manager of Engineering
Christie Smith, Associate Director of Corporate Communications
Marnie McGregor, Assistant Director, Corporate Communications
Kevin McNaney, Assistant Director of Planning, Central Area Planning

FROM: Kent Munro, Assistant Director of Planning

SUBJECT: CD-1 Rezoning: (a) 1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street, and (b) 1410 Granville Street

This memorandum provides updates related to the Policy Report dated September 13, 2013, titled "CD-1 Rezoning: (a) 1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street, and (b) 1410 Granville Street".

1. Figures 1, 2 and 3 in the staff report correctly show the boundaries of the subject land parcels, however, the diagrams did not include the area of the road under the Granville Bridge ramp (Lots 1 and 3 of Block 123, District Lot 541 and Plan 9597) which is also part of the area that is the subject of this rezoning application. The report Figures should be replaced with the corresponding corrected Figures 1, 2 and 3 attached to this memorandum.
2. The public benefits offered in this application are correctly described in the body of the staff report. The summary chart in Appendix G (entitled Public Benefits Summary), however, did not fully reflect that text. A revised Public Benefits Summary is included in this memorandum to replace the one that was in the staff report.

3. The staff report correctly sets out a condition of enactment for 1410 Granville Street relating to the Community Amenity Contribution. Subsequent to Council's referral of this application to Public Hearing, the Summary and Recommendations document was prepared for Council's reference at the Public Hearing but this condition was omitted. Should Council approve this application, the following condition of enactment (noted as condition (c) 30 in Appendix B2 of the staff report) should be included in Council's resolution:

Recommendation Regarding the CAC Condition for 1410 Granville Street:

THAT the conditions of By-law enactment as presented in Appendix B2 of the Policy Report dated September 13, 2013, titled "CD-1 Rezoning: (a) 1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street, and (b) 1410 Granville Street" be amended to include the following:

"Deliver, prior to enactment of the rezoning by-law, the Community Amenity Contribution of \$4 million which the developer has offered to the City, to be allocated as follows:

- \$1 million towards Granville Street Greenway;
- \$1 million towards Davie Street Village public realm improvements; and
- \$2 million towards completion of the Southeast False Creek theatre production space at 162 West 1st Avenue."



Kent Munro
Assistant Director of Planning
Current Planning Division

Figure 1: Rezoning Sites and Surrounding Zoning – Clarified Boundaries

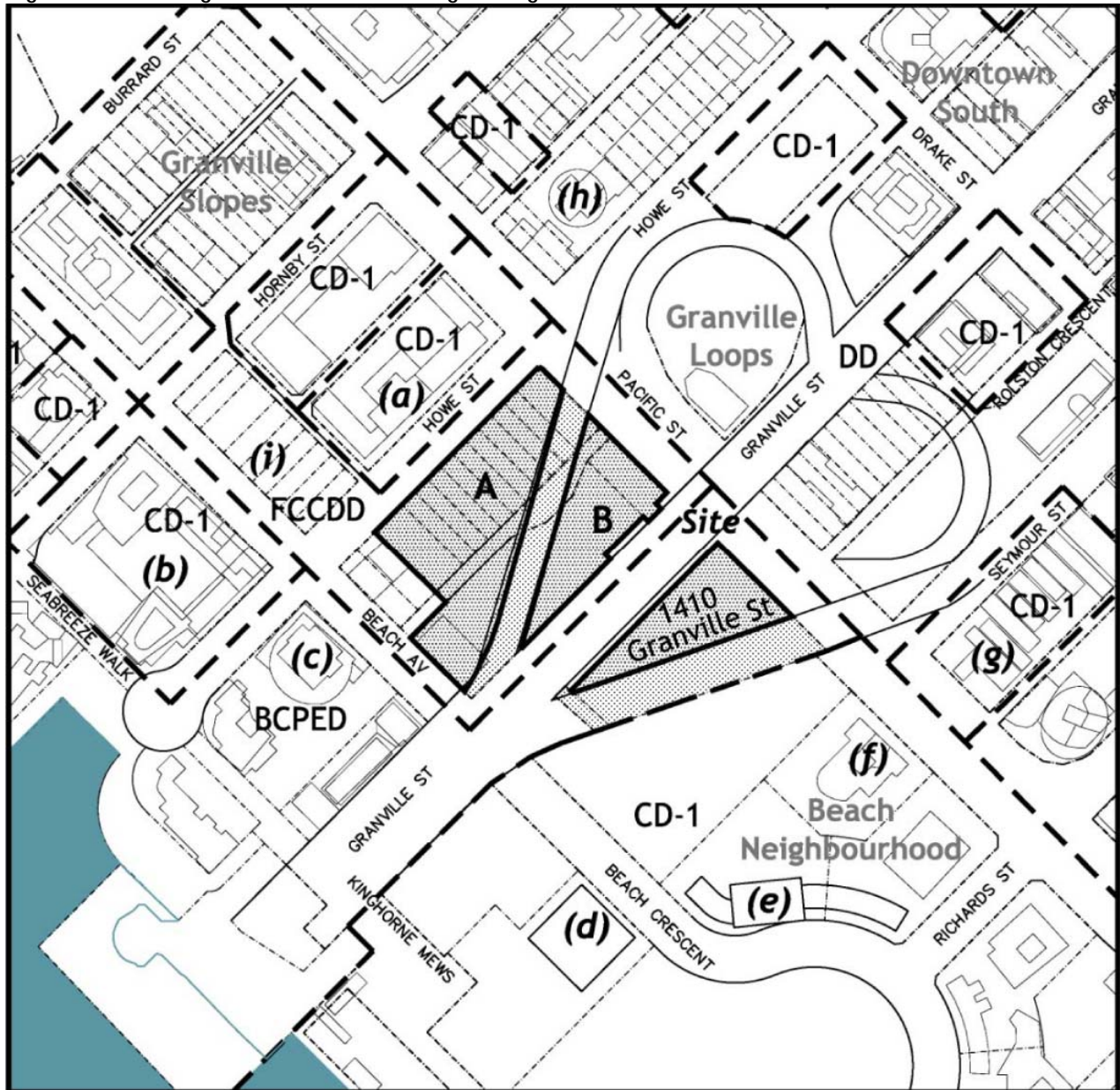


Figure 2: Zoning and Policy Boundaries – Clarified Boundaries

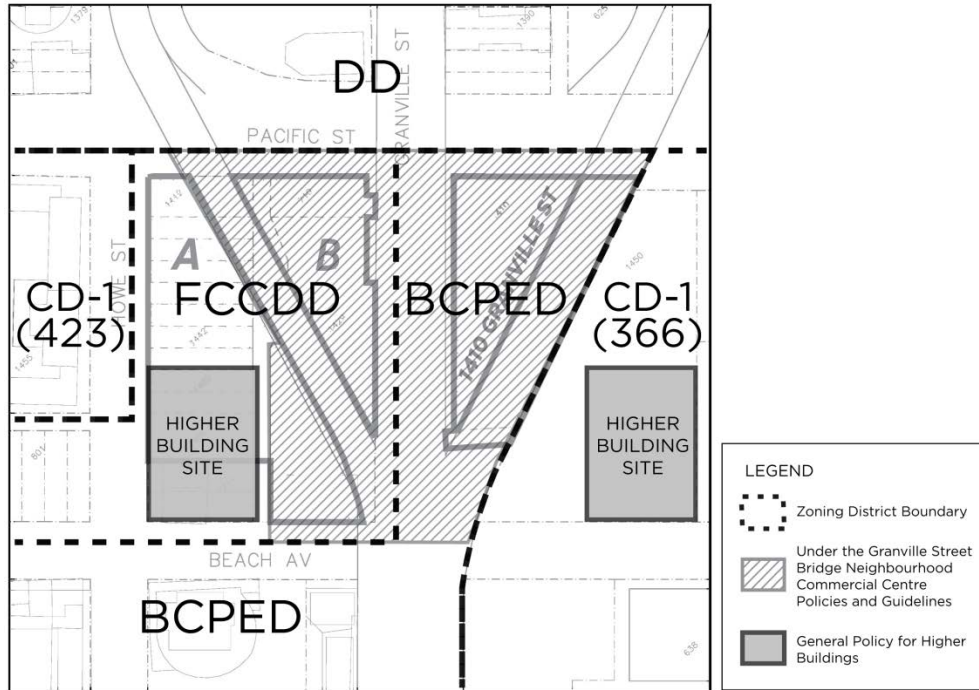
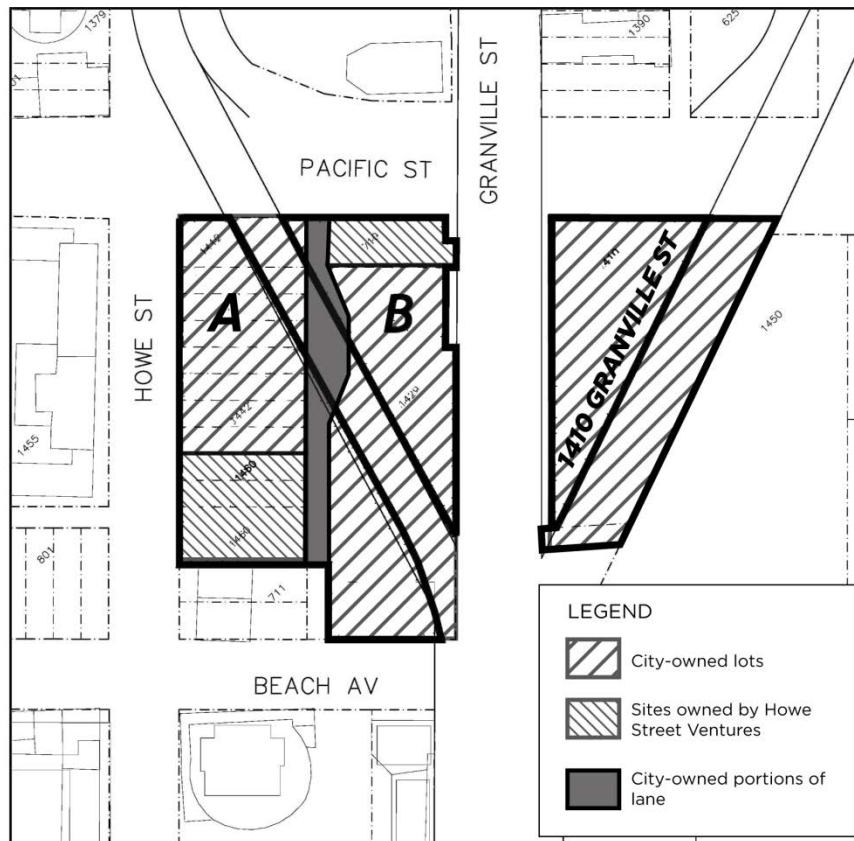


Figure 3: Land Ownership – Clarified Boundaries



1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street,
and 1410 Granville Street
PUBLIC BENEFITS SUMMARY (Revised)

Project Summary:

Mixed-use development including 52-storey residential tower, secured market rental component, retail, service and office uses.

Public Benefit Summary:

98 secured market rental units, public realm improvements, cultural contribution, public art, and DCLs.

	Current Zoning	Proposed Zoning
Zoning District	FCCDD/BCPED	CD-1
FSR (site area = 135,376 sq. ft.)	-	-
Buildable Floor Space (sq. ft.)	-	709,477
Land Use	Residential/Commercial	Residential/Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (\$12.67/sq. ft.)	\$3,503,445	\$8,989,074
	DCL (other)		
	Public Art (\$1.81/sq. ft.)		\$1,284,153
	20% Social Housing		
Offered (Community Amenity Contribution)	Heritage		\$2,000,000
	Childcare Facilities		
	Cultural Facilities		\$2,000,000
	Green Transportation/Public Realm (Note 1)		\$8,000,000
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces	N/A	
	Social/Community Facilities		
	Unallocated		
	Other (Affordable Housing Fund)		
TOTAL VALUE OF PUBLIC BENEFITS		\$3,503,445	\$22,273,227

Other Benefits (e.g. non-market and/or STIR components):

98 secured market rental units and a pedestrian connection between the site and the Granville Bridge (estimated at \$1 million).

Note: DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Downtown South DCLs, revenues are allocated into the following public benefit categories: Parks (38%); Replacement Housing (42%); Childcare (13%); and Engineering Infrastructure (7%).

Note 1: The green transportation/public realm improvements include \$2 million cash and \$6 million in-kind contributions.