



CD-1 Rezoning: 4575 Granville Street

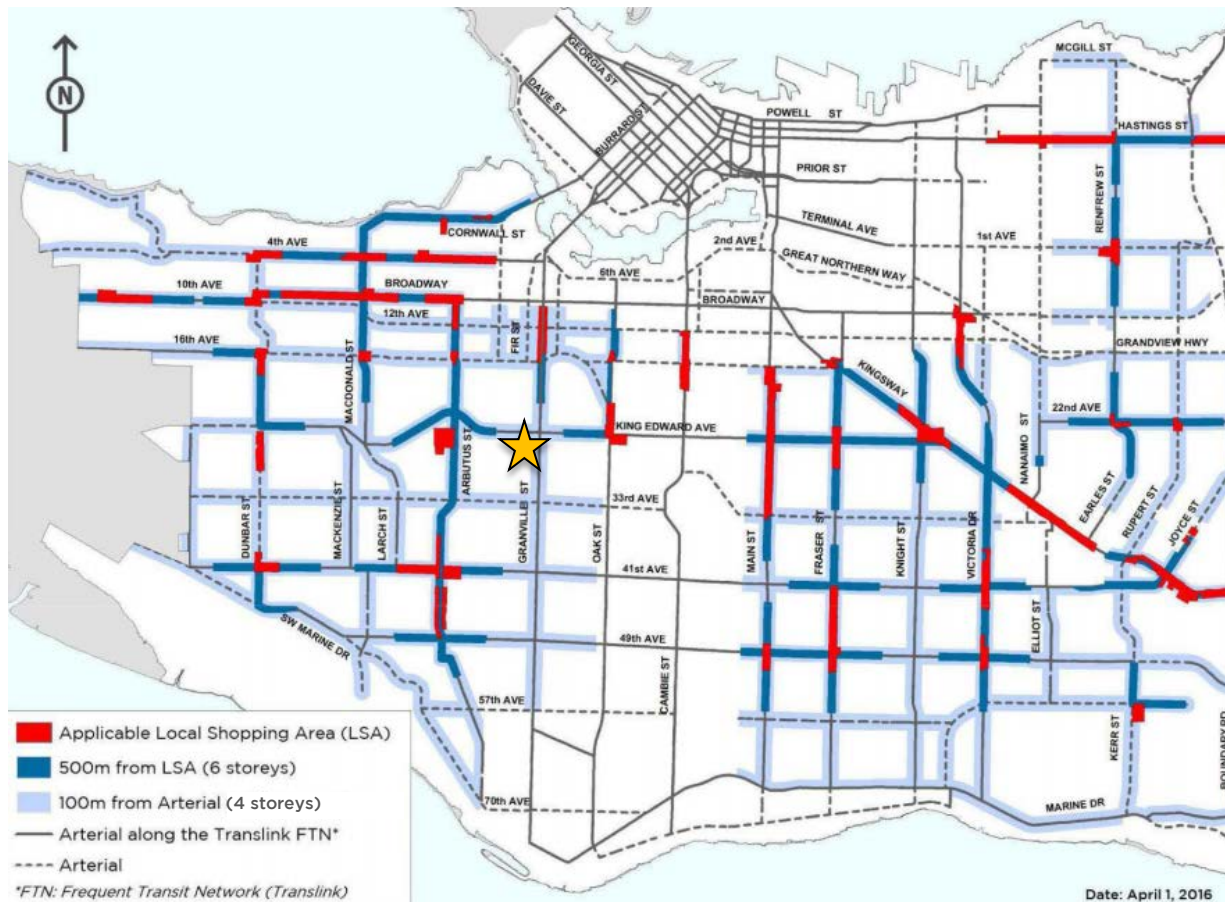
PUBLIC HEARING – JUNE 11, 2019



GRANVILLE STREET

Site Context





AHC Policy

- Additional height and density to support new housing near transit and services
- 4 storeys can be considered along this section of Granville St
- This application is proposing 2½ and 3½ storey townhouse forms

Proposal



Two stacked townhouse buildings (3.5 storeys facing Granville St and 2.5 storeys facing the lane)

- 21 Secured Market Rental Units
- 62% family units

One-level of underground parking

- 32 parking spaces
- 32 bicycle spaces

Density

- 1.33 FSR

Floor Area

- 2,162.5 sq. m
- (23,277.7 sq. ft.)

Pre-Application Open House

December 7, 2017
47 people attended

City-Hosted Open House

April 19, 2018
355 people attended

Staff have met with members of the Vancouver Hospice Society during the application process:

- May 8, 2018
- October 26, 2018 (site visit to the hospice)
- January 15, 2019

Public Feedback - Summary

Support

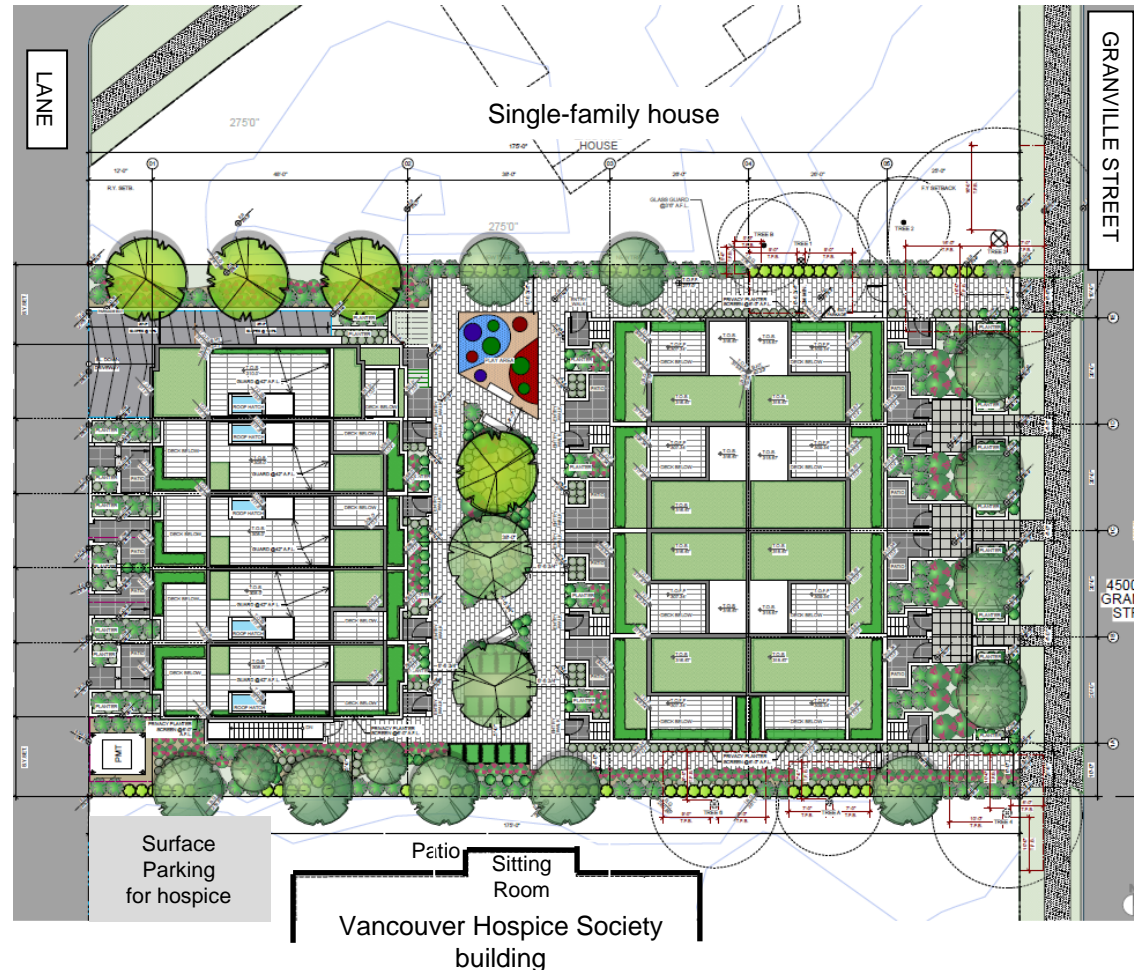
- Increase in rental housing supply
- More family housing options
- Building design and density

Concerns

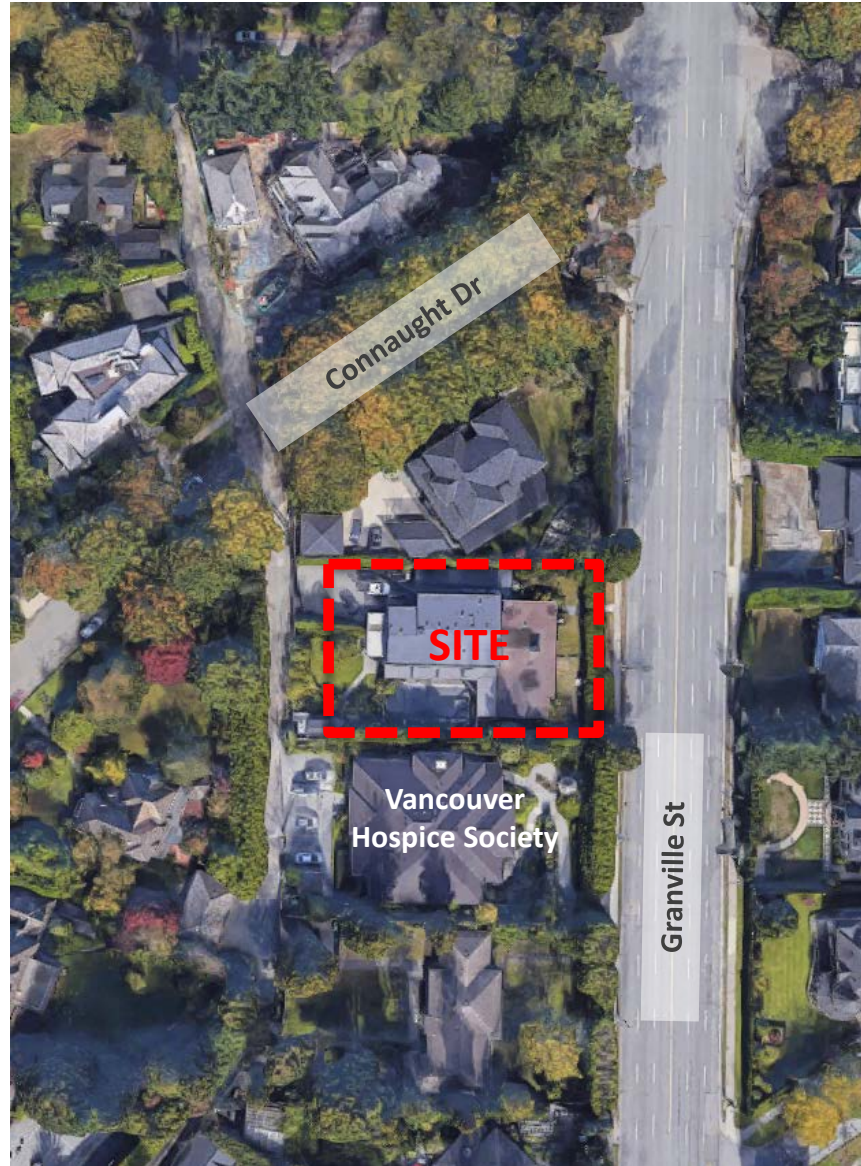
- Does not fit into the neighbourhood
- Impact development will have on the hospice
- Loss of street parking and increased lane traffic
- Affordability of rental units

Public Feedback – Contextual Fit

- RS-5 allows building height up to 10.7 m (35 ft.)
- Lane-side townhouses are 2.5 storeys to transition to the lower scale housing across the lane
- Courtyard separating two rows of townhouses
- This stacked townhouse form fits well on this arterial site



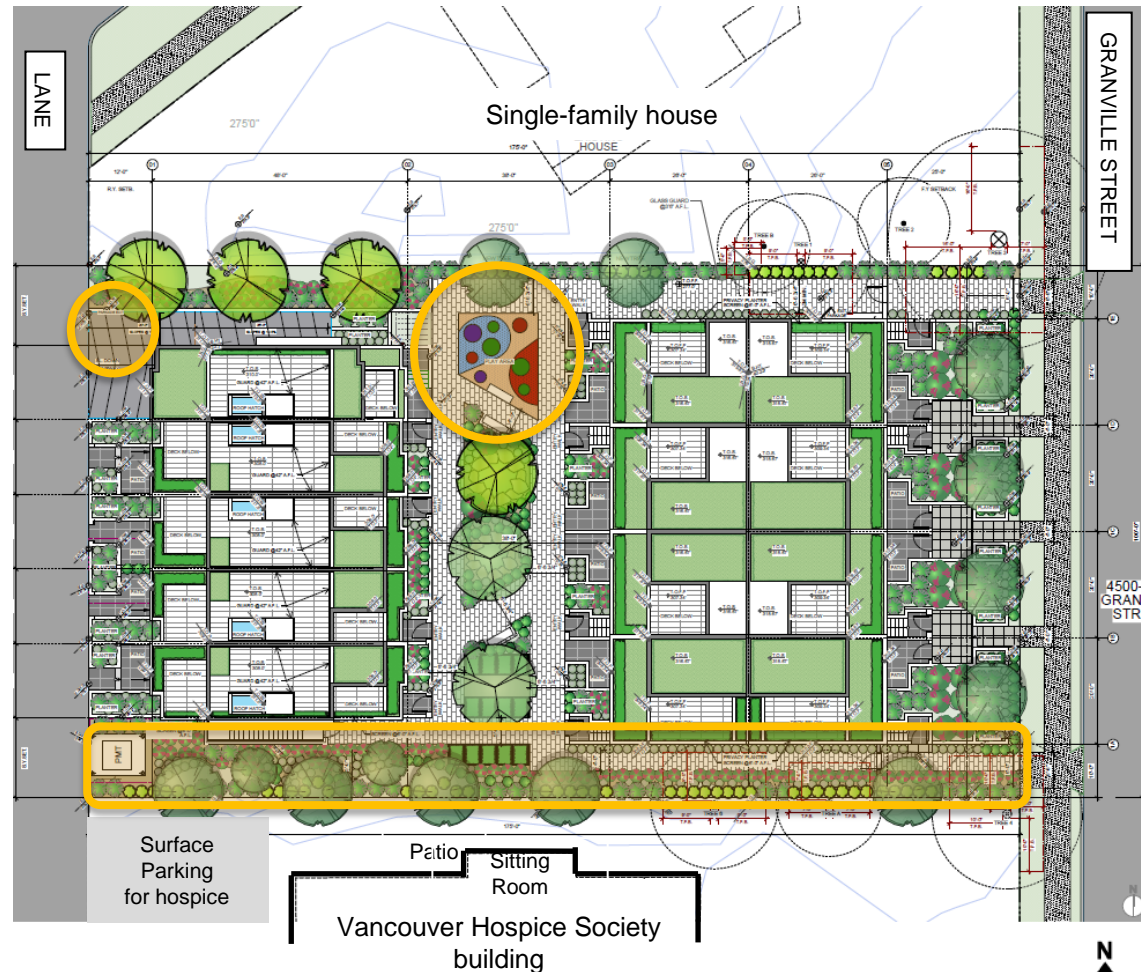
Public Feedback – Impact to Hospice



Public Feedback – Impact to Hospice

Creation of a Quiet Zone

- Relocated parking ramp away from hospice
- Relocated children's play space away from hospice
- Landscape buffer along south end of site
- Noise mitigation measures during construction



Public Feedback – Impact to Hospice

Privacy for the hospice:

- Central courtyard to maintain views from hospice patio and sitting room



Public Feedback – Impact to Hospice

Privacy for the hospice:

- Central courtyard to maintain views from hospice patio and sitting room

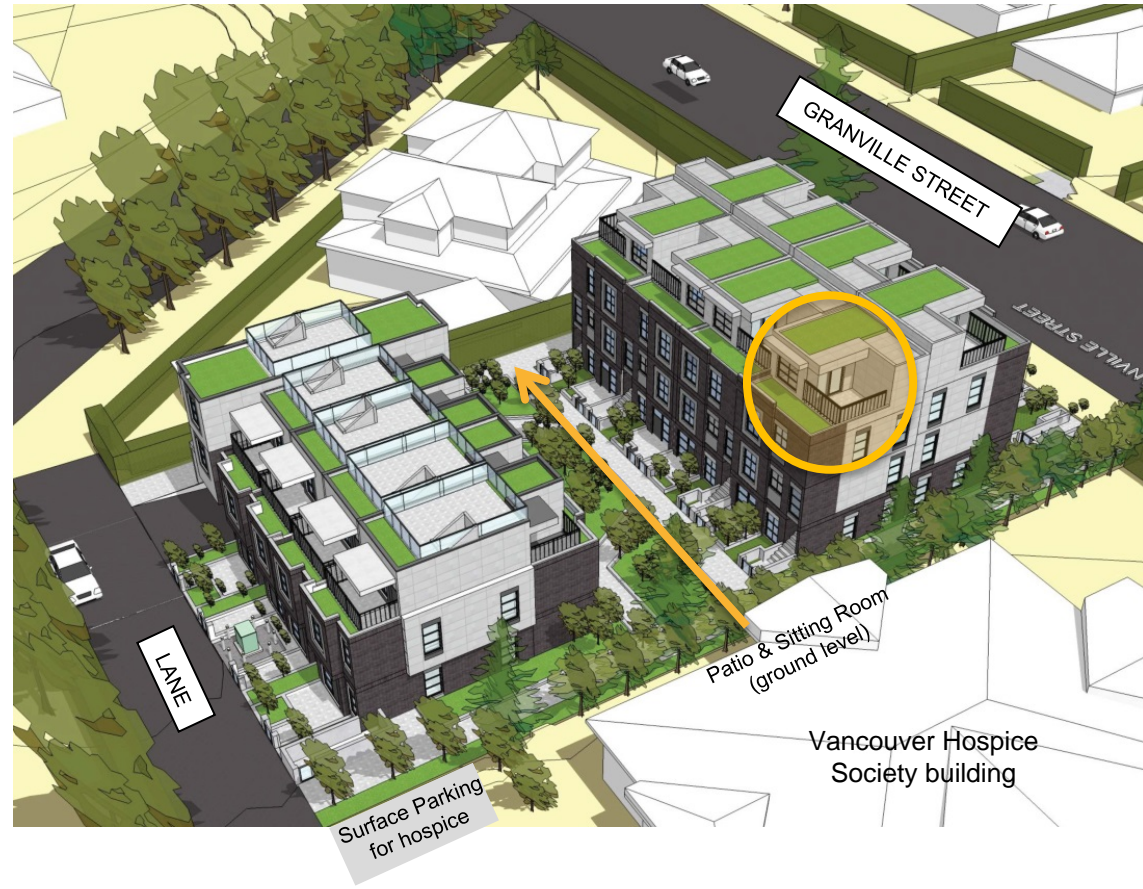


South Perspective (view from Vancouver Hospice Society patio)

Public Feedback – Impact to Hospice

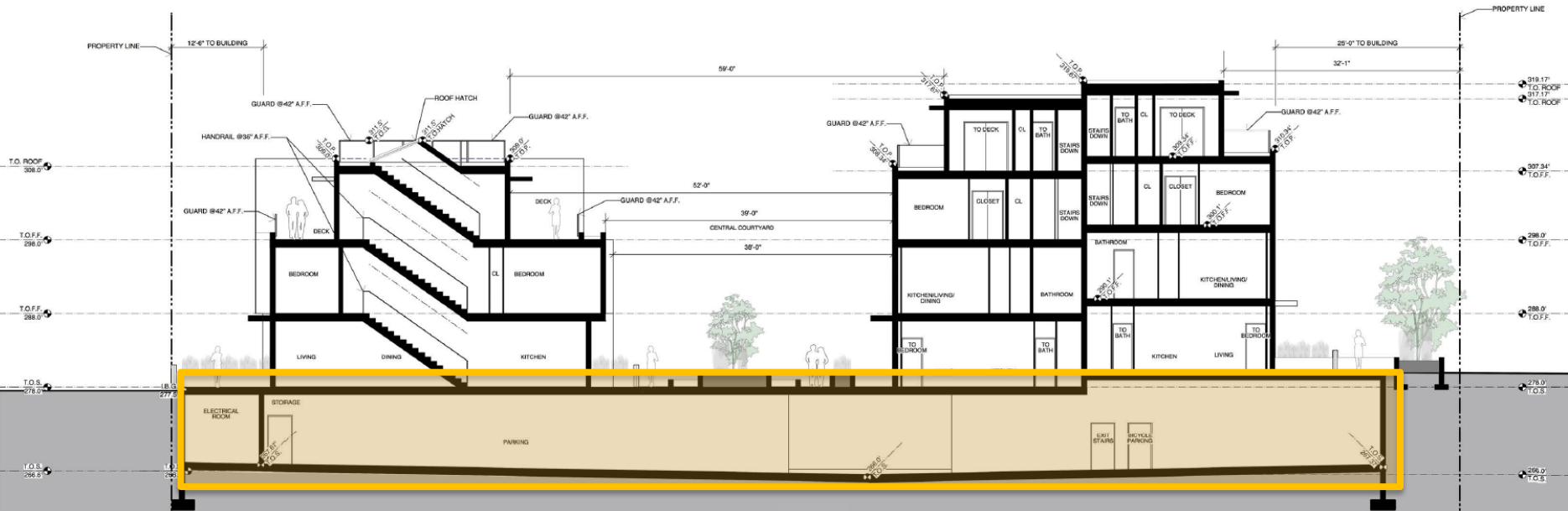
Privacy for the hospice:

- Central courtyard to maintain views from hospice patio and sitting room
- Reduction of top-floor massing for the townhouses facing Granville Street on the southernmost end
- All south-facing balconies are re-oriented so their outlooks do not directly face the hospice
- Privacy screening to balconies and private outdoor spaces

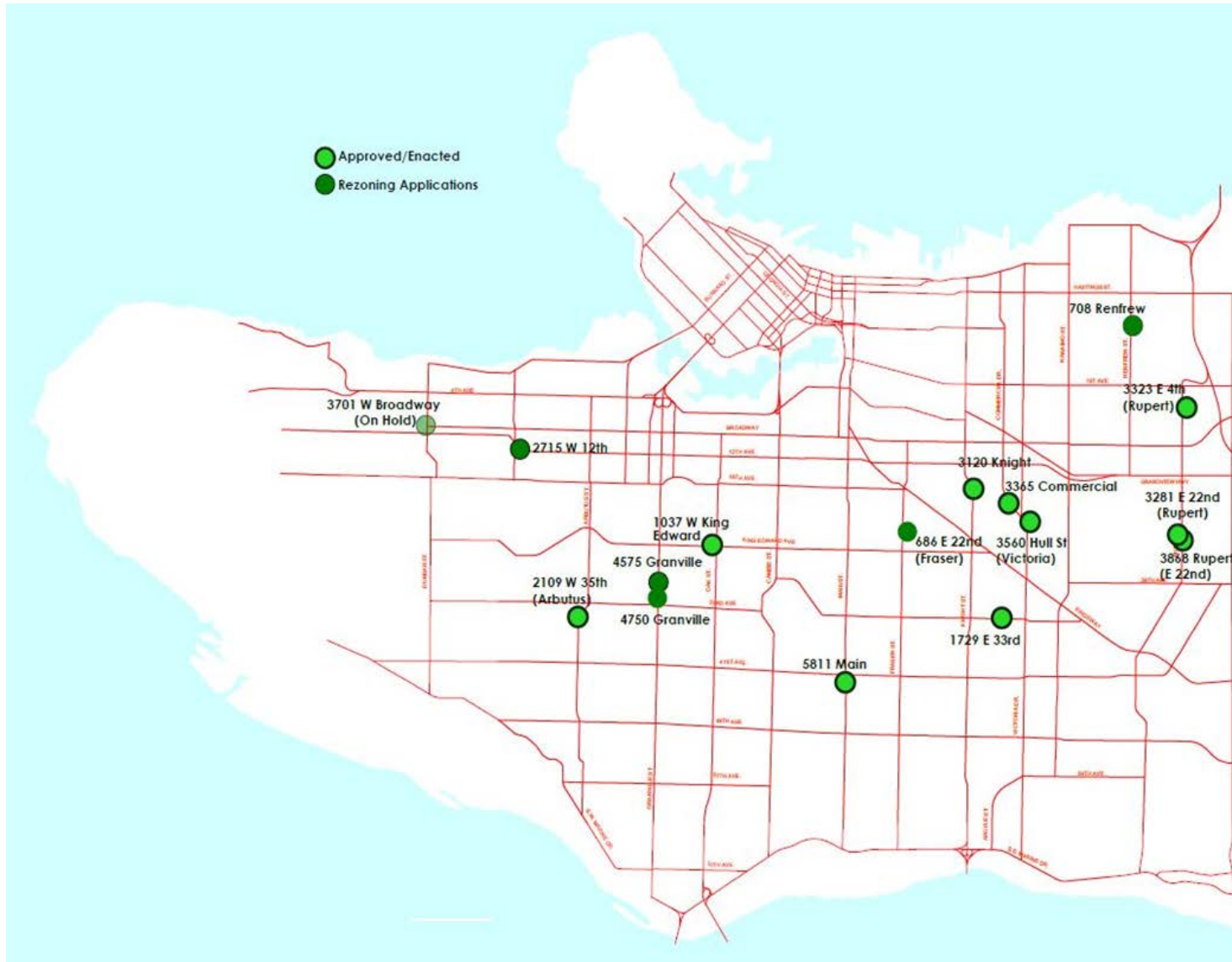


Public Feedback – Street Parking/Lane Traffic

- 32 underground parking spaces provided, above the minimum requirement for a rental development under the Parking By-law.
- Lane improvements are required through the application.



Public Feedback – Affordability of Rental Units



“Shift towards the right supply of housing”

- Ground-oriented forms
- 10-year target for 5,000 townhouse units throughout the City



Townhouses

275 units
approved

6% progress

Target: 5,000 units

CONCLUSION



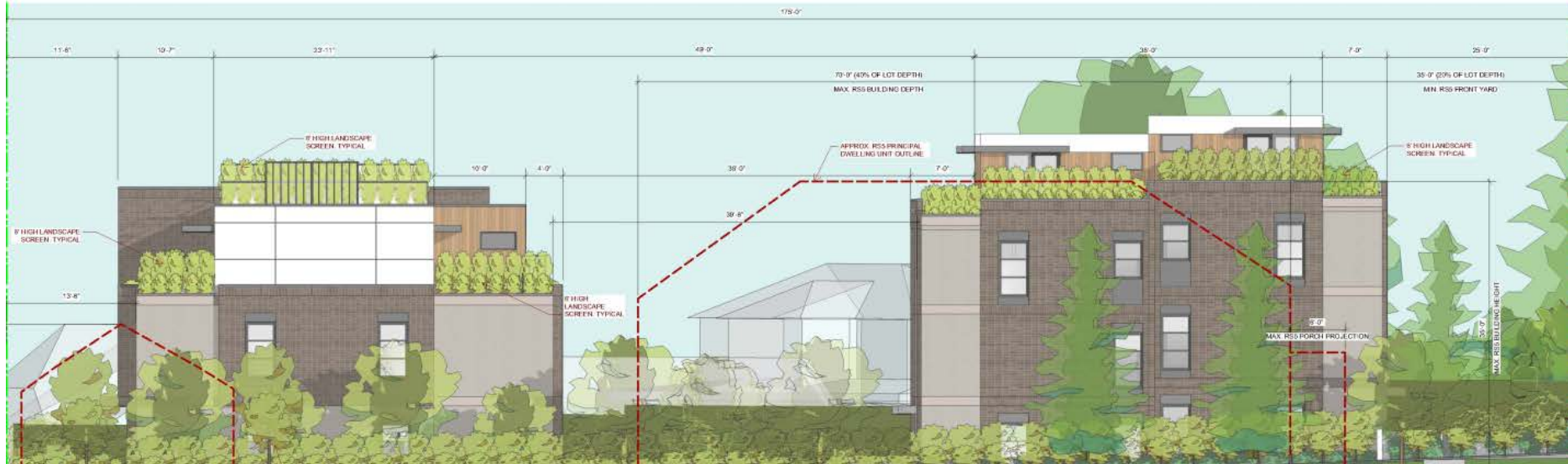
- Project meets intent of the AHC Policy
- 21 secured rental residential units (62% family units)
- Ground-oriented family friendly housing will help achieve family sized housing sought through the *Housing Vancouver Strategy*

END OF PRESENTATION

South Perspective (view from Vancouver Hospice Society patio)



North Elevation (view from Vancouver Hospice Society patio)



Public Feedback – Impact to Hospice

Privacy for the hospice:

- Central courtyard to maintain views from hospice patio and sitting room
- Reduction of top-floor massing for the townhouses facing Granville Street on the southernmost end
- All south-facing balconies are re-oriented so their outlooks do not directly face the hospice
- Privacy screening to balconies and private outdoor spaces

