

4750 GRANVILLE / 1494 W 32nd RENTAL REZONING

JULY 28, 2020

DOMUS



POTTINGER BIRD
COMMUNITY RELATIONS



LAUREL

8605 Laurel Street, Marpole
6-Storey Rental Apartment
65 Units – Under Construction

A PARTNERSHIP TO
CREATE
PURPOSE-DRIVEN
PURPOSE-BUILT
RENTAL HOUSING.

ACTIVE DESIGN PRINCIPLES:

Homes overlook central courtyard

Open walkways and prominent, central
external stair

Encourage walking, interaction with
neighbours, sense of community

Bike-friendly, pet-friendly



VICTORIA

127 E. 12th Street, Central Lonsdale
6-Storey Rental Apartment
64 Units – Under Construction

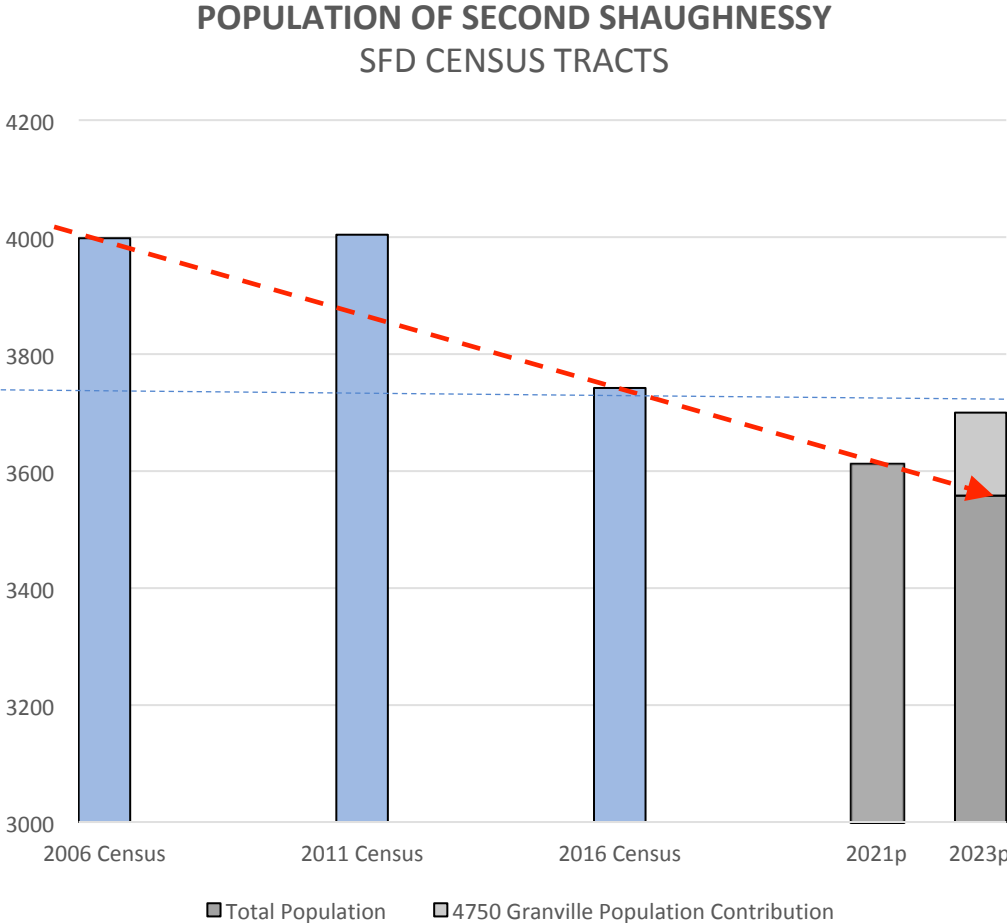
Community Engagement

DATE	DESCRIPTION
November 6, 2018	Pre-Application Letter to Neighbours – An official letter to the site’s direct neighbours was delivered on November 6, 2018, providing advanced notice of the proposal to those in the immediate vicinity. Approximately 10 letters were delivered to the residents within a 3-block meter radius of the site, providing a summary of the proposal and offering a meeting.
December 3, 2018	Pre-Application Developer-Led Open House
August 23, 2019	Stakeholder Outreach – Mr. Jim Hall, Chair of the Arbutus Ridge/ Kerrisdale/ Shaughnessy (ARKS) City Plan Vision Implementation Committee.
September 6, 2019	Second Developer-Led Open House
February 24, 2020 onwards	Stakeholder Outreach – invited local community organizations and not-for-profits to participate in continued dialogue on the application. Invitations were delivered to past open house attendees and neighbours, Arbutus Ridge Kerrisdale Shaughnessy City Plan Vision Implementation Committee (ARKS), Shaughnessy Property Owners Association, Shaughnessy Heights United Church, Shaughnessy Elementary School PAC, Quilchena Elementary School PAC, Eric Hamber Secondary PAC, Jules-Verne Secondary PAC, York House School, Granville House Montessori, West Side Montessori School, UBC School of Community and Regional Planning, UBC Housing and UBC Student Society, West Side Family Place, West Side Seniors Hub, Landlord BC, Abundant Housing Vancouver and Generation Squeeze.
March 5, 2020	City-Led Open House
June 16, 2020	Meeting with Immediate Neighbours – met with three immediate neighbours to discuss the proposal including the view study analysis.

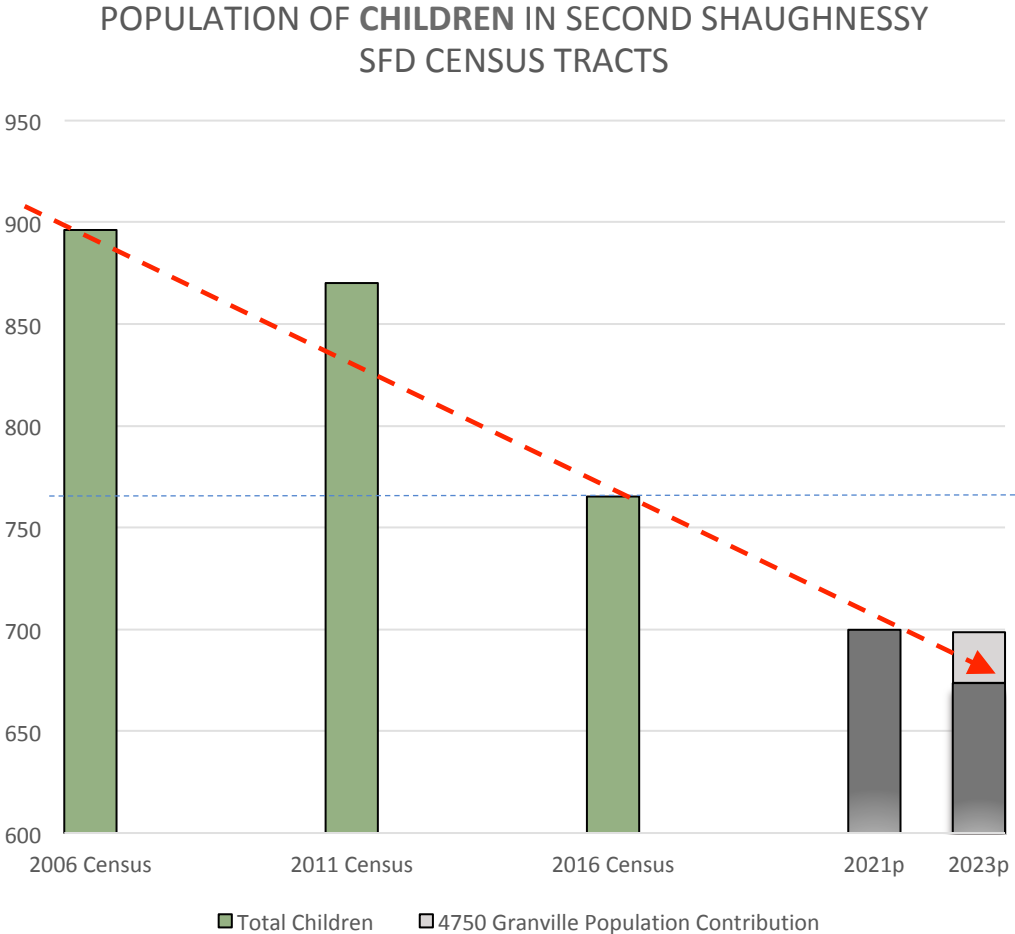
Note: Up until the end of first developer-led open house in 2018, the proposal involved only single parcel of 4750 Granville St. (Application updated in early 2019 to include the second lot at 1494 W32nd Ave.)

Declining Population in Second Shaughnessy

- Total Population has declined by 6.5% over last 5 years

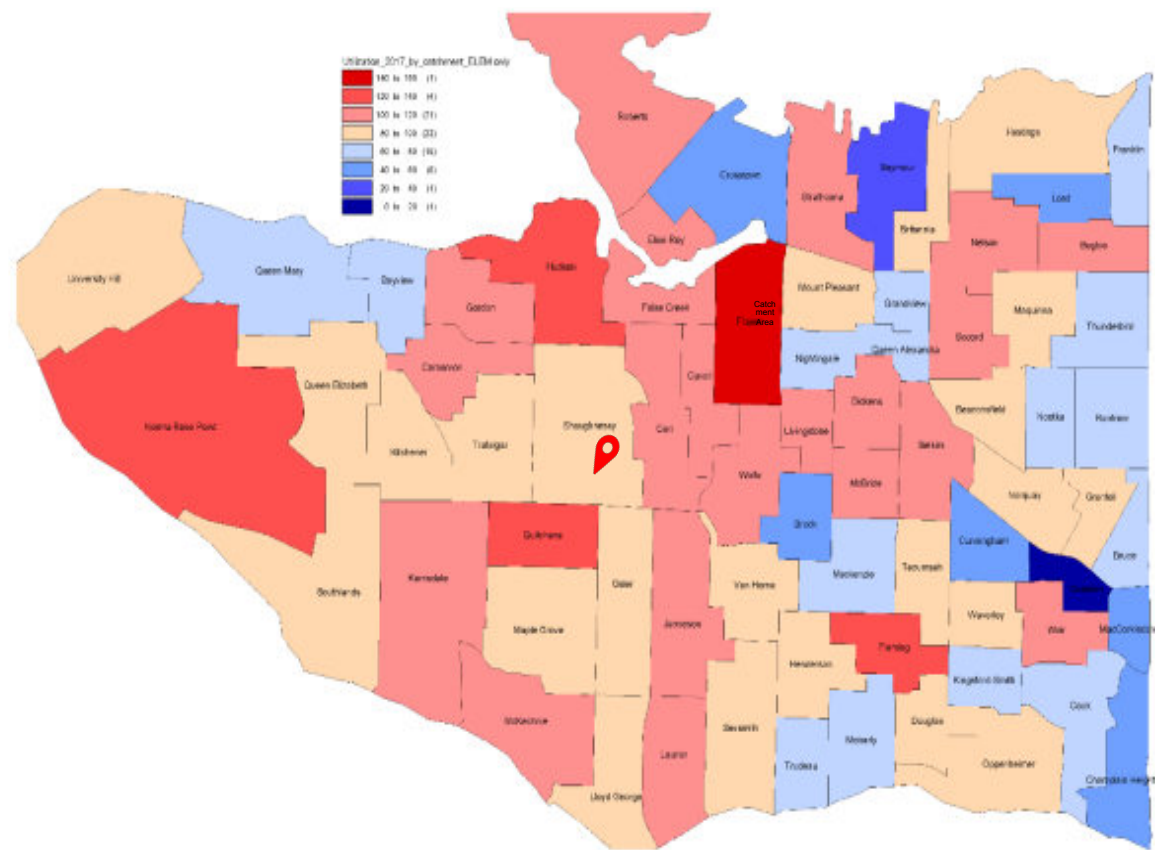


- Population of Children has declined by 15% over last 10 years



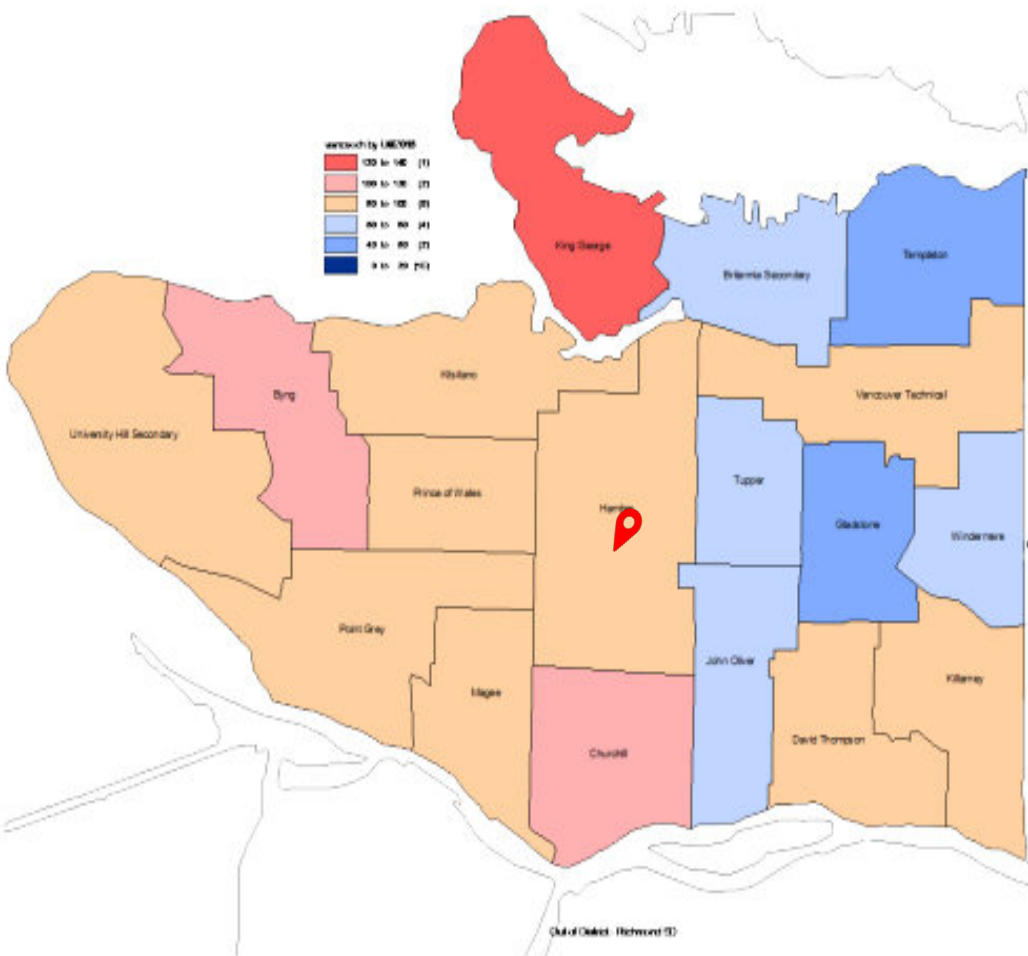
School Capacity & Enrollment

There are more than 10 schools within a 10-block radius of the site.



CURRENT CAPACITY UTILIZATION – ELEMENTARY SCHOOLS

New Data from the Vancouver School Board indicates that a number of elementary schools on the West Side are operating below capacity, including Shaughnessy and Sir William Osler.



CURRENT CAPACITY UTILIZATION – SECONDARY SCHOOLS

New Data from the VSB indicates that the majority of secondary schools on the West Side are operating below capacity, including Hamber, Prince of Wales, Point Grey, Magee and Kitsilano.



VSB Long Range Facilities Plan: In May 2019, VSB released their long range facilities plan (“LRFP”). According to the LRFP, at present, most schools in the Vancouver School District have low capacity utilization due to low and declining enrolment.



1494 W 32nd AVE.+ 4750 GRANVILLE STREET REZONING PROPOSAL

1494 W 32nd AVE. + 4750 GRANVILLE ST.

Vancouver, BC

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B	2020.03.04	ISSUED FOR UDP
A	2019.10.01	ISSUED FOR REZ. ENQUIRY
No.	Date	Issue Notes

Architect

SH **STUART HOWARD ARCHITECTS INC.**
 MEMBERS: AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1N6
 phone: 604.688.5355 fax: 604.688.7480

Project Title

1494 W 32nd AVE. + 4750 GRANVILLE ST. REZONING PROPOSAL

1494 W 32nd Ave. + 4750 Granville St. Vancouver, BC

Sheet Title		A1.01
Site Plan		
Issue Date	Plot Date	Sheet No.
2020.06.15	2020.06.15	A1.01
Designed By	Reviewed By	
SHNR	NR	
Drawn By	Checked By	
JM	NR	
Project ID	Scale	
218.09	As Noted	

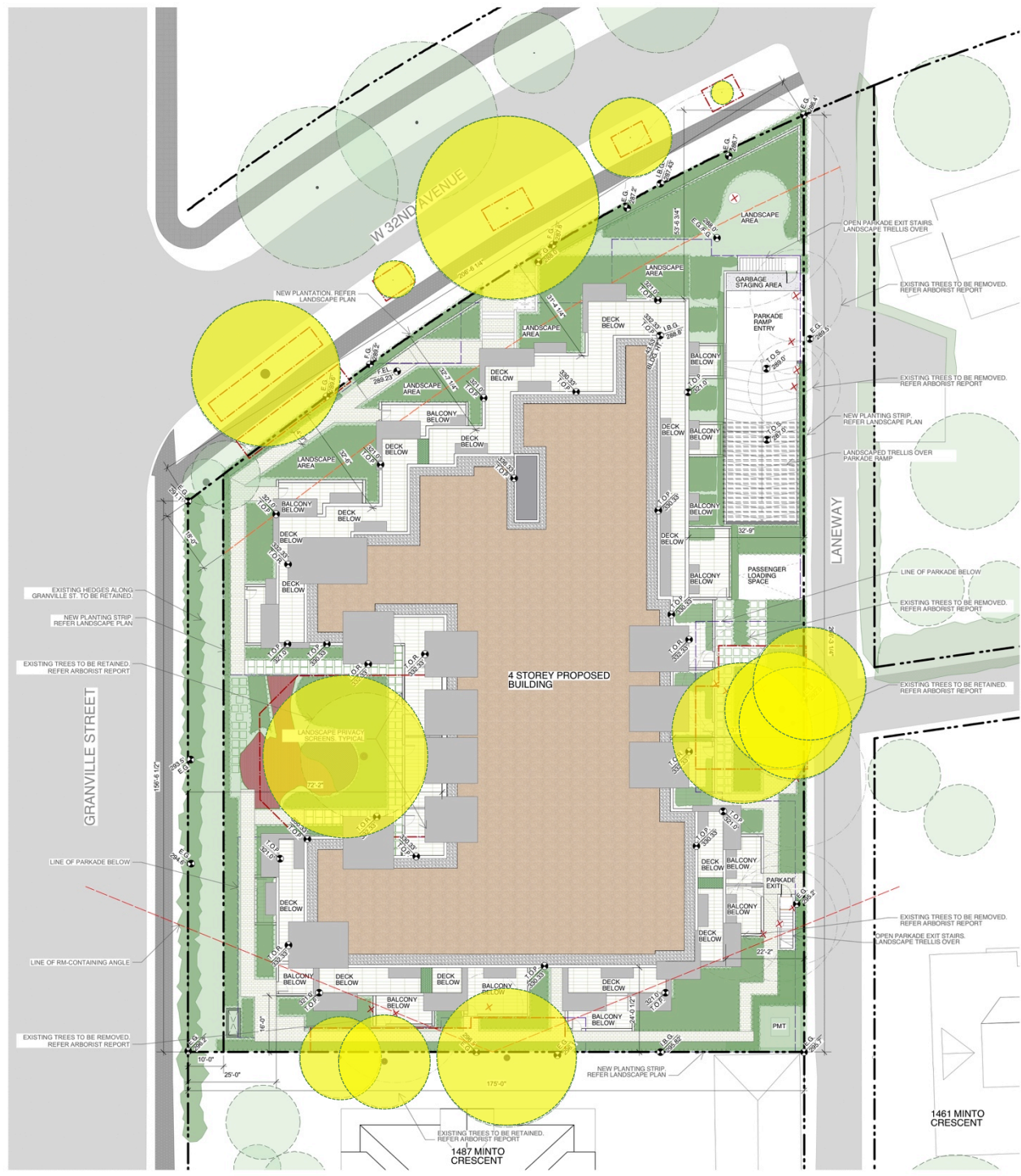
Site Area = 37,913 sq. ft = 3,522 sq.m
 Proposed FSR = 1.6 = 60,666.0 sq.ft. = 5,635 sq.m.
 Proposed Building Height = 43.6' = 13.3m

Proposed Front Yard = 25' (Granville St.) 18' (W 32 Ave.)
 Proposed Side Yard = 16'
 Proposed Rear Yard = 22.2'

Total Number of Units = 81
 3 Bed Units = 10
 2 Bed Units = 19
 1 Bed/ Studio Units = 52

Total family Units = 29 = 35.8 %

Vehicular Parking Spots = 70 including 4 Accessible Stalls
 Bike Parking = 154 + 5 Visitor stalls

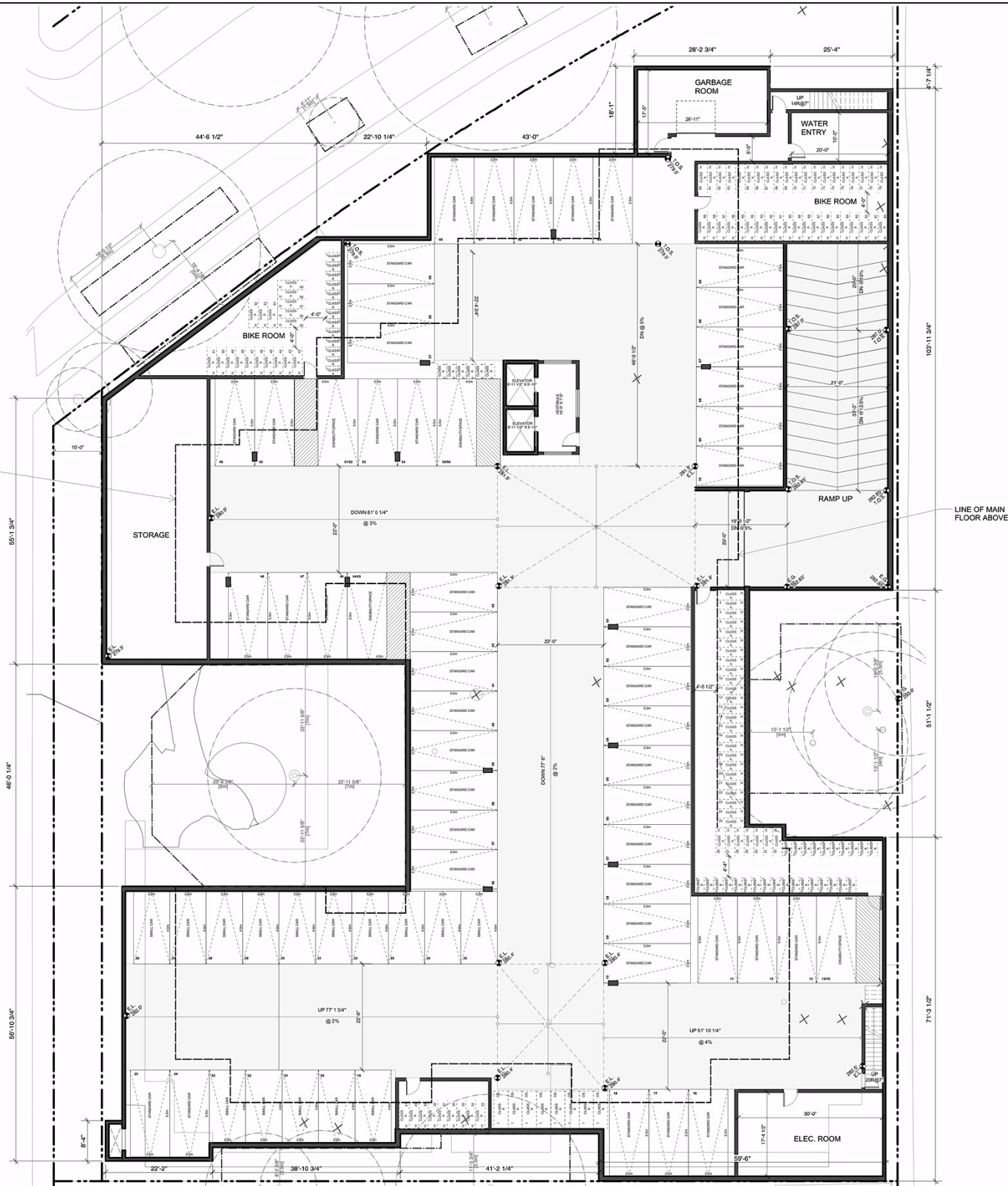


1 SITE PLAN
 Scale: 1/16"=1'-0"

File name: 2020.03.19 4750 Granville Street Re-Zone Ad Scheme.vrx

1 BASEMENT FLOOR PLAN
Scale: 3/32" = 1'-0"

LINE OF MAIN
FLOOR ABOVE



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No. Date Issue Notes

Author
Consultant

SH STUART HOWARD
ARCHITECTS INC.
MEMBERS: AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1B6
phone : 604.688.5555 fax : 604.688.7585

Project Title
1494 W 32nd AVE. +
4750 GRANVILLE ST.
REZONING
PROPOSAL

1494 W 32nd Ave. +
4750 Granville St.
Vancouver, BC

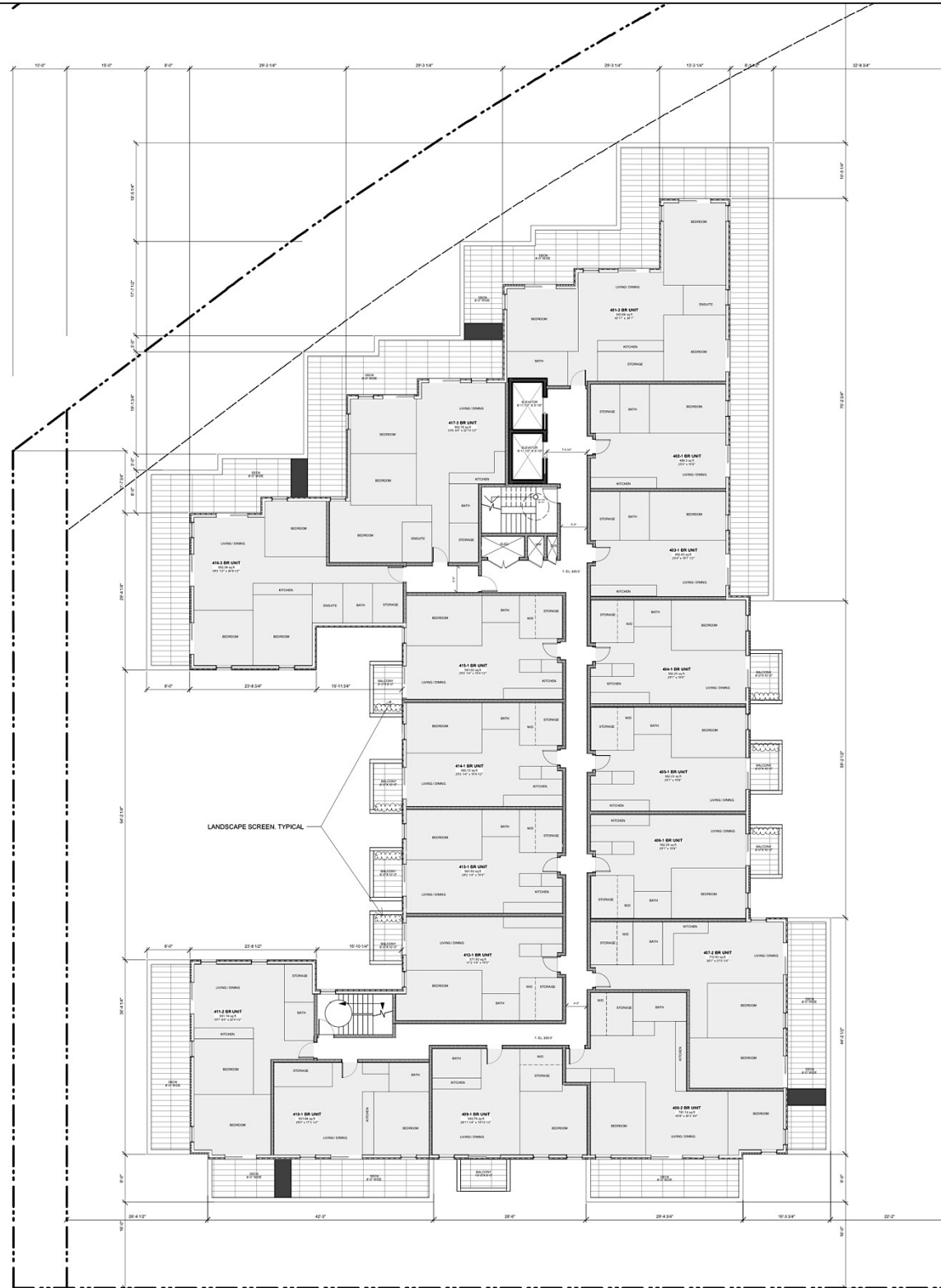
Sheet Title
Basement Parking Plan

Issue Date: 2020.06.15
Prepared By: SHNR
Checked By: NR
Scale: As Noted
Sheet No: A2.01



File name: 2020.03.19 4750 Granville Street Rezoning Ad Scheme.vrx

1 LVL 4 PLAN
Scale: 3/32" = 1'-0"



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No. Date Issue Notes

Issue
Consultant

Architect
SH STUART HOWARD
ARCHITECTS INC.
MEMBERS: AIBC - RAIC - AIA
401 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone: 604.688.5555 fax: 604.688.5560

Project Title
**1494 W 32nd AVE. +
4750 GRANVILLE ST.
REZONING
PROPOSAL**

1494 W 32nd Ave. +
4750 Granville St.
Vancouver, BC

Sheet Title
Fourth Floor Plan

Issue Date	For Date	Sheet No.
	2020.06.15	A2.05
Designed By	Reviewed By	
SHNR	NR	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	Issue/Revision
218.09	As Noted	



1 View From W32nd Ave.
NTS



2 View From Granville St.
NTS

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Issues

Consultant

Architect

SH
A **STUART HOWARD**
ARCHITECTS INC.
MEMBERS: AIBC - RAIC - AIA
465 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone + 604.688.5555 fax + 604.688.7885

Sheet

Project Title

**1494 W 32nd AVE. +
4750 GRANVILLE ST.
REZONING
PROPOSAL**

1494 W 32nd Ave. +
4750 Granville St.
Vancouver, BC

Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	2020.06.15	A7.01
Designed By	Reviewed By	
SHNR	NIR	
Drawn By	Checked By	
JM	NIR	
Project ID	Scale	Sheet/Revision
218.09	As Noted	



A Fiber Cement Board Cladding-OFF-WHITE-6\"/>



B Fiber Cement Board Cladding-GREY-6\"/>



C Brick- Coal Creek-Stack Bond-7 1/2\"/>



E ACM Panel- Matte CWM White



F Longboard Metal Panel-WESTERN CEDAR- 6\"/>



D Drak Grey Vinyl Windows

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No.	Date	Issue Notes

Issue:
Consultant:

Architect:

SH

A

STUART HOWARD

ARCHITECTS INC.

MEMBERS: AIBC - ASAC - AIA

405 - 375 West 5th Avenue Vancouver B.C. V5Y 1R6

phone - 604.688.5585 fax - 604.688.7486

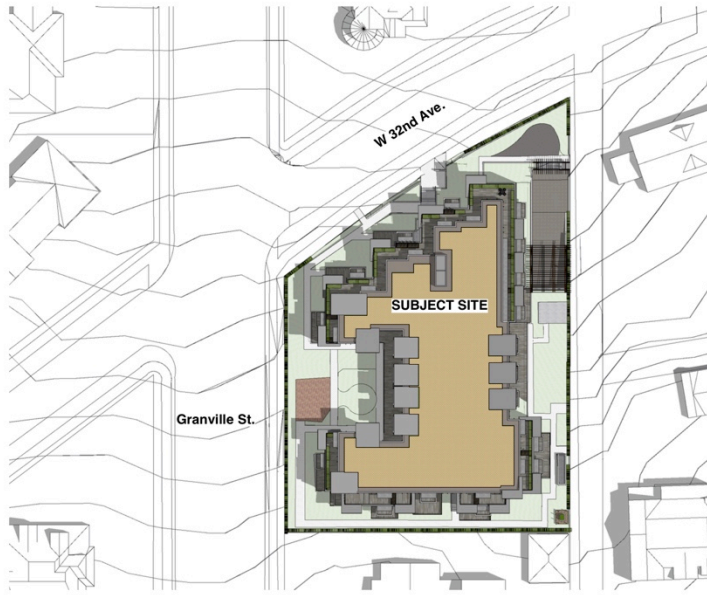
Project Title

1494 W 32nd AVE. +
4750 GRANVILLE ST.
REZONING
PROPOSAL

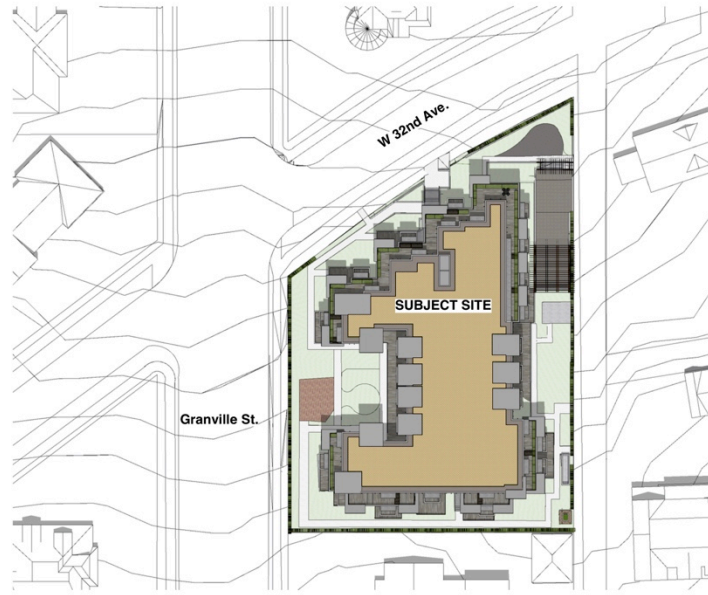
1494 W 32nd Ave. +
4750 Granville St.
Vancouver, BC

Material Board

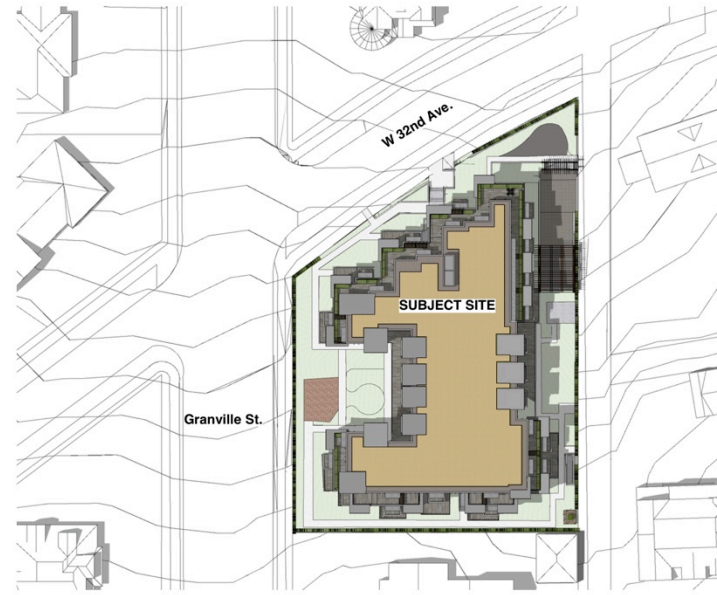
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Designed By	Reviewed By	
SHNR	NR	
Screen By	Checked By	
JM	NR	
Project ID	Scale	Issue/Revision
218.09	As Noted	



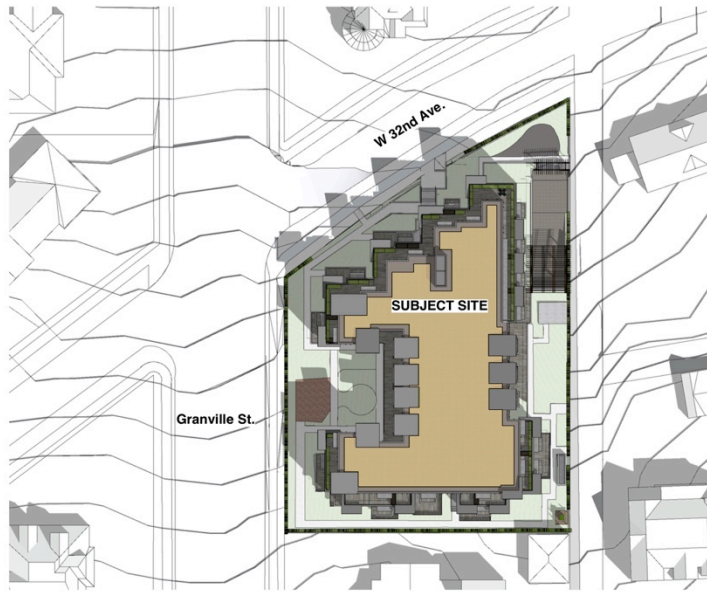
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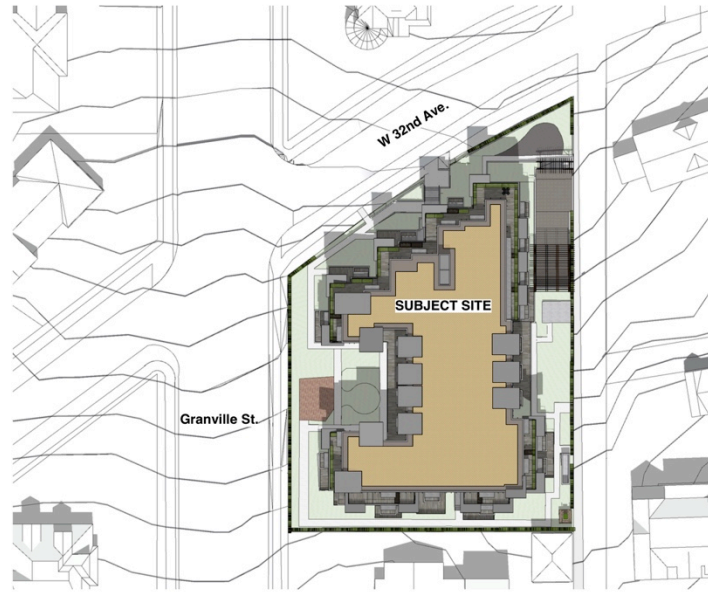
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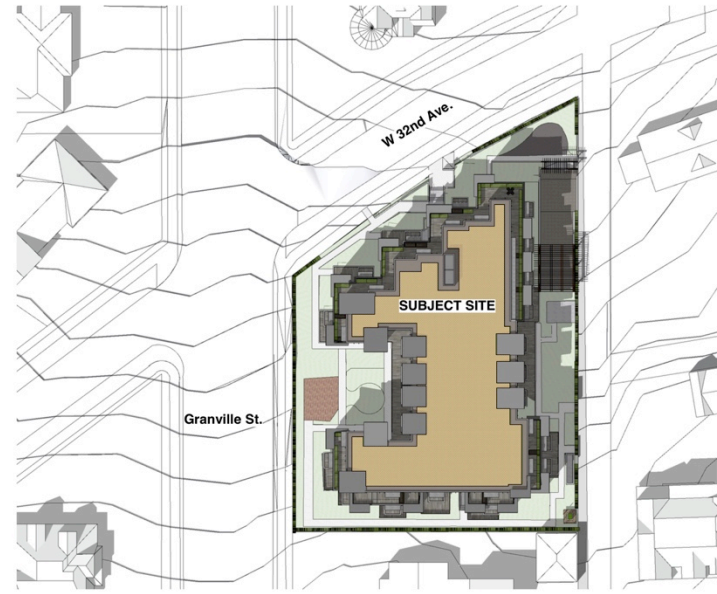
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4 21 MARCH/SEPTEMBER - 10:00 AM
NTS



5 21 MARCH/SEPTEMBER - 12:00 PM
NTS



6 21 MARCH/SEPTEMBER - 2:00 PM
NTS

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No. Date Issue Notes

Author
Consultant

SH STUART HOWARD
ARCHITECTS INC.
MEMBERS: AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1N6
phone: 604.688.5355 fax: 604.688.7480

Project Title
1494 W 32nd AVE. +
4750 GRANVILLE ST.
REZONING
PROPOSAL

1494 W 32nd Ave. +
4750 Granville St.
Vancouver, BC

Sheet Title
Shadow Study
LAYOUTS

Issue Date: 2020.02.19
Project No.: A1.02
Designed By: SH/NR
Drawn By: NR
Project ID: 218.09
Scale: As Noted
Reviewed By: NR
Checked By: NR
Issue/Revision:



1 21 JUNE - 5:00 PM
W/ NO BLDG. NTS

2 21 JUNE - 6:00 PM
W/ NO BLDG. NTS

3 21 JUNE - 7:00 PM
W/ NO BLDG. NTS



4 21 JUNE - 5:00 PM
W/ PROPOSED BLD. NTS

5 21 JUNE - 6:00 PM
W/ PROPOSED BLD. NTS

6 21 JUNE - 7:00 PM
W/ PROPOSED BLD. NTS

File name: 2020.07.13 4750 Granville Street Rezoning Scheme.vcx

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No. Date Issue Notes

Issues

Consultant

Architect

SH STUART HOWARD
ARCHITECTS INC.
MEMBERS: AIBC - RAIC - AIA
465 - 375 West 5th Avenue Vancouver B.C. V5Y 1N6
phone: 604.688.5355 fax: 604.688.7480

Sheet Title

1494 W 32nd AVE. +
4750 GRANVILLE ST.
REZONING
PROPOSAL

1494 W 32nd Ave. +
4750 Granville St.
Vancouver, BC

Sheet Title

Shadow Study -
On E Neighbour

Issue Date	Plot Date	Sheet No.
	2020.06.15	A1.04
Designed By	Reviewed By	
SH/NR	NR	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	Sheet/Revision
218.09	As Noted	



1 View From Lane
NTS



2 View From W 32nd Ave.
NTS

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Consultant

Architect
SH STUART HOWARD
A ARCHITECTS INC.
MEMBERS: AIBC - RAIC - AIA
465 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone + 604.688.5355 fax + 604.688.7480

Project Title
**1494 W 32nd AVE. +
4750 GRANVILLE ST.
REZONING
PROPOSAL**

1494 W 32nd Ave. +
4750 Granville St.
Vancouver, BC

Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	2020.02.19	A7.02
Designed By	Reviewed By	
SHNR	NIR	
Drawn By	Checked By	
JM	NIR	
Project ID	Scale	Sheet/Revision
218.09	As Noted	



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NTS



2 View From Granville St.
NTS

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Issues
Consultant

Architect



**STUART HOWARD
ARCHITECTS INC.**
MEMBERS: AIBC - RAIC - AIA

465 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone + 604.688.5355 fax + 604.688.7485

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PROPOSAL**

1494 W 32nd Ave. +
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Vancouver, BC

Sheet Title

Perspectives

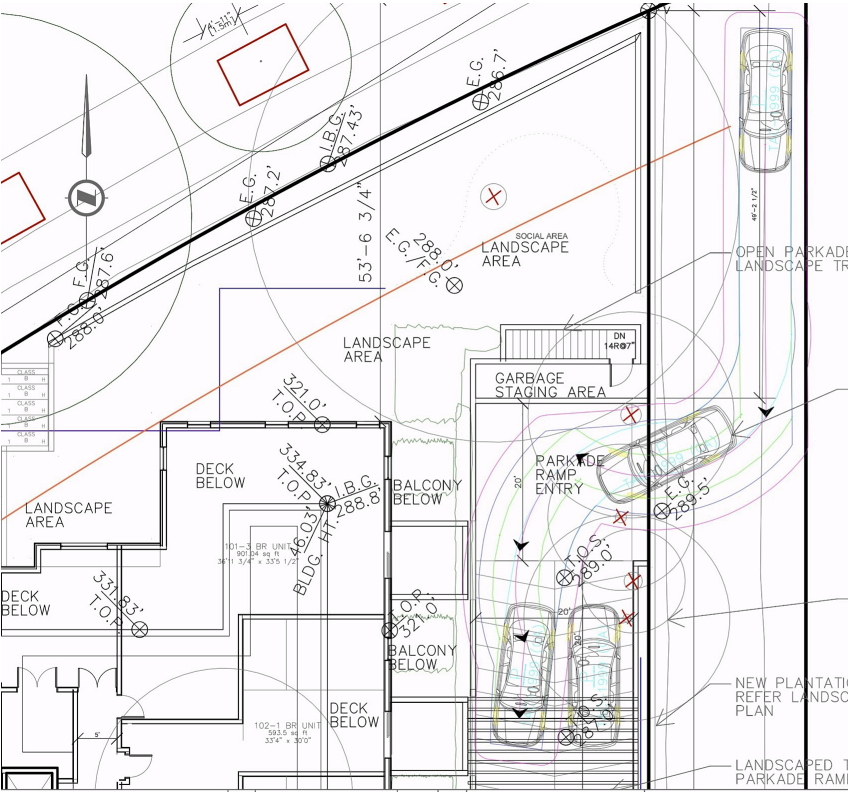
Issue Date	Plot Date	Sheet No.
	2020.06.15	A7.01
Designed By	Reviewed By	
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Drawn By	Checked By	
JM	NIR	
Project ID	Scale	Sheet Revision
218.09	As Noted	



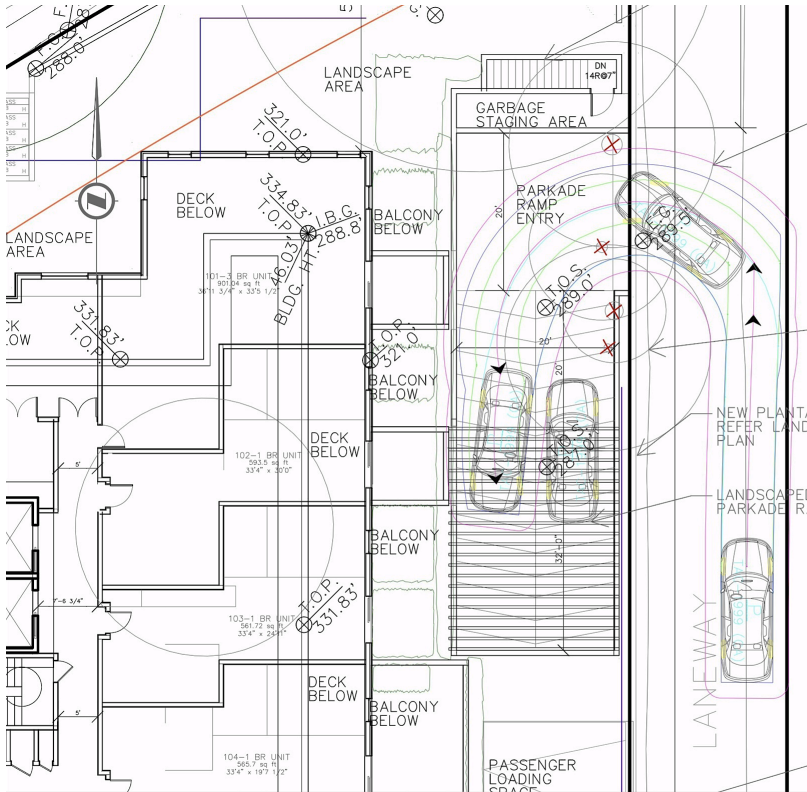
SWEPT PATH ANALYSIS

CTS selected the passenger car (PTAC) as the design vehicle. The findings of the swept paths are as follow:

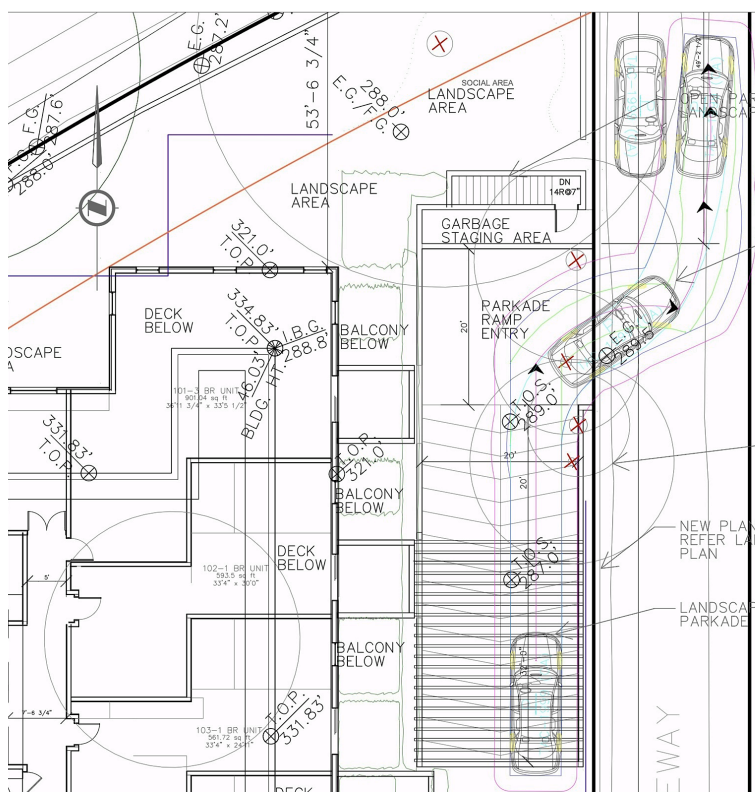
- 1) laneway access from the north –No conflicts
- 2) laneway access from the south –No conflicts
- 3) exiting to laneway towards north from access - No conflicts, but the entering passenger car require to stop and wait at the laneway for yielding. It is noted that the passenger car exit to laneway towards south will be prohibited.



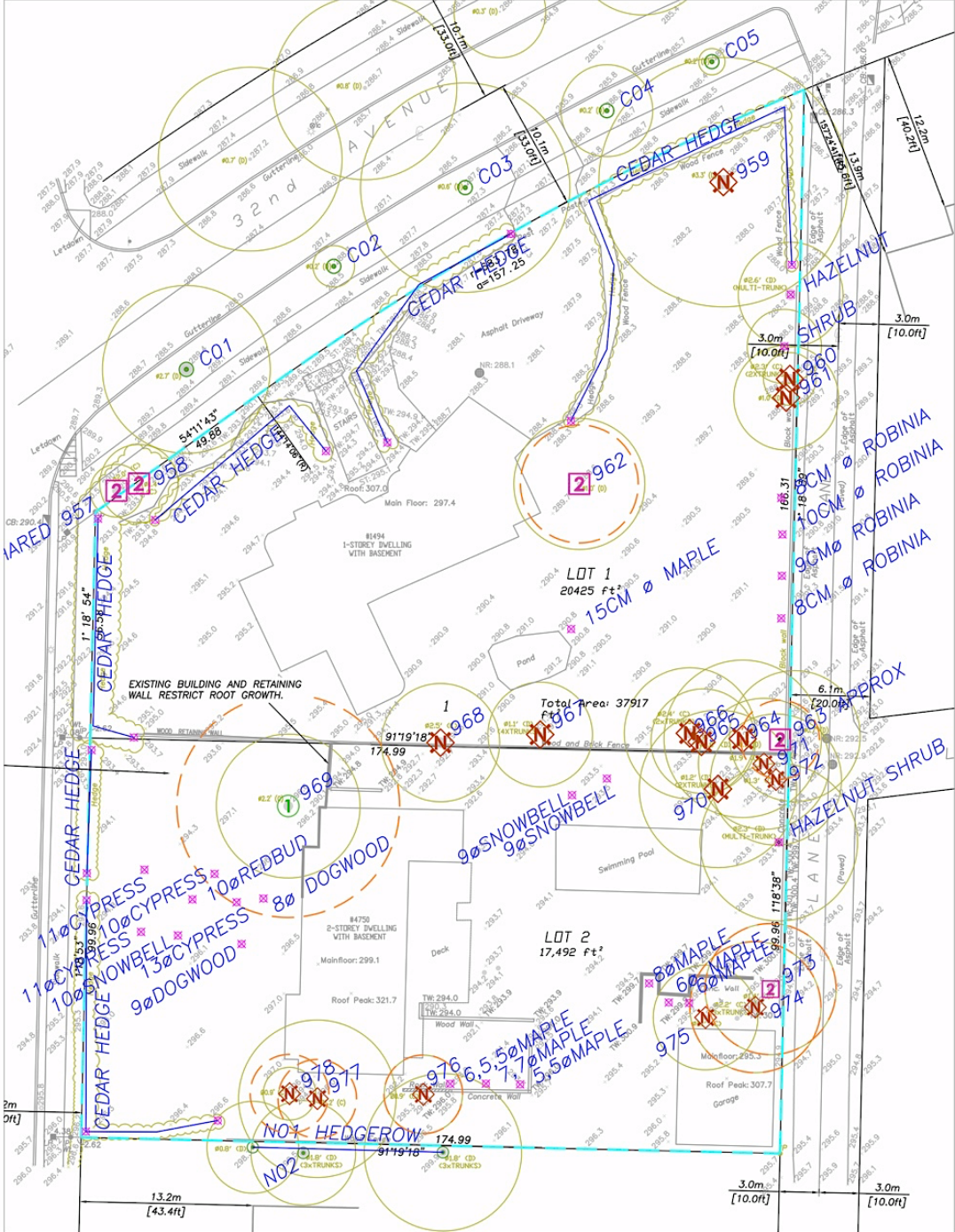
1) laneway access from the north



2) laneway access from the south



3) laneway exit to north



TREE ASSESSMENT DETAIL

LEGEND-TREE MANAGEMENT IN DEVELOPMENT AREA:

See arborist report for further details.

XXX denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)

● denotes RETENTION tree (protection measures as specified)

✗ denotes REMOVAL tree (TAGGED TREE) (municipal permit or approvals may be required)

✗✗ denotes HIGH RISK tree to be REMOVED or MODIFIED (see tree inventory and report - permit or approvals required)

LEGEND-TREE ASSESSMENT:

① XXX denotes TAG NUMBER or ID REFERENCE

② XXX denotes PRIORITY 1 tree SUITABLE for preservation (retainable if design can accommodate it)

③ XXX denotes PRIORITY 2 tree MARGINAL for preservation (possible candidate subject to design and other conditions)

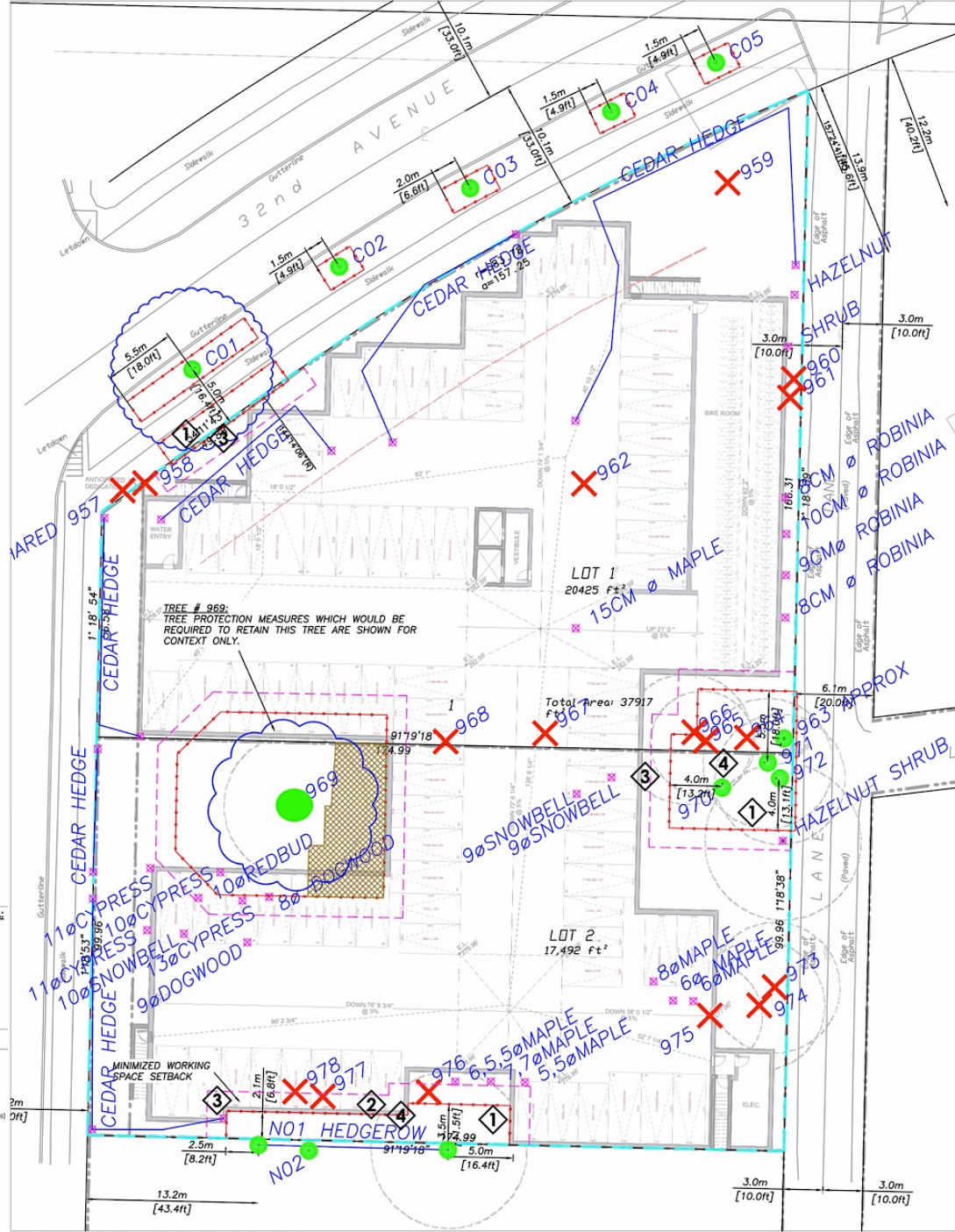
④ XXX denotes PRIORITY 3 tree UNSUITABLE for preservation (not viable)

✗ denotes UNDER-SIZE tree that is exempt from permitting (based on municipal bylaw)

○ denotes OFF-SITE tree within influencing distance (neighbour or city to be advised or consulted)

○ denotes OPTIMAL TREE PROTECTION SETBACK (for planning and design considerations)

○ denotes 4 TIMES DBH SETBACK (for reference only - not a specification)



TREE MANAGEMENT DETAIL



SITE FURNISHINGS



WISHBONE MODENA BENCH



MAGLIN MCL720 CHAISE LOUNGE



FEATURE AREA:
3 LARGE URNS WITH
CIRCULATING WATER / BIRD BATH

PLANTS



AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'



CORNUS KOUSA 'SATOMI'

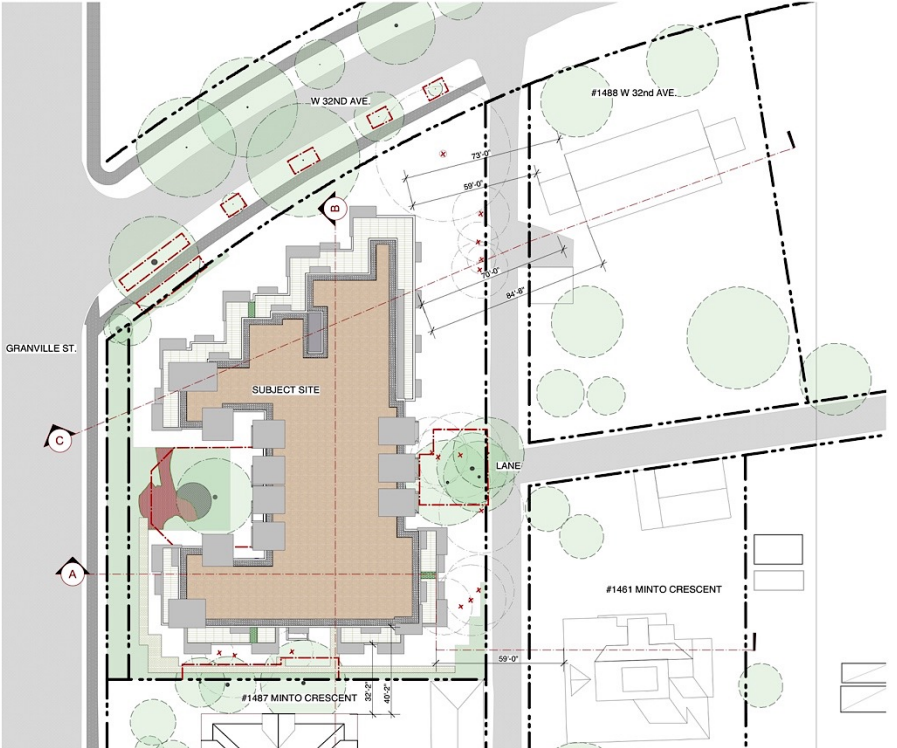


MAGNOLIA x LEOBNERI 'LEONARD MESSEL'

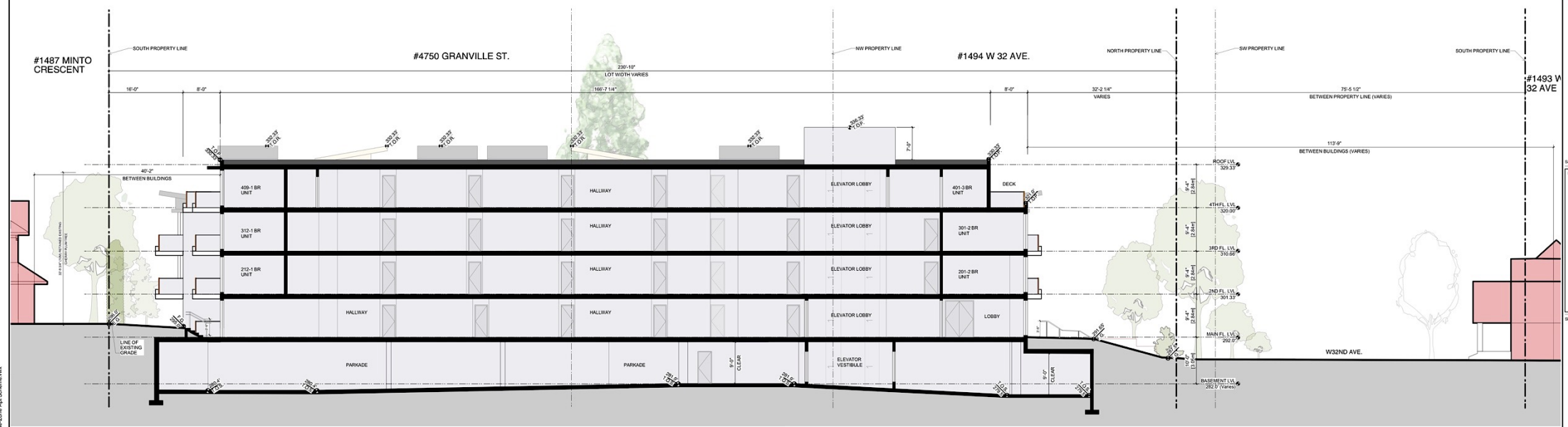
PLANT SCHEDULE

				PMG PROJECT NUMBER: 19-105	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	1	ACER CIRCINATUM 'PACIFIC PURPLE'	BRONZE VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP	
	5	ACER GRiseum	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B	
	2	ACER PALMATUM DISSECTUM 'WATERFALL'	WEeping GREEN CUTLEAF JAPANESE MAPLE	5CM CAL; B&B	
	7	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	6CM CAL; 1.8M STD; B&B	
	5	CHAMAECYPARIS NOOTKATENSIS GLAUCA	GREY NOOTKA CYPRESS	3.5M HT; B&B	
	1	CHAMAECYPARIS OBTUSA BOULEVARD	BOULEVARD CYPRESS	3.5M HT; POM POM TOPIARY, B&B	
	9	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B	
	12	FAGUS SYLVATICA 'RED OBELISK'	RED OBELISK BEECH	6CM CAL; 1.8M STD; B&B	
	3	MAGNOLIA x LEOBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA (LIGHT PINK)	3M HT; B&B STD	
	4	MALUS 'DOLGO'	DOLGO FLOWERING CRABAPPLE	5CM CAL; 1.5M STD; B&B	
	2	PRUNUS SERRULATA 'SHIROFUGEN'	WHITE GODDESS FLOWERING CHERRY	6CM CAL; 1.8M STD; B&B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



1 KEY PLAN
Scale: 1/32" = 1'-0"



2 SECTION B-B
Scale: 3/32" = 1'-0"

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

B	2020.03.04	ISSUED FOR UDP
A	2019.10.01	ISSUED FOR REZ. ENQUIRY
No.	Date	Issue Notes
Issue		
Consultant		

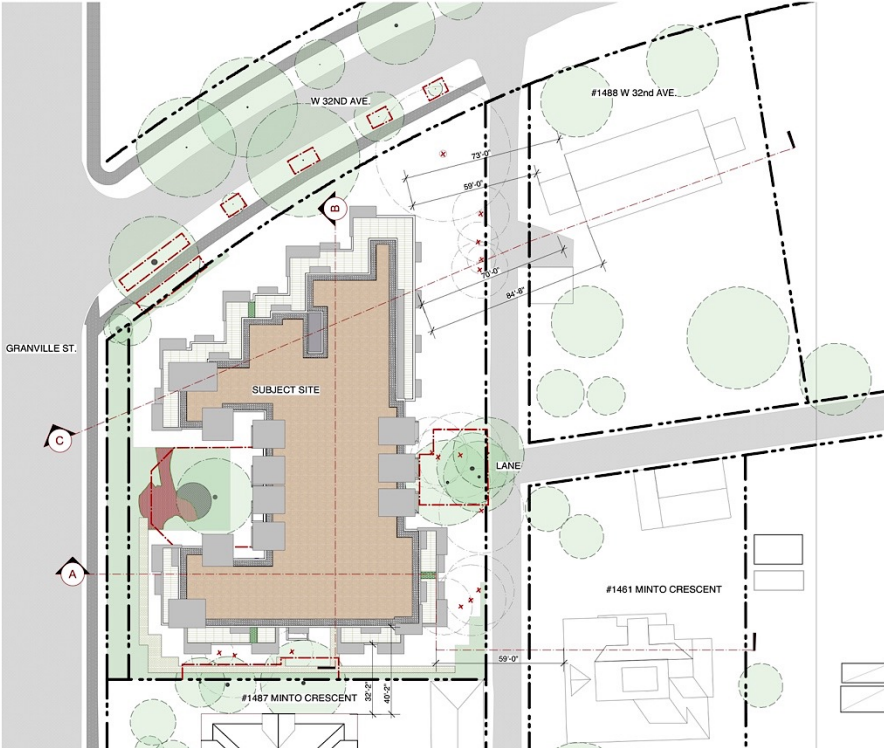
SH STUART HOWARD ARCHITECTS INC.
MEMBERS: AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone: 604.688.5355 fax: 604.688.7580

Project Title
1494 W 32nd AVE. + 4750 GRANVILLE ST.
REZONING PROPOSAL

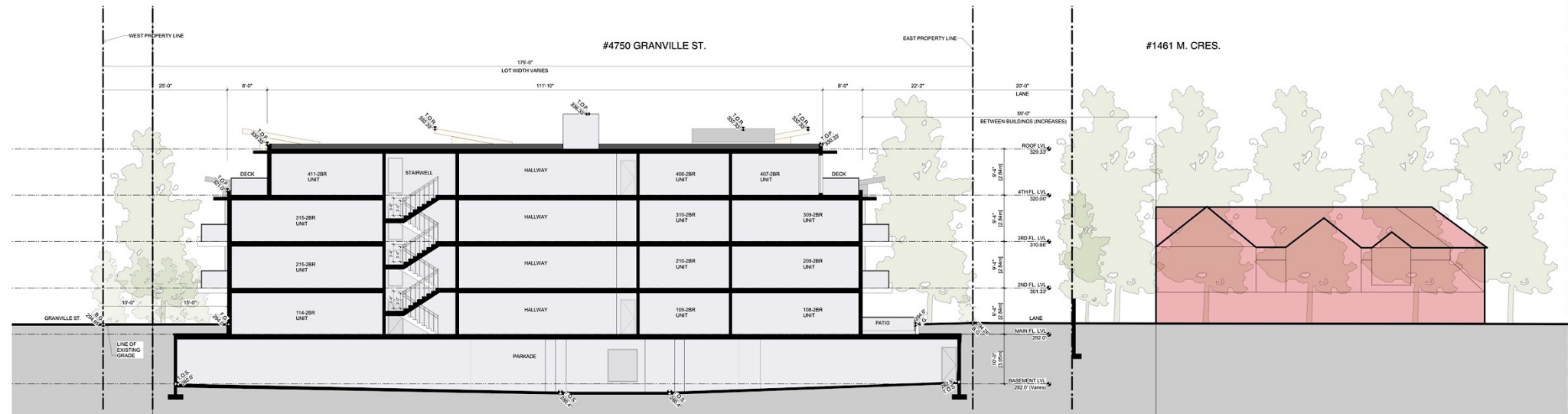
1494 W 32nd Ave. + 4750 Granville St.
Vancouver, BC

Sheet Title
Building Sections

Issue Date	Plot Date	Sheet No.
	2020.06.15	A4.02
Designed By	Reviewed By	
SHNR	NR	
Drawn By	Checked By	
JM	NR	
Project ID	Scale	Sheet Revision
218.09	As Noted	



1 KEY PLAN
Scale: 1/32" = 1'-0"



2 SECTION A-A
Scale: 3/32" = 1'-0"

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B 2020.03.04 ISSUED FOR UDP
A 2019.10.01 ISSUED FOR REZ. ENQUIRY
No. Date Issue Notes

Issue
Consultant

Architect
SH STUART HOWARD
ARCHITECTS INC.
MEMBERS: AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5555 fax - 604.688.7580

Project Title
**1494 W 32nd AVE. +
4750 GRANVILLE ST.
REZONING
PROPOSAL**

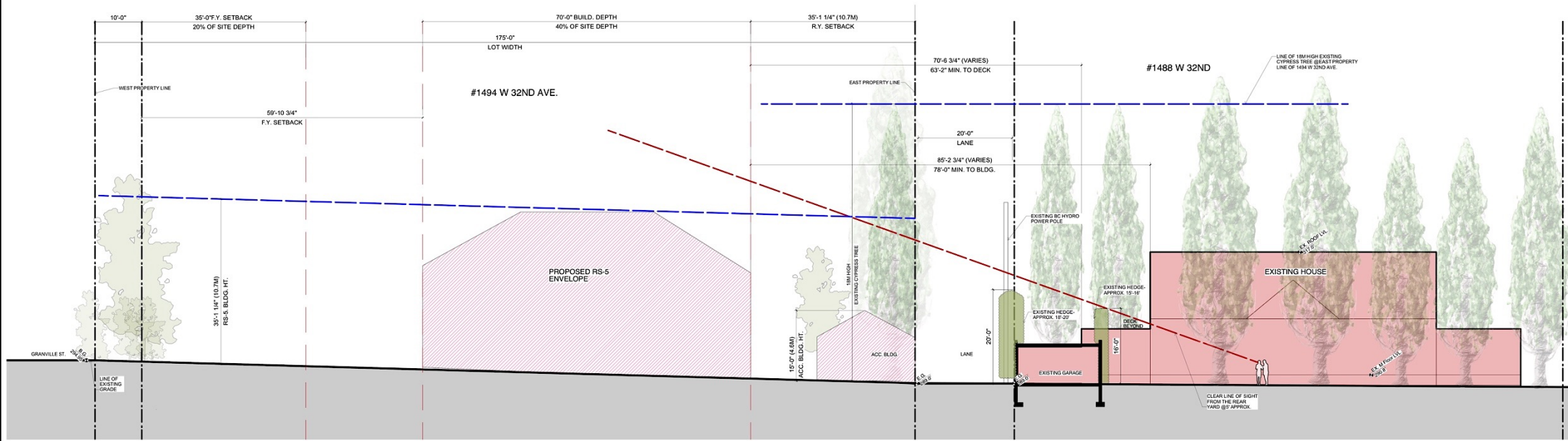
1494 W 32nd Ave. +
4750 Granville St.
Vancouver, BC

Sheet Title
Building Sections

Issue Date: 2020.06.15
Project No: A4.01
Designed By: SHNR
Drawn By: NR
Project ID: 218.09
Scale: As Noted
Sheet Revision



1 KEY PLAN
Scale: 1/32" = 1'-0"



2 SECTION C-C
Scale: 3/32" = 1'-0"

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B	2020.03.04	ISSUED FOR UDP
A	2019.10.01	ISSUED FOR REZ. ENQUIRY
No.	Date	Issue Notes
Issue		
Consultant		

Architect

SH

A

STUART HOWARD

ARCHITECTS INC.

MEMBERS: AIBC - AIBC - AIA

465 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6

phone: 604.688.5355 fax: 604.688.7380

Project Title

1494 W 32nd AVE. +
4750 GRANVILLE ST.
REZONING
PROPOSAL

1494 W 32nd Ave. +
4750 Granville St.
Vancouver, BC

Building Sections

Issue Date	Plot Date	Sheet No.
	2020.06.15	
Designed By	Reviewed By	A4.04
Drawn By	Checked By	
Project ID	Scale	
218.09	As Noted	



View from 1488 W 32nd backyard