

Meet the Design Team

ABOUT STUART HOWARD ARCHITECTS

Stuart Howard Architects (SHA) is an award-winning, Vancouver based architecture firm founded in 1977. SHA's identity is defined by the exceptional quality of work, innovative designs and creative problem solving.

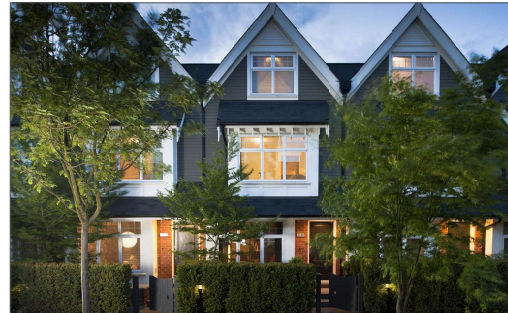
SHA is committed to developing high quality and innovative designs with a focus on the surrounding environment, user participation and neighbourhood involvement. SHA strives to provide quality solutions through all phases of their projects and with all elements of design.



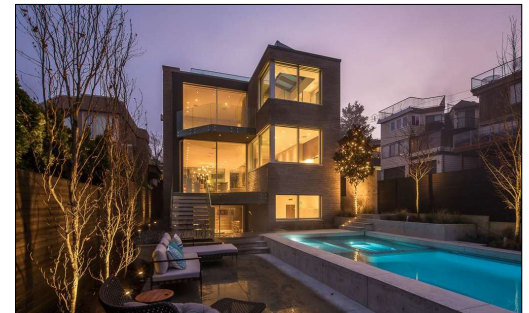
St. George Project



First Shaughnessy Project



Stories Project



Quesnel Project



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

Meet the Developer

ABOUT DOMUS HOMES

Domus Homes is local home builder that consists of a diverse team with over eighty years collective experience. Domus is built upon a foundation of superior knowledge, experience and integrity of each member of its team. These values are translated to the customer through rigorous site selection, design and construction processes to deliver superior value to the customer. Every Domus Homes community offers excellence in location, design, build quality and customer service.



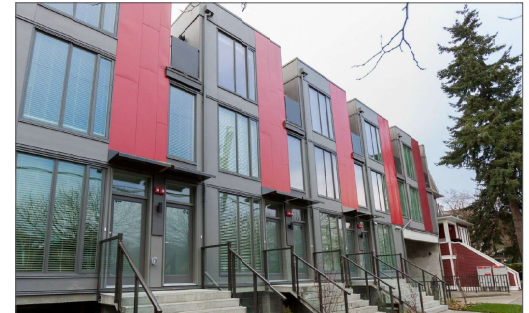
Zeo Kits



Maillardville



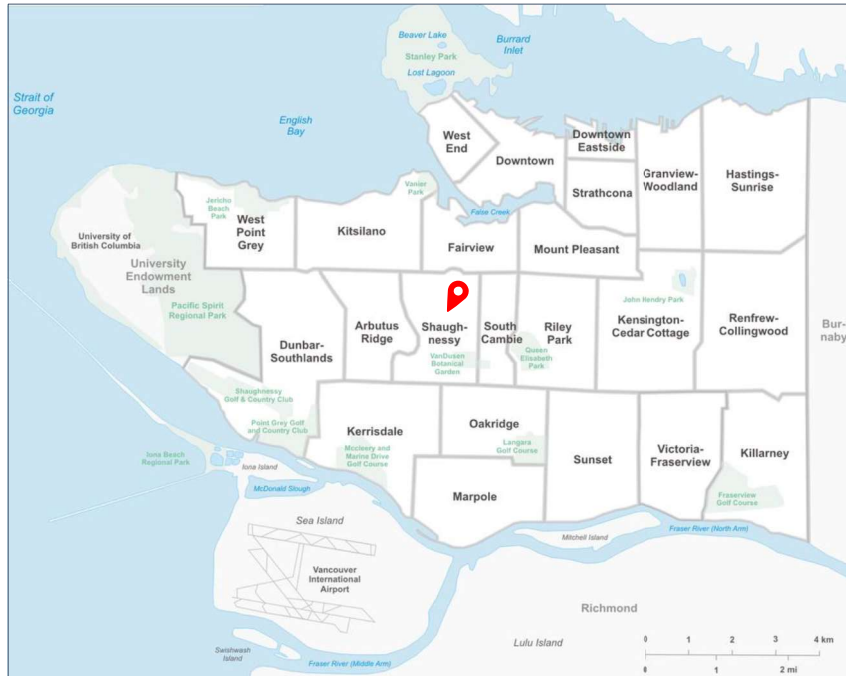
Amira



Hanna

DOMUS

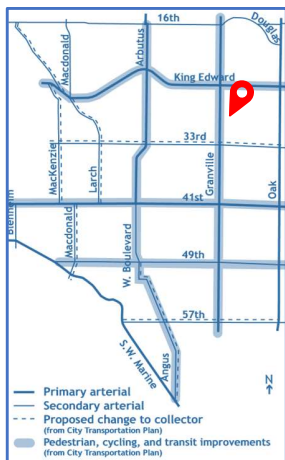
Site & Neighbourhood Context



Neighbourhood Context (left): The site is located in the neighbourhood of Shaughnessy, which is guided by the Arbutus Ridge-Kerrisdale-Shaughnessy (ARKS) Community Vision.

Established in 2005, the Arbutus Ridge-Kerrisdale-Shaughnessy (ARKS) Community Vision recognizes the need to enable “new housing types on large lots, on or near arterial roads, and around shopping areas.”

Site Context (below): The site consists of two lots located at 1494 W 32nd Avenue and 4750 Granville Street, bound by 32nd Avenue to the west and Minto Crescent to the south. The site is located on a primary arterial (Granville Street) along TransLink’s Frequent Transit Network. The subject site currently features single-family residential housing.

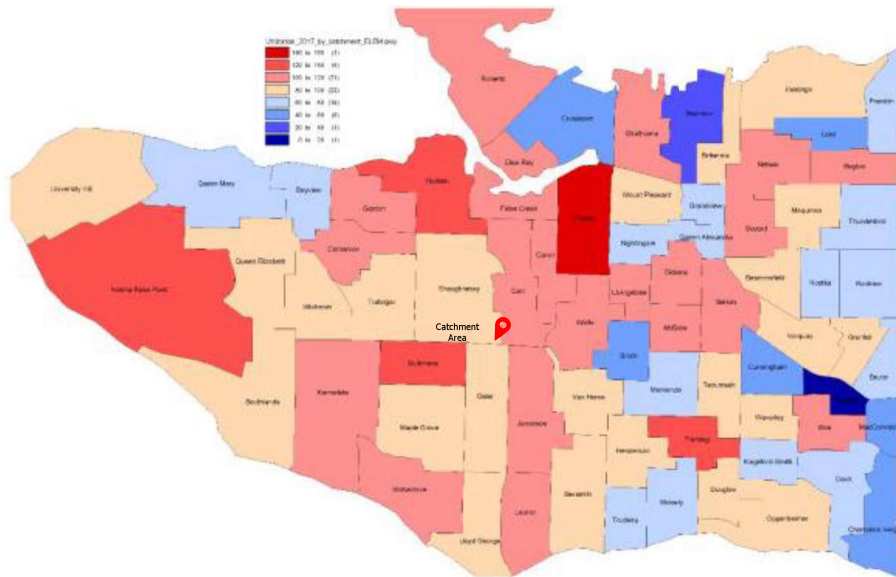


Arterial Roads (left): Primary arterials include King Edward, 41st, Marine Drive, Arbutus-West Boulevard, Granville and Oak Streets. The ARKS Community Vision encourages multifamily housing along arterials in locations that meet the following criteria:

- Convenient access to transit for residents without cars;
- Convenient access by walking, biking, or taking transit to shops and services;
- Support local shops and services with additional population;
- Shield, to some extent, single family homes from the noise of arterial traffic as the new housing types and their landscaping act as a buffer.

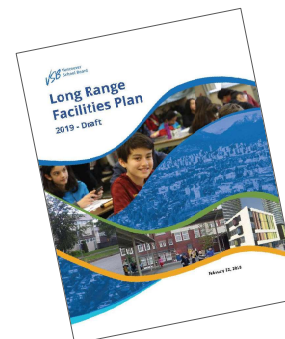
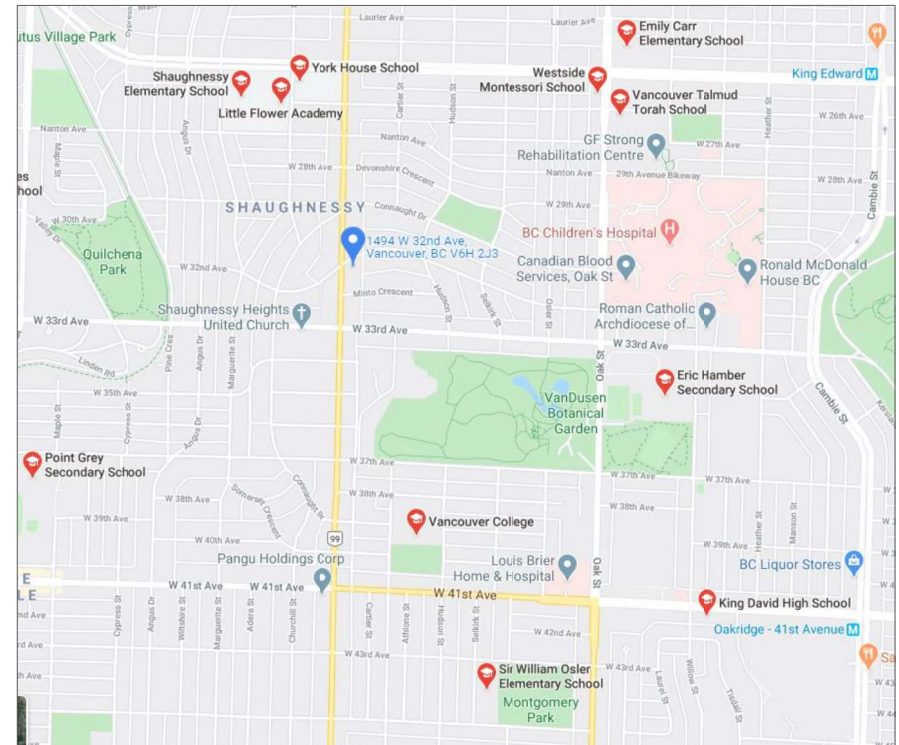
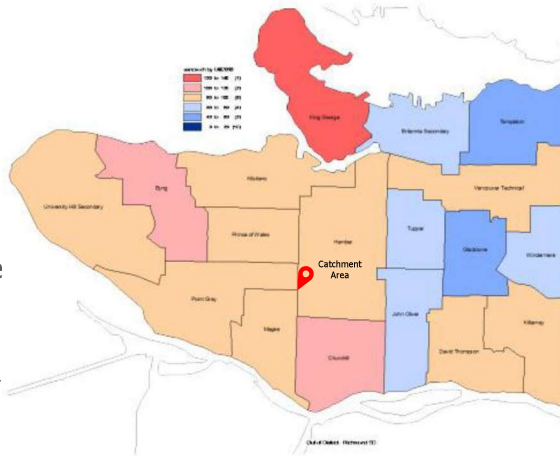


School Capacity & Enrollment



Current Capacity Utilization at Elementary Schools (Above): 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 at Secondary Schools (Right): New Data from the Vancouver School Board 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 (left): In May 2019, VSB released their long range facilities plan ("LRFP"). According to the LRFP, a present, most schools in the Vancouver School District have low capacity utilization due to low and declining enrolment. Between 2011 and 2016, "Little Shaughnessy" saw a 12% decline in the youth population (source: Census Mapper, Canada Census).

The Proposal



View from West 32nd Avenue

Project Summary			
Height	4 storeys	Density	1.5 FSR
Total Homes	81 homes	Setbacks	
Studio	0 homes	Front Yard	25' ft.
1-bed	52 homes	Side Yard (north)	18' ft.
2-bed	19 homes	Side Yard (south)	16' ft.
3-bed	10 homes	Rear Yard	22' ft.
Family Oriented	36%		
Vehicle Parking	70 spaces	Bicycle Parking	153 spaces + 5 visitors
Site Area	37,983 sq.ft.	Site Coverage	16,900 sq.ft. (45%)

Domus Homes, in partnership with Stuart Howard Architects ("SHA"), are exploring opportunities to redevelop the properties at 4750 Granville Street and 1494 West 32nd Avenue, under the City's *Affordable Housing Choices Interim Rezoning Policy* (2012, amended 2018).

The proposal envisions the development of 81 new homes in a four storey purpose-built rental building. This proposal seeks to respond to City of Vancouver objectives and policies regarding affordable and family housing, transit-oriented communities and sustainability.

What's Changed

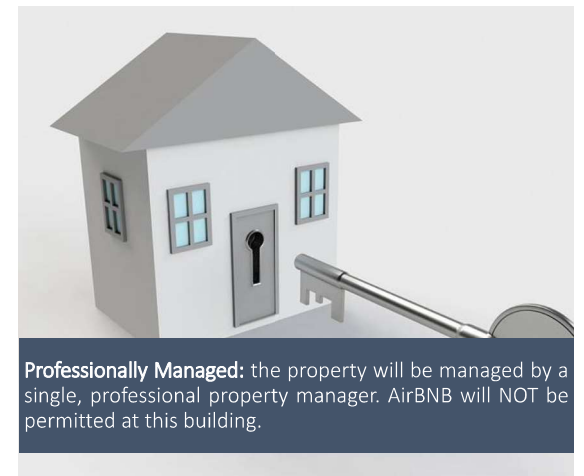
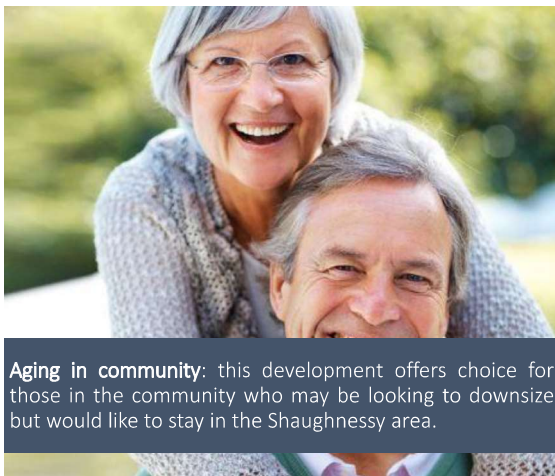
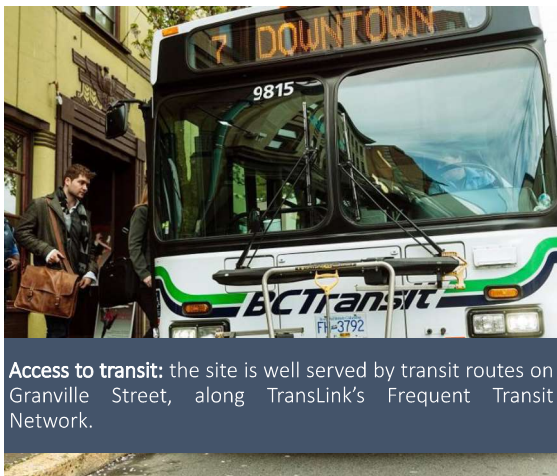
The revised proposal has been informed by community and stakeholder feedback collected over the last 14 months, including two Open Houses and meetings with neighbours and community stakeholders.

Summary of Changes in response to Community Input	
Reduced density	The density has been reduced from 1.63 FSR to 1.5 FSR.
Parkade exit screening	A trellis has been added to the parking exit to create a screen, yielding a more attractive lane interface.
Slight reduction in building height	The building height has been reduced from 46.79' to 43.5'.
Slightly smaller building footprint	The building footprint has been reduced slightly, from 46% site coverage to 44.5% (16,900 sq. ft.).
Increased setbacks and reduced building mass	The North East setback has increased from 49'-3" to 53'-6". Larger steps in the façade on the North East side of the building have been adopted to reduce the overall building mass and pull the building back from the street; this allows for better sunlight and more open, landscaped space.
Enhanced design	We have simplified building footprint stepping along West 32nd Avenue and added at grade access for ground level homes. The building entrance and accessible ramp has also been simplified to merge with the overall massing.
Improved landscape	We have increased the size of the West courtyard, added a new social area to the North East corner of the site and enhanced the landscape treatment with increased planting and a trellis over the parking ramp.
Reduced parking	The number of parking stalls has been reduced from 75 spaces to 70 spaces. City policy requires the applicant to provide 46 stalls – we are exceeding this requirement by approximately 65%.

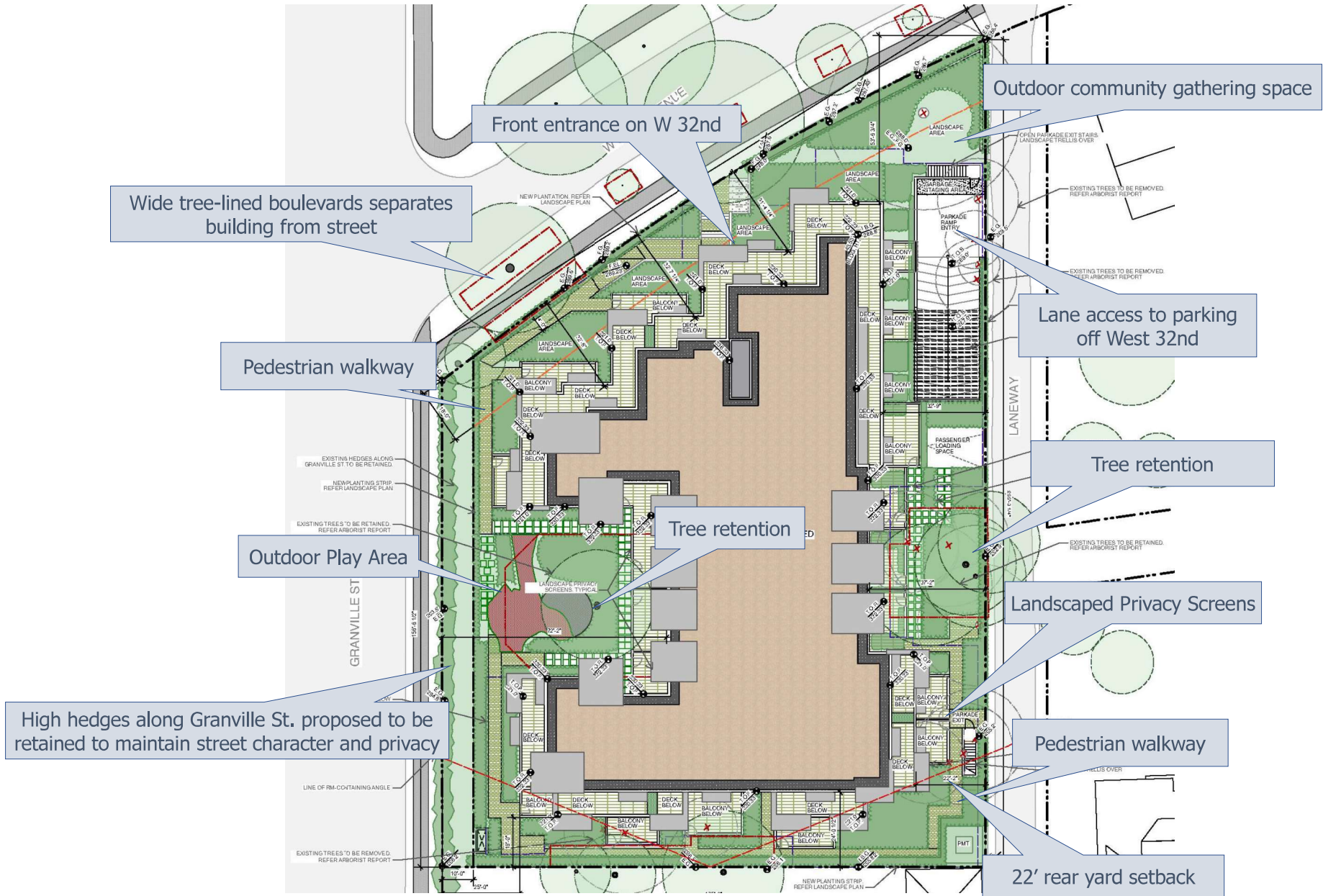
We are exploring opportunities to add 2-4 smaller homes (without changing the density) to promote an enhanced level of affordability, while maintaining the City of Vancouver's minimum requirement of 35% family oriented housing.

Community Benefits

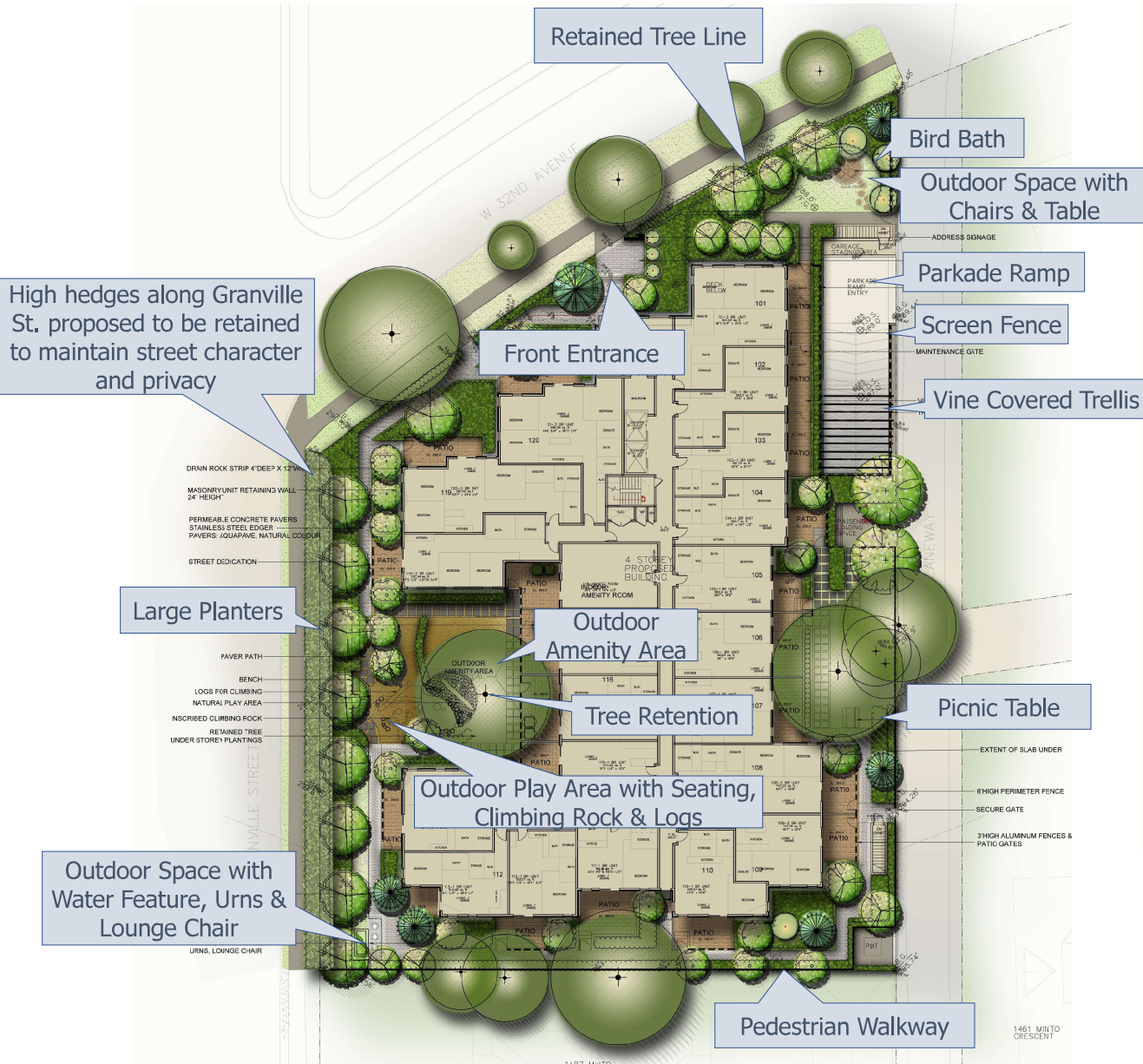
As a part of the Arbutus-Ridge/Kerrisdale/Shaugnessy community, the proposal aims to contribute a number of benefits to the neighbourhood:



Conceptual Site Plan



Landscape Plan



SITE FURNISHINGS



VISHBONE MODENA BENCH



MAGLIN MCL720 CHAISE LOUNGE



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

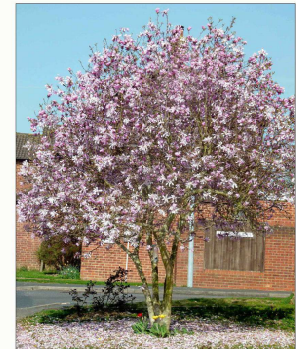
PLANTS



AMELANCHER X GRANDIFLORA 'PRINCESS DIANA'



CCRNUS KOUSA 'SA'OMI'



MAGNOLIA X LEOBNERI 'LEONARD MESSEL'



Evolving Building Design



Street view along West 32nd Avenue

Evolving Building Design



Street view along West 32nd Avenue, showing friendly interface with the streetscape and neighbouring homes



Street view along Granville Street, showing proposed hedge wall and tree retention

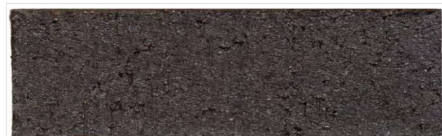
Building Materials



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



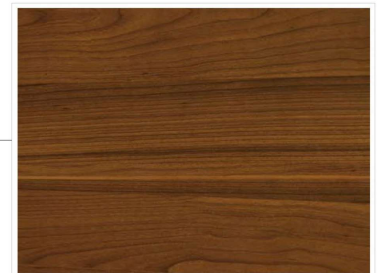
B Fiber Cement Board Cadding-GREY-6\"/>



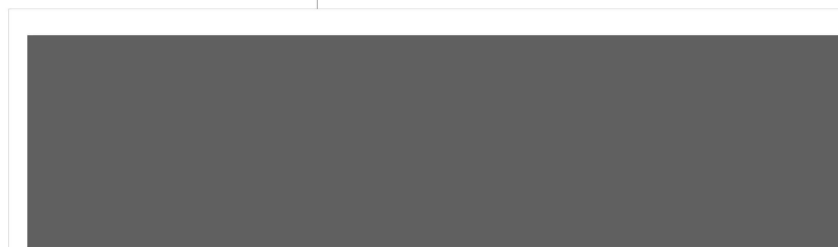
C Brick- Coal Creek-Stack Bond-7 1/2\"/>



E ACM Panel- Matte CWM White



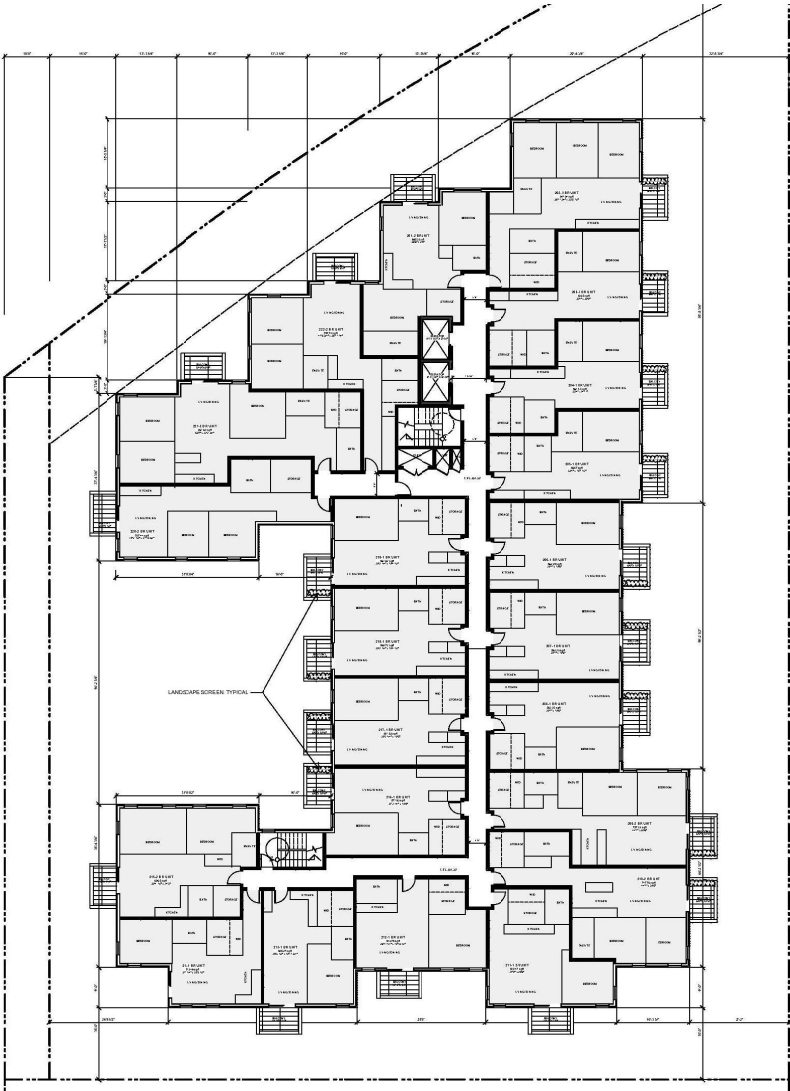
F Longboard Metal Panel-WESTERN CEDAR-6\"/>



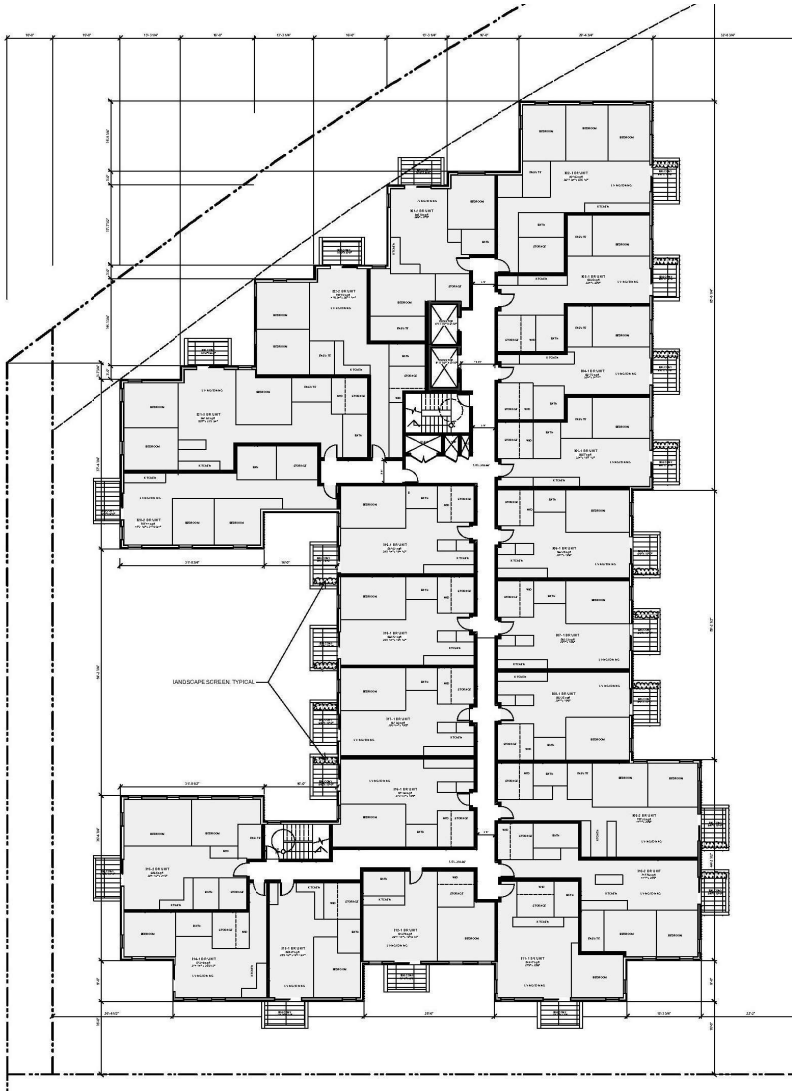
D Dark Grey Vinyl Windows

The project has been designed to be compatible with the Shaughnessy streetscape. The ground-oriented building form, wood material elements and landscape treatment – including the proposed hedge wall and mature tree retention, along with the addition of new large trees throughout the property – has been designed to blend in with the existing neighbourhood character.

Level Two & Three Floorplans



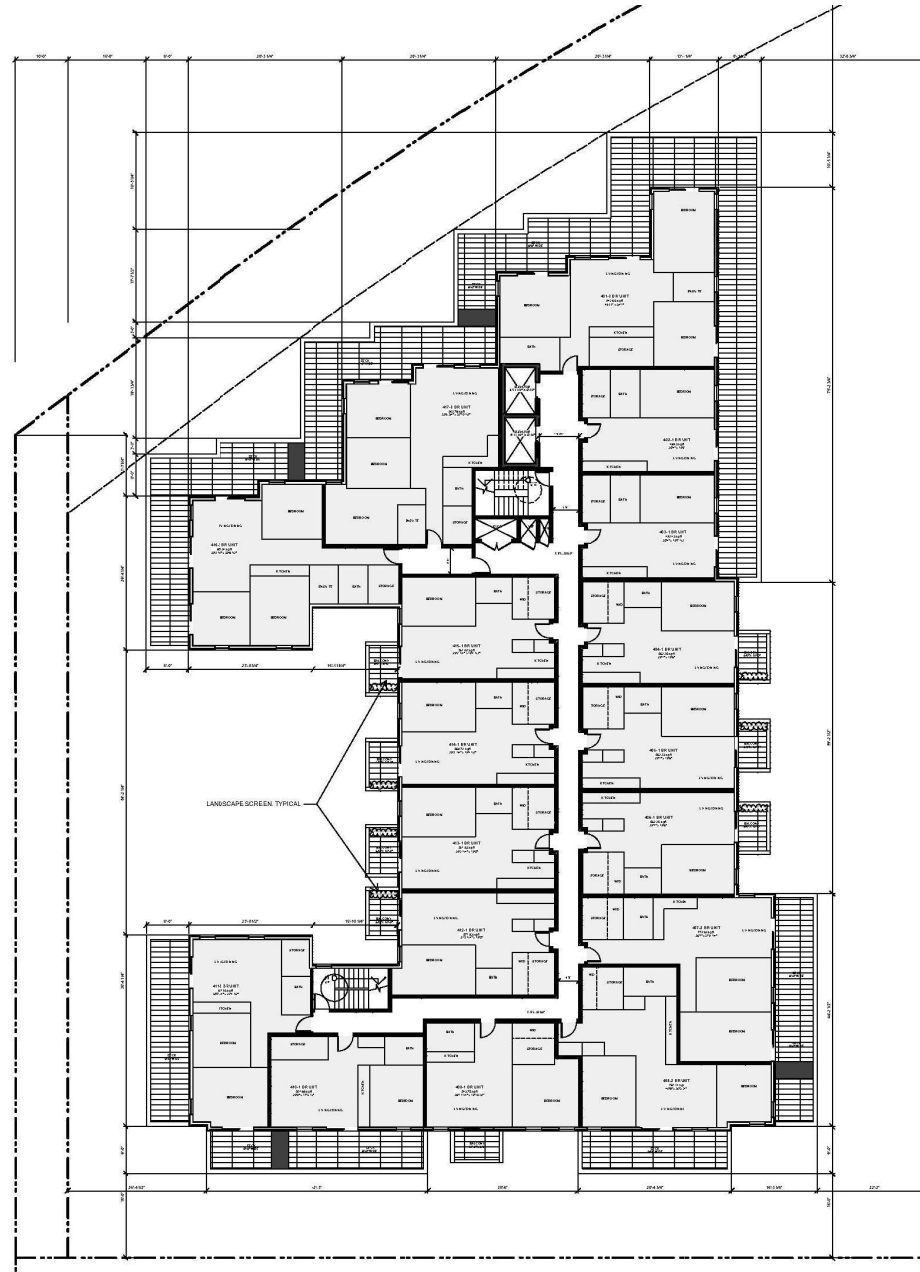
Level Two



Level Three



Level Four Floorplan



Shadow Studies



1 21 JUNE - 10:00 AM
NTS



2 21 JUNE - 12:00 PM
NTS



3 21 JUNE - 2:00 PM
NTS



4 21 MARCH/SEPTEMBER - 10:00 AM
NTS



5 21 MARCH/SEPTEMBER - 12:00 PM
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6 21 MARCH/SEPTEMBER - 2:00 PM
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