

MOTION

7. Approval of Form of Development – 1490 W 32nd Avenue (previously 4750 Granville Street and 1494 W 32nd Avenue)

THAT the form of development for this portion of the site known as 1490 W 32nd Avenue (previously 4750 Granville Street and 1494 W 32nd Avenue) be approved generally as illustrated in the Development Application Number DP-2020-00784, prepared by Stuart Howard Architects Inc., received digitally on May 18, 2021, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

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Additional Background Information:

<https://rezoning.vancouver.ca/applications/4750granvillest/index.htm>

EXTERIOR FINISH SCHEDULE

- A FIBER CEMENT BOARD CLADDING-OFF WHITE- MIN.6" EXPOSURE
- B FIBER CEMENT BOARD CLADDING-IVORY- MIN.6" EXPOSURE
- C LONGBOARD METAL PANEL-WESTERN CEDAR-MIN. 6" EXPOSURE
- D ACM PANEL CLADDING-BONE WHITE-4'X8'
- E BRICK CLADDING-STACK BOND-MIDNIGHT BLACK-7 1/2"X 3 1/2" X 2 1/2"
- F METAL TRIM & FLASHING
- G ARCHITECTURAL CONCRETE
- H CANOPY OVER DOORS
- I GLASS GUARDS
- J GLAZED DOOR / WINDOW



1 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

NOTE: SOUTH FACING BALCONY & DECKS GUARDS TO HAVE LIMITED TRANSPARENCY FOR SOUTH NEIGHBOUR'S PRIVACY.



2 NORTH ELEVATION
Scale: 3/32" = 1'-0"

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NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.
CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

D	2021.05.11	ISSUED FOR DP PTR
C	2020.12.04	ISSUED FOR DP
B	2020.03.04	ISSUED FOR UDP
A	2019.10.01	ISSUED FOR REZ. ENQUIRY

No.	Date	Issue Notes
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Issues

Consultant

Architect

SH A STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

Seal

Project Title

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

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

Sheet Title

Building Elevations

Issue Date	Plot Date	Sheet No.
	2021.05.11	A3.01
Designed By	Reviewed By	
SH/NR	NR	
Drawn By	Checked By	
AS	NR	
Project ID	Scale	Issue/Revision
218.09	As Noted	

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1 WEST ELEVATION
Scale: 3/32" = 1'-0"



2 EAST ELEVATION
Scale: 3/32" = 1'-0"

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Project Title

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REZONING
PROPOSAL

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

Sheet Title

Building Elevations

Issue Date

Plot Date
2021.05.11

Sheet No.
A3.02

Designed By
SH/NR

Reviewed By
NR

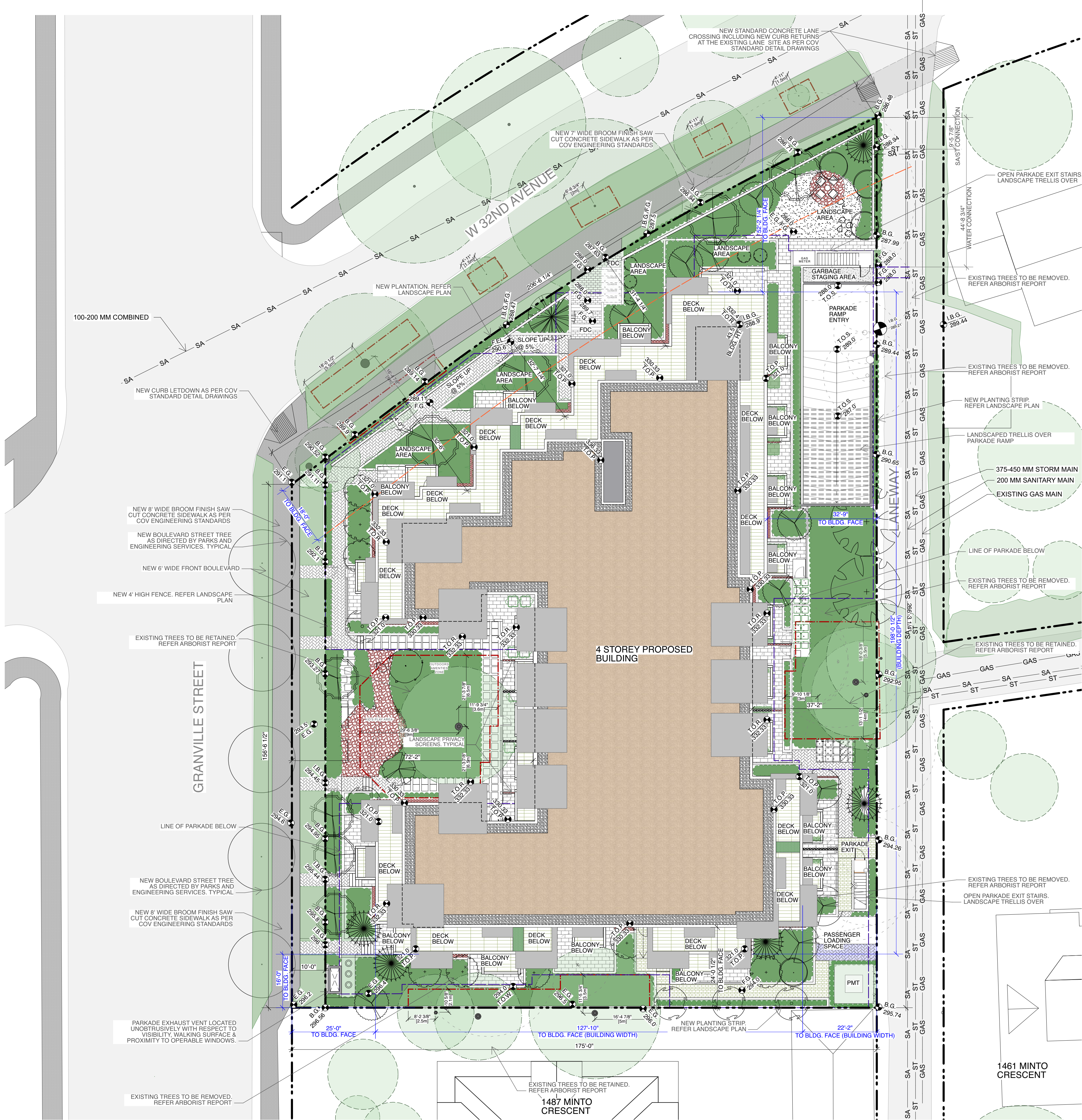
Drawn By
JM

Checked By
NR

Project ID
218.09

Scale
As Noted

Issue/Revision



SITE DATA

Civic Address 1494 W 32nd AVE. + 4750 GRANVILLE STREET
VANCOUVER, BC

Legal Address

PID 010-998-292
LOTS 2 BLK 791 PL VAP6011 DL 526 NEW

Site Area 37917 sq.ft.

Site Coverage 16900 sq.ft. 44.57%

DEVELOPMENT STATISTICS

Zoning Uses	CD-1 Multiple Dwelling		
	Existing	Required	Proposed
Number of Units	2	86	86
Height	22.7'	35.10' (10.7M)(RS-5)	43.5' (13.27M)
Front Yard	50' 5 3/4" (15.39m)	-	25' (7.62M)
Side Yard (North)	15' 9 1/2" (4.81 m)	-	18' (5.47M)
Side Yard (South)	17' 5 3/4" (5.33 m)	-	16' (4.88M)
Rear Yard Setback	81' 1 1/4" (24.72 m)	-	22'2" (6.76M)
Parking Spaces	-	45	70(incl.4 Disabled)
Bicycle Spaces	-	+ 4 Visitor 147 5 Visitor	149 5

FSR SUMMARY

	37917.00 Sq.ft.		3522.60 Sq.mt.	
	EXISTING/LOT	PROPOSED	ALLOWED (CD-1)	BALCONY AREA
TOTAL SITE AREA	-	0.00 sq.ft.	-	-
CURRENT ZONE: RM-4	-	15,531.82 sq.ft.	-	0.00 sq.ft.
BASEMENT FLOOR	-	15,997.90 sq.ft.	-	1,380.00 sq.ft.
MAIN FLOOR	-	15,997.90 sq.ft.	-	1,380.00 sq.ft.
SECOND FLOOR	-	12,612.88 sq.ft.	-	540.00 sq.ft.
THIRD FLOOR	-	140.35 sq.ft.	-	-
FOURTH FLOOR	-	-	-	-
ROOF LVL (ELEVATOR ROOM)	-	-	-	-
NET TOTAL FSR AREA	60,280.85 sq.ft. 5600.27 Sq.mt.	60,660.00 sq.ft. 5635.50 Sq.mt.	3,300.00 sq.ft. 306.58 Sq.mt.	-
NET FSR	1.59	1.60	-	-

PROPOSED UNIT MAKEUP

	BACH	1BR	2BR	3BR/4BR
MAIN	4	9	5	3
SECOND	4	10	7	2
THIRD	4	10	7	2
FOURTH	4	11	1	3
TOTAL	16	40	20	10
TOTAL UNITS	86	35% Family	23.3% 2 BR 11.8% 3 BR	10% Min.

NOTES

- All Parking spaces provided for residential use, excluding visitor parking spaces, to be provided with an energized outlet capable of producing level 2 charging or higher to the parking space.
- All parking uses shall be provided and maintained with curbs having cross-sectional dimensions above the pavement of at least 15 cm, and no more than 20 cm, located at least 75 cm, for a standard or accessible parking space and 60 cm, for a small car parking space, distant from interior or exterior fences, pedestrian circulation routes, landscaped areas, other parking spaces, and except for points of access, streets or lanes.
- The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law.
- A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces.
- The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.
- Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with the Noise By-law No. 6553.
- All proposed yards, setbacks and building dimensions on all floors are measured to the outside of cladding.
- The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations.

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Vancouver, BC

Sheet Title
Site Plan

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JM	NR	
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