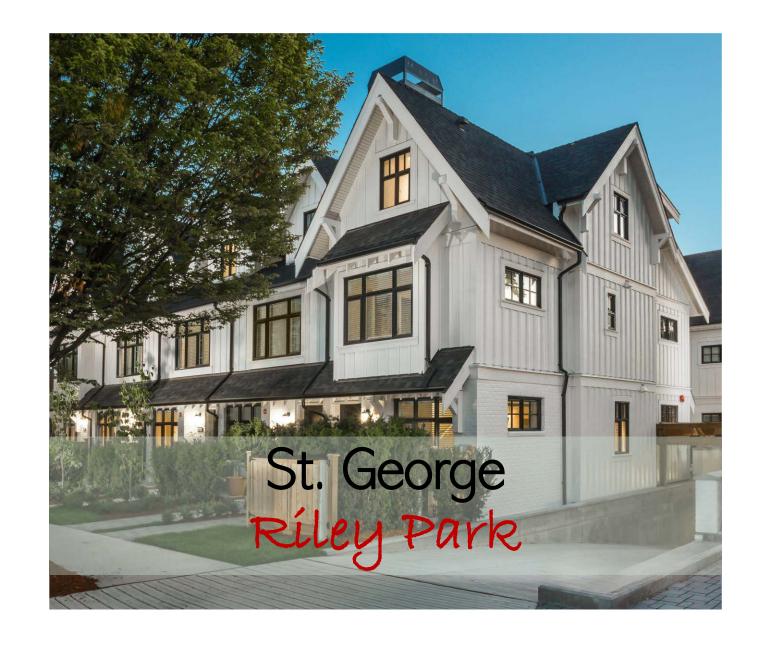
OURTEAM













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.



SITE CONTEXT



Above: The 17,502 sq.ft. site is located at 4575 Granville Street, and currently features a single family home. The site is situated in the neighbourhood of Shaughnessy, which is well served by community amenities, including:

- #10 Bus Stop: Service to Downtown & Waterfront Station (1 min walk)
- Devonshire Park (5 min walk)
- Shaughnessy Elementary School (10 min walk)
- Quilchena Park (10 min walk)
- King Edward SkyTrain Station (25 min walk)



OUR PROPOSAL





Our Proposal

Stuart Howard Architects have submitted a revised rezoning application for the property at 4575 Granville Street under the *Affordable Housing Choices Interim Rezoning Policy* (2012, amended 2018).

The proposal envisions the development of 24 townhomes in a 4-storey purpose-built rental building. This proposal responds to City of Vancouver objectives and policies regarding affordable and family housing, transit-oriented communities and sustainability.

Project Details	
Height:	4 storeys (37.8 ft)
Density:	1.23 FSR
Floor Area:	21,494 sq.ft. (1996 sq m)
Total Homes:	24 homes
1-bedroom:3-bedroom:Family Oriented:	12 homes 12 homes 50%
Average Unit Size:	
1-bedroom: 3-bedroom:	470 sq.ft. 1,169-1,276 sq.ft.
Vehicle Parking:	17 spaces in one underground level
Bicycle Parking:	54 Class A spaces for residents



COMMUNITY BENEFITS





A number of public benefits are envisioned as part of the proposal, including:

Purpose Built Rental Housing: The proposal offers more secured housing choices for renters, with 24 ground oriented townhomes ranging from 1 to 3-bedrooms.

Family Housing: The project will include more housing options for families with 50% 3-bedroom homes. The development also features an outdoor play area for families with children.

Aging in Community: This development offers choice for those in the community who may be looking to downsize but would like to stay in the Shaughnessy area.

Access to Transit: The property is well serviced by transit, including the #10 bus route with service to downtown and Waterfront Skytrain Station.

Sustainability: The project will meet or exceed the City's sustainability targets under the *Green Building Policy for Rezonings*.

Enhanced Public Realm: The landscape and streetscape will be enhanced with the addition of new trees and landscaping buffering. The building has also been carefully articulated to maximize retention of existing mature trees.

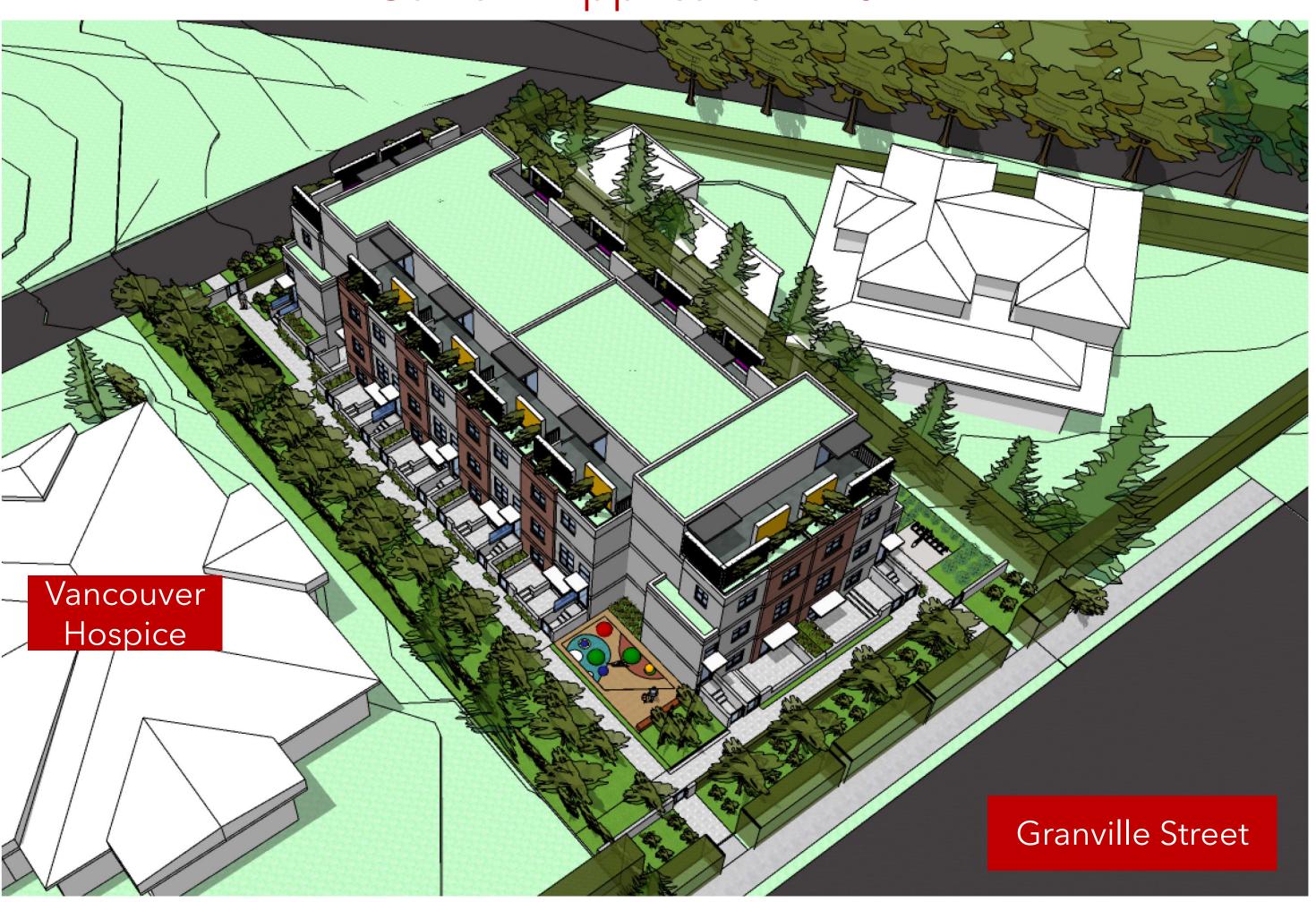
STUART HOWARD

PROJECT EVOLUTION: WHAT'S CHANGED?

Previous Application: 2018







What We Heard: How We Responded:

Support for a reduction in building height.

Prefer a less dense development.

The design should be consistent with the architectural style of existing homes and neighbourhood character.

Support for increasing secured rental and family oriented housing on the West Side.

Consider opportunities to enhance privacy and reduce potential impacts to the Vancouver Hospice.

The building has been reduced from 41ft. to 37.8 ft.

The density has been reduced from 1.30 to 1.23 FSR. The building footprint has also been combined into a single massing, which helps reduce the frontage along Granville St, and will retain more green space along the edges.

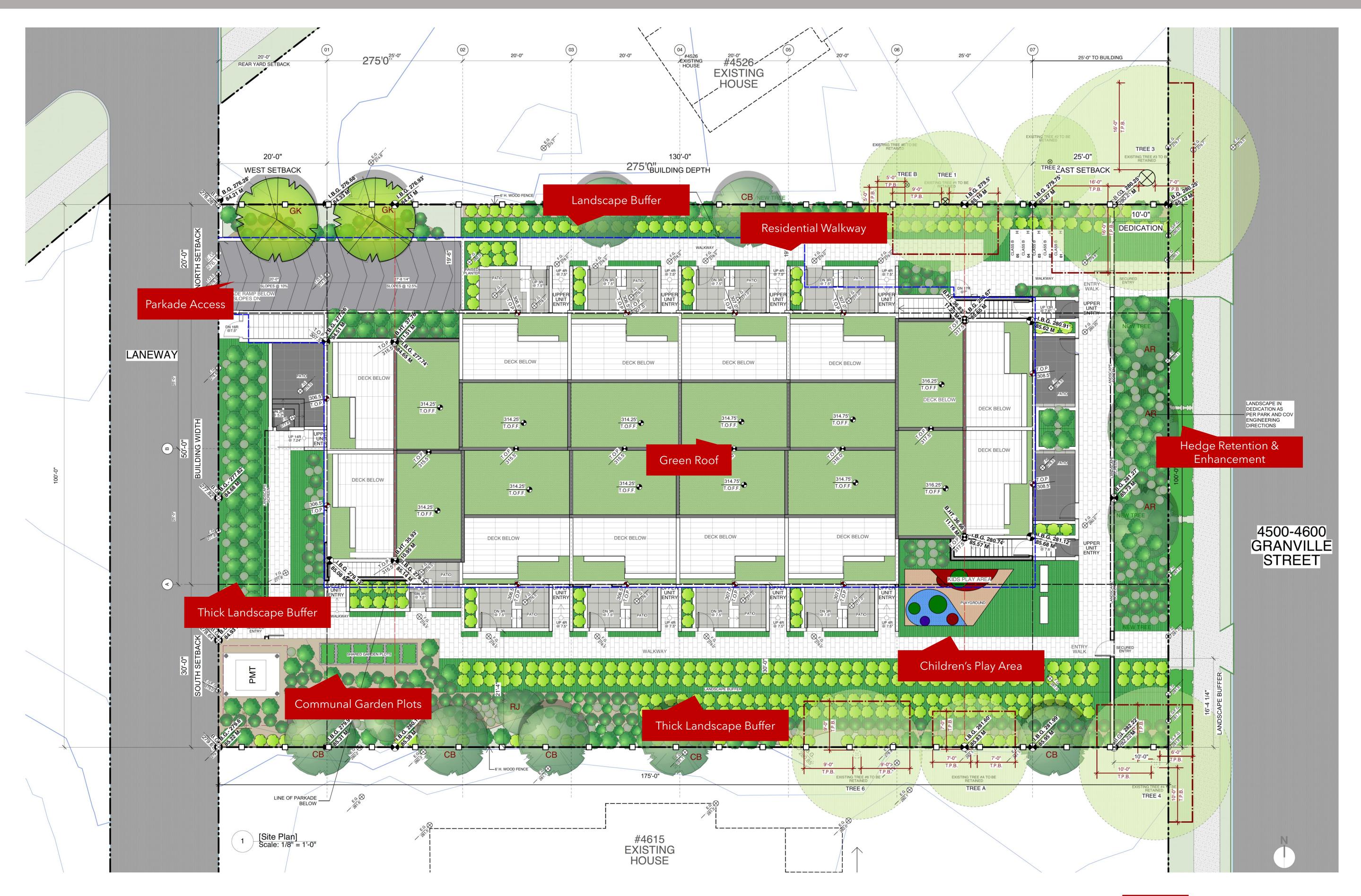
Building materials have been updated to a brick and wood finish, which is more consistent with the surrounding context.

100% of the homes in this development will be secured as rental, 50% of which have been designed as 3-bedroom homes for families.

Through consultation with the Vancouver Hospice Society, a number of key changes have been made, including: the southern setback has been tripled in size from 10ft. to 30ft., rooftop decks have been eliminated, landscaping and acoustical screening will be enhanced to promote privacy and the parkade size has been decreased to reduce excavation and construction timelines.

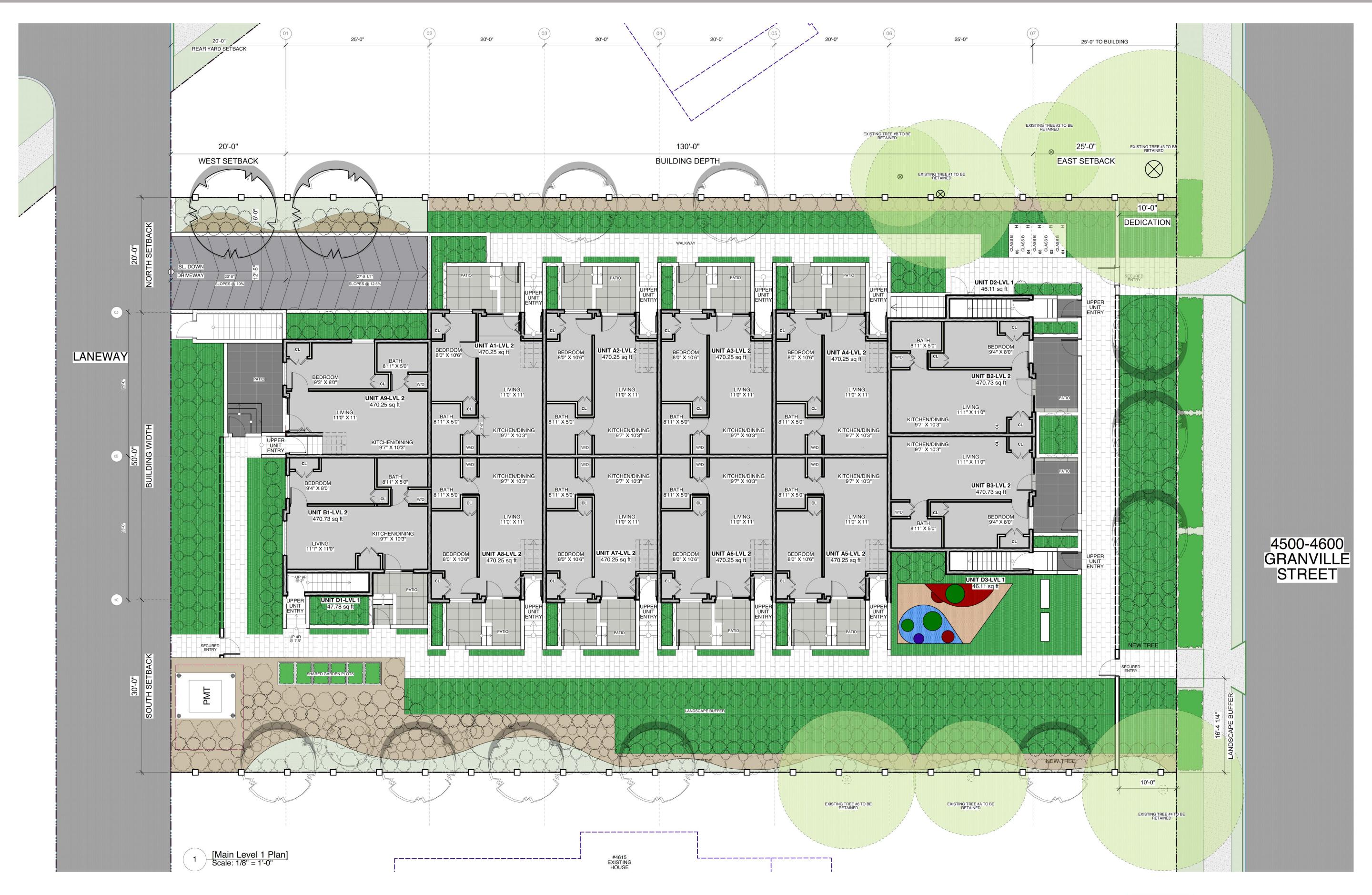


LANDSCAPE PLAN



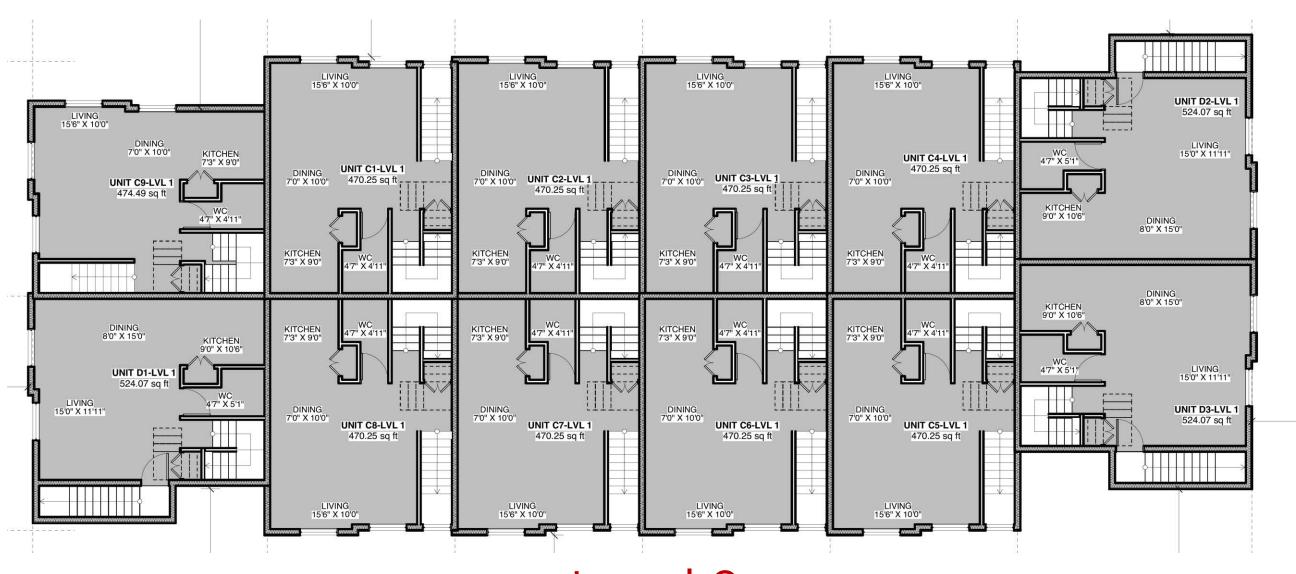


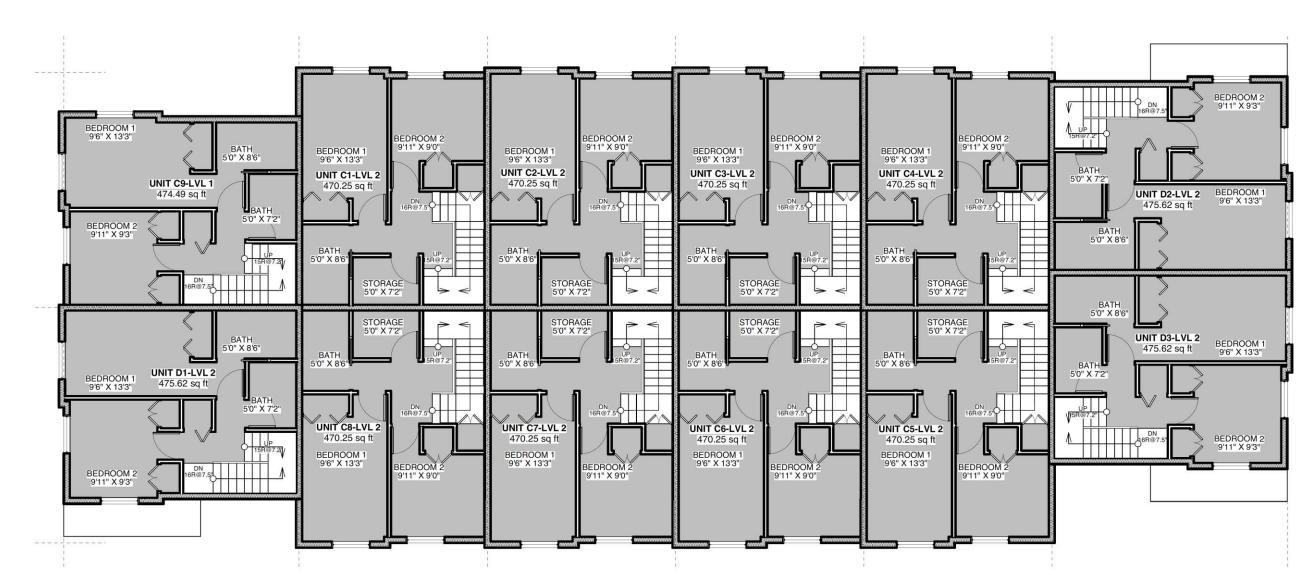
LEVEL ONE PLAN



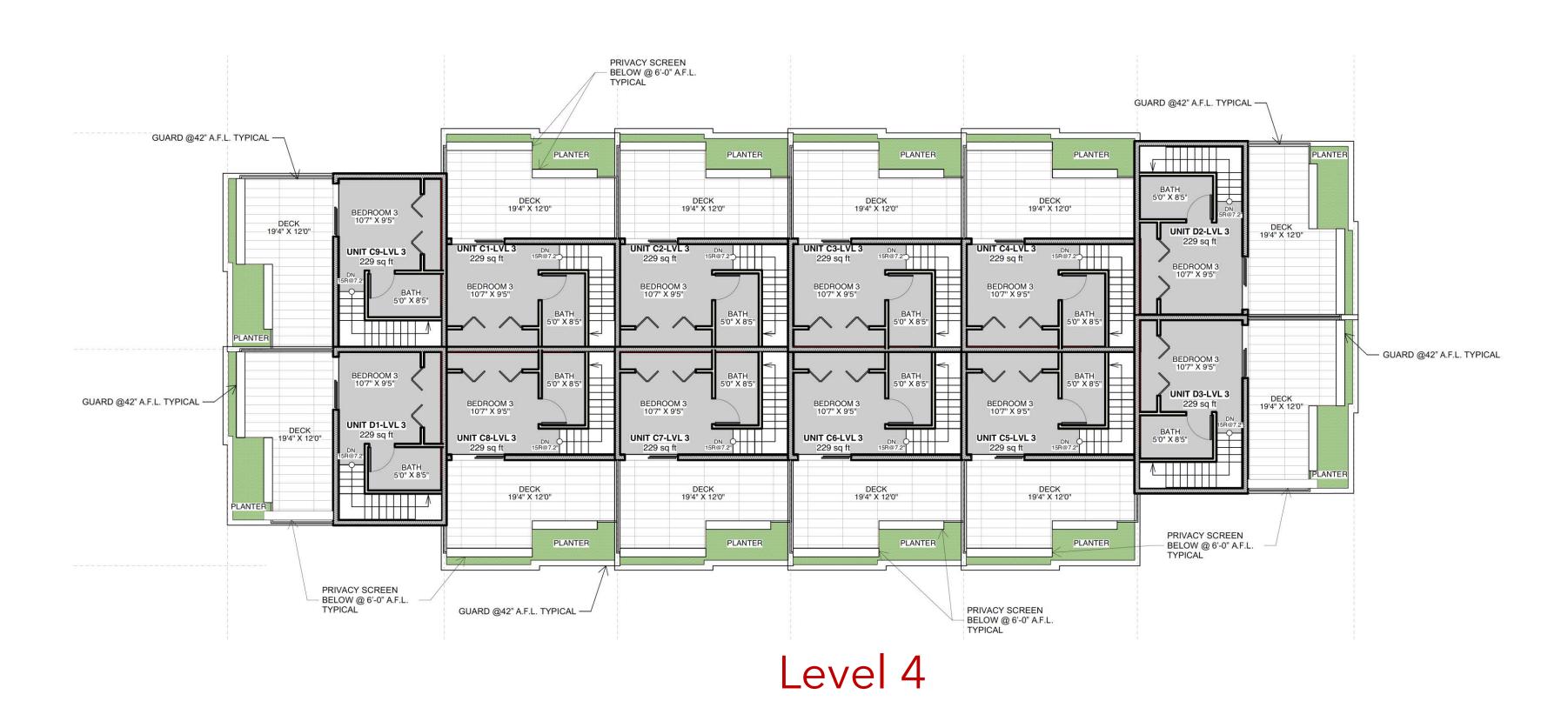


TYPICAL FLOORPLANS





Level 2





ELEVATIONS



South Elevation



North Elevation



ELEVATIONS



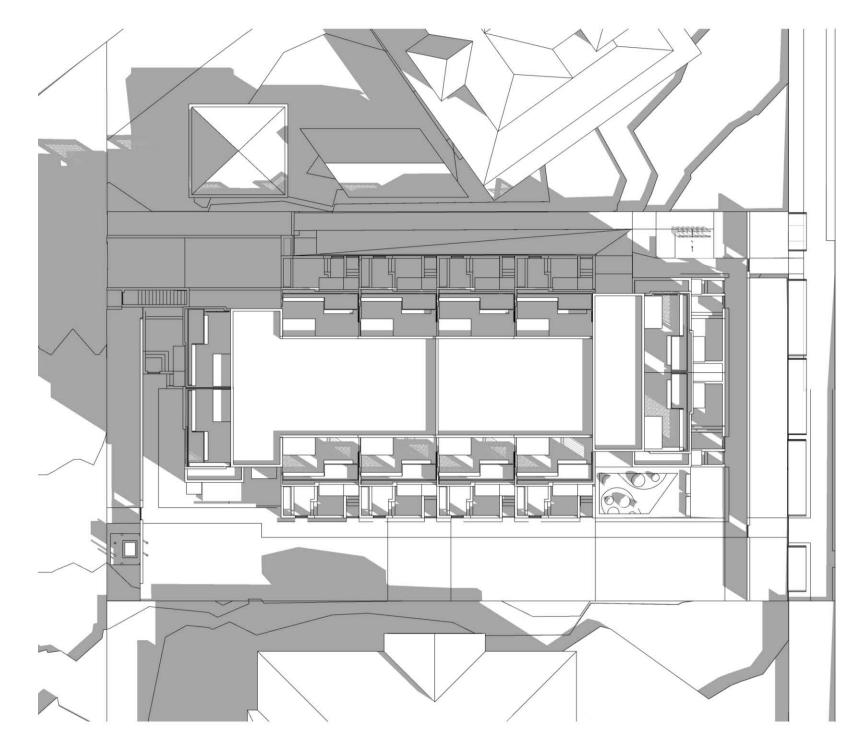
East Elevation



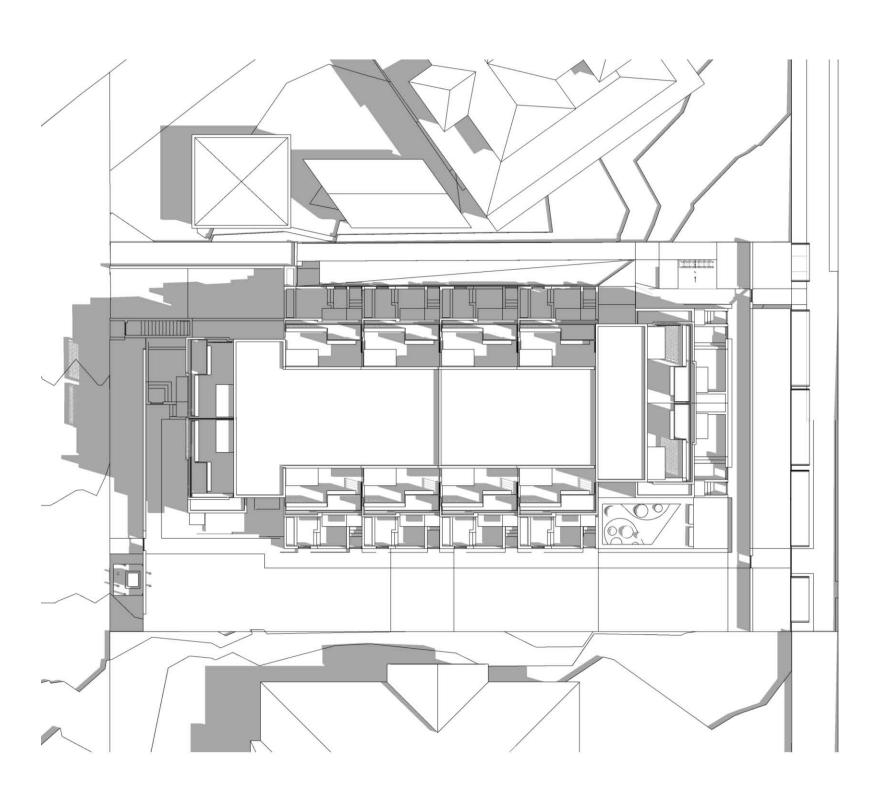
West Elevation



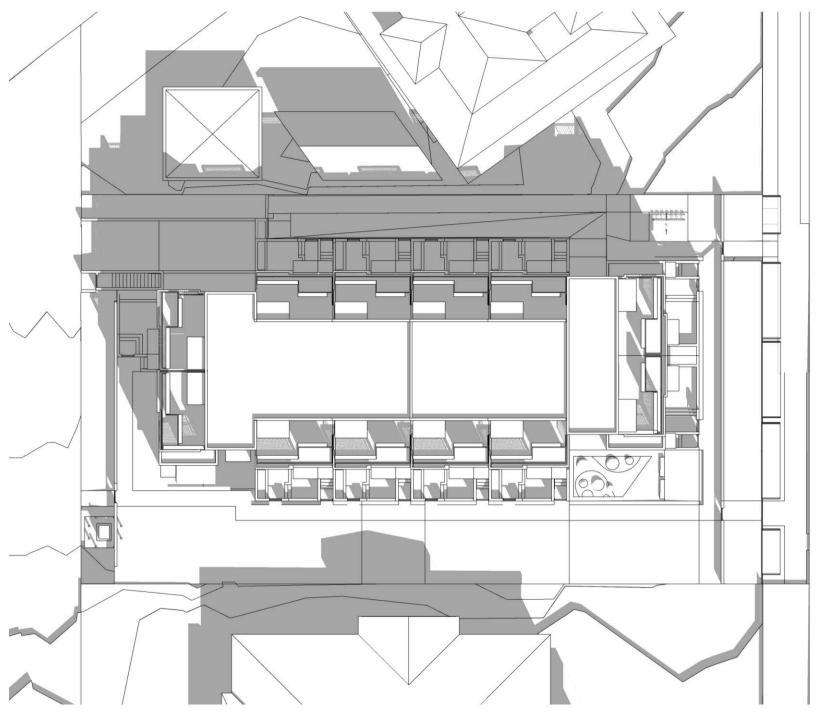
SHADOW STUDIES



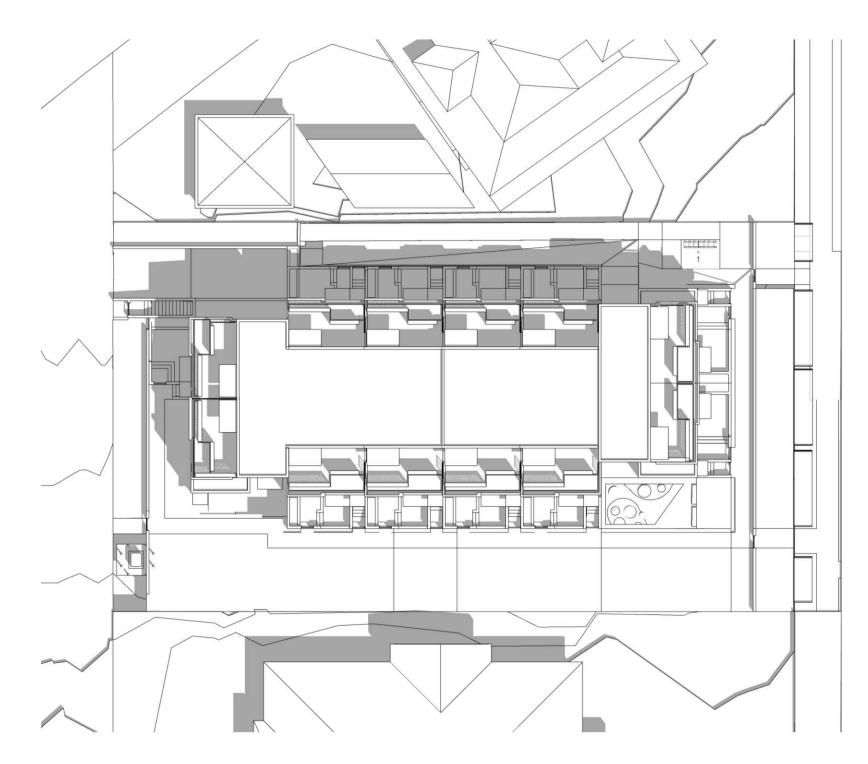
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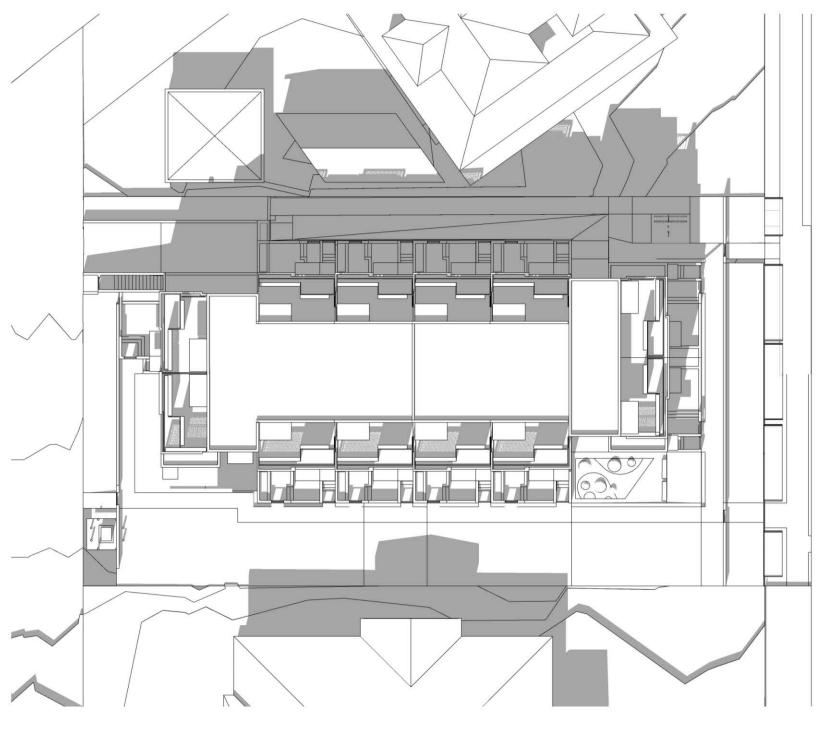
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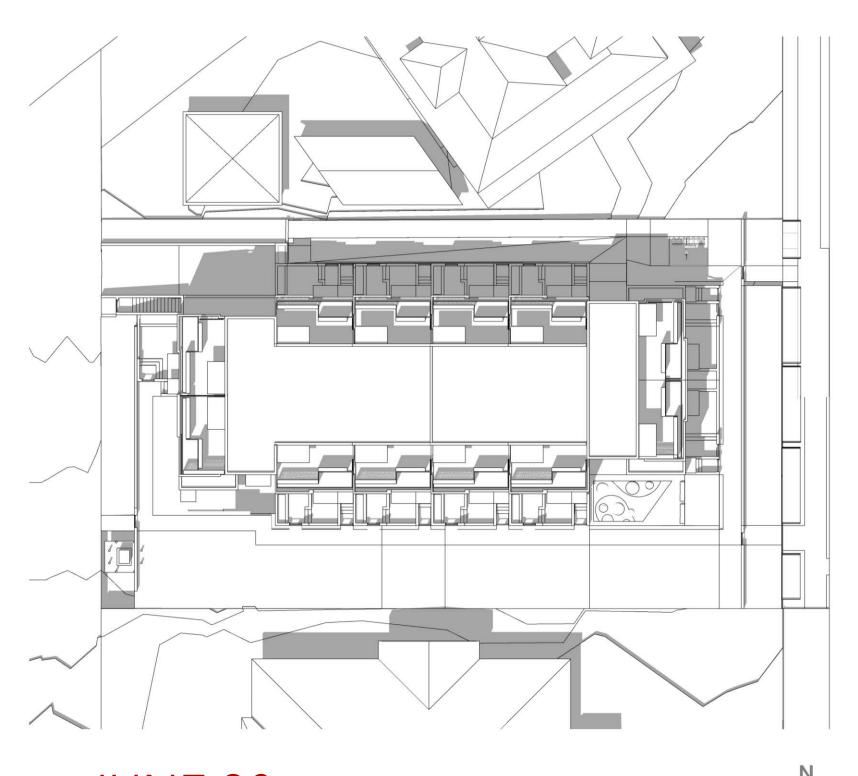
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MARCH/SEPTEMBER 20 2:00PM



JUNE 20 2:00PM



REZONING PROCESS & NEXT STEPS

The diagram below provides an overview of the steps ahead, and highlights opportunities for public input on our proposal for 4575 Granville Street.





THANKYOU



Thank you for your interest in the proposal for 4575 Granville Street. Your feedback is important to us. Please take a moment to complete the online comment form at: https://shapeyourcity.ca/4575-granville-st

