

86-unit rental building could replace two single-family homes on Granville Street

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A new apartment complex with 86 rental units could replace two single-family homes on the southeast corner of Granville Street and West 32nd Avenue in Vancouver. The proposal was submitted by Domus Projects Ltd. and features a four-storey building with a total floor area of 56,986 square feet. A single level underground garage would provide parking for 70 vehicles and 158 bicycles. The site is currently occupied by two large single-family residences at 1494 West 32nd Avenue and 4750 Granville Street. Surrounding homes are also predominantly single-family dwellings, including on neighbouring side streets.



The building would include 16 bachelors, 40 one-bedroom, 20 two-bedroom and 10 three-bedroom units. As a result, the development would meet the Housing Mix Policy for Rezoning Projects as 35 percent of the apartments would be family-sized with two or three bedrooms. “We believe that the proposed project will benefit the public by providing the Granville community with a long term, high quality and more affordable rental housing option with an emphasis towards family housing and aging-in-place for local seniors,” reads the design rationale.



Residents would benefit from the development's proximity to public transit, such as bus route 10, which runs directly along Granville Street, providing convenient access to downtown Vancouver. There are also bus lines along West King Edward to the north and West 41st Avenue to the south. Designed by Stuart Howard Architects, the massing would use a series of stepbacks to break up the façade and make the building appear to be in scale with the surrounding low-rise homes.



Ground level patios and landscaping would create a layered interface from the street to the building face, while existing hedges on Granville Street would maintain the street character and provide privacy and a noise buffer. Exterior materials would feature a mix of fiber cement board, brick cladding, concrete, and longboard metal panels in a western cedar, wood-look finish. In the neighbourhood, Oak Keys is currently accepting pre-registrations, while Eila on W49 has townhouses for sale priced from the \$600,000s.

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