

# Rezoning Application - 4750 Granville Street and 1494 West 32nd Avenue



The City has received an application to rezone 4750 Granville Street and 1494 West 32nd Avenue from RS-5 (Single Family Dwelling) to CD-1 (Comprehensive Development) to allow for the development of a 4-storey residential building. The proposal includes:

- 81 secured market rental housing units;
- a floor space ratio (FSR) of 1.50;
- a floor area of 5,294 sq. m ( 56,986 sq. ft.);
- a building height of 13.27 m (43.53 ft.); and
- 70 underground vehicle parking spaces and 158 bicycle spaces.

The application is being considered under the [Affordable Housing Choices Interim Rezoning Policy](#).

A community open house was held from 5:30 to 8:00 pm on March 5, 2020 at the the VanDusen Botanical Garden (Peggy Gunn Woodland Hall B), 5251 Oak Street, with City staff and the applicant team available to answer any questions.

This application has been approved by Council on July 29 2020, following Public Hearing on July 28.

Application (December 11, 2019)

- [Project Statistics and Site Plan](#)
- [Site Context](#)
- [Renderings](#)
- [Floor Plans](#)
- [Floor Space Ratio \(FSR\) Plans](#)
- [Parking Plans](#)
- [Building Sections](#)
- [Building Elevations](#)
- [Shadow Study](#)
- [Roof Plan](#)

#### Notifications

- [Notice of Rezoning Application and Community Open House](#)
- [City of Vancouver Open House Boards](#)
- [Applicant Open House Boards](#)
- [Notice of Public Hearing](#)

#### Council Meetings

- [Regular Council Meeting: June 23, 2020](#)
  - [Referral Report](#)
- [Public Hearing: July 28, 2020](#)
  - [Summary and Recommendation](#)
  - [Draft By-law - Zoning and Development](#)
  - [Memorandum dated July 28, 2020](#)

#### Links

- [RS-5 District Schedule](#)
- [Affordable Housing Choices Interim Rezoning Policy](#)

For more information and to submit comments, please contact the Rezoning Planner.

**City Contact:** James Boldt, Rezoning Planner, [james.boldt@vancouver.ca](mailto:james.boldt@vancouver.ca), 604-873-7449

**Applicant Contact:** Neil Robertson, Stuart Howard Architects, [nrobertson@stuarthoward.com](mailto:nrobertson@stuarthoward.com), 604-688-5585

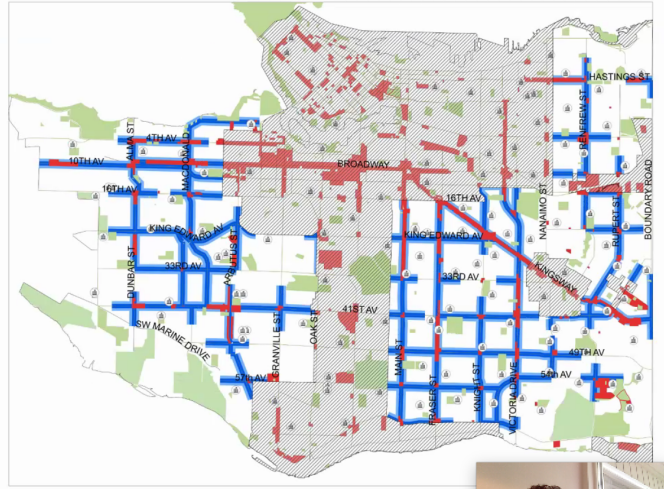
## Proposed Changes & Implementation

### Secured Rental Policy 2.4 & Map

Rezoning considered for sites:

- Zoned RS or RT
- Within approximately 400 m of a park or public school and shopping area(s) with a combined minimum of 15,000 sq. ft. of commercial floor space
- Part of a block along an arterial or road that is on Translink's Frequent Transit Network, as illustrated on Map 1.

Map illustrates policy and establishes general locational eligibility - site must be within blue area and be zoned RS or RT to be eligible



# Proposed Changes & Implementation

## Refinements & Simplifications

	November Policy	Proposed Approach
<b>5. Clarify When CD-1 Required</b>	Sites at corner of two arterials, with no lane, irregular in size, or larger than 10,000 ft <sup>2</sup> require a CD-1	CD-1 required for sites with no lane and highly irregular sites that cannot accommodate a standard building footprint

### Irregular Site - Standard Schedules May be Used

Regular/rectilinear building footprint can be accommodated



### Highly Irregular Site - CD-1 Required

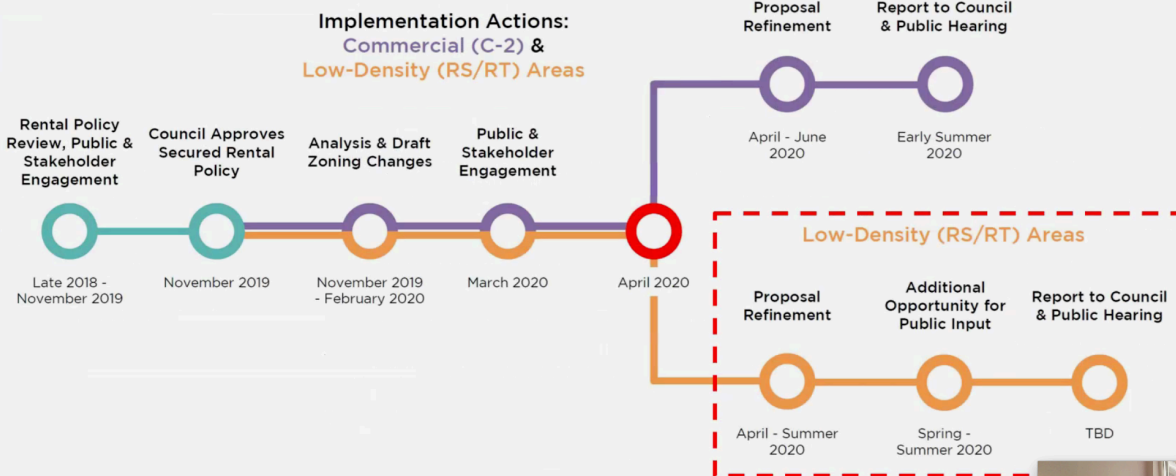
Regular/rectilinear building footprint does not work



## Next Steps & Timeline

### SRP Implementation

### Commercial (C-2) Areas



## Arterial Option - Rental Mixed-Use Zone (MU-1)

### 4-storey Mixed-use Apt.

FSR: 2.5  
Lot Assembly: 66 ft. min.



### 6-storey Mixed-use Apt.

FSR: 3.5  
Lot Assembly: 99 ft. min.



Requirement for 20% below-market units.

Regulations for height and setbacks to match new C-2 District Schedule (PH July).

