

Capenhurst

3738 Granville Street & 1499 Balfour Avenue

Rezoning Application April 20, 2026

INTRACORP FORMWERKS connect LANDSCAPE ARCHITECTURE

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1.0 Introduction

1.1 Project Team

Owner

INTRACORP
Building the Extraordinary

For 50 years, Intracorp has developed extraordinary homes—and we haven't done it alone. Every member of the team has been integral to our success, helping build a reputation based on integrity, expertise and a solid financial foundation.

From thoughtful townhouses to intimate apartment residences to iconic gateway towers, we take pride in adding value to not only the homes we build, but also the communities we build in, and work to bring unique opportunities to our homeowners, residents and partners.

Architect

FORMWERKS

Founded in 1988 by Jim Bussey, Formwerks Architectural Inc. is a full-service design house that possesses a portfolio of over 600 custom single-family homes and 2500 homes within multi-family communities.

Formwerks has diversified into a comprehensive firm encompassing development under the Formwerks Boutique Properties brand, interior design, and in-house landscape design. Our international portfolio of single-family, multi-family, commercial, and destination properties bear the classic ideology of elegance in architectural form, standing apart without pretense.

Landscape

connect
LANDSCAPE ARCHITECTURE

We are a recognized leader in landscape architecture – building a brand and culture founded on connection, embracing challenge, creativity, and sustainable solutions.

Our vision is simple – connect people to their environment through meaningful design. We draw inspiration from the natural landscape while embracing built form and infrastructure – the intersection of art, science, context, and people.

Heritage
Donald Luxton and Associates Inc.
134 Abbott St #602
Vancouver, BC V6B 2K4

Arborist
ACL Group - Arbortech Consulting
6286 203 Street
Langley, BC V2Y 3S1

Structural
TSLE Engineering Inc.
121 West 6th Avenue
Vancouver, BC V5Y 1K3

Mechanical
Straiton Engineering
33386 South Fraser Way #203
Abbotsford, BC V2S 2B5

Fire Supression
Cardinal Engineering
688 W Hastings Sreet
Vancouver, BC V6B 1P1

Electrical
Opal Engineering
20280 94B Ave,
Langley, BC V1M 1Y8

Civil
Creus Engineering
East Tower, 221 Esplanade W suite 610
North Vancouver, BC V7M 3J3

Geotechnical
GeoWest Engineering
#200 - 34425 McConnell Road
Abbotsford, BC V2S 7P1

Code
Senezco
1777 56th Street, Suite 202
Delta, BC V4L 0A6

Energy/Envelope
4EA Building Science
416 West Pender Street
Vancouver, BC V6B 1T5

1.2 Project Renders

Renders



Northeast view along Granville Street

1.3 Rezoning Intent

Intent

Intracorp Homes is pleased to submit this rezoning application for 3738 Granville Street and 1499 Balfour Avenue.

The proposal seeks to establish a site-specific CD-1 framework that integrates heritage conservation with modest, context-sensitive housing intensification. The application is centered on the long-term protection, revitalization, and adaptive reuse of the Capenhurst Residence, a 1911 heritage asset within the First Shaughnessy District, enabled through a Heritage Revitalization Agreement. In parallel, the proposal introduces a carefully designed infill development that responds to evolving city-wide and provincial housing objectives while respecting the unique heritage and landscape character of the area.

The proposed development consists of approximately 24 ground-oriented townhomes at a density of approximately 1.03 FSR, organized in multiple low-rise buildings of up to three storeys. The site plan concentrates new density along the Granville Street arterial edge, while maintaining a sensitive transition to the interior of the First Shaughnessy neighbourhood. The heritage home is repositioned to retain prominence along Granville Street and is adaptively reused as a three-unit conversion, ensuring long-term public benefit and viability. The built form, massing, setbacks, and landscape strategy are informed by RM-8 guidelines and First Shaughnessy design principles, resulting in a development that is compatible, subordinate where appropriate, and integrated within the estate-like context.

The proposal delivers a balanced public outcome by aligning multiple policy objectives into a single coherent framework. It secures permanent heritage protection and investment in a significant historic asset, introduces a meaningful supply of family-oriented, ground-oriented housing in a historically low-density area, and reinforces growth along a transit-served arterial corridor. The project also enhances the public realm through improved streetscape conditions, maintains the district's landscape character, and demonstrates a model for accommodating gentle density within heritage-sensitive neighbourhoods.

The rezoning intent is to provide an ODP compliant, policy-aligned pathway to deliver family-oriented, missing middle housing while preserving and elevating the defining heritage attributes of First Shaughnessy—establishing carefully growth which is achieved in a manner that is both respectful and forward-looking.



Northeast view along Balfour Avenue



Granville Street Streetscape

1.4 Proposed Development

Proposed Development

The proposed development consists of a low-rise, ground-oriented residential community across the site. The project includes approximately 27 dwelling units at a density of approximately 1.03 FSR, comprised of new infill townhomes and the retention and conversion of the existing heritage residence into three units.

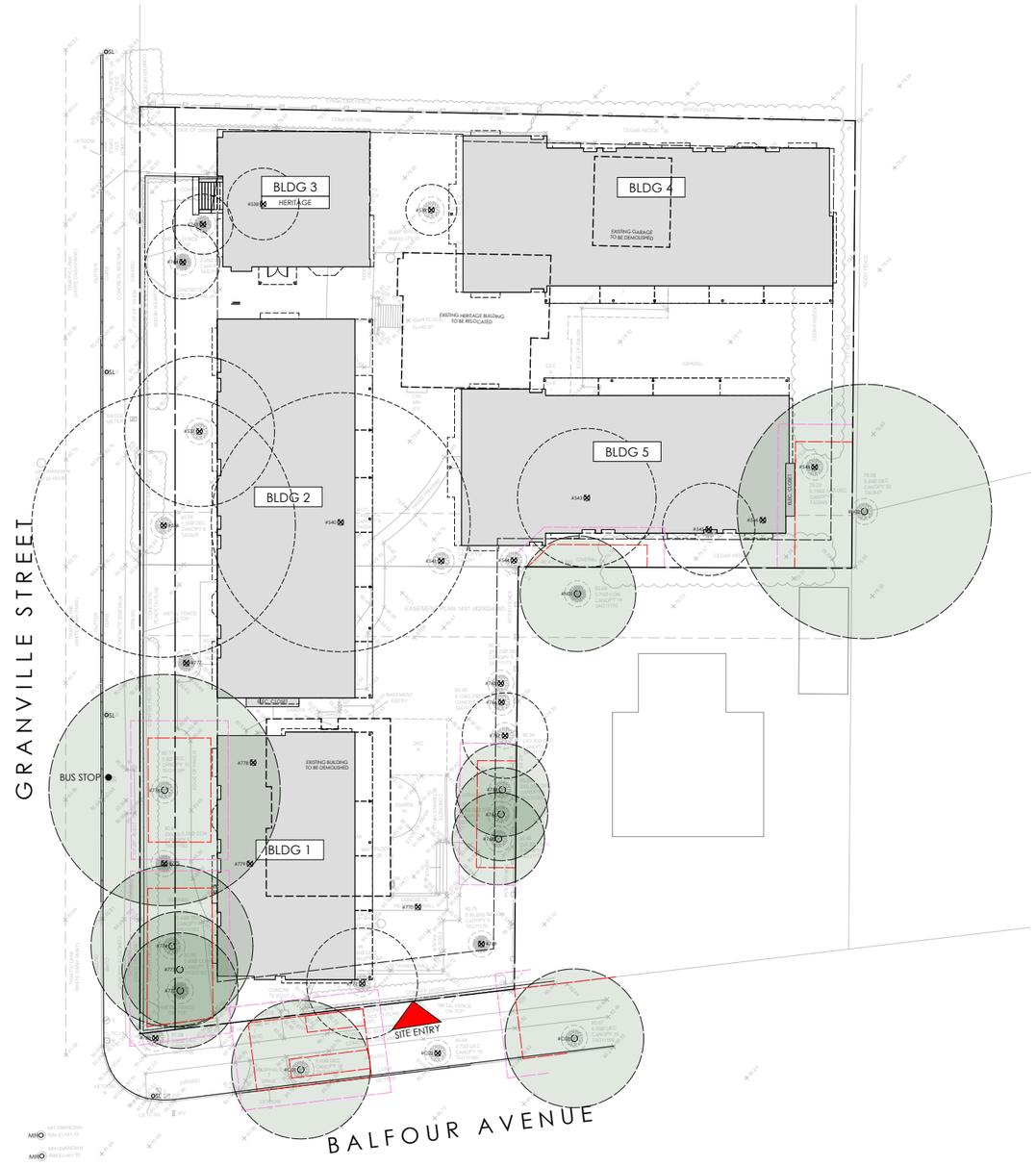
The site is organized into multiple three-storey townhome buildings, arranged to reflect a fine-grained residential pattern. Built form is concentrated along the Granville Street frontage, with a transition in scale toward Balfour Avenue and the interior of the site. The heritage residence is repositioned to the northwest corner and remains a prominent element within the streetscape.

Vehicular access is provided from Balfour Avenue via a single internal drive aisle, with parking accommodated primarily in at-grade garages integrated within the buildings. This approach minimizes impacts along Granville Street and supports a pedestrian-oriented frontage.

The landscape design is a key organizing element of the development and reinforces the estate character of the neighbourhood. Generous setbacks, internal green space, and continuous planting define the site layout and provide separation between buildings. The design draws from the established landscape character of Shaughnessy, incorporating high-quality materials, structured planting, and privacy hedging to create a cohesive and durable public realm.

Tree retention and protection have been a primary consideration in the site planning. Existing on-site trees are retained where feasible and protected in accordance with the tree management plan, with additional planting introduced to strengthen the overall canopy. The proposal also responds to adjacent and off-site trees, incorporating appropriate setbacks, protection measures, and coordination with arborist recommendations to minimize impacts and support long-term tree health.

Overall, the proposed development delivers a well-organized site plan with a clear relationship between built form and landscape, balancing density with livability and maintaining consistency with the surrounding neighbourhood character.



1.5 Proposed Development Summary

Development Statistics

Density Summary

	PROPOSED
SITE AREA	3,671 SM (39,516.0 SF)
GROSS AREA	3,772.6 SM (40,607.9 SF)
FLOOR SPACE RATIO	1.03

Building Height Summary

	PROPOSED
BUILDING HEIGHT	3 STOREYS

Unit Summary

	UNIT COUNT	%	UNIT AREA	TOTAL AREA
3 BED				
UNIT A	1		1,356.3 SF	1,356.3 SF
UNIT B	4		1,219.6 SF	4,878.4 SF
UNIT C	7		1,368.4 SF	9,578.8 SF
UNIT H1	1		1,604.6 SF	1,604.6 SF
UNIT H2	1		1,600.4 SF	1,600.4 SF
UNIT H3 (2 BED)	1		1,145.1 SF	1,145.1 SF
SUB TOTAL	15	56%		
4 BED				
UNIT D	4		1,792.0 SF	7,168.0 SF
UNIT D1	1		1,896.6 SF	1,896.6 SF
UNIT E	3		1,592.1 SF	4,776.3 SF
UNIT E-ALT	2		1,600.6 SF	3,201.2 SF
UNIT E1E	2		1,665.5 SF	3,331.0 SF
SUB TOTAL	12	44%		
TOTAL	27			

Parking Summary

	RESIDENTIAL	VISITOR	TOTAL
PARKING SPACES	54	3	57

Bicycle Summary

	CLASS A	CLASS B	TOTAL
BICYCLE SPACES	82	4	86



1.6 Heritage Revitalization

Heritage Status and Intent

The proposal is centered on the conservation and long-term protection of the Capenhurst residence (1911), a legally registered heritage property within the First Shaughnessy Heritage Conservation Area. The Heritage Conservation Plan confirms the building retains strong integrity, including its massing, roof form, half-timbering, material palette, and window patterns.

Architectural Heritage

Capenhurst is representative of the early development of First Shaughnessy and reflects the Edwardian-era preference for British Arts and Crafts architecture associated with high-quality residential estates. Its design, materials, and detailing illustrate the architectural character of the district's first wave of development and contribute to the broader heritage value and identity of the neighbourhood.

Conservation Approach

- Retain and conserve all key character-defining elements in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada.
- Prioritize repair over replacement, with any replacements undertaken on a like-for-like basis.
- Limit interventions to the minimum necessary, using recognized conservation methods.

Proposed Interventions

- Relocate the heritage building on site to the Granville Street frontage to maintain prominence and visibility.
- Adaptively reuse the building through conversion to three dwelling units.
- Focus new additions and modifications to the rear and interior, maintaining the original form and streetscape presence.

Integration with Development

- Organize new townhome buildings as low-rise, discrete forms that are subordinate and compatible with the heritage house.
- Use site planning, setbacks, and landscape design to ensure the heritage building remains the organizing feature of the site.

Outcome

- Secures long-term legal protection and conservation of a significant heritage asset.
- Enables substantial rehabilitation investment tied to redevelopment.
- Ensures the building remains occupied, maintained, and viable over the long term.



Existing 3738 Granville Street



Existing 3738 Granville Street - West Elevation



3738 Granville Street - West Elevation Enhanced

1.7 Project Benefits

Public Benefits

Heritage Conservation

- Secures long-term protection and rehabilitation of the Capenhurst residence through an HRA as a core component of the Balfour proposal.
- Retains, repositions, and adaptively reuses the building to enhance its prominence, visibility, and long-term viability within the redevelopment.

Family-Oriented Housing

- Delivery of 24 new townhomes plus 3 heritage units, emphasizing family-sized (3- and 4-bedroom) housing.
- Introduces ground-oriented, family-suitable homes in a neighbourhood where this housing form has historically been limited.

Transit Accessibility

- Leverages the site's location on the Granville Street transit corridor, providing direct access to frequent bus service.
- Supports City objectives for sustainable mobility by locating family housing in a transit-accessible location.

Proximity to Local Retail and Amenities

- Places new housing within walking distance of nearby shops, services, and daily amenities along Granville and surrounding areas.
- Contributes to a more complete and livable community by aligning housing with existing neighbourhood infrastructure.

Built Form and Neighbourhood Fit

- Delivers a 3-storey, ground-oriented built form that is consistent with the scale and character of First Shaughnessy.
- Organizes development into smaller building components with transitions in massing that respond to adjacent properties.

Landscape, Trees, and Open Space

- Retains mature trees where feasible and incorporates tree protection and replacement strategies as part of the Balfour site plan.
- Reinforces the district's estate landscape character through generous setbacks, planting, and integrated open space.

Public Realm and Streetscape

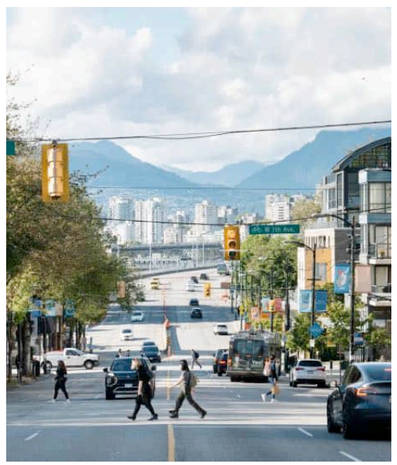
- Enhances the Granville and Balfour frontages through improved landscaping, building interface, and heritage presence.
- Maintains a pedestrian-oriented streetscape by minimizing vehicular impacts and consolidating access.

Architectural Quality and Design Excellence

- Introduces high-quality architecture informed by the heritage context and Arts & Crafts character of Capenhurst.
- Establishes a cohesive and durable design approach that contributes positively to the architectural quality of the neighbourhood.

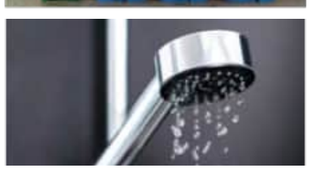
Community Building and Social Fabric

- Creates opportunities for neighbourhood interaction through ground-oriented homes and shared landscape spaces.
- Supports enhanced connectivity and community interaction through a more engaged and livable residential environment.















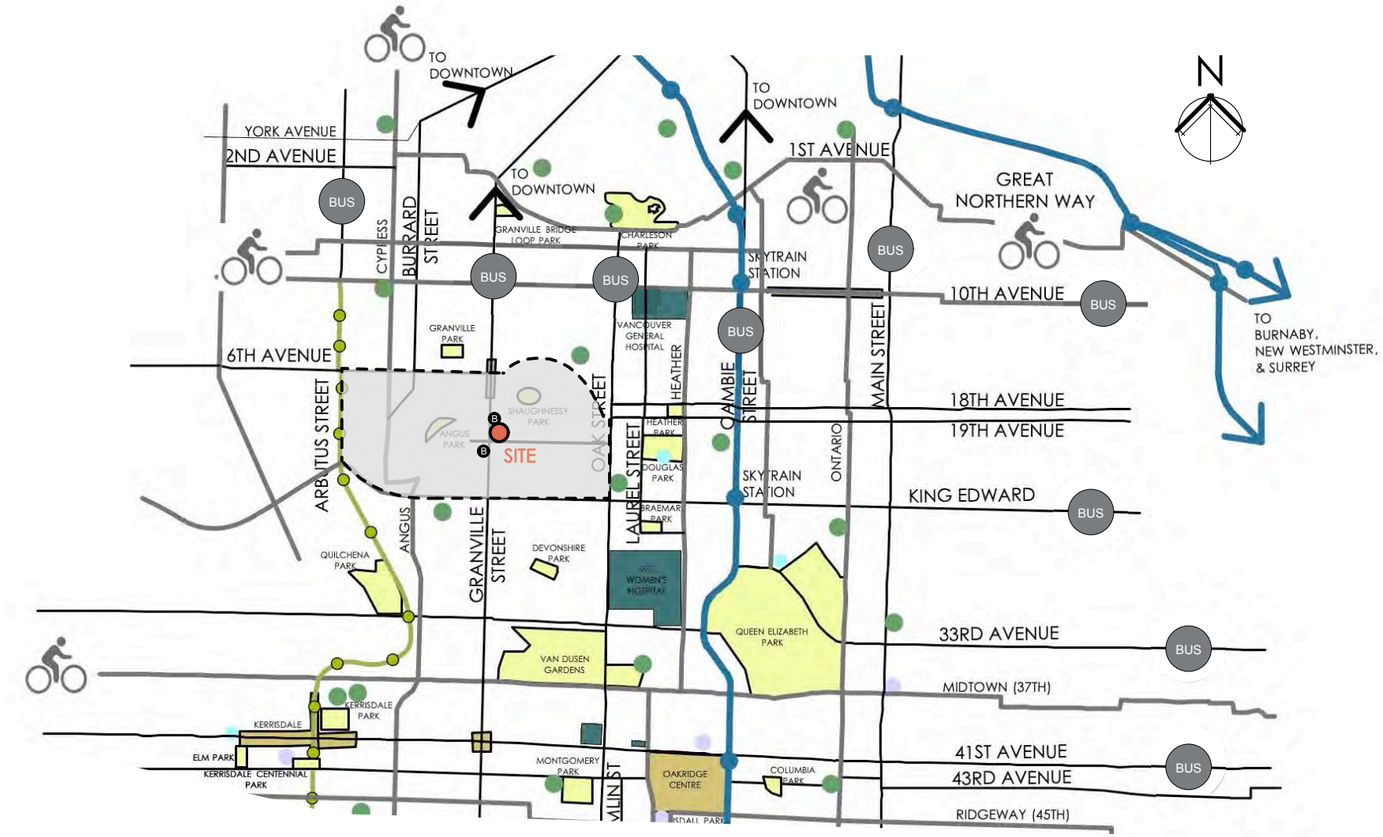
2.0 Site Analysis

2.1 Community Context

Mobility and Connectivity

Proximity to a variety of car-free transportation options is directly aligned with the Cambie Corridor Plan Plan Highlights – Transforming Single Family Neighbourhoods (Section 3.2) with the intent to highlight and to create "vibrant, mixed-use communities with a diverse range of housing." The site is in close proximity to and served by the following transportantion modes and opportunities:

- Granville Street Bus route - bus stop at site
- Upcoming Granville/Broadway Skytrain station - 16 min. walk
- Arbutus Greenway - 17 min. walk
- 29th Avenue bikeway - 12 min. walk and 4 min. cycle
- 10th Avenue bikeway - 15 min. walk and 4 min. cycle



LEGEND:

ARTERIALS	PARKS	FIRST SHAUGHNESSY DISTRICT
BUS ROUTES	SHOPPING	PROPOSED SITE
BUS STOP	HOSPITALS	
SKYTRAIN	COMMUNITY CENTRES	
SKYTRAIN STATION	SENIORS' CENTRES	
BIKE ROUTES	SCHOOLS	
GREENWAYS		

2.2 Local Context

Vibrant Community

The site plays a strategic role in advancing the objectives of the Vancouver Plan by contributing to more equitable, complete, and connected neighbourhoods and supports citywide goals for sustainable growth, housing delivery, and densification on public transit routes. The proposal reinforces the shift toward compact and resilient urban development patterns while maintain access to vibrant community services including:

Shopping/Retail

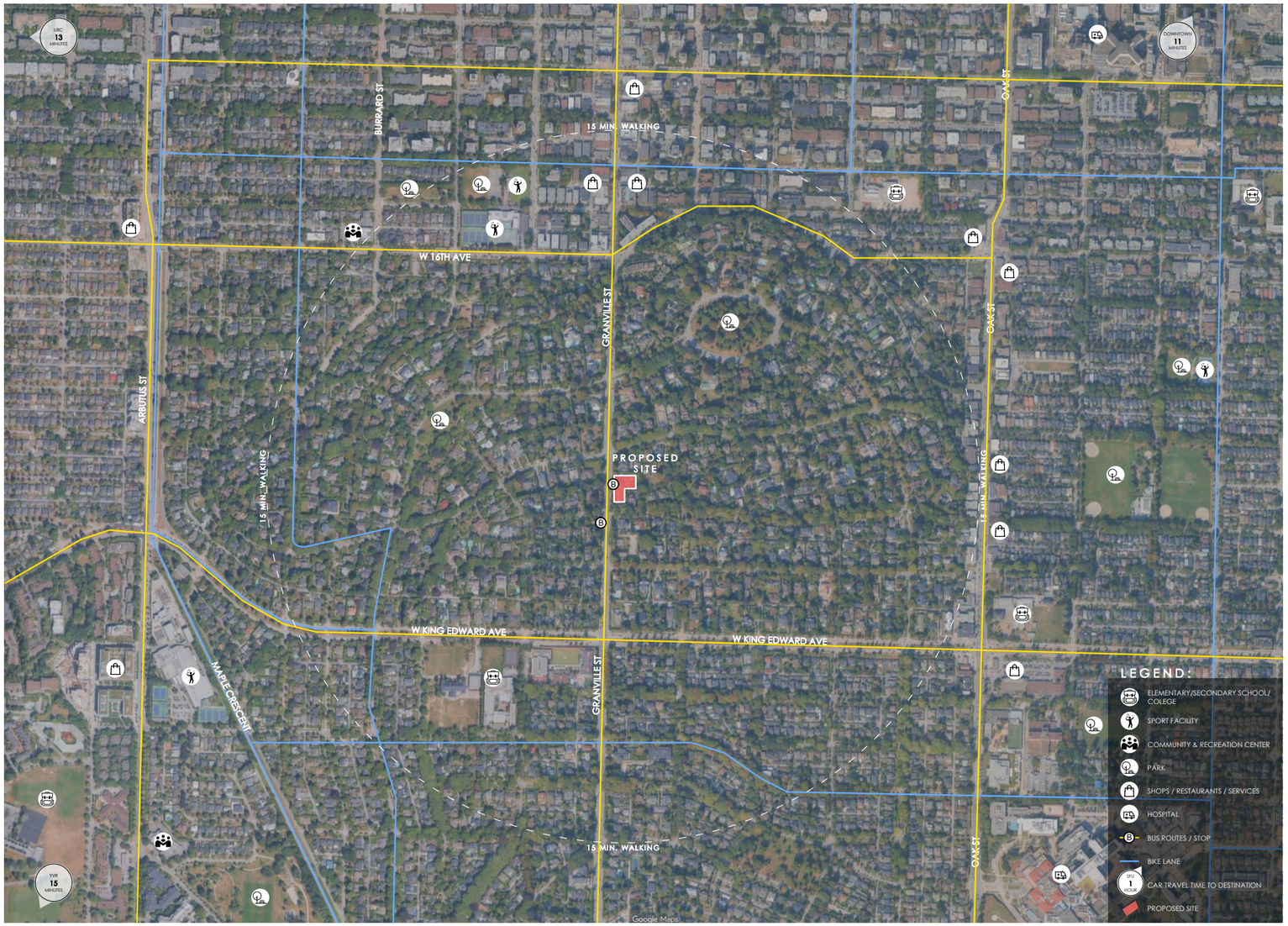
- South Granville retail district - 4 min. walk
- Large format grocery store (Safeway) and ancillary retail at Oak Street and West King Edward Avenue - 16 min. walk
- Neighbourhood retail at Oak Street and West 15th Avenue - 16 min. walk

Parks

- Shaughnessy Park - 7 min. walk
- Angus Park - 9 min. walk
- Granville Park - 13 min. walk
- Douglas Park - 18 min. walk
- VanDusen Botanical Garden - 31 min. walk

Services

- Vancouver General Hospital - 24 min. walk and 5 min. drive
- The Douglas Park Community Centre - 17 min. walk, 5 min. cycle
- Shaughnessy Elementary School - 9 min. walk
- York House/York House Junior School - 9 min. walk
- Emily Carr Elementary School - 11 min. walk
- Various religious institutions



2.3 Neighbourhood Context

Context Photos

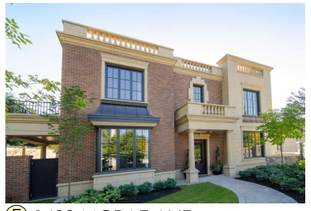



Ⓐ SHAUGHNESSY PARK


Ⓑ ANGUS PARK


Ⓒ GRANVILLE PARK


Ⓓ ARBUTUS GREENWAY


Ⓔ 1400 MCRAE AVE


Ⓕ 1333-1339 THE CRESCENT


Ⓖ 6700 GRANVILLE ST


Ⓗ 1554-1500 W 47TH AVE


Ⓙ 1467-1469 BALFOUR AVE


Ⓚ 4750 GRANVILLE ST


Ⓛ 1483 W 59TH AVE


Ⓜ 1008 W 37TH AVE


Ⓝ 1400 ANGUS DRIVE


Ⓟ 3637 PINE CRES


Ⓠ 1638 ANGUS DRIVE


Ⓡ 3789 SELKIRT ST

Development diversity within Shaughnessy's Communities

Communities found in Shaughnessy exhibit a wide variety of existing and ongoing development.

Traditional single-family homes, multiplexes and elegant townhomes with varying degrees of density and architectural style are to be found within the confines of one of Vancouver's upscale neighbourhoods. Together, they uphold Shaughnessy's heritage characteristics, while providing precedents for increased density along arterial Granville Street.

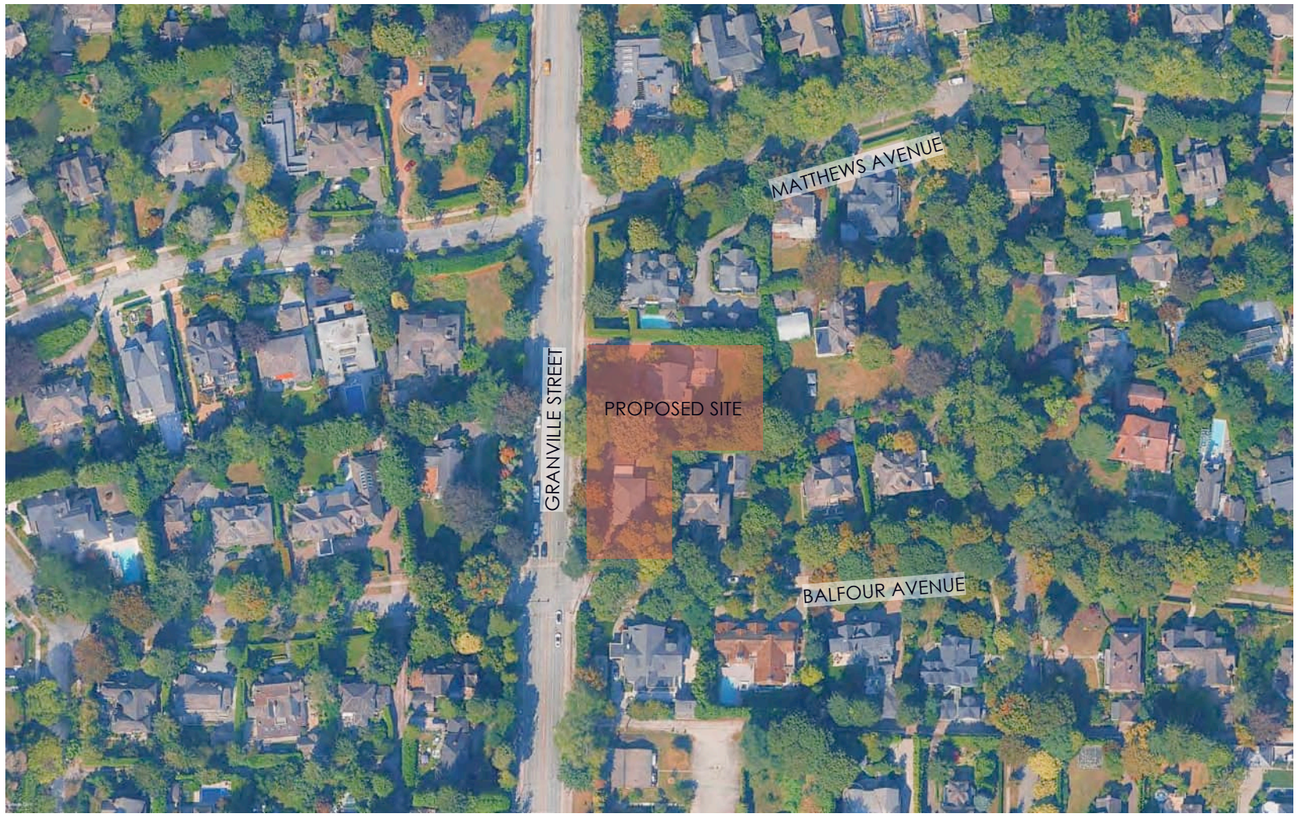
2.4 Site Context

Location

Capenhurst, along with 1499 Balfour, is a 39,516 ft^2 site located in the original "First Shaughnessy" section of the Shaughnessy District in the City of Vancouver. The site consists of two lots, one to the north with driveway access off Granville Street and one to the south with access off Balfour Avenue.

The surrounding neighbourhood is almost entirely made up of large single-family homes set within a "Garden City" urban landscape.

Site Address:	3738 Granville Street & 1499 Balfour Avenue, Vancouver BC
Legal Description:	Lot 5 Block 58 Plan VAP4502 District Lot 526 N.W.D. AMD (See 472300L) & Lot C Block 58 Plan VAP18254 District Lot 526 N.W.D.



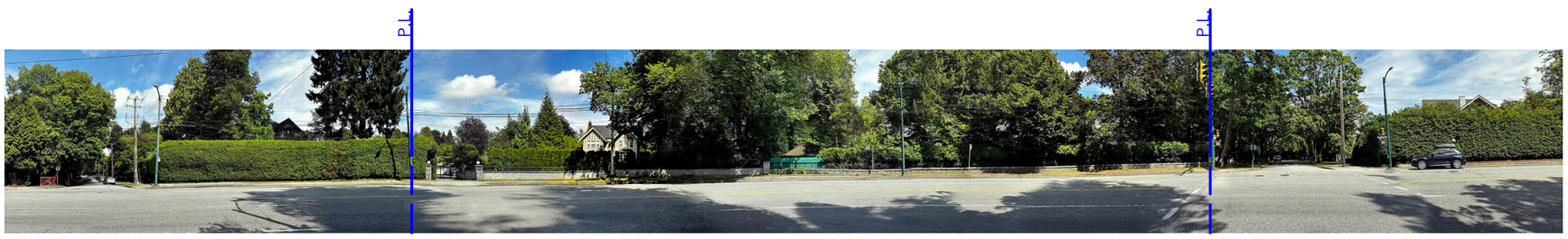
2.5 Streetscapes



PROPOSED GRANVILLE STREETSCAPE LOOKING EAST



KEY PLAN



(A) GRANVILLE STREET STREETSCAPE LOOKING EAST PROPOSED SITE



(B) BALFOUR AVENUE STREETSCAPE LOOKING NORTH PROPOSED SITE

2.6 Existing and Future Transportation

Transit Connectivity

The proposal is well-positioned within an area of strong transit connectivity, including:

- Direct access to the 10 Granville Bus, with stops just north and south of Balfour Avenue providing access to the future Granville/Broadway Station, Waterfront Station, and Marine Drive Station;
- Access to the 25 King Edward Bus Line providing service to UBC and Brentwood Station;
- Access to the 16 Arbutus Bus with service north to downtown and south; and
- Access to the 17 Oak Bus with access to Waterfront and Marine Drive Stations.

The surrounding neighbourhood is highly walkable, with nearby access to schools, parks, bike routes, and community services - supporting sustainable modes of transportation and reinforcing Vancouver's Climate Emergency Action Plan. Refer also to Section 2.1 Community Context for walking times to key amenities.



3.0 Policy Context + Policy Response

3.1 R1-1 Zoning

POLICY CONTEXT

CITY OF VANCOUVER

Planning, Urban Design & Sustainability
Memorandum May 29, 2025

R1-1 Residential Inclusive Zone Multiplex

This memo provides an update on the implementation of the R1-1 Residential Inclusive zone adopted by Council following a Public Hearing in September 2023. The R1-1 zoning resulted from the consolidation and simplification of nine low-density RS zones into one citywide zone covering approximately 65,000 lots, which amounts to over 50% of the City's land area. The R1-1 zone also introduced "multiplex", a new missing middle housing option which enables three to six ownership units (strata tenure) or up to eight secured rental units, on a single lot. Other low density options, such as single detached houses, duplexes, laneway houses, and **character retention projects continue to be available in the R1-1 zone.**

Character Houses

Optional zoning incentives were introduced in 2016 for projects which choose to retain a character house, including additional strata units and floor area. **These projects include renovations to existing pre-1940s character homes to contain multiple units and/or new infill buildings located at the rear of the site.** The character projects represented a 'pilot' for multiplexes because they demonstrated how small-scale multi-unit projects could fit in low density neighbourhoods. Since character retention incentives were updated in 2018, on average 30 character retention applications in R1-1 have been received per year, and this generally continued in 2024 with 25 applications.

The modest amount of character retention projects as compared to new construction is largely due to the complexities associated with retaining and converting pre-1940s homes into multi-unit housing and bringing homes up to code for occupant safety and accessibility. Despite these challenges, some builders and designers continue to be specialists in this type of project and have an interest in pursuing retention projects. There is a waiver of the bonus density charge applicable to multiplexes in R1-1 for character retention projects as an incentive to offset costs associated with retaining and upgrading pre-1940s houses. **In response to the Council Motion dated September 2023, staff will bring forward amendments to R1-1 to better align the character retention options with the new multiplex option, including the maximum FSR of 1.0. This will be included in comprehensive updates to align options in R1-1, RT and RM districts scheduled to begin Q4 2025.**

POLICY RESPONSE

R1-1 Residential Inclusive Zone Multiplex

In September 2023, prior to the Provincial SSMUH announcement, the City of Vancouver considered a housing strategy entitled "Adding Missing Middle Housing and Simplifying Regulations". This resulted in the adoption of R1-1 Zoning, to replace nine existing RS single family zones (RS-1 to RS-7). This resultant R1-1 Zoning allows for multiplex forms of development up to 6 units, or 8 units for secured rental tenure and for up to 1.0 FSR subject to adequate density bonus charge provisions for strata units. The multiplex zoning is restricted to sites that have a lane. The R1-1 Zoning was adopted by Council, resulting in a total of 65,000 lots being amended to R1-1 zoning.

Shortly after, the province announced related SSMUH legislation to introduce multiplex zoning - further affecting the City of Vancouver's single-family zones. The City set out an implementation plan in April 2024 to align the newly adopted R1-1 Zoning and related restricted zones to the Provincial legislation requirements aligned with Multiplex zoning. This R1-1 Zoning which was proactively adopted, closely mirroring the Provincial SSMUH legislative requirements which would later follow.

Character Houses

A Staff Report to Council, dated May 29, 2025, provides an update on the total application count of R1-1 related applications, and further denotes other low-density options ,such as Character Retention Projects, available in the R1-1 Zone.

The proposed development responds to the Character Houses zoning incentive by proposing the retention and revitalization of 3738 Granville Street, constructed in 1911, which carries significant heritage merit. Multiple units of infill buildings are proposed within the remaining site boundaries - as slab on grade townhomes.

In response to the Council Motion dated September 2023, the proposed development intends to align with FSR objectives for character retention projects of around FSR 1.0 for R1-1 zones.

PLANNING, URBAN DESIGN & SUSTAINABILITY
General Manager's Office

MEMORANDUM May 29, 2025

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Michelle Au, Director, Permitting Services, Development, Buildings and Licensing
Neil Hrushowy, Director, Community Planning, Planning, Urban Design and Sustainability
Dan Garrison, Director, Housing Policy and Regulation, Planning, Urban Design and Sustainability
Jason Olinek, Director, Development Planning, Planning, Urban Design and Sustainability
Chris Robertson, Director, City-Wide and Regional Planning, Planning, Urban Design and Sustainability

FROM: Josh White, General Manager, Planning, Urban Design and Sustainability
Corrie Okell, General Manager, Development, Building and Licensing

SUBJECT: Update – R1-1 Residential Inclusive Zone and Multiplex

RTS #: 16207 - Adding Missing Middle Housing and Simplifying Regulations

This memo provides an update on the implementation of the R1-1 Residential Inclusive zone adopted by Council following a Public Hearing in September 2023. The R1-1 zoning resulted from the consolidation and simplification of nine low-density RS zones into one citywide zone covering approximately 65,000 lots, which amounts to over 50% of the City's land area. The R1-1 zone also introduced "multiplex", a new missing middle housing option which enables three to six ownership units (strata tenure) or up to eight secured rental units, on a single lot. Other low-density options such as single detached houses, duplexes, laneway houses, and character retention projects continue to be available in the R1-1 zone.

The first multiplex applications were accepted November 2023, and approximately 370 applications have been accepted up to March 31, 2025. This represents approximately 1,500 dwelling units across the applications.

City of Vancouver, Planning, Urban Design & Sustainability
510 West Broadway, Vancouver, BC V5Z 1E9 Canada
vancouver.ca

2024 BC's Top Employers

3.2 R1-1 Guidelines for Infill,and Multiple Conversion Dwelling

POLICY CONTEXT

Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7, and RT-9 Zones

Adopted by City Council on October 3, 2017, Amended January 16, 2018, December 18, 2018, July 20, 2022, October 17, 2023, June 30, 2024, and March 11, 2025

1 Application and Intent

These guidelines are to be used in conjunction with the R1-1 district schedule of the Zoning and Development By-law and pertain to the approval of conditional floor area for additions to a character house, **the approval of the conditional uses of infill and multiple conversion dwelling, and the approval of certain development relaxations, when associated with the retention of a qualifying character house.** These guidelines are also to be used in conjunction with the RT-7 and RT-9 district schedules of the Zoning and Development By-law and pertain to the approval of the conditional uses of infill and multiple conversion dwelling.

The intent of the guidelines is to ensure that:

(a) **renovations, alterations and additions to existing character houses maintain a form and character sensitive to the design of the original house;**
(b) **additions, infill, and conversion developments are respectful of the scale of adjacent properties and provide a good fit with the overall neighbourhood;** and,
(c) site design considers and respects existing amenities, including trees and mature landscape.

The guidelines will be used to:

(a) assist owners and applicants in designing developments; and,
(b) provide a basis on which City staff evaluates projects for approval of conditional floor area, the conditional approval uses of infill and multiple conversion dwelling, and discretionary variations in regulations.

Throughout this document, references to "character house" are applicable in R1-1. The principles and guidelines outlined can also be applied to any existing house in RT-7 and RT-9.

2 General Design Consideration

2.1 Character House Criteria

A character house is typically a single detached house constructed prior to January 1, 1940 that meets the following character merit criteria as established by the Director of Planning. Refer to Section 2 of the Zoning and Development By-law for its definition. **An assessment is required to determine if a house is considered to have character merit and a candidate for discretionary incentives in zoning,** including conditional floor area, **infill or multiple conversion dwelling,** and development relaxations.

POLICY RESPONSE

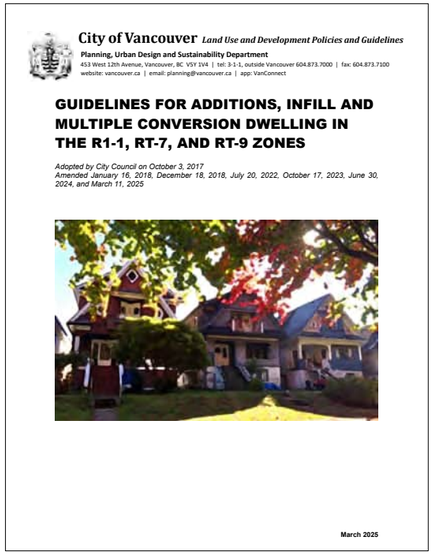
2 General Design Consideration

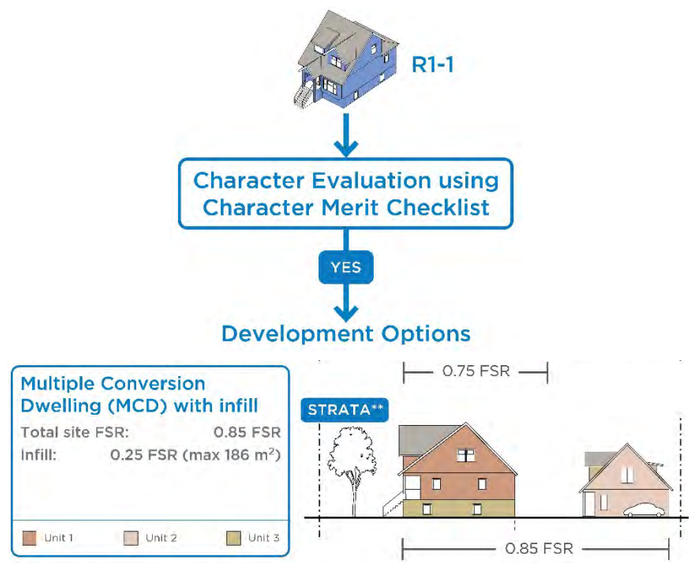
The R1-1 Zoning carries provisions for sites with pre-1940's constructed homes, which provides density bonusing for the retention of character houses. Should an assessment conclude that an existing house on the site has character merit, the R1-1 Zone incentivizes retention and revitalization by permitting infill density. This provision is noted as Multiple Conversion Dwelling (MCD) with Infill.

The proposed development responds to the Character Houses zoning incentive, by proposing retention and revitalization of 3738 Granville Street, constructed in 1911, which carries significant heritage merit. Multiple units of infill buildings are proposed within the remaining site boundaries - as slab on grade townhomes.

In response to the Council Motion dated September 2023, the proposed development intends to align with FSR objectives for character retention projects of around FSR 1.0 for R1-1 zones. An additional 10% density bonus provision is available when designating a character home as heritage, through a heritage revitalization agreement.

The total FSR target is therefore a maximum of 1.0 FSR + 10% for heritage retention = 1.10 FSR.


City of Vancouver *Land Use and Development Policies and Guidelines*
Planning, Urban Design and Sustainability Department
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect
GUIDELINES FOR ADDITIONS, INFILL AND MULTIPLE CONVERSION DWELLING IN THE R1-1, RT-7, AND RT-9 ZONES
Adopted by City Council on October 3, 2017
Amended January 16, 2018, December 18, 2018, July 20, 2022, October 17, 2023, June 30, 2024, and March 11, 2025
March 2025



3.3 Retention and Renovation of a Character House

POLICY CONTEXT

Bulletin - Retention and Renovation of a Character House - Scope and Documentation
Effective March 22, 2017 Last amended October 19, 2023
Authority: Director of Planning

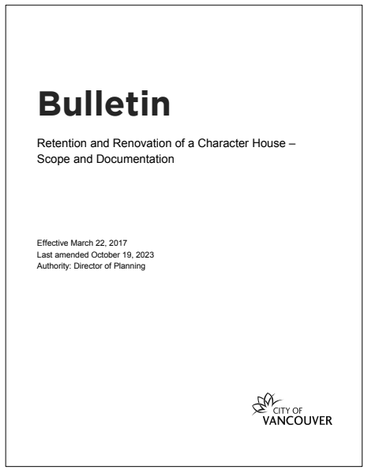
2 Background and Context

This Bulletin provides direction on the general scope of retention and documentation necessary for projects requesting conditional provisions or zoning incentives by proposing the retention of a character house.

Projects seeking incentives through a Heritage Revitalization Agreement (HRA) or involving heritage designation will require a higher level of retention and documentation than described below.

3 Scope of Retention

The intent of retention is to keep and/or restore the character of the existing house as being evaluated. Over the years, the building code has increased performance requirements to meet national, provincial and city objectives. Due to the extent of upgrades and replacement materials, it is recognized that the original house structure, cladding, and windows may not be retained at the highest level. To qualify for zoning incentives and relaxations, approximately 40% of the primary structure (i.e. exterior framing and sheathing) of the existing house should be retained. In general, street-facing walls, the original roofline, and distinctive architecture features on the exterior are expected to be retained.


Bulletin

Retention and Renovation of a Character House – Scope and Documentation

Effective March 22, 2017
Last amended October 19, 2023
Authority: Director of Planning

CITY OF VANCOUVER

POLICY RESPONSE

2 Background and Context

The proposed development seeks a Heritage Revitalization Agreement to formally protect the 3738 Granville - Capenhurst property. A heritage designation will be formally sought, ensuring its long-term protection along with its upgrade to current building standards.

3 Scope of Retention

Site
Conservation Strategy: Preservation and Rehabilitation
- Preserve Capenhurst and relocate on-site to the northwest corner of the property.
- Maintain the residence's current orientation.

Form, Scale and Massing
Conservation Strategy: Preservation and Rehabilitation
- Preserve the overall form, scale and massing of the building.
- Rehabilitate the rear elevation of the residence to suit the new interior configuration including removal of the existing wall dormer, repositioning of the rear wall and fenestration, and construction of a new gabled dormer.
- When the residence is relocated to its new location on the site, maintain the same relative height from grade of the relocated building as the existing.

Foundations
Conservation Strategy: Rehabilitation
- Relocate residence and place on new concrete foundation.
- Maintain the same relative height from grade of the existing building at its new location.

Exterior Wood Frame Structure
Conservation Strategy: Preservation and Rehabilitation
- Preserve the original wood structure of Capenhurst.

Wood Cladding and Trimwork
Conservation Strategy: Preservation and Restoration
- Preserve existing exterior wood cladding and trimwork of Capenhurst.

3 Scope of Retention - Continued

Stucco Walls
Conservation Strategy: Preservation and Restoration
- Preserve the existing cement stucco.

Front Porch
Conservation Strategy: Preservation and Rehabilitation
- Preserve the front main entry porch and recessed entry of Capenhurst.
- Rehabilitate front porch if removed to permit the lifting and relocation of the residence.

Windows
Conservation Strategy: Preservation and Rehabilitation
- Retain existing window openings, jambs, and trimwork of windows on the residence's front elevation. Retain oval window and repair. If repairs are required, repair windows in-kind and only install matching replacement jambs and sashes where elements are missing or beyond repair.
- Retain existing window openings and jambs on side and rear elevations that are not impacted by changes to the interior configuration of the residence. Install new wood assembly sashes in existing jambs.

Doors
Conservation Strategy: Preservation and Rehabilitation
- Retain door opening, wood door assembly, sidelight of the existing front entry of Capenhurst. Repair in-kind if deterioration is detected.
- If new doors are required, they should be visually compatible with the historic character of the residence.

Roof
Conservation Strategy: Preservation and Rehabilitation
- Preserve the side gable main roof's structure and roofs of front gable wall dormers, and hipped roof bay windows of the front elevation of Capenhurst.
- Rehabilitate rear roof slope structure to suit altered rear elevation and new interior configuration of residence.

Chimneys
Conservation Strategy: Preservation and Rehabilitation
- Preserve the two brick chimneys in place during the relocation of the residence, if possible.

Exterior Colour Scheme
Conservation Strategy: Investigate
- Determine an appropriate historic colour scheme for exterior painted f inishes.

3.4 Amendments to First Shaughnessy District and Heritage Conservation Area ODP

POLICY CONTEXT

CITY OF VANCOUVER **Referral Report**
(May 17, 2024)

Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

Recommendation for Public Hearing

A. **THAT Council approve, in principle, an application to amend the Zoning and Development By-law to add new regulations to the First Shaughnessy District Schedule to enable multiple dwelling, multiple conversion dwelling and infill options in accordance with new requirements of the Vancouver Charter resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023**

To comply with SSMUH requirements, the proposed zoning changes will enable at least 4 dwelling units on all sites for FSD, except those 7 sites already designated under heritage designation by-laws with HRAs, by:

- **adding multiple dwelling as a new use for sites without protected heritage property;**
- **allowing multiple conversion dwelling and infill on all sites;**
- **revising limits on dwelling unit density;**
- replace coach house and its associated regulations with infill to remove a barrier to providing the prescribed number of dwelling units;
- revising the HCA ODP (including the General Guidelines and Design Guidelines) to be compatible with SSMUH options; and
- 6 dwelling units will also be permitted on parcels with a site area greater than 280 m^2 and within 400 m of a bus stop with frequent service.

As noted above, protected heritage properties under the HCA ODP will have the option to develop SSMUH through retention of existing buildings and construction of new infill buildings

Amendment 1
Source: June 18, 2024 - Council Meeting

Submitted by: Councillor Meiszner
Seconded by: Councillor

THAT the following be added as D:

D. THAT Council direct staff to report back to Council with opportunities to increase the number of housing units in the First Shaughnessy District, taking into consideration the larger lot sizes in Shaughnessy, while preserving the tree canopy and recognizing the prevailing HCA ODP that protects heritage properties;

AND FURTHER THAT Staff target the report back on scope of work for Q2 2025, but in prioritizing the work, be aware of Council's stated priority of focusing first on projects that deliver the most housing.

POLICY RESPONSE

Amendments to First Shaughnessy District

A Staff Report was brought to Council on June 18, 2024, to recommend zoning updates to the FSD zones - enabling Multiple Conversion Dwelling and Infill within the FSD plans, along with standard SSMUH density up to 6 lots.

Planning Staff brought forth FSD zoning bylaw updates to support the Provincial Legislative requirements at Council meeting on June 18, 2024. The Staff Report seeks to amend FSD Zoning to enable Multiple Conversion Dwelling and Infill on sites to meet the SSMUH requirements.

The resulting zoning FSD - Multiple Conversion Dwelling and Infill, allows for a maximum FSR of 0.45 FSR, notably less than the 0.85 FSR exclusive of First Shaughnessy - however only due to the larger lot sizes in First Shaughnessy and the ability to site standard 6-unit multiplex density within this FSR maximum.

The basis of the proposed zoning is formed upon a Comprehensive Development application following the general intent and guidance of the FSD - Multiple Conversion Dwelling and Infill, adjacent the R1-1 - Multiple Conversion Dwelling and Infill, FSR targets. Amendments to FSD Heritage Conservation Area ODP were prepared and implemented to provide SSMUH compliance, enabling:

- Multiple Conversion Dwelling and Infill
- Protection of existing Legally Registered property of 3738 Granville Street, via proposing a Heritage Revitalization Agreement to add to the protections of the Vancouver Heritage Register.

Amendment 1

A motion was put forth by Council, as part of the June 18, 2024 meeting - to direct staff to report back to Council with opportunities to increase the number of housing units within the First Shaughnessy District. The request was to return to Council to report back on the scope of work for Q2 2025, to propose alternative housing options.

The subject rezoning proposes a density framework similar to that seen for R1-1 Multiple Conversion Dwelling with Infill with density up to 0.94 FSR, but instead with R1-1 multiplex zoning density up to 1.0 FSR + a 10% bonus for the designation of heritage property through a Heritage Designation Bylaw, for a total 1.03 FSR.

Appendix A1

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA DESIGNATION MAP



CITY OF VANCOUVER

REFERRAL REPORT

Report Date: May 17, 2024
Contact: Templar Tsang-Trinaistich
Contact No.: 604.829.9474
RTS No.: 16350
VanRIMS No.: 08-2000-20
Meeting Date: May 28, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

Recommendation to Refer

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendments as described below, and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendation for Public Hearing

A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to add new regulations to the First Shaughnessy District Schedule to enable multiple dwelling, multiple conversion dwelling and infill options in accordance with new requirements of the *Vancouver Charter* resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, as well as related amendments for procedural alignment and amendments to Schedule F to establish density bonus rates as outlined in this report and generally as presented in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A.

3.5 Vancouver Heritage Register

POLICY CONTEXT

Vancouver Heritage Register
Approved by Council October 8, 2024
Last amended February 3, 2026

Policy Direction

The updated Vancouver Heritage Register policy establishes the Register as more than a static list of heritage properties. It is intended to be used as an active planning tool to identify significant buildings and secure meaningful conservation outcomes through redevelopment and heritage review processes.

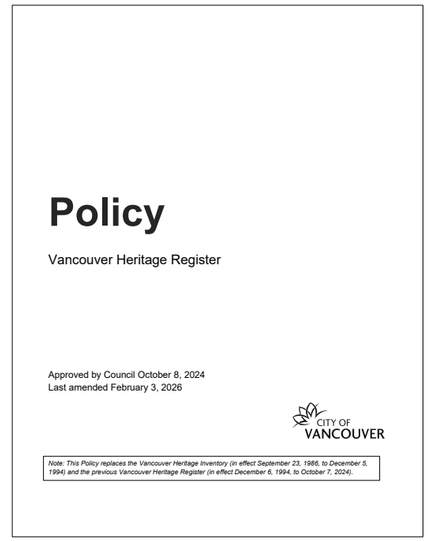
- Maintain the Vancouver Heritage Register as an active planning tool to identify and conserve places of architectural and historical significance.
- Evaluate significant buildings and sites for inclusion on the Register through redevelopment and heritage review processes.
- Use the Register to identify opportunities for conservation, rehabilitation and adaptive reuse of heritage resources.
- Support inclusion on the Register in conjunction with Heritage Revitalization Agreements, heritage designation and rezonings that secure long-term protection.
- Expand the Register beyond a static inventory to a values-based framework that recognizes broader cultural significance and public benefit.

POLICY RESPONSE

Proposal Response

The proposal directly responds to the updated Vancouver Heritage Register policy by using the rezoning and Heritage Revitalization Agreement process to formally recognize, conserve and protect the Capenhurst residence. The proposal demonstrates how the Register can be used to secure both heritage conservation and compatible new housing.

- Proposes formal evaluation and addition of the Capenhurst residence at 3738 Granville Street to the Vancouver Heritage Register.
- Responds to Policy 3.1.1 by recognizing Capenhurst as a heritage resource of architectural and historical significance.
- Responds to Policy 3.1.2 through preparation of a Statement of Significance and heritage assessment to support inclusion on the Register.
- Responds to Policy 3.1.3 by using the CD-1 rezoning and HRA process as the mechanism to secure conservation of the heritage resource.
- Secures long-term protection of the house through a Heritage Revitalization Agreement in conjunction with addition to the Register.
- Retains, rehabilitates and relocates the heritage house to a more prominent Granville Street frontage, improving public visibility and long-term viability.
- The Register can support both heritage conservation and new housing through compatible townhome infill.
- Provides a significant public benefit through the addition of a currently unregistered heritage resource to the Vancouver Heritage Register.



Policy

Vancouver Heritage Register

Approved by Council October 8, 2024
Last amended February 3, 2026

CITY OF VANCOUVER

Note: This Policy replaces the Vancouver Heritage Inventory (in effect September 23, 1986, to December 5, 1994) and the previous Vancouver Heritage Register (in effect December 6, 1994, to October 7, 2024).

3.5 Vancouver Heritage Register

POLICY CONTEXT

Heritage Policies
Approved by Council March 10, 2020
Last amended October 8, 2024

Policy Direction

The Heritage Policies establish that heritage conservation must be secured through meaningful retention, rehabilitation and long-term legal protection. Heritage properties are expected to be conserved as part of redevelopment, with incentives and rezonings used only where they support a high level of retention and a clear public heritage benefit.

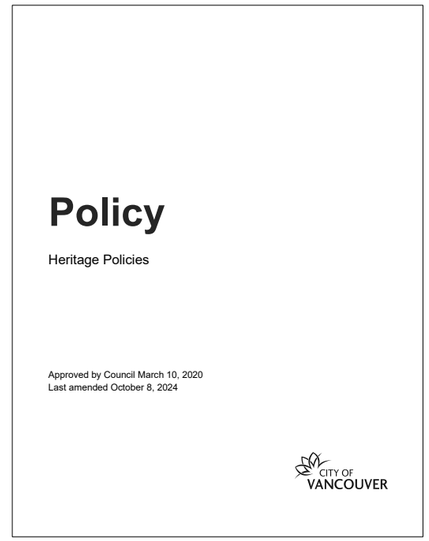
- Heritage properties should be identified, protected and conserved through addition to the Vancouver Heritage Register, heritage designation or an HRA.
- A high level of retention and conservation is required, including preservation of the building structure, character-defining elements and heritage value.
- Heritage designation and HRAs should only be used where they achieve substantial and authentic conservation, rather than limited or façade-only retention.
- Rezoning of a heritage property should not result in demolition, severe alteration or loss of heritage value, and must include legal protection and seismic upgrading.
- Development applications involving heritage property should include a Statement of Significance, Conservation Plan and implementation strategy prepared by a qualified heritage professional.
- New additions or redevelopment may be considered where they are subordinate and compatible with the retained heritage building and do not adversely affect its heritage character.

POLICY RESPONSE

Proposal Response

The proposal directly responds to the Heritage Policies by retaining, rehabilitating and legally protecting the Capenhurst residence as the central element of the redevelopment. The rezoning and HRA process are being used specifically to secure a high level of conservation while accommodating compatible new infill housing.

- Retains the Capenhurst residence in its entirety, including the principal structure and key character-defining heritage elements, rather than pursuing façade-only retention.
- Proposes relocation of the heritage house to the Granville Street frontage to improve its visibility, prominence and long-term viability while maintaining the integrity of the building.
- Secures long-term legal protection through a Heritage Revitalization Agreement and future heritage designation registered on title.
- Includes preparation of a Statement of Significance, Conservation Plan and heritage assessment to guide rehabilitation and ongoing conservation of the building.
- Uses the rezoning only where necessary to support meaningful heritage conservation, consistent with the policy direction that an HRA is a heritage tool rather than a redevelopment tool.
- Locates new townhome development to the rear and interior of the site so that it remains subordinate and visually secondary to the retained heritage house.
- Breaks the new development into smaller-scale, ground-oriented building forms that complement the heritage character of the site and surrounding neighbourhood.


Policy

Heritage Policies

Approved by Council March 10, 2020
Last amended October 8, 2024

CITY OF VANCOUVER

3.6 Density Bonus Contributions / Waiver of CAC

POLICY CONTEXT

Bulletin - Density Bonus Contributions
Effective May 27, 2014 Last amended July 30, 2025 Authority: Vancouver Charter, Sec 565.1

Relation to Other Development Contributions
Density bonus zoning contributions are in addition to DCLs. A development would not pay both a density bonus contribution and a CAC. CACs apply only to rezonings whereas a density bonus zoning contribution is a provision within existing zoning. In cases where an applicant rezones to a density bonus zone (e.g. rezones from R1-1 to RM-8A in Cambie Corridor), **the project is exempt from CACs and would pay the applicable density bonus contribution.** For more information on CACs, please see the Community Amenity Contributions website. For more information on DCLs, please see the Development Cost Levies website .

Retention of Pre-1940s Buildings
Within the RM-8 and RM-9 density bonus zones, the FSR can be increased to 0.90 FSR, and within R1-1 the FSR can be increased to 0.85 FSR, provided there is an existing building built prior to January 1, 1940, and this building is retained. **If eligibility requirements are met to achieve the density increase, they are exempt from paying a density bonus contribution.** For more information on retention guidelines, please see the Character Home Retention Incentives Program website.

Low Density Housing Options How-to Guide
December 2025

3.3.3 Heritage

Do not contain a heritage designated building, interior or landscape. The Heritage By-law protects heritage designated buildings, interiors or landscapes from demolition or unsympathetic alteration. Designation is noted on the property title.

Sites with character houses are eligible for demolition and redevelopment with multiple dwelling ("multiplex") options. Alternately, a homeowner may choose to pursue a character house retention project. There are optional incentives for character house retention in the R1-1, RT-7 and RT-9 districts including additional (strata) units up to 6. These projects are not considered to be multiple dwelling ("multiplex") use, but rather multiple conversion dwelling and infill uses. **Character retention projects are not required to pay a bonus density contribution.** In RT-7 and RT-9 districts, multiple conversion dwellings and infills are also available for houses that do not have character merit. However, these projects are required to pay a density bonus contribution.

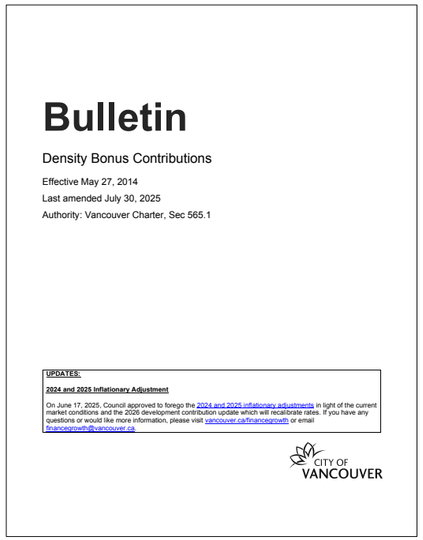
POLICY RESPONSE

Density Bonus Contributions Intent

The R1-1 Multiple Conversion Dwelling for Infill zone considers a density bonus waiver for character retention projects as an incentive to offset costs associated with retaining and upgrading pre-1940's homes. These zones are not required to pay a density bonus contribution.

Through Bulletin - Density Bonus Contributions, a development would not pay both a density bonus contribution and CAC. The rezoning follows the existing FSD - Multiple Conversion Dwelling and R1-1 Multiple Conversion Dwelling for the purposes of the CD-1 framework.

Therefore, provided the zoning follows the provisions within existing zones, the project should be considered both density bonus exempt due to the waiver for character retention, and CAC exempt due to the rezone to a density bonus zone.


Bulletin

Density Bonus Contributions

Effective May 27, 2014

Last amended July 30, 2025

Authority: Vancouver Charter, Sec 565.1

UPDATES:

2024 and 2025 Inflationary Adjustment

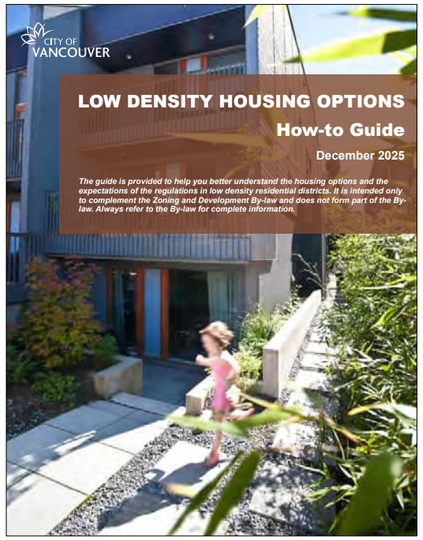
On June 17, 2025, Council approved to forego the 2024 and 2025 inflationary adjustments in light of the current market conditions and the 2026 development contribution update which will recalibrate rates. If you have any questions or would like more information, please visit vancouver.ca/financegrowth or email financegrowth@vancouver.ca

CITY OF VANCOUVER

Low Density Housing Options Response

Through Low Density Housing Options (How-To Guide) - September 2025, character retention projects are not required to pay a bonus density contribution, for multiple conversion dwellings and infill that have character merit. Additional incentives may be applicable via a heritage process, such as designation or a Heritage Revitalization Agreement.

Therefore, provided the zoning follows the provisions of Character retention projects, the project should be considered both density bonus exempt due to the waiver for character retention, and CAC exempt due to the rezone to a density bonus zone.



3.7 First Shaughnessy District and First Shaughnessy General Guidelines

POLICY CONTEXT

CITY OF VANCOUVER

First Shaughnessy District (FSD)
District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

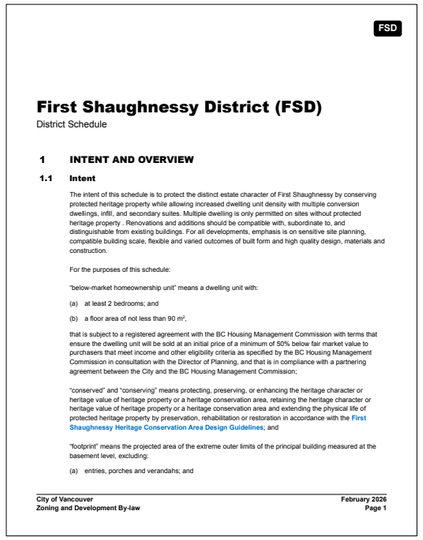
The intent of this schedule is to protect the distinct estate character of First Shaughnessy by conserving protected heritage property while allowing increased dwelling unit density with multiple conversion dwellings, infill, and secondary suites. Multiple dwelling is only permitted on sites without protected heritage property. Renovations and additions should be compatible with, subordinate to, and distinguishable from existing buildings. For all developments, emphasis is on sensitive site planning, compatible building scale, flexible and varied outcomes of built form and high quality design, materials and construction.

POLICY RESPONSE

1.1 Intent

The proposal supports the intent of the First Shaughnessy District Schedule by conserving an important pre-1940 heritage resource while reinforcing the historic residential character of the neighbourhood. The project centres on the conservation and long-term protection of the Capenhurst residence at 3738 Granville Street, a significant heritage property within the First Shaughnessy Heritage Conservation Area (HCA). The heritage building will be rehabilitated and formally protected through a Heritage Revitalization Agreement (HRA) and heritage designation bylaw, ensuring the preservation of its architectural and cultural significance.

The proposal introduces new residential development in a manner that is respectful of the district's historic estate pattern. The project retains the existing heritage dwelling as the principal building on the site while introducing additional ground-oriented residential units in the form of townhomes. This housing form is compatible with the district's residential character and allows the site to accommodate additional dwelling units without compromising the heritage value of the property. Through this approach, the proposal balances heritage conservation, residential use, and sensitive infill development, consistent with the overall intent of the First Shaughnessy District Schedule and the objectives of the Heritage Conservation Area.



FSD

First Shaughnessy District (FSD)
District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to protect the distinct estate character of First Shaughnessy by conserving protected heritage property while allowing increased dwelling unit density with multiple conversion dwellings, infill, and secondary suites. Multiple dwelling is only permitted on sites without protected heritage property . Renovations and additions should be compatible with, subordinate to, and distinguishable from existing buildings. For all developments, emphasis is on sensitive site planning, compatible building scale, flexible and varied outcomes of built form and high quality design, materials and construction.

For the purposes of this schedule:

"below-market homeownership unit" means a dwelling unit with:

(a) at least 2 bedrooms; and

(b) a floor area of not less than 90 m^2,

that is subject to a registered agreement with the BC Housing Management Commission with terms that ensure the dwelling unit will be sold at an initial price of a minimum of 50% below fair market value to purchasers that meet income and other eligibility criteria as specified by the BC Housing Management Commission in consultation with the Director of Planning, and that is in compliance with a partnering agreement between the City and the BC Housing Management Commission;

"conserved" and "conserving" means protecting, preserving, or enhancing the heritage character or heritage value of heritage property or a heritage conservation area, retaining the heritage character or heritage value of heritage property or a heritage conservation area and extending the physical life of protected heritage property by preservation, rehabilitation or restoration in accordance with the First Shaughnessy Heritage Conservation Area Design Guidelines; and

"footprint" means the projected area of the extreme outer limits of the principal building measured at the basement level, excluding:

(a) entries, porches and verandahs; and

City of Vancouver
Zoning and Development By-law

February 2026
Page 1

Site Map



3.7 First Shaughnessy District and First Shaughnessy General Guidelines

POLICY CONTEXT

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA GENERAL GUIDELINES
Adopted by City Council on September 29, 2015
Amended March 8, 2016 and June 30, 2024

1.4 Objectives

The objectives of the designation of the First Shaughnessy Heritage Conservation Area include:

1.4.1 Heritage

(a) to protect this unique architectural and historical area;

(b) to promote conservation of pre-1940 homes and maintenance of the estate-like image of development in accordance with these Guidelines, zoning by-laws, standards of maintenance and design guidelines adopted by Council;

(c) to conserve the heritage character, heritage value and character-defining elements of First Shaughnessy;

(d) to promote excellence in architectural design and new construction that is compatible with the character and quality of pre-1940 houses in the area; and

(e) to preserve and improve the public and private streetscape.

POLICY RESPONSE

General Overview

In response to the objectives of the First Shaughnessy Heritage Conservation Area, the proposed rezoning promotes protection of the unique architectural and historical area, conservation of the pre-1940 Capenhurst home, with a focus on conserving the First Shaughnessy character through the Conservation Plan for 3738 Granville, as well as design aesthetic of the infill townhomes to fit within the context of the First Shaughnessy neighbourhood.

1.4.1 Heritage

(a) The proposal contributes to the protection of the distinctive architectural and historic character of the First Shaughnessy District through the conservation of the Capenhurst residence at 3738 Granville Street. The heritage resource will be formally secured through a Heritage Revitalization Agreement (HRA) and associated heritage designation bylaw, ensuring the long-term protection and stewardship of the property as a contributing element within the Heritage Conservation Area.

(b) Retention and conservation of the pre-1940 Capenhurst residence maintains an important component of the historic residential fabric of First Shaughnessy. The conservation strategy includes careful rehabilitation and restoration of the heritage structure, ensuring that the building continues to contribute to the district's cultural and architectural legacy while enhancing its long-term viability and public benefit.

(c) Key character-defining elements of the First Shaughnessy District are carefully preserved and reinforced through the Capenhurst Conservation Plan, prepared by Luxton & Associates. The conservation approach prioritizes retention and restoration of significant architectural features while ensuring that interventions remain consistent with the heritage values and conservation standards applicable to the district.

(d) A high standard of architectural excellence underpins both the restoration of the Capenhurst residence and the design of the proposed infill townhomes. The architectural expression, material palette, massing, and detailing of the new buildings are intentionally composed to complement the historic estate character of First Shaughnessy while maintaining a respectful visual relationship with the conserved heritage structure.

(e) The overall site planning approach reinforces the established landscape character and spatial qualities of the First Shaughnessy District. Building placement, scale transitions, and landscape design have been carefully considered to preserve the prevailing pattern of generous setbacks, mature landscaping, and estate-like composition that defines the historic neighbourhood context.



Existing heritage house

3.8 Bill 44 and Bill 25 - Province of BC

POLICY CONTEXT

BILL 44 – 2023 Housing Statutes (Resid. Development) Amendment ACT, 2023

Zoning bylaws and small-scale multi-family housing

481.3 (1) In this section:

(a) for the purposes of subsection (3), a zone in respect of which the permitted residential use would, but for this section, be restricted to detached single-family dwellings, and

(b) for the purposes of subsections (4) and (5), a zone in respect of which the permitted residential use would, but for this section, be restricted to

(i) detached single-family dwellings,

(ii) detached single-family dwellings with one additional housing unit located within the detached single-family dwelling or on the same parcel or parcels of land on which the detached single-family dwelling is located,

(iii) duplexes, or

(iv) duplexes with one additional housing unit located within each dwelling comprising the duplex or no more than 2 additional housing units on the same parcel or parcels of land on which the duplex is located,

BILL 25 - Housing and Municpal Affairs Statutes Amendment Act, 2025

Context: Small-Scale Multi-Unit Housing and Bill 25

In Fall 2023, Small-Scale Multi-Unit Housing (SSMUH) legislation was passed to remove zoning barriers to allow additional residential density in areas limited to single-detached and duplex housing throughout B.C. to help address the housing crisis. A review of implementation and engagement with the development sector has highlighted that barriers to the development of SSMUH still exist in some communities. Specifically, differing interpretations of where SSMUH had to be applied has created inconsistencies that limit the viability and uptake of SSMUH.

To ensure the SSMUH legislation is implemented consistently the Province has passed Bill 25, Housing and Municipal Affairs Statutes Amendment Act, 2025. This bill amends the Local Government Act (LGA) and Vancouver Charter (VC) to remove barriers to the development of SSMUH and ensure greater consistency in local government implementation.

Updates to the SSMUH Policy Manual & Site Standards are underway to support local governments in updating their bylaws to comply.

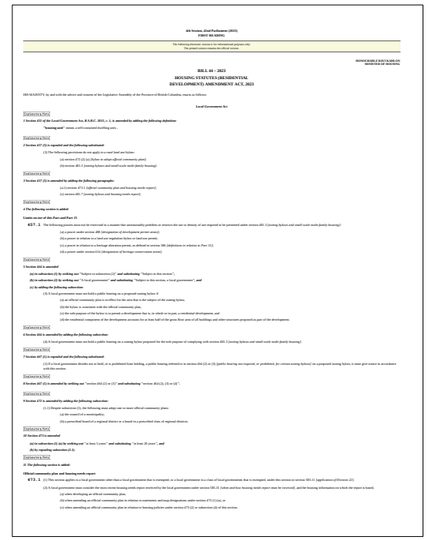
POLICY RESPONSE

Bill 44 - 2023 Housing Statutes

Bill 44 introduced amendments to the Local Government Act (LGA) to support the Province's objective of increasing housing supply through the introduction of Small-Scale Multi-Unit Housing (SSMUH) in traditionally single-family residential areas. The legislation requires municipalities to amend zoning bylaws and update planning frameworks to enable additional housing forms while supporting provincial housing supply objectives.The Province has provided implementation guidance through the Small-Scale Multi-Unit Housing Provincial Policy Manual, which outlines the legislative intent and policy expectations for municipalities.

Housing Supply Objectives
Local Government Act – Section 481.4

The proposed development contributes additional housing supply by delivering 24 townhouse + 3 heritage units within an established residential neighbourhood. The proposal demonstrates how redevelopment of large residential parcels can support increased housing supply consistent with the provincial objective of facilitating housing development.



4th Session, 42nd Parliament (2023)
FIRST READING

The following document version is for informational purposes only.
This amendment has not received royal assent.

HONOURABLE DAVID EBY, KC
PREMIER OF BRITISH

BILL 44 – 2023
HOUSING STATUTES (RESIDENTIAL DEVELOPMENT) AMENDMENT ACT, 2023

HIS MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of British Columbia, enacts as follows:

Local Government Act

Explanatory Note
1 Section 473 of the Local Government Act, R.S.B.C. 2015, c. 1, is amended by adding the following definition:
"housing unit" means a self-contained dwelling unit;

Explanatory Note
2 Section 477 (1) is repealed and the following substituted:
(1) The following provisions do not apply to a rural land use bylaw:
(a) section 473 (2) (a) (bylaw to adopt official community plan);
(b) section 481.3 (zoning bylaws and small-scale multi-family housing).

Explanatory Note
3 Section 477 (3) is amended by adding the following paragraphs:
(a) Correction 477.1 (official community plan and housing needs report);
(c) section 481.3 (zoning bylaws and housing needs report).

Explanatory Note
4 The following section is added:
Limits on use of this Part and Part 15
477.2 The following powers may not be restricted in a manner that unreasonably prohibits or obstructs the use or density of use expressly or by permitted under section 481.3 (zoning bylaws and small-scale multi-family housing):
(a) a power under section 488 (designation of development permit areas);
(b) a power in relation to a land use regulation bylaw or land use permit;
(c) a power in relation to a heritage alteration permit, as defined in section 588 (definitions in relation to Part 15);
(d) a power under section 610 (designation of heritage conservation areas).

Explanatory Note
5 Section 482 is amended:
(a) in subsection (1) by striking out "Subject to subsection (2)" and substituting "Subject to this section",
(b) in subsection (2) by striking out "A local government" and substituting "Subject to this section, a local government", and
(c) by adding the following subsection:
(3) The local government must not hold a public hearing on a proposed zoning bylaw if

Explanatory Note
6 Section 482.1 is amended by adding the following subsection:
(4) A local government must not hold a public hearing on a zoning bylaw proposed for the sole purpose of complying with section 481.3 (zoning bylaws and small-scale multi-family housing).

Explanatory Note
7 Section 507 (1) is repealed and the following substituted:
(1) A local government elements must, in bylaw, or in a public hearing referred to in section 464 (2) or (3) (public hearing not required), or prohibited, for certain existing bylaws) no a proposed zoning bylaw, to ensure great control in accordance with this section.

Explanatory Note
8 Section 507 (2) is amended by striking out "section 464 (2) or (3)" and substituting "section 464 (2), (3) or (3)".

Explanatory Note
9 Section 573 is amended by adding the following subsection:
(1.1) Despite subsection (1), the following, many adopt one or more official community plans:
(a) the council of a municipality;
(b) a prescribed board of a regional district or a board in a prescribed class of regional districts.

Explanatory Note
10 Section 573 is amended
(a) in subsection (2) by striking out "at least 5 years" and substituting "at least 10 years", and
(b) by repealing subsection (3.1).

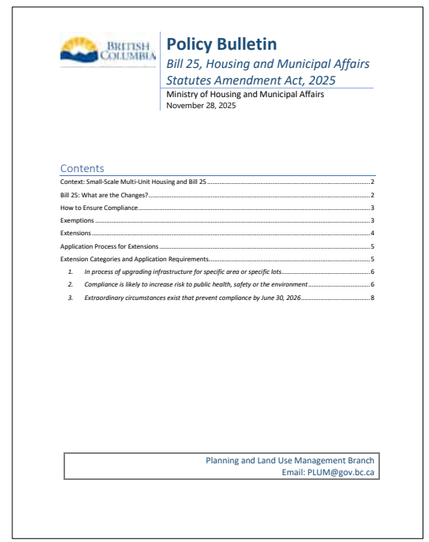
Explanatory Note
11 The following section is added:
Official community plan and housing needs report
473.1 (1) This section applies to a local government other than a local government that is exempted, or a local government in a class of local governments that is exempted, under this section or section 585.11 (application of Division 11).
(2) A local government must consider the most recent housing needs report received by the local government under section 585.31 (when and how housing needs report must be received), and the housing information on which the report is based,
(a) when developing an official community plan,
(b) when amending an official community plan (in relation to statements and map designations under section 473 (3) (a)), or
(c) when amending an official community plan in relation to housing policies under section 473 (2) or subsection (3) of this section.

Bill 25 - Housing and Municipal Affair Statues

Responds to Bill 25 by delivering 24 new family-oriented townhomes and 3 heritage units within First Shaughnessy, demonstrating a form of housing that supports the Province's direction toward missing middle housing.

Retains and permanently protects the Capenhurst residence through an HRA, while recognizing Bill 25's direction that heritage and local zoning controls should not preclude the additional housing and density contemplated by Provincial legislation.

Concentrates additional density along the Granville Street arterial frontage, providing a site-specific example of how increased housing can be accommodated in a manner that respects First Shaughnessy's heritage character, landscape setting, and estate form.



Policy Bulletin
Bill 25, Housing and Municipal Affairs Statutes Amendment Act, 2025
Ministry of Housing and Municipal Affairs
November 28, 2025

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Planning and Land Use Management Branch
Email: PLUM@gov.bc.ca

3.9 Provincial Policy Manual and Site Standards

POLICY CONTEXT

Provincial Policy Manual & Site Standards
Small-Scale, Multi-Unit Housing

Introduction

1. Purpose of the Policy Manual

In the fall of 2023, the Province of British Columbia (BC) introduced changes to the Local Government Act (LGA) and Vancouver Charter (VC) to allow more small-scale, multi-unit housing in land use zones that were otherwise restricted to single-family dwellings or duplexes. These are referred to as Restricted Zones in the legislation. In the fall of 2025, the Province introduced amendments to the Small-Scale, Multi-Unit Housing (SSMUH) legislation clarifying and expanding these Restricted Zones. The Policy Manual has been updated to reflect the changes to Restricted Zones, specifically to:

Clarify that a zone that has ANY parcel of land that is restricted to duplexes and/or a single detached home is considered a Restricted Zone and must meet the minimum unit density requirements on all lots.

Expand the definition of a Restricted Zone to include all lots where a single detached home with a secondary suite and a detached accessory dwelling unit are allowed.

The legislation applies to all municipalities and regional districts in the province.

In preparing, amending, or adopting a zoning bylaw to permit the use and density required by the SSMUH legislation, a local government must consider any applicable guidelines for SSMUH, including this Policy Manual. Subsequent resources or information bulletins may be issued by the Province to clarify or elaborate on changes to the requirements. These resources will be available online at: Local government housing initiatives - Province of British Columbia.

POLICY RESPONSE

1. Purpose of the Policy Manual

- Housing Near Transit and Services Intent

  The project site is located along Granville Street, a major arterial corridor with access to frequent transit service and nearby neighbourhood retail and services. The proposal therefore aligns with the provincial objective of directing housing growth toward locations with strong transportation access and community amenities.

- Housing Diversity and Form Intent

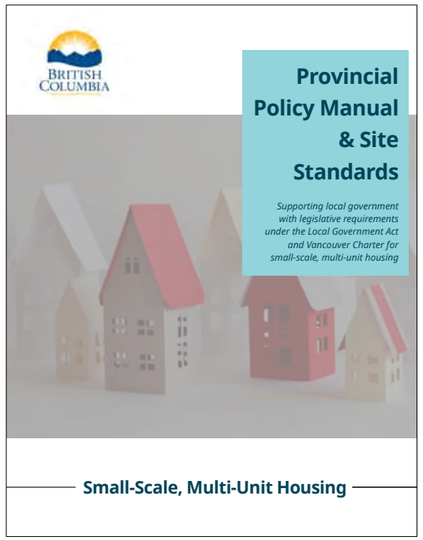
  The proposed townhouse development provides ground-oriented housing units suitable for families and a range of household types, contributing to the diversification of housing options within the neighbourhood.

- Efficient Use of Land Policy Direction

  The proposal redevelops a large residential parcel along an arterial corridor, demonstrating how additional housing density can be introduced in a manner that remains compatible with the surrounding neighbourhood context.

- Integration with Heritage Conservation

  The proposal integrates the conservation and revitalization of the Capenhurst heritage residence with compatible new townhouse development, demonstrating how housing supply objectives can be achieved while preserving significant heritage resources.



3.10 RM-8 and RM-8A Guidelines

POLICY CONTEXT

Guidelines - RM-8 and RM-8A Guidelines
Approved by Council April 26, 2023
Last amended February 3, 2026

1 Application and Intent

These guidelines are to be used in conjunction with the RM-8 and RM-8A Districts Schedule of the Zoning and Development By-law.

1.1 Intent

The intent of these guidelines is to:

(a) encourage the development of ground-oriented, medium-density multiple dwellings in the form of freehold rowhouses and townhouses. Units can be stacked, arranged in a courtyard configuration, or as single or back-to-back rows. The majority of units will be suitably sized for families (i.e. 2 and 3-bedroom units). In the RM-8A district, a certain percentage of medium-sized units between 900 and 1,200 sq. ft. is required to ensure a greater variety of units sizes, and thereby a greater variety of price points;

(b) ensure a high standard of liveability for all new dwelling units, including lock-off units. Emphasis is placed on ground-oriented access, natural light and cross-ventilation, as well as usable private outdoor space for each unit;

(c) ensure a high level of activation and residential street life;

(d) ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as development under R1-1 zoning;

(e) ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and

(f) support the retention and renovation of pre-1940s houses that retain original character elements by permitting infill single detached houses or duplexes on these sites.

POLICY RESPONSE

1 Application and Intent

The proposal responds to the intent of the RM-8 / RM-8A District Schedules by introducing a ground-oriented townhouse development that reinforces the residential character of the neighbourhood while maintaining a low-rise built form. The project provides multiple residential units within townhouse buildings that are consistent with the housing typology envisioned under the RM-8 / RM-8A districts. The development maintains a residential scale compatible with surrounding development and supports the continued evolution of the area as a low-rise residential neighbourhood.

(a) The proposal responds to the intent of the RM-8 / RM-8A District Schedules by providing multiple dwelling residential development in a low-rise form through the introduction of ground-oriented townhouse units.

(b) The residential character of the neighbourhood is reinforced through the development of low-rise buildings that are compatible in scale and form with surrounding residential development.

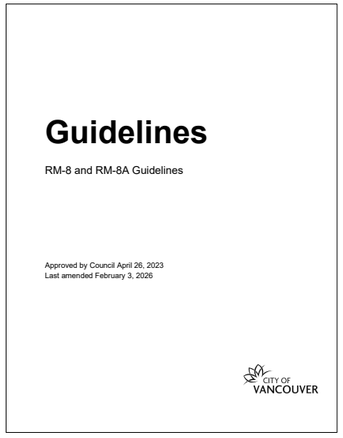
(c) The project provides family-oriented housing in the form of ground-oriented townhomes, with individual unit entries and direct access to outdoor space, supporting livability and a strong residential streetscape.

(d) The architectural design and building massing are carefully considered to maintain compatibility with adjacent residential properties while contributing positively to the evolving residential character of the neighbourhood.

(e) The site planning approach prioritizes landscaped open space, appropriate building separation, and pedestrian-oriented access to ensure that the development contributes to a livable and cohesive residential environment consistent with the intent of the RM-8 / RM-8A districts.

(f) The existing Capenhurst heritage house is proposed to undergo preservation and rehabilitation while being relocated to a prominent location facing Granville Street allowing for the addition of compatable townhouse units.



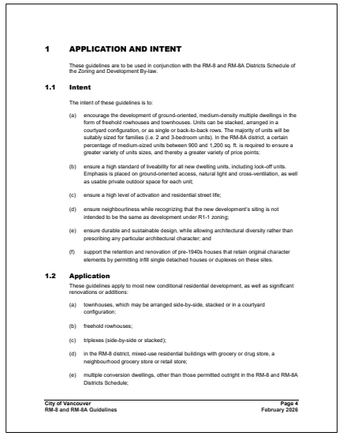


Guidelines

RM-8 and RM-8A Guidelines

Approved by Council April 26, 2023
Last amended February 3, 2026

CITY OF VANCOUVER



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1.1 Intent

The intent of these guidelines is to:

(a) encourage the development of ground-oriented, medium-density multiple dwellings in the form of freehold rowhouses and townhouses. Units can be stacked, arranged in a courtyard configuration, or as single or back-to-back rows. The majority of units will be suitably sized for families (i.e. 2 and 3-bedroom units). In the RM-8A district, a certain percentage of medium-sized units between 900 and 1,200 sq. ft. is required to ensure a greater variety of units sizes, and thereby a greater variety of price points;

(b) ensure a high standard of liveability for all new dwelling units, including lock-off units. Emphasis is placed on ground-oriented access, natural light and cross-ventilation, as well as usable private outdoor space for each unit;

(c) ensure a high level of activation and residential street life;

(d) ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as development under R1-1 zoning;

(e) ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and

(f) support the retention and renovation of pre-1940s houses that retain original character elements by permitting infill single detached houses or duplexes on these sites.

1.2 Application

These guidelines apply to most new conditional residential development, as well as significant renovations or additions:

(a) townhouses, which may be arranged side-by-side, stacked or in a courtyard configuration;

(b) freehold rowhouses;

(c) triplexes (side-by-side or stacked);

(d) in the RM-8 district, mixed-use residential buildings with grocery or drug store, a neighbourhood grocery store or retail store;

(e) multiple conversion dwellings, other than those permitted outright in the RM-8 and RM-8A Districts Schedule;

City of Vancouver — Page 4
RM-8 and RM-8A Guidelines — February 2026

3.10 RM-8 and RM-8A Guidelines

POLICY CONTEXT

Guidelines - RM-8 and RM-8A Guidelines
Approved by Council April 26, 2023
Last amended February 3, 2026

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhoods consist of single detached houses and show many characteristics of typical single detached house neighbourhoods, such as a regular spacing of houses, individual front yards, etc. While new development will be different in size and massing, it should be compatible with the existing pattern with respect to:

(a) providing a clear visible identity of dwelling units from the street through elements that can be found in single detached houses, such as individual front doors, porches, steps and front yards;

(b) providing opportunities for social interaction between the public realm on the sidewalk and the private home; and

(c) locating garages or vehicular access at the rear of the site.

POLICY RESPONSE

2.1 Neighbourhood/Streetscape Character

The proposal reinforces the established residential character of the surrounding neighbourhood through the development of low-rise townhouse buildings that are compatible in scale and form with adjacent residential properties.

(a) The proposed infill townhomes are designed to respect the estate-like landscape character of the First Shaughnessy District through architectural expression, building materials, and distinct individual front doors with generous setbacks, landscaped open space, and sensitive site planning.

(b) Landscaping and site planning contribute to an enhanced public realm by reinforcing the pattern of generous front yard landscaping that characterizes the surrounding neighbourhood character of the site.

(c) Vehicular traffic is limited to on-site with internalized private garages accessed via Balfour Street.

In addition, The project integrates the conservation of the Capenhurst heritage residence with new infill development, ensuring that the historic building remains the primary architectural feature of the site while new buildings are subordinate in scale and massing. The retained heritage residence continues to provide a strong architectural presence along Granville Street, preserving the historic streetscape character of the First Shaughnessy District.



Balfour Avenue Streetscape

3.10 RM-8 and RM-8A Guidelines

POLICY CONTEXT

Guidelines - RM-8 and RM-8A Guidelines
Approved by Council April 26, 2023
Last amended February 3, 2026

2.4 Access and Circulation

(a) Pedestrian access to unit entrances should be from the street or via a clearly marked path on site to the courtyard/rear yard.

(b) Side yards may be designed with paths to allow access to rear units, garbage and recycling areas and parking located at the rear of the site. These convenience paths are not required to be a continuous surface, and may be pavers or gravel to increase site permeability.

(d)Vehicular access should be from the lane, where one exists. Sites for townhouse, mixed-use residential building and freehold rowhouse developments should be assembled in such a way that vehicular access from a lane is possible.

2.5.1 Access to Natural Light

(a) Daylight for interior and exterior spaces for all housing types should be maximized.

(b) Shadowing on adjacent sites should be minimized.

(c) Shadowing of courtyards and other open spaces should be minimized.

2.7 Privacy

(a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.

(b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid railings.

POLICY RESPONSE

General Overview
The proposal responds to the intent of the RM-8 / RM-8A District Schedules by introducing a ground-oriented townhouse development that reinforces the residential character of the neighbourhood while maintaining a low-rise built form. The project provides multiple residential units within townhouse buildings that are consistent with the housing typology envisioned under the RM-8 / RM-8A districts. The development maintains a residential scale compatible with surrounding development and supports the continued evolution of the area as a low-rise residential neighbourhood.

2.4 Access and Circulation

(a) Pedestrian circulation across the site is organized to provide clear and direct access to individual townhouse units.

(b) Circulation routes are designed to integrate with landscaped areas, creating a pedestrian-oriented residential environment.

(d) Vehicular access and servicing are located to minimize impacts on the streetscape and maintain the residential character of the site.

2.5.1 Access to Natural Light

(a) The site planning approach ensures that residential units receive adequate access to natural light and ventilation through appropriate building spacing and orientation.

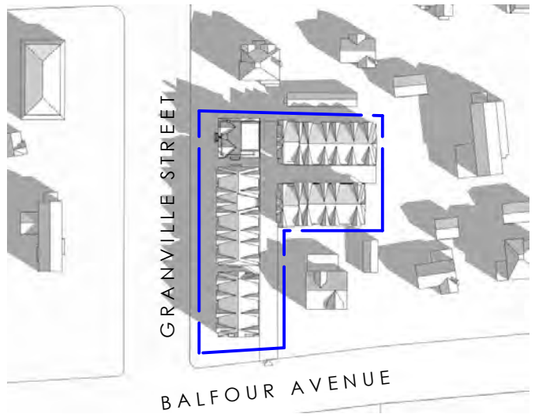
(b) The arrangement of buildings across the site maintains sufficient separation distances between structures to minimize overlook and ensure adequate daylight access to individual dwelling units.

(c) Private outdoor spaces and landscaped areas are oriented to maximize sunlight exposure and support a comfortable residential living environment.

2.7 Privacy

(a) The arrangement of buildings and orientation of units is carefully considered to minimize overlook between dwelling units and neighbouring properties.

(b) Landscaping, setbacks, and building articulation are used to maintain appropriate levels of privacy for residents. Window placement and building orientation are designed to balance opportunities for natural light with the need to maintain privacy.



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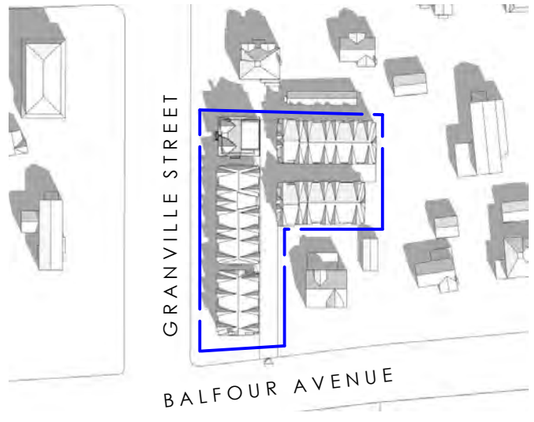

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3.10 RM-8 and RM-8A Guidelines

POLICY CONTEXT

CITY OF VANCOUVER

Guidelines - RM-8 and RM-8A Guidelines
Approved by Council April 26, 2023
Last amended February 3, 2026

4.2 Building Height

(a) For stacked townhouses, mixed-use residential buildings and side-by-side townhouses adjacent to the street at the front of the site, and, in the case of corner sites, for the full depth of the building on the flanking street side the permitted building height is 11.5 m (37.5 ft.) and 3 storeys. This allows for adequate layouts and liveability of both upper and lower units.

4.8 Off-Street Parking and Bicycle Storage
4.8.1 Parking

For townhouses and mixed-use residential buildings, the following guidelines apply:

(a) parking can be provided underground or above ground at the lane;

5.1 Roof and Massing
5.1.2 Massing of Townhouses, Townhouses in a Courtyard Configuration and Freehold Rowhouse on the Street

(a)Developments should visually emphasize individual units. While many successful developments rely on simple repetition of identical or near identical side-by-side units, the boundaries of each unit should be obvious and clearly expressed on the street façade.

(b)The apparent scale should furthermore be reduced by other aspects, such as floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings.

POLICY RESPONSE

4.2 Building Height

(a) The proposed building heights are consistent with the low-rise residential character envisioned under the RM-8 / RM-8A districts. Building height and roof forms are carefully considered to ensure compatibility with surrounding development and to maintain a human-scaled residential environment. The massing and height of the infill buildings are designed to maintain the visual prominence of the conserved heritage residence.

4.8.1 Parking

(a) Parking is accommodated in enclosed private garages minimizing visual impact on the public realm. Vehicular access points are carefully located to reduce disruption to the surrounding streetscape and landscape character. The parking arrangement supports the functionality of the residential development while maintaining the pedestrian-oriented character of the site.

5.1.2 Massing of Townhomes

(a) The massing of the proposed infill townhomes is carefully organized to ensure that new development remains subordinate to the conserved Capenhurst residence.

(b) Building forms are articulated to reduce perceived scale and maintain compatibility with surrounding low-rise residential development. The arrangement of buildings across the site provides appropriate transitions in scale while preserving open space and landscape character.





3.10 RM-8 and RM-8A Guidelines

POLICY CONTEXT

Guidelines - RM-8 and RM-8A Guidelines
Approved by Council April 26, 2023
Last amended February 3, 2026

7 Open Space

The provision of open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns, including parking, existing landscape features, sun access, privacy, and usability.

(a) In side-by-side townhouse developments, open space should be organized in a way that every unit has its own front and rear yard.

(b) For townhouses in a courtyard configuration, semi-private space or garden/entry courtyards in the centre of the site, should be designed.

8 Landscaping

(a) Existing trees should be kept and new trees introduced wherever possible.

(b) Patio areas in the front yard should be screened with planting.

(c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping. Sidewalk and boulevard arrangement should be consistent with the City's Streetscape Design Guidelines or, in the case of sites in Cambie Corridor, with the Cambie Corridor Public Realm Plan. Typically, a treed boulevard should be provided between the sidewalk and the street (see Figure 7).

POLICY RESPONSE

7 Open Space

(a) The proposal provides a combination of private front yards and/or balcony spaces along with shared outdoor spaces that support residential livability and reinforce the landscape character of the site.

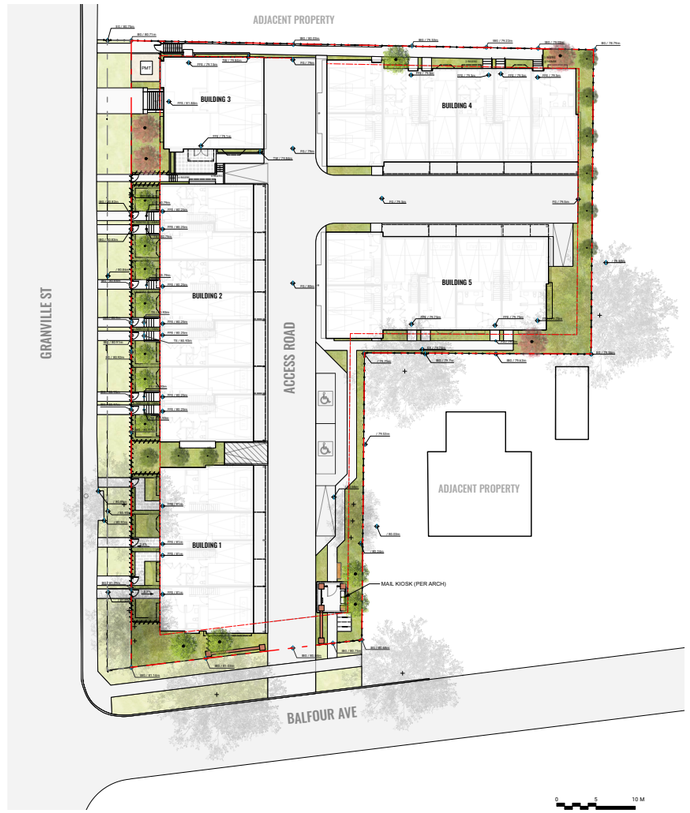
(b) Each townhouse unit is provided with direct access to private outdoor space, contributing to the livability of ground-oriented housing.

8 Landscaping

(a) Landscaping plays an important role in reinforcing the estate landscape character of the First Shaughnessy District. Seven existing on-site trees are scheduled to be retained and generous tree protection zones provided for neighbouring trees to ensure their survival.

(b) The proposal incorporates generous planting areas and landscape treatments that contribute to the visual character of the site. Landscaped front yards incorporate layered planting with screening to provide privacy and reinforce the public realm.

(c) Existing landscape character is enhanced through the introduction of new planting that complements the historic context of the property. The existing stone fencing and columns will be retained in-situ until such time that the Granville Street road widening occurs.



3.11 RM-8 and RM-8A By-Law

POLICY CONTEXT

RM-8 and RM-8A
Districts Schedule

1 Intent and Overview

1.1 Intent
The intent of this schedule is to encourage the development of 3-storey townhouses and the retention of character buildings, while permitting lower intensity residential development. Building placement and massing of new developments are intended to be compatible with pre-existing residential development. In the RM-8A district, a certain percentage of units must be within a specific size range to improve housing choices and affordability. Without limitation, applicable Council policies and guidelines for consideration include the RM-8 and RM-8A Guidelines.

1.2 Overview
The table below provides an overview of the outright and conditional approval uses in the RM-8 and RM-8A districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
445 m^2	Townhouse	3.1

2 Use Regulations

2.1 Outright and Conditional Approval Uses
All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers:

(a) the intent of this schedule and all applicable Council policies and guidelines; and

(b)the submission of any advisory group, property owner or tenant.

Dwelling Uses	Approval	Use-specific
Townhouse	Conditional	2.2.3, 2.2.13

POLICY RESPONSE

1.1 Intent
The schedule establishes the intent to support low-rise residential forms (including townhouse forms) within the RM-8 / RM-8A districts.

The proposal delivers a townhouse form of development, integrated with the conservation and revitalization of the Capenhurst heritage residence, consistent with the schedule's low-rise residential intent.

1.2 Overview
The schedule provides an overview framework that directs projects to the appropriate Use Regulations (Section 2) and Density, Form and Placement Regulations (Section 3) based on building type.

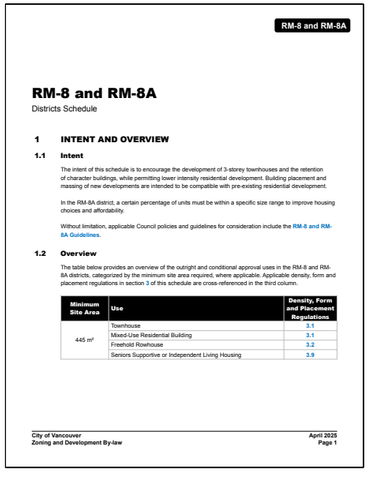
The proposal is advanced as a townhouse development and is therefore addressed under 2 USE REGULATIONS and 3.1 Townhouse and Mixed-Use Residential Building.

2.1 Outrtright and Consitional Approval Uses
The schedule identifies which uses are Outright vs Conditional Approval within RM-8 / RM-8A.

The proposal is a residential townhouse project and is advanced for review within the use framework of Section 2.1.

General Overview
The proposed development has been evaluated against the provisions of the RM-8 District Schedule of the City of Vancouver Zoning and Development By-law. The project consists of the revitalization of the heritage Capenhurst residence and the introduction of new ground-oriented townhouse buildings arranged to reinforce the residential character of the neighbourhood. The site planning approach prioritizes the retention and prominence of the heritage structure while integrating new residential development in a manner that maintains appropriate building separation, landscaped open space, and compatibility with the surrounding urban context.

The development responds to the regulatory framework of the RM-8 District Schedule while supporting the conservation objectives of the First Shaughnessy Heritage Conservation Area. The following responses describe how the proposal addresses the applicable provisions of the RM-8 District Schedule.


RM-8 and RM-8A

RM-8 and RM-8A
Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the development of 3-storey townhouses and the retention of character buildings, while permitting lower intensity residential development. Building placement and massing of new developments are intended to be compatible with pre-existing residential development.

In the RM-8A district, a certain percentage of units must be within a specific size range to improve housing choices and affordability.

Without limitation, applicable Council policies and guidelines for consideration include the RM-8 and RM-8A Guidelines.

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-8 and RM-8A districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
445 m²	Townhouse	3.1
	Mixed-Use Residential Building	3.1
	Freehold Rowhouse	3.2
	Seniors Supportive or Independent Living Housing	3.9

City of Vancouver
Zoning and Development By-law
April 2025
Page 1

3.11 RM-8 and RM-8A By-Law

POLICY CONTEXT

2.2 Use-Specific Regulations

2.2.3 The Director of Planning may permit more than 1 townhouse, mixed-use residential building or freehold rowhouse building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.13 For townhouse or mixed-use residential building in the RM-8A district, a minimum of 25% of the total dwelling units must be 3-bedroom units, except that the Director of Planning may reduce the minimum percentage of 3-bedroom units if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3 Density, Form and Placement Regulations

This section contains density, form and placement regulations organized by use.

3.1 Townhouse and Mixed-Use Residential Building

Townhouse and mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase:

(a) the permitted floor space ratio to a maximum of 1.20 where 100% of residential floor area is developed as secured market rental housing or social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; or

(b) the permitted floor area by 1 m2 per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.20, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the impact of the development on neighbouring sites, provided that in the RM-8A district, a minimum of 45% of dwelling units must have floor areas between 83 m2 and 112 m2.

3.1.1.4 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

(a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90; or

(b)145 units per hectare of site area where the floor space ratio exceeds 0.90.

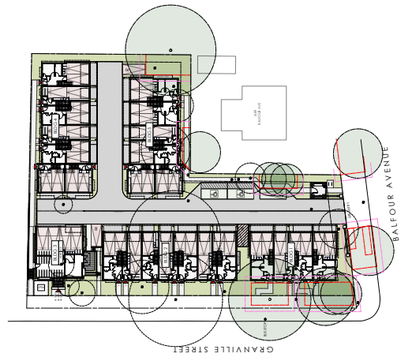
POLICY RESPONSE

The schedule includes use-specific regulations that apply depending on the form of development (e.g., townhouse, rowhouse, triplex, etc.). The proposal is addressed under the townhouse pathway, and the project's dimensional responses are provided under Section 3.1 below (density + form/placement).

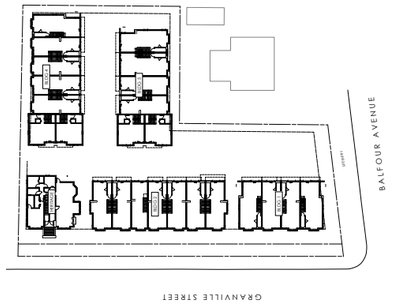
3.1.1 Density and Floor Area

3.1.1 The proposal provides 40,607.9 ft^2 total floor area on a site area of 39,516.0 sq. ft., for an overall FSR = 1.03 (per the site plan area schedule).

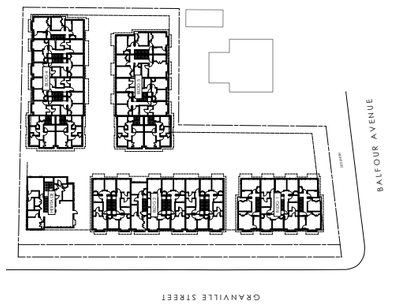
3.1.1.4 The schedule limits total dwelling units per hectare, including a cap that applies where FSR exceeds 0.90. The proposal provides 27 dwelling units on approximately 0.367 ha, equating to approximately 73.6 units/ha, which is below the schedule cap of 145 units/ha applicable where FSR > 0.90.



Proposed Site Plan



Proposed Level 2 Plan



Proposed Level 3 Plan

3.11 RM-8 and RM-8A By-Law

POLICY CONTEXT		POLICY RESPONSE	
3.1.2 Building Form and Placement		**3.1.2 Building Form and Placement**	
3.1.2.1 Minimum site area	445 m2	3.1.2.1 Proposed site area is 39,516.0 sq. ft. (≈ 3,671.2 m²), exceeding the minimum.	
3.1.2.2 Minimum site frontage	12.8 m	3.1.2.2 Proposed site frontage along Granville Street is 263'-0" (80.2m). Along Balfour Ave a site frontage of 107'-0" (32.6m) is proposed. Both f rontages exceed the minimum.	
3.1.2.3 Maximum building height for:			
(a) a building other than a rear building	11.5 m and 3 storeys		
(b) a rear building	10.1 m and 3 storeys		
3.1.2.4 Minimum front yard depth	3.7 m	3.1.2.4 Proposed front yard depth is 12'-0" (3.66m).	
3.1.2.5 Minimum side yard width	1.2 m	3.1.2.5 Proposed side yard setbacks consist of both 6'-0" (1.83m) and 8'-0" (2.44m) exceeding the minimum.	
3.1.2.6 Minimum rear yard depth	1.8 m	3.1.2.6 Proposed rear yard depth is 6'-0" (1.83m), exceeding the minimum.	
3.1.2.7 Maximum site coverage for all buildings	55% of the site area	3.1.2.7 Proposed site coverage is 16,739.7 sq.ft. which is 42% of the site area.	
3.1.2.8 Maximum area of impermeable materials	70% of the site area	3.1.2.8 Posed area of impermeable materials 68%.	
3.1.2.9 Maximum building depth	40% of the site depth		
3.1.2.10 Maximum building width	27.0 m		
3.1.2.11 Minimum separation between:		3.1.2.11 The schedule establishes minimum building separation requirements to support light, ventilation, and privacy. The site plan shows internal separations including 27'-6 1/8" (8.39 m) and 30'-3 1/2" (9.23 m) across central open areas, providing generous separations consistent with the schedule's intent.	
(a) buildings located on a site frontage	3.1 m		
(b) rear buildings	3.1 m		
(c) buildings located on a site frontage and rear buildings	7.3 m		
Building Separation			
3.1.2.16 Despite the minimum building separation in section 3.1.2.11(c) above, where an entrance located at or above 1.5 m of grade, or more than 0.6 m below grade, is connected to grade by stairs that project into a courtyard, the separation between buildings must be at least 9.1 m.		3.1.2.16 The site plan shows 30'-3 1/2" (9.23 m) across a primary internal open area, which meets/exceeds a 9.1 m separation condition where applicable.	

Diagram: Building placement for townhouse in a courtyard configuratio

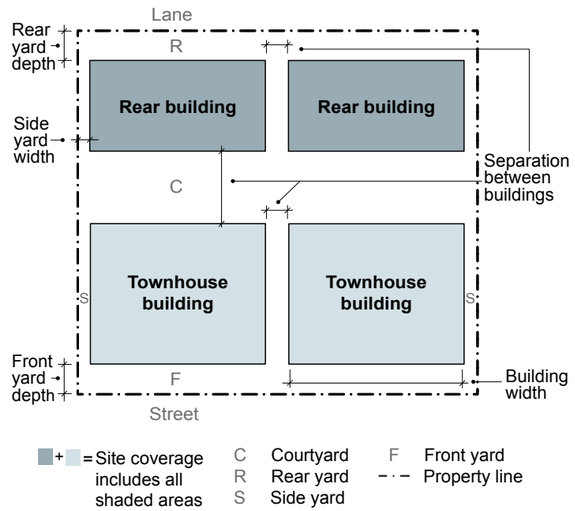
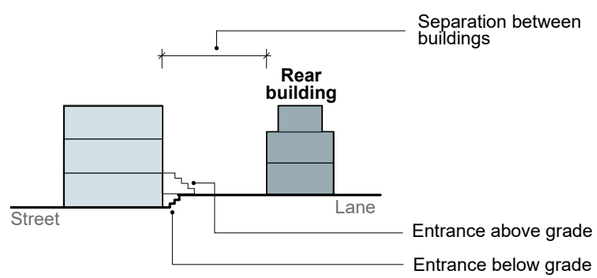


Diagram: Townhouse – courtyard configuratio



3.12 Vancouver ODP - Official Development Plan

POLICY CONTEXT

CITY OF VANCOUVER **Referral Report**
January 20, 2026

Report Summary

This report recommends adoption of the Vancouver Official Development Plan (ODP), a statutory land use plan to guide growth and change over the next 30 years and beyond. The Vancouver ODP is Vancouver's first city-wide ODP, with requirements detailed by the Province under recent amendments to the *Vancouver Charter*.

The Vancouver ODP uses the Vancouver Plan (2022) as a base, adding content as necessary to satisfy provincial requirements or reflect recently approved Council policy. The new Generalized Land Use designations section of the ODP will play an important role in Vancouver's planning framework to assess whether rezoning applications are consistent with the ODP. **Under provincial legislation, applications that are consistent with the ODP may have their Public Hearing waived by Council or the Public Hearing may be prohibited by the *Vancouver Charter* if the development proposes at least 50 per cent residential floor space.**

Part 5 1. Housing

Attention will also be given to developing family appropriate rental choices and Missing Middle options, including affordable ownership opportunities, so families can choose to stay in the city rather than move to the suburbs.

Missing Middle Housing Areas: Intensify areas with ground-oriented Missing Middle housing and purpose-built rental housing, including townhomes, multiplexes, and other low-rise forms.

POLICY RESPONSE

General Considerations

The proposal is consistent with both the intent and specific housing direction of the Vancouver ODP and therefore should be eligible for Council to waive a Public Hearing pursuant to the recent amendments to the Vancouver Charter.

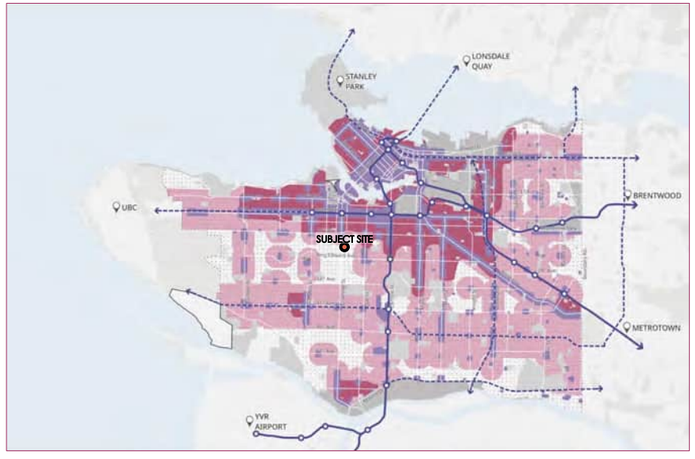
The Vancouver ODP considered at Council March 2026 is denoted as an interim ODP, with a final comprehensive ODP to consider implementation of existing City ODPs. Therefore, the First Shaughnessy ODP shall be implemented into the future Comprehensive Final ODP with the inclusion of intended Missing Middle Housing Areas initiatives as noted as "Intensify areas - including townhomes".

The Vancouver ODP identifies "Missing Middle Housing Areas" as places to intensify low-density neighbourhoods through ground-oriented housing forms, including townhouses and other low-rise housing. The proposal responds directly to this policy direction by replacing a single detached dwelling with 24 ground-oriented townhouse units and 3 retained heritage units in a low-rise, landscaped form.

The proposal is aligned with Missing Middle housing contemplated by the ODP, introducing a modest increase in density and family-oriented housing while maintaining the established scale, green character, and heritage setting of the First Shaughnessy District.

The proposal is located within the Missing Middle Housing Area on Map 5 - Housing Opportunities within the ODP, which signifies Missing Middle Housing Areas may include townhomes.

Located on the Granville Street arterial, near frequent transit, shops, parks, and schools, the site is particularly well suited to support the ODP's direction to locate new housing opportunities near transit and amenities.



Protect and Renew Existing Affordable Housing
Area to Expand Diverse Housing Options
Missing Middle Housing Areas: Intensify areas with ground-oriented Missing Middle housing and purpose-built rental housing, including townhomes, multiplexes, and other low-rise forms.



3.13 Secured Rental Policy

POLICY CONTEXT

CITY OF VANCOUVER

Guide Rezoning Policy – Secured Rental Policy in Low-Density Transition Areas
June 30, 2024

Background and Context

The Secured Rental Policy (SRP) was approved by City Council in November 2019. Under the SRP, sites located within 'low-density transition areas' are eligible for rezoning for secured 100% rental developments, if locational and other criteria are met. These areas are comprised of R1-1- or RT-zoned sites that are generally located along arterials (or main roads) in close proximity to shopping, transit, parks, schools, and other amenities.

Eligibility for Rezoning Sites in low-density transition areas that meet all of the criteria set out in section 2.4 of the SRP may be considered for rezoning.

Policy - Secured Rental Policy
Approved by Council May 15, 2012 Last amended July 8, 2025

2.4 Rezoning in Low Density Transition Areas

Rezoning for 100% residential rental projects will be considered for sites zoned R1-1 or RT (except for RT-5, RT-7, RT-8 and RT-10) that are:

a) On a block adjacent to an arterial road that is part of a TransLink bus route and that is within approximately 400 m of a larger neighbourhood shopping area; or

b) On a block adjacent to an arterial road that is within 800 m of a TransLink rapid transit station (including RapidBus, 99 B-Line, Canada Line, Expo Line or Millennium Line stations) and that is within approximately 200 m of a smaller neighbourhood shopping area; and

c)In an eligible area as illustrated by Map A in the Appendix but that do not include parcels in a designated Transit-Oriented Area.

POLICY RESPONSE

General Considerations

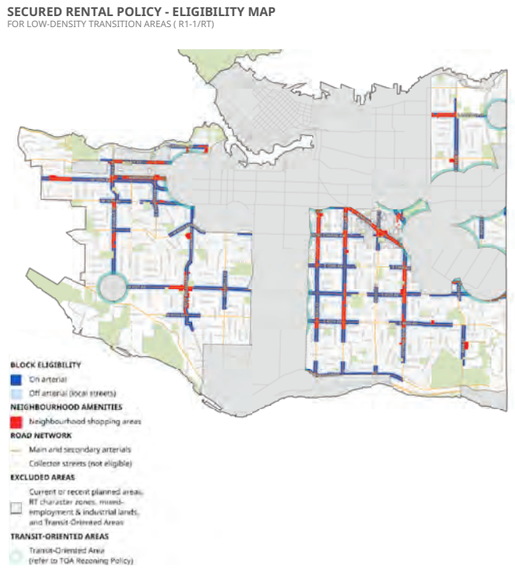
In response to the objectives of the Secured Rental Policy for Low Density Transition Areas, the proposed rezoning supports the broader policy direction of introducing additional residential density along arterial corridors in locations that are well-served by transit and neighbourhood amenities. The subject site is located along Granville Street, a major arterial corridor with frequent transit service and close proximity to retail and services within the surrounding neighbourhood. Consistent with the policy's intent to encourage housing supply in areas with strong access to transportation and daily amenities, the proposal introduces additional residential density in a low-rise, ground-oriented form that remains compatible with the surrounding residential context.

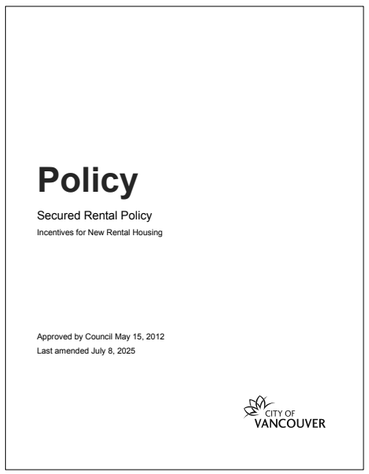
The project carefully integrates the conservation and revitalization of the Capenhurst heritage residence at 3738 Granville Street with sensitively designed infill townhomes, allowing new housing to be delivered while maintaining the heritage and landscape character of the First Shaughnessy neighbourhood. Through this approach, the proposal aligns with the broader principles of the Secured Rental Policy by directing housing growth to appropriate arterial locations while ensuring that the scale and form of development transitions sensitively to adjacent low-density residential areas.

The Secured Rental Policy prioritizes rental housing in areas that have access to transit, services, and community amenities. In response, the project site is located along Granville Street, a major arterial corridor with transit service and access to neighbourhood amenities. While the proposal is not advanced under the Secured Rental Policy, the site location supports residential development within a well-served urban context. The Project site is in immediate adjacency to FTN provided it's Granville Street frontage.

Rezoning in Low Density Transition Areas are intended to be situated in close proximity to nearby shopping retail. In response, The project location is situated approximately 600m from South Granville Neighborhood Retail. Finally, proximity to Frequent Transit Network is a core principle guiding density along arterial.

The Secured Rental Policy encourages the provision of a mix of unit sizes that support diverse household types, including family-oriented units. In response, the proposed townhouse development provides ground-oriented residential units designed to support family occupancy. While the project is not secured rental housing, the townhouse form contributes to the supply of family-sized ground-oriented housing within the neighbourhood.





3.14 ARKS Vision & Interim Rezoning Policy

POLICY CONTEXT

CITY OF VANCOUVER POLICY REPORT DEVELOPMENT AND BUILDING
Adoption of the Arbutus Ridge/Kerrisdale/Shaughnessy and Riley Park/South Cambie Community Visions

Policy Intent

The ARKS (Arbutus Ridge, Kerrisdale, Shaughnessy) Community Vision, adopted in 2005, guides future development and planning in particular neighborhoods, aiming to balance community values with City-wide planning initiatives.

It emphasizes preserving each area's unique character while incorporating new housing that meets the needs of a growing and aging population.

Directions on new housing for ARKS will provide approximately 3,000 additional ground-oriented units. 1,500 units will be spread throughout the community from the conversion of character homes. **The remaining units will be built in a variety of locations such as on or near arterial roads.**

This application provides the opportunity to introduce 27 such units along arterial Granville Street, three of which are through a heritage home revitalization.

POLICY RESPONSE

General Initiatives

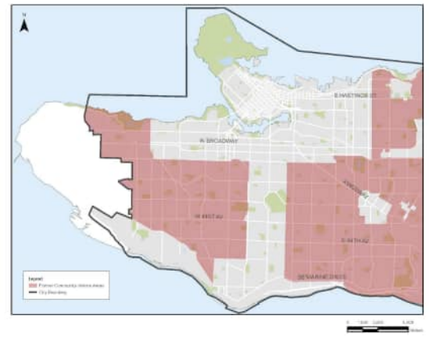
In response to the objectives of the former Arbutus Ridge Kerrisdale Shaughnessy (ARKS) Vision, the proposed rezoning aligns with the policy direction that previously supported the introduction of new housing forms in appropriate locations within the neighbourhood.

The ARKS Vision had identified opportunities to allow new housing types on large lots (Policy 16.1) and to introduce new housing forms on or near arterial roads (Policy 16.5). The subject site aligns with these policy directions as it is located along Granville Street, a major arterial corridor, and occupies a large residential parcel capable of accommodating additional housing while maintaining compatibility with the surrounding neighbourhood context.

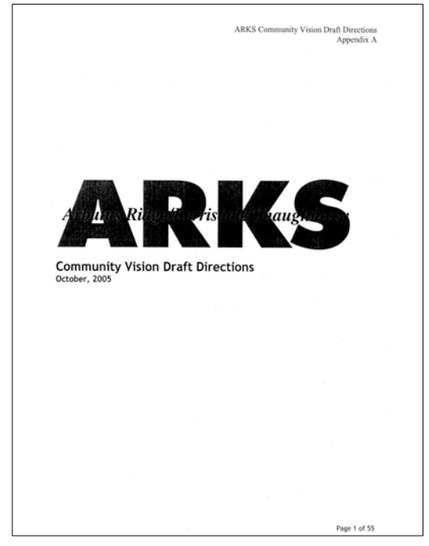
The proposal introduces a ground-oriented townhouse development together with the conservation and revitalization of the Capenhurst heritage residence, providing additional housing supply in a form that remains consistent with the low-rise character of the surrounding area. In doing so, the proposal reflects the broader planning principle embedded within the ARKS Vision of directing incremental housing growth toward larger sites and arterial corridors, where additional density can be accommodated with reduced impact on interior residential streets.

While the ARKS Vision has since been repealed, the project demonstrates continuity with the policy direction that previously guided neighbourhood planning in this area by introducing compatible new housing forms on large lots near arterial streets. Through careful site planning, building massing, and landscape design, the development maintains the heritage and landscape character of the First Shaughnessy neighbourhood, while contributing additional housing supply in a location that benefits from proximity to transit service along Granville Street and nearby neighbourhood retail and services.

Policy Vision Considerations



Map: Areas Where Rezoning for Social Housing, Institutional, Cultural and Recreational Uses May be Considered.


ARKS Community Vision Draft Directions
Appendix A

ARKS

Community Vision Draft Directions
October, 2005

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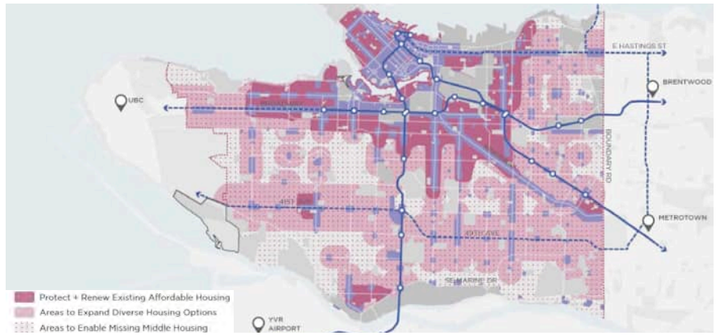
3.15 Vancouver Plan

POLICY CONTEXT

Vancouver Plan
Aligning with the objectives of the Vancouver Plan

The Vancouver Plan establishes a long-term framework to guide land use, housing, transportation, and neighbourhood planning across the city. The Plan identifies opportunities to accommodate additional housing supply while maintaining livable neighbourhoods, supporting access to transit and services, and responding to the city's housing needs.



Equitable Housing and Complete Neighbourhoods
- Ensure more affordable housing choices are available to ease the housing affordability crisis
- Transform low-density neighbourhoods to include housing choice for all income groups and family types
- Leverage transit investments to support growing neighbourhoods
- Protect neighbourhood assets, like affordable rental housing, local businesses, arts and culture, and places for social gatherings
- Create more complete, walkable neighbourhoods by adding services and amenities like childcare, plazas, community facilities, and access to affordable, nutritious food

An Economy that Works for All
- Ensuring a mix of **housing**, jobs, shops, and services close to rapid transit.



Housing Supply and Diversity
The Vancouver Plan supports increasing the supply of housing across the city and enabling a broader range of housing types to respond to changing household needs.

Housing Near Transit and Amenities
The Vancouver Plan encourages locating additional housing in areas with access to transit, services, and neighbourhood amenities, helping to support complete and walkable communities.

Gentle Density and Neighbourhood Evolution
The Vancouver Plan supports introducing gentle density housing forms, including townhouses and other low-rise housing types, to help accommodate growth while maintaining neighbourhood character.

Growth Along Arterial Corridors
The Vancouver Plan identifies arterial corridors as appropriate locations for accommodating additional housing density due to their access to transit and services.

Heritage Conservation
The Vancouver Plan supports conserving and celebrating Vancouver's heritage resources while accommodating new housing development.

Complete Neighborhoods
The Vancouver Plan promotes the creation of complete neighbourhoods, where residents have convenient access to daily needs, transit, parks, and community amenities.

Climate and Sustainable Land Use
The Vancouver Plan encourages compact development patterns that support sustainable transportation choices and efficient land use.

POLICY RESPONSE

Housing Supply and Diversity
The proposed development introduces ground-oriented townhouse housing, which contributes to the diversification of housing options within the neighbourhood. The project provides additional residential density while maintaining a low-rise built form compatible with the surrounding residential context

Housing Near Transit and Amenities
The subject site is located along Granville Street, a major arterial corridor that provides frequent transit service and convenient access to nearby retail and community amenities. The proposal introduces additional housing supply in a location that benefits from strong transportation connectivity and proximity to neighbourhood services.

Gentle Density and Neighbourhood Evolution
The proposal introduces townhouse development, a low-rise housing form that aligns with the Vancouver Plan's direction to provide additional housing through gentle density approaches. The development maintains compatibility with the surrounding residential neighbourhood through appropriate building scale, massing, and landscape integration.

Growth Along Arterial Corridors
The project site fronts Granville Street, a key arterial route within the city. The proposal demonstrates how additional housing can be introduced along arterial corridors through low-rise residential forms that transition sensitively to surrounding neighbourhoods.

Heritage Conservation
The proposed development includes the conservation and revitalization of the Capenhurst heritage residence at 3738 Granville Street, ensuring that the heritage building remains a defining architectural feature of the site. The proposal demonstrates how heritage conservation can be integrated with new residential development.

Complete Neighborhoods
The site's location along Granville Street provides convenient access to transit service, neighbourhood retail, and community amenities, supporting the Vancouver Plan objective of creating complete and walkable communities.

Climate and Sustainable Land Use
By introducing additional residential density in a location with strong transit access and proximity to services, the proposal supports more sustainable urban development patterns consistent with the Vancouver Plan's climate and land use objectives.

3.16 Housing Vancouver Strategy

POLICY CONTEXT

Housing Vancouver
10-Year Housing Targets

Policy Direction

Increase the Supply of Housing
The Housing Vancouver Strategy prioritizes increasing the overall supply of housing across the city in order to address housing demand and improve affordability outcomes.

Deliver a Diversity of Housing Types
The Housing Vancouver Strategy identifies the need to provide a wider range of housing forms, including townhouses and other ground-oriented housing types, to support different household needs and life stages.

Direct Housing Growth to Appropriate Locations
The Housing Vancouver Strategy encourages directing housing growth toward locations that have access to transit, services, and neighbourhood amenities, including areas located along arterial streets.

Support Family-Oriented Housing
The Housing Vancouver Strategy emphasizes the importance of providing housing suitable for families with children, including ground-oriented housing forms.

Integrate Housing with Neighbourhood Character
The Housing Vancouver Strategy recognizes that new housing should be integrated into existing neighbourhoods in a manner that maintains livability, neighbourhood character, and urban design quality.

Support Complete and Walkable Communities
The Housing Vancouver Strategy promotes housing development in locations where residents can access daily needs, transit, and neighbourhood amenities.

POLICY RESPONSE

Aligning with the Objectives of the Housing Vancouver Strategy
The Housing Vancouver Strategy (2017–2027) establishes the City's long-term housing framework to increase housing supply, improve affordability, and deliver a wider range of housing options for Vancouver residents. The strategy identifies a target of delivering 72,000 new homes over a ten-year period, including a range of housing types across the city.

Increase the Supply of Housing
The proposed development contributes to the delivery of additional housing supply by introducing 27 new ground-oriented townhouse units on a large residential site located at 3738 Granville Street and 1499 Balfour Avenue. The project demonstrates how additional housing can be delivered through low-rise forms of development that are compatible with the surrounding residential neighbourhood.

Deliver a Diversity of Housing Types
The proposal introduces townhouse housing, which represents a form of "missing middle" housing that supports families and households seeking ground-oriented homes within the city. This housing form contributes to the diversification of housing options within the neighbourhood while maintaining compatibility with the existing built context.

Direct Housing Growth to Appropriate Locations
The subject site is located along Granville Street, a major arterial corridor that provides frequent transit service and connects the neighbourhood to nearby commercial areas and community amenities. The project therefore introduces additional housing supply in a location that benefits from strong transit accessibility and proximity to neighbourhood services.

Support Family-Oriented Housing
The proposed townhouse units provide ground-oriented housing opportunities that are well suited to family households. The project therefore contributes to the City's objective of increasing the supply of family-oriented housing within Vancouver.

Integrate Housing with Neighbourhood Character
The project introduces additional housing supply through low-rise townhouse development that respects the scale and character of the surrounding residential neighbourhood. The proposal also includes the conservation and revitalization of the Capenhurst heritage residence, ensuring that heritage character remains a defining element of the site.

Support Complete and Walkable Communities
The project site benefits from proximity to transit service along Granville Street, as well as access to nearby neighbourhood retail and services. This location supports the creation of a walkable residential environment consistent with the objectives of the Housing Vancouver Strategy.



4.0 Rezoning Rationale

4.1 Rezoning Summary

Rezoning Objectives

1. Heritage Retention and Revitalization

The application proposes to revitalize and ensure long-term retention of an aging heritage home in the heart of the First Shaughnessy neighbourhood. This will be achieved through a Heritage Revitalization Agreement, facilitating a CD-1 rezoning for a 24-unit Townhome redevelopment along with a triplex conversion of the heritage home.

2. Missing Middle Housing

The proposal has been developed with guidance from the Heritage Conservation Area ODP, along with various complementary policy frameworks which further support this application. The proposal ensures thoughtful application of related policies to deliver a gentle increase in density along the arterials, aligned with the City's long-term goals and objectives of the Vancouver Plan. A discussion of Policy guidance is as noted in Section 3.0 of this application.

3. Community Benefits

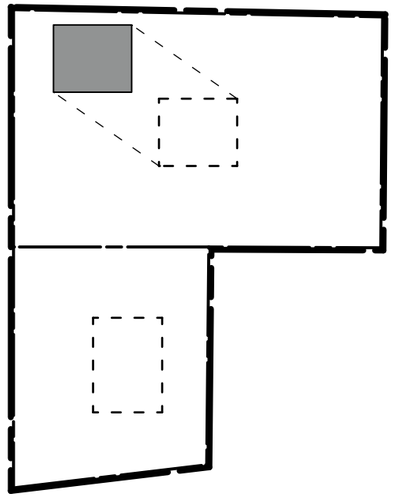
The project aims to deliver a carefully designed slab-on-grade townhome product offering catered to young families and downsizers, enhancing the neighbourhood vitality of the First Shaughnessy District, while keeping density located along arterial Granville Street to ensure the preservation of the First Shaughnessy character.



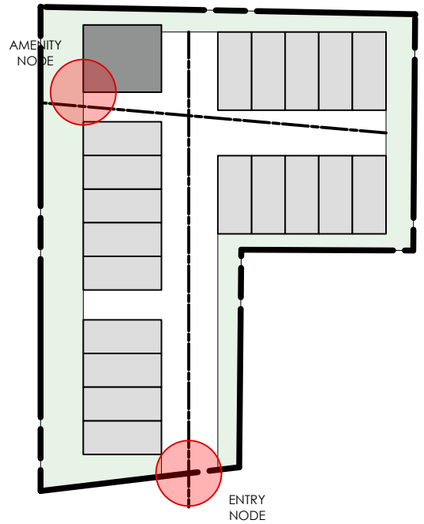
5.0 Architectural Rationale

5.1 Design Principles

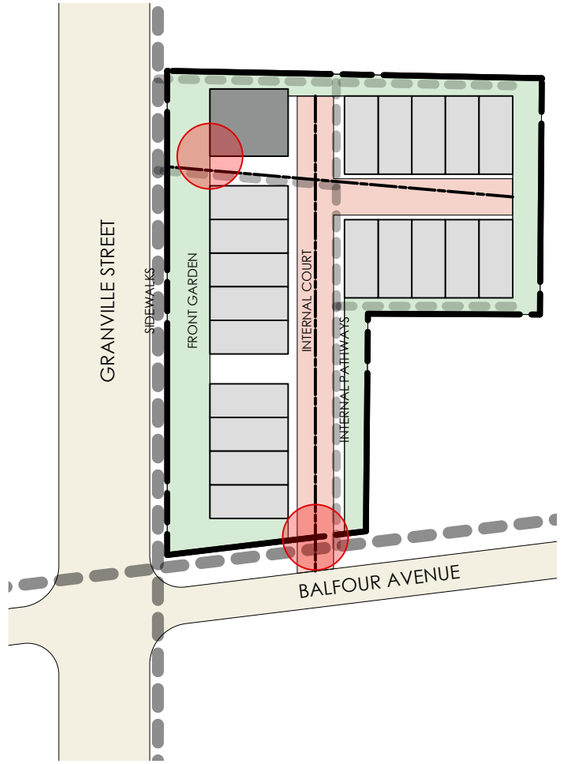
Principles



1. **Revitalization** of the historic Capenhurst house thru relocation to a more prominent position along the Granville streetscape and at the central vertex of the site.

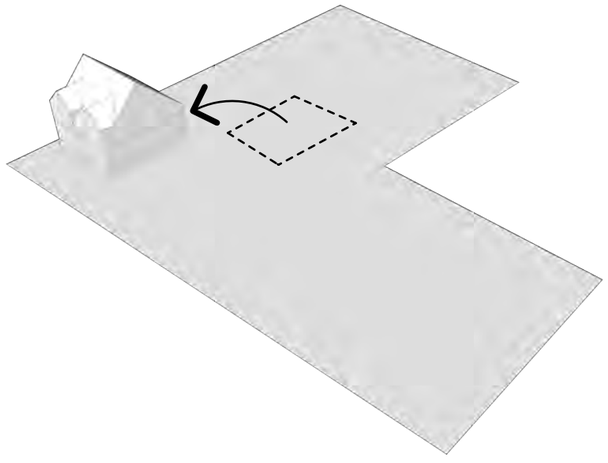


2. Organization of the site with an internal cross-axis with nodes at the entry and at the Capenhurst house adjacent to the axial intersection.

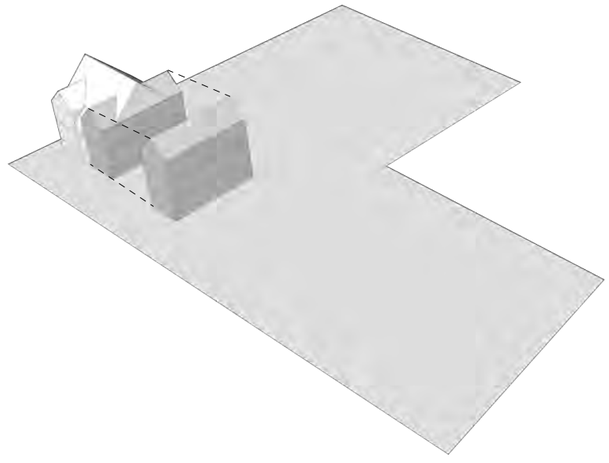


3. Integration with the context thru a layering of the public/private interface and a heirarchy of connectivity: exterior roadways opening to an internal court, perimeter sidewalks linking to a matrix of internal pathways.

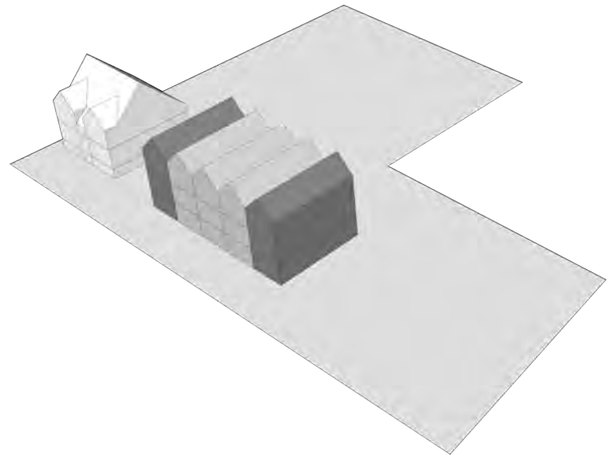
Design Evolution



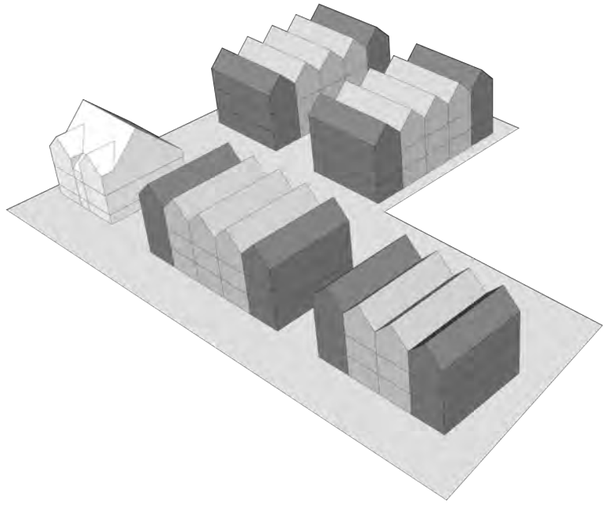
1. Heritage element preserved and **revitalized**.



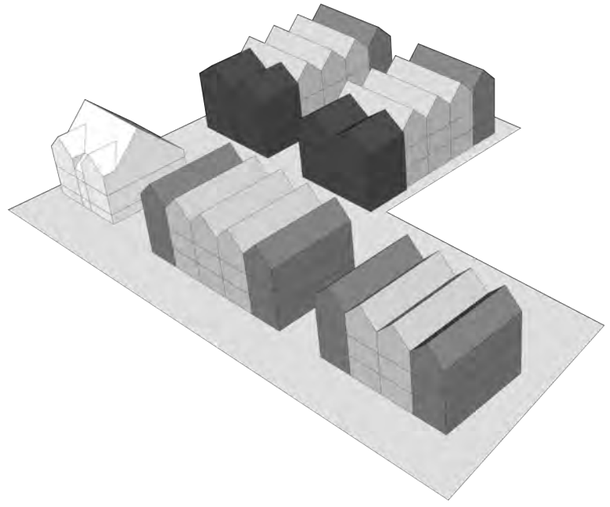
2. Townhouse form **derived** from historic gable element.



3. Townhouse forms **assembled** into blocks and **diversified**.



4. Townhouse blocks **populate** site.



5. Townhouse blocks **respond** to created context.



6. Form and material **articulation**.

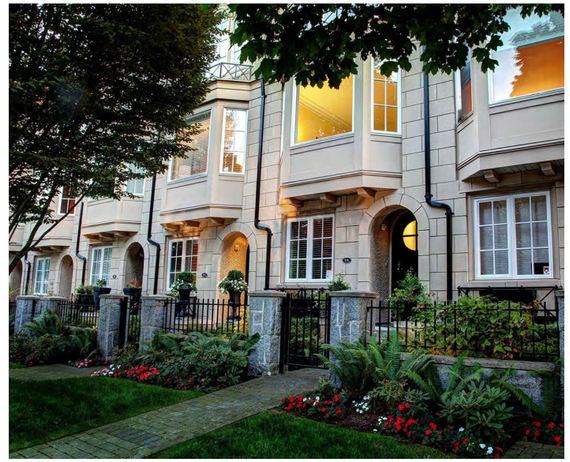
5.3 Design Precedents

Classic Shaughnessy

Inspired by the classic house styles of historic Shaughnessy, the architectural design draws upon the forms and elements of the British Arts and Crafts movement from the early part of the 20th century.



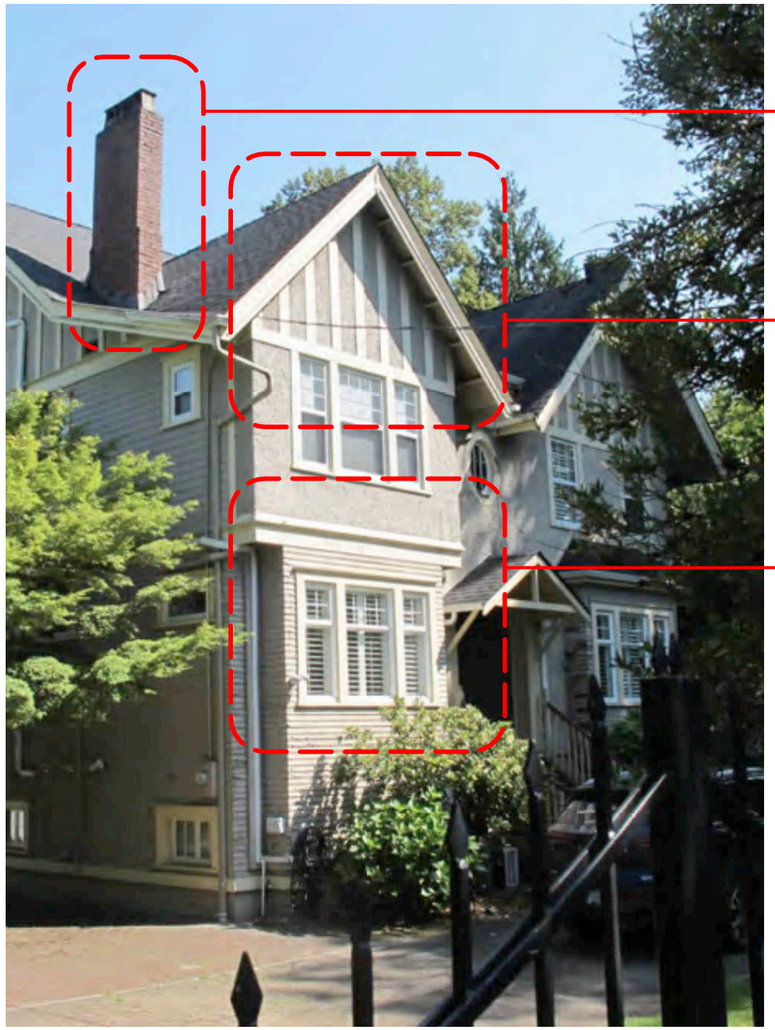





5.4 Heritage Character

Capenhurst References





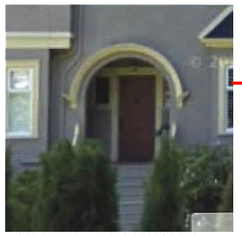
CHIMNEY



GABLE

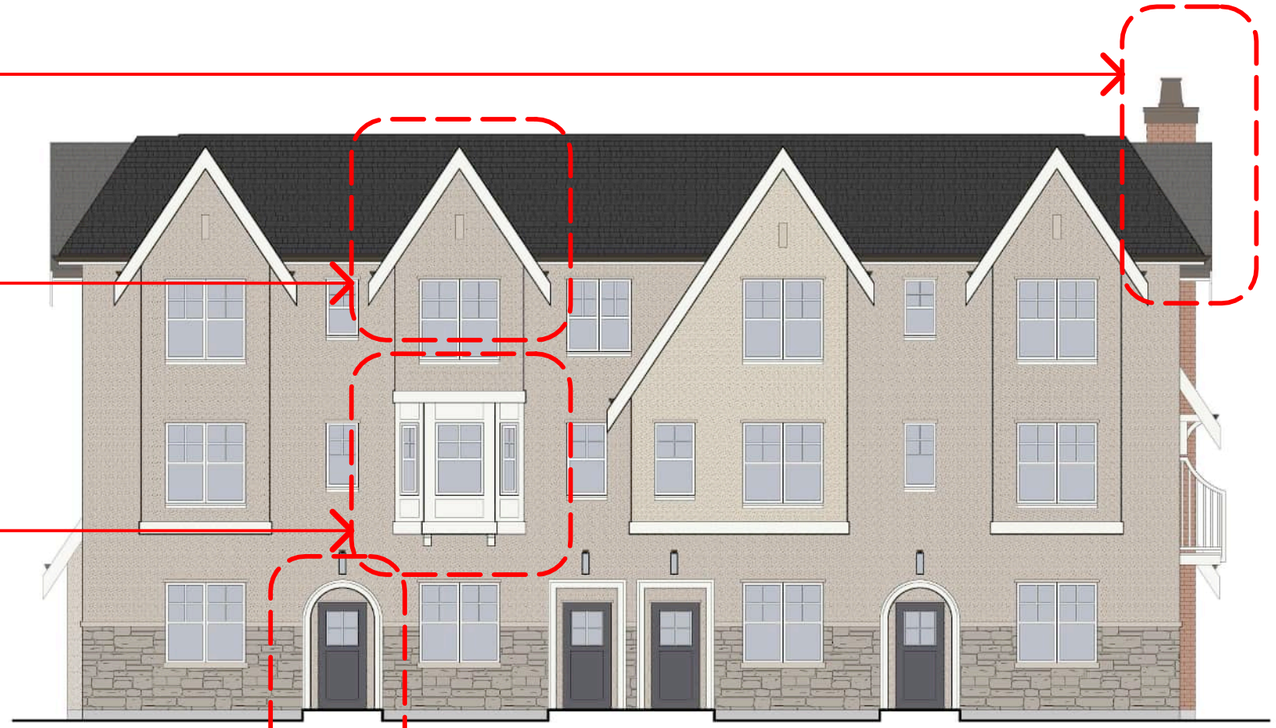


PROJECTING WINDOWS



INSET ENTRYWAY (AS RESTORED)

Character Interpretation



5.5 Materiality

Intent

The project employs a rich and durable material palette and draws inspiration from the character of its surroundings to create visual interest and add textural depth.

Heritage House







Townhouse Units








6.0 Landscape Rationale

6.1 Landscape Inspiration

Vision

The landscape design aspires to create a sense of place through the use of contextual materials and forms inspired by the rich ecology, heritage, and character of Shaughnessy.



PLACEMAKING

Thoughtful design inspired by the distinct character and lush landscapes of Shaughnessy



URBAN NATURE

Fostering the rich neighbourhood ecology and supporting the existing tree network



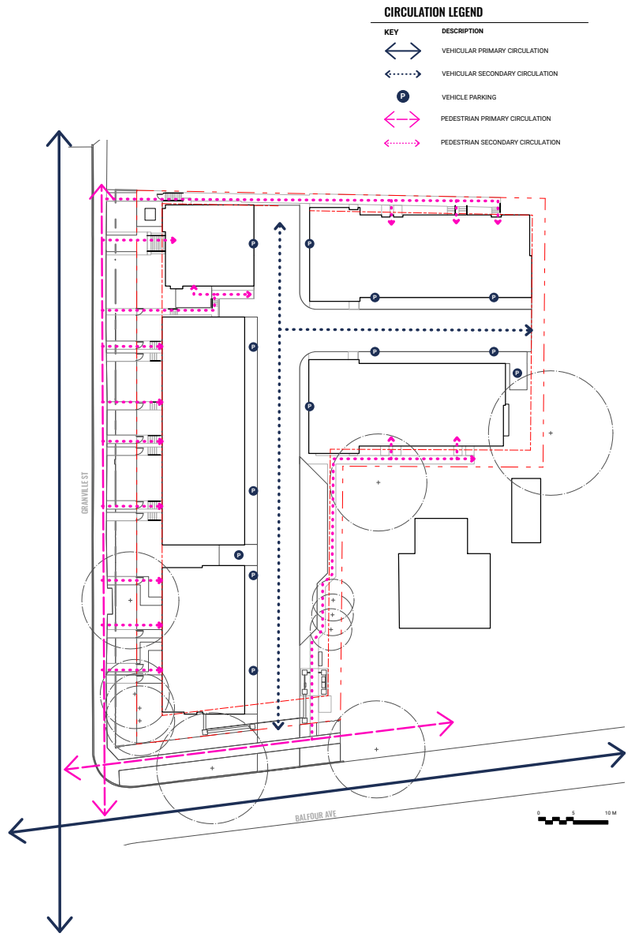
HERITAGE

Reflecting the cultural and historical heritage through materiality and composition

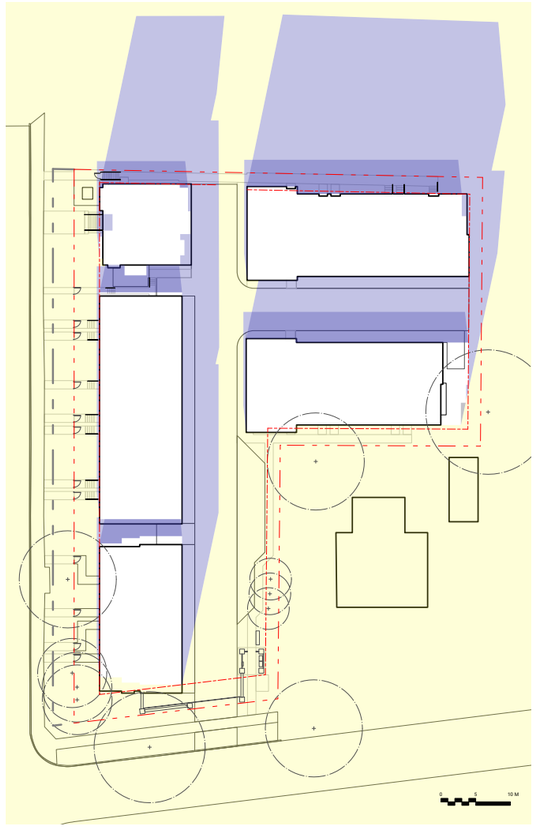
CONTEXT MAP



CIRCULATION



SUN/SHADE



7.0 Architectural Drawings



CAPENHURST

3738 GRANVILLE STREET & 1499 BALFOUR AVENUE
VANCOUVER, BC

ARCHITECTURAL SET

INTRACORP FORMWERKS

PROJECT DATA

DEVELOPMENT DATA

	MIN. REQUIRED / MAX. ALLOWED	PROPOSED
CIVIC ADDRESS		
3738 GRANVILLE & 1499 BALFOUR AVENUE, VANCOUVER, BC		
LEGAL DESCRIPTION		
LOT 5 BLOCK 58 PLAN VAP4502 DISTRICT LOT 526 N.W.D. AMD (SEE 472300L) & LOT C BLOCK 58 PLAN VAP18254 DISTRICT LOT 526 N.W.D.		
LOT AREA		
LOT AREA (Ha.)	-	0.367 Ha
LOT AREA (SF)	-	(39,516 SF)
LOT COVERAGE		
AREA OF BUILDINGS & STRUCTURES	-	16,316 SF
PERCENTAGE OF LOT AREA	55 %	41 %
SETBACKS		
FRONT (GRANVILLE STREET)	3.7 M	3.7 M
REAR	1.8 M	1.8 M
SIDE #1 (BALFOUR)	1.2 M	1.8 M / 2.4 M
SIDE #2	1.2 M	1.8 M / 2.4 M
BUILDING HEIGHT		
BUILDING HEIGHT	11.5 M	13 M (HERITAGE HOUSE) 3 STOREY
NUMBER OF RESIDENTIAL UNITS		
ONE-BEDROOM UNITS	-	0
TWO-BEDROOM UNITS	-	1
THREE-BEDROOM UNITS	-	14
FOUR-BEDROOM UNITS	-	12
TOTAL NUMBER OF UNITS	-	**27**
TOTAL BUILDING FLOOR AREA		
RESIDENTIAL UNITS	-	40,608 SF
DENSITY		
NO. OF UNITS PER HECTARE	-	73.55 UPHa
FLOOR SPACE RATIO (FSR)	-	**1.03**
AMENITY SPACE		
OUTDOOR AMENITY AREA	-	131.7 SF
INDOOR AMENITY AREA	-	257.9 SF
PARKING		
RESIDENT SPACES	2 PER UNIT (27*2) = 54	
GARAGE	-	51
ON-SITE SURFACE	-	3
GARAGE (SMALL CAR)	25% (54*0.25) = 13.5	(33%) 18
TOTAL RESIDENT SPACES		**54**
VISITOR SPACES	0.05 PER UNIT = 1.35	
STANDARD	-	1
ACCESSIBLE	1 PER 7 UNITS + 0.34 PER ADDITIONAL UNIT = 1.68	2
TOTAL VISITOR SPACES	2.00	**3**
TOTAL REQUIRED SPACES	56	**57**
BICYCLE PARKING		
CLASS A	1.5 PER <65SM, 2.5 PER 65SM-105SM, 3 > 105SM =81	82
CLASS A LOCKERS	MINIMUM 10% = 8	0
CLASS OVERSIZED	MINIMUM 5% = 4	0
CLASS B	3	4
TOTAL REQUIRED SPACES	84	86

CONSULTANT LIST

OWNER: INTRACORP HOMES
SUITE 600 - 550 BURRARD STREET
VANCOUVER, BC
V6C 2B5 PH: 604.801.7000
CONTACT: MATT KOLEC

ARCHITECT: FORMWERKS ARCHITECTURAL INC.
1625 WEST 5TH AVENUE
VANCOUVER, BC
V6J 1N5 PH: 604.683.5441
CONTACT: ANDREW COOK

STRUCTURAL: TSLE ENGINEERING INC
121 WEST 6TH AVENUE
VANCOUVER, BC
V5Y 1K3 PH: 604.873.1768
CONTACT: THOMAS LEUNG

MECHANICAL: STRAITON ENGINEERING
203 33386 SOUTH FRASER WAY
ABBOTSFORD, BC
V2S 2B5 PH: 778.752.5835
CONTACT: DAVID IZBICKI

ELECTRICAL: OPAL ENGINEERING
20280 94B AVENUE
LANGLEY, BC
V1M 1Y8 PH: 604.346.5131
CONTACT: BLAKE SHINE

CIVIL: CREUS ENGINEERING
610 EAST TOWER 221 ESPLANADE WEST
NORTH VANCOUVER, BC
V7M 3J3 PH: 604.987.9070
CONTACTS: DANIEL CASEY, MADDY POS

LANDSCAPE: CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET
VANCOUVER, BC
V6H 2V1 PH: 604.681.3303
CONTACT: OREN MIZRAHI

ARBORIST: ACL GROUP
A125 6286 203 STREET
LANGLEY, BC
V2Y 3S1 PH: 604.275.3484
CONTACT: NORM HOLL

CODE: SENEZCO
202 1777 56TH STREET
DELTA, BC
V4L 0A6 PH: 604.900.8002
CONTACT: RICHARD YANG

ENERGY: 4EA BUILDING SCIENCE
416 WEST PENDER STREET
VANCOUVER, BC
V6B 1T5 PH: 604.317.4401
CONTACT: SCOTT CROASDALE

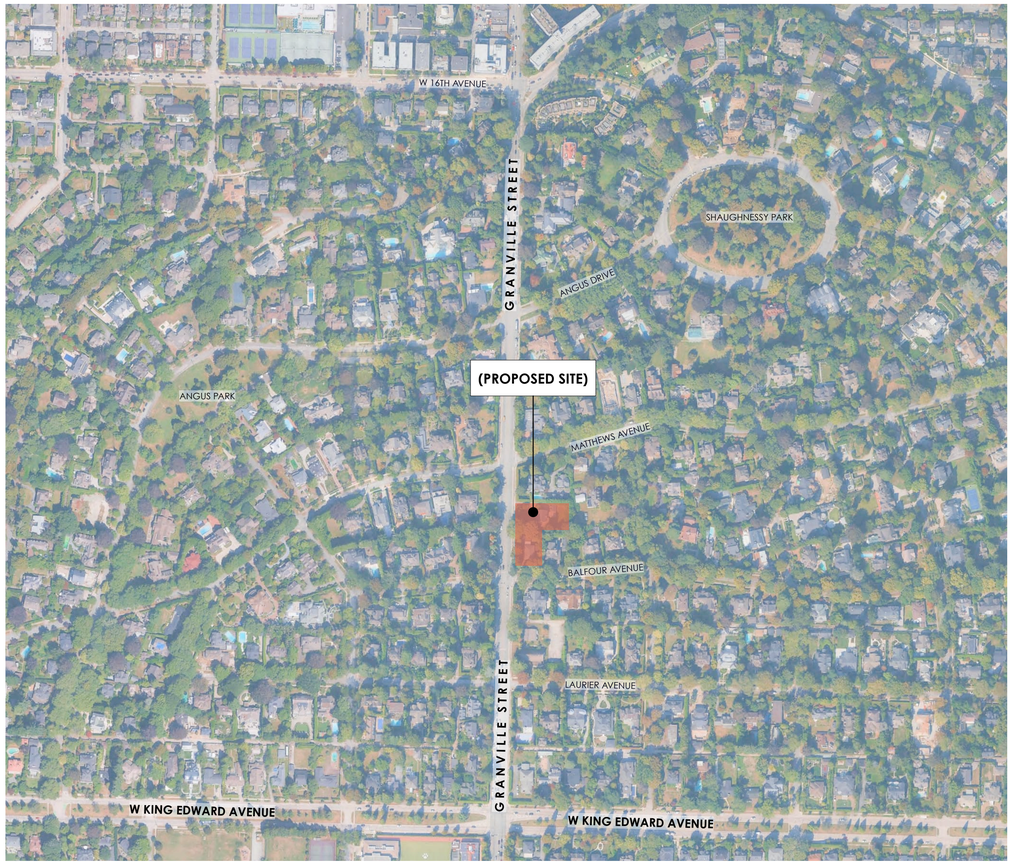
GEOTECHNICAL: GEOWEST ENGINEERING
200 34425 MCCONNELL ROAD
ABBOTSFORD, BC
V2S 7P1 PH: 604.852.9088
CONTACT: JOHN CARTER

HERITAGE: DONALD LUXTON AND ASSOCIATES INC.
602 134 ABBOTT STREET
VANCOUVER, BC
V6B 2K4 PH: 604.688.1216
CONTACT: R.J. MCCULLOCH

SPRINKLER: CARDINAL ENGINEERING
688 WEST HASTINGS SREET
VANCOUVER, BC
V6B 1P1 PH: 604.605.0606
CONTACT: -

SURVEY: BENNETT LAND SURVEYING LTD.
#203 - 15310 103A AVENUE
SURREY, BC
V3R 7A2 PH: 604.582.0717
CONTACT: -

CONTEXT PLAN



AREA CALCULATIONS

UNIT AREA TOTALS

UNIT TYPE	COUNT	UNIT FLOOR AREA (GROSS)	UNIT FLOOR AREA (NET)	TOTAL FLOOR AREA (GROSS)	TOTAL FLOOR AREA (NET)
A	1	1,598.3	1,356.3	1,598	1,356
B	4	1,643.1	1,219.6	6,572	4,878
C	7	1,802.7	1,368.4	12,619	9,579
D	4	2,205.0	1,792.0	8,820	7,168
D1	1	2,299.2	1,896.6	2,299	1,897
E	3	1,953.0	1,592.1	5,859	4,776
E-Alt	2	1,961.5	1,600.6	3,923	3,201
E1E	2	2,035.4	1,665.5	4,071	3,331
H1	1	1,604.6	1,604.6	1,605	1,605
H2	1	1,600.4	1,600.4	1,600	1,600
H3	1	1,145.1	1,145.1	1,145	1,145
TOTAL	27				

BUILDING AREA TOTALS

	BUILDING 1			BUILDING 2			BUILDING 3			BUILDING 4			BUILDING 5			TOTAL		
Level	**Gross SF**	**Exclusion**	**Net**	**Gross SF**	**Exclusion**	**Net**	**Gross SF**	**Exclusion**	**Net**	**Gross SF**	**Exclusion**	**Net**	**Gross SF**	**Exclusion**	**Net**	**Gross SF**	**Exclusion**	**Net**
0	0.0	0.0	0.0	0.0	0.0	0.0	1,627.8	1,538.3	89.5	0.0	0.0	0.0	0.0	0.0	0.0	1,627.8	1,538.3	89.5
1	2,689.7	1,621.4	1,068.3	4,161.5	2,727.8	1,433.6	1,612.1	0.0	1,612.1	4,173.5	2,851.8	1,321.7	3,709.5	2,458.9	1,250.6	16,346.3	9,659.9	6,686.4
2	2,660.4	0.0	2,660.4	4,333.7	0.0	4,333.7	1,605.8	0.0	1,605.8	4,260.3	0.0	4,260.3	3,782.9	0.0	3,782.9	16,643.1	0.0	16,643.1
3	2,838.9	0.0	2,838.9	4,557.8	0.0	4,557.8	1,145.1	0.0	1,145.1	4,581.6	0.0	4,581.6	4,065.6	0.0	4,065.6	17,188.9	0.0	17,188.9
TOTAL	**8,188.9**	**1,621.4**	**6,567.5**	**13,052.9**	**2,727.8**	**10,325.1**	**5,990.8**	**1,538.3**	**4,452.6**	**13,015.3**	**2,851.8**	**10,163.5**	**11,558.0**	**2,458.9**	**9,099.2**	**51,806.1**	**11,198.2**	**40,607.9**

Site Area:	**39,516.0**
FSR:	**40,607.9**
	1.03

DRAWING LIST

COVER SHEET	A0.00
DATA SHEET	A0.01
DESIGN RATIONALE	A0.02
CONTEXT ANALYSYS	A0.03
CONTEXT PLAN	A0.04
CONTEXT PHOTOS	A0.05
EXISTING STREETSCAPE	A0.06
SHADOW ANALYSIS	A0.07
SHADOW ANALYSIS	A0.08
SHADOW ANALYSIS	A0.09
SITE PLAN	A1.00
GROUND LEVEL AND PARKING PLAN	A1.01
LEVEL 2 SITE PLAN	A1.02
LEVEL 3 SITE PLAN	A1.03
LEVEL 4 SITE PLAN / ROOF PLAN	A1.04
ROOF PLAN	A1.05
SITE SECTIONS	A1.06
SITE SECTIONS	A1.07
BUILDING 1 PLANS	A2.00
BUILDING 1 ELEVATIONS	A2.01
BUILDING 2 PLANS	A2.02
BUILDING 2 ELEVATIONS	A2.03
BUILDING 3 PLANS (HERITAGE)	A2.04
BUILDING 3 ELEVATIONS (HERITAGE)	A2.05
BUILDING 4 PLANS	A2.06
BUILDING 4 ELEVATIONS	A2.07
BUILDING 5 PLANS	A2.08
BUILDING 5 ELEVATIONS	A2.09
COLOUR SCHEME	A2.10
PROPOSED STREETSCAPE	A2.11
ENTRY MONUMENT AND MAIL KIOSK	A2.12
RENDERING	A2.13
RENDERING	A2.14
UNIT A PLANS	A3.00
UNIT B PLANS	A3.01
UNIT C PLANS	A3.02
UNIT D PLANS	A3.03
UNIT D1 PLANS	A3.04
UNIT E PLANS	A3.05
UNIT E1E PLANS	A3.06
UNIT H1 PLANS	A3.07
UNIT H2 PLANS	A3.08
UNIT H3 PLANS	A3.09
AREA OVERLAY LEVEL 1	O1.01
AREA OVERLAY LEVEL 2	O1.02
AREA OVERLAY LEVEL 3	O1.03
AREA OVERLAY LEVEL 3 HERITAGE	O1.04

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REVISIONS

ISSUED FOR LOE SUBMISSION
AUGUST 21, 2025

ISSUED FOR RZ
APRIL 20, 2026

APR 20 2026

FORMWERKS ARCHITECTURAL INCORPORATED
1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
& 1499 BALFOUR AVE
VANCOUVER, BC

June 2025 8111

DRAWING

DATA SHEET

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

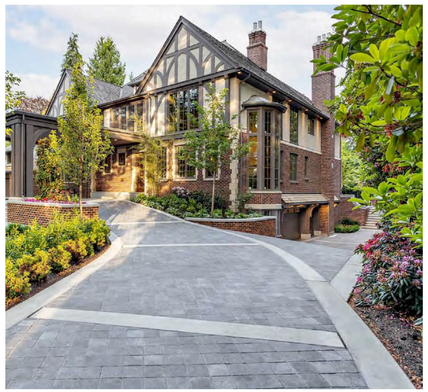
A0.01





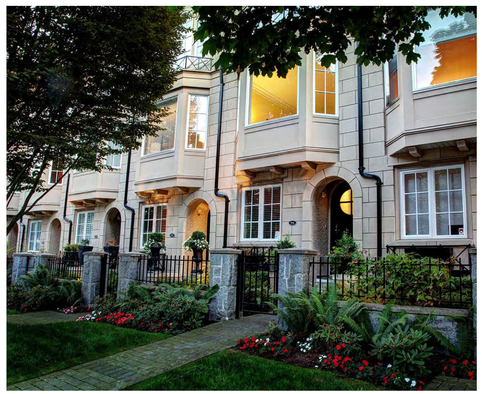












DESIGN RATIONALE

The proposed multi-family development at 3738 Granville Street and 1499 Balfour Avenue represents a thoughtful intensification of a prominent corner site within the First Shaughnessy District. The project combines the retention and sensitive adaptation of an existing heritage building with the addition of four complementary townhome buildings, creating a total of 27 residential units.

The site encompasses 39,516 ft² and proposes a total density of 1.03 FSR. This density is carefully balanced to support modest intensification while maintaining compatibility with the established neighbourhood character.

The surrounding area is experiencing a gradual transition, with single-family dwellings increasingly being replaced by multi-family forms. In this context, the proposal contributes to the City's objectives by introducing a mix of ground-oriented, family-friendly housing within a well-organized site plan. Its location along Granville Street, within walking distance of shops, schools, parks, and transit routes, supports a transit-oriented and pedestrian-friendly pattern of development.

A central feature of the proposal is the relocation of the existing heritage house to the northwest corner of the site, fronting Granville Street. This siting enhances its visibility and reinforces its role as a community asset, contributing positively to the public realm. The building will be retained and partially reconstructed to preserve its key architectural features, including original wood windows, shingles, trim, and decorative detailing. Where replacement is required, materials and proportions will be carefully matched to the original. While a new basement level and modest upper floor extensions are proposed, the overall visual integrity of the structure is maintained. The heritage building remains the tallest and most prominent element on the site, establishing a clear focal point along Granville Street.

The remainder of the site is organized into four distinct townhome blocks. This arrangement respects maximum building frontage lengths and introduces a fine-grained, human-scaled streetscape. The new buildings are limited to three storeys and follow a sensitive massing strategy that establishes a clear visual hierarchy, with the heritage structure as the dominant element.

The architectural expression of the townhomes draws inspiration from the First Shaughnessy context, creating a respectful relationship with the retained heritage building. Rather than replicating historical styles, the design interprets traditional elements through a contemporary lens. Materials such as stone, stucco siding, brick accents, and wood soffits are combined with a curated palette of heritage-inspired colours. The overall colour scheme is coordinated to complement the heritage house, reinforcing visual cohesion across the site.

Parking and access are carefully integrated into the site plan. Each unit is provided with an individual garage, along with in-unit bicycle storage. Visitor parking, and accessible spaces are provided on site. Vehicular access is provided via a single curb cut from Balfour Avenue, leading to an internal drive aisle that serves all units. This approach minimizes disruption along Granville Street and maintains a pedestrian-oriented frontage, while ensuring functional access for residents and emergency services.

Setbacks along Granville Street and Balfour Avenue, as well as internal side yard setbacks, have been established in accordance with SRP, R1-1, and RM-8 policies and guidelines, ensuring alignment with applicable planning frameworks.

Landscape design and tree retention are integral to the proposal. Retention has been maximized, with seven mature on-site trees preserved. In addition, tree protection zones for neighbouring properties have been carefully considered to avoid adverse impacts during construction and over the long term.

Overall, the proposal presents a cohesive and contextually responsive development that integrates heritage conservation with sensitive infill. It enhances the streetscape, supports neighbourhood evolution, and contributes to the provision of diverse, family-oriented housing in a highly accessible location.

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APRIL 20, 2026

APR 20 2026

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ARCHITECTURAL
INCORPORATED

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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
& 1499 BALFOUR AVE
VANCOUVER, BC

June 2025 #8111

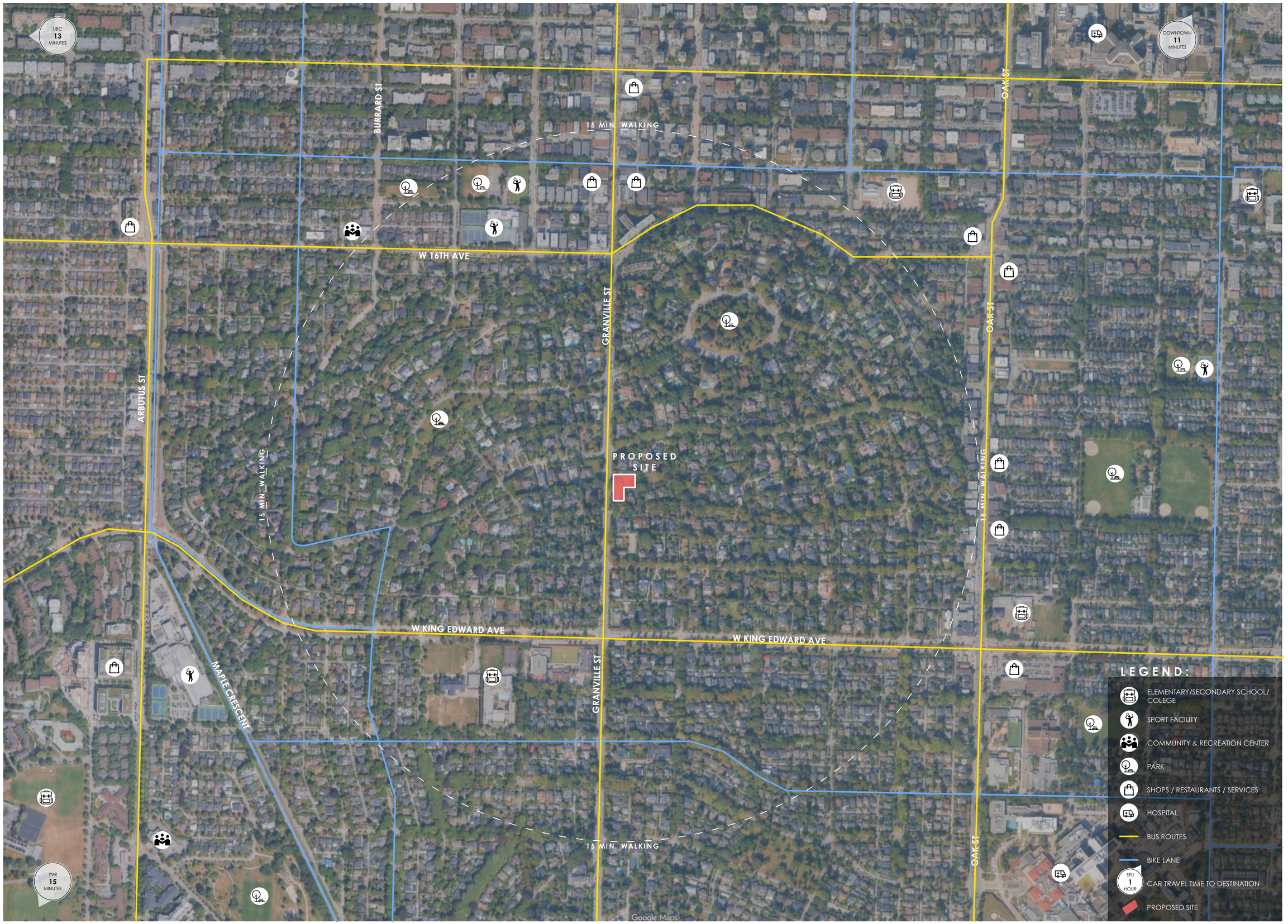
DRAWING

RATIONALE & PRECEDENT PHOTOS

PRINT DATE
APR. 20, 2026

SCALE
NTS

A0.02



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ISSUED FOR RZ
APRIL 20, 2026

APR 20 2026

FORMWERKS
ARCHITECTURAL
INCORPORATED

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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
& 1499 BALFOUR AVE
VANCOUVER, BC

June 2025 #8111

DRAWING

CONTEXT ANALYSIS

PRINT DATE
APR. 20, 2026

SCALE
NTS

A0.03



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AUGUST 21, 2025

ISSUED FOR RZ
APRIL 20, 2026

APR 20 2026

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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
& 1499 BALFOUR AVE
VANCOUVER, BC

June 2025 #8111

DRAWING

CONTEXT PLAN

PRINT DATE
APR. 20, 2026

SCALE

A0.04



A SHAUGHNESSY PARK



B ANGUS PARK



C GRANVILLE PARK



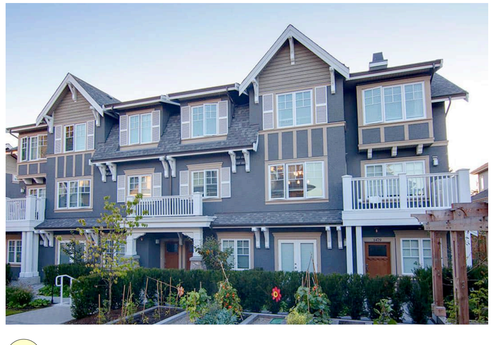
D ARBUTUS GREENWAY



E 1400 MCRAE AVE



F 1333-1339 THE CRESCENT



G 6700 GRANVILLE ST



H 1554-1500 W 47TH AVE



J 1467-1469 BALFOUR AVE



K 1483 W 59TH AVE



L 1008 W 37TH AVE



M 1400 ANGUS DRIVE



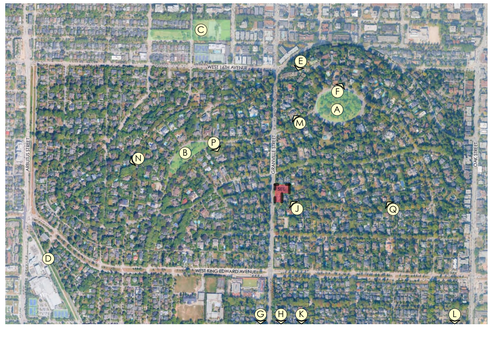
N 3637 PINE CRES



P 1638 ANGUS DRIVE



Q 3789 SELKIRT ST



KEY PLAN

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June 2025 #8111

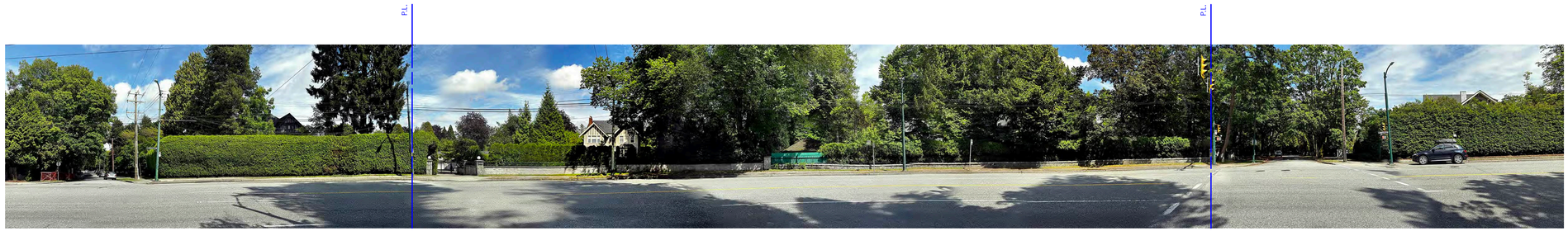
DRAWING

CONTEXT PHOTOS

PRINT DATE
APR. 20, 2026

SCALE

A0.05



PROPOSED SITE

A GRANVILLE STREET STREETSCAPE LOOKING EAST



PROPOSED SITE

B BALFOUR AVENUE STREETSCAPE LOOKING NORTH

KEY PLAN



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APR 20 2026

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CAPENHURST HERITAGE HOUSE

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June 2025 #8111

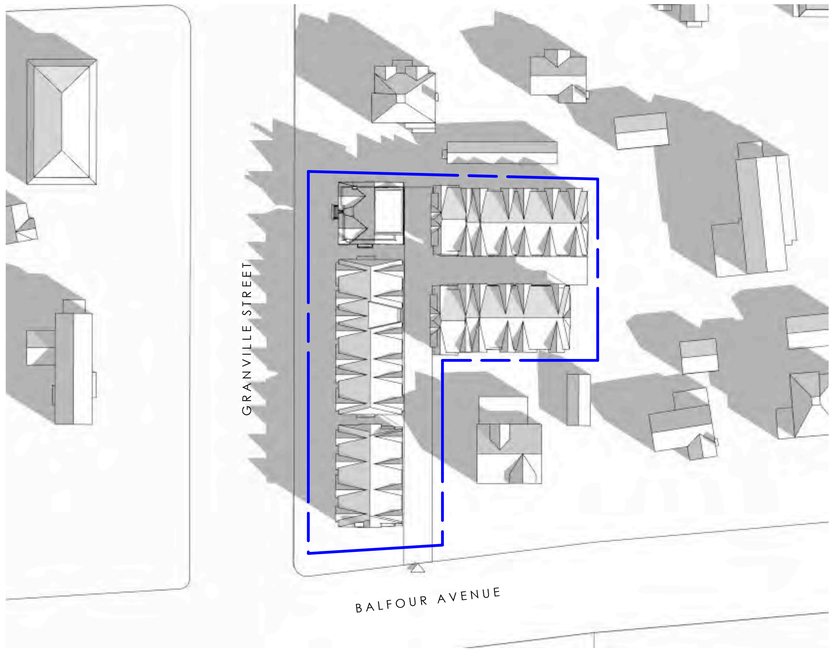
DRAWING

EXISTING STREETSCAPE

PRINT DATE
APR. 20, 2026

SCALE

A0.06



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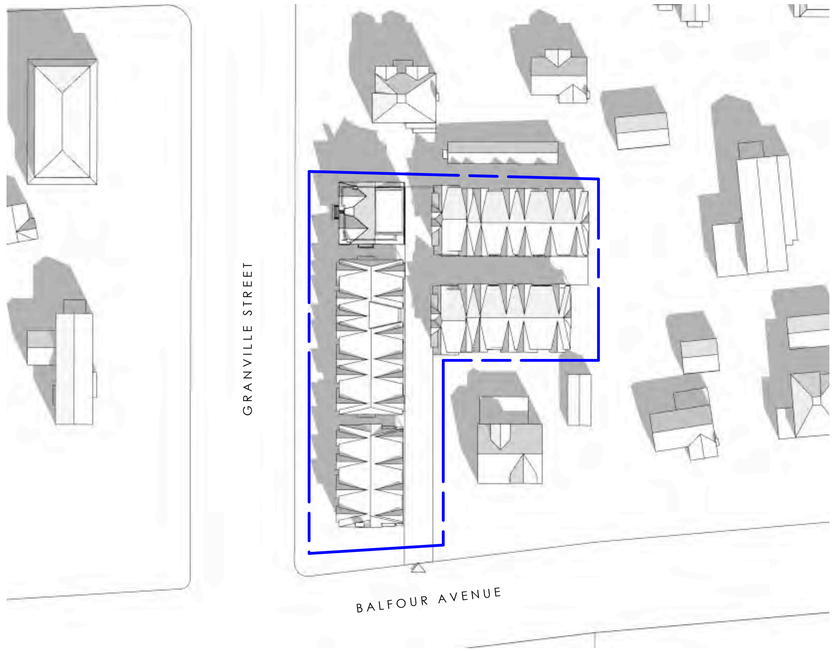

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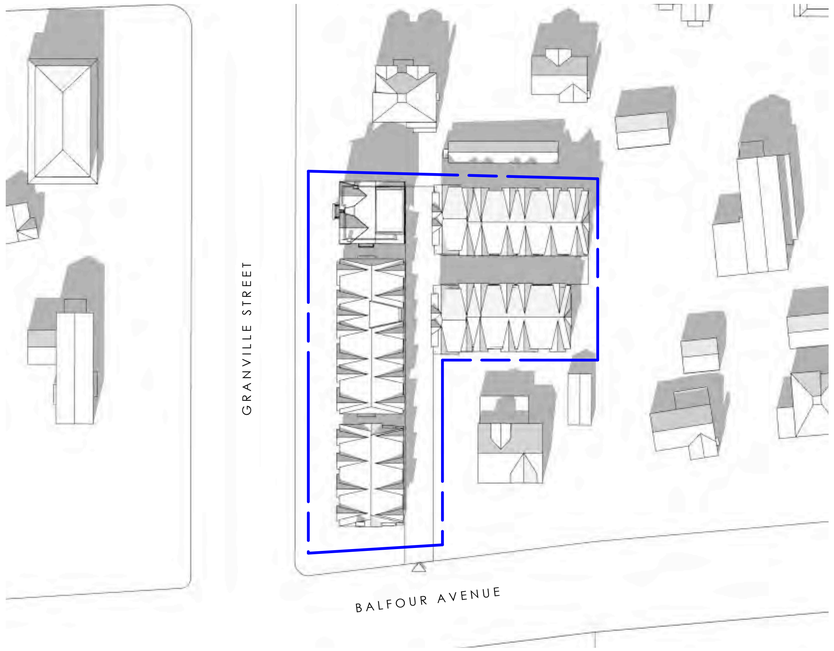

MARCH 21 - 2:00 PM



MARCH 21 - 4:00 PM

N

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VANCOUVER, BC

June 2025 8111

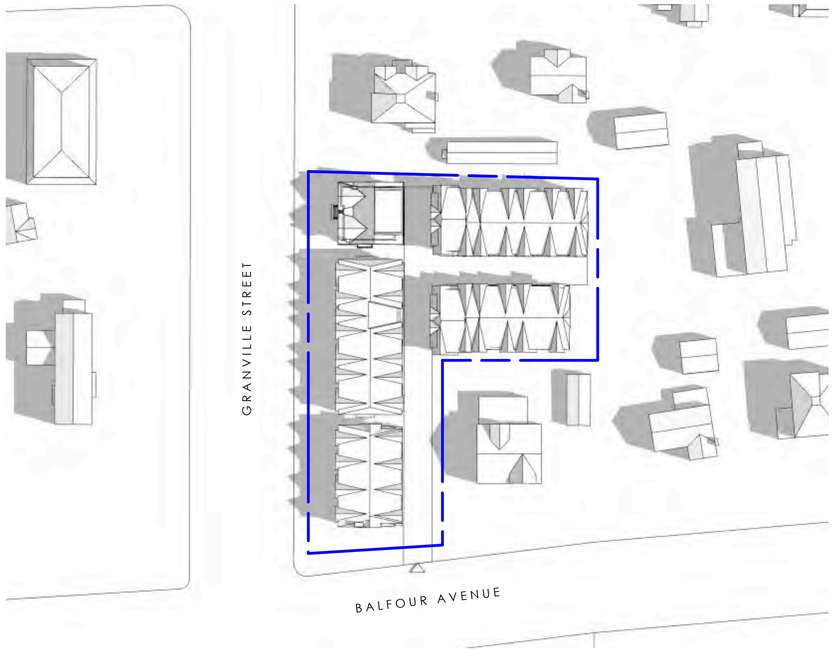
DRAWING

SHADOW ANALYSIS

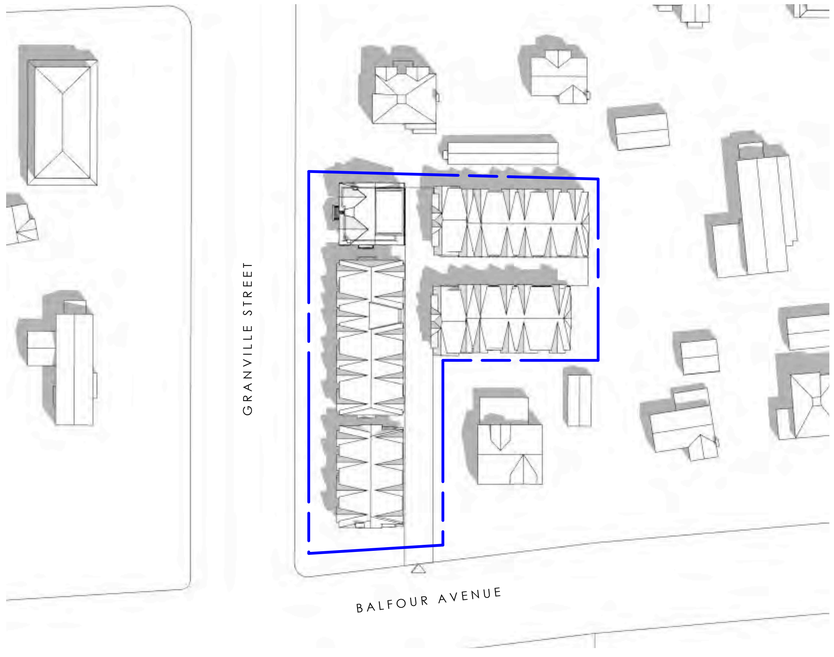
PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

A0.07



JUNE 21 - 10:00 AM



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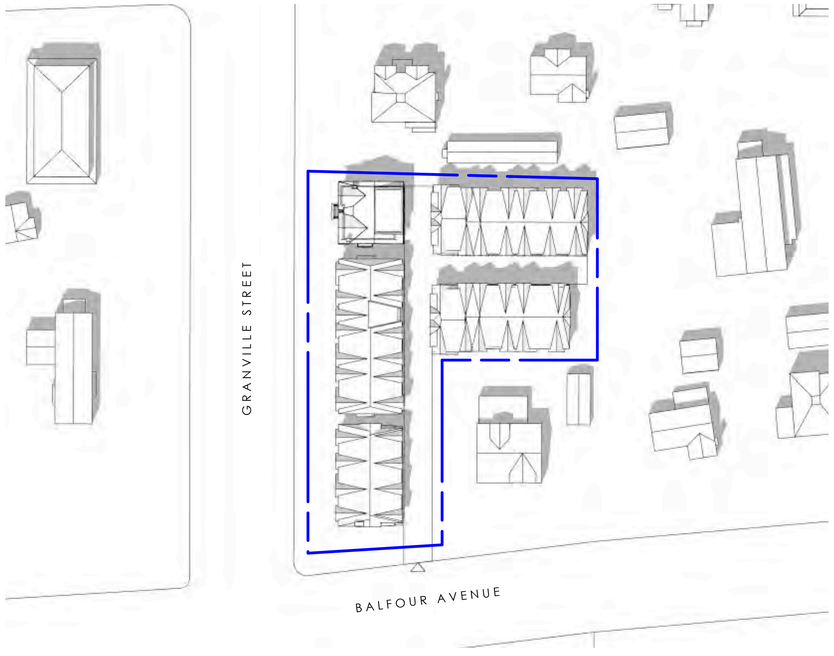

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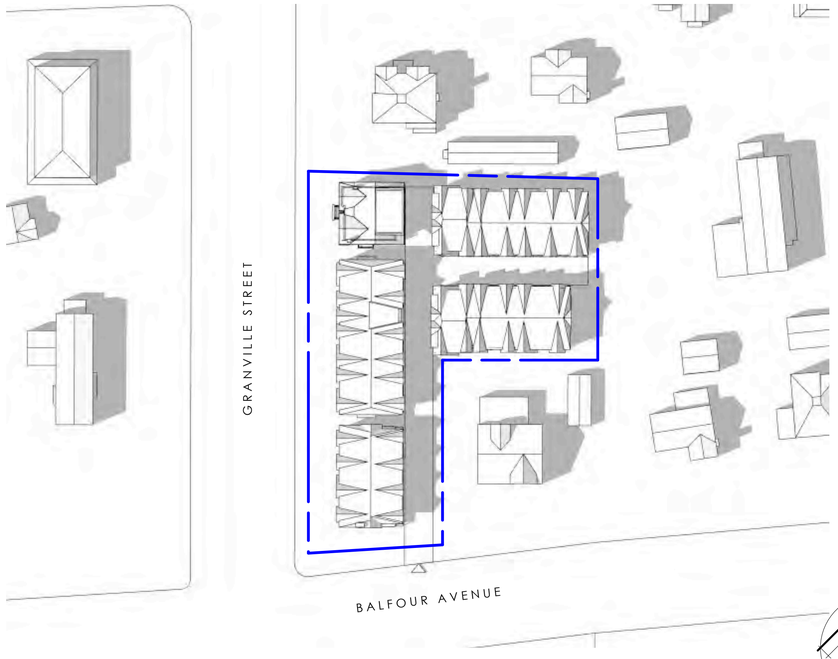

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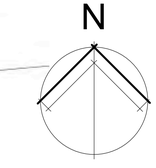

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APRIL 20, 2026

APR 20 2026

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VANCOUVER, BC

June 2025 8111

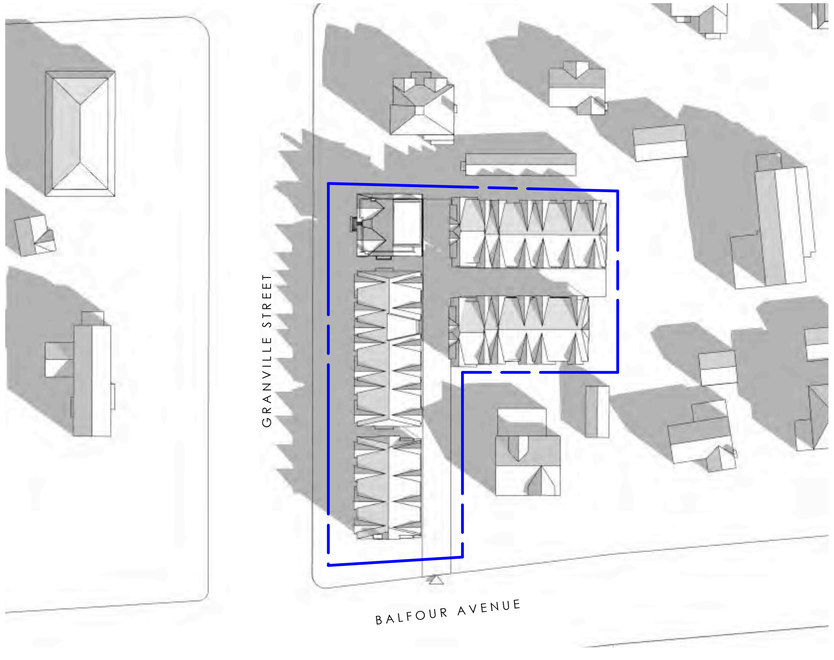
DRAWING

SHADOW ANALYSIS

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

A0.08



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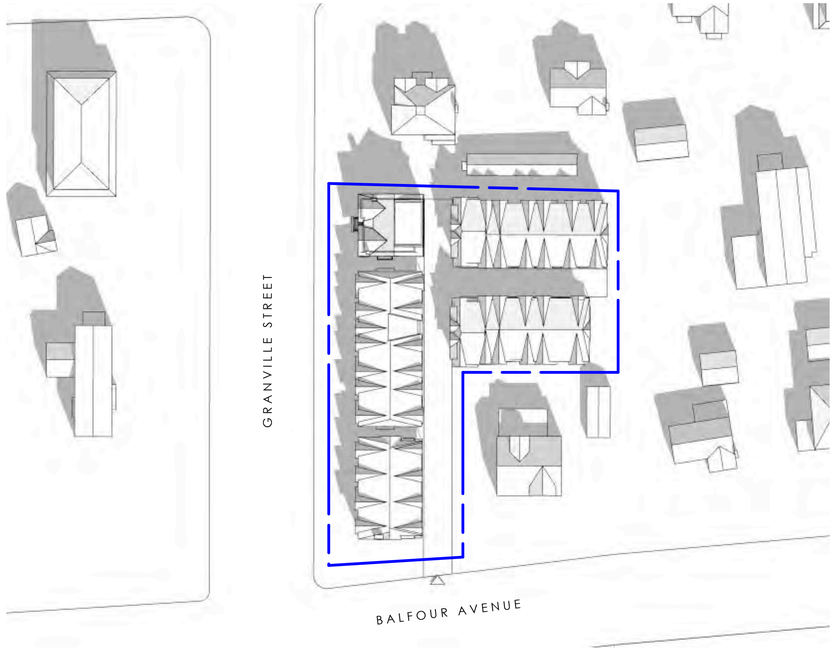

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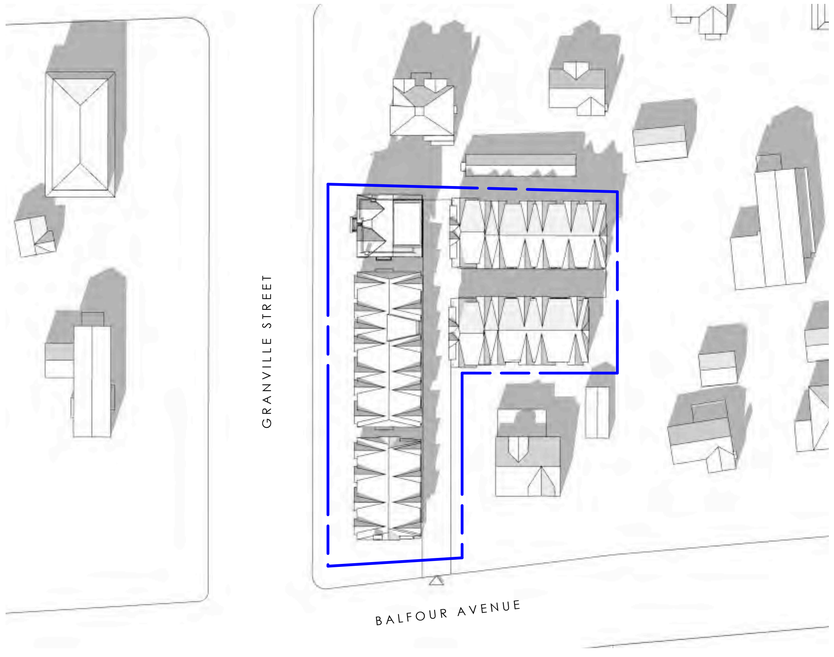

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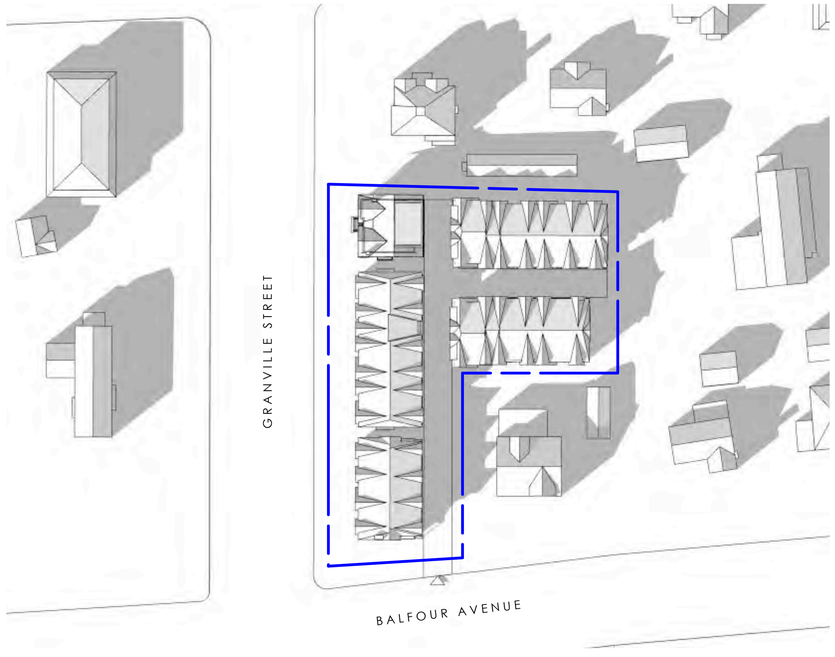

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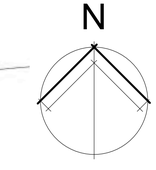

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AUGUST 21, 2025

ISSUED FOR RZ
APRIL 20, 2026

APR 20 2026

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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
& 1499 BALFOUR AVE
VANCOUVER, BC

June 2025 8111

DRAWING

SHADOW ANALYSIS

PRINT DATE
APR. 20, 2026

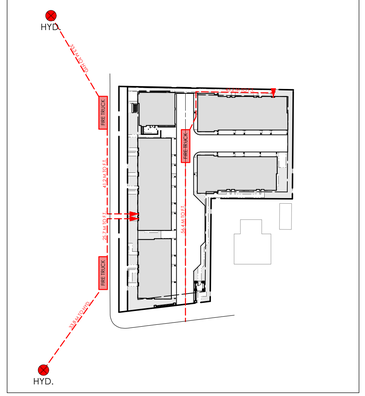
SCALE
1/16" = 1'-0"

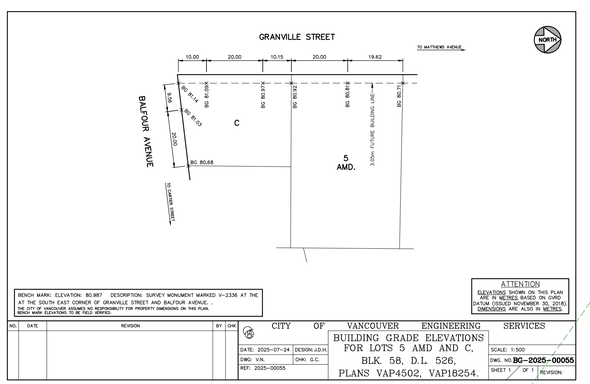
A0.09

LEGEND

SL	STREET LIGHT		TREE TO BE REMOVED
MH	MANHOLE		CROWN PROTECTION ZONE
PMT	PADMOUNT TRANSFORMER		ROOT PROTECTION ZONE/TREE PROTECTION BARRIER
6.4 M, 2.5 M	VISITOR PARALLEL PARKING		WORKING SPACE SETBACK
6.4 M, 4.5 M, AC	ACCESSIBLE VISITOR PARALLEL PARKING		
5.5 M, 2.7 M, RP	RESIDENT PARKING - BETWEEN BUILDINGS		
5.5 M, 2.5 M, RP	RESIDENT PARKING		
2.5-1/2", 2'-0", 1.8M	CLASS A VERTICAL BICYCLE STORAGE		
6', 2'-0", 1.8M	CLASS A HORIZONTAL BICYCLE STORAGE		
6', 2'-0", 1.8M STACKED	CLASS A HORIZONTAL STACKED BICYCLE STORAGE		

KEY PLAN





CIVIC ADDRESS

3738 GRANVILLE & 1499 BALFOUR AVENUE,
VANCOUVER, BC

LEGAL DESCRIPTION

LOT 5 BLOCK 58 PLAN VAP4502 DISTRICT LOT 526 N.W.D. AMD (SEE 472300L)
LOT C BLOCK 58 PLAN VAP18254 DISTRICT LOT 526 N.W.D.



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AUGUST 21, 2025

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APRIL 20, 2026

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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
& 1499 BALFOUR AVE
VANCOUVER, BC

June 2025 8111

DRAWING

SITE PLAN (SURVEY)

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

A1.00

LEGEND

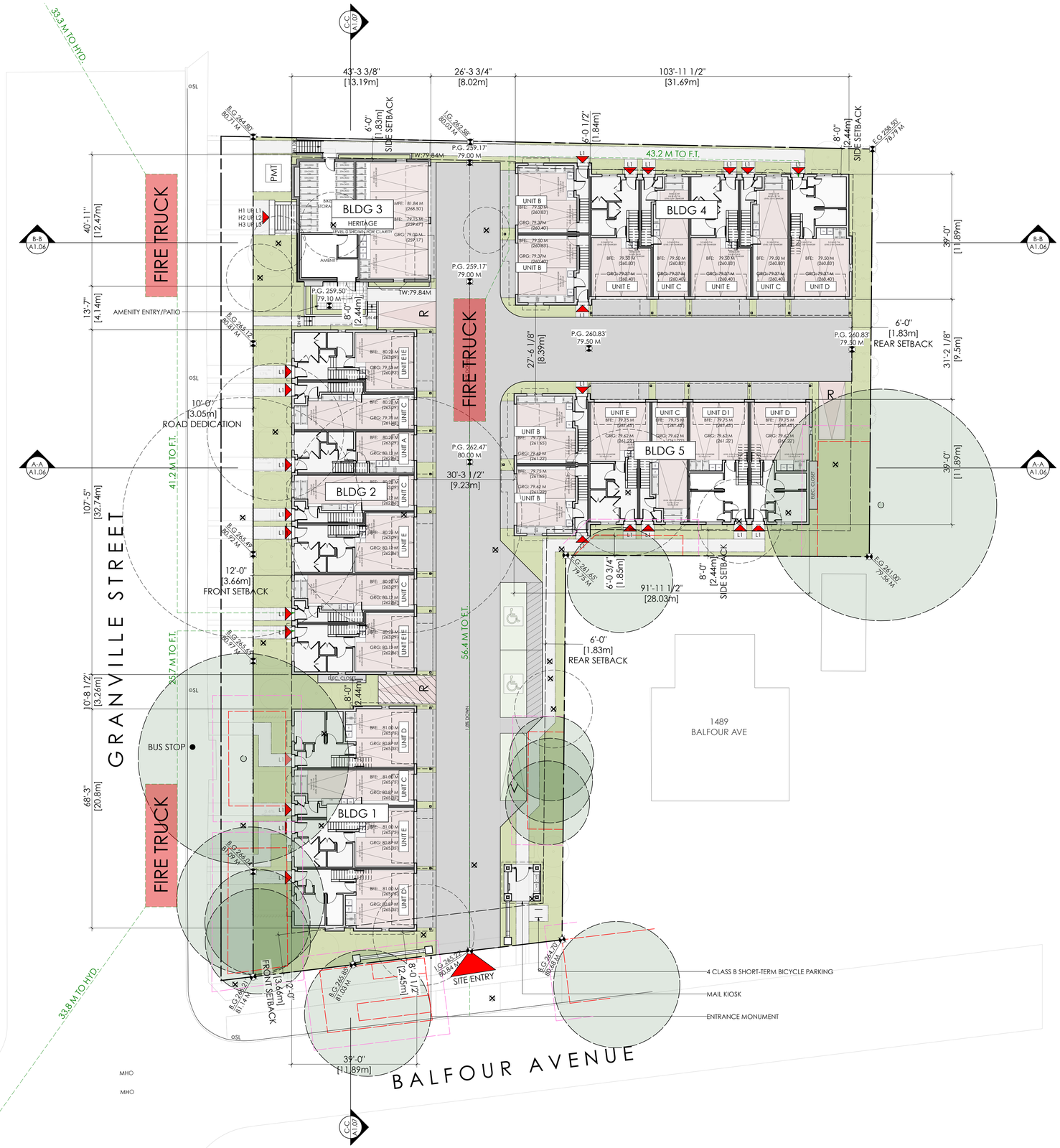
- STREET LIGHT
- MANHOLE
- PADMOUNT TRANSFORMER
- VISITOR PARALLEL PARKING
- ACCESSIBLE VISITOR PARALLEL PARKING
- RESIDENT PARKING - BETWEEN BUILDINGS
- RESIDENT PARKING
- CLASS A VERTICAL BICYCLE STORAGE
- CLASS A HORIZONTAL BICYCLE STORAGE
- CLASS A HORIZONTAL STACKED BICYCLE STORAGE
- TREE TO BE REMOVED
- CROWN PROTECTION ZONE
- ROOT PROTECTION ZONE/TREE PROTECTION BARRIER
- WORKING SPACE SETBACK

CAR PARKING SUMMARY

	RESIDENTIAL	VISITOR	TOTAL
GARAGES	51	0	51
ON-SITE SURFACE	3	3	6
TOTAL PROPOSED			**57**

BICYCLE PARKING SUMMARY

	CLASS A	CLASS B	TOTAL
BICYCLE SPACES	82	4	86



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AUGUST 21, 2025

ISSUED FOR RZ
APRIL 20, 2026

APR 20 2026

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VANCOUVER, BC

June 2025 8111

DRAWING

GROUND LEVEL AND PARKING PLAN

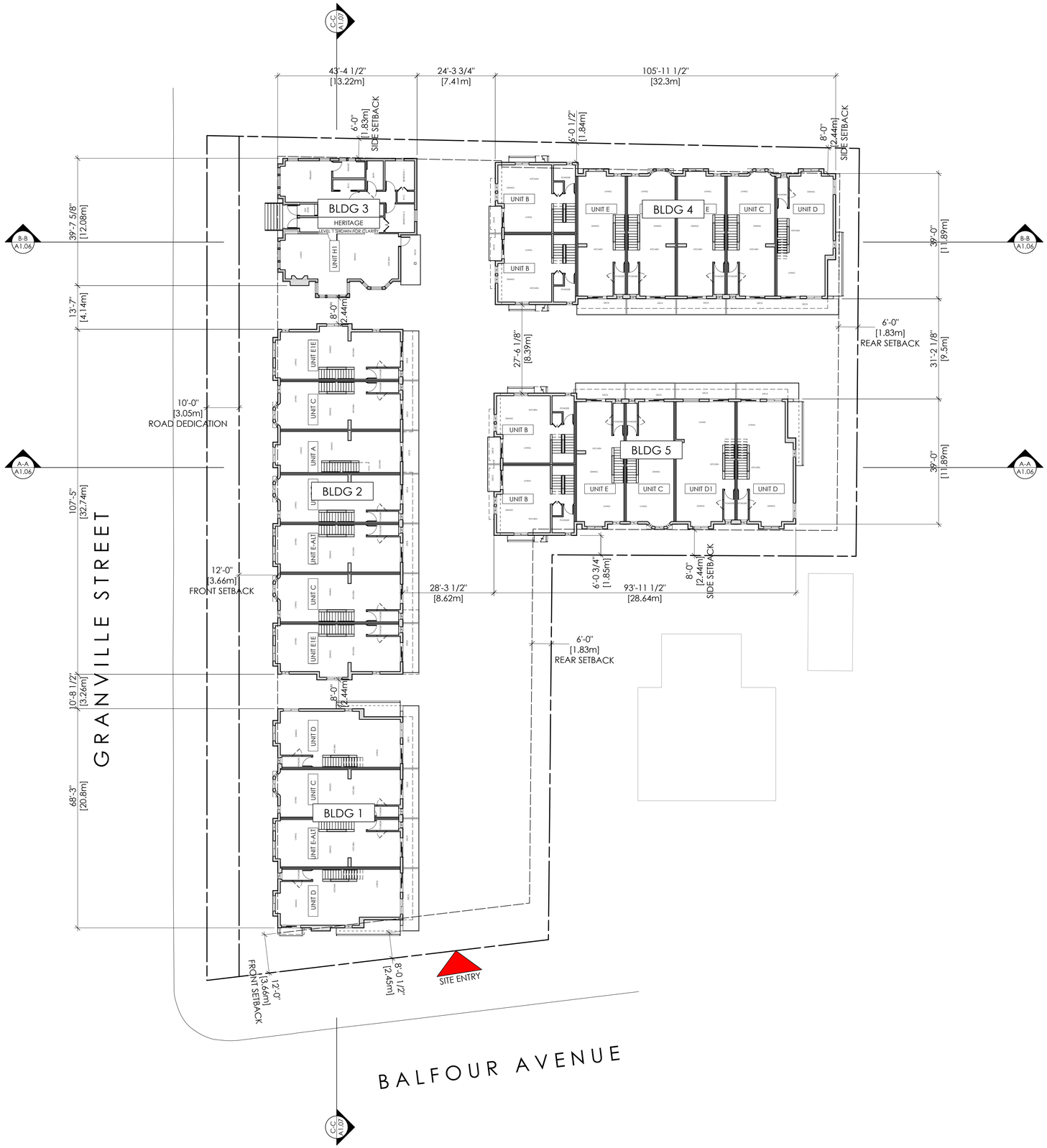
PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

A1.01

LEGEND

SL STREET LIGHT	TREE TO BE REMOVED
MH MANHOLE	CROWN PROTECTION ZONE
PMT PADMOUNT TRANSFORMER	ROOT PROTECTION ZONE/TREE PROTECTION BARRIER
6.4 M, 2.5 M — VISITOR PARALLEL PARKING	WORKING SPACE SETBACK
6.4 M, 4.5 M — ACCESSIBLE VISITOR PARALLEL PARKING	
5.5 M, 2.7 M — RESIDENT PARKING - BETWEEN BUILDINGS	
5.5 M, 2.5 M — RESIDENT PARKING	
2'-0", 2'-5 1/2", 1.8M — CLASS A VERTICAL BICYCLE STORAGE	
6', 2'-0", 1.8M — CLASS A HORIZONTAL BICYCLE STORAGE	
6', 2'-0", 1.8M STACKED — CLASS A HORIZONTAL STACKED BICYCLE STORAGE	



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AUGUST 21, 2025

ISSUED FOR RZ
APRIL 20, 2026

APR 20 2026

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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
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VANCOUVER, BC

June 2025 8111

DRAWING

LEVEL 2 SITE PLAN

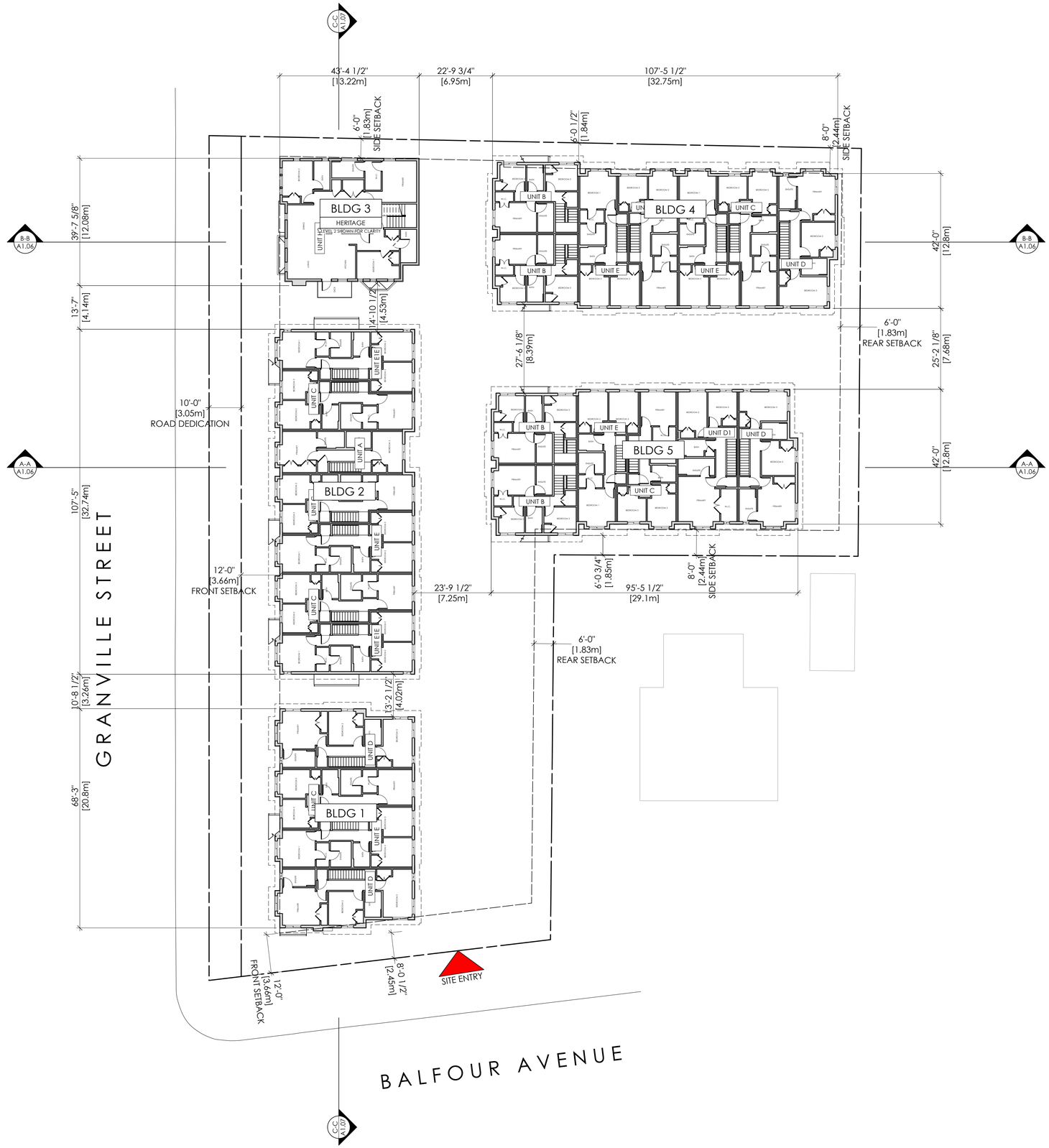
PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

A1.02

LEGEND

- STREET LIGHT
- MANHOLE
- PADMOUNT TRANSFORMER
- VISITOR PARALLEL PARKING
- ACCESSIBLE VISITOR PARALLEL PARKING
- RESIDENT PARKING - BETWEEN BUILDINGS
- RESIDENT PARKING
- CLASS A VERTICAL BICYCLE STORAGE
- CLASS A HORIZONTAL BICYCLE STORAGE
- CLASS A HORIZONTAL STACKED BICYCLE STORAGE
- TREE TO BE REMOVED
- CROWN PROTECTION ZONE
- ROOT PROTECTION ZONE/TREE PROTECTION BARRIER
- WORKING SPACE SETBACK



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ISSUED FOR RZ
APRIL 20, 2026

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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
& 1499 BALFOUR AVE
VANCOUVER, BC

June 2025 8111

DRAWING

LEVEL 3 SITE PLAN

PRINT DATE
APR. 20, 2026

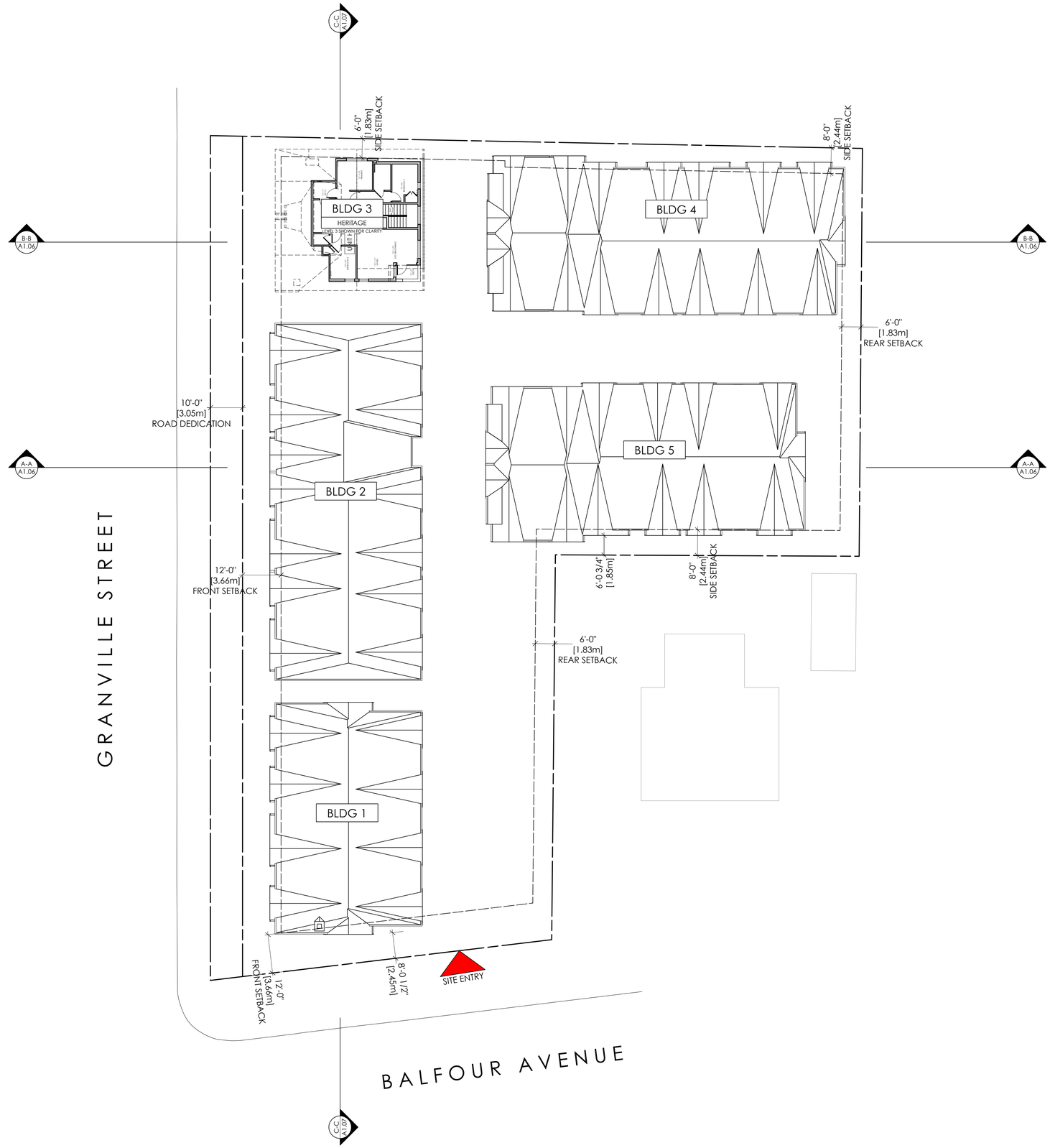
SCALE
1/16" = 1'-0"

N

A1.03

LEGEND

SL — STREET LIGHT	TREE TO BE REMOVED
MH — MANHOLE	CROWN PROTECTION ZONE
PMT — PADMOUNT TRANSFORMER	ROOT PROTECTION ZONE/TREE PROTECTION BARRIER
6.4 M, 2.5 M — VISITOR PARALLEL PARKING	WORKING SPACE SETBACK
6.4 M, 4.5 M — ACCESSIBLE VISITOR PARALLEL PARKING	
5.5 M, 2.7 M, RP — RESIDENT PARKING - BETWEEN BUILDINGS	
5.5 M, 2.5 M, RP — RESIDENT PARKING	
2'-5 1/2", 2'-0", 1.8M — CLASS A VERTICAL BICYCLE STORAGE	
6', 2'-0", 1.8M — CLASS A HORIZONTAL BICYCLE STORAGE	
6', 2'-0", 1.8M STACKED — CLASS A HORIZONTAL STACKED BICYCLE STORAGE	



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ISSUED FOR RZ
APRIL 20, 2026

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VANCOUVER, BC

June 2025 8111

DRAWING

LEVEL 4 SITE PLAN/ROOF PLAN

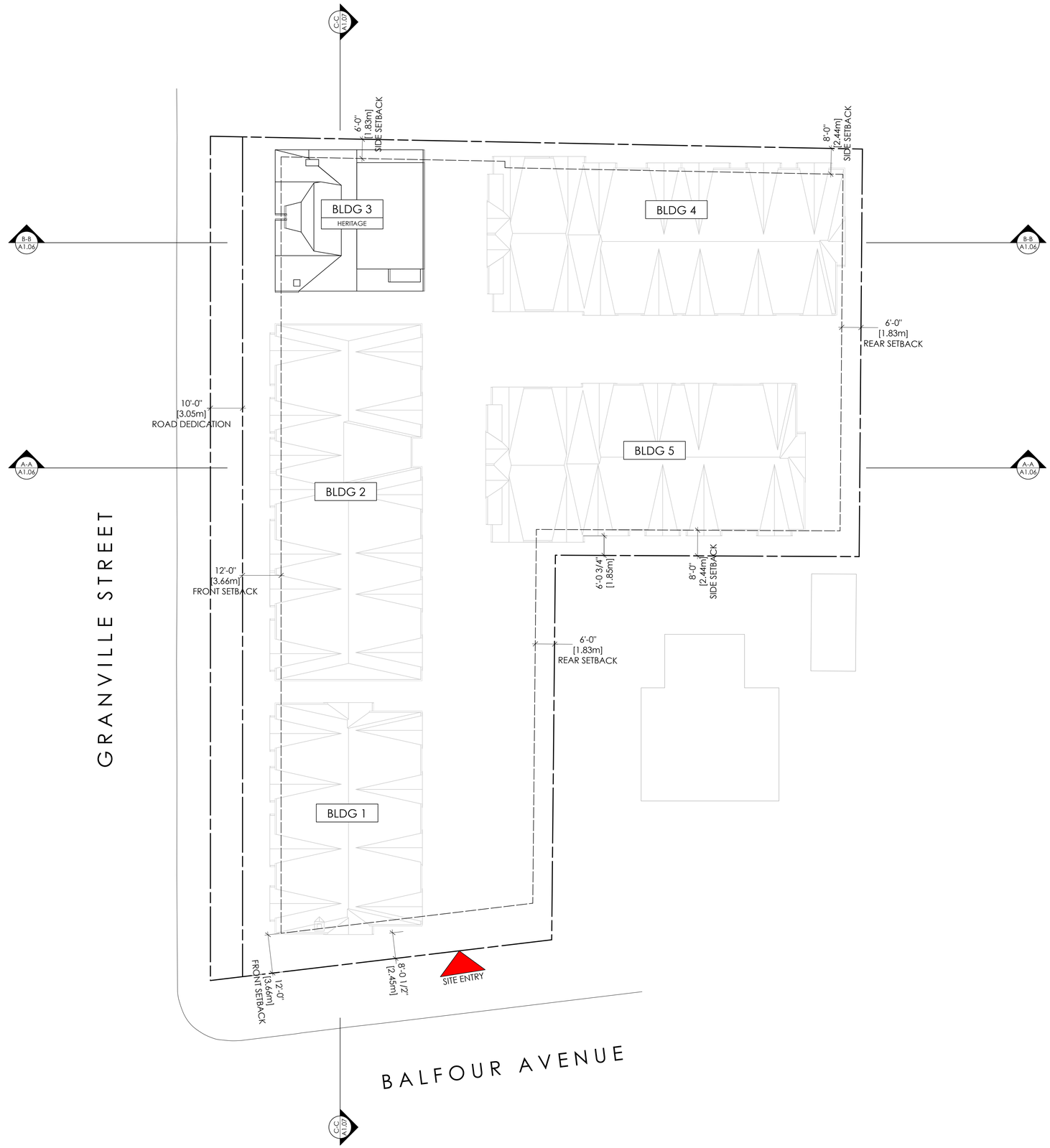
PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

A1.04

LEGEND

SL — STREET LIGHT	TREE TO BE REMOVED
MH — MANHOLE	CROWN PROTECTION ZONE
PMT — PADMOUNT TRANSFORMER	ROOT PROTECTION ZONE/TREE PROTECTION BARRIER
6.4 M, 2.5 M — VISITOR PARALLEL PARKING	WORKING SPACE SETBACK
6.4 M, 4.5 M — ACCESSIBLE VISITOR PARALLEL PARKING	
5.5 M, 2.7 M, RP — RESIDENT PARKING - BETWEEN BUILDINGS	
5.5 M, 2.5 M, RC — RESIDENT PARKING	
2'-0", 2'-5 1/2", 1.8M — CLASS A VERTICAL BICYCLE STORAGE	
2'-0", 6', 1.8M — CLASS A HORIZONTAL BICYCLE STORAGE	
2'-0", 6', 1.8M STACKED — CLASS A HORIZONTAL STACKED BICYCLE STORAGE	



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REVISIONS

ISSUED FOR LOE SUBMISSION
AUGUST 21, 2025

ISSUED FOR RZ
APRIL 20, 2026

APR 20 2026

FORMWERKS ARCHITECTURAL INCORPORATED

1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
& 1499 BALFOUR AVE
VANCOUVER, BC

June 2025 8111

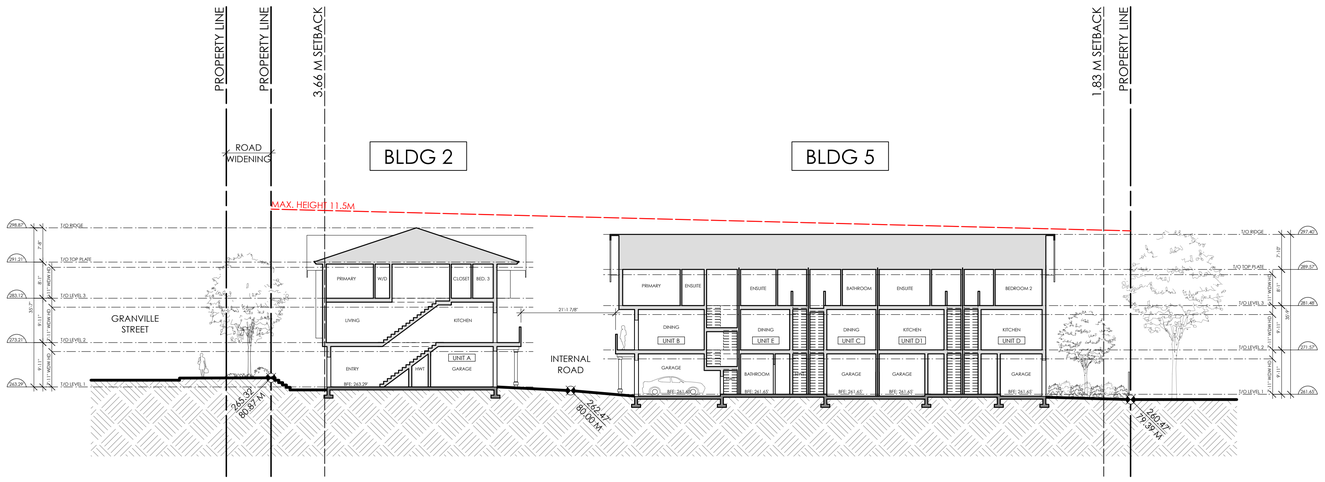
DRAWING

ROOF PLAN

PRINT DATE
APR. 20, 2026

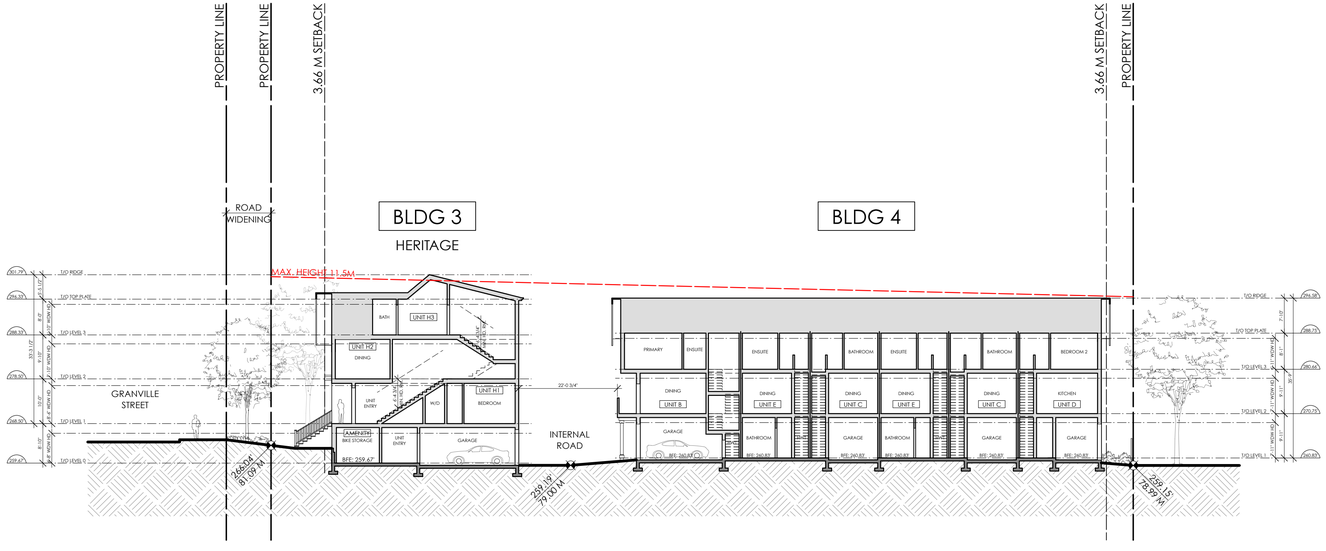
SCALE
1/16" = 1'-0"

A1.05



SITE SECTION A-A

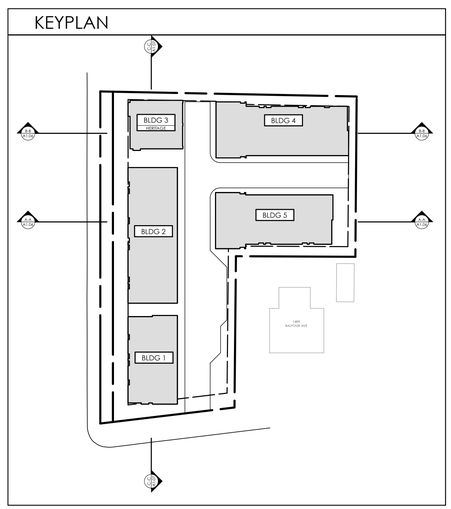
1/16" = 1'-0"



SITE SECTION B-B

1/16" = 1'-0"

KEYPLAN



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June 2025 8111

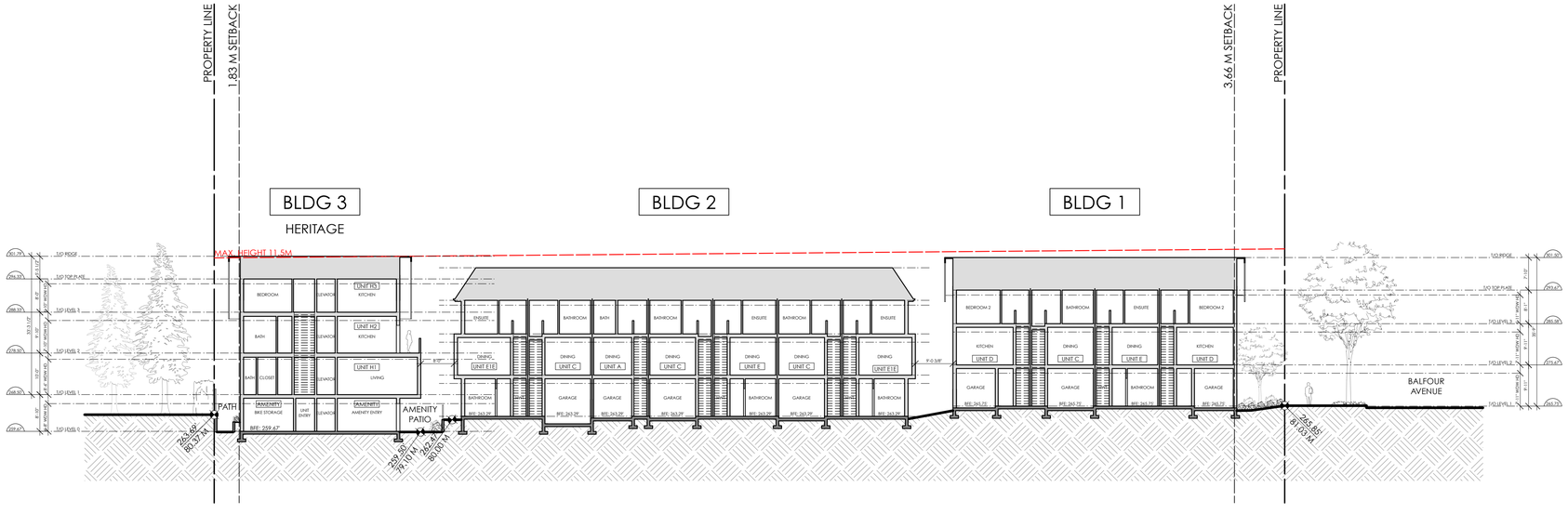
DRAWING

SITE SECTIONS

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

A1.06


PROPERTY LINE
1.83 M SETBACK
3.66 M SETBACK
PROPERTY LINE
BLDG 3
HERITAGE
BLDG 2
BLDG 1
MAX. HEIGHT 11.5M
TOP PEDIP.
T.O.P. TOP PLATE
T.O.P. LEVEL 3
T.O.P. LEVEL 2
T.O.P. LEVEL 1
T.O.P. LEVEL 0
BEDROOM
BATH
BATH
CLOSET
UNIT H1
KITCHEN
LIVING
UNIT H2
KITCHEN
UNIT H3
KITCHEN
ELEVATOR
AMENITY
BIKE STORAGE
UNIT ENTRY
AMENITY
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PATH
AMENITY PATIO
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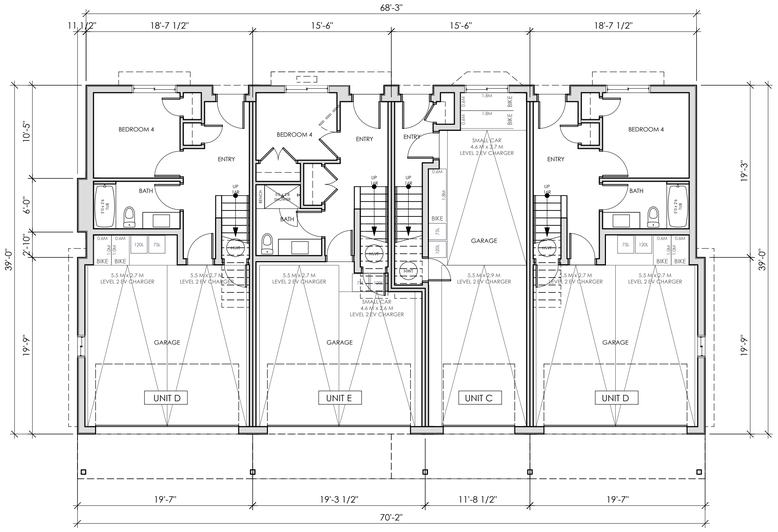
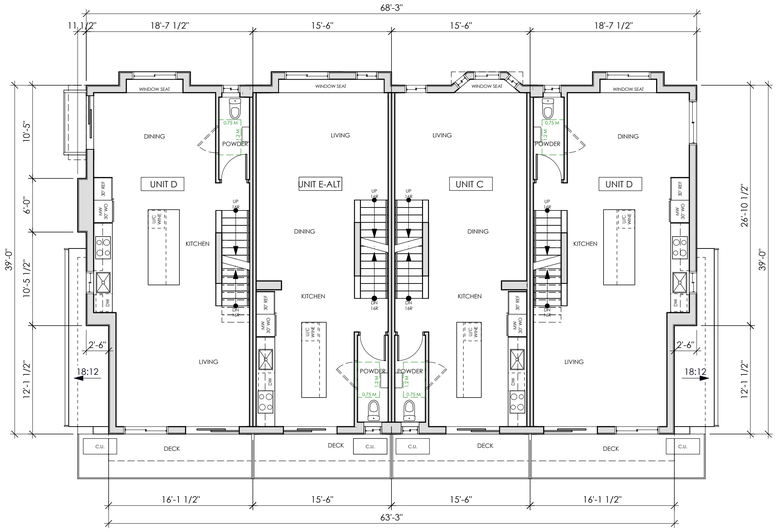
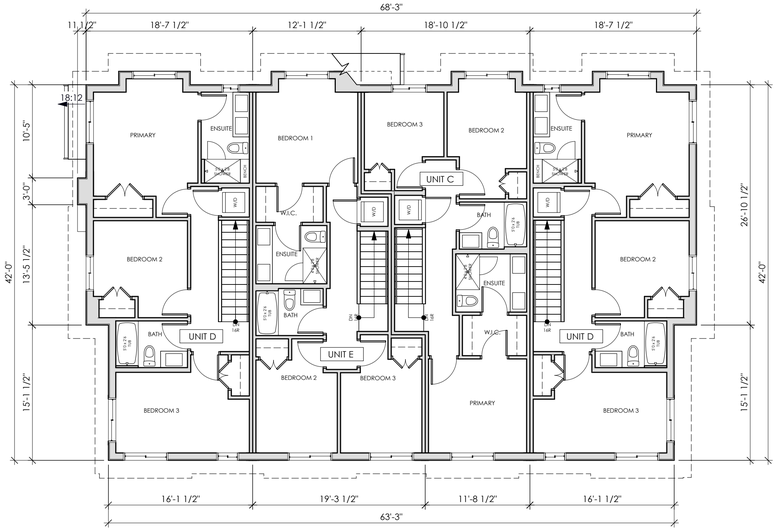
BFE: 263.29
BFE: 263.29
BFE: 263.29



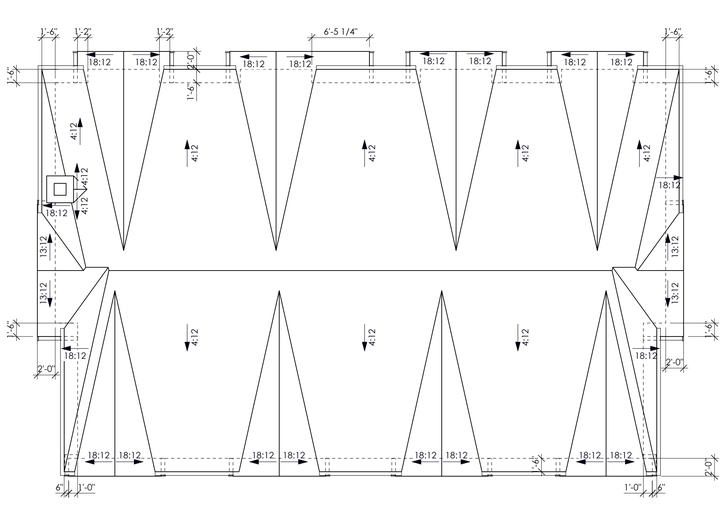
LEVEL 1 PLAN
BUILDING 1



LEVEL 2 PLAN
BUILDING 1



LEVEL 3 PLAN
BUILDING 1



ROOF LEVEL PLAN
BUILDING 1

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VANCOUVER, BC

June, 2025 8111

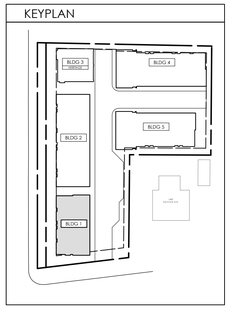
DRAWING

BUILDING 1 PLANS

PRINT DATE
APR. 20, 2026

SCALE
1/8" = 1'-0"

KEYPLAN



A2.00



GRANVILLE ST. ELEVATION

BUILDING 1



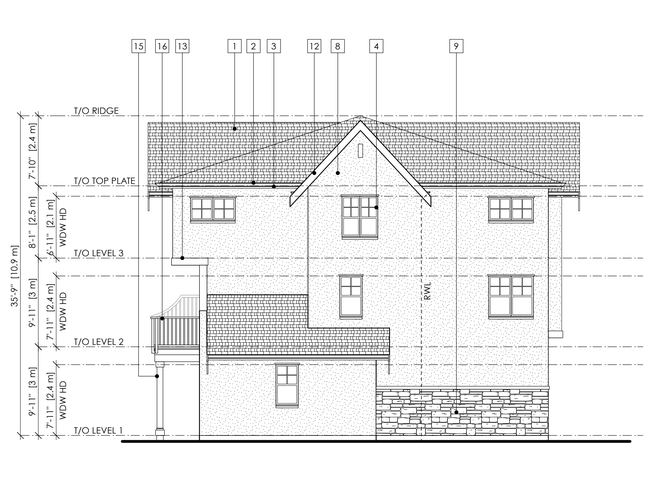
EAST ELEVATION

BUILDING 1



BALFOUR AVE. ELEVATION

BUILDING 1



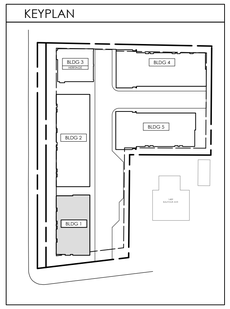
NORTH ELEVATION

BUILDING 1

FINISH SCHEDULE

1. FIBERGLASS SHINGLES
2. PREFINISHED METAL FASCIA GUTTER
3. STAINED WOOD SOFFIT
4. DOUBLE PANED MULLIONED WINDOWS
5. INSULATED ENTRY DOOR
6. DOUBLE PANED SEALED SLIDERS
7. GARAGE DOOR
8. SLOP DASH STUCCO
9. STONE VENEER
10. PAINTED WOOD SHINGLE SIDING
11. PAINTED WOOD BEVEL SIDING
12. PAINTED 2X BARGE BOARD WITH 1X TRIM
13. PAINTED 2X10 BELLY BOARD
14. PAINTED WOOD TRIM
15. FIBER CEMENT CLAD PANEL POST
16. PREFINISHED ALUMINUM RAILING
17. PAINTED WOOD RAILING
18. PRIVACY SCREEN
19. PAINTED WOOD WINDOW
20. MASONRY VENEER
21. PREFINISHED METAL CHIMNEY CAP
22. PAINTED WOOD DENTILS
23. ACCENT STONE

KEYPLAN



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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
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VANCOUVER, BC

June, 2025 8111

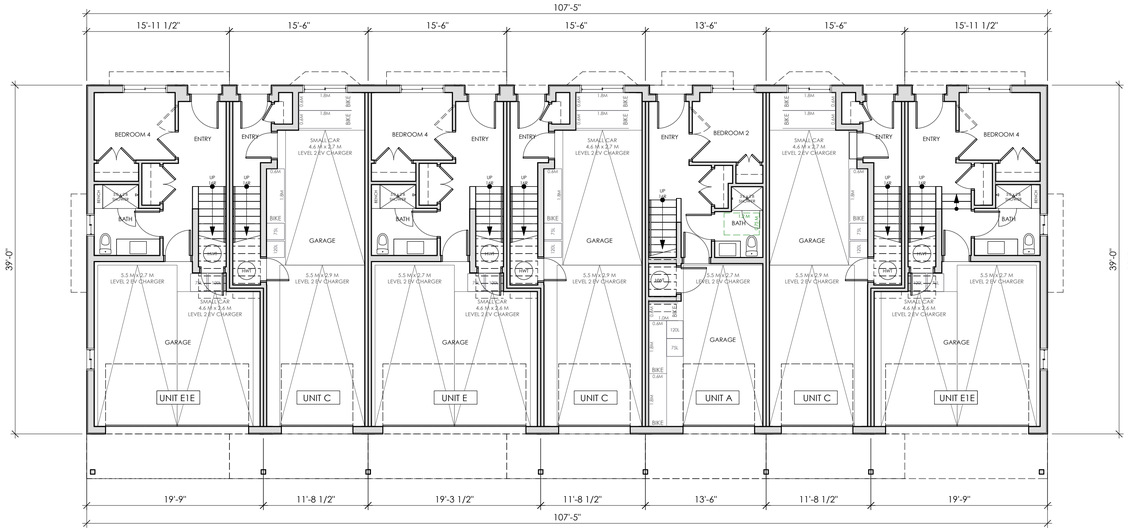
DRAWING

BUILDING 1
ELEVATIONS

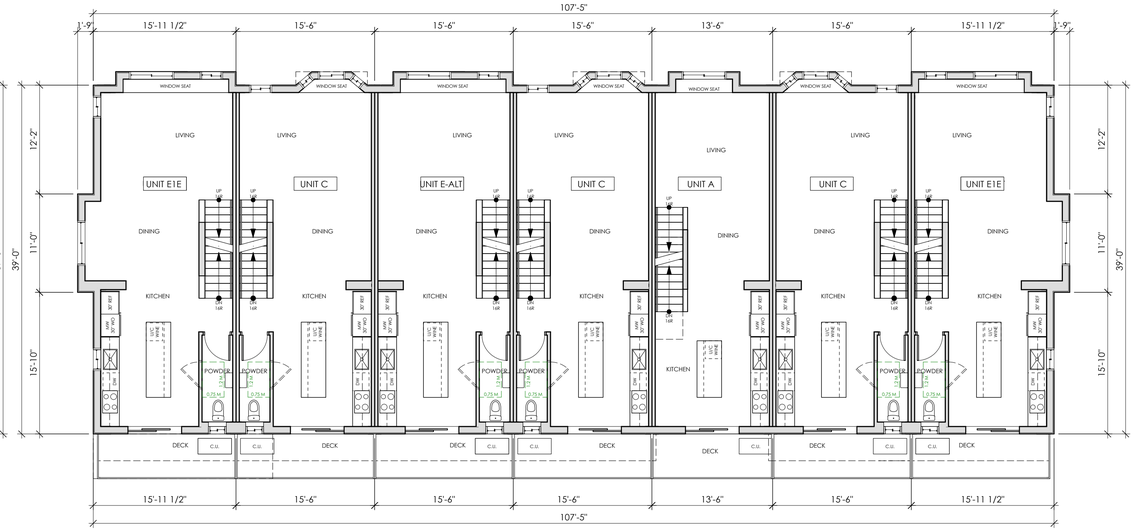
PRINT DATE
APR. 20, 2026

SCALE
1/8" = 1'-0"

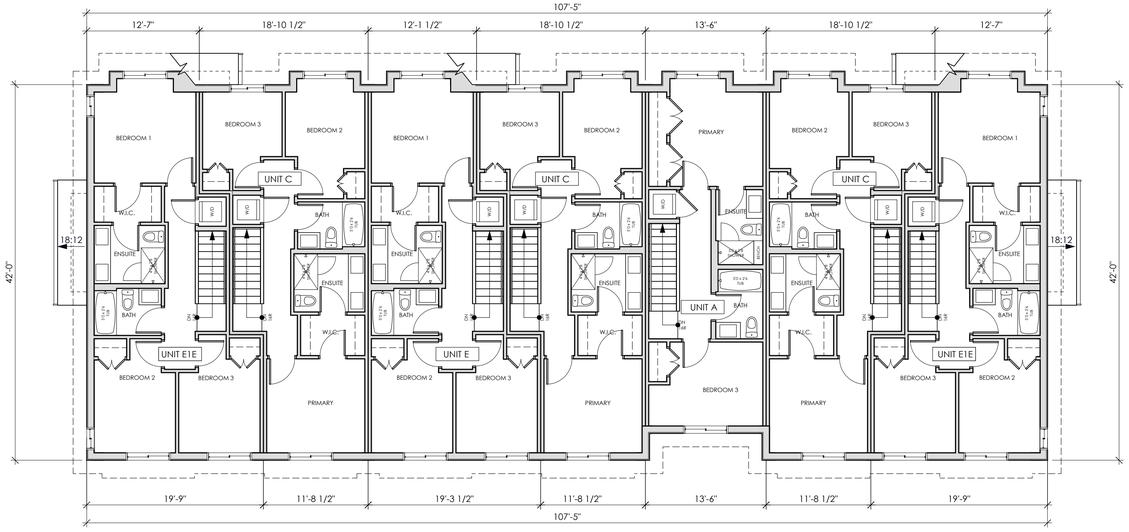
A2.01



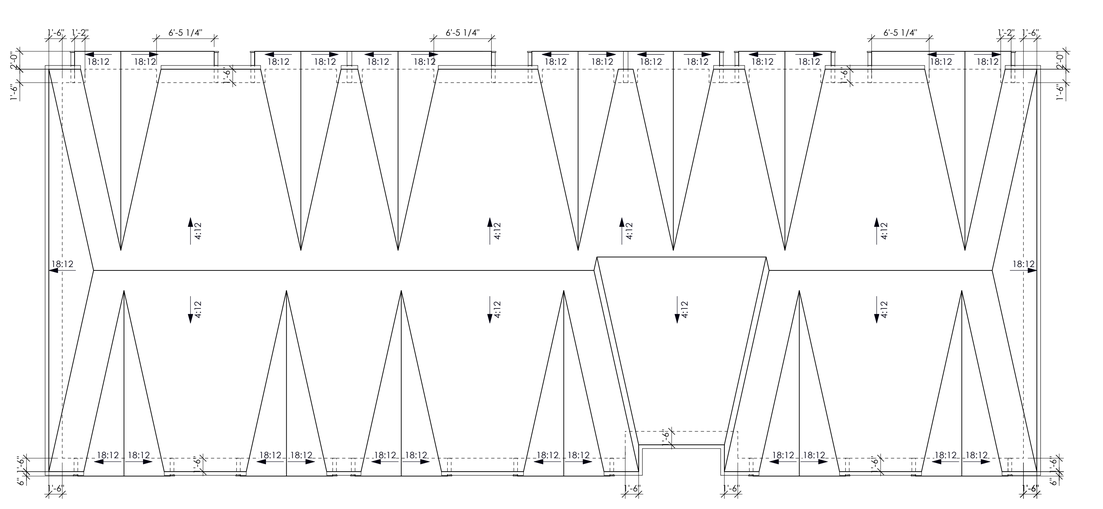
LEVEL 1 PLAN
BUILDING 2



LEVEL 2 PLAN
BUILDING 2

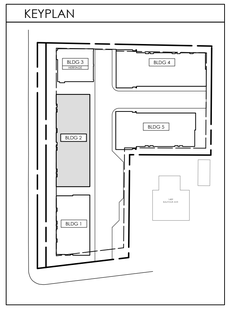


LEVEL 3 PLAN
BUILDING 2



ROOF LEVEL PLAN
BUILDING 2

KEYPLAN



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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
& 1499 BALFOUR AVE
VANCOUVER, BC

June, 2025 8111

DRAWING

BUILDING 2
PLANS

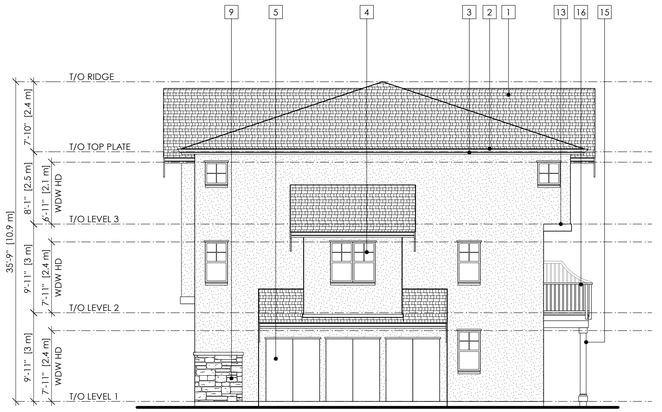
PRINT DATE
APR. 20, 2026

SCALE
1/8" = 1'-0"

A2.02



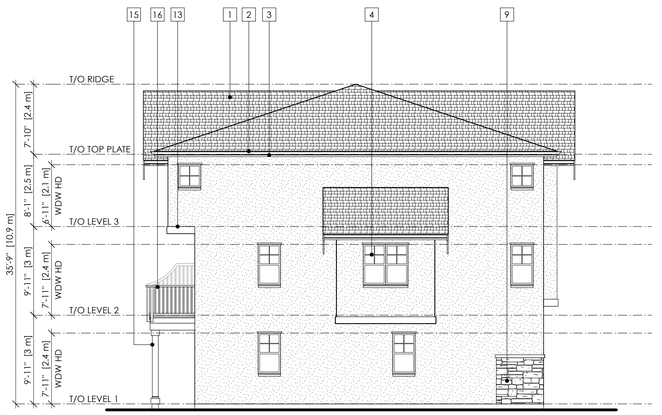
GRANVILLE ST. ELEVATION
BUILDING 2



SOUTH ELEVATION
BUILDING 2



EAST ELEVATION
BUILDING 2

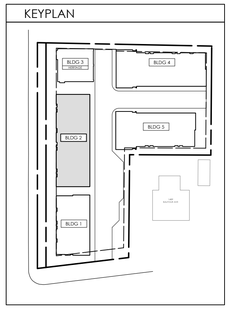


NORTH ELEVATION
BUILDING 2

FINISH SCHEDULE

1. FIBERGLASS SHINGLES
2. PREFINISHED METAL FASCIA GUTTER
3. STAINED WOOD SOFFIT
4. DOUBLE PANED MULLIONED WINDOWS
5. INSULATED ENTRY DOOR
6. DOUBLE PANED SEALED SLIDERS
7. GARAGE DOOR
8. SLOP DASH STUCCO
9. STONE VENEER
10. PAINTED WOOD SHINGLE SIDING
11. PAINTED WOOD BEVEL SIDING
12. PAINTED 2X BARGE BOARD WITH 1X TRIM
13. PAINTED 2X10 BELLY BOARD
14. PAINTED WOOD TRIM
15. FIBER CEMENT CLAD PANEL POST
16. PREFINISHED ALUMINUM RAILING
17. PAINTED WOOD RAILING
18. PRIVACY SCREEN
19. PAINTED WOOD WINDOW
20. MASONRY VENEER
21. PREFINISHED METAL CHIMNEY CAP
22. PAINTED WOOD DENTILS
23. ACCENT STONE

KEYPLAN



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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
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VANCOUVER, BC

June, 2025 8111

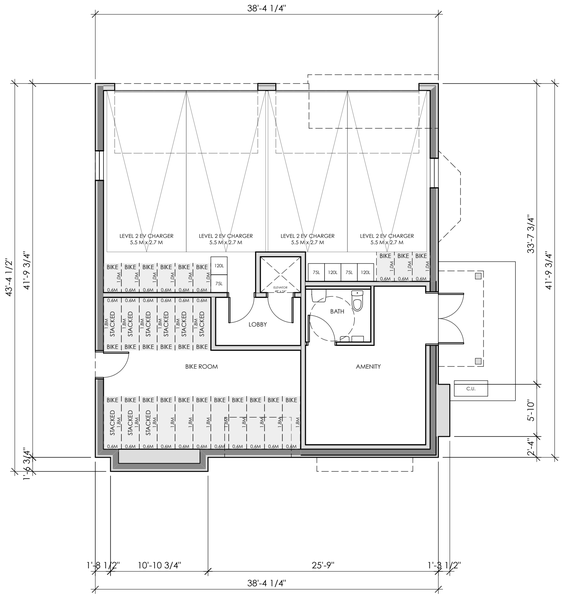
DRAWING

BUILDING 2 ELEVATIONS

PRINT DATE
APR. 20, 2026

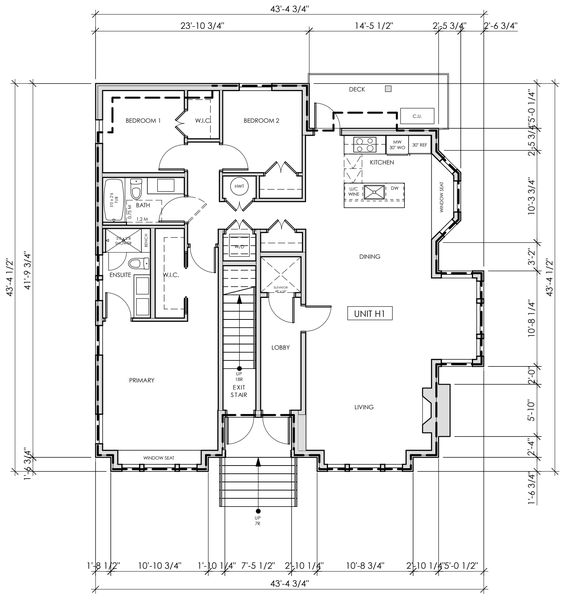
SCALE
1/8" = 1'-0"

A2.03



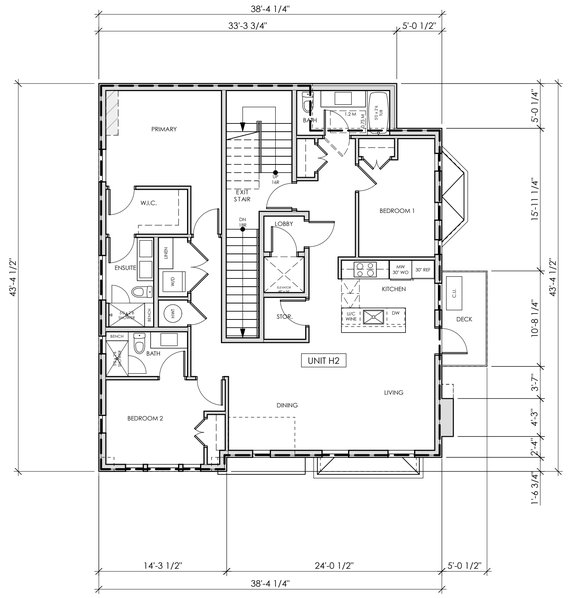
LEVEL 0 PLAN

BUILDING 3 - PROPOSED HERITAGE HOUSE



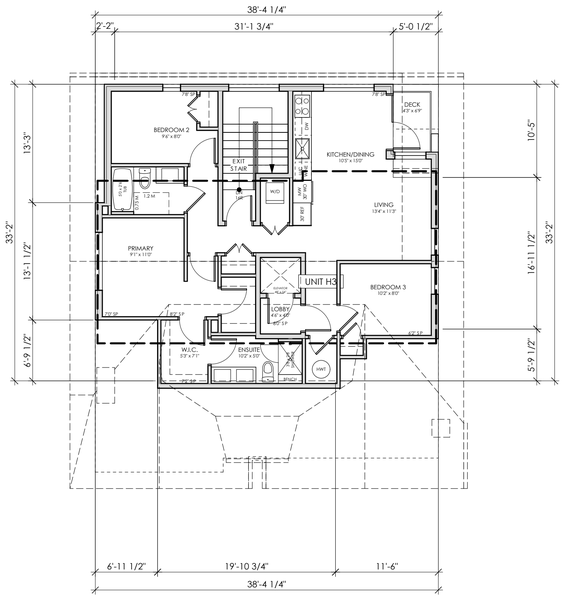
LEVEL 1 PLAN

BUILDING 3 - PROPOSED HERITAGE HOUSE



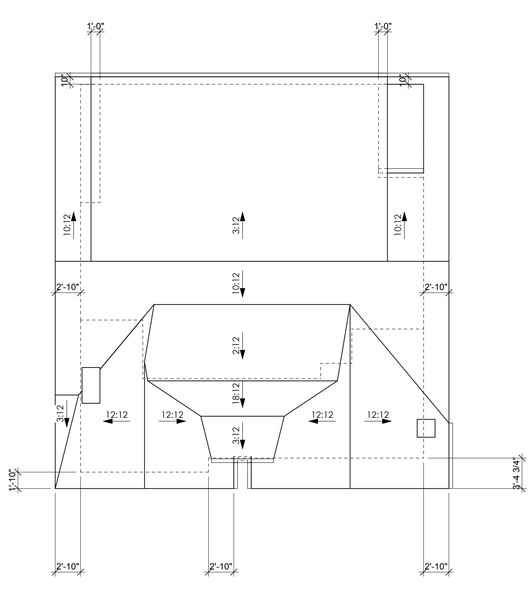
LEVEL 2 PLAN

BUILDING 3 - PROPOSED HERITAGE HOUSE



LEVEL 3 PLAN

BUILDING 3 - PROPOSED HERITAGE HOUSE



ROOF LEVEL PLAN

BUILDING 3 - PROPOSED HERITAGE HOUSE

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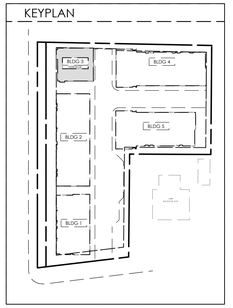
AUGUST 21, 2025

ISSUED FOR RZ
APRIL 20, 2026

LEGEND

EXISTING BUILDING

KEYPLAN



APR 20 2026

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June, 2025 8111

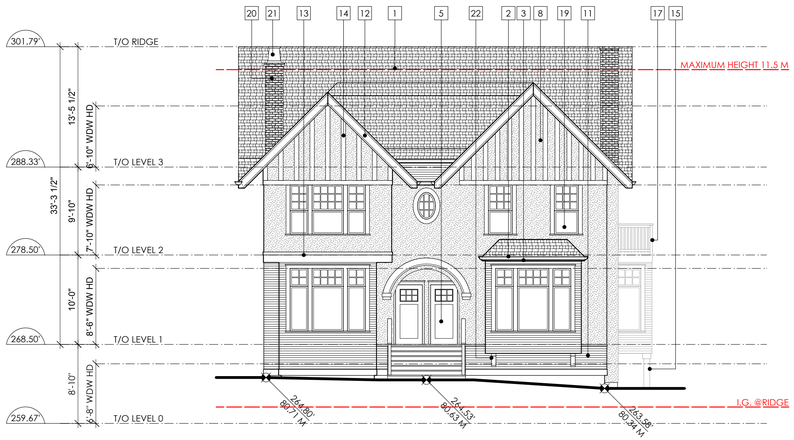
DRAWING

BUILDING 3 PROPOSED HERITAGE HOUSE PLANS

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

A2.04



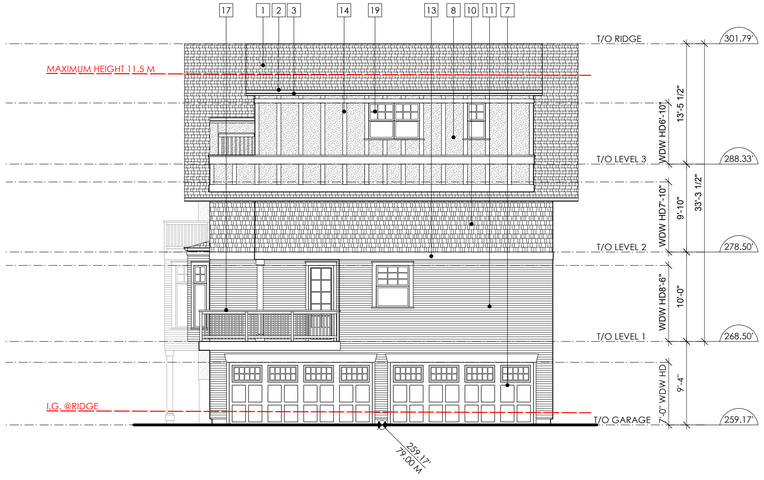
GRANVILLE ST. ELEVATION

BUILDING 3 HERITAGE HOUSE



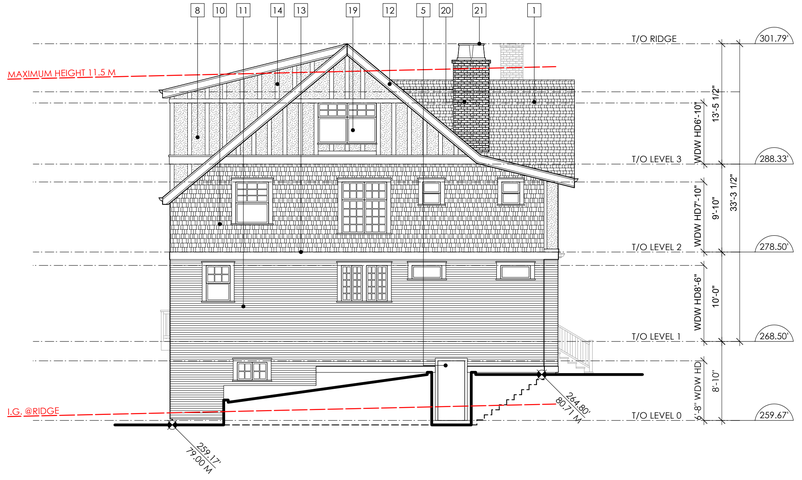
SOUTH ELEVATION

BUILDING 3 HERITAGE HOUSE



EAST ELEVATION

BUILDING 3 HERITAGE HOUSE



NORTH ELEVATION

BUILDING 3 HERITAGE HOUSE

FINISH SCHEDULE

1. FIBERGLASS SHINGLES
2. PREFINISHED METAL FASCIA GUTTER
3. STAINED WOOD SOFFIT
4. DOUBLE PANED MULLIONED WINDOWS
5. INSULATED ENTRY DOOR
6. DOUBLE PANED SEALED SLIDERS
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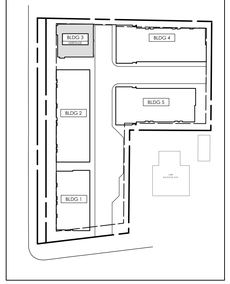
18. PRIVACY SCREEN
19. PAINTED WOOD WINDOW
20. MASONRY VENEER
21. PREFINISHED METAL CHIMNEY CAP
22. PAINTED WOOD DENTILS
23. ACCENT STONE

KEYPLAN



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CAPENHURST HERITAGE HOUSE

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VANCOUVER, BC

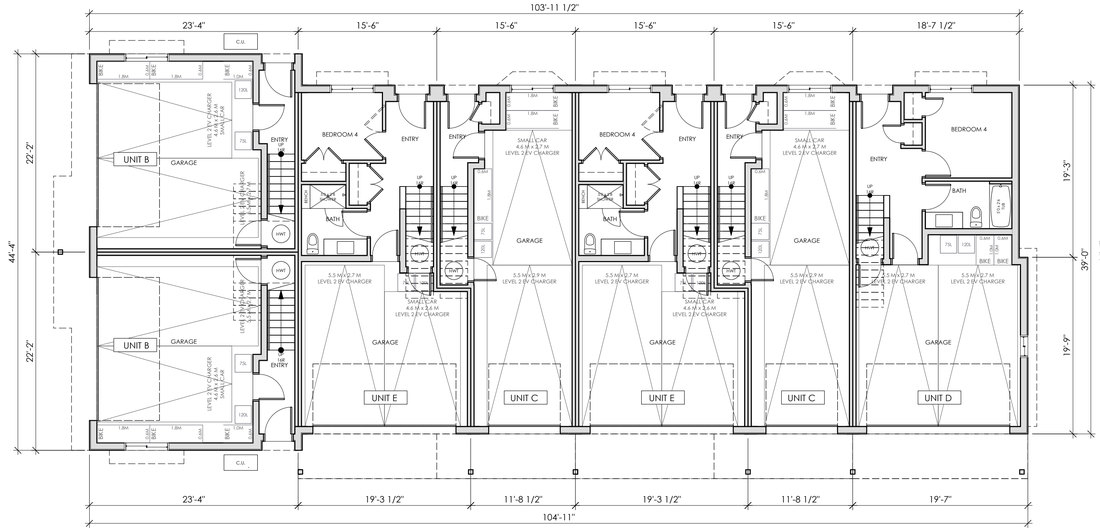
DRAWING

BUILDING 3 PROPOSED HERITAGE HOUSE ELEVATIONS

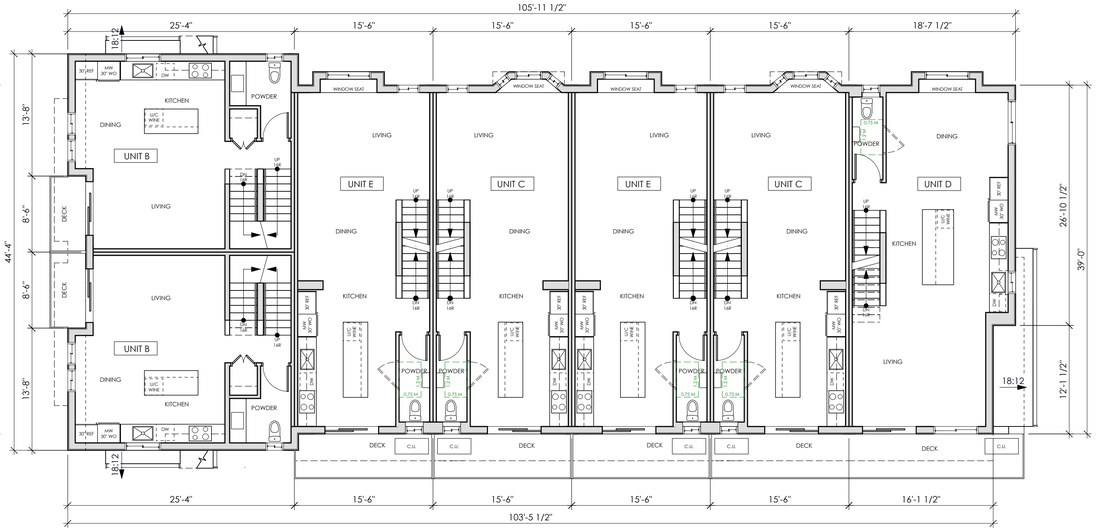
PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

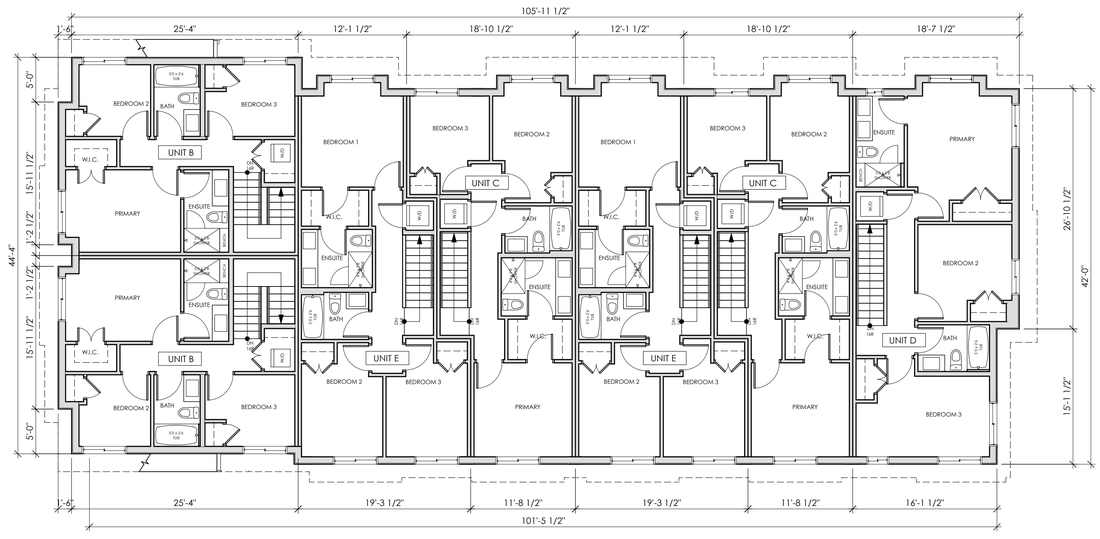
A2.05



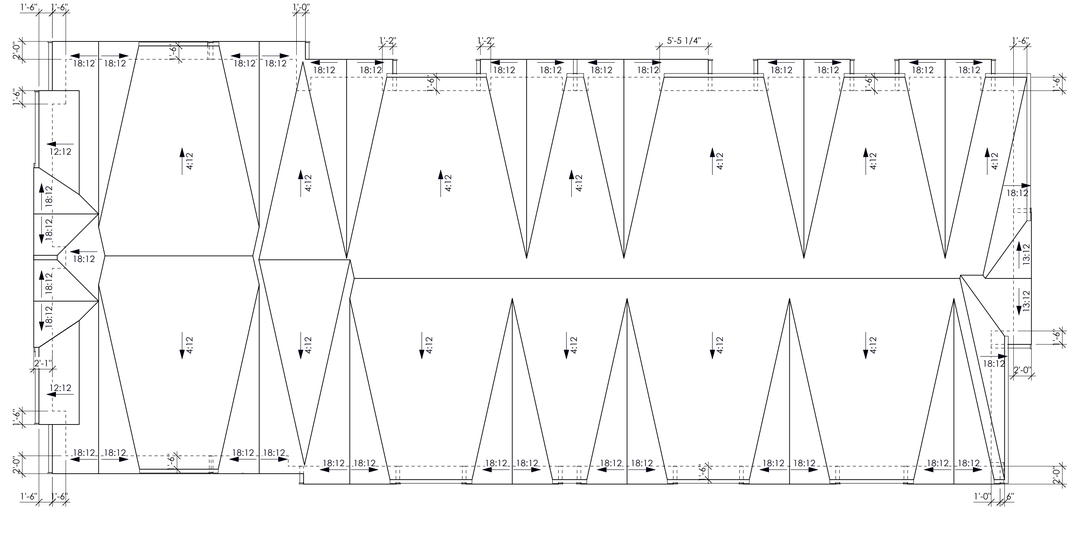
LEVEL 1 PLAN
BUILDING 4



LEVEL 2 PLAN
BUILDING 4



LEVEL 3 PLAN
BUILDING 4



ROOF LEVEL PLAN
BUILDING 4

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ISSUED FOR RZ
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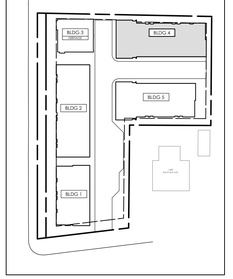
KEYPLAN



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CAPENHURST HERITAGE HOUSE

3738 GRANVILLE STREET
& 1499 BALFOUR AVE
VANCOUVER, BC

June, 2025 8111

DRAWING

BUILDING 4
PLANS

PRINT DATE
APR. 20, 2026

SCALE
1/8" = 1'-0"

A2.06

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NORTH ELEVATION
BUILDING 4



WEST ELEVATION
BUILDING 4



SOUTH ELEVATION
BUILDING 4



EAST ELEVATION
BUILDING 4

FINISH SCHEDULE

1. FIBERGLASS SHINGLES
2. PREFINISHED METAL FASCIA GUTTER
3. STAINED WOOD SOFFIT
4. DOUBLE PANED MULLIONED WINDOWS
5. INSULATED ENTRY DOOR
6. DOUBLE PANED SEALED SLIDERS
7. GARAGE DOOR
8. SLOP DASH STUCCO
9. STONE VENEER
10. PAINTED WOOD SHINGLE SIDING
11. PAINTED WOOD BEVEL SIDING
12. PAINTED 2X BARGE BOARD WITH 1X TRIM
13. PAINTED 2X10 BELLY BOARD
14. PAINTED WOOD TRIM
15. FIBER CEMENT CLAD PANEL POST
16. PREFINISHED ALUMINUM RAILING
17. PAINTED WOOD RAILING
18. PRIVACY SCREEN
19. PAINTED WOOD WINDOW
20. MASONRY VENEER
21. PREFINISHED METAL CHIMNEY CAP
22. PAINTED WOOD DENTILS
23. ACCENT STONE

KEYPLAN



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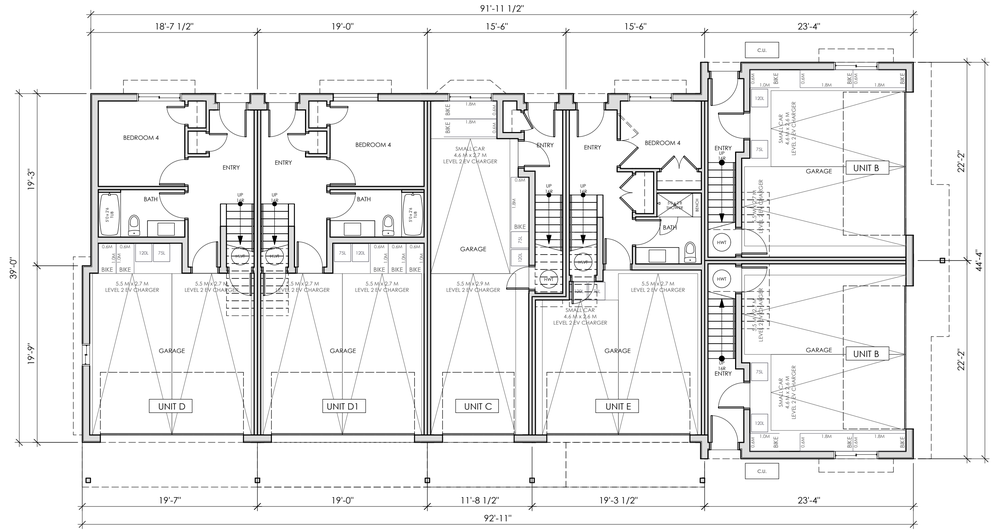
DRAWING

BUILDING 4
ELEVATIONS

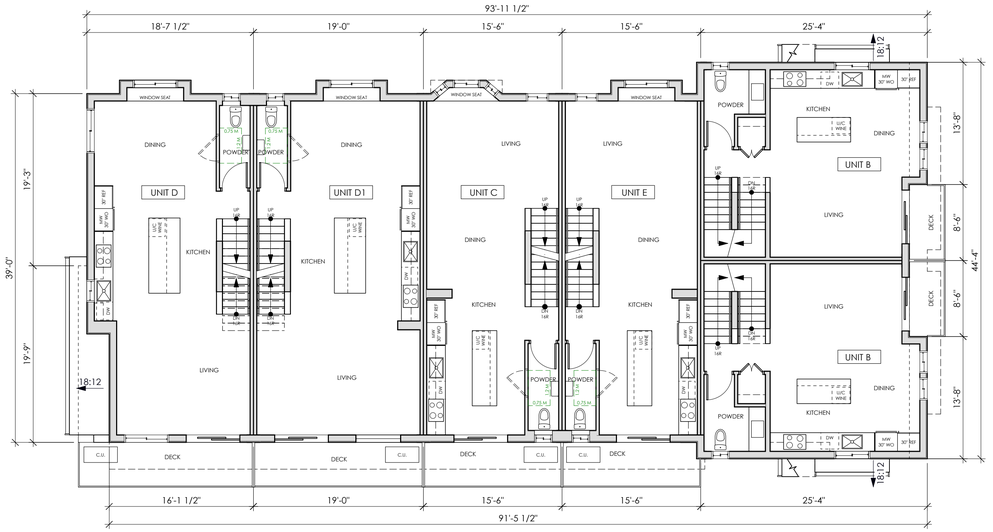
PRINT DATE
APR. 20, 2026

SCALE
1/8" = 1'-0"

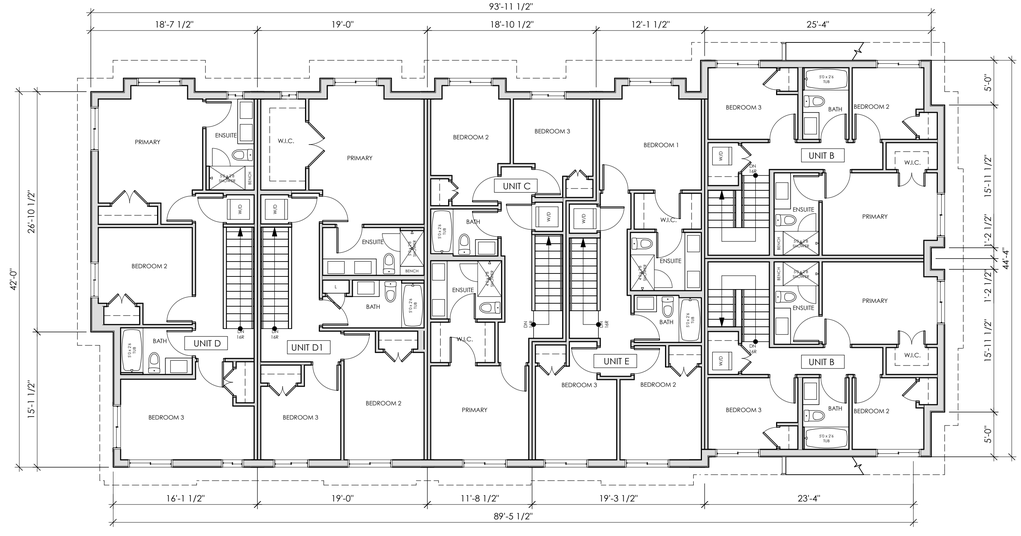
A2.07



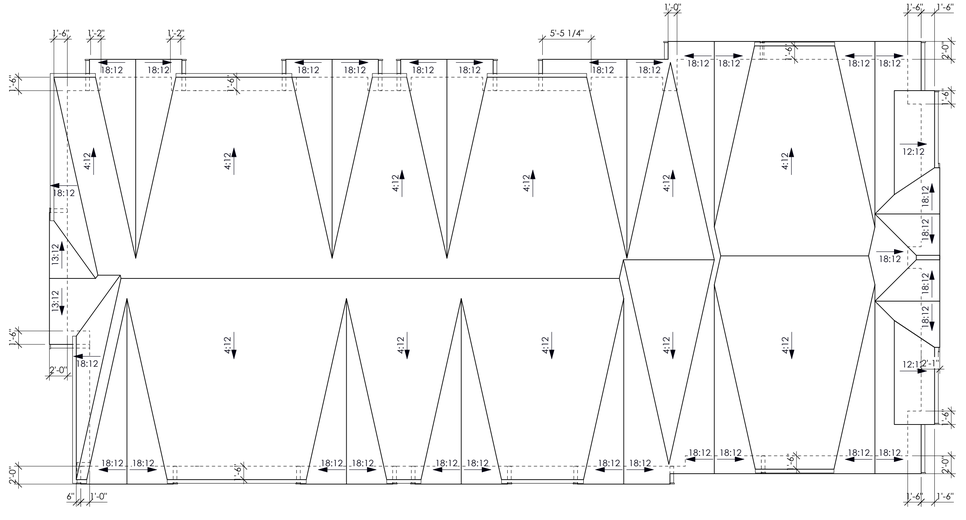
LEVEL 1 PLAN
BUILDING 5



LEVEL 2 PLAN
BUILDING 5



LEVEL 3 PLAN
BUILDING 5



ROOF LEVEL PLAN
BUILDING 5

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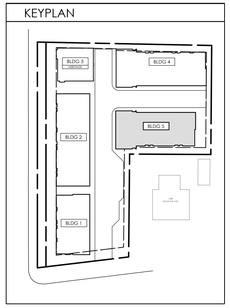
DRAWING

BUILDING 5
PLANS

PRINT DATE
APR. 20, 2026

SCALE
1/8" = 1'-0"

KEYPLAN



A2.08

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ISSUED FOR RZ
APRIL 20, 2026



SOUTH ELEVATION
BUILDING 5



EAST ELEVATION
BUILDING 5



NORTH ELEVATION
BUILDING 5

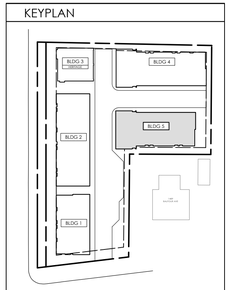


WEST ELEVATION
BUILDING 5

FINISH SCHEDULE

1 FIBERGLASS SHINGLES	10 PAINTED WOOD SHINGLE SIDING	20 MASONRY VENEER
2 PREFINISHED METAL FASCIA GUTTER	11 PAINTED WOOD BEVEL SIDING	21 PREFINISHED METAL CHIMNEY CAP
3 STAINED WOOD SOFFIT	12 PAINTED 2X BARGE BOARD WITH 1X TRIM	22 PAINTED WOOD DENTILS
4 DOUBLE PANED MULLIONED WINDOWS	13 PAINTED 2X10 BELLY BOARD	23 ACCENT STONE
5 INSULATED ENTRY DOOR	14 PAINTED WOOD TRIM	
6 DOUBLE PANED SEALED SLIDERS	15 FIBER CEMENT CLAD PANEL POST	
7 GARAGE DOOR	16 PREFINISHED ALUMINUM RAILING	
8 SLOP DASH STUCCO	17 PAINTED WOOD RAILING	
9 STONE VENEER	18 PRIVACY SCREEN	
	19 PAINTED WOOD WINDOW	

KEYPLAN



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DRAWING

BUILDING 5 ELEVATIONS

PRINT DATE
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SCALE
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A2.09

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APRIL 20, 2026



FIBREGLASS SHINGLES

ALUMINUM GUTTER
COLOUR: BLACK

PAINTED WOOD TRIM
MAN: BENJAMIN MOORE
COLOUR: CALM
NUMBER: OC-22

MANSORY VENEER

SLOP DASH STUCCO
MAN: BENJAMIN MOORE
COLOUR: MANCHESTER TAN
NUMBER: HC-81

SLOP DASH STUCCO
MAN: BENJAMIN MOORE
COLOUR: ANNAPOLIS GRAY
NUMBER: HC-176

STONE VENEER

DOUBLE PANED MULLIONED WINDOWS
COLOUR: WHITE

ENTRY DOOR
MAN: BENJAMIN MOORE
COLOUR: ALMOST BLACK
NUMBER: 2130-30

APR 20 2026

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DRAWING

COLOUR SCHEME

PRINT DATE
APR. 20, 2026

SCALE
1/4" = 1'-0"

A2.10



GRANVILLE STREETSCAPE
3/32" = 1'-0"



BALFOUR STREETSCAPE
3/32" = 1'-0"

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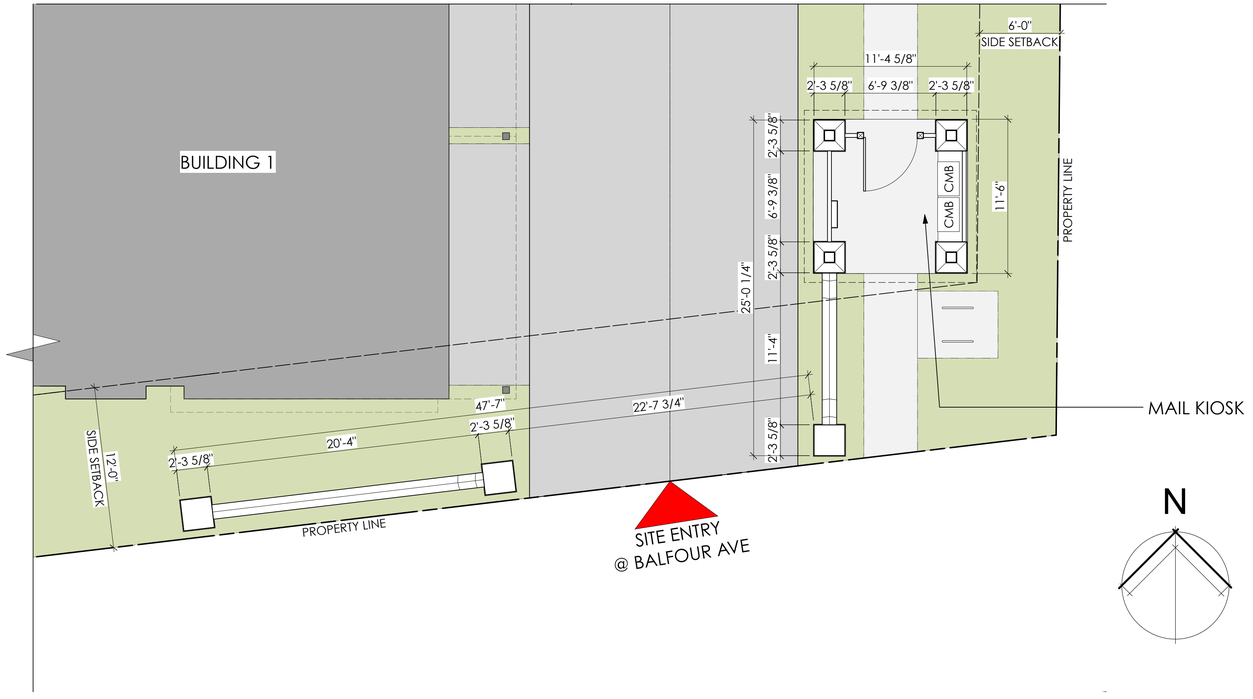
DRAWING

STREETSCAPES

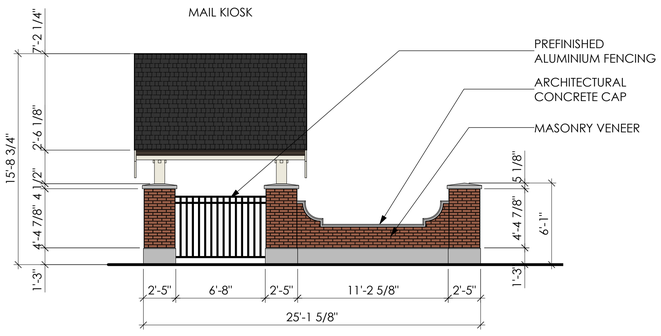
PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

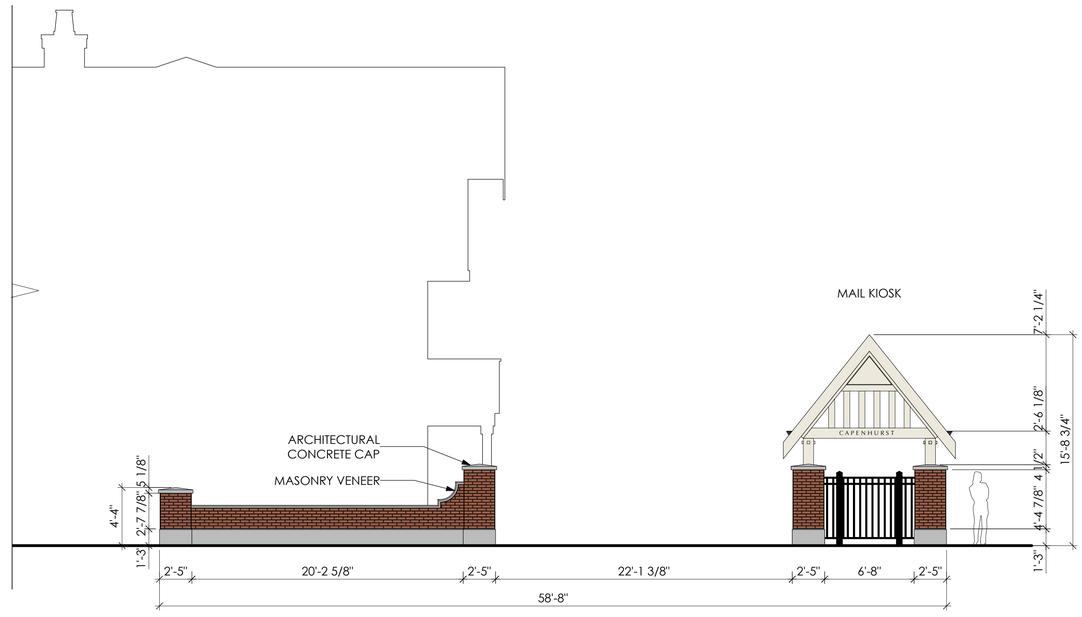
A2.11



SITE PLAN
ENTRY MONUMENT AND MAIL KIOSK



SIDE WEST ELEVATION
ENTRY MONUMENT AND MAIL KIOSK



FRONT ELEVATION
ENTRY MONUMENT AND MAIL KIOSK

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ENTRY MONUMENT AND MAIL KIOSK

PRINT DATE
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SCALE
3/16" = 1'-0"

A2.12



GRANVILLE STREET RENDERING

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DRAWING

RENDERING

PRINT DATE
APR. 20, 2026

SCALE
1/4" = 1'-0"

A2.13



BALFOUR STREET RENDERING

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RENDERING

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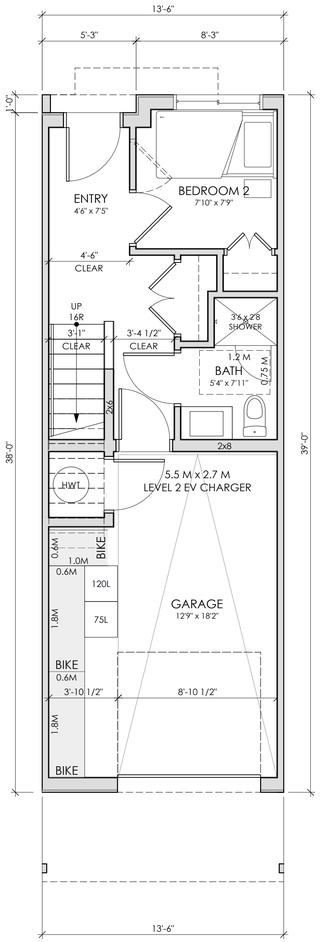
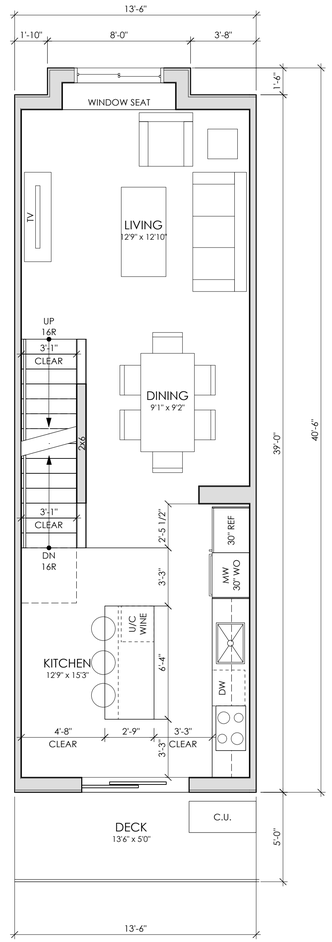
SCALE
1/4" = 1'-0"

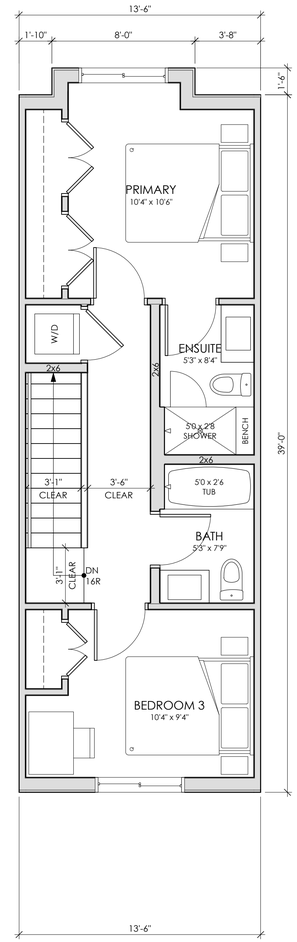
A2.14



LEVEL 1 PLAN
UNIT A



LEVEL 2 PLAN
UNIT A



LEVEL 3 PLAN
UNIT A

UNIT TYPE A FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
GROSS	521.7 SF	538.5 SF	538.5 SF	0.0 SF	**1598.7 SF**
EXCLUSIONS	242.0 SF	0.0 SF	0.0 SF	0.0 SF	**242.0 SF**
NET	279.7 SF	538.5 SF	538.5 SF	0.0 SF	**1356.7 SF**

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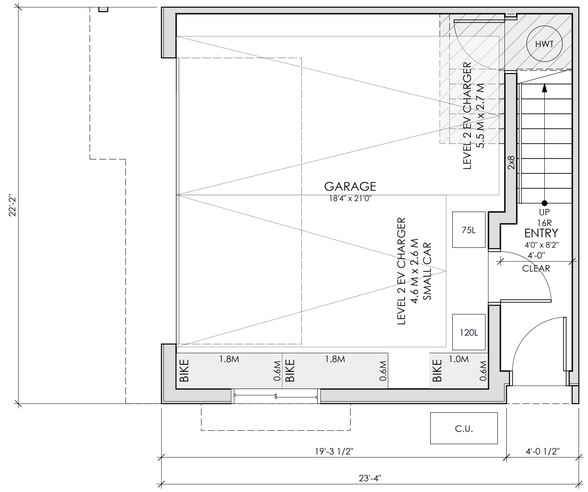
UNIT A PLANS

PRINT DATE
APR. 20, 2026

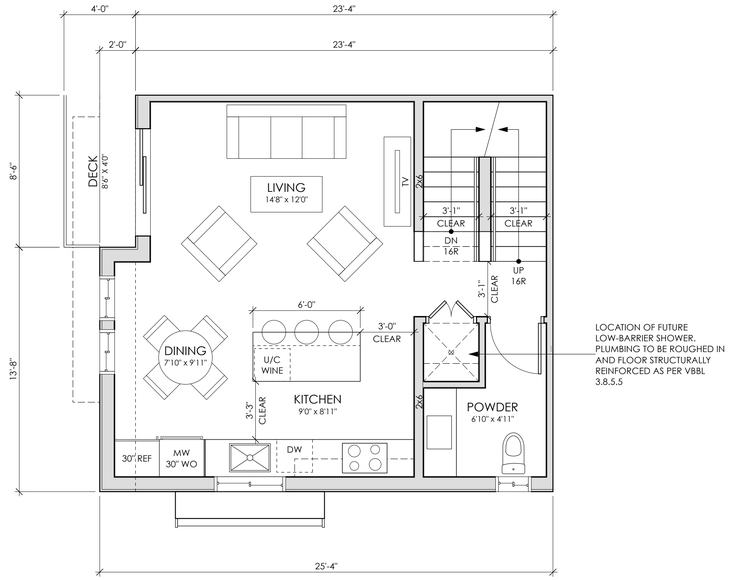
SCALE
1/4" = 1'-0"

A3.00



LEVEL 1 PLAN

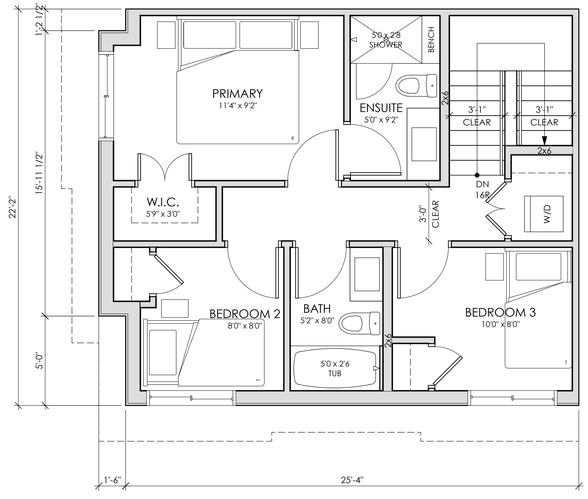
UNIT B



LOCATION OF FUTURE LOW-BARRIER SHOWER, PLUMBING TO BE ROUGHED IN AND FLOOR STRUCTURALLY REINFORCED AS PER VBBL 3.8.5.5

LEVEL 2 PLAN

UNIT B



LEVEL 3 PLAN

UNIT B

UNIT TYPE B FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
GROSS	513.6 SF	544.6 SF	585.5 SF	0.0 SF	**1643.6 SF**
EXCLUSIONS	423.4 SF	0.0 SF	0.0 SF	0.0 SF	**423.4 SF**
NET	90.1 SF	544.6 SF	585.5 SF	0.0 SF	**1220.2 SF**

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DRAWING

UNIT B PLANS

PRINT DATE
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SCALE
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A3.01

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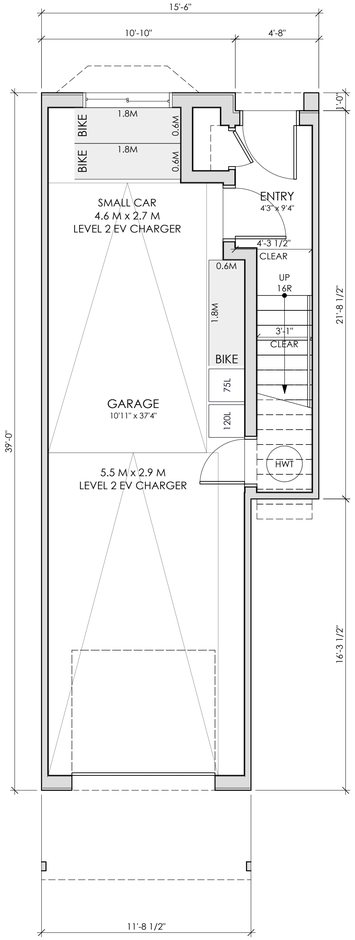
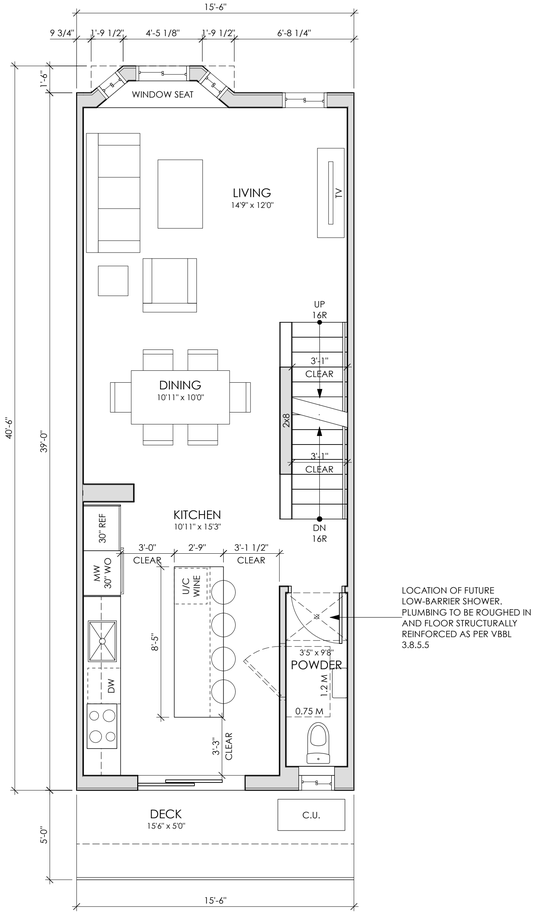
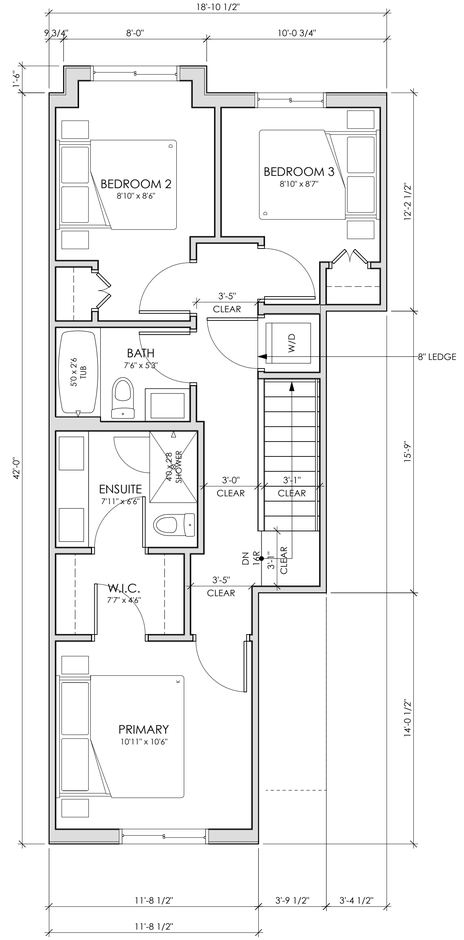


LEVEL 1 PLAN
UNIT C



LEVEL 2 PLAN
UNIT C



LEVEL 3 PLAN
UNIT C

UNIT TYPE C FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	**TOTAL**
GROSS	538.9 SF	613.8 SF	651.0 SF	0.0 SF	**1803.7 SF**
EXCLUSIONS	434.3 SF	0.0 SF	0.0 SF	0.0 SF	**434.3 SF**
NET	104.6 SF	613.8 SF	651.0 SF	0.0 SF	**1369.3 SF**

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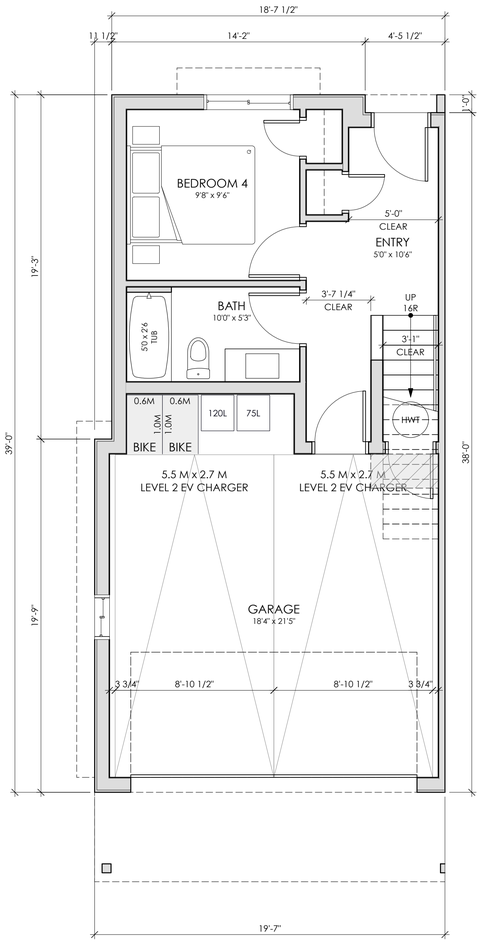
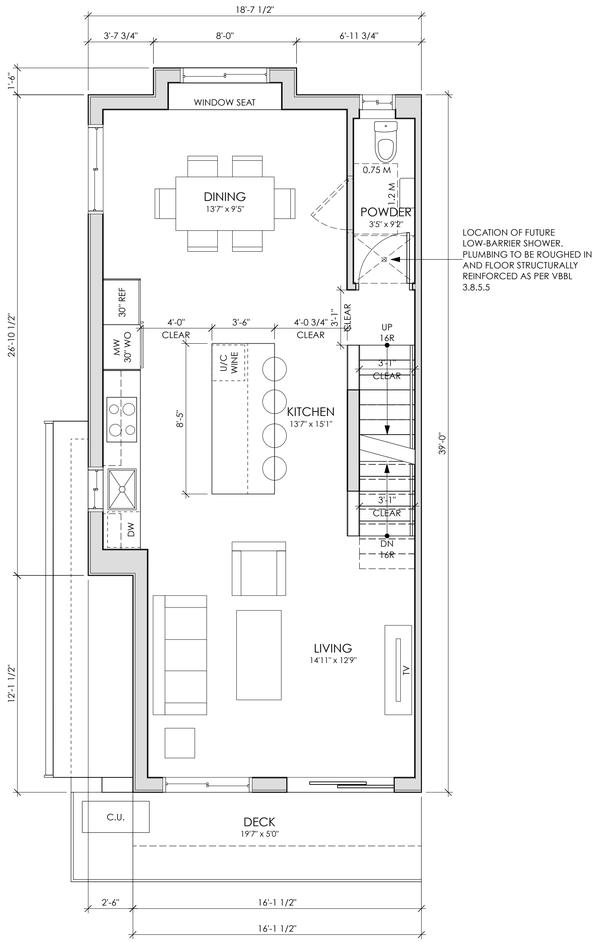
UNIT C PLANS

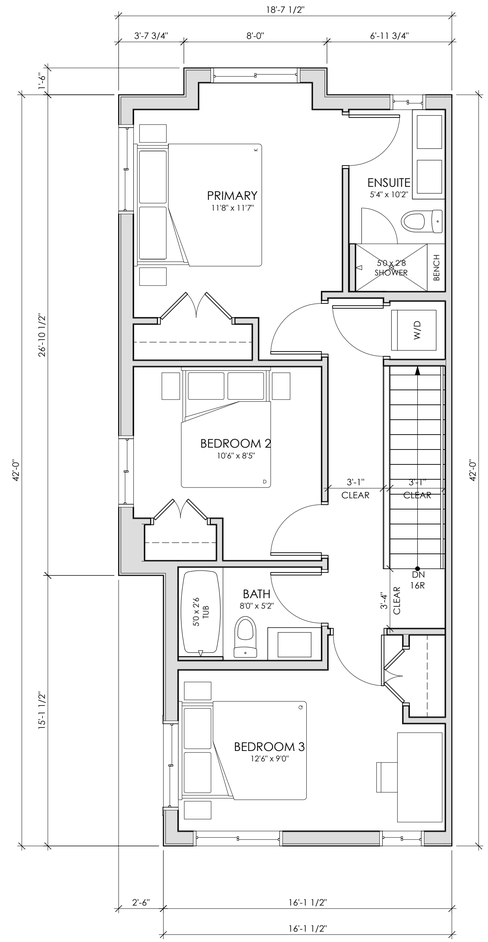
PRINT DATE
APR. 20, 2026

SCALE
1/4" = 1'-0"

A3.02







LEVEL 1 PLAN
UNIT D

LEVEL 2 PLAN
UNIT D

LEVEL 3 PLAN
UNIT D

UNIT TYPE D FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
GROSS	741.3 SF	708.1 SF	756.4 SF	0.0 SF	**2205.8 SF**
EXCLUSIONS	413.0 SF	0.0 SF	0.0 SF	0.0 SF	**413.0 SF**
NET	328.3 SF	708.1 SF	756.4 SF	0.0 SF	**1792.8 SF**

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APRIL 20, 2026

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June, 2025 8111

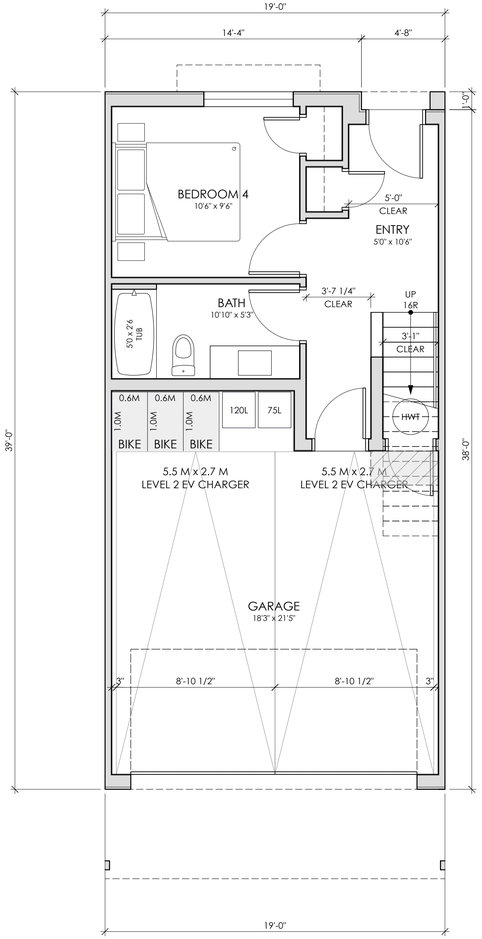
DRAWING

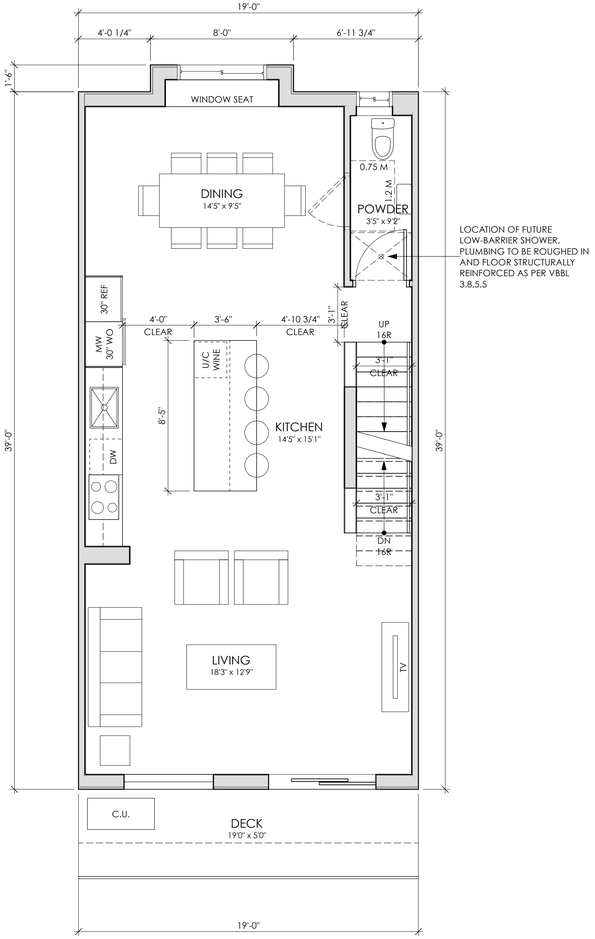
UNIT D PLANS

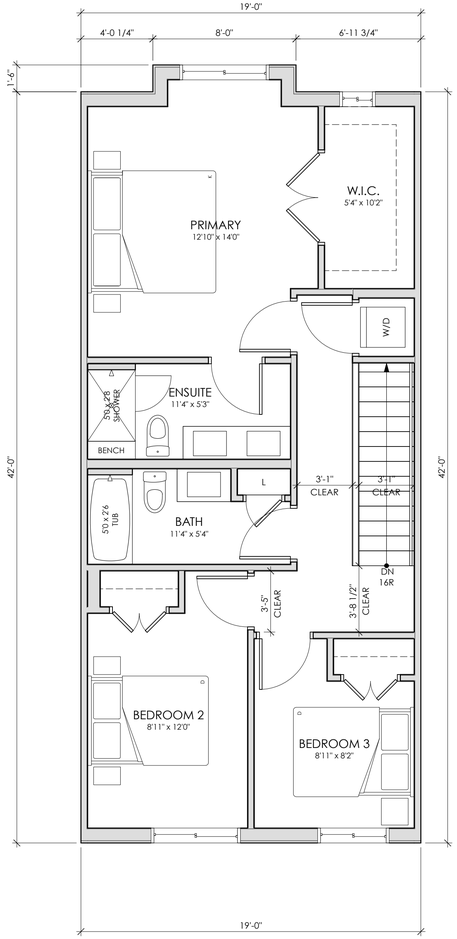
PRINT DATE
APR. 20, 2026

SCALE
1/4" = 1'-0"

A3.03







LEVEL 1 PLAN
UNIT D1

LEVEL 2 PLAN
UNIT D1

LEVEL 3 PLAN
UNIT D1

UNIT TYPE D1 FLOOR AREAS

	LEVEL 0 SQ FT	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	0.0 SF	737.2 SF	753.0 SF	810.0 SF	**2300.2 SF**
EXCLUSIONS	0.0 SF	402.6 SF	0.0 SF	0.0 SF	**402.6 SF**
NET	0.0 SF	334.6 SF	753.0 SF	810.0 SF	**1897.6 SF**

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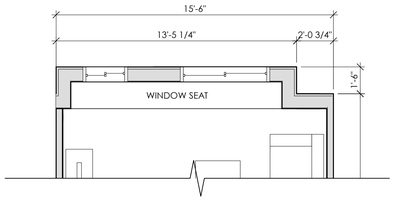
UNIT D1 PLANS

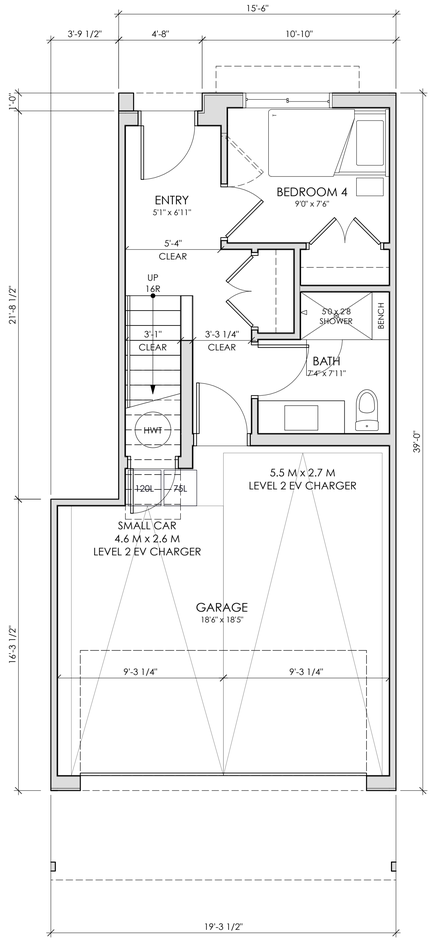
PRINT DATE
APR. 20, 2026

SCALE
1/4" = 1'-0"

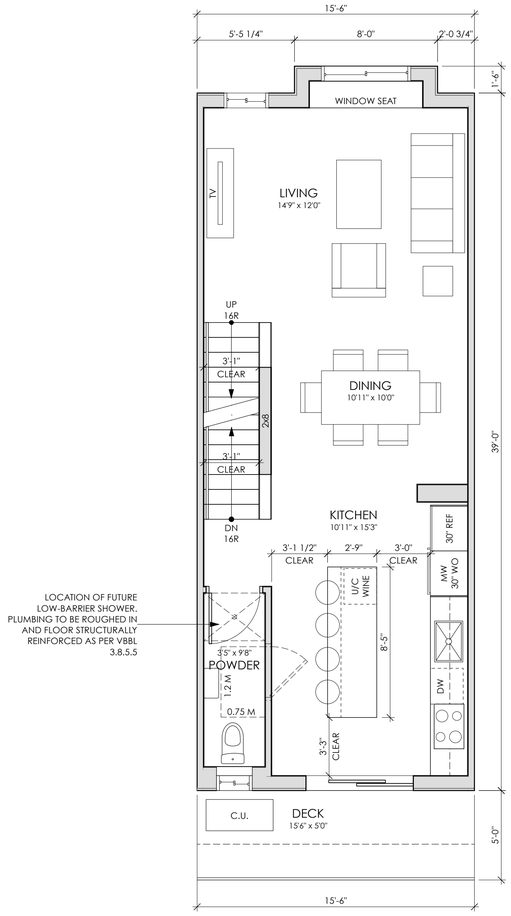
A3.04



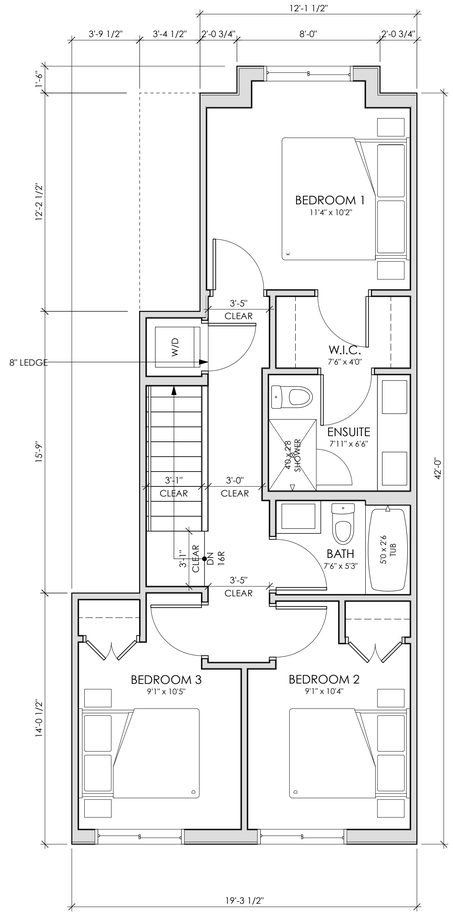
LEVEL 2 PLAN
UNIT E-ALT (REFER TO BUILDING PLANS)



LEVEL 1 PLAN
UNIT E



LEVEL 2 PLAN
UNIT E



LEVEL 3 PLAN
UNIT E

UNIT TYPE E-ALT FLOOR AREAS

	LEVEL 0 SQ FT	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	0.0 SF	662.4 SF	625.0 SF	675.0 SF	**1962.5 SF**
EXCLUSIONS	0.0 SF	361.0 SF	0.0 SF	0.0 SF	**361.0 SF**
NET	0.0 SF	301.5 SF	625.0 SF	675.0 SF	**1601.5 SF**

UNIT TYPE E FLOOR AREAS

	LEVEL 0 SQ FT	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	0.0 SF	662.4 SF	616.5 SF	675.0 SF	**1954.0 SF**
EXCLUSIONS	0.0 SF	361.0 SF	0.0 SF	0.0 SF	**361.0 SF**
NET	0.0 SF	301.5 SF	616.5 SF	675.0 SF	**1593.0 SF**

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UNIT E PLANS

PRINT DATE
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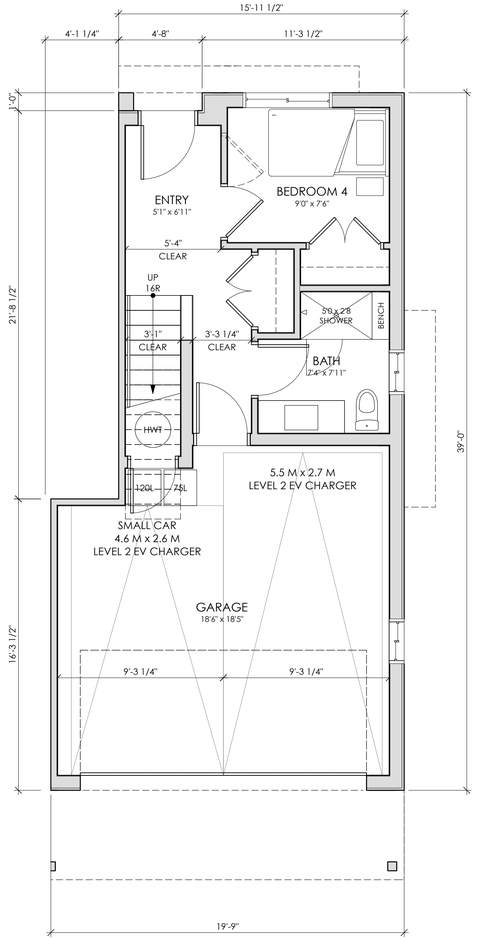
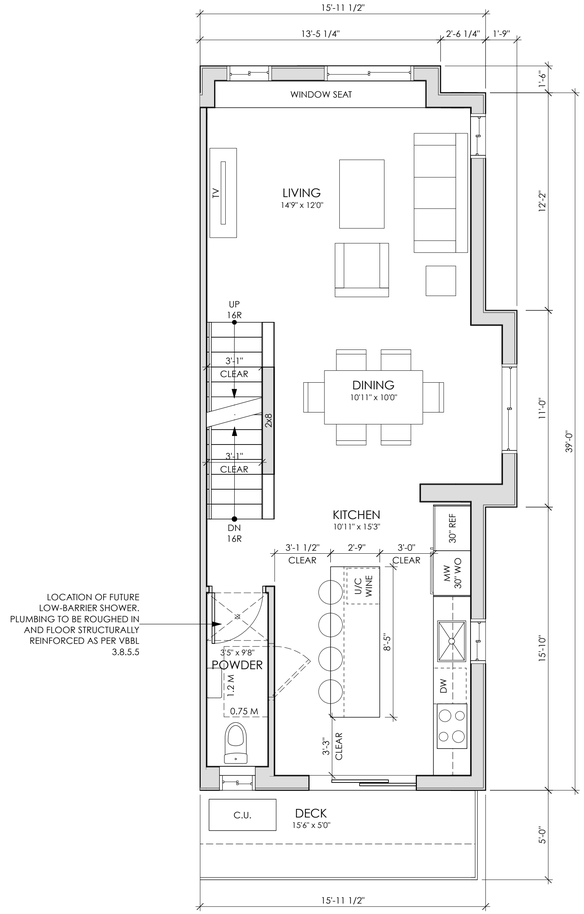
SCALE
1/4" = 1'-0"

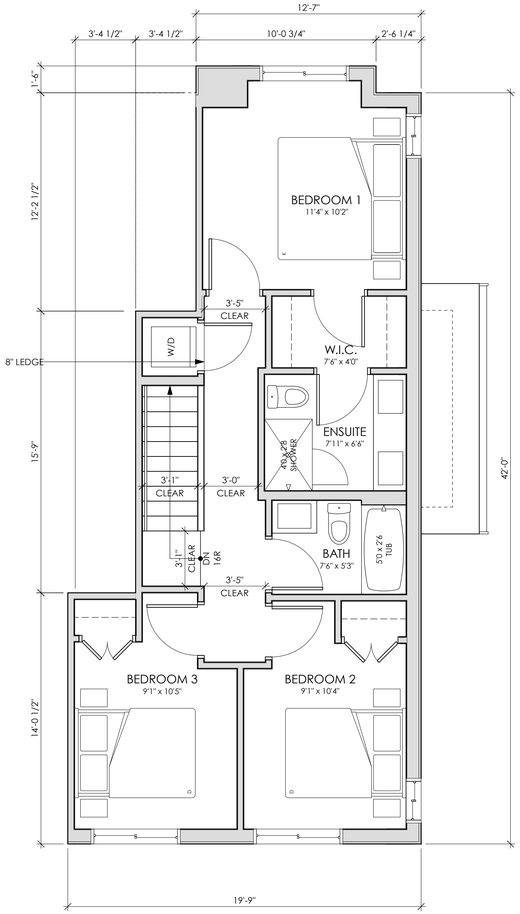
A3.05



LEVEL 1 PLAN
UNIT E1E



LEVEL 2 PLAN
UNIT E1E



LEVEL 3 PLAN
UNIT E1E

UNIT TYPE E1E FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	680.3 SF	661.8 SF	694.3 SF	**2036.4 SF**
EXCLUSIONS	370.0 SF	0.0 SF	0.0 SF	**370.0 SF**
NET	310.4 SF	661.8 SF	694.3 SF	**1666.4 SF**

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UNIT E1E PLANS

PRINT DATE
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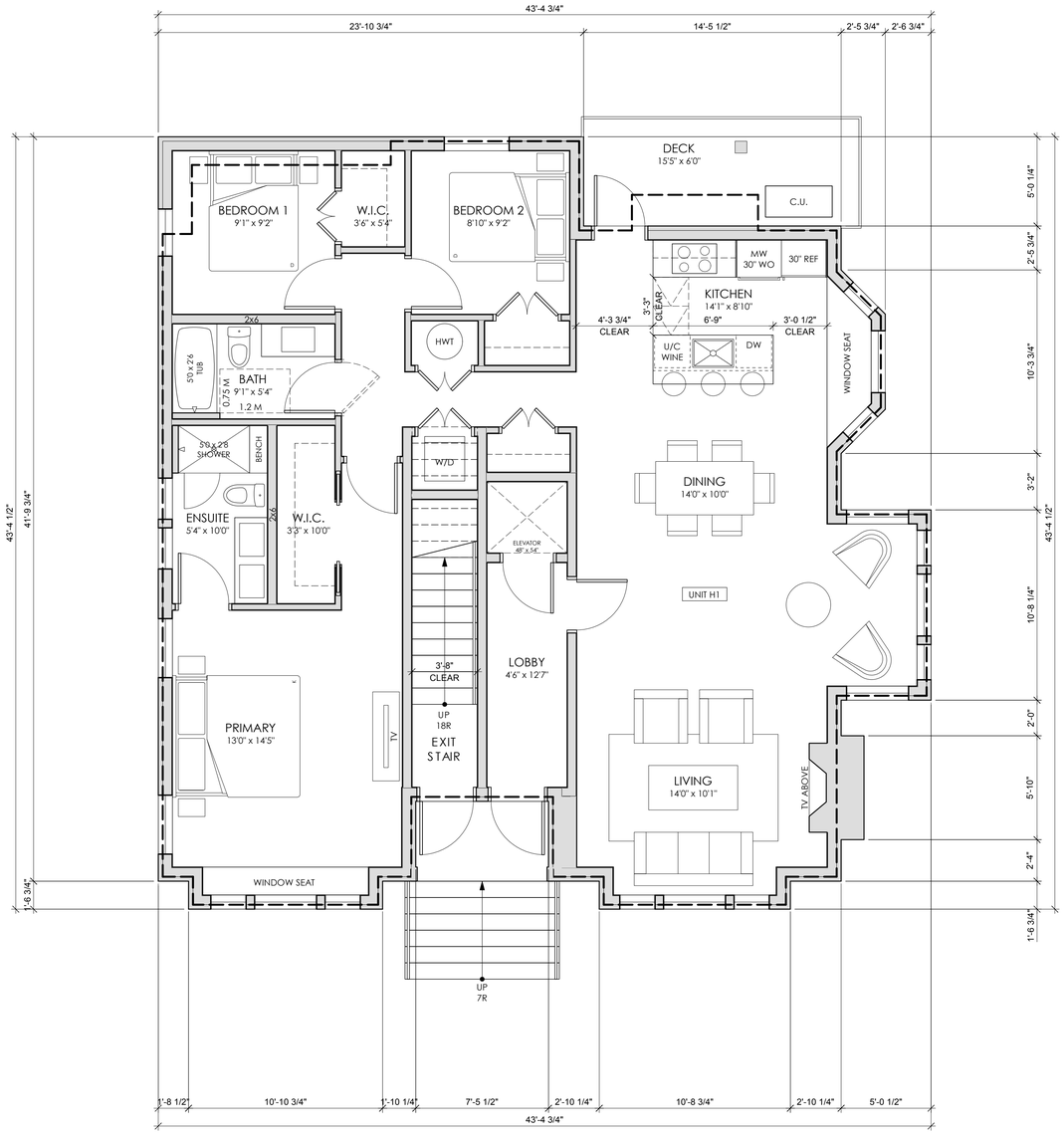
SCALE
1/4" = 1'-0"

A3.06



LEVEL 1 PLAN

UNIT H1

LEGEND

EXISTING BUILDING

UNIT TYPE HERITAGE HOUSE FLOOR AREAS

	LEVEL H1 SQ FT	LEVEL H2 SQ FT	LEVEL H3 SQ FT	**TOTAL**
GROSS	1604.6 SF	1600.4 SF	1145.1 SF	**4350.1 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	1604.6 SF	1600.4 SF	1145.1 SF	**4350.1 SF**

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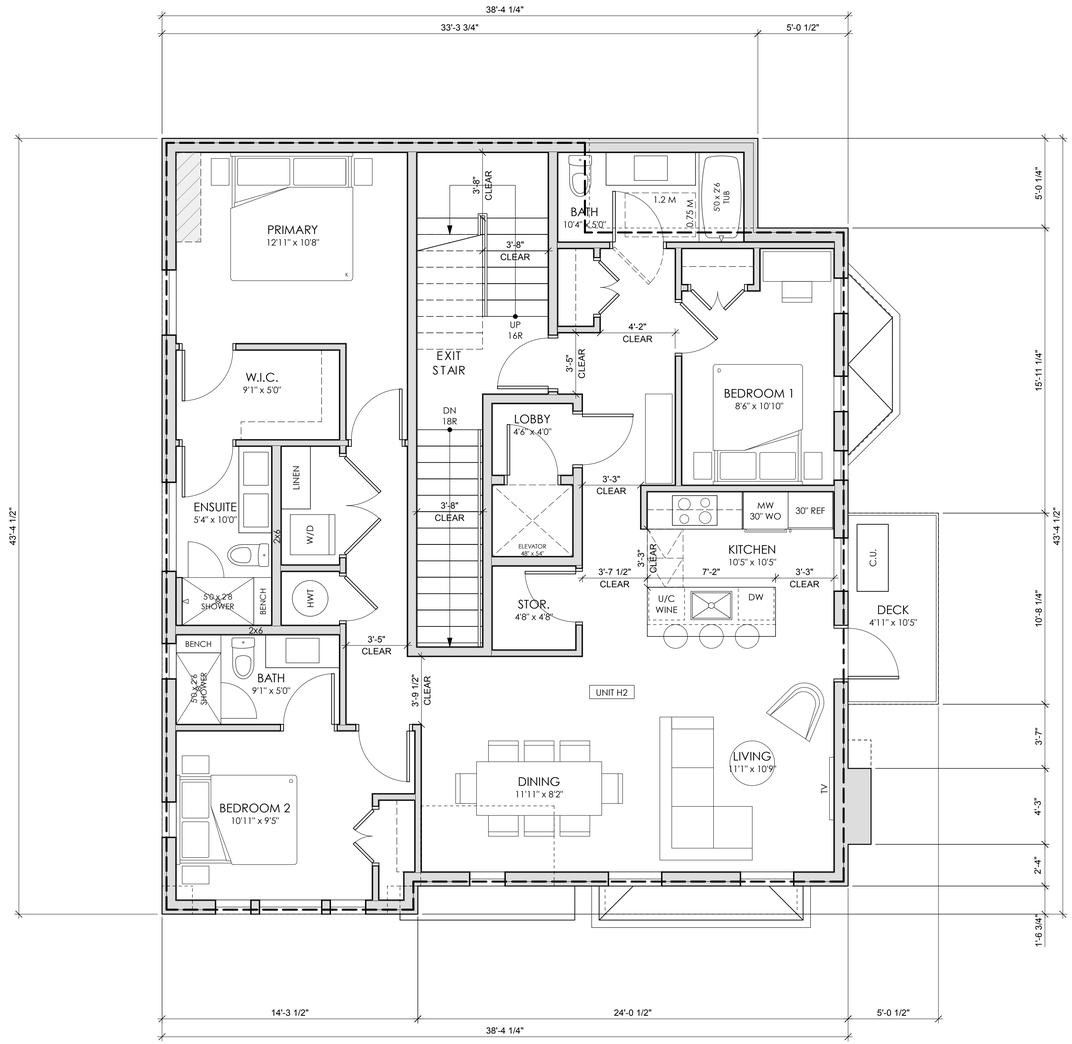
DRAWING

UNIT TYPE H1 PLANS

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

A3.07



LEVEL 2 PLAN
UNIT H2

LEGEND

EXISTING BUILDING

UNIT TYPE HERITAGE HOUSE FLOOR AREAS

	LEVEL H1 SQ FT	LEVEL H2 SQ FT	LEVEL H3 SQ FT	TOTAL
GROSS	1604.6 SF	1600.4 SF	1145.1 SF	**4350.1 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	1604.6 SF	1600.4 SF	1145.1 SF	**4350.1 SF**

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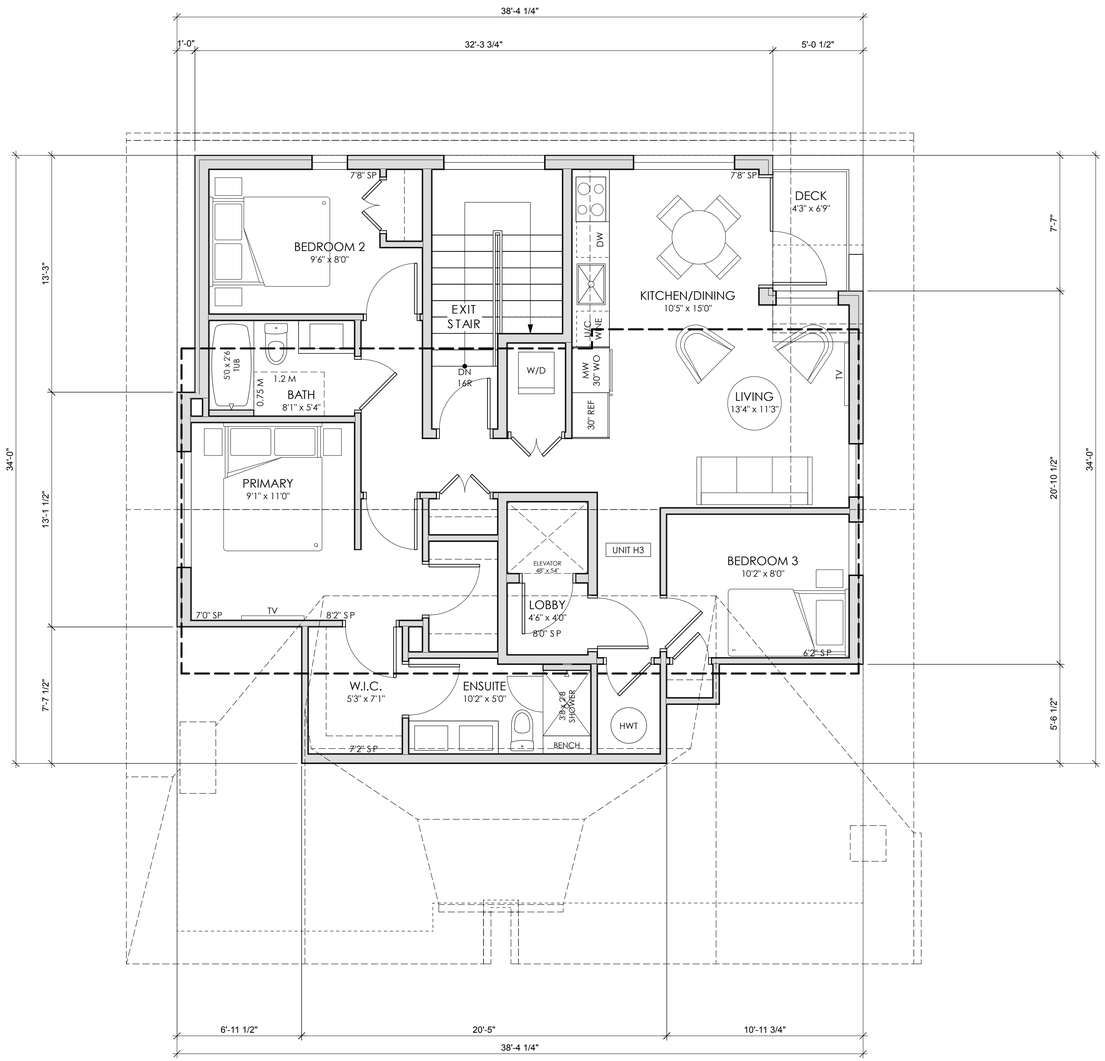
DRAWING

UNIT TYPE H2 PLANS

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

A3.08



LEVEL 3 PLAN

UNIT H3

LEGEND

EXISTING BUILDING

UNIT TYPE HERITAGE HOUSE FLOOR AREAS

	LEVEL H1 SQ FT	LEVEL H2 SQ FT	LEVEL H3 SQ FT	TOTAL
GROSS	1604.6 SF	1600.4 SF	1145.1 SF	**4350.1 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	1604.6 SF	1600.4 SF	1145.1 SF	**4350.1 SF**

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DRAWING

UNIT TYPE H3 PLANS

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

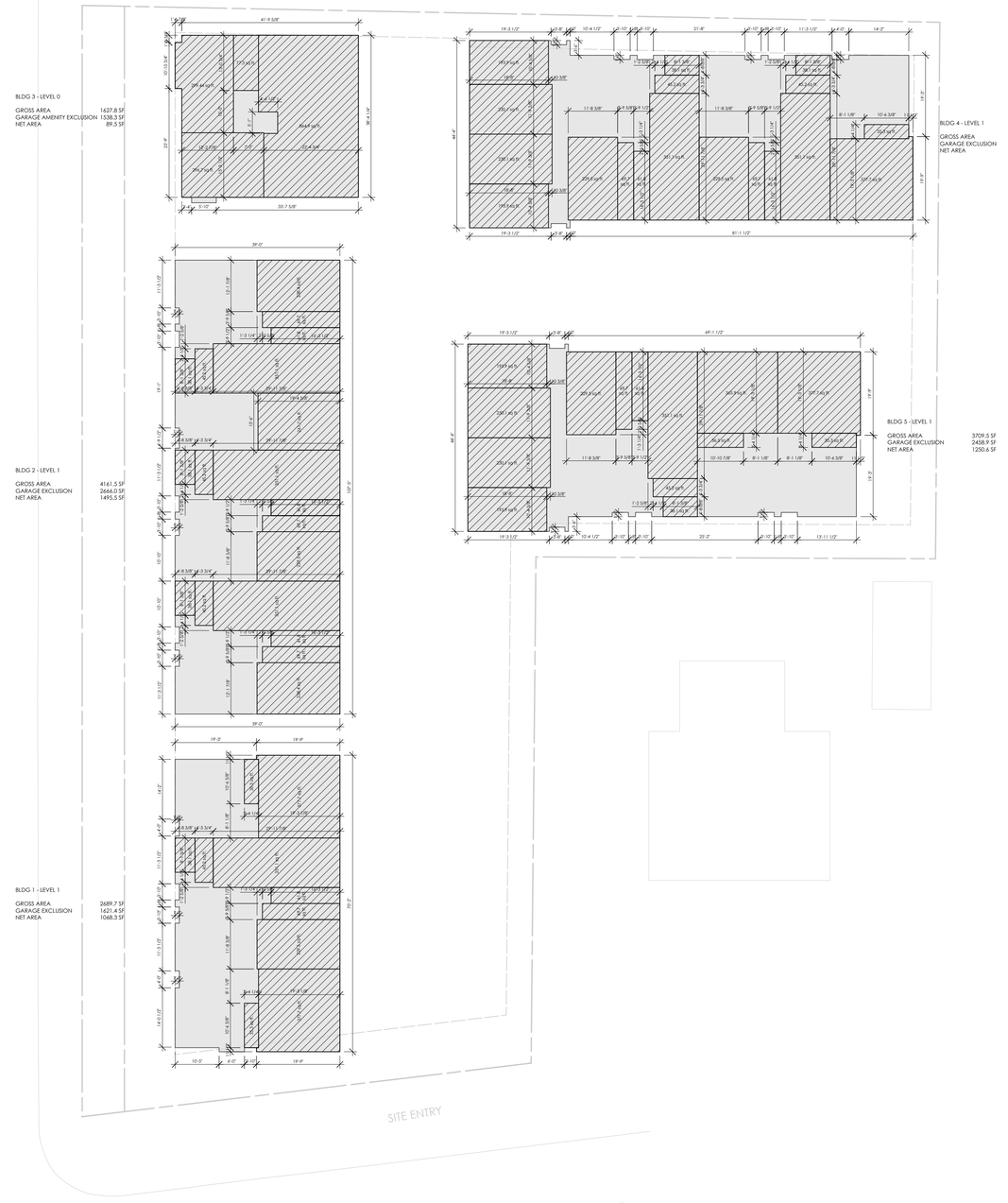
A3.09

LEVEL 1 AREA

GROSS BUILDING AREA:	16362.0 SF
AREA DEDUCTIONS	
GARAGE/BIKE STORAGE:	11136.4 SF
TOTAL EXCLUSIONS:	11136.4 SF
TOTAL NET AREA:	5225.6 SF

LEGEND

- GROSS BUILDING AREA
- EXCLUSION



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DRAWING

AREA OVERLAY
LEVEL 1

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

N

01.01

LEVEL 2 AREA

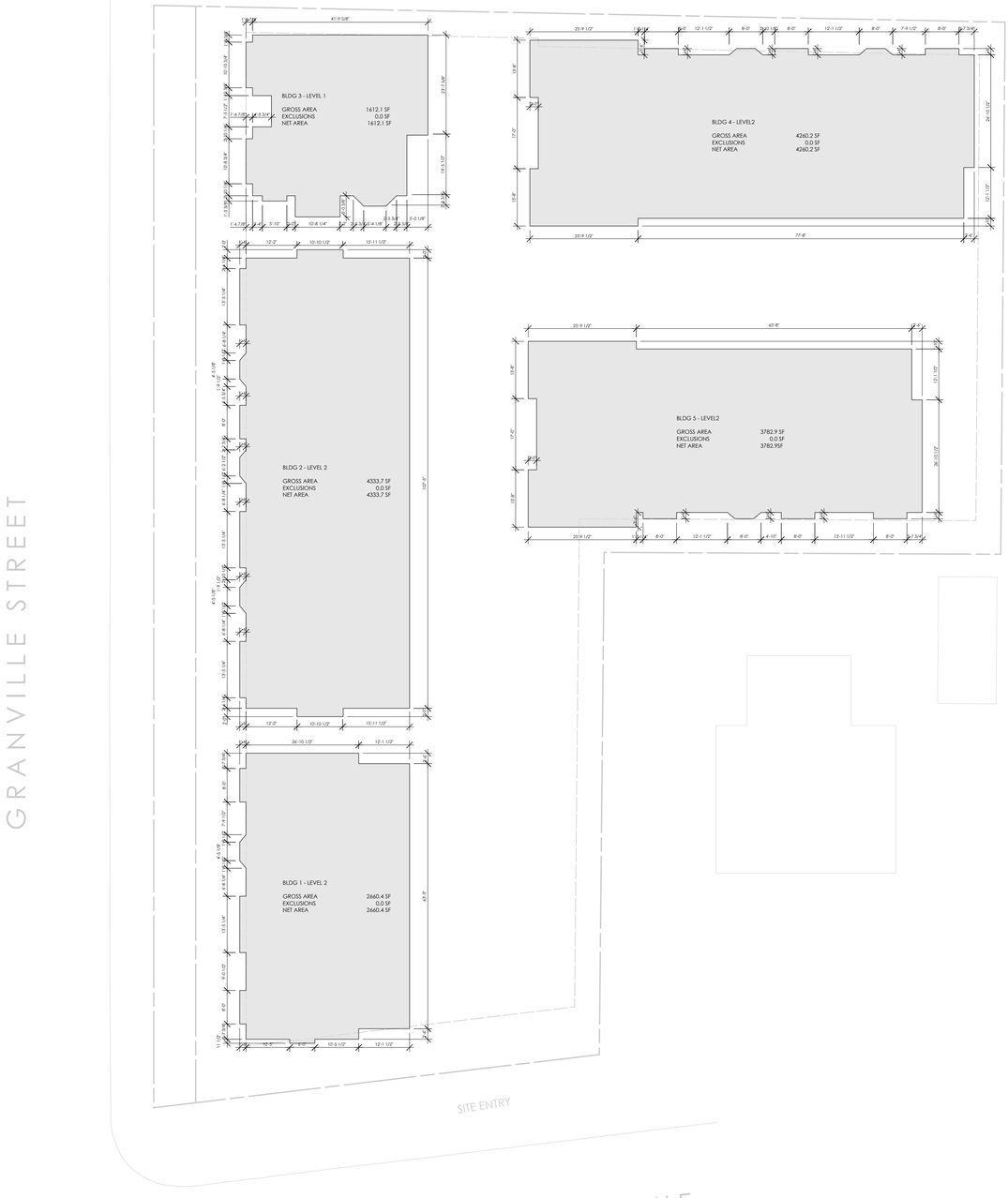
GROSS BUILDING AREA:	16649.3 SF
AREA DEDUCTIONS	
STORAGE:	0.0 SF
TOTAL EXCLUSIONS:	0.0 SF
TOTAL NET AREA:	16649.3 SF

LEGEND

- GROSS BUILDING AREA
- EXCLUSION

NOTES:

ALL BUILDING DIMENSIONS, OVERHANGS, SETBACKS AND YARDS ARE TO THE FACE OF CLADDING.



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DRAWING

AREA OVERLAY
LEVEL 2

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

N

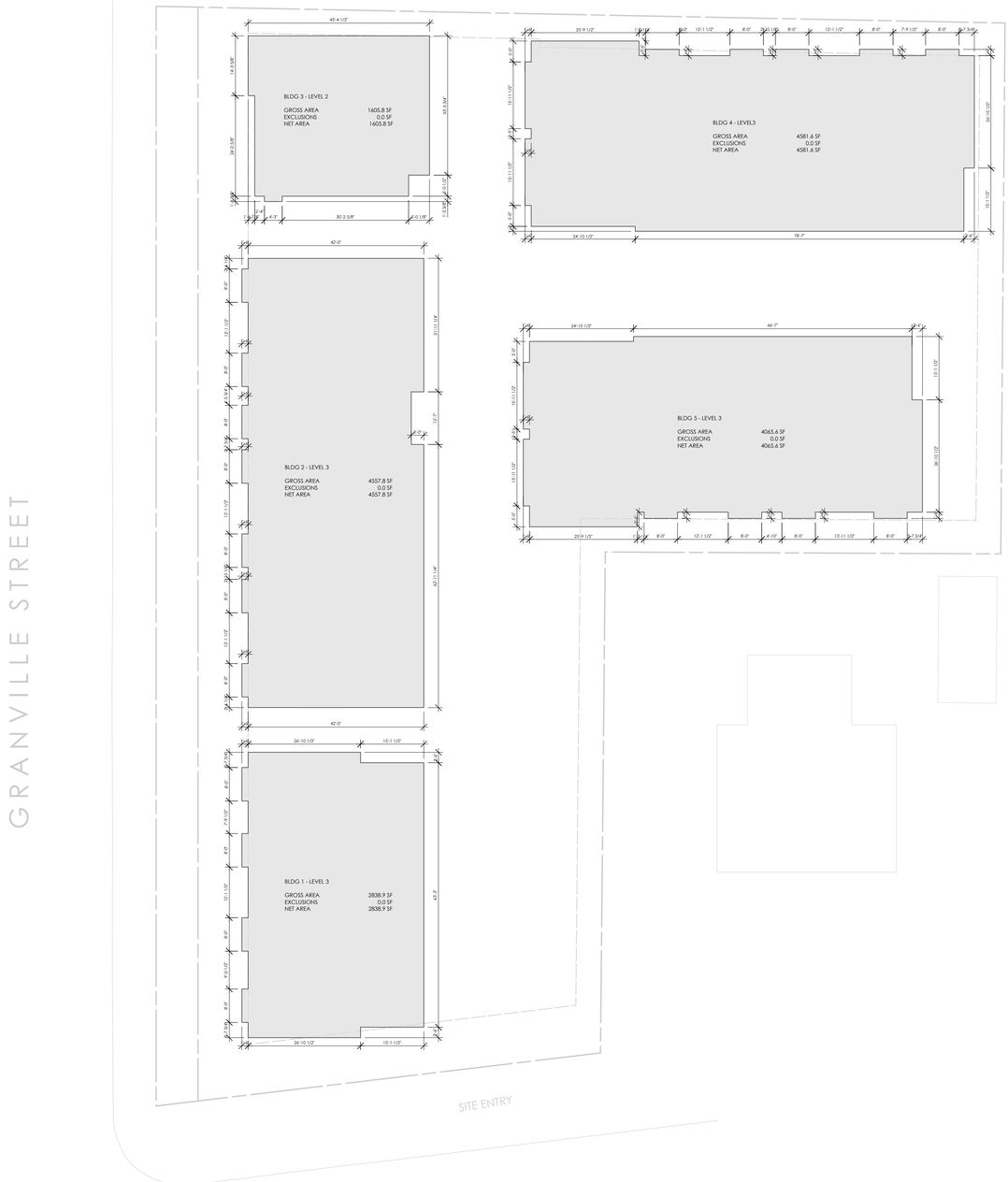
01.02

LEVEL 3 AREA

GROSS BUILDING AREA:	17649.7 SF
AREA DEDUCTIONS	
STORAGE:	0.0 SF
TOTAL EXCLUSIONS:	0.0 SF
TOTAL NET AREA:	17649.7 SF

LEGEND

- GROSS BUILDING AREA
- EXCLUSION



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DRAWING

AREA OVERLAY
LEVEL 3

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

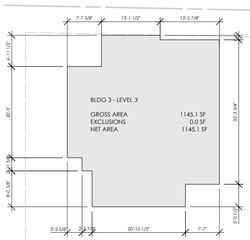
01.03

LEVEL 4 AREA

GROSS BUILDING AREA:	1145.1 SF
AREA DEDUCTIONS	
STORAGE:	0.0 SF
TOTAL EXCLUSIONS:	0.0 SF
TOTAL NET AREA:	1145.1 SF

LEGEND

- GROSS BUILDING AREA
- EXCLUSION



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DRAWING

AREA OVERLAY
LEVEL 3 HERITAGE

PRINT DATE
APR. 20, 2026

SCALE
1/16" = 1'-0"

O1.04

8.0 Landscape Drawings

INTRACORP
Building the Extraordinary

GRANVILLE & BALFOUR

ISSUED FOR REZONING

MARCH 30, 2026

CONTACTS

CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET, VANCOUVER, BC V6H 2V1

OREN MIZRAHI, PRINCIPAL
604-681-3303 x 231
OREN@CONNECTLA.CA

ASHLEY FLECK, PROJECT COORDINATOR
604-681-3303 x 224
ASHLEY@CONNECTLA.CA

LANDSCAPE DRAWING INDEX

SHEET NO.	SHEET NAME
L0.00	COVER SHEET
L0.01	INSPIRATION AND PRINCIPLES
L0.02	DIAGRAMS
L0.03	TREE MANAGEMENT PLAN
L1.00	MATERIALS & LAYOUT PLAN
L2.00	MATERIALS PRECEDENT IMAGES
L3.00	PLANTING PLAN - GROUND LEVEL
L4.00	SECTIONS + ELEVATIONS
L5.00	LANDSCAPE DETAILS
L5.01	LANDSCAPE DETAILS



connect
LANDSCAPE ARCHITECTURE

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KEYPLAN

SEAL

2	ISSUED FOR REZONING	26-03-30
1	ISSUED FOR SCHEMATIC DESIGN	25-08-15

ISSUE

GRANVILLE & BALFOUR

3738 Granville, 1499 Balfour
Vancouver, British Columbia

Scale:	NTS
Drawn:	AF
Reviewed:	OM
Project No.	25-144

COVER SHEET

L0.00

VISION

The landscape design aspires to create a sense of place through the use of contextual materials and forms inspired by the rich ecology, heritage, and character of Shaughnessy.



PLACEMAKING

Thoughtful design inspired by the distinct character and lush landscapes of Shaughnessy



URBAN NATURE

Fostering the rich neighbourhood ecology and supporting the existing tree network



HERITAGE

Reflecting the cultural and historical heritage through materiality and composition

connect
LANDSCAPE ARCHITECTURE

2305 Hemlock Street, Vancouver, BC V6H 2V1
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KEYPLAN

SEAL

2	ISSUED FOR REZONING	26-03-30
1	ISSUED FOR SCHEMATIC DESIGN	25-08-15

ISSUE

GRANVILLE & BALFOUR

3738 Granville, 1499 Balfour
Vancouver, British Columbia

Scale:	NTS
Drawn:	AF
Reviewed:	OM
Project No.	25-144

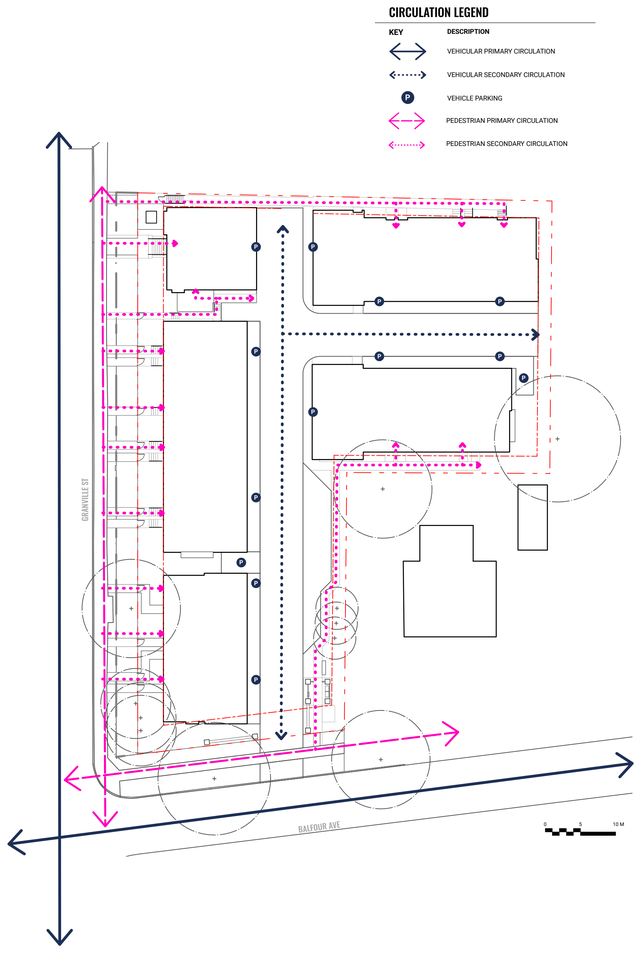
INSPIRATION AND PRINCIPLES

L0.01

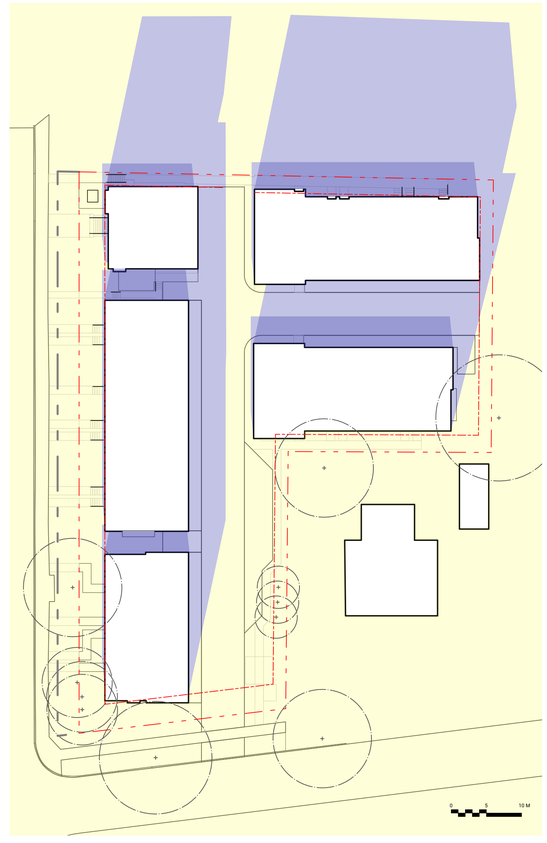
CONTEXT MAP



CIRCULATION



SUN/SHADE



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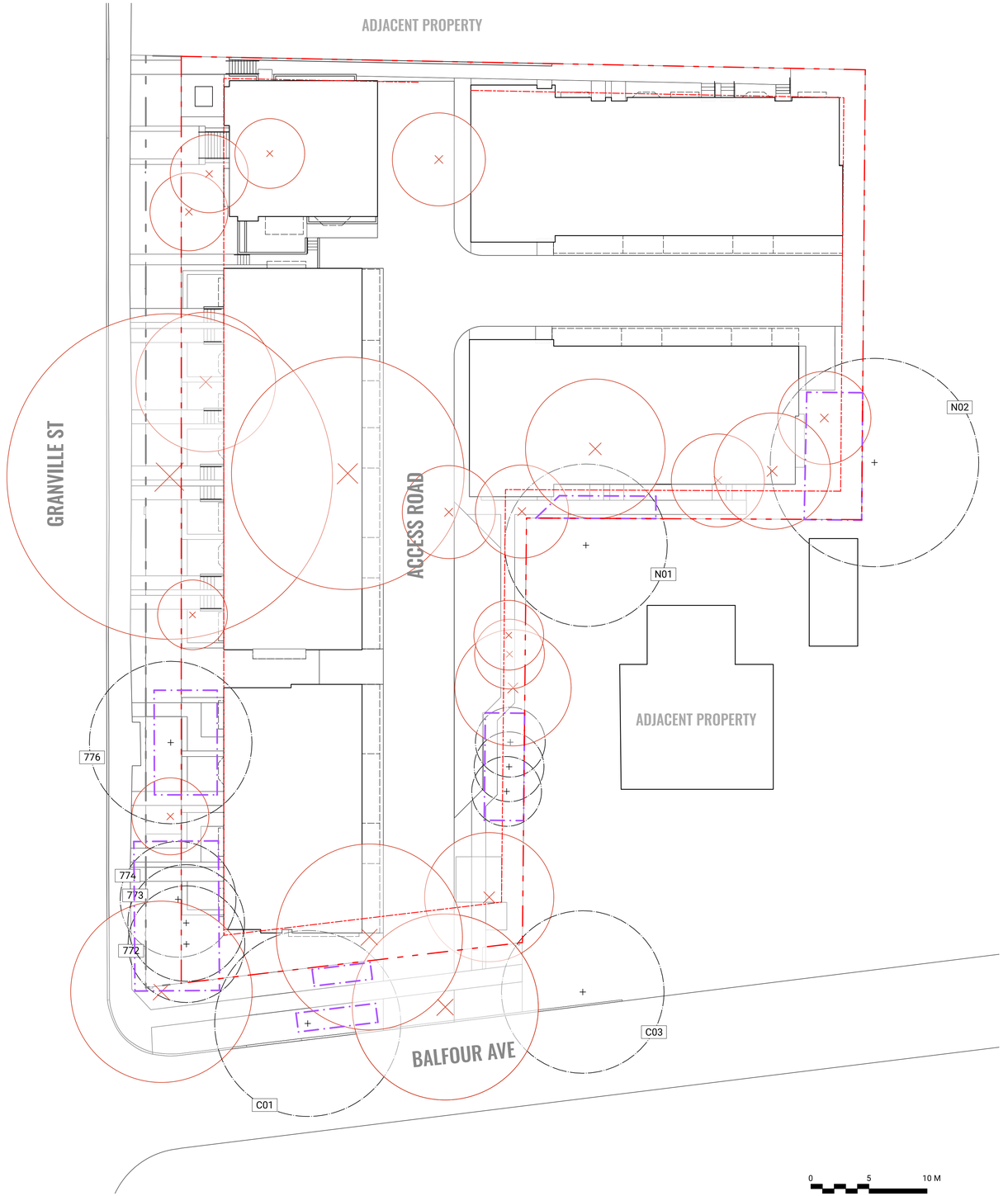
DIAGRAMS

TREE MANAGEMENT LEGEND

KEY	DESCRIPTION
+	EXISTING TREE TO BE RETAINED AND PROTECTED
×	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE

NOTE: REFER TO ARBORIST REPORT FOR TREE PROTECTION AND TREATEMENT NOTES.



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TREE MANAGEMENT PLAN

L0.03

GENERAL LEGEND

KEY	DESCRIPTION
P/L	PROPERTY LINE
S/L	SETBACK LINE
	EXTENT OF STRUCTURE BELOW
	EXTENT OF STRUCTURE ABOVE

MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	CIP CONCRETE PAVING	1 / L5.00
	CONCRETE UNIT PAVER	2 / L5.00
	GRANULAR PEDESTRIAN PAVING	3 / L5.00
	ASPHALT SURFACE (BY OTHERS)	
	CONCRETE WALLS (BY OTHERS)	
	CIP CONCRETE STAIRS & HANDRAIL	7 / L5.00
SOFTSCAPE		
	SOD LAWN	4 / L5.00
	PLANTING AREA	5 / L5.00
	PRIVACY HEDGES	5 / L5.00
	EXISTING TREE TO RETAIN REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLANS	
	PROPOSED TREE REFER TO PLANT LIST / PLANTING PLANS	8 / L5.00
FURNISHING		
	WOOD TOP BENCH	1 / L5.01
	FENCE TYPE 1: LOW FENCING	3 / L5.01
	FENCE TYPE 2: SCREENING	4 / L5.01
	ENTRANCE MONUMENT (PER ARCH)	
	BIKE RACKS	2 / L5.01

GRADING LEGEND

KEY	DESCRIPTION
FG / 0m	PROPOSED FIELD GRADE
2.0%	PROPOSED SLOPE
BG / 0m	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
IBG / 0m	INTERPOLATED BUILDING GRADE
FFE / 0m	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)



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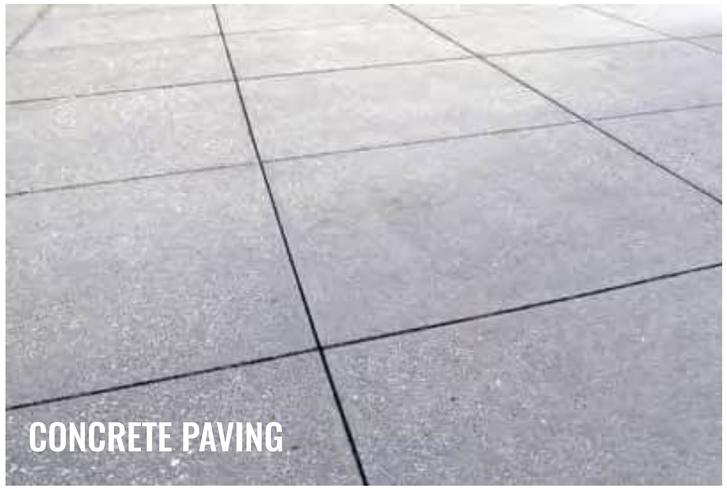
MATERIALS & LAYOUT PLAN

L1.00

MATERIALS



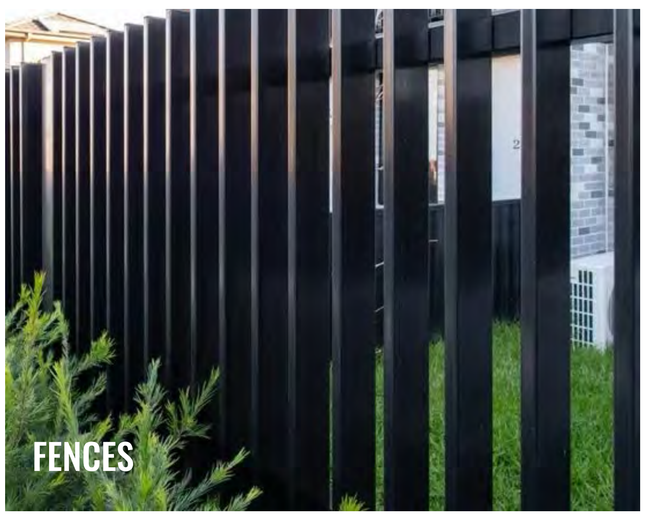
















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MATERIALS PRECEDENT IMAGES

L2.00

MASS PLANTING LIST

AREA NAME	QTY	%	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Border Planting						
	360	10%	*Fragaria chiloensis*	Coastal Strawberry	10cm pot	300 o.c.
	178	20%	*Gaultheria shallon*	Salal	#1 pot	600 o.c.
	239	15%	*Hakonechloa macra*	Japanese Forest Grass	#1 pot	450 o.c.
	160	10%	*Mahonia repens*	Creeping Oregon Grape	#1 pot	450 o.c.
	60	15%	*Rhododendron yakushimanum 'Percy Wiseman'*	Percy Wisemen Rhododendron	#5 pot	900 o.c.
	239	15%	*Salvia nemorosa 'Caradonna'*	Sage	#1 pot	450 o.c.
	33	15%	*Vaccinium ovatum*	Evergreen Huckleberry	#1 pot	1200 o.c.
Private Patio Mix						
	60	20%	*Arctostaphylos uva-ursi*	Kinnikinnick	#1 pot	300 o.c.
	60	20%	*Azalea japonica 'Hino White'*	Hino White Azalea	#3 pot	600 o.c.
	26	20%	*Buxus microphylla 'Green Beauty'*	Littleleaf Boxwood	#3 pot	900 o.c.
	111	20%	*Deschampsia cespitosa 'Goldtau'*	Golden Dew Tufted Hair Grass	#1 pot	450 o.c.
	60	20%	*Polystichum setiferum*	Soft Field Fern	#1 pot	600 o.c.
Townhouse Frontages						
	166	15%	*Arctostaphylos uva-ursi*	Kinnikinnick	#1 pot	300 o.c.
	56	20%	*Azalea japonica 'Hino White'*	Hino White Azalea	#3 pot	600 o.c.
	37	30%	*Buxus microphylla 'Green Beauty'*	Littleleaf Boxwood	#3 pot	900 o.c.
	56	20%	*Polystichum setiferum*	Soft Field Fern	#1 pot	600 o.c.
	75	15%	*Salvia nemorosa 'Caradonna'*	Sage	#1 pot	450 o.c.

TREE LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
ARb	4	*Acer rubrum 'Bowhall'*	Bowhall Red Maple	5cm, cal.	as shown
CJ	7	*Cercidiphyllum japonicum*	Katsura Tree	6cm, cal.	as shown
CK	5	*Cornus kousa*	Kousa Dogwood	5cm, cal.	as shown
CONIFEROUS TREES					
PO	9	*Picea omorika*	Serbian Spruce	3m Ht.	as shown
HEDGES					
Tml	132	*Taxus x media 'Hillii'*	Hillii's Yew	1.5m Ht.	600 o.c.

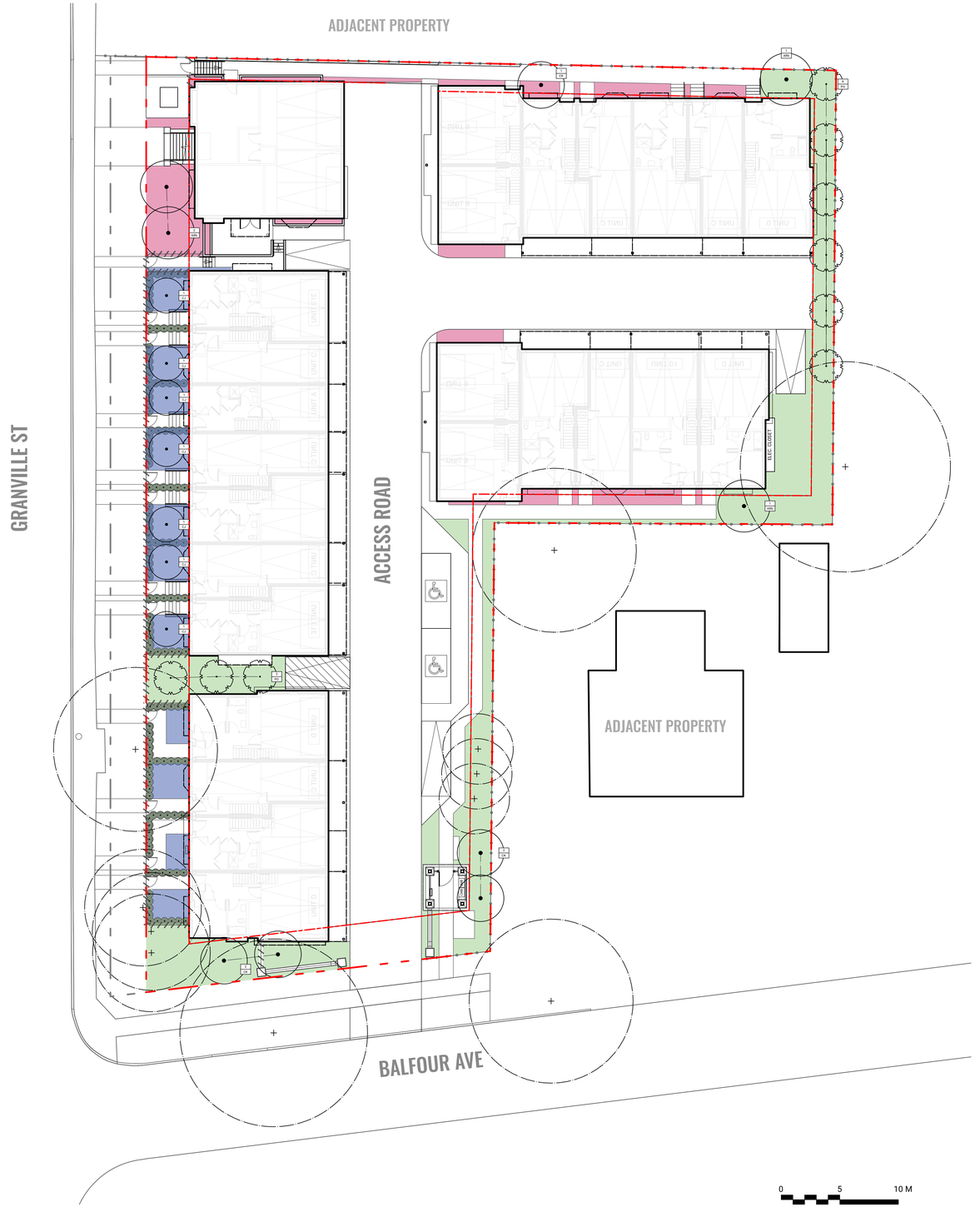
NOTE:

PROVIDE COMPLETE AUTOMATIC IRRIGATION SYSTEM FOR ALL ON-SITE SOFTSCAPE PLANTING AREAS.







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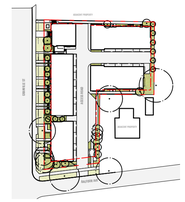

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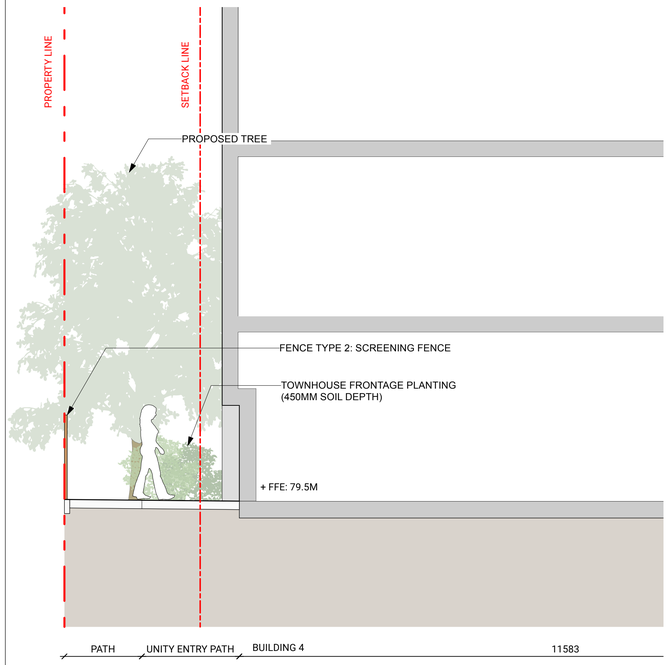
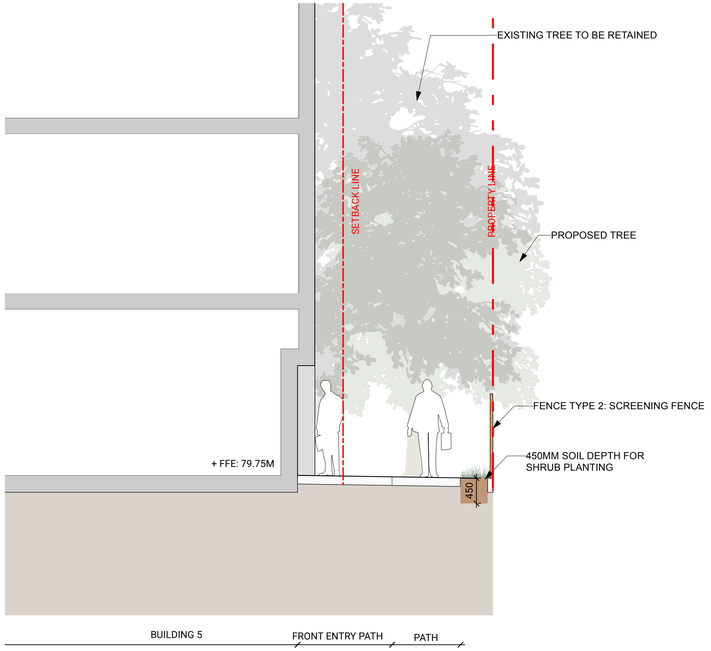
PLANTING PLAN - GROUND LEVEL

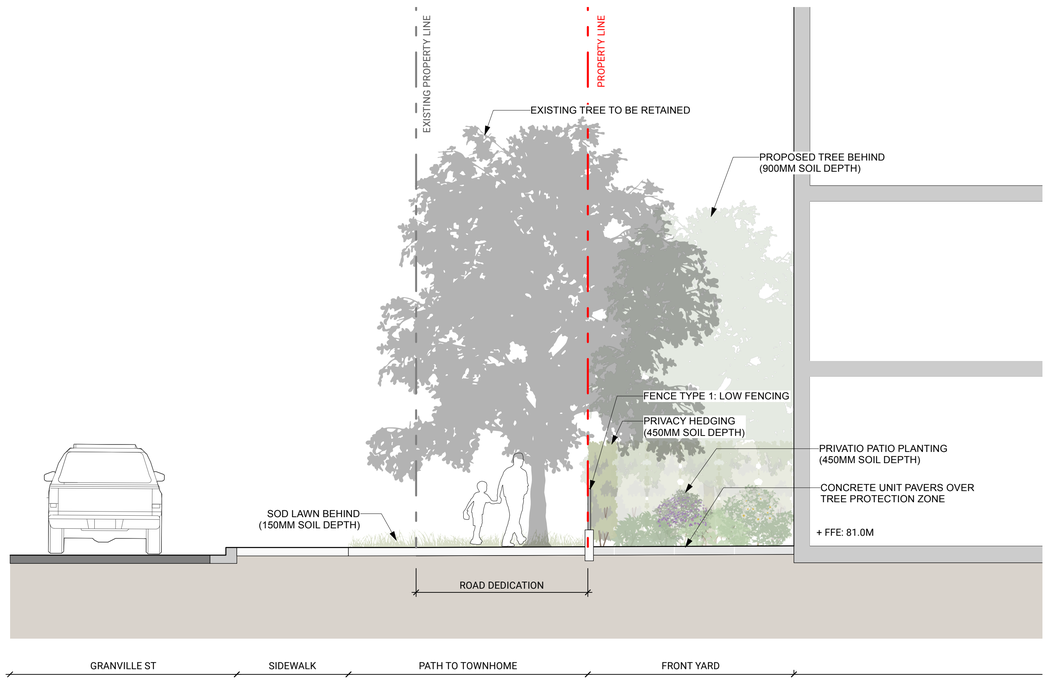
L3.00



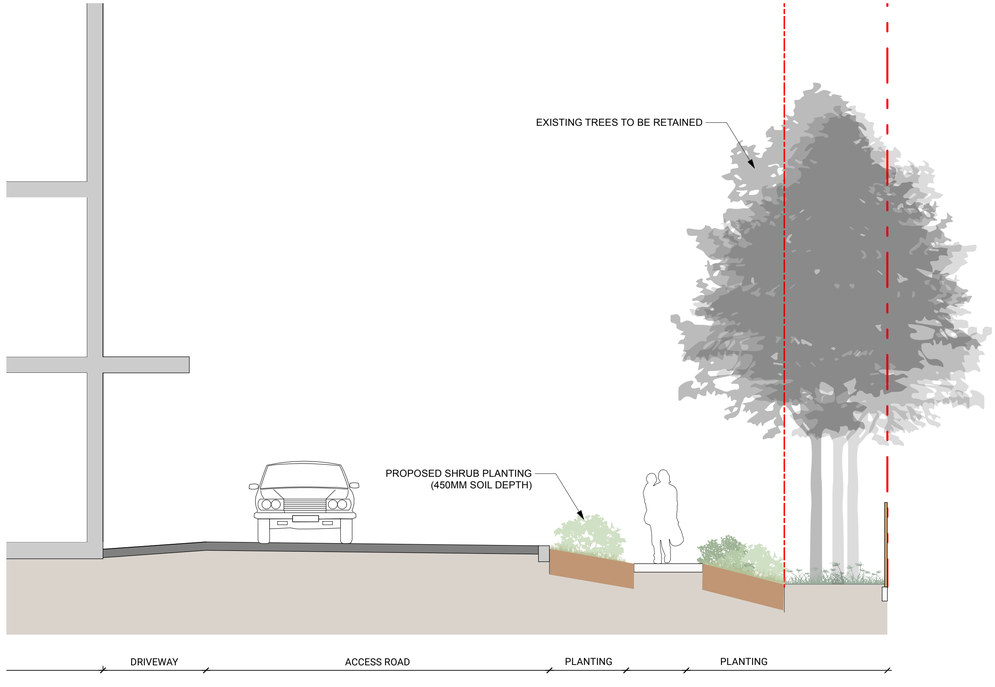
1 BUILDING 4 - TOWNHOUSE ENTRIES
Scale: 1:50



2 BUILDING 5 - TOWNHOUSE ENTRIES
Scale: 1:50



3 TOWNHOUSES ALONG GRANVILLE STREET
Scale: 1:50



4 BUILDING 1 ALONG ACCESS ROAD
Scale: 1:50

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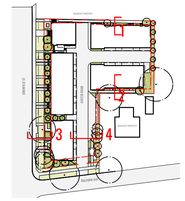

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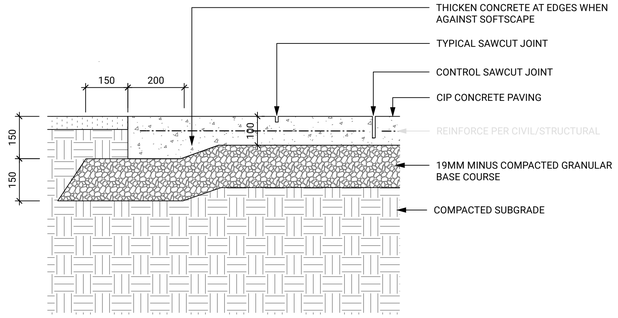
SECTIONS + ELEVATIONS

L4.00



NOTES:

1. EXPANSION JOINTS 6M O.C. MAX, CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.
2. ALL JOINTS/SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. REFER TO CITY STANDARDS FOR ALL OFF-SITE CONCRETE FLAT WORKS.

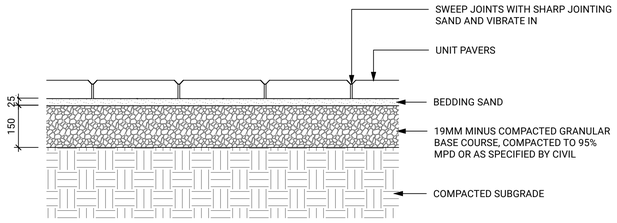
1 CIP CONCRETE
Scale: 1:10



SUPPLIER: TBC

TYPE: TBC

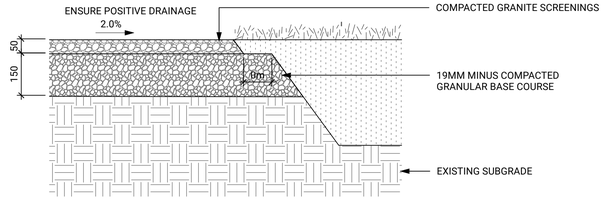
COLOUR: TBC



NOTES:

1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION

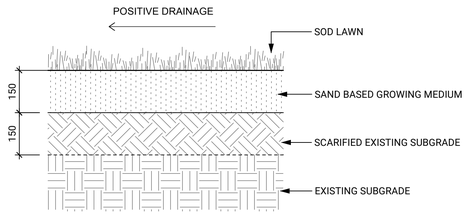
2 PEDESTRIAN UNIT PAVERS
Scale: 1:10



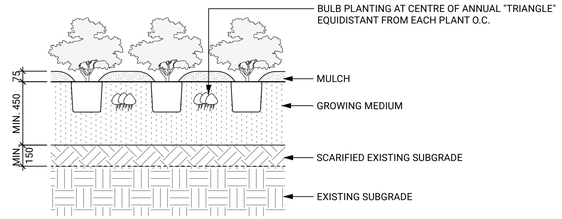
NOTES:

1. POSITIVE SLOPE ALL AREAS
2. SLOPE VARIES - SEE GRADING PLAN

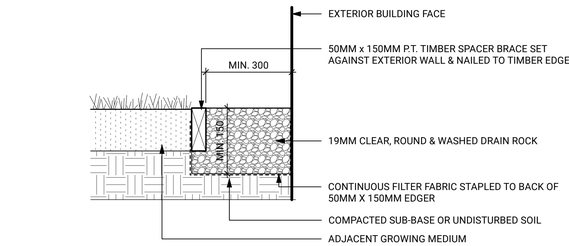
3 PEDESTRIAN GRANULAR PAVING
Scale: 1:10



4 SOD LAWN
Scale: 1:10



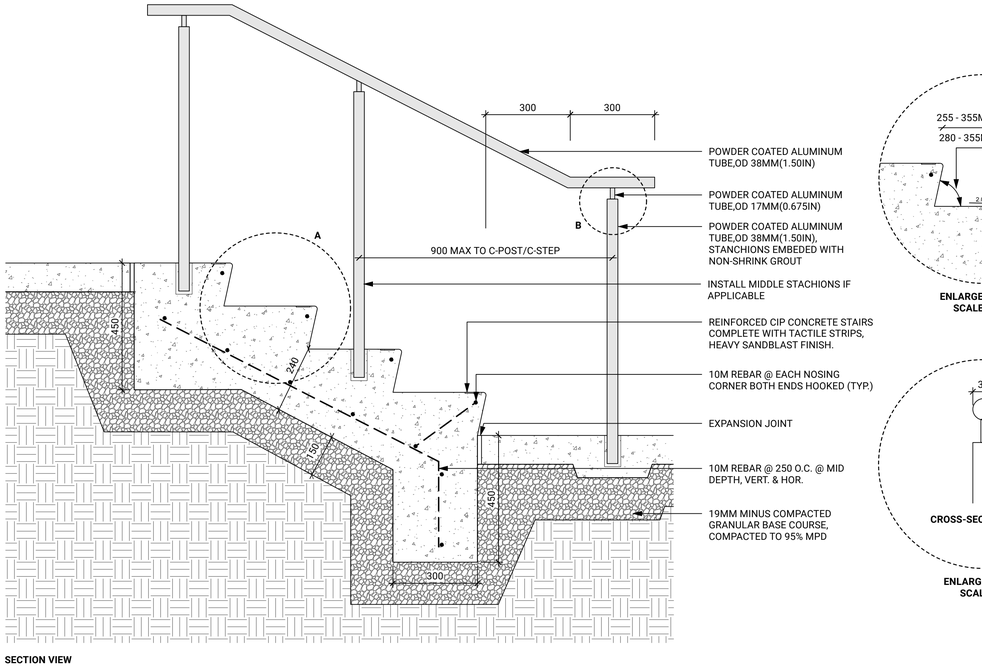
5 PLANTING ON GRADE
Scale: 1:20



NOTES:

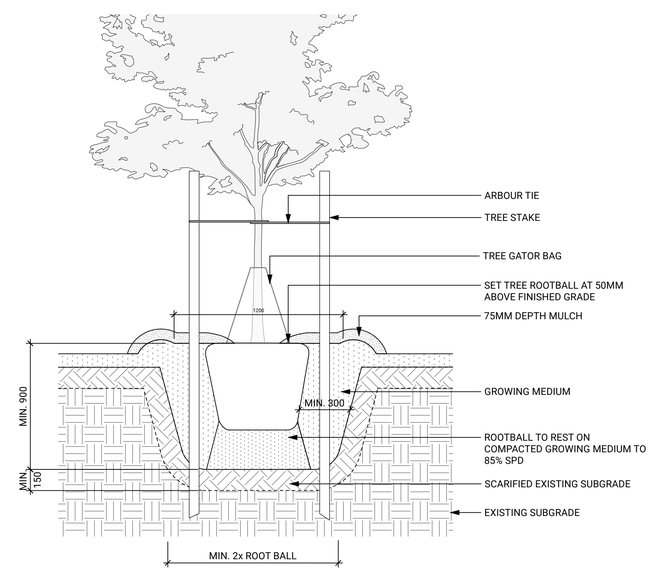
1. ALL LUMBER SIZES ARE SHOWN AS NOMINAL.

6 GRAVEL DRAIN STRIP
Scale: 1:10



SECTION VIEW

7 CIP CONCRETE STAIRS WITH HANDRAIL
Scale: 1:10



NOTES:

1. ADJACENT CONDITIONS VARY PER PLAN.
2. DECIDUOUS TREES UP TO 12CM CAL AND CONIFEROUS TREES UP TO 3M HIEGHT PLACE 2 STAKES PER TREE.
3. PLANTING PIT TO BE FREE DRAINING.

8 TREE PLANTING
Scale: 1:20

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LANDSCAPE DETAILS

L5.00



NOTE: PHOTO FOR DESIGN INTENT ONLY.

SUPPLIER: TBC
TYPE: TBC
MATERIAL: WOOD-TOP
SIZE: TBC

1 WOOD TOP BENCH
Scale: NTS



NOTE: PHOTO FOR DESIGN INTENT ONLY.

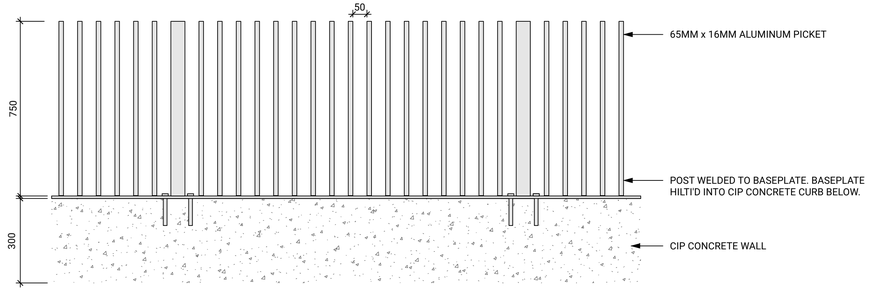
SUPPLIER: TBC
TYPE: TBC
MATERIAL: TBC
SIZE: TBC

2 SURFACE MOUNTED BIKE RACK
Scale: 1:10



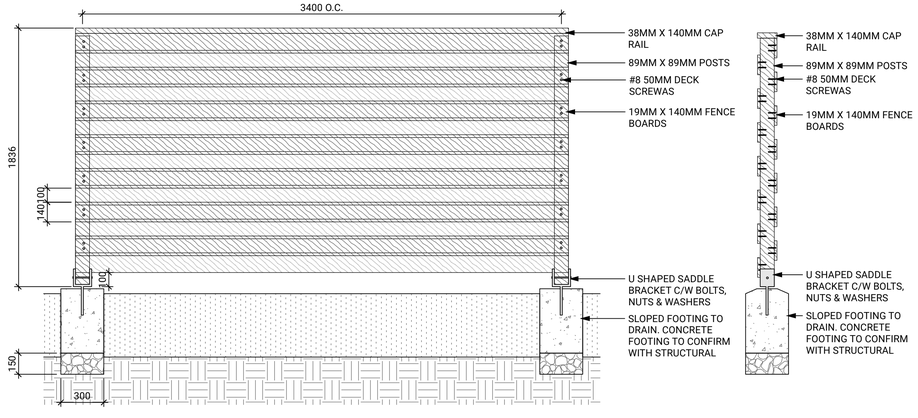
SUPPLIER: TBC
MATERIAL: TBC

NOTE: PHOTO FOR DESIGN INTENT ONLY



NOTES:
1. PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
2. ALL METAL TO BE POWDERCOATED ALUMINUM.
3. ALL METAL HARDWARE TO BE GALVANIZED.
4. POST SPACING AND FOOTING TO BE COORDINATED WITH STRUCTURAL.

3 FENCE TYPE 1: LOW FENCING
Scale: 1:10



NOTES:
1. PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL OF PROJECT LANDSCAPE ARCHITECT.
2. WOOD TO BE YELLOW CEDAR.
3. EXPOSED WOOD TO BE SMOOTH AND SPLINTER-FREE
4. CUT ENDS TO BE TREATED WITH PRESERVATIVE.
5. CUTS TO BE SQUARE AND CLEAN.
6. WOOD TO BE STAINED NATURAL (ES-10) BY BENJAMIN MOORE.
7. ALL METAL HARDWARE TO BE GALVANIZED.

4 FENCE TYPE 2: SCREENING FENCE
Scale: 1:20

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