

31 unit secured market rental housing development 4088 GRANVILLE St.

Rezoning application

- Developer Kirin Investment Ltd
- Architect Matthew Cheng Architect Inc
- Landscape Architect PMG Landscape Architects Ltd

INTRODUCTION REZONING INTENT

TO: COV REZONING PLANNING TEAM

We are pleased to present you with our Application for Rezoning for 4088 Granville Street, on behalf of our client. This application aims to rezone 4088 Granville Street from FSHCA to CD-1 to allow a three-storey stacked townhouse development with 31 secured market rental units. The proposal includes a total floor area of approximately 2,259.30 sq. m (24,319 sq. ft.), a maximum height of 13.64 (45 ft.) to the top of an elevator and 10.92 (36 ft) to the top of roof railing and a floor space ratio of 1.20.

The development site is 1,859 sq. m (20,008 sq. ft.) in size and is comprised of one lot bound by Granville Street and West King Edward Avenue. The site is currently occupied by one detached dwelling, with existing residential tenants on site.

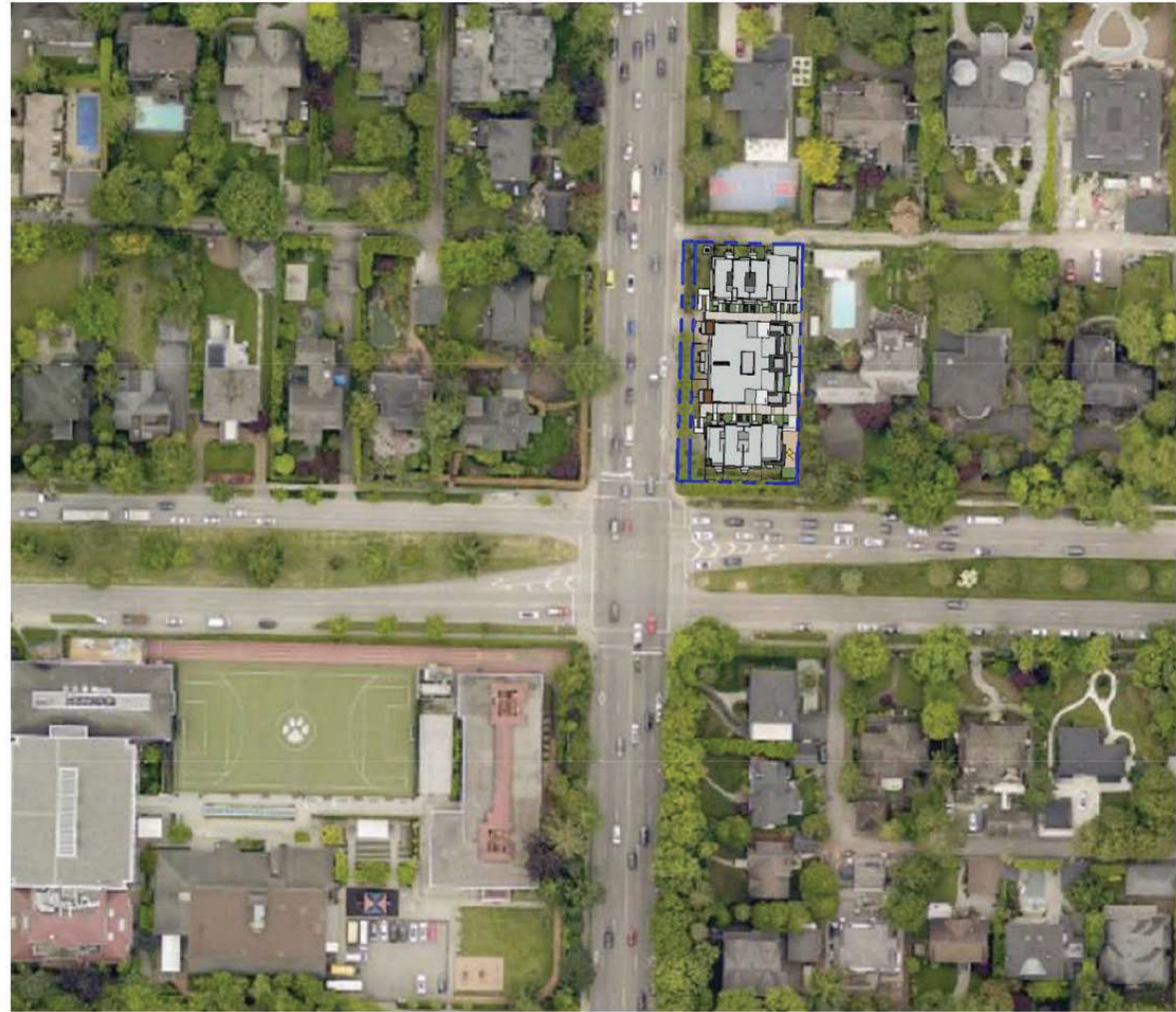
The proposed unit mix consists of 9 studio, 12 one-bedroom, 5 two-bedroom, and 5 three-bedroom units for a total of 31 residential units. 13 vehicle parking spaces, 36 bulk storages and 62 bike spaces (= 54 x class A bike spaces + 8 x class B bike spaces) proposed with access from the rear lane.

We look forward for your feedback on this proposed application.

Matthew Cheng, Architect AIBC
Principal, Matthew Cheng Architect, Inc

Site

- Original lot size: 100' X 200' = 20,008 sf
- 10' dedication along Granville St
- Currently occupied by one detached dwelling with existing residential tenant



Proposal

To rezone

- From FSHCA (First Shaughnessy Heritage Conservation Area)
- To CD 1 (Comprehensive Development 1)
- Based on Secured Rental Policy and other policies and guidelines
- Secured Rental Policy (2012, last amended 2019).
- Rental Incentive Programs Bulletin (2012, last amended 2020).
- First Shaughnessy Heritage Conservation Area General Guidelines (2015, last amended 2016).
- First Shaughnessy Heritage Conservation Area Design Guidelines (2015, last amended 2016).
- Housing Vancouver Strategy (2017).
- High Density Housing for Families with Children Guidelines (1992).
- Family Room: Housing Mix Policy for Rezoning Projects (2016).
- Green Buildings Policy for Rezonings (2017).
- Community Amenity Contributions Through Rezonings (last amended 2018).
- Urban Agriculture Guidelines for the Private Realm.
- Urban Forestry Strategy (2014).



View at Granville & King Edward

Design Rationale –General Form of Development

(4088 Granville Street)

The proposed development at 4088 Granville Street has been designed to meet the objectives of Section 5 of the First Shaughnessy Heritage Conservation Area Official Development Plan (HCA ODP), specifically addressing multi-residential secured rental housing while respecting the heritage streetscape, neighboring properties, and ecological landscape character. The design draws precedent from Figure 7 (page 11) of the HCA ODP (New Developments Including Infills), demonstrating how contemporary architecture can integrate with a carefully composed landscape while maintaining compatibility with the heritage context.

Site Context and CD-1 Consideration

The subject site is located on a single lot bound by Granville Street and West King Edward Avenue, currently occupied by a single detached dwelling with existing residential tenants. The proposal seeks CD-1 rezoning approval to permit a three-building residential development. The arrangement consists of a three-storey apartment building located at the center of the site, flanked by two townhouse buildings. Each townhouse building is designed so that the ground floor functions as a distinct single-level unit, while the second and third floors combine to form stacked two-level townhouse units.

The proposed development provides a total of 31 dwelling units, comprised of 9 studios, 12 one-bedroom units, 5 two-bedroom units, and 5 three-bedroom units. This range of housing types is intended to accommodate a diversity of households, including families, individuals, and seniors, thereby contributing to the provision of varied housing options within the community.

(a) Minimum Side, Rear, and Front Yard Requirements

The development complies fully with minimum setback requirements. The front yard along Granville Street is 7–8 m (23'–26'), exceeding the HCA minimums and the side and rear yards are 4 m (13'). These setbacks provide adequate separation from adjacent properties, reinforce the streetscape rhythm, and maintain visual openness.

(b) Development Beside Non-Conforming Yards

Front Yard Transition: The design provides a transition that gradually aligns with a conforming front yard setback along Granville Street, ensuring a cohesive streetscape.

Side Yard Consistency and Buffering: The side yards are consistent with the prevailing pattern of adjacent properties. Layered landscaping, including trees, shrubs, and planters, creates a buffer between the new development and neighbouring sites, enhancing privacy and visual separation.

(c) Additional Density

The project proposes 31 secured rental units on an 1,859 m² site. The scale, massing, and layout have been carefully analyzed to minimize shadowing, view impacts, and streetscape intrusion. The three-building arrangement—main apartment building in the center with two townhouse buildings on either side—creates a legible hierarchy and ensures community support through a sensitive, context-appropriate composition.

(d) Existing Height Limits

The maximum building height is 10.5 m, which is below the permitted height 10.7 m, maintaining harmony with the surrounding two- and three-storey residential context and blends well with neighboring buildings.

(e) Roof Design

The roof design varies to accommodate multi-residential use while maintaining streetscape compatibility. Modulated rooflines with gables and flat roof integrate roof planting areas and provide visual interest while reducing perceived bulk.

(f) Landscape Design Principles

The landscape design applies HCA principles of enclosure, screening, layering, filigree, filtering, and revealing:

Enclosure: Low walls, trellises, and hedges define the property boundaries and transition between public and private realms.

Screening: Shrubs and trees provide privacy, conceal pathways and parking, and maintain gracious streetscape presentation.

Layering: Multiple planting strata—including large and small trees, shrubs, flowering plants, and ground covers—create depth and richness.

Filigree, Filtering, and Revealing: Pathways, planters, and seating areas are integrated to frame views, provide privacy, and connect residents with natural features.

(g) Protected Trees and Mature Landscaping

All mature trees and protected vegetation are retained wherever feasible, preserving the park-like character, ecological function, and heritage value of the site.

(h) Integration of Landscape with Multi-Residential Use

Pedestrian Circulation: Pathways connect Granville Street to the apartment and townhouse entrances, as well as the Level 1 enclosed amenity with outdoor access.

Outdoor Amenity and Play Areas: Outdoor amenity spaces are located primarily on the East side, including seating, lounges, and open landscaped area. Roof planting and patios provide additional recreation. Each townhouse has a private patio with planters.

Vehicle Circulation and Parking: Vehicle access is consolidated from the rear lane, the 13 parking spaces provided and 62 bicycle spaces (= 54 x class A bike spaces + 8 x class B bike spaces), are provided, minimizing driveway intrusion and preserving landscaping.

(i) Landscaping and Building Materials

High-quality materials are used throughout, including light grey Hardie board, white siding, and warm-toned longboard accents, reflecting the design standards of the HCA. Detailing and finishes are authentic, durable, and visually coherent with neighbouring heritage buildings.

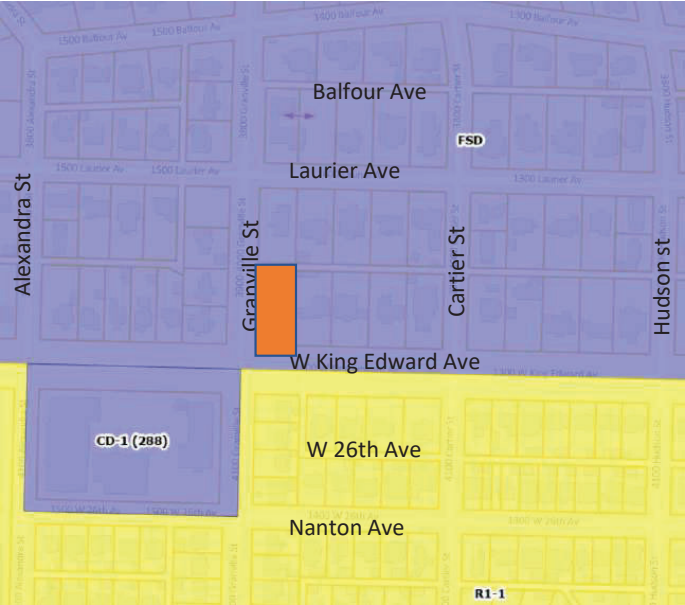
(j) Ground-Oriented Housing for Families




The design includes ground-oriented townhouse units with private patios, planters, and direct access to landscaped pathways. Combined with family-oriented apartment units, these elements provide safe, accessible, and functional housing for families.

Conclusion

The proposal demonstrates full compliance with Section 5 – General Form of Development of the HCA ODP. The main apartment building centrally located with flanking townhouses, the distributed landscaped areas, Level 1 amenity with outdoor access, roof planting, private patios, and retention of mature trees collectively exemplify a sensitive, contextually appropriate, family-oriented, and sustainable multi-residential design. The project successfully integrates principles demonstrated in Figure 7 (page 11, HCA ODP) for contemporary infills while maintaining heritage character, ecological integrity, and streetscape compatibility.

ZONING CONTEXT



-  FSD and CD-1 (288)
-  RS-1
-  Proposed site

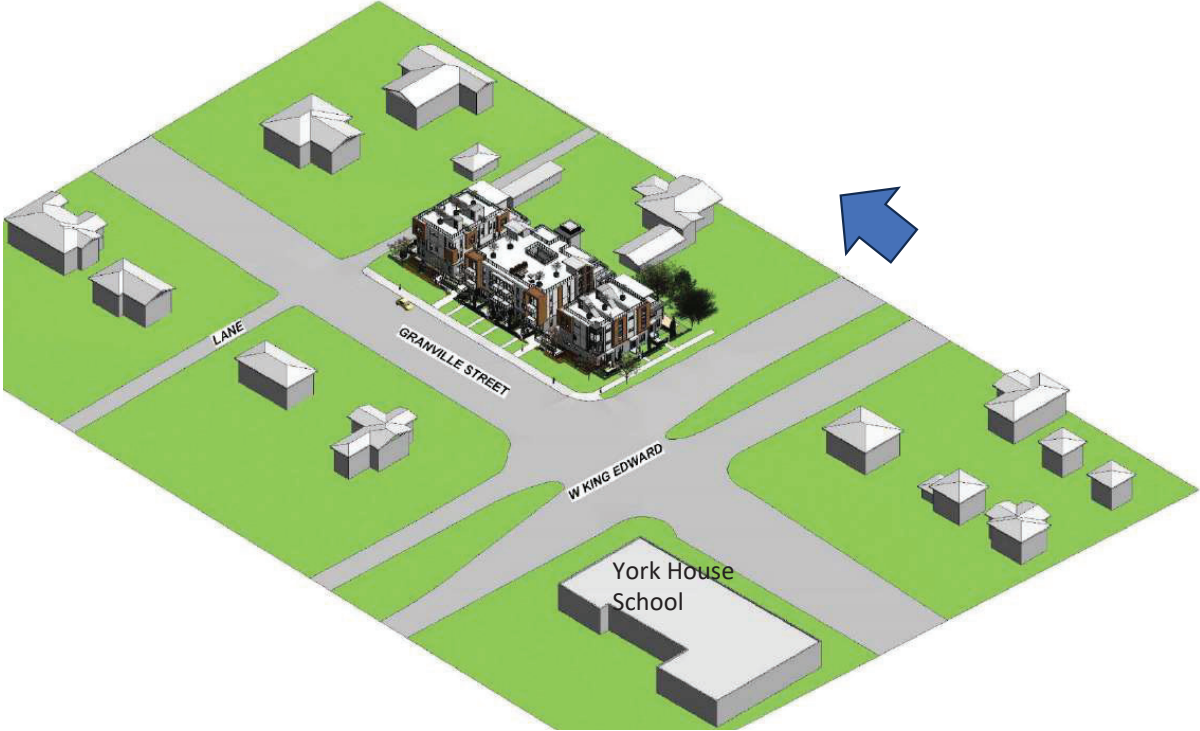


Location

NE corner of Granville St & W King Edward Ave

Single family houses to north and east

York House School at SW corner of Granville St & W King Edward Ave



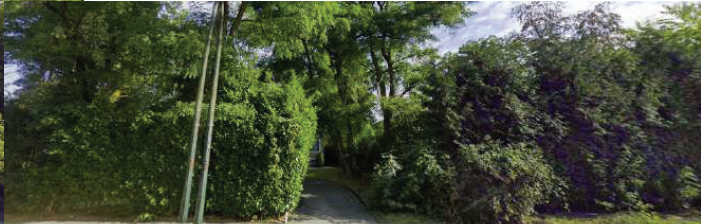
Streetscape



Photo of site Alone W King Edward Ave
4088 Granville St



1475 W King Edward Ave



1451 W King Edward Ave



3998 Granville St



Photo of site alone Granville st
4088 Granville

POLICY CONTEXT

Following the rezoning policy summary for this project.

Uses: The proposed use will be residential only.

Dwelling unit mix includes studio, 1, 2, 3, bedrooms. 24 units are to be market rental apartments and 31 units are to be stratified.

Floor Space Ratio: Base FSR is 1.21

Height: Maximum allowed is 3 stories (approx. 45'). 3-storeys provided.

Frontage: Apartment Building is facing Granville Street, and Townhouses are facing W King Edward and Lane as well as Grandville.

The use of contrasting color further delineates the upper floors as dark color recedes from the rest of the lower floor to help facilitate the segmentation of the main façade.

Setbacks: Front yard (South - W. King Edward Ave) 13' (4m)

Exterior side yard (West - Granville St) 13' (4m) with 13' (4m) at northern 1/4 of site (After 10' (3m) dedication along Granville Street)

Interior side yard (East) 13' (4m) with Increased to 18.5' (5.6m) on level 3 Rear yard (North - Lane) 13' (4m)



SUSTAINABILITY MEASURES

The development will be built with high standards of sustainable guidelines.

- The project proximity to bus transit and electrical charging stations for both vehicles and bicycles will further promote less car community.
- Stormwater management plan will be developed to control stormwater runoff.
- Provision of an underground storm detention tank is proposed on the Southwest corner of the development.
- The main flat roofs are to be provided with high albedo roofing materials and the addition of balconies, canopies, ledges and other horizontal elements minimize the unwanted solar gains during summer.
- Water saving plumbing fixtures and water efficient landscape planters will be carefully chosen.

SUSTAINABILITY MEASURES

Green Buildings Policy for Rezoning

1. Reporting of Green and Resilient Building Measures
 - 1.1 Energy & Emissions Performance Limits
 - 1.2 Embodied Carbon Limits
 - 1.3 Resilient Buildings Planning Worksheet
2. Enhanced Commissioning
3. Energy System Sub-Metering

Project Data:

LEGAL DESCRIPTION: LOT 10, BLOCK 69, DISTRICT LOT 526, PLAN #502

ORIGINAL LOT AREA	20,008 ft ²		1858.79 m ²	
PROPOSED ZONING	CD-1		Stacked Townhouse	
NO. OF UNITS	31 UNITS		31 unit secured market rental housing development	
FSR Area	ALLOWED	PROVIDED		
Total Gross Area	27,585 ft ²	1.20	1.20	
Total Exclusion	3412.0 ft ²			
FSR AREA INCLUDED	24,210 ft ²	PROVIDED	586	ft ²
Number of Storeys	3 storey 25 Units - (9*STUDIO - 12*1 BED - 5*2 BED - 5*3 BED)			
ZONING DATA				
Existing Zoning	Previous Zoning		Proposed	
Building Height	FSD		CD-1	
Height Exclusions			(Building Height Relaxation Requested to provide Amenity Space/Accessible Roof) Exclusion of Amenity, Overrun, Mech Screening&Equip. (Note: Overrun increased to provide full roof access)	
SETBACKS				
GRANVILLE STREET- FRONT YARD (WEST)	4.0 meter (13'-0")		For each building (26' (8 meter) - 24'(7 meter) - 23'(7 meter))	
LANE (NORTH)	4.0 meter (13'-0")		13' (4 meter)	
W KING EDWARD AVE (SOUTH)	4.0 meter (13'-0")		13' (4 meter)	
SIDE (NEIGHBOR BUILDING)	4.0 meter (13'-0")		13' (4 meter)	
MAX FRONTAGE	For each building (26' - 24' - 23')		For each building (26' (8 meter) - 24'(7 meter) - 23'(7 meter))	
PARKING				
Minimum Parking Space		REQUIRED		PROVIDED
REGULAR		0		0
SMALL		0		8
VISITORS		3		0
ACCESSIBLE	1 FOR FIRST 7 UNIT 0.034/each additional unitsX24	1	(1 VAN & 1 REGULAR)	3
TOTAL		5		2
BIKE STORAGES				
		REQUIRED		PROVIDED
CLASS A	1.5 spaces per unit (Under 65m2)	36	LONG-TERM	54
CLASS B	2.5 spaces per unit (Over 65m2)	18		
VERTICAL	6+(11*0.2)=6+2.2=8.2 Up to 30% of the required long-term	8		8
TOTAL		62		62
HEIGHT				
			PERMITTED	PROVIDED
FT			35.11	34.12
METER			10.7	10.4
GARBAGE ROOM				
	Container Footprint (SM)	RESIDENTIAL		
		No. of Cont.	Area	
Mixed Containers (360 lt)	0.6	3.0	1.9	
Mixed Papers (360 lt)	0.6	3.0	1.9	
Glass (240 lt)	0.4	3.0	1.3	
Organics/Food Scrap(240 lt)	0.4	4.0	1.7	
Cardboard bin (3yd ³)	2.5	1.0	2.5	
Garbage (3yd ³)	2.5	1.0	2.5	
Garbage (360 Lt)	0.6	N/A	0.0	
TOTAL			11.8	
			REQUIRED .sm	PROVIDED .sm
			26.5	45.2
STORAGE ROOM				
	number of units 31		REQUIRED	PROVIDED
			31	36
*bulk storage is required for each unit				

FSR CALCULATION	GROSS AREA(SF)	RESIDENTIAL AREA(SF)
PARKING		
LEVEL 1	LEVEL 1	LEVEL 1
	A 2133	2133
	B 3759	3759
	C 1981	1981
TOTAL	7,873	7,873
LEVEL 2	LEVEL 2	LEVEL 3
	A 2169	2169
	B 4263	4263
	C 2249	2249
TOTAL	8,681	8,681
LEVEL 3	LEVEL 3	LEVEL 4
	A 1962	1962
	B 3690	3690
	C 1967	1967
TOTAL	7,619	7,619
INDOOR AMENITY	444	
EXTERIOR AMENITY	2968	
TOTAL AREA	27,585	24,173

	EXCLUSIONS
	GROSS AREA
	INCLUSION

GROSS FLOOR AREA 24,173

FSR BEFORE 1% EXEMPTION	1.21
AFTER 1% EXEMPTION	1.20

	GROSS AREA(SF)	GROSS AREA(SF)	GROSS AREA(SF)
LEVEL 1			LEVEL 3
A 2133			
B 3759			
C 1981			
A 2169			A 1962
B 4263			B 3690
C 2249			C 1967
TOTAL RESIDENTIAL 7,873			TOTAL RESIDENTIAL 7,619
B-AMENITY 444			
TOTAL GROSS LEVEL 1 8,317			TOTAL RESIDENTIAL 8,681

EXCLUSIONS	ft ²	P1	LEVEL1	ROOF
Outdoor Amenity				2968
Indoor Amenity			444	
Storage Room	1737		-	-

TOTAL 444 2968 3,412 ft² 317.32 m²

UNIT MIX	STUDIO	1 BED	2 BED	3 BED	
Level 1	1	5	3	1	10
Level 2	4	5	2	4	15
Level 3	4	2	0	0	6
TOTAL	9	12	5	5	31

2BD/3BD 32% REQ% 35%

Total Family Units Number 10

Parking

Bicycle

Accessible	Required	2
	Provided	2
Visitor	Required	3
	Provided	3
Residential	Required	0
	Provided	8

Class A	Required	54
	Provided	54
Class B	Required	8
	Provided	8

Total 62

Total

