



City of Vancouver *Land Use and Development Policies and Guidelines*

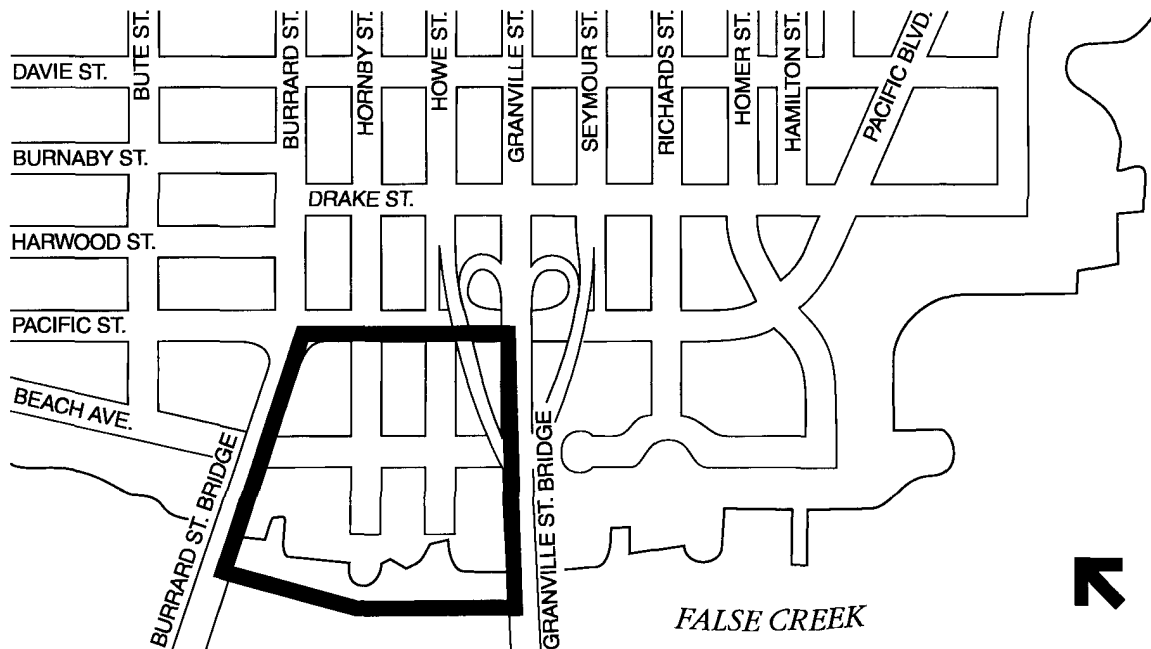
Planning, Urban Design and Sustainability Department

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

GRANVILLE SLOPES POLICIES

Adopted by City Council on November 30, 1989, June 20, 1991 and July 29, 1993

The following land use and development policies apply to Granville Slopes as shown on the map below. These policies were adopted following a planning study of the area.



1 General Policies

1.1 Built Form North of Beach

North of Beach the built form will include a neighbourhood park surrounded by slim towers linked to 3- to 4-storey residential (i.e. rowhouse/townhouse) buildings, set back 10-20 feet from the property line to permit building articulation.

1.2 Density and Site Size North of Beach

Density north of Beach for sites with a minimum 50-foot frontage will be 1.5 FSR, to permit a 3- to 4-storey building. 4.0 FSR is recommended on full blockface sites, as defined by public streets and lanes. Further analysis of density and uses under the Granville Bridge is recommended.

1.3 Building Height and Views North of Beach

Maximum building height will be 210 feet, with relaxations up to 225 feet for sculpting of interesting roof forms. Heights within the view corridor should not exceed 150 to 160 feet.

1.4 Parks and Open Space

The park and open space strategy includes:

- a central, 0.6 acre neighbourhood park;
- open space retrofit of South Granville Slopes, to landscape the waterfront area; and
- street treatments, including additional street trees in South Granville Slopes and upgraded sidewalks, grass boulevards, and a double row of trees in North Granville Slopes.

1.5 Commercial Development

Limited new commercial development will be permitted, restricted to Pacific and Granville with small amounts on Beach, if pedestrian interest is enhanced. Appropriate commercial use and density on Granville under the bridge requires further study.

1.6 Transportation

Key neighbourhood traffic and parking improvements will include:

- endorsement in principle of a Burrard Bridge - Hornby traffic ramp and initiation of ramp design including landscaping and access improvements to buffer nearby housing, achieve a major landscaped linkage to Burrard Street and suitable treatment under the Burrard Bridge;
- westbound widening of Pacific between Hornby and Burrard, a new signal at Pacific/Howe, and new signage and operational improvements in Granville Slopes;
- increased residential parking standards to 0.8 stalls per unit plus one stall per 100 m² to a maximum of 2.2 stalls per unit, and further review of public parking under Granville Bridge; and
- new pedestrian/bicycle linkages integrated with the ramp design, wider sidewalks, and a designated bicycle route along Beach.

1.7 Rezoning Policy

New area zoning should await implementation of development levies, but CD-1 rezoning applications should be entertained if they are compatible with the Concept Plan and if they provide contributions for the park and street improvements.

2 Site Specific Policies

2.1 910 Beach Avenue

The built form concept for this site should include an L-shaped, 3- to 4-storey low-rise with a 7-storey element (maximum of 70 feet) at the Beach/Hornby corner, at a maximum density of 3.0 FSR.

2.2 1400 Block Howe (East Side)

- A maximum density of 4.0 FSR for the consolidated block;
- The base density for sites within a minimum 50-foot frontage is 1.5 FSR;
- The City Engineer, Director of Planning and Director of Housing and Properties will investigate the feasibility of realigning the north-south lane between the 1400 Block of Howe and Granville Streets; and
- The Director of Planning will report back on the concept that, except for developments already in process, in future developments no buildings be allowed above bridge decks within a distance to be agreed upon.

2.3 Other Sites

A total of 28,600 sq. ft. of residential tower floor area may be added to the maximum potential development achievable through rezoning of one or more of the following sites:

- the City-owned portions of the east and west sides of the 1400 Block Howe Street, with the maximum density on either site not to exceed 2.0 FSR if not consolidated into a blockface, and the maximum density on either blockface not to exceed 4.5 FSR;
- the City-owned west side of the 1400 Block Hornby Street with the maximum density not to exceed 4.5 FSR; and
- the City-owned site at 1005 Beach Avenue, with the maximum density not to exceed 2.75 FSR.

The final disposition of the additional floor area is to be proposed by the Director of Housing and Properties, in consultation with the Director of Planning, when framing the rezoning applications.