



**GRANDIN-4 RESIDENTIAL
DEVELOPMENT**

**(RA9) High Rise Apartment
Zone
To
DC2 Site Specific
Development Control
Provision**

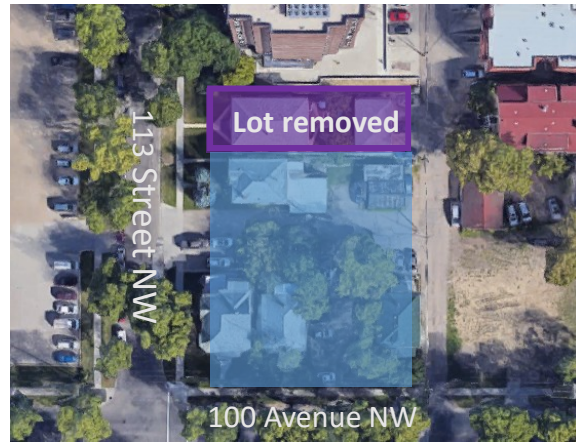
October 2020



- 5 Westrich lots plus 1 adjacent lot to the north were rezoned to DC2 (1134)
- Lane closure approved to consolidate the site



November 2021



- Adjacent property owner no longer wished to continue
- Proposed building redesigned based on the 2020 concept to fit the smaller site
- Both properties rezoned to RA9



August 2022



- Development Permit issued with variances
- Adjacent property owner appealed to SDAB
- SDAB upheld the appeal and cancelled the DP



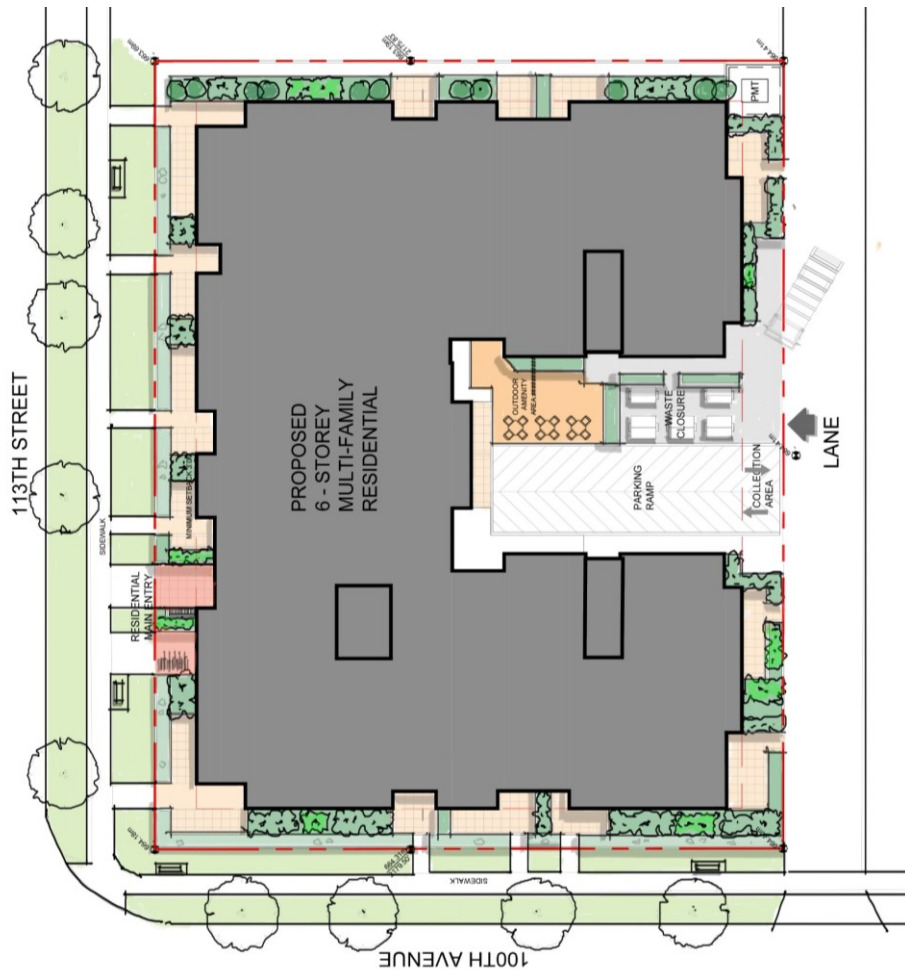
February 2023



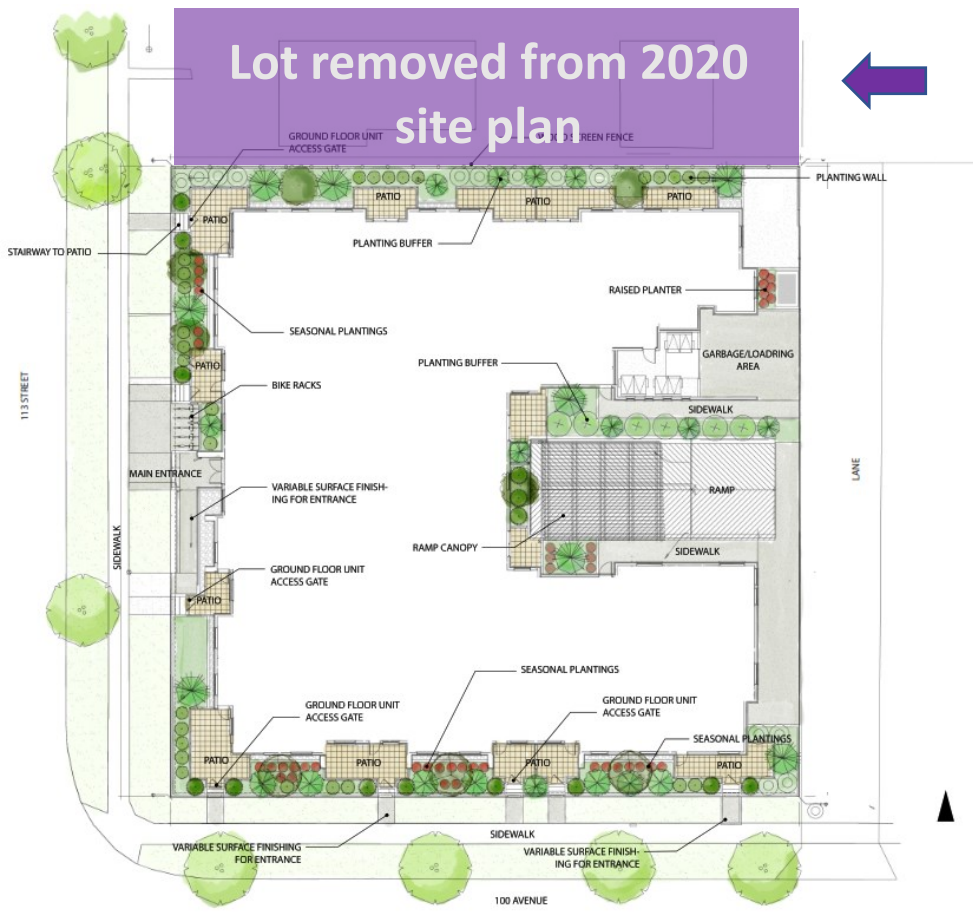
- New DC2 rezoning application
- Same design as per the 2020 DC2 concept and the Development Permit approved in August 2022



Chronology



Previous DC2 site plan (approved by Council in 2020) supported by the Oliver Community League (view from 113 Street)



Proposed DC2 site plan (2023) based on the RA9 Concept (view from 113 Street)

Site Plan Comparison



Previous DC2 design (approved by Council in 2020)
supported by the Oliver Community League
(view from 113 Street)



Proposed DC2 design (2023)
based on the RA9 Concept
(view from 113 Street)

Design Comparison

- The goal is to place this building as a “bookend” to the block on this corner lot.
- The reduced west and south setbacks allow it to provide a strong presence at the corner, protect the interior developments on the block, and active 113 Street and 100 Avenue.



Southwest view

Looking northeast from 113 Street and 100 Avenue



Northwest view

Looking Southeast from 113 Street

South, West, and North Interfaces

- Westrich owns the site immediately across the alley - Grandin-2 (tower).
- The alley will be redeveloped to a commercial standard to mitigate additional traffic impacts.
- Grandin-4 (midrise) activates the alley with residential frontages at the ground level and balconies on all units above.



G4 - Northeast view looking southwest



G4 - Southeast view looking northwest

East Interface with future G2 Tower



Thank you

