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GRANVILLE AT 70TH

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Granville at 70th is the latest high-end residential project in Vancouver West Side developed by Westbank Project Corp.

Granville at 70th punctuates the West Side landscape with architectural prowess and elegance. This development redefines Vancouver's West Side. Two towers reign skyward offering spectacular views. Street-side town homes offer a more intimate style of living, amid lush gardens and boulevards. The community of Granville at 70th is defined by a host of vibrant features including live green-walls, rooftop groves and gardens, an outdoor yoga pavilion, indoor/outdoor entertainment lounge, a putting green, library, theatre, and "The Granville Club", with gym facilities, steam room and sauna. Anchoring the development is a deluxe new Safeway and additional retail.

Granville at 70th consists of 4 major building elements: a one-storey Safeway; a 19-storey residential tower; a 14-storey residential tower and a 7-storey slab residential building comprised of 13 townhouses at street level, retail, and condominium units above as well as rooftop amenity room.

Located in the most convenient community of Vancouver West Side, you can easily access to all facilities nearby. Downtown Vancouver, Richmond, UBC and Oakridge Centre are all within reach just in 15 minutes.

State-of-the-art architectural design and top-of-the-line appliances such as Sub-zero, Miele and Kohler, along with embedded air-conditioning systems allow you to enjoy the top quality life in Granville at 70th.

Location:

Vancouver, Canada

Architect:

Henriquez Partners Architects

Project Size:

381,500 sf

Completion

February 2014

Developer

Westbank





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EDUCATION

SHOPPING

ENTERTAINMENT

PARKS & BEACHES

TRANSPORTATION

RECREATION

EDUCATION

Vancouver's West Side, offers access to select educational institutions. Together with the internationally ranked University of British Columbia (UBC), is the leading undergraduate school Langara College, along with eminent primary and secondary schools including Crofton, York House, St. George's and Magee Secondary, conveniently within the catchment area of Granville at 70th.





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Experience the finest in performing and visual arts, culture and sports, 15 minutes from home. Visit the Vancouver Art Gallery or "Gallery Row" in South Granville, listen to world class music at the Orpheum and Chan Centre or take in a Broadway play at the historic Stanley Theatre. Watch a professional sporting event where ice hockey, football, and soccer excite Vancouver.




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PARKS & BEACHES

Vancouver's West Side features spectacular parks and beaches that have garnered international attention, ranking Vancouver the "Most Livable City in the World" for a decade since 2000. Nature, recreation, and beautiful landscapes abound, giving residents of Granville at 70th, full access to hiking, strolling, swimming, sailing, windsurfing, cycling, or simply sitting; awe-struck by the spectacular scenery.




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RECREATION

Enjoy tremendous recreational access where the options are vast. Granville at 70th is set exquisitely between the urban West Side landscape and the pastoral setting of Southlands, where Equestrian Clubs And desired Golf and Country Clubs span acres of green lawns, and lush forests. 15 minutes from home offers an attractive shift from the "exciting urban" to the "relaxing rural".



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SHOPPING

Just 15 minutes away are some of Vancouver's finest shopping experiences: Downtown's luxury boutiques and department stores, Oakridge Centre, and the dynamic village life of Kerrisdale and South Granville, where local and internationally inspired boutiques, cafes and culinary shops entice savvy shoppers. The neighboring City of Richmond, offers a multicultural shopping experience, including one of the world's best Night Markets.


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TRANSPORTATION

Granville at 70th offers both urban and international access through a transportation network that provides ease in getting around. A 15-minute car ride links Granville at 70th to Vancouver's International Airport. The new "Canada Line" links the airport to Downtown, forging further connections throughout Metro Vancouver via the SkyTrain or TransLink. A bicycle friendly neighborhood, Granville at 70th connects to the city's award winning bicycle network, spanning 400 kilometers.





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SELECTIVE FLOORPLANS

SOUTH TOWER

SUITE 1 (2 BEDROOM)

SUITE 2 (2 BEDROOM)

SUITE 7 (1 BEDROOM)

SUITE 8 (2 BEDROOM)

PENTHOUSE 2
(3 BEDROOM + FAMILY)

WEST TOWER

SUITE 2 (2 BEDROOM)

SUITE 3 (1 BEDROOM)

SUITE 6 (2 BEDROOM)

SUITE 9 (3 BEDROOM)

SUITE 1502 (3 BEDROOM)

PENTHOUSE 3 (3 BEDROOM)

CORNISH ESTATES

SUITE3 (1 BEDROOM)

SUITE5 (1 BEDROOM)

SUITE 8/10/12 (1 BEDROOM)

SUITE501 (2 BEDROOM)

TOWNHOUSE 2
(3 BEDROOM + FAMILY)

TOWNHOUSE 7
(3 BEDROOM + FAMILY + STUDY)

South
Tower
Granville
at 70th

Suite 01

2 Bedroom + Flex 1,154 sf

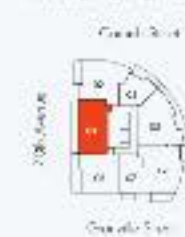
Living 948 sf, Kitchen 508 sf



Floors 7, 9, 12, 17, 20



Floors 3, 10, 16, 18



Floors 11, 15, 19, 21



ZOOM IN

DOWNLOAD FLOORPLAN



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GRANVILLE AT 70TH

OVERVIEW

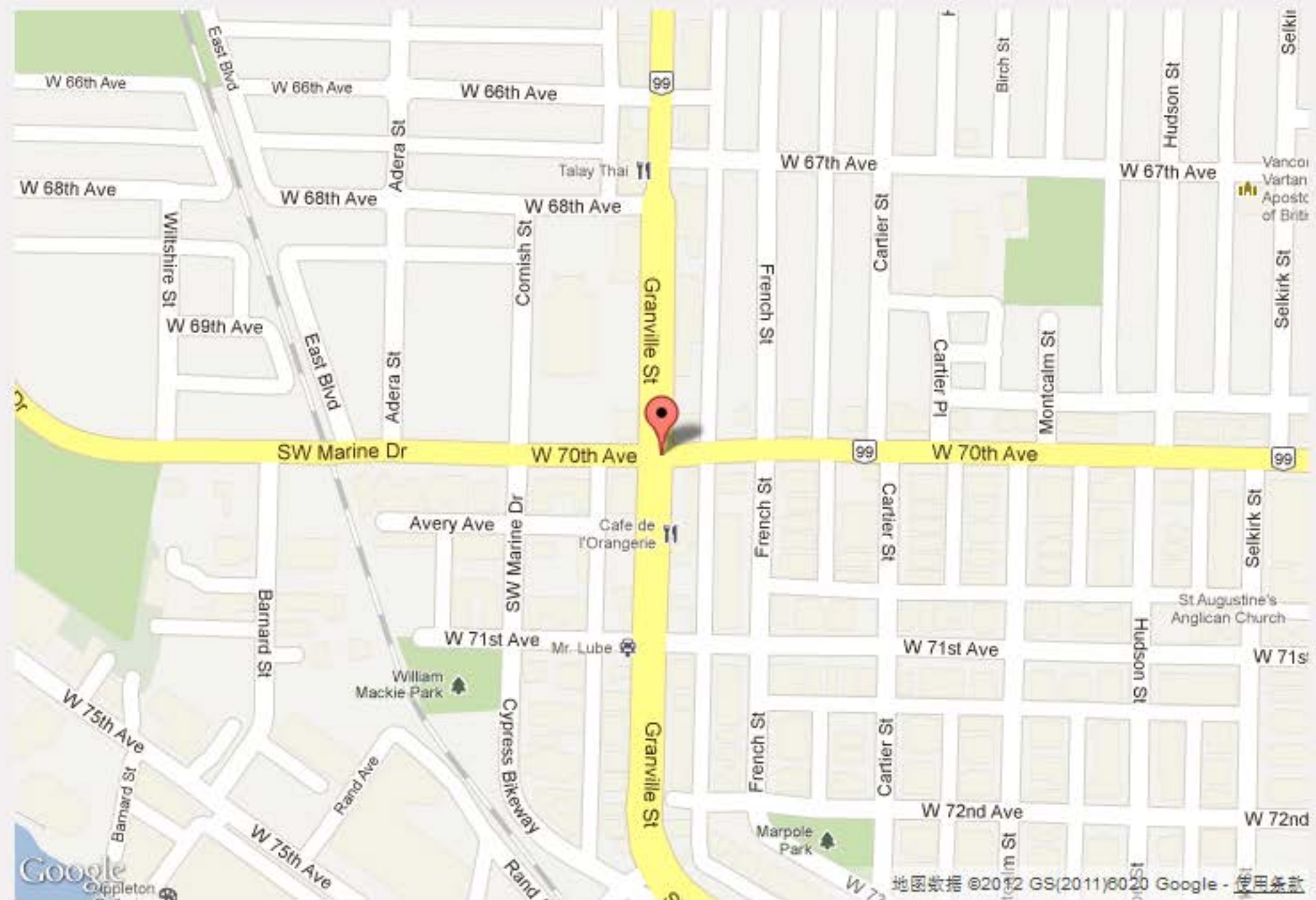
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GRANVILLE @ 70th

Prime location of South Granville Gateway



GRANVILLE@70TH



GRANVILLE@70TH



GRANVILLE@70TH



Granville @ 70th By Westbank

- The developer, Westbank established in 1992 and with over \$5 billion of projects completed or under development, Westbank is active across Canada in a diversity of product types from luxury condominiums, rental apartment office, retail, hotel, non-market housing and industrial. The main focus is on large mixed use projects involving highly complex entitlement processes.
- Westbank is best known for being the leading luxury residential developer in Canada, along with being the owner/developer of the finest hotels in Canada, but the origins of the company are in the retail sector.
- With a number of large projects in Vancouver, Calgary and Toronto under way or currently going through the entitlement process, the company is fulfilling its vision of combining architectural excellence with a careful consideration for the impact on the environment. The well-known project by Westbank are Shangri-la Toronto; Shangri-la Vancouver, Fairmont Pacific Rim and Shaw Tower.
- Granville @ 70th consists of 4 major building elements which includes a one-story Safeway grocery; a 19-storey residential tower ; a 14-storey residential / condominium tower and a 7-storey slab residential building consisting 13 townhouses at street level, retail, and condominium units above and rooftop amenity room.
- Project estimate start at Jan 2012 and completion estimate at early 2014.



BCCONDOS.NET



Granville @ 70th Highlight

Education

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Transportation

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Recreation

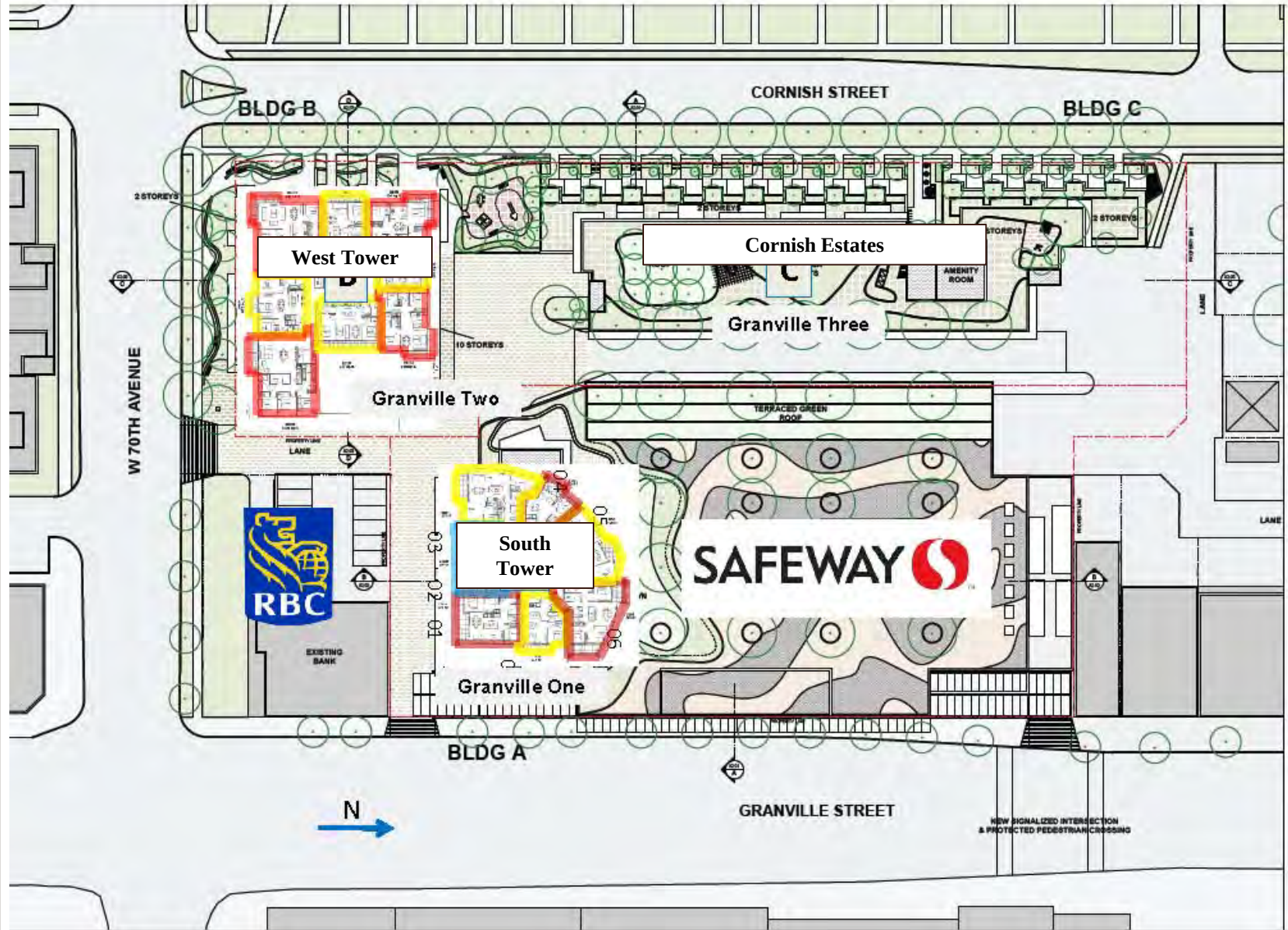
Enjoy tremendous recreational access where the options are vast. Granville at 70th is set exquisitely between the urban West Side landscape and the pastoral setting of Southlands.



Granville @ 70th Sight Overview



Site Plan



装修与配置

Interiors & Specifications



West
Side
Living
Granville
at 70th

Your Luxurious West Side Home features...



Specifications 配置

Appliances

- Miele 24" classic wall oven
- Miele 24" Stainless Steel classic 4 burner gas cooktop
- Miele 24" Stainless Steel wall mount hood fan
- Panasonic microwave
- Subzero 27" fully integrated fridge with 2 freezer drawers
- Miele fully integrated Optima dishwasher with low water consumption, quiet performance, overlay cabinet panel and handle pull
- LG 24" washer
- LG 24" dryer
- Garburator

Penthouse Appliances

- Miele 24" classic wall oven
- Miele 30" Stainless Steel classic 4 burner gas cooktop
- Miele 30" wall mount hood fan
- Panasonic microwave
- Subzero 36" fully integrated fridge
- Miele 38 bottle under counter wine fridge
- Miele 24" stainless steel coffee maker system

Kitchens

- Fresh modern designed cabinets in matte white finish
- Granite countertops and backsplash
- Rich walnut back walls continuous with backsplash
- Kohler Vault kitchen sink in stainless steel with double symmetrical basins
- Kohler contemporary polished chrome faucet with primary pullout spout

Interiors

- Rich walnut hardwood flooring throughout kitchen, living and dining rooms
- Luxurious plush wool carpets in bedroom(s)
- Recessed lighting

Bathrooms

- Fresh modern designed cabinets in rich walnut
- Polished white marble flooring
- Polished white marble walls
- Polished white marble countertops
- Kohler high efficiency toilet in fresh white
- Glass surround fully enclosed shower
- Kohler white cast iron tub and white soaker tub in Master Bath
- Kohler contemporary under counter basin in fresh white
- Sleek bathroom fixtures by Kohler in solid brass polished chrome series

Amenities & Services at The Granville Club

- The Granville Club with Gym
- Steam Room and Sauna
- Outdoor Yoga Pavilion
- Indoor/ Outdoor Entertainment Lounge with Outdoor Kitchen & Fireplace
- Rooftop Groves and Gardens
- Putting Green
- Library and Meeting Room
- Theatre with Multi-media Screening Room

Material Luxury 豪华材质

Kitchen: matte white cabinets, walnut hardwood flooring, granite countertop and backsplash, rich walnut walls continuous with backsplash. Bathroom: matte white cabinets, polished white marble flooring, walls and countertops.



This is not an offer for sale. The developer reserves the right to make changes to the information contained herein. Photos and sketches are representational and may not be accurate. Renderings and photos are representational only. Dimensions, sizes, areas, specifications, layouts, materials, pricing and availability are approximate only and subject to change without notice. E.&O.E. The Developer reserves the right to make modifications to the information cont



SPECTACULAR LAUNCH > Granville at 70th
Vancouver Condo Towers by Westbank from mid \$400'
s > West Side Vancouver Granville & 70th
Condominiums, Townhouses, Cornish Estates > 2
Towers, Spectacular Townhomes & Safeway >
REGISTER NOW!



West Side Vancouver real estate for sale.

Vancouver Granville at 70th Condos

A new perspective. Two landmark towers will reign skyward and change the landscape of this part of Vancouver. Offering spectacular views and high-end interiors, the new Vancouver Granville at 70th Condo Towers by Westbank Project Corp is now underway and launching presales Spring 2012. The Granville at 70th Vancouver Condos by Westbank Project Corp will feature condominium residences in mid and high-rise towers in addition to spectacular multi-level street-side homes that offer an intimate style of living in the heart of the city, all amidst beautiful lush gardens and professionally designed boulevards with mature tree lined streets. The community of Granville at 70th Vancouver real estate development is defined by a host of vibrant features including live green walls, rooftop gardens and beautifully designed and planted green spaces on site. In addition, the preconstruction Vancouver Granville at 70th condo towers will present on site amenities that rival the best and will include resident use only media room, sauna, steam rooms and The Granville Club fitness centre. Add to it a putting green, entertainment clubhouse lounge both inside and out and an outdoor yoga pavilion, and you have Vancouver real estate's most anticipated project of 2012. This is Granville at 70th Vancouver condo towers and



townhouses by Westbank Project Corp. Not only is the master planned 70th and Granville Street Vancouver condo project a residential master piece, but Westbank Developers is also anchoring the site with a new deluxe Safeway grocery store and additional boutique retail space on the ground level and podium. The offering at the Granville at 70th Vancouver condo towers will introduce one bedrooms, one and den layouts, 2 bedroom and 2 bedroom+flex condominium homes that are catered to professional singles and couples. In addition, the Westbank Granville at 70th Vancouver real estate development will also feature spacious 3 bedroom and flex floor plans as well as 7 penthouse suites that are geared towards families, upsizers and downsizers. Inside, home buyers will find sleek high end finishes/features as well as Miele European style appliances. The show home is now available for previewing, so please register with us for the latest details about the VIP Sales Launch. The new Vancouver Granville at 70th Condos and Townhouses will start from just \$454,000 for 1 bedrooms with 2 bedrooms starting from \$685,000. The marketing is by New Asia Realty Inc. Completion is slated for early to mid 2014.



The entrance at Granville at 70th Vancouver condos by Westbank Project Corp and designed by Henriquez Partners Architects.



The 17 storey high-rise at Granville & 70th Vancouver West Side condos for sale.

A NEW PERSPECTIVE > Luxury Granville at 70th Vancouver Condos & Townhomes

The developer for the new Granville and 70th Vancouver real estate development is by Westbank Project Corp. The Westbank Granville at 70th condo tower project will consist of several phases and segments to the property that includes four major buildings. The first is a spectacular 19 storey residential condo tower while the second is a fourteen storey residential mid-rise offering boutique Vancouver condos for sale. In addition there is a 7 storey slab residential building that will offer thirteen Granville at 70th Vancouver Townhouses for sale by Westbank Project Corp that will have ground level entry. On the street level is retail space as well. On top are boutique Vancouver Granville & 70th condos as well as an amenity space that covers the roof top terrace. In addition to these 3 buildings, the fourth is the one storey boutique Safeway grocery store. The project of this magnitude will add over 380,000 square feet of retail, commercial and residential space to the West Side Vancouver real estate district. In addition, the buildings will be designed by world renowned Henriquez Partners Architects and the estimated completion date is for February 2014. Homebuyers can only expect premium features and finishes for the interiors of the spectacular Westbank Granville & 70th Vancouver condos and townhouses. The state of the art design as well as top of the line Miele and Sub-Zero appliances start it off. There are premium Kohler hardware, beautiful hardwood flooring and even air conditioning standard in every suite. As the landmark towers at Granville & 70th Vancouver condos are the tallest in the area, home owners will also enjoy fabulous views in all directions. Granville & 70th is by Westbank Project Corp.



The mid-rise and Granville at 70th cornish estates Vancouver townhomes rendering.



Impressive interiors with Miele and Sub Zero appliance packages available to West Side Vancouver home buyers.

The Granville at 70th Vancouver West Side Real Estate Location

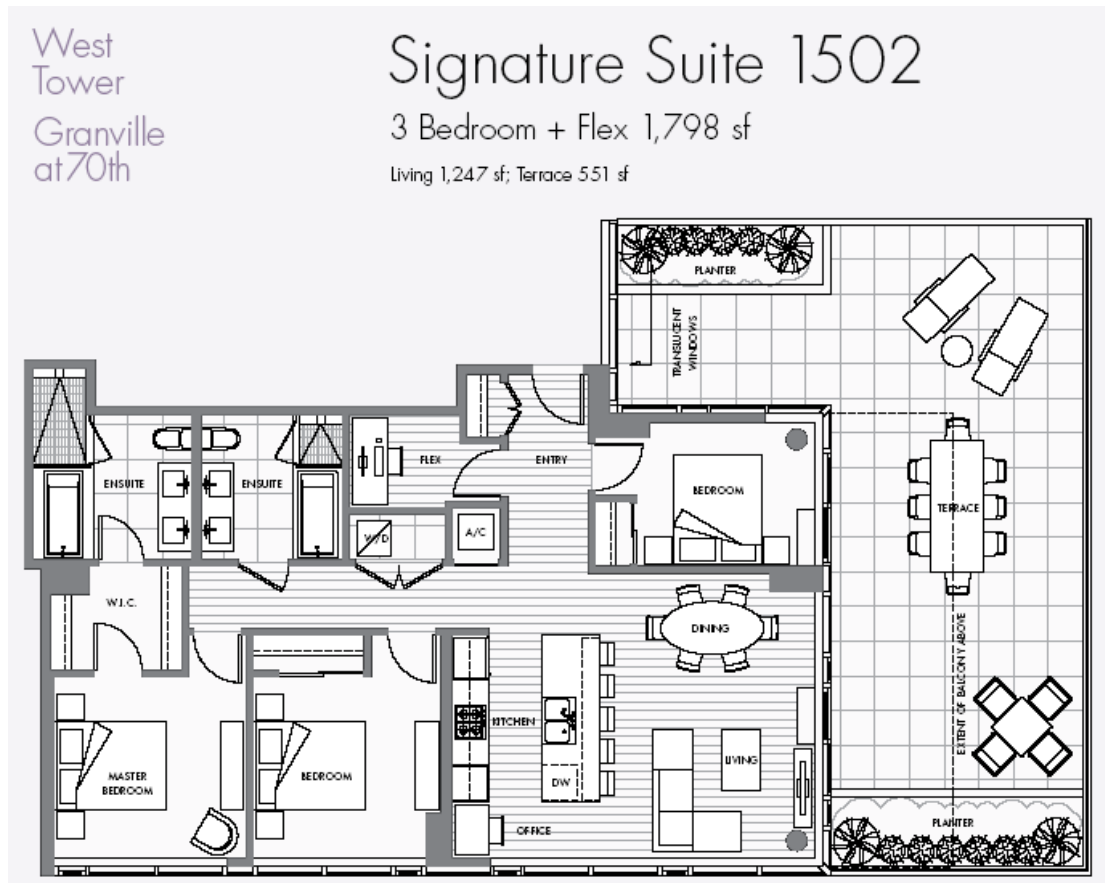
The central location of the new Westbank Project Corp Vancouver West Side real estate development is impeccable. Recreational options include the Southlands area and Equestrian Clubs in addition to golf courses, tennis courts, beautiful natural parks and lush forests. Just a ten or fifteen minute drive in any direction will take you to bustling city life or rural lifestyle. From beaches to parks and from nature to community centres, the new West Side Vancouver condos at Granville & 70th will be very close to everything you want to experience in this beautiful city that is ranked as one of the top most liveable cities in the world consistently. One of the most important factors when it comes to home buying is location and proximity to public/local transit. Here at the new Westbank Granville at 70th Vancouver condos and townhouses, you will be very close to YVR International Airport in Richmond in addition to the Canada Line SkyTrain station that will get you to downtown Vancouver or Richmond and many major bus routes. Also, the Granville at 70th Vancouver West Side real estate project will be within biking distance to over four hundred kilometres of biking trails for you to enjoy year round! Also, from South Granville to Granville Island and from the sports venues to the Vancouver Art Gallery, residents at the Westbank Granville at 70th Vancouver West Side condos and townhomes will be within reach of the city's most exciting things to do. Shopping is also nearby with South Granville, Kits, West 4th, Oakridge Centre, Richmond mega shopping malls and night markets within 15 minutes of your front door! For homebuyers with children, the new West Side Vancouver condos will be close to top ranked private schools, UBC and Langara College.

The Condominium and Townhouse Floor Plans at Granville/70th



Vancouver

There are 3 residential parts to the master planned Westbank Granville/70th Vancouver West Side real estate development that includes: West Tower, South Tower and the Cornish Estates. We will go through briefly the showcase Granville/70th floor plans on the West Side Vancouver real estate market by Westbank Project Corp below:



Unit 1502 in West Tower Granville 70th Vancouver project.

West Tower at Granville at 70th Vancouver West Side

- > Suite 02 > 2 Bedroom plus Flex and 2 Full Baths at 930 square feet
- > Spacious 1 Bedroom Suite 03 with Flex space at 649 square feet
- > Granville at 70th Suite 06 > 2 Bed+Flex at 939 square feet
- > Suite 09 floor plan is a 3 Bedroom + Flex family sized floor plan at 1371 sqft
- > Suite 1502 at Granville at 70th Vancouver West Side > 3 Bed+Flex at 1,798 sf
- > Granville at 70th Penthouse #3 > 3 Bed+Flex at 2965 sf with roof terrace deck



West
Tower
Granville
at 70th

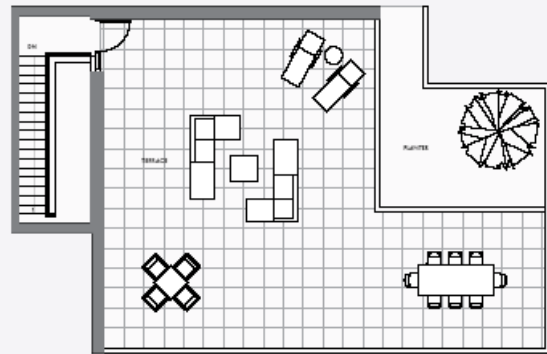
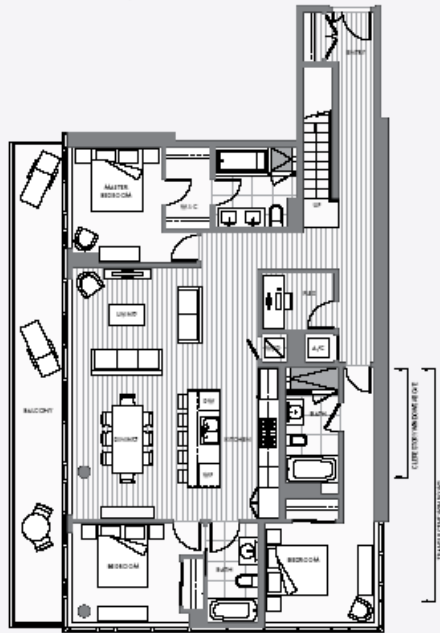
Penthouse 03

3 Bedroom + Flex 2965 sf

Living 1,656 sf; Balcony + Roof Terrace 1309 sf

Main Floor 1,656 sf

Roof Terrace 1056 sf



Luxury Vancouver penthouse for sale.



BC CONDOS.NET

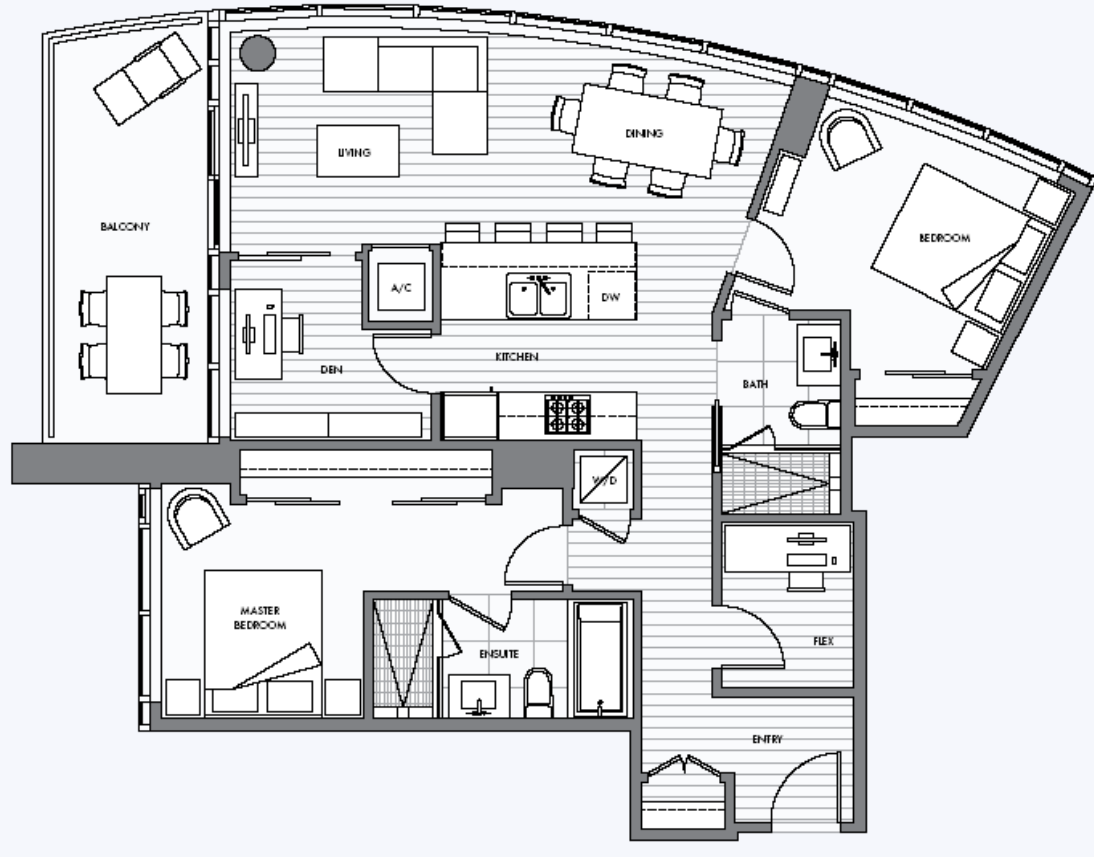


South
Tower
Granville
at 70th

Suite 02

2 Bedroom + Den + Flex 1,143 sf

Living 1,016 sf; Balcony 127 sf

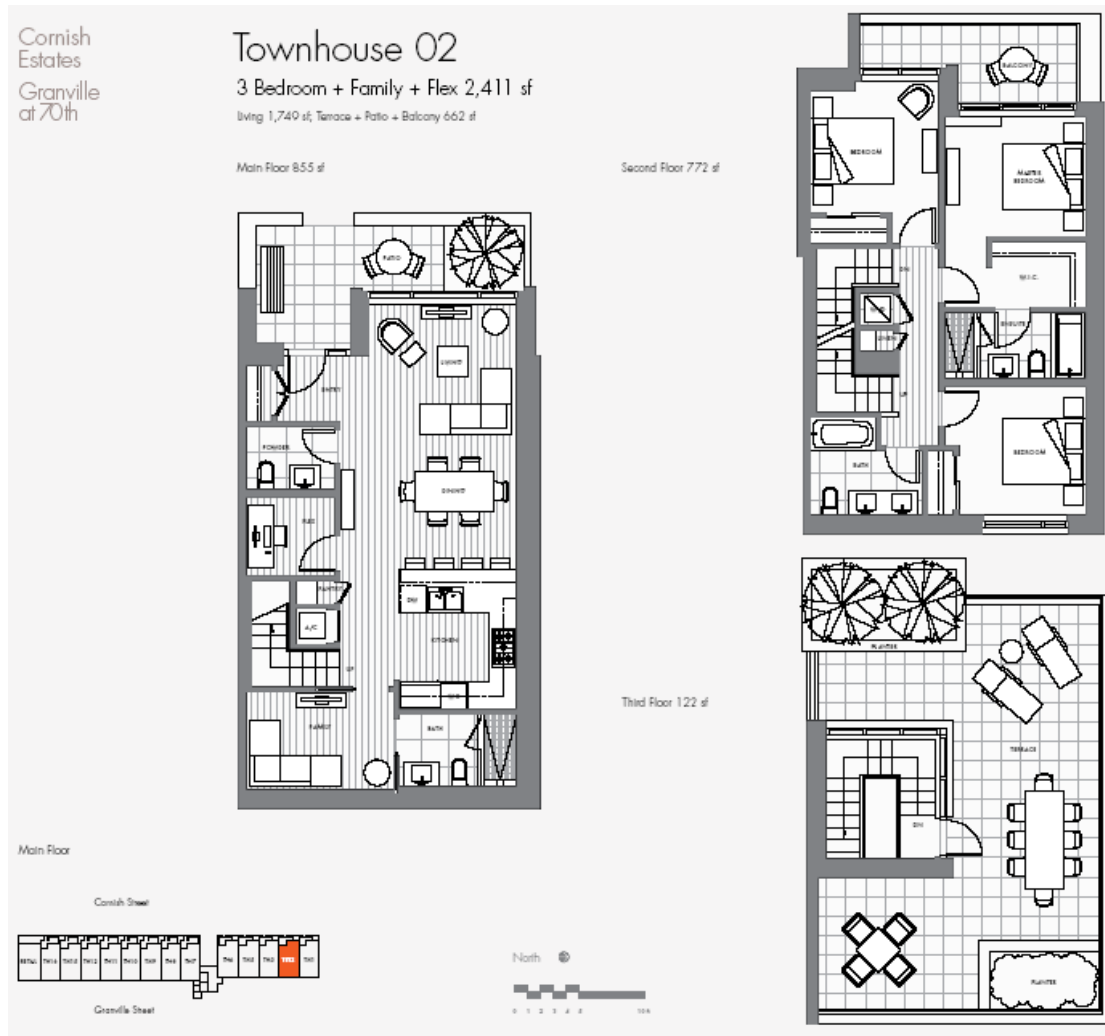


South Tower Vancouver Granville at 70th by Westbank Developers.

South Tower Condos at West Side Vancouver Granville at 70th

- > Suite 01 Floorplan > 2 Bedroom and Flex Space at 1,154 square feet
- > Granville at 70th Vancouver Floor Plan 02 > 2 Bed + Den + Flex at 1,143 sqft
- > 1 Bedroom and Flex at 675 square feet with 1 full bathroom and small balcony
- > Suite 08 South Tower Granville 70th Vancouver > 2 Bed + Office+ Flex at 1120 sf
- > Granville at 70th Penthouse #02 > 3 Bed + Family + Flex at 2,602 square feet





Vancouver Cornish Estates Townhomes.

The Granville at 70th Cornish Estates Townhomes and Suites

- > Cornish Estates Vancouver Suite 03 > 1 Bedroom and Flex at 679 sqft
- > Cornish Estates Floor Plan 05 > 1 Bed and Flex at 662 square footage
- > Suites 8, 10 and 12 > 1 Bedroom plus Flex Space at 607 square feet
- > Granville at 70th Cornish Estates Townhouse 2 > 3 level townhome at 2,411 sf with 3 bedrooms + family + flex room with large terrace, patio and balcony
- > Vancouver Cornish Estates Townhouse at Granville at 70th > Townhome #7 is a 3 Bed + Family + Study and Flex Room at 1935 square feet with large patio and balcony (2 levels)



Granville at 70th Condos

By [Westbank](#)

Granville St & 70 Ave W [Vancouver](#) from \$312,000 to \$2,600,000

Granville at 70th Condos is a new condo project by [Westbank](#) currently in preconstruction at Granville St & 70 Ave W in [Vancouver](#). The project is scheduled for completion in 2014. Available condos range in price from \$312,000 to \$2,600,000. The project has a total of 312 units.



DEVELOPMENT NAME Granville at 70th Condos

DEVELOPER(S) [Westbank](#)

PROJECT TYPE Condominium

ADDRESS Granville St & 70 Ave W

NEIGHBOURHOOD/CITY Vancouver

STATE/PROVINCE British Columbia

POSTAL CODE V6P



SALES CENTRE PHONE # 604-687-2298

SALES CENTRE ADDRESS 3364 – Bentall 4 Centre, 1055 Dunsmuir St., Vancouver BC

SALES CENTRE HOURS By appointment only.

CONSTRUCTION STATUS Preconstruction

ESTIMATED COMPLETION Winter/Spring 2014

SELLING STATUS Selling

TOTAL NUMBER OF UNITS 312 units

ARCHITECT(S) HENRIQUEZ PARTNERS ARCHITECTS

PROJECT SUMMARY

From Granville at 70th:

Granville at 70th punctuates the West Side landscape with architectural prowess and elegance. This development redefines Vancouver's West Side. Two towers reign skyward offering spectacular views. Street-side town homes offer a more intimate style of living, amid lush gardens and boulevards. The community of Granville at 70th is defined by a host of vibrant features including live green-walls, rooftop groves and gardens, an outdoor yoga pavilion, indoor/outdoor entertainment lounge, a putting green, library, theatre, and "The Granville Club", with gym facilities, steam room and sauna. Anchoring the development is a deluxe new Safeway and additional retail.

PROJECT AMENITIES

Rooftop Garden | Outdoor Yoga Area | Movie Screen Room | Putting Green
| Library | Workout Facilities | Steam Room | Sauna

PRICES(AVAILABLE UNITS) From \$312,000 To \$2,600,000



Marpole rezoning plan tops unprecedented heights

Proposal includes 24-storey tower

Cheryl Rossi

Van. Courier

Wednesday, September, 15, 2010

A key property in Marpole on Granville near West 70th Avenue could undergo a radical transformation under a proposed rezoning that would bring increased density and unprecedented building heights to the gateway neighbourhood.

Henriquez Partners Architects has applied to the city on behalf of developer Westbank Projects to rezone the property, home to a Safeway store, under the city's Short Term Incentives for Rental, or STIR, program.

The proposal would see the Safeway store rebuilt closer to Granville, a 24-storey rental tower, a 14-storey tower of condominiums and a nine-storey slab building of townhouses at street level with condominium units above.



The building proposal includes a 24-storey rental tower. Photograph by: submitted, for Vancouver Courier

Marpole at present is a mixture of older apartment buildings, few higher than three stories, and single family homes.

The city will host the first public meeting about the planned development at Marpole Place Sept. 20.

Gudrun Langolf, president of the Marpole-Oakridge Area Council Society, which runs Marpole Place, said she has heard concerns from residents.

"The folks that have stopped me to talk to me about it, my neighbours, are unanimous that it's far too high and too dense and that the STIR program is not helping," Langolf said.

"The concerns range from what on Earth is going to happen to my liquor store to why on Earth isn't there an area plan that's up to date and takes into account what to do with the growth," Langolf added.

Like the STIR projects in the West End, the proposal has residents, including Vancouver's former assistant director of planning, Trish French, calling on the city to develop a comprehensive area plan with the community before any significant redevelopment is approved.

Brent Toderian, director of planning for the city, said staff will report to council this fall whether Grandview-Woodland, the West End/downtown or Marpole should undergo area planning next.



The STIR program, running until December 2011, aims to boost the city's aging and static stock of rental housing. It offers an increase in building density as an incentive to developers.

Architect Gregory Henriquez, whose firm is working on three STIR projects, argues the density increase at the Marpole site is not as significant as some might think.

Langolf argues the STIR program isn't so vital because older rental buildings in the area have more affordable and spacious units than new suites.

Henriquez estimates of the 172 rental units proposed, 110 would be approximately 500-square-foot one-bedrooms and 62 approximately 780 square-foot two-bedrooms. He expects a one-bedroom would rent for \$1,075 a month, a two-bedroom for \$1,677.

He's mainly heard concerns about the loss of the liquor store, which he believes would be included in a redevelopment, and about the need for open space. His firm is looking at incorporating two "pocket parks" into the design.

A lane will run behind the Safeway to keep delivery trucks off Granville, he added. The application includes a traffic report.

He and Toderian emphasized that the proposal is in its early stages so residents should attend the open house Sept. 20. It runs from 5 to 8:30 p.m. at the Marpole/Oakridge Community Centre, 990 West 59th Ave. with remarks from Toderian, Henriquez, Langolf and the head of the Marpole business association at 6:30 p.m. and a question and answer session at 7:30 p.m.

A community information meeting and open house about the Marine Gateway project at the southern foot of Cambie Street runs tonight, Sept. 15, at 8515 Cambie St. from 5 to 8 p.m.

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