



COUNCIL AGENDA

Date: May 26, 2025      Item: 4.



4.

**DISTRICT OF WEST VANCOUVER**  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

## COUNCIL REPORT

Date:	April 22, 2025
From:	Lisa Berg, Senior Community Planner
Subject:	Preliminary Development Proposal for 1552 Esquimalt Avenue
File:	1010-01.2025

### RECOMMENDATION

THAT the Preliminary Development Proposal outlined within the report titled Preliminary Development Proposal for 1552 Esquimalt Avenue, dated April 22, 2025, from the Senior Community Planner, be revised to comply with the Official Community Plan prior to advancing to a Public Information Meeting.

#### 1.0 Purpose

The purpose of this report is to:

1. Provide Council with information on a preliminary development proposal at 1552 Esquimalt Avenue (**Appendix A**) to:
  - a. subdivide the site into two lots; and
  - b. construct a 139-unit strata-titled 19-storey apartment building on the new infill lot (secured as rental for a six year term).

The existing tower is to remain and would be located on Lot 1; and

2. Recommend that the proposal requires revision to comply with OCP Policy BF-B4.4.5(d) prior to advancing to the next step.

The report includes a preliminary analysis of the proposal based on relevant applicable policy and identifies issues based on the Official Community Plan (OCP).

#### 2.0 Legislation/Bylaw/Policy

##### *Zoning Bylaw*

1552 Esquimalt Avenue is zoned RM2 (Multiple Dwelling Zone 2), which permits apartment buildings up to a maximum 20 storeys and a maximum Floor Area Ratio (FAR) of 2.0. The RM2 zone also contains subdivision control provisions including minimum site area and site width. The zone further regulates the permitted building envelope (e.g., setbacks, building height and site coverage), building width, and minimum parking requirements.

A rezoning is required as the proposal exceeds the maximum FAR permitted.

### *Preliminary Development Proposal and Public Consultation Policy 02-80-377*

Council's Preliminary Development Proposal and Public Consultation Policy requires that, following staff review of preliminary development proposals and after the applicant responds to staff comments and concerns to the satisfaction of the Director, the applicant is to hold a public consultation meeting. Following receipt of the preliminary application, staff advised the applicant that, in staff's opinion, the proposal did not comply the policy directions of the OCP. The applicant requested that staff bring forward the preliminary proposal for Council consideration.

### *Rental Replacement and Tenant Assistance Policy 0164*

Council's Rental Replacement and Tenant Assistance Policy includes several requirements for rezoning applications for sites that include purpose built rental housing intended to protect and/or provide compensation for rental tenants. The applicant has indicated that the development proposal would include securing (in perpetuity) the rental tenure of the existing rental apartment building and does not include any changes to the existing rental building that would displace existing tenants. Provided this is confirmed and secured through the rezoning application process the Rental Replacement and Tenant Assistance Policy would not be applicable.

## **3.0 Council Strategic Objective(s)/Official Community Plan**

### *Council's Strategic Goals and Objectives*

Expand a diverse housing supply.

Objective 2.1: Work towards new targets and deliverables mandated by the Province under the *Housing Supply Act*.

- Deliverable 2.1.1: Plan created to meet targets. (2024-2025+)
- Deliverable 2.1.2: Annual targets met. (2024-2025+)
- Deliverable 2.1.3: Unit category targets met by 2028. (2024-2025+)

### *Ambleside Apartment Area OCP Policies and Development Permit Guidelines*

The site is located within the Ambleside Apartment Area Development Permit Area (DPA) and is subject to guidelines to guide the form and character of development, plus the following policies:

- Policy BF-B4.4.5: Sites within the Apartment Area (shown on maps 6 A-D) (see Figure 1) may be considered for rezoning as specified below:
  - d. Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total site density based on the tenure of the infill:

- i. Strata up to 2.5 FAR;
- ii. Mixed strata and rental, or rent-to-own, up to 2.75 FAR; or
- iii. Rental or co-op up to 3.0 FAR;

With appropriate heights to be determined through contextual review of the proposal.



Figure 1: OCP Map 6 D: Infill Sites

An amendment to the OCP would be required as the proposal for an infill strata apartment building (proposed to be secured as rental tenure for 6 years) does not comply with Policy BF-B4.4.5(d) with a Floor Area Ratio exceeding 2.5.

#### 4.0 Financial Implications

##### *Community Amenity Contributions*

New developments are expected to deliver Community Amenity Contributions (CACs) related to the impacts of new development. The value of the amenity is proportional to the increased potential of land use in comparison with existing zoning and land uses onsite. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parts and the environment.

A financial analysis, including the consideration of a CAC would accompany a formal rezoning application and a subsequent review of the detailed application and associated report to Council, should Council decide to advance the preliminary proposal.

## **5.0 Background**

### **5.1 Previous Decisions – None.**

### **5.2 History**

The applicant submitted a previous development application and revisions over the past several years in response to OCP policy and policy development through the Ambleside LAP process.

The applicant first submitted a development proposal in 2016 but placed it on hold until the OCP was completed in 2018. In 2019, a development application for a 17-storey rental infill apartment building with 131 units and a FAR of 3.0 (including the existing 20-storey rental building) was submitted and a public information meeting was held in May 2019. The proposal was revised to add more parking, improve site access, and refine the architecture and landscaping. A second public information meeting was held in July 2019 on the proposal.

In 2020, the proposal was placed on hold at the request of the applicant until 2021 when a revised proposal was received. The 2021 proposal was for two 7-storey rental infill buildings with 139 units and a FAR of 3.15 (including the existing 20-storey rental building). A public information meeting was held in December 2021. The previous proposals and summaries of the applicant's meetings are available on the District's website.

In 2022, the applicant requested that the proposal be placed on hold pending the outcome of the Ambleside Local Area Plan.

On July 22, 2024, Council adopted OCP amendments for the Ambleside Apartment Area (OCP Policy BF-B4.4(d)) as summarized in this report.

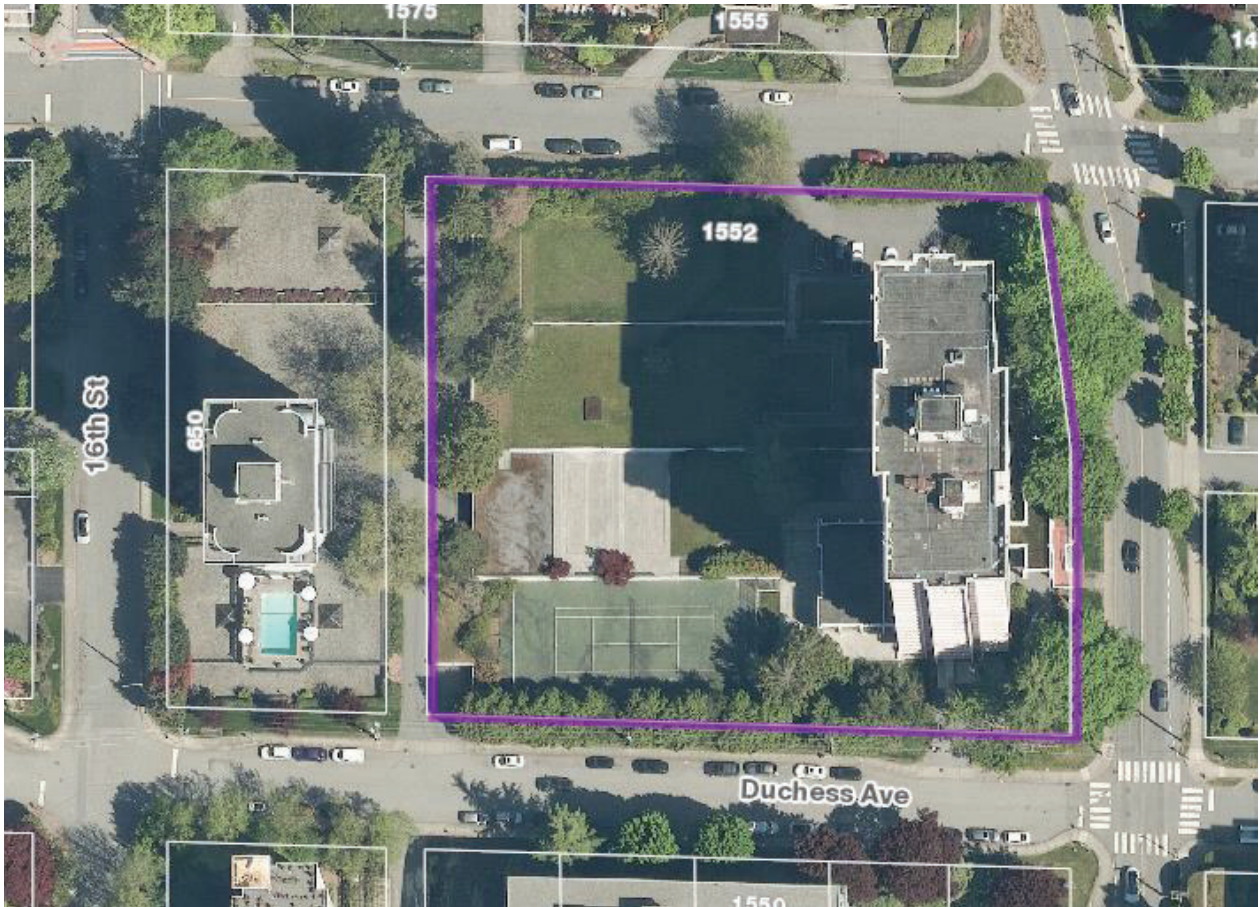
The District received a new preliminary development application in January 2025 (the subject of this report).

## **6.0 Analysis**

### **6.1 Site Context & Background**

The subject site is located on the 1500 Block between Esquimalt Avenue to the north, Duchess Avenue to the south, 15th Street to the east, and a lane to the west. The site slopes approximately 8.2 m (27 ft.) from northwest to southeast.

The existing 20-storey apartment building (“Ambleside Tower”) was constructed in 1969 and contains 185 unsecured rental units. It is located on the east portion of the site and has an attached amenity pool building and a surface parking lot accessed from Esquimalt Avenue. The remainder of the site is developed with an underground parking structure split over four levels in response to the sloping grade. It contains approximately 185 parking spaces, which is accessed from three driveways from the lane and one driveway from Duchess Avenue. The roof of the parking structure is landscaped and contains a tennis court on the south end (**Figure 2**).



**Figure 2: Existing Site (shown outlined)**

The site and surrounding blocks are zoned RM2 (Residential Multiple Zone 2) which allows for apartment buildings up to 20 storeys and a maximum Floor Area Ratio (FAR) of 2.0. The surrounding properties are developed with condo and rental buildings with varying heights between seven and 17 storeys.

An amendment to the Official Community Plan (OCP), a rezoning, and a development permit would be required to accommodate the proposal.

## 6.2 Preliminary Proposal

The applicant has submitted a preliminary proposal to subdivide the existing lot into two lots and construct a 19-storey apartment building on the new infill lot (Lot 2) (**Appendix C**). The existing 20-storey apartment building with 185 units would remain on Lot 1. The existing underground parkade with 185 parking spaces would be reconfigured (demolished in some areas and reconstructed in others) to provide parking to both lots (See **Figures 3 and 4**).

Details of the proposal include:

- 19-storey apartment infill building containing 139 strata units, secured as rental for a 6-year term
- Building Height: 55 m (180 ft.) (approximate)
- Floor Area Ratio (FAR) 3.0 (across entire site)
- Average Unit Sizes:
  - 68 one-bedroom apartments: 410 sq. ft. to 570 sq. ft. each
  - 68 two-bedroom apartments: 605 sq. ft. to 658 sq. ft. each
  - 2 three-bedroom townhouses: 1,195 sq. ft. to 1,132 sq. ft. each
  - 1 four-bedroom townhouse: 1,400 sq. ft.
- Parking: 205 spaces (198 parkade + 7 carshare surface)
  - Net-new 20 spaces
- Bikes: 488 bicycle storage spaces
- Site landscaping & resident outdoor amenity spaces

See **Appendix B** for the Project Profile.



Figure 3: Rendering of Proposed Infill Building (on the right of the image)

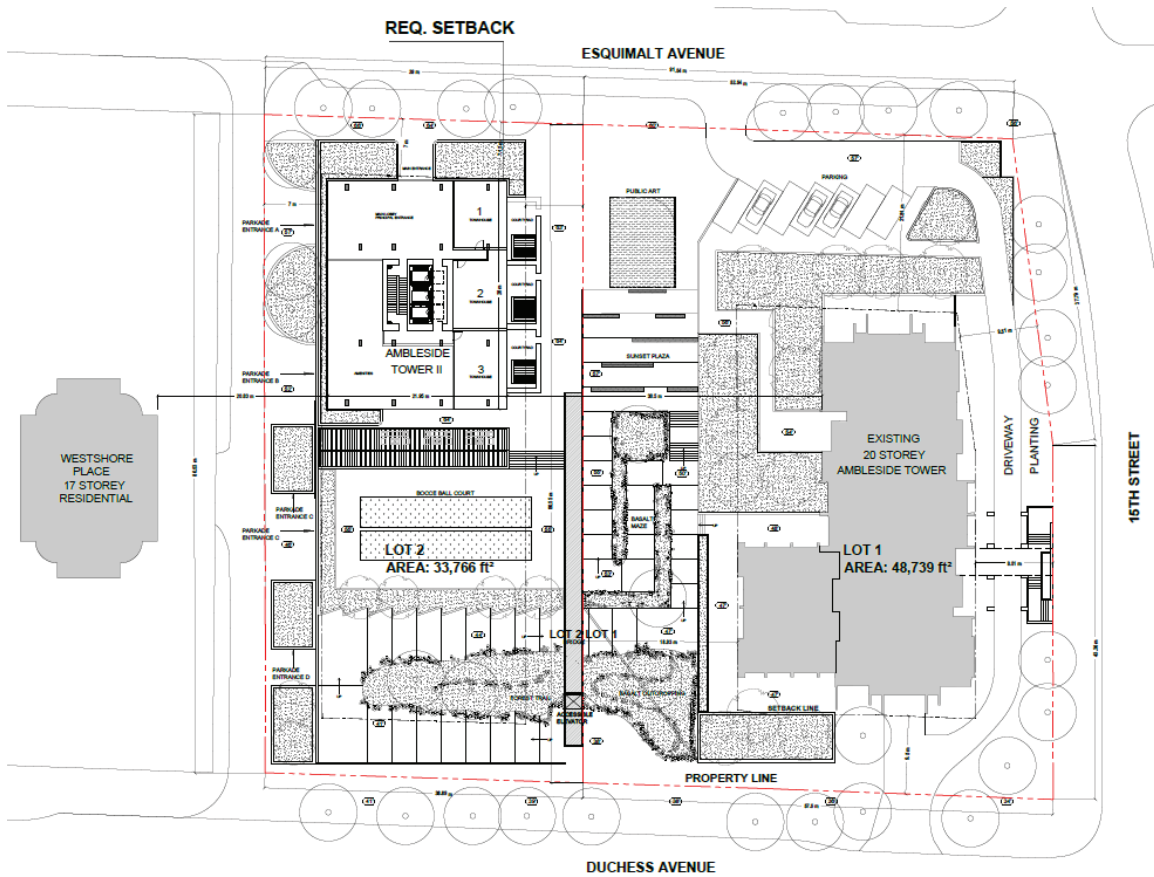


Figure 4: Proposed Site Plan

### 6.3 Discussion

#### *Policy Analysis*

The preliminary development proposal is subject to OCP Policy BF-B4.4.5(d) as noted above. Staff have reviewed the proposal and note that it is not compliant with the OCP policy direction for a rental infill proposal (secured in perpetuity) up to a FAR of 3.0.

The proposal is for a strata infill building where the strata units would be secured for rental for a period of six years, contrary to policy BF-B4.4.5(d) and policy 2.1.17(e) where new rental is expected to be secured in perpetuity. The applicant has confirmed that the proposal includes commitment to secure the existing rental building as rental tenure in perpetuity.

The OCP policy that supports infill rental housing development for this site requires the existing rental dwelling units be secured as rental housing in perpetuity with a maximum FAR of 3.0.

Therefore, the preliminary development proposal does not comply with the policy direction of the OCP, and a positive staff recommendation would require the application to be revised prior to advancing to the next step.

#### 6.4 Climate Change & Sustainability

Development proposals are expected to deliver high-performance buildings, including exceeding the minimum step of the BC Energy Step Code specified in the Building Bylaw.

#### 6.5 Public Engagement and Outreach

If Council directs that the proposal should advance (recommended that the proposal first be revised to comply with the OCP), community consultation regarding the application would be the next step, which would involve the applicant organizing and hosting a public information meeting in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

#### 6.6 Other Communication, Consultation, and Research

If the proposal advances (recommended that the proposal first be revised to comply with the OCP), planning staff will consult with staff from various departments to identify issues and concerns for the applicant's response.

### 7.0 Options

#### 7.1 Recommended Option

It is recommended that the preliminary development proposal for 1552 Esquimalt Avenue be revised to comply with the OCP prior to advancing to the next step.

#### 7.2 Considered Options

- a. Defer consideration pending the receipt of additional information (to be specified);
- b. Advance the preliminary proposal to a Public Information Meeting; or
- c. Reject the preliminary proposal.

### 8.0 Conclusion

It is recommended that the preliminary proposal for 1552 Esquimalt Avenue be revised to comply with the OCP prior to proceeding to public consultation.

Date: April 22, 2025  
From: Lisa Berg, Senior Community Planner  
Subject: Preliminary Development Proposal for 1552 Esquimalt Avenue

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Page 9

Author:



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Lisa Berg, Senior Community Planner

Concurrence



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Michelle McGuire, Senior Manager of Current Planning and Urban Design

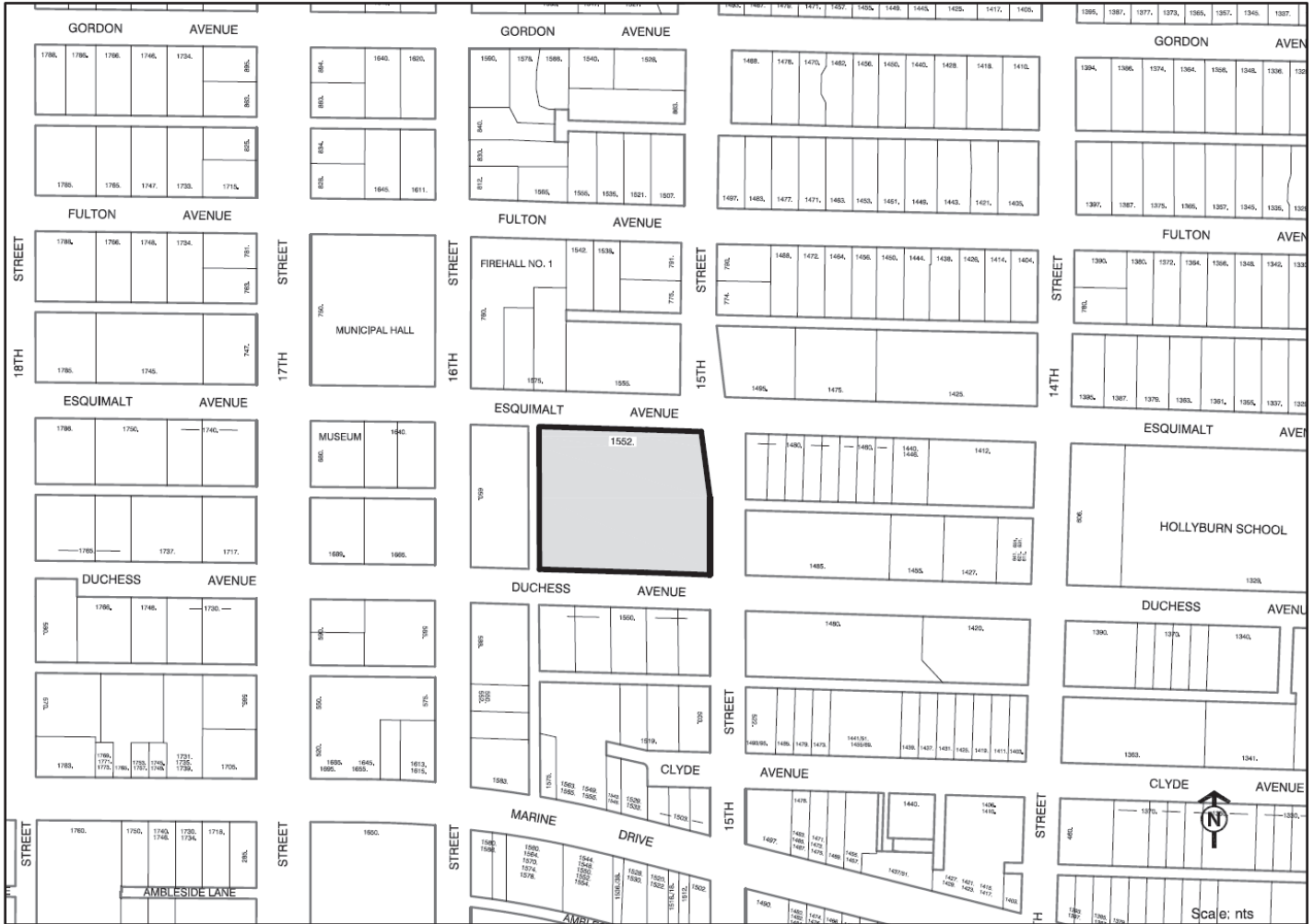
Appendices:

- A. Context Map
- B. Project Profile
- C. Preliminary Development Proposal

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# APPENDIX A – CONTEXT MAP



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## APPENDIX B – PROJECT PROFILE

Application:	Preliminary Development Application PAP00083
Applicant:	Wall Financial
Address:	1552 Esquimalt Avenue
Official Community Plan:	BF-B4.4.5: Consideration of rezoning: <ul style="list-style-type: none"> <li>i. Strata up to 2.5 FAR;</li> <li>ii. Mixed strata &amp; rental, or rent-to-own up to 2.75 FAR; or</li> <li>iii. Rental or co-op up to FAR 3.0.</li> </ul>
Zoning Bylaw:	RM2 (Multiple Dwelling Zone 2)
The Proposal:	Subdivide the site into two lots: <ul style="list-style-type: none"> <li>• Lot 1: Existing 20-storey rental building</li> <li>• Lot 2: New infill apartment building</li> </ul>

	OCP Policy, Zoning Bylaw, or Existing	Proposed	Analysis
Site Area:	Apartments: 1,115 sq m	Lot 1: 4,528 sq m Lot 2: 3,136 sq m	Complies
Floor Area Ratio (FAR):	RM2: 2.0 OCP BF-B4.4.5: 2.75	Lot 1: 3.0 Lot 2: 3.0 Site Total: 3.0	Requires OCP amendment & rezoning
Site Width:	Apartment: 30.2 m Existing: 92.22 m	Lot 1: 52.23 m Lot 2: 38.97 m	CD Zone
Gross Building Area:	Existing: 146,218 sq ft	Lot 1: 146,218 sq ft Lot 2: 101,297 sq ft	n/a
Building Floorplate:	7,309 sq ft	Lot 1: 7,309 sq ft Lot 2: 5,950 sq ft	n/a
Tower Separation:	n/a	Infill Building From: <ul style="list-style-type: none"> <li>• Existing: 30.85 m</li> <li>• Westshore: 20.83 m</li> </ul>	n/a
Site Coverage:	Apartment: 30% of unoccupied site areas	Lot 1: 19.7% Lot 2: 17.77%	CD Zone
Building Height:	Apartment: 54.9 m	Lot 1: Existing Lot 2: 54.86 m	CD Zone
No. of Storeys:	Apartment: 20 m	Lot 1: 20 Lot 2: 19	CD Zone
Number of Units:	Existing: 185	Lot 1: 185 Lot 2: 139 Total: 324	CD Zone

## APPENDIX B – PROJECT PROFILE

Setbacks <sup>1</sup> :	Existing: <ul style="list-style-type: none"> <li>• North (Esquimalt): 21.95 m</li> <li>• South (Duchess): 9.73 m</li> <li>• East (15th St.): 9.61</li> <li>• West (Lane): 57.75 m</li> </ul>	Lot 1: <ul style="list-style-type: none"> <li>• North (Esquimalt): 21.95 m</li> <li>• South (Duchess): 9.73 m</li> <li>• East (15th St): 9.61 m</li> <li>• West (side): 18.93 (pool house)</li> </ul> Lot 2: <ul style="list-style-type: none"> <li>• North (Esquimalt): 7.1 m</li> <li>• South (Duchess): 44.47 m</li> <li>• East (side): 8.94 m</li> <li>• West (Lane): 8.04 m</li> </ul>	CD Zone
Minimum Unit Size:	Apartment: 37.5 sq m	Lot 1: existing Lot 2: 38 sq m or greater	CD Zone
Vehicle Parking:	Apartment – lesser of: <ul style="list-style-type: none"> <li>• 1 space/unit, or</li> <li>• 1 space/84 sq m GFA</li> </ul> Existing: 185 spaces	Lot 1: 55 Lot 2: 143 <i>Sub-Total: 198</i> Car Share: 7 Total Parking: 205 Net New: 20	CD Zone
Bicycle Parking:	1.5/dwelling unit	Lot 1: 280 Lot 2: 208 <i>Total: 488</i>	Complies
BC Energy Code:	Part 3: Building Bylaw: Step 4 or Step 2 +ZCSC EL-3	Part 3: Step 4 + ZCSC EL-3	Requirement

<sup>1</sup> "Through Site, see s. 120.27 of the Zoning Bylaw



# APPENDIX C



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1010 BURRARD STREET  
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BRITISH COLUMBIA  
V6Z 2R9

APPLICATION FOR PRELIMINARY  
DEVELOPMENT PROPOSAL  
FEBRUARY 14, 2025

ISSUED  
PRELIM. DEVELOPMENT PROPOSAL 2025-02-14

NORTH ARROW / KEYPLAN

PROJECT

WALL CENTRE AMBLESIDE  
1552 ESQUIMALT AVENUE,  
WEST VANCOUVER,  
BRITISH COLUMBIA

REVISIONS

TITLE  
COVER SHEET

SHEET NUMBER

PROJECT #	2201	PDPa.1.01
DRAWN	Author	
CHECKED	Checker	

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## WALL CENTRE AMBLESIDE

### APPLICATION FOR PRELIMINARY DEVELOPMENT PROPOSAL

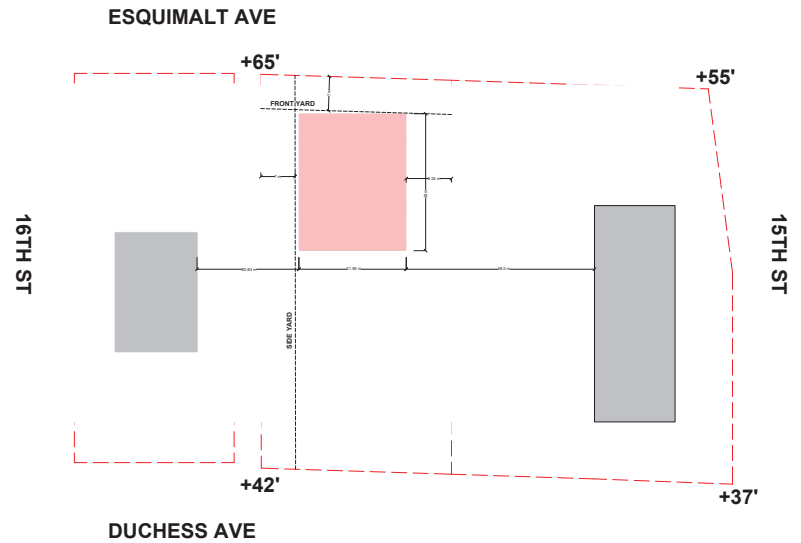
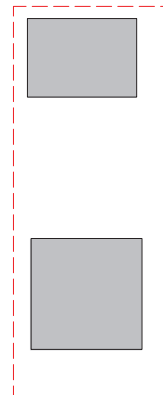
1552 ESQUIMALT AVENUE, WEST VANCOUVER,  
PRELIMINARY DEVELOPMENT PROPOSAL

FEBRUARY 14, 2025

# STATISTICS

	ZONING STATISTICS			
	CURRENT	PROPOSED		
		LOT 1	LOT 2	
Existing Zoning	RM2	RM2	RM2	RM2
Existing Tower Units	185 units	135 units		139 units
Proposed Zoning	RM2	RM2		RM2
Site Area	82505 sq.ft.	48739 sq.ft.		33766 sq.ft.
Total floor area	146218 sq.ft.	146218 sq.ft.		101297 sq.ft.
Floor area ratio	1.77	3		3
Site coverage % (max 30%)	11.64%	19.70%		17.77%
Height of the building (ft.)				180.00' (54.86m)
Number of storeys	20	20		19
*Parking stall count (physical spaces per Lot)	135	55 + 7 car share (42) = 62 (97)		144
*Parking stall ratio (physical spaces per Lot)	1	0.33 (0.52)		1.04
*Parking stall count (adjusted through easements)	N/A	136 = (115 + 1/2 car share [21])		105 = (84 + 1/2 car share [21])
*Parking stall ratio (adjusted through easements)	N/A	0.74 (0.84)		0.76 (0.83)
Bicycle parking number (storage & rack)	0			208
<b>Bulging Setbacks (ft)</b>				
Esquimalt Ave (front)	24.00' (7.31m) min.	24.00' (7.31m) min.		23.00' (7.00m) min.
Duchess Ave (front)	22.67' (6.91m) min.	22.67' (6.91m) min.		23.00' (7.00m) min.
Lane	13.25' (4.03m) min.	13.25' (4.03m) min.		23.00' (7.00m) min.
* A Section 219 Covenant will be registered against the Land Title of Lot 2 guaranteeing Lot 1 residents access to their parkade through Lot 2.				
A second easement will guarantee Lot 1 residents access to 60 parkins stalls in Lot 2.				

HOUSING STATISTICS			
UNIT TYPE	QUANTITY	AREA (sq m)	AREA (sq ft)
Townhouse 3-Bedroom	2	111 - 123	1195 - 1324
Townhouse 4-Bedroom	1	130	1400
1-Bedroom	68	38 - 53	410 - 570
2-Bedroom	68	56 - 61	605 - 658
		<b>Total number of units:</b>	<b>139</b>



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LEAD DESIGN CONSULTANT



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WALL FINANCIAL CORPORATION

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BRITISH COLUMBIA  
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APPLICATION FOR PRELIMINARY  
DEVELOPMENT PROPOSAL

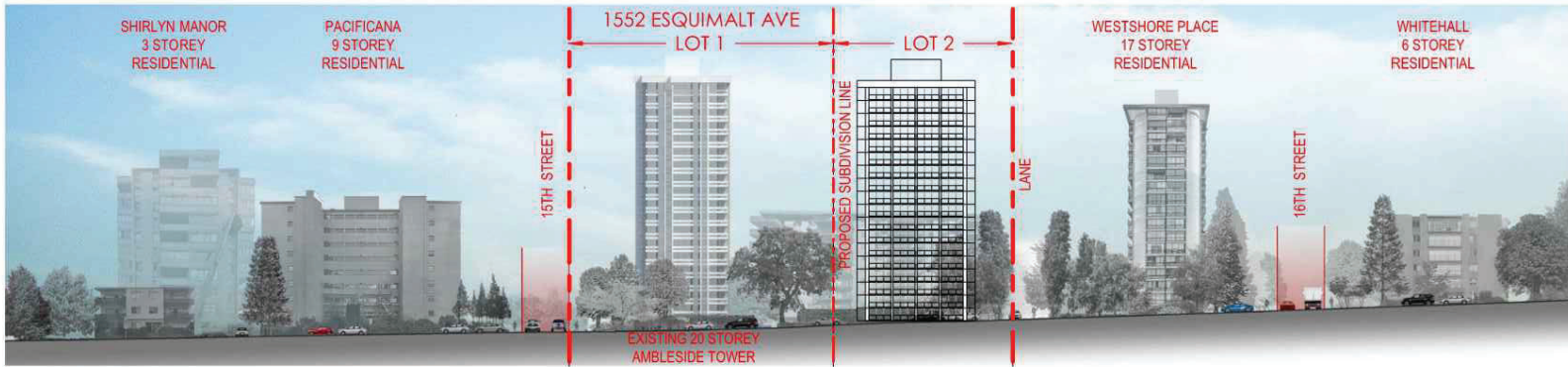
FEBRUARY 14, 2025

ISSUED

PRELIM. DEVELOPMENT PROPOSAL 2025-02-14



1 LOCATION PLAN - EXISTING SITE PHOTOS  
SCALE: NTS



2

STREET SCAPE - NORTH ELEVATION - ESQUIMALT AVENUE

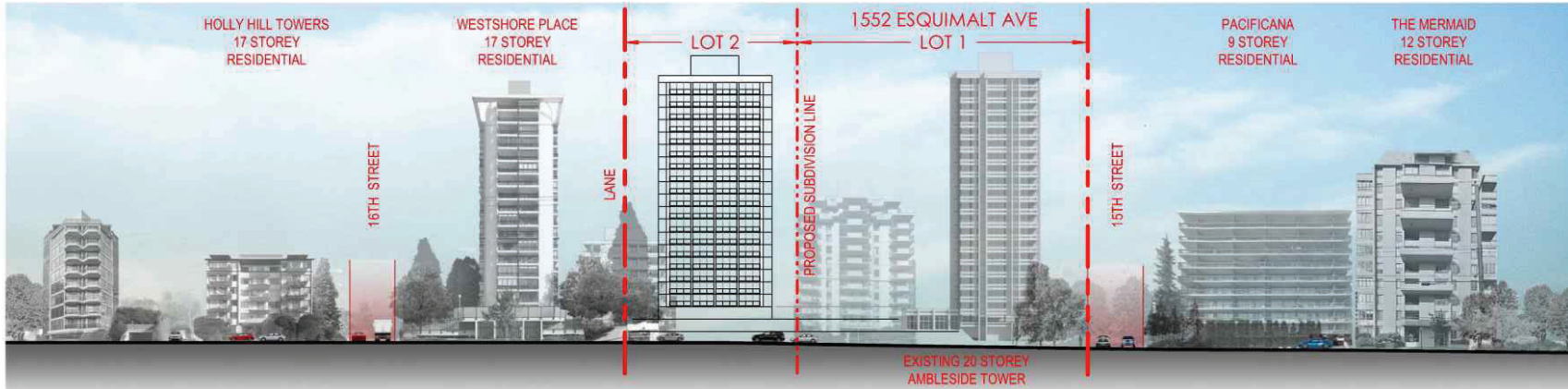
SCALE: 1:500



1

STREET SCAPE - EAST ELEVATION - 15TH STREET

SCALE: 1:500



2 STREET SCAPE - SOUTH ELEVATION - DUCHESS AVENUE  
SCALE: 1:500



1 STREET SCAPE - WEST ELEVATION - 16TH STREET  
SCALE: 1:500

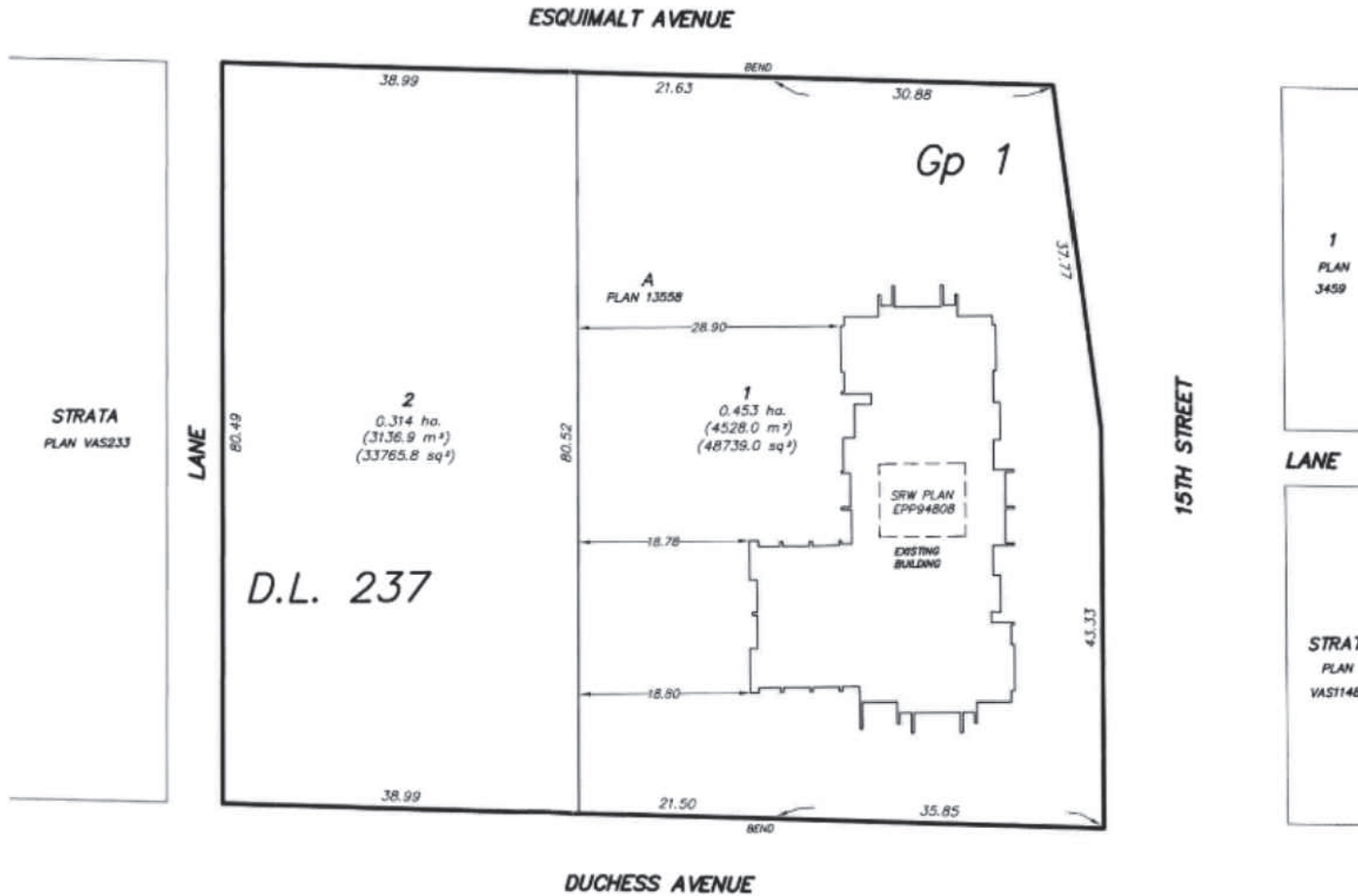
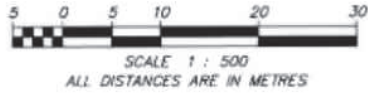
PROJECT #	2201	PDPa.1.05
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1 CONTEXT MAP  
SCALE: 1:500

# PROPOSED SUBDIVISION PLAN OF LOT A BLOCKS 2 AND 3 DISTRICT LOT 237 GROUP 1 PLAN 13558



**NOTE:**

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING CHARGES:  
 STATUTORY RIGHT OF WAY BRITISH SHAW CABLES/TELCEL LIMITED INCORPORATED IN BC  
 STATUTORY RIGHT OF WAY CANTONMENT AND COMMERCIAL INC. INCORPORATED IN BC  
 STATUTORY RIGHT OF WAY CANTONMENT E-ROAD EMERGENCY COMMUNICATIONS FOR B.C. INC. INCORPORATED IN BC  
 PLAN SHOWN ON PLAN 899488

**NOTES:**

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED TO COMPUTE AND ENGINEER'S HORIZONTAL DISTANCE EQUIVALENT BY THE AVERAGE CORRECTION FACTOR OF 0.9999338.

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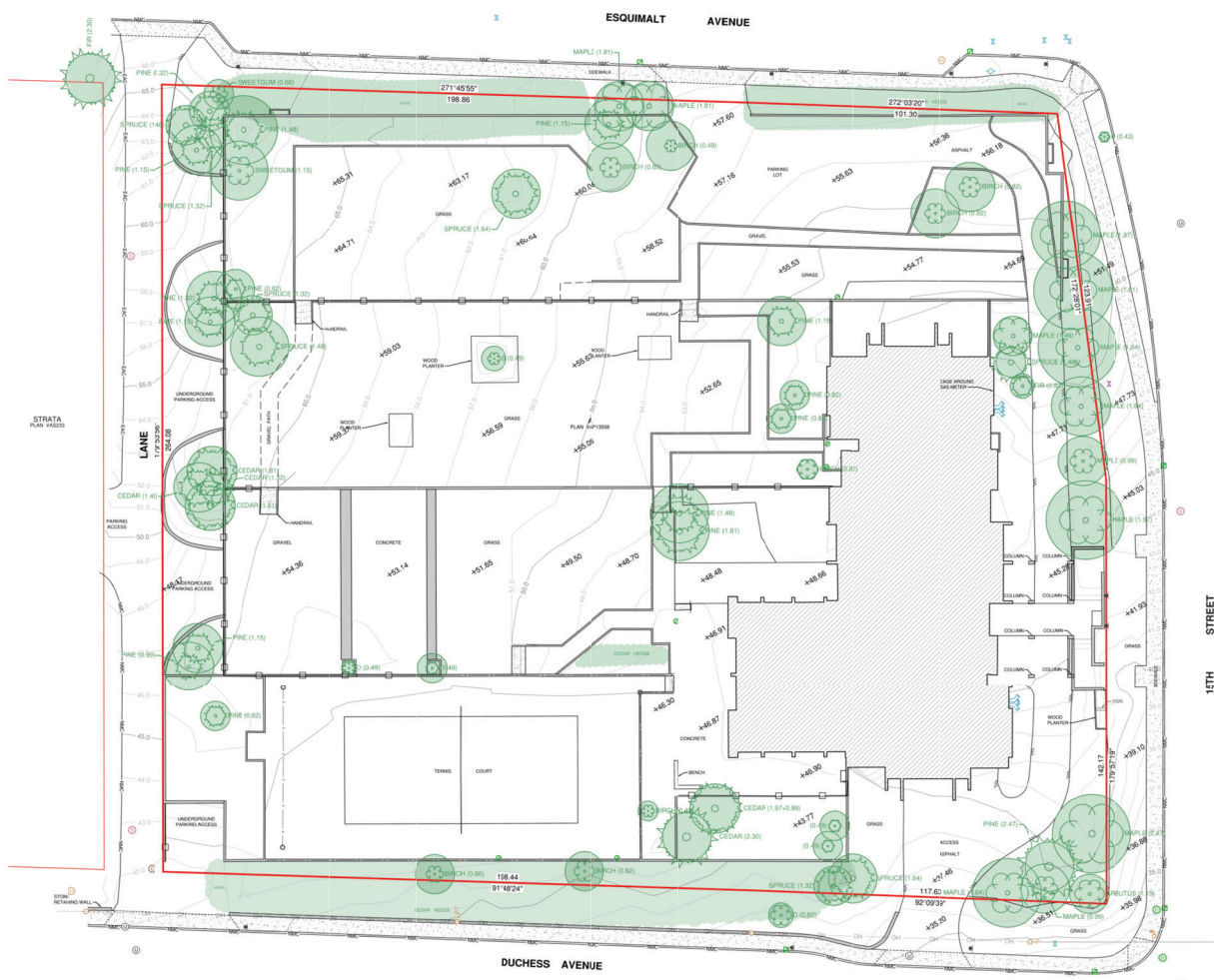
**APLIN & MARTIN**  
 GEOMATICS LAND SURVEYING LTD.  
 201, 12448 82ND AVENUE

1

SUBDIVISION PLAN  
 SCALE: 1:250

<p>WALL FINANCIAL CORPORATION          1010 BURRARD STREET          VANCOUVER          BRITISH COLUMBIA          V6Z 2R9</p>	
<p>APPLICATION FOR PRELIMINARY DEVELOPMENT PROPOSAL          FEBRUARY 14, 2025          ISSUED          PRELIM. DEVELOPMENT PROPOSAL 2025-02-14</p>	
<p>NORTH ARROW / KEYPLAN</p>	
<p>PROJECT</p> <p>WALL CENTRE AMBLESIDE          1552 ESQUIMALT AVENUE,          WEST VANCOUVER,          BRITISH COLUMBIA</p>	
<p>REVISIONS</p>	
<p>TITLE</p> <p>SUBDIVISION PLAN</p>	
<p>SHEET NUMBER</p>	
PROJECT #	2201
DRAWN	Author
CHECKED	Checker
<p>PDPa.1.07</p>	
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The intended plot size of this plan is 34' in width by 22' in height (D size) when plotted at a scale of 1"=20'  
 All distances are in feet and decimals thereof.



- LEGEND**
- denotes catchbasin
  - denotes drain
  - denotes drain manhole
  - denotes sewer manhole
  - denotes water valve
  - denotes hydrant
  - denotes siamese connector
  - denotes gas valve
  - denotes communications manhole
  - denotes hydro manhole
  - denotes hydro pole
  - denotes hydro pole with pillar
  - denotes hydro pole with streetlight
  - denotes hydro pole with transformer
  - denotes unknown utility manhole
  - denotes sign
  - denotes traffic signal pole
  - denotes fence post
  - denotes chainlink fence
  - denotes non-mountable curb
  - denotes curb letdown
  - denotes extruded asphalt curb
  - denotes edge of pavement
  - denotes edge of gravel
  - denotes overhead wire
  - denotes handrail
  - denotes building outline
  - denotes retaining wall
  - denotes concrete pad / sidewalk
  - denotes deciduous tree, species and diameter
  - denotes coniferous tree, species and diameter
  - denotes tree drip-line
  - denotes hedge
  - denotes property line

**Legal Description:**  
 Lot A Blocks 2 and 3 District Lot 231 Plan 13558  
 PID: 008-546-631  
 Date of Field Survey: November 18 - 27, 2018  
 Contour interval = 0.5 ft.  
 Elevations are in feet to geodetic datum  
 Vertical Datum CGVD28 (HTV2.0).  
**Title subject to:**  
 S27275 Statutory Right of Way  
 Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative sizes.  
 Lot boundaries shown hereon are derived from fees to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

This plan represents the best information available at the time of survey. WSP Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

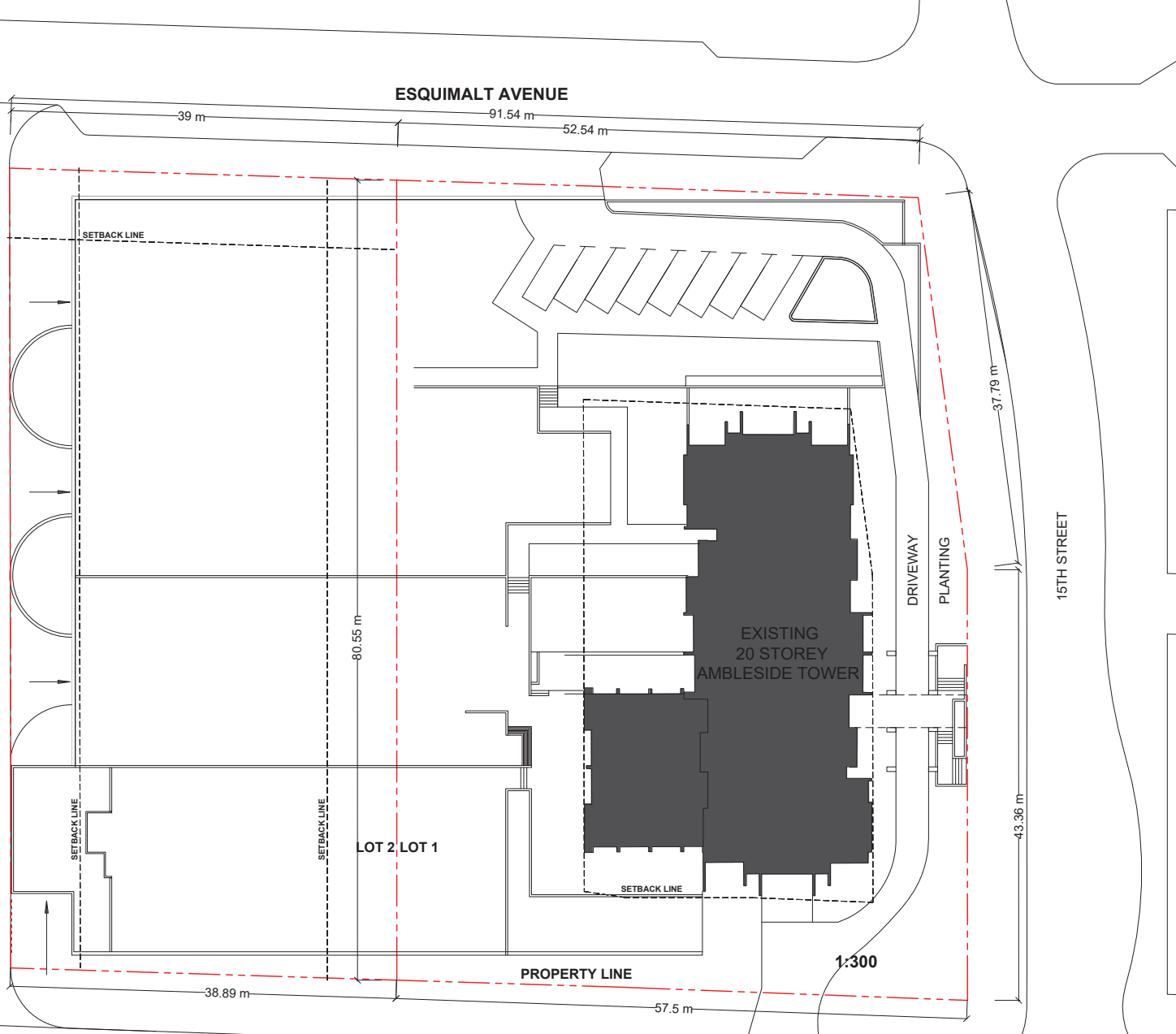
WSP Canada Inc. 300-65 Richmond Street. New Westminster, BC t. 604-525-4651 www.wsp.com	
PROJECT	<b>WALL FINANCIAL CORPORATION</b>
CT REF.	
SHEET TITLE	<b>AMBLESIDE DEVELOPMENT TOPOGRAPHIC SURVEY</b>
DRAWN	MRE
DATE	2019-01-17
CHECKED	ME
SHEET NO.	161-15416-00-SSDS1001-R0

 <b>WALL FINANCIAL CORPORATION</b> 1010 BURRARD STREET VANCOUVER BRITISH COLUMBIA VEZ 2R9	
<b>APPLICATION FOR PRELIMINARY DEVELOPMENT PROPOSAL</b> FEBRUARY 14, 2025	
<b>ISSUED</b>	
PRELIM. DEVELOPMENT PROPOSAL	2025-02-14
<b>NORTH ARROW / KEYPLAN</b>	
<b>PROJECT</b>	
<b>WALL CENTRE AMBLESIDE</b> 1552 ESQUIMALT AVENUE, WEST VANCOUVER, BRITISH COLUMBIA	
<b>REVISIONS</b>	
<b>TITLE</b>	
<b>SURVEY PLAN</b>	
<b>SHEET NUMBER</b>	
PROJECT #	2201
DRAWN	Author
CHECKED	Checker
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1 SURVEY PLAN  
 SCALE: 1:250



80.53 m



1 SITE PLAN - EXISTING  
SCALE: 1:200



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NORTH ARROW / KEYPLAN

PROJECT

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1552 ESQUIMALT AVENUE,  
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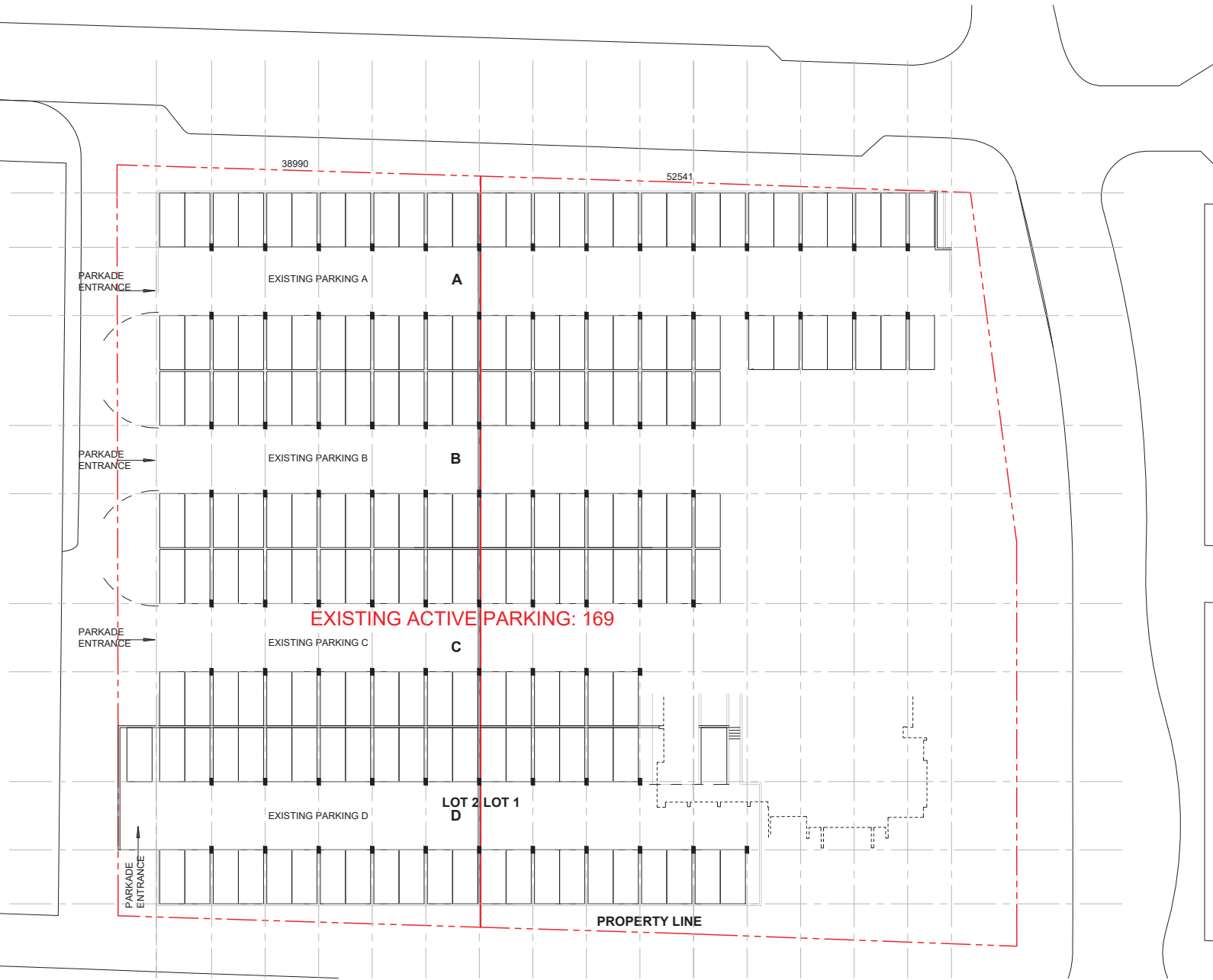
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TITLE  
SITE PLAN -  
EXISTING

SHEET NUMBER

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1 OVERALL PARKING PLAN - EXISTING  
SCALE: 1:200



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NORTH ARROW / KEYPLAN

PROJECT

WALL CENTRE AMBLESIDE  
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BRITISH COLUMBIA

REVISIONS

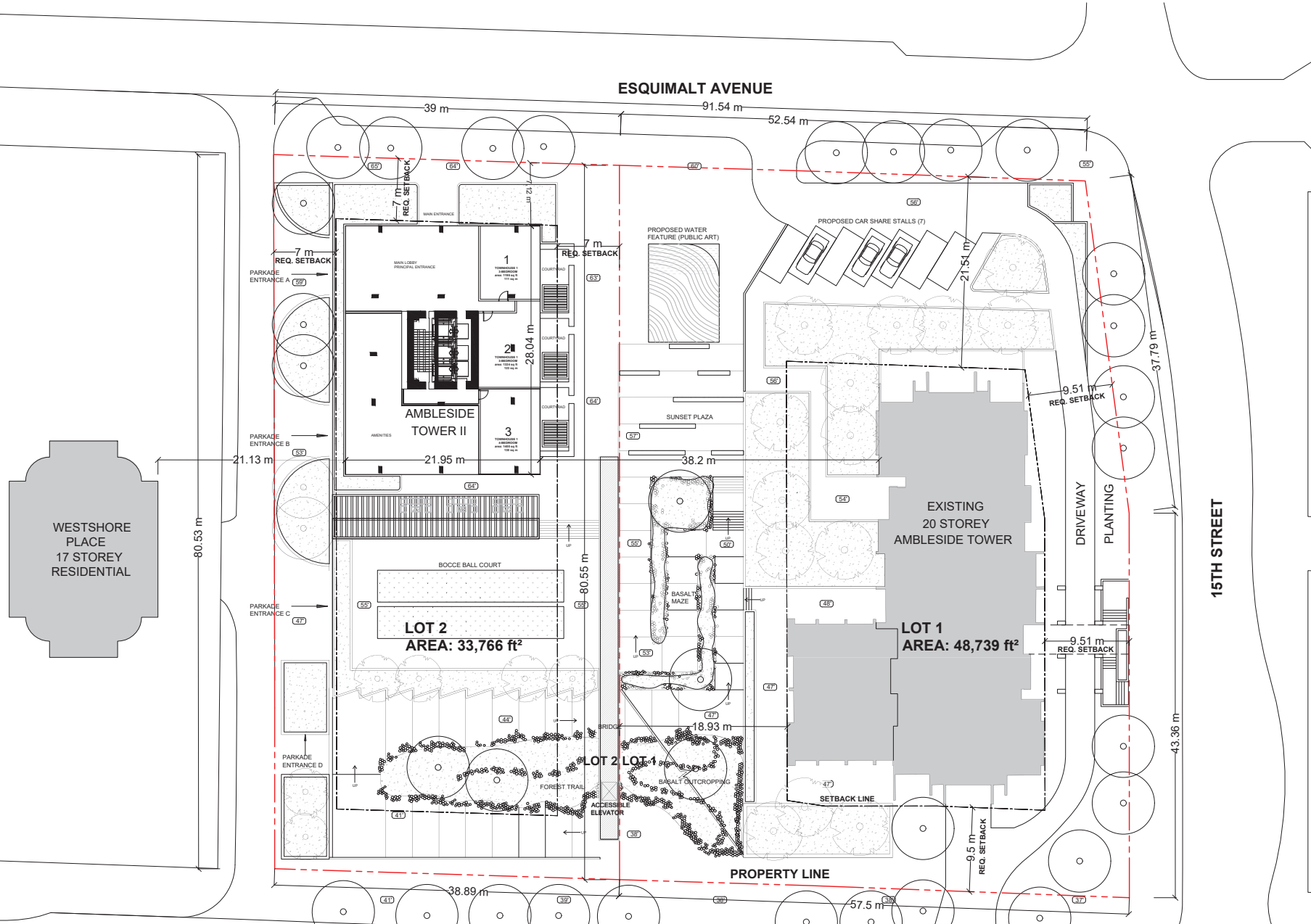
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OVERALL PARKING PLAN -  
EXISTING

SHEET NUMBER

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1 SITE PLAN - PROPOSED  
SCALE: 1:200



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APPLICATION FOR PRELIMINARY  
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NORTH ARROW / KEYPLAN

PROJECT

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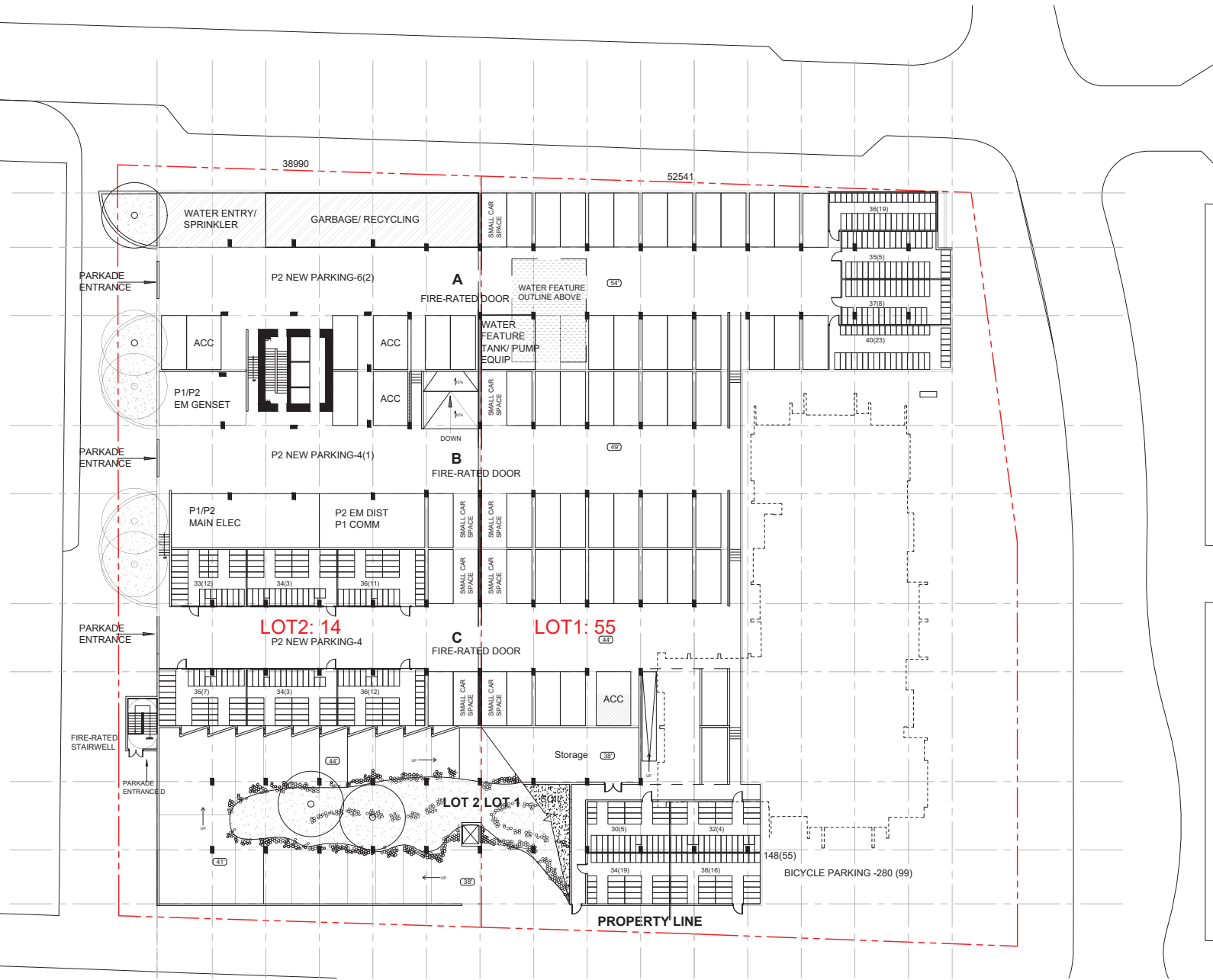
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SITE PLAN -  
PROPOSED

SHEET NUMBER

PROJECT #	2201	PDPa.1.12
DRAWN	Author	
CHECKED	Checker	

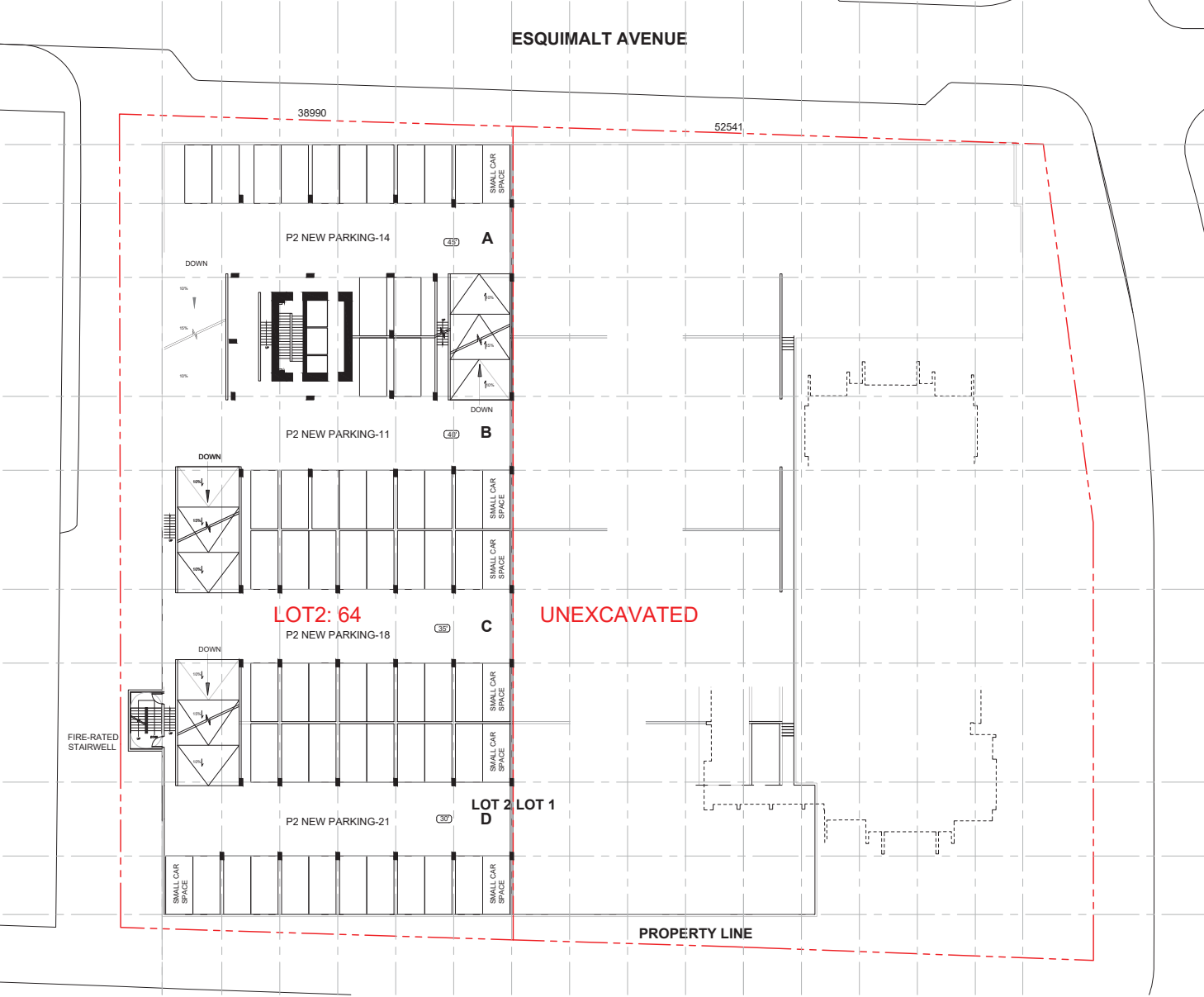
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1 OVERALL PARKING PLAN - LEVEL P1  
SCALE: 1:200

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ESQUIMALT AVENUE

38990

52541

P2 NEW PARKING-14

A

P2 NEW PARKING-11

B

LOT 2: 64

UNEXCAVATED

P2 NEW PARKING-18

C

LOT 2 LOT 1

P2 NEW PARKING-21

D

PROPERTY LINE

FIRE-RATED STAIRWELL

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

SMALL CAR SPACE

SMALL CAR SPACE

SMALL CAR SPACE

SMALL CAR SPACE

SMALL CAR SPACE

SMALL CAR SPACE

SMALL CAR SPACE

SMALL CAR SPACE

1 OVERALL PARKING PLAN - LEVEL P2  
SCALE: 1:200



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PROJECT

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BRITISH COLUMBIA

REVISIONS

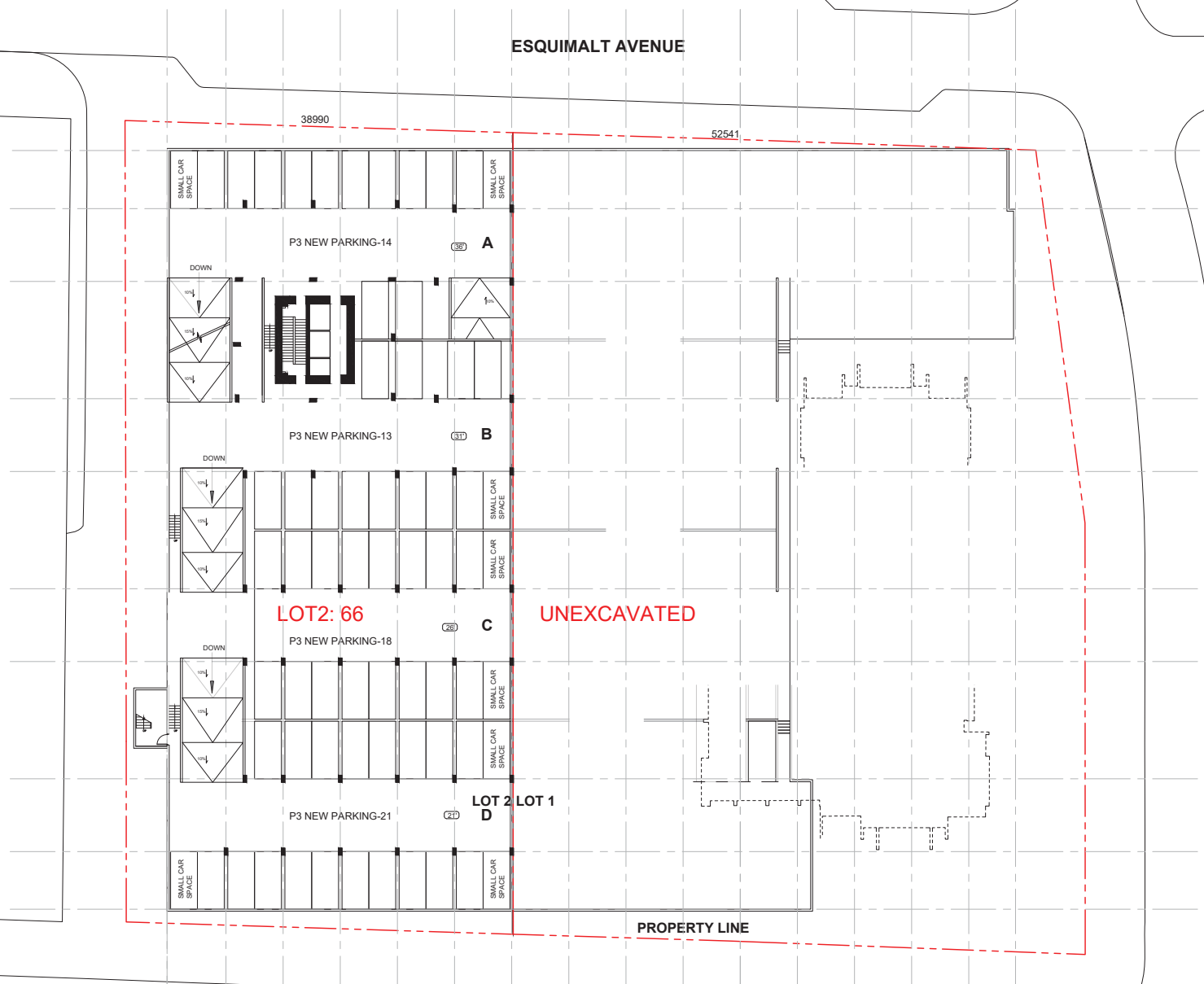
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OVERALL PARKING PLAN -  
LEVEL P2

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1 OVERALL PARKING PLAN - LEVEL P3  
SCALE: 1:200



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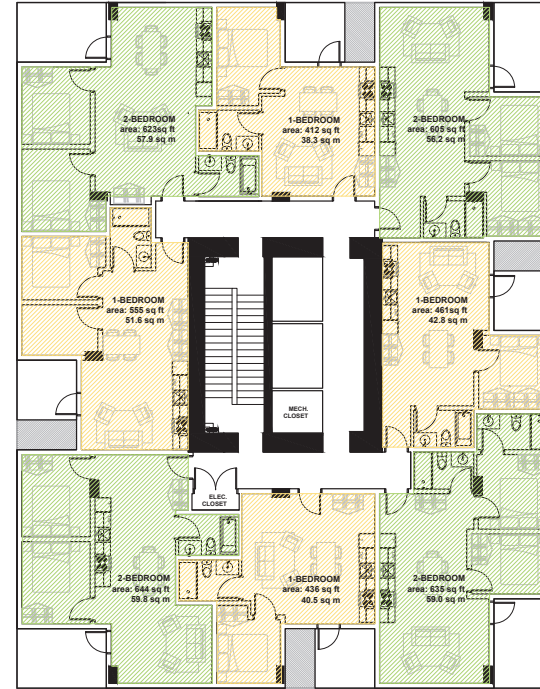
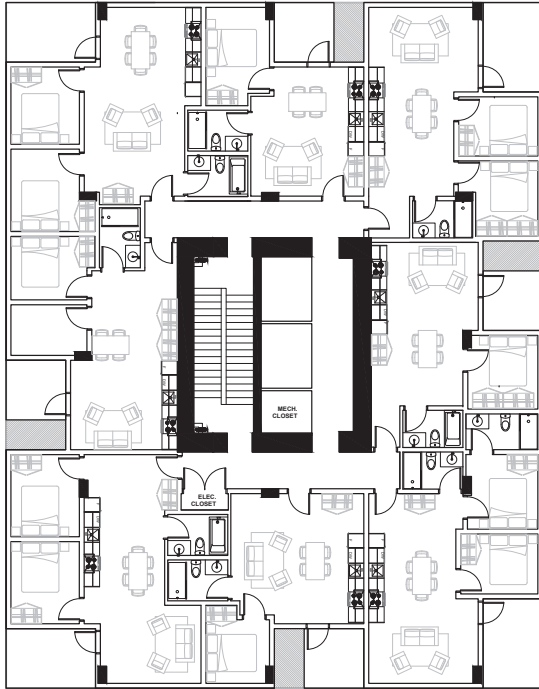
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OVERALL PARKING PLAN -  
LEVEL P3

SHEET NUMBER

PROJECT #	2201	PDPa.1.15
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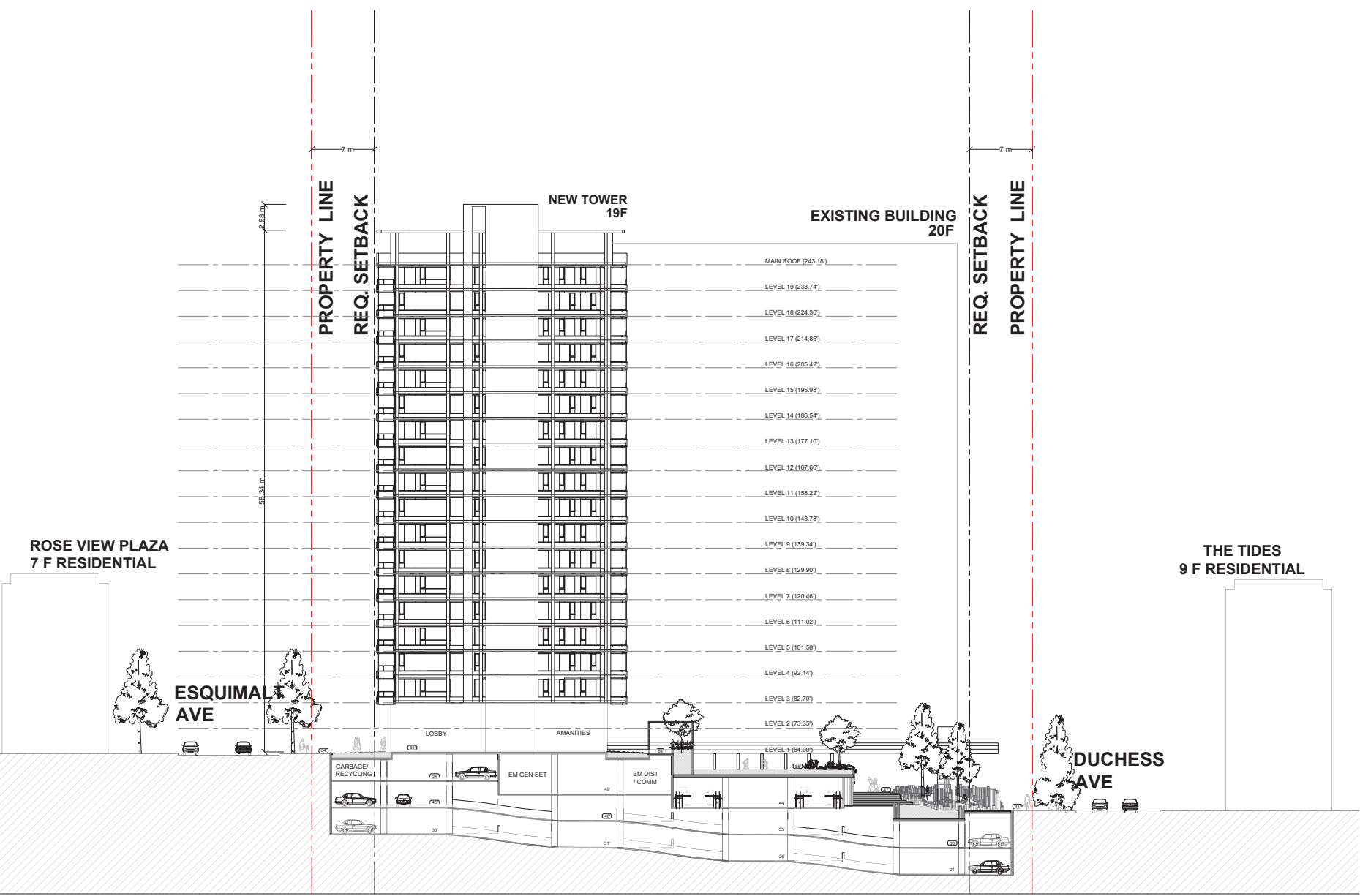
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1 TYPICAL LAYOUT - RESIDENTIAL UNITS  
SCALE: 1:100



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1 OVERALL BUILDING SECTION - NORTH/SOUTH  
SCALE: 1:200



1

PROJECT PHOTOS - EXISTING TOWER  
SCALE: NTS



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EXISTING TOWER

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**PROJECT**

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**REVISIONS**

**TITLE**

**PROJECT RENDERING -  
 SITE PLAN**

**SHEET NUMBER**

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1 PROJECT RENDERING - SITE PLAN  
 SCALE: 1:250



1

PROJECT RENDERING - COURTYARD VIEW  
SCALE: NTS



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REVISIONS

TITLE

PROJECT RENDERING -  
COURTYARD VIEW

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1 PROJECT RENDERING - VIEW LOOKING SOUTH  
SCALE: NTS

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**TITLE**

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1 PROJECT RENDERING - VIEW LOOKING NORTH  
SCALE: NTS



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