

municipality West Vancouver municipal hall
750 - 17th street, West Vancouver

project description existing 3 storey mixed use building
main floor - commercial and parking
second / third - residential units
reconstruction of existing residential strata lots on upper floors. renovation of main floor commercial and parkade area. renovation and upgrading of exterior facade.

legal description strata lots 1 - 8, district lot 237, strata plan vr2308

civic address 1519 - 1525 bellevue avenue, district of West Vancouver

referring regulation development permit No. 87-54

ocp guidelines as per Ambleside village centre design guidelines

site area 1.061sm (11,420 sf)

site dimensions as per survey

south 28.55m (93.66ft)
north 28.64m (93.96ft)
west 38.314m (125.70')
east 38.051m (124.84ft)

building setbacks existing + proposed

south 0 m (0ft)
north 1.8m (5.9ft)
west 1.7m (5.6ft)
east 0 m (0ft)

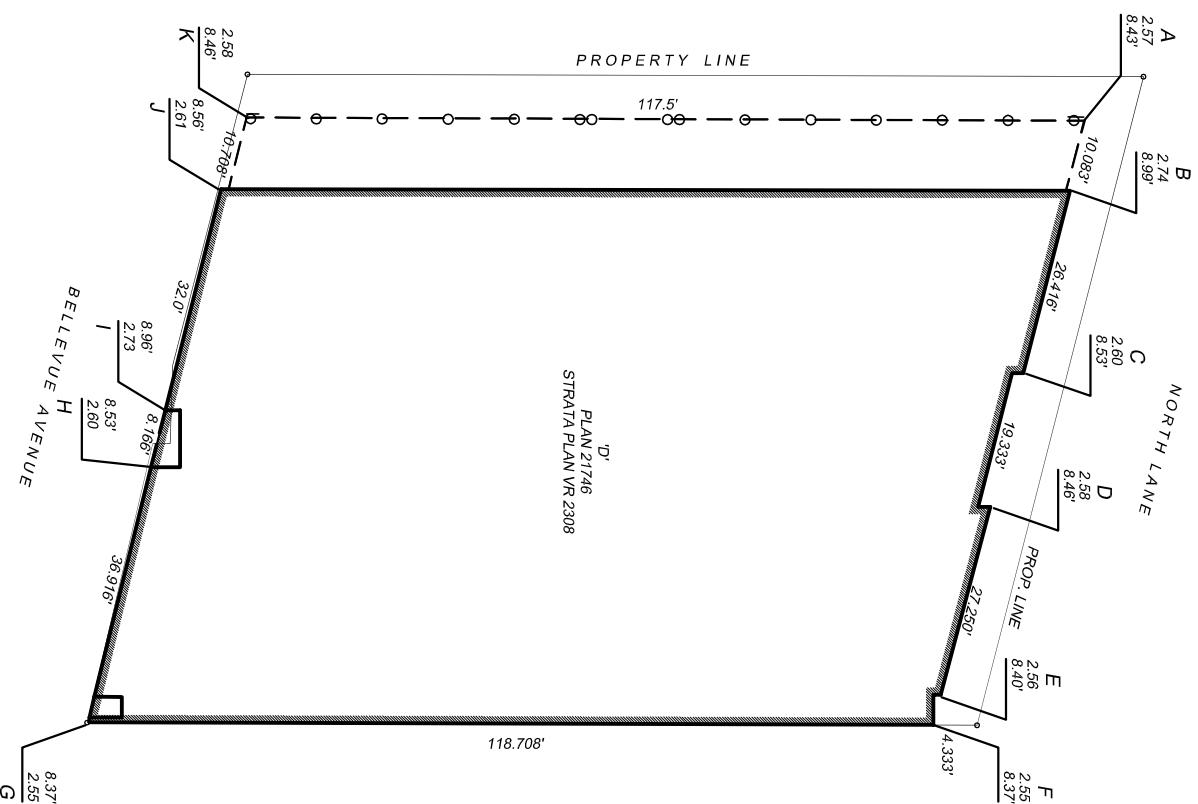
building height	existing + proposed 9.26m (30.38ft)		
floor area ratio	1.09*		
parking	existing + proposed 18 stalls		
level 1 - commercial	unit areas		
s.l. 1	207sm (2,229.3sf)		
s.l. 2	23.9sm (257.3sf)		
sub total	231.0sm (2,486.5sf)		
level 2 & 3 residential	unit area level 2	unit area level 3	totals
sl3	184.82sm (1,989.5sf)	23.27sm (250.5sf)	208.09sm (2,240.0sf)
sl4	107.07sm (1,152.6sf)	28.28sm (304.5sf)	135.36sm (1,457.1sf)
sl5	114.10sm (1,228.3sf)	17.99sm (193.7sf)	132.10sm (1,422.0sf)
sl6	99.78sm (1,074.1sf)	16.12sm (173.6sf)	115.91sm (1,247.7sf)
sl7	160.60sm (1,728.8sf)	24.82sm (267.2sf)	185.42sm (1,996.0sf)
sl8	137.71sm (1,482.4sf)	14.42sm (155.3sf)	152.14sm (1,637.7sf)
sub total	804.11sm (8,655.7sf)	124.93sm (1,344.8sf)	929.04sm (10,000.5sf)
total	-	-	1,160.04sm (12,487.0sf)

* note:
existing building was constructed under development permit No. 87-54

average finished grade:
perimeter values taken from Chapman Land Surveying Ltd. drawing

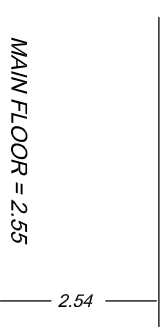
zoning bylaw
no. 4662, 2010
District of
West Vancouver

maximum building height 3 storeys or 11.3m (37.07')



ROOF = 11.10-11.30 AS NOTED

MEZZANINE FLOOR = 8.74



surveyed levels
of existing building =
8.75m (28.70')
top of building
elevation = 8.75m
+ 2.55m = 11.30m
(37.07')

AVERAGE FINISHED GRADE CALCULATIONS					
LEVEL A	LEVEL B	AVERAGE A+B	LENGTH AB	AV x LENGTH=	
A - B	8.43	8.99	8.71	10.08	87.82
B - C	8.99	8.53	8.76	26.42	231.40
C - D	8.53	8.46	8.50	19.33	164.23
D - E	8.46	8.40	8.43	27.25	229.72
E - F	8.40	8.37	8.39	4.33	36.33
F - G	8.37	8.37	8.37	118.71	993.59
G - H	8.37	8.53	8.45	36.92	311.94
H - I	8.53	8.96	8.75	8.17	71.41
I - J	8.96	8.56	8.76	32.00	280.32
J - K	8.56	8.46	8.51	10.71	91.13
K - A	8.46	8.43	8.45	117.50	992.29
			411.413		3490.18
AVERAGE GRADE= SUM OF COL F / SUM OF COL E=					8.48

maximum building height of 3 storeys or 11.3m (37.07')
+ 8.48' would allow a structure up to the elevation of
13.88m high (45.55')

new proposed building height elevation
= 9.25m (30.375') + 2.55m (8.48') = 11.8m (38.74')

the new building does not exceed the height of the
existing peaked skylight. refer to dwgs A4.0/1/2 &
A5.1/2 for full datum strip information

project statistics

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