



Hollyburn Gardens

Proposed Infill Rental Housing at Bellevue Tower



**A Rezoning Application
submitted to
The Corporation of The District of West Vancouver**

Hollyburn Properties Limited
January 2014

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PROJECT TEAM

Developer:	Hollyburn Properties Limited
Planning & Development Consultant:	Michael Geller & Associates Limited
Architecture:	Rafii Architects Inc.
Landscape Architecture:	Sharp and Diamond Landscape Architecture
Structural Engineering:	Glotman Simpson Consulting Engineers
Geotechnical Engineering:	Horizon Engineering Inc.
Surveyor:	Hobbs, Winter & MacDonald BC and Canada Land Surveyors

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Mr. Stephen Mikich
 Manager of Community Planning
 The Corporation of the District of West Vancouver
 750 17th Street, West Vancouver BC V7V 3T3

Dear Mr. Mikich

**Re: Bellevue Gardens 195 21st Street, West Vancouver
 Rezoning proposal to accommodate new infill rental housing**

Hollyburn Properties Limited (HPL) is pleased to submit this report in support of a rezoning application to permit development of 49 new purpose-built rental apartments in two new low-rise buildings. They would be located on under-utilized portions of this high-rise property.

Bounded by Argyle and Bellevue Avenues and 21st Street, the property is extremely well located for additional rental housing, close to the West Vancouver Community Centre and Seniors Centre, as well as public transportation and other nearby amenities.

Based on HPL's experience with this and two other West Vancouver rental properties, there is a growing need for new rental housing in Ambleside. This need was reconfirmed in the October 2013 Staff Report to Council which noted that only 20 purpose-built rental units have been added to the inventory in recent years.

Moreover, according to a recent Metro Vancouver report, West Vancouver's existing rental stock is aging and much is at risk. Unfortunately, the economics of rental housing do not make it viable to purchase sites to construct new purpose-built rental buildings. However, by virtue of the property's size and configuration, with an increase in density from 1.75 to 2.47 FSR, it offers an excellent opportunity to create new rental housing with minimal impact on the surrounding community in a location convenient to public transit, the West Vancouver Community Centre and other public amenities.

This report provides a description of the property, the surrounding context and neighbouring buildings, including proximity to nearby amenities. It includes drawings prepared by Rafii Architects and Sharp Diamond Landscape Architects illustrating two contemporary low-rise buildings, designed to complement the existing tower, surrounded by a lush landscape comprising flowering plants and fountains.

We hope you will agree this is a responsible approach to providing much needed rental housing in a careful considerate manner, in keeping with the context and overall neighbourhood character. We look forward to working with the community, staff and Council in realizing this much needed accommodation.

Yours Sincerely,

 David Sander

Paul Sander

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PROPERTY DESCRIPTION

Bellevue Tower is an attractive sixteen storey high-rise apartment building that was built in 1971 and is located at 195 21st Street in West Vancouver. It is centrally located between Argyle and Bellevue Avenues on a large 60,622 sq. ft. site.

The building has a total area of approximately 106,200 sq. ft. which equates to a 1.75 FSR, the maximum permitted floor space under the applicable zoning by-law. The leasable area is approximately 89,770 sq. ft. and there are 126 suites.

Existing Tower Unit Mix:

Suite Types	Units	Average Size
Studios	31	435 Sq. Ft.
One Bedrooms	64	716 Sq. Ft.
Two Bedrooms	31	983 Sq. Ft.
Total	126	

The average rents of these existing units range from \$1,134 for a studio unit to \$2,212 for a two bedroom unit.

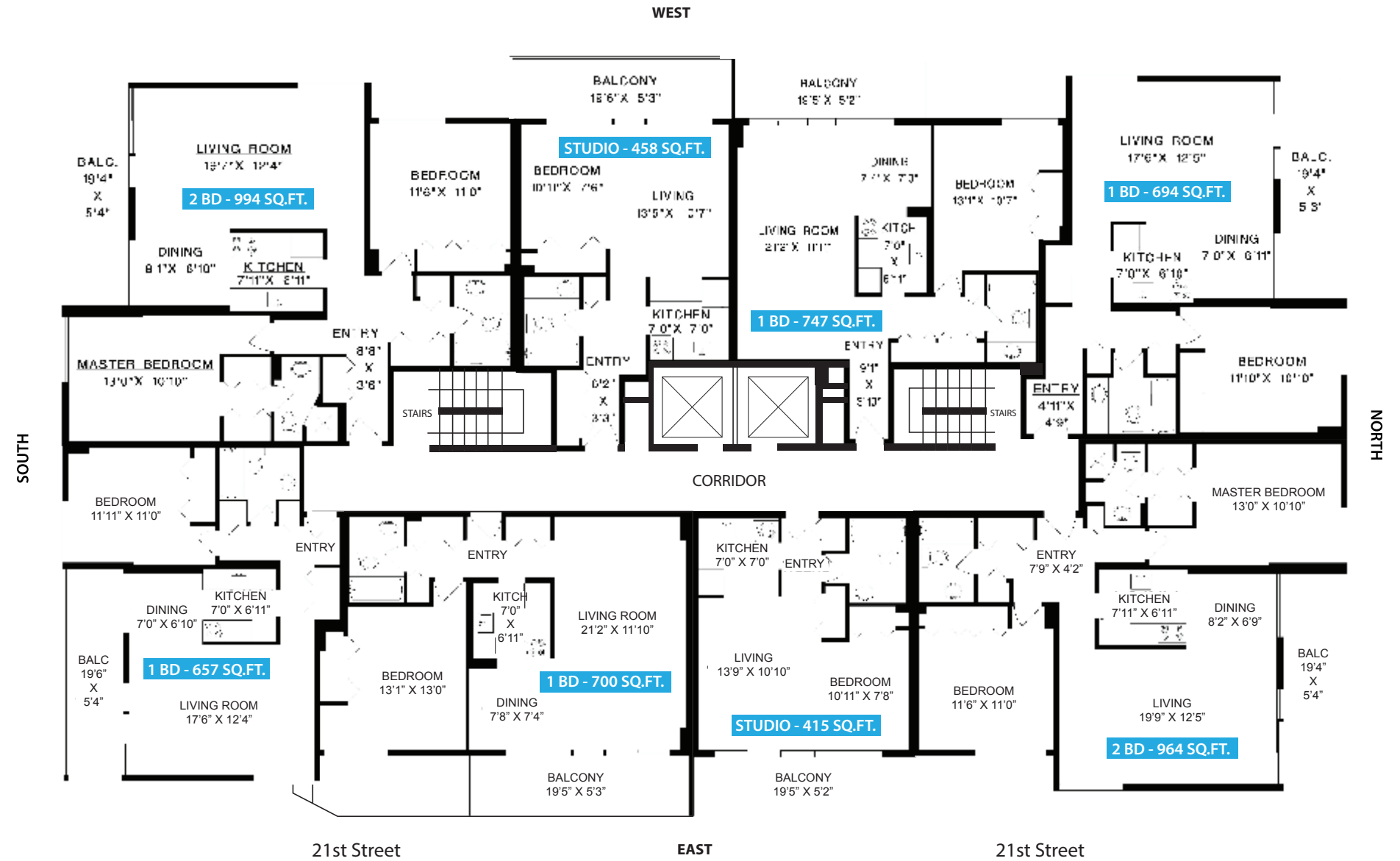
Resident Profile:

Since 1971 many, if not, most residents of West Vancouver have had a family member or friend living in Bellvue Tower.

There is one resident who has lived in the building since it was first built, and others have been there for more than 20 years. Today the majority of the residents are empty-nesters and seniors, although there are a few households with university students and others with young children.

At a community open house in August 2013, residents had an opportunity to view the concept plans. A number indicated a desire to move into the new units if the expansion was approved. Others requested that an elevator to the parking be installed, and that consideration be given to providing additional indoor and outdoor amenity areas. These suggestions have been incorporated into the revised plans.

TYPICAL FLOORPLAN OF THE EXISTING BELLEVUE TOWER



EXISTING PARKING

Parking is provided in a 123 stall under-utilized three level underground parkade with an additional 10 stalls at ground level. In recent years, the parking garage has rarely been at full occupancy. Recent efforts to increase the occupancy of the parkade have included renting spaces to residents of adjacent buildings and a reduction in the price of parking from \$75 to \$50 per month. Nonetheless, approximately one quarter of the parkade remains empty. By virtue of the excellent location close to transit and amenities.

The table below illustrates a typical summary of the number of parking stalls that are in use and who uses them.

	Stalls	Percent
Empty	30	23%
Non - Tenant Stalls	3	2%
Tenants with a Single Stall	82	62%
Tenants with Two Stalls 9x2	18	14%
Total	133	100%



Existing On-Site Surface Parking

RECENT UPGRADES AND PLANNED IMPROVEMENTS

Hollyburn Properties is a pre-eminent rental housing provider in West Vancouver and elsewhere in Canada. Hollyburn has an ongoing program of upgrading and improving its buildings always being mindful of the needs of residents to the enjoyment of their homes. Recent improvements at Bellevue Towers include: a program of suite renovations, new power smart lighting, the creation of a wellness centre, bicycle room upgrades, significant laundry room and adjacent waiting lounge renovations, a lobby renovation, the installation of a new wheelchair ramp, hallway and suite door upgrades, the replacement of a low efficiency heat and hot water mechanical system with a



Lobby



Laundry Room Lounge



Gym

high efficiency system, a new roof, as well as numerous other smaller miscellaneous improvements.

As part of this redevelopment, there is a need to undertake further improvements to the existing building. Planned improvements include: enhancing the under utilized covered area by the main building entrance, enlargement and enclosure of the garbage and recycling facilities, further screening of an existing steam vent, upgrading of existing and new paved areas and driveways.



Bellevue Tower as seen from corner of Argyle Avenue and 21st Street

POLICY, ZONING & NEIGHBOURHOOD CONTEXT

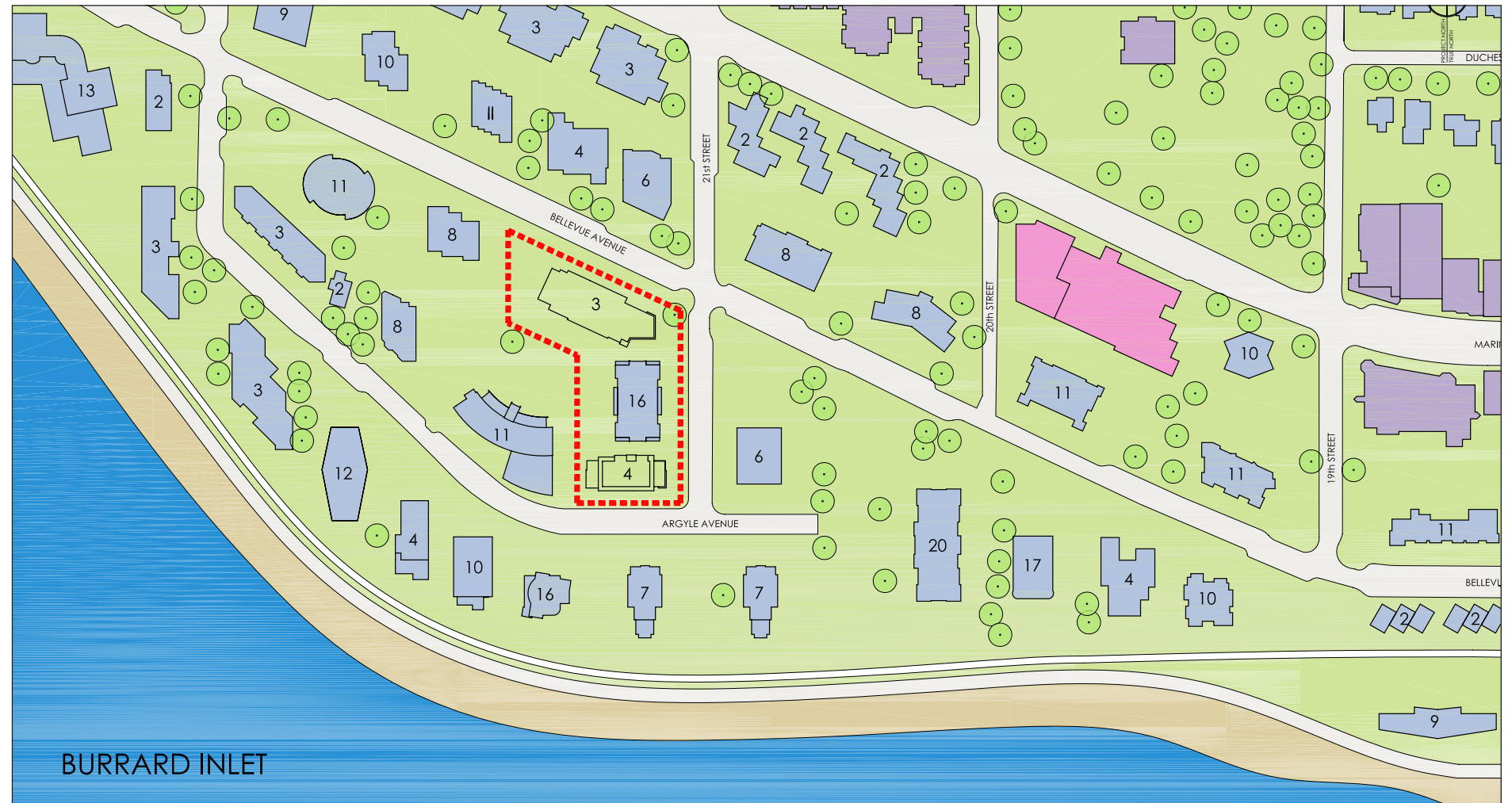
Since federal tax incentives for new rental housing were phased out in the mid 1980's, few new purpose-built rental housing projects have been built around Metro Vancouver. This prompted the GVRD to prepare a review of the rental housing stock in member municipalities in the hope that municipal governments would review the status of rental housing and consider initiatives to both protect the existing stock and encourage new supply.

In the case of West Vancouver, it was noted that only 20 new purpose-built rental units have been constructed since the 1970's and the existing stock may be at risk due to redevelopment pressures.

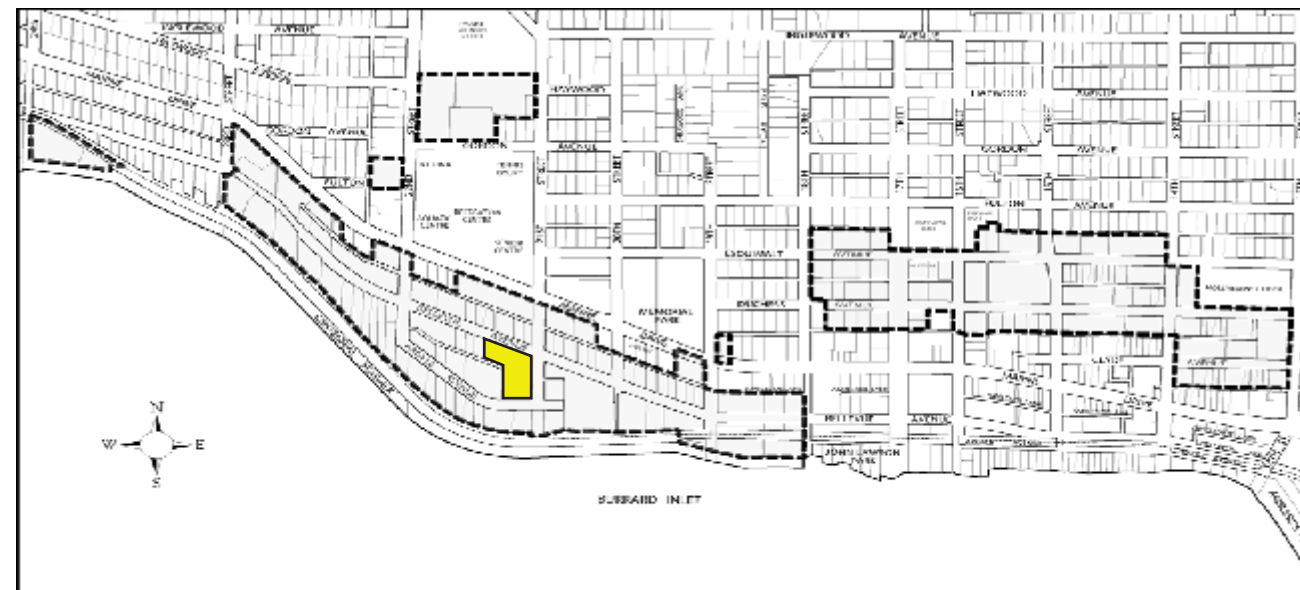
The West Vancouver Housing Action Plan adopted by Council in February 2013 identified the need to examine policies to encourage development of new rental housing as a key initiative in 2013-2014. A subsequent report and Discussion Paper on purpose-built Rental Housing was considered by Council in October 2013. It authorized a public consultation on how best to protect the existing stock and encourage new units.

The primary barrier to the development of new rental housing is project economics. Given the high cost of land and construction, soft costs and existing rent levels, it is generally not economical to build new rental units. To address this reality, some Metro Vancouver municipalities, most notably the City of Vancouver, are offering various incentives including density bonuses, relaxation of parking requirements, forgoing Community Amenity Contributions and even Development Cost Levies, as well as fast-tracking purpose-built rental housing applications. It is within this broader context that this application is being made.

The subject property is within the Ambleside Apartment Area that was created in the 1950's. The site zoning allows development up to 1.75 FSR and the subject property is built to this maximum. By virtue of the site size and configuration, it is feasible to increase the permitted FSR to approximately 2.47 to accommodate infill housing on this property with minimal impacts on neighbouring properties. It is understood that staff will review whether this zoning change can be accommodated under the Official Community Plan. If not, an OCP Amendment will be requested along with the rezoning application. It is further noted that there are a number of other similar sites in Ambleside where infill rental housing might be feasible. Therefore, if this application is approved, it could serve as the demonstration project and help develop policies for future developments.



Neighbouring Building Height Context Plan

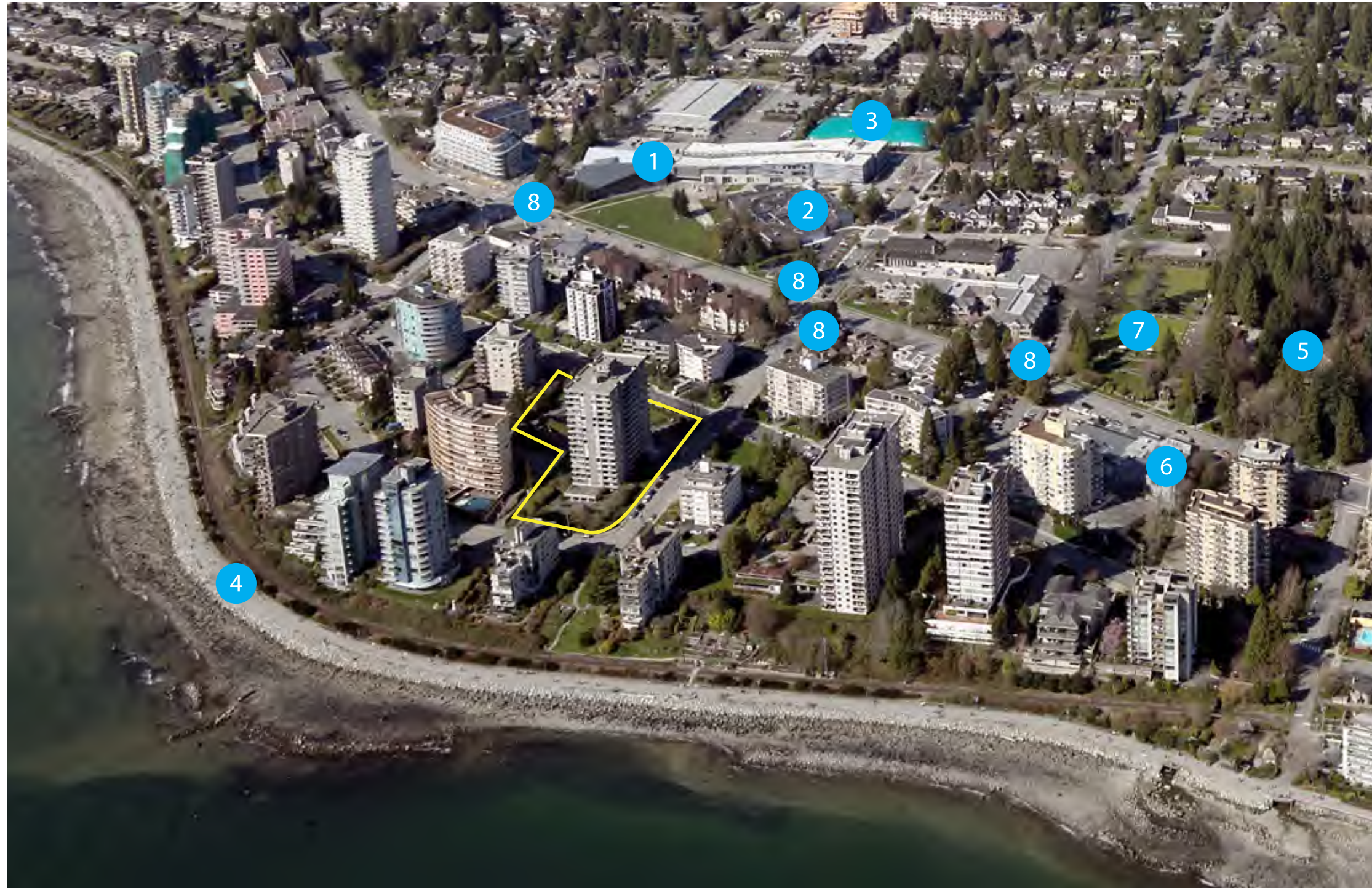


ZONING LEGEND

- RESIDENTIAL
- COMMERCIAL (OFFICE/RETAIL)
- PUBLIC AMENITY

The Hollyburn Gardens site enjoys a central location within the **Ambleside Apartment Area**.

NEIGHBOURHOOD AMENITIES



Nearby Amenities:

The Bellevue Tower site is ideally located within West Vancouver for the proposed infill development as it is situated within the Ambleside Apartment Area.

Moreover, it is just one block away from the West Vancouver Community Centre and Seniors Activity Centre. The library, bowling green, churches, shopping, transit and Spirit Trail are all nearby, making it an extremely attractive location for a broad range of renters.

- 1 West Vancouver Community Centre
- 2 Seniors' Activity Centre
- 3 West Vancouver Tennis Club
- 4 Seawall
- 5 Memorial Park
- 6 West Vancouver Library
- 7 Lawn Bowling Club
- 8 Bus Stops

NEIGHBOURHOOD CHARACTER

Surrounding buildings are of varying heights with a great variety in architectural character. Exterior materials in nearby buildings include concrete, brick, stucco, stone and wood. The proposed

buildings will be carefully designed using high quality materials in keeping with the character of the neighbouring buildings, landscape setting, and existing tower.



PROPOSED INFILL DEVELOPMENT SITES

Following a number of planning studies, it was determined that there are two under-utilized portions of the property that could be redeveloped with new low-rise buildings offering a mix of rental apartments:

The first location, the Bellevue building site, is the deck area above the existing parking garage along Bellevue Avenue. Preliminary investigations reveal that while the cost of upgrades to the structure will be significant, it is feasible to add three levels of housing without having to demolish the structure.

The second location, the Argyle building site, is a paved and grass area along the Argyle Avenue frontage adjacent to a single level structure that was formerly an under-utilized swimming pool. To improve this site, it is proposed that this structure be demolished.



Bird's Eye View South - Argyle Site



Bird's Eye View North - Bellevue Site



Ground Level View of Bellevue Building Site



Ground Level View of Argyle Building Site

PROJECT DESCRIPTION

Over the past three years a number of planning approaches have been considered.

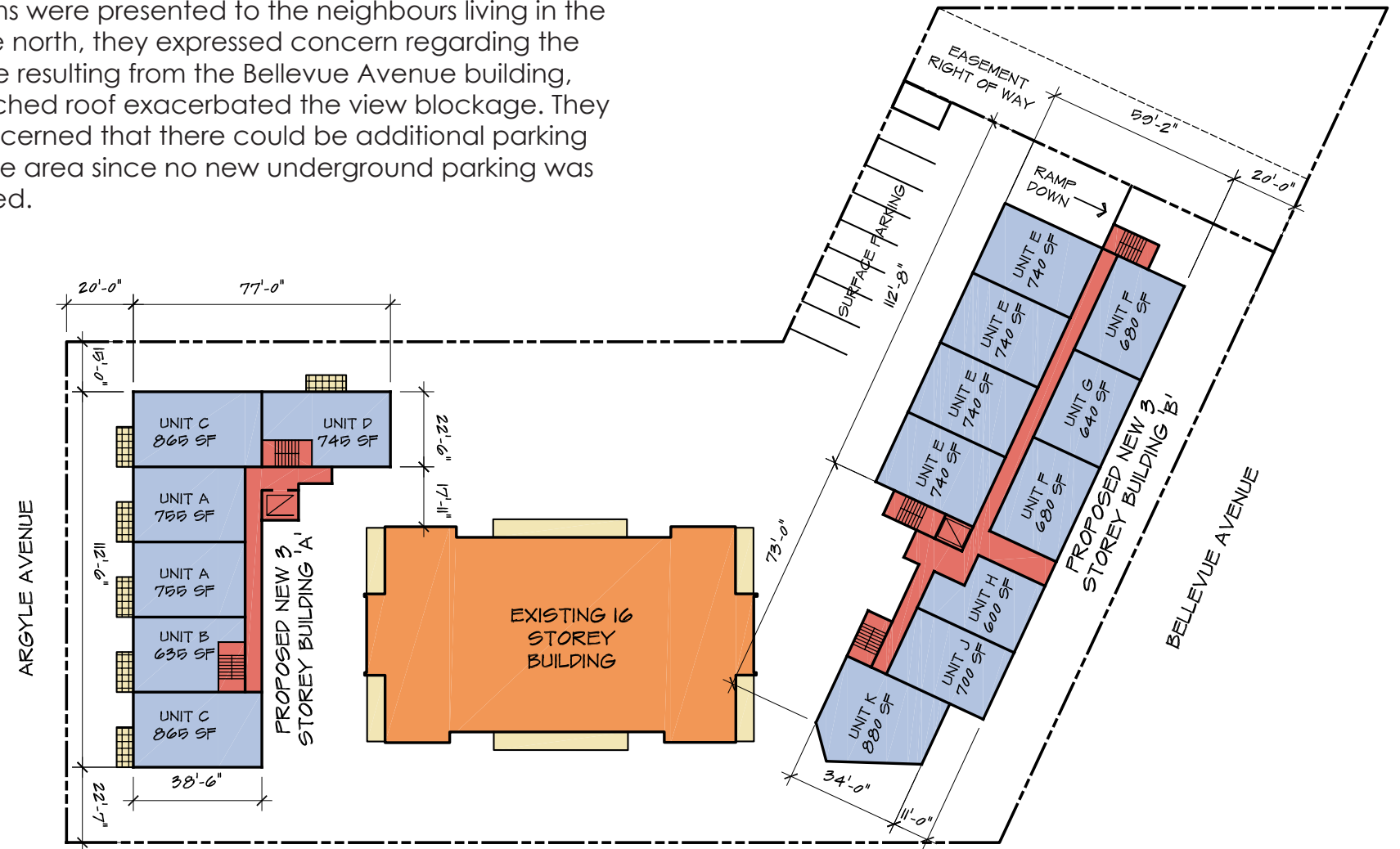
PREVIOUS PLANNING CONCEPT

Illustrated here is the previous proposal presented to staff. It comprised a double loaded apartment building along the Bellevue Avenue frontage and a single loaded L-shaped building along Argyle Avenue. Both buildings had pitched roofs to create a more residential scale. While exterior materials had not been finalized the plans indicated a mixture of brick and other durable materials.

It was proposed that the parking requirements be accommodated by utilizing the existing garage with some relocation of surface spaces. No new structured parking was proposed.

When these plans were presented to staff, it was suggested that the exterior design treatment and pitched roofs be reconsidered to better fit with the existing building. Some concerns were also expressed regarding the L-shaped footprint of the Argyle building that intruded into a potential outdoor amenity area and increased the site coverage.

When the plans were presented to the neighbours living in the building to the north, they expressed concern regarding the view blockage resulting from the Bellevue Avenue building, noting the pitched roof exacerbated the view blockage. They were also concerned that there could be additional parking problems in the area since no new underground parking was being proposed.



Argyle Building - Previous Elevation along Argyle Avenue



Bellevue Building - Previous Elevation along Bellevue Avenue

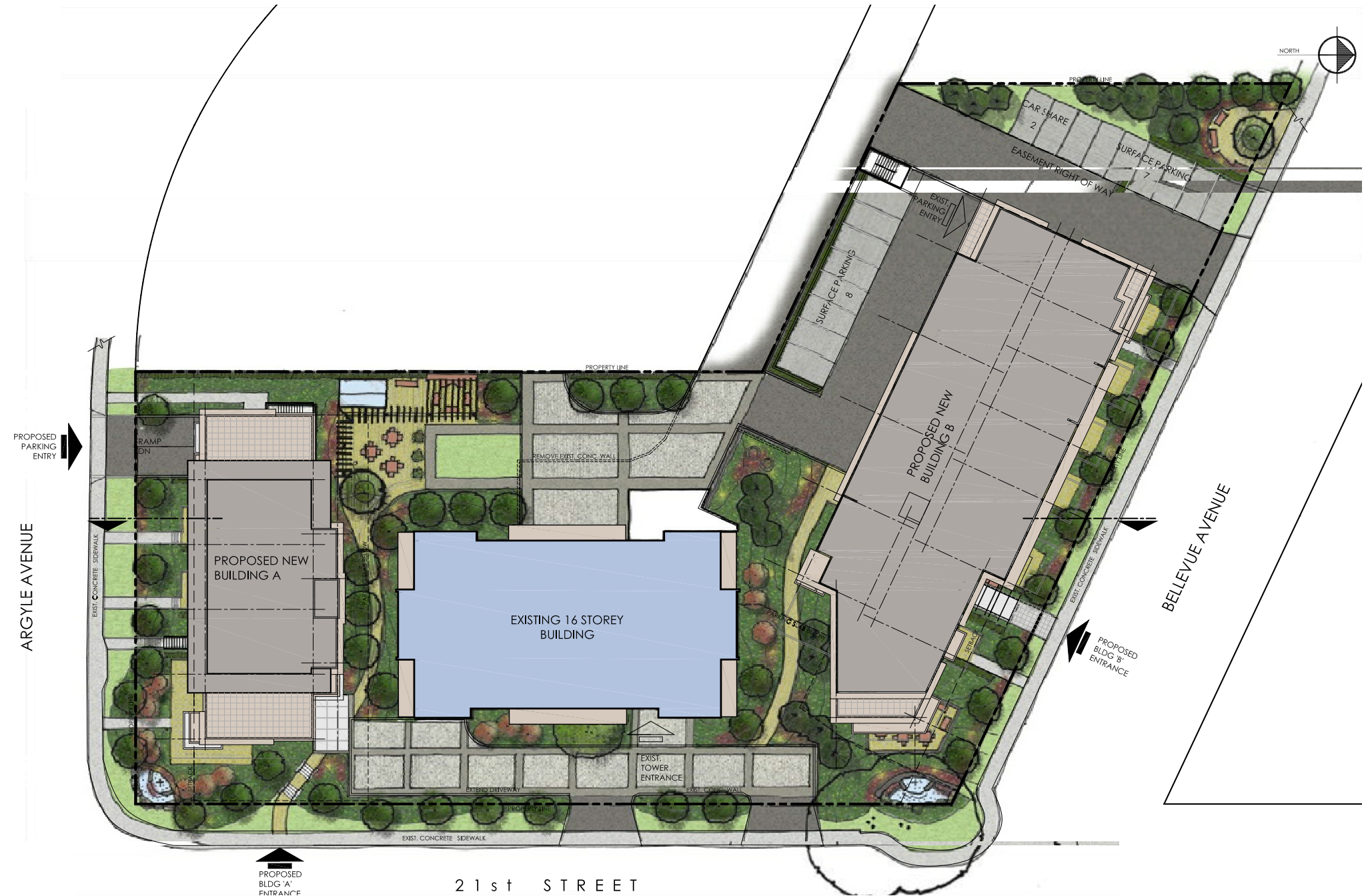
REVISED DESIGN CONCEPT

Based on the comments received from staff and the neighbours to the north, revised plans were prepared. The pitched roofs were replaced by flat roofs for both buildings and an underground parking garage is now being proposed under the Argyle building. The buildings have been designed to create a greater sense of terracing. The exterior materials were changed to a mix of stone and cementous material to create a contemporary look, for the wood frame building that complements the existing tower. A combination of glass and solid balconies are being proposed.

The Argyle Building is three and a half storeys in height and contains 15 units, with a broad mix of suite types, ranging from small one-bedroom units to a three-bedroom townhouse. The building is single loaded with access from both 21st Street and the circular driveway. The total building area is approximately 16,500 square feet.

The Bellevue Building is three storeys in height and contains 34 units in a double loaded configuration with a primary entrance from Bellevue Avenue and a secondary entrance from the existing tower. A large multi-purpose room is located at the easterly end, near the corner of Bellevue Avenue and 21st Street. The total building area is approximately 28,200 square feet. The elevator has been designed to serve both the new residents, and existing residents who previously had no elevator access to the lower parking levels.

SITE PLAN SHOWING PROPOSED INFILL BUILDINGS



BIRD'S EYE VIEW OF PROPOSED INFILL DEVELOPMENT SITES



East Bird's Eye View - Bellevue & Argyle Buildings



North Bird's Eye View - Bellevue & Argyle Buildings



South Bird's Eye View - Bellevue & Argyle Buildings

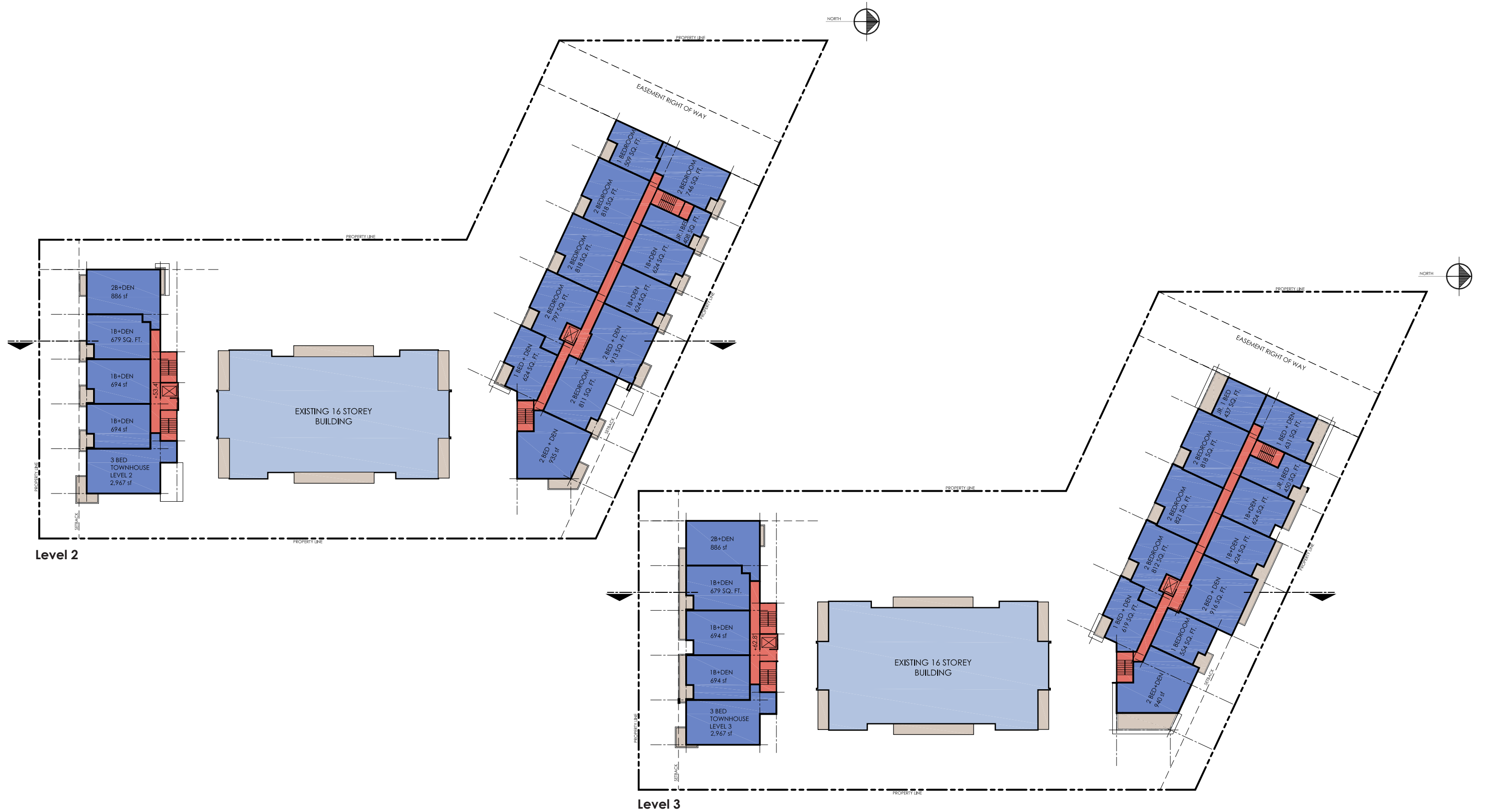


West Bird's Eye View - Bellevue & Argyle Buildings

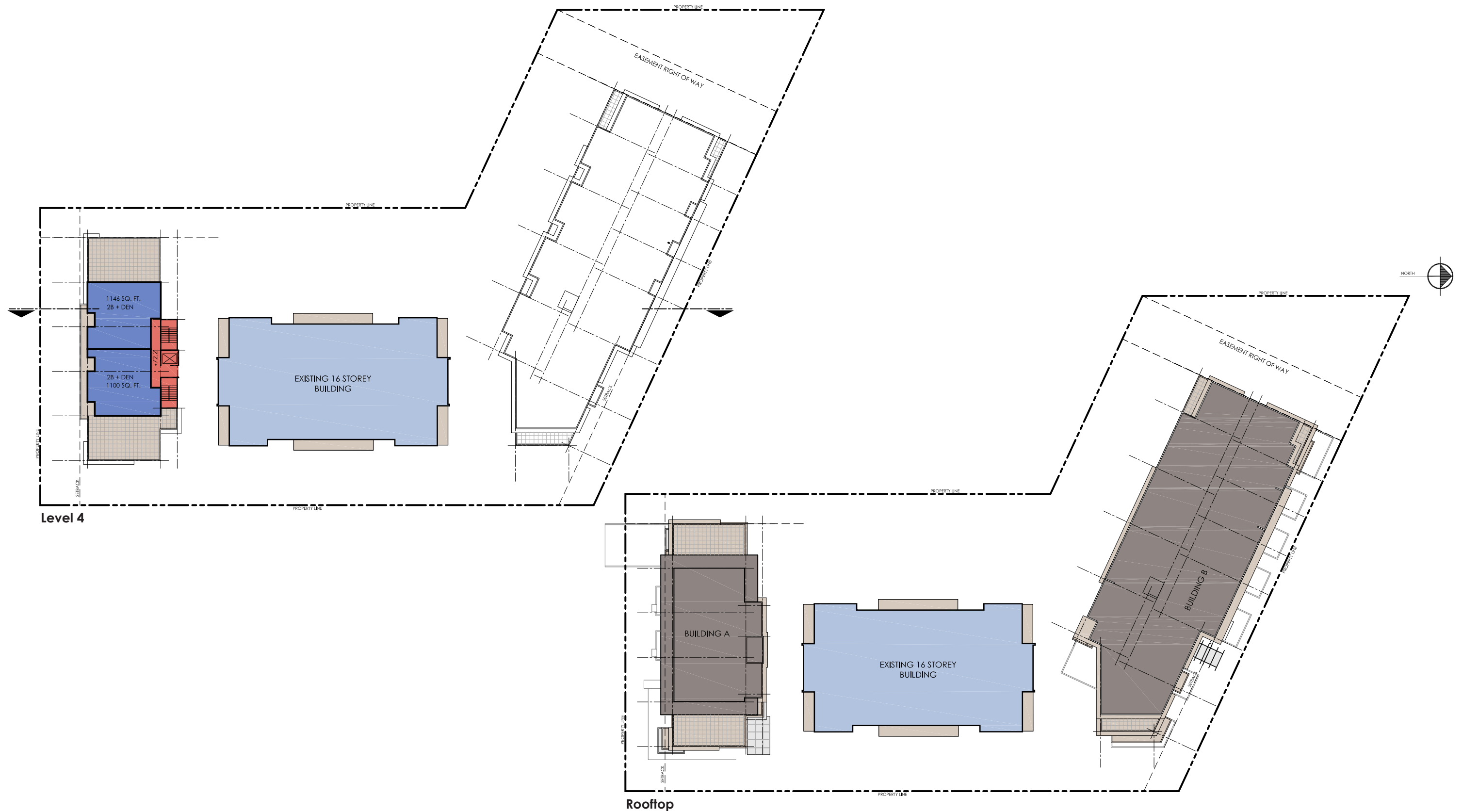
LEVEL 1



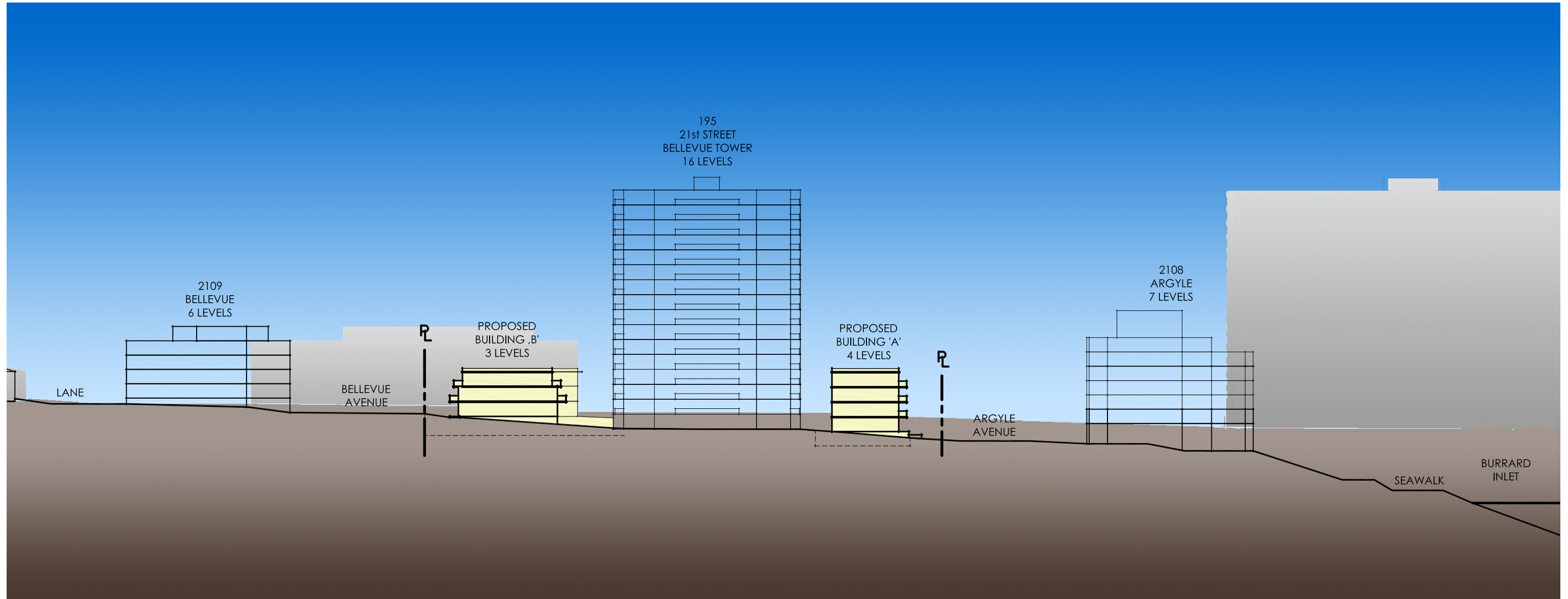
LEVEL 2 & LEVEL 3



LEVEL 4 & ROOFTOP LEVEL



SECTION



North - South Cross Section Looking East

PROJECT STATISTICS

Current Bellevue Tower Statistics	
Site Area	60,632 Sq. Ft.
Site Coverage (Including Pool Area)	13.15% or 7,970 Sq. Ft.
Building Height	16 Storeys
Building Area	106,201 Sq. Ft.
Floor Space Ratio	1.75
No. of Apartments	126
No. of Parking Stalls	133
Hard Landscape	52.16% or 31,626 Sq. Ft.
Soft Landscape	34.69% or 21,035 Sq. Ft.

Proposed Argyle Building Statistics	
Site Area	60,632 Sq. Ft.
Site Coverage	7.64% or 4,632 Sq. Ft.
Building Height	4 Storeys
Building Area	16,416 Sq. Ft.
Floor Space Ratio	0.27
No. of Apartments	15
No. of Parking Stalls	18

Proposed Bellevue Building Statistics	
Site Area	60,632 Sq. Ft.
Site Coverage	16.68% or 10,113 Sq. Ft.
Building Height	3 Storeys
Building Area	28,165 Sq. Ft.
Floor Space Ratio	0.46
No. of Apartments	35
No. of Additional Parking Stalls	7

Proposed Total Site Statistics	
Site Area	60,632 Sq. Ft.
Site Coverage	35.56% or 28,372 Sq. Ft.
Building Area	150,782 Sq. Ft.
Floor Space Ratio	2.49
No. of Apartments	176
No. of Parking Stalls	158
Hard Landscape	35.9% or 21,743 Sq. Ft.
Soft Landscape	28.6% or 17,330 Sq. Ft.

RENDERED ELEVATIONS



Argyle Building



Bellevue Building

INFILL RENDERINGS



Argyle Site Rendering - view looking North-West from corner of Argyle Avenue and 21st Street

INFILL RENDERINGS

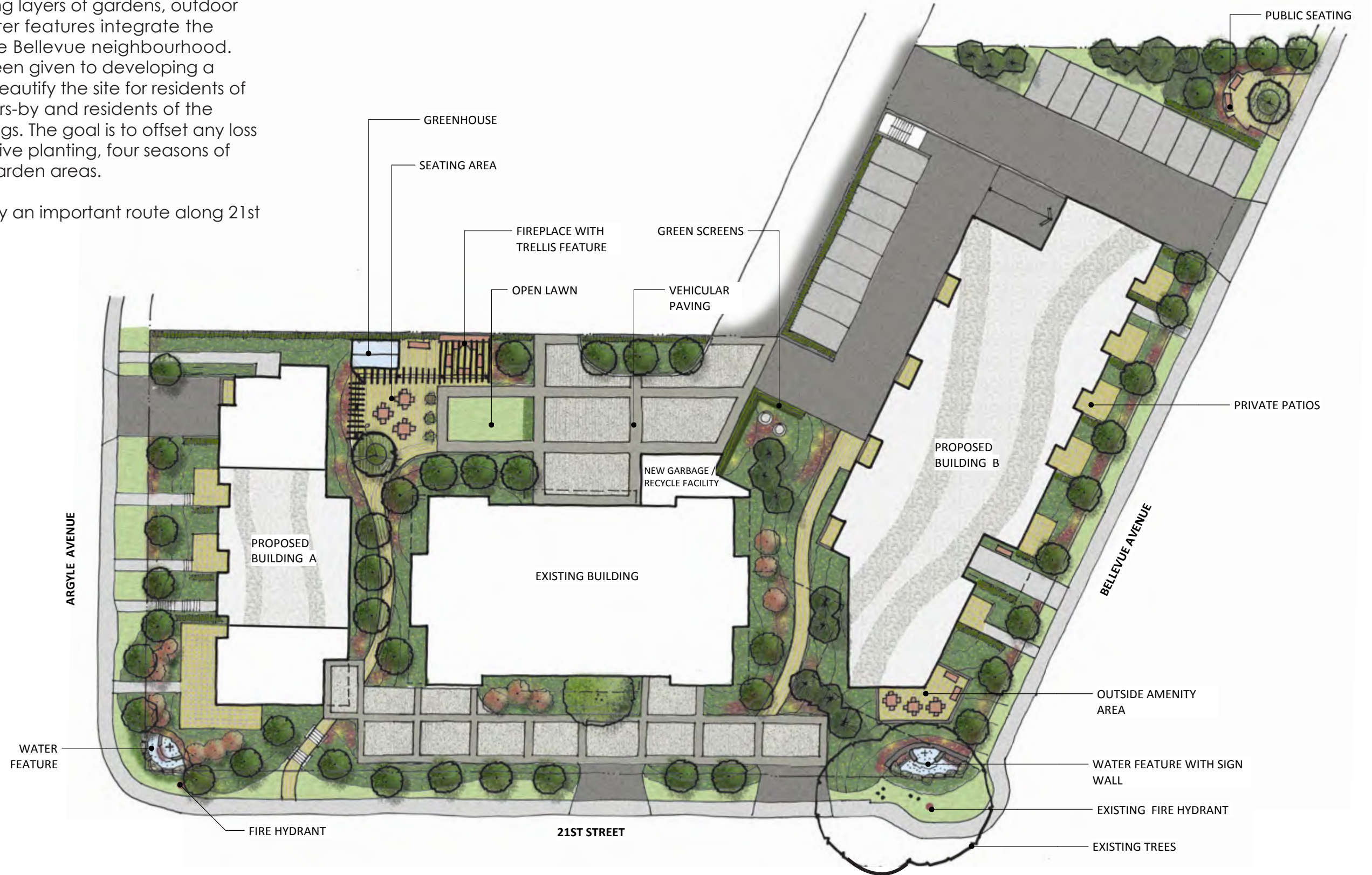


Bellevue Site Rendering - view looking South-West from corner of Bellevue Avenue and 21st Street

LANDSCAPE CONCEPT PLAN

A terraced landscape featuring layers of gardens, outdoor amenities, walkways and water features integrate the proposed apartments into the Bellevue neighbourhood. Considerable attention has been given to developing a landscape design which will beautify the site for residents of neighbouring buildings, passers-by and residents of the existing tower and new buildings. The goal is to offset any loss of open area with more intensive planting, four seasons of interest, outdoor rooms and garden areas.

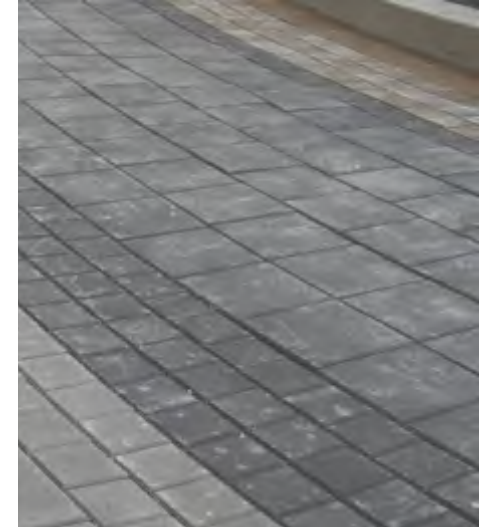
A secondary goal is to beautify an important route along 21st Street to the Seawall.



KEY FEATURES OF THE LANDSCAPE PLAN

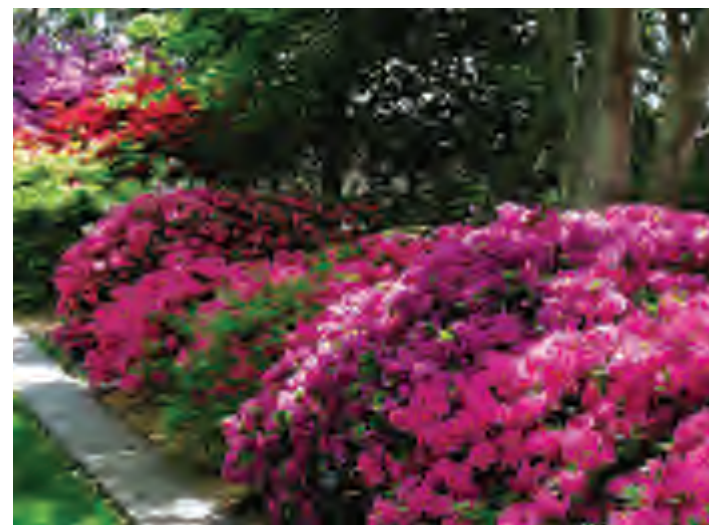
- Two new planted garden areas incorporating water features at the corners of Bellevue Avenue and 21st Street and Argyle Avenue and 21st Street;
- A new landscaped public seating area fronting onto Bellevue Avenue at the westerly boundary of the site
- A new 'outdoor room' with seating, games tables and lawn area is located in a sunny area to the west of the existing tower;
- Two internal courts surfaced with interlocking pavers provide for loading, service vehicles and multiple activities and special events;
- Replacement of a portion of the existing driveway from 21st Street between the existing tower and the Bellevue infill building with gardens and grass;
- Replacement of the majority of asphalt driveways and parking areas with decorative pavers;
- Extensive planting along Bellevue Avenue and Argyle Avenue to enhance the streetscape and provide privacy for individual outdoor patio areas
- A small greenhouse for the use of residents with tables for floral arrangements and container gardening;
- A combination of flowering shrubs, perennials, groundcovers, grasses and other plant materials provide year-round colour

The combined result of these landscape initiatives will be a new development worthy of the name 'Hollyburn Gardens'.



LANDSCAPE CONCEPT

PRELIMINARY PLANT LIST					
	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
EXISTING TREES					
Tree To Be Removed					
Existing Tree To Remain; install Tree Protection Fencing around dripline perimeter					
PROPOSED CONIFEROUS TREES					
	<i>Picea omorika</i>	Serbian Spruce		3m HT. B&B	As shown
	<i>Thuja plicata 'Excelsa'</i>	Western Red Cedar		3m HT. B&B	As shown
PROPOSED DECIDUOUS TREES					
	<i>Cornus kousa 'Constellation'</i>	Constellation Kousa Dogwood		7cm cal.	As shown
	<i>Robinia pseudoacacia 'Frisia'</i>	Black Locust		7cm cal.	As shown
SHRUBS					
	<i>Arbutus unedo 'Compacta'</i>	Compact Strawberry Bush	No. 5Pot		900mm o.c.
	<i>Azalea variety</i>		No. 2 Pot		
	<i>Cornus stolonifera</i>	Red Osier Dogwood	No. 5Pot		900mm o.c.
	<i>Erica carnea 'Springwood White'</i>	Rocky Mountain Fescue	No. 1 Pot		600mm o.c.
	<i>Gaultheria shallon</i>	Salal	No. 1 Pot		600mm o.c.
	<i>Jasminum nitida</i>	Winter Jasmine			
	<i>Polystichum munitum</i>	Western Sword Fern	No. 2 Pot		600mm o.c.
	<i>Rhododendron Yaku Prince</i>	Yaku Prince Rhododendron	No. 2 Pot		900mm o.c.
	<i>Rosa meidiland 'Bonica'</i>	Bonica Rose	No. 2 Pot		600mm o.c.
	<i>Taxus x media 'Hilli'</i>	Hicks Yew (male form)	No. 5 Pot		900mm o.c.
GROUNDCOVERS					
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	4" (10cm) Pot		450mm o.c.
	<i>Fragaria chiloensis</i>	Creeping Strawberry	No. 1 Pot		450mm o.c.
VINES					
	<i>Akebia quinata</i>	Chocolate Vine	No. 1 Pot		600mm o.c.
	<i>Clematis armandii</i>	Evergreen clematis	No. 1 Pot		600mm o.c.
	<i>Clematis paniculata 'Sweet Autumn'</i>	Seashore Lupine	No. 1 Pot		600mm o.c.
	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	No. 1 Pot		600mm o.c.
PERENNIALS					
	<i>Euphorbia amygdaloides 'Rubra'</i>	Redwood Spurge	4" Pot		600mm o.c.
	<i>Heuchera micrantha 'Bressingham Bronze'</i>	Small-flowered alumroot	4" Pot		600mm o.c.
	<i>Geranium andresii x 'Johnsons Blue'</i>	Cranesbill	4" Pot		600mm o.c.
	<i>Lupinus littoralis</i>	Seashore Lupine	4" Pot		450mm o.c.
	<i>Rudbeckia hirta</i>	Black-Eyed Susan	4" (10cm) Pot		600mm o.c.
	<i>Sedum 'Autumn Joy'</i>	Stonecrop	No. 1 Pot		600mm o.c.
SEEDING AREA					
Hydroseeding - Manicured Grass Mix as specified					



SUSTAINABILITY MEASURES

Hollyburn Properties is proud of its longstanding commitment to managing energy efficient buildings. A number of modifications have already been made to Bellevue Tower to improve its energy performance.

The new infill apartments are being designed to generally comply with the Green Building Requirements established by West Vancouver to create healthier and lower environmental impact apartments.

The following summarizes the key features of the new buildings and site planning:

Sensitive Site Development:

- On site stormwater management will maintain runoff to pre-development rates
- A tree planting plan will be prepared and submitted
- Indigenous plant materials with low water requirements shall predominate
- The landscape plan shall exceed minimum plant requirements; the limited turf areas shall be drought-tolerant; soil shall meet the specified requirements;
- Trees and other plantings shall provide shading for at least 50% of hard surfaces within 15 meters of the apartments

Water Efficiency:

- Dual flush toilets and low flow fixtures shall be installed

Indoor Environmental Quality:

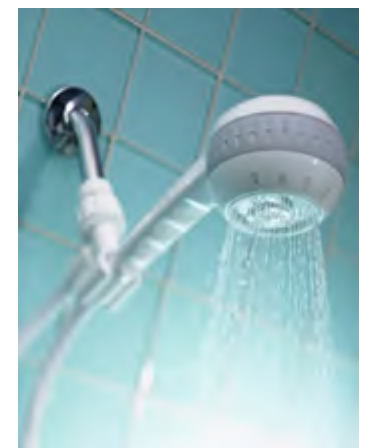
- Consideration will be given to the installation of heat recovery ventilation if required
- Low VOC emitting paints and flooring materials shall be specified

Construction Waste Management:

- A construction waste management plan will be prepared in accordance with the Metro Vancouver BuildSmart Waste Management Toolkit guidelines to target a 50% reduction from industry norms.

Energy Efficiency:

- Exterior walls shall have Increased insulation values ; windows shall have EnergyStar labels
- EnergyStar appliances shall be installed
- Alternatives to incandescent and halogen bulbs shall be installed where appropriate in all non-living spaces and habitable spaces
- Hot water piping shall exceed minimum insulation requirements to avoid heat loss
- A number of spaces in the parking garages shall be pre-wired for electric vehicles
- Glazing areas will be designed to support passive solar heating



ACCESSIBILITY, ADAPTABILITY & LIVEABILITY

While the apartments have been designed to accommodate a broad range of households, particular attention will be given to incorporating features which will make them suitable for empty-nester and seniors households who wish to age in place.

These include:

- Kitchens with full height pantries, accessible cupboards, drawers in the lower cabinets, and 'lazy susans' and a seating area
- Higher levels of lighting in bedrooms, closets, kitchens, bathrooms and corridors
- Provision for support bars in bathrooms if and when needed; medicine cabinets and drawers for toiletries and medications
- Raised electrical outlets and lower light switches
- Lever hardware on all doors and bathroom fixtures
- Raised planter beds around private patios



COMMUNITY CONSULTATION

During the planning process leading up to the preparation of this submission, an initial outreach was made to our existing residents and to nearby buildings. Four letters were sent to the owners or managers of the four nearby rental buildings, and four letters were sent to Strata Council or Management of nearby condo buildings. A copy of the letter that was sent out is attached in Appendix (E).

In anticipation of the response a model was built, along with a series of presentation panels.

Responses were received from the owner of a nearby rental building and the manager of a nearby condominium. Subsequent meetings were arranged. Primary concerns from one Strata Council related to the potential loss of views and negative parking impacts. To address these concerns, the pitched roofs were replaced by flat roofs and additional parking was added under the Argyle Building along with some additional grade level spaces. A commitment was made to further enhance the landscaping around the buildings with additional planting, fountains and a public seating area. It is proposed that a comprehensive consultation program will be undertaken, with meetings with nearby residents and the community as a whole.



Residents at Hollyburn Gardens Open House

CONCLUSION

At a time when there is a growing need for new rental housing in West Vancouver, the existing rental housing stock is aging and very few new units are being built. The Bellevue Tower property offers an excellent opportunity to add new rental units close to a wide range of public amenities, with minimal impact on the surrounding area. In submitting this application, it is recognized that there are a few other similar opportunities to infill new rental units, and hopefully this project, if approved, will serve as a catalyst for additional new rental housing.

In preparing this application, careful attention has been given to creating high quality, attractive building designs to address potential concerns from nearby residents. Building heights have been lowered and additional parking has been provided above and beyond the likely need.

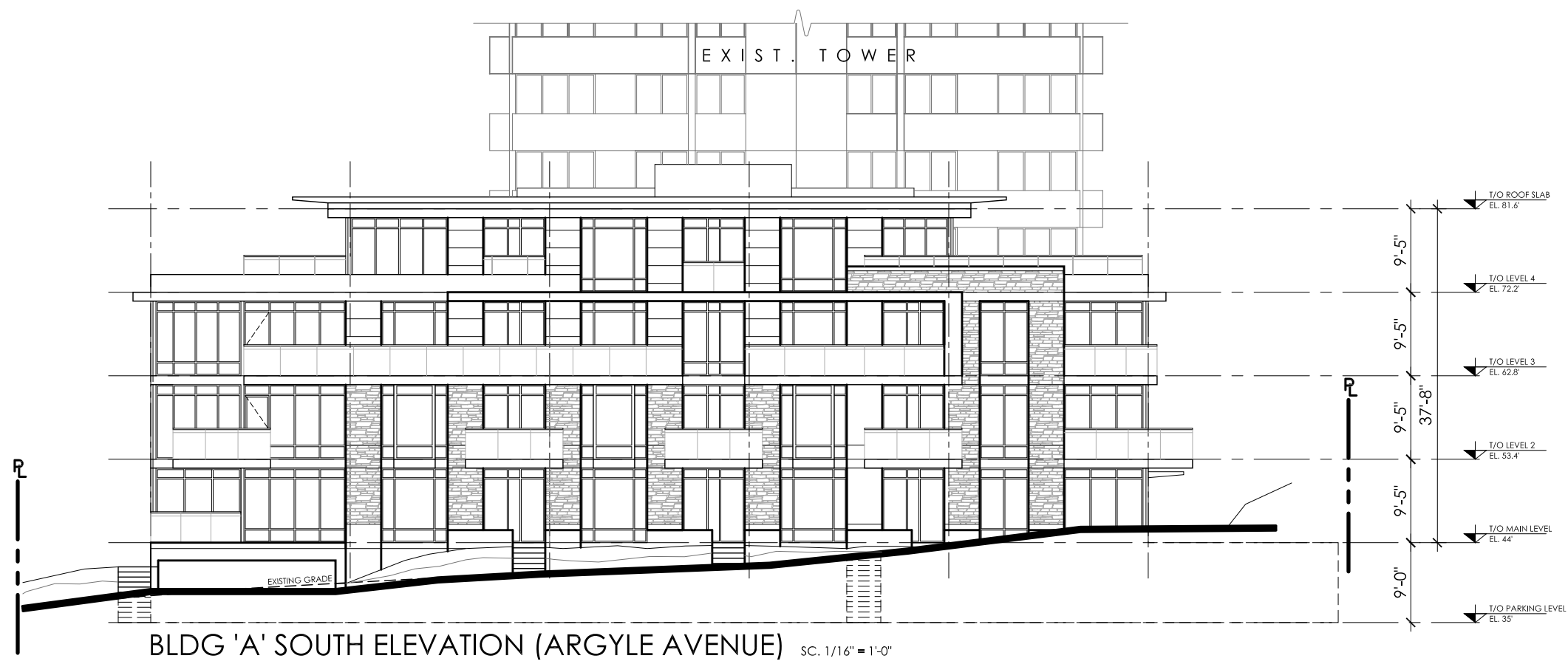
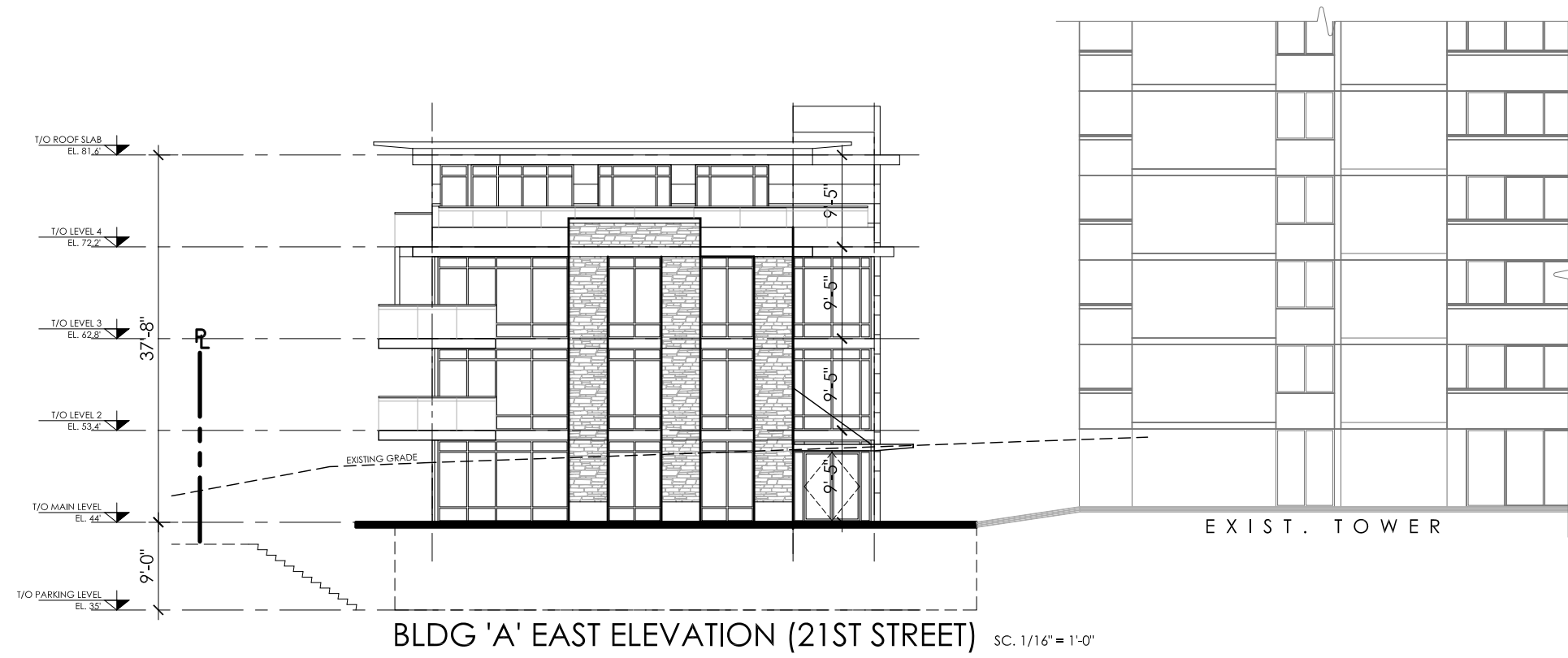
The new rental units will be designed with a range of accessibility and sustainability features to make them attractive to a broad range of households. However, it is expected this housing will be particularly attractive to seniors and others seeking to age-in-place, in a location where they do not have to drive to access a broad range of community amenities. In addition to the new units, a number of modifications are proposed to

address some of the less desirable features of the current development. These include the replacement of extensive areas of asphalt with landscaping and decorative pavers; concealing and expanding the recycling and garbage facilities; concealing venting from the new high-efficiency boiler; provision of new elevator access from the parking for existing residents; creating new lounges and other amenities for existing and future residents; and providing extensive gardens.

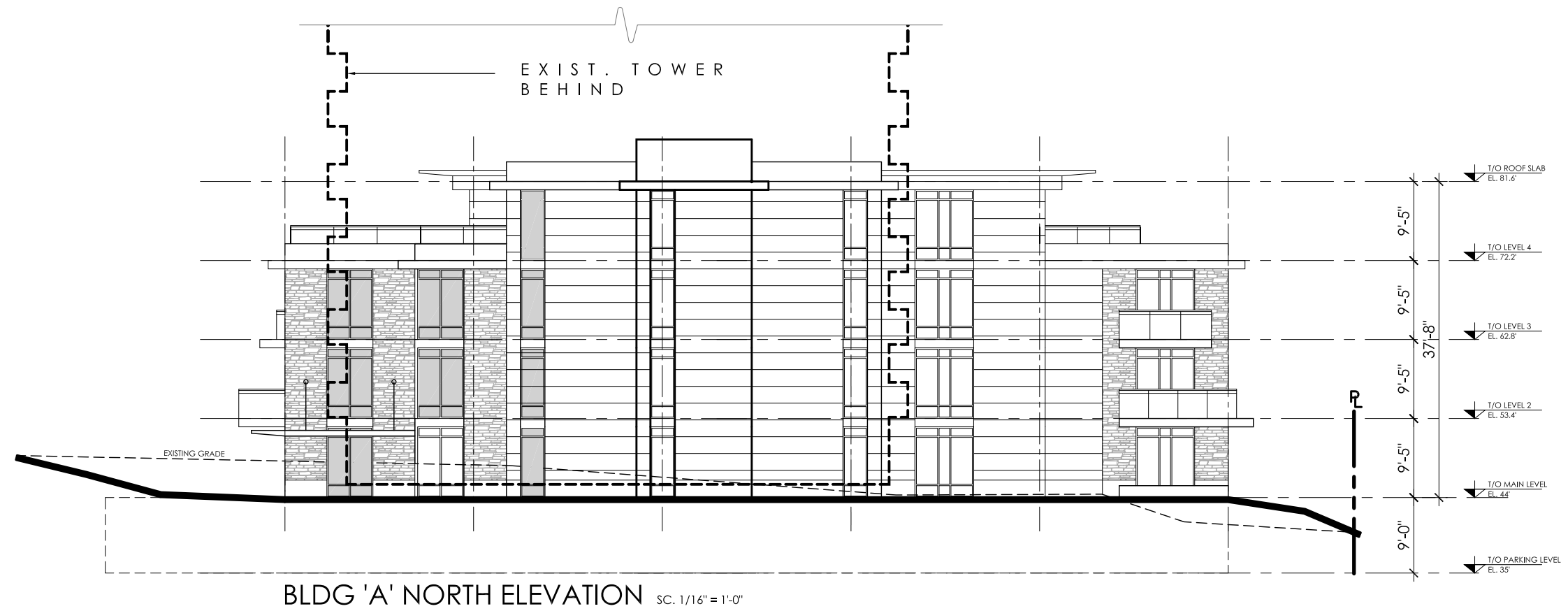
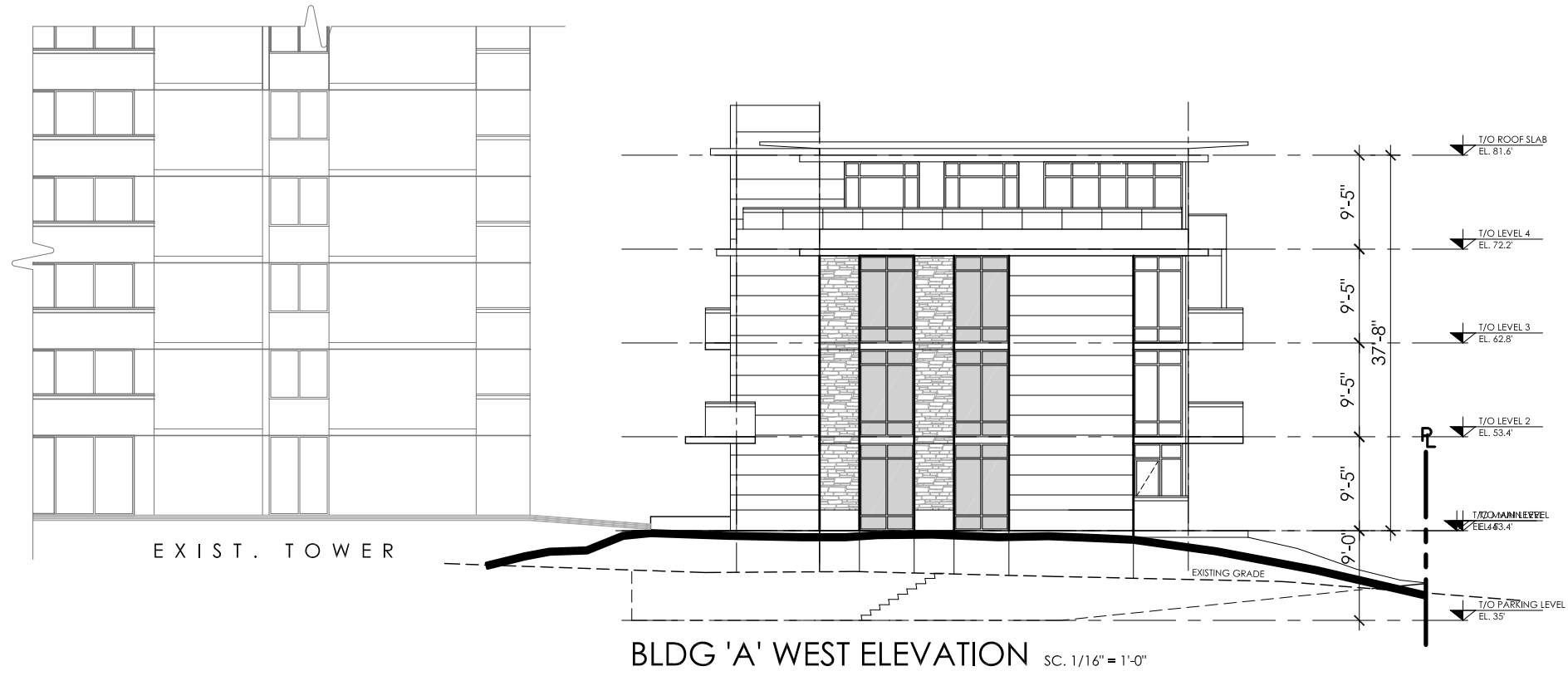
This proposal is being put forward by Hollyburn Properties, a private family owned industry leader in owning and managing apartment buildings and founded in West Vancouver. During its 40 year history, it has provided high quality and well maintained rental housing in three separate West Vancouver locations. Hollyburn Gardens is seen as a flagship property for the company, to be retained as a prized asset indefinitely. It is also seen as a creative way to add new rental housing in a high cost environment. We therefore hope this application will meet with the approval of staff and Council.



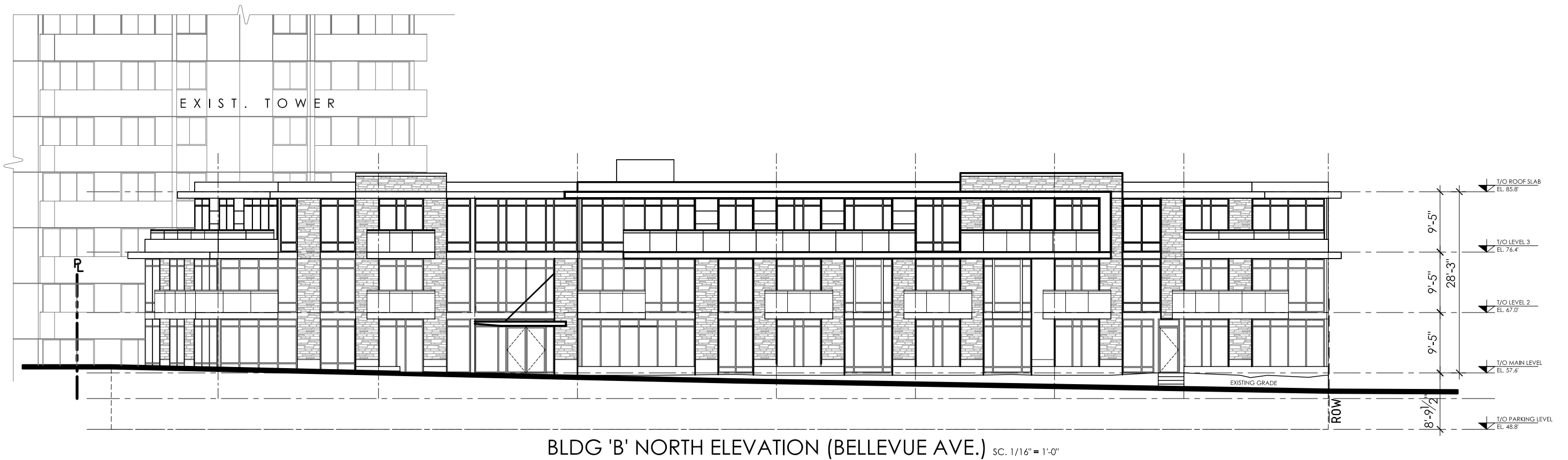
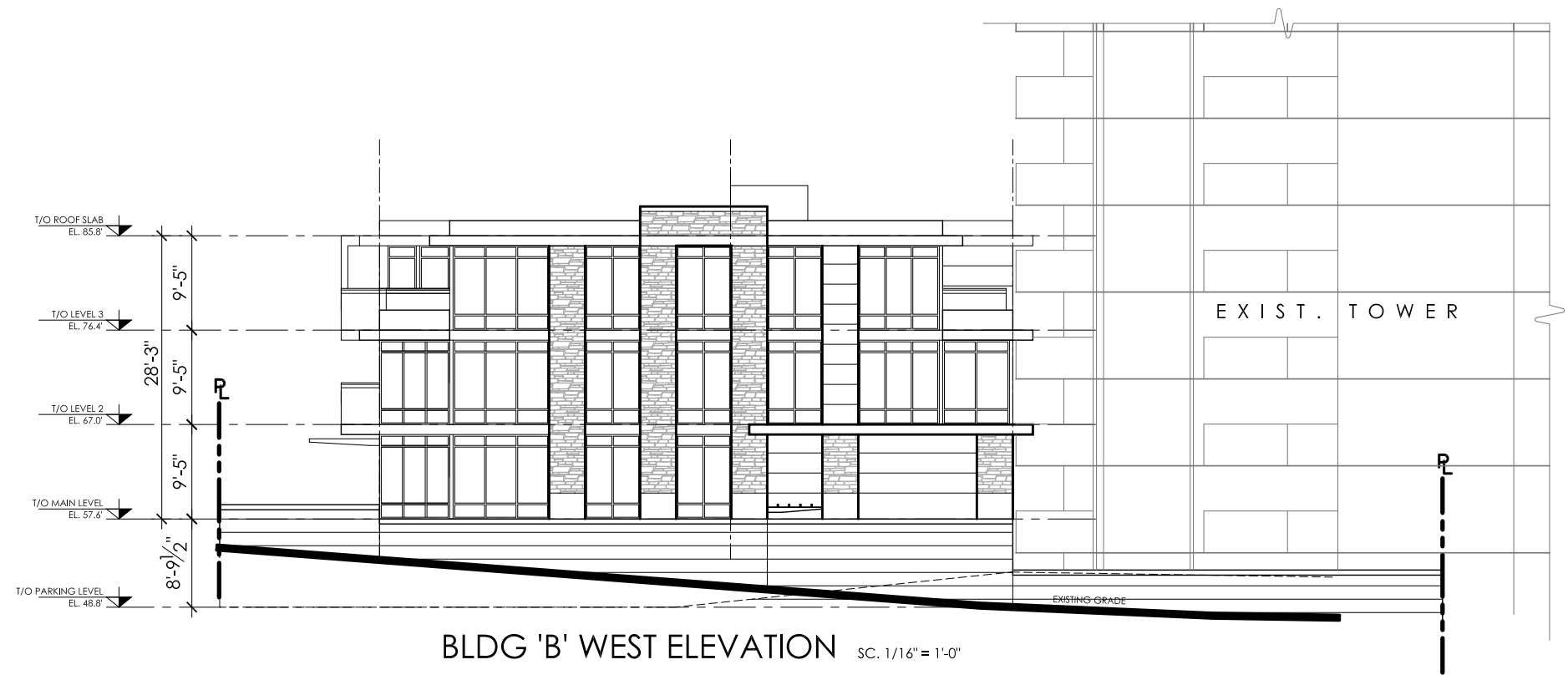
APPENDIX A - ADDITIONAL ELEVATIONS BUILDING A



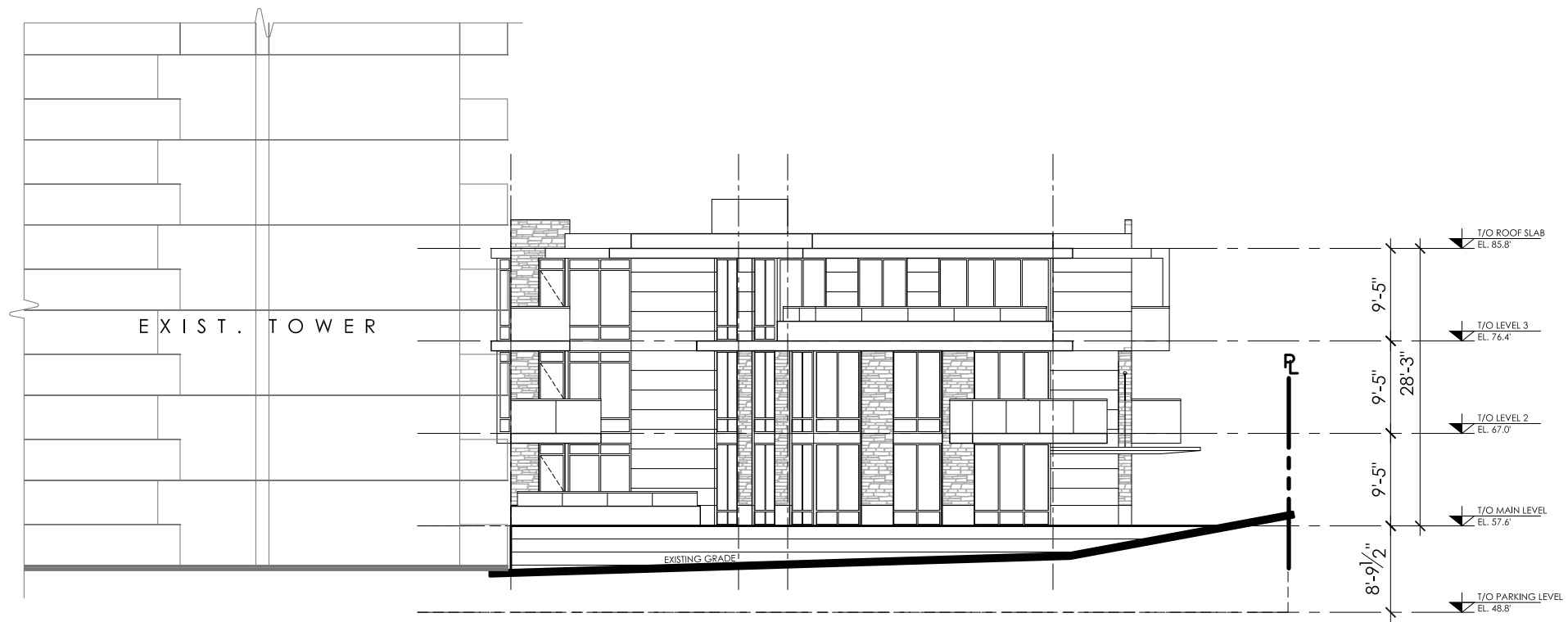
APPENDIX A - ADDITIONAL ELEVATIONS BUILDING A



APPENDIX B - ADDITIONAL ELEVATIONS BUILDING B



APPENDIX B - ADDITIONAL ELEVATIONS BUILDING B

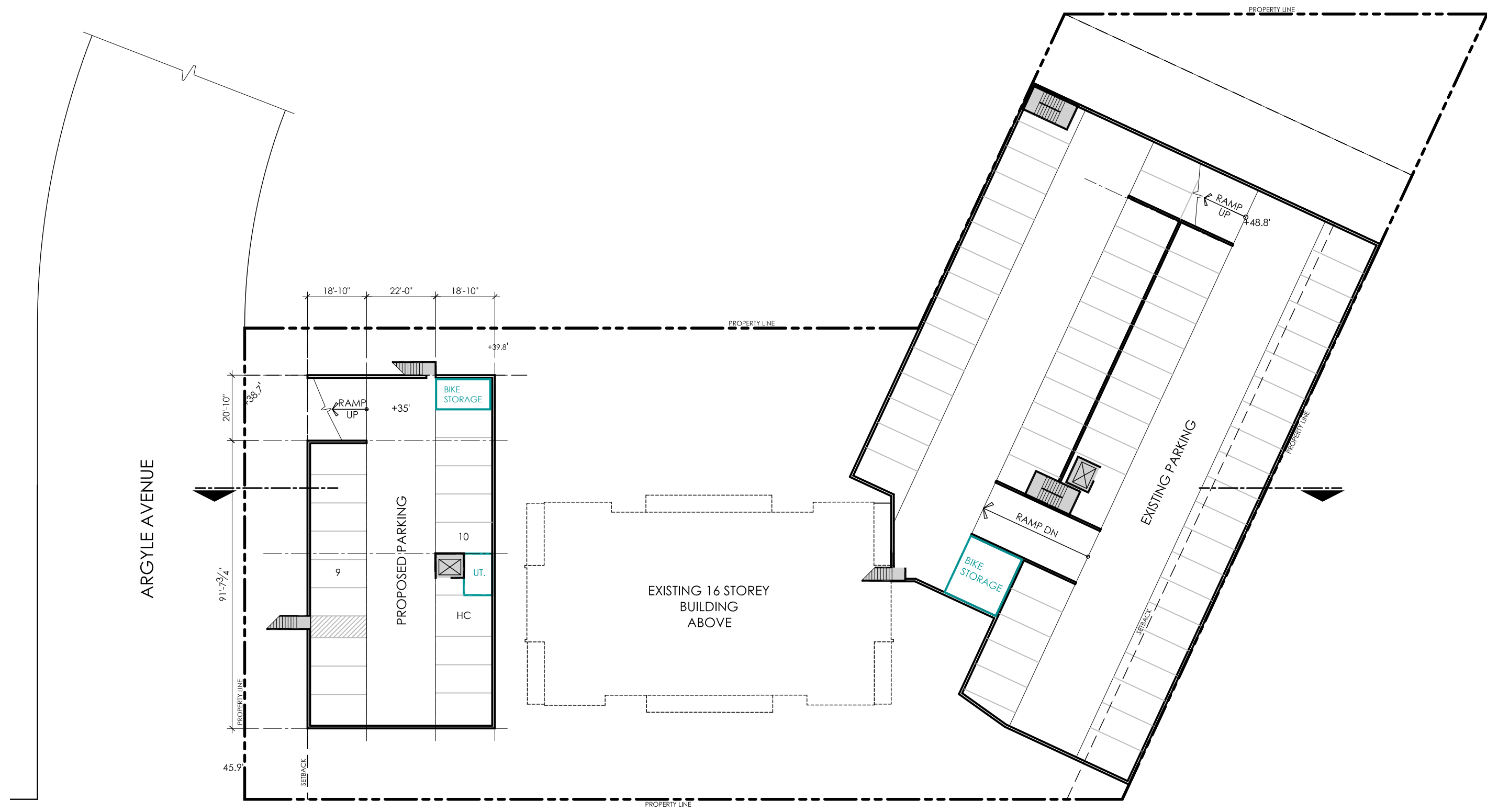


BLDG 'B' EAST ELEVATION (21ST STREET) SC. 1/16" = 1'-0"



BLDG 'B' SOUTH ELEVATION SC. 1/16" = 1'-0"

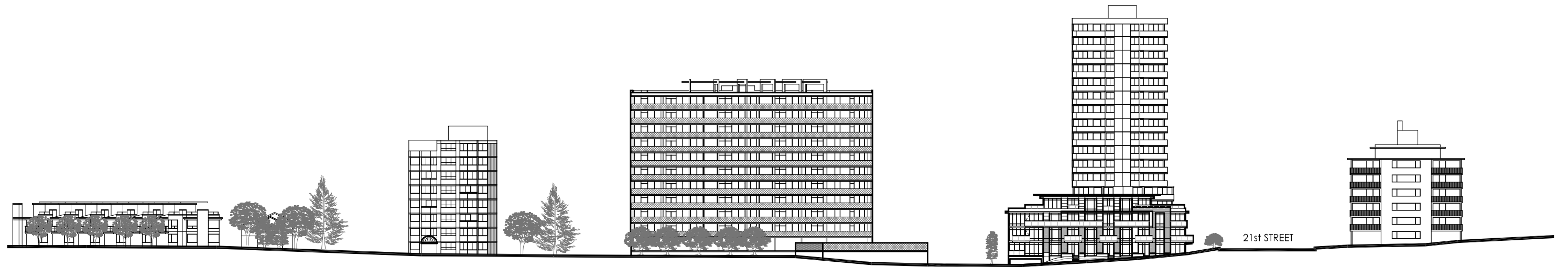
APPENDIX C - PARKING LEVEL PLAN



APPENDIX D - BELLEVUE & ARGYLE STREETSCAPE



BELLEVUE STREETSCAPE LOOKING SOUTH



ARGYLE STREETSCAPE LOOKING NORTH

APPENDIX E - LETTER TO NEIGHBOURS

Letters were sent to the following Property Managers and building owners:

Maureen Mlich Ltd.
12911 No. 3 Road
Richmond, BC
V7A 1X4

Harry Erlichman
Bayside Tower Apartments Ltd.
1000 - 2085 Bellevue
West Vancouver, BC
V7V 1C1

Laurie Price & Lloy Price
8508 - 134th Street
Edmonton, AB
T5R 0B4

Warren G. Price
296135 B.C. Ltd.
3887 Marine Drive.
West Vancouver, BC
V7V 1N3

Daryl Williams
Daryl Williams Ltd.
100 - 2023 West 4th
Vancouver, BC
V6J 1N3

Bellevue Gardens
c/o David Bristow
Remax Property Management
207 - 2411 Viking Way
Richmond, BC
V6V 2K9

Navy Jack West
c/o Goldstream Properties Ltd.
1501 Lonsdale Avenue
North Vancouver, BC
V7M 2J2

The Bellevue
PO Box 92006
West Vancouver
V7V 4X4

COOP
c/o 950 - 1200 West 73rd Avenue
Vancouver, BC
V6P 6G5

The Crescent
104 - 2135 Argyle Ave.
West Vancouver, BC
V7V 4B8



HOLLYBURN
PROPERTIES LIMITED



August 9th, 2013

Name
Address
City, Province
Postal Code

Dear ,

I am writing on behalf of Hollyburn Properties Ltd, owners of Bellevue Tower at 195 21st Street between Argyle and Bellevue Avenues.

The building is located on a large 60,622 square foot property that includes two open areas; one along Argyle Avenue, and another above the parking deck along Bellevue Avenue.

The District of West Vancouver has identified a need for new purpose built rental housing, as confirmed in the May 2012 Coriolis Report on West Vancouver's rental stock, and the District's November 2012 Housing Action Plan. Given the infill opportunities offered by the two undeveloped portions of our property, Hollyburn Properties Ltd. intends to seek approvals from the District to construct two small rental buildings on these sites.

Very preliminary plans have been prepared by Rafii Architects for two 3 storey buildings with a total of approximately 50 suites. Approximately 20 suites are proposed along Argyle and 30 suites above the underground garage. Our plans also include enhancing the landscaping around the building to create a more garden like environment.

If approved, this proposal would have the effect of increasing the floor space ratio from 1.75 to approximately 2.5.

Initial discussions have taken place with the West Vancouver Planning Department who have communicated to Council our desire to submit a rezoning application to build rental housing on the property. We also advised staff that we planned to meet with our residents and neighbouring property owners to discuss this proposal and seek input.

 HOLLYBURN.COM

VANCOUVER

1650 Alberni St. Vancouver, BC
T: 604.662.7345 | F: 604.662.7355

CALGARY

815 4th Ave SW, Calgary, AB
T: 403.265.0100 | F: 403.234.7281

TORONTO

20 Prince Arthur Ave, Toronto, ON
T: 416.923.5945 | F: 416.923.5083

OTTAWA

235 Bay St, Ottawa, ON
T: 613.235.0342 | F: 613.235.0345



HOLLYBURN
PROPERTIES LIMITED




We have now prepared information boards describing the proposal and recently held an open house for residents of Bellevue Tower. We would now like to meet with you to show you our plans and hear your thoughts on the proposal. We would also like to discuss how we might work together in the future.

If this is of interest, please let me know some convenient times and a preferred venue, and Michael Geller, our Planning Consultant and other members of our planning team and I would be pleased to meet.

I look forward to hearing from you.

Yours sincerely,


David Sander
Development Manager

 HOLLYBURN.COM

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APPENDIX G - BELLEVUE TOWER OPEN HOUSE QUESTION & ANSWER

Hollyburn Gardens

Thank you for taking the time to attend today's Barbeque and review the information panels for Hollyburn Gardens proposed infill rental housing at Bellevue Tower.

We are pleased to provide additional information and answer potential questions that Bellevue Tower residents might have regarding the proposal. We would also welcome further questions or suggestions to ensure that any impacts on existing residents can be minimized if the District of West Vancouver approves this proposal.

Questions & Answers

1. With a building proposed above the parkade, what impact will this have on parking?

This proposal will allow us to undertake necessary upgrades to the parking garage. The work will be carried out in a phased manner and Hollyburn Properties will work closely with residents to ensure that alternative parking is available during construction.

2. There is no doubt that some residents are going to be more affected than others by this proposal. How will their concerns be addressed?

Residents on the first four floors who may be most affected will be offered other suites within the building as they become available, along with a moving allowance. They will also have first priority to lease a new suite in the new buildings.

3. Will other residents be given priority to move into the new buildings?

Yes. While first priority will be given to residents living on the first four floors, priority will also be given to other Bellevue Tower residents, family members and friends.

4. What is the anticipated timing for this proposal?

Preliminary discussions have taken place with West Vancouver planning staff and members of Council. However, before any construction can proceed, it will be necessary to undertake consultation with neighbouring property owners and obtain rezoning, development and building approvals. If approved, construction would hopefully begin in fall 2014 and take approximately 12 months to complete.

5. How can I ask questions, make suggestions, or get on the priority list?

You can fill out your questions and suggestions on the back of this sheet, or send an email to: thegardens@hollyburn.com

WE ARE INTERESTED IN YOUR IDEAS! Therefore, the three best suggestions on how to improve the proposed housing, or minimize disruption to existing residents during construction, will each receive a \$100 gift certificate to the Beach House Restaurant.

Thank you for your interest in Hollyburn Gardens

What questions or comments do you have regarding this preliminary proposal?

What suggestions do you have to improve the proposal and/or minimize impacts on Bellevue Tower and nearby residents?

THERE IS NO NEED TO PROVIDE YOUR NAME, UNLESS YOU ARE INTERESTED IN BEING ELIGIBLE FOR THE Beach House Restaurant Gift Certificates

Name:

Suite Number:

Email address:

If you or a family member or friend might be interested in being on the priority list for a suite in the new buildings please fill out below:

Name:

Suite Number

Email address

Do you prefer one bedroom ____; two bedroom ____

Is this for yourself, or a family member/friend? Self ____ Family member/friend ____

