

7.

DISTRICT OF WEST VANCOUVER

750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	June 4, 2020
From:	Erik Wilhelm, Senior Community Planner
Subject:	Preliminary Development Proposal for 2190 Bellevue Avenue
File:	1010-20-19-010

RECOMMENDATION

THAT the development options for 2190 Bellevue Avenue, including a tenant relocation strategy for both 2190 and 2222 Bellevue Avenue, as outlined in the report dated June 4, 2020 from the Senior Community Planner proceed to public consultation prior to adoption of the Ambleside Town Centre Local Area Plan in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

1.0 Purpose

The purpose of this report is to inform Council of a preliminary development proposal for 2190 Bellevue Avenue that includes two potential options. The development proposals involve a tenant relocation strategy for both 2190 and 2222 Bellevue Avenue. This report also summarizes Council's policy options and recommends public consultation.

2.0 Legislation/Bylaw/Policy

2.1 Existing Zoning:

2190 Bellevue Avenue is zoned RM2 (Multiple Dwelling Zone 2) and 2222 Bellevue Avenue is zoned RM1 (Multiple Dwelling Zone 1). The respective RM zones allow multifamily development and associated uses with a maximum of 20 storeys and 1.75 Floor Area Ratio (FAR). The RM zoning does not restrict the residential tenure.

Under existing zoning, the owner could demolish the existing buildings at 2190 Bellevue and 2222 Bellevue Avenue and redevelop the sites in compliance with the relevant RM zoning. In this scenario, Council would control form and character through a development permit, however, the existing rental units could be redeveloped as strata condos.

2.2 Residential Tenure Zoning:

New legislation¹, which came into effect on May 31, 2018, provides local governments with a new authority to zone for residential rental tenure (i.e. rental housing), and enact zoning bylaws that:

- require that new housing in residential areas be developed as rental units;
- ensure that existing areas of rental housing are preserved as such;
- set different rules in relation to restricting the form of tenure of housing units for different zones and locations within a zone; and
- require that a certain number, portion or percentage of housing units in a building be rental.

The intent of these changes is to give local governments greater ability to preserve and increase the overall supply of rental housing in their communities, increase housing choice and affordability. Notably, local governments are not required to provide financial compensation to property owners upon adoption of rental zoning.

The District of West Vancouver recently utilized “rental zoning” as part of the Rodgers Creek rezoning application and approved a maximum of 275 secured rental units. Typically, in the past, rental housing arrangements within new developments approved by the District have been secured through housing agreement bylaws to require rental tenure.

3.0 Official Community Plan

The OCP provides direction to strengthen District centres and corridors through adoption of local area plans. The OCP aims to create capacity within those areas to provide for additional infill and multifamily housing units close to transit and amenities.

The subject site, 2190 Bellevue Avenue, along with 2222 Bellevue Avenue are located within the Ambleside Town Centre Local Area Plan Boundary (**Appendix A**). The public consultation and planning process for lands within the boundary has not been initiated.

Prior to the adoption of a local area plan, pursuant to OCP Policy 2.1.15, rezoning proposals may be considered within a Local Area Plan boundary by:

- a. Applying relevant District-wide policies contained in this plan and any existing area-specific policies and guidelines; and
- b. Requiring the proposal's contribution to rental, non-market or supportive housing, or its advancement of low-carbon construction, or its ability to forward the public interest or provide other community benefits as determined by Council;

The OCP includes Policy 2.1.16 that supports existing purpose-built rental

¹ The Local Government Statutes (Residential Rental Tenure Zoning), Amendment Act, 2018, S.B.C. 2018, c. 26 made amendments to the *Local Government Act*

housing stock and renter households by:

- a. Prohibiting stratification of existing purpose-built rental buildings with more than four units;
- b. Enabling additional infill purpose-built rental units through bonus density where there is underutilized site area;
- c. Encouraging and requiring, where feasible, tenant assistance for renters when displaced through the redevelopment of purpose-built rental apartments;
- d. Enabling full or partial replacement of purpose-built rental units through bonus density, increased height, and available zoning tools during redevelopment of rental apartments;
- e. Considering financial incentives for non-market rental units (e.g., the reduction of development fees or charges, tax incentives);
- f. Reducing off-street parking requirements; and
- g. Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools.

The OCP also includes Policy 2.1.17 that supports securing new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities by:

- a. Incentivizing new rental units through bonus density, increased height, and available zoning tools;
- b. Considering cash-in-lieu contributions to the District's Affordable Housing Fund when preferable for meeting the District's housing objectives;
- c. Considering financial incentives for non-market rental units (e.g., the reduction of development fees or charges, tax incentives);
- d. Reducing off-street parking requirements; and
- e. Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools.

4.0 Background

4.1 Previous Decisions – Not applicable.

4.2 History

2190 Bellevue (Shoreland Apartment) and 2222 Bellevue (Villa Maris) are located on the south side of Bellevue Avenue. Apartment buildings, with an assortment of heights, are the predominant housing form in the immediate area. The sites are in close proximity to the seawall, Marine Drive and the West Vancouver Community Centre. The Shoreland Apartment is seen in turquoise blue and Villa Maris is seen in pink within Figure 1.

Figure 1: Aerial Location Map



The Shoreland Apartment building was built in 1963 and sits on a relatively flat 0.67 acre site (Figure 2). The 11 storey building includes 62 rental apartment units which consists of a mixture of studio, 1, 2 and 3 bedroom units. The site is currently zoned RM2 which allows for a maximum of 1.75 FAR and up to 20 storeys in height.

Figure 2: 2190 Bellevue Avenue



The Villa Maris building was built in 1965 and sits on a 1.56 acre waterfront site (Figure 3). The 15 storey building includes 101 rental apartment units which consists of a mixture of studio, 1, 2 and 3 bedroom units. The site is

currently zoned RM1 which allows for a maximum of 1.75 FAR and up to 20 storeys.

Figure 3: 2222 Bellevue Avenue



Both buildings have been family owned since initial construction. On July 8, 2019, Council resolved to include both buildings on the Community Heritage Register given their unique and colourful architectural designs. Excerpts from "The West Vancouver Survey of Significant Architecture 1945-1975" (Appendix B) provide a review of the two buildings alongside the "statement of significance" for the Villa Maris building.

4.3 Context

The Ambleside apartment area includes approximately 1700 "purpose built" rental units, over 95% of which, like the subject site, were constructed in the 1960s or 70s. While the District can prevent the stratification of existing rental buildings, the current zoning does not limit tenure. As such, these existing buildings could be demolished and redeveloped as strata condos (only requiring Council approval of a "form and character" development permit). For this reason, the aging purpose built rental stock in Ambleside has long been considered "vulnerable" to redevelopment, given the rising maintenance and insurance costs of older buildings and the higher economic return of strata market residential (particularly on waterfront or waterfront view sites).

Rental housing is important to the socio-economic sustainability of our community, providing relative affordability compared to home ownership which has traditionally been particularly important for local workers and seniors on fixed incomes. The District has one of the lowest vacancy rate in the region and has struggled to increase its rental stock since the 1970s. The OCP accordingly contains a range of policies that enable Council to

encourage secured rental housing with around 20% of all new development expected to be rental (i.e. ~1000 net new rental units by 2041).

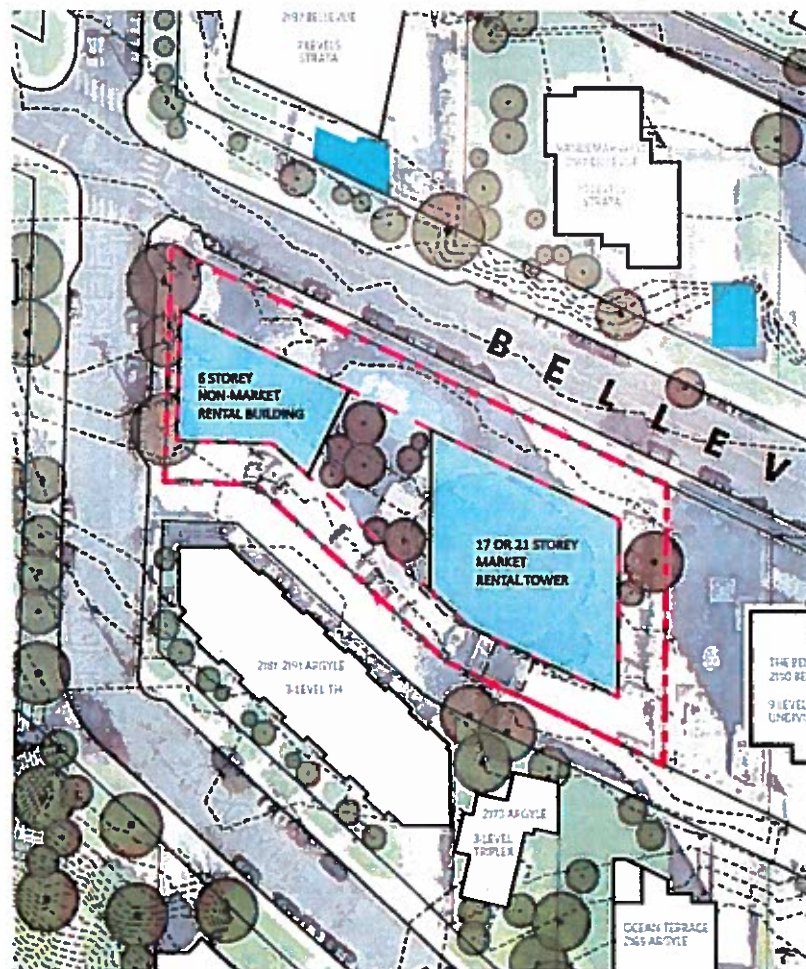
5.0 Analysis

5.1 Preliminary Proposal

The developer has submitted preliminary development plans that include two options limited to redevelopment of 2190 Bellevue Avenue. However, the overall proposal includes 2222 Bellevue Avenue over the long term in order to implement a phased tenant relocation plan to minimize tenant displacement.

Both development options include rezoning 2190 Bellevue Avenue to allow for two rental apartment buildings, which would replace the existing single Shoreland Apartment building. One larger/taller building would provide market rental units and the second building would provide non-market rental units. The preliminary siting of both options is shown in Figure 4.

Figure 4: Preliminary Site Plan



Preliminary drawings of the two development options, including a view corridor analysis, is attached as **Appendix C**. Figure 5 below provides an

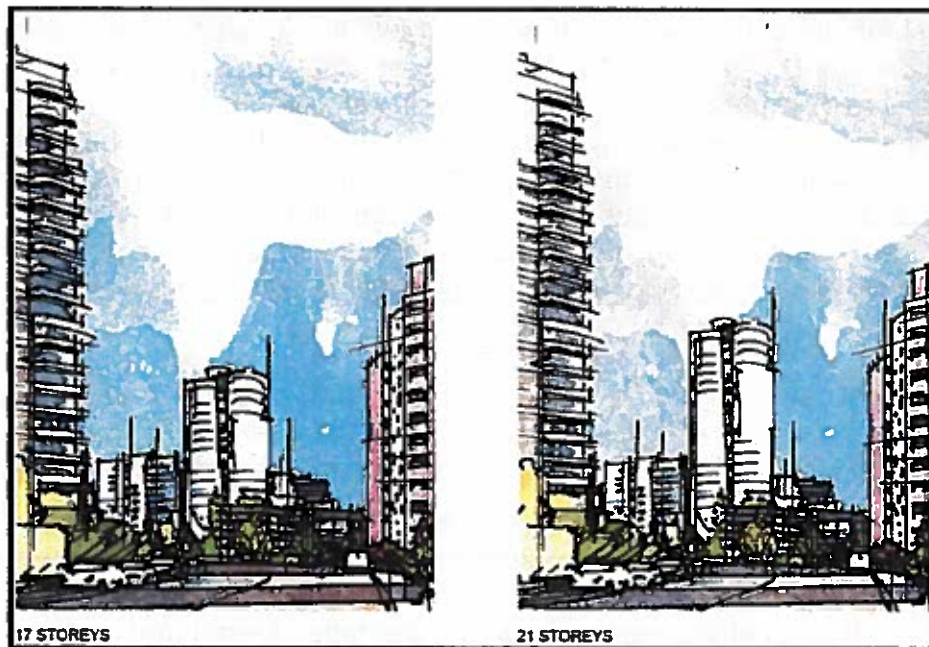
overview of development statistics for both development options.

Figure 5: Summary of Development Options

	Option 1	Option 2
Number of Buildings	2	2
Proposed Storeys	17 & 6	21 & 6
Number of Market Rental Units	162	206
Number of Non-Market ² Rental Units	24	24
Total Number of Units	186	230
Floor Area Ratio	5.20	6.24
Floor Area (sq. ft.)	151,729	182,229
Site Coverage	38.75%	38.75%
Parking Stalls	139 (.75 stalls per unit)	182 (.79 stalls per unit)

Figure 6 includes two renderings showing the height difference between the two options (looking east along Bellevue Avenue). As both options have similar building siting, the primary difference (in the built form) is seen within the number of storeys (i.e. height).

Figure 6: Rendering of Development Options



As both development options for the site are very preliminary, a detailed review of building form, character, siting and traffic analysis has not been

² Proposed non-market rents slated to be at 70% of market rents

undertaken. However, based on a preliminary review, staff have identified potential issues:

- *Density* – The proposed 5.2 or 6.24 FAR is higher than the surrounding context which is approximately 1.75 FAR in the immediate neighbourhood. While a view corridor and shadow analysis have been provided, staff expect that broader issues related to contextual fit need to be reviewed.
- *Heritage* – Both existing buildings are included on West Vancouver's Heritage register.

5.2 Proposed Tenant Relocation Strategy

As proposed, all residents within the 62 unit Shoreland Apartment will be provided a compensation and relocation package by the landowners. Upon completion of construction at 2190 Bellevue Avenue, the previous Shoreland Apartment residents would be provided an opportunity to rent units in the newly constructed rental building at market rents.

In the future, if Villa Maris was to proceed for redevelopment it is proposed that all residents within Villa Maris would be offered rental suites at market rent in the newly constructed apartment buildings at 2190 Bellevue Avenue.

Upon relocation of Villa Maris residents, the applicant's current plans include redeveloping Villa Maris with a strata apartment building under existing zoning. The redevelopment plans and associated timeline for Villa Maris have not been provided to the District.

A summary of the preliminary tenant relocation strategy is provided as **Appendix D**. As described, the applicant has currently proposed that the displaced tenants will be paying market (i.e. potentially higher depending on unit type and size) rents if they return to the new building. The strategy needs to be reviewed and discussed with the applicant to ensure proper tenant protections, including consideration of subsidised rents for returning tenants. Further, legal mechanisms will be required to ensure protections for existing tenants at both the Shoreland Apartment and Villa Maris.

5.3 Policy Analysis and Options

The tools available to Council in its consideration of the current proposal are summarized below. These tools will remain the same whether this application is considered before or after the completion of the Ambleside LAP.

- i) *"Do nothing"*. Council could defeat any proposed rezoning application that might be received after the public consultation. The site would remain "vulnerable" to being redeveloped under current zoning to market strata residential to the permitted height and density of the RM2 zone (with the associated loss of 162 rental units for the two buildings in question).
- ii) *"Rezone for rental only"*. Council could use new legislative abilities to rezone this site for rental tenure only. The existing provisions around

height and density could remain (which would lower the value of this property for the owner and fail to increase or renew the rental supply); or a rental-only zone could provide an increase in height and/or density (which could mitigate the reduction in property value and expand and renew the supply of rental housing).

- iii) *"Mixed approach"*. Council could consider a more complex proposal, recognizing site-specific factors (such as the shared ownership of two adjacent sites, underutilized site area, the possibility for tenant assistance or relocation, etc.) that could enable the provision of new and expanded rental supply, as well as new strata units that support the economic viability of redevelopment.

The preliminary development options for 2190 Bellevue Avenue including a tenant relocation strategy for both 2190 and 2222 Bellevue Avenue could be considered examples of the "mixed approach" ("iii" above). Pending public consultation on these options (as recommended by staff), the exact combination of non-market and market rental units, the terms of tenant relocation and/or assistance, as well as built-form considerations around height and density, could be adjusted or revised by the applicant or as directed by Council at the time of any subsequent formal development application.

As currently proposed under "Option 1", a total of 186 new purpose-built rental units (a net increase of 23 rental apartment units) would be provided. On the other hand, "Option 2" would deliver a total of 206 new purpose-built rental units (a net increase of 43 rental apartment units). In either option, rental units (including 24 non-market rental units at 75% of market rents) would be secured in perpetuity.

As an alternative to the potential demolition of both buildings while also recognizing OCP Policy 2.1.5 (regarding the consideration of proposals in LAP areas in advance of LAPs where targeted housing objectives could be met), staff conclude that both preliminary proposals merit public consultation and further consideration.

5.4 Sustainability

Development proposals are expected to deliver high-performance buildings, in compliance with the BC Energy Step Code required by the Building Bylaw.

As a primary aspect of sustainability, good land use planning principles include providing a variety of housing choices within the community in locations that are nearby public transit, amenities, services and recreational opportunities. The location of the site and delivery of purpose-built rental housing would promote more sustainable development within the community.

5.5 Public Engagement and Outreach

Applicant

In July 2019 the owners provided a letter to all tenants in each building that described the potential redevelopment and tenant relocation plans. A meeting with interested tenants to discuss redevelopment and relocation plans followed the initial letter. A further letter in mid August followed the meeting to clarify issues and questions raised at the meeting.

Public Information Meeting

If the proposal proceeds at this time, community consultation would include a public information meeting to be held by the applicant in accordance with Council's Preliminary Development Proposal and Public Consultation Policy. Staff note that the applicant would be expected to follow the requirements outlined in the staff report titled, "Interim COVID 19 Public Consultation Strategy for Development Projects", dated June 4, 2020. As well, Council could direct the applicant to provide additional public input opportunities.

Website

In alignment with current practise, if the preliminary proposals advance at this time, a description of the proposals would be placed on the District website.

Other Communication, Consultation, and Research

Should the preliminary proposals proceed at this time, planning staff will consult with staff from various departments to identify issues and technical considerations for the proponent to address.

6.0 Options

6.1 Recommended Option

It is recommended that the development options for 2190 Bellevue Avenue proceed to public consultation in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

6.2 Considered Options

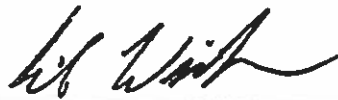
- a) defer consideration pending the receipt of additional information (to be specified); or
- b) not consider a rezoning proposal for 2190 Bellevue Avenue until completion of the Ambleside Town Centre Local Area Plan.

7.0 Conclusion

This report recommends that the preliminary development options for 2190 Bellevue Avenue including a tenant relocation strategy for both 2190 and 2222 Bellevue Avenue proceed to public consultation in advance of the Ambleside Town Centre Local Area Plan in accordance with Council's Preliminary Development Proposal and Public Consultation Policy. As enabled by OCP policy 2.1.5, advancement of the preliminary proposals will allow further public feedback on potential development of the site and gauge public support for rental and non-market rental housing prior to the Ambleside Local Area Plan.

Approval of the recommendations in this report would not create any legal rights for the applicant or any other person, or obligation on the part of the District. Expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

Author



Erik Wilhelm, Senior Community Planner

Concur:



Michelle McGuire, Manager of Current Planning and Urban Design

Appendices:

- A. Ambleside Local Area Plan Boundary Map
- B. Excerpts from "The West Vancouver Survey of Significant Architecture 1945-1975" and "statement of significance" for the Villa Maris building
- C. "Comparison Set" – Preliminary Architectural Drawings of Both Options
- D. Preliminary Tenant Relocation Strategy

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AMBLESIDE TOWN CENTRE LOCAL AREA PLANNING BOUNDARY



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SECONDARY BUILDINGS

35

**THE SHORELAND APARTMENTS**

2190 Bellevue Avenue

G Leach, Consulting Engineer

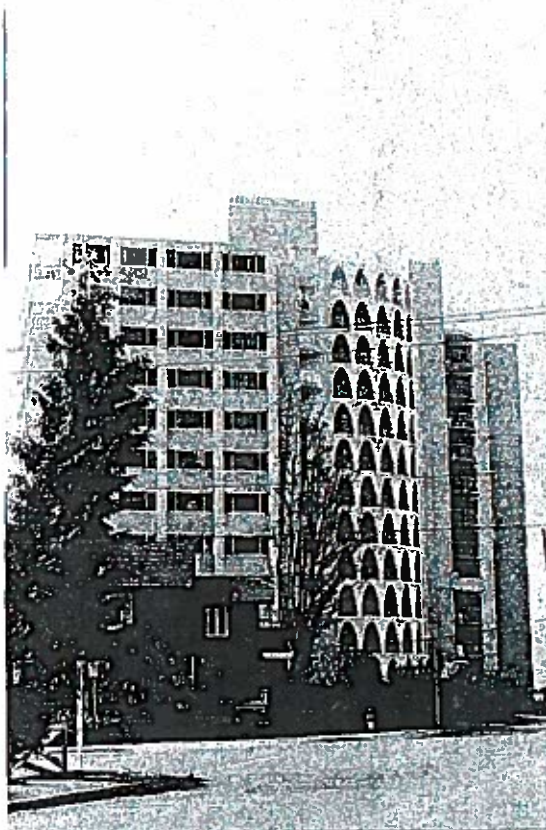
1963

The early apartments in West Vancouver were designed to have distinctive profiles, which reflect both the quality of the tenant they were meant to attract and the seaside 'resort' nature of the area. In colour, form and detail these buildings allude to the playful apartment hotels of Miami Beach. *The Shoreland* boasts a rounded form, with curving slim edged balconies and lacy decorative metal railings. Large expanses of glass open up to generous water views. Eleven stories and 98 feet in height, it contains 62 suites, and was built at an original cost of \$680,000 for owner Don MacIntyre of the Surfside Towers Company Ltd.

VILLA MARIS

2222 Bellevue Avenue
1965

Typical of the early apartments in West Vancouver, the *Villa Maris* evokes a fanciful image of a resort lifestyle. Parabolic arches, which act as a screen wall rather than carrying any structural weight, frame the outdoor walkways above the entry. The structure curves to accommodate an irregular lot, with side wings that face towards the view. These tall apartment buildings represent a marked contrast with the single family dwellings that they replaced, and indicate the profound changes that were occurring throughout Vancouver during the building boom of the 1960s.

SECONDARY BUILDINGS

Statement of Significance

Villa Maris

2222 Bellevue Avenue

West Vancouver, BC

April 2008

Historic Place

The Villa Maris is a 12-storey, pink concrete apartment block, built in 1965 and located at 2222 Bellevue Avenue in West Vancouver.

Heritage Value

Villa Maris is valued as an early example of a high-rise apartment building in West Vancouver. The well-known landmark, nicknamed 'The Pink Palace' for its exterior colour, was once ridiculed, but is increasingly valued as a prominent feature of the West Vancouver waterfront.

The historic place is representative of tall waterfront apartment buildings of the time, which replaced single-family houses from an earlier era and evoked fanciful images of flamboyant seaside 'resort' lifestyle. Rezoning of parts of the Ambleside area and Vancouver's West End to allow high-rise apartments dramatically altered the skylines of these communities. The trend was evocative of the lifestyle changes of the 1960s, which included a rise in single-person households and childless couples, which supported new higher-density apartment-type housing.

The Villa Maris is representative as well of the tenure the time for residential suites, as it has always been a rental building and has been home to many different people over the years.

Character-Defining Elements

The character-defining elements of the Villa Maris include:

- The parabolic arches, which act as a screen wall rather than carrying any structural weight, and which frame the outdoor walkways above the building entry
- The curved shape of the structure, which responds to an irregularly shaped lot
- The orientation of the building's side wings to the water view and the southern exposure
- The pink colour
- The single-corridor plan, which provided every suite with a view of the water
- The surviving original windows and balcony railings

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2.1 Aerial Photo (Plan)

2190 Bellevue Avenue - July 17, 2013





"OPTION 1" - 17 STOREYS

2190 BELLEVUE

DISTRICT OF WEST VANCOUVER

RENTAL APARTMENT PROPOSAL
ONE FOR ONE UNIT REPLACEMENT
PLUS
AFFORDABLE ESSENTIAL SERVICES HOUSES

MARCH 12, 2020

 JAMES KM CHENG | ARCHITECTS

PROPOSED REPLACEMENT RENTAL TOWER & ESSENTIAL SERVICES RENTAL BUILDING

2190 BELLEVUE AVENUE

March 5, 2022

	EXISTING (SHORELAND)	PERMITTED / REQUIRED	REPLACEMENT RENTAL TOWER PROPOSED (17 STOREYS)	ESSENTIAL SERVICES APARTMENTS PROPOSED (6 STOREYS)	PROPOSED TOTAL
Site Area	29,185 sf	29,185 sf	29,185 sf	29,185 sf (same site)	29,185 sf
Zone	RVA2	RVA2			
AmbleSide Apartment Area	Development Permit Area Designation Map BF-B-4	Development Permit Area Designation Map BF-B-4	Development Permit Area Designation Map BF-B-4	Development Permit Area Designation Map BF-B-4	Development Permit Area Designation Map BF-B-4
Site Coverage	(6,992 / 29,185 =) 23.97%	40%	(7,625 / 29,185 =) 26.13%	(3,684 / 29,185 =) 12.62%	((11,309 / 29,185 =) 38.75%
Gross Floor Area	56,563 sf	51,074 sf (7.75 x 29,185 sf)	129,625 sf	22,104 sf	151,729 sf
Total Enclosure	± 794 sf	Basement, Sub entry, Enclosed Sub entry, One Lobby Lobby, Reception Room	1,604 sf	302 sf	1,906 sf
Setbacks					
Front Yard	25.42 ft (7.75 m)	24.93 ft (7.6 m)	24.93 ft (7.6 m)	24.93 ft (7.6 m)	
Rear Yard (to Lane CL)	20.00 ft (6.09 m)	29.55 ft (9.1 m)	29.55 ft (9.1 m) ¹	29.55 ft (9.1 m) ¹	
Side Yard (East)	40.25 ft (12.40 m)	22.96 ft (7.0 m) ²	22.96 ft (7.0 m) ²	22.96 ft (7.0 m) ²	
Side Yard (West)	112.87 ft (34.39 m)	28.85 ft (8.8 m) ²	28.85 ft (8.8 m) ²	5.00 ft (1.52 m) ²	
Balcony Projections into Setbacks	5.31' (1.60 m)	4.92 ft (1.5 m) into front yard 5.20 ft (1.58 m) into side yard	4.92 ft (1.5 m) into front yard 5.20 ft (1.58 m) into side yard	4.92 ft (1.5 m) into front yard 5.20 ft (1.58 m) into side yard	
Building Height ³	95'-9"	180'-11" (54.9 m)	182'-0"	79'-0"	
Building Width	185'-0" (56.4 m)	99'-8" (30.4 m) ⁴	99'-9" (30.4 m) ⁴	85'-4" (25.9 m) ⁴	
Floor Plate	3,501 sf	No Requirement	7,625 sf	3,684 sf	
No. of Storeys	11	11	17	6	
No. of Suites	62	No Requirement	162	24	186
Studio ⁵	16		41	6	47
1 Bed	24		19	1	40
1 Bed + Den	-		0	-	0
2 Bed	11		75	11	86
2 Bed + Den	-		0	4	4
3 Bed	7		7	-	7
3 Bed + Den	-		0	-	0
Total Below Grade Parking Area	0	No Requirement	87,216 sf	Agren of 47,216 sf	87,216 sf
Parking Stalls ⁶	(47 covered + 15 surface =) 62	Minimum of the greater of: (1) 1 stall space per unit or (2) parking space per 100 sq ft (9.3 m ²) of GFA	121	18	139
Public Car Share Stalls	0	Subject to further study from DoWV	TBD	TBD	TBD
Bike Stalls	25-30	2 stalls/unit	TBD	TBD	TBD
Loading Bay	3	Subject to coordination with DoWV	TBD	TBD	TBD

1 See Zoning Bylaw No. 6662/2018, 302-06

2 See Zoning Bylaw No. 6662/2018, 302-09

3 Conflicts between Zoning Bylaw 20111 & 120.15 regarding reference to rear lot building height

4 Subject to confirmation: Building Width changes if measured in an End-View Direction or parallel to Bellevue Avenue

5 Measured from full lot depth (110 ft), See Zoning Bylaw No. 1212/2021

6 Reference to from FVS 21 Street development

7 Using 152 m setback for all other permitted uses (would be applicable to potential Essential Services building, See Zoning Bylaw No. 1012/199)

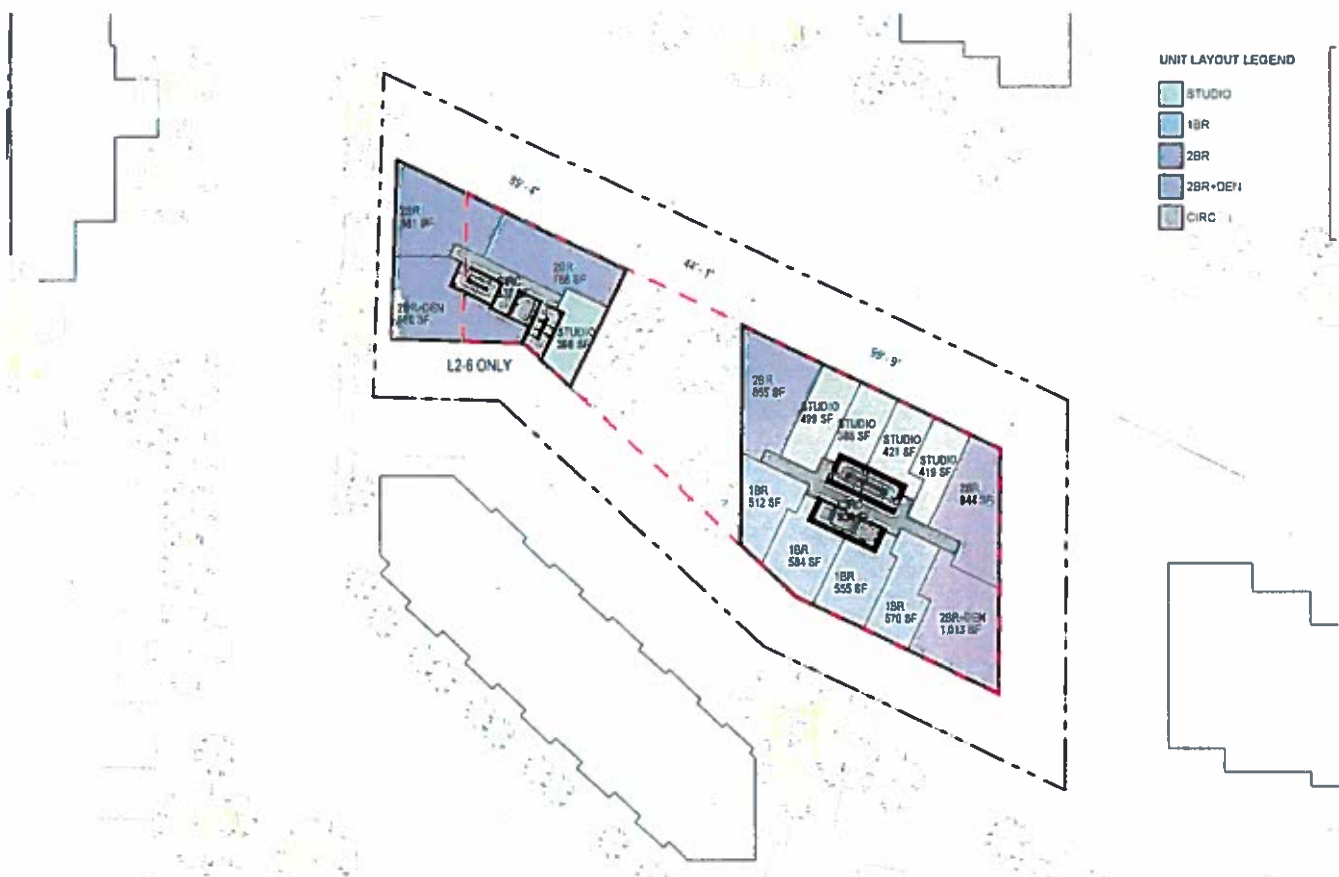
8 Parking Stalls not provided for the studio units

9 Livable is preliminary, subject to further design development



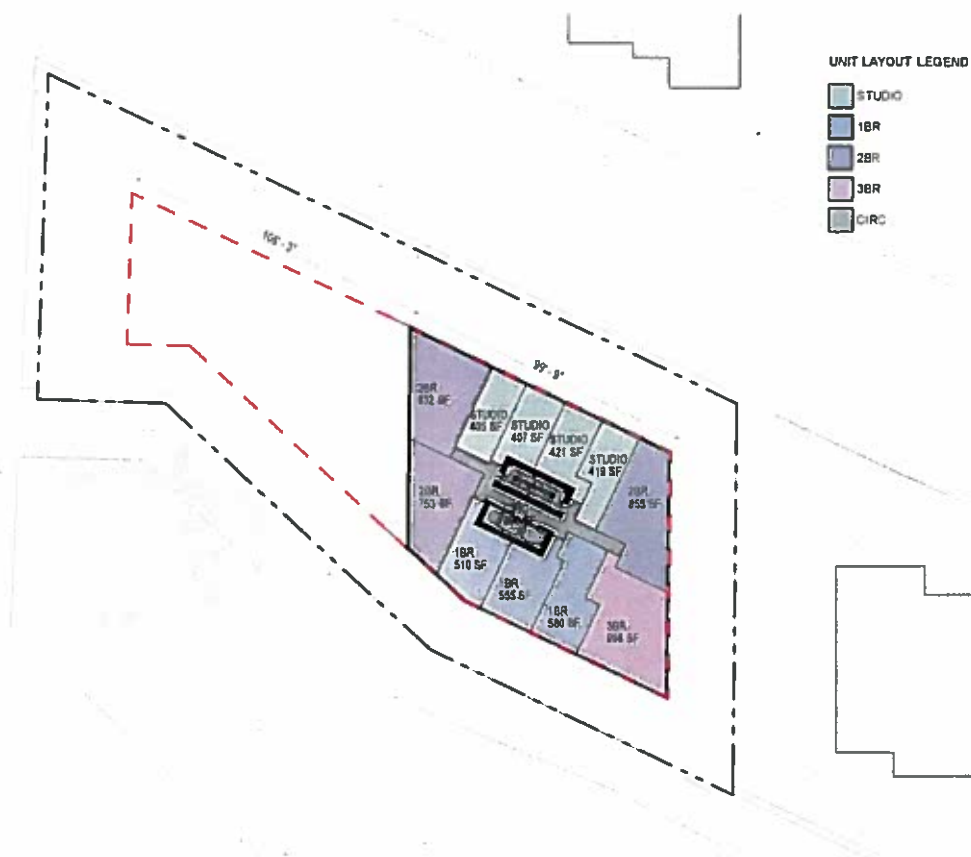
SCHA-1.01 - L1 Area Plan
2190 Bellevue Ave.

02/05/20
SCALE 3/128" = 1'-0"



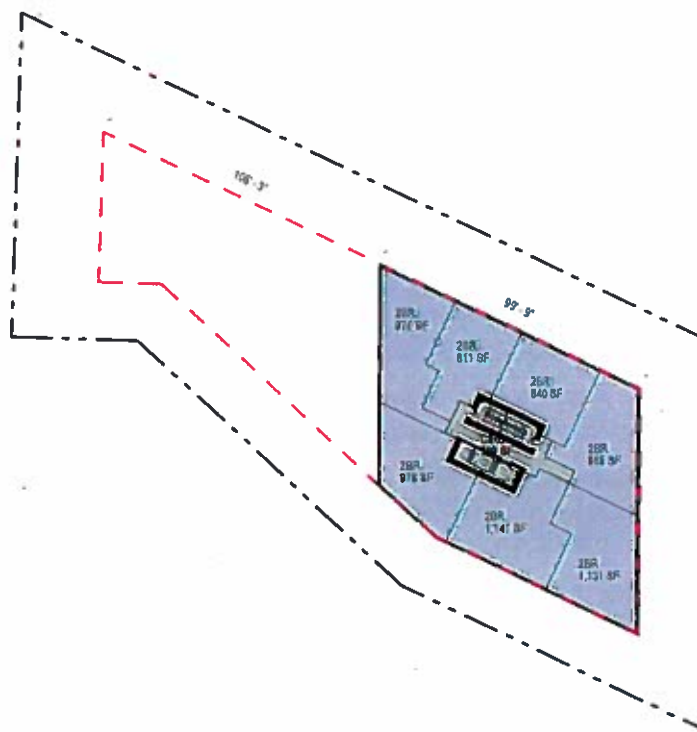
SCHA-1.02 - L2-6 Area Plan
2190 Bellevue Ave

02/05/20
SCALE 1/32" = 1'-0"



SCHA-1.03 - L9-12 Area Plan
2190 Bellevue Ave.

02/05/20
SCALE: 1/32" = 1'-0"



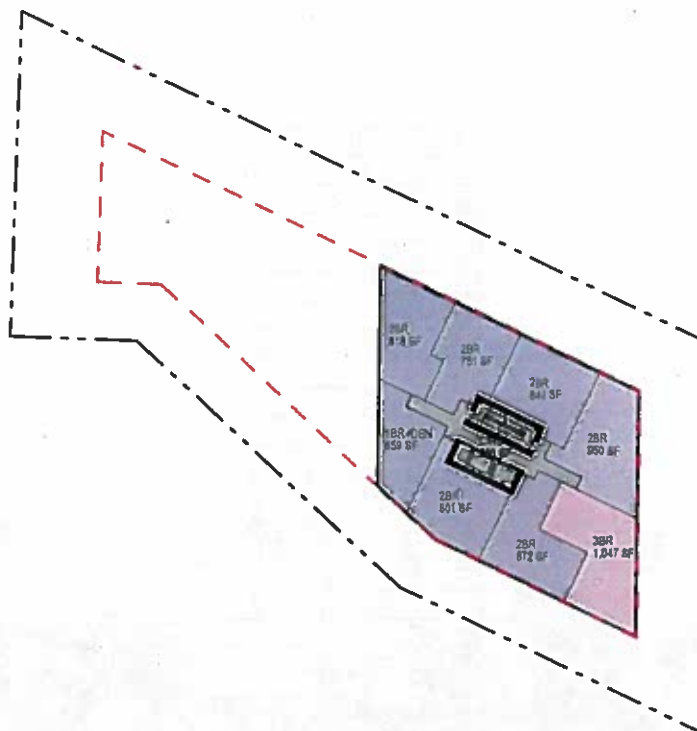
UNIT LAYOUT LEGEND

- 2BR
- CIRC
-

1

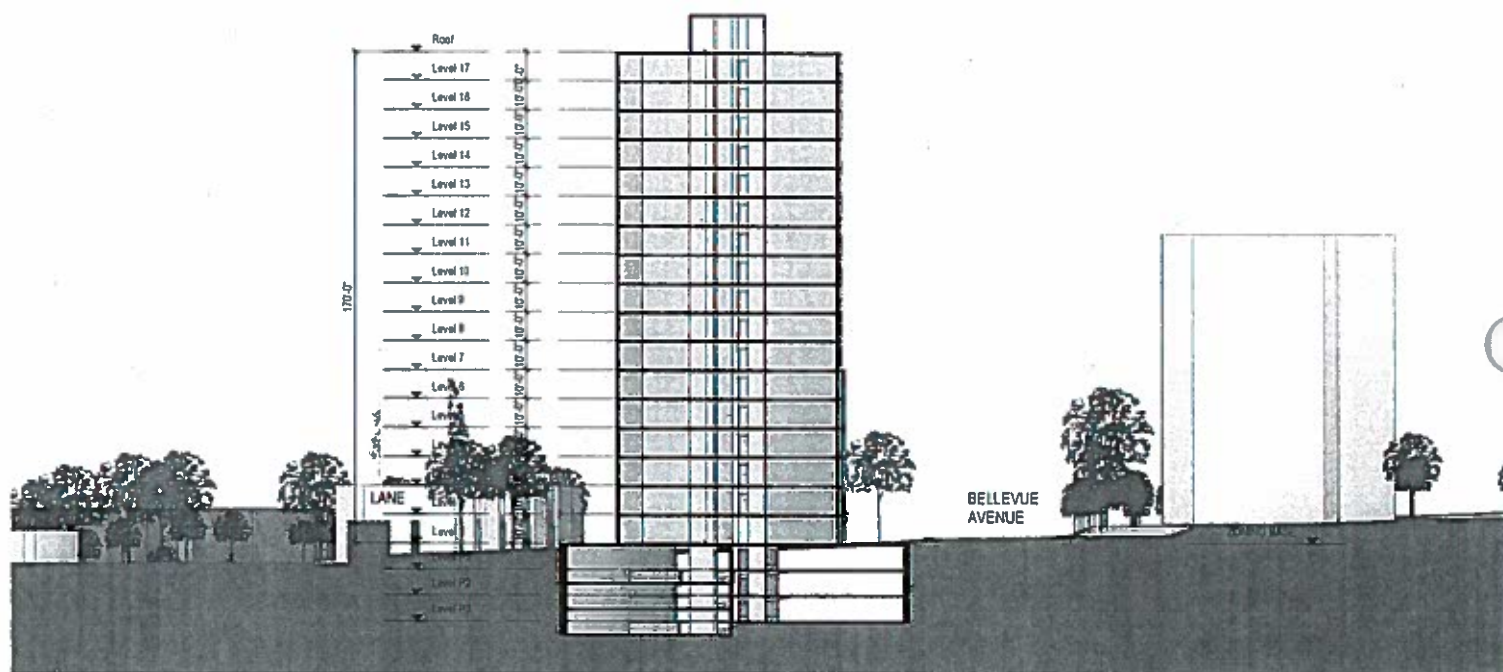
UNIT LAYOUT LEGEND

- 2BR
- 3BR
- CIRC

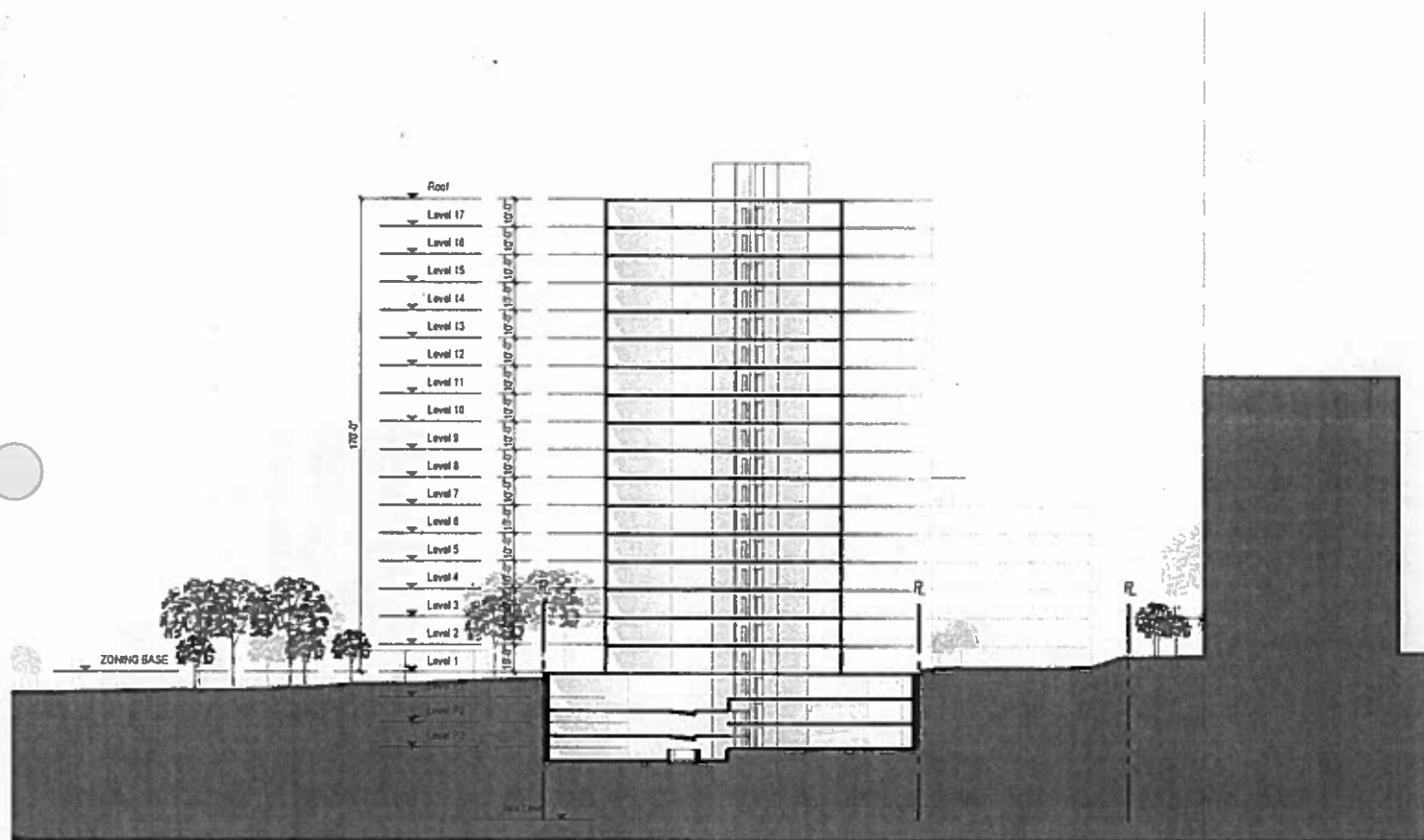


SCHA-1.07 - L16-17 Area Plan
2190 Bellevue Ave.

02/05/20
SCALE 1/32" = 1'-0"



SCHA-2.01 - 2190 CROSS SECTION LOOKING WEST
2190 Bellevue Ave.



SCHA-2.02 - 2190 CROSS SECTION LOOKING WEST (North-South Orientation)
2190 Bellevue Ave.

02/05/20

SCALE: 1/32" = 1'-0"

Category	0	5	10	15	37
No	~10%	~10%	~10%	~10%	~10%
Yes	~10%	~10%	~10%	~10%	~10%
Don't know	~10%	~10%	~10%	~10%	~10%
No answer	~10%	~10%	~10%	~10%	~10%



"OPTION 2" - 21 STOREYS

2190 BELLEVUE

DISTRICT OF WEST VANCOUVER

RENTAL APARTMENT PROPOSAL
PLUS
AFFORDABLE ESSENTIAL SERVICES HOUSES

JULY 19, 2019

 JAMES KM CHENG ARCHITECTS

	EXISTING (SHORELAND)	PERMITTED / REQUIRED	REPLACEMENT RENTAL TOWER PROPOSED (21 STOREYS)	ESSENTIAL SERVICES APARTMENTS PROPOSED (6 STOREYS)	PROPOSED TOTAL
Site Area	29,185 sf	29,185 sf	29,185 sf	29,185 sf (same site)	29,185 sf
Zone	RM2	RM2			
Ambleside Apartment Area	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4
Site Coverage	(6,927 / 29,185 =) 23.91%	40% ¹	(7,625 / 29,185 =) 26.13%	(3,684 / 29,185 =) 12.62%	(11,309 / 29,185 =) 38.75%
Density (FAR)	193	175	549	0.76	6.74
Gross Floor Area	56,569 sf	51,074 sf (1.75 x 29,185 sf)	160,125 sf	22,104 sf	182,229 sf
Total Enclosure	8,794 sf	Basement, Balconies, Enclosed Balconies, One Lobby, Swimming Pool, Recreation Room	1,783 sf	302 sf	2,085 sf
Setbacks					
Front Yard	25.42 ft (7.75 m)	24.93 ft (7.6 m)	24.93 ft (7.6 m)	24.93 ft (7.6 m)	
Rear Yard (to Lane CL)	20.00 ft (6.09 m)	29.85 ft (9.1 m)	29.85 ft (9.1 m) ⁵	29.85 ft (9.1 m) ⁵	
Side Yard (East)	40.25 ft (12.40 m)	22.96 ft (7.0 m) ²	22.96 ft (7.0 m) ⁶	22.96 ft (7.0 m) ⁶	
Side Yard (West)	112.83 ft (34.39 m)	28.85 ft (9.1 m) ²	28.85 ft (9.1 m) ²	5.00 ft (1.52 m) ⁷	
Balcony Projections into Setbacks	5'-3" (1.60 m)	4.92 ft (1.5 m) into front yard 5.90 ft (1.8 m) into side yard	4.92 ft (1.5 m) into front yard 5.90 ft (1.8 m) into side yard	4.92 ft (1.5 m) into front yard 5.90 ft (1.8 m) into side yard	
Building Height ³	96'-9"	130.11 ft (54.9 m)	221'-0"	70'-0"	
Building Width	88'-0" (26.8 m)	99'-9" (30.4 m) ⁴	99'-9" (30.4 m) ⁴	89'-4" (27.2 m) ⁸	
Floor Plate	5,501 sf	No Requirement	7,625 sf	3,684 sf	
No. of Storeys	11	19	21	6	
No. of Units	62	No Requirement	206	24	230
Studio**	16		42	6	48
1 Bed	28		67	1	68
1 Bed + Den	-		13	-	13
2 Bed	11		68	11	79
2 Bed + Den	-		8	6	14
3 Bed	7		7	-	7
3 Bed + Den	-		1	-	1
Total Below Grade Parkade Area	0	No Requirement	87,216 sf	A part of 87,216 sf	87,216 sf
Parking Stalls**	(47 covered + 15 surface =) 62	A minimum of the greater of a) 1 parking space per unit or b) 1 parking space per 904 sf (84 m ²) of GFA	164	18	182
Public Car Share Stalls	0	Subject to further info from DoWV	TBD	TBD	TBD
Bike Stalls	29-30	2 stalls/unit	TBD	TBD	TBD
Loading Bays	3	Subject to coordination with DoWV	TBD	TBD	TBD

1 See Zoning Bylaw No. 466Z210, 302.05.

2 See Zoning Bylaw No. 466Z210, 302.09.

3 Conflicts between Zoning Bylaw 301.116.120.19 regarding reference point for building height.

4 Subject to confirmation Building Width (measured in an East-West Direction or parallel to Berkeley Avenue).

5 Measured from half the depth of the lot. See Zoning Bylaw No. 120.27.31.

6 Referenced from 195.21 Street development.

7 Using 1.52m setback for all other permitted uses (would be applicable to a potential Essential Services building. See Zoning Bylaw No. 302.09).

8 Parking Stalls not provided for the studio units**.

9 Unit mix is preliminary, subject to further design development.

TALLEST TOWERS:

01. EDGEWATER
2245 Bellevue Ave.
16 Storeys
Grounds Height: 211'0"
(Building Height: approx 184.75')

02. BELLEVUE TERRACE
2248 Bellevue Ave.
18 Storeys
Grounds Height: 223'0"
(Building Height: approx 183.7')

03. BELLEVUE PLAZA
2253 Bellevue Ave.
21 Storeys
Grounds Height: 254.3'
(Building Height: approx 205.0')

04. HOLLYBURN GARDENS
195 21st St.
17 Storeys
Grounds Height: 209.3'
(Building Height: approx 160.7')

05. SHOREWOOD MANOR
2020 Bellevue Ave.
20/22 Storeys
Grounds Height: 254.9'
(Building Height: approx 169.3')

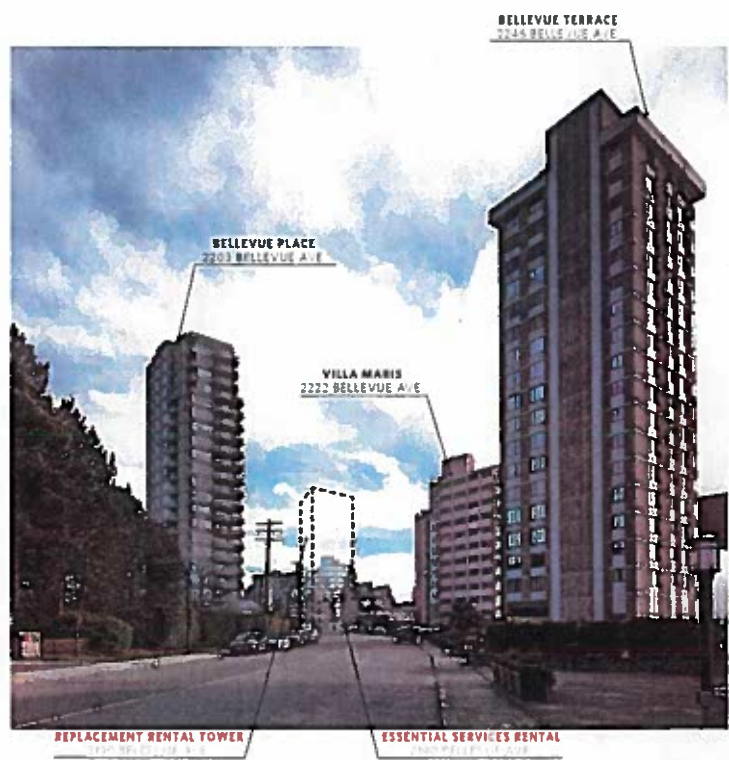
06. VILLA MARIS
2222 Bellevue Ave.
12 Storeys
Grounds Height: 174.2'
(Building Height: approx 114.3')

SHORELAND REPLACEMENT

EXISTING BLDG.
2190 Bellevue Ave.
11 Storeys
Grounds Height: 166.3'
(Building Height: approx 113.8')

PROPOSED
2190 Bellevue Ave.
21 Storeys
Grounds Height: APPROX. 275'-0"
(Building Height: approx 220'-0")

3.2 Urban Context Studies



3.2 Urban Context Studies

18

2022 Bellevue Avenue - May 19, 2019

VIEW FROM BELLEVUE AVE.
LEFT: PROPOSED MASS
RIGHT: ARTISTIC ILLUSTRATION

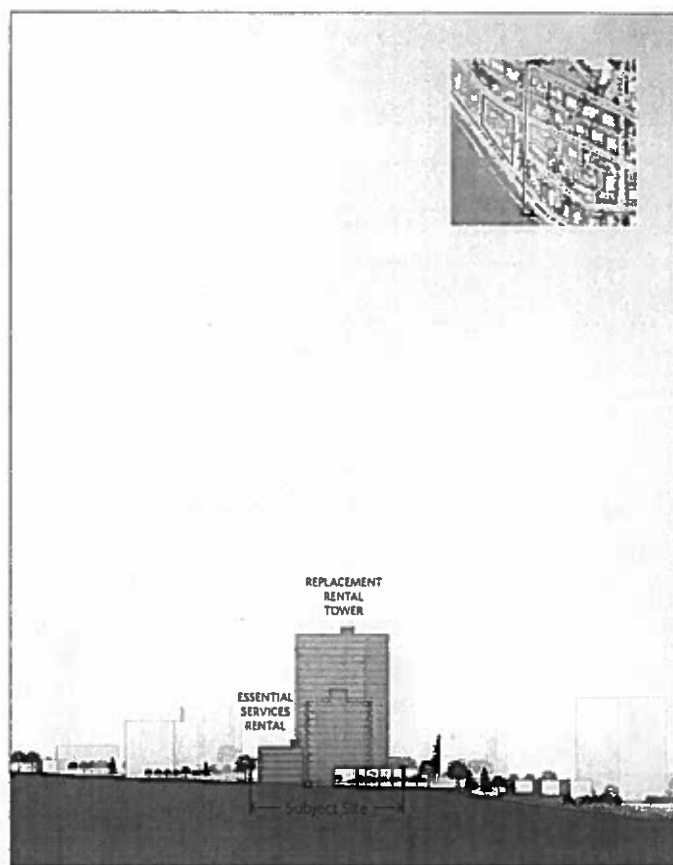
3.2 Urban Context Studies



JAMES & CHENG | ARCHITECTS 19

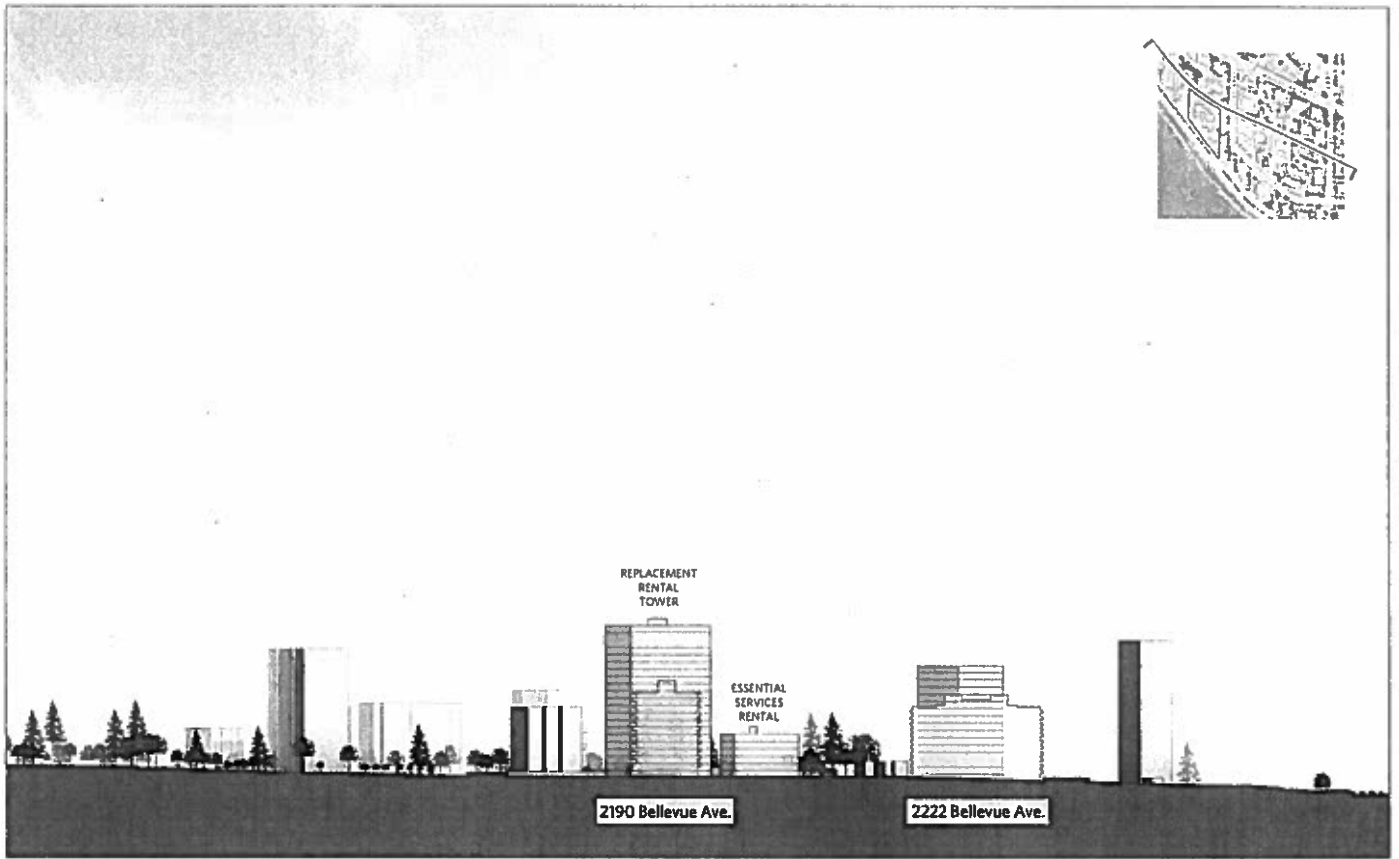
3.3 Streetscape Elevation - 22nd St.

20 210 Bellevue Avenue • July 18, 2019



SCALE 1/128" = 1'-0"



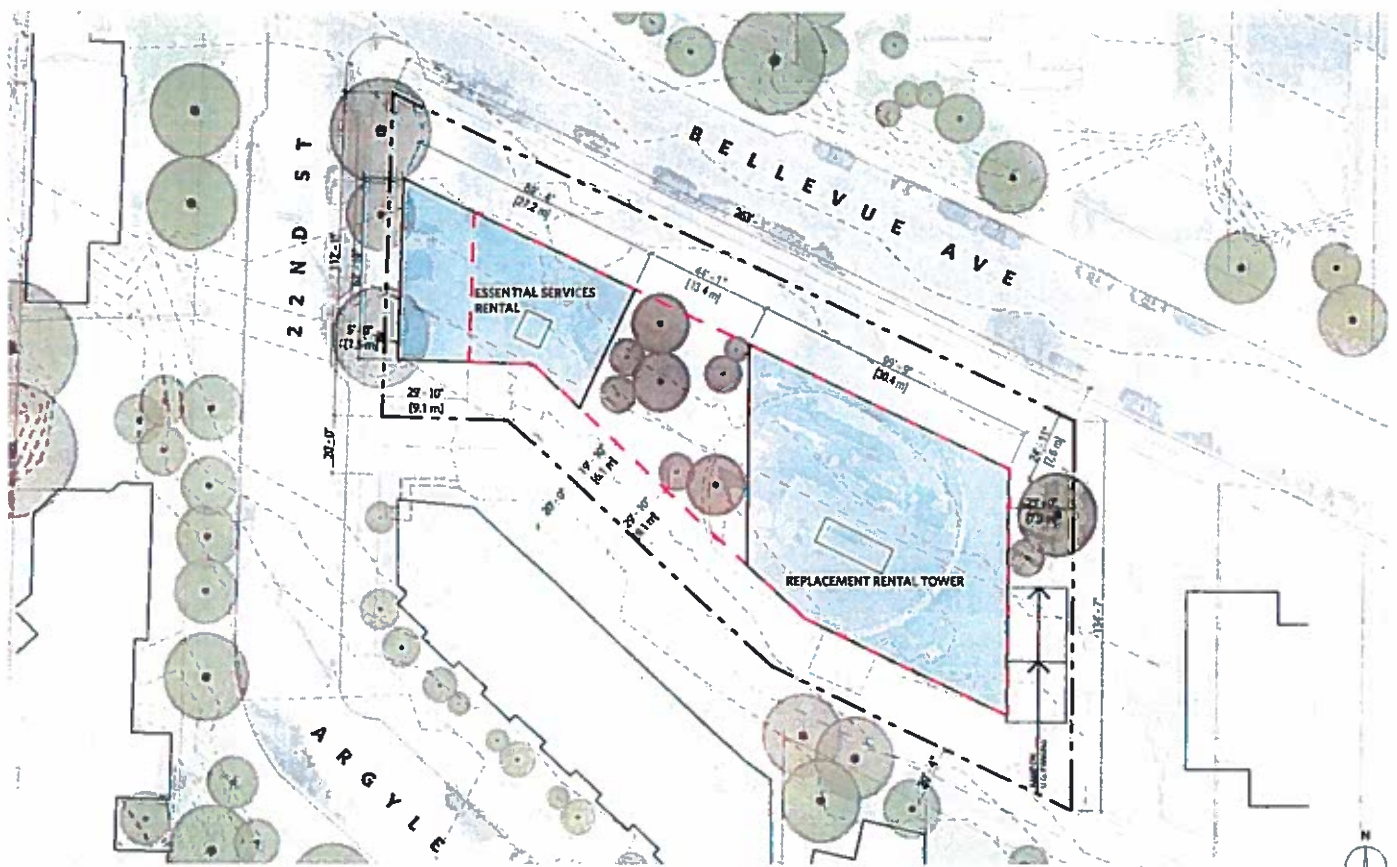


3.3 Streetscape Elevation - Bellevue Ave.

SCALE 1/128" = 1'-0"



JAMES KH CHENG ARCHITECTS



3.5 Setback Summary

SCALE 1/32" = 1'-0"



JAMES KH CHENG ARCHITECTS

LEVEL 1



LEVEL 2 - 9



3.6 Floor Plans

24 2192 Bellevue Avenue July 19, 2019

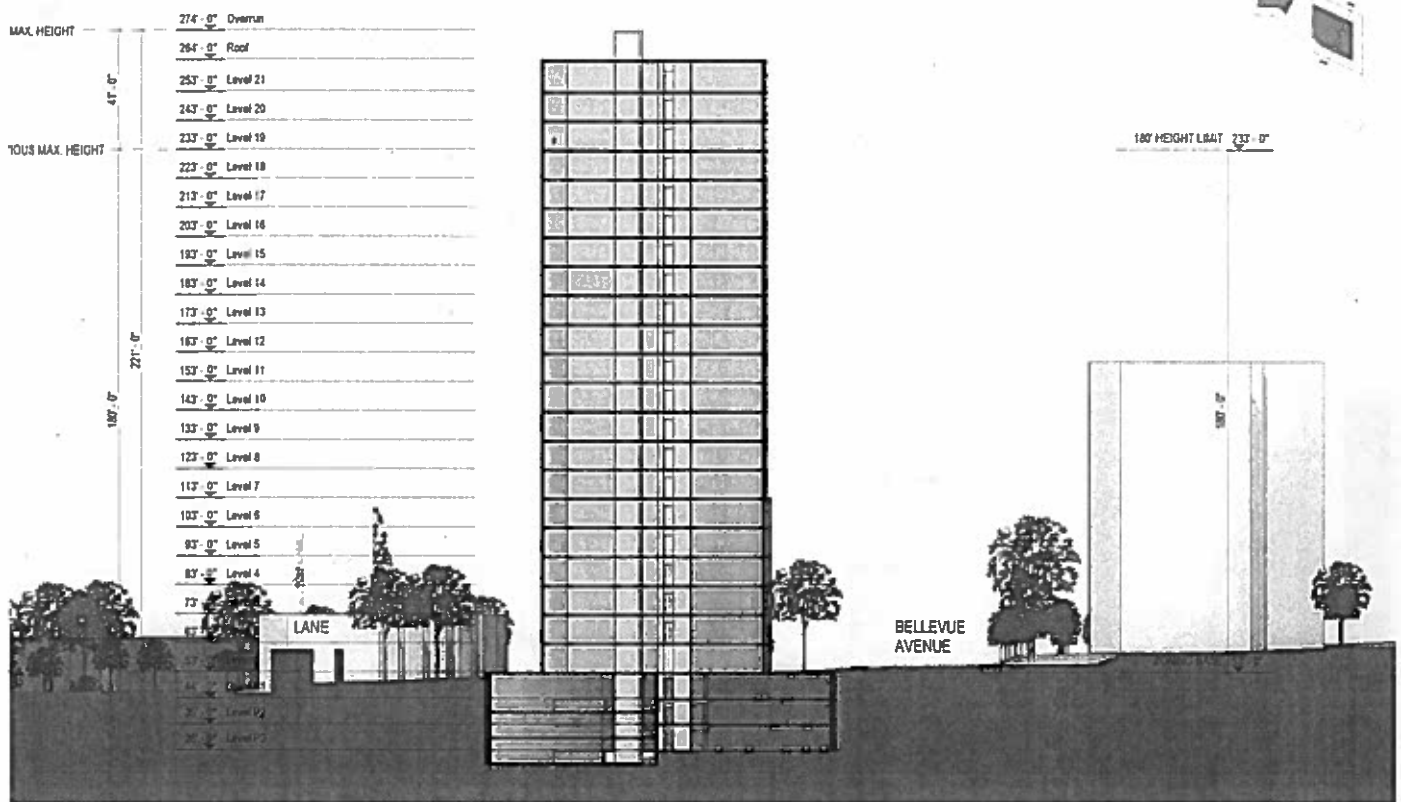
SCALE 3/125" = 1'-0"

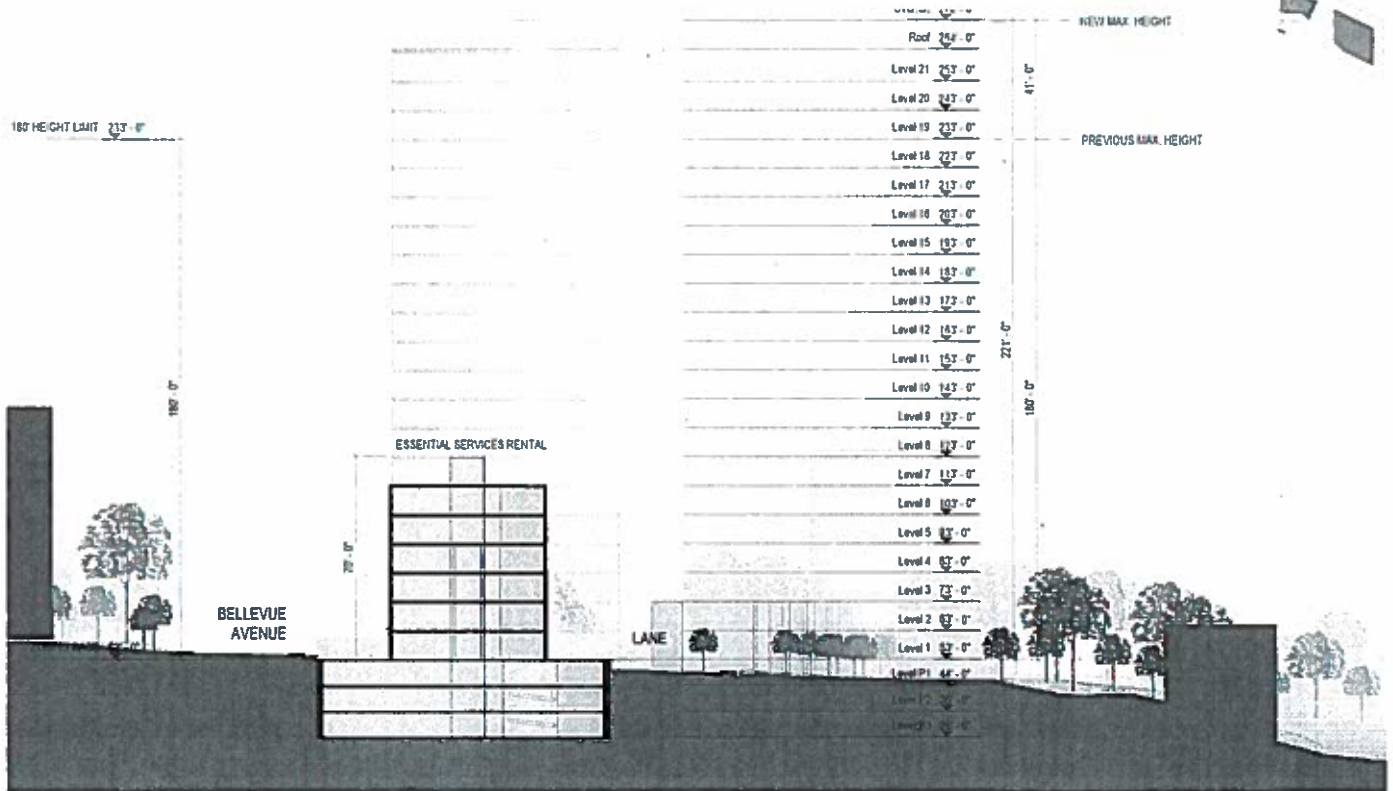


3.6 cont'd: Floor Plans

[illegible]

JAMES KIM CHENG | ARCHITECTS





3.8 cont'd: Sections - Essential Services Rental

SCALE 1/32" = 10'



JAMES KM CHENG ARCHITECTS



17 STOREYS



21 STOREYS



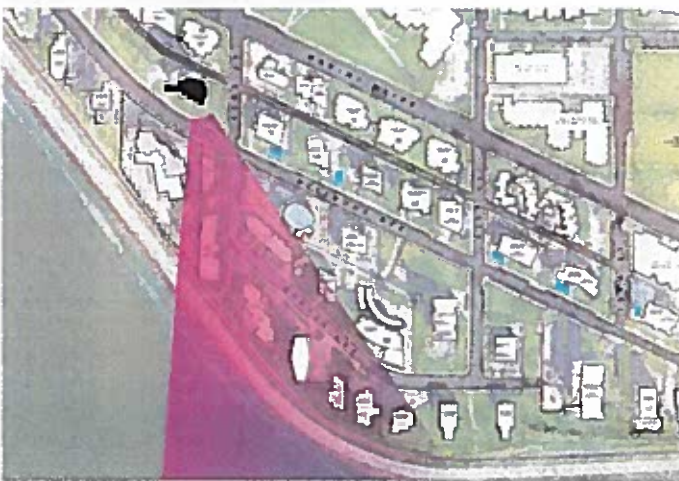
BELLEVUE PLACE
2201 BELLEVUE

VIEW IMPACT SLIGHTLY IMPROVED

No. of Floors 21

Housing Type Strata

Improved View Impaired View



Existing View Impact



Proposed View Impact

4.1 View Analysis



SURFSIDE TOWERS

275 BELLEVILLE

VIEW IMPACT	SIGHTLINE (M/R/W/E/D)
No. of Floors	31
Housing Type	Market Rental

Impaired View
 Impaired View



Existing View Impact



Proposed View Impact

4.2 View Analysis cont'd



VANDEMAR WEST
2147 BELLEVUE

VIEW IMPACT SLIGHTLY IMPACTED

No. of Floors 10
Housing Type Strata

Improved View Impacted View



Existing View Impact



Proposed View Impact

4.3 View Analysis cont'd



WINSTON CHURCHILL

1111 BELL BLVD

VIEW IMPACT

CRUISEWAY IMPACT

No. of Floors

11

Housing Type

Market Rent 6

Impacted Area

Proposed View

* The primary orientation of this building is due south, with limited windows and balconies directed towards our site as evident in the image above



Existing View Impact



Proposed View Impact

4.4 View Analysis cont'd

Stage 1

Demolish the existing 62 suite "Shoreland Apartment" building located at 2190 Bellevue Avenue (the "site") and build (1) a new market rental building (either 17 or 21 storeys) and (2) a new non-market rental building (6 storeys) simultaneously on the site. This new development would require a rezoning of the site. The Stage 1 strategy includes:

- a. Existing residents on site will be compensated with one months current rent for every year they have lived in the building with a 6-month minimum payment and a maximum 12-month payment.
- b. Residents will be given 4 months minimum notice to vacate and may move out at any time during that period with full compensation.
- c. Moving expenses will be provided to each resident, of \$2,500 per suite.
- d. Professional relocation services will be provided to all residents, paid for by the Owner.
- e. The existing residents on site could be moved to and accommodated in 2222 Bellevue Avenue as suites become available, if they wish, at market rent, and still retain their full compensation package.
- f. Existing residents on the site will be given the first opportunity to move back into the new market rental replacement building in a similar type suite at market rent at the time, with 3 months notice and still retain their full compensation package.
- g. 24 new non-market rental units (6 storey building) would be built with rent to be subsidized by the landlord, with rent based on 75% of market rent.

Stage 2

Once the new market rental building at 2190 Bellevue Avenue is ready for occupation, the 101 suite apartment building located at 2222 Bellevue Avenue would be demolished and existing residents could move to the new 2190 Bellevue Avenue building if they wish. A new (approx. 68 unit) condominium/strata building targeted for West Vancouver residents downsizing from their existing homes would be built at the 2222 Bellevue Avenue site under existing zoning. The Stage 2 strategy includes:

- a. Existing 2222 Bellevue Avenue residents would be given compensation based on receiving one months current rent for every year they have lived in the building with a 6-month minimum payment, and 12-month maximum payment.
- b. Every existing resident in 2222 Bellevue Avenue would be offered a similar suite type in the new 2190 building at market rent.
- c. Suites in the new 2190 building would be allocated on the basis of the residents' length of tenure.
- d. Moving expenses will be provided to each resident, of \$2500 per suite.
- e. Existing rental residents of 2222 Bellevue Avenue will be offered the first opportunity to purchase a condominium in the new building on that site at a 5% discount from the offered market price.
- f. Providing the development proposal moves forward, the land owners would also hold resident meetings to explain the redevelopment proposal, ongoing rental options and compensation plans.

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