Director	CAO

COUNCIL AGENDA	
Date: July 12, 2021	Item: 8./R-1

8./R-1

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

COUNCIL REPORT

Date:	June 23, 2021
From:	Michelle McGuire, Senior Manager of Current Planning and Urban Design
Subject:	Proposed Development Permit for 1495 Bellevue Avenue (Café Crema) Street Patio
File:	1010-20-21-092

RECOMMENDATION

THAT the notice of consideration required under Development Procedures Bylaw No. 4940, 2017 for Development Permit 21-092 (1495 Bellevue Avenue), be waived.

RECOMMENDATION

THAT Proposed Development Permit No. 21-092 regarding 1495 Bellevue Avenue, to allow installation of a street patio, as described in the report dated June 23, 2021, be approved.

1.0 Purpose

To provide Council with information regarding proposed Development Permit No. 21-092 for 1495 Bellevue Avenue (**Appendix A**). The proposal is for a street patio located on Bellevue Avenue in front of the existing Café Crema business.

2.0 Legislation/Bylaw/Policy

2.1 Legislation

Section 488 of the *Local Government Act* applies regarding development permits.

2.2 Bylaws

Zoning Bylaw

The site is zoned AC1 (Ambleside Centre Zone 1). All of the provisions of the AC1 zone apply.

Traffic and Parking Bylaw

The proposal would require a street occupancy permit which is authorized under the Traffic and Parking Bylaw.

3.0 Council Strategic Objective(s)/Official Community Plan

The Official Community Plan (OCP) identifies the site as part of the Ambleside Village Centre Development Permit Area under Policy BF-C3.

Other relevant policy in the OCP includes:

2.3.1 Emphasize Ambleside Municipal Town Centre as the heart of West Vancouver with commercial land uses, such as retail, service and restaurants.

Council's Strategic Plan (2020-2021) includes the following relevant Strategic Goal and Objective:

- Strategic Goal 2: Create vital and vibrant commercial centres.
- Objective 2.1 Develop economic recovery plans, and continue to provide economic development support to local businesses.

4.0 Financial Implications

If approved the applicant would be required to pay a fee for the use of the street following the end of the temporary patio program (fees are currently waived) based on the Fees and Charges Bylaw.

5.0 Background

5.1 Previous Decisions – Not applicable

5.2 History

In response to the COVID-19 pandemic in June of 2020 Council approved a program to allow temporary patios and outdoor business areas. Council subsequently approved an extension to the program through to October 31, 2021.

Local businesses can establish temporary outdoor business areas, which could take the form of new or expanded restaurant patios, "winterized" patios for colder months, or outdoor retail space for other businesses. These temporary business areas could be located on a public sidewalk, in curbside parking spaces (where appropriate), or on private property. Under the District's streamlined application process:

- Approval authority has been delegated to staff
- Enforcement of on-site parking requirements is temporarily suspended
- Requirements for development permits or development permit-exempt reviews is also temporarily suspended
- No municipal fees will be charged

The business owner for Café Crema approached District staff with a street patio proposal that includes a patio installation that is less "temporary" in nature and that would be anticipated to remain in perpetuity subject to the terms of a street occupancy permit. Staff reviewed the proposal and determined that it would require a development permit and a street occupancy permit.

6.0 Analysis

6.1 Discussion

Context

The subject site is an existing commercial unit (Café Crema at 1495 Bellevue Avenue) that is part of a mixed use building at 250 15th Street. The mixed use building is located on a site measuring approximately 1,016 m^2 (10,935 sq. ft.) in area and is bounded by Bellevue Avenue to the south, 15th Street to the west, a lane to the north, and commercially-zoned properties to the east (**Appendix A**).

The Proposal

The applicant proposes to install a street patio in the street right-of-way on Bellevue Avenue in front of the commercial unit (see Figure 1). The patio would require approval of the proposed development permit (Council approval) and approval of a street occupancy permit under the authority of the Director of Engineering and Transportation. If Council approves the development permit, staff will then issue a street occupancy permit that would include conditions as follows:

- Indemnification for the District including providing proof of insurance by the operator/applicant.
- Requirement to provide access to the District right-of-way including the potential to remove the installation at the applicant's cost, subject to District engineering requirements for future use of the right-of-way.
- Replacement and/or improvement of any portion of the road right of way disturbed as part of or in order to, allow for the proposed installation.
- Fees would be applied for the use of the street following the end of the temporary program (fees are currently waived) on October 31, 2021. Fees would be applied based on the Fees and Charges Bylaw for temporary occupation of a street with a flat fee of $105 plus a weekly fee of $870 ($2 per sq. m of area based on the size of the patio of 435 sq. m).

The patio would be located where there is an existing bike rack installation. The proposal would require relocation of the existing bike rack installation to a nearby location along Bellevue Avenue (to be paid for by the applicant, determined as part of, and subject to, the terms of a street occupancy permit).

Figure 1: Rendering of Proposed Patio, looking east along Bellevue

The proposed patio installation includes seating for 5 tables, steel and glass enclosure along the end and outside edge of the patio with an open area at the top. The enclosure include a glass roof with mounted gas heaters and landscape containers located at the ends and along the Bellevue Avenue sidewalk frontage.

6.2 Sustainability

Existing commercial businesses form an integral part of the economic sustainability within the District of West Vancouver. Policy BF-C3, supports enhancing the area's main street character and promote the area's role as a Village Centre. The proposed patio enhances an existing popular commercial establishment supporting economic sustainability within the District.

6.3 Public Engagement and Outreach

In accordance with the Development Procedures Bylaw, 4940, 2017, the municipality typically mails a "notice of consideration" to owners and occupants within 100 m (328 ft.) of the proposal. In order to expedite the process due to the timeline constraints for opening the patio for the summer season and as the impact of the patio installation on neighbours is considered negligible, the recommendations include waiving the requirement for neighbour notification.

6.4 Other Communication, Consultation, and Research

Planning staff has consulted with District staff from various departments including: engineering; land development; and permits and inspections.

7.0 Options

7.1 Recommended Option

That Council waive the development permit notification requirement and approve the proposed development permit to allow the street patio to be installed for the coming summer season.

7.2 Considered Options

a) set a date for consideration of the application and request that public notification occur and/or additional information (to be specified) be provided and available to assist in consideration of the application; or

b) defer further consideration pending receipt of additional information; or

c) reject the application.

8.0 Conclusion

The proposed development permit meets the general intent of the guidelines for the area. The proposed commercial patio is appropriate for the site and context. It will contribute to Ambleside by enhancing an existing business establishment that already contributes to the vitality in the area. The proposed patio design is attractive, high quality, and well-designed. Staff recommend that the development be approved.

Author

Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:
Appendix A - Proposed Development Permit No. 16-087

This page intentionally left blank

This page intentionally left blank

District of West Vancouver

Proposed

Development Permit No. 21-092

CURRENT OWNER: **Benevolent Realty Enterprises, Ltd.**

THIS DEVELOPMENT PERMIT APPLIES TO:

CIVIC ADDRESS: 1495 Bellevue Avenue

LEGAL DESCRIPTION: 006-922-554
LOT J, BLOCK 23, VAP20038, DISTRICT LOT 237, LAND DISTRICT 1, DISTRICT 36, EP 20155
(the 'LANDS')

1.0 This Development Permit:

(a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Ambleside Village Centre Development Permit Area to enhance Ambleside Village Centre as West Vancouver's recognized Town Centre, and subject to Guidelines BF-C3 specified in the Official Community Plan; and

(b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

2.0 The following requirements and conditions shall apply to the Lands:

2.1 Site development and landscaping including encroachments into the District Right-of-way shall take place in accordance with the attached Schedule A.

2.2 Notwithstanding Condition 2.1 above, the Director of Planning and Development Services may determine that minor changes to the proposal still comply with the Development Permit plans where proposed changes do not materially affect the intent of the plans attached to this Development Permit.

.

3.0 Term of Permit

This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON [INSERT DATE] .

_____
MAYOR

_____
CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

FOR THE PURPOSES OF SECTION 3.0, THIS PERMIT IS ISSUED ON [INSERT DATE] .
[Insert Council report date & Document #])

Schedules:

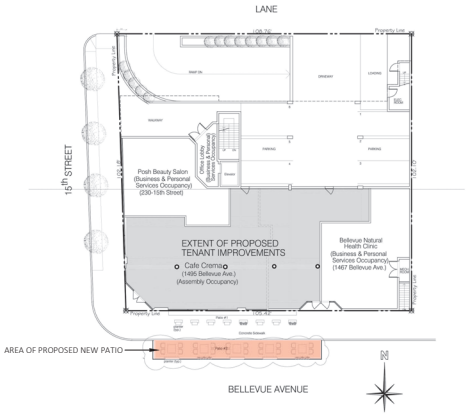
A. Architectural plans

Schedule A

CREMA CAFE
1495 BELLEVUE AVE
WEST VANCOUVER

PERMANENT
STREET PATIO
APPLICATION

1 / SK-0 CREMA CAFE PARKLET PATIO CONCEPT
NTS



2 / SK-0 CREMA CAFE 1495 BELLEVUE AVE SITE PLAN
NTS

SCOPE OF WORK

The street front patio adjacent to Crema Café is proposed to be engineered structural steel, fastened to the street, with a composite wood decking material. There are integrated cold rolled steel planters which will be filled with herbs, flowers and ivy. The pergola will have a laminated glass canopy fastened to the top, and glass wind guards at the ocean facing side, which are operable. Gas heaters are fastened to the underside of the structure. The patio deck surface aligns with the existing sidewalk and a transition is overlaid to prevent a trip hazard. This patio is intended to last for 20 + years with minimal maintenance and will set the bar for similar future spaces in Ambleside.

Size of Patio area: 7'-0" x 62'-3"

Height of proposed structure: 9'-6" at sidewalk, 9'-0" at street

Pergola Post and Beam Material: Cold Rolled Structural Steel, 15% clear watertight seal finish

Planter Materials: Cold Rolled Structural Steel, 15% clear watertight seal finish

Railing Material: Cold Rolled Structural Steel, 15% clear watertight seal finish, 2"x4" square minimum

Pergola Top: Laminated glass, ½" thick min. Angled to drain into integrated gutter

Deck Material: Composite wood (Trex of similar)

PROJECT TEAM:

CLIENT:
CREMA CAFE
1495 BELLEVUE AVENUE
WEST VANCOUVER BC

DESIGNER:
STUDIO CM
105 POWELL STREET
VANCOUVER BC V6A1G2
604 603 2313

STRUCTURAL ENGINEER:
TBD
TBD
TBD
TBD

STEEL FABRICATOR:
TBD
TBD
TBD
TBD

DRAWING LIST:

IDSK-0	COVER
IDSK-1	KEY PLAN
IDSK-2	BIKE RACK RELOCATION
IDSK-3	FLOOR PLAN
IDSK-4	ELEVATIONS
IDSK-5	SECTIONS AND DETAILS
IDSK-6	3D RENDERS
IDSK-7	PLANTING PLAN

JUN. 16, 2021 ISSUE FOR DP SUBMISSION

NORTH

THIS DRAWING IS DIAGRAMIC ONLY, USED FOR THE PURPOSES OF BIDDING. SHOP DRAWINGS/SITE VERIFICATION OF ALL DIMENSIONS ARE TO BE MADE PRIOR TO COMMENCING CONSTRUCTION

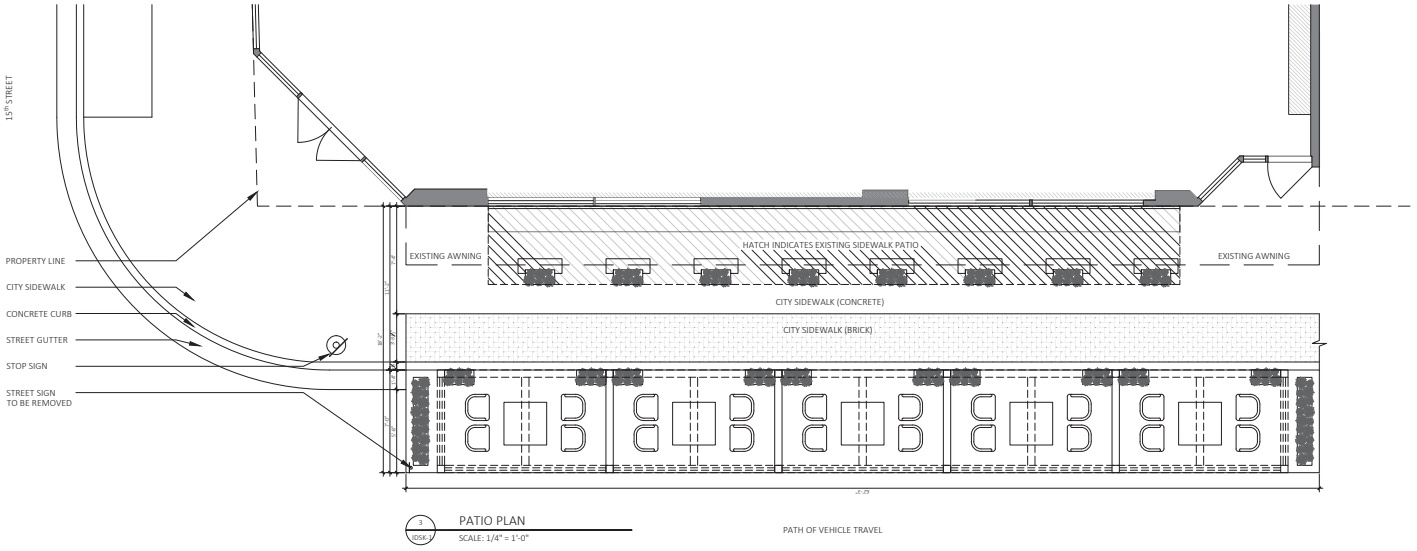
THE TECHNICAL DATA CONTAINED HEREIN ARE THE EXCLUSIVE PROPRIETY OF STUDIO CM DESIGN INC. AND ARE NOT TO BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF STUDIO CM DESIGN INC. THE RECIPIENT OF THIS DATA, BY ITS RETENTION AND USE, AGREES TO HOLD IN CONFIDENCE THE TECHNICAL AND INTELLECTUAL DATA AND DESIGNS THEREIN. THE TECHNICAL DATA AND DESIGN HEREIN ARE PROPRIETARY TO THIS PROJECT AND LOCATION ONLY AND ARE NOT TO BE REPRODUCED, DISTRIBUTED OR REVISED WITHOUT WRITTEN PERMISSION FROM STUDIO CM DESIGN INC.

DRAWING TITLE:
COVER PAGE

SCALE: AS NOTED
DRAWING NO. IDSK-0
DRAWN BY:

1 IDSK-2 CREMA CAFE STREET VIEW 1
CORNER OF 15TH AND BELLEVUE

2 IDSK-2 CREMA CAFE STREET VIEW 2
ON BELLEVUE LOOKING TOWARDS 15th STREET



3 IDSK-2 PATIO PLAN
SCALE: 1/4" = 1'-0"

CREMA CAFE
1495 BELLEVUE AVE
WEST VANCOUVER

PERMANENT
STREET PATIO
APPLICATION

PROJECT TEAM:

CLIENT:
CREMA CAFE
1495 BELLEVUE AVENUE
WEST VANCOUVER BC

DESIGNER:
STUDIO CM
105 POWELL STREET
VANCOUVER BC V6A1G2
604 603 2313

STRUCTURAL ENGINEER:
TBD
TBD
TBD
TBD

STEEL FABRICATOR:
TBD
TBD
TBD
TBD

DRAWING LIST:

IDSK-0	COVER
IDSK-1	KEY PLAN
IDSK-2	BIKE RACK RELOCATION
IDSK-3	FLOOR PLAN
IDSK-4	ELEVATIONS
IDSK-5	SECTIONS AND DETAILS
IDSK-6	3D RENDERS
IDSK-7	PLANTING PLAN

JUN. 16, 2021 ISSUE FOR DP SUBMISSION

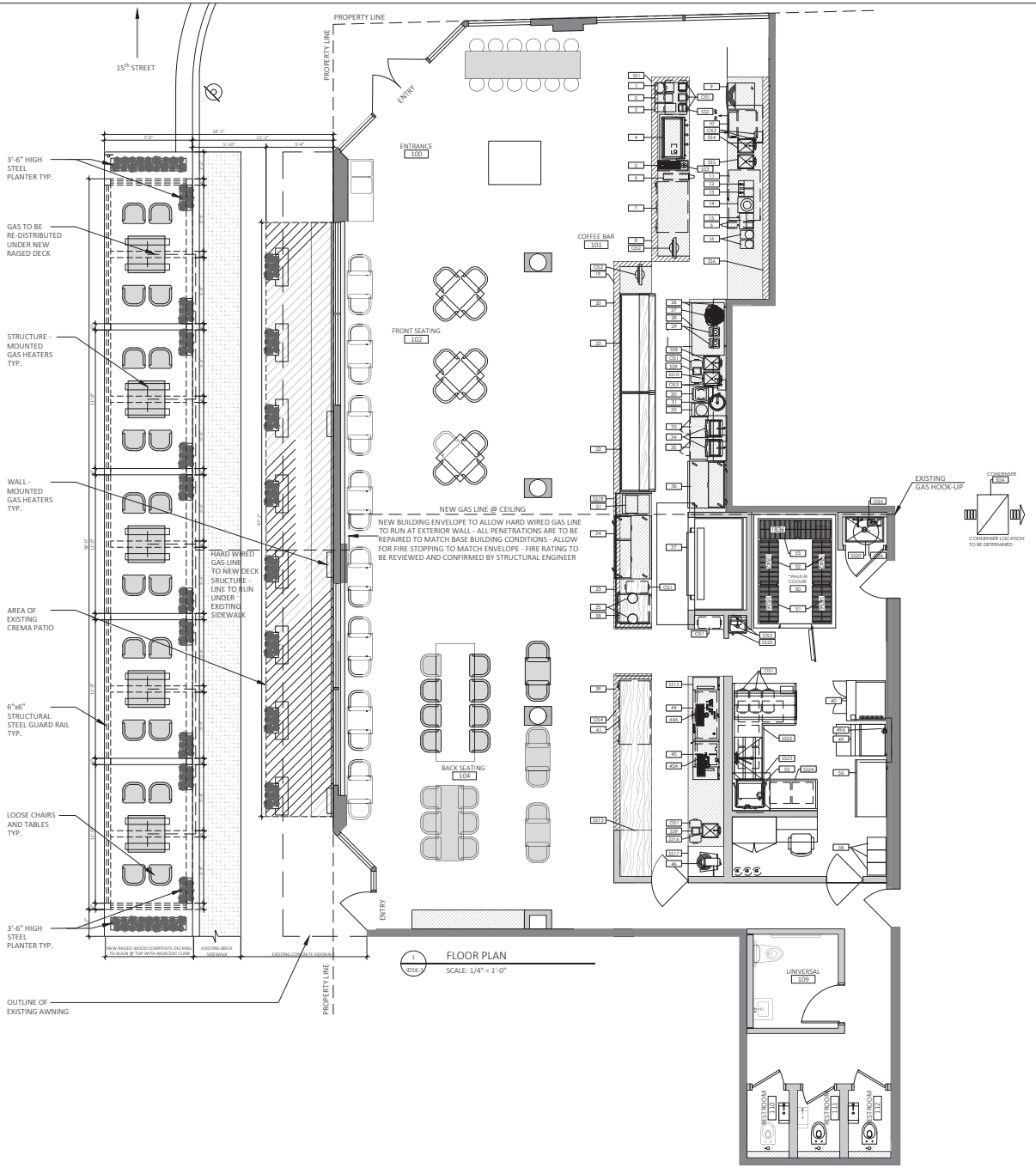
NORTH

THIS DRAWING IS DIAGRAMIC ONLY, USED FOR THE PURPOSES OF BIDDING. SHOP DRAWINGS/SITE VERIFICATION OF ALL DIMENSIONS ARE TO BE MADE PRIOR TO COMMENCING CONSTRUCTION

THE TECHNICAL DATA CONTAINED HEREIN ARE THE EXCLUSIVE PROPRIETY OF STUDIO CM DESIGN INC. AND ARE NOT TO BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF STUDIO CM DESIGN INC. THE RECIPIENT OF THIS DATA, BY ITS RETENTION AND USE, AGREES TO HOLD IN CONFIDENCE THE TECHNICAL AND INTELLECTUAL DATA AND DESIGNS THEREIN. THE TECHNICAL DATA AND DESIGN HEREIN ARE PROPRIETARY TO THIS PROJECT AND LOCATION ONLY AND ARE NOT TO BE REPRODUCED, DISTRIBUTED OR REVISED WITHOUT WRITTEN PERMISSION FROM STUDIO CM DESIGN INC.

DRAWING TITLE:
KEY PLAN

SCALE: AS NOTED
DRAWING NO.
DRAWN BY: IDSK-1



EQUIPMENT SCHEDULE

	ITEM NO	QTY	DESCRIPTION
	1	1	COFFEE GRINDER (E)
	2	1	COFFEE GRINDER (E)
	3	1	COFFEE GRINDER (E)
	4	1	ESPRESSO CAPPUCCINO MACHINE (E)
	5	1	GLASS FILLER STATION
	6	4	DISPOSABLE CUP DISPENSER
	7	1	UNDERCOUNTER REFRIGERATOR (E)
	8	1	CUSTOM MILLWORK COUNTERTOP AND FASCIA - N.I.C. - BY GC
	9	1	GLASSWASHER
	10	1	ICE MAKER WITH BIN, CUBE-STYLE (E)
	11	1	REFRIGERATED WORK TOP (E)
	12	1	HOT WATER DISPENSER (E)
	13	1	HOT WATER DISPENSER (E)
	14	1	INDUSTRIAL COFFEE GRINDER (E)
	15	1	COFFEE BREWER FOR AIRPOT (E)
	16	2	COFFEE DISPENSER (E)
	17-18		SPARE NUMBER
	19	1	CUSTOM MILLWORK COUNTERTOP AND FASCIA - N.I.C. - BY GC
	20	1	CUSTOM MILLWORK FASCIA - N.I.C., BY GC
1	21	1	DOUGH SHEETER
	22	2	DISPLAY CASE, REFRIGERATED
	23	1	CUSTOM MILLWORK COUNTERTOP AND FASCIA - N.I.C. - BY GC
2	24	1	PIZZA PREPARATION REFRIGERATOR
3	25	2	DECORATIVE LAMP
	26	1	CUSTOM MILLWORK WORKSURFACE & SHELVES - N.I.C. - BY GC
	27	1	JUICER, ELECTRIC
	28	1	HIGH CAPACITY FREEZER HEAVY DUTY CHEF BASE
	29	2	BLENDER, BAR
	30	1	INDUCTION RANGE, COUNTERTOP (E)
	31	1	SOUP KETTLE (E)
	32	1	INDUCTION RANGE, COUNTERTOP (E)
	33	1	MICROWAVE OVEN (E)
	34	2	SANDWICH / PANINI GRILL (E)
	35	1	MICROWAVE OVEN (E)
	36	1	SANDWICH / SALAD PREPARATION REFRIGERATOR (E)
	37	1	FIRE DECK OVEN, GAS
4	38	1	MOBILE HEATED CABINET
	39	1	CUSTOM MILLWORK COUNTERTOP AND FASCIA - N.I.C. - BY GC
	40	1	CONVECTION OVEN, ELECTRIC
	41	1	UNDERCOUNTER REFRIGERATOR
	42		SPARE NUMBER
	43		SPARE NUMBER
	44	1	DRAFT BEER COOLER W/ 2 DRAFT ARM TOWERS
	45	1	WINE COOLER W/ DRAFT ARM TOWER
	46	1	PLANETARY MIXER (E)
	47-49		SPARE NUMBER
	49	1	ICE MAKER W/ BIN
	49A	1	WATER FILTER
	50	1	WALK-IN COOLER BOX
	50A	1	COOLER REFRIGERATION SYSTEM
	51	2	WIRE SHELVING
	52	3	WIRE SHELVING
	53	2	WIRE SHELVING
	54		SPARE NUMBER
	55	1	DISHWASHER, DOOR TYPE
	56	1	REACH-IN FREEZER
	57		SPARE NUMBER
	58	3	LOCKER
	OS1	11	GARBAGE CAN - N.I.C. - BY OWNER
	OS2	2	POS - NIC - BY OWNER
	OS3	3	SOAP & TOWEL DISPENSERS - N.I.C. - BY OWNER
	OS4	1	SNEEZE GUARD - N.I.C. - BY OWNER
	OS5	1	DETERGENT DISPENSING SYSTEM - N.I.C. - BY OWNER
	OS6	1	HEATER TANK (E)
	SS1	1	S.S. WORK COUNTER WITH TRASH CHUTES
	SS2	1	KNOCK BOX
	SS3	1	S.S. DRIP TRAY W/GLASS RINSER
	SS4	1	S.S. HAND SINK, DROP-IN
	SS5	1	S.S. PREP. SINK, DROP-IN
	SS6	1	S.S. SERVICE CHASE
	SS7		SPARE NUMBER
	SS8	1	S.S. PREP. SINK, DROP-IN
	SS9	2	S.S. TRASH CHUTE
	SS10	1	S.S. HAND SINK, DROP-IN
	SS11-SS12		SPARE NUMBER
	SS13	1	S.S. WORK TABLE
	SS14		SPARE NUMBER
	SS15	1	S.S. DRIP TRAY W/GLASS RINSER
	SS16	1	S.S. PREP. SINK, DROP-IN
	SS17	1	S.S. MOBILE STAND
	SS18-SS19		SPARE NUMBER
4	SS19	1	S.S. CABINET FOR PIZZA BOXES
	SS20	1	MOP SINK CABINET
	SS21		SPARE NUMBER
	SS22	1	S.S. DISHTABLE, SOILED W/DOUBLE SINKS
	SS23	1	S.S. CONDENSATE HOOD
	SS24	1	S.S. DISHTABLE, CLEAN
	SS25	1	S.S. HAND SINK, WALL MOUNT, KNEE ACTIVATED

LEGEND:

(E)	EXISTING TO REMAIN
(R)	EXISTING RELOCATED
(M)	EXISTING MODIFIED
(OS)	OWNER SUPPLIED
(GC)	GENERAL CONTRACTOR
(PC)	PLUMBING CONTRACTOR
(MC)	MECHANICAL CONTRACTOR
(EC)	ELECTRICAL CONTRACTOR
(FEC)	FOOD EQUIPMENT CONTRACTOR
(NIC)	NOT IN CONTRACT
(RC)	REFRIGERATION CONTRACTOR
(ID)	INTERIOR DESIGN

CREMA CAFE
1495 BELLEVUE AVE
WEST VANCOUVER

PERMANENT
STREET PATIO
APPLICATION

PROJECT TEAM:

CLIENT:
CREMA CAFE
1495 BELLEVUE AVENUE
WEST VANCOUVER BC

DESIGNER:
STUDIO CM
105 POWELL STREET
VANCOUVER BC V6A1G2
604 603 2313

STRUCTURAL ENGINEER:
TBD
TBD
TBD
TBD

STEEL FABRICATOR:
TBD
TBD
TBD
TBD

DRAWING LIST:

IDSK-0	COVER
IDSK-1	KEY PLAN
IDSK-2	BIKE RACK RELOCATION
IDSK-3	FLOOR PLAN
IDSK-4	ELEVATIONS
IDSK-5	SECTIONS AND DETAILS
IDSK-6	3D RENDERS
IDSK-7	PLANTING PLAN

JUN. 16, 2021 ISSUE FOR DP SUBMISSION

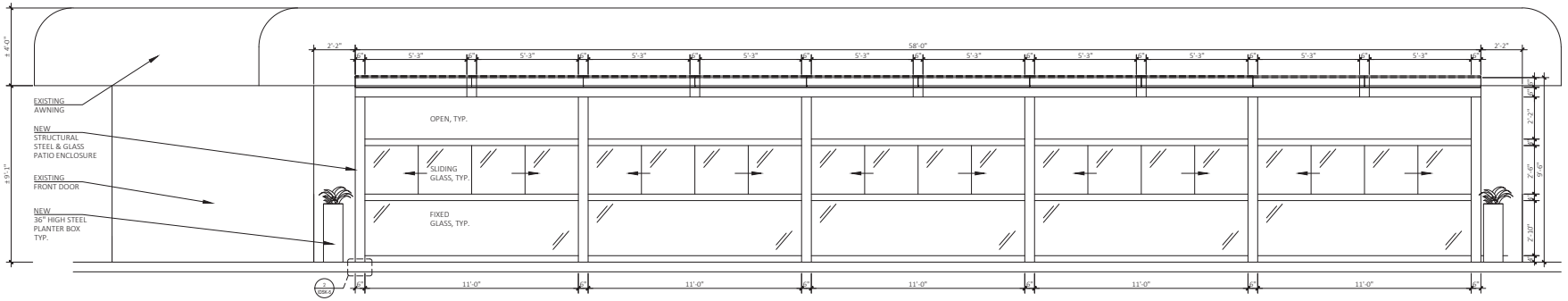
NORTH

THIS DRAWING IS DIAGRAMIC ONLY, USED FOR THE PURPOSES OF BIDDING. SHOP DRAWINGS/SITE VERIFICATION OF ALL DIMENSIONS ARE TO BE MADE PRIOR TO COMMENCING CONSTRUCTION

THE TECHNICAL DATA CONTAINED HEREIN ARE THE EXCLUSIVE PROPRIETY OF STUDIO CM DESIGN INC. AND ARE NOT TO BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF STUDIO CM DESIGN INC. THE RECIPIENT OF THIS DATA, BY ITS RETENTION AND USE, AGREES TO HOLD IN CONFIDENCE THE TECHNICAL AND INTELLECTUAL DATA AND DESIGNS THEREIN. THE TECHNICAL DATA AND DESIGN HEREIN ARE PROPRIETARY TO THIS PROJECT AND LOCATION ONLY AND ARE NOT TO BE REPRODUCED, DISTRIBUTED OR REVISED WITHOUT WRITTEN PERMISSION FROM STUDIO CM DESIGN INC.

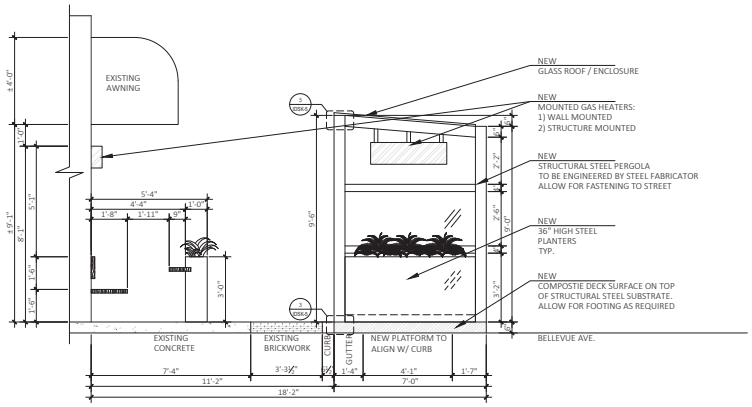
DRAWING TITLE:
FLOOR PLAN

SCALE: AS NOTED
DRAWING NO.
DRAWN BY: IDSK-3



1 IDSK-4 STREET PATIO ELEVATION - BELLEVUE AVENUE SIDE

SCALE: 3/8" = 1'-0"



2 IDSK-4 STREET PATIO ELEVATION - 15th STREET SIDE

SCALE: 3/8" = 1'-0"

CREMA CAFE
1495 BELLEVUE AVE
WEST VANCOUVER

PERMANENT
STREET PATIO
APPLICATION

PROJECT TEAM:

CLIENT:
CREMA CAFE
1495 BELLEVUE AVENUE
WEST VANCOUVER BC

DESIGNER:
STUDIO CM
105 POWELL STREET
VANCOUVER BC V6A1G2
604 603 2313

STRUCTURAL ENGINEER:
TBD
TBD
TBD
TBD

STEEL FABRICATOR:
TBD
TBD
TBD
TBD

DRAWING LIST:

IDSK-0	COVER
IDSK-1	KEY PLAN
IDSK-2	BIKE RACK RELOCATION
IDSK-3	FLOOR PLAN
IDSK-4	ELEVATIONS
IDSK-5	SECTIONS AND DETAILS
IDSK-6	3D RENDERS
IDSK-7	PLANTING PLAN

JUN. 16, 2021 REVISED PATIO FOR CONSTR.

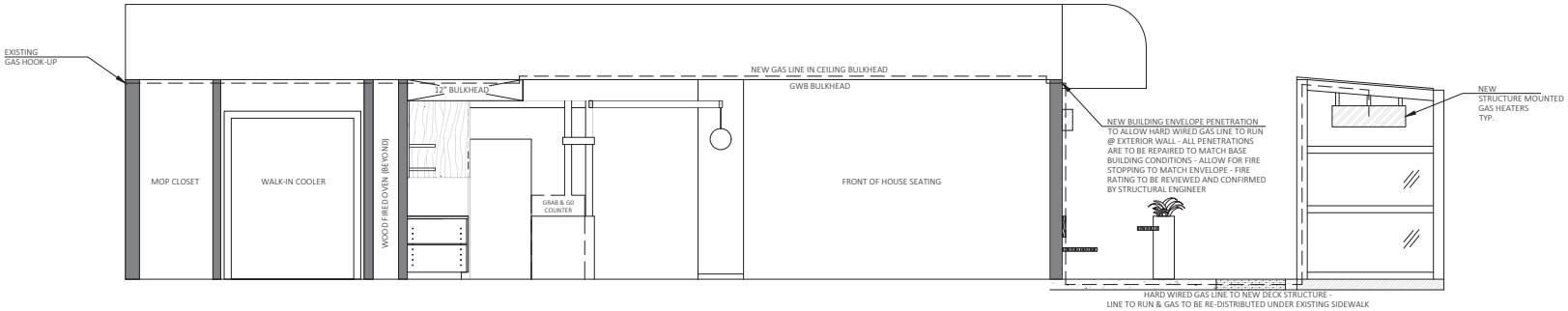
NORTH

THIS DRAWING IS DIAGRAMIC ONLY, USED FOR THE PURPOSES OF BIDDING. SHOP DRAWINGS/SITE VERIFICATION OF ALL DIMENSIONS ARE TO BE MADE PRIOR TO COMMENCING CONSTRUCTION

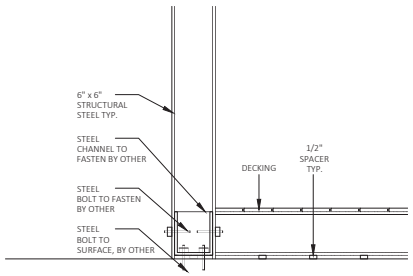
THE TECHNICAL DATA CONTAINED HEREIN ARE THE EXCLUSIVE PROPRIETY OF STUDIO CM DESIGN INC. AND ARE NOT TO BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF STUDIO CM DESIGN INC. THE RECIPIENT OF THIS DATA, BY ITS RETENTION AND USE, AGREES TO HOLD IN CONFIDENCE THE TECHNICAL AND INTELLECTUAL DATA AND DESIGNS THEREIN. THE TECHNICAL DATA AND DESIGN HEREIN ARE PROPRIETARY TO THIS PROJECT AND LOCATION ONLY AND ARE NOT TO BE REPRODUCED, DISTRIBUTED OR REVISED WITHOUT WRITTEN PERMISSION FROM STUDIO CM DESIGN INC.

DRAWING TITLE:
EXTERIOR ELEVATIONS

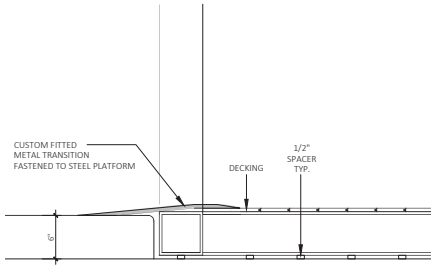
SCALE: AS NOTED
DRAWING NO. IDSK-4
DRAWN BY:



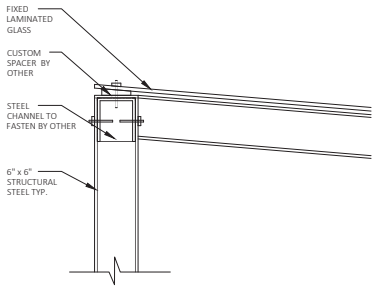
1 IDSK-5 BOH / FOH SECTION
SCALE: 3/8" = 1'-0"



2 IDSK-5 STREET FASTENING DETAIL
SCALE: 1 1/2" = 1'-0"



3 IDSK-5 CURB / DECKING TRANSITION DETAIL
SCALE: 1 1/2" = 1'-0"



4 IDSK-5 AWNING CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"

CREMA CAFE
1495 BELLEVUE AVE
WEST VANCOUVER

PERMANENT
STREET PATIO
APPLICATION

PROJECT TEAM:

CLIENT:
CREMA CAFE
1495 BELLEVUE AVENUE
WEST VANCOUVER BC

DESIGNER:
STUDIO CM
105 POWELL STREET
VANCOUVER BC V6A1G2
604 603 2313

STRUCTURAL ENGINEER:
TBD
TBD
TBD
TBD

STEEL FABRICATOR:
TBD
TBD
TBD
TBD

DRAWING LIST:

IDSK-0	COVER
IDSK-1	KEY PLAN
IDSK-2	BIKE RACK RELOCATION
IDSK-3	FLOOR PLAN
IDSK-4	ELEVATIONS
IDSK-5	SECTIONS AND DETAILS
IDSK-6	3D RENDERS
IDSK-7	PLANTING PLAN

JUN. 16, 2021 REVISED PATIO FOR CONSTR.

NORTH

THIS DRAWING IS DIAGRAMIC ONLY,
USED FOR THE PURPOSES OF BIDDING.
SHOP DRAWINGS/SITE VERIFICATION OF ALL
DIMENSIONS ARE TO BE MADE PRIOR TO
COMMENCING CONSTRUCTION

THE TECHNICAL DATA CONTAINED HEREIN ARE THE EXCLUSIVE PROPRIETY OF STUDIO CM DESIGN INC. AND ARE NOT TO BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF STUDIO CM DESIGN INC. THE RECIPIENT OF THIS DATA, BY ITS RETENTION AND USE, AGREES TO HOLD IN CONFIDENCE THE TECHNICAL AND INTELLECTUAL DATA AND DESIGNS THEREIN. THE TECHNICAL DATA AND DESIGN HEREIN ARE PROPRIETARY TO THIS PROJECT AND LOCATION ONLY AND ARE NOT TO BE REPRODUCED, DISTRIBUTED OR REVISED WITHOUT WRITTEN PERMISSION FROM STUDIO CM DESIGN INC.

DRAWING TITLE:
INTERIOR SECTION

SCALE: AS NOTED
DRAWING NO. IDSK-5
DRAWN BY:

1 IDSK-6 STREET VIEW
CREMA PATIO

2 IDSK-6 FRONT ENTRY VIEW
CREMA PATIO

3 IDSK-6 INTERIOR VIEW
CREMA PATIO

CREMA CAFE
1495 BELLEVUE AVE
WEST VANCOUVER

PERMANENT
STREET PATIO
APPLICATION

PROJECT TEAM:

CLIENT:
CREMA CAFE
1495 BELLEVUE AVENUE
WEST VANCOUVER BC

DESIGNER:
STUDIO CM
105 POWELL STREET
VANCOUVER BC V6A1G2
604 603 2313

STRUCTURAL ENGINEER:
TBD
TBD
TBD
TBD

STEEL FABRICATOR:
TBD
TBD
TBD
TBD

DRAWING LIST:

IDSK-0	COVER
IDSK-1	KEY PLAN
IDSK-2	BIKE RACK RELOCATION
IDSK-3	FLOOR PLAN
IDSK-4	ELEVATIONS
IDSK-5	SECTIONS AND DETAILS
IDSK-6	3D RENDERS
IDSK-7	PLANTING PLAN

JUN. 16, 2021 ISSUE FOR DP SUBMISSION

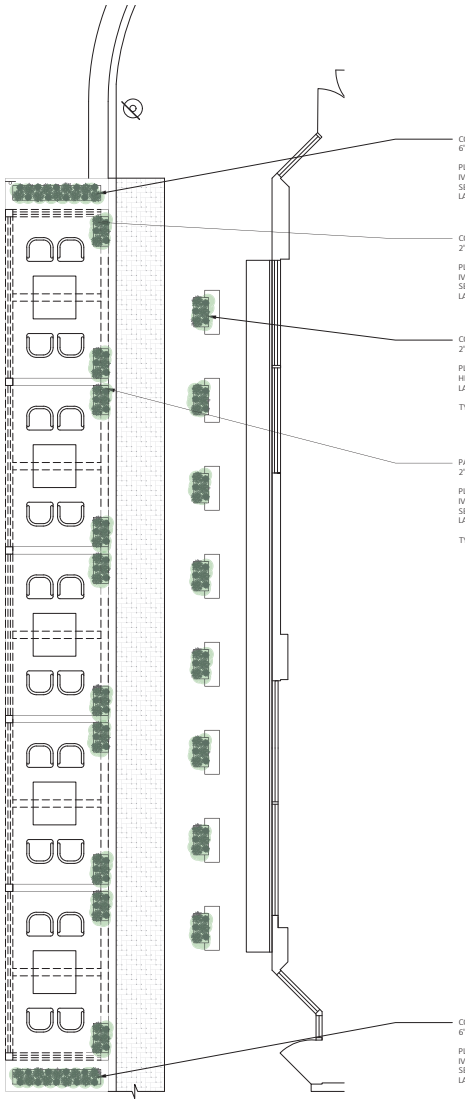
NORTH

THIS DRAWING IS DIAGRAMIC ONLY, USED FOR THE PURPOSES OF BIDDING. SHOP DRAWINGS/SITE VERIFICATION OF ALL DIMENSIONS ARE TO BE MADE PRIOR TO COMMENCING CONSTRUCTION

THE TECHNICAL DATA CONTAINED HEREIN ARE THE EXCLUSIVE PROPRIETY OF STUDIO CM DESIGN INC. AND ARE NOT TO BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF STUDIO CM DESIGN INC. THE RECIPIENT OF THIS DATA, BY ITS RETENTION AND USE, AGREES TO HOLD IN CONFIDENCE THE TECHNICAL AND INTELLECTUAL DATA AND DESIGNS THEREIN. THE TECHNICAL DATA AND DESIGN HEREIN ARE PROPRIETARY TO THIS PROJECT AND LOCATION ONLY AND ARE NOT TO BE REPRODUCED, DISTRIBUTED OR REVISED WITHOUT WRITTEN PERMISSION FROM STUDIO CM DESIGN INC.

DRAWING TITLE:
RENDERINGS

SCALE: AS NOTED
DRAWING NO.
DRAWN BY: IDSK-6



COLD ROLLED STEEL PLANTER
6'-0" X 1'-0" X 3'-6"

PLANTS:
IVY TO GROW UP PERGOLA STRUCTURE
SEASONAL PLANTING IN PLANTERS TO BE MAINTAINED BY LANDSCAPING COMPANY

COLD ROLLED STEEL PLANTER
2'-0" X 1'-0" X 3'-6"

PLANTS:
IVY TO GROW UP PERGOLA STRUCTURE
SEASONAL PLANTING IN PLANTERS TO BE MAINTAINED BY LANDSCAPING COMPANY

COLD ROLLED STEEL PLANTER
2'-0" X 1'-0" X 2'-6"

PLANTS:
HERBS AND SEASONAL FLOWERS IN PLANTERS TO BE MAINTAINED BY LANDSCAPING COMPANY

TYPICAL FOR ALL PLANTERS ALONG WALL PATIO

PAIR OF COLD ROLLED STEEL PLANTER ON EITHER SIDE OF COLUMN
2'-0" X 1'-0" X 3'-6"

PLANTS:
IVY TO GROW UP PERGOLA STRUCTURE
SEASONAL PLANTING IN PLANTERS TO BE MAINTAINED BY LANDSCAPING COMPANY

TYPICAL FOR ALL PLANTERS ALONG SIDEWALK ON NEW PARKLET PATIO

COLD ROLLED STEEL PLANTER
6'-0" X 1'-0" X 3'-6"

PLANTS:
IVY TO GROW UP PERGOLA STRUCTURE
SEASONAL PLANTING IN PLANTERS TO BE MAINTAINED BY LANDSCAPING COMPANY

1 / SK-7 CREMA CAFE PLANTING PLAN
NTS

CREMA CAFE
1495 BELLEVUE AVE
WEST VANCOUVER

PERMANENT
STREET PATIO
APPLICATION

PROJECT TEAM:

CLIENT:
CREMA CAFE
1495 BELLEVUE AVENUE
WEST VANCOUVER BC

DESIGNER:
STUDIO CM
105 POWELL STREET
VANCOUVER BC V6A1G2
604 603 2313

STRUCTURAL ENGINEER:
TBD
TBD
TBD
TBD

STEEL FABRICATOR:
TBD
TBD
TBD
TBD

DRAWING LIST:

IDSK-0	COVER
IDSK-1	KEY PLAN
IDSK-2	BIKE RACK RELOCATION
IDSK-3	FLOOR PLAN
IDSK-4	ELEVATIONS
IDSK-5	SECTIONS AND DETAILS
IDSK-6	3D RENDERS
IDSK-7	PLANTING PLAN

JUN. 16, 2021 ISSUE FOR DP SUBMISSION

NORTH

THIS DRAWING IS DIAGRAMIC ONLY, USED FOR THE PURPOSES OF BIDDING. SHOP DRAWINGS/SITE VERIFICATION OF ALL DIMENSIONS ARE TO BE MADE PRIOR TO COMMENCING CONSTRUCTION

THE TECHNICAL DATA CONTAINED HEREIN ARE THE EXCLUSIVE PROPRIETY OF STUDIO CM DESIGN INC. AND ARE NOT TO BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF STUDIO CM DESIGN INC. THE RECIPIENT OF THIS DATA, BY ITS RETENTION AND USE, AGREES TO HOLD IN CONFIDENCE THE TECHNICAL AND INTELLECTUAL DATA AND DESIGNS THEREIN. THE TECHNICAL DATA AND DESIGN HEREIN ARE PROPRIETARY TO THIS PROJECT AND LOCATION ONLY AND ARE NOT TO BE REPRODUCED, DISTRIBUTED OR REVISED WITHOUT WRITTEN PERMISSION FROM STUDIO CM DESIGN INC.

DRAWING TITLE:
PLANTING PLAN

SCALE: AS NOTED
DRAWING NO.
DRAWN BY: IDSK-7

This page intentionally left blank

This page intentionally left blank