

1483 CLYDE AVE, WEST VANCOUVER

PRELIMINARY DEVELOPMENT PROPOSAL

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ARCCO DESIGN CORP

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Project Description

CIVIC ADDRESS: 1483 CLYDE AVE. WEST VANCOUVER

LEGAL DESCRIPTION: LOT 29 BLOCK 13 DISTRICT LOT 237 PLAN 3459, PID: 012-865-214

SITE AREA: 4033.2 SF

SITE DIMENSION: 33' X 122.20'

EXISTING ZONING: AC1

EXISTING BUILDING: ONE STOREY COMMERCIAL

THE PROJECT IS IN A GROUND ORIENTED COMMERCIAL STREET, WITHIN THE COMMERCIAL AREAS STREAM OF AMBLESIDE LOCAL AREA PLAN BOUNDARY. THE ADJACENT BUILDING ON WEST IS A 3 STOREY MIXED-USE, WHILE ON EAST IS AN ONE STOREY RETAIL. THE SUBMISSION PROPOSES TO CHANGE THE ZONING TO DEVELOPE A 3 STOREY MIXED USE BUILDING WITH COMMERCIAL, OFFICE AND RENTAL UNITS, ACHIEVING FSR OF 2.2.

PROPOSED FLOOR AREA: 8875.5 SF

FSR: 2.2

PROPOSED BUILDING HEIGHT: 3 STOREY (39.5 FT)

PROPOSED SETBACK: FRONT 3'-0", REAR 4'-0", SIDE N/A

PARKING PROVIDED: 3 STALLS

PROPOSED BUILDING: 3-STOREY MIXED-USE 8875.5 SF

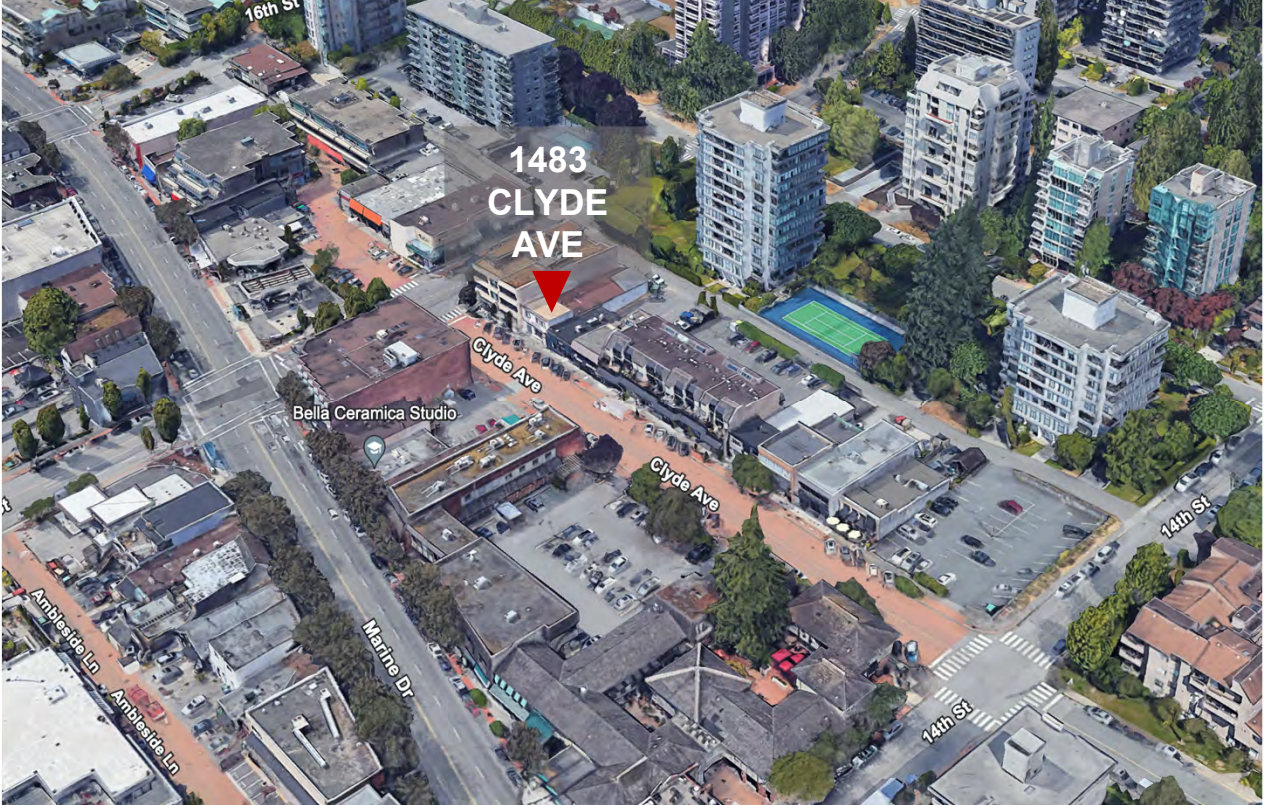
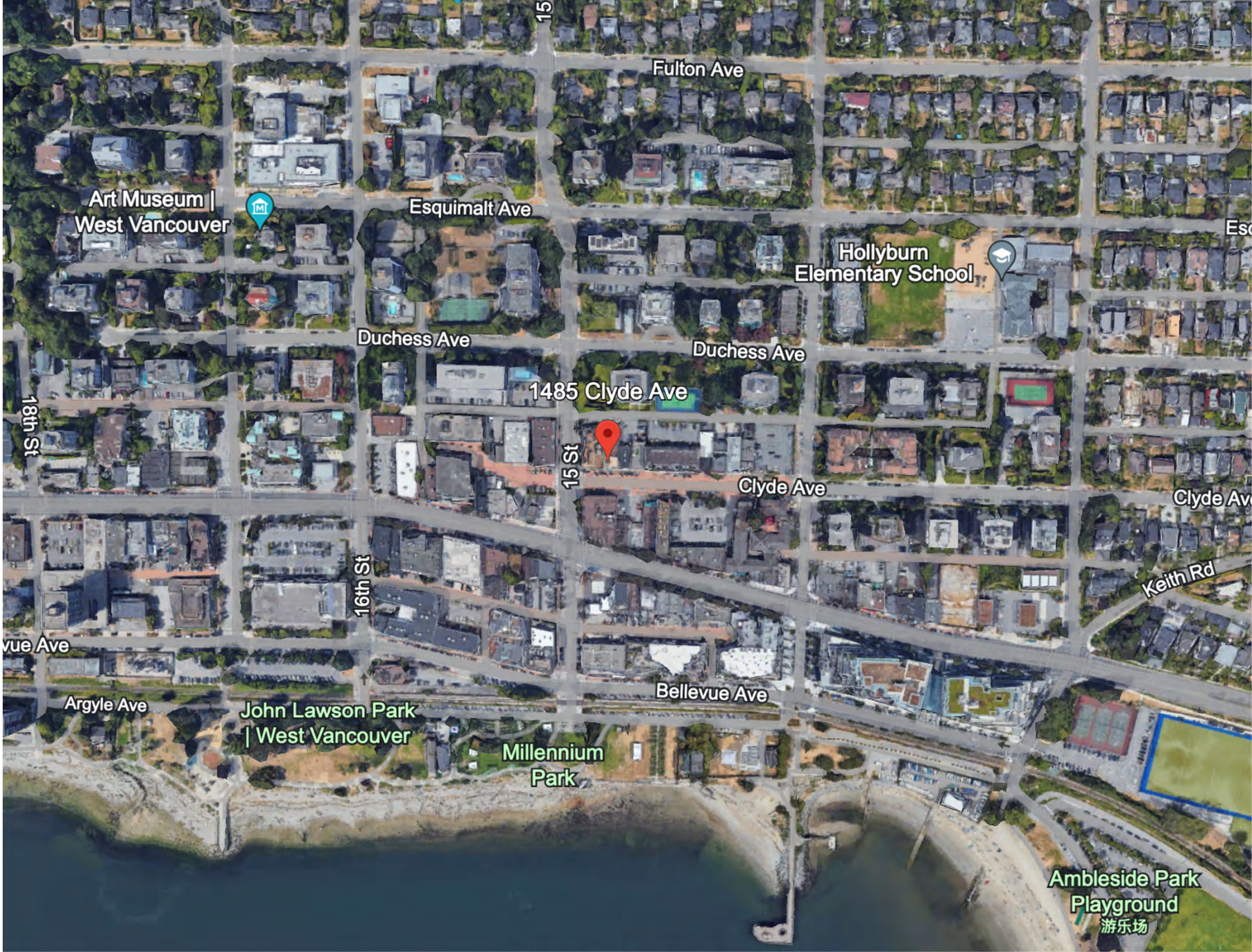
1ST FLOOR: COMMERCIAL RENTAL UNITS 3038.6 SF

2ND FLOOR: OFFICE 3362.5 SF

3RD FLOOR: 3 MARKET RENTAL SUITES 2474.4 SF



Site Context



Existing Building / Street View

Date Built: 1943

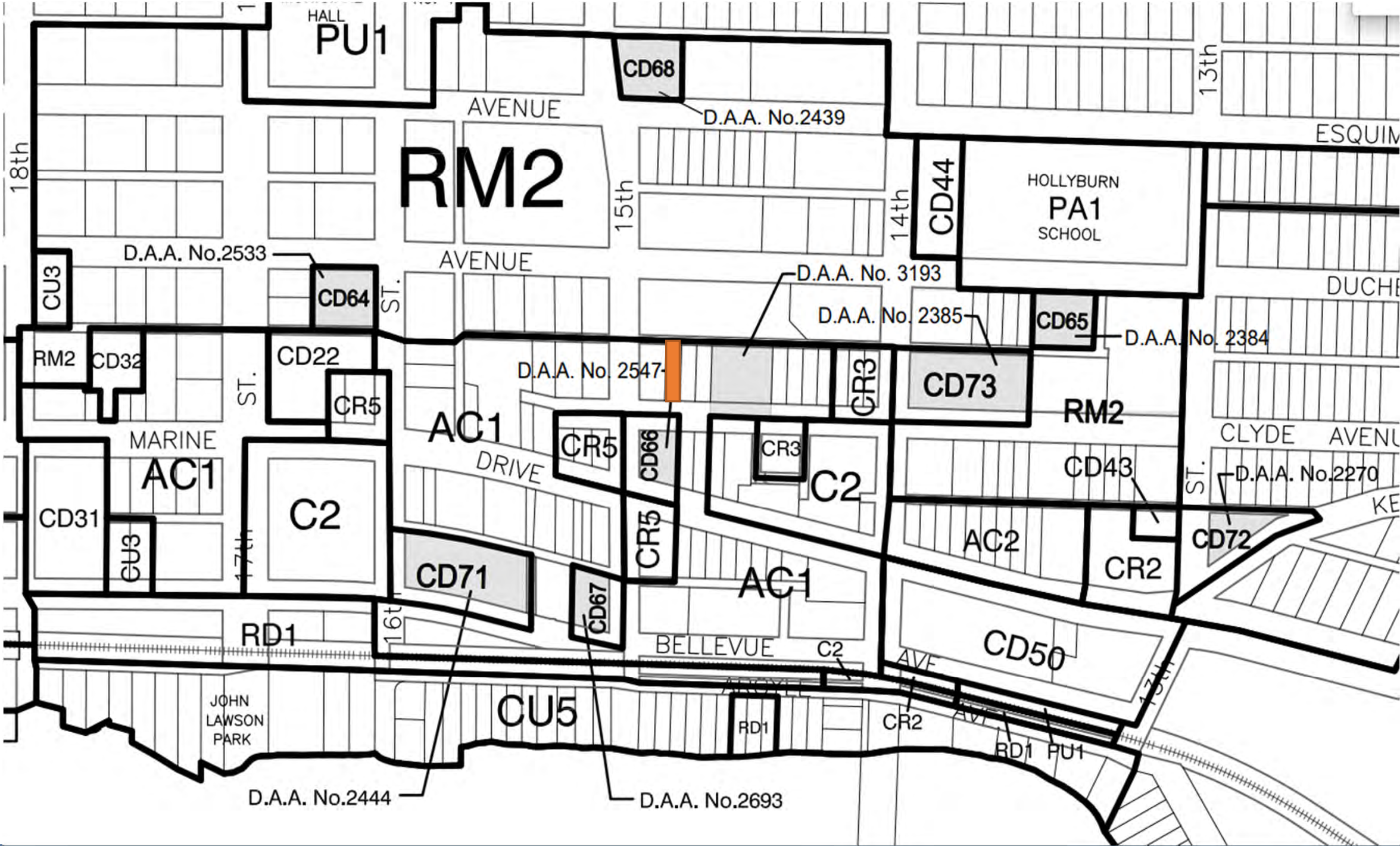


Lot Plan



Zoning Map

Current Zoning: AC 1



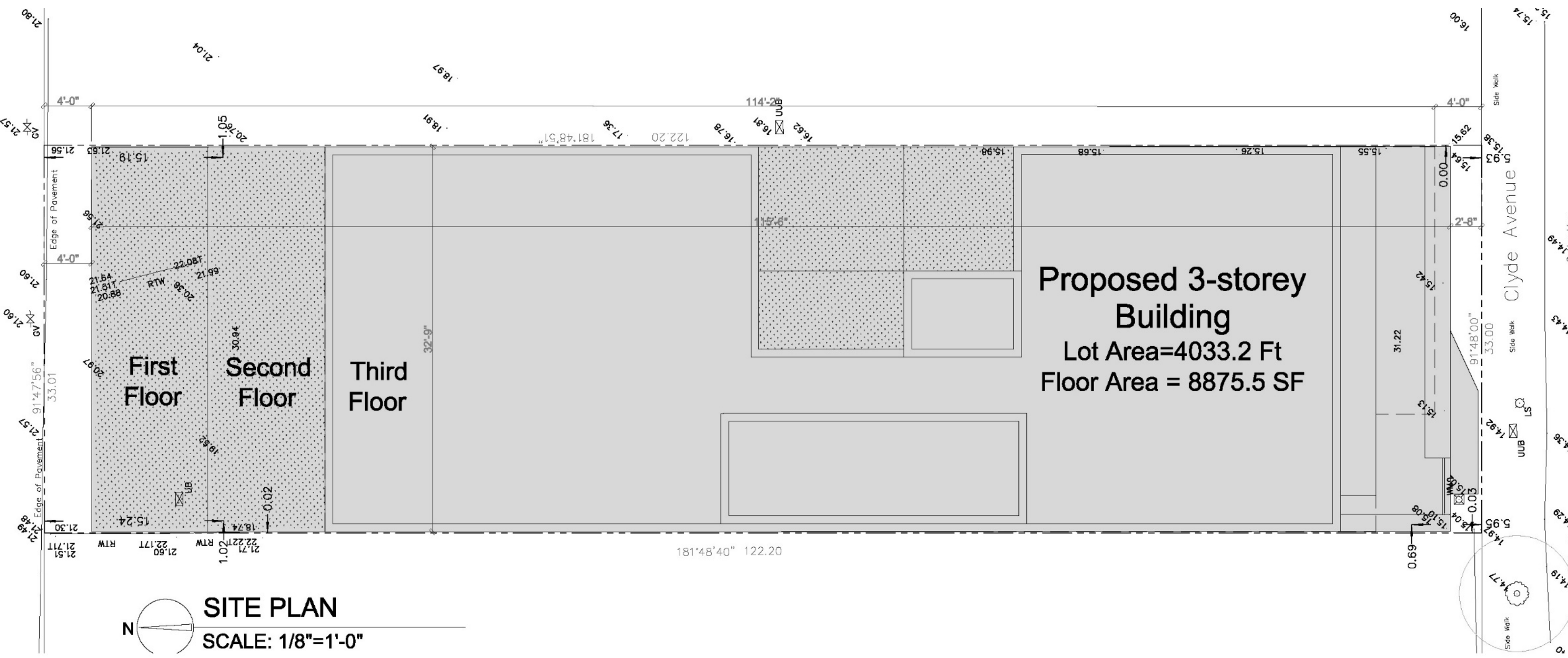
AMBLESIDE LOCAL AREA PLAN

Potential development in drafted Ambleside Local Area Plan:

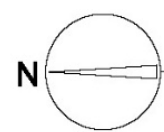
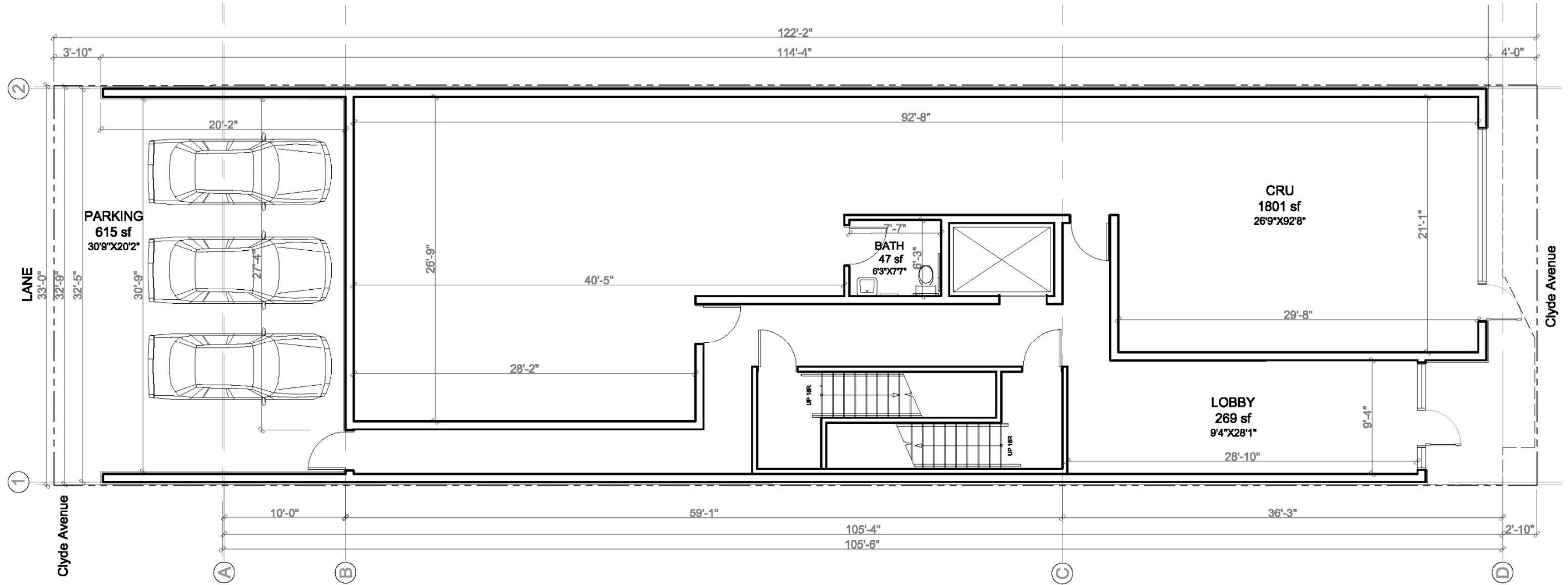
**Mid-rise
Mixed-Use**



Site Plan



Floor Plan

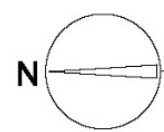
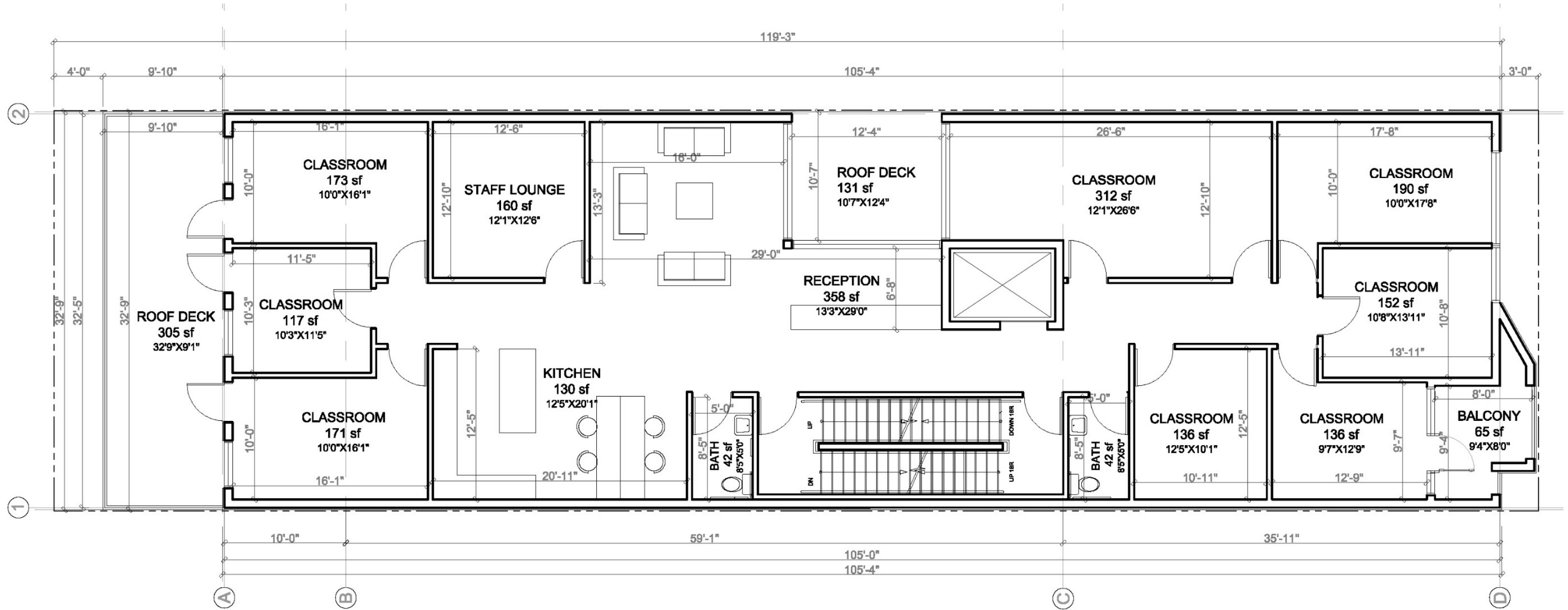


FIRST FLOOR PLAN FLOOR AREA: 3038.6 sf

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



Floor Plan

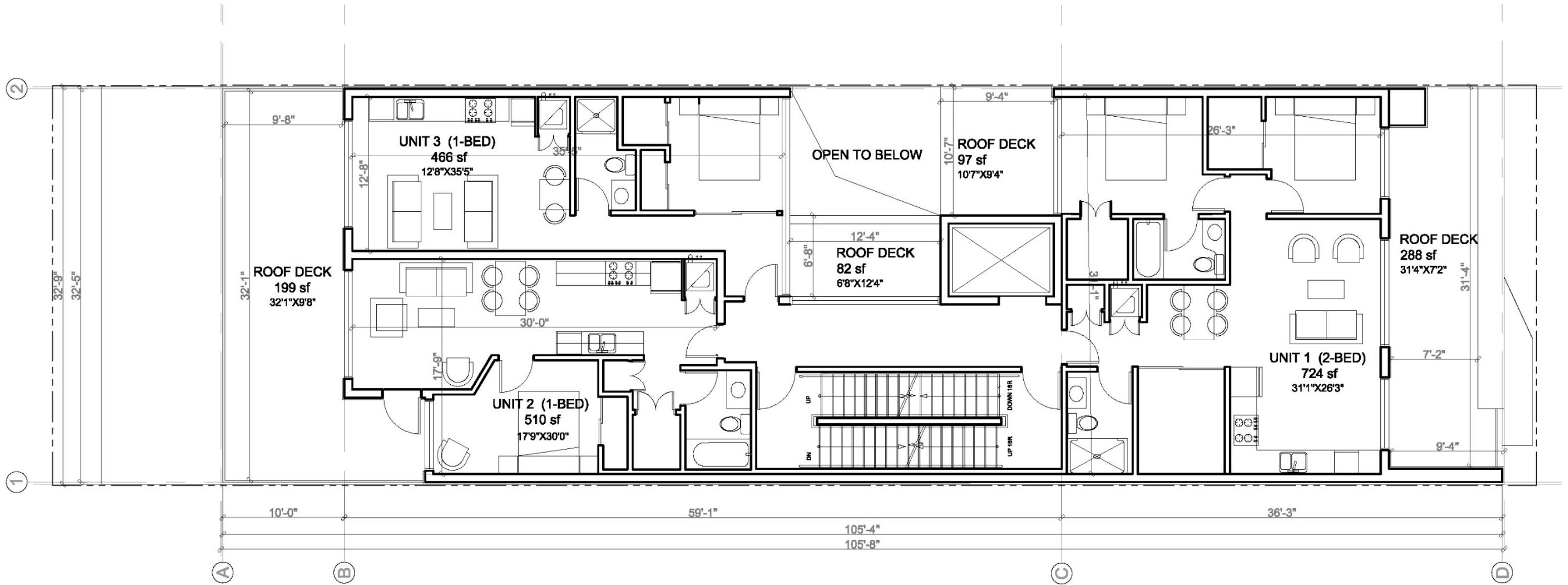


SECOND FLOOR PLAN FLOOR AREA: 3362.5 sf

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

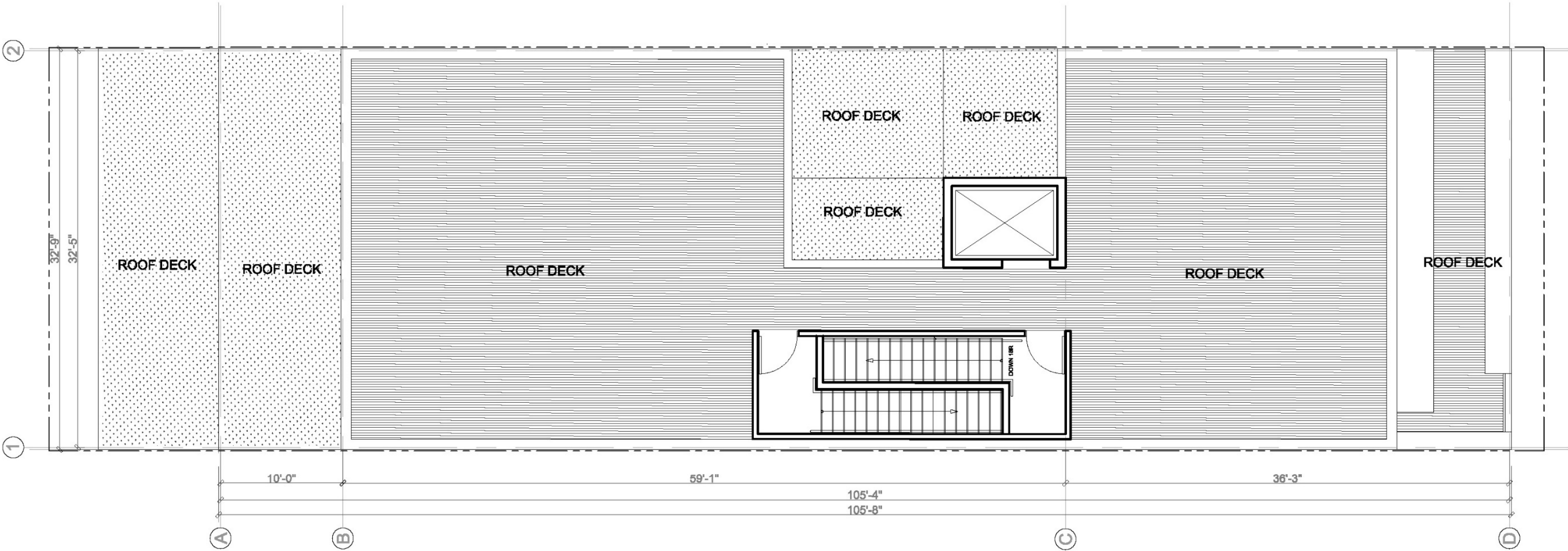


Floor Plan




THIRD FLOOR PLAN FLOOR AREA: 2474.4 sf
 SCALE: 1/8"=1'-0"

Floor Plan




ROOF PLAN
 SCALE: 1/8"=1'-0"

Front Elevation



RENDERINGS



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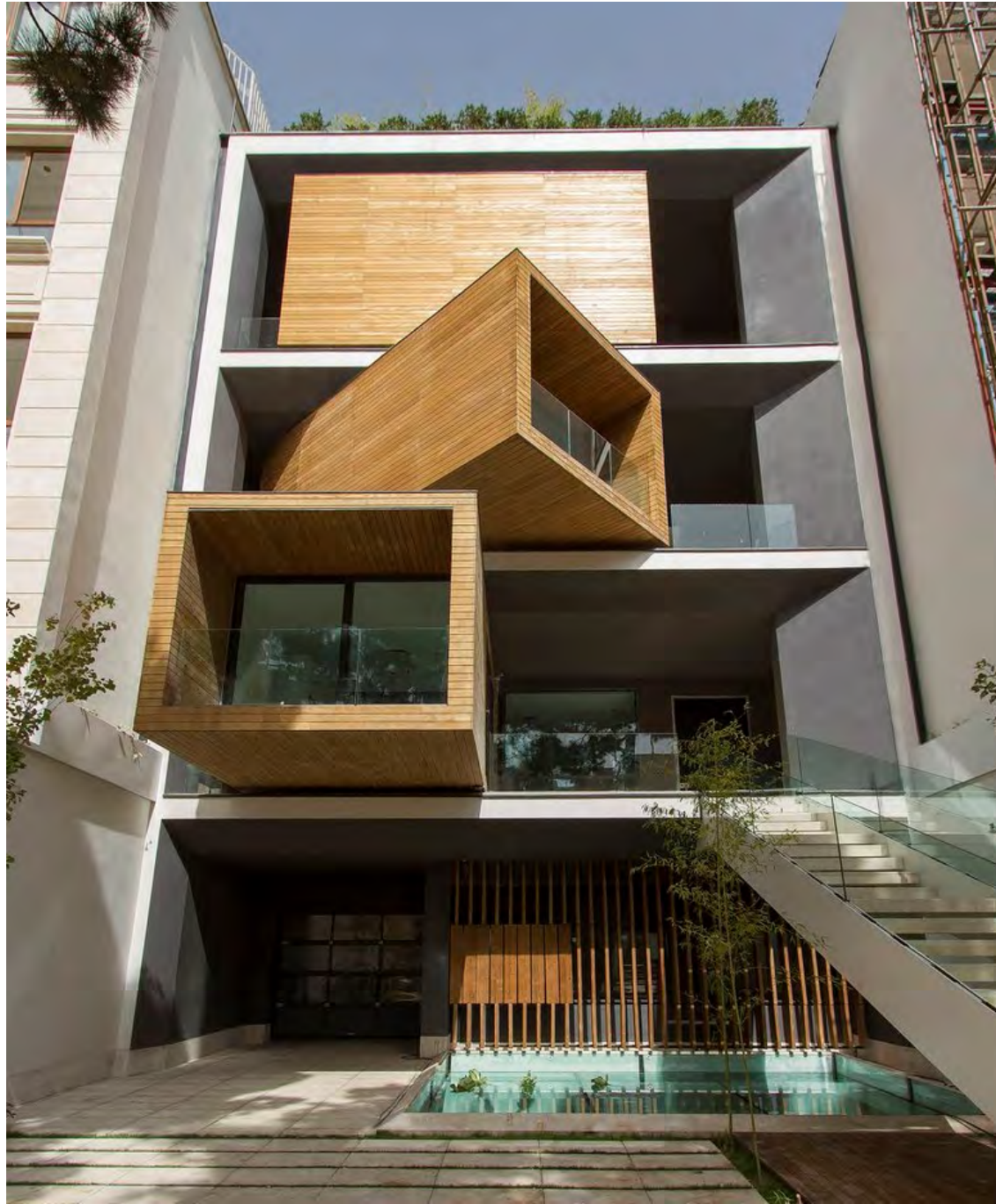
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RENDERINGS



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Precedent Pictures



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