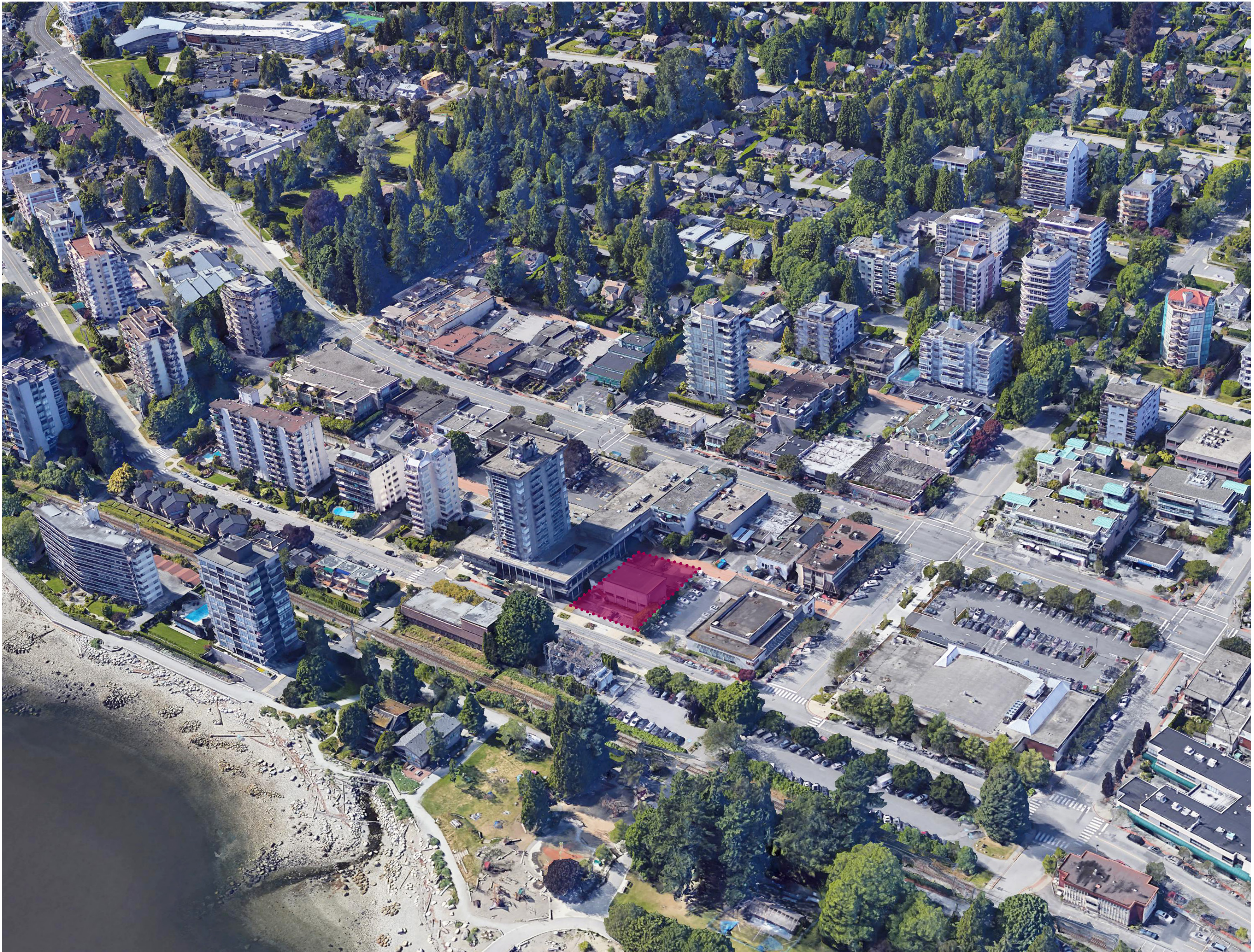


# 1763 Bellevue Avenue | West Vancouver, BC

Rezoning | Development Application

February 2025



# PROJECT CONTACT

## **OWNER**

iKOR Group

PHONE: 604-379-4560

200 - 1590 Bellevue Avenue  
West Vancouver BC V77 1A7

## **ARCHITECTURE**

Arcadis Architect (Canada) Inc

FAX: (604) 683-0492  
PHONE: (604) 683-8797

Suite 700 - 1285 West Pender Street,  
Vancouver BC V6E 4B1

## **STRUCTURAL**

Glotman Simpson Consulting Engineers Engineers

FAX: (604) 734-8842  
PHONE: (604) 734-8822

1661 West 5th Avenue  
Vancouver, BC V6J 1N5

## **ELECTRICAL**

NEMETZ (S/A) & ASSOCIATES LTD.

FAX: (647) 253-2085  
PHONE: (604) 736-6562

2009 West 4th Avenue  
Vancouver, BC, V6J 1N3

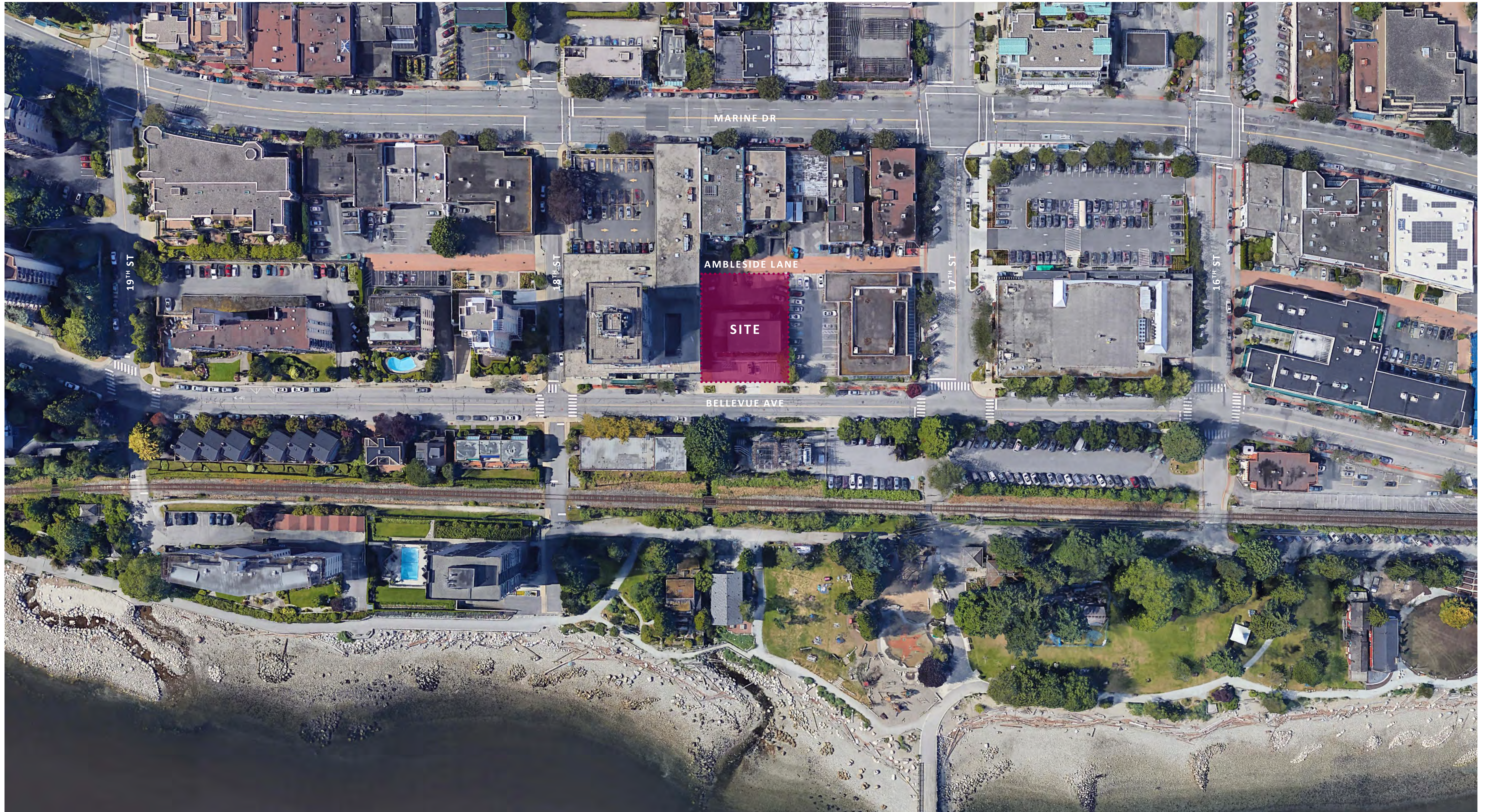
## **MECHANICAL**

REINBOLD ENGINEERING

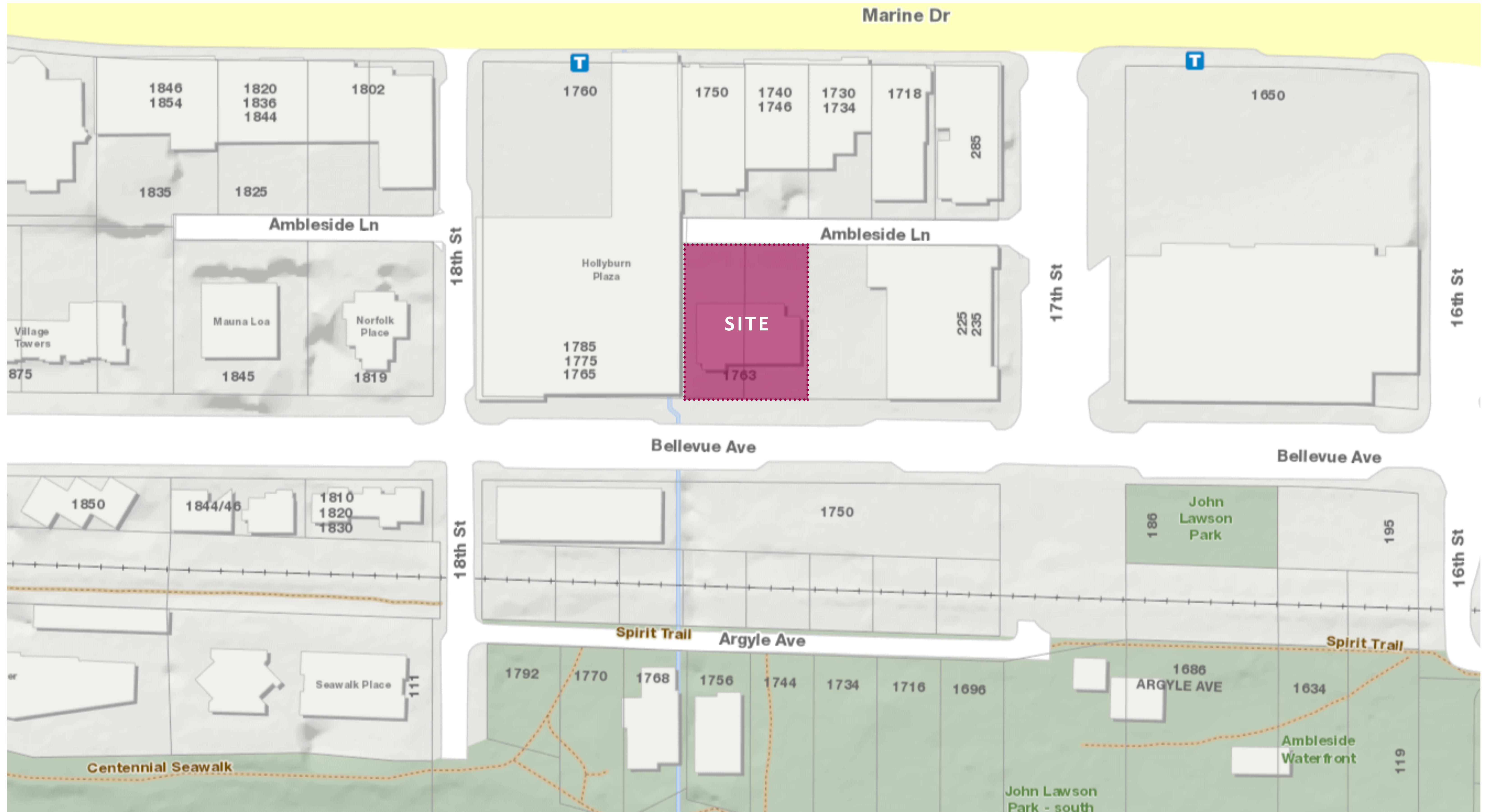
FAX: -  
PHONE: (604) 737-3350

400, 1580 West Broadway  
Vancouver, BC V6J 5K8

# AERIAL CONTEXT PLAN



# SITE LOCATION



CONTEXT PHOTOS



SUBJECT SITE



SUBJECT SITE

VIEW LOOKING NORTHWEST FROM BELLEVUE

VIEW LOOKING NORTHEAST FROM BELLEVUE



SUBJECT SITE

VIEW LOOKING SOUTHEAST FROM BELLEVUE

**CONTEXT PHOTOS**



**SUBJECT SITE**



**VIEWS LOOKING WEST ON BELLEVUE**

**SUBJECT SITE**



**VIEW LOOKING WEST TOWARDS SUBJECT SITE**



**VIEW LOOKING NORTH FROM SUBJECT SITE**

**SUBJECT SITE**



**VIEW LOOKING WEST TOWARDS SUBJECT SITE**

**SUBJECT SITE**



**VIEW LOOKING SOUTH TOWARDS SUBJECT SITE**

# STREET VIEWS



1- STREET VIEW: LOOKING NORTH-WEST



2- STREET VIEW: LOOKING NORTH-EAST



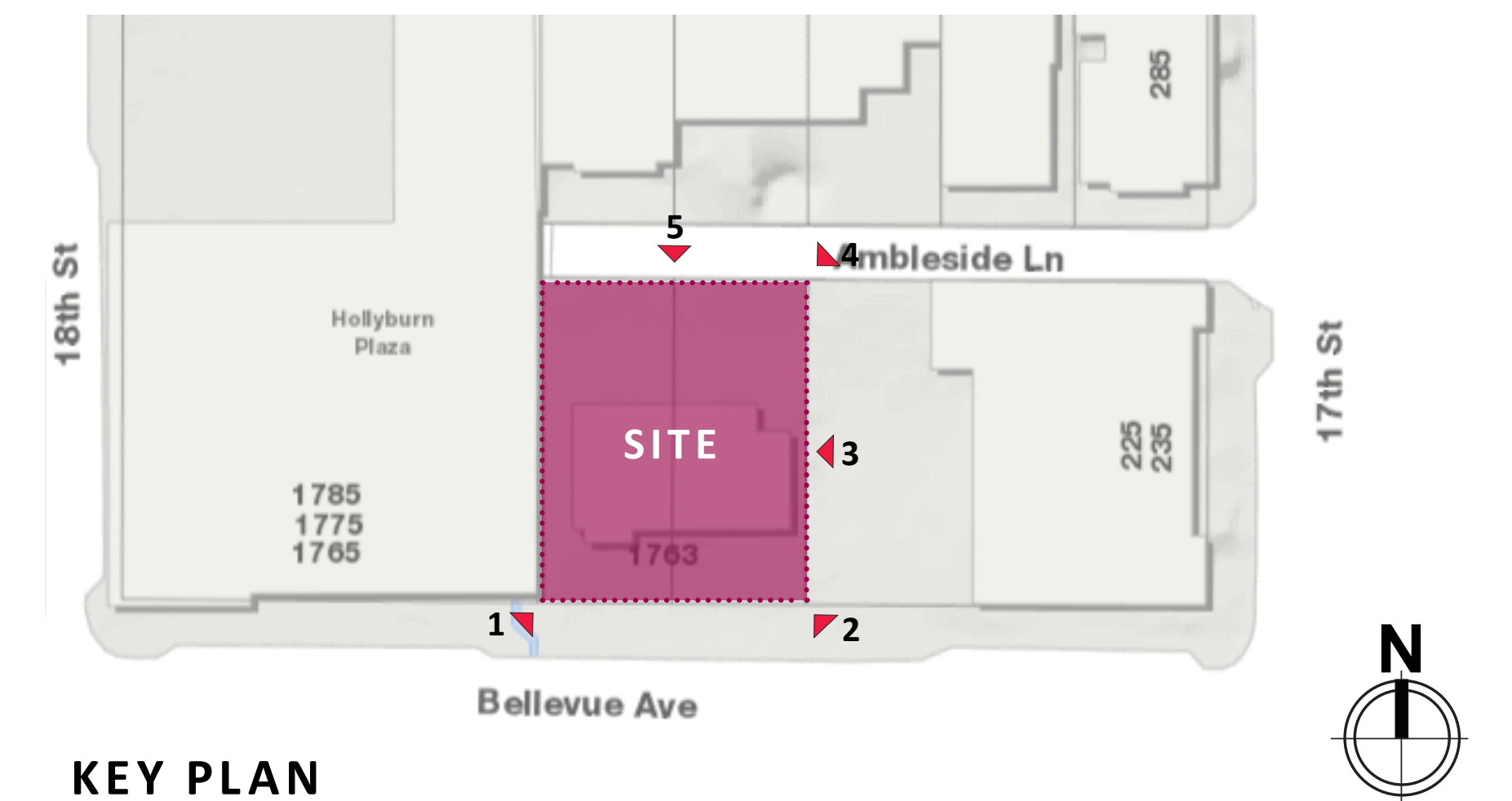
3- STREET VIEW: LOOKING EAST



4- STREET VIEW: LOOKING SOUTH-EAST



5- STREET VIEW: LOOKING SOUTH



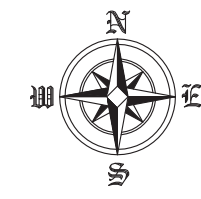
# SURVEY PLAN

## TOPOGRAPHIC SURVEY PLAN OF LOT 12 AND LOT 13 BOTH OF BLOCK R DISTRICT LOT 775 GP1 NWD PLAN 4140

PID: LOT 12 011-788-461  
LOT 13 011-788-496

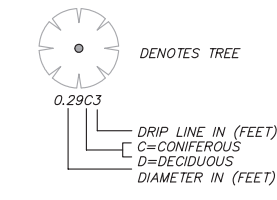
Scale 1 inch = 8 feet

CIVIC ADDRESS:  
1763 BELLEVUE AVENUE  
WEST VANCOUVER, BC



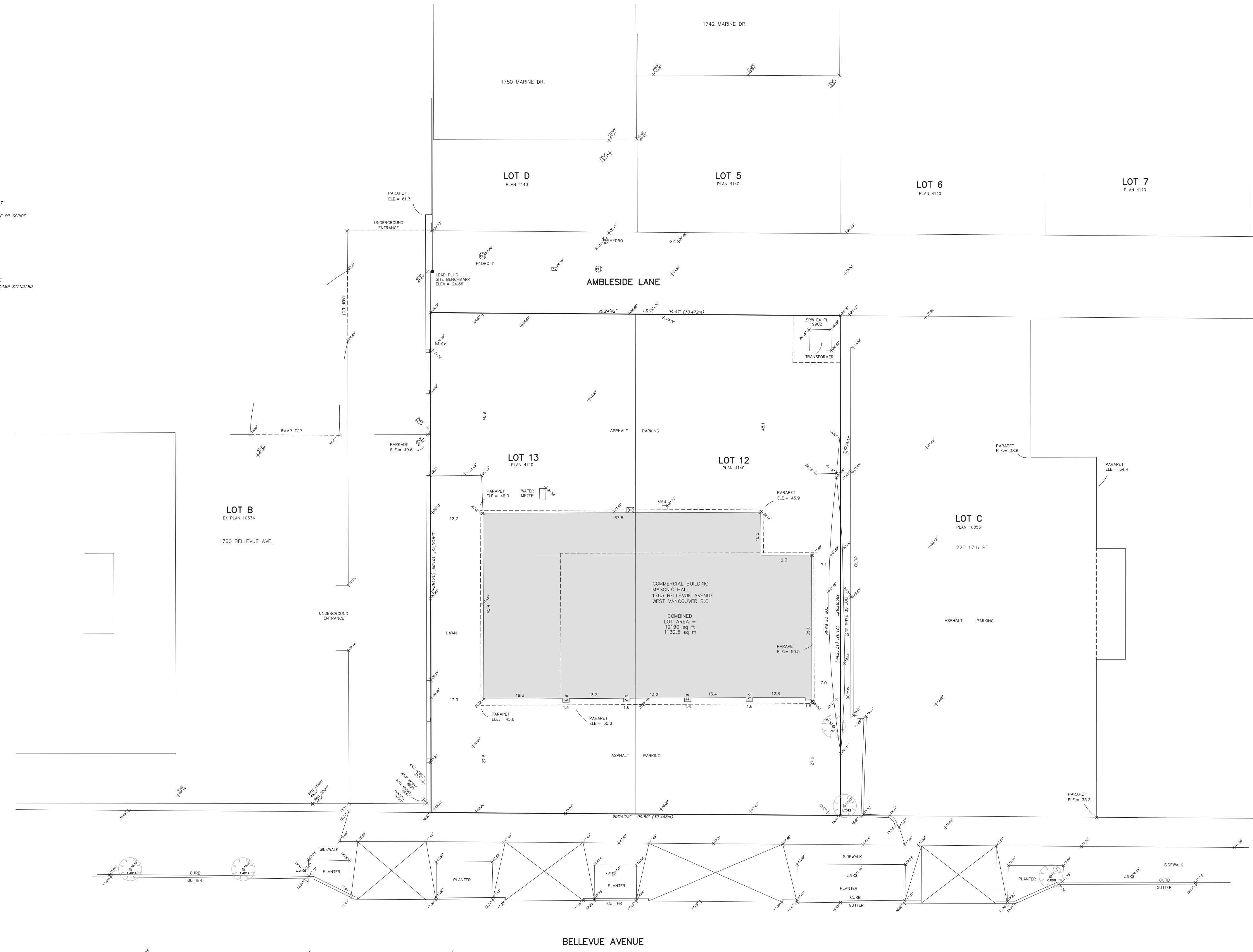
### LEGEND

- FOUN. DENOTES STANDARD IRON POST
- DENOTES LEAD PLUG
- ▲ DENOTES CONCRETE NAIL SPIKE OR SCRIBE
- HI# DENOTES HOUSE
- DENOTES CATCH BASIN
- DENOTES MANHOLE
- LS DENOTES LAMP STANDARD
- ES DENOTES PULL BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- PH DENOTES HYDRANT
- SD# DENOTES SIGN
- TSP DENOTES TRAFFIC SIGNAL POLE
- TSL DENOTES TRAFFIC SIGNAL ON LAMP STANDARD
- WC# DENOTES WATER CHAMBER
- WM# DENOTES WATER METER
- WV# DENOTES WATER VALVE
- PP# DENOTES POWER POLE
- W DENOTES WALL
- BT DENOTES BOT OF WALL
- DENOTES TREE



### NOTES

- LOT DIMENSIONS ARE ACCORDING TO FIELD SURVEY AND LAND TITLE OFFICE RECORDS
- FOR CONSTRUCTION, USE CONTROL POINTS SHOWN AS SITE BENCHMARKS OR CITY SURVEY MONUMENT ONLY FOR ELEVATION CONTROL
- ELEVATIONS ARE TO GRID GEODETIC DATUM 2011 BENCH MARK AND DERIVED FROM SANITARY MANHOLE SOUTHWEST CORNER OF 1763 BELLEVUE AVE.
- MV ELEVATION = 6.75 FEET



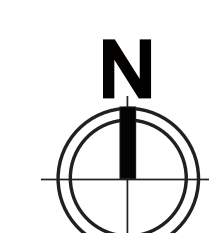
ORIGINALLY SURVEYED 14th SEPTEMBER 2009

CERTIFIED CORRECT ACCORDING TO SURVEY THIS 14th DAY OF FEBRUARY 2014

*Grant Butler*  
GRANT BUTLER B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

**HEWSON OKE & WILLIAMS**  
PROFESSIONAL LAND SURVEYORS  
201-1375 McLEAN DRIVE  
VANCOUVER, BC V6L 2V7  
Tel: 604-687-8841  
Fax: 604-687-8842  
File: 2014-156  
Dwg: 2014-156-1010



# PROJECT DATA

1763 Bellevue Avenue  
West Vancouver, BC

Site Area 12,190  
Current Zoning CU-3  
Proposed Zoning TBD  
Gross Buildable Area 50,814.00

Typical Floor Plate Efficiency 83.0%

Setbacks Bylaw (CU3)

Front  
Rear  
Side (east)  
Side (west)

	BASE	FSR (PERMITTED)	FSR
FSR /SQFT	12,190	(AREA 2B)	42,341
FSR /SQM	1,132	(AREA 2B)	3,934

## AREA

Levels	Flr to Flr Height (FT)	Residential (SQFT)	COMMUNITY AMENITY+ community amenity access	CRU (SQFT)	CIRCULATION (SQFT)	GFA(SQFT)	EXCLUSIONS				FSR Area (SQFT)		
		Market					COMMUNITY AMENITY	MECHANICAL/ SERVICES	BIKE	Amenity And Lobby			
9	9'-8"	4,917			946	5,863					-	5,863	
8	9'-8"	4,917			946	5,863					-	5,863	
7	9'-8"	4,917			946	5,863					-	5,863	
6	9'-8"	4,917			946	5,863					-	5,863	
5	9'-8"	4,917			946	5,863					-	5,863	
4	9'-8"	4,917			946	5,863					-	5,863	
3	9'-8"	4,879			984	5,863				2,118	2,118	3,745	
2	10'-8"	-	7,381		601	7,982	7,381				7,381	601	
Mezz.	8'-7"	595			5,660	6,255	140	4,118	1,402		5,660	595	
1	17'-6 1/2"	695	508	1,906	316	3,425	508			695	1,203	2,222	
<b>Total</b>		<b>35,671</b>	<b>7,889</b>	<b>1,906</b>	<b>13,237</b>	<b>58,703</b>	<b>8,029</b>	<b>4,118</b>	<b>1,402</b>	<b>2,813</b>	<b>16,362</b>	<b>42,341</b>	

STUDIO	UNIT MIX			TOTAL
	1 BR	2 BR	3 BR+	
			2	2
		4		4
		4		4
		4		4
		4		4
		4		4
			2	2
<b>0</b>	<b>0</b>	<b>20</b>	<b>4</b>	<b>24</b>

At level 1, because it is defined as basement, Service Rooms, Storage, Exit stairs shafts, hallways and elevators are not included in FAR calcs. Residential lobby is also excluded in FAR calculation.

42,341  
3.47

Residential Market Parking Stalls Required			
Bylaw 302.13	GFA (SQFT)/Unit	Stalls Required	Stalls Provided
1 parking space for each dwelling, or	24	24 Stalls	37 Stalls*
1 parking space for every 84 sqm of gross floor area	35,671	39 Stalls	
* 24 stalls including 2 visitor parking stall.			

Parking Stalls Provided				
Levels	HC	Small	Regular	Total
Mezz	0	3	3	6
1	1	5	7	13
P1	1	3	20	24
<b>Total</b>	<b>2</b>	<b>11</b>	<b>30</b>	<b>43</b>
Small Ratio		26%		

Commerical Parking Stalls Required			
Bylaw 352.10	GFA (SQFT)	Stalls Required	Stalls Provided
1 parking space for every 37.5 sqm of commercial gross floor area	1,906	5 Stalls	6 Stalls

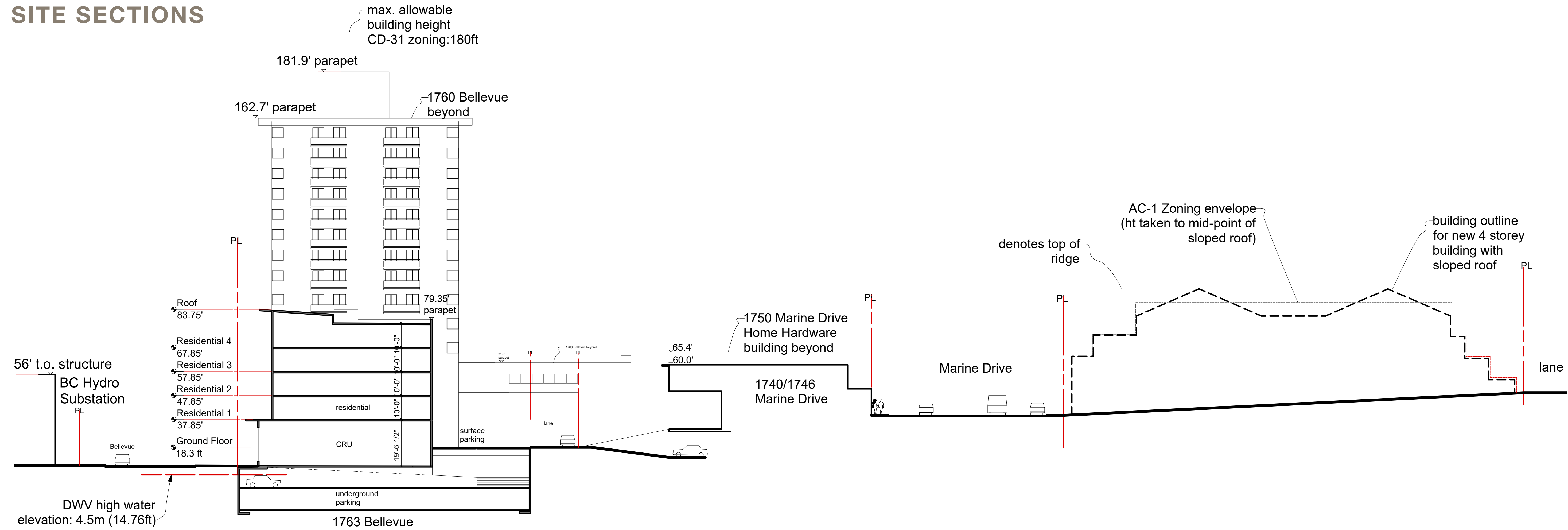
Total Required parking spaces for persons with disability				
Total Required parking spaces				
Bylaw 142.09		Stalls Required	Stalls Provided	
Bylaw 142.09	Between 10 to 75 Stalls	1	2	
Bylaw 142.01	(2) Not less than 30% of	1		

Mobility Device/Scooter and Bicycle Required		
Bylaw 143.01.3. (b & c)	Required	Provided
(b) Townhouse or apartment 1.5 per dwelling	36	45
(c) Commercial and institutional 0.3 per 100 m2	1	1

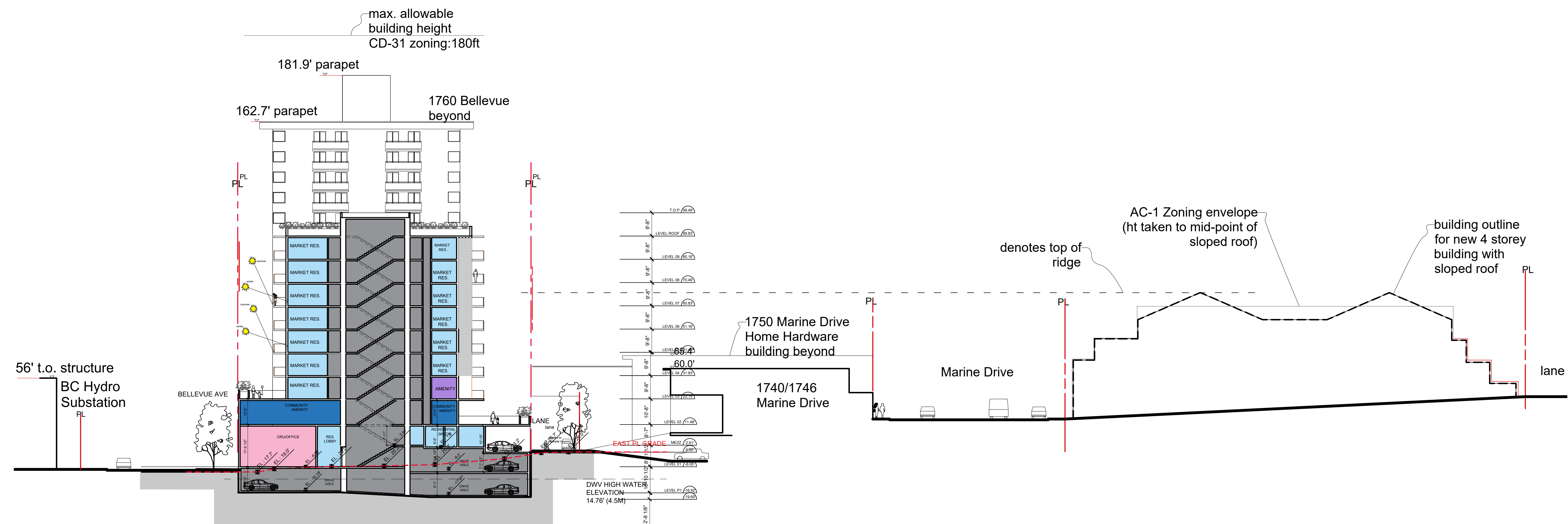
Bylaw 143.02.2. (b) Short-term Bicycle parking space		
	Required	Provided
(b) Townhouse or apartment 0.2 per dwelling	5	4
(b) Commercial and institutional 0.4 per 100 m2	1	1

Horizontal	Vertical	Total	V Ratio
45	6	51	12%

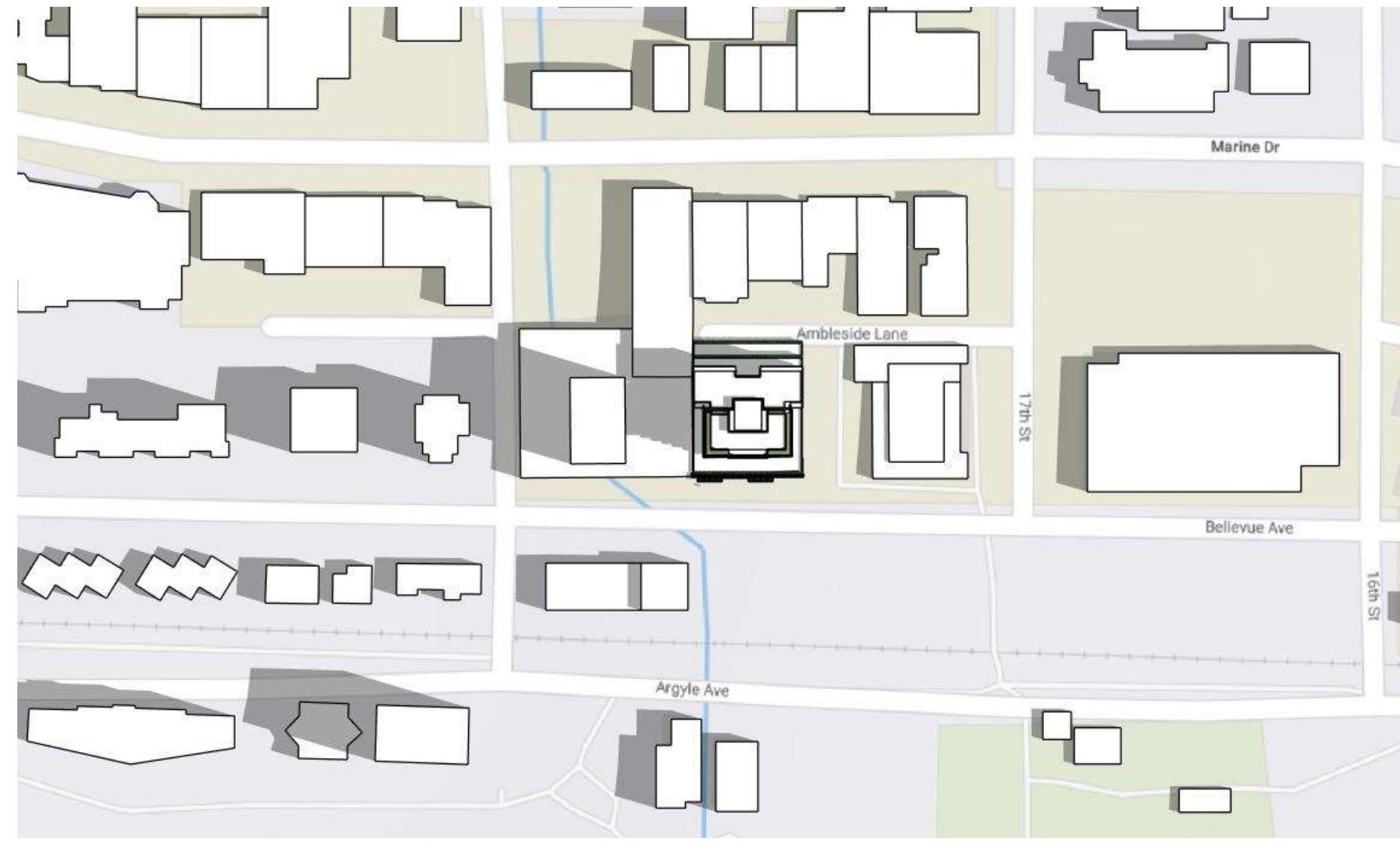
# SITE SECTIONS



OCP ALLOWABLE



# SHADOW STUDY



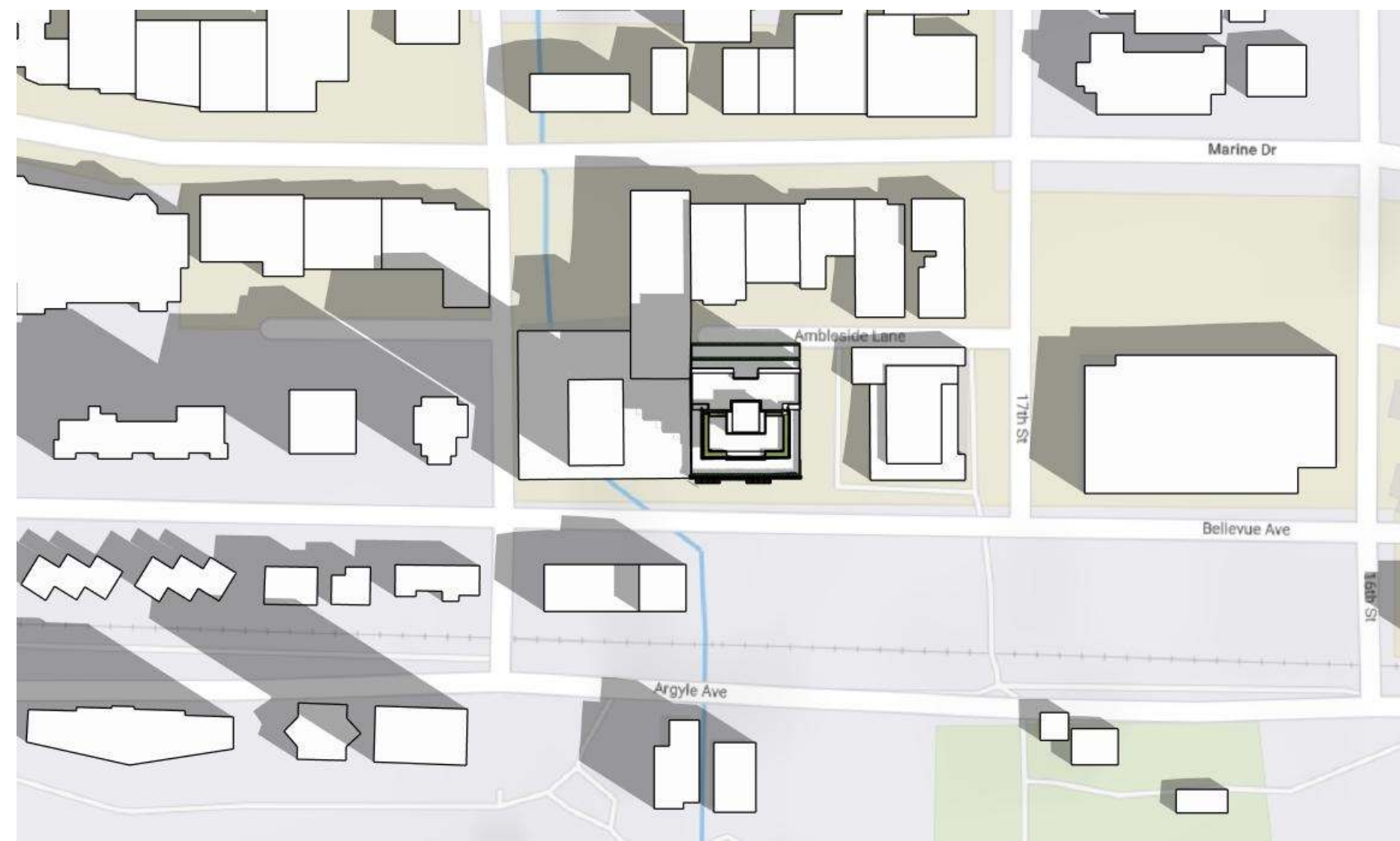
**JUNE 21 - 10:00 AM**



**JUNE 21 - 12:00 PM**



**JUNE 21 - 2:00 PM**



**MARCH 21/SEPTEMBER 21 - 10:00 AM**



**MARCH 21/SEPTEMBER 21 - 12:00 PM**



**MARCH 21/SEPTEMBER 21 - 2:00 PM**



**DECEMBER 21 - 10:00 AM**



**DECEMBER 21 - 12:00 PM**



**DECEMBER 21 - 2:00 PM**

VIEW



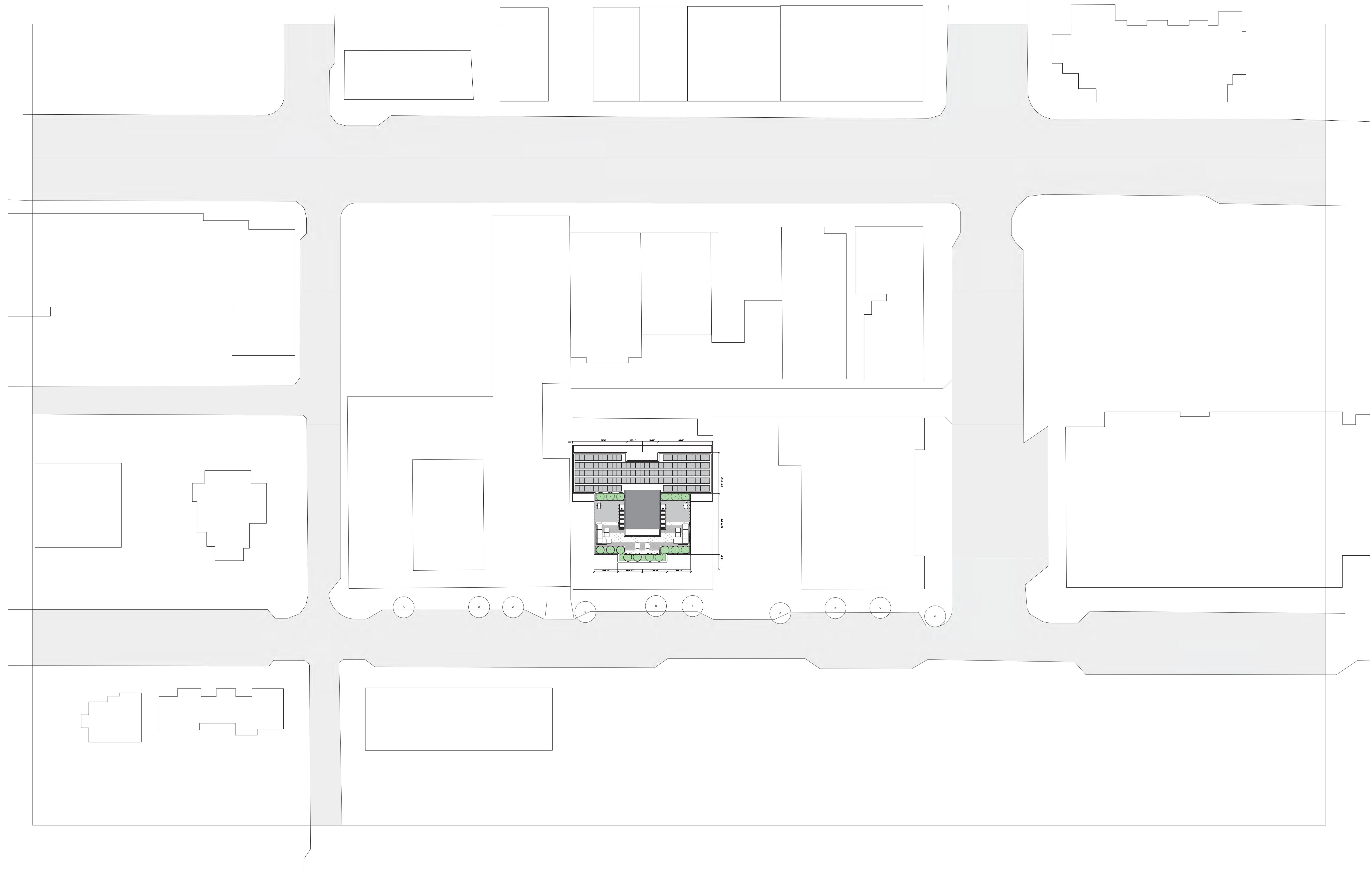




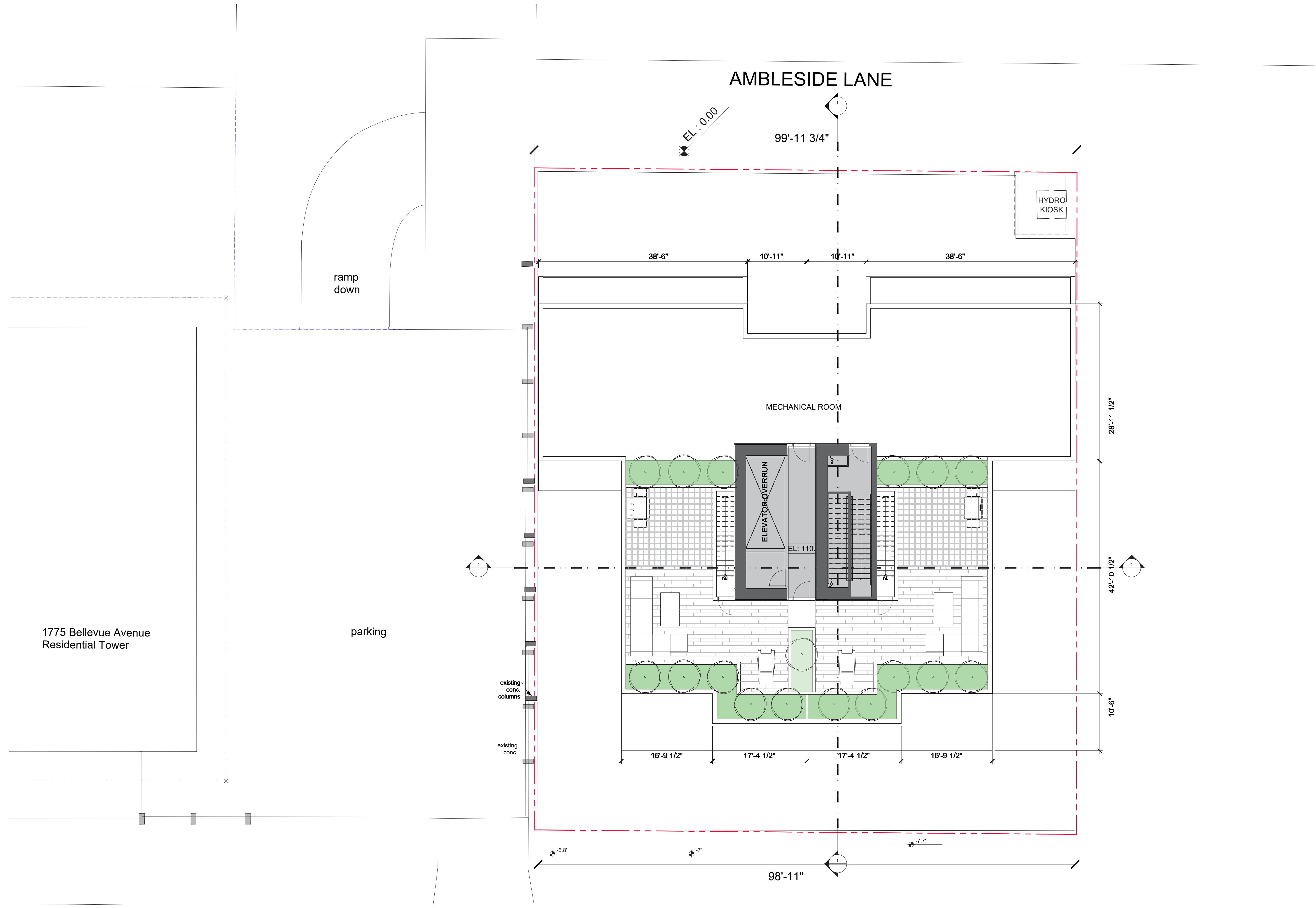




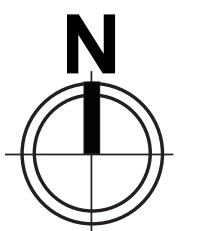
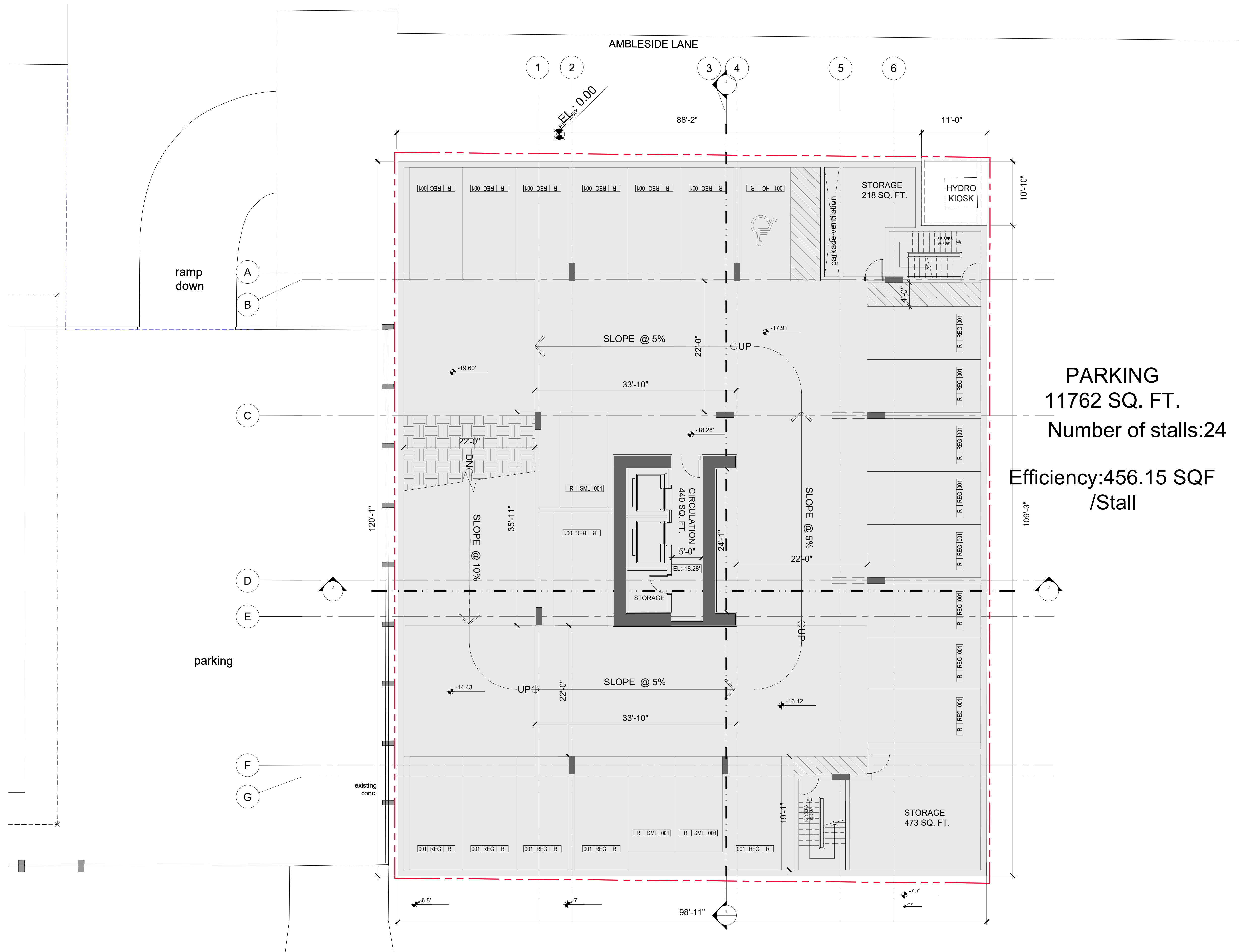
# SITE PLAN



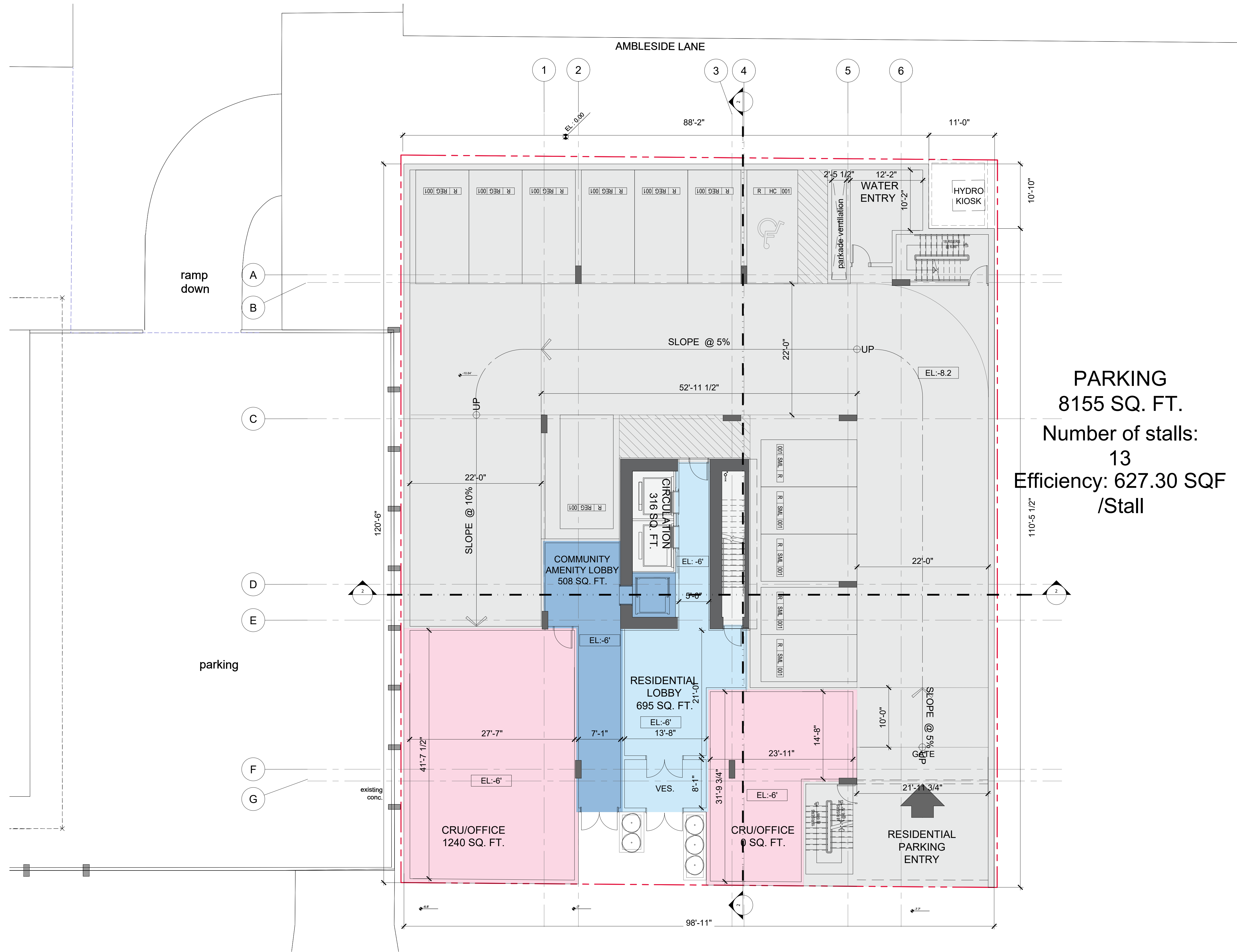
# ROOF PLAN



# P1 FLOOR PLAN



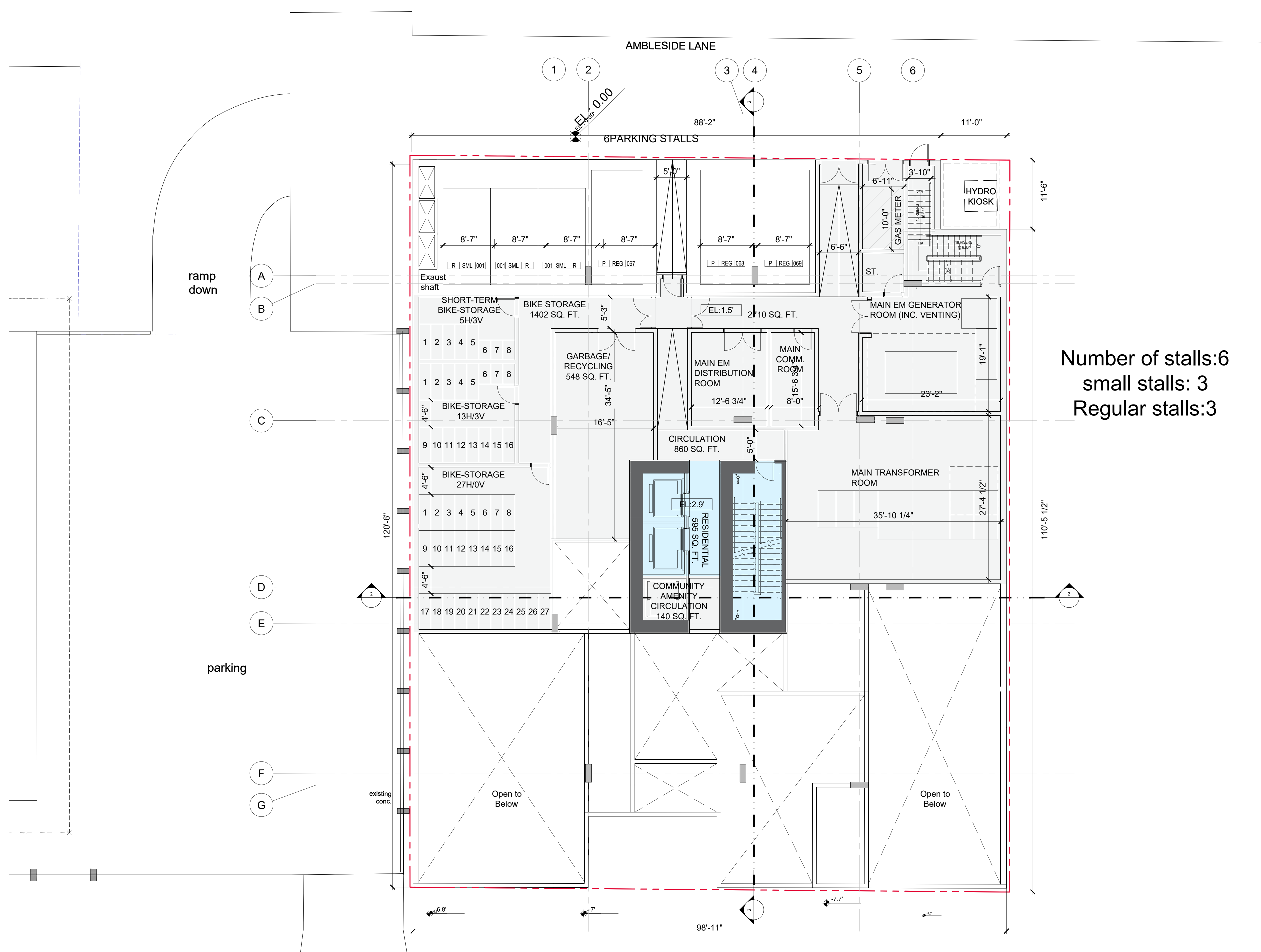
# LEVEL 1 FLOOR PLAN



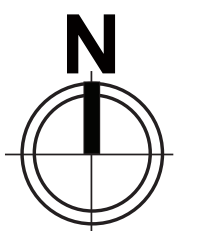
**PARKING**  
**8155 SQ. FT.**  
**Number of stalls:**  
**13**  
**Efficiency: 627.30 SQF**  
**/Stall**



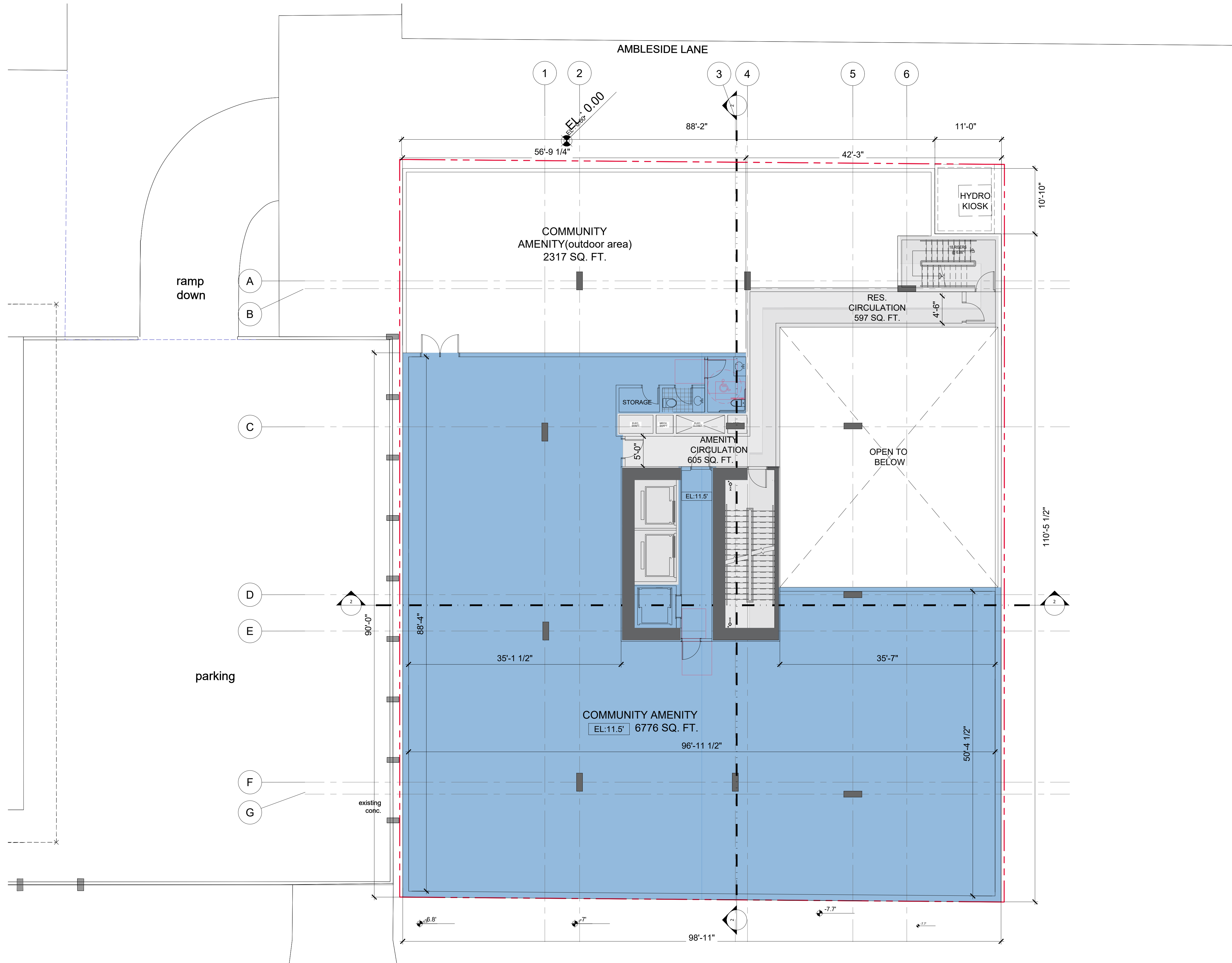
# MEZZANIN FLOOR PLAN



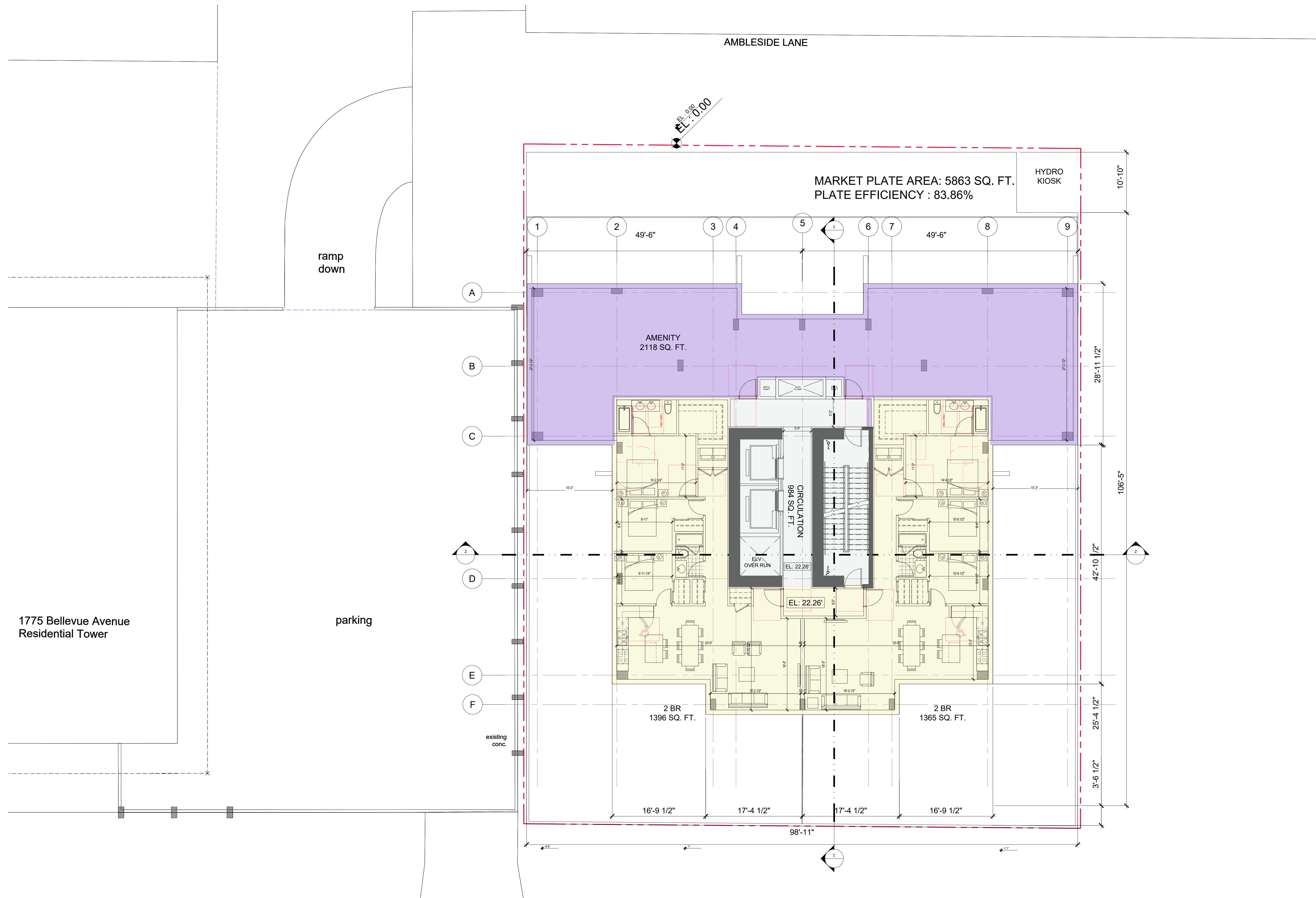
Number of stalls: 6  
 small stalls: 3  
 Regular stalls: 3



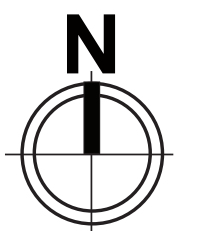
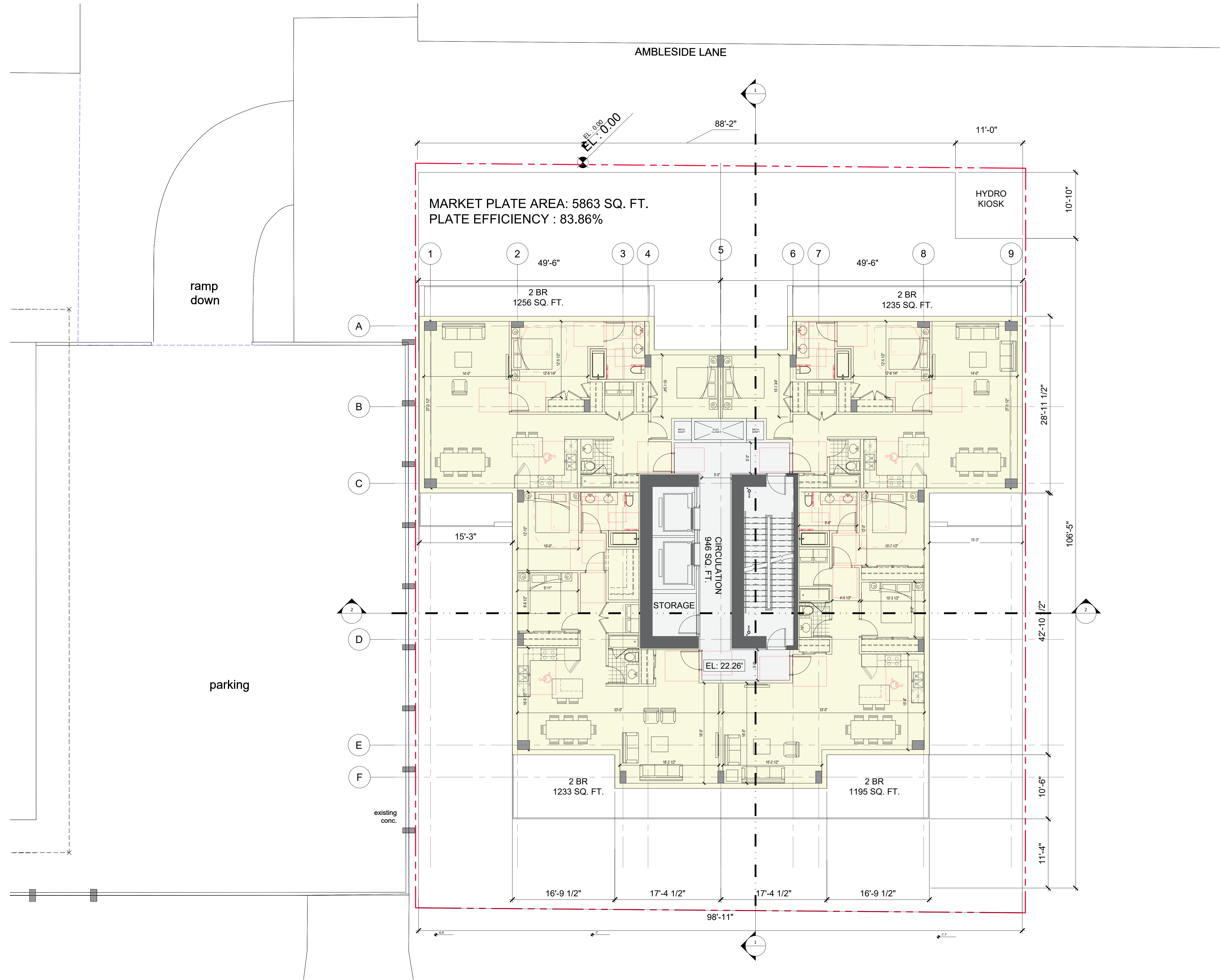
# LEVEL 2 FLOOR PLAN



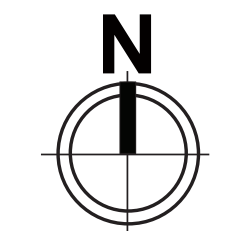
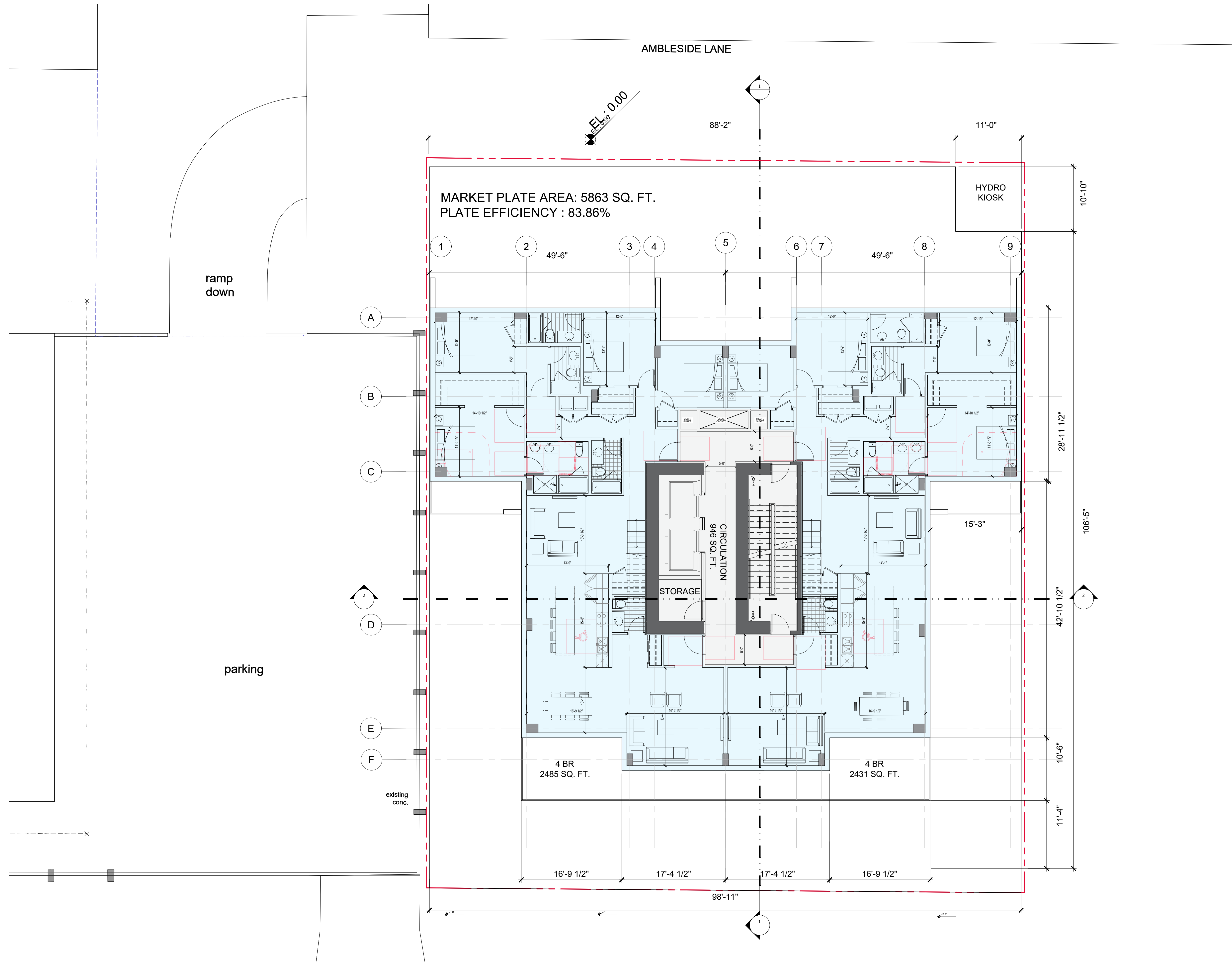
LEVEL 03 FLOOR PLAN



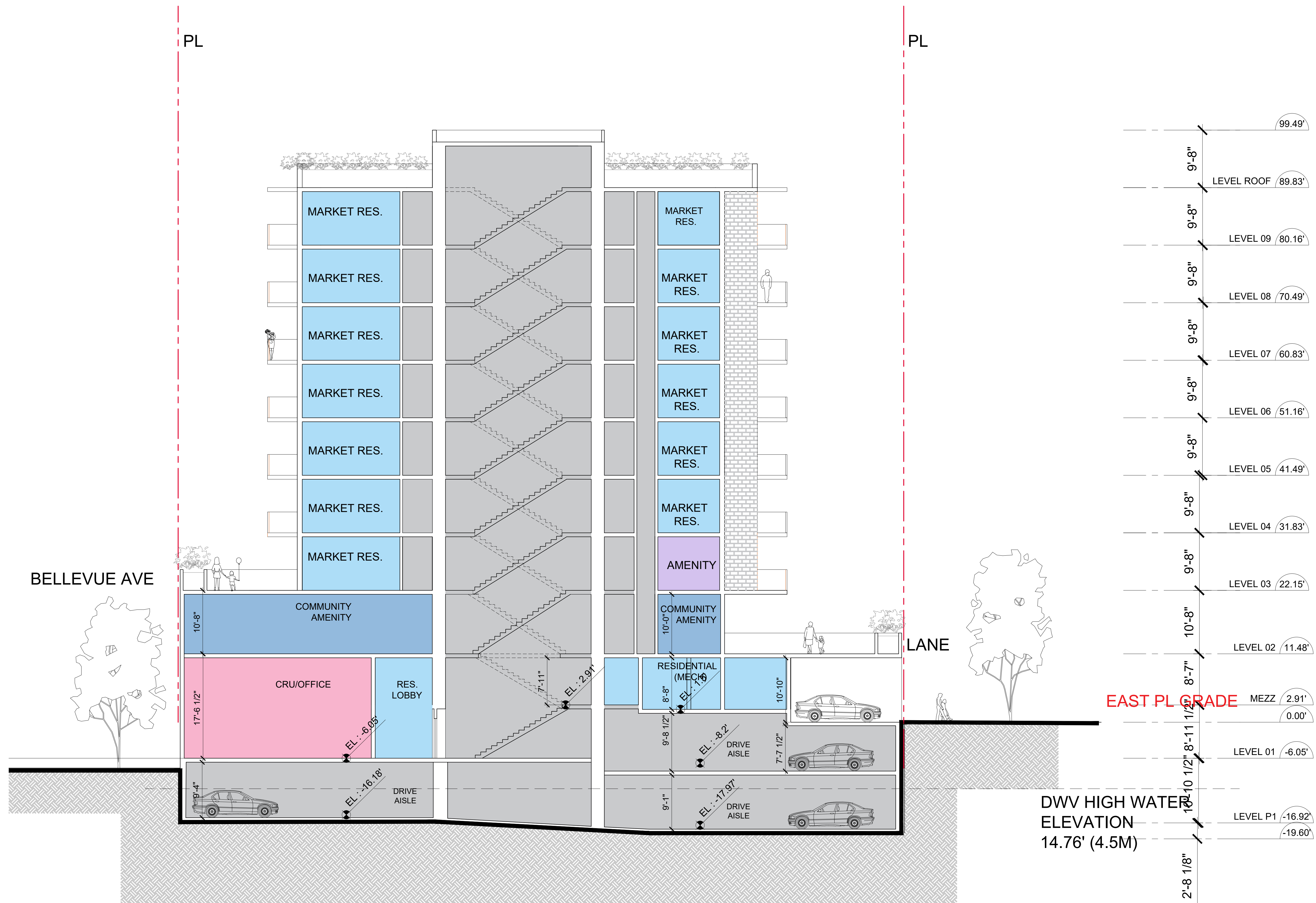
# LEVEL 04-08 FLOOR PLAN



LEVEL 09 FLOOR PLAN



# SECTION 1



# SECTION 2

