



DISTRICT OF WEST VANCOUVER

750 17TH STREET, WEST VANCOUVER BC V7V 3T3

8.

COUNCIL REPORT

| | |
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| Date: | May 20, 2020 |
| From: | James Cummins, Planning Technician Michelle McGuire, Manager of Current Planning and Urban Design |
| Subject: | Preliminary Development Proposal for 2204 Bellevue Avenue/177 22nd Street |
| File: | 05.1020.01.2020 |

RECOMMENDATION

THAT the preliminary development proposal for 2204 Bellevue Avenue/177 22nd Street, as outlined in the report dated May 20, 2020 from the Planning Technician proceed to public consultation prior to the adoption of the Ambleside Municipal 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 seek Council's direction regarding a preliminary development proposal at 2204 Bellevue Avenue/177 22nd Street, to allow for consideration of rezoning prior to the adoption of the Ambleside Municipal Town Centre Local Area Plan (**Appendix A**).

2.0 Legislation/Bylaw/Policy

Zoning Bylaw No.4662, 2010

The subject site is zoned RD1 (Duplex Dwelling Zone 1), which regulates duplex and single-family development and associated uses.

Interim Zoning Amendment Policy 02-80-370

Council's Interim Zoning Amendment Policy guides the timing of Council's consideration of rezoning applications prior to the completion of Local Area Plans (LAPs) for properties located within LAP boundaries (such as the subject site). It is staff's determination that no OCP amendment would be required for the proposed application – as the current proposal is within the Ambleside Apartment Development Permit Area and the Official Community Plan (OCP) enables its consideration prior to the completion of the LAP (see Section 3.0 below).

However, as the site is not specifically identified as a site for change in the OCP, staff are seeking Council's determination (under Section 2.3 of the policy) prior to proceeding to preliminary public consultation.

Preliminary Development Proposal and Public Consultation Policy 02-80-377

Council's Preliminary Development Proposal and Public Consultation Policy requires applicants submitting a formal development proposal for rezoning to submit a preliminary proposal and undertake public consultation to allow for initial staff review and public input early in the development proposal process. If Council endorses proceeding prior to the adoption of the Ambleside Municipal Town Centre Local Area Plan, the applicant would hold a public information meeting, further described in Section 6.5 of this report.

3.0 Official Community Plan

The Official Community Plan (OCP) provides direction to strengthen District centres and corridors by increasing housing diversity, supporting local economic vitality, and meeting environmental objectives by directing sustainable development close to transit, shops, services, employment and amenities.

Ambleside Apartment Development Permit Area (DPA) Guidelines

Part 14 of the Local Government Act enables municipalities to designate Development Permit Areas within an OCP. The subject site falls within the designated Ambleside Apartment DPA, does not expand its boundaries, and would be subject to the existing area-specific built form design guidelines. The objective of the DPA is to ensure that new development in the Ambleside Apartment Area has a high quality of design and is in keeping with surrounding development.

OCP Local Area Plan Policy

The subject site is located within the Ambleside Municipal Town Centre Local Area Plan boundary (**Appendix A**).

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.

4.0 Financial Implications

Financial analysis, including regarding Community Amenity Contributions, would accompany any subsequent review of a detailed application and associated report to Council.

5.0 Background

5.1 Previous Decisions

Not applicable.

5.2 History

The subject site, 2204 Bellevue Avenue/177 22nd Street, is a 843 m² (8,001 sq. ft.) property, located on the south-western corner at the intersection between Bellevue Avenue and 22nd Street (**Figure 1**). The site is occupied by a stratified duplex with an additional suite. The duplex was constructed in 1976 and is the only housing form of its kind in the immediate area, with surrounding properties developed with apartment buildings which vary in height.

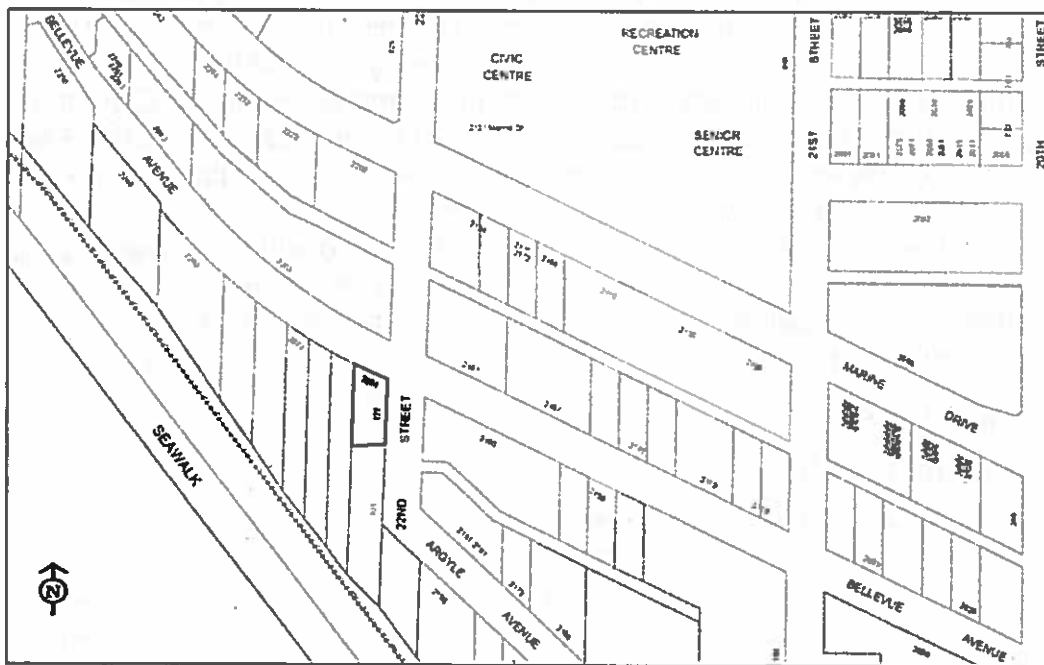


Figure 1. Context Plan – 2204 Bellevue Avenue/177 22nd Street

5.3 Context

Provincial Tall Wood Mass Timber Early Adoption Initiative

In March, 2019 the BC Provincial Government announced forthcoming changes to the BC Building Code to allow for encapsulated mass timber construction (EMTC) up to 12 storeys. The proposed changes reflect expected provisions within the federal, *National Building Code 2020*.

The *BC Tall Wood Mass Timber Early Adoption Initiative* allows local governments to adopt this technology—which meets equivalent performance standards for safety, structural resilience and fire protection—in advance of province-wide changes to the BC Building Code anticipated in 2022. Community benefits of this approach include significantly less embodied greenhouse gas (GHG) emissions, reduced construction timelines and neighbourhood disruption through use of engineered and prefabricated building elements, and support of the economy by building local expertise and the BC forest industry with this emerging type of construction.

Following review by the District of West Vancouver's Fire, Building and Planning Departments, staff received direction from Council on February 10, 2020 as part of the District's climate emergency response to request that the Minister of Municipal Affairs and Housing include the District as a participating local authority in the initiative.

DWV Adoption of Strategic Climate Mitigation Measures (2020)

On March 24, 2020, Council adopted adopted policy and bylaw amendments as part of a comprehensive climate mitigation strategy to substantially reduce community GHG emissions, following an earlier resolution on July 8, 2019 that climate change constitutes an emergency. One of the specific mitigation measures implemented to meet Intergovernmental Panel on Climate Change (IPCC) targets for GHG reduction included an amendment to OCP Policy 2.1.15. The amendment expanded criteria for consideration of proposals prior to local area plan adoption to also include those which advance low-carbon construction. The change allows for Council to consider innovative proposals leading industry progress towards lower GHG emissions, as a proactive measure to accelerate behavioral and market responses that are supportive of GHG mitigation.

6.0 Analysis

6.1 Preliminary Proposal

A preliminary development proposal has been received to redevelop the site at 2204 Bellevue Avenue/177 22nd Street with an 8 storey apartment building, comprising seven residential units. The proposal would require a rezoning and concurrent development permit application. The preliminary submission booklet provided by the applicant, including initial development plans and contextual analysis is attached as **Appendix B**.

Key features of the proposal include:

- An 8 storey, mass-timber apartment building with an overall Floor Area Ratio (FAR) of 2.4, building height of 31.5 m and 45% site coverage;
- Seven strata-titled apartment units with south-facing balconies;
- Communal ground floor features including lobby, bicycle storage, powder

room, multi-purpose amenity area and resident outdoor space/garden;

- Partially exposed underground parkade spanning two levels, with vehicle entry provided at the southern end of the site off 22nd Street. The parkade incorporates the following:
 - 18 parking stalls with EV charging capabilities (15 resident stalls, 2 visitor and 1 accessible);
 - Resident storage areas and mechanical equipment; and
 - Garbage and recycling facilities provided at the southern end of the parkade;
- Landscaping of the site and boulevard. Additional boulevard features include a layby for curbside drop-off and a public pedestrian seating area on the corner of Bellevue and 22nd Street; and
- Consideration of an art installation following public input.

In terms of proposed environmental performance, the project aims for passive certification and zero emissions, both operational and embodied through sequestered carbon storage in the mass-timber structure. In order to achieve this, the building would generate energy through solar photo-voltaic panels and employ a geoexchange heat transfer system to provide efficient heating and cooling throughout the building. Heat recovery ventilators, passive house certified windows, thermal insulation and attentive building design, including unit layout and window to wall ratio also contribute to the building energy performance.

Additional features include green roofs and associated water collection reducing demand for grid-supply, solar hot water production and compliance with the bicycle storage and electric vehicle requirements.

6.2 Preliminary Proposal Analysis

The subject site is a small, corner flanking lot with an approximate 2.7m grade change from north to south. The site is located within a short walking distance of Marine Drive, the West Vancouver Community Centre and Memorial Library, and is proximate to the completed North Shore Spirit Cycle Trail and the seawall via Weston Park.

As shown in **Figure 2**, the existing duplex is the outlying housing form with high-rise apartment buildings to the north, east and west of the site. 3-4 storey apartment buildings are located to the south and south-west. Initial review of surrounding building heights and contextual analysis suggests that the apartment building would be a modest addition with incremental shading and view impacts limited to a small quantity of existing dwellings.

Staff recommend that, given the surrounding form of development and central location, the site should be considered for a midrise form of sustainable, multifamily housing.

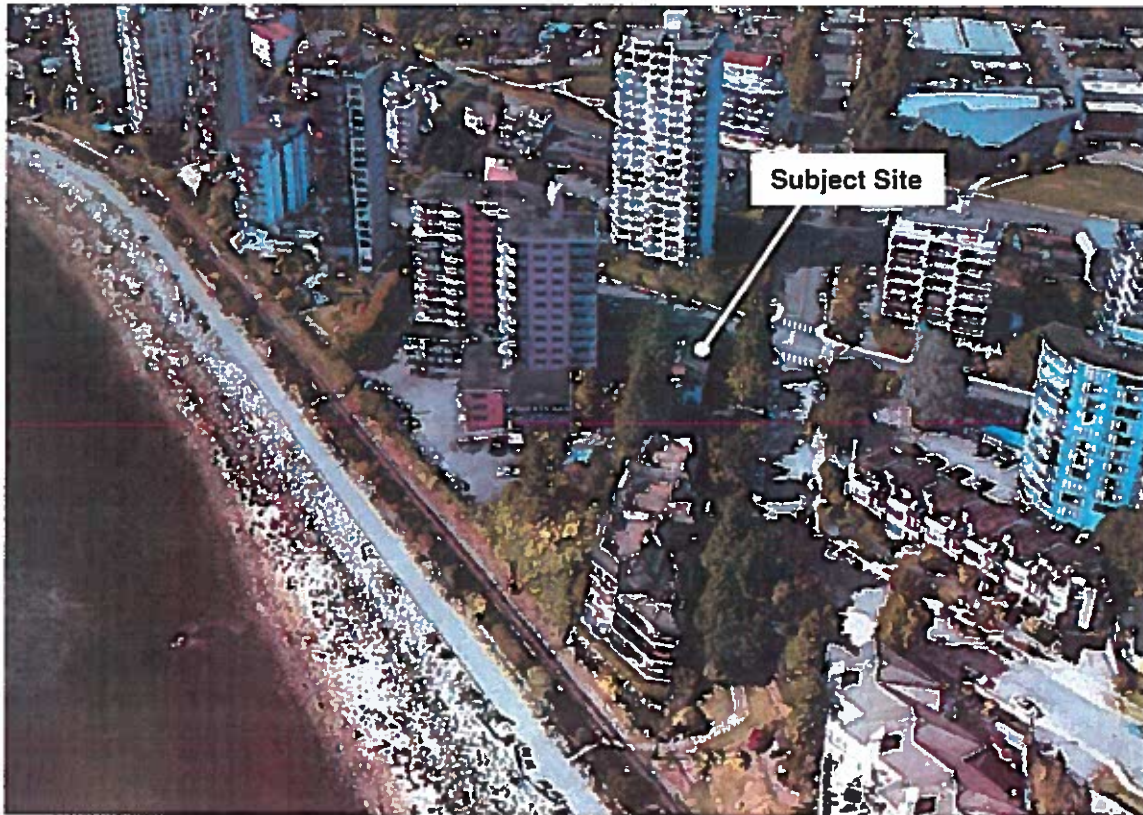


Figure 2. Aerial imagery showing the site and surroundings

As the proposal is still within preliminary stages, requiring further public engagement and design development, comprehensive analysis of building form, character, siting, tree impact and traffic analysis would be required if the application proceeds to full submission.

6.3 Policy Analysis

The OCP estimates that approximately 1000-1200 new units could be accommodated within the Ambleside Town Centre Local Area Plan boundary. The proposal would contribute to policy objectives and associated efficiencies with increasing the number of housing units in areas close to transit, shops and amenities. In terms of the proposed unit type, configuration and variety, the applicant has noted the contribution of the stacked floor plan and simplified layout towards the overall passive strategy and environmental performance aspirations of the project. The project would provide adaptable units that would be reviewed against adaptable housing standards and subject to review by the Design Review Committee and North Shore Advisory Committee on Disability Issues.

The proposal supports Council's recent amendment to Policy 2.1.15 to allow for consideration of proposals which promote low-carbon construction prior to Local Area Plan adoption. The proposal would be the first EMTC project in West Vancouver and, exceeding minimum policy direction, would be a

leading example to align construction practices within the District with industry advances towards low-carbon construction. The project reflects evolving industry emphasis on life-cycle environmental costs by reducing both operational and embodied emissions associated with development.

6.4 Sustainability

The proposal would exceed the environmental requirements specified within the Sustainable Buildings Policy and contained within the District's Bylaws and would be one of the first Passive House and first Net Zero multifamily buildings in West Vancouver. Council policy directs Passive House proposals to commit to providing a design stage assurance letter from a PHI Accredited Building Certifier at building permit submission.

The location of the site and delivery of additional housing in close proximity to public transit, services and amenities also encourages more sustainable development within the community, in alignment with broader community GHG reduction strategies.

6.5 Public Engagement and Outreach

Public Information Meeting

Community consultation regarding the preliminary proposal will 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 Council could resolve to direct the applicant to provide additional public input opportunities on the preliminary proposal.

Due to the on-going challenges resulting from the COVID-19 pandemic, the applicant has prepared a two-stage proposed consultation approach in order to meet preliminary consultation requirements during the health crisis. The proposed consultation approach consists of a in person open house consistent with the public health order on mass gatherings and protocols for safe physical distancing, in addition to a virtual open house launched two-days prior to the physical open-house. The proposed consultation approach is attached as **Appendix C**.

Website

In alignment with current practice, if the preliminary proposal advances, a description of the proposal would be placed on the District website.

Other Communication, Consultation, and Research

As part of a formal submission, planning staff would consult with staff from various departments in order to identify any issues and concerns for the proponent to address.

7.0 Options

7.1 Recommended Option

Staff recommend that the development proposal for 2204 Bellevue Avenue/177 22nd Street proceed to public consultation prior to the adoption of the Ambleside Municipal Town Centre Local Area Plan in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

7.2 Considered Options

- a) defer consideration pending the receipt of additional information; or
- b) not allow for the preliminary development proposal for 2204 Bellevue Avenue/177 22nd Street to proceed to public consultation until completion of the Ambleside Municipal Town Centre Local Area Plan.

8.0 Conclusion

This report recommends that the preliminary development proposal for 2204 Bellevue Avenue/177 22nd Street proceed to public consultation in advance of the Ambleside Municipal Town Centre Local Area Plan in accordance with Council's Preliminary Development Proposal and Public Consultation Policy. The project supports the objective of OCP Policy 2.1.15 to consider proposals prior to the Local Area Plan adoption which advance low-carbon construction. Also, the proposal is consistent with general OCP policies regarding housing needs and sustainability and is within the Ambleside Apartment Development Permit Area.

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

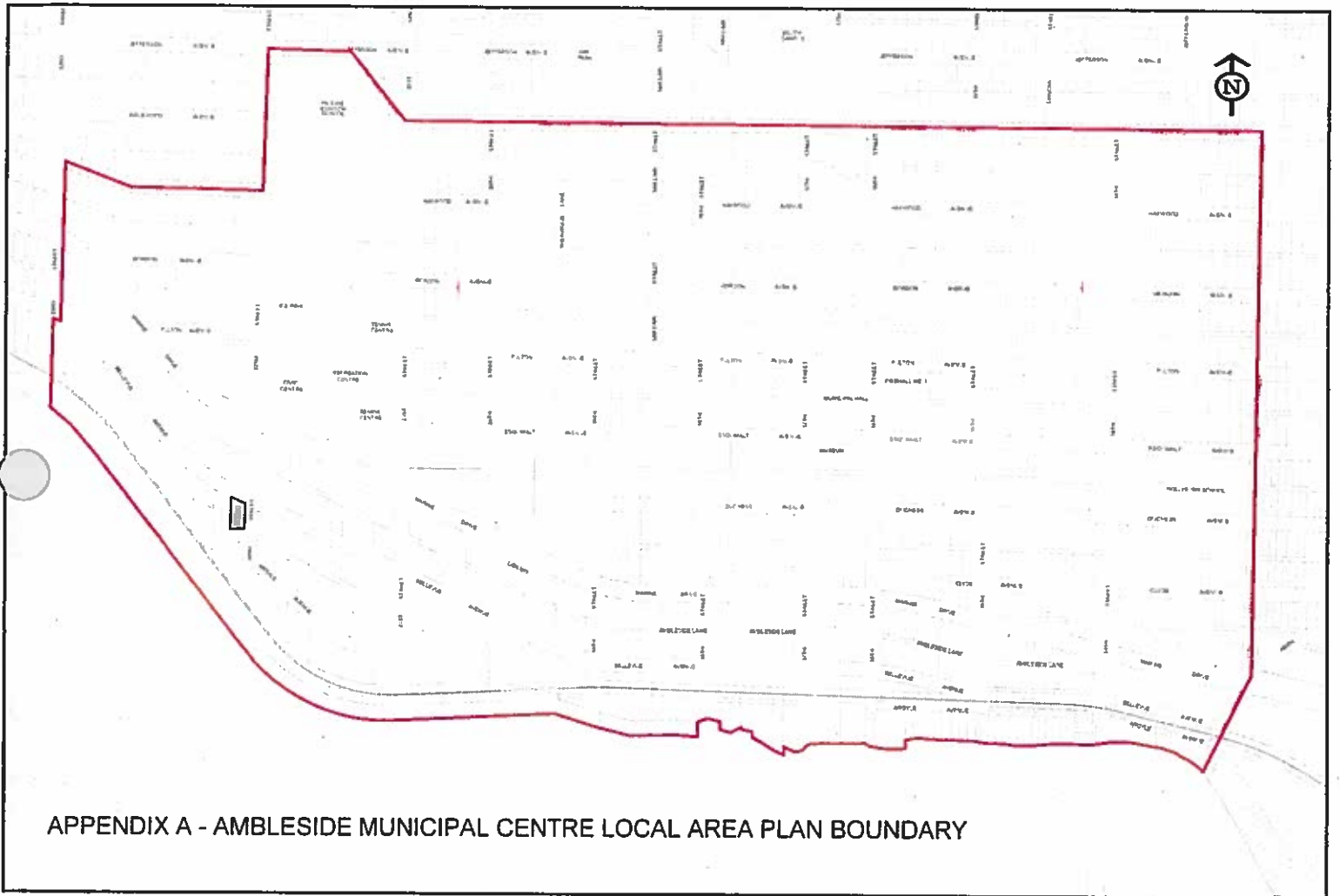

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Author


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Planning and Urban Design

Appendices:

- A. Ambleside Local Area Plan Boundary Map
- B. Preliminary Submission Package
- C. Proposed Pre-Application Community Consultation Approach



APPENDIX A - AMBLESIDE MUNICIPAL CENTRE LOCAL AREA PLAN BOUNDARY

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March 31, 2020

Bellevue and 22nd Development Proposal



Perkins&Will

Bespoke Homes. Forward thinking.

The Bellevue and 22nd development...
Build Differently. Live Better.

The International Panel on Climate Change (IPCC) 2018 Special Report on Climate Change conveys critical findings and reinforces that now, more than ever, it is imperative to design low emission buildings, or better still, zero emissions buildings. The science is clear, the solutions are available, and we know where we have to go. Buildings represent close to 40% of global greenhouse gas emissions, and as such, we have a responsibility to prioritize performance in the buildings we design.

The District of West Vancouver declared a climate emergency on July 8th, 2019. The district has dedicated itself to finding ways to reduce Greenhouse Gas Emissions and adapt to climate change. We cannot stand by and allow 'business as usual' to persist. This project will be an important step toward what we need—buildings that do not contribute to climate change, but act as a source of repair.

Buildings ought to be relied upon to do more to counteract their negative consequences. Ultimately, the project strives to be an example of how buildings should respond to climate change and establish a new model for private sector urban development locally, nationally, and internationally.

The project can offer a significant benefit to The District of West Vancouver as a precedent setting development with the potential to:

- **Commit to Zero Emissions.** The building will not consume fossil fuels, nor rely on combustion of any kind to operate.
- **Self Supply Energy.** The building will produce a meaningful proportion of the energy it consumes, on site, through photo-voltaic technology, reducing demand on grid-source electricity.
- **Use Less.** Built to the Passive House Standard, the building will require a fraction of the energy to operate compared to typical West Vancouver homes.
- **Store Carbon.** The majority of the building will be made of sustainably sourced BC timber, and will store more carbon than what it required to build it.
- **Contribute positively to the livability, health and welfare of the building inhabitants.**
- **Exemplify best in class healthy material procurement.**
- **Increase the biodiversity on site through enhancement of the public realm with native landscapes.**
- **Be resilient to a changing climate and withstand major storm events.**

This exemplar application will serve as a demonstration that The District of West Vancouver's ambitious targets can not only be met, but exceeded. It's time we acknowledge that the buildings we make, and how we live, contribute to climate change. We believe that through our conscious actions we can limit the negative consequences of our industry.

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Perkins&Will

1.0 Project Team

DELTA GROUP

WHO WE ARE

Delta Land Development is a privately held investment and development company operating in Vancouver for the past 35 years.

WHAT WE DO

Since 1997, we have delivered over a 5 million square feet of award winning projects in British Columbia. We are a boutique shop with a low volume of projects, with the ability to focus on the details and defy convention.

WHY WE DO IT

We are committed to meaningful change in the building and construction industry and how we craft built forms and impact our planet. We aim to achieve shared success and a positive legacy with each of our projects.



Perkins&Will

WHO WE ARE

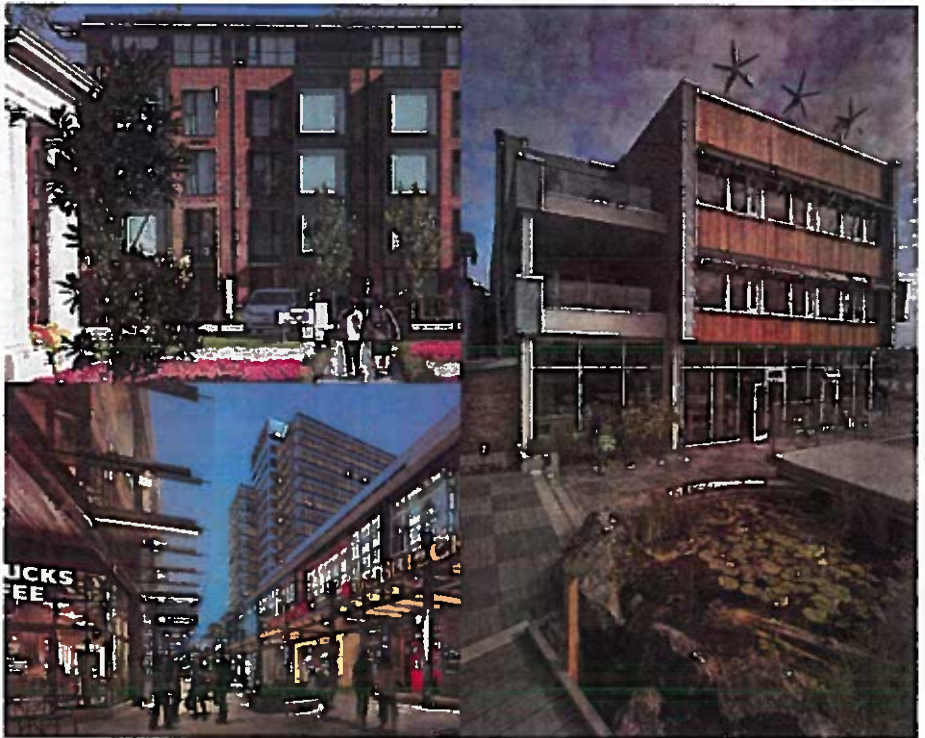
Perkins and Will is a multi-disciplinary Architecture and Design firm founded on the belief that design has the power to transform lives. We have practised in Greater Vancouver since 1984.

WHAT WE DO

We provide a range of expertise in corporate/commercial, civic, healthcare, higher education K-12 and transportation practice areas. With hundreds of award winning projects annually, Perkins+Will is ranked as one of the top global design firms.

WHY WE DO IT

Since our inception, sustainability has been pivotal in all our work. We are committed to creating regenerative designs which heal their environments and enhance society.



2.0 Development Statement Brief

2.1 Project Description

PRESENT AND INTENDED USE OF THE SITE:

The proposal is for an 8 storey, mass timber, Passive House residential building. In addition to the main lobby level, each level is one home, creating suites that are accessible, barrier free, and have access to natural ventilation and daylight on all sides, while still presenting in an apartment building form.

The site is currently zoned as RDI, Two Family Residential. It is the only such zoning in the immediate surrounding area. The proposal seeks to rezone the site to better align with the present form and density of the neighbourhood.

The current building is 3 storey residence containing 3 suites. Parking is on grade, and the property is surrounded by a solid wood fence. The proposal seeks to redevelop the property to increase the height to 8 storeys, providing 7 homes and 1 level of amenity uses. The ground level would be landscaped and provide a generous addition to the public realm.

POTENTIAL COMMUNITY AND NEIGHBOURHOOD IMPACTS:

The site is located within the Ambleside neighbourhood. The Ambleside neighbourhood is characterized by a walkable street grid extending to the waterfront. It has a strong concentration of apartment buildings (both strata and rental) as well as civic and cultural facilities such as the West Vancouver Community Centre. It is the civic, social, economic and recreational hub of West Vancouver and serves as West Vancouver's Town Centre.

The Official Community Plan encourages infill projects that match the character of the surrounding neighbourhood. The proposal fits within the typology, height, and scale of adjacent buildings. All parking will be located underground, and traffic increase will be minimal as only an additional 4 homes will be added to the site (from 3 current to 7 proposed).

The project is intended to be built of predominantly mass timber construction. As such, much of the fabrication will be done off site while the palette is being built. This allows the storeys above grade to be erected quickly, reducing noise and disruption to neighbours.



RATIONALE FOR THE PROPOSAL/ COMMUNITY BENEFITS

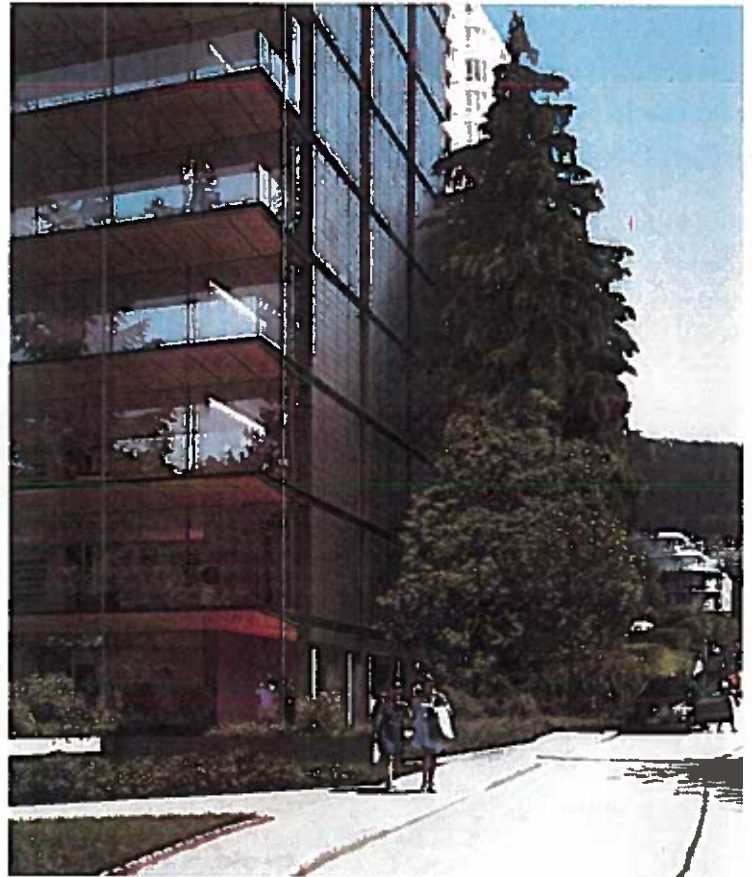
The project serves as a benefit to the community by adhering to the broad goals of the community as outlined in the West Vancouver Official Community Plan, West Vancouver has also adopted the Regional Growth Strategy "Metro Vancouver 2040 - shaping our Future (Metro 2040 hereafter). The strategy has 5 key goals.

- Create a compact urban area
- Support a sustainable economy
- Protect the environment and respond to climate change impacts
- Develop complete communities
- Support sustainable transportation choices

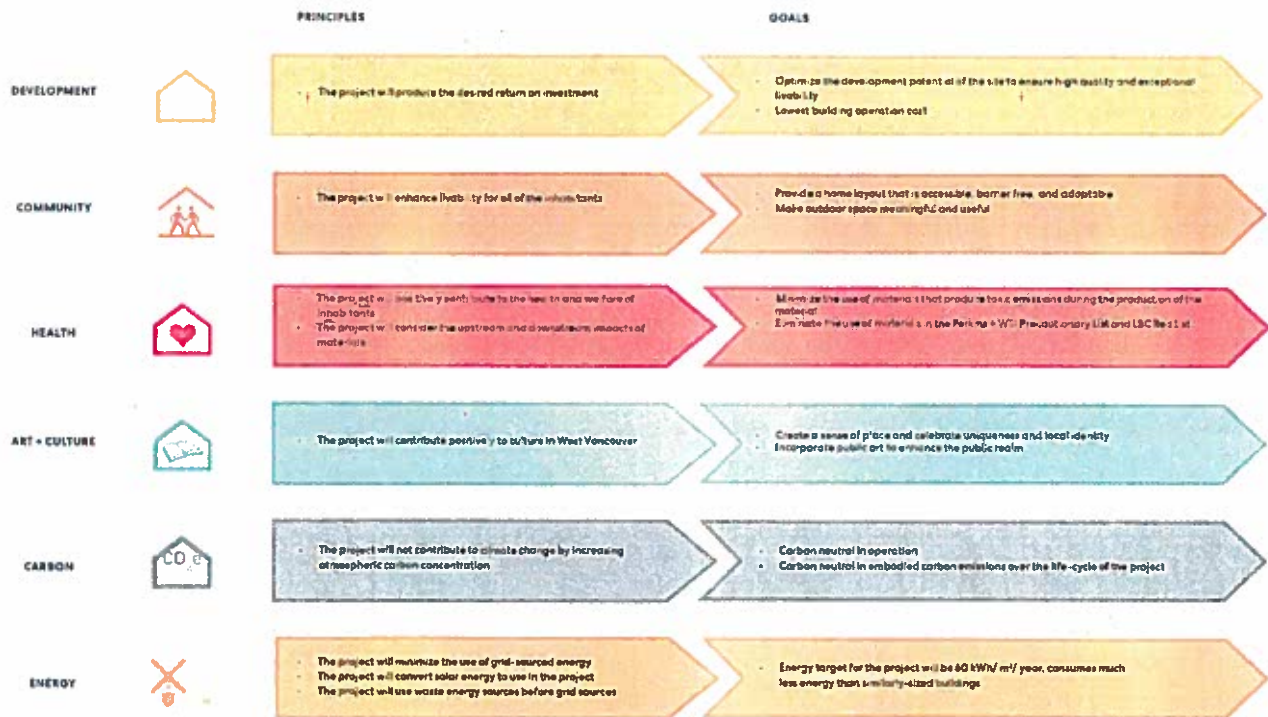
This project supports the OCP, the Regional Growth strategy, and the Climate Emergency Response by:







- Creating a sensitive infill project in an existing high density neighbourhood
- Pursuing Passive House certification for energy and emissions reduction beyond the step code
- Generating sustainable energy on site and committing to the use of zero fossil fuels on site (Zero emissions and possible net carbon positive)
- Providing 7 single level adaptable homes that allow residents to age in place.
- Enhancing the pedestrian public realm by creating a link between the West Vancouver Community centre to the north and the Centennial Seawalk Trail public access to the south. The site will contain a pocket garden at the corner at Bellevue and 22nd with integrated seating to serve as a rest point along this path.

The exemplary sustainability and radical decarbonization features of this project can also serve as an example of and catalyst for ways and means for the district to take a leadership role in addressing emissions and resilience in the face of climate change.



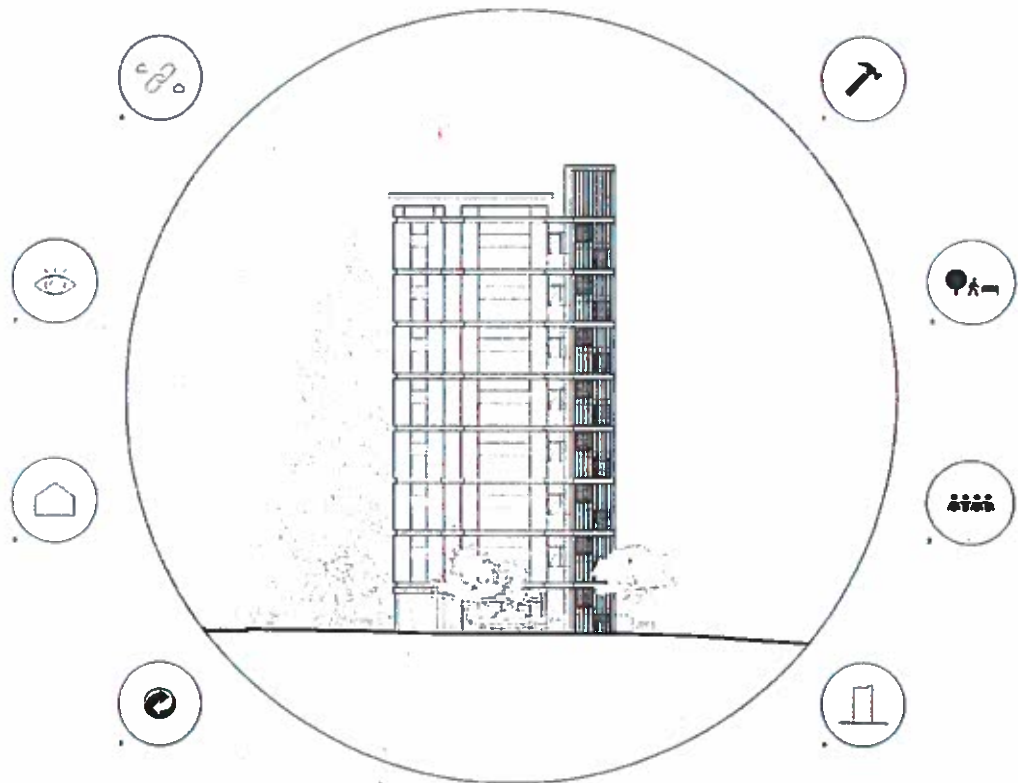
2.2 Overarching Principles and Goals



| | | PRINCIPLES | GOALS |
|--------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WATER |  | <ul style="list-style-type: none"> The project will minimize the use of grid-supplied potable water The project will minimize stormwater flows leaving the site | <ul style="list-style-type: none"> Net zero water in operation Reduce stormwater flows to 40% of typical volume from a West Vancouver development project |
| MOBILITY |  | <ul style="list-style-type: none"> The project will offer a range of mobility options | <ul style="list-style-type: none"> Residents have a direct access to a ground floor, secure bike room as well as electric charging stations at all parking spots |
| BIODIVERSITY |  | <ul style="list-style-type: none"> The project will support biodiversity in the area The project will support global biodiversity ecosystem | <ul style="list-style-type: none"> Provide habitat for local, small animals and insects The extraction of materials for products in the project should not negatively affect the local ecosystem Regenerate as much native site biodiversity as possible, while balancing other development objectives |
| BIOPHILIA |  | <ul style="list-style-type: none"> The project will include elements that celebrate and encourage the love of nature and natural systems, and leverage the inherent health and well-being benefits it brings to the occupants | <ul style="list-style-type: none"> Provide access to natural light and air from every space in the building Provide views to nature from every space in the building |
| RESILIENCY |  | <ul style="list-style-type: none"> The project will be resilient to major storm events The project will increase the resiliency of natural systems | <ul style="list-style-type: none"> Resilient of systems to stay operational through major storm events Accommodate the impacts of climate change over the next 100 years |
| WASTE |  | <ul style="list-style-type: none"> The project will enable inhabitants and tenants to reduce the generation of solid waste | <ul style="list-style-type: none"> Zero solid waste production from the community |

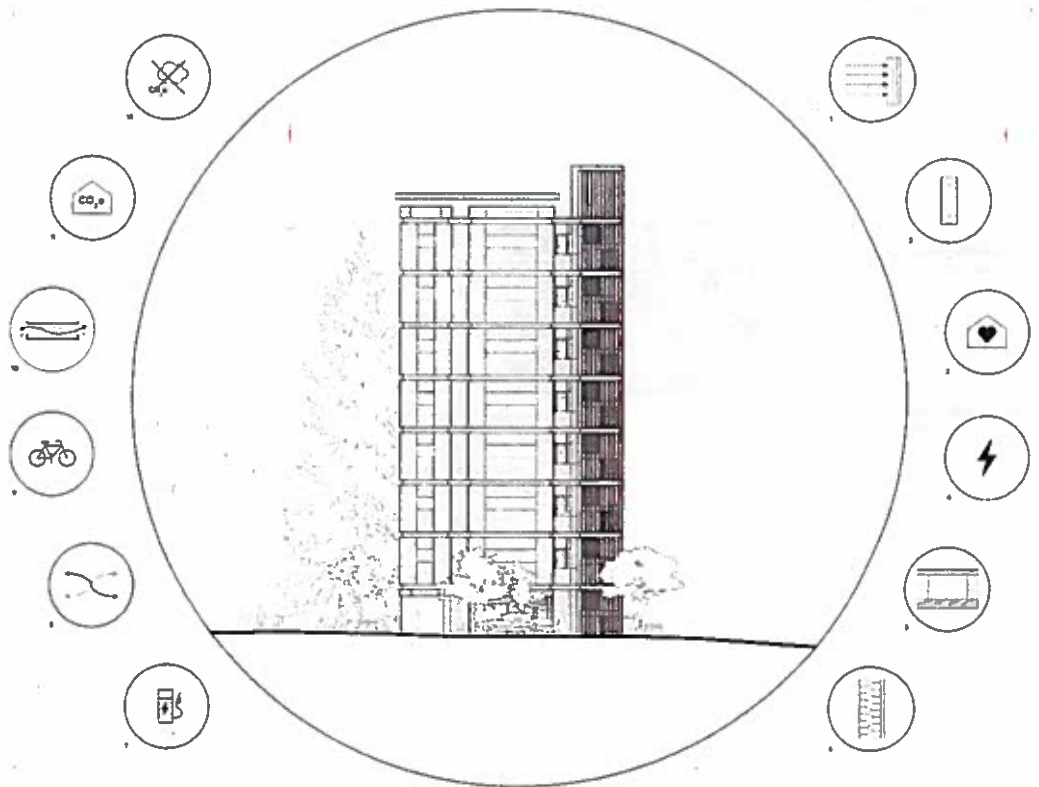
2.3 Proposal Summary - Key Objectives

1. "Repair" and revitalize the corner for a better fit with the neighbourhood
2. Enhance the public realm.
3. Adhere to the objectives of the West Vancouver Official Community Plan.
4. Create a building with an elegant, distinctive, and respectful character.
5. Show a new path forward that prioritizes an environmental approach, meaningful change in addressing CO₂ emissions and climate change.
6. Create bespoke homes that are livable, adaptable, and healthy.
7. Orient the building towards views.
8. Celebrate Place - create a neighbourhood link.



2.4 Proposal Summary - Environmental Goals

1. High building airtightness
2. Passive House certified glazing
3. Healthy materials, "red-list" free
4. Generate energy on site.
5. Balanced window to wall ratio - reduced heat loss.
6. Reduced heat loss through high thermal insulation.
7. Electric vehicle charging.
8. Distributed heating, cooling and ventilation systems with dedicated heat recovery at each floor
9. Street level secure bike parking
10. Natural cross ventilation for each home.
11. Store carbon in the structure. (Target is net positive embodied)
12. Zero emissions and zero fossil fuels used on site



2.5 Official Community Plan Compliance - Policies

The project adheres to the community goals outlined in the West Vancouver Official Community Plan and the Regional Growth Strategy "Metro Vancouver 2040 - Shaping Our Future."



Metro Vancouver 2040 Shaping Our Future

Strengthen our centres and corridors through local area plans

2113 - Create capacity for an estimated 1,700-2,100 net new housing units through local area plans (see Map 3) for the following areas, subject to provision 2.114 of this plan.

a. Ambleside Municipal Town Centre (1,000-1,200 estimated net new units)

Our site is located within the Ambleside Municipal Town Centre as defined on Map 16 - OCP Schedule (pg 3). The project acts as an urban infill creating density close to transit, amenities, and services.

2114 Prepare local area plans by:

- b. Determining densities, heights and building forms that respond to neighbourhood context and character (e.g., topography, natural features, site area, transportation and amenities); and**
- c. Prioritizing mixed-use and apartment forms in core areas and ground-oriented multifamily forms (e.g., townhouses, duplexes) to transition to adjacent single-family neighbourhoods.**

The building proposal matches the height, form and density of the surrounding neighbourhood. The site is identified in the OCP as within the Ambleside Apartment Area boundary and responds with a similar typology fitting the surrounding neighbourhood.

2115 Prior to the adoption of a local area plan, consider proposals within the 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 ability to advance the public interest or provide other community benefits as determined by Council.**

While the proposal is being submitted ahead of the Ambleside Town Centre Plan, the proposal seeks to align to the guidelines and principals set out in the OCP and district wide policies, while providing numerous community benefits such as: Providing universal adaptable suites, enhancing the public realm, and going above and beyond the standard set for energy use reduction, GHG emission reduction (operational and embodied), and on site energy production.

Advancing housing affordability, accessibility and sustainability

2120 Ensure that new multi-family and mixed-use housing development meets the community's needs by:

- b. Supporting a variety of housing forms, including lock-off units, that allow housing to adapt to suit different life stages of residents;**
- d. Establishing the minimum provision of accessible and adaptable units and**

associated facilities (e.g., dedicated parking, barrier-free common areas); and

- e. Reviewing zoning regulations to remove potential barriers to providing accessible and adaptable housing.**

The sites have been designed to be barrier free and adaptable to allow residents to age in place, and to suit the needs of ever-changing family circumstances. Our expectation is that this addition to the community will allow some current residents who may live in other housing types to remain in the area as their lives change, providing additional housing choice.

2123 Advance community energy efficiency and reduce GHG emissions by:

- a. Supporting transportation alternatives through housing location, design and facility provisions, and parking requirements;**
- b. Increasing the percentage of efficient building forms;**
- c. Requiring leading energy efficiency standards and considering site design and orientation;**
- d. Encouraging renewable energy.**

The site is located close to transit. All parking stalls will be equipped with electric charging stations. A bike room amenity is located for residents on the ground floor.

The building form has been designed to be compact, with minimal stepping or unnecessary articulation in order to

Improve efficiency. The building form and orientation allows for optimal solar exposure for on-site solar energy generation.

Supporting tourism and visitors

2.3.13 Support placemaking through an attractive public realm and experience by a. Incorporating inviting public spaces in village and town centres;

The site is located between the West Vancouver Community Centre to the North and the Weston Park to the south which provides public access to the Centennial Seawalk Trail. As such, a corner pocket garden with integrated seating will be provided to serve as a link between these two areas. This will provide a welcome moment of pause and rest for people traversing the slope from the waterfront.

The building form lifts at the ground floor to create a more generous landscaping area, add articulation at the ground level, and to provide covered barrier-free access between the resident open spaces and the public realm.

Enhancing network accessibility, safety and efficiency

2.4.14 Incorporate universal access and age-friendly design principles in sidewalk, pathways, transit, and road improvement projects for pedestrians and cyclists of all ages and abilities (e.g., accessible

pedestrian signals, tactile walking surface indicators, appropriate curbs and setbacks).

All site improvements will follow best practices for accessibility, safety and efficiency.

Promoting sustainability and innovation

2.4.24 Provide infrastructure for electric, alternative-fuel, and low-emission vehicles, including charging stations as a requirement of new development and preferential parking options.

All parking stalls will be equipped with electric charging stations.

Applying best practices for municipal utilities

i) Water conservation

2.5.7 Encourage use of development practices, landscape designs and built systems that reduce water demand and consumption.

Water will be collected from both the site and rooftop through landscape and pervious paving strategies. Planting will be native to the area and drought resistant. Aggressive potable water reduction strategies will be employed to limit consumption.

ii) Waste management and recycling

2.5.10 Expand organic and food waste reduction through education and on-site

composting and reuse.

2.5.11 Facilitate reductions in demolition waste through source separation and diversion, including whole-building demolition or deconstruction.

The existing building will be dismantled and recycled as much as possible. The parkade will contain an on-site composting and recycling room.

iii) Sewage and Drainage Systems

2.5.15 Employ low-impact storm and rain water management techniques such as infiltration, absorbent landscaping and natural environment conservation to mimic natural conditions and preserve pre-development conditions.

2.5.17 Employ green infrastructure or naturalized engineering strategies where possible to help manage anticipated increases in frequent storm events and associated flood risks.

Green roofs will be used on both the building rooftop and parkade roof to implement on-site water infiltration and storage.

Mitigating climate change and building resiliency

2.6.22 Expand the use of green infrastructure through public and private development to enhance long-term ecosystem services that support multiple benefits (e.g., storm water management, air quality, carbon sequestration, water

quality, and biodiversity).

The primary building material will be mass timber to store carbon in the structure. Storm water management will be implemented through pervious paving and green roofs to store and use water on site. A commitment to use zero fossil fuels on site will lead to dramatic GHG reductions over baseline targets. The air tight and high thermal performance of the Passive House envelope will make the building more resilient to extreme weather conditions.

2.6.23 Seek to incorporate renewable energy in public and private projects, and support the development of renewable energy systems as opportunities arise.

The project will implement solar photovoltaic panels on the rooftop for energy generation as well as use geothermal for passive heating and cooling. Solar hot water production will also be provided.

Promoting trails and access to nature

2.7.16 Provide access to beaches and stream corridors where environmentally appropriate.

2.7.17 Improve safety, universal accessibility, and signage/wayfinding to parks, open spaces, and trails for community members of all ages and abilities.

The project proposes to add a seating area at the corner, enhancing the public realm on the pedestrian link between the

community centre and the Seawalk Trail.

Enabling an active community

2.9.3 Encourage the on-site inclusion of active open space and play opportunities and provision of privately owned public spaces with new multi-family and mixed-use development as appropriate.

The project will contain indoor and outdoor amenity and garden spaces for residents at the ground floor. Active transportation will be encouraged through the provision of convenient, secure, street-level bicycle storage.

Embracing arts, creativity and lifelong education

2.9.6 Incorporate public art into both public and private sector projects to enhance public spaces and the walking and cycling environment.

The core wall to the west has been identified as a possible area for public art as it can be seen from both Bellevue Ave and from The Centennial Seawalk Trail.

The provision of a shared multi-purpose room at the ground level will provide an important flexible space that may be used by residents in a variety of ways including fitness, performance and art.

2.6 Official Community Plan Compliance - Built Form Guidelines

The site falls within the boundaries of the Ambleside Apartment Area as defined under the Built Form Guidelines for Development Permit Area Designations, Guidelines BF-8.4

Outlines BF-8.4
Ambleside Apartment Area



Ambleside Apartment Area Development Permit Area Designation Map BF-8.4



I. Context and Site Design

a. Encourage renovation and conservation of buildings and features of heritage character:

Not applicable to this project

b. Situate buildings to maximize views while minimizing impacts to surrounding buildings' views:

Building massing and glazing deployment has been considered to maximize views towards the south. The massing respects the 45' Building Height Guidelines.

c. Minimize obstruction of views from public pedestrian areas, common living areas of other developments, and from existing residential units.

See page 27 for view impact studies

d. Enhance the quality of streetscapes through the overall design of development

The current development is enclosed behind a solid wood fence. The new development will improve the surrounding streetscapes by providing a well designed and garden-like public realm.

e. Encourage pedestrian amenities, such as courtyards, within and adjacent to apartment developments.

The building incorporates an entry courtyard as well as a corner pocket garden to link it to the larger pedestrian thoroughfare between the community centre and Weston Park which provides public access to the Centennial Seawalk Trail.

f. Link ground level open spaces to adjacent streets, sidewalks and pathways.

The building features a stepping massing along Bellevue Ave and is lifted at the ground floor in order to maximize the public realm and link resident open spaces to public access areas.

g. Encourage the use of integrated public art compatible with adjacent development and street patterns to enhance the pedestrian experience.

Public art is being considered on the core wall along the west side of the building. This would provide a benefit for residents in the adjacent building. Due to the siting of the building, the art would be visible while walking down Bellevue as well as from the Seawalk pathway to the south.

h. Bury utility wires underground where economically feasible.

To be considered alongside rezoning application.

II) Building Design

a. Vary building mass to minimize its scale.

The building steps along Bellevue following the property line to both provide more open space at the public realm and to minimize the building scale. Along 22nd St, the composition of the facade likewise breaks the massing down into smaller elements.

b. Address the compatibility of scale between new buildings and existing adjacent buildings.

The height, scale and separation between the adjacent building to the west is comparable to other projects in the immediate surrounding blocks. The proposed massing was sensitively scaled to create a gradient from the lower building to the south to the larger buildings to the west and north.

c. Encourage the use of high quality materials.

The project is committed to using high end, healthy materials on both the exterior and interior of the building, including elements of the mass timber structure being exposed.

d. Detailing should be designed in keeping with the character of the building and landscape.

Vertical divisions have been added to the facade to follow the structural rhythm of the building. Horizontal elements are implemented to add shadow and texture, while reducing the scale of the massing. Elements such as wood soffits and screening have been added to highlight the fact that the building is built of mass timber, as well as tie into the west coast aesthetic of West Vancouver.

e. Use building mass to emphasize the entrance to buildings.

The building has been lifted at the ground floor to create a generous entry courtyard.

f. Entries should be visible, clearly articulated, and accessible.

The main entry is located off of Bellevue Ave. The entry is articulated by the stepping

facade on either side. Entry off of Bellevue Ave was chosen to work with the site topography to keep the entry accessible.

g. Encourage terraced buildings adjacent to the shoreline.

Due to tall trees to the south, the massing has not been stepped in favor of maximizing views and optimizing the roof top for solar Photovoltaic arrays. Furthermore, as the project is pursuing Passive House certification, simplified forms perform better for energy use reduction.

h. Avoid blank or undifferentiated facades at the ground level.

The ground level is articulated by soft covered pedestrian access connecting the resident outdoor amenity to the main entry. The ground floor contains both a resident multipurpose room and bike amenities. The public realm will contain generous landscaping.

i. Screen roof top mechanical equipment from neighbouring properties.

Mechanical equipment on the building will be minimal as the project is Passive House and is implementing individual heat recovery units within each home. The rooftop will have solar panels which are arranged to be an asset, highlighting the building's sustainable qualities rather than an eyesore.

j. Encourage private outdoor living space for each unit.

Each home has a generous outdoor deck to the south to maximize access to daylight

and water views.

k. Design buildings and landscape elements to minimize shading, and intrusion on privacy of adjacent buildings.

See shadow studies page 32. The core has been situated so that minimal glazing is deployed on the west side of the building to eliminate overlook to the adjacent building.

l. Provide detailing and articulation, especially at eye level.

The building mass is lifted and articulated at the ground floor to provide a covered pedestrian walkway, lined to the curbside drop-off. Furthermore, landscaping will be deployed throughout the public realm to add visual interest and layering to create a sense of generosity.

m. Site and screen garage entrances, mechanical equipment and garbage bins, to minimize visual and acoustical impacts on adjacent properties and the streetscape.

The parkade uses the natural grading of the site to minimize appearance from the public realm. All mechanical equipment and garbage bins are located within the parkade and not visible from the street.

l) Landscape

a. Integrate landscape features and elements with the adjacent streetscape, use established vegetation where feasible, and provide a mature and varied appearance upon construction completion.

A landscaped entry garden as well as a

corner pocket garden with integrated seating have been planned for the development. The design reflects the expectation that the mature hemlock tree that exists along 22nd Ave will be retained (it is on municipal property), and the required root protection zone will be respected as described in the arborist report.

b. Avoid landscaping elements that inhibit pedestrian or barrier free access along sidewalks or towards buildings.

All site improvements will provide barrier free access to the common areas.

c. Maximize the use of roof spaces for roof gardens and common areas.

The rooftop is currently planned for solar panels and energy generation. In lieu of a rooftop garden, each home has a generous outdoor deck. Furthermore, resident indoor and outdoor amenity space has been provided on the ground floor to the south.

d. Minimize the scale of apartment buildings at ground level with the use of trelliswork and other landscape features.

The ground floor has been lifted to minimize the scale at grade, provide covered pedestrian access and expanded landscape areas. Using a layered approach, a variety of scale in planting, combined with a range of species, will create a sense of invitation to the landscape.

e. Minimize glare and light spill to surrounding properties through design and siting of exterior lighting.

The service core was purposefully placed to reduce glazing along the west side of the building to reduce overlook and glare to the neighbouring property. Exterior lighting will be designed to reflect these parameters as well.

IV) Circulation/Parking

a. Locate parking underground to maximize ground level open spaces for landscape elements and treatments.

The parkade is situated underground with the entrance to the south of the site.

b. Encourage underground garage entries to provide an appealing entrance from the streetscape with the use of planters and/or trellis structures.

The parkade entry is underground and integrated with the landscape design.

c. Discourage large expanses of ground level paved parking, particularly when visible from or directly adjacent to a street. Where ground level parking is needed, provide landscape elements such as fencing or planting to visually break up and screen parking from public streets and neighbouring properties, improve natural drainage, and highlight pedestrian routes.

There is no ground level parking included in the project.

d. Design underground residential parking to be readily accessible and easily used by residents.

All parking is located on one level. The core

is centrally located so as not to be far from any of the parking stalls. Parking stalls are a mixture of regular stalls and car lifts to provide options for residents. An unreserved accessible stall has been located next to the core.

e. Ensure that site circulation is accessible to persons with disabilities.

The site will provide barrier free access at all shared areas such as the front entry, the resident amenities at ground level and common amenities in the parkade such as storage rooms and garbage/recycling sorting.

f. Share access/curb cuts between buildings where possible.

The existing curb cut along 22nd to the parkade has been maintained. The existing curb cut along Bellevue has been replaced with a curb side drop-off.

g. Minimize the width of curb cuts where possible.

Curb cuts will follow city engineering guidelines.

h. Design and situate garage doors so that they are not a dominant feature of the streetscape.

Garage doors are located underground in the parkade.

i. Encourage the use of bicycles and the provision of bicycle storage areas.

Bike storage for residents has been provided at street level.

2.7 West Vancouver Foundation - Vital Signs Compliance

Vital Signs is a community check-up led by community foundations and coordinated by Community Foundations of Canada that leverages community knowledge to measure the vitality of our communities, identify significant trends, and support action towards improving our quality of life.

West Vancouver Community Foundation
Vital Signs Report 2016 (page 4)

Since 1979, the West Vancouver Community Foundation has worked to leverage the generosity, talent, and commitment of our residents to build a stronger, more caring and inclusive community. Our vision is a healthy and vibrant West Vancouver, where everyone is valued, contributes, and feels they belong.

West Vancouver Community Foundation
Vital Signs Report 2016 (page 4)

VitalSigns



**WEST VANCOUVER
COMMUNITY
FOUNDATION**

Vital Signs Report 2016

The Vital Signs Report 2016 identified 10 key issue areas that serve as indicators of the community. The goals of the report are to:

- Highlight areas to encourage further dialogue and response from institutions, public leaders, charitable organization and citizens.
- Encourage cross-sector, holistic thinking on the overall vitality of our community and provide impetus from a cross sector initiatives
- Build community capacity through shared knowledge for good decision making

Project Overarching Principles and Goals

At the onset of the project, Delta Group and Perkins and Will held a design charrette to establish a holistic set of principles and goals that would establish the foundation of the project and influence every decision. The intent of setting these principles and goals was to

- Ensure alignment of values within the project team
- Show leadership to change the local development industry and the way we build.
- Create build and inspiring architecture with an urgent environmental imperative.

Many of the key issue areas identified in the Vital Signs Report 2016 have a direct relationship and alignment with the principles and goals set out for the project.



Vital Signs Report 2017

The Vital Signs Report 2017 took a deep dive into one of the 10 Key issues identified in 2016's report - Belonging. The report focused on the topic of belonging by delving into 3 main topics: Belonging and Contribution, Diversity and Inclusion, and Housing Diversity and Attainability. The project adheres to the goals outlined in the report in the following ways.

I. Belonging and Contribution

Belonging and contributing could be more intentional and supported through designing public spaces for more formal and informal connections. Our library, community centres, schools and the Harmony Arts Festival do this well.

The project proposes to strengthen the public realm by providing a corner pocket garden with integrated seating, serving as a link and moment of pause between the Community Centre to the north and the Centennial Seawalk trail to the south.

West Vancouver has a high concentration of seniors in a community with low walkability score (43 out of a scale of 100), as well as low transit accessibility. In addition, 26% of our seniors 65 and older live alone. These are some of the factors that limit the ability to maintain independence and social contacts and supports, and increase the risk of social

isolation and its negative effects on health and well-being. The site is located close to amenities, transit, and the West Vancouver Community and Seniors Centre. Each suite is one level and barrier free which would allow seniors to age in place.

II. Diversity and Inclusion

More generational and socio-economic diversity is needed in our community - many of us can't afford to "age in place" or continue living near our family.

The 2017 Vital Signs Housing Survey highlighted that 29% of respondents considering moving to West Vancouver and 59% of current residents who would consider relocating within West Vancouver would be looking at an apartment condominium as the housing type they would be most interested in.

Each suite of this project has been designed to be barrier free and adaptable to suit all kinds of changing family circumstances. The net size of each home falls within the size range listed in the survey as being desirable.

Indoor and outdoor public spaces, as well as neighbourhoods, can be designed to encourage connecting and help make people feel included. Libraries, schools, community centres and even shopping centres are valuable venues, and arts, festivals, sports, food, stories, and dialogue

are important activities for creating awareness, building bridges and fostering inclusion.

The outdoor public spaces are intended to provide community connectivity to the larger neighbourhood. The ground level incorporates a multipurpose room and garden areas for social gatherings of residents.

III. Housing Diversity and Attainability

Increasing density and diversity of housing stock needs to be a priority. More secondary suites, infill or coach houses, multi-family dwellings, purpose-built rentals, and smaller homes should be encouraged through zoning and incentives.

The suites add to housing diversity as they are atypical for apartment buildings with only one home per level. As an adaptable and efficient form, they will appeal to those looking to age in place and downsize while still keeping the feeling of a single family home.

Development and re-development needs to aim for "20 minute neighbourhoods", where amenities are within a 20 minute walk or bicycle ride from home, increased density, mixed use developments, public spaces designed for connecting, car sharing, better cycling infrastructure, improved transit, and increasing walkability with more sidewalks would be features of these

"Community nodes"

The project proposes to add gentle density to a neighbourhood already zoned for multifamily development. As an infill site, the building will be consistent with the form and density of surrounding buildings.

The site's proximity to amenities, community services, and transit make it an ideal spot to add increased density. The project promotes connectivity by providing a ground floor integrated into the larger public realm. The corner pocket garden will strengthen the pedestrian path between the Seawalk and the West Vancouver Community Centre. Resident bike parking will be provided at grade to encourage multiple modes of transportation.

Housing and neighbourhoods need to be designed for better accessibility and mobility, including railings, ramps, more sitting areas, safer street crossings, and other features that make it easier for not just those with walkers, wheelchairs, and baby strollers, but for everyone to get around.

Both the homes and site will be designed to be barrier free and accessible. Different modes of mobility will be encouraged by providing residents bike storage at grade.

33% of West Vancouver residents surveyed expect to move from their home in the next five years, with the key driver being financial and economic reasons (primarily

stated by those under 65 years of age). Those anticipating a move in more than five years primarily cite downsizing and health reasons.

The net size of the units falls within the size range listed on the survey as being desirable.

The 2017 Vital Signs Housing Survey highlighted that when considering a move, current residents most considered proximity to shops and restaurants (43%), recreation and fitness facilities (43%), parks and trails (43%), and access to transit (20%) as the most important factors when considering a new neighbourhood.

The project is situated close to all of the listed desirable amenities.

3.0 Site Analysis

3.1 Existing Site Photos

The Site is located at the corner of 22nd St and Bellevue Ave in Ambleside, West Vancouver



A) View looking south from south west corner of site



B) View looking south from the site



C) View looking north from south west of site



E) View from south east corner of site



G) View north west corner of site



D) View looking north from south of site



F) View from north east corner of site



H) View looking east from Bellevue Ave

3.2 Site Sections

- The site is located 15m above sea level and slopes down towards the water
- There is a $\pm 2.7m$ grade change across the site down 22nd Ave in the north-south direction. This will be utilized to position the entry into the parkade
- In the east-west direction, the site is relatively flat. The entry to the building will be situated along Bellevue to ensure an accessible barrier free entry

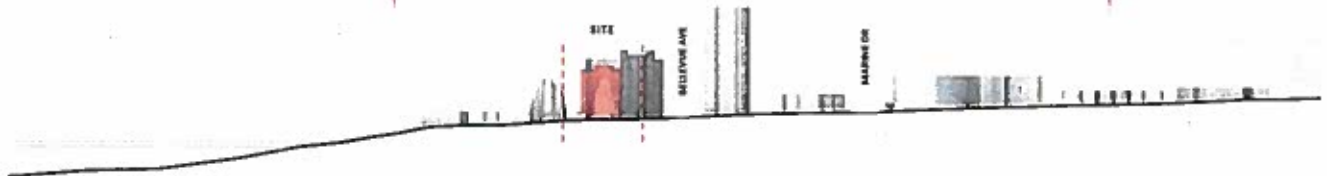


--- PROPERTY LINE



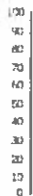
SECTION A

ELEVATION (m)



SECTION B

ELEVATION (m)

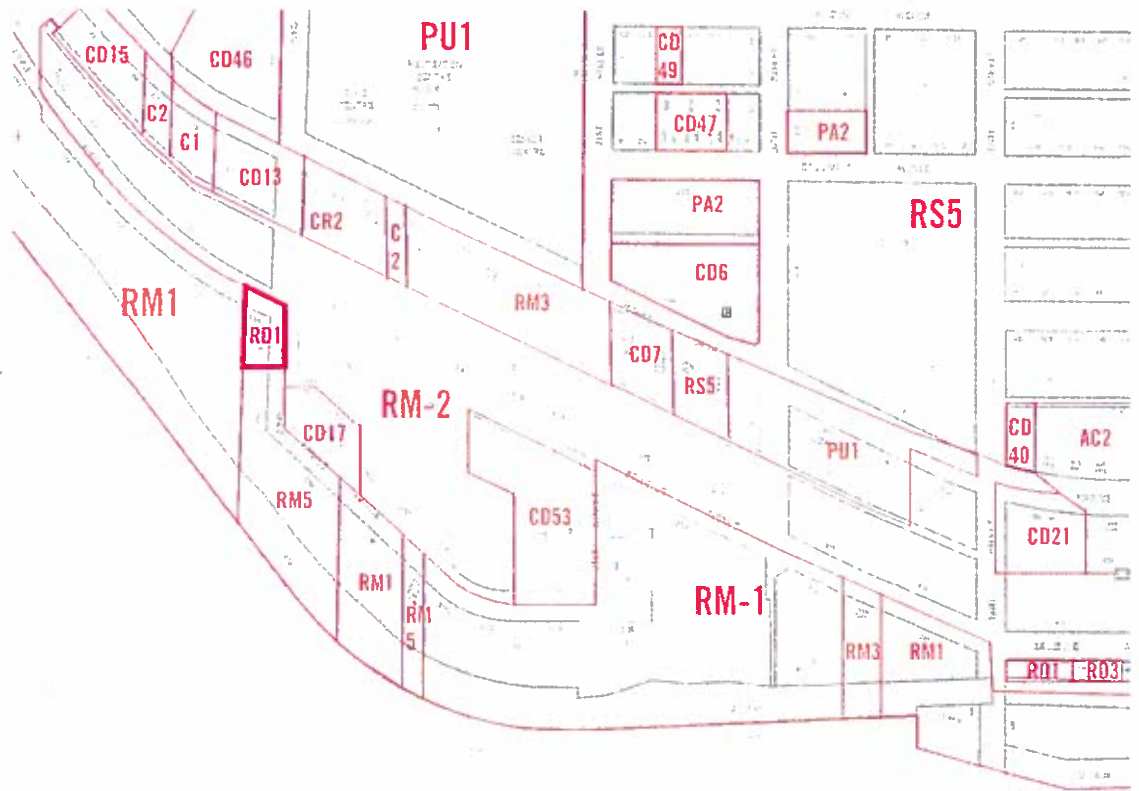


- PROPERTY LINE
- CURRENT HIGH TIDE
- PROJECTED 1M SEA LEVEL RISE



3.3 Zoning Plan

The site is currently zoned as RD1 - Duplex Dwelling Zone. It is the only such zoning in the immediate surroundings, with all neighbouring properties zoned as Multiple Dwelling Zones. As per the Official Community Plan, the site falls within the boundary of the Ambleside Apartment Area as defined under the Built Form Guidelines for Development Permit Area Designations Guidelines BF-B.4 (See page II)

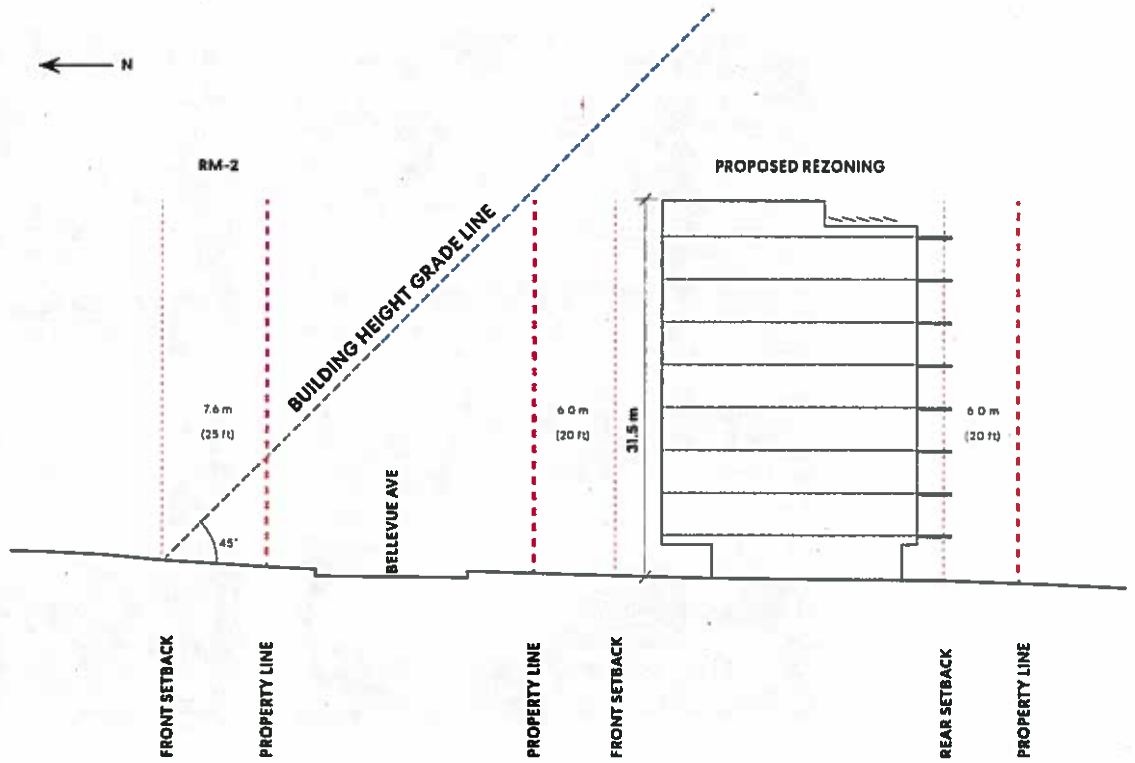


1:2500

3.4 Building Height

The proposal seeks to rezone the site to a more compatible and appropriate use for the neighbourhood, an 8 storey residential building. As such, the proposal follows the guidelines set out in the bylaws for apartment building height compliance.

Bylaw 120.20 - Apartment Building Height Grade Line

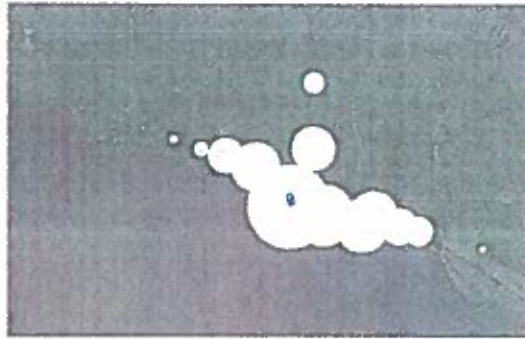


SCALE:1:300

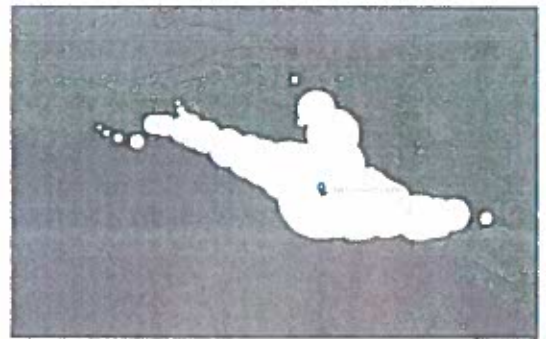
Perkins&Will

3.5 Transit Access

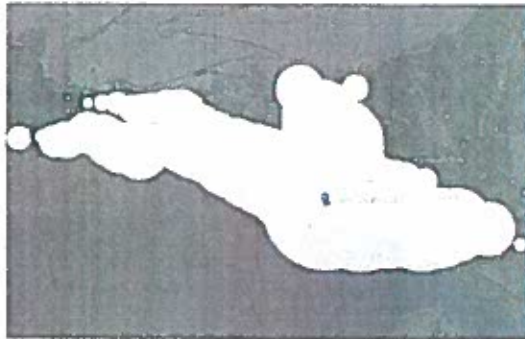
The site is centrally located, close to the West Vancouver Community Centre, the Centennial Seawalk trail and minutes away from Ambleside's commercial core to the east.



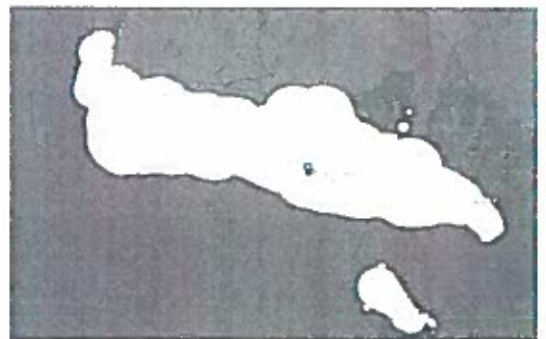
5 minute transit shed



10 minute transit shed



15 minute transit shed

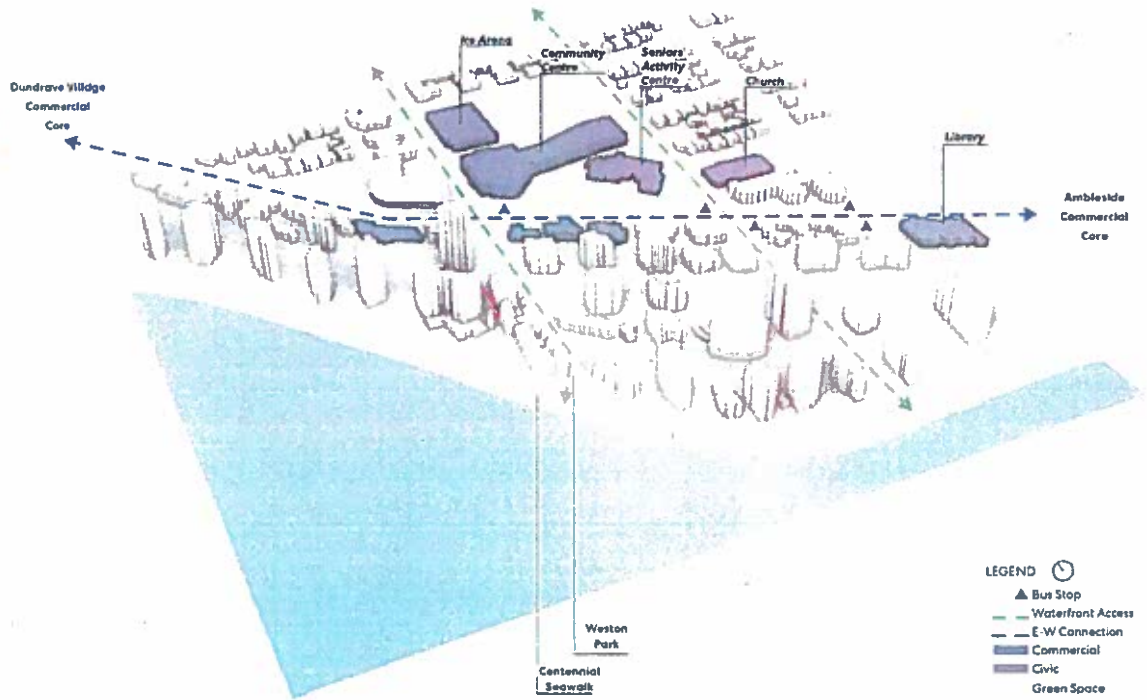


20 minute transit shed

Map source: Mapnificent (www.mapnificent.net)

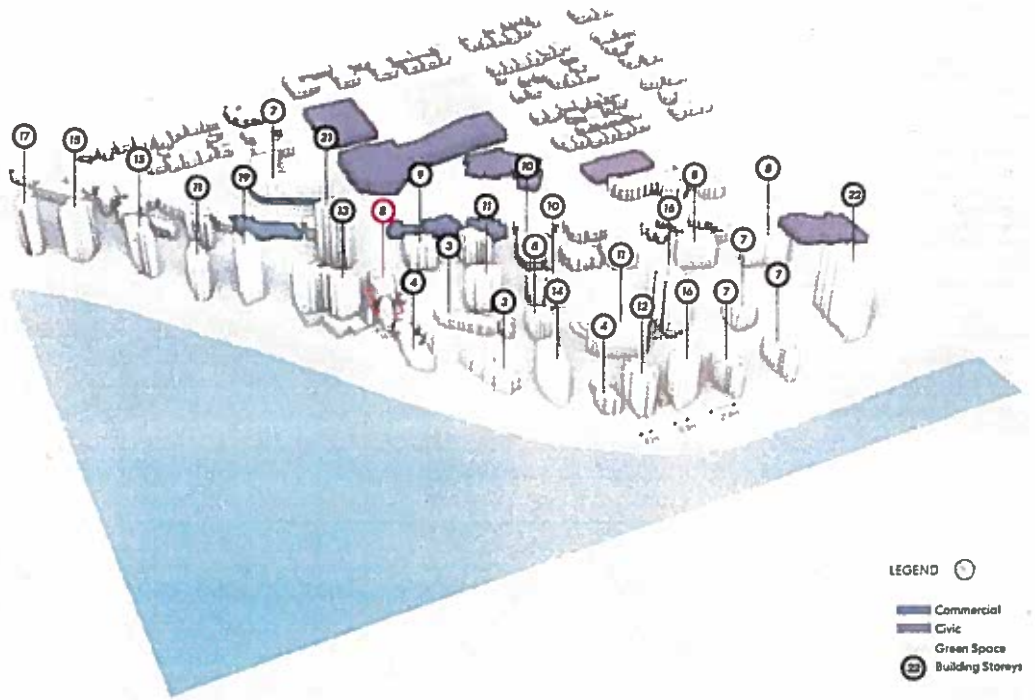
3.7 Amenities and Services

The site falls within the boundaries of the Ambleside Town Centre. As such, it has great proximity to nearby civic amenities associated with the West Vancouver Community centre, as well as being located just a few blocks away from both the Ambleside and Dundraive commercial cores. The site is one block away from the Marine Drive frequent transit corridor and is close to Public access to the Centennial Seawalk Trail through Weston Park.



3.8 Surrounding Building Heights

The proposal is for an 8 storey residential apartment. The form, scale, and density fit within the existing fabric of the neighbourhood



3.9 Wind and Sun Characteristics

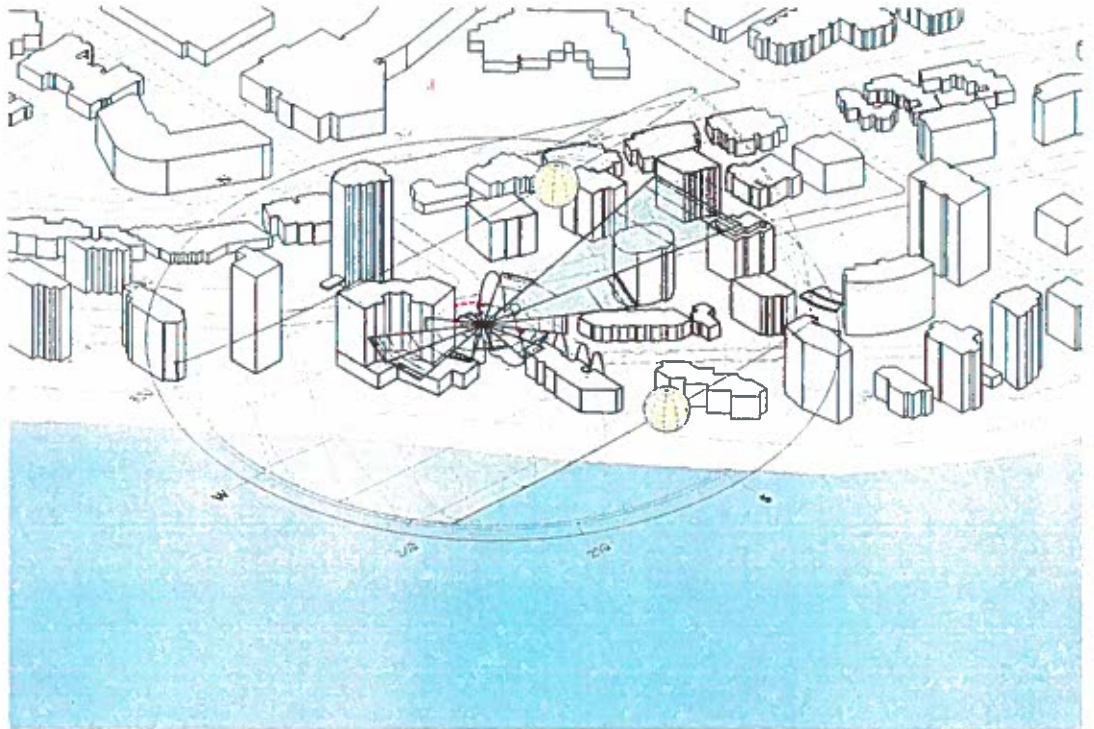
This diagram shows the relative position of the sun throughout the year at hourly intervals. Understanding the solar geometry of the site will allow optimization of the massing to have the greatest positive influence on the site and buildings.

The test wind rose regions on the ground plane communicate the prevailing winds expected at the site.

Positioning the project in relation to seasonal variations in the sun's path as well as prevailing wind patterns can increase the energy efficiency and make the project more comfortable to live in and less costly to operate.

Winds are based on weather station data from Vancouver. Local effects are expected to differ slightly due to the proximity of the site to the open ocean.

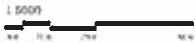
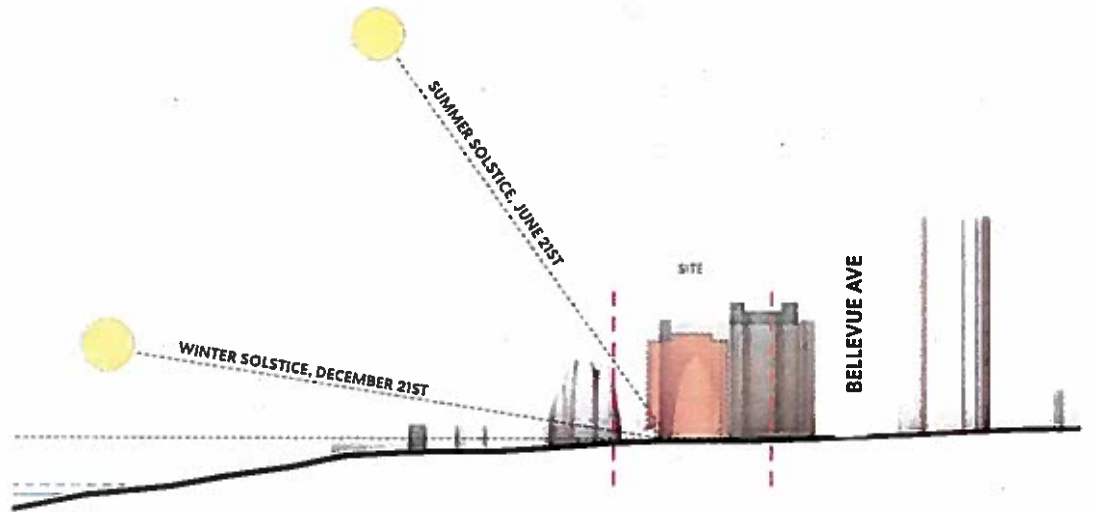
In winter, particularly near the winter solstice, the sun will not rise significantly above the trees to the south. Detailed solar analysis will be required to determine the access to daylight and duration of sun expected.



3.10 Solar Access

Due to the low angle of the sun in winter PV placement on the building will have to be optimized to allow solar gain year round

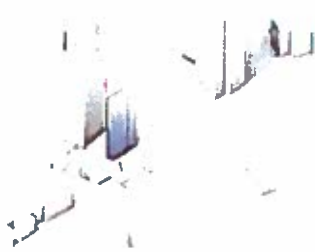
The grove of trees directly to the south of the site as well as shadowing from the building to the west will have the largest impact on where PV panels can be located



4.0 Design Rationale

4.1 Concept Diagram

The building responds to site conditions and aligns with the broader goals set out in the West Vancouver Official Community Plan. The form responds to the The Ambleside Apartment Area Built Form Guidelines. (See page 11 for reference)



1 Core placement responds to site conditions: parade entry, adjacent building overlook and tree retention.



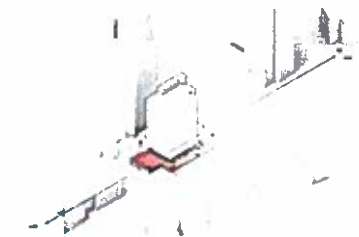
2 Massing height lifts above tree line to south to maximize views and solar exposure.



3 Massing width extends to setback lines to maximize solar potential on roof.



4 Shape massing to respond to Public Realm zone along Bellevue Ave



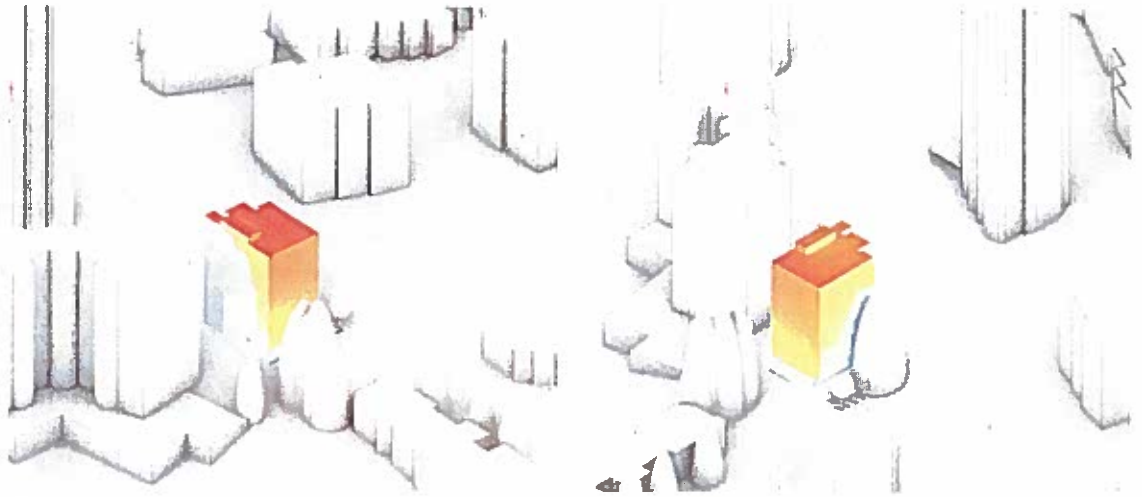
5. Lift massing at ground floor to link the site public realm to public thoroughfare along 22nd Street.



6. Final Form

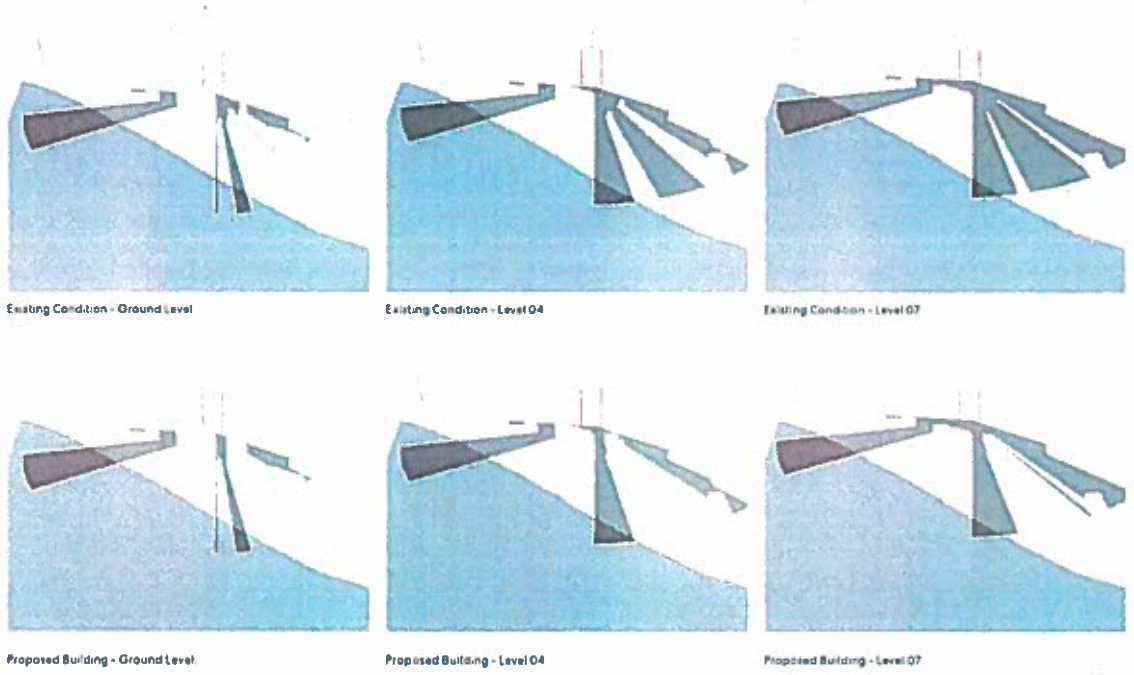
4.2 Solar Energy Potential

As the project aims to generate energy on site, a site analysis was performed to understand the optimal placement of solar panels. The existing building to the west, as well as existing trees to the south and east limit the potential for building integrated PV on the facade. Therefore, the massing was designed to clear the tree line to the south in order to maximize the solar potential on the rooftop.

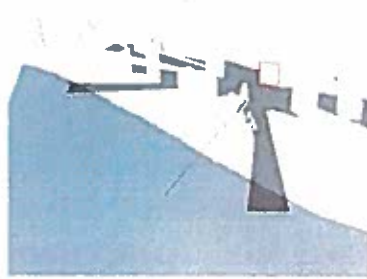


4.3 View Analysis

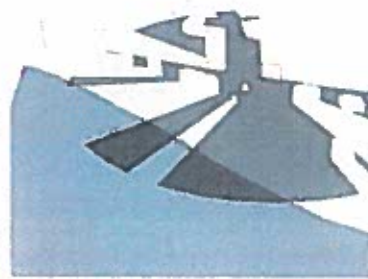
The view analysis shows the proposed building's impact on Bellevue Place (2209 Bellevue Ave) compared to the view impact of the existing building and surrounding site trees at the ground level, level 04, and level 07



The view analysis shows the proposed building's impact on Surfside Towers (2187 Bellevue Ave) compared to the view impact of the existing building and surrounding site tree at the ground level, level 04, and level 07



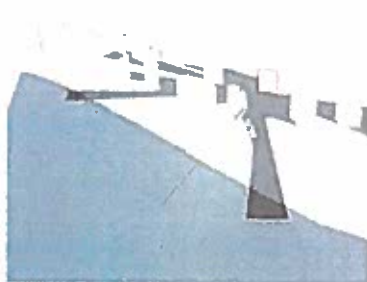
Existing Condition - Ground Level



Existing Condition - Level 04



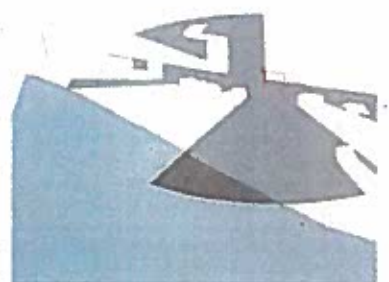
Existing Condition - Level 07



Proposed Building - Ground Level



Proposed Building - Level 04

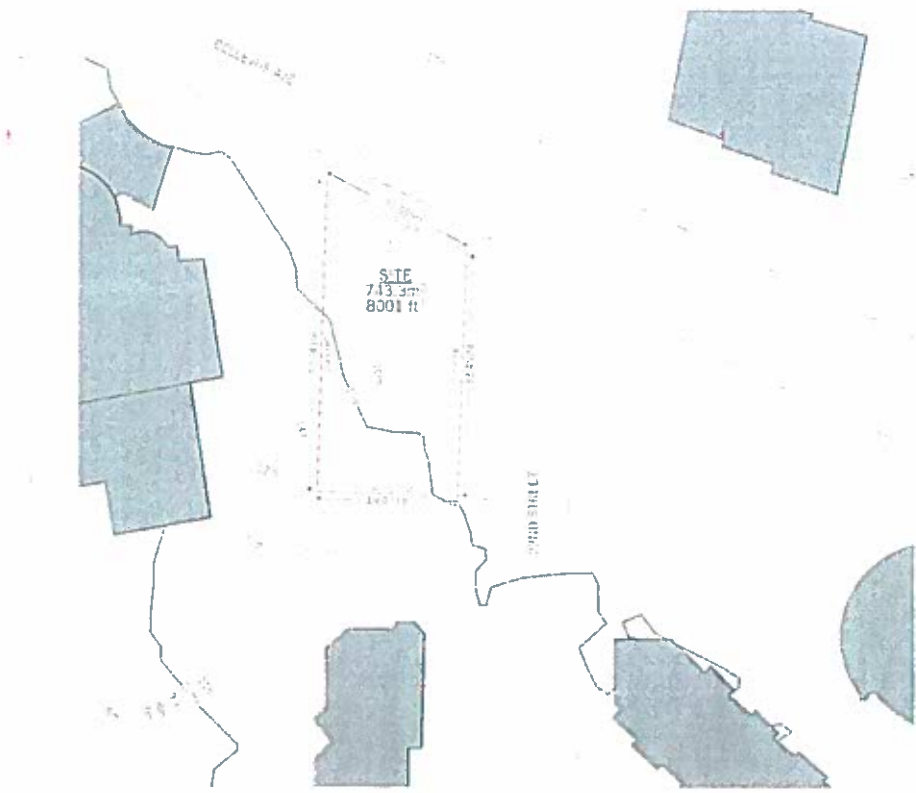


Proposed Building - Level 07

Perkins&Will

4.4 Site Statistics

| | |
|-------------------|---------------------------------------------|
| PROJECT NAME | Bellevue and 22 nd |
| CIVIC ADDRESS | 177 22 nd St. 2204 Bellevue Ave. |
| LEGAL DESCRIPTION | Plan VAS450 (District Lot 954 Lot 1) |
| ZONING BY-LAW | 4662. 2010 |
| SITE DIMENSIONS | ± 21.7m X 42.7m |
| SITE AREA | 743.3m ² |
| EXISTING ZONING | RD-1 |



4.5 Setbacks/ Site Coverage

BUILDING FOOTPRINT 338m² (includes balconies and exterior stair)
SITE COVERAGE 45%

PROPOSED SETBACKS

FRONT 0m
BACK 0m
SIDE (EAST) 5m
SIDE (WEST) 1.5m



Perkins&Will

4.6 Program Area

BUILDING STOREYS 8
 BUILDING HEIGHT 31.5m

| | AREA m ² | | FSR | | HPB |
|--------------------|---------------------|--------|--------|--------|--------|
| | NET | GROSS | INC | EXC | B% EXC |
| LEVEL 01 (Amenity) | 129.6 | 175.34 | | 175.34 | 0 |
| LEVEL 02 | 222.4 | 272.25 | 272.25 | | 250.5 |
| LEVEL 03 | 222.4 | 272.25 | 272.25 | | 250.5 |
| LEVEL 04 | 222.4 | 272.25 | 272.25 | | 250.5 |
| LEVEL 05 | 222.4 | 272.25 | 272.25 | | 250.5 |
| LEVEL 06 | 222.4 | 272.25 | 272.25 | | 250.5 |
| LEVEL 07 | 222.4 | 272.25 | 272.25 | | 250.5 |
| LEVEL 08 | 222.4 | 272.25 | 272.25 | | 250.5 |
| LEVEL ROOF | | 31.96 | 31.96 | | 29.4 |
| TOTAL | 1404 | 2113.1 | 1938 | | 1782.7 |
| TOTAL FSR | | | | | 2.40 |



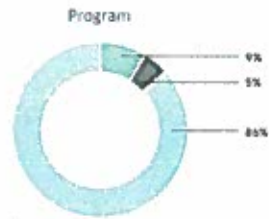
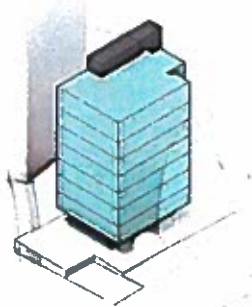
Level 01 - Amenity



Level 02-08



Level Roof

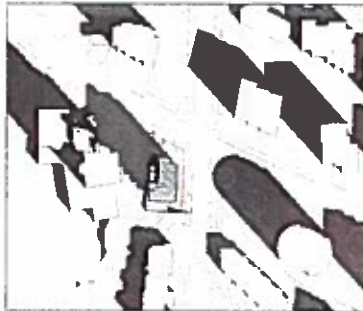


PROGRAM

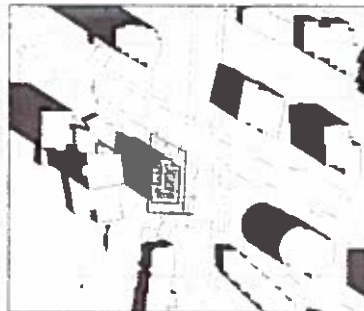
- Amenity
- Services
- Residential

4.7 Shadow Analysis

Shadows are shown between 10am and 3pm on the Spring/Fall Equinox, Summer Solstice, and Winter Solstice.



Spring/Fall Equinox - 10 am



Summer Solstice - 10 am



Winter Solstice - 10 am



Spring/Fall Equinox - 3 pm



Summer Solstice - 3 pm



Winter Solstice - 3 pm

5.0 Architectural Drawings

5.1 Parking Plan - Level P1

| PARKING | | Bylaw 4662, 2010 | | UNITS | GFA m2 | MIN REQ UNITS | MIN REQ GFA m2 | STALLS PROVIDED |
|------------------------------------|-------------------|--------------------------------------------------|--|--------------|----------|---------------|----------------|-----------------|
| MARKET RESIDENTIAL | | Section 300 | | | | | | |
| | The greater of | 1 parking space per dwelling OR | | 7 | | 7 | | |
| | | 1 space per every 84m2 of GFA | | | 2,113 | | 25 | 15 |
| | | | | TOTAL | 7 | 2,113 | 7 | 19 |
| MRKT RESID. VISITOR PARKING | | Section 142.01 | | | | | | |
| | 10% of req stalls | 1 parking space per dwelling OR | | 7 | | 2 | | |
| | each unit | 1 space per every 84m2 of GFA | | | 1,625 | 0 | 8 | 2 |
| ACCESSIBLE PARKING | | Section 142.09 | | | | | | |
| | | Min 1 space req for between 10-75 parking spaces | | | | 1 | 1 | 1 |
| | | | | TOTAL | | 10 | 28 | 18 |

**All parking stalls to have EV charging capabilities as per the requirements in Policy 02-80-186

| BIKE PARKING | | Policy 02-80-386, 2018 | | UNITS | BED ROOMS | MIN REQ | STALLS PROVIDED |
|-------------------------------------|----------------------------------------------------------|------------------------|--|--------------|-----------|----------|-----------------|
| Policy Zoning Amendment Application | | | | | | | |
| | 3.3 - Provide 1 secure bicycle parking space per bedroom | | | 7 | 2 | 14 | |
| | | | | TOTAL | 7 | 2 | 14 |
| | | | | | | | 21 |

*The project will provide 3 stalls per home, as it is recognized that the flex room could be used as a 3rd bedroom.

TYPICAL STALL 2.7m x 5.6m
 ACCESSIBLE STALL 3.7m x 5.6m
 SMALL CAR STALL 2.4m x 4.9m

(30% of stalls allowed)

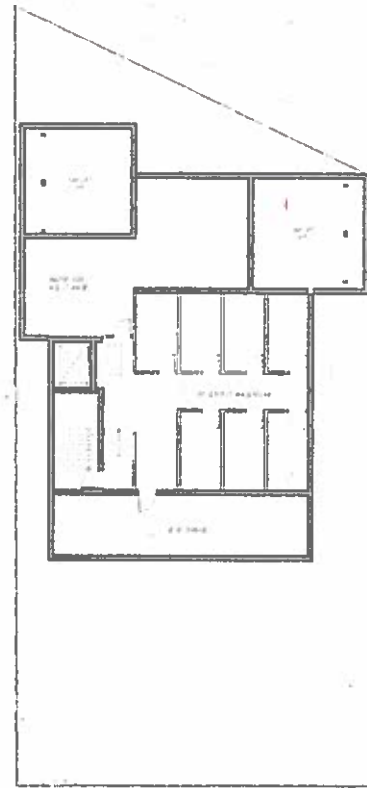
TREE ROOT PROTECTION ZONE 2.7m

(Per arborist report)

1:200



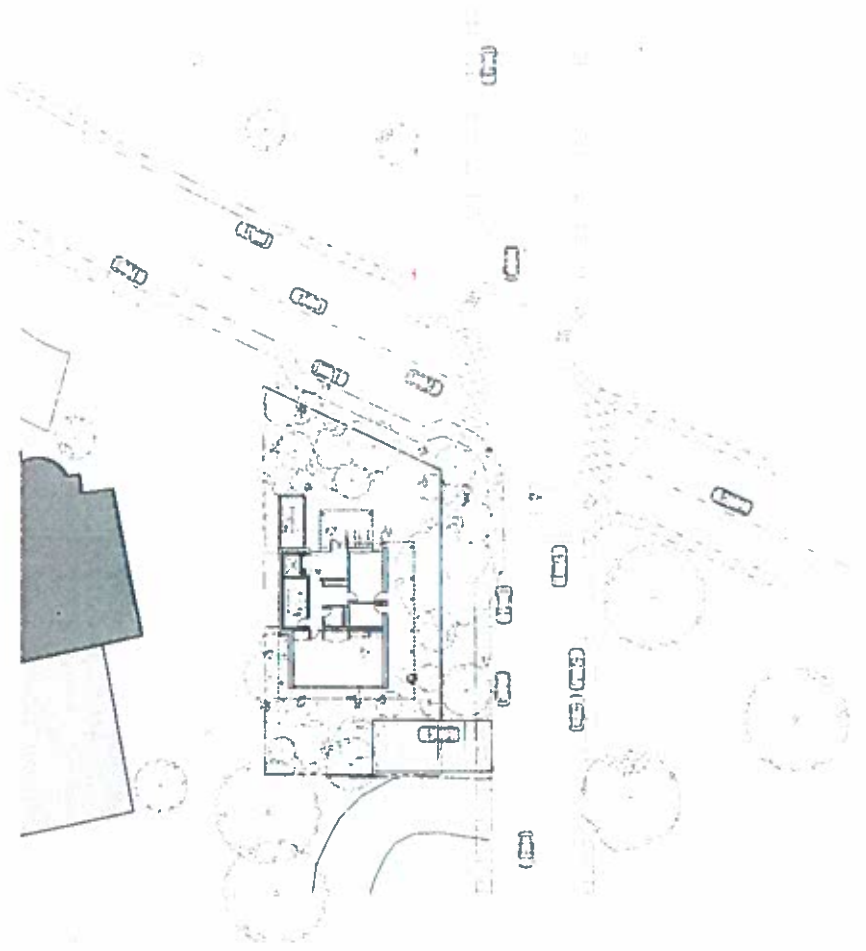
5.2 Parking Plan - Level P2



1:200

Perkins&Will

5.3 Context Plan

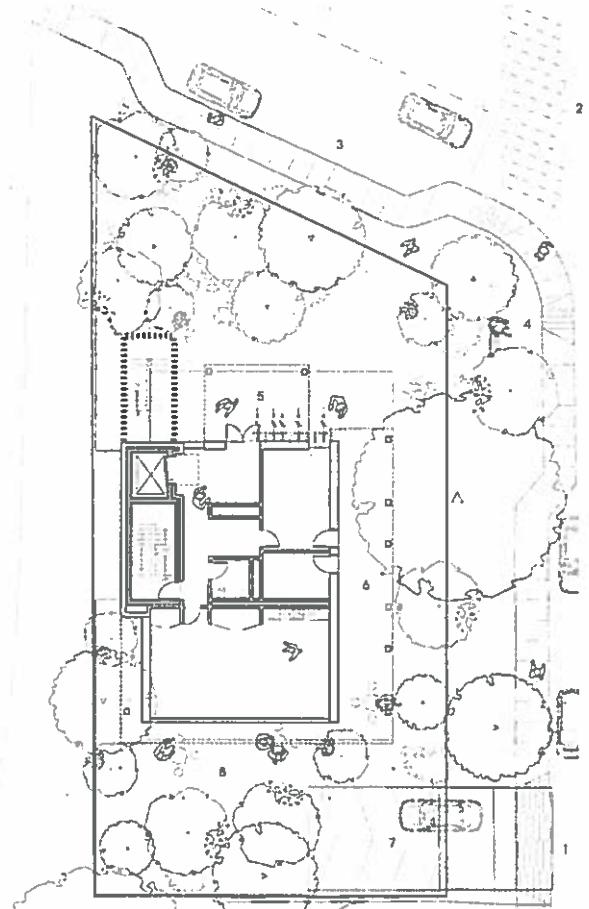


1:200

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5.4 Site Plan

- 1. Existing Curb Cuts
- 2. Proposed Crosswalk
- 3. Curbside Dropoff
- 4. Seating Area
- 5. Covered Entrance
- 6. Covered Walkway
- 7. Parkade Entry
- 8. Resident Open Space/Garden

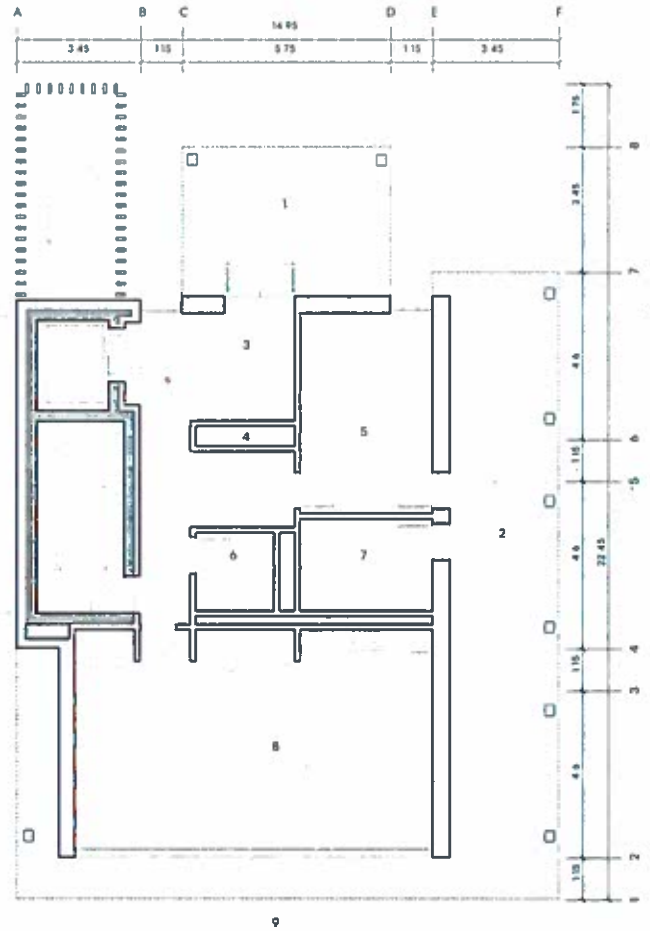


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Perkins&Will

5.5 Plan - Level 01

- 1 Covered Entrance
- 2 Covered Walkway
- 3 Lobby
- 4 Mail and parcel drop
- 5 Bike room
- 6 powder room
- 7 Mechanical
- 8 Multi-purpose amenity room
- 9 Open space/garden

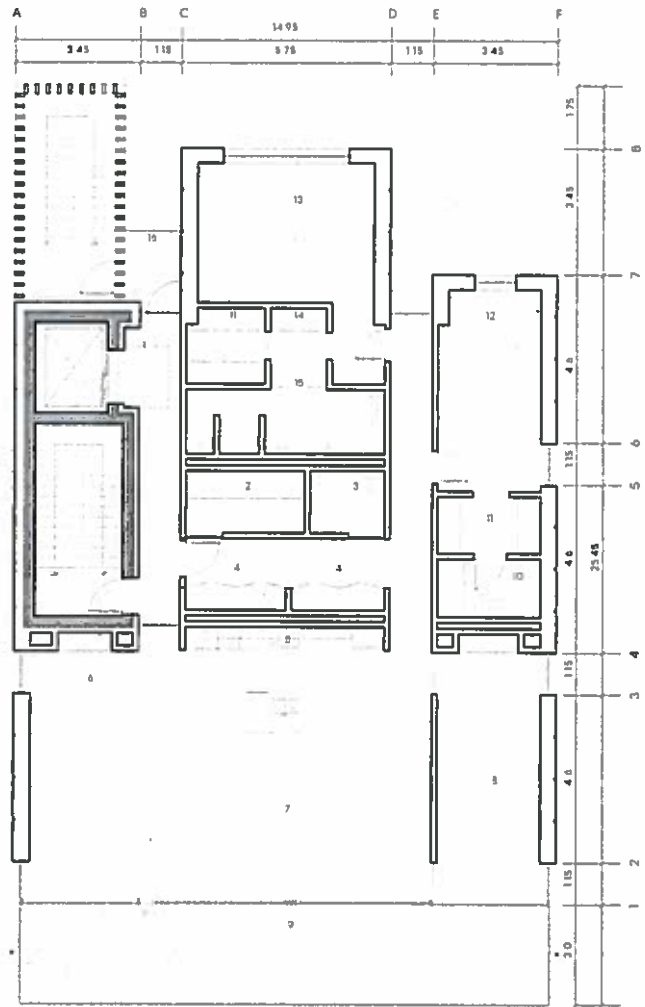


1:100

5.6 Plan - Level 02-08

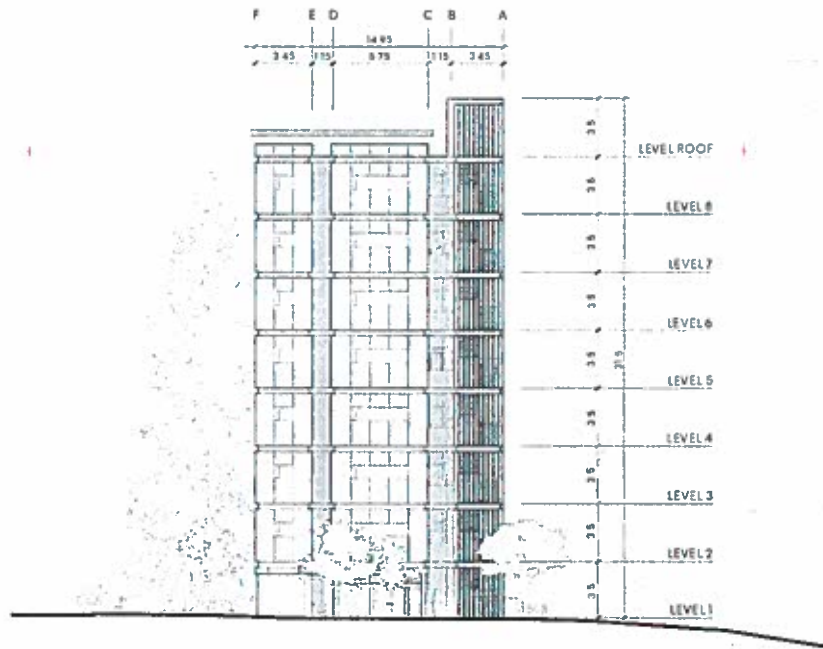
- 1 Entry
- 2 Laundry/Mud/HRV Room
- 3 Powder Room
- 4 Closets
- 5 Kitchen
- 6 Dining
- 7 Living
- 8 Flex
- 9 Deck
- 10 Bathroom
- 11 Walk in closet
- 12 Bedroom
- 13 Master Suite
- 14 Dressing Room
- 15 Master Ensuite
- 16 Exit Stair Access

⌚ 1:100

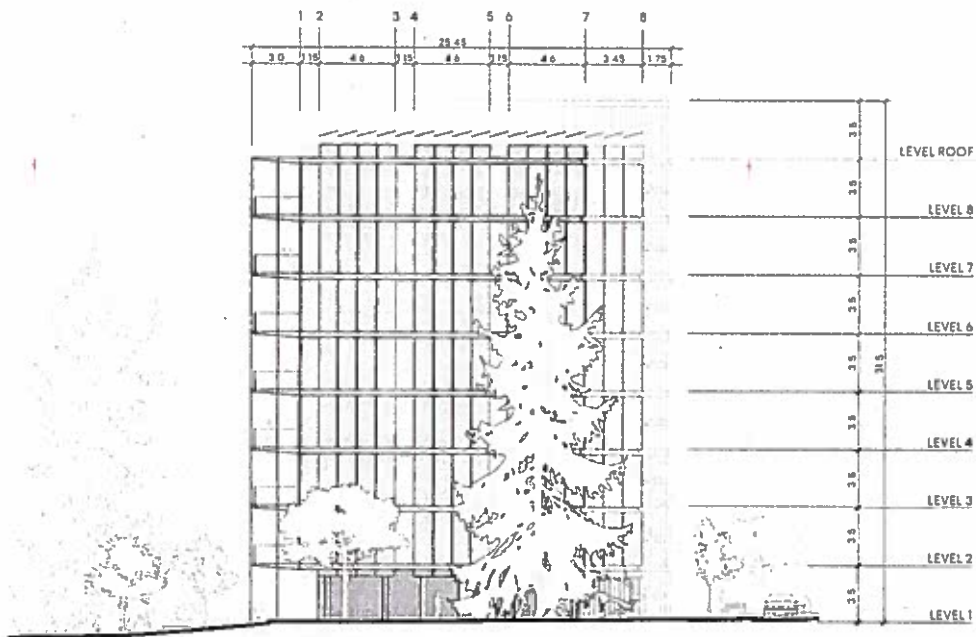


Perkins & Will

5.7 Elevation - North

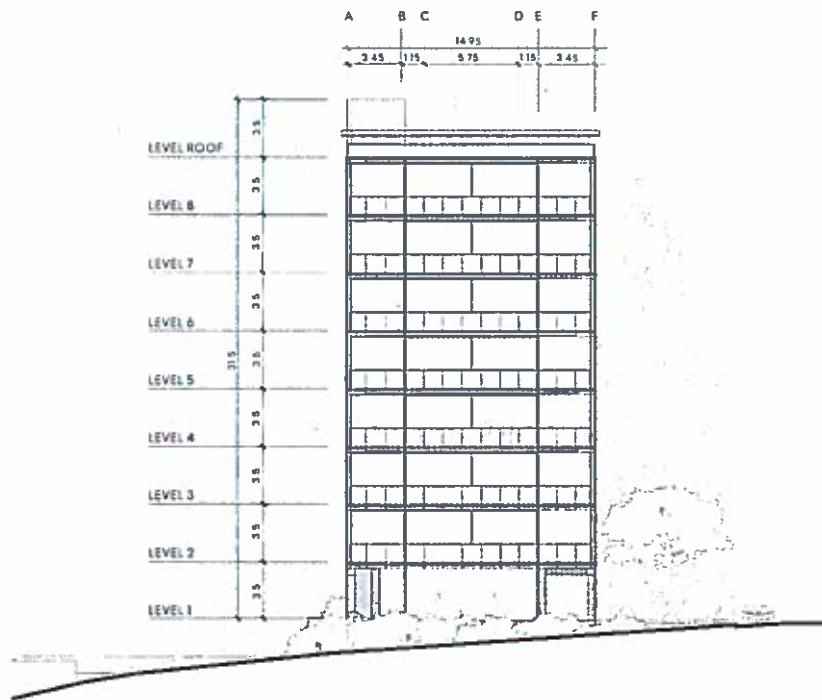


5.8 Elevation - East

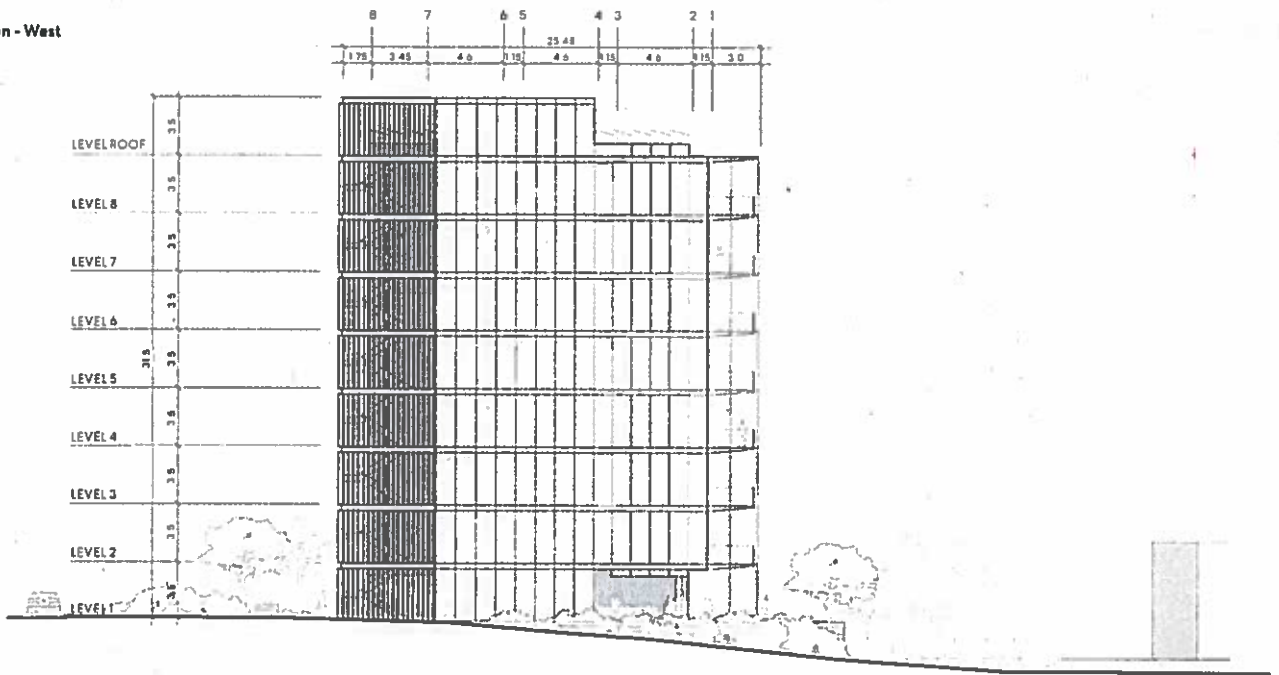


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5.9 Elevation - South

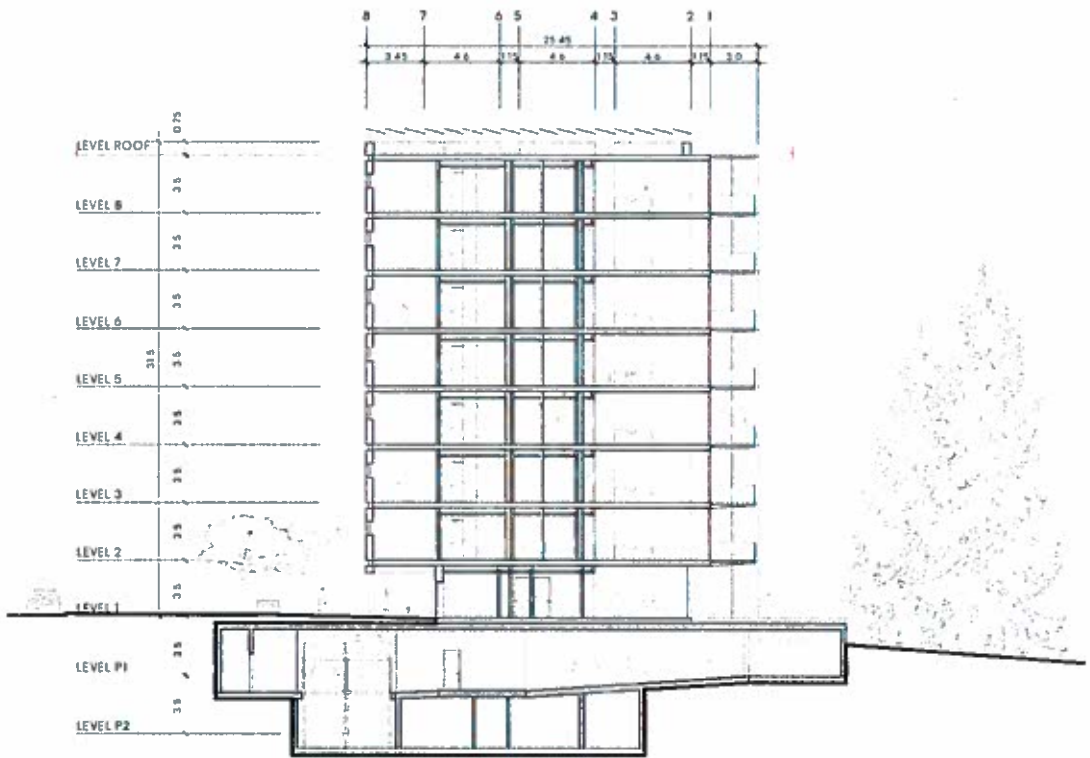


5.10 Elevation - West



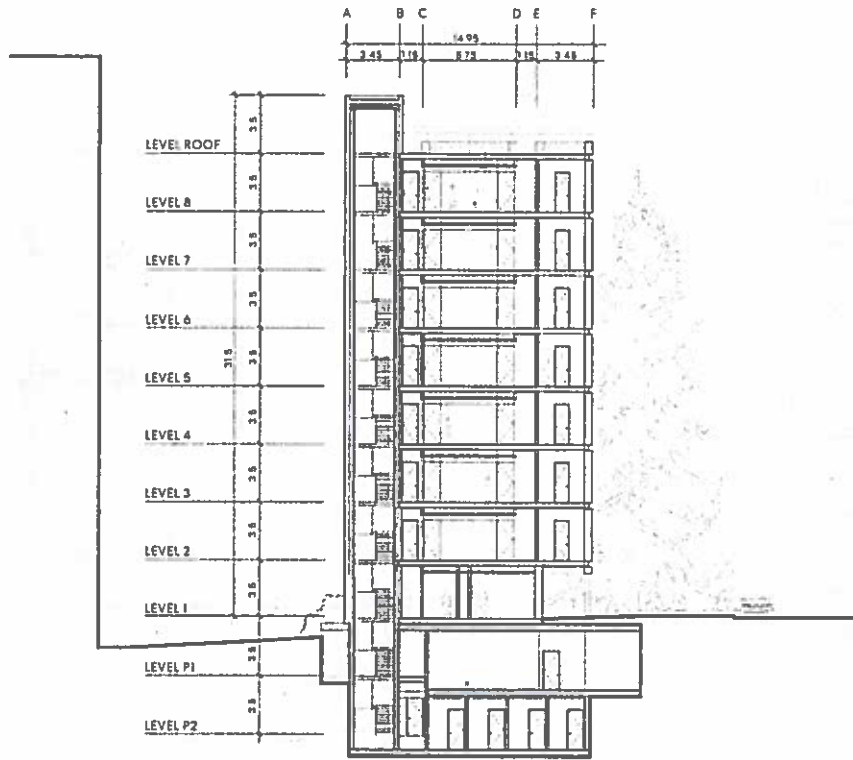
Perkins&Will

5.11 Section - North South



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5.12 Section - East West



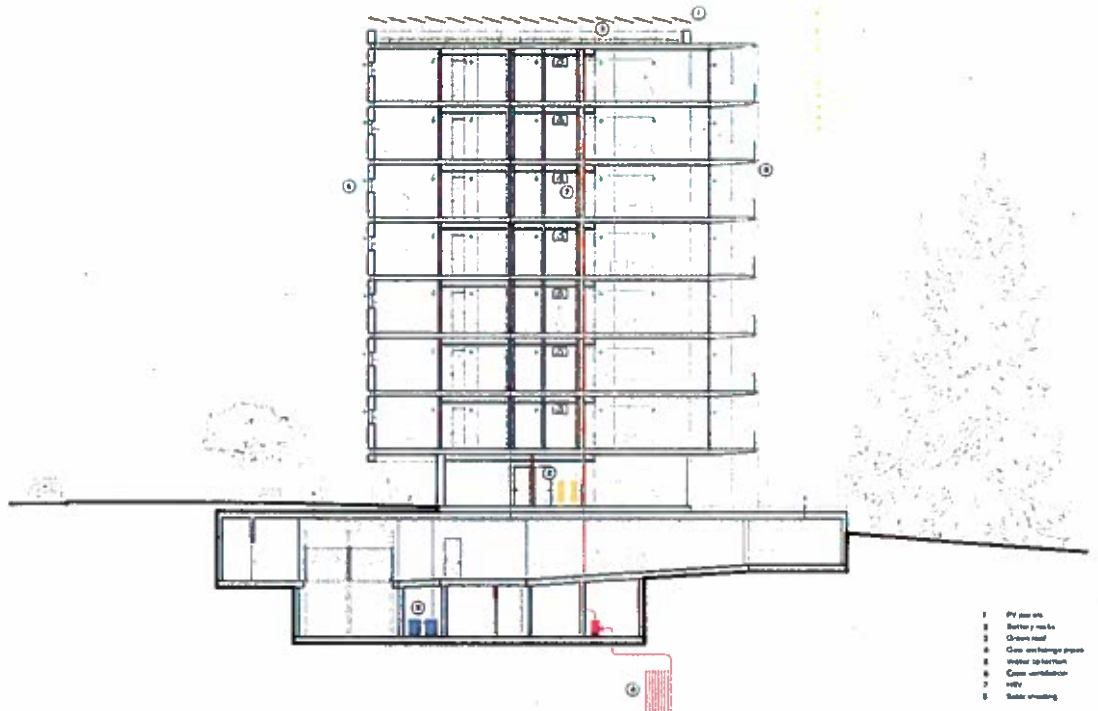
5.13 Systems narrative

The building's primary structural system will be built of mass timber. This helps reduce GHG emissions by sequestering carbon in the structure.

The project aims to generate electricity on site by using solar Photovoltaic panels on the roof top, as well as geexchange earth tubes for heating and cooling. Individual heat recovery ventilators will be used in each home.

Water will be stored and used on site for irrigation by capturing the water through green roof retention on the rooftop and pervious paving and green roof landscaping on top of the parkade.

The building's form, with one home per level, allows the building layout to take advantage of solar orientation and room placement for passive heating and cooling. The living rooms elongate along the south, maximizing views and allowing for natural shading provided by the large decks to the south. As each home has windows on every side of the building, passive cross ventilation is easily achievable. Bedrooms are placed on the north and east sides of the building to prevent overheating in summer.



5.14 3D View - South



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5.15 3D View - East



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5.16 3D View - Interior



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2204 Bellevue Ave: Proposed Pre-Application Community Consultation Approach

Project Data

Project Name: Bellevue & 22nd Proposed Development

Project Location: West Vancouver

Building Type: Residential

Applicant: Bellevue Properties Partnership

A. Community Consultation Open House

The District of West Vancouver has requested that an applicant-hosted open house be held for the Development Proposal at 2204 Bellevue Ave prior to submission of the re-zoning application.

On March 18th, 2020 the Province of British Columbia declared a state of emergency due to the COVID-19 pandemic. As such, large gatherings in excess of 50 people are currently prohibited¹. If public gatherings are to take place, they must conform with guidance for mass gatherings from the Public Health Agency of Canada.²

B. Objective

The objective of the open houses will be presenting the vision, values, principles, and design response of the proposal to the surrounding community to get their feedback.

As per the District of West Vancouver requirements, two engagement events are being proposed:

1. Physical/ In Person Open House following COVID-19 protocols.
2. Virtual/Online Open House (launched two days prior to the In-person Open House)

¹ BC Center for Disease Control – Covid-19 Event Planning <http://www.bccdc.ca/health-info/diseases-conditions/covid-19/event-planning>

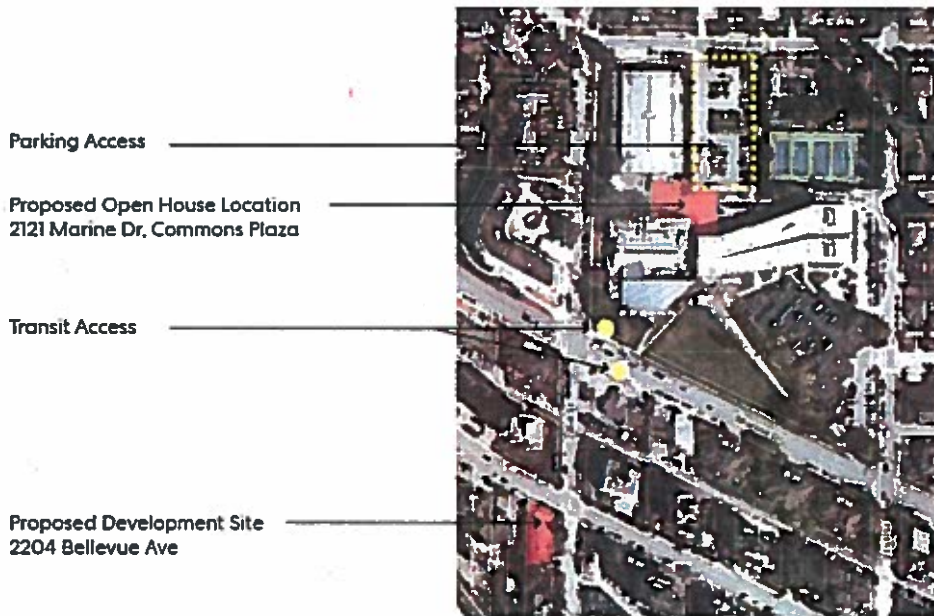
² Government of Canada – Risk Informed Decision Making for Mass Gatherings During Covid-19 Pandemic. <https://www.canada.ca/en/public-health/services/diseases/2019-novel-coronavirus-infection/health-professionals/mass-gatherings-risk-assessment.html>

1. Physical/ In Person Open House

Proposed Location: 2121 Marine Drive, West Vancouver (West Vancouver Community Centre Commons Plaza).

The applicant is proposing that a physical open house be held at the West Vancouver Community Center. It is within walking distance of the development proposal site and has both direct access to transit along Marine Drive as well as ample parking located at the community centre parking lot off Gordon Avenue.

The open house will take place outside under event tents in the community centre commons plaza to mitigate transmission risks due to Covid-19. The intent is to only provide an overhead cover so as to permit free air circulation through the space.



Date: The date will be determined in concert with the District of West Vancouver subject to approval of this open house engagement plan and Council permitting the project to proceed to formal application.

The applicant has contacted the community centre about renting the plaza area but confirmation is subject to availability on the proposed date as well as the community centre's booking and use guidelines and policy in place at the time of the proposal. If this venue is not available, an alternative location/venue will be arranged by the applicant.

Time: Weekday preferred, between 5pm and 7pm.

Access: Wayfinding signage will be placed around the venue. Perimeter stanchions will be used around the event tents to control points of entry and exit. This will ensure a one-way flow of traffic through the tents and will help enforce proper physical distancing protocols. Entry to the event will be controlled to limit the number of

2204 Bellevue Ave: Proposed Pre-Application Community Consultation Approach
Date: 5.15.2020

participants in the tent at one time. Rules pertaining to proper physical distancing protocols while at the event will be posted at the front entry.

Non-medical face masks will be provided to attendees upon entry. Hand sanitizer will be placed at both the entry and exit of the event.

Content boards will be spaced out to allow for proper 2m distancing between participants. Markings on the floor will indicate 2m intervals and will indicate where participants should stand when viewing boards.

Size of Space: The tents will be sized appropriately to allow for content boards to be spaced according to physical distancing requirements.

Comments: Participants will have an opportunity to provide comments and feedback. Physical comment stations will be placed near the exit which will be controlled and monitored by the hosts of the event. Participants wishing to fill out a comment card will be provided a comment sheet and pen and be asked to fill it out at a designated comment station. Stations will be placed 2m apart. Participants may take the pen with them when they leave, pens will not be reused. Comment sheets will be placed by participants in a box. After the event, the box will not be opened for 48 hrs to ensure no spread of contamination from the comment sheets.

Participants wishing to fill out comments at home will be provided a card with a link to the project website where an online comment form may be filled out.

Sanitation: High touch surfaces will be sanitized every 15 min. Comment stations will be sanitized between participant use.

Presentation: No formal presentation is proposed for this event to discourage gathering or clustering. Event hosts will be positioned at content boards to engage with participants and answer questions. Event hosts will be wearing non-surgical face masks.

Content: Content boards will include the following:

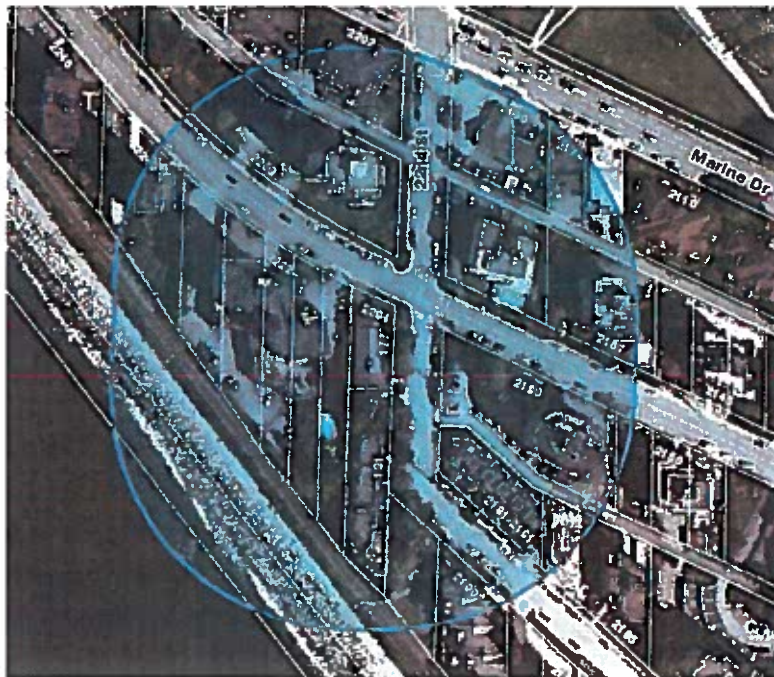
- Applicant information (who we are)
- Project goals & benefits (sustainability, performance, environmental, community, health/wellness)
- Policy Alignment (OCP, Climate Emergency, Tall Wood Mass Timber)
- Site Analysis
- Select drawings and views

Refreshments: No refreshments will be provided to limit contact and manage risk.

Restrooms: Restroom access will be dependent on provincial rules around community centre access at the time of the open house. If the community centre washrooms are not open to public use, no restrooms will be provided at the event.

Invitations: A mailout alert for the event will be sent to neighbours within a 100m radius 2 weeks prior to the event. An invitation to the event may also be sent out to community groups such as The West Vancouver Foundation.

2204 Bellevue Ave: Proposed Pre-Application Community Consultation Approach
Date: 5.15.2020



SOURCE: WESTmap2019. Parcel Buffer tool - 100m (https://mapping.westvancouver.ca/html5Viewer/?viewer=WestMap_2019.Default_Viewier)

2. Virtual Open House

Online Website: The project will set up a website through the Wix platform (<https://www.wix.com/>). The website will contain the content boards presented at the physical open house as well as a link to a questionnaire/comments section.

Access: The online virtual open house will go live 2 days prior to the physical open house.

Email: A project specific email will be set up to gather all comments from both the physical and virtual open house.

Report Back: The online questionnaire/comments will be live on the project website for two weeks after the event to allow participants ample time to leave feedback. Once the two-week period has passed, comments from both the physical and virtual open houses will be collected and catalogued by the applicant team. An engagement summary report will be shared with the District of West Vancouver.

C. Key Audience

1. Key Audiences by Group

- a. Surrounding Community
 - Mail out to neighbours within a 100m radius of the development site
- b. Regulatory Agencies
 - District of West Vancouver
- c. Community Groups
 - West Vancouver Foundation

D. Deliverables

| Tactics | Deliverables |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pre-Engagement Planning | Engagement Plan |
| Awareness and Notification | Mail out alert to neighbours (100m radius) Project webpage |
| Inquiries | Project email address |
| Physical Open House | Event plan Floor plan Display boards Sign-in sheets Physical distancing protocol signs Wayfinding signs Events photography sign Photo release forms Project team name tags Event evaluation forms |
| Virtual Open House | Content (same as display boards at physical open house) Online questionnaire |
| Report Back | Engagement summary report |

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