

DISTRICT OF WEST VANCOUVER

6.

750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Table with 2 columns: Field (Date, From, Subject, File) and Value (February 5, 2021, Erik Wilhelm, Senior Community Planner, Preliminary Development Proposal for 1763 Bellevue Avenue, 1010-20-19-010)

RECOMMENDATION

THAT the preliminary development proposal outlined within the report titled Preliminary Development Proposal for 1763 Bellevue Avenue dated February 5, 2021 from the Senior Community Planner proceed to public consultation prior to adoption of the Ambleside Town Centre Local Area Plan in accordance with Council’s Preliminary Development Proposal and Public Consultation Policy.

1.0 Purpose

The purpose of this report is to inform Council of a preliminary development proposal at 1763 Bellevue Avenue. The report includes preliminary analysis of the proposal based on relevant applicable policy and identifies issues requiring further review and consideration.

2.0 Legislation/Bylaw/Policy

2.1 Existing Zoning:

1763 Bellevue Avenue is zoned CU3 (Community Use Zone 3). A copy of the zone is provided within Appendix A. Among other uses, this particular zone allows for community buildings and non-profit organizations with a maximum of three storeys. The CU3 zone does not include Floor Area Ratio (FAR) regulations.

3.0 Council Strategic Objective(s)/Official Community Plan

Council’s Strategic Plan 2020-2021 includes the following objectives relevant to the preliminary development proposal:

1.1 Ensure that 250 housing units are approved per year over the next 5 years, of which approximately 50, are rental units and include accessible housing units.

2.3 Initiate a Local Area Plan for the Ambleside Town Centre.

The Official Community Plan (OCP) provides direction to strengthen District centres and corridors through adoption of local area plans. The OCP aims to

create capacity within those areas to provide for additional infill and multifamily housing units close to transit and amenities.

The subject site is located within the Ambleside Town Centre Local Area Plan Boundary (**Appendix B**). The public consultation and local area planning for lands within the boundary has not been initiated.

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

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

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

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

The subject site is located within the OCP's "Ambleside Village Centre" development permit area. The commercial and mixed-use design guidelines include the following policies applicable to the proposal:

- **Policy BF-C 4.10** that states, "The current Masonic Hall site located at 1763 Bellevue Avenue is somewhat isolated adjacent to the parking structure of a highrise building and across the street from a major hydro substation. Consider allowing a building of up to five storeys to allow uses that could offset the location constraints and add to the community such as a stand alone office use, seniors housing and ground level community use, or added public parking".
- **Policy BF-C 4.9** that states, "When considering rezoning applications or new buildings, encourage rental and accessible units".
- **Policy LE 3** that states, "Encourage mixed commercial and residential redevelopment projects in commercial centres where consistent with ongoing commercial activity".

## 4.0 Financial Implications

Not applicable.

## 5.0 Background

### 5.1 Previous Decisions

On December 14, 2014, Council passed the following motion:

1. Community Consultation on Official Community Plan Amendment, Rezoning and Development Permit No. 14-052 for 1763 Bellevue Avenue take the form of consideration by the Design Review Committee and North Shore Advisory Committee on Disability Issues and a public meeting with direct notification provided to the properties shown on the map attached as Appendix C to the staff report dated November 26, 2014 and a notice of the public meeting be posted on the District website; and
2. Following the community consultation on the development proposal for land at 1763 Bellevue Avenue, staff report back to Council on the results of the consultation, and provide a complete review of the development proposal and recommended next steps.

On June 22, 2015, after staff reported back, Council directed staff to draft bylaws facilitating potential redevelopment of the site.

On June 6, 2016, Council initially considered redevelopment of the site<sup>1</sup>. The mixed-use proposal at that time included the following:

- 20 residential apartment units;
- 3 ground floor commercial units totalling 270 square metres (2,900 square feet) along Bellevue Avenue;
- A Floor Area Ratio (FAR) of 2.8;
- 7 storeys (with partial 8th storey<sup>2</sup>)
- A maximum building height of 25 metres (82 feet) measured from the average curb elevation on Bellevue Avenue;
- 57 parking spaces:
  - 15 public parking spaces (secured via covenant);
  - 6 commercial spaces;
  - 34 residential spaces;
  - 2 residential visitor spaces.

A rendering of the previous proposal is seen in Figure 1. The proposal included a parkade entrance along Ambleside Lane<sup>3</sup> and another parkade entrance along Bellevue Avenue<sup>4</sup>.

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<sup>1</sup> The proposal included a development permit, rezoning, OCP amendment, Phased Development Agreement, covenant/statutory right-of-way registration and a housing agreement.

<sup>2</sup> Eighth storey provided for mechanicals/elevator equipment and private landing areas to rooftop patios

<sup>3</sup> The parkade entrance along Ambleside Lane accessed P1 (above ground/2nd storey)

<sup>4</sup> The parkade entrance along Bellevue Avenue accessed P2 (partially underground) & P3 (fully underground)



**Figure 1 – Rendering of previous proposal**

Council resolved not to provide readings to the bylaws and directed staff to investigate the possibility of including community/public use within a revised proposal to be brought back to Council at a future date.

## 5.2 Context

The 1,132.5 m<sup>2</sup> (12,190 sq. ft.) site is located on the north side of the 1700 Block of Bellevue Avenue, within the Ambleside Village Centre. It is currently developed with a two-storey building (formerly the Masonic Hall) constructed in 1950 (Figure 2). The site has surface parking at the front along Bellevue Avenue and access to rear surface parking via Ambleside Lane to the north. The site slopes from north to south with an approximate elevation decrease of 2.1 metres (7 ft.) towards Bellevue Avenue and is within short walking distance to commercial services, shopping, transit and John Lawson Park.



**Figure 2 – Existing Building**

The site is surrounded by a variety of multifamily, commercial and office uses (Figure 3). Adjacent land uses include:

- North - Ambleside Lane with mixed-use buildings (ranging in heights from one to three storeys) north of the lane.
- South - Bellevue Avenue with a BC Hydro substation across the street with structures that reach approximately 38 feet in height constructed in 1954.
- East - Surface parking area associated with a one-storey commercial building at the corner of 17th Street and Bellevue Avenue.
- West - A 15-storey mixed-use building that includes a two-storey parking structure and commercial podium plaza connected to a 13-storey rental apartment building (Hollyburn Plaza).



Figure 3 – Site Context

## 6.0 Analysis

### 6.1 Preliminary Proposal

The developer has submitted preliminary development plans proposing a nine storey mixed-use building (Figure 4).



**Figure 4 – Rendering of Preliminary Development Proposal**

Architectural drawings of the preliminary development proposal are included as **Appendix C**. The proposal includes:

- 28 residential apartment units
  - 22 strata units (78.6 % of residential units)
  - 6 non-market<sup>5</sup> rental units (21.4 % of residential units)
- 5 commercial units (2 retail/commercial units fronting Bellevue Avenue and 3 office units on 2nd floor)
- A floor area ratio (FAR) of 4.87
  - 5,517 m<sup>2</sup> (59,391 sq. ft.) of floor space
- 70 parking stalls in total
  - 37 strata residential stalls (1.68 stalls per strata unit)
  - 6 non-market residential stalls (1 stall per non-market rental unit)
  - 4 public parking stalls
  - 23 commercial stalls (1 stall per 47.6 m<sup>2</sup> of commercial space)
  - 23 small vehicle stalls (33% of total vehicle stalls)
- 59 bicycle storage stalls

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<sup>5</sup> Proposed non-market rents slated to be at 70% of market rents

The development includes a mixture of bedroom types as noted in Figure 5:

Unit Mix Table	
Studio	0
1 Bedroom	6 <sup>6</sup>
2 Bedroom	20
3 Bedroom	2
Total	28

Figure 5 – Unit Mix

Parking access is provided via Ambleside Lane to the rear of the site. The primary parking area utilizes a vehicle elevator (versus a conventional parkade driveway entrance). Figure 6 below shows building width (when viewed from the north), the rear parking locations and general extent/width of the outdoor rooftop amenity area.



Figure 6 – Rear/North Elevation

<sup>6</sup> These 6 non-market units represent approximately 5.5% of total floor area or 9% of total residential floor area.

As the development proposal and submitted information is preliminary, a detailed review of context fit, building form, character, siting and traffic analysis has not been undertaken. However, based on a preliminary review, staff have identified the following potential issues:

- *Density* – The proposed 4.87 FAR is significantly higher than buildings in the surrounding area and would be the highest FAR of any building in West Vancouver. Staff have concerns with the bulk and massing of this proposal. Design development to address issues related to size and contextual fit will require further review and consideration. By advancing to public consultation, staff are not endorsing the current density and form of development.
- *Building width* – The proposal spans the entire width of the site (east to west) on the northern façade. Issues related to ‘building bulk’ and view corridor impacts will require design development.
- *Parking functionality* – The proposal includes a vehicle elevator and therefore functionality of this arrangement will need to be technically reviewed.
- *Number and size of rental units* – Recognizing the findings within the District of West Vancouver Housing Needs Report, the number and configuration of non-market rental units will require further review.
- *Potential Inclusion of Community Facility Space* – Council directed staff to investigate the possibility of including community/public use within a revised proposal. Staff note that there is a significant amount of community facility space within close proximity of the site including the Memorial Library, West Vancouver Community Centre and the Seniors’ Activity Centre. High level review of the subject site and preliminary proposal suggests that locating a community facility space within the building may not be optimal given the limited amount of commercial space and the residential units located above. However, further review of the potential to locate community space is anticipated if the proposal proceeds. This review would be conducted in the context of ongoing discussion and analysis regarding community facility needs in the Ambleside area (e.g. a new Youth Hub).

## 6.2 Discussion

Recognizing OCP Policy 2.1.5, regarding the consideration of proposals in advance of anticipated Local Area Plans (LAPs) where targeted housing and other objectives could be met, staff conclude that the proposal merits further consideration prior to the Ambleside LAP, notwithstanding our previous comments regarding the issues raised. Staff expect that these key issues, particularly related to density and form, will require modification prior to the receipt of an application. Allowing the proposal to advance would not fetter Council’s consideration of the proposal as part of a forthcoming formal development application while allowing for further community consultation.

### 6.3 Sustainability

New development proposals within the District of West Vancouver deliver high-performance buildings, in compliance with the BC Energy Step Code required by the Building Bylaw. All rezoning applications are expected to be compliant with “Sustainable Buildings Policy” that currently states “*New buildings should comply with the Low-carbon Energy System pathway and should meet the step higher of the BC Energy Step code than is otherwise required by Building Bylaw No. 4400, 2004.*”

As well, as a primary aspect of sustainability, good land use planning principles include localizing higher density and mixed-use development in locations that have established public transit, amenities, services and recreational opportunities. Accordingly, the site’s central location within Ambleside will lend itself to less car dependency and foster walking to nearby shops and services, which are central to a healthy and functional community.

### 6.4 Public Engagement and Outreach

#### *Public Information Meeting*

If the proposal proceeds at this time, community consultation would include a public information meeting to be held by the proponent in accordance with Council’s Preliminary Development Proposal and Public Consultation Policy. At this time, due to provincial health directives regarding the COVID 19 pandemic, the proponent would be required to conduct a ‘virtual’ public consultation meeting. Neighbourhood notification<sup>7</sup> and advertising in the North Shore News would be required to notify the public regarding the public consultation meeting.

#### *Website*

In alignment with current practise, a description of the preliminary development proposal has been placed on the District website.

### 6.5 Other Communication, Consultation, and Research

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

## **7.0 Options**

### 7.1 Recommended Option

It is recommended that the preliminary development proposal for 1763 Bellevue Avenue proceed to public consultation 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 (to be specified); or

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<sup>7</sup> The notification would be sent to all owner/occupants within 100m of the site.

- b) not consider a rezoning proposal for 1763 Bellevue Avenue until completion of the Ambleside Town Centre Local Area Plan.

## 8.0 Conclusion

This report recommends that the preliminary development for 1763 Bellevue Avenue proceed to public consultation in advance of the Ambleside Town Centre Local Area Plan in accordance with Council's Preliminary Development Proposal and Public Consultation Policy. As enabled by OCP policy 2.1.5, advancement of the preliminary proposal will allow further public feedback and gauge public support for a development project that includes non-market rental housing prior to the Ambleside Local Area Plan.

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

Author:



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Erik Wilhelm, Senior Community Planner

Concur:



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Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

- A. Copy of Community Use Zone 3 (CU3)
- B. Ambleside Local Area Plan Boundary Map
- C. Preliminary Architectural Drawings (IBI Group Architects dated 2020-12-07)

**503 - CU3 - Community Use Zone 3***AMENDING  
BYLAW***SECTION REGULATION****503.01 Permitted Uses**

- (a) child care
- (b) community buildings
- (c) home based business
- (d) non-profit organizations
- (e) single family dwellings

**503.02 Conditions of Use**

- (1) community use buildings are limited to one caretaker suite per building
- (2) child care is permitted as an accessory use

**503.03 Site Area**

- (1) Single family dwelling – 557.5 square metres minimum
- (2) All other uses - 836 square metres minimum

**503.04 Site Width**

- (1) Single family dwelling – 15.2 metres minimum
- (2) All other uses – 18.2 metres minimum

**503.05 Front Yard**

7.6 metres minimum

**503.06 Rear Yard**

- (1) Single family dwelling – 7.6 metres minimum
- (2) All other uses – 2.3 metres minimum

**503.07 Side Yard**

- (1) Single family dwelling – 1.52 metres minimum
- (2) All uses – 4.5 metres minimum from the flanking site line on corner sites

**503.08 Building Height**

- (1) Single family dwelling – 7.62 metres maximum
- (2) All other uses – 13.7 metres maximum, including elevator hoistway enclosures and/or staircase enclosures, machine rooms, cooling towers, and similar roof structures, provided that all roof structures shall be located within units positioned around elevator hoistway enclosures and/or staircase enclosures and shall be adequately screened from view, and provided further that external stairs or ladders to machine rooms are not permitted

**503.09 Number of Storeys**

- (1) Single family dwelling – 2 storeys maximum
- (2) All other uses – 3 storeys maximum

**503.10 Off-Street Parking**

- (1) Single family dwelling – one minimum
- (2) All other uses - a minimum of:
  - (a) 1 parking space for every 9.5 square metres of assembly area, or
  - (b) 1 parking space for every 37.5 square metres of gross floor area if the building does not contain floor area used for assembly
- (3) Required parking may be located at grade or below grade beneath a building, but only below grade parking is permitted in required yards
- (4) Access to all required off-street parking shall be provided from a lane, except that for a corner site, access may be permitted from the flanking street

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**503.11 Landscaping**

- (1) Areas between the building and site line or site lines adjoining a street or streets shall be landscaped
- (2) Landscaping within front yard areas may include entrance patios and entrance walks as well as planted areas
- (3) No fences shall be located between the front line of the building and the front site line, except that this restriction does not apply to single dwellings
- (4) Surface parking located at the rear of a building in this zone for all uses other than single dwellings shall be screened from view of any adjoining single dwelling sites

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# Appendix B – Ambleside Local Area Plan Boundary Map



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**PROJECT CONTACT**

**OWNER**

iKOR Group

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West Vancouver BC V77 1A7

**ARCHITECTURE**

IBI GROUP

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PHONE: (604) 683-8797

Suite 700 - 1285 West Pender Street,  
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Glotman Simpson Consulting Engineers Engineers

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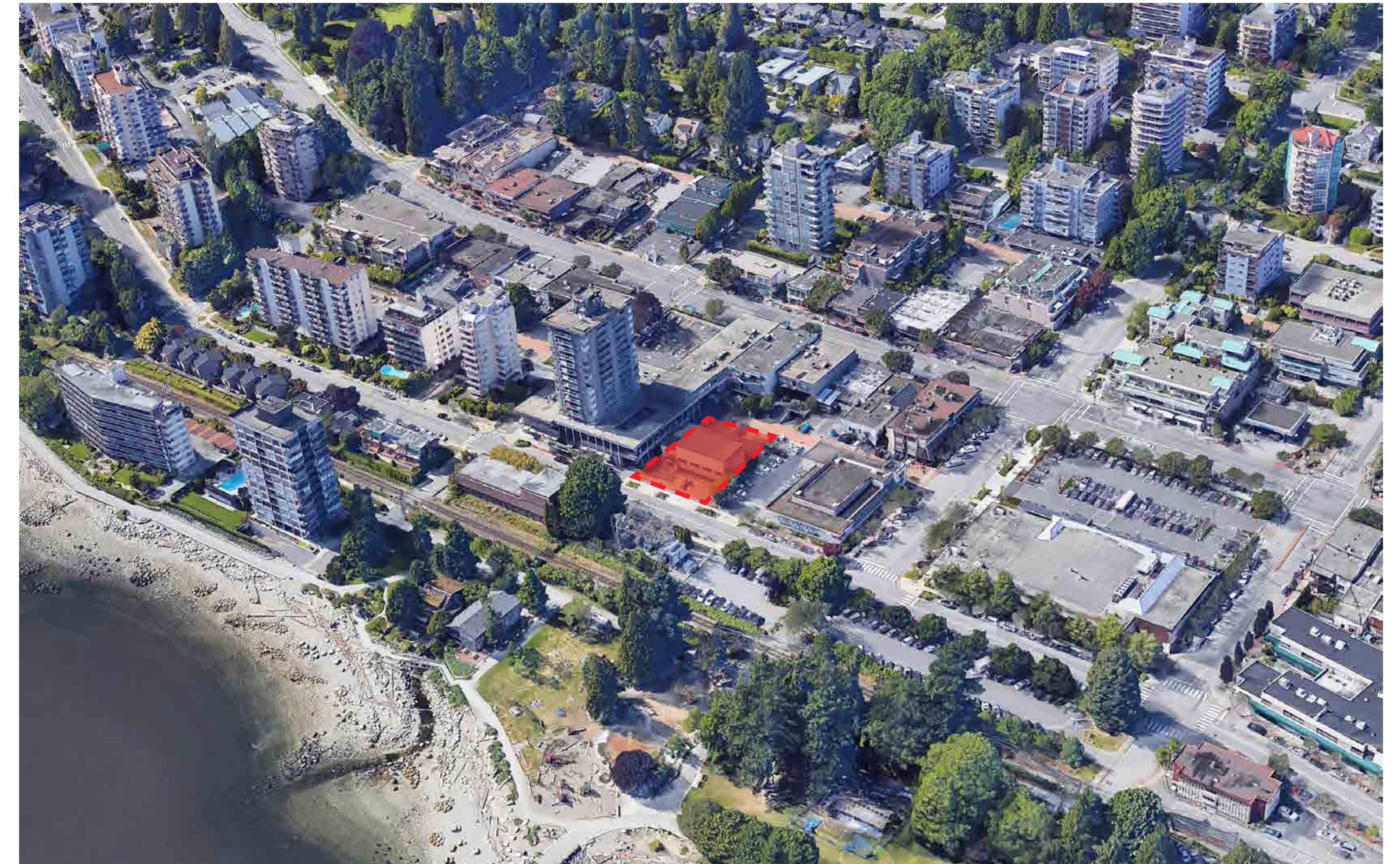
2009 West 4th Avenue  
Vancouver, BC, V6J 1N3

**MECHANICAL**

REINBOLD ENGINEERING

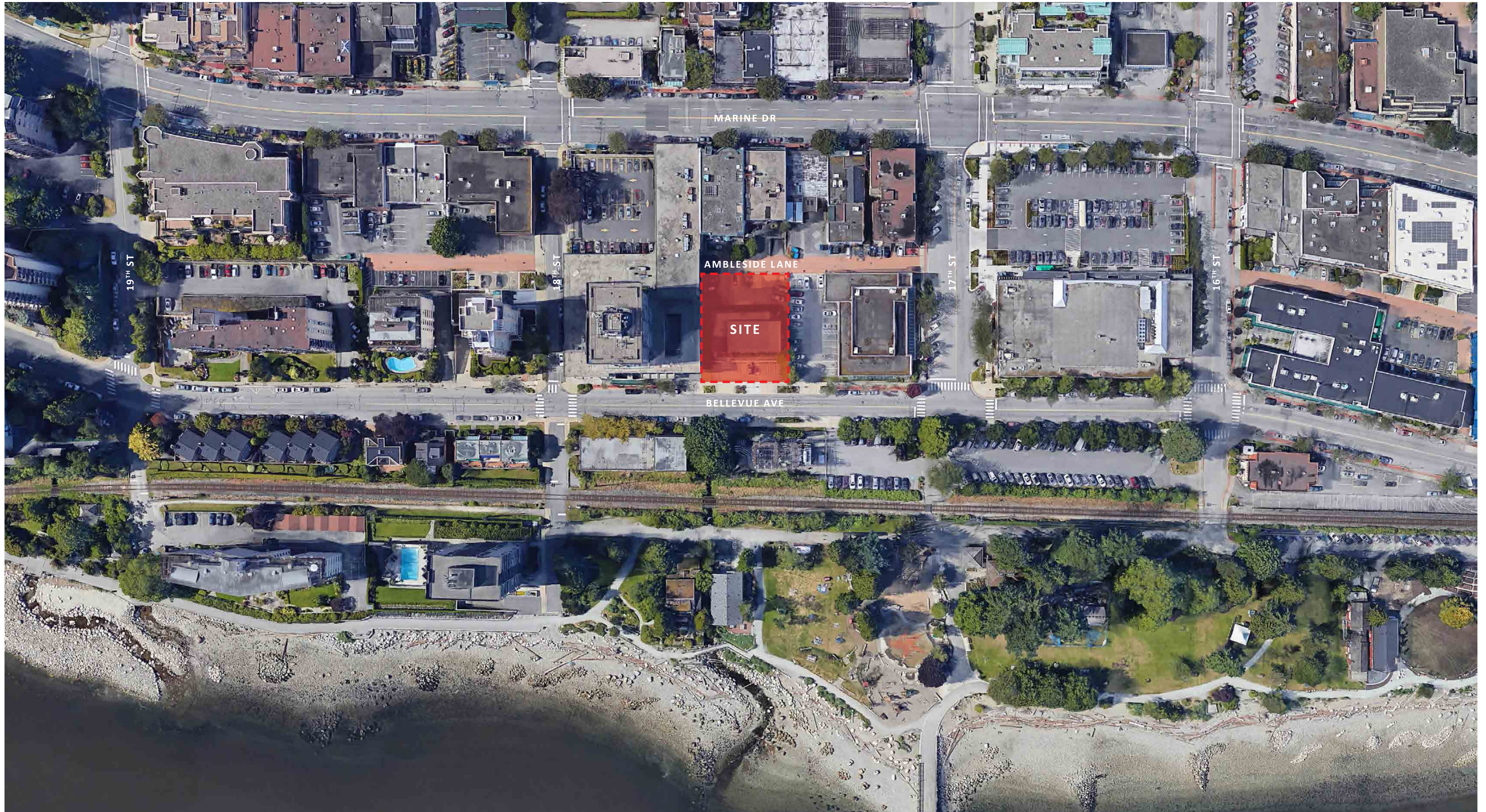
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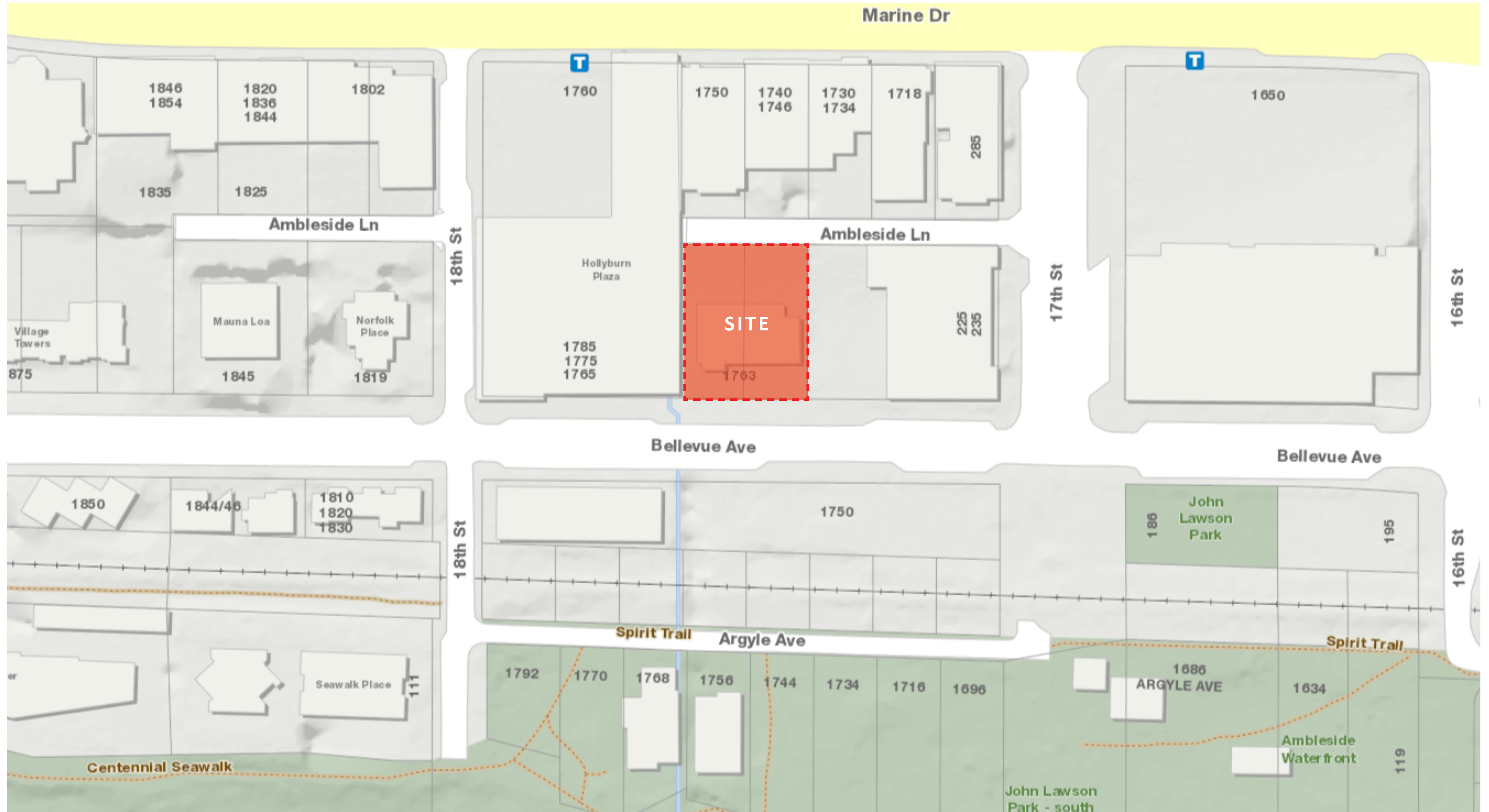


**1763 BELLEVUE AVENUE  
WEST VANCOUVER, BC**

# AERIAL CONTEXT PLAN



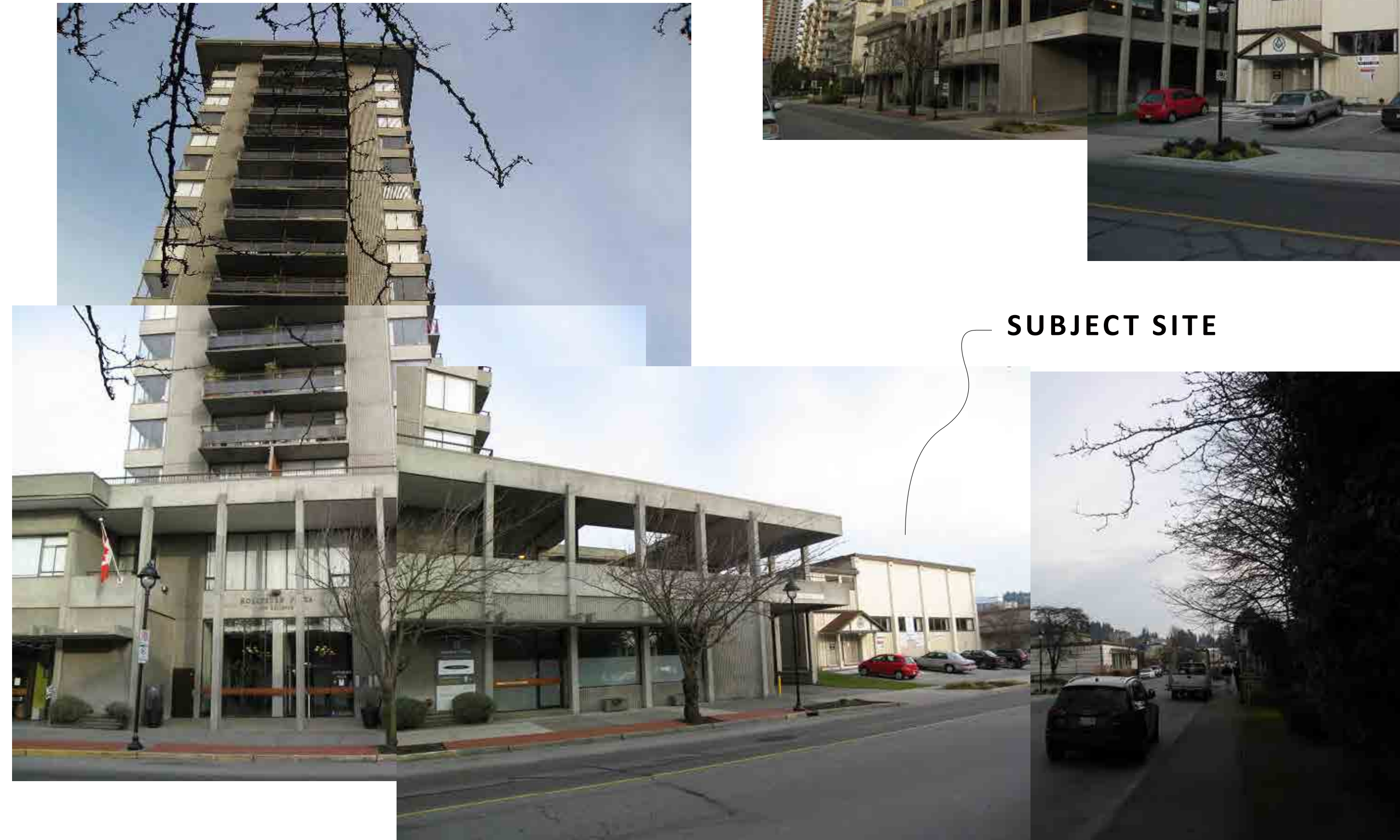
**SITE LOCATION**



CONTEXT PHOTOS



SUBJECT SITE



SUBJECT SITE

VIEW LOOKING NORTHWEST FROM BELLEVUE

VIEW LOOKING NORTHEAST FROM BELLEVUE



SUBJECT SITE

VIEW LOOKING SOUTHEAST FROM BELLEVUE



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1763 BELLEVUE AVENUE

# 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





# PROJECT DATA

**1763 Bellevue Avenue**  
West Vancouver, BC

Site Area 12,190 SQFT  
Current Zoning CU-3  
Proposed Zoning TBD  
Gross Buildable Area 60,744.00

Typical Floor Plate Efficiency 85.9%

Setbacks Bylaw (CU3) Proposed (CD55)  
Front 0.9 m  
Rear 0.025m  
Side (east) 0.025m  
Side (west) 0.025m

## FSR

	BASE	FSR (PERMITTED)	FSR 4.87
FSR /SQFT	12,190	1,549,153 (AREA 2B)	59,391
FSR /SQM	1,132	143,921 (AREA 2B)	5,518

## AREA

Levels	Flr to Flr Height (FT)	Residential (SQFT)		CRU (SQFT)	CIRCULATION (SQFT)	Gross Area (SQFT)	(SQFT)			FSR Area (SQFT)
		Market	Affordable				In-Suite	Amenity	Sub Total	
9	9'-8"	4,868			995	5,863				5,863
8	9'-8"	4,868			995	5,863				5,863
7	9'-8"	4,868			995	5,863				5,863
6	9'-8"	4,868			995	5,863				5,863
5	9'-8"	4,868			995	5,863				5,863
4	9'-8"	4,868			995	5,863				5,863
3	9'-8"	1,426	3,287		1,105	5,818		1,353	1,353	4,465
2	10'-10"			6,830	1,890	8,720				8,720
Mezz.	-	3,596		1,240	882	5,718				5,718
1	15'-9"			3,716	1,594	5,310				5,310
<b>Total</b>		<b>37,517</b>		<b>11,786</b>	<b>11,441</b>	<b>60,744</b>		<b>1,353</b>	<b>1,353</b>	<b>59,391</b>

STUDIO	UNIT MIX				TOTAL
	1 BR	2 BR	3 BR		
			2		2
		4			4
		4			4
		4			4
		4			4
	6				6
<b>0</b>	<b>6</b>	<b>20</b>	<b>2</b>		<b>28</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.

FSR Area Achieved  
FSR

59,391  
4.87

## Parking Count

Residential Market Parking Stalls Required				
Bylaw 302.13	No. Units	GFA (SQFT)	Stalls Required	Stalls Provided
1 parking space for each dwelling, or	22		22 Stalls	37 Stalls*
1 parking space for every 83 sqm of gross floor area		34,230	38 Stalls	
* 36 stalls including 2 visitor parking stall.				

Parking Stalls Provided			
Levels	Small	Regular	Total
Mezz	1	3	4
1	2	8	10
P1	10	18	28
P2	10	18	28
<b>Total</b>	<b>23</b>	<b>47</b>	<b>70</b>

Small Ratio 33%

Residential Affordable Parking Stalls Required				
Bylaw 302.13	No. Units	GFA (SQFT)	Stalls Required	Stalls Provided
1 parking space for each dwelling	6	3,287	6 Stalls	6 Stalls

Commerical Parking Stalls Required				
Bylaw 352.10	Levels	GFA (SQFT)	Stalls Required	Stalls Provided
1 parking space for every 37.5 sqm of commercial gross floor area	1	4,956	12 Stalls	12 Stalls
<b>Bylaw 701.06.1</b>				
Office Use located above first storey - minimum of 1 parking space for every 56 square metres of gross floor area	2	6,830	11 Stalls	11 Stalls
<b>Total</b>				<b>23 Stalls</b>

Public Parking Required		
Bylaw 655.07.3	Stalls Required	Stalls Provided
Parking spaces shall be provided for public use in addition to the minimum required parking for all uses within the building	5 Stalls	4 Stalls

## Bike Count

Mobility Device/Scooter and Bicycle Required		
Bylaw 143.01.3. (b & c)	No. of Required	Provided
(b) Townhouse or apartment 1.5 per dwelling	42	42
(c) Commercial and institutional 0.3 per 100 m2	3	4

Bylaw 143.02.2. (b)		
	No. of Required	Provided
(b) Townhouse or apartment 0.2 per dwelling	6	6
(b) Commercial and institutional 0.4 per 100 m2	4	5

Horizontal	Vertical	Total	V Ratio
40	19	59	32%

# AERIAL VIEW



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1763 BELLEVUE AVENUE

AERIAL VIEW

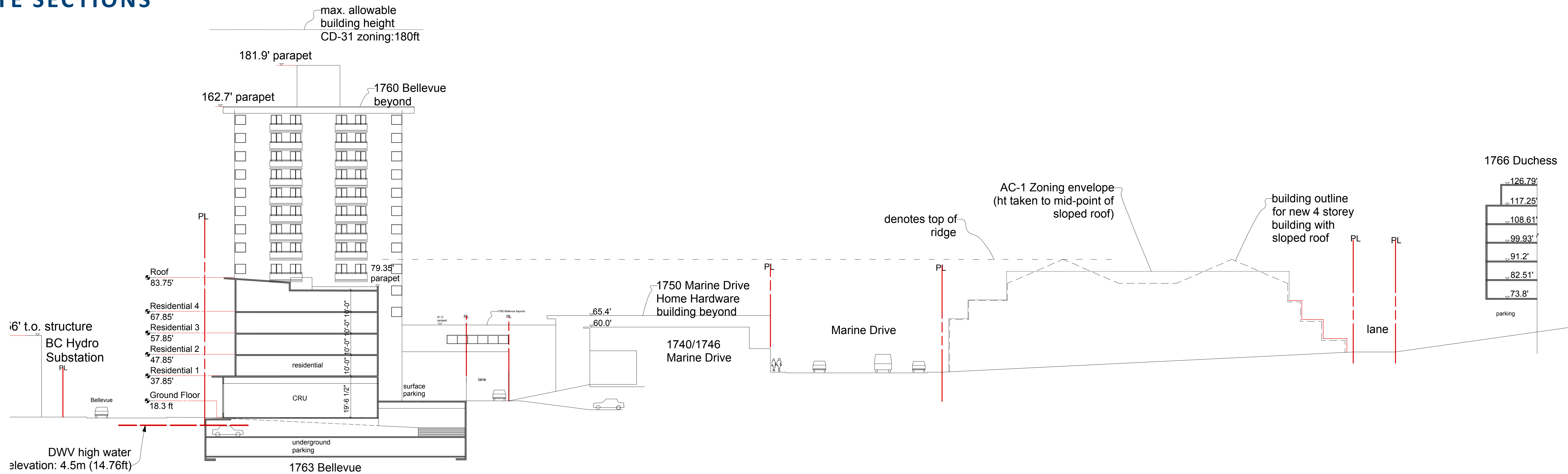


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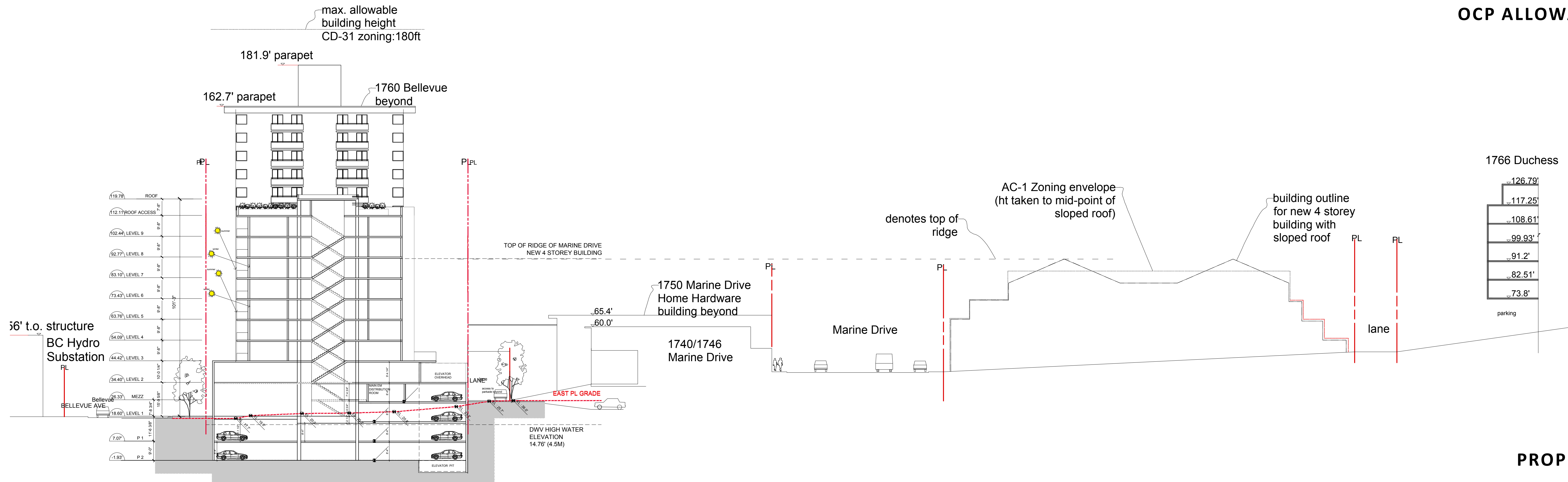


1763 BELLEVUE AVENUE

# SITE SECTIONS

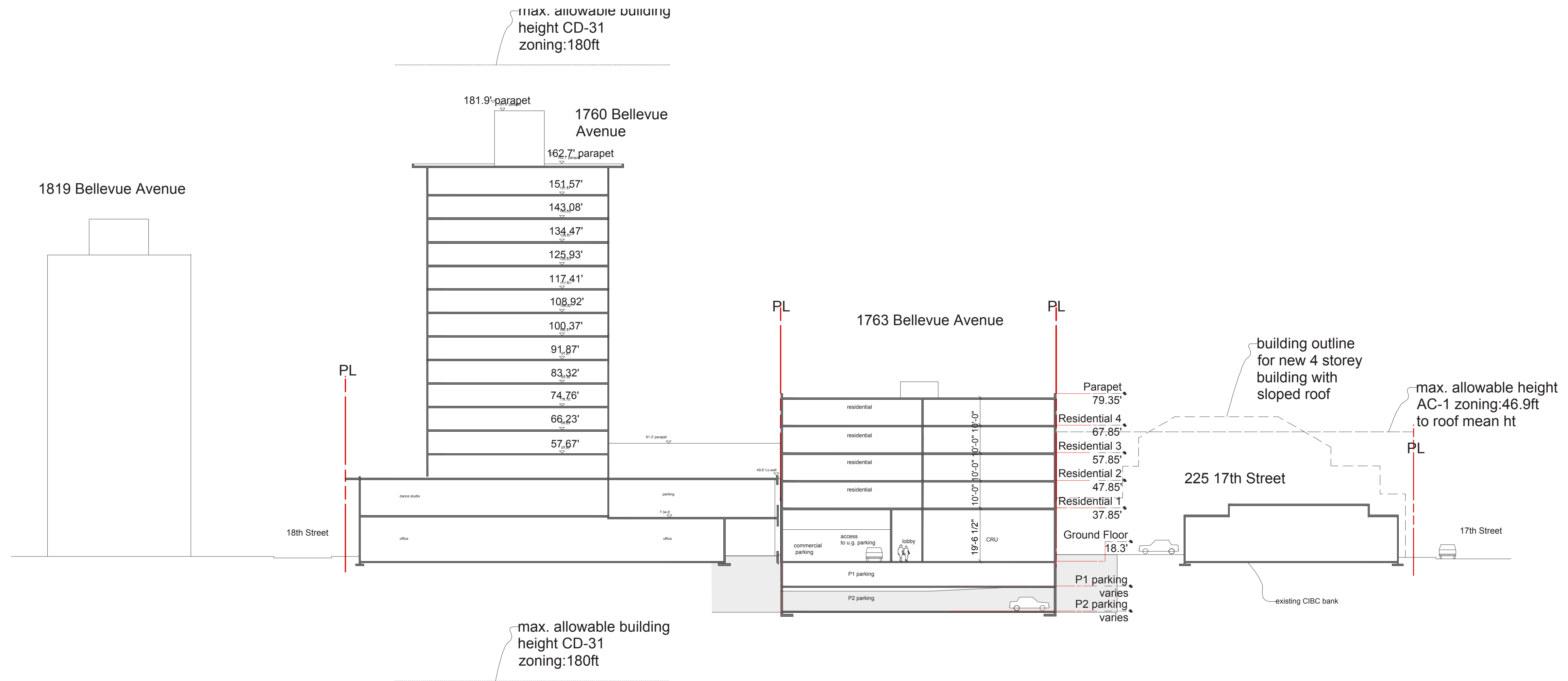


OCP ALLOWABLE

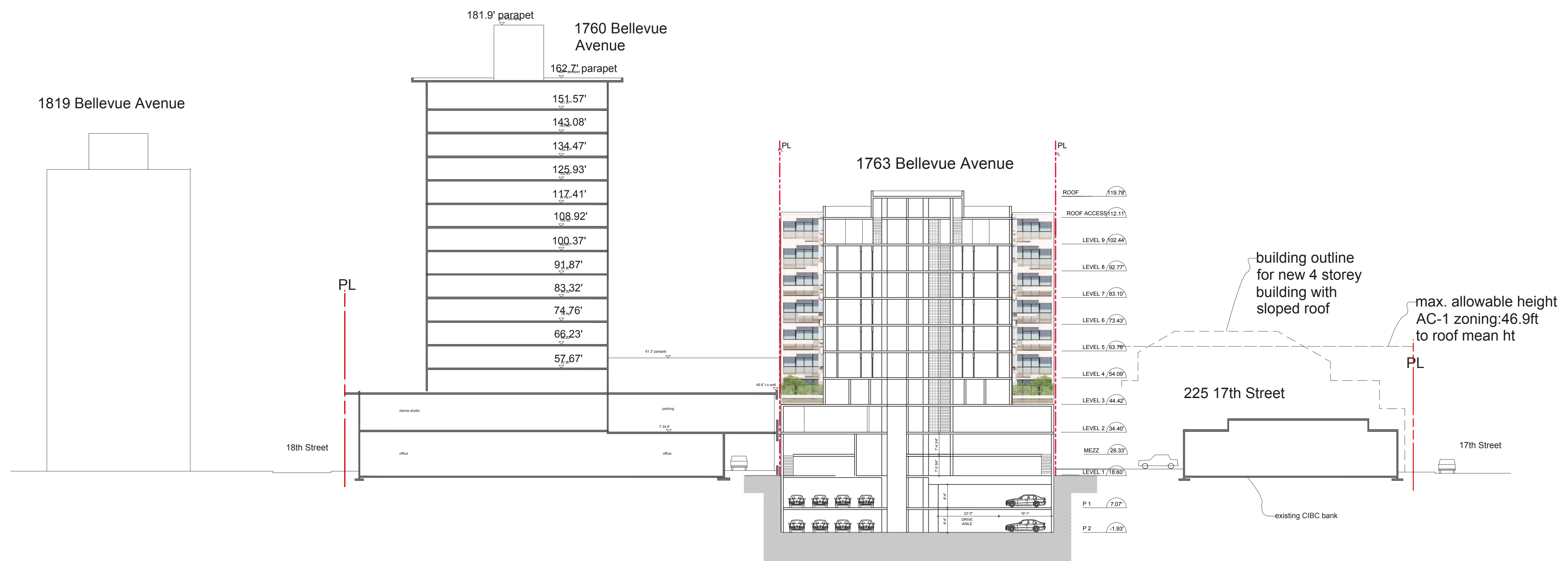


PROPOSED

# SITE SECTIONS



OCP ALLOWABLE



PROPOSED

# VIEW ANALYSIS



OCP ALLOWABLE



PROPOSED

TAKEN FROM  
1730 DUCHESS - 4TH FLOOR



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1763 BELLEVUE AVENUE

# VIEW ANALYSIS



OCP ALLOWABLE



PROPOSED

TAKEN FROM  
1765 MARINE DR - TOP FLOOR



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1763 BELLEVUE AVENUE

# VIEW ANALYSIS

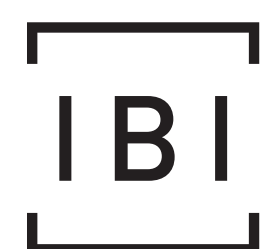


OCP ALLOWABLE



PROPOSED

TAKEN FROM  
570 18TH STREET - 6TH FLOOR



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1763 BELLEVUE AVENUE

# VIEW ANALYSIS



OCP ALLOWABLE



PROPOSED

TAKEN FROM  
550 17TH STREET - 3RD FLOOR



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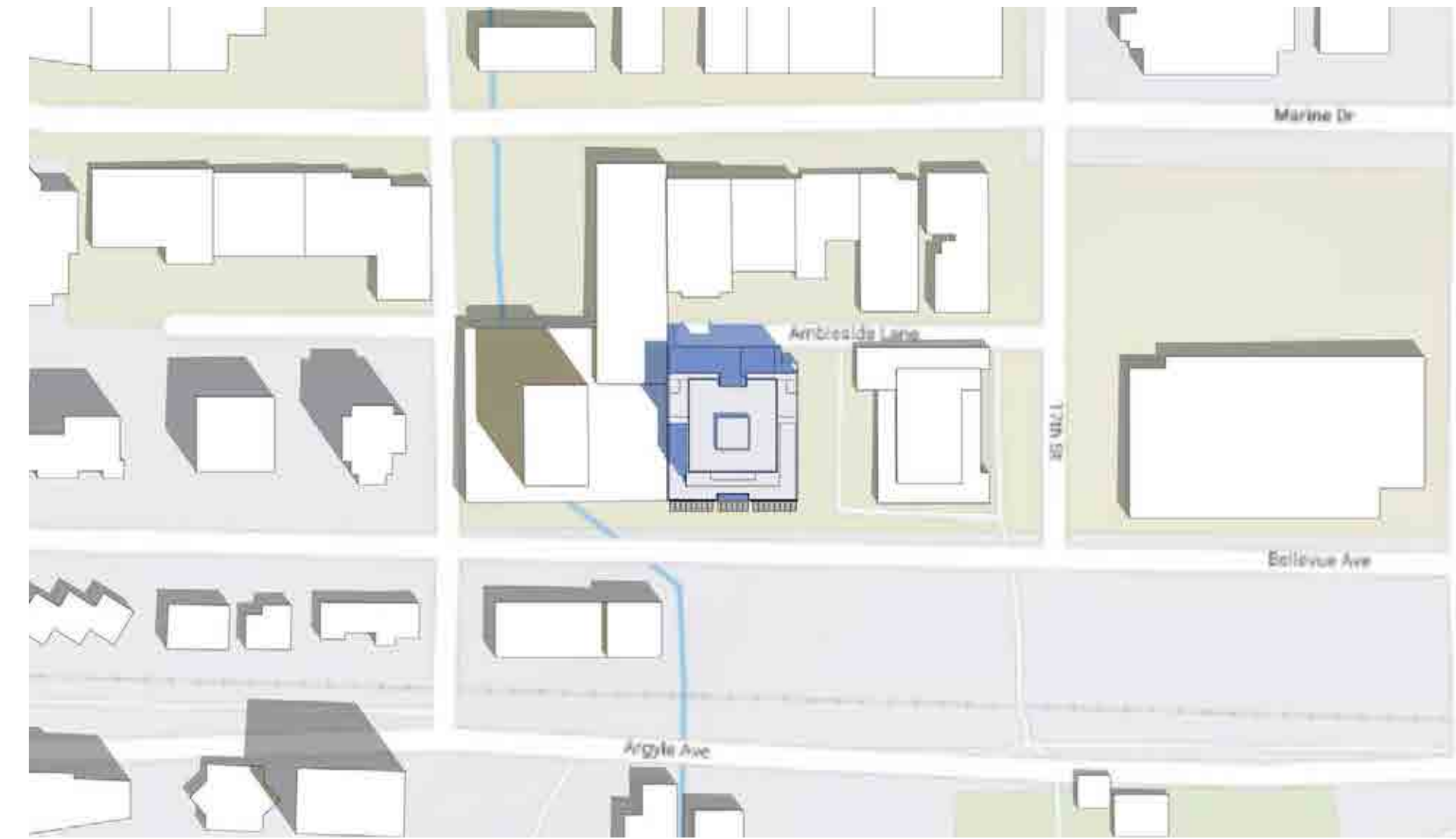


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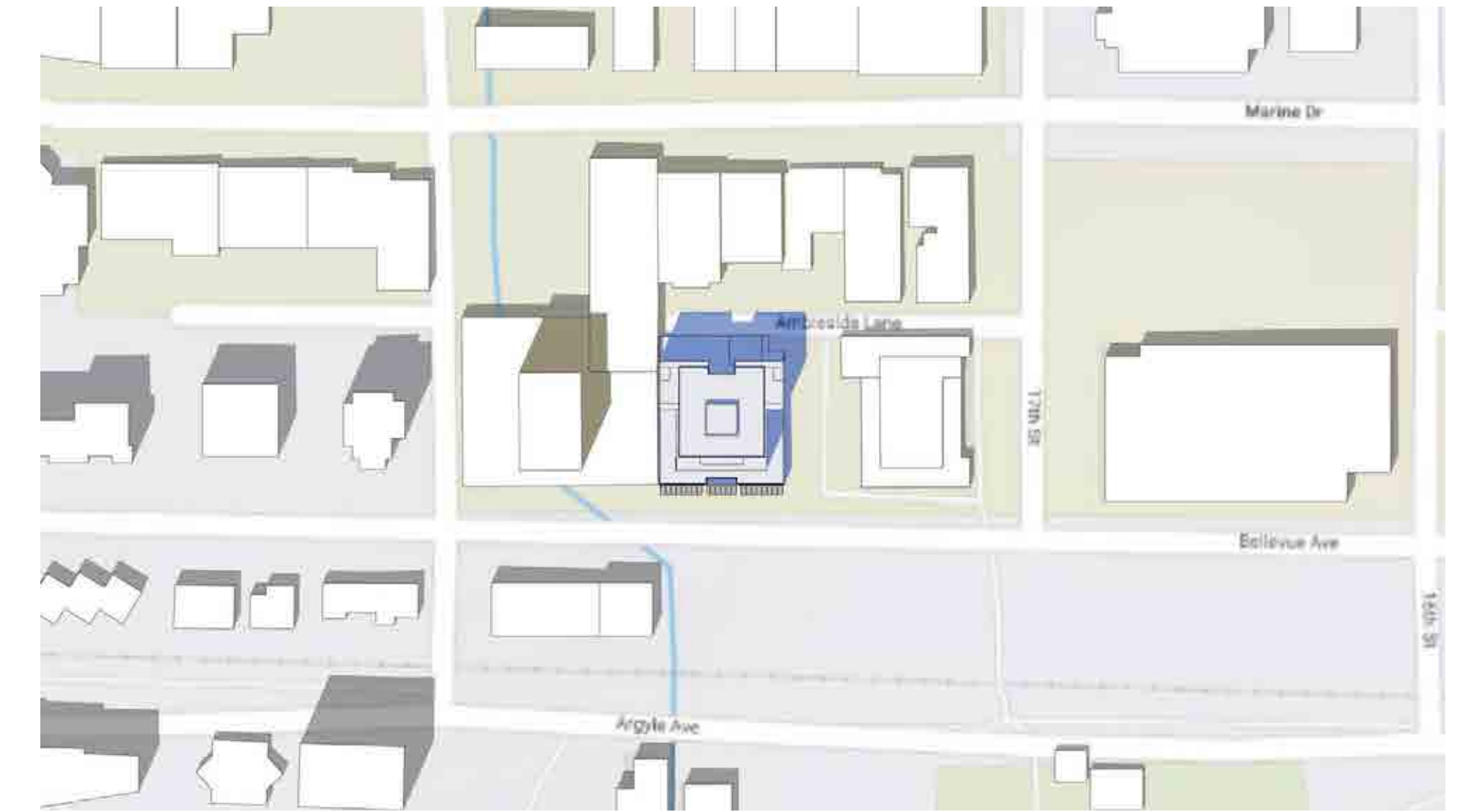
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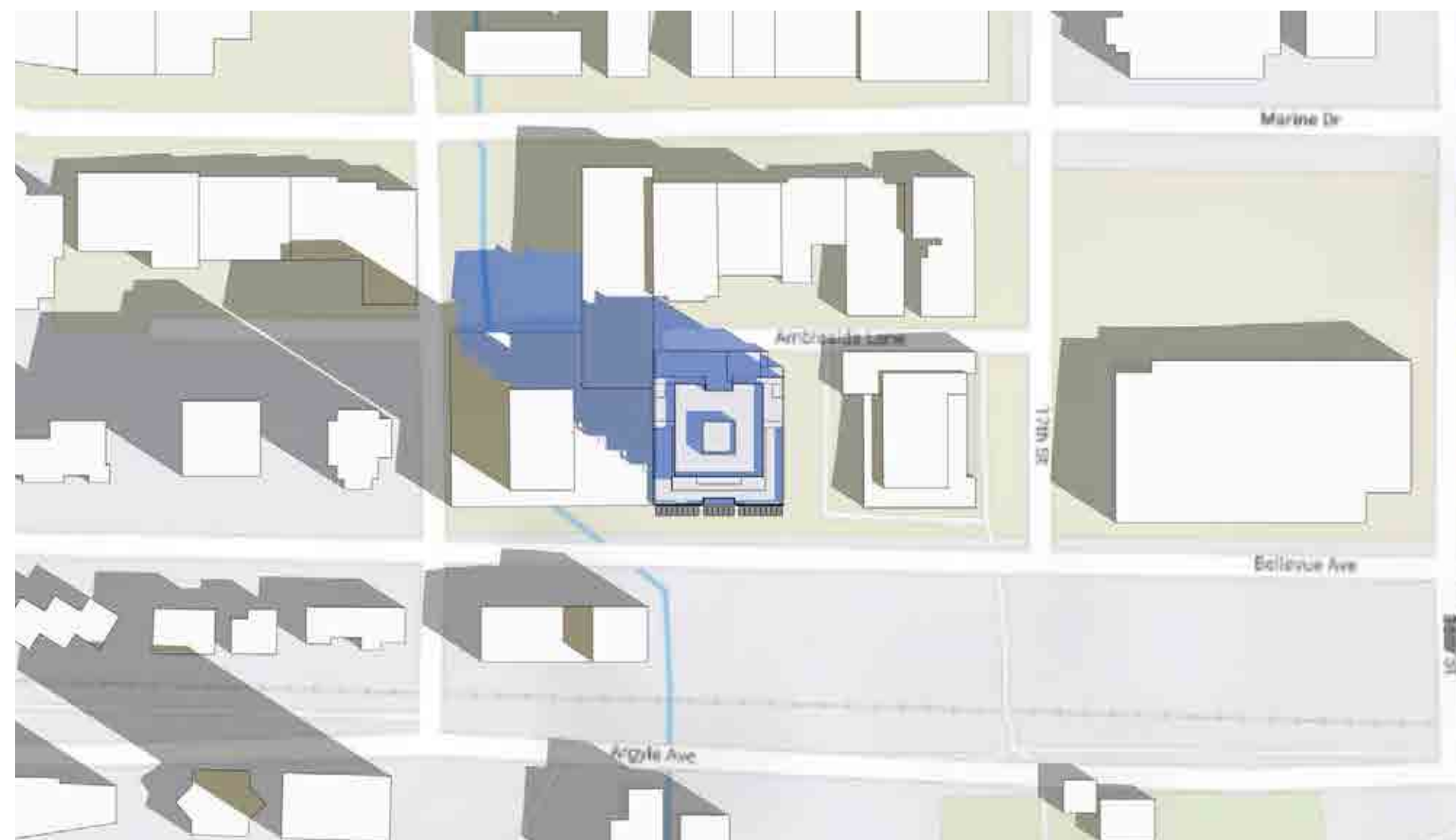
JUNE 21 - 10:00 AM



JUNE 21 - 12:00 PM



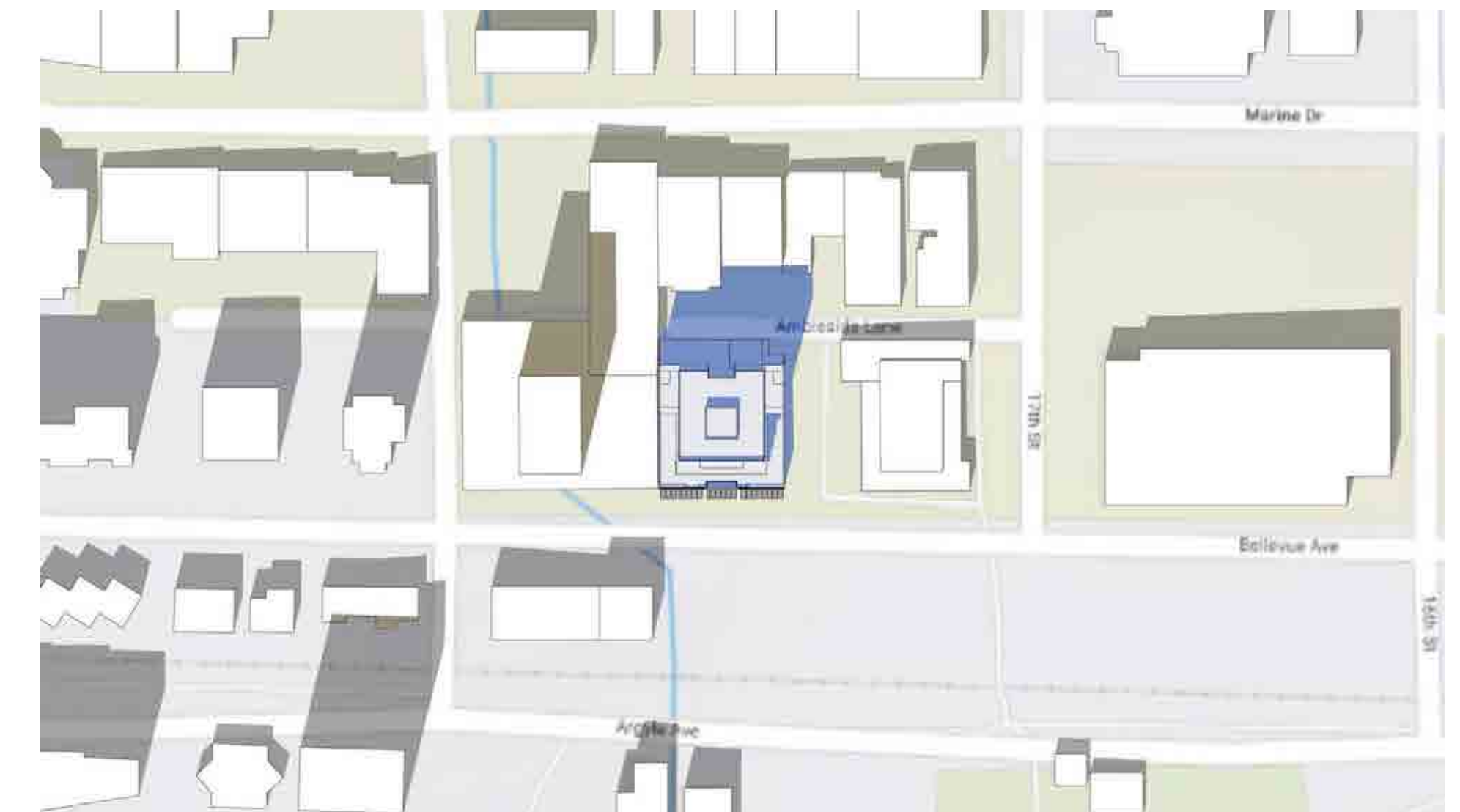
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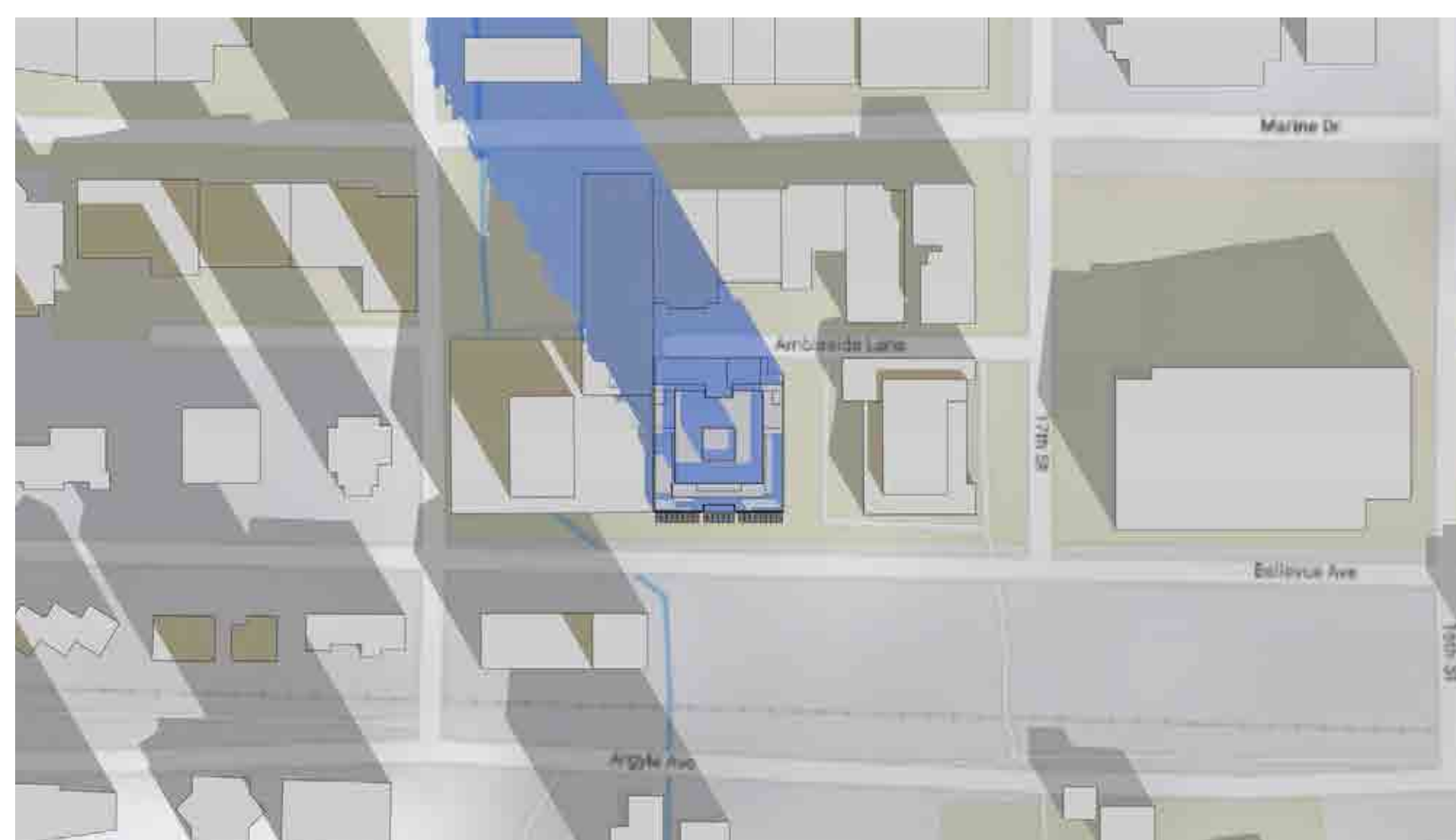
MARCH 21/SEPTEMBER 21 - 10:00 AM



MARCH 21/SEPTEMBER 21 - 12:00 PM



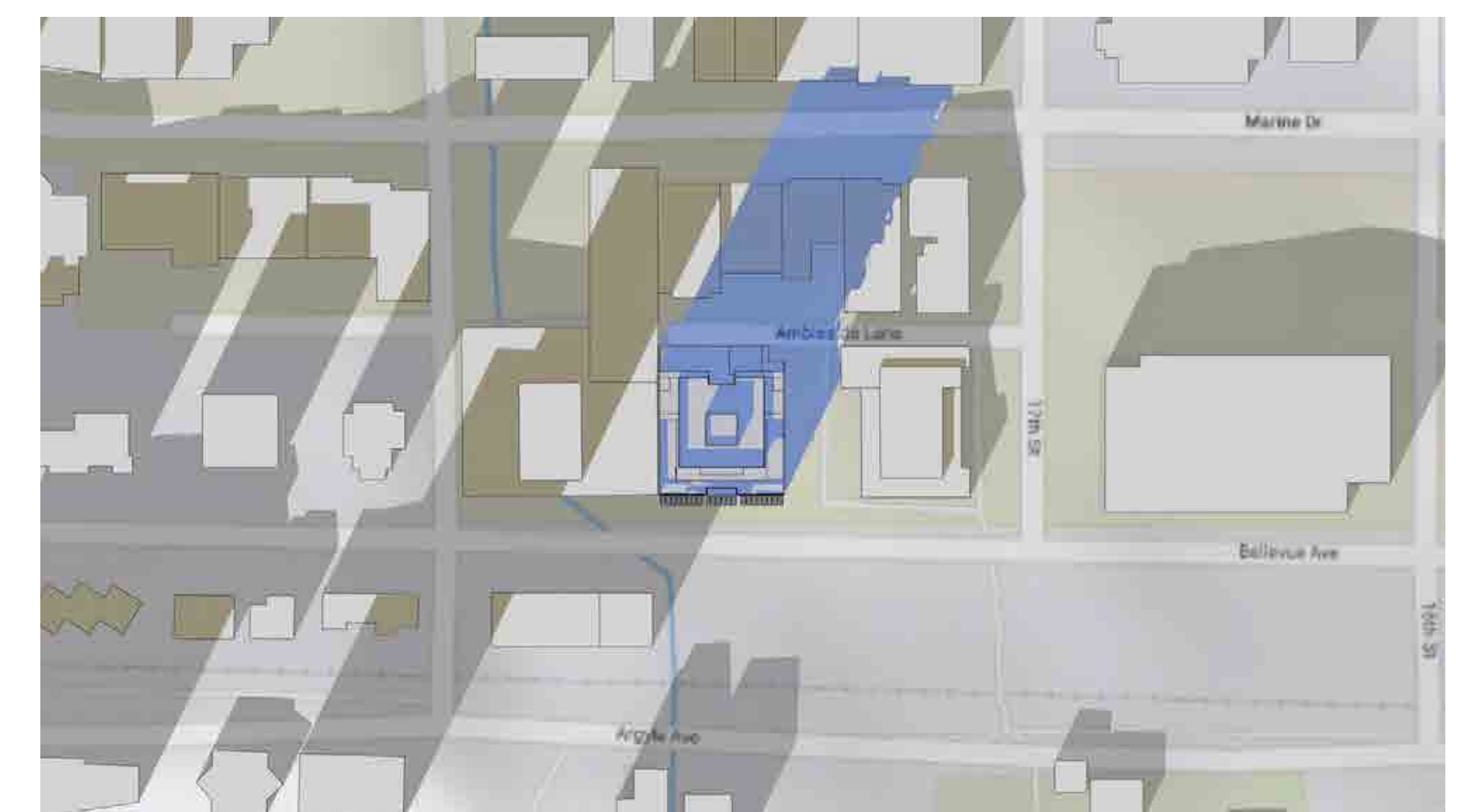
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DECEMBER 21 - 10:00 AM

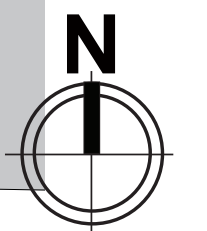


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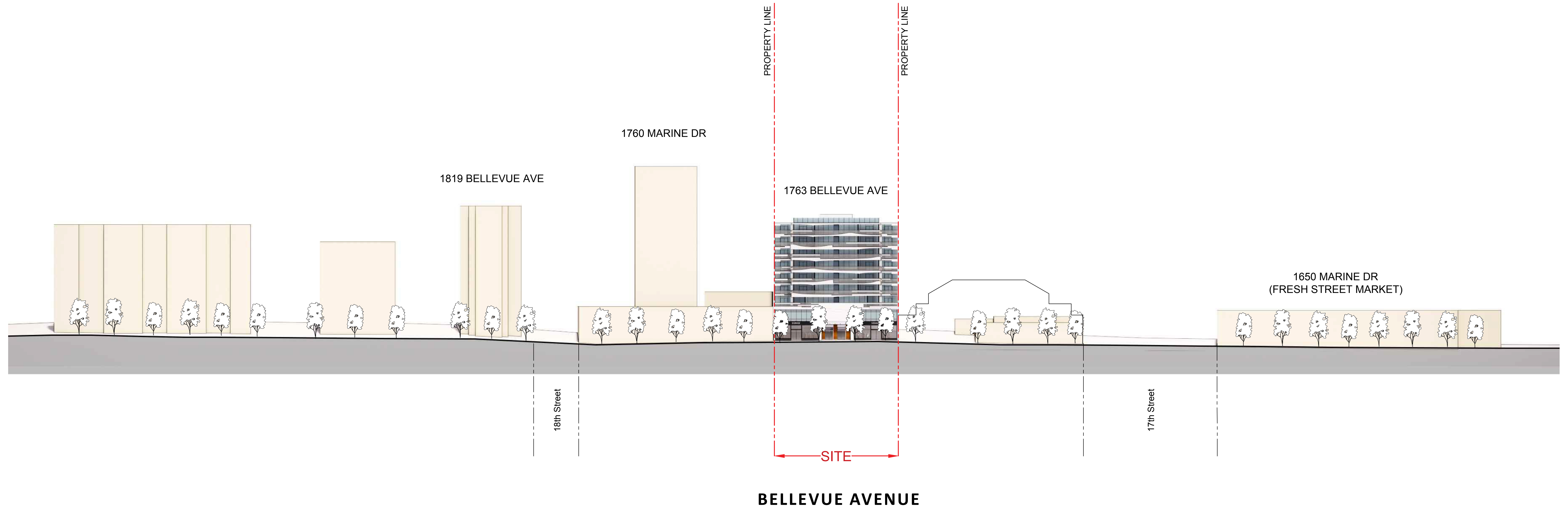


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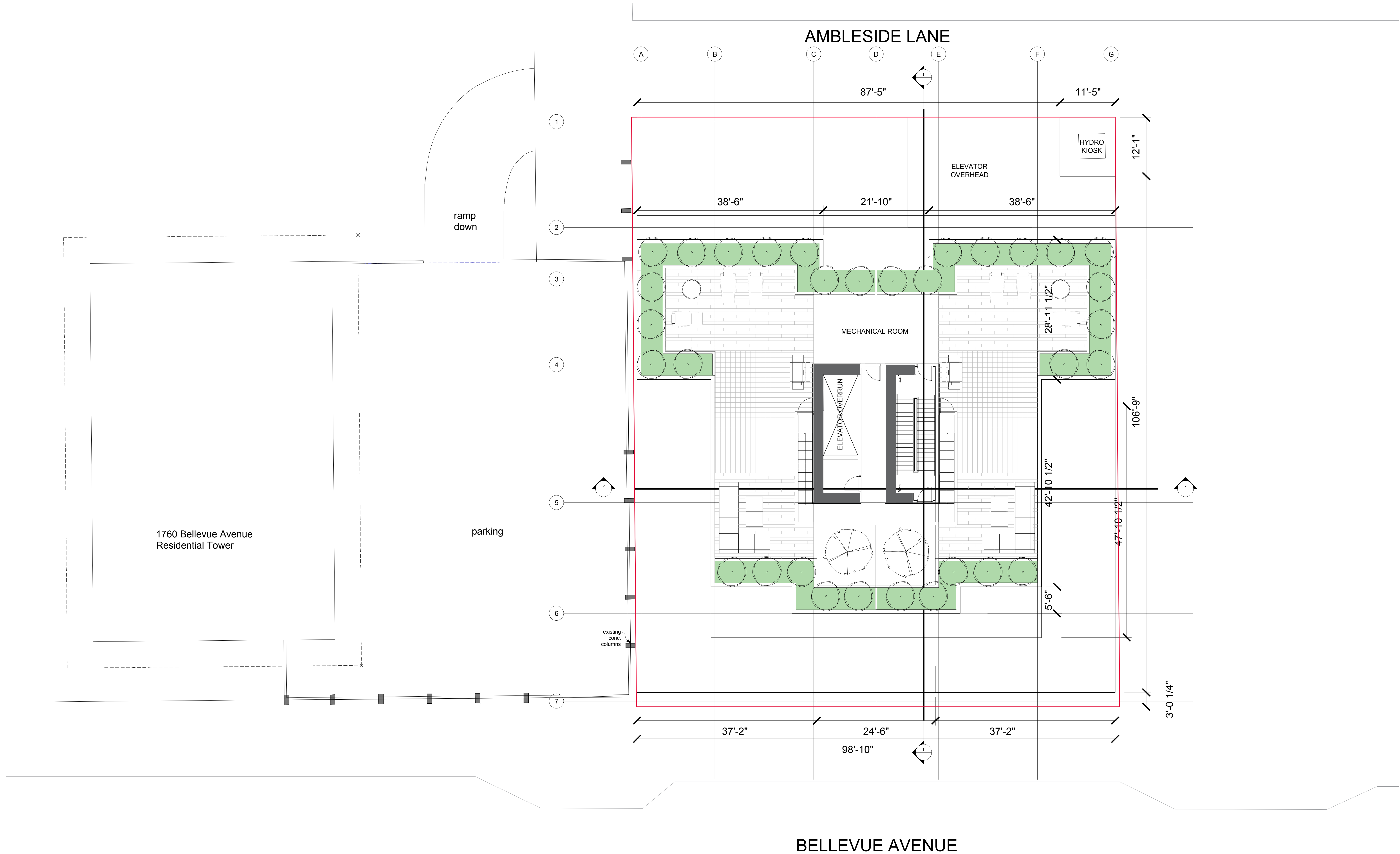
CONTEXT PLAN



# STREETSCAPE



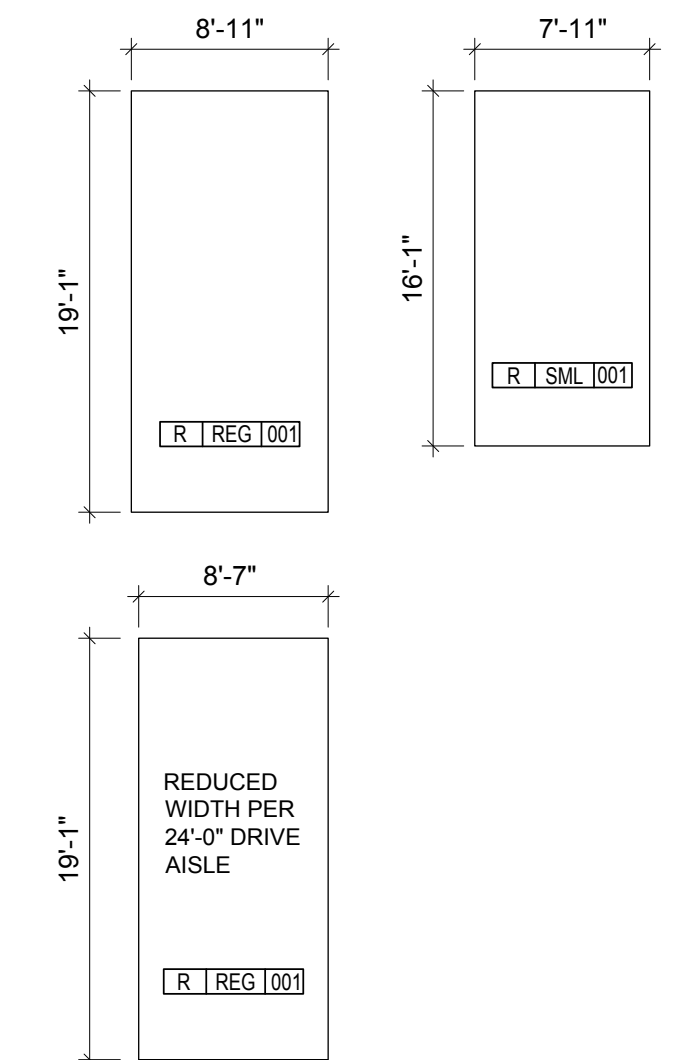
# ROOF PLAN



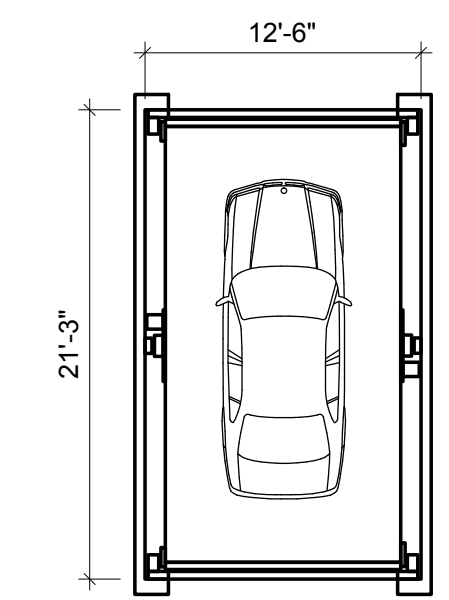
# P2 FLOOR PLAN



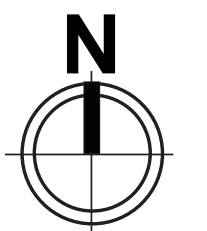
### PARKING STALL DIMENSIONS



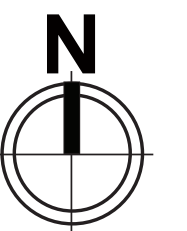
### AUTOMOBILE ELEVATOR DIMENSIONS



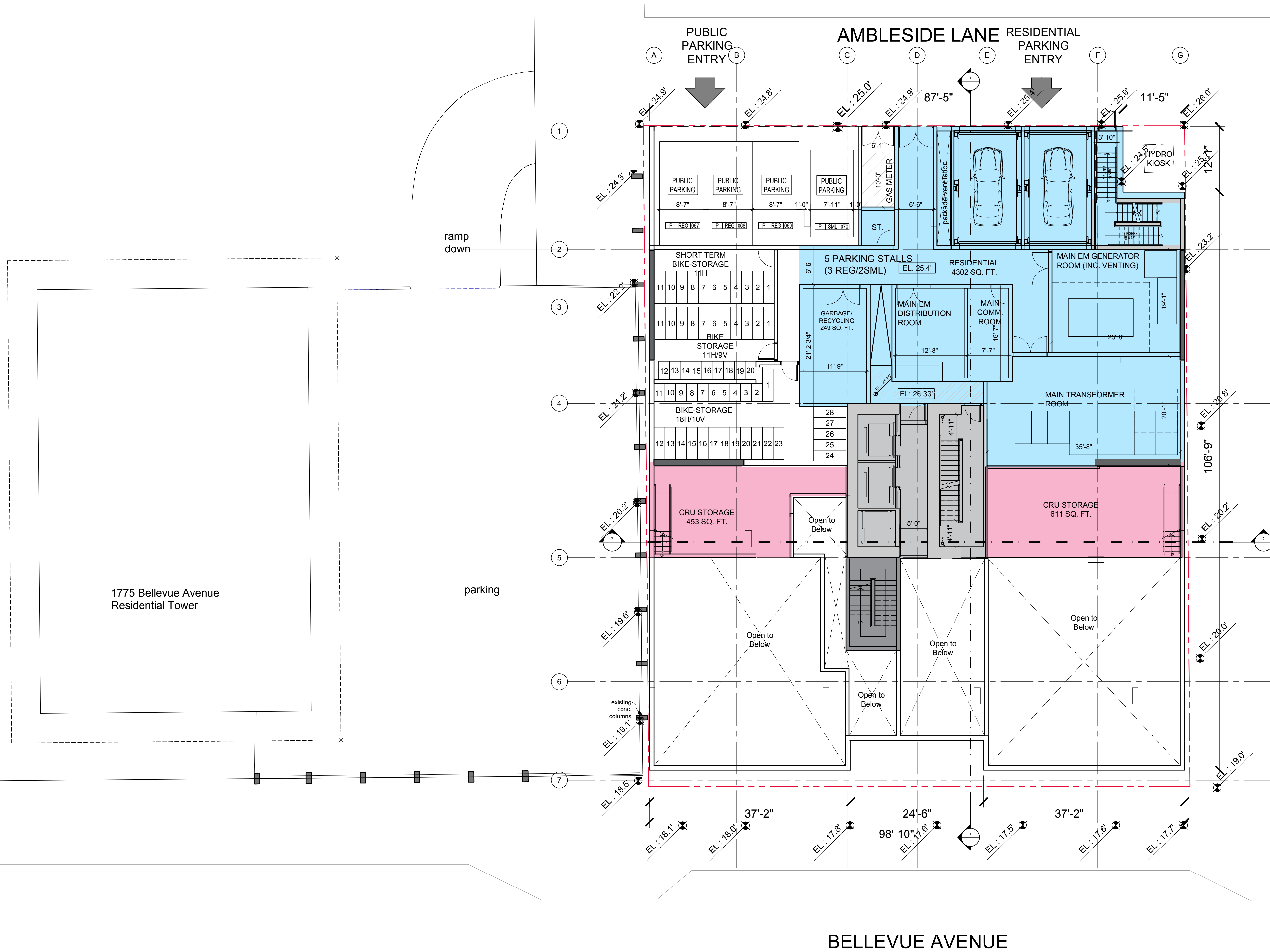
# P1 FLOOR PLAN



# LEVEL 1 FLOOR PLAN



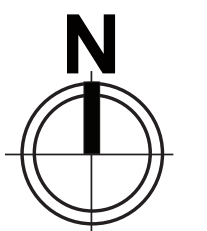
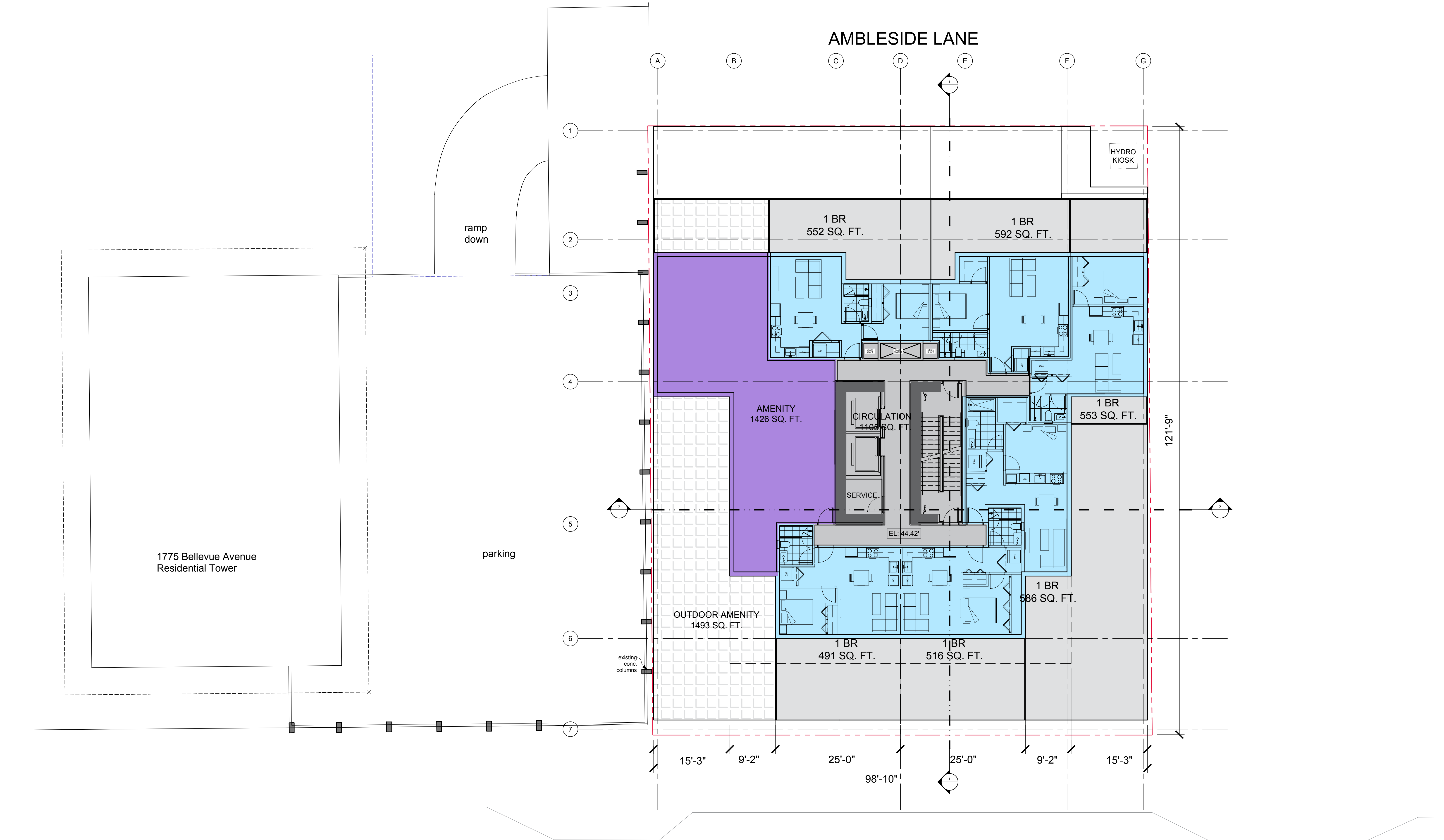
# MEZZANINE FLOOR PLAN



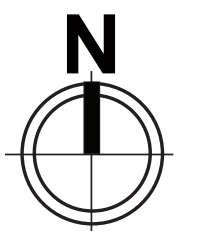
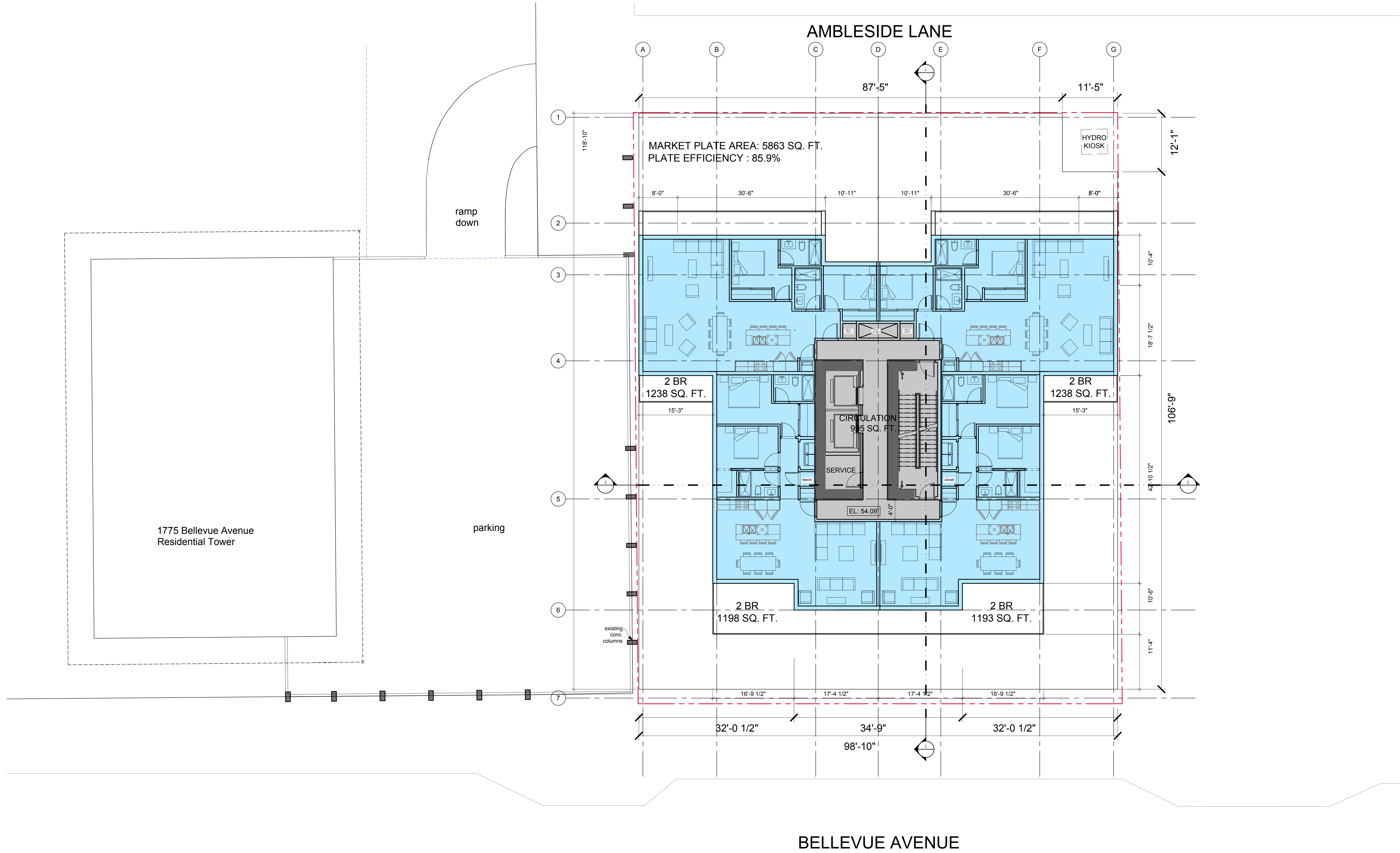
LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

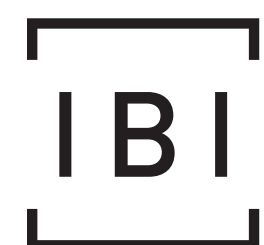


# LEVEL 4-8 FLOOR PLAN





# SOUTH ELEVATION



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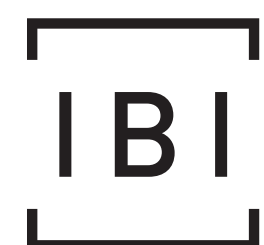
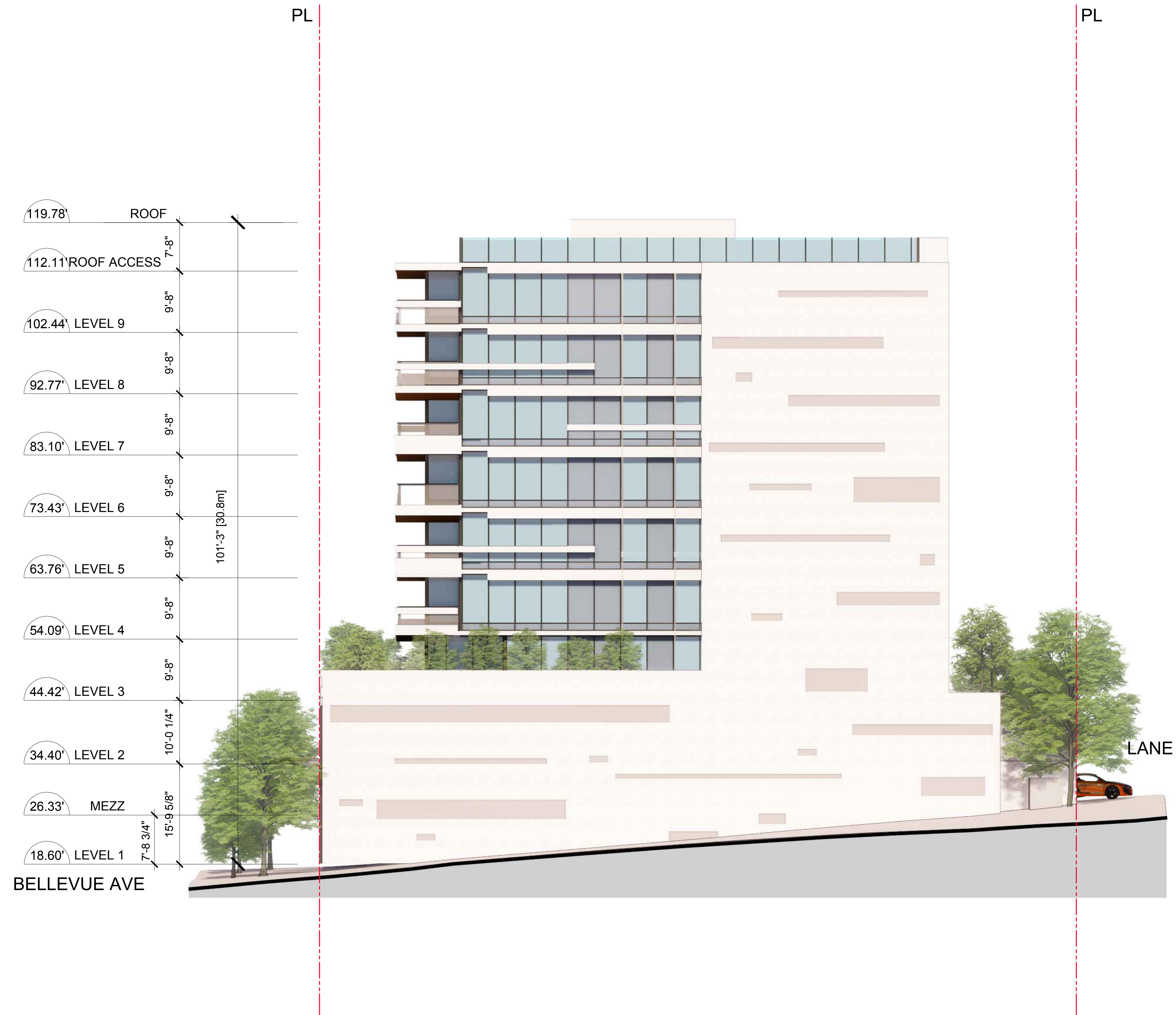
# WEST ELEVATION



# NORTH ELEVATION



# EAST ELEVATION

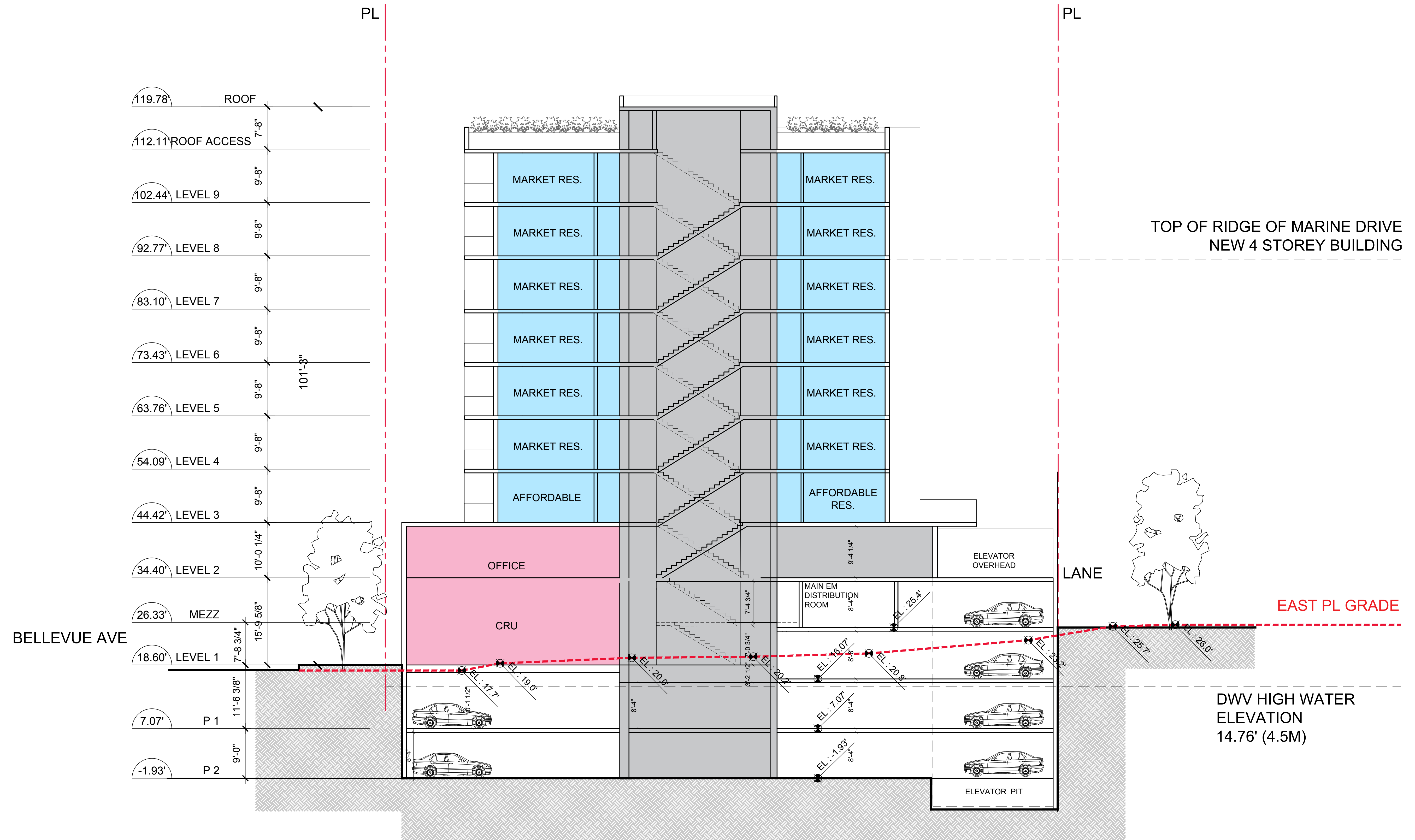


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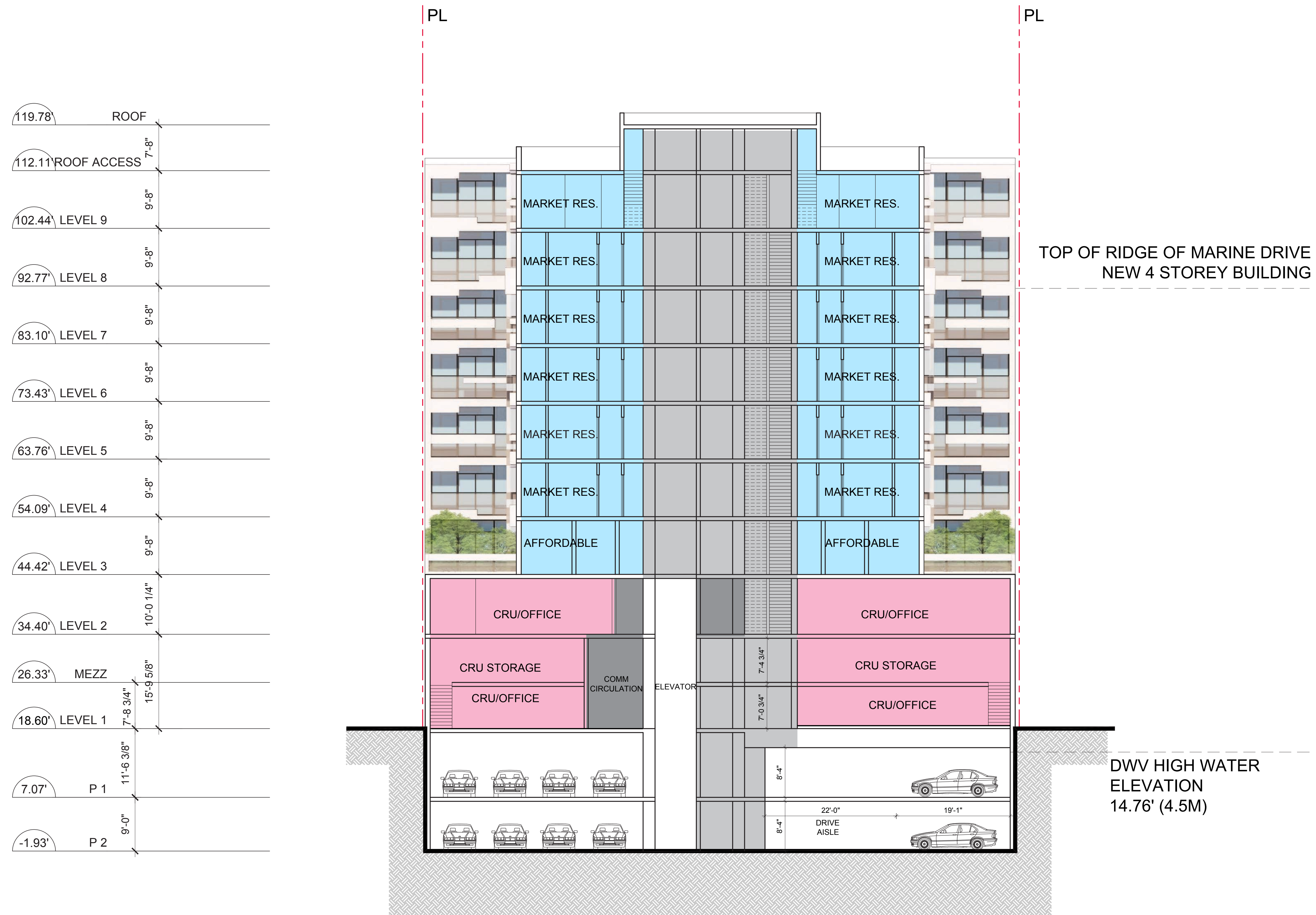


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# SECTION 1



# SECTION 2



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