

6.

## DISTRICT OF WEST VANCOUVER

750 17TH STREET, WEST VANCOUVER BC V7V 3T3

# COUNCIL REPORT

Date:	September 15, 2021
From:	Erik Wilhelm, Senior Community Planner
Subject:	Preliminary Development Proposal for 671, 685, 693 Clyde Avenue and 694 Duchess Avenue
File:	1010-20-19-010

### RECOMMENDATION

THAT the preliminary development proposal outlined within the report titled Preliminary Development Proposal for 671, 685, 693 Clyde Avenue and 694 Duchess Avenue dated September 15, 2021 from the Senior Community Planner proceed to public consultation prior to adoption of the Taylor Way 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 671, 685, 693 Clyde Avenue and 694 Duchess Avenue and to seek Council direction on whether the proposal may advance in accordance with the Interim Zoning Amendment Policy and Official Community Plan policy 2.1.15. The report includes preliminary analysis of the proposal based on relevant applicable policy and identifies items requiring further review and consideration.

#### 2.0 Legislation/Bylaw/Policy

##### *Interim Zoning Amendment Policy 02-80-370*

Council's Interim Zoning Amendment Policy (**Appendix A**) 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). As the site is within the Taylor Way Corridor LAP boundary staff are seeking Council's determination (under Section 2.3 of the policy) prior to proceeding to preliminary public consultation.

##### *Zoning Bylaw*

The subject site, consisting of four legal lots, is "split zoned". The northern portion of the site, 694 Duchess Avenue, is zoned RS3 (Single Family Dwelling Zone 3) and the remaining area to the south (671, 685, and 693 Clyde Avenue) is zoned CD30 (Park Royal North). The RS3 zone allows for single-family dwelling uses

and the CD30 zone allows for at-grade parking and a parking ramp in that particular area of CD30.

A rezoning is required to accommodate the proposal.

#### *Transportation Act*

As the subject site is located within a “controlled area<sup>1</sup>”, in compliance with Section 52 of the Transportation Act, the Ministry of Transportation and Infrastructure (MOTI) will be required to approve rezoning of the subject site to accommodate the proposal.

#### *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 Taylor Way Corridor LAP, the applicant would hold a public information meeting, further described in Section 6.4 of this report.

### **3.0 Council Strategic Objective(s)/Official Community Plan**

#### *2020 – 2021 Council Strategic Goals and Objectives*

Applicable strategic goals and objectives:

- Goal 1.0: Significantly expand the diversity and supply of housing, including housing that is more affordable.
  - Objective 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.

#### *Official Community Plan (OCP) – Community Wide Directions*

The 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 Taylor Way Corridor LAP Boundary (**Appendix B**). The OCP directs the creation of a local area plan for the Taylor Way Corridor to create additional housing capacity of approximately 500-600 new housing units. The public consultation and planning process for Taylor Way Corridor has not yet been initiated.

Prior to the adoption of a LAP, pursuant to OCP Policy 2.1.15, rezoning proposals may be considered within a LAP boundary by:

---

<sup>1</sup> Land located within a radius of 800 metres from an intersection of a MOTI controlled access highway

- 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.

#### *OCP – Clyde Avenue Area East of Taylor Way Development Permit Area*

The southern portion of the site (671, 685, and 693 Clyde Avenue) is located within the OCP's "Clyde Avenue Area East of Taylor Way" development permit area. The commercial and mixed-use design guidelines include the following policies applicable to the proposal:

- Policy BF-D 2 that states, "Allow for rezoning in the Clyde Avenue area east of Taylor Way to allow for a mix of uses including residential, mixed commercial residential buildings with street oriented commercial uses at grade, commercial office buildings, hotels and specialized residential facilities."
- Policy BF-D 3 that states, "Provide incentives for development to encourage property consolidation to create larger parcels of land with better opportunities for design and for improvements to the public street areas, and to encourage uses that would have defined community benefit."
  - Provide for consideration of redevelopment of the existing hotel on a larger, more flexible site, possibly including the relocation of 6th Street.
  - Allow for a density of development with a Floor Area Ratio (FAR) of up to: 1.75 on properties of 20,000 sq. ft. or greater, and 1.0 on smaller properties.
  - A density bonus of up to 0.25 FAR may be considered for proposals that provide seniors' care services, rental accommodations, public parkland, community use facilities (for example, child or adult daycare)

or assisted and congregate care housing, subject to the registration of specific restrictions on title that will ensure retention of such use over the long term.

- Policy BF-D 4 that states, “Encourage the highest quality of design in redevelopment of the Clyde Avenue area east of Taylor Way which reflects the mix of uses, the need for a landscaped setting adjacent to the Capilano River and to address the proximity of regional through traffic and major shopping area.”

Although the preliminary development proposal is generally consistent with the Community Wide Directions of the OCP and is consistent with the existing development permit area policies for the Clyde Avenue sites, an incidental OCP amendment would be required, if the proposal proceeds, to place the development site (that includes 694 Duchess Avenue) within a site specific Development Permit Area (DPA) to regulate the form and character of the proposal.

#### **4.0 Financial Implications**

Not applicable.

#### **5.0 Background**

##### 5.1 Previous Decisions

Not Applicable

##### 5.2 Context

The site, with an approximate area of 4056 m<sup>2</sup> (43,659 sq. ft.) and “L-shaped” configuration, is located on the east side of Taylor Way. The site is situated on the south edge of the Taylor Way LAP boundary just north of the Marine Drive LAP boundary (**Appendix B**). It is comprised of three lots fronting Clyde Avenue, as well as a single lot fronting Duchess Avenue. The site has not been developed and the southern portion of the site currently serves as an ancillary parking lot for Park Royal North commercial uses. The north edge of the site is characterized by an embankment with mature vegetation (Figure 1).

Existing uses and development adjacent to the site include (Figure 1):

- a 5-storey seniors housing complex to the east;
- a 6 level parking structure to the south across Clyde Avenue;
- 2-storey single family residential housing to the north; and
- a northbound exit ramp to the west that allows the vehicular traffic from Park Royal North to exit onto Taylor Way northbound.

The site includes a statutory right-of-way on the west side of the site to allow for the exit ramp accessing Taylor Way.



Figure 1 – Context Map & Aerial View

## 6.0 Analysis

### 6.1 Preliminary Proposal

The developer has submitted preliminary development plans proposing a six storey “micro-unit” market rental building with a rooftop amenity area (Figure 2 and Figure 3). Parking would be provided within an underground parkade accessed from Clyde Avenue and a large outdoor amenity area is proposed in the northern portion of the site (Figure 4).



Figure 2 – Rendering of Preliminary Development Proposal (looking north)



Figure 3 – Rendering of Preliminary Development Proposal (looking east)

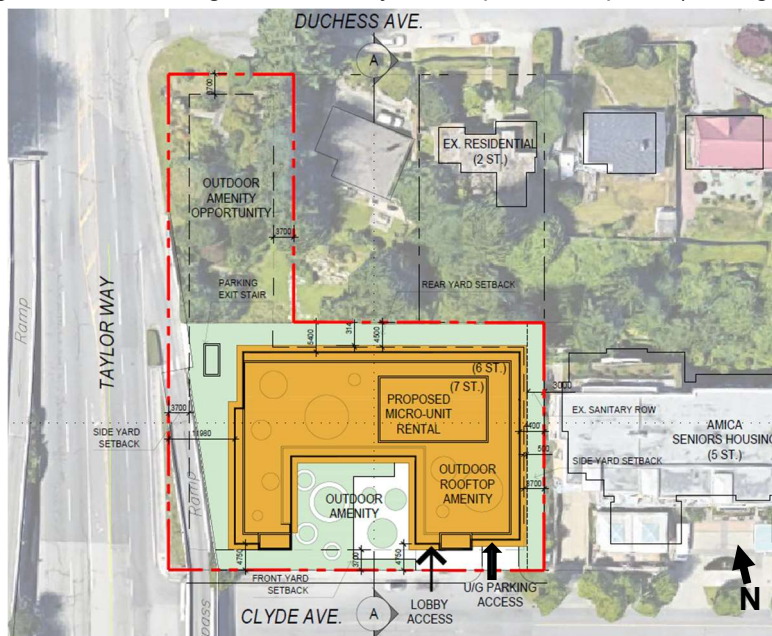


Figure 4 – Site Plan of Preliminary Development Proposal

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

- 199 residential apartment units (100% market rental units);
- An approximate floor area ratio (FAR) of 2.00;
- 8,113 m<sup>2</sup> (87,328 sq. ft.) of floor space;
- 49 parking stalls in total (equates to 0.25 stalls per unit); and
- 199 bicycle storage stalls.

The proposal includes small “micro apartment units”. The unit mix is as noted below and typical floor plans for each unit are seen in Figure 5:

- 89% “Micro-units” (350 sq. ft.);
- 6% Studio Units (440 sq. ft.); and
- 6% Adaptable Level 2 Micro-units (approximately 420 sq. ft.).

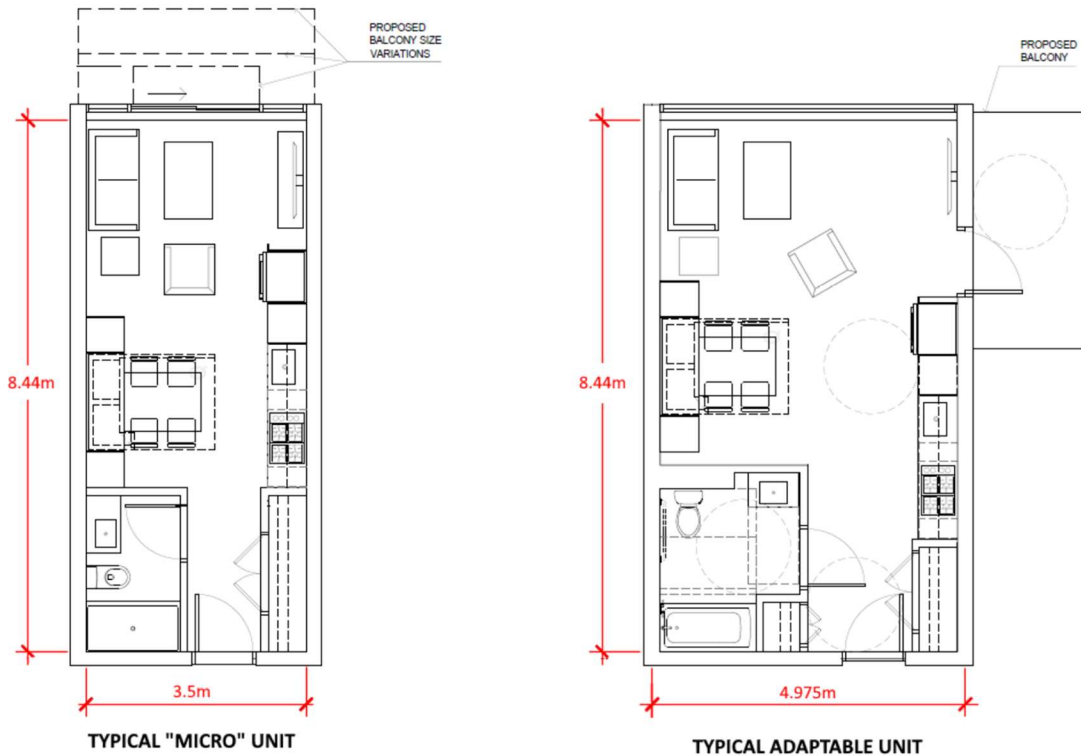


Figure 5 – Typical Floor Plans

## 6.2 Discussion

As the development proposal and submitted information is preliminary, a detailed review of contextual fit, building form, character, siting and traffic analysis has not been undertaken. However, based on a preliminary review, staff have initially identified the following potential items that may require further review:

- *Traffic functionality* – The proposal is located adjacent to Taylor Way, therefore functionality of the intersection of Clyde Avenue and Taylor Way will need to be technically reviewed.
- *Number of vehicle parking stalls* – The proposal includes a total of 49 parking stalls for 199 units. Given the limited number of stalls proposed, the parking rate will require further review.

- *Number and size of rental units* – The proposal includes a considerable number of rental units with limited floor space. The ‘micro-unit’ rental typology proposed will provide for more affordable rental stock and offer options for younger working adults or elderly tenants that want smaller living arrangements close to amenities. However, recognizing the findings within the District of West Vancouver Housing Needs Report (and pending further public feedback), the number, configuration and size of the market rental units will require further analysis.
- *Potential community recreation uses* – As the proposal includes a green space on the northern portion of the site, the potential use for that area (which may offer wider community benefit) will require further review.
- *Privacy and view corridors* – As the proposal may impact the privacy and the existing views of the properties north of the site, further detailed review would be required to consider view impact mitigation.

Recognizing OCP Policy 2.1.15, 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 Taylor Way LAP. Staff expect the applicant to address key issues noted above which may require modification to the project prior to the receipt of a formal 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 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 allowing for higher density and mixed-use development in locations that have convenient access to established public transit, amenities, services and recreational opportunities. Accordingly, the site’s central location could contribute to reduced car dependency, encourage transit use, walking and cycling to nearby shops and services.

### 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>2</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

### Recommended Option

It is recommended that the preliminary development proposal for 671, 685, 693 Clyde Avenue and 694 Duchess Avenue proceed to public consultation in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

### 7.1 Considered Options

- a) defer consideration pending the receipt of additional information (to be specified); or
- b) not consider a rezoning proposal for 671, 685, 693 Clyde Avenue and 694 Duchess Avenue until completion of the Taylor Way Local Area Plan.

## 8.0 Conclusion

This report recommends that the preliminary proposal proceed to public consultation in advance of the Taylor Way Local Area Plan in accordance with Council's Preliminary Development Proposal and Public Consultation Policy. As enabled by OCP policy 2.1.15, advancement of the preliminary proposal would allow for public consultation and input for this development proposal that includes market rental housing prior to the Taylor Way 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 applicant.

---


<sup>2</sup> The notification would be sent to all owner/occupants within 100m of the site in compliance with Council's Preliminary Development Proposal and Public Consultation Policy.

Date: September 15, 2021  
From: Erik Wilhelm, Senior Community Planner  
Subject: Preliminary Development Proposal for 671, 685, 693 Clyde Avenue and 694  
Duchess Avenue

---

Page 10

Author:   
Erik Wilhelm, Senior Community Planner

Concur:   
Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

- A. Interim Zoning Amendment Policy 02-80-370
- B. Taylor Way Local Area Plan Boundary Map (with site shown)
- C. Preliminary Architectural Drawings (DA Architects + Planners dated 2021-07-21)



District of West Vancouver

## **Interim Zoning Amendment Policy 02-80-370**

Effective Date: February 20, 2017

# District of West Vancouver

## CORPORATE POLICY

Planning and Development Services	<b>Interim Zoning Amendment Policy</b>
Policy: 02-80-370	
CIS File: 2517-06	

### 1.0 Purpose

- 1.1 To establish priorities for Council's consideration of zoning amendment applications while the District's Official Community Plan (OCP) is under review. This review includes the updating of over-arching objectives and policies, as well as the preparation of Local Area Plans (LAPs) for:
- a) Ambleside Town Centre;
  - b) Cypress Village;
  - c) Horseshoe Bay Village;
  - d) Marine Drive (Park Royal area); and
  - e) Taylor Way Corridors.
- 1.2 Priority will be given to the OCP review over zoning amendment applications that are not consistent with current policies and priorities. Therefore applications that do not meet the criteria and conditions set out in this policy will be deferred during the review of the OCP and LAPs.

### 2.0 Policy

- 2.1 Zoning amendment applications that meet the criteria and conditions described in 2.2 or 2.3 may be considered by Council while the review of the OCP and LAPs are underway.
- 2.2 For sites specifically identified as a site for change in the OCP:
- a) Where there is site-specific policy regarding land use, building height, or density, the application should be consistent with each such direction;
  - b) Where there is no site-specific policy regarding land use, building height, or density, the application should be compatible with neighbourhood character and the scale of built form in the neighbourhood, and for these purposes the neighbourhood is the area that is within a 400 metre radius from the site that is the subject of the application.
- 2.3 For sites not specifically identified as a site for change in the OCP the proposed development should deliver significant social benefit, which may be: significant non-market or special needs/supportive housing; the use of public land in the public interest; or other benefits as determined by Council.

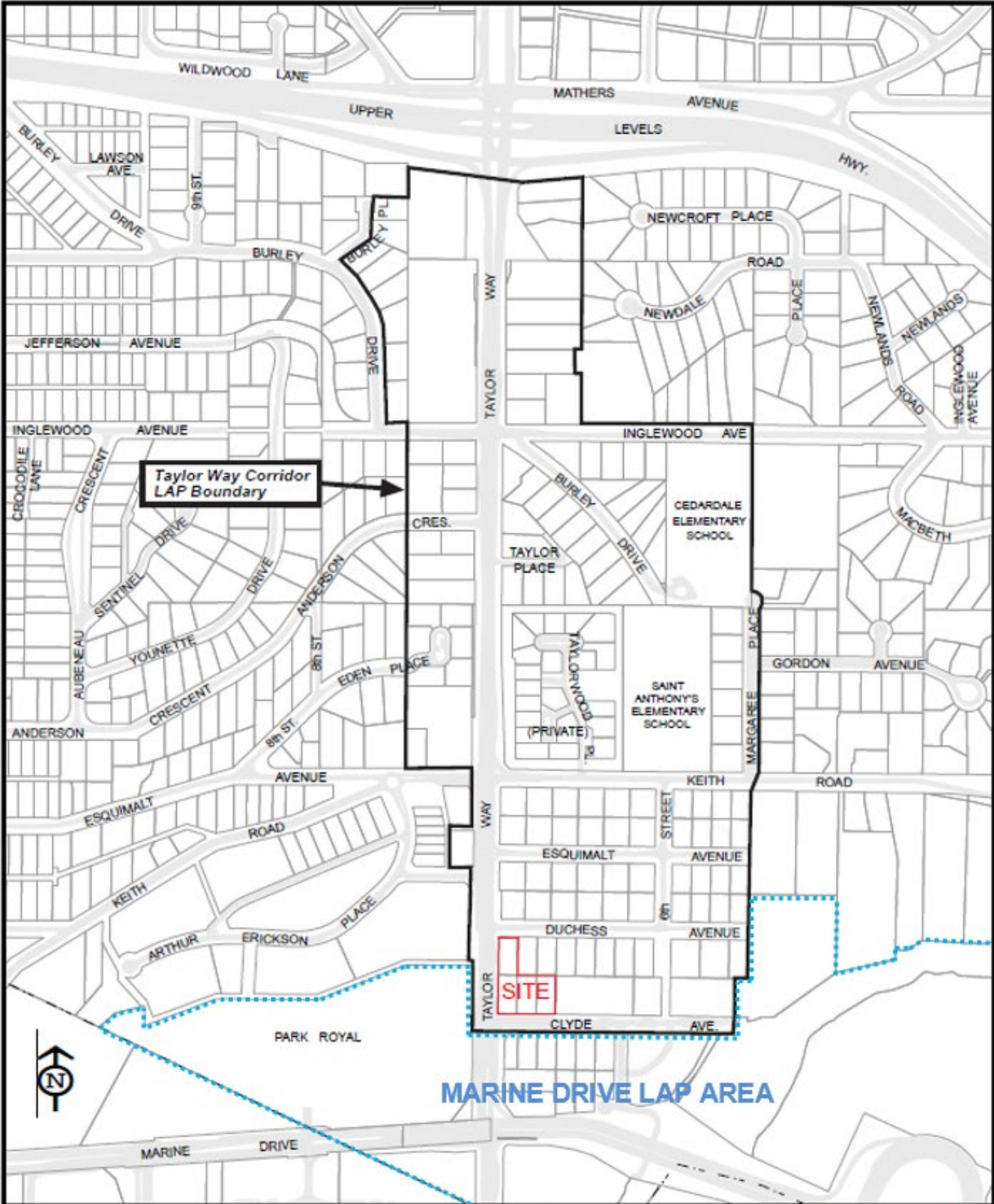
- 2.4 Applications that do not meet the criteria and conditions described in 2.2 and 2.3 may proceed for consideration by Council once the review of the OCP or the relevant LAP is complete.


<b>Approval Date:</b> February 20, 2017	<b>Approved by:</b> Council
---	-----------------------------

**This page intentionally left blank**

**This page intentionally left blank**

# Appendix B



	<b>CONTEXT PLAN</b>		DATE: September 2021	REV: 0
	Taylor Way Local Area Planning Boundary Map		<b>SK-1</b>	

**This page intentionally left blank**

**This page intentionally left blank**

# 671 Clyde Avenue West Vancouver, BC

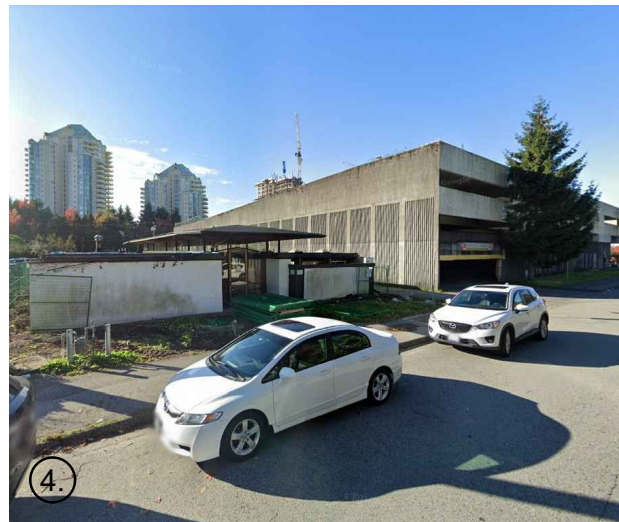
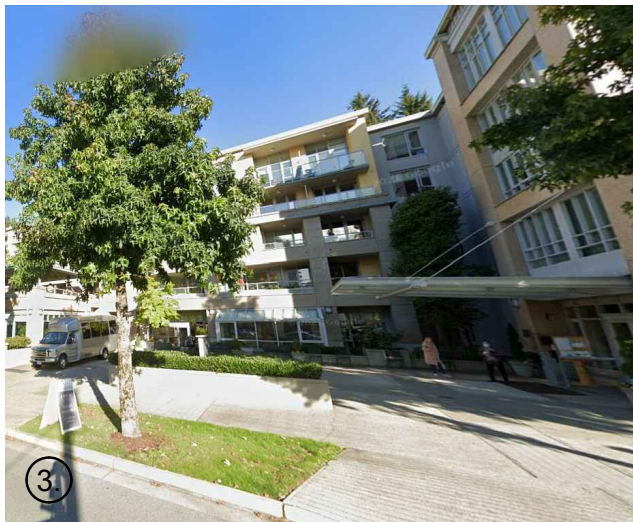
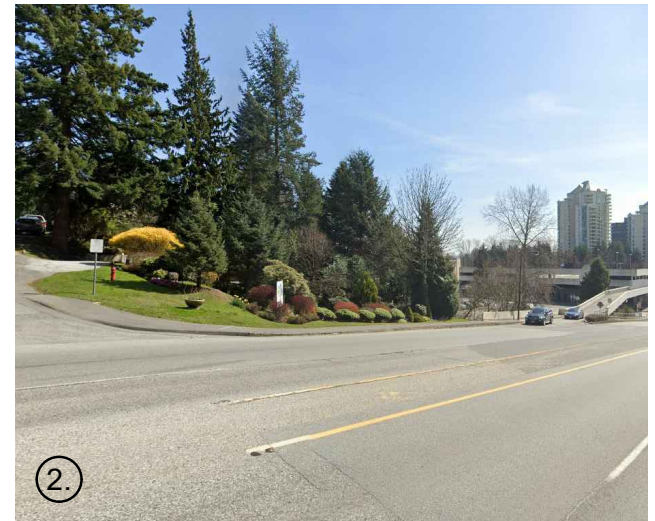
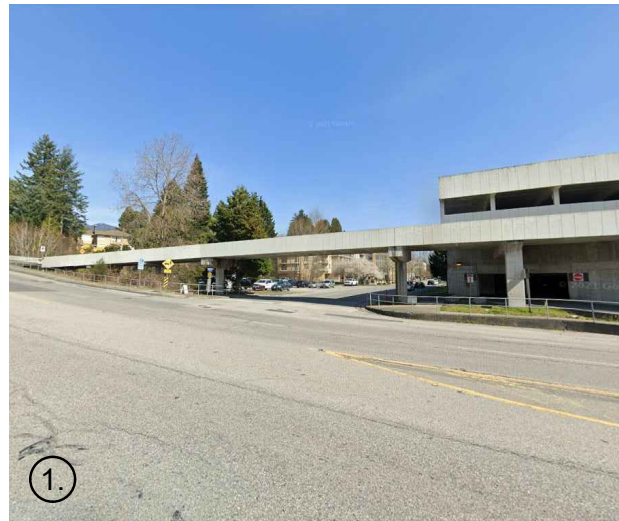
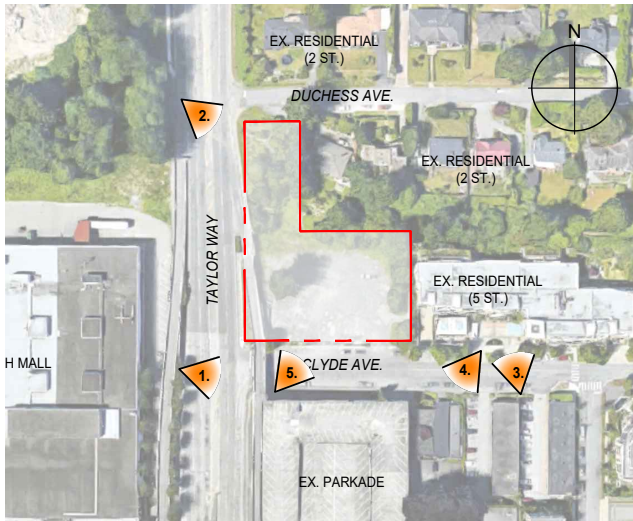
Issued for Preliminary Development Review

2021-07-21





**EXISTING SITE AERIAL VIEW**  
**671 CLYDE AVE. WEST VANCOUVER**  
1:1500 2021.07.21



**EXISTING CONTEXT PHOTOS**  
**671 CLYDE AVE. WEST VANCOUVER**  
 2021.07.21

# Clyde Avenue Microunits Executive Summary

This pre-application proposal presented for the consideration of a Development Permit and Rezoning submission responds to the need for more diverse and affordable rental housing in West Vancouver. While the notion of for rent micro-units is new to West Vancouver, this type of housing has provided comfortably smart living, at an attainable price range, to young professionals, frontline and service workers in communities around the world.

The introduction of micro-units is proposed in this particular location given the proximity to public and active transportation, as well as close proximity to amenities, shopping and services. It is a creative solution to help West Vancouver address some of the challenges outlined in the November 2020 West Vancouver Housing Report. The Report states in part "labour force participation rates have been on the decline, and close to three-quarters of the labour force **commutes** into the municipality for work. Feedback from engagement indicates **the cost of housing is increasingly out-of-reach and employers are struggling to recruit and retain staff. Mid-market rental and affordable home ownership should be strongly considered to help meet the needs of the local labour force.**"

The Clyde Avenue neighbourhood consists of market housing, rental housing, senior living, offices and services. The introduction of micro-unit rental accommodation is not only complimentary to the existing uses, but would also create an attractive entrance feature, as a gateway to the existing compact cluster of buildings.

Park Royal is excited about working with West Vancouver Council, staff and the community to bring this innovative and forward-looking style of rental accommodation to life.



**EXECUTIVE SUMMARY**  
**671 CLYDE AVE. WEST VANCOUVER**  
2021.07.21

## Existing & Future Context

The development site is located on Clyde Avenue off Taylor Way. It is comprised of three lots fronting Clyde Avenue, as well as a single lot fronting Duchess Avenue. The site has never been developed and is currently serving as an ancillary parking lot for Park Royal North commercial.

To the east is an existing 5-storey seniors housing complex, to the south is an existing 6 level parking structure (34' 8" high), to the north is existing 2-storey single family residential housing. To the west is a northbound exit ramp that allows the vehicular traffic from Park Royal North to exit onto Taylor Way. The north edge of the site is characterized by a steep embankment with mature vegetation.

The parking structure to the south is zoned for that use and currently there are no plans for redevelopment as it was excluded from the Marine Drive Local Area Plan. Further north, the 657 Marine Dr. development has been approved at Marine Dr. & Taylor Way intersection including buildings from 4-8 storeys high.

## Project Description

The proposal conforms to the District's current OCP as it relates to Clyde Avenue. However, given the current zoning the property needs to be rezoned in order to allow construction of 100% Rental Micro-unit Housing as follows:

- Rental Micro-unit Housing development at the corner of Clyde Ave. and Taylor Way
- 6-storey housing component with Level 7 rooftop amenity
- FAR: 2.00 (1.75 base + 0.25 Rental bonus)
- FAR Floor Area: 8,113 sm (87,328 sf)
- Unit Type: Rental
- Number of Units: 199

- Unit Mix:
  - 89% Move-In Ready Micro-units (350 sf)
  - 6% Studio Units (440 sf)
  - 6% Adaptable Level 2 Micro-units (420 sf)
- Parking: 49 stalls at 0.25 stalls per unit
- Bicycle Parking: 199 stalls at 1 stall per unit

## Project Design Rationale

The proposed development is located in the transition area between the 4-8 storey density at Marine Drive and the 2-storey single family neighbourhood to the north. In this location the 6-storey building massing mediates between the larger scale to the south and the lower scale to the north, as well as the 5-storey seniors housing to the east. The building is sited on the three lots fronting Clyde Avenue at the entrance to this neighbourhood. The northern lot off Duchess Avenue will not be developed as part of this proposal and provides an opportunity for outdoor green space or another amenity accessible to the public.

The U-shape building massing configuration creates a south-facing courtyard that is buffered from the traffic at Taylor Way. The rental housing comprises a 6-storey massing block with a rooftop amenity at Level 7 that is set back from the street to accentuate the 6-storey expression.

The project will provide 199 micro-units ranging between 350-440 sf in size with all the units being move-in ready. The residents will have access to the rooftop amenity garden with shared indoor working IT spaces, as well as the south-facing courtyard green space with indoor dining / kitchen amenity and outdoor fitness area. All vehicular parking is provided with one level of underground parking at P1. Bicycle parking and garbage / recycling facilities are also located below ground. Provisions for vehicular and bicycle electrical charging will be included.

The development will increase the supply of affordable rental housing in the area through provision of move-in ready micro-units. Located in close proximity to the Marine Drive / Taylor Way node, the residents will have access to public transportation, as well as active transportation modes.

## Compliance with OCP policies

The proposed development adheres to the intent of the OCP at Clyde Avenue East of Taylor Way (BF-D 2) with the following features:

- Provision of move-in ready rental micro-unit housing with close proximity to transit / active transportation
- High performance building with Energy Step Code: Step 2 with LCES or Step 4 compliance
- Electrical charging for cars and bicycles
- Extensive indoor / outdoor amenities
- Provision of public green space at Taylor Way / Duchess
- High quality windows to mitigate traffic noise from Taylor Way
- Utilizing reclaimed wood from the original 1950 Park Royal North buildout
- Landscaped courtyard with pedestrian-friendly design features at Clyde Avenue
- Articulated building facades to better relate to the existing 2-5 storey neighbourhood scale
- Gateway articulation at Clyde Ave / Taylor Way through prominent, highly-articulated stair towers

Clyde Ave. Micro Units

Current Zoning:

Lot 38, 39, 40	CD30
Lot 25	RS3

	s.m.	s.f.		
Total Project Site Area:	4,056.50	43,664	Front yard Setback:	3.7 m
Allowable FAR Ratio:	2.00		Side Yard Setback:	3.7 m
Allowable FAR Area:	8,113.00	87,328	Rear Yard Setback:	4.5 m
Proposed FAR Ratio:	2.00			
Proposed FAR Area:	8,113.00	87,328		
Proposed Height:	7 storeys			
Proposed Units:	199			

Development Area Summary

	Gross Floor Area		FAR Exclusions		FAR Area		Units	
	s.m.	s.f.	s.m.	s.f.	s.m.	s.f.		
Level P1	2,428.00	26,135	2,428.00	26,135	-	-		
Level 1	1,210.12	13,026	189.16	2,036	1,020.96	10,990	24	
Level 2	1,417.48	15,258	5.80	62	1,411.68	15,195	35	
Level 3	1,417.48	15,258	5.80	62	1,411.68	15,195	35	
Level 4	1,417.48	15,258	5.80	62	1,411.68	15,195	35	
Level 5	1,417.48	15,258	5.80	62	1,411.68	15,195	35	
Level 6	1,417.48	15,258	5.80	62	1,411.68	15,195	35	
Level 7 - Rooftop Amenity	211.05	2,272	177.41	1,910	33.64	362	-	
<b>Total GFA(above grade):</b>	<b>8,508.57</b>	<b>91,585</b>			<b>Total FAR Area:</b>	<b>8,113.00</b>	<b>87,328</b>	<b>199</b>

FAR Area Exclusions: entrance lobby area, recreation rooms, common area in basement used for hallways, elevator shafts, stairwells, mechanical / service rooms, storage spaces, parking & loading areas.

Parking Summary (@ P1)

	Stalls / Unit	# of Units	Provided	Required
Unit Parking	0.25	199	49	TBD

Bicycle Parking (@ P1)

	Stalls/Unit	# of Units	Provided	Required
Long-term Spaces	1.0	199	199	TBD

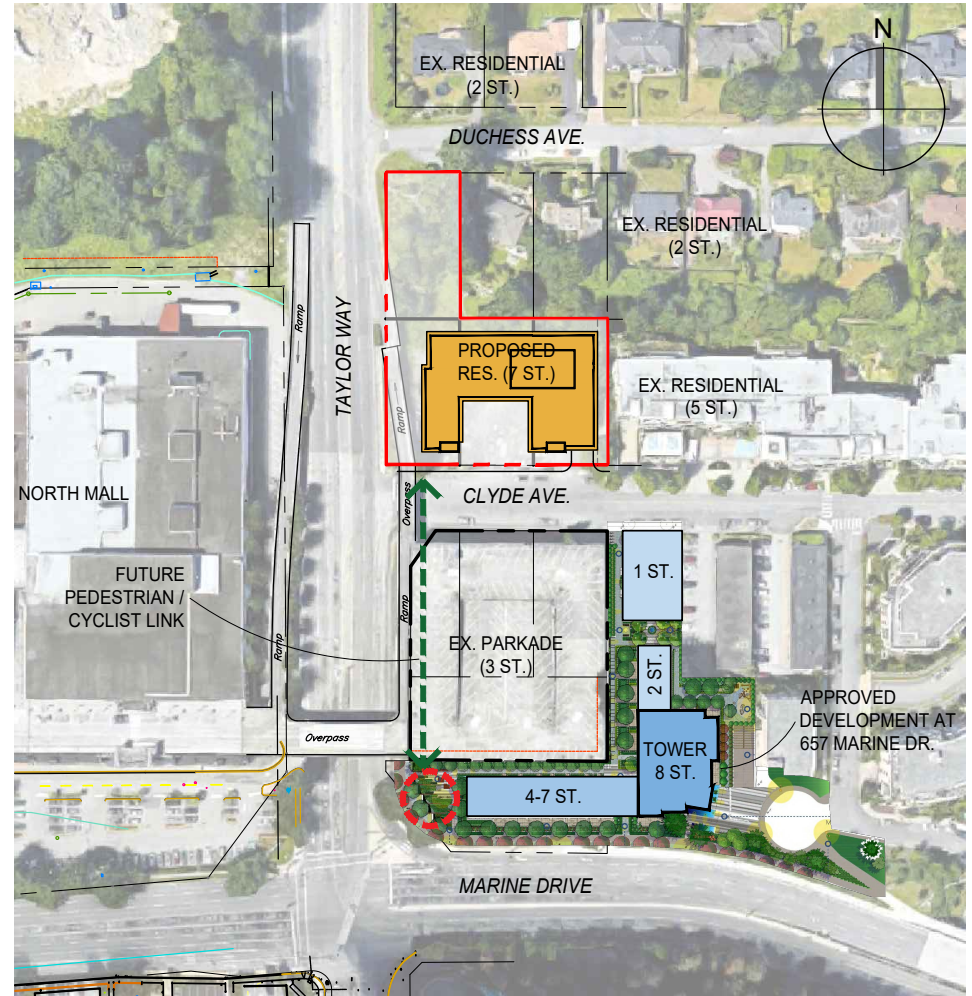
Bicycle Parking: 1.5 stalls per unit required per bylaw for apartment residential.

Unit Mix

	Microunit (350 sf)	Studio (440 sf)	Adaptable L2 Micro (420 sf)	Total
Level 1	22	1	1	24
Level 2	31	2	2	35
Level 3	31	2	2	35
Level 4	31	2	2	35
Level 5	31	2	2	35
Level 6	31	2	2	35
<b>Total:</b>	<b>177</b>	<b>11</b>	<b>11</b>	<b>199</b>
<b>% Mix:</b>	<b>89%</b>	<b>6%</b>	<b>6%</b>	<b>100%</b>

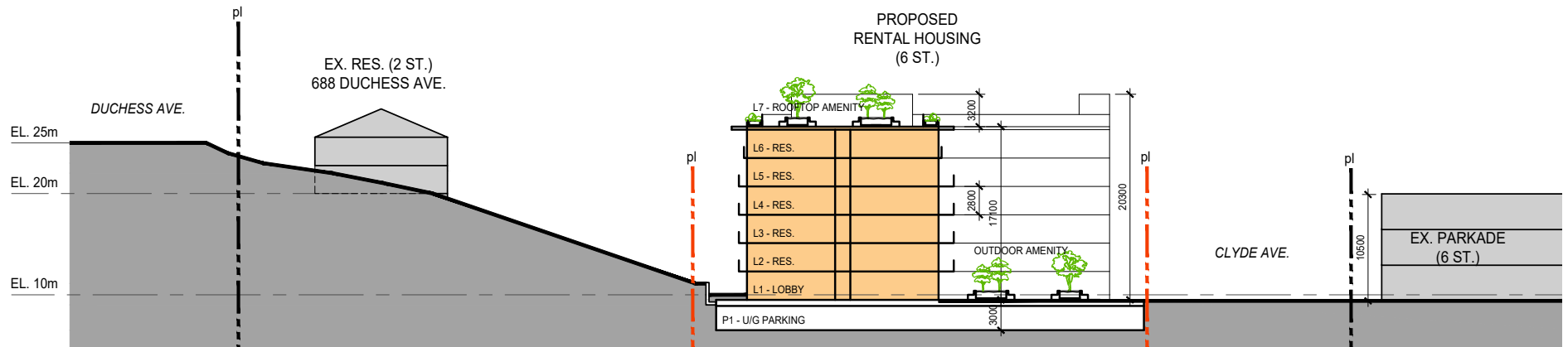


1 EXISTING CONTEXT  
1:1500

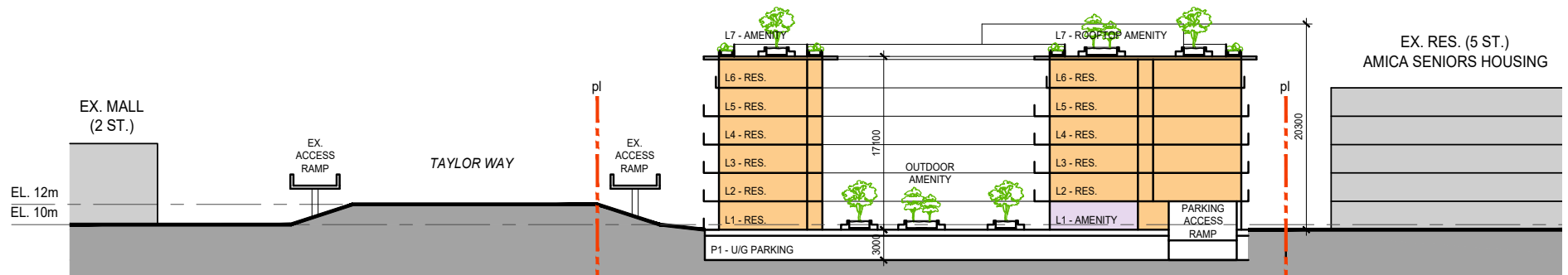


2 FUTURE CONTEXT  
1:1500

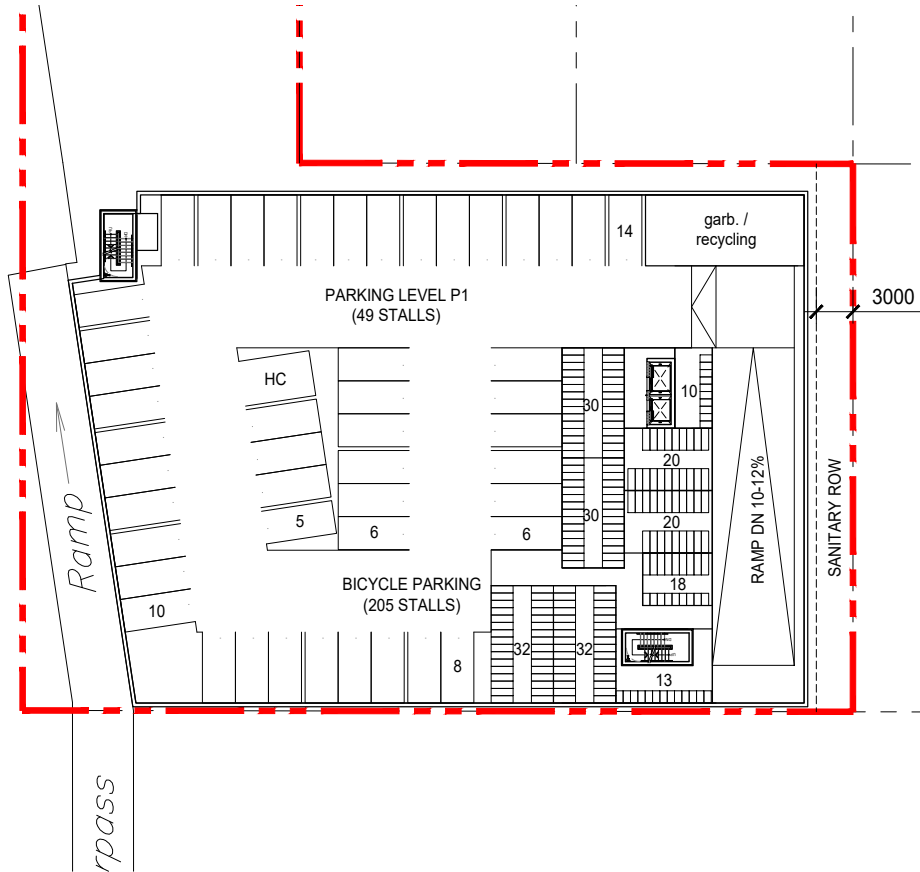
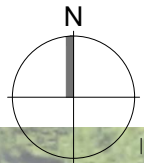




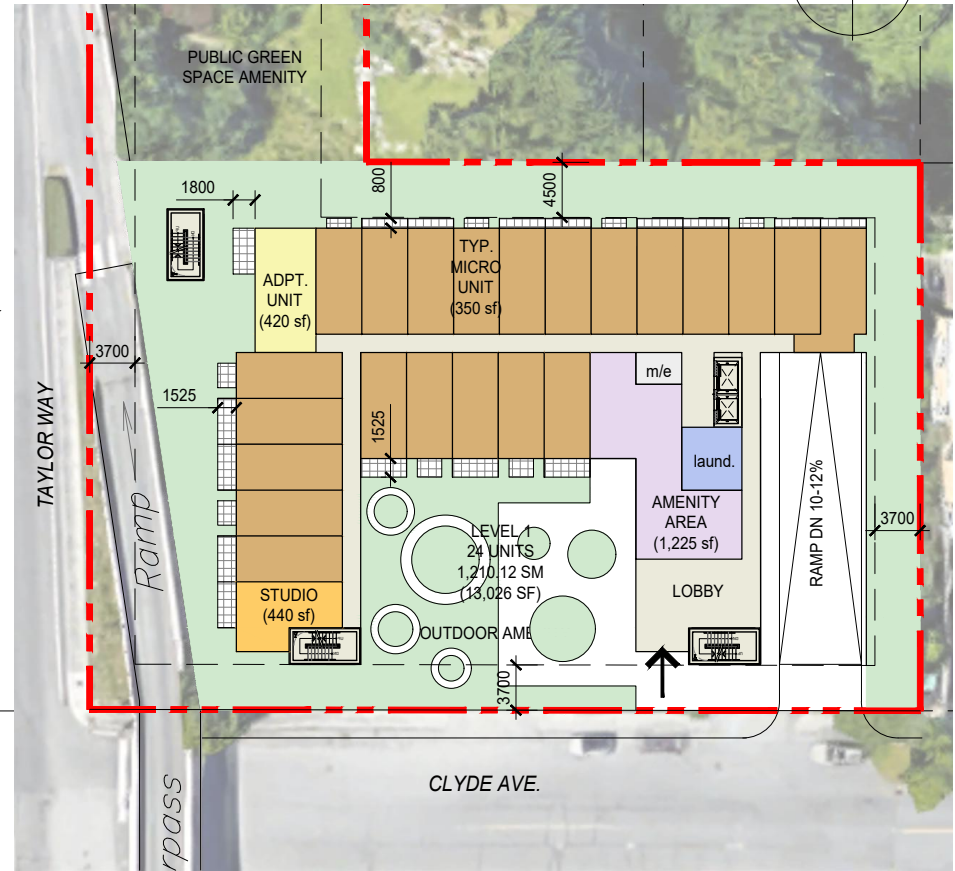
1 BUILDING SECTION A-A  
1:400



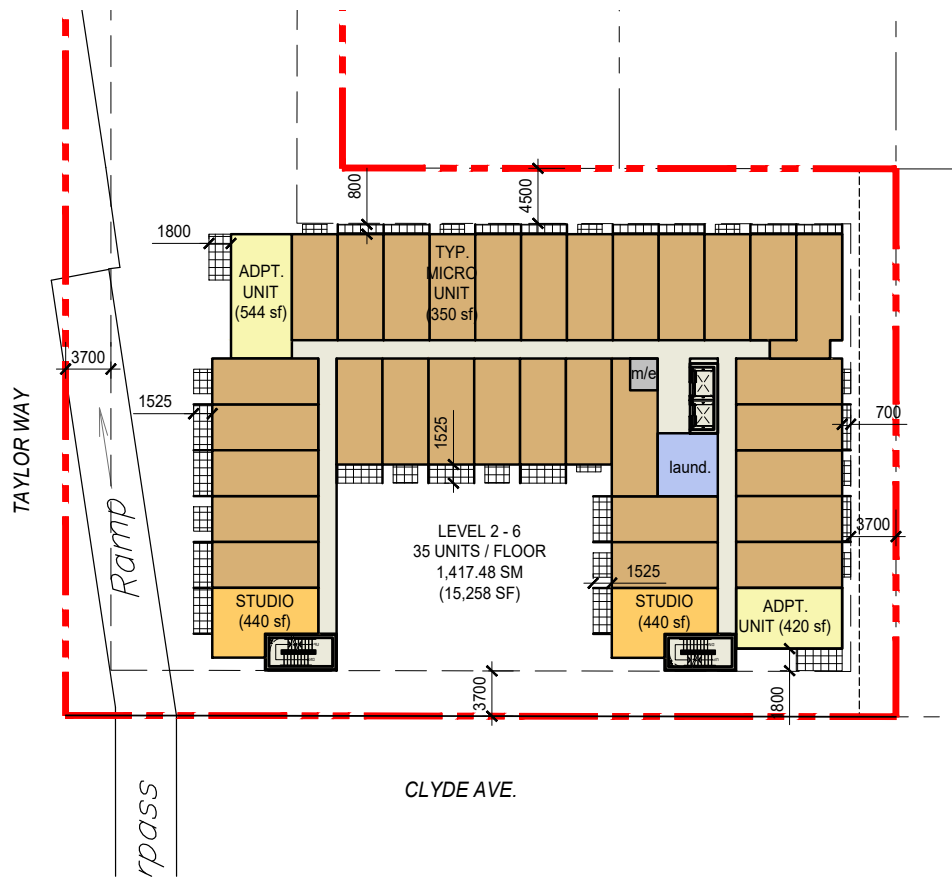
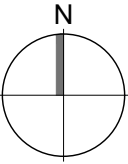
1 BUILDING SECTION B-B  
1:400



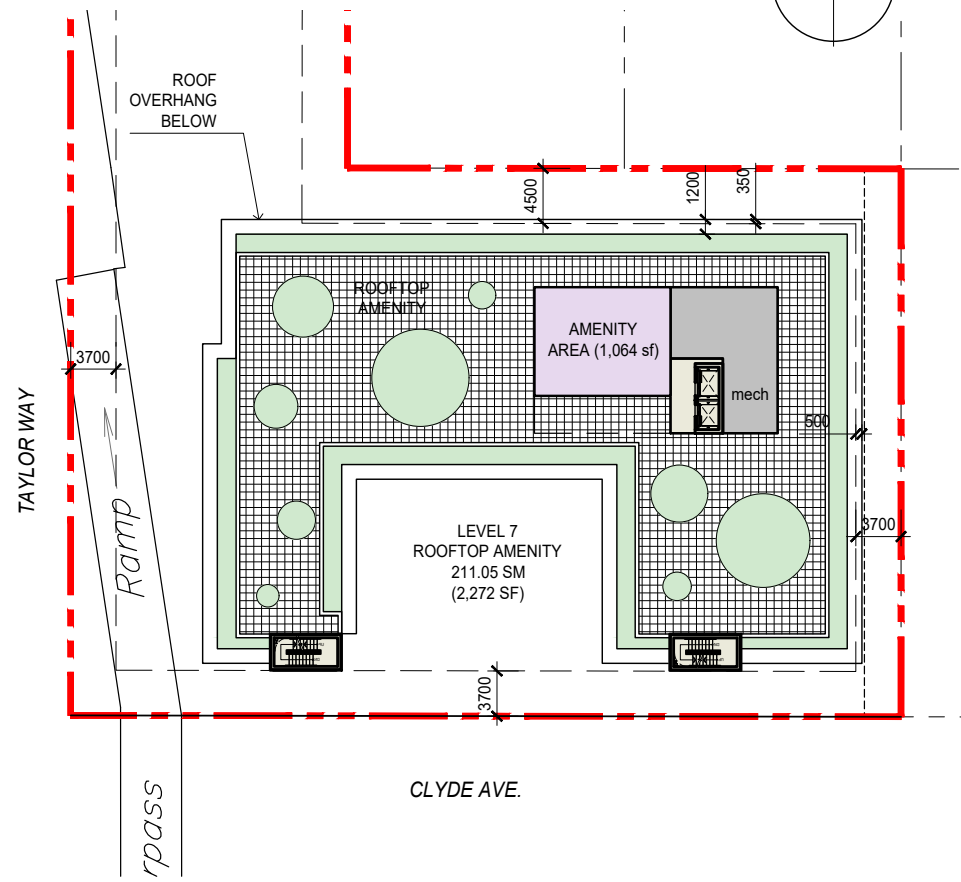
1 PARKING LEVEL P1  
1:400



2 LEVEL 1 FLOOR PLAN  
1:400

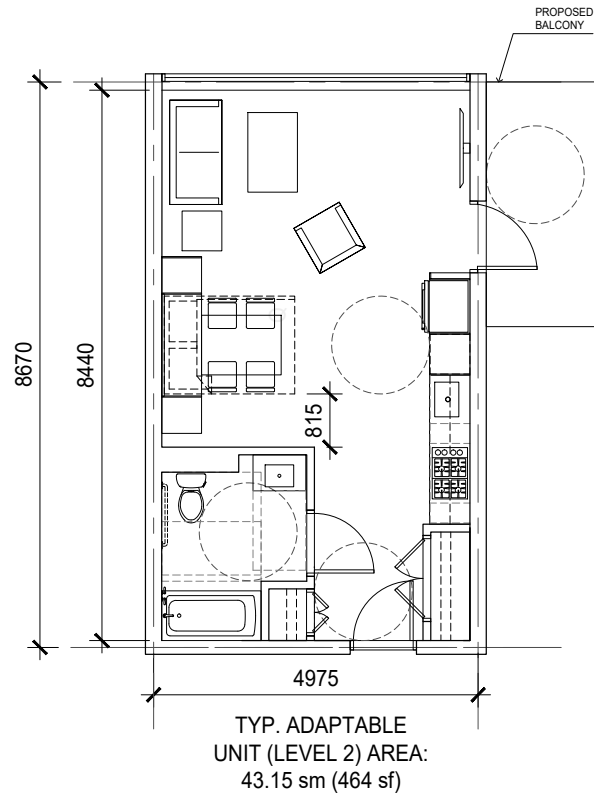
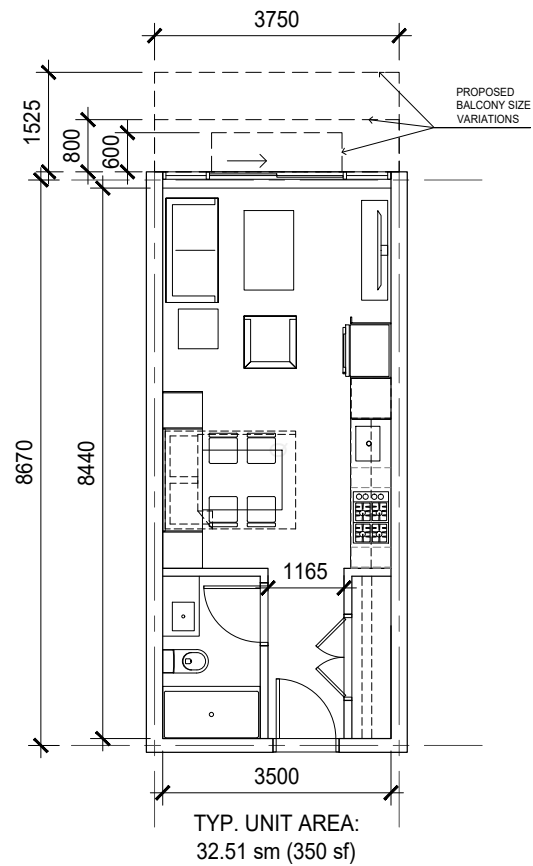


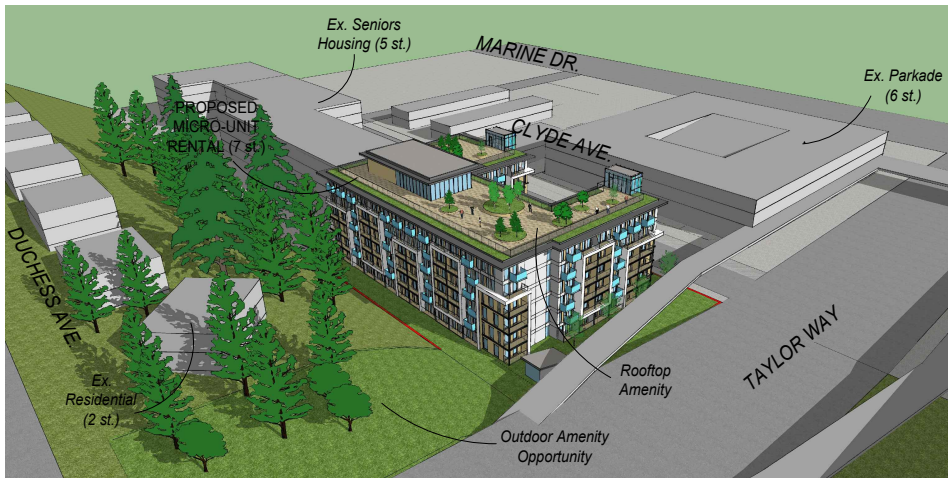
1 LEVELS 2-6 FLOOR PLAN  
1:400



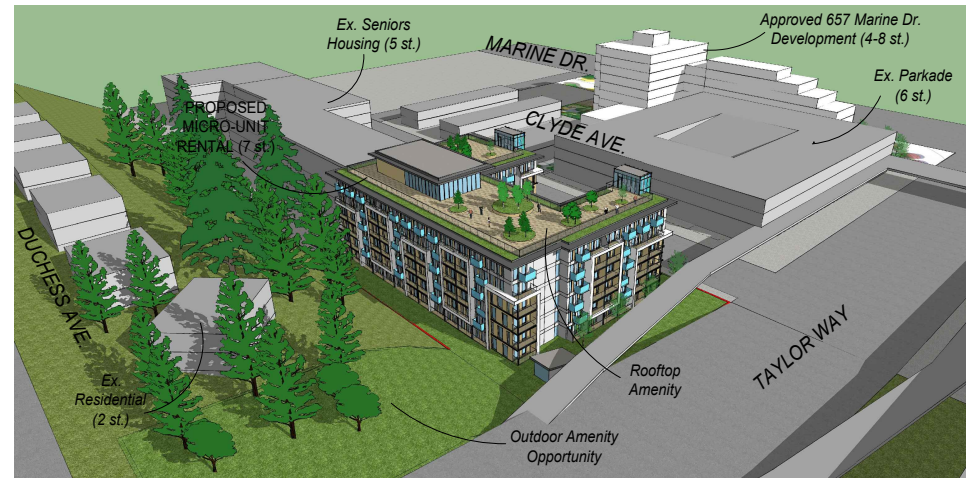
2 LEVEL 7 FLOOR PLAN  
1:400







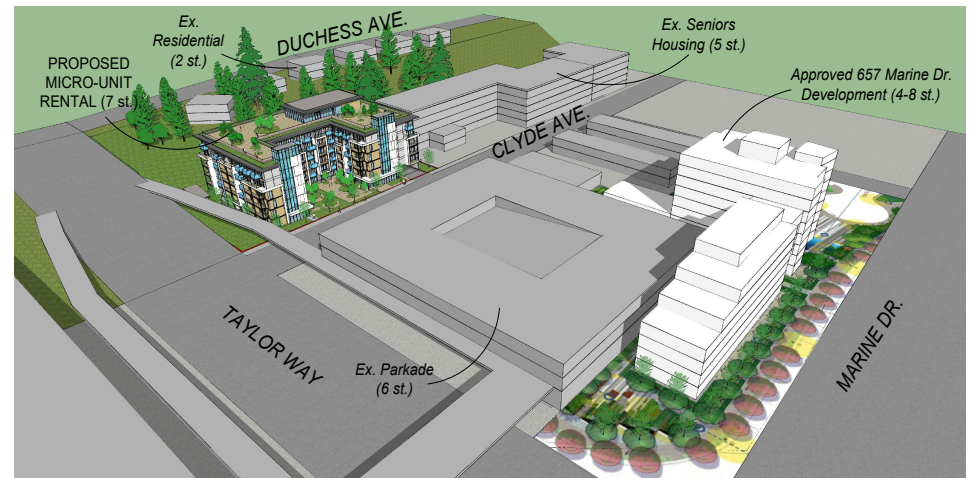
1 NORTH-WEST CORNER - EXISTING CONTEXT



2 NORTH-WEST CORNER - FUTURE CONTEXT



3 SOUTH-WEST CORNER - EXISTING CONTEXT



4 SOUTH-WEST CORNER - FUTURE CONTEXT

**PERSPECTIVE VIEWS - EXISTING / FUTURE CONTEXT**  
**671 CLYDE AVE. WEST VANCOUVER**

2021.07.21



1 WEST ELEVATION - TAYLOR WAY



2 NORTH ELEVATION



3 SOUTH ELEVATION



4 SOUTH / EAST ELEVATION

**PERSPECTIVE VIEWS - PROPOSED DEVELOPMENT**

**671 CLYDE AVE. WEST VANCOUVER**

2021.07.21



① AERIAL VIEW - LOOKING NORTH



② AERIAL VIEW - LOOKING SOUTH

**PERSPECTIVE VIEWS - VIEW IMPACT ANALYSIS**  
**671 CLYDE AVE. WEST VANCOUVER**

2021.07.21

**This page intentionally left blank**

**This page intentionally left blank**