



COUNCIL AGENDA

Date: October 6, 2025 Item: 6.



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	September 15, 2025
From:	Erika Syvokas, Community Planner
Subject:	Preliminary Development Proposal for 1763 Bellevue Avenue
File:	1010-10-25

RECOMMENDATION

THAT the preliminary development proposal outlined within the report titled Preliminary Development Proposal for 1763 Bellevue Avenue dated September 15, 2025, from the 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 aspects of the proposal requiring further review and consideration.

2.0 Legislation/Bylaw/Policy

Existing Zoning

1763 Bellevue Avenue is zoned CU3 (Community Use Zone 3). A copy of the zone is provided within **Appendix A**. The zone allows for residential uses including ground-oriented dwellings and single family dwellings as well as 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 2024-2025 includes the following objectives relevant to the preliminary development proposal:

- 1.1 Work towards new targets and deliverables mandated by the Province under the Housing Supply Act.
- 2.4 Complete an Ambleside Local Area Plan.

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 housing units close to shops, services, transit and amenities. The following Community-Wide Policy Directions within the OCP provide support for the development proposal to proceed:

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.

As well, Policy 2.1.6 prioritizes community use and/or housing objectives when considering redevelopment proposals of institutional, public assembly or community use sites District-wide that provide an existing community or public use function (such as places of worship) by:

- a. Providing floor area exemptions to support the continuation, adaptation, expansion or replacement of community use; and
- b. Considering residential uses that are compatible with the community use and that respond to neighbourhood context and character.

Further information on the OCP policy context is provided in Section 6 (Analysis) of this report.

4.0 Financial Implications

New developments are expected to deliver Community Amenity Contributions (CACs) related to the impacts of new development. The value of the amenity is proportional to the increased potential of land use in comparison with existing zoning and land uses onsite. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

A financial analysis, including the consideration of a CAC would accompany a formal rezoning application and a subsequent review of the detailed application and associated report to Council, should Council decide to advance the preliminary proposal. Additionally, should the application proceed to approval, Development Cost Charges (DCCs) would be applicable.

5.0 Background

5.1 Previous Decisions

Over the past decade and more, previous proposals for this site have been brought to Council, with the following resolutions:

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 considered redevelopment of the site to enable a 7-storey building with 20 residential apartment units, 3 ground floor commercial units along Bellevue Avenue and a total Floor Area Ratio (FAR) of 2.8¹.

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.

On February 22, 2021, Council considered a revised preliminary proposal to enable a nine-storey mixed-use building with 28 residential units (22 strata and 6 non-market rental units) and 5 commercial/office units. No community/public use was included in the proposal. Council determined that potential redevelopment of the site may only advance upon completion of the Local Area Plan.

5.2 Context

The subject site is comprised of two legal lots. The 1,132.5 m² (12,190 sq. ft.) site is located on the north side of the 1700 Block of Bellevue Avenue, within the Ambleside Commercial Centre. It is currently developed with a two-storey building (formerly the Masonic Hall) constructed in 1950 (Figure 1). 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 m (7 ft.) towards Bellevue Avenue and is within short walking distance to commercial services, shopping, transit and John Lawson Park.

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



Figure 1 – Existing Building

The site is surrounded by a variety of multifamily, commercial and office uses (Figure 2). 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 2 – Site Context

6.0 Analysis

6.1 Policy Context

The subject site is located within the Ambleside Centre Local Area Plan Boundary (**Appendix B**). Local area planning for lands within the boundary included public engagement and culminated in the preparation of a Proposed Ambleside Centre Local Area Plan. The proposed plan identifies the subject site as “Waterfront G” (Figure 3 below) which envisions new commercial or mixed-use development up to 3.5-4.0 FAR and 10-12 storeys, with either commercial or community use at street-level, and at least one storey restricted to community use, and remaining storeys to be any combination of commercial or residential.

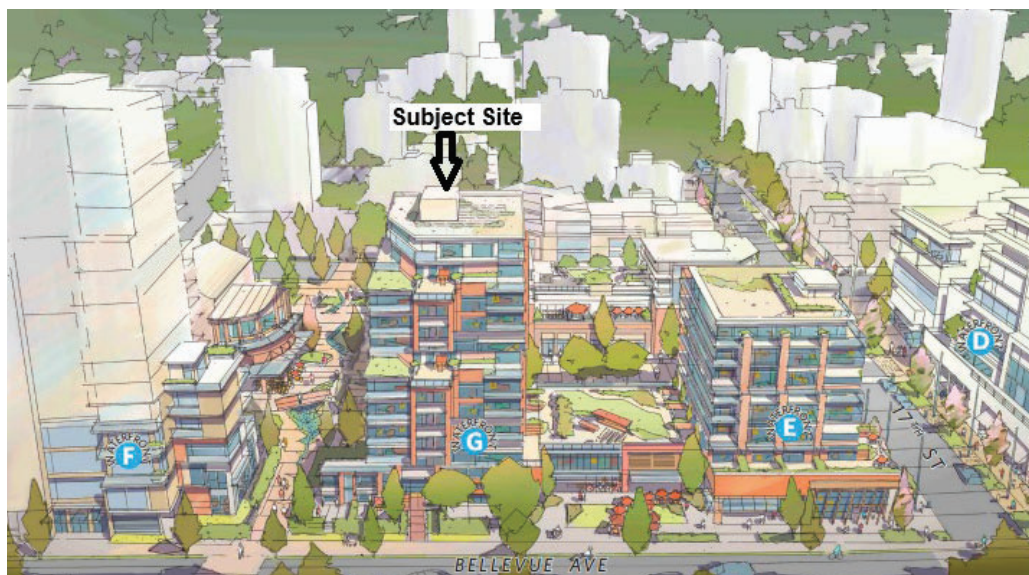


Figure 3 – Artist’s illustration of Waterfront designations for 1700-block of Bellevue Avenue in draft Ambleside Centre Local area Plan

At the May 26, 2025, regular Council meeting, Council discussed the Proposed Ambleside Centre Local Area Plan. The proposal was not given first reading.

As such, 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”.

6.2 Preliminary Proposal

The current developer for the site (IKOR Group) has submitted preliminary development plans proposing a nine-storey mixed-use building.

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

- 24 residential strata apartment units
- 2 commercial/office units fronting Bellevue Avenue

- A floor area ratio (FAR) of 3.47
 - 3,933.6 m² (42,341 sq. ft.) of floor space
- 43 parking stalls in total
 - 37 residential stalls [based on 1 parking stall per every 84 m² of gross residential floor area (3,313.9 m²) = 24 stalls required]
 - 6 commercial stalls [based on 1 stall per 37.5 m² of commercial space (177.07 m²) = 5 stalls required]
 - 11 small vehicle stalls (26% of total vehicle stalls)
- 51 bicycle storage stalls
- 629.5 m² (6,776 sq. ft) community use space on the 2nd floor plus a 215.3 m² (2,317 sq. ft.) of dedicated outdoor space.

The development includes the following bedroom types:

- 20 two-bedroom units; and
- 4 three-bedroom units.

Parking access to the underground garage is provided via Bellevue Avenue (See Figure 4 below). In addition, 6 surface parking stalls are provided from the lane to the rear.



Figure 4 – Front (South) Elevation

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. Should Council advance the proposal, detailed design development and review would include:

- *Density and height* – As described, no density is prescribed in the current zoning or OCP for this site, but the project proposal is below the proposed LAP for this site. While the height proposed exceeds the current OCP’s five storeys, it is below the proposed LAP’s 10-12 storeys. Notably at this stage, renderings provided in the preliminary application do not include adjacent conditions, and staff would expect design development to address questions of fit and elevations.
- *Building massing* – The proposal spans the entire width of the site (east to west) on the northern façade. Detailed design development would include review of setbacks and massing.
- *Community Use Space* – Staff note that the proposed community use space is located on the second storey. Detailed design would need to address community access to the new community use space.
- *Vehicle access* – Vehicle access to the underground garage is currently proposed from Bellevue Avenue. Consideration should be given to relocating access to the rear lane to improve pedestrian access along Bellevue Avenue and to activate the waterfront. Relocating the vehicle access to the rear of the building could also allow for streetscape enhancements such as landscaping/trees, sidewalk, streetlights etc. on the boulevard. As well, lane access could provide the opportunity for limited additional public street parking spaces. With vehicle access provided off the lane, the currently proposed surface parking could also be used to stage garbage bins for collection.

6.3 Comparison with previous preliminary proposal

A high-level comparison of the previous proposal from 2021 and the current proposal can be found below.



Rendering of 2021 Proposal



Rendering of Current Proposal

	FAR	# of Residential Units	# of Rental Units	# of Commercial Units	# of Parking Stalls	Community Use Space
Previous Proposal	4.87	28 (22 strata and 6 non-market rental units)	6 non-market rental units @70% of market rents	5	70	Not included
Current Proposal	3.47	24	0	2	43	Included

6.4 Discussion

Recognizing OCP Policy 2.1.15, regarding the consideration of proposals in advance of anticipated Local Area Plans (LAPs) where community benefits and other objectives could be met, staff conclude that the proposal to redevelop this underutilized site merits further consideration prior to the Ambleside LAP, notwithstanding the aspects of site planning, design, and access raised in this report. Staff expect that these will require further design development 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.

6.5 Climate Change & 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 the “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 higher density and mixed-use development in locations that have established public transit, amenities, services and recreational opportunities.

6.6 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.

Website

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

6.7 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
- b) not consider a rezoning proposal for 1763 Bellevue Avenue until completion of the Ambleside Centre Local Area Plan.

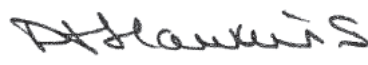
8.0 Conclusion

This report recommends that the preliminary development for 1763 Bellevue Avenue proceed to public consultation in advance of the Ambleside 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 into a development project that includes community use space 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: 
Erika Syvokas, Community Planner

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


David Hawkins, Senior Manager of Community Planning and Sustainability

Date: September 15, 2025
From: Erika Syvokas, Community Planner
Subject: Preliminary Development Proposal for 1763 Bellevue Avenue

Page 11

Appendices:

- A. Copy of Community Use Zone 3 (CU3)
- B. Ambleside Local Area Plan Boundary Map
- C. Preliminary Architectural Drawings (Arcadis Architect (Canada) Inc. dated February 2025)

This page intentionally left blank

This page intentionally left blank

503 - CU3 - Community Use Zone 3

<i>AMENDING BYLAW</i>	SECTION	REGULATION
	503.01	Permitted Uses
#5351		(a) child care (b) community buildings (c) ground-oriented dwellings (d) home based business (e) non-profit organizations (f) 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	Density
		Ground-oriented dwellings – 3 dwellings maximum per lot
	503.04	Site Area
#5351		(1) Residential dwelling uses – 557.5 square metres minimum (2) All other uses - 836 square metres minimum
	503.05	Site Width
#5351		(1) Residential dwelling uses – 15.2 metres minimum (2) All other uses – 18.2 metres minimum
	503.06	Front Yard
		7.6 metres minimum
	503.07	Rear Yard
#5351		(1) Residential dwelling uses – 7.6 metres minimum (2) All other uses – 2.3 metres minimum

503.08 Side Yard

- #5351
- (1) Residential dwelling uses – 1.52 metres minimum
 - (2) All uses – 4.5 metres minimum from the flanking site line on corner sites

503.09 Building Height

- #5351
- (1) Residential dwelling uses – 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

503.10 Number of Storeys

- #5351
- (1) Residential dwelling uses – 2 storeys maximum
 - (2) All other uses – 3 storeys maximum

503.11 Off-Street Parking

- #5351
- (1) Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential dwelling uses.
 - (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

503.112 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

This page intentionally left blank

This page intentionally left blank

AMBLESIDE LOCAL AREA PLANNING BOUNDARY



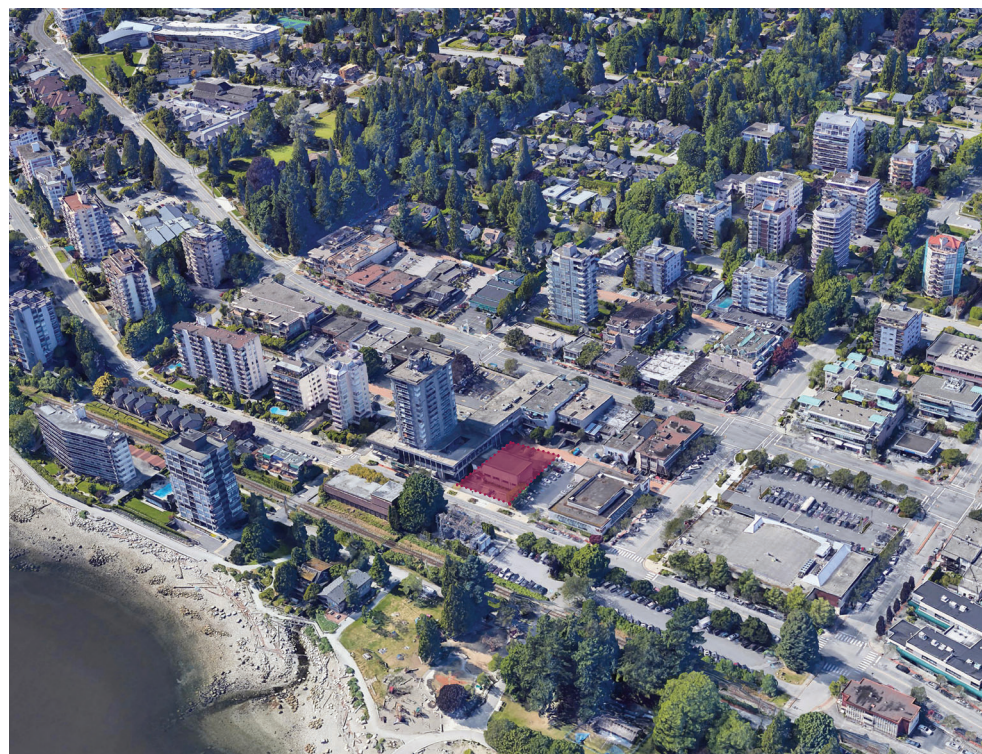
This page intentionally left blank

This page intentionally left blank

1763 Bellevue Avenue | West Vancouver, BC

Rezoning | Development Application

February 2025



PROJECT CONTACT

OWNER

iKOR Group

PHONE: 604-379-4560

200 - 1590 Bellevue Avenue
West Vancouver BC V77 1A7

ARCHITECTURE

Arcadis Architect (Canada) Inc

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

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

STRUCTURAL

Glotman Simpson Consulting Engineers Engineers

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

1661 West 5th Avenue
Vancouver, BC V6J 1N5

ELECTRICAL

NEMETZ (S/A) & ASSOCIATES LTD.

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

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

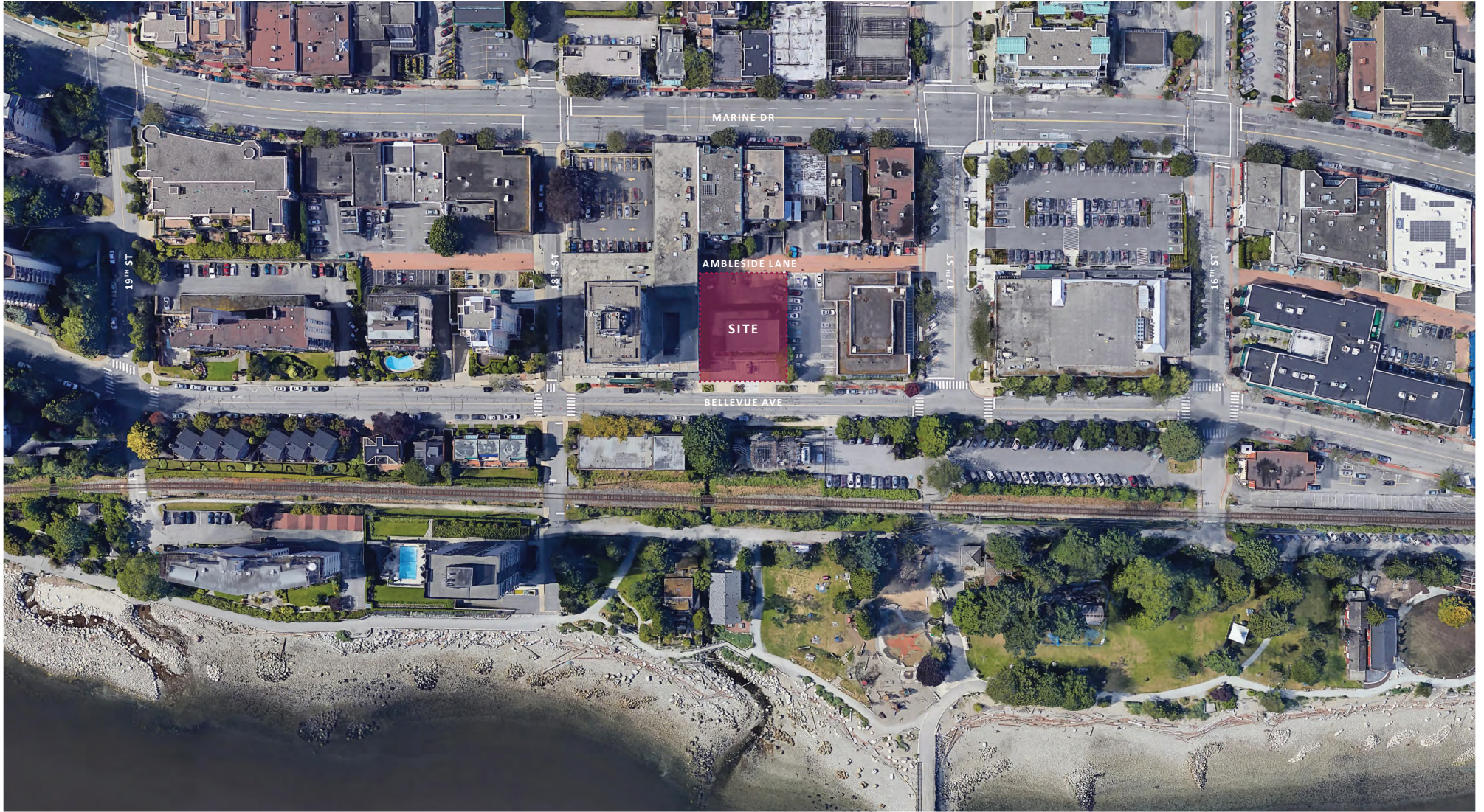
MECHANICAL

REINBOLD ENGINEERING

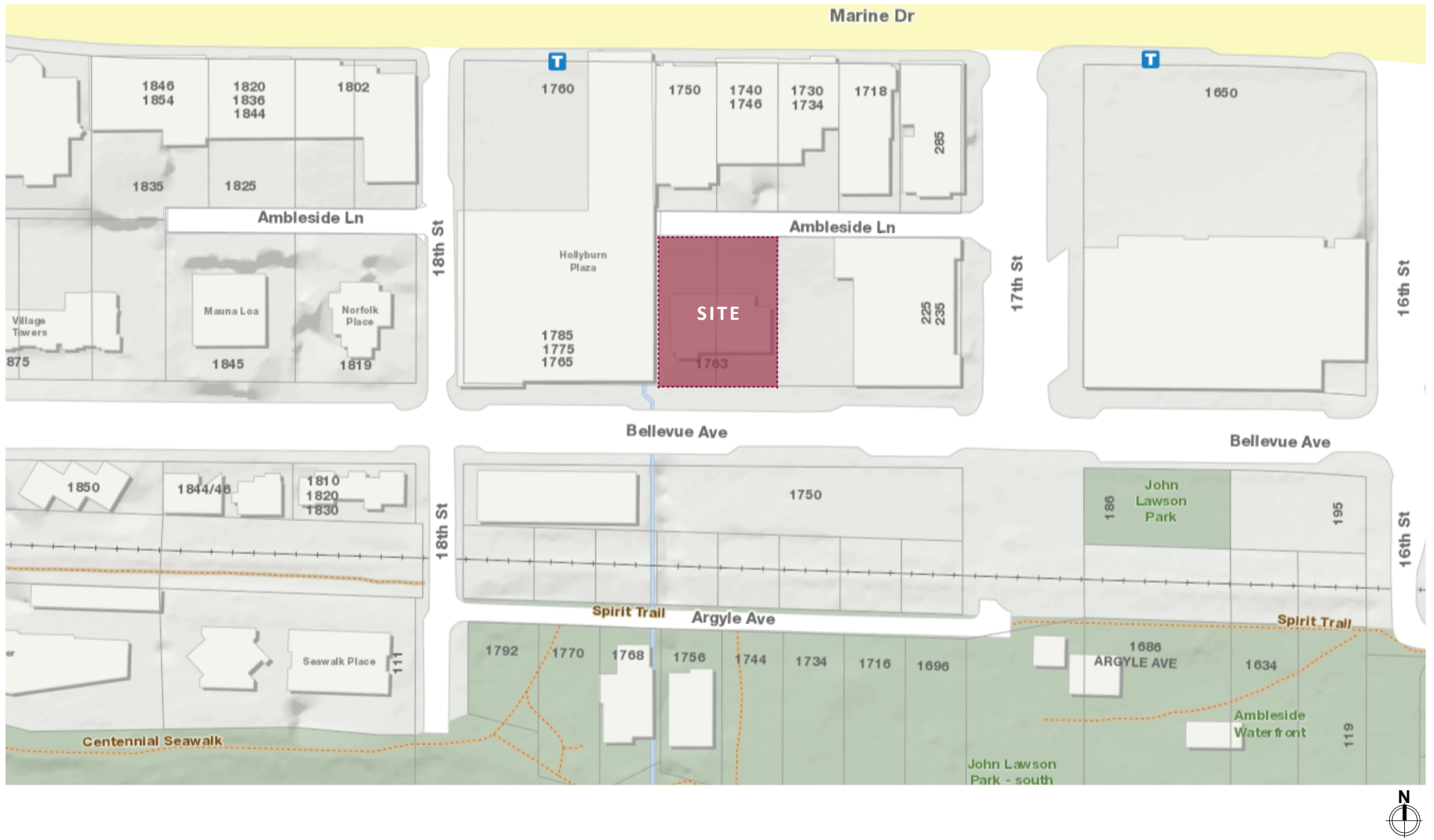
FAX: -
PHONE: (604) 737-3350

400, 1580 West Broadway
Vancouver, BC V6J 5K8

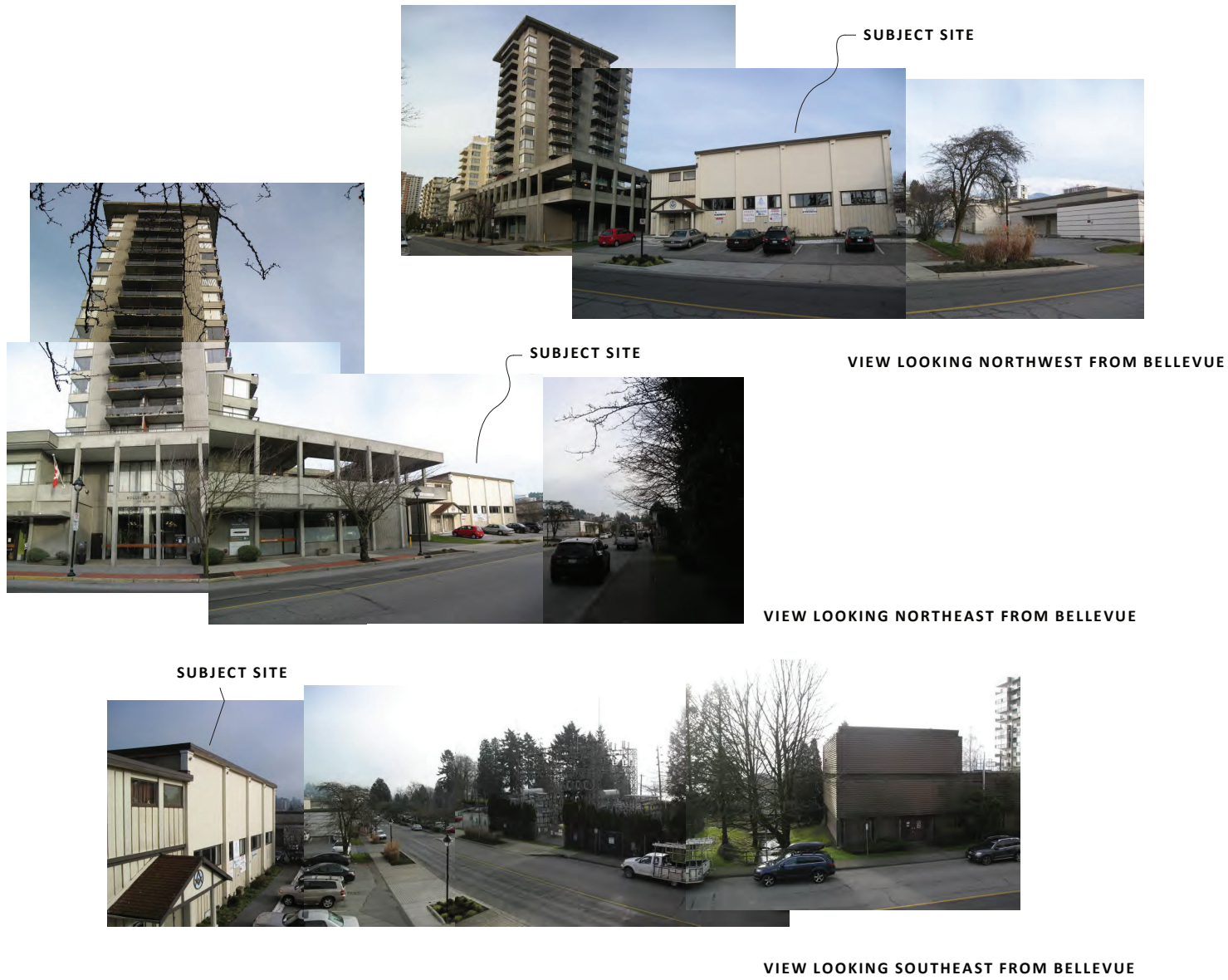
AERIAL CONTEXT PLAN



SITE LOCATION



CONTEXT PHOTOS



CONTEXT PHOTOS



VIEWS LOOKING WEST ON BELLEVUE



SUBJECT SITE



VIEW LOOKING WEST TOWARDS SUBJECT SITE



VIEW LOOKING NORTH FROM SUBJECT SITE



VIEW LOOKING WEST TOWARDS 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
Current Zoning CU-3
Proposed Zoning TBD
Gross Buildable Area 50,814.00

Typical Floor Plate Efficiency 83.0%

Setbacks Bylaw (CU3)
Front
Rear
Side (east)
Side (west)

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

AREA

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

STUDIO	UNIT MIX			
	1 BR	2 BR	3 BR+	TOTAL
			2	2
		4		4
		4		4
		4		4
		4		4
		4		4
			2	2
0	0	20	4	24

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

42,341
3.47

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

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

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

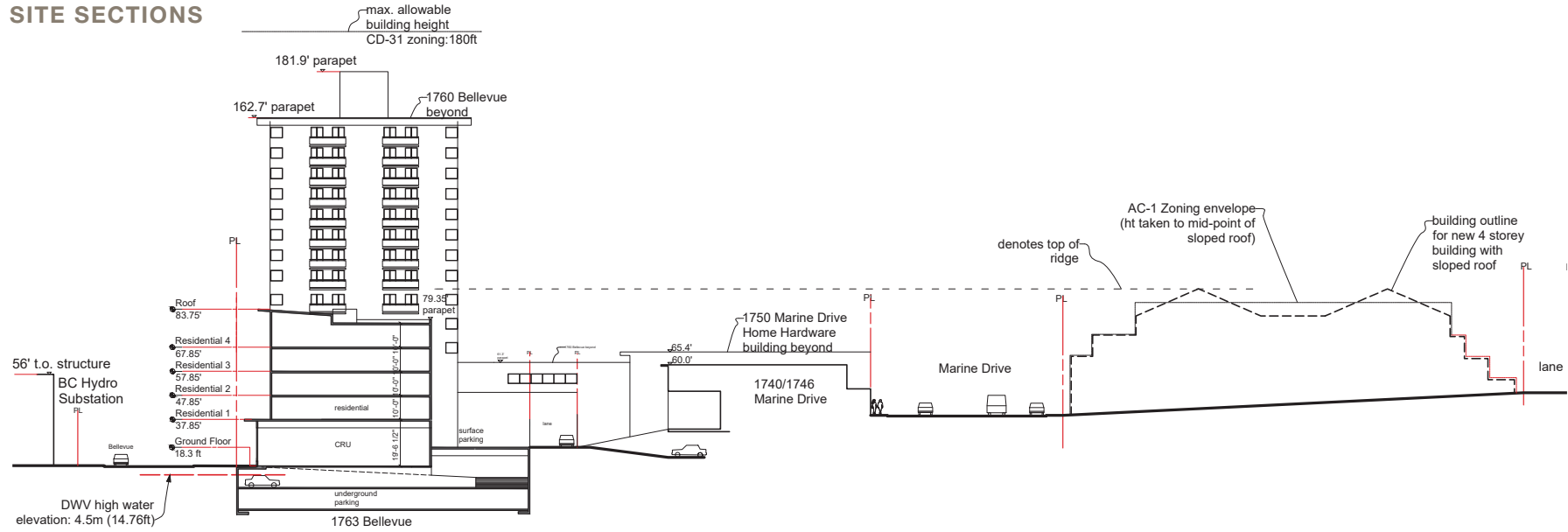
Total Required parking spaces for persons with disability			
Bylaw 142.09	Between 10 to 75 Stalls	Stalls Required	Stalls Provided
Bylaw 142.01	(2) Not less than 30% of	1	2

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

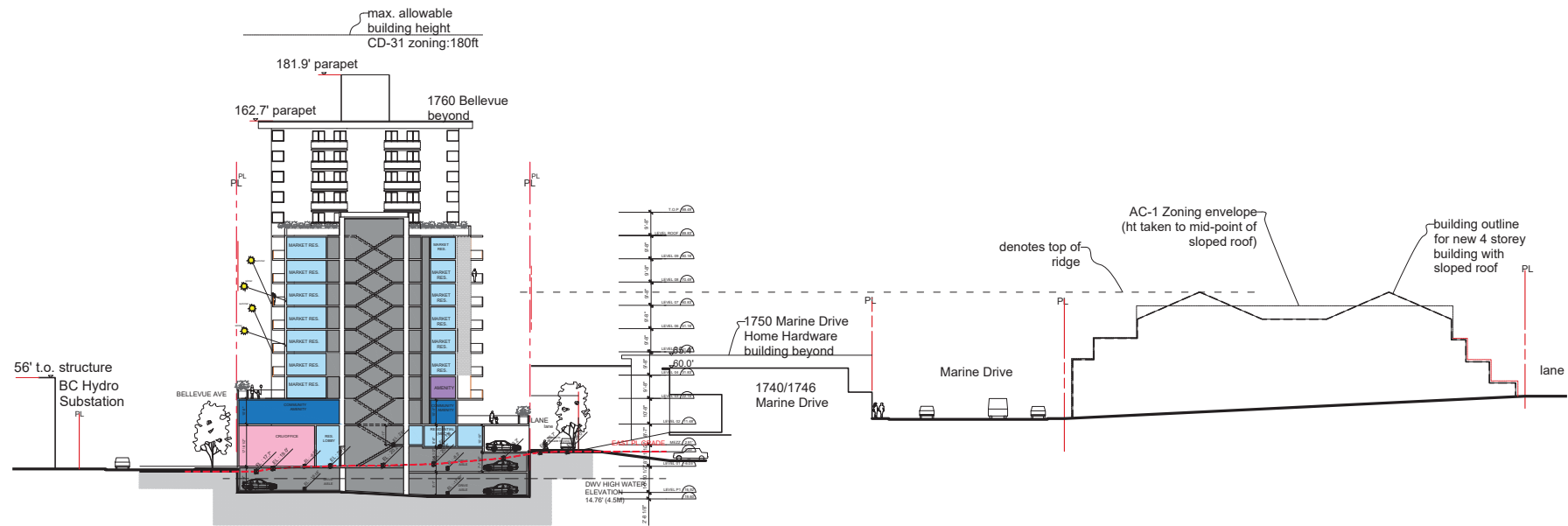
Bylaw 143.02.2. (b) Short-term Bicycle parking space		
	Required	Provided
(b) Townhouse or apartment 0.2 per dwelling	5	4
(b) Commercial and institutional 0.4 per 100 m2	1	1

Horizontal	Vertical	Total	V Ratio
45	6	51	12%

SITE SECTIONS

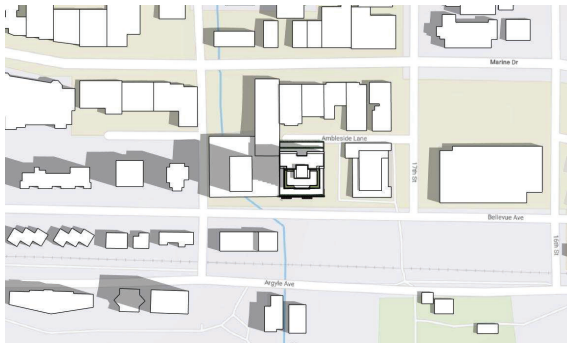


OCP ALLOWABLE



PROPOSED

SHADOW STUDY



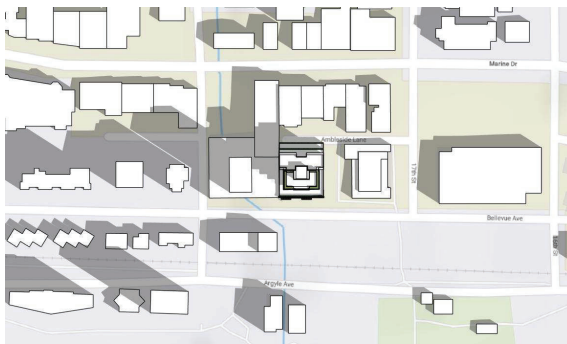
JUNE 21 - 10:00 AM



JUNE 21 - 12:00 PM



JUNE 21 - 2:00 PM



MARCH 21/SEPTEMBER 21 - 10:00 AM



MARCH 21/SEPTEMBER 21 - 12:00 PM



MARCH 21/SEPTEMBER 21 - 2:00 PM



DECEMBER 21 - 10:00 AM



DECEMBER 21 - 12:00 PM



DECEMBER 21 - 2:00 PM

VIEW



VIEW



VIEW



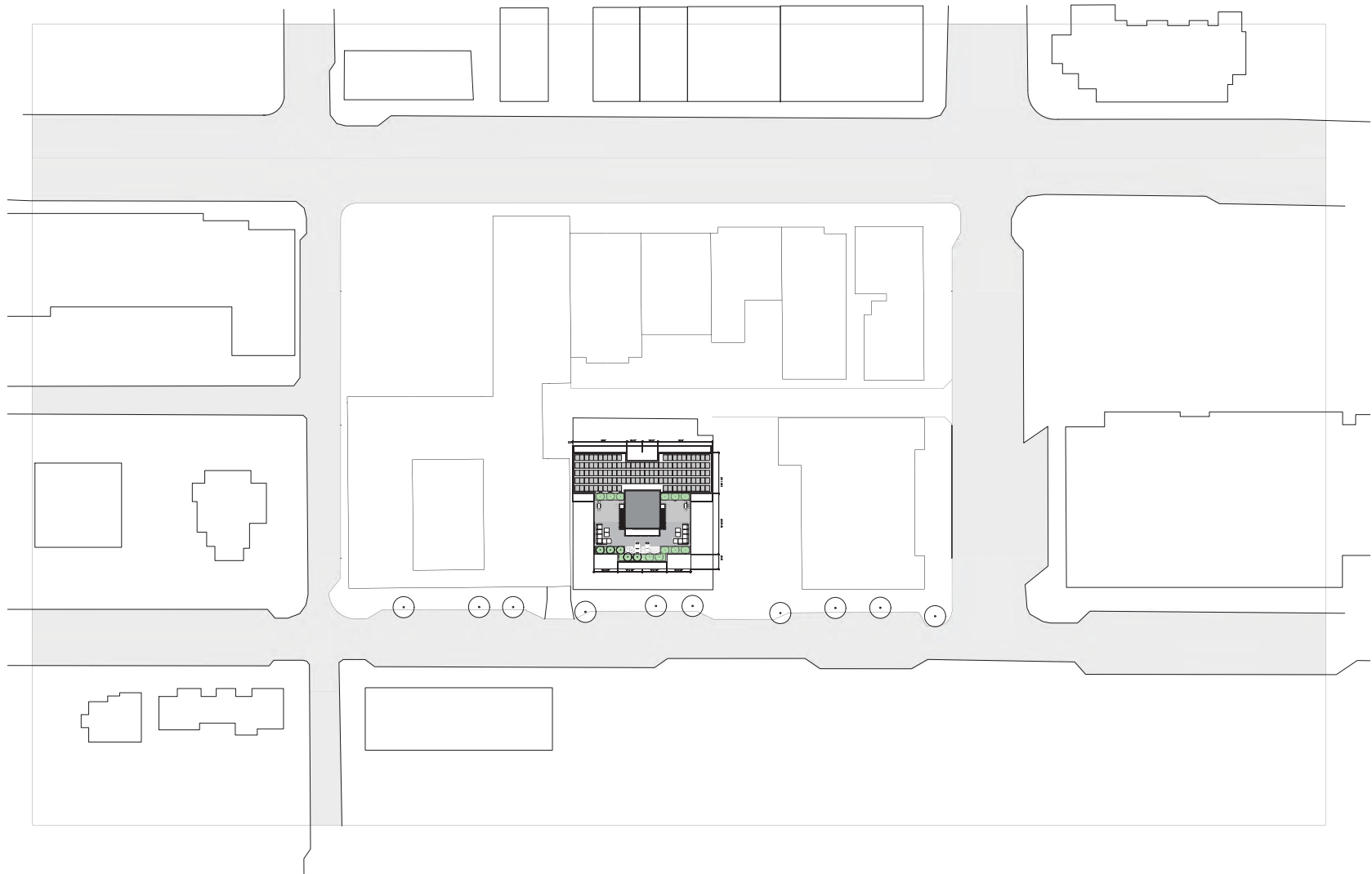
VIEW



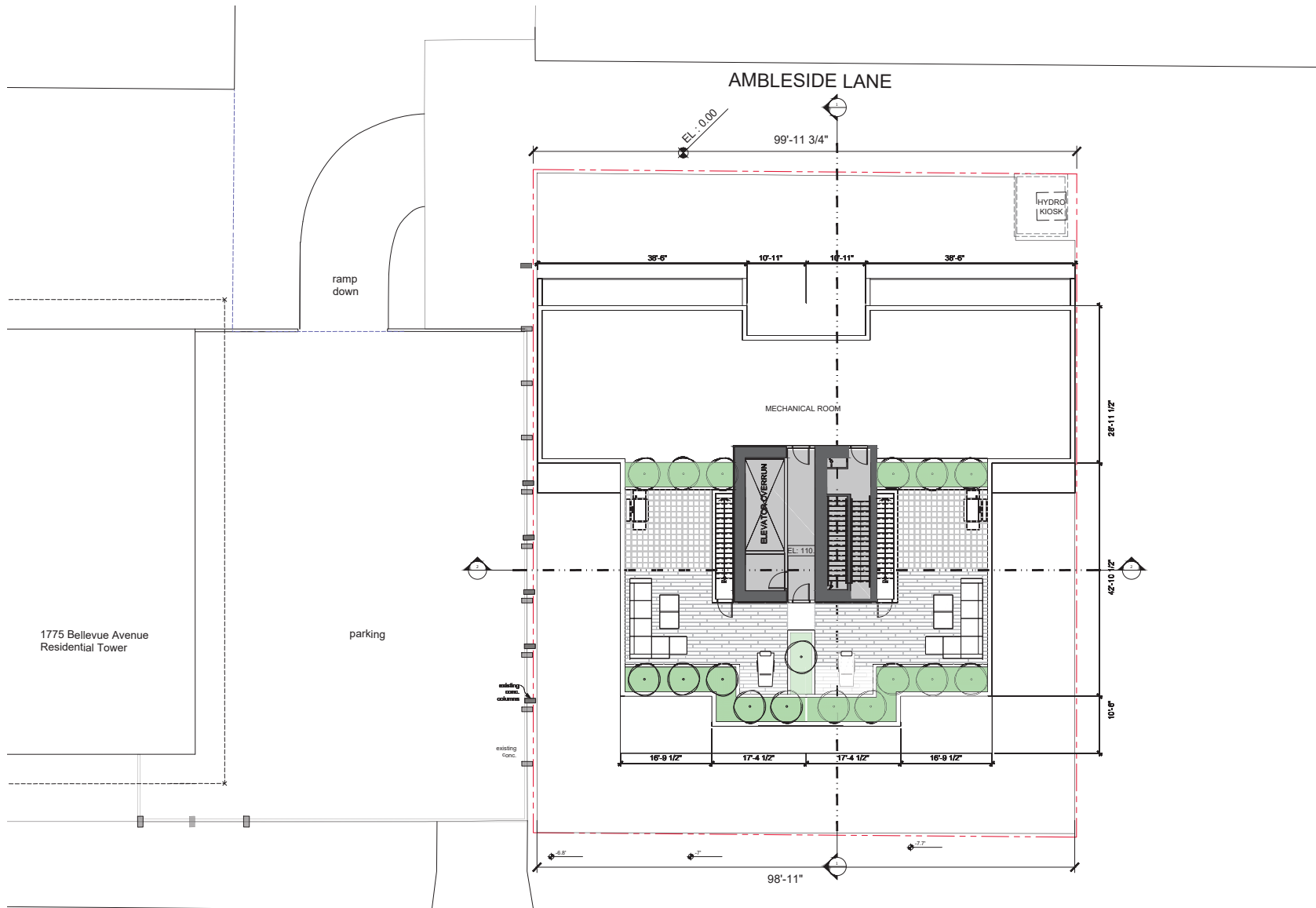
VIEW



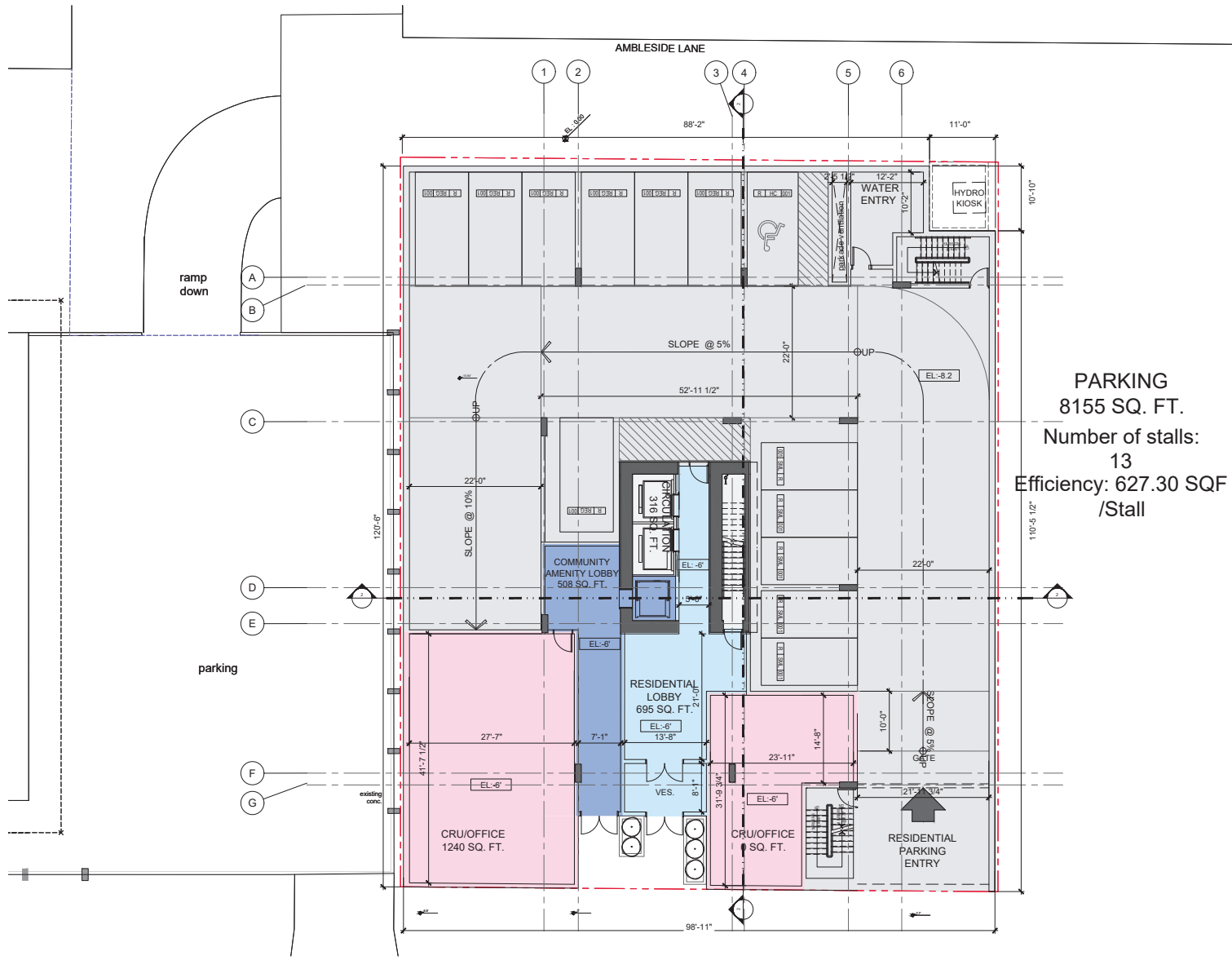
SITE PLAN



ROOF PLAN

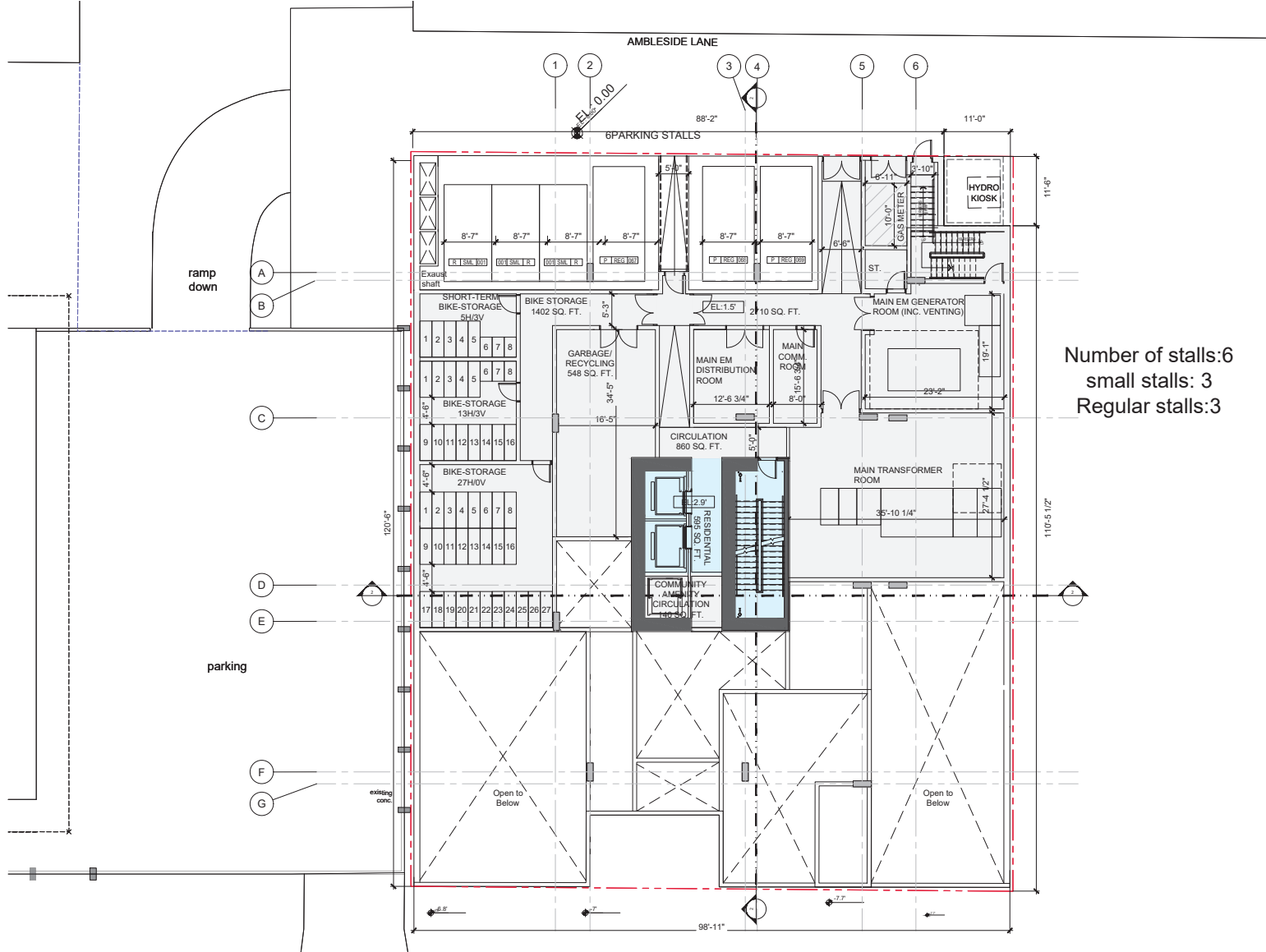


LEVEL 1 FLOOR PLAN



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

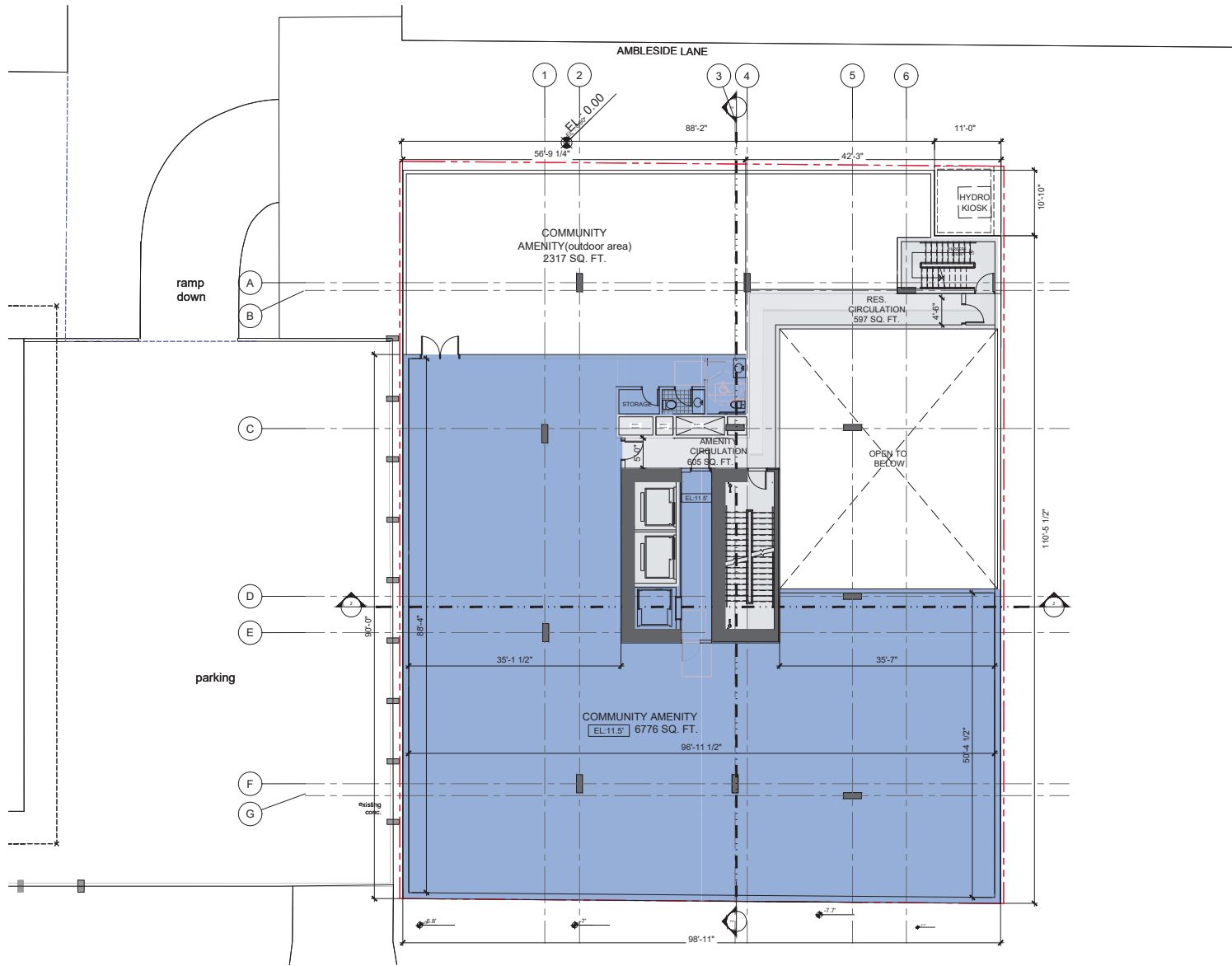
MEZZANIN FLOOR PLAN



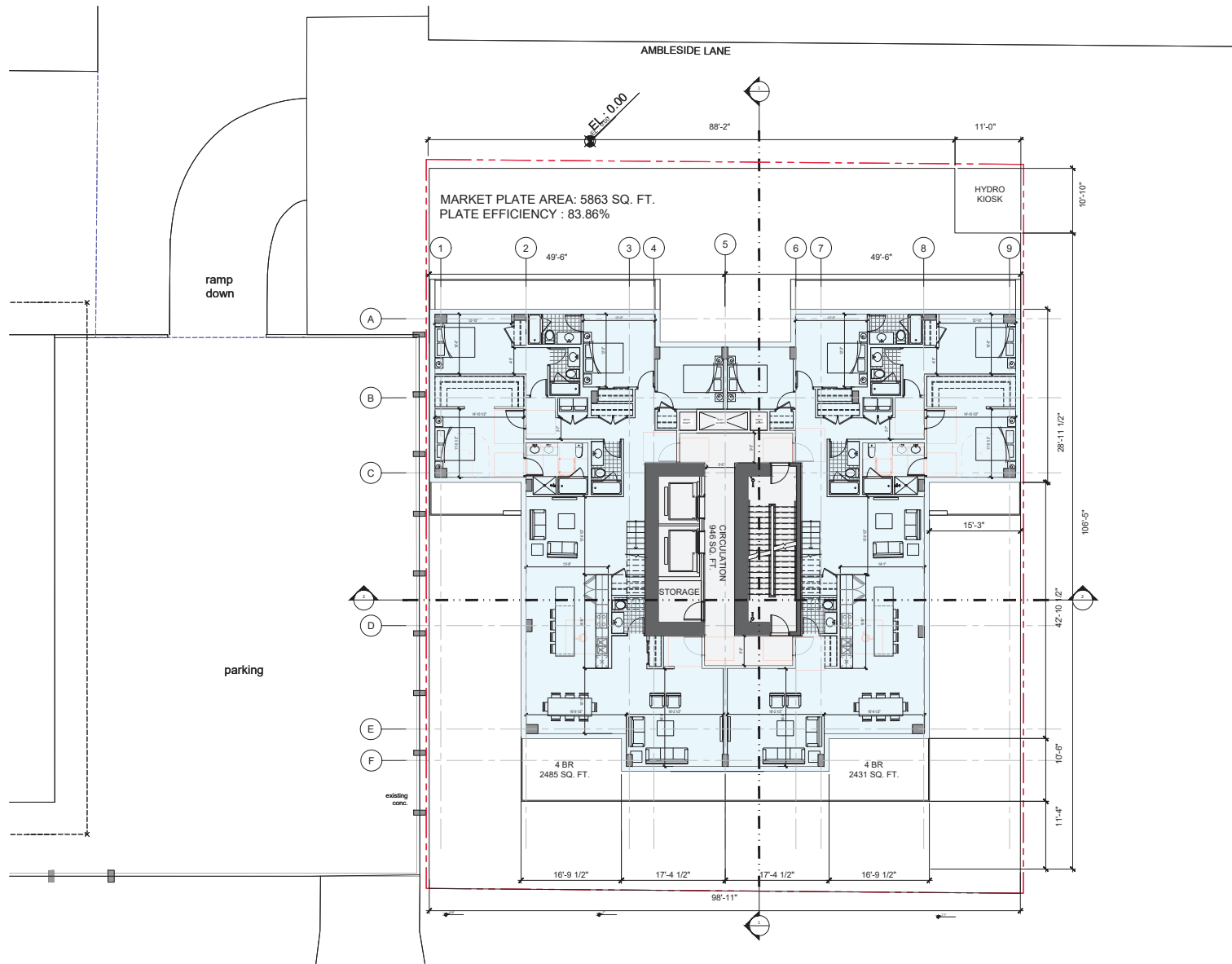
Number of stalls:6
 small stalls: 3
 Regular stalls:3



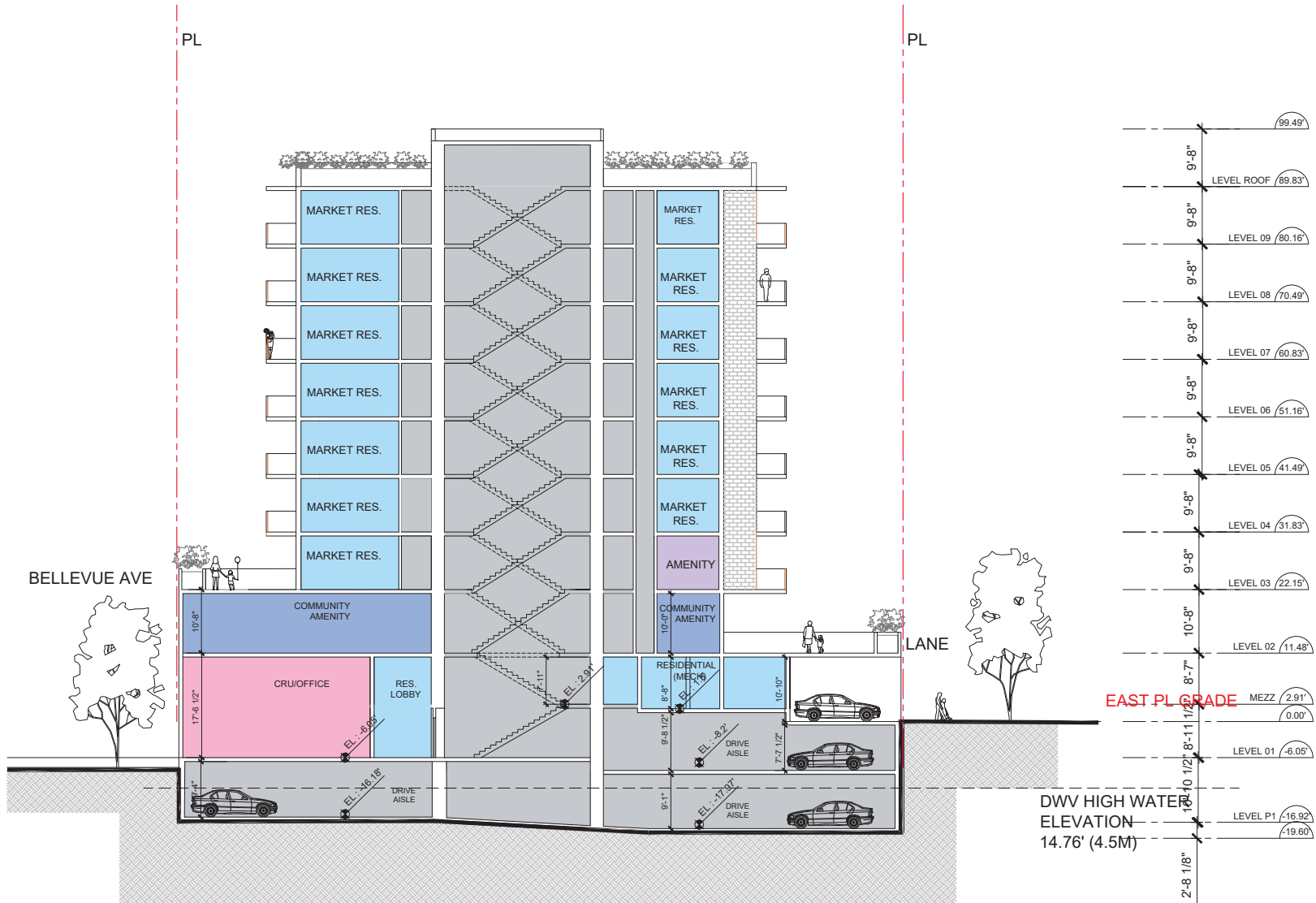
LEVEL 2 FLOOR PLAN



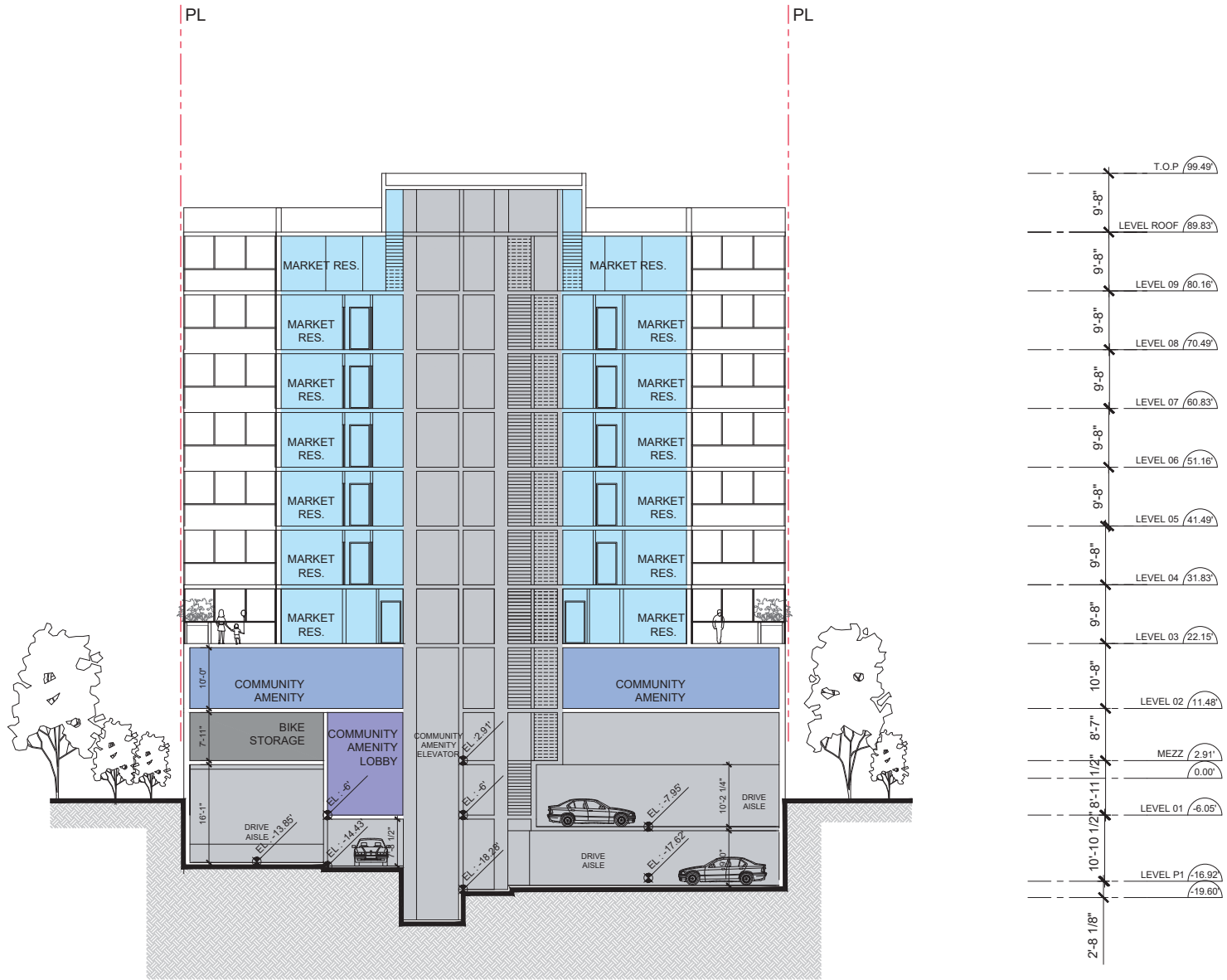
LEVEL 09 FLOOR PLAN



SECTION 1



SECTION 2



This page intentionally left blank

This page intentionally left blank