



ARCHITECTURAL
COLLECTIVE INC.

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DEVELOPER'S PRELIMINARY APPLICATION MEETING SUMMARY

1507 Bellevue Avenue, West
Vancouver

Prepared on behalf of North Bellevue Holdings
Ltd for the District of West Vancouver

August 1, 2023



OVERVIEW

On behalf of North Bellevue Holdings Ltd, Architectural Collective Inc facilitated a Preliminary Application meeting to introduce a development application for rezoning 1507 Bellevue Avenue to permit a renovation and addition to the existing commercial building.

The Preliminary Application meeting is required by the District to ensure that the local residents, adjacent businesses, and property owners have an opportunity to learn about a proposed development, and provide comments to the applicant and the District prior to Council consideration.

Overall, response to the proposal was positive. The comments and questions raised at the meeting and on feedback forms are summarized in this report.

DEVELOPER PRELIMINARY MEETING QUICK FACTS	
DATE	July 26, 2023
TIME	4:30 – 7:30 p.m.
LOCATION	West Vancouver Memorial Library, <i>Welsh Hall</i> , 1950 Marine Drive, West Vancouver
ATTENDANCE	10 people signed in at the event
FEEDBACK	5 comment forms were submitted
REPRESENTATION	Carman Kwan – Architectural Collective Inc. Harold Dawang – Architectural Collective Inc. Nevin Sangha – North Bellevue Holdings Ltd.
ATTACHMENTS	Sign- sheet and feedback forms

PROJECT DESCRIPTION

The development application proposes to rezone 1507 Bellevue Avenue to permit a renovation and addition to the existing commercial building that is currently under a land use contract from 1978 that will expire in 2024. The development includes a vertical addition for a third level for a new office space on the south side of the building which will not exceed the current existing building height. Exterior cladding and window changes are proposed to update the exterior and refresh the building.

Key features of the project include:

- Cancellation of the existing land use contract
- Vertical addition of office space at south side of the existing building
- Exterior cladding and window updates
- Reuse of existing building and structure
- Increase floor area ratio from 1.07 to 1.38



DEVELOPER'S PRELIMINARY APPLICATION MEETING SUMMARY 1507 BELLEVUE AVENUE, WEST VANCOUVER

NOTIFICATION

Notification from the Developer's Preliminary Application meeting included:

- Information postcards mailed to adjacent properties
- Newspaper advertisement published in the NorthShore News (web online and print) on week of July 12 and July 19, 2023.
- Website www.1507bellevue.com launched during notification period and currently active
- Posted on District's website, including project webpage and contact information

NORTHSHORE NEWS ADVERTISING

north shore news | nsnews.com | WEDNESDAY, JULY 12, 2023 | A35

REMEMBRANCES

EXECUTOR SERVICES

Westcoast Wills & Estates

Probate made easy.

Let our experienced lawyers help you.

604-230-1068 | westcoastwills.com

COMMUNITY

ANNOUNCEMENTS

BORNISING - BEGETTERING - ESTATES

Cash Paid For

Long Jacks, West Van, Victoria, Miramichi, Vancouver, Fraser Valley, Chilliwack, Nanaimo, Port Moody, (and) British Columbia, most areas.

The Silver Dollar

250-659-9511

Call for appointment and set up your house call

Serving North & West Vancouver and Vancouver Island

250-659-9511

PETS

ADOPTED HOMES

Puppies ready, DOB April 12th, 2023. We are, please health check, vaccinated, micro-chipped.

Non-sired 604-943-0113

AUTOMOTIVE

Wanted - Early 60s Jaguar Mark 4

600, selected with options.

604-375-5342

RENTAL

PACIFICANA 1400 Equipment

West Vancouver

888221, Quik-Lock, Napsco, etc.

By Appt: 604-621-7800

To place your ad email rental@pacificana.ca

LEGAL

ADVERTISING POLICES

Classifieds in North Shore News are subject to the following conditions:

1. All ads must be pre-approved by the publisher.

2. All ads must be paid for in advance.

3. All ads must be in English.

4. All ads must be truthful and not defamatory.

5. All ads must be in compliance with applicable laws and regulations.

6. The publisher is not responsible for the accuracy of the information provided in any ad.

7. The publisher is not responsible for any damage or loss resulting from the use of any ad.

8. The publisher is not responsible for any copyright infringement or other legal action taken against any advertiser.

9. The publisher is not responsible for any trademark infringement or other legal action taken against any advertiser.

10. The publisher is not responsible for any violation of applicable laws and regulations.

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U-Haul Moving & Storage

Classen Landlords Contract/Landlady against the following persons/goods storage at 1410 Main St., North Vancouver, BC V7P 1K5. 604-990-9550.

Ferry Reza **DAVID IP**

Adevis is subject to cancellation anytime, without notice.

A sale will take place online at www.kijiji.ca starting at 10:00AM on Friday, August 11, 2023, until 10:00AM on Monday, August 14, 2023. Winners will be contacted by email at the end of the auction. Rooms, contents, and personal household goods, unless noted otherwise. Bids will be for the entire contents of each locker unit.

classifieds.nsnews.com

COMMUNITY

ANNOUNCEMENTS

Stylist station available for rent

HIGH END SALON in North Vancouver has chair rental available. The salon is located on a high foot traffic area on central Lonsdale next to the Tower Lynden gym. Ideal for stylist wanting to take in new clients. Highly visible with a large store front, bright interior and large glass windows, secure neighbourhood and great view of the water.

1126 Lonsdale Avenue, North Vancouver
Contact: Yanan (604) 990-0928

MARKETPLACE

WANTED

Looking for Hunting Rifles

I am looking to purchase Hunting rifles and all Non-Resident rifle, Private collector. If you have any hunting rifles, including used, unissued, please contact me. Happy to make as well.

778-221-677

HOME SERVICES

CONCRETE

GOT CRACKS? WE HAVE A SOLUTION!

impact crack repair

Specializing in repair of concrete cracks, stamped concrete, etc.

Your Best Option For Apert Concrete Cost Effective Solutions

604-780-4664
frank@impactcrack.ca
IMPACTREPAIRS.ca

COMMUNITY

MEMORIAL DONATIONS

As you share the stories and the memories of how they lived their lives and how very much they meant, may you find comfort...

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We would like your input and are hosting a meeting for you to see and understand our proposal BEFORE we apply to the District.

Date: Wednesday, July 26, 2023, 4:30 - 7:30 p.m.
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COMMUNITY

ANNOUNCEMENTS

FOUND

Found a key with green tag at Lions Gate Hospital near 150th and St. Andrews on July 4.

604-447-3239

SMALL BLACK Accessories case found 10th and Lonsdale, July 8th, Call 604-991-9255

RECYCLE THIS PAPER

MARKETPLACE

FOR SALE - MISC

USED CAR TRUCKS

2000-2005. They have great loan down deals. \$500 cash. 604-985-7854

WANTED

CASH for your CLUTTER. I will pay CASH for your UNWANTED ITEMS! Appliances in RECORDS, English Bore China & Figurines, Collections, Tools, Antiques, ETC. 604-424-202-8788

Old Books Wanted: Atlas, Photo Postcards, Letters, Postage, Postcard books or memorabilia. I pay cash. 604-737-0530

To advertise in the Classifieds call 604.653-7851

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JULY 12, 2023

JULY 19, 2023

MEETING SUMMARY

The meeting was held at the West Vancouver Memorial Library, Welsh Hall located at 1950 Marine Drive, West Vancouver. Starting at 4:30 pm, the public was invited to review display material and speak with the applicant and representatives.

Attendees were asked to sign-in, and were provided with a feedback form to record their thoughts about the proposed development. In total 11 people signed in (including the owner of 1507 Bellevue Avenue). Attendees included neighbouring residents, business owners and other interested members of the public.

The public attendees were welcomed and invited to ask questions and walk throughs of the presentation material and the proposed development was provided on an individual basis.

Five feedback forms were submitted that evening. No further comments were submitted after the Preliminary Application meeting to date.

DISCUSSION: QUESTIONS AND COMMENTS

- The proposed project was generally well received
- There were no concerns regarding the façade upgrades and generally supportive and encouraging
- There were no concerns regarding the existing parking
- Questions were raised regarding the height proposed and the existing height
- Questions were raised regarding privacy to the west neighbouring building
- A question was raised regarding the construction schedule and possible road closures
- A question was raised regarding the proposed use of the building and if any component was residential

COMMENTS/ CLARIFICATION FROM THE APPLICANT & REPRESENTATIVES

- The applicant provided clarifications to the height proposed which does not exceed the AC-1 zoning allowable maximum as a comparable of the neighbourhood context. Further clarifications that the height proposed was below this maximum and the existing stair enclosure to the roof is currently higher than the proposed height.
- The applicant clarified that there are no windows proposed on the west side of the new office addition at the third level. The new west exterior wall was explained to be further setback from the west property line by 6 feet.
- The applicant responded to the question regarding the construction schedule to be less than 1 year and road closures were unlikely as there will not likely be any sewer, storm or water upgrades required for the office space addition.
- The applicant clarified that the proposed use would remain as commercial/retail/office.

FEEDBACK FORM SUMMARY

Five feedback forms were submitted at the meeting, with no further submissions after the meeting to date. All submissions were supportive of the proposed project and provided the following comments:

- Better use of the building without impinging on privacy of adjacent property at 1525 Bellevue
- Attractive and welcoming design and street activation with eating areas
- New fresh look to the street corner with renovation proposed and compliments the west neighbouring development
- Additional office spaces for Ambleside
- Support for height proposed with no increase from the existing height

CONCLUSION

The Developer's Preliminary Application meeting for the renovation and addition of 1507 Bellevue Avenue was advertised according to the District's requirements and provided an open forum for community members to learn about the proposal, ask questions, and provide comments to the applicant and representatives. Those who asked questions or provided comments were supportive of the project and did not raise any significant concerns.



Developer's Preliminary Application Meeting

Proposed Renovation of 1507 Bellevue Avenue, West Vancouver

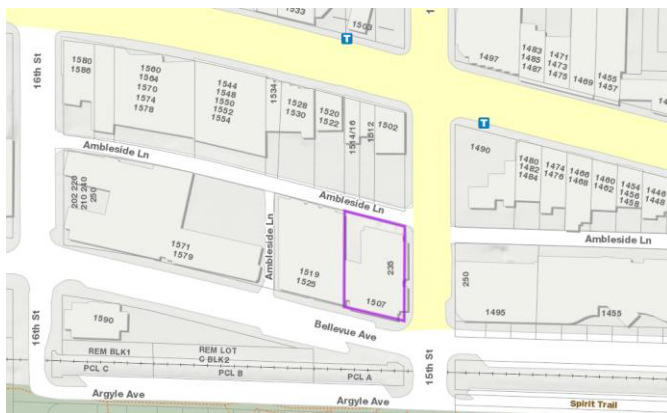
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More information available at website link:

www.1507bellevue.com



Map with Bellevue Avenue shown outlined.

We, North Bellevue Holdings Ltd. are proposing to renovate and expand the existing third floor of the commercial building located at **1507 Bellevue Avenue**. The existing Floor Area Ratio (FAR) will be increased from 1.07 to 1.38 and will be three storeys in height, which is comparable to buildings within the surrounding AC-1 zone

****This is not a West Vancouver District function, it is a pre-application meeting.***

West Vancouver District Council may receive a report from staff on the issues raised at this meeting and may formally consider the proposal at a later date.

Applicant Contact

Carman Kwan
Architectural Collective Inc.
T: 604.266.4679

carman@architecturalcollective.com



Developer Information Session (SIGN IN SHEET)

DEVELOPMENT: *1507 Bellevue Renovation*

DATE: Wednesday, July 26, 2023

DIS LOCATION: *West Van Memorial Library*

TIME: 4:30-7:30pm

NO.	NAME	ADDRESS	TIME	EMAIL	PHONE	CONTACT
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						

Developer Information Session (SIGN IN SHEET)

DEVELOPMENT: 1507 Bellevue Renovation

DATE: Wednesday, July 26, 2023

DIS LOCATION: West Van Memorial Library

TIME: 4:30-7:30pm

YES

1 Do you support this proposal?

Better use of building without impinging
on [redacted] property at [redacted]

2 What do you like about the proposal?

3 How could the development be improved?

4 Do you have any concerns about the proposal?

Protection of privacy of roof top decks at
[redacted]

5 General Comments

Attractive design. Street eating areas on Bellevue
look very welcoming.

Developer Information Session (SIGN IN SHEET)

DEVELOPMENT: 1507 Bellevue Renovation

DATE: Wednesday, July 26, 2023

DIS LOCATION: West Van Memorial Library

TIME: 4:30-7:30pm

1 Do you support this proposal? YES

2 What do you like about the proposal? waiting FOR FURTHER development

3 How could the development be improved? ?

4 Do you have any concerns about the proposal? WE ARE LOCATED 1525 BELLEVUE - NEED PRIVACY

the owners AT [REDACTED]
ARE CONCERNED [REDACTED] THEIR PRIVACY AND ALSO DO NOT WANT TO
LOSE THEIR VIEW

5 General Comments

Developer Information Session (SIGN IN SHEET)

DEVELOPMENT: *1507 Bellevue Renovation*

DATE: *Wednesday, July 26, 2023*

DIS LOCATION: *West Van Memorial Library*

TIME: *4:30-7:30pm*

1 Do you support this proposal?

Yes

2 What do you like about the proposal?

- It will enhance the corner and add new fresh look to the street

3 How could the development be improved?

It compliments the building next door and the revitalization of ambleside area

4 Do you have any concerns about the proposal?

None at all.

5 General Comments

It will look beautiful once completion.

Developer Information Session (SIGN IN SHEET)

DEVELOPMENT: 1507 Bellevue Renovation

DATE: Wednesday, July 26, 2023

DIS LOCATION: West Van Memorial Library

TIME: 4:30-7:30pm

1 Do you support this proposal?

Yes

2 What do you like about the proposal?

refresh, + additional office for Ambleside

3 How could the development be improved?

ev charger

4 Do you have any concerns about the proposal?

No

5 General Comments

no height change, modern look and added office for local businesses ✓

Developer Information Session (SIGN IN SHEET)

DEVELOPMENT: 1507 Bellevue Renovation

DATE: Wednesday, July 26, 2023

DIS LOCATION: West Van Memorial Library

TIME: 4:30-7:30pm

1 Do you support this proposal? *yes*

2 What do you like about the proposal? *no increase in height*

3 How could the development be improved? *better colour palette than orange ☹️*

4 Do you have any concerns about the proposal? *not at the moment*

5 General Comments *looks good*