



WALL CENTRE AMBLESIDE

**APPLICATION FOR  
PRELIMINARY DEVELOPMENT PROPOSAL**

1552 ESQUIMALT AVENUE, WEST VANCOUVER,  
PRELIMINARY DEVELOPMENT PROPOSAL

**FEBRUARY 14, 2025**

**JOG**  
ARCHITECTURE

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**WALL FINANCIAL CORPORATION**  
1010 BURRARD STREET  
VANCOUVER  
BRITISH COLUMBIA  
V6Z 2R9



**APPLICATION FOR PRELIMINARY  
DEVELOPMENT PROPOSAL**

FEBRUARY 14, 2025

**ISSUED**

PRELIM. DEVELOPMENT PROPOSAL 2025-02-14

**NORTH ARROW / KEYPLAN**

**PROJECT**

**WALL CENTRE AMBLESIDE**  
1552 ESQUIMALT AVENUE,  
WEST VANCOUVER,  
BRITISH COLUMBIA

**REVISIONS**

**TITLE**

**COVER SHEET**

**SHEET NUMBER**

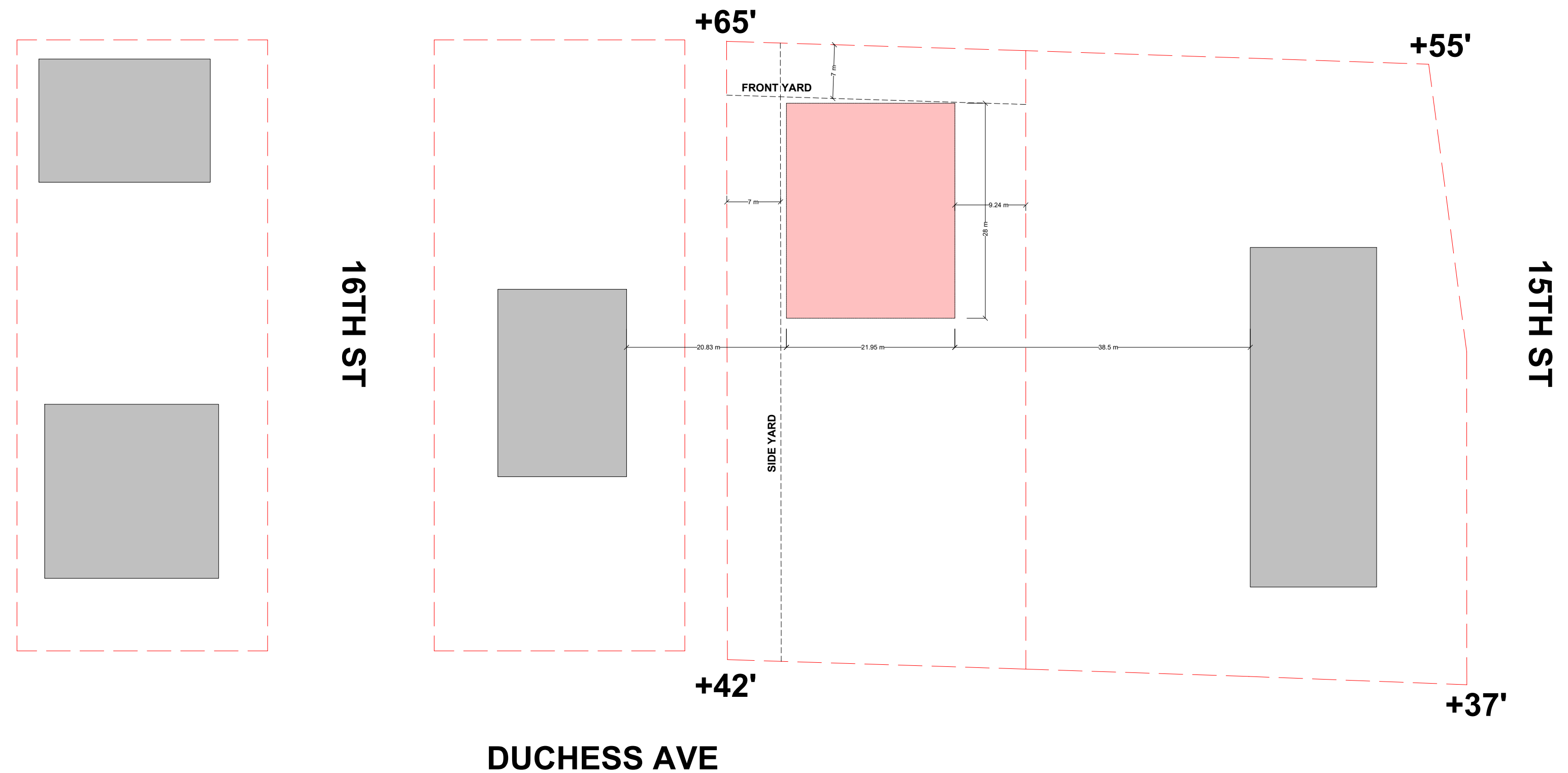
|           |         |                  |
|-----------|---------|------------------|
| PROJECT # | 2201    | <b>PDPa.1.01</b> |
| DRAWN     | Author  |                  |
| CHECKED   | Checker |                  |

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# STATISTICS

|   | ZONING STATISTICS   |                                  |                                 |
|---|---------------------|----------------------------------|---------------------------------|
|   | CURRENT             | PROPOSED                         |                                 |
|   |                     | LOT 1                            | LOT 2                           |
| Existing Zoning   | RM2                 | RM2                              | RM2                             |
| Existing Tower Units  | 185 units           | 185 units                        | 139 units                       |
| Proposed Zoning   | RM2                 | RM2                              | RM2                             |
| Site Area   | 82505 sq.ft.        | 48739 sq.ft.                     | 33766 sq.ft.                    |
| Total floor area  | 146218 sq.ft.       | 146218 sq.ft.                    | 101297 sq.ft.                   |
| Floor area ratio  | 1.77                | 3                                | 3                               |
| Site coverage % (max 30%)   | 11.64%              | 19.70%                           | 17.77%                          |
| Height of the building (ft.)  |                     |                                  | 180.00' (54.86m)                |
| Number of storeys   | 20                  | 20                               | 19                              |
| *Parking stall count (physical spaces per Lot)  | 185                 | 55 + 7 car share (42) = 62 (97)  | 144                             |
| *Parking stall ratio (physical spaces per Lot)  | 1                   | 0.33 (0.52)                      | 1.04                            |
| *Parking stall count (adjusted through easements)   | N/A                 | 136 = (115 + 1/2 car share [21]) | 105 = (84 + 1/2 car share [21]) |
| *Parking stall ratio (adjusted through easements)   | N/A                 | 0.74 (0.64)                      | 0.76 (0.63)                     |
| Bicycle parking number (storage & rack)   | 0                   | 280                              | 208                             |
| <b>Building Setbacks (ft)</b>   |                     |                                  |                                 |
| Esquimalt Ave (front)   | 24.00' (7.31m) min. | 24.00' (7.31m) min.              | 23.00' (7.00m) min.             |
| Duchess Ave (front)   | 22.67' (6.91m) min. | 22.67' (6.91m) min.              | 23.00' (7.00m) min.             |
| Lane  | 13.25' (4.03m) min. | 13.25' (4.03m) min.              | 23.00' (7.00m) min.             |
| * A Section 219 Covenant will be registered against the Land Title of Lot 2 guaranteeing Lot 1 residents access to their parkade through Lot 2. |                     |                                  |                                 |
| A second easement will guarantee Lot 1 residents access to 60 parkins stalls in Lot 2.  |                     |                                  |                                 |

| HOUSING STATISTICS            |          |             |              |
|-------------------------------|----------|-------------|--------------|
| UNIT TYPE                     | QUANTITY | AREA (sq m) | AREA (sq ft) |
| Townhouse 3-Bedroom           | 2        | 111 - 123   | 1195 - 1324  |
| Townhouse 4-Bedroom           | 1        | 130         | 1400         |
| 1-Bedroom                     | 68       | 38 - 53     | 410 - 570    |
| 2-Bedroom                     | 68       | 56 - 61     | 605 - 658    |
| <b>Total number of units:</b> |          |             | <b>139</b>   |





1 LOCATION PLAN - EXISTING SITE PHOTOS  
SCALE: NTS



2 STREET SCAPE - NORTH ELEVATION - ESQUIMALT AVENUE  
SCALE: 1:500



1 STREET SCAPE - EAST ELEVATION - 15TH STREET  
SCALE: 1:500



2

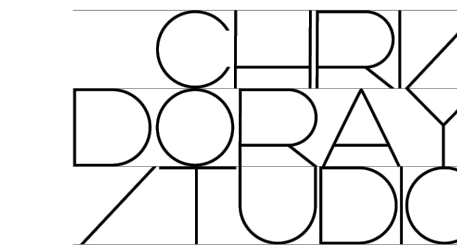
STREET SCAPE - SOUTH ELEVATION - DUCHESS AVENUE  
SCALE: 1:500



1

STREET SCAPE - WEST ELEVATION - 16TH STREET  
SCALE: 1:500

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REVISIONS

TITLE

CONTEXT MAP

SHEET NUMBER

|           |         |                  |
|-----------|---------|------------------|
| PROJECT # | 2201    | <b>PDPa.1.06</b> |
| DRAWN     | Author  |                  |
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The intended plot size of this plan is 34" in width by 22" in height (D size) when plotted at a scale of 1"=20'

All distances are in feet and decimals thereof.

- LEGEND**
- denotes catchbasin
  - denotes drain
  - denotes drain manhole
  - denotes sewer manhole
  - denotes water valve
  - denotes hydrant
  - denotes siamese connector
  - denotes gas valve
  - denotes communications manhole
  - denotes hydro manhole
  - denotes hydro pole
  - denotes hydro pole with pillar
  - denotes hydro pole with streetlight
  - denotes hydro pole with transformer
  - denotes unknown utility manhole
  - denotes sign
  - denotes traffic signal pole
  - denotes fence post
  - denotes chainlink fence
  - denotes non-mountable curb
  - denotes curb letdown
  - denotes extruded asphalt curb
  - denotes edge of pavement
  - denotes edge of gravel
  - denotes overhead wire
  - denotes handrail
  - denotes building outline
  - denotes retaining wall
  - denotes concrete pad / sidewalk
  - denotes deciduous tree, species and diameter
  - denotes coniferous tree, species and diameter
  - denotes tree dripline
  - denotes hedge
  - denotes property line

**Legal Description:**  
 Lot A Blocks 2 and 3 District Lot 237 Plan 13558  
 PID: 008-546-631  
 Date of Field Survey: November 18 - 27, 2018  
 Contour interval = 0.5 ft.  
 Elevations are in feet to geodetic datum  
 Vertical Datum CGVD28 (HTV2.0).  
**Title subject to:**  
 BP27576 Statutory Right of Way  
 Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative sizes.  
 Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.  
 This plan represents the best information available at the time of survey. WSP Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

**wsp** WSP Canada Inc.  
 300-65 Richmond Street,  
 New Westminster, BC  
 t: 604-525-4651 www.wsp.com

PROJECT  
**WALL FINANCIAL CORPORATION**

SHEET TITLE  
**AMBLESIDE DEVELOPMENT TOPOGRAPHIC SURVEY**

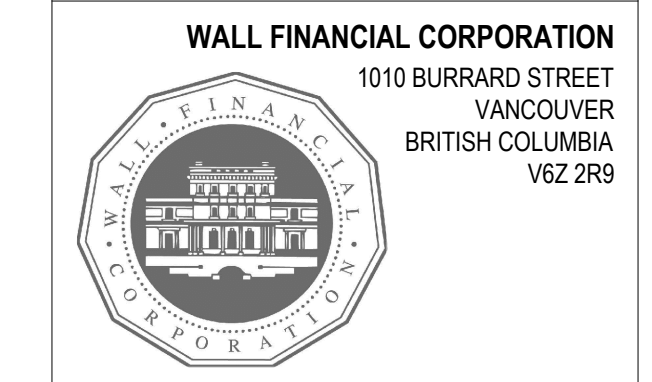
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| DRAWN | DATE       | CHECKED |
| MRE   | 2019-01-17 | ME      |

SHEET No. **181-15416-00-SSDS1001-R0**

**SHEET NUMBER**

|           |         |
|-----------|---------|
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**PDPa.108**



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**TITLE**

**SURVEY PLAN**

**SHEET NUMBER**

1 SURVEY PLAN  
 SCALE: 1:250

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80.53 m

ESQUIMALT AVENUE

39 m

91.54 m

52.54 m

SETBACK LINE

37.79 m

15TH STREET

DRIVEWAY

PLANTING

EXISTING  
20 STOREY  
AMBLESIDE TOWER

80.55 m

43.36 m

LOT 2 LOT 1

SETBACK LINE

SETBACK LINE

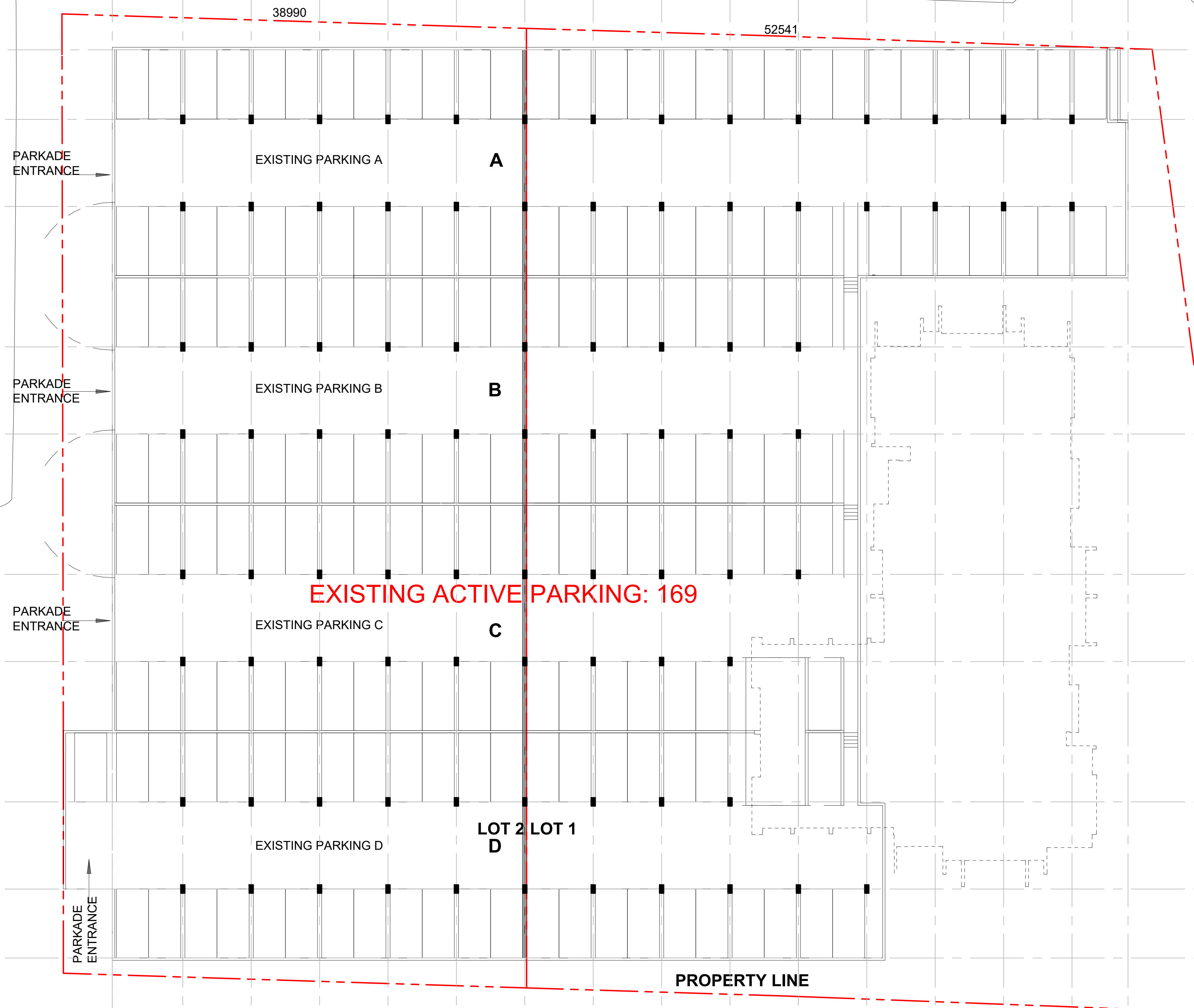
SETBACK LINE

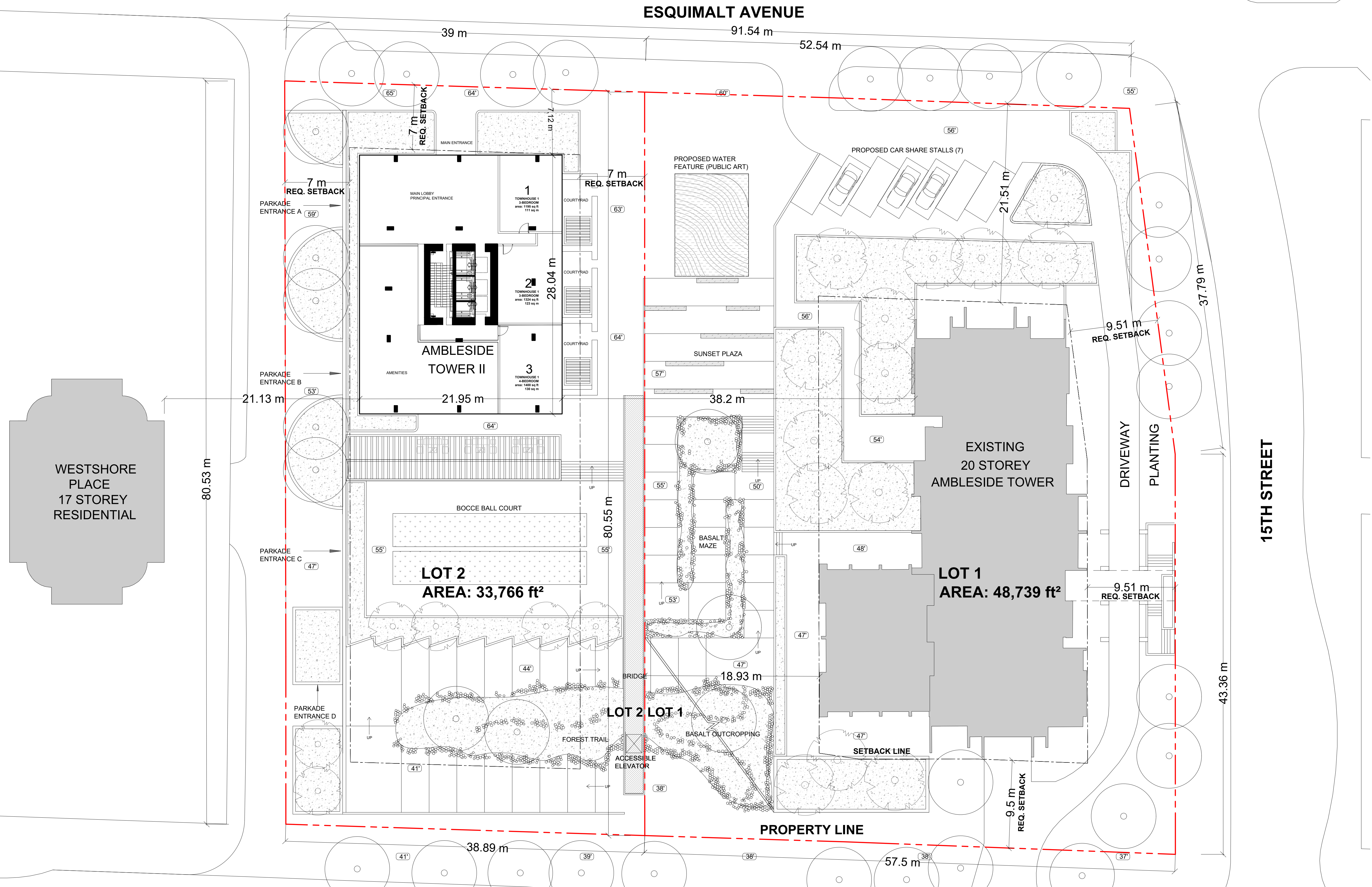
PROPERTY LINE

1:300

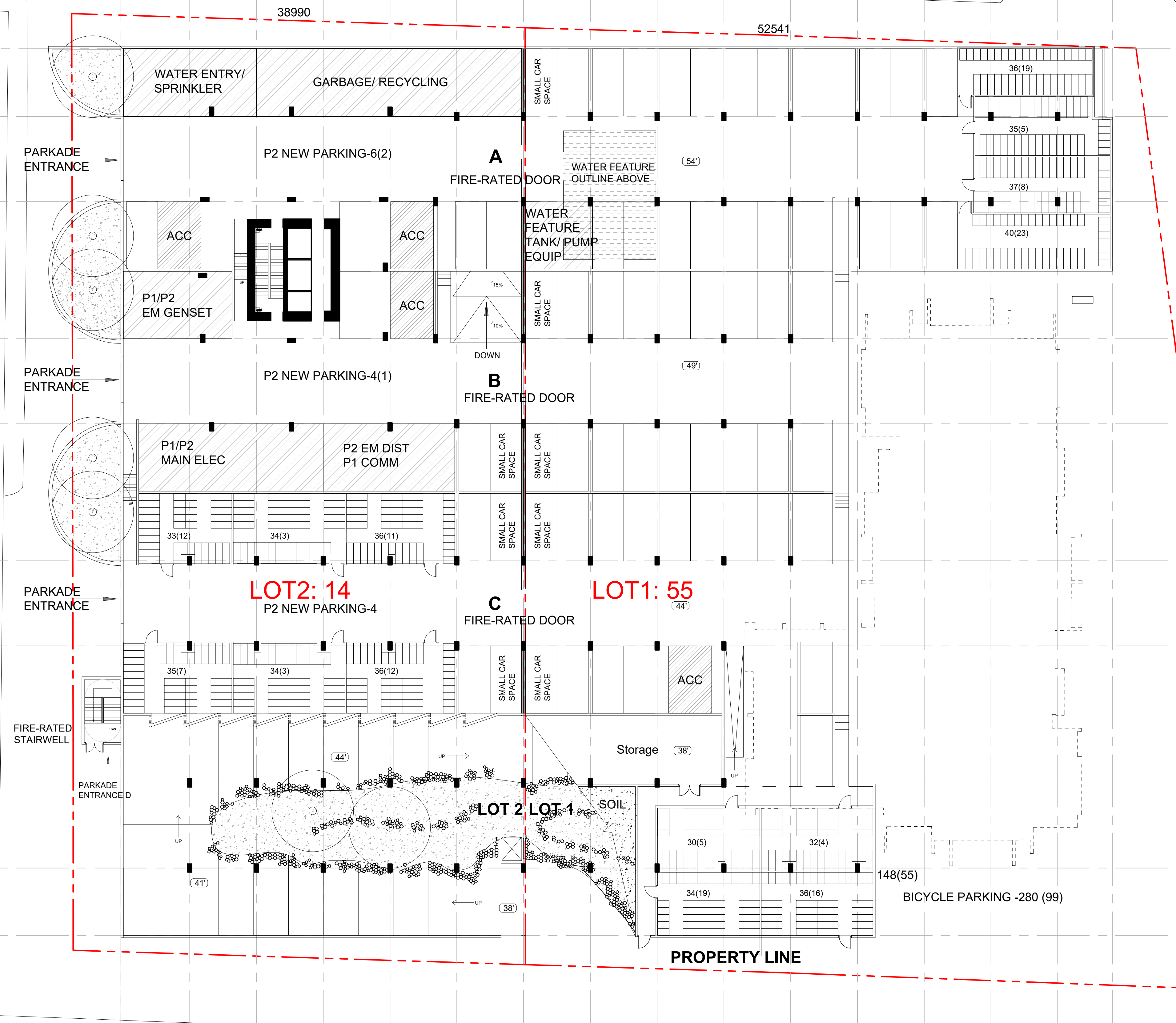
38.89 m

57.5 m





1 SITE PLAN - PROPOSED  
SCALE: 1:200



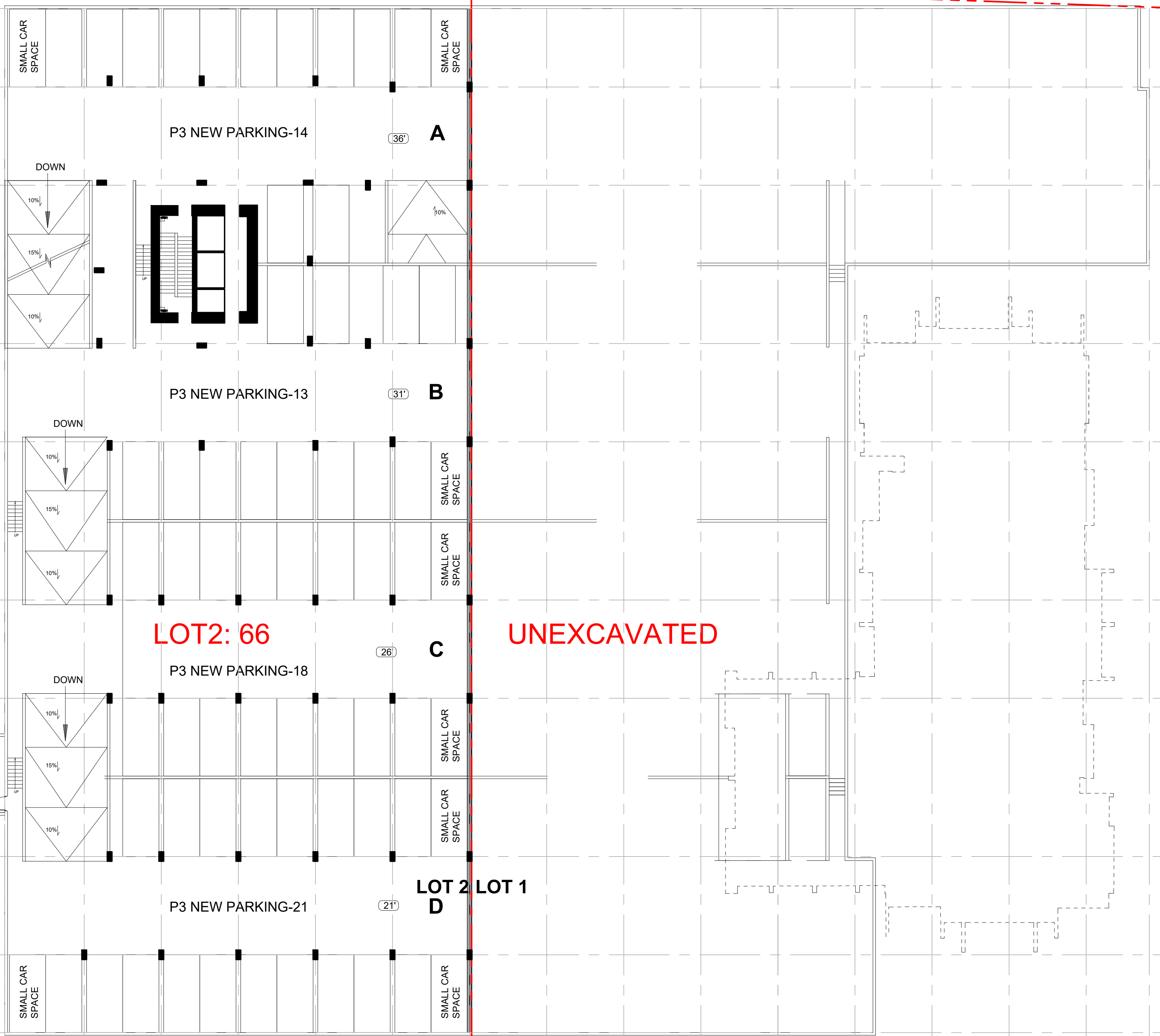




ESQUIMALT AVENUE

38990

52541



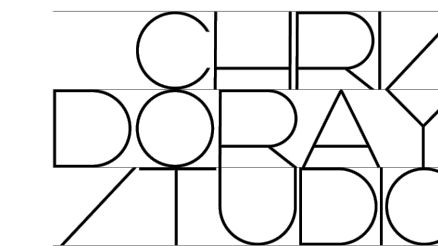
**LOT 2: 66**

**UNEXCAVATED**

PROPERTY LINE



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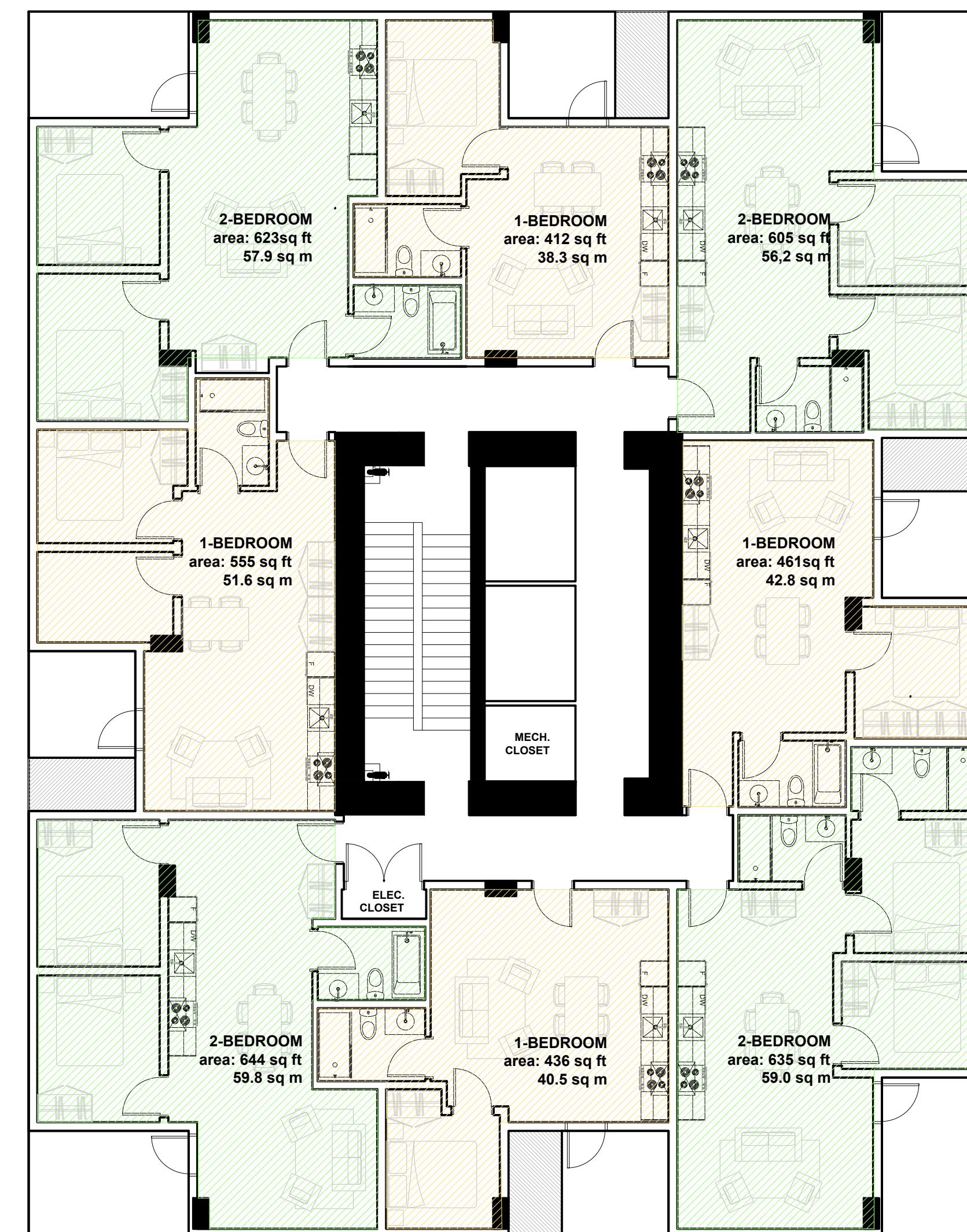
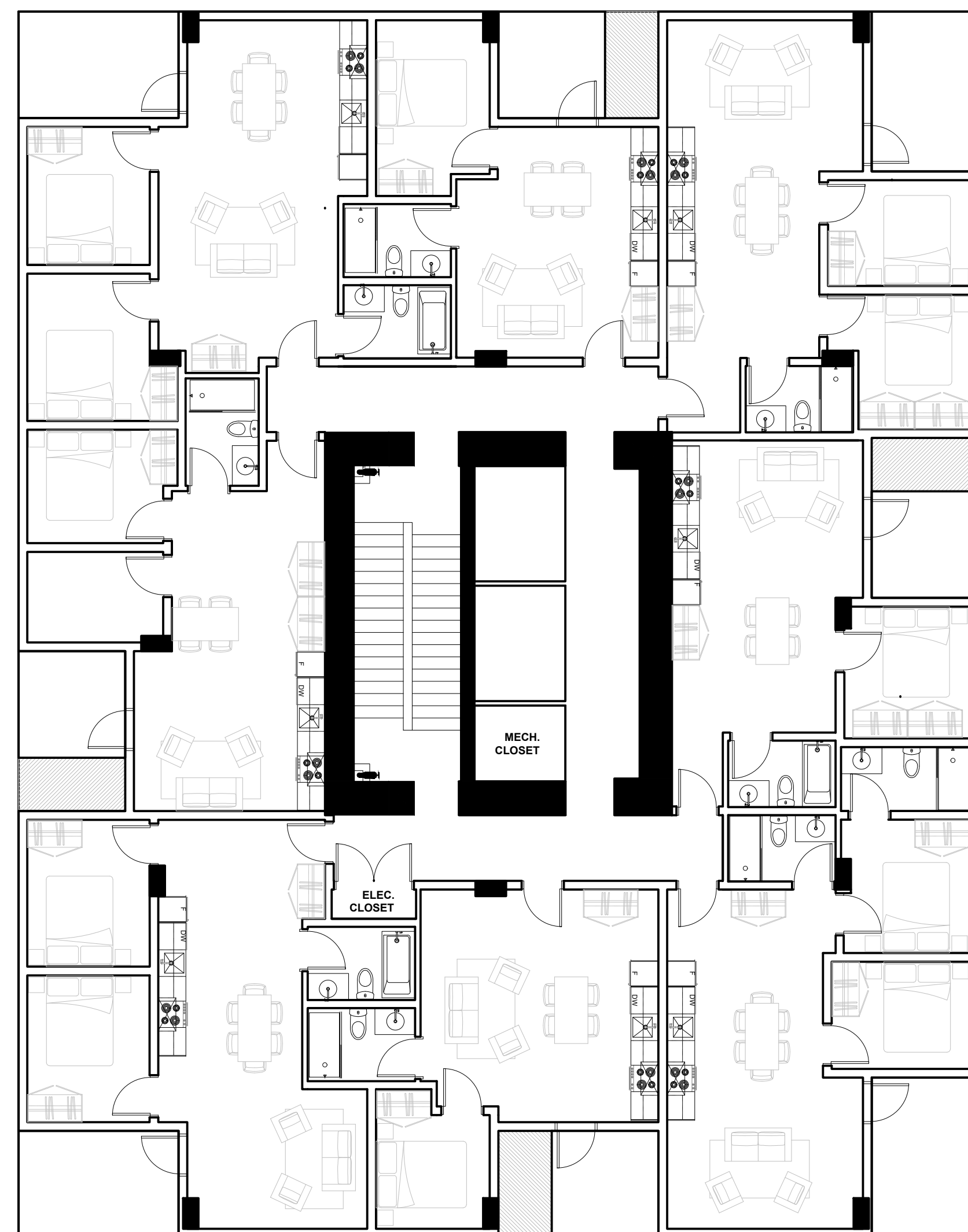
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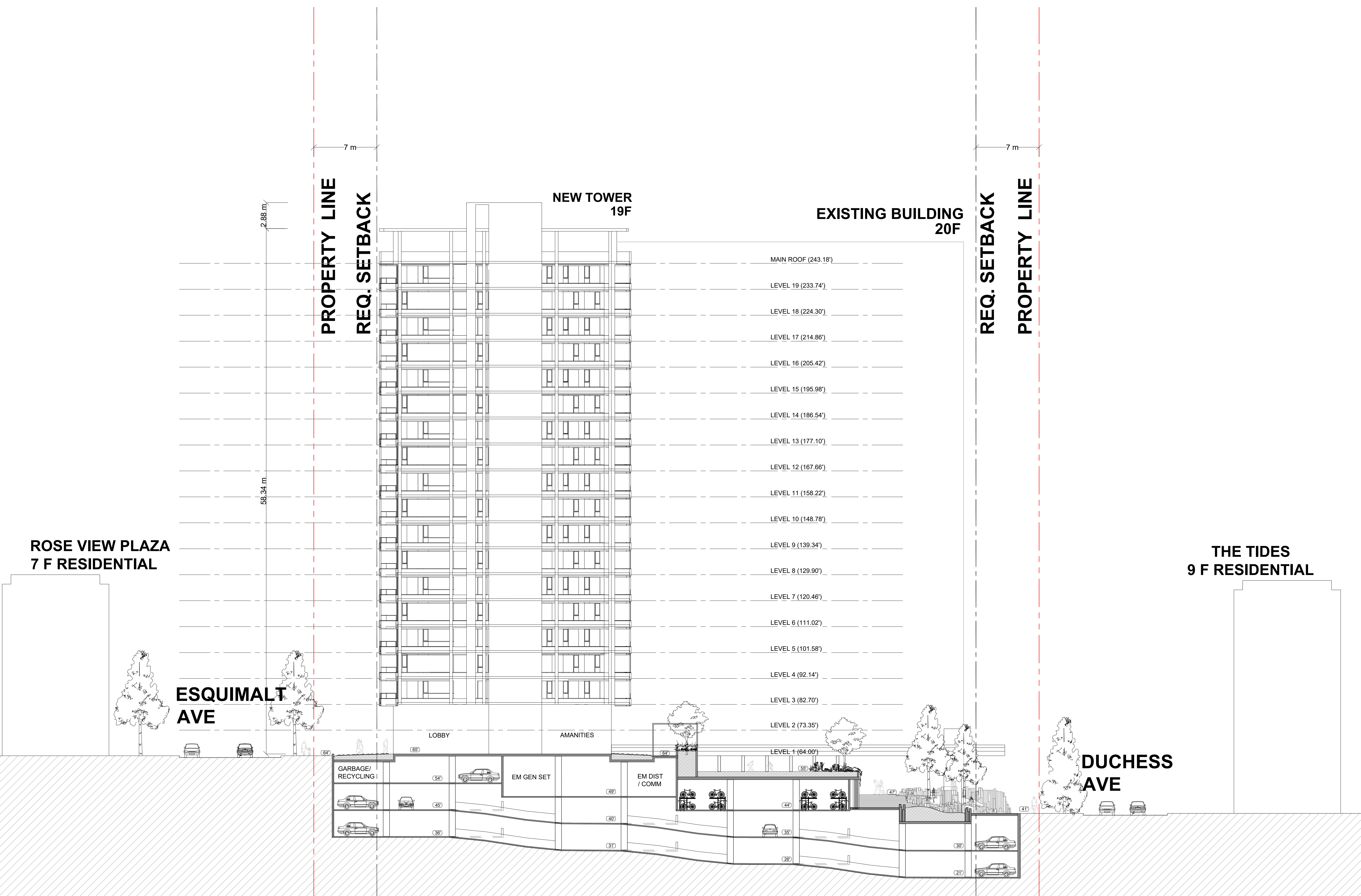
**TYPICAL LAYOUT  
- RESIDENTIAL UNITS**

SHEET NUMBER

|           |         |                  |
|-----------|---------|------------------|
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**ROSE VIEW PLAZA  
7 F RESIDENTIAL**

**ESQUIMALT  
AVE**

**DUCHESS  
AVE**

**NEW TOWER  
19F**

**EXISTING BUILDING  
20F**

**PROPERTY LINE  
REQ. SETBACK**

**REQ. SETBACK  
PROPERTY LINE**

MAIN ROOF (243.18')

LEVEL 19 (233.74')

LEVEL 18 (224.30')

LEVEL 17 (214.86')

LEVEL 16 (205.42')

LEVEL 15 (195.98')

LEVEL 14 (186.54')

LEVEL 13 (177.10')

LEVEL 12 (167.66')

LEVEL 11 (158.22')

LEVEL 10 (148.78')

LEVEL 9 (139.34')

LEVEL 8 (129.90')

LEVEL 7 (120.46')

LEVEL 6 (111.02')

LEVEL 5 (101.58')

LEVEL 4 (92.14')

LEVEL 3 (82.70')

LEVEL 2 (73.35')

LEVEL 1 (64.00')

LOBBY

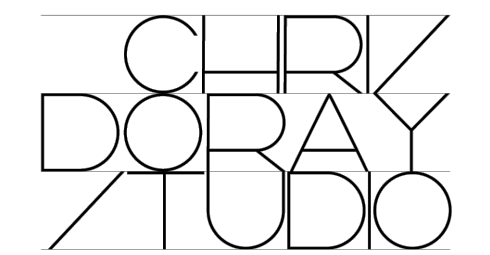
AMANITIES

EM GEN SET

EM DIST / COMM

GARBAGE / RECYCLING

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**PROJECT PHOTOS -  
EXISTING TOWER**

**SHEET NUMBER**

|           |         |                  |
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| PROJECT # | 2201    | <b>PDPa.1.20</b> |
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