

PROJECT CONTACT

OWNER

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IBI GROUP

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STRUCTURAL

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Vancouver, BC V6J 5K8



**1763 BELLEVUE AVENUE
WEST VANCOUVER, BC**

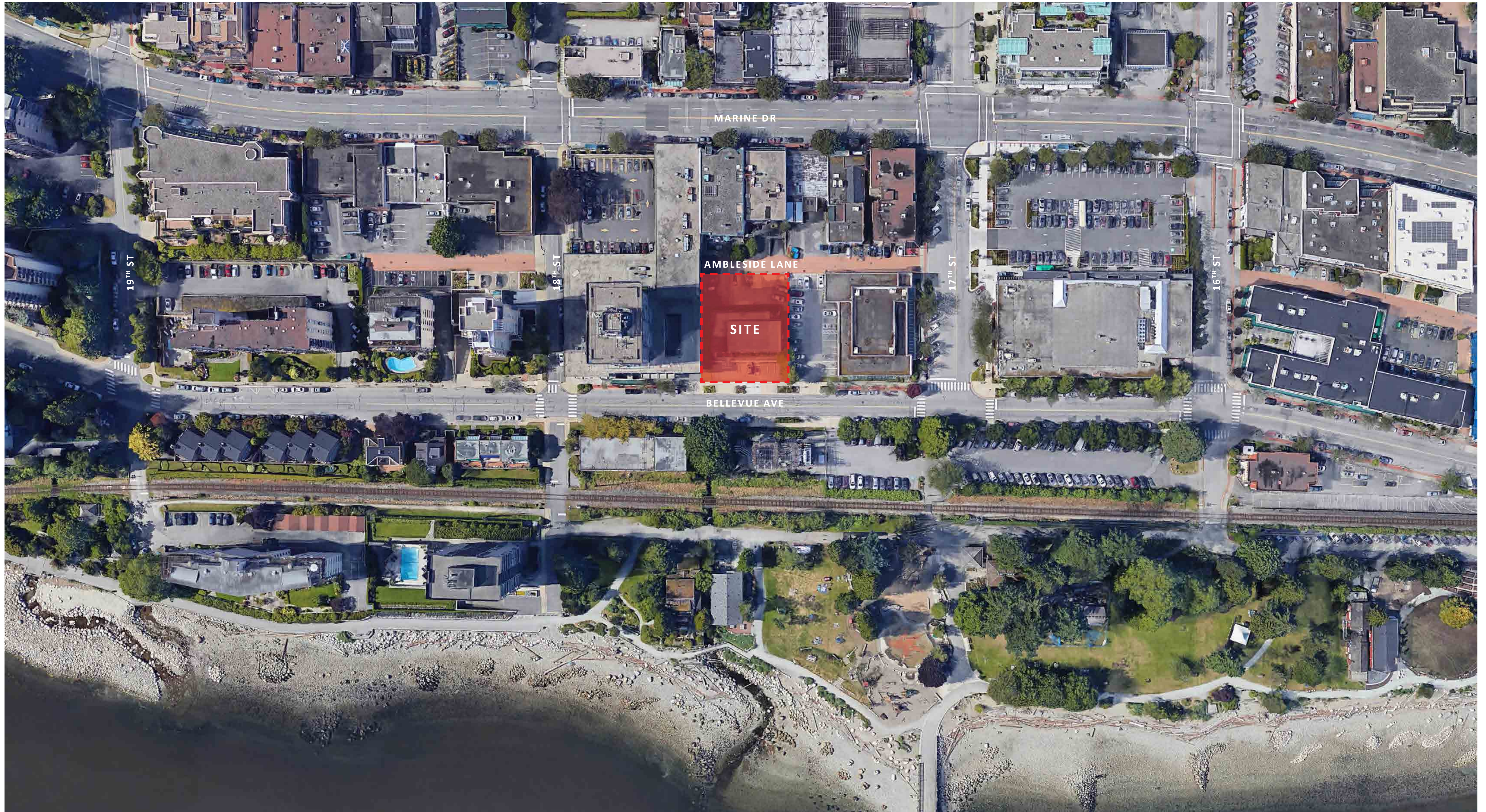


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ISSUED FOR REVIEW 2020-12-07

AERIAL CONTEXT PLAN

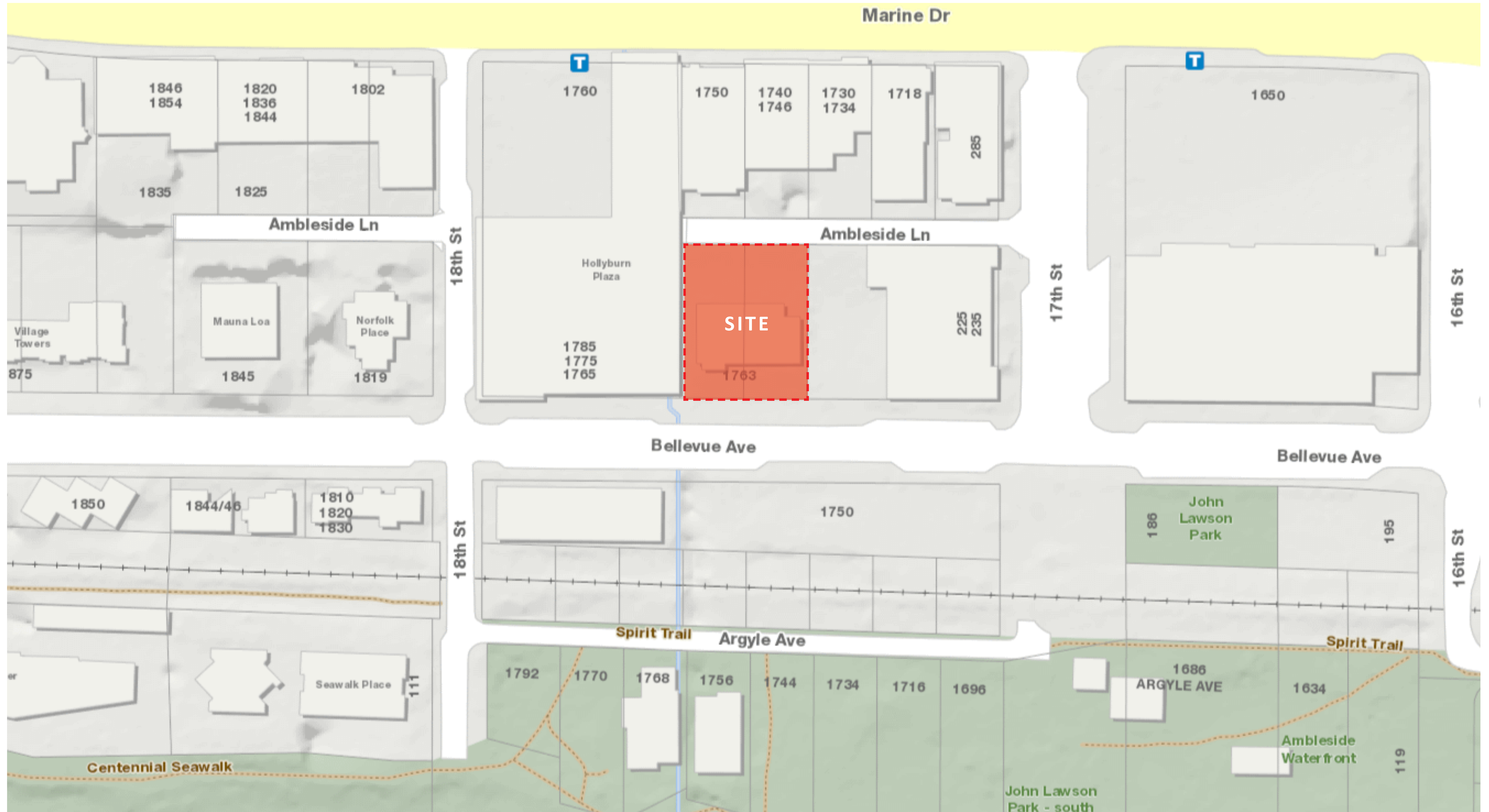


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1763 BELLEVUE AVENUE

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
Total		37,517		11,786	11,441	60,744		1,353	1,353	59,391

STUDIO	UNIT MIX			
	1 BR	2 BR	3 BR	TOTAL
			2	2
		4		4
		4		4
		4		4
		4		4
	6			6
0	6	20	2	28

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
Total	23	47	70

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
Bylaw 701.06.1				
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
Total				23 Stalls

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

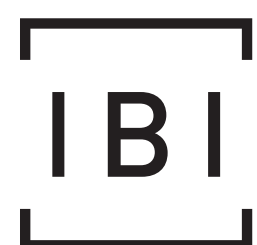
Bike Count

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

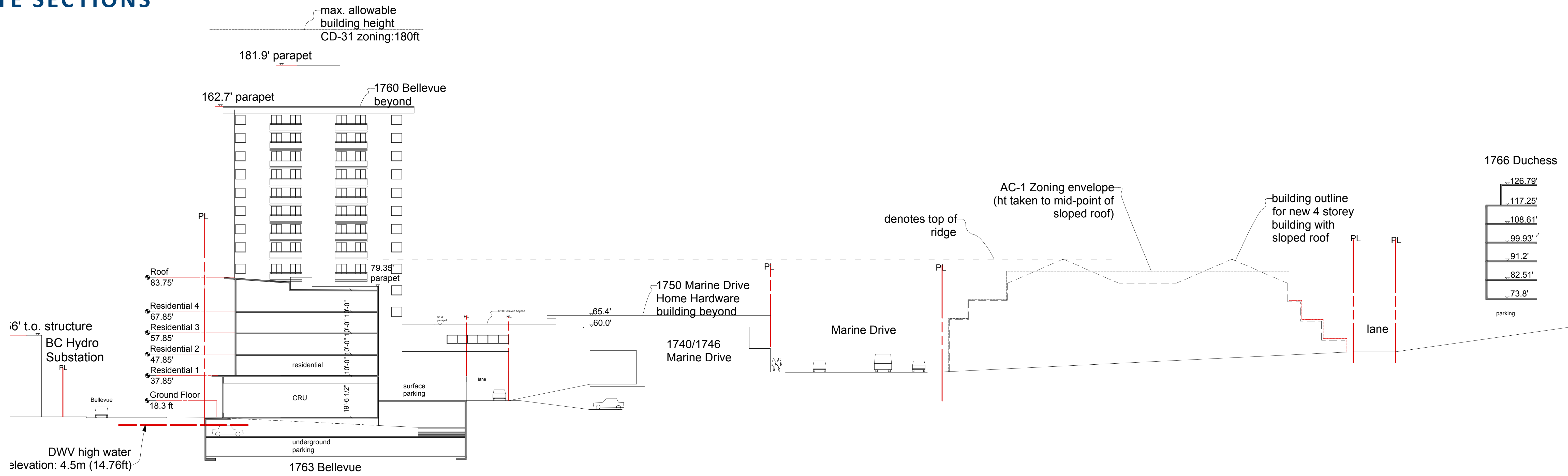


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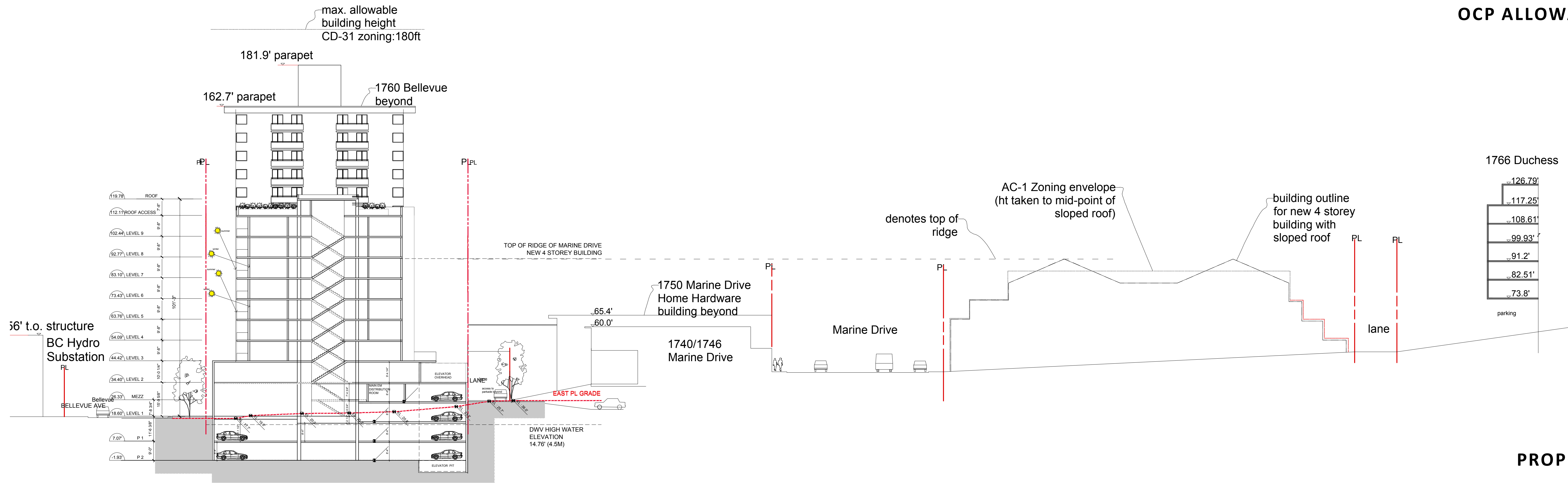


1763 BELLEVUE AVENUE

SITE SECTIONS

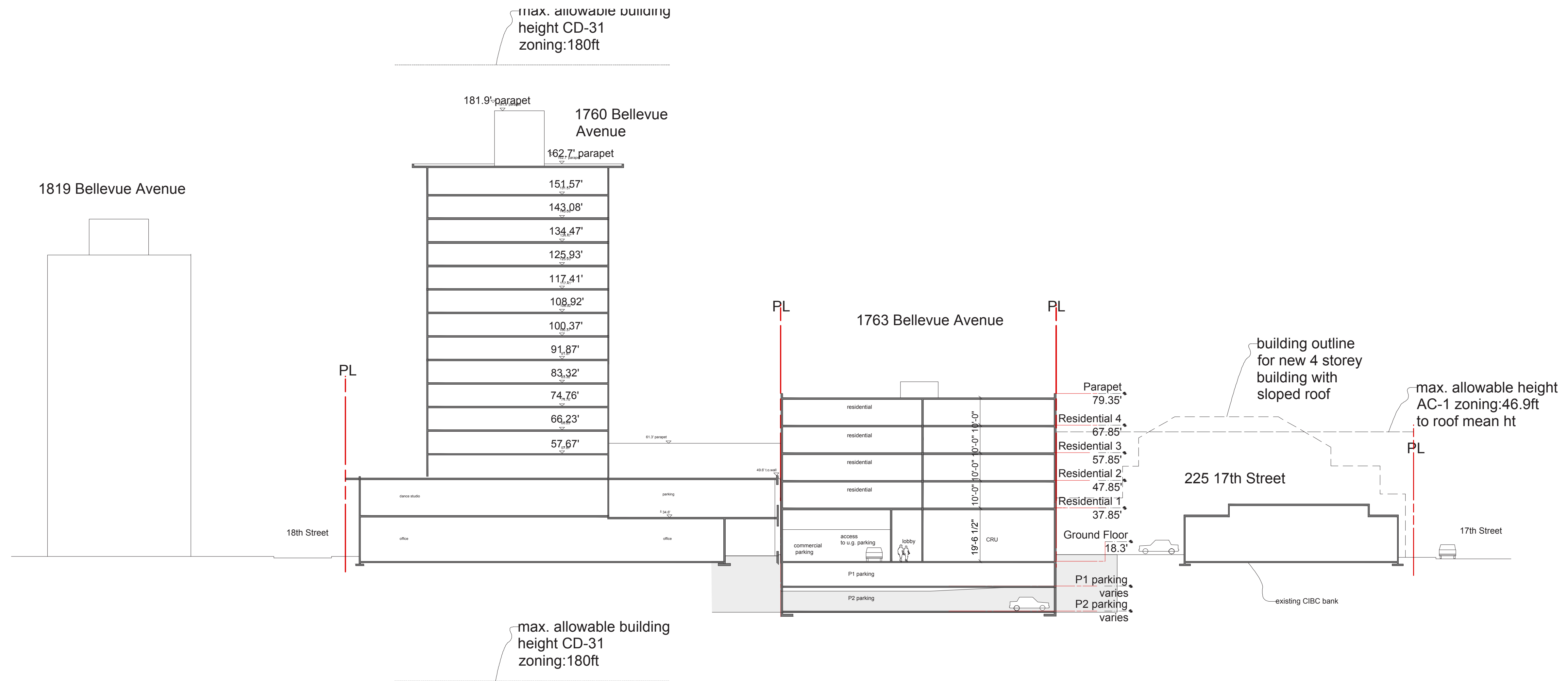


OCP ALLOWABLE

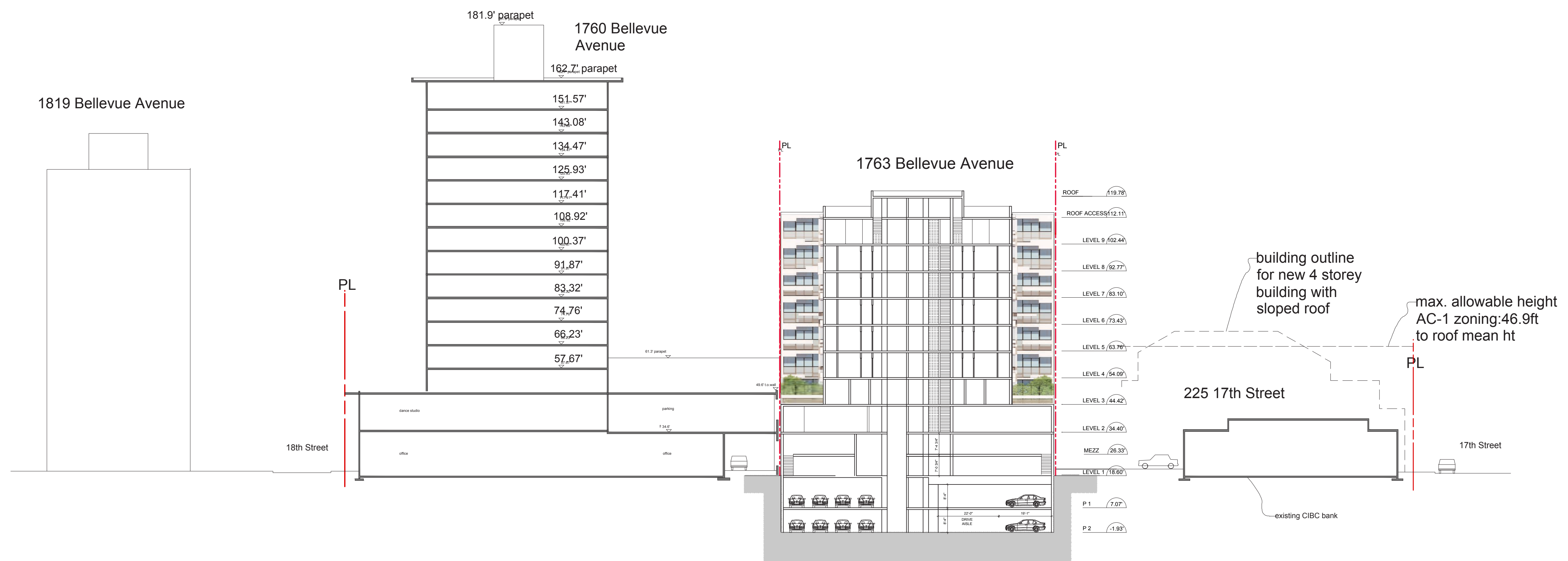


PROPOSED

SITE SECTIONS



OCP ALLOWABLE



PROPOSED



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1763 BELLEVUE AVENUE

VIEW ANALYSIS



OCP ALLOWABLE



PROPOSED

TAKEN FROM
1730 DUCHESS - 4TH FLOOR



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1763 BELLEVUE AVENUE

VIEW ANALYSIS

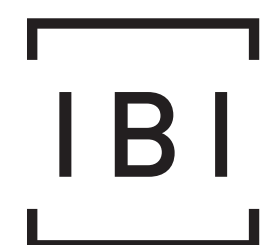


OCP ALLOWABLE



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

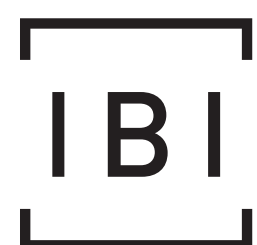


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1763 BELLEVUE AVENUE

RENDERING

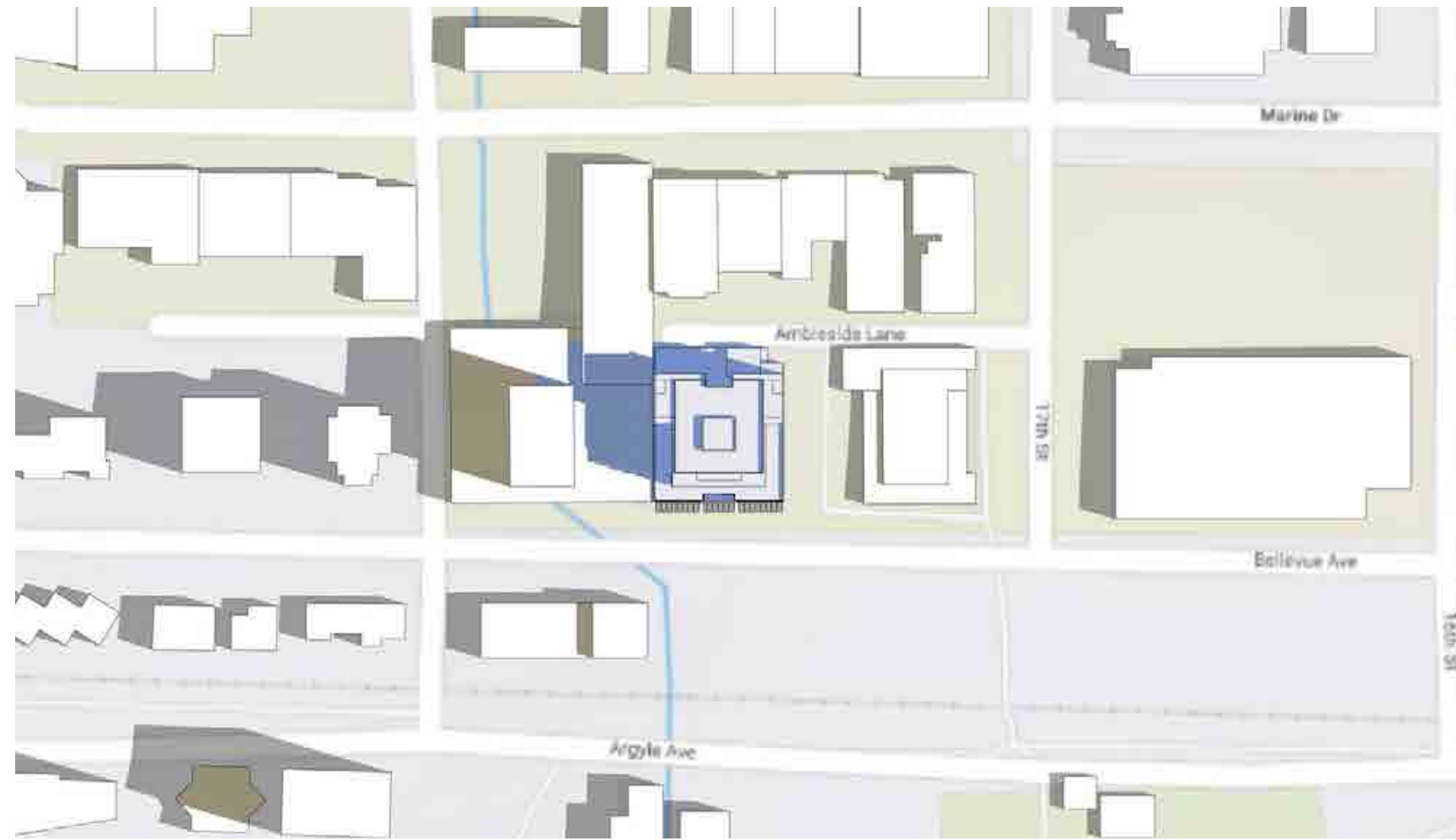


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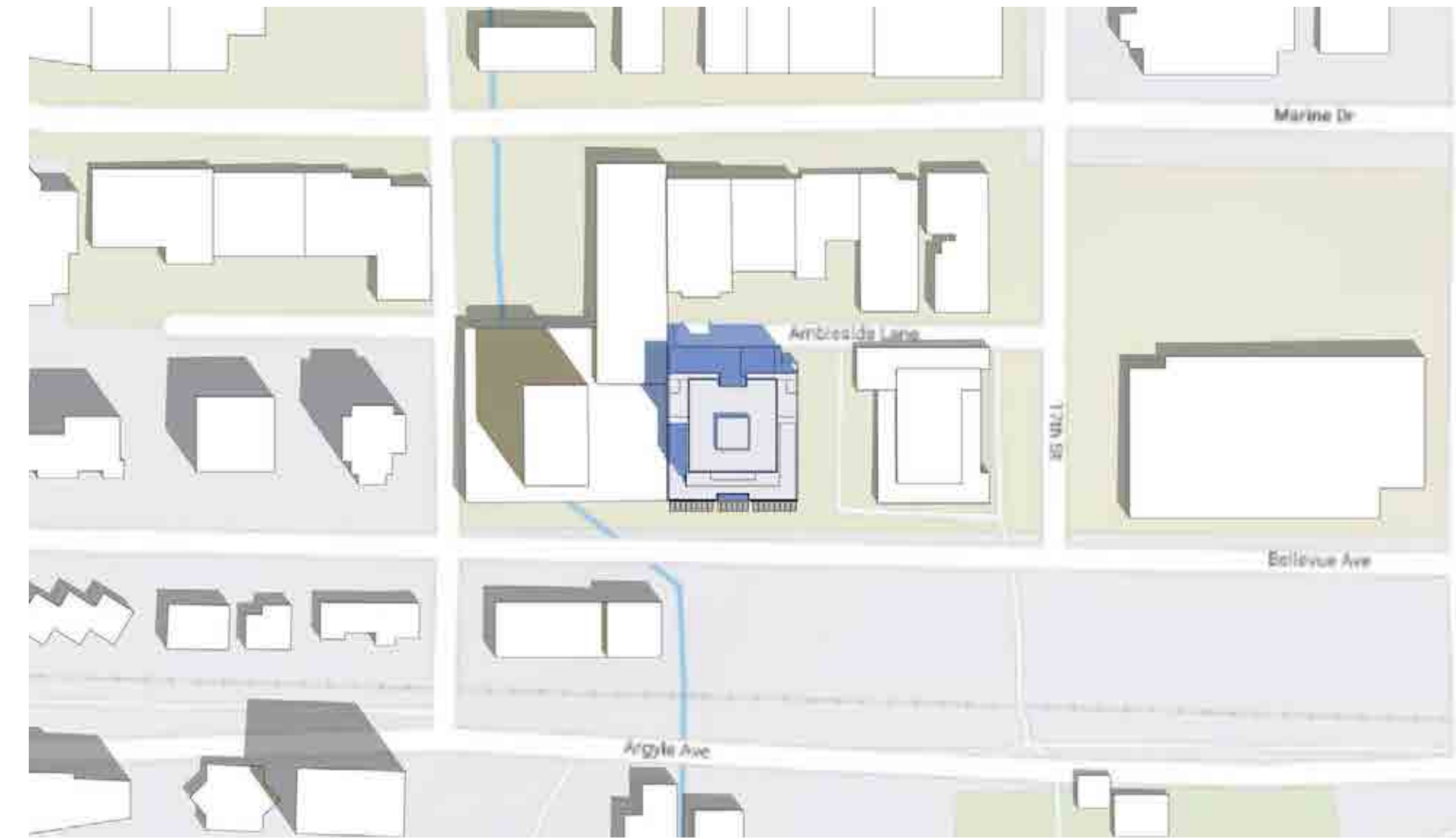


1763 BELLEVUE AVENUE

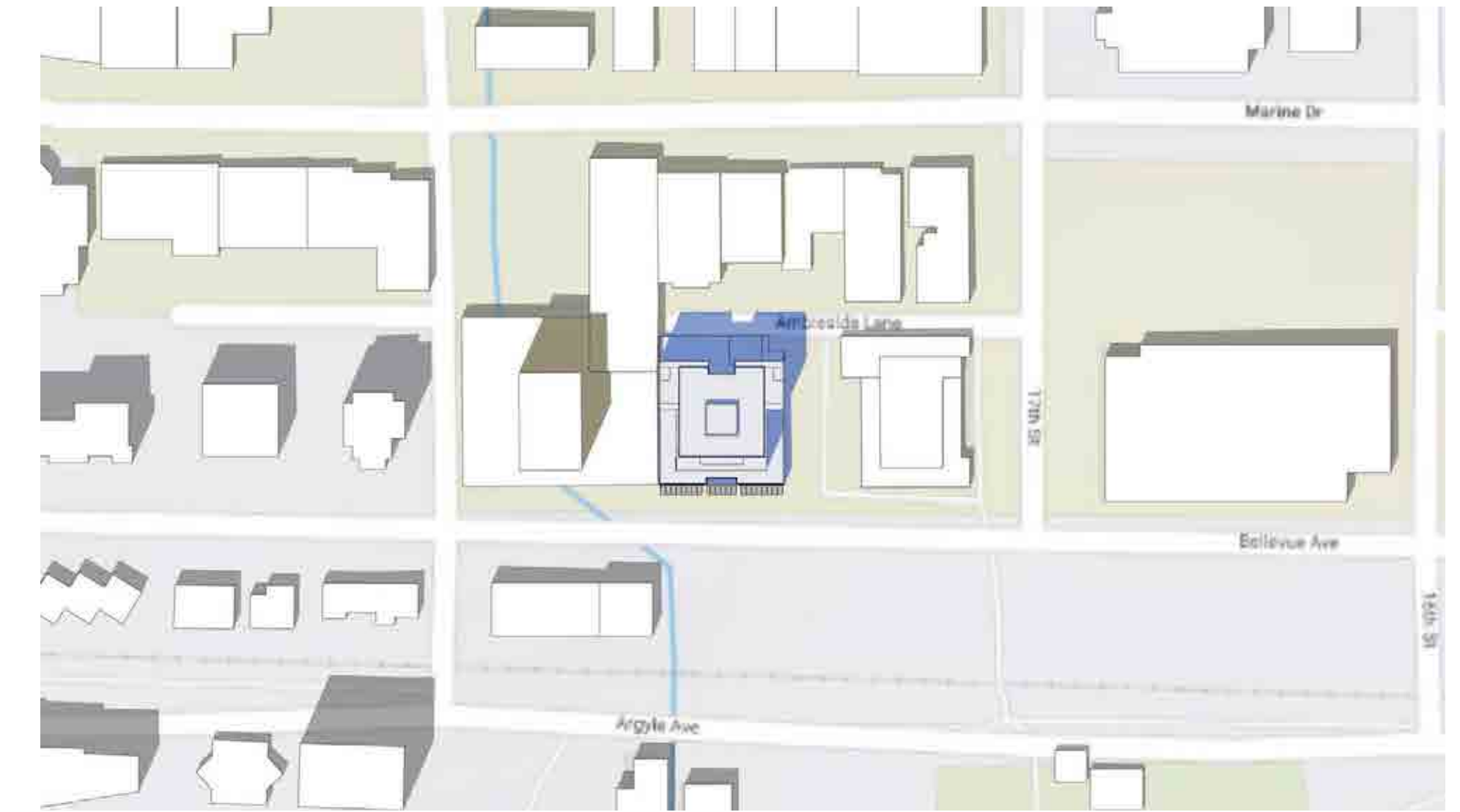
SHADOW STUDY



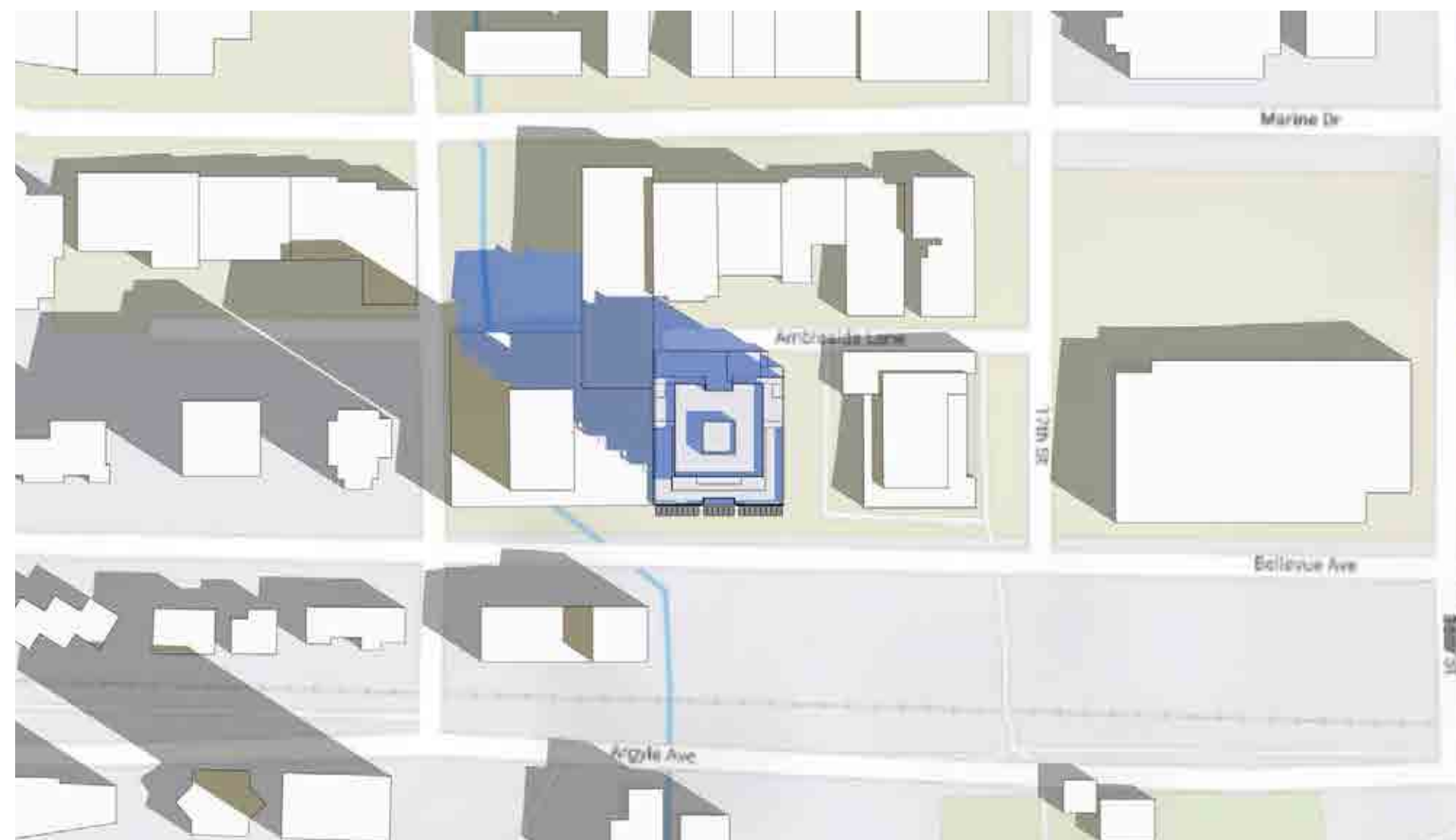
JUNE 21 - 10:00 AM



JUNE 21 - 12:00 PM



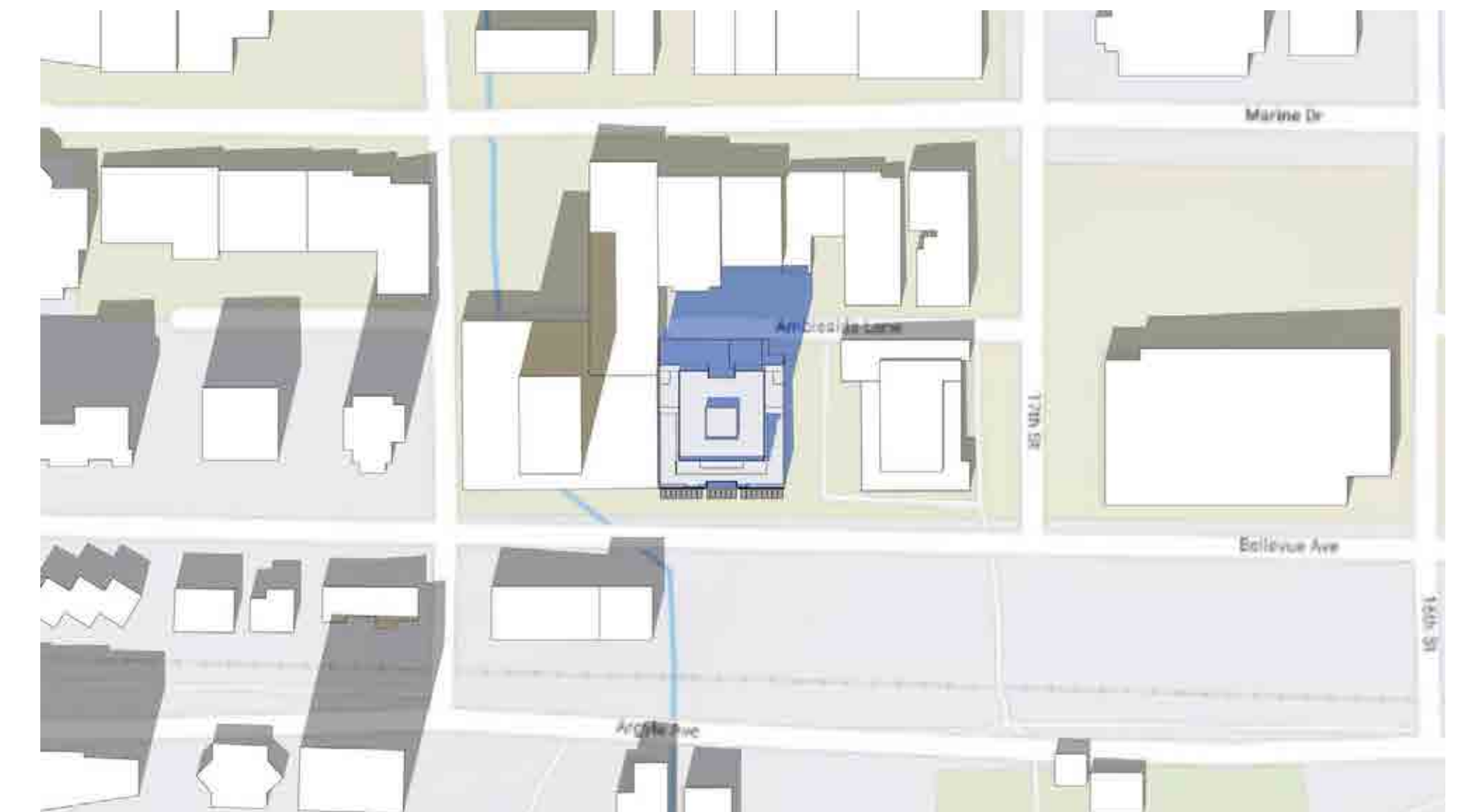
JUNE 21 - 2:00 PM



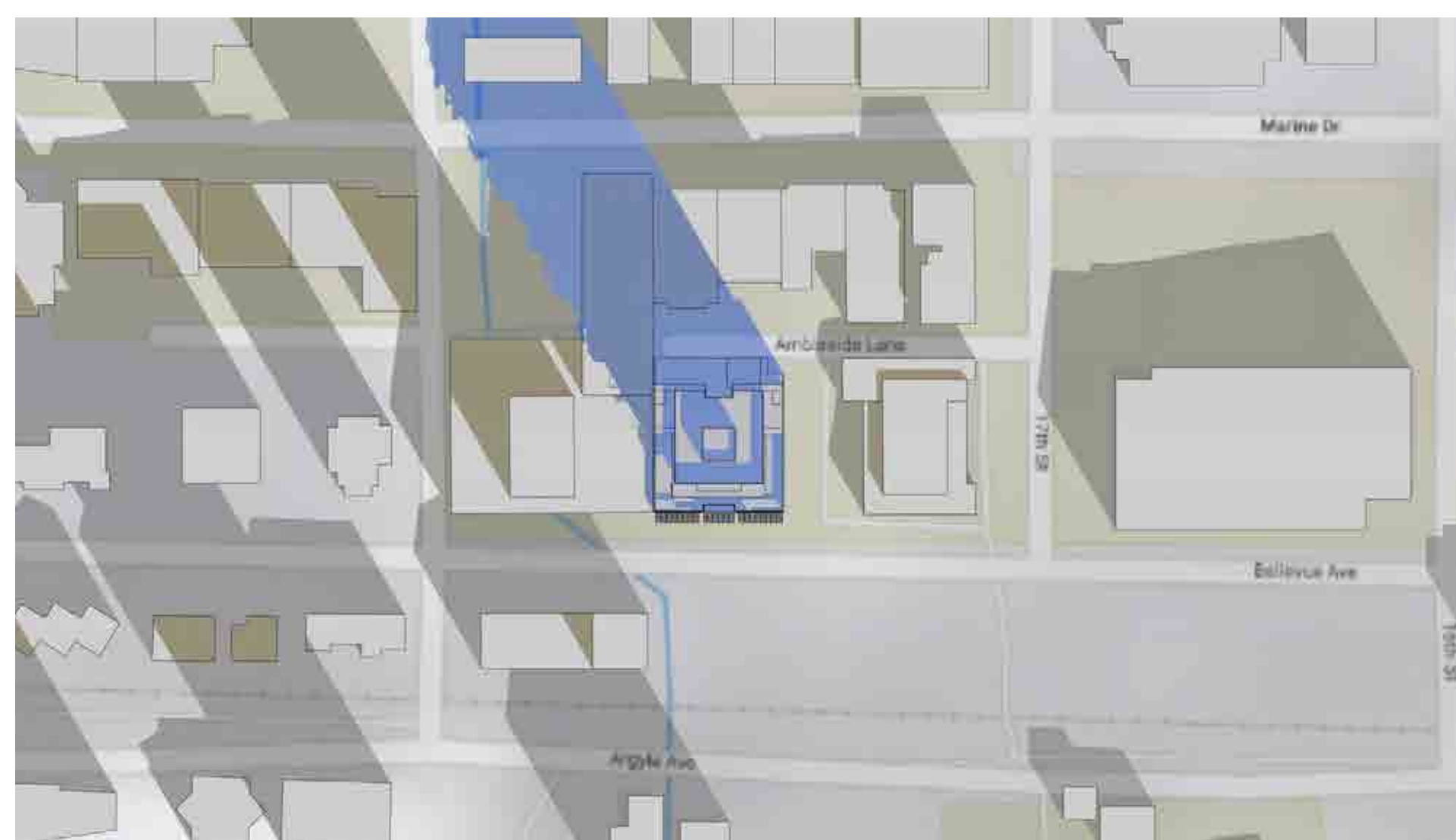
MARCH 21/SEPTEMBER 21 - 10:00 AM



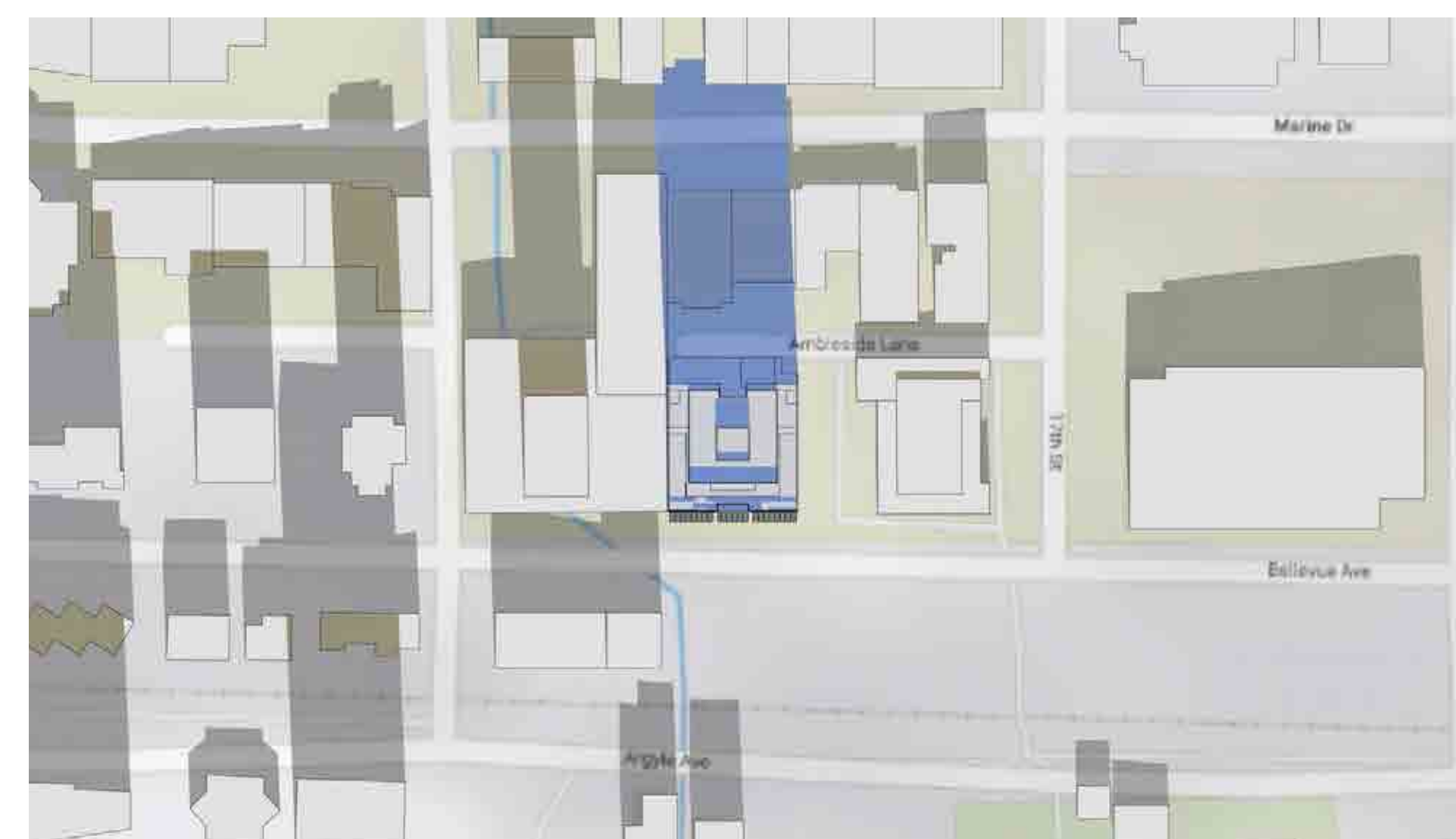
MARCH 21/SEPTEMBER 21 - 12:00 PM



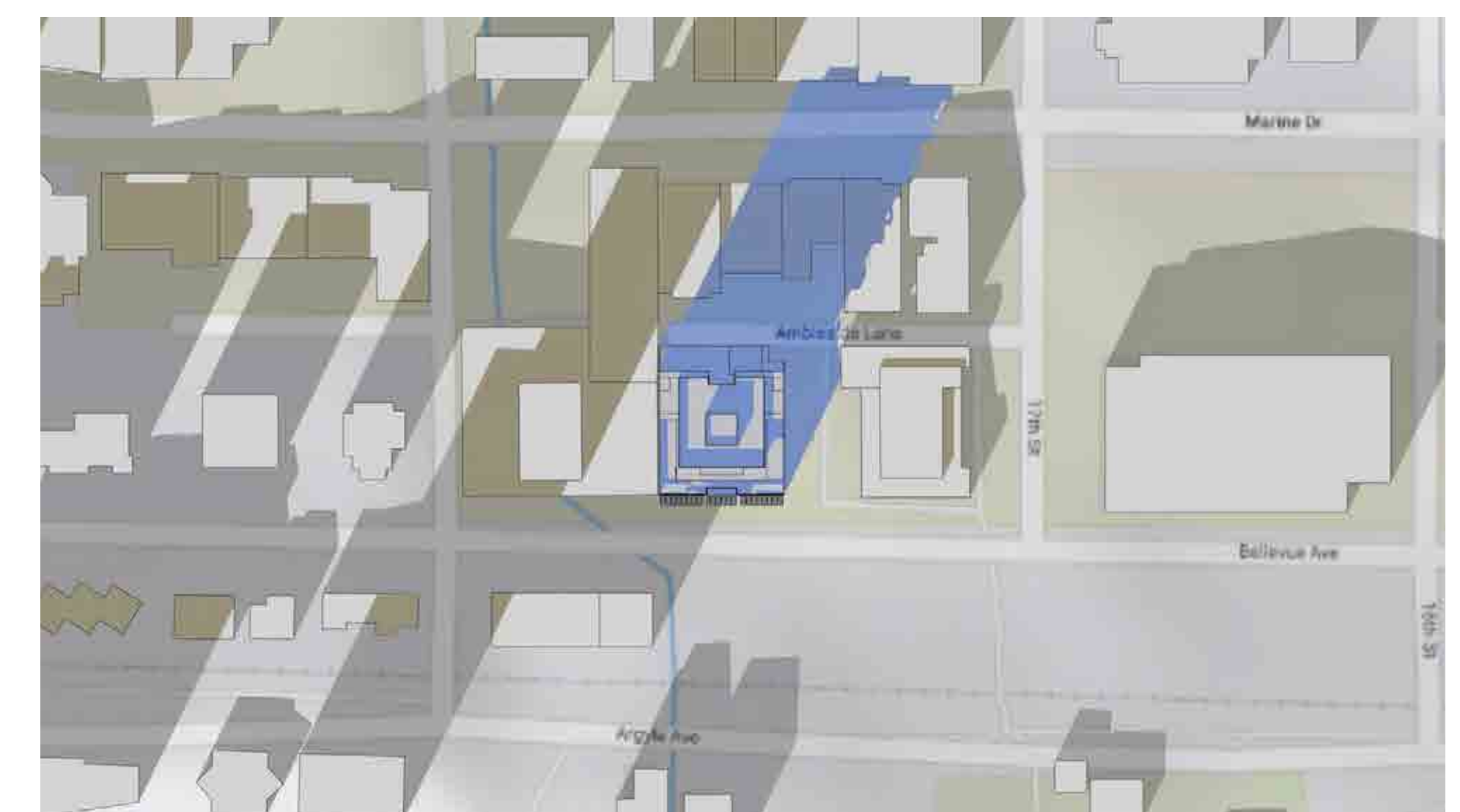
MARCH 21/SEPTEMBER 21 - 2:00 PM



DECEMBER 21 - 10:00 AM



DECEMBER 21 - 12:00 PM



DECEMBER 21 - 2:00 PM

CONTEXT PLAN

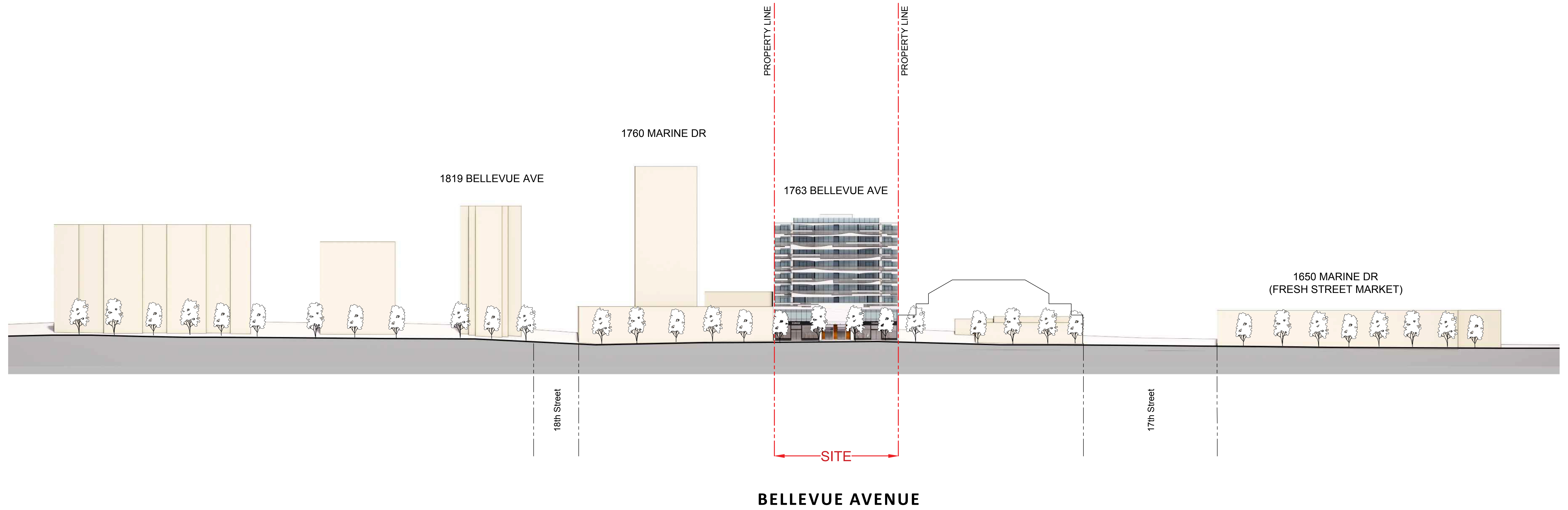


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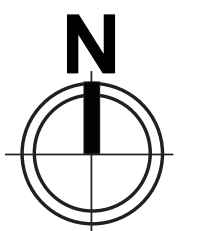
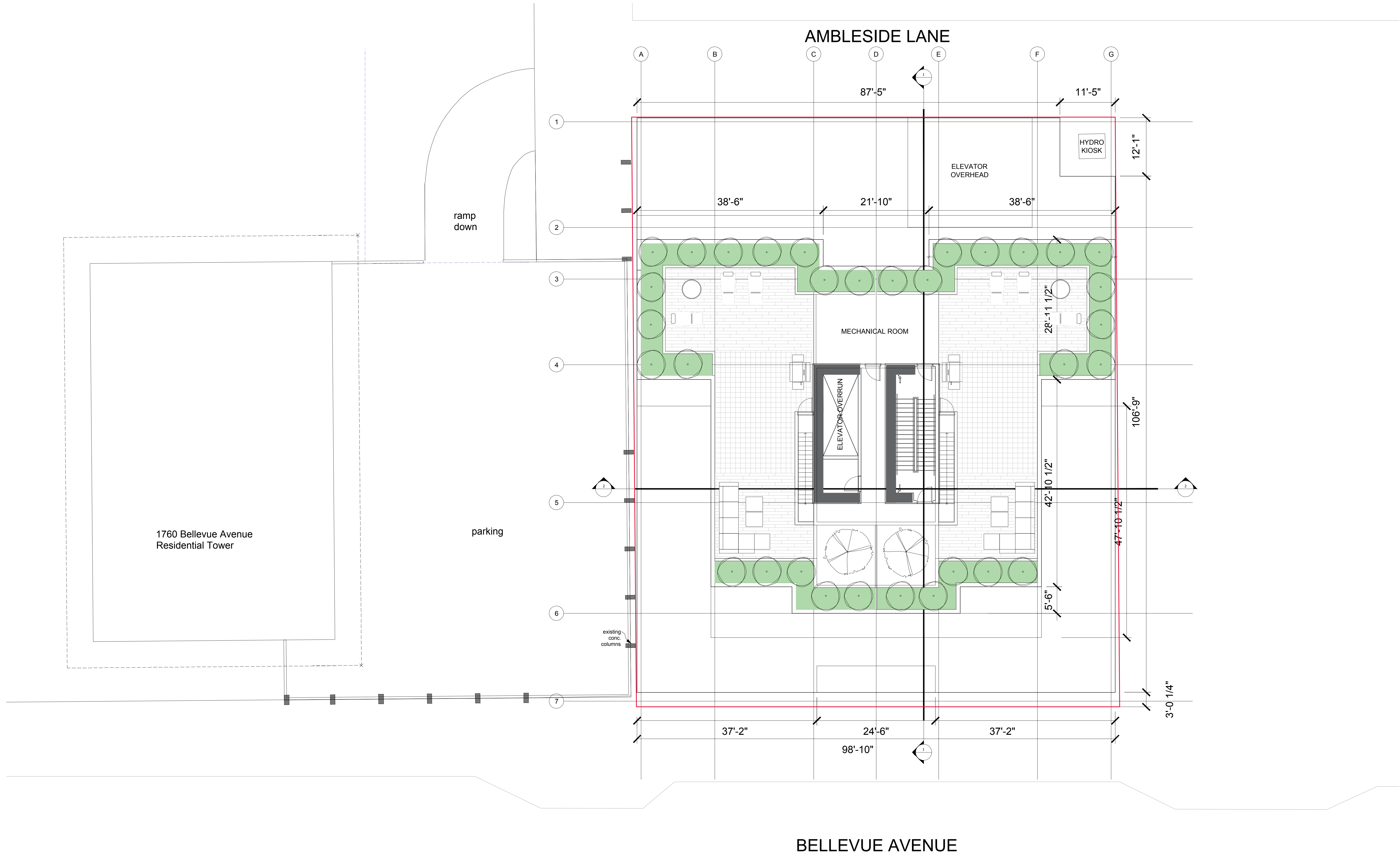


1763 BELLEVUE AVENUE

STREETSCAPE



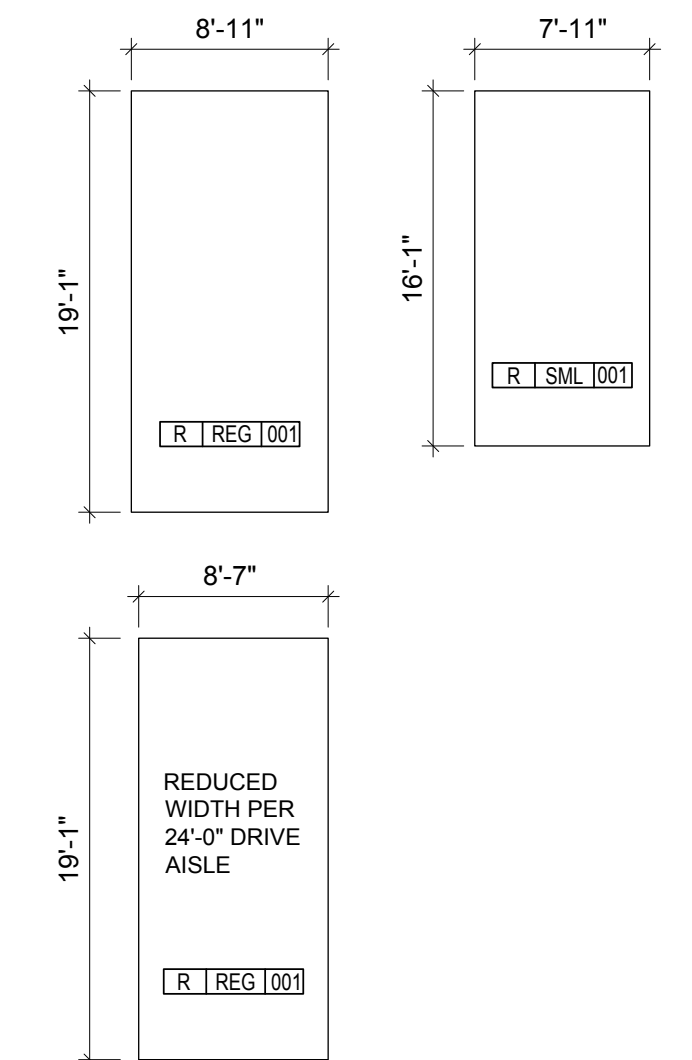
ROOF PLAN



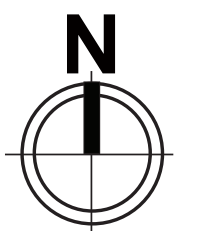
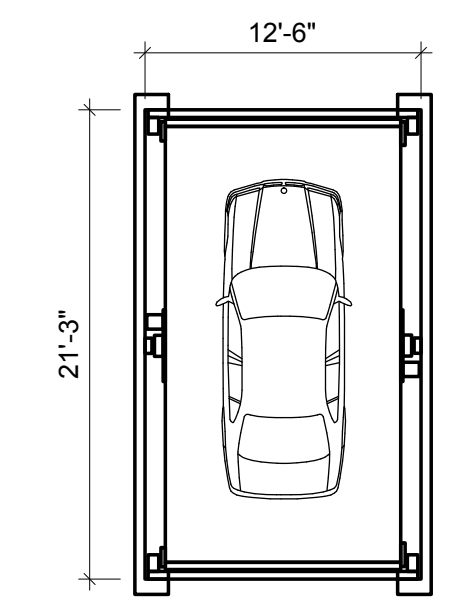
P2 FLOOR PLAN



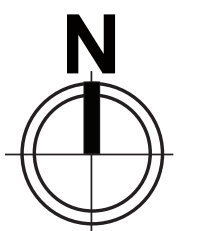
PARKING STALL DIMENSIONS



AUTOMOBILE ELEVATOR DIMENSIONS



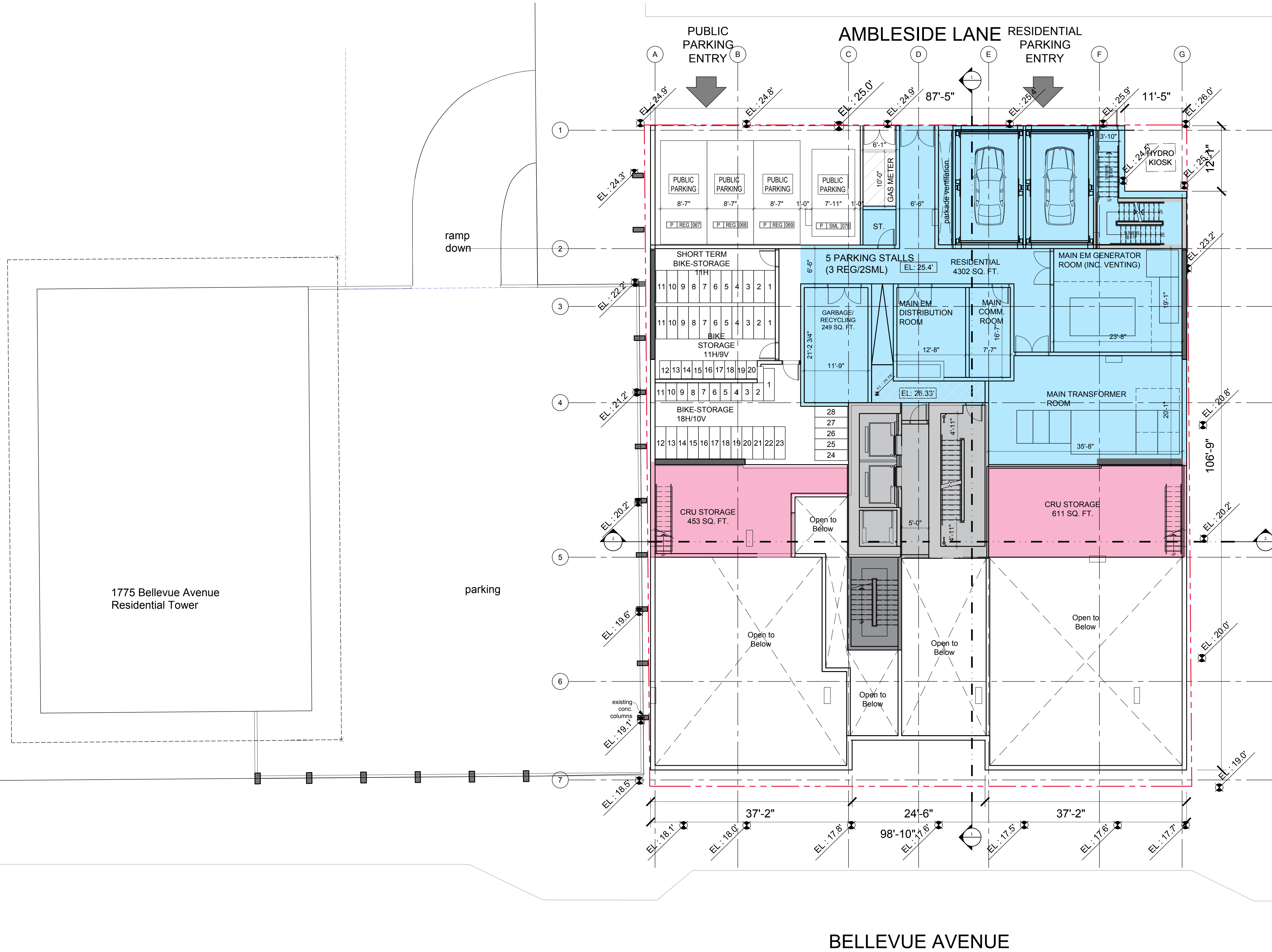
P1 FLOOR PLAN



LEVEL 1 FLOOR PLAN



MEZZANINE FLOOR PLAN



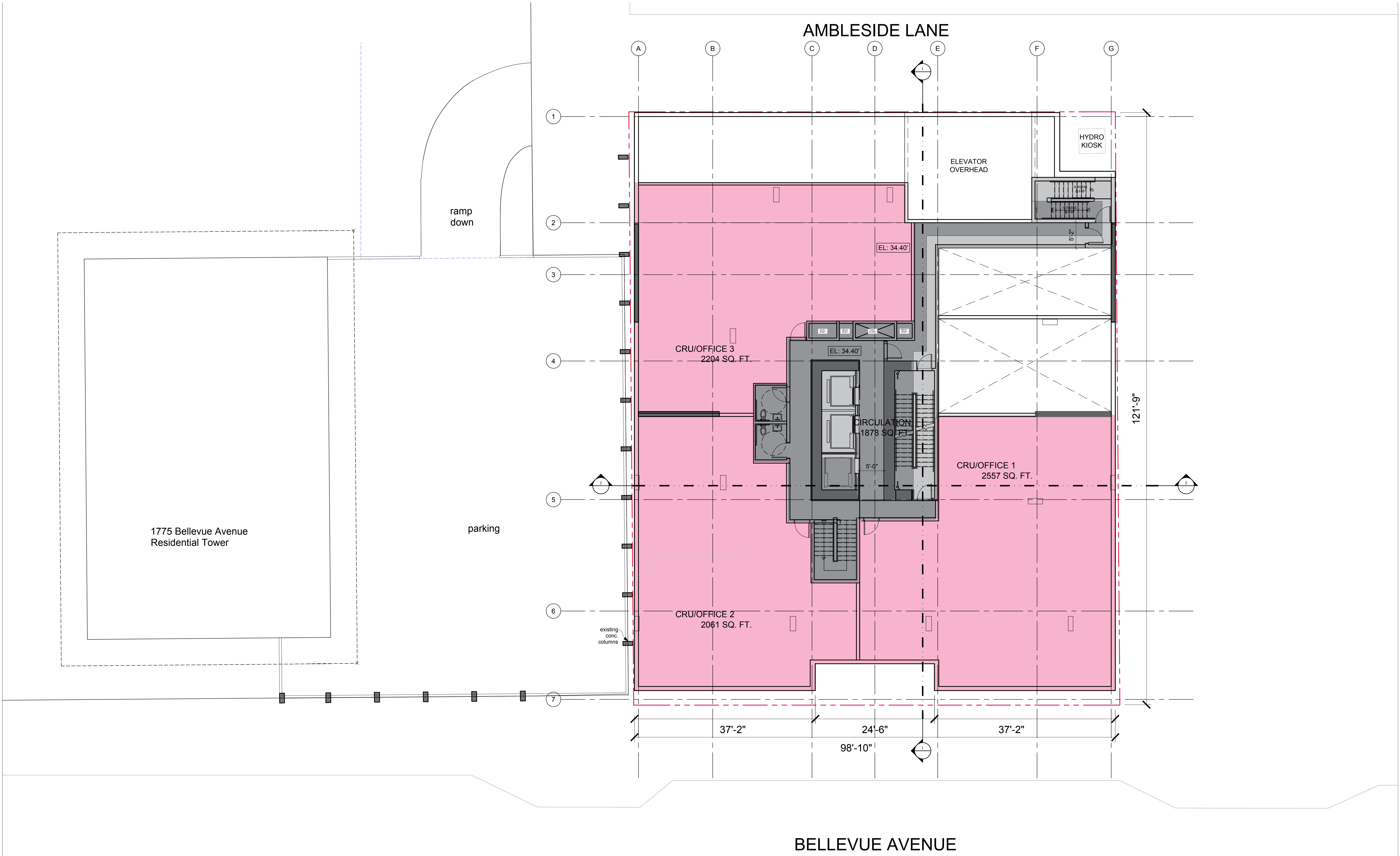
1775 Bellevue Avenue
Residential Tower

parking

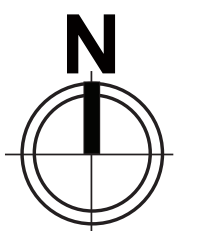
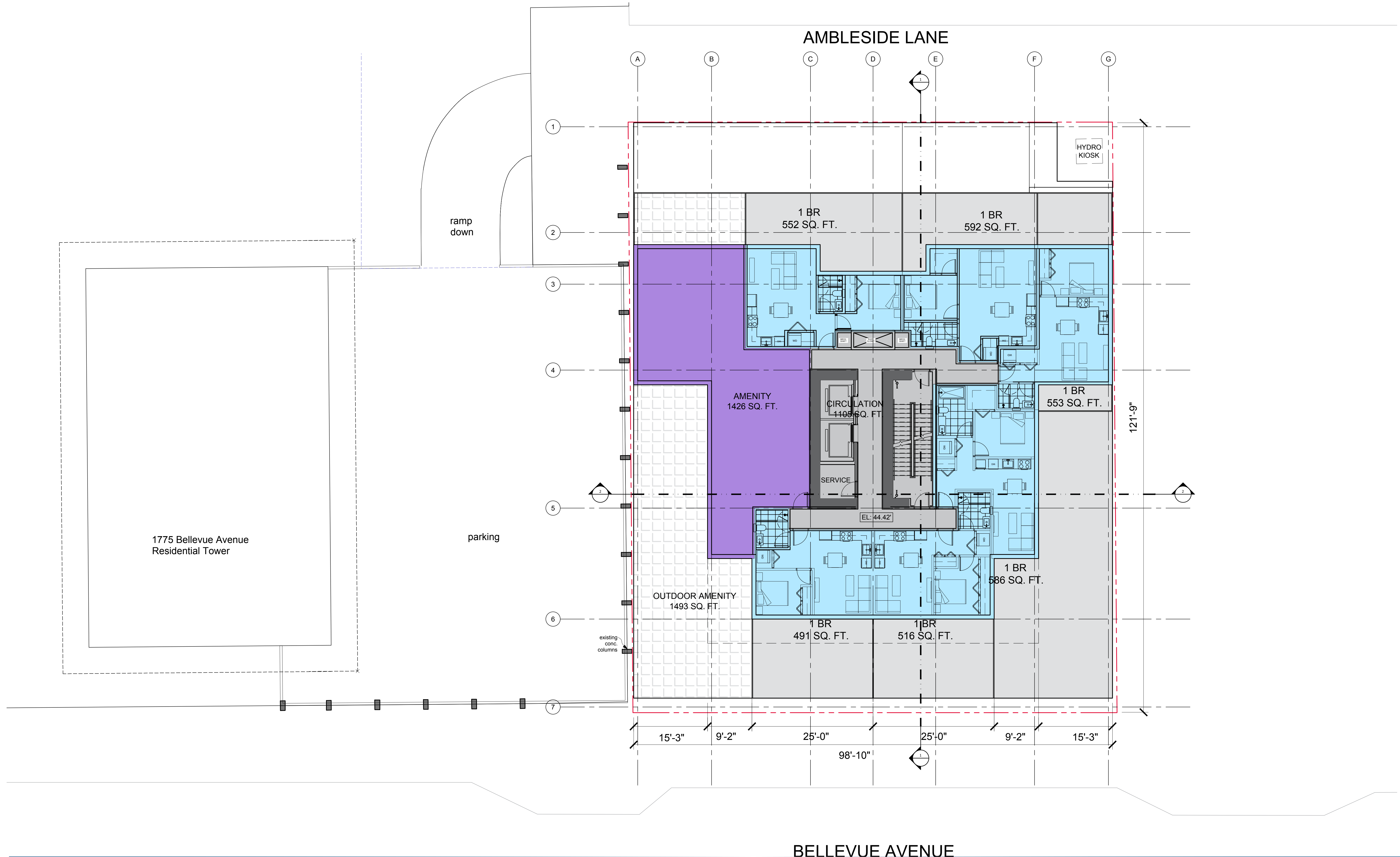
BELLEVUE AVENUE



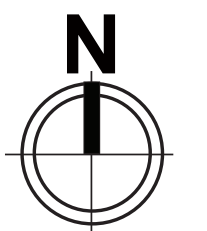
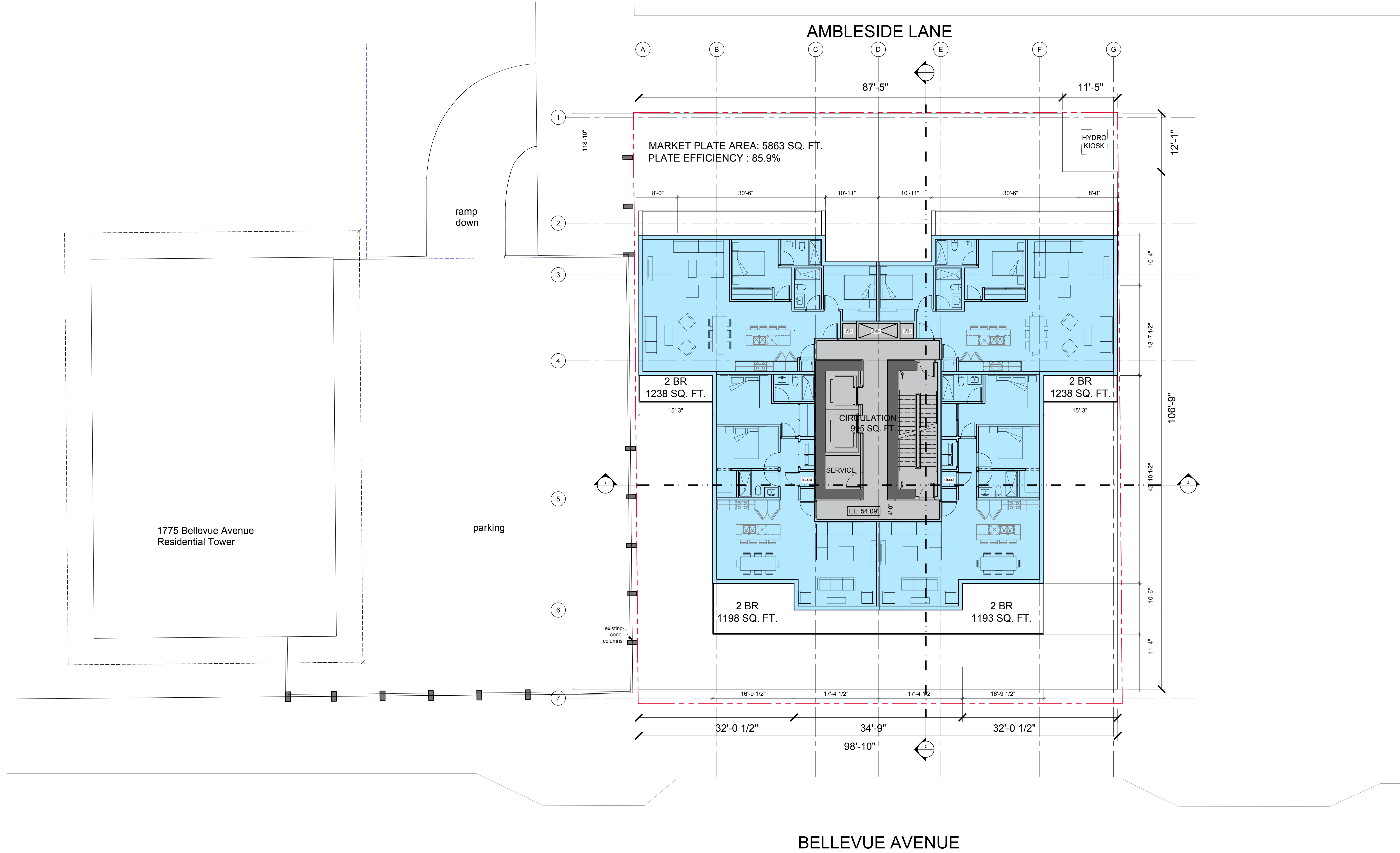
LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



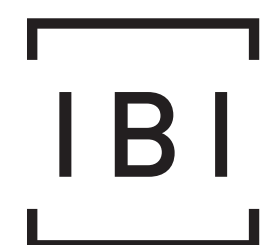
LEVEL 4-8 FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION

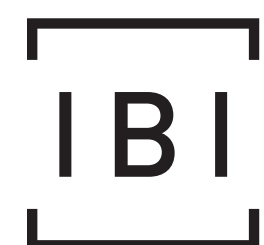


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1763 BELLEVUE AVENUE

NORTH ELEVATION

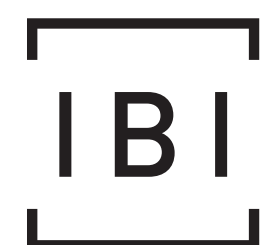
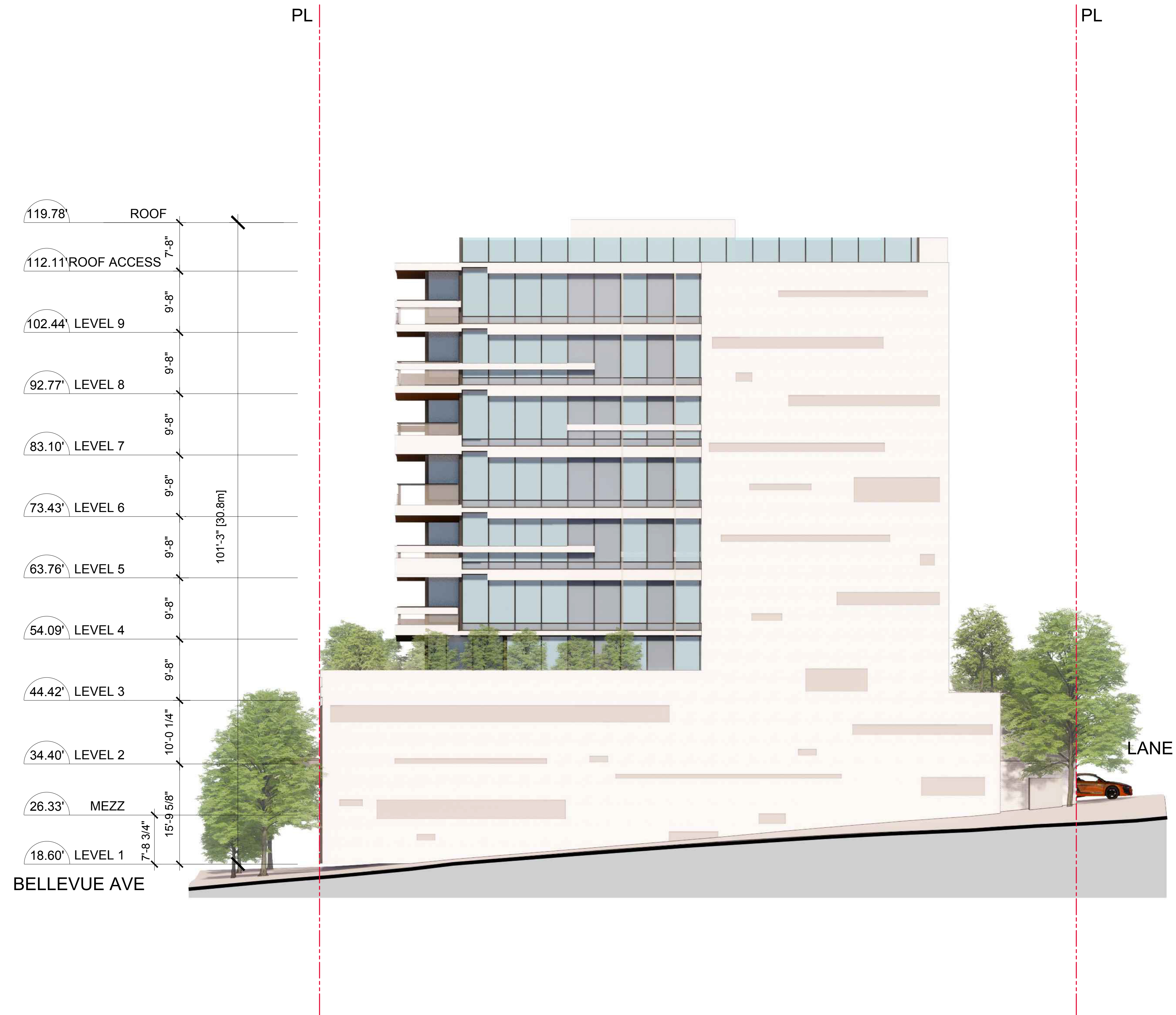


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EAST ELEVATION

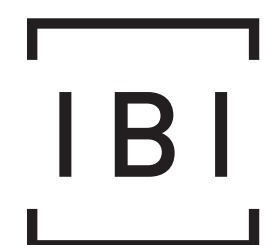
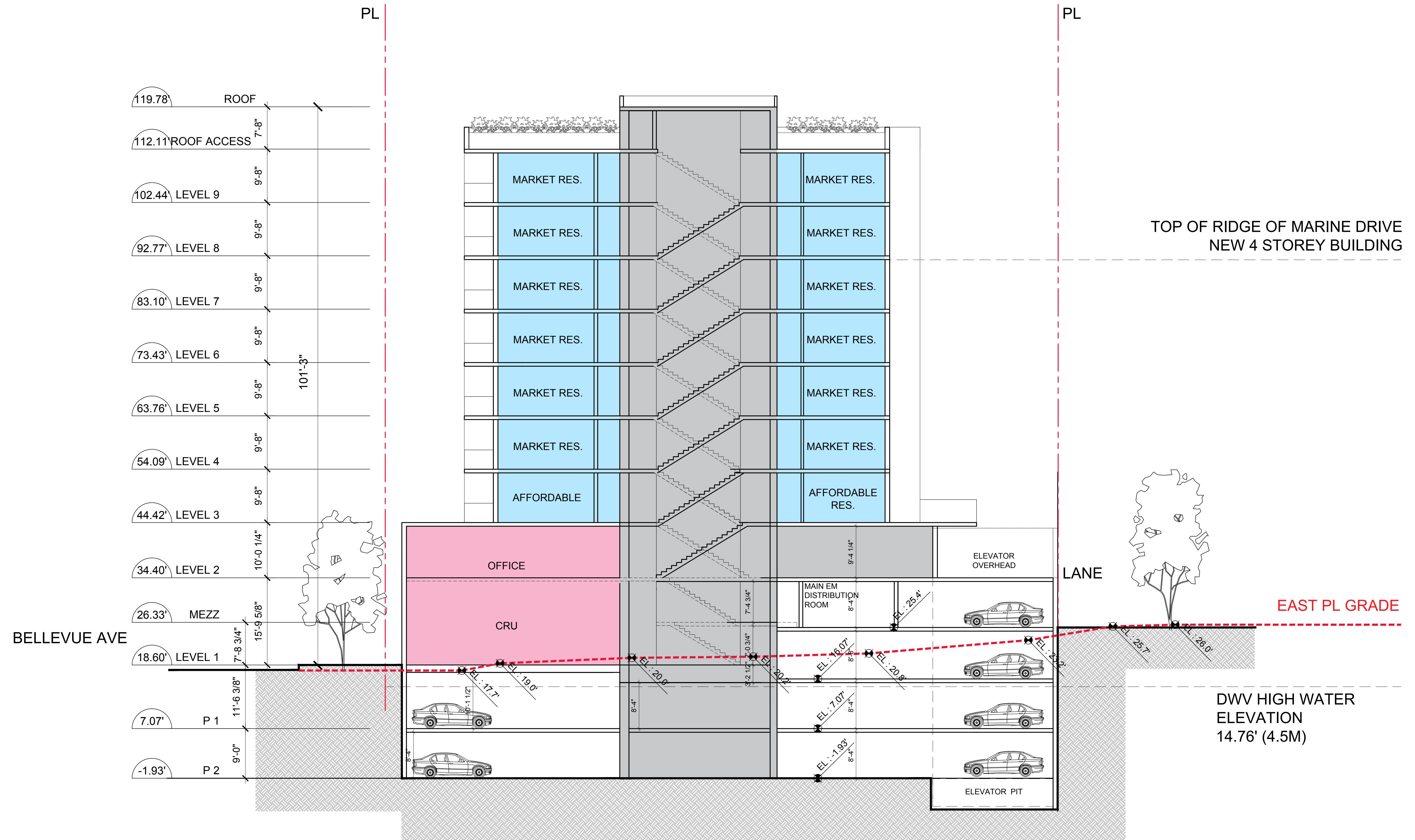


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1763 BELLEVUE AVENUE

SECTION 1



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1763 BELLEVUE AVENUE

SECTION 2

