



VILLA MARIS
2222 BELLEVUE AVE.

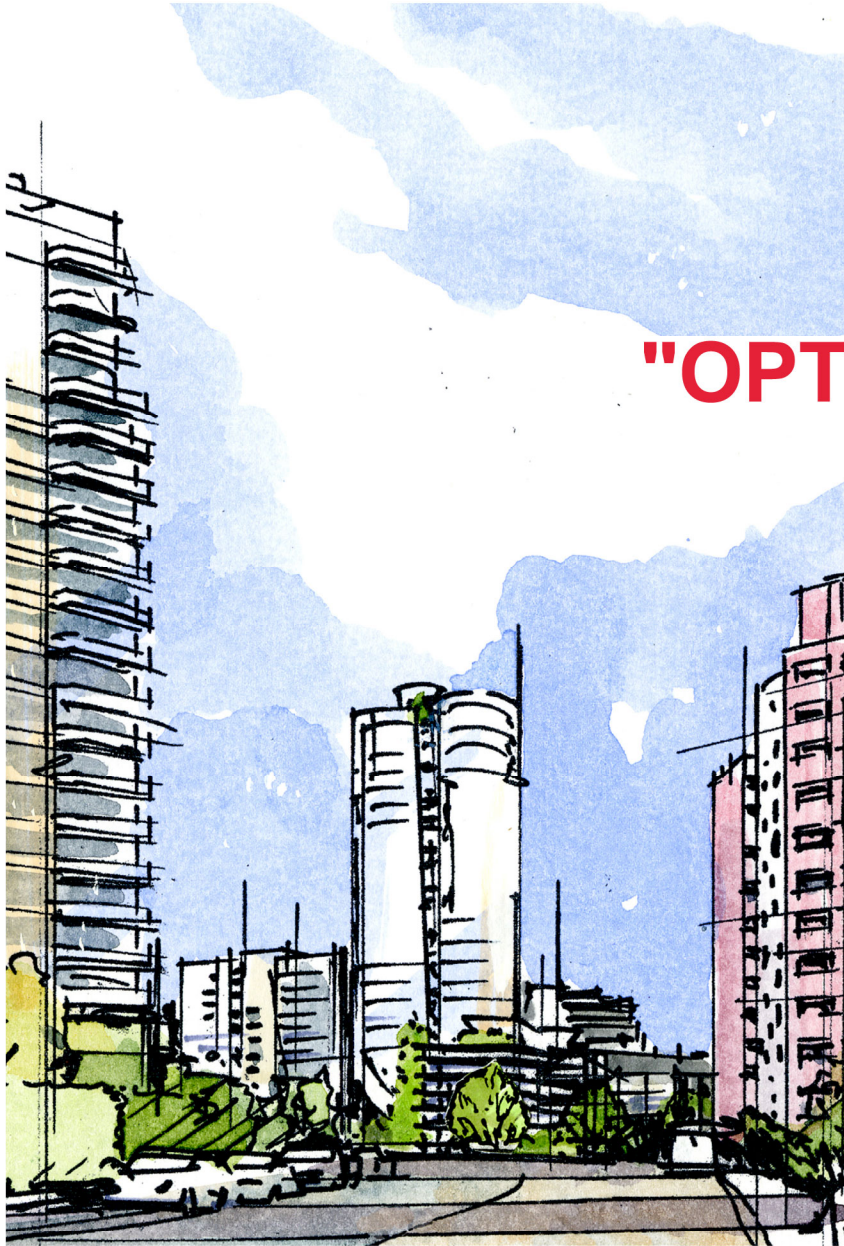
SHORELAND APARTMENTS
2190 BELLEVUE AVE.



2.1 Aerial Photo (Plan)



2.2 Aerial Photo



"OPTION 1" - 17 STOREYS

2190 BELLEVUE

DISTRICT OF WEST VANCOUVER

RENTAL APARTMENT PROPOSAL
ONE FOR ONE UNIT REPLACEMENT
PLUS
AFFORDABLE ESSENTIAL SERVICES HOUSES

MARCH 12, 2020

PROPOSED REPLACEMENT RENTAL TOWER & ESSENTIAL SERVICES RENTAL BUILDING

March 5, 2020

2190 BELLEVUE AVENUE

	EXISTING (SHORELAND)	PERMITTED / REQUIRED	PROPOSED (17 STOREYS)	PROPOSED (6 STOREYS)	PROPOSED TOTAL
Site Area	29,185 sf	29,185 sf	29,185 sf	29,185 sf (same site)	29,185 sf
Zone	RM2	RM2			
Ambleside Apartment Area	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4
Site Coverage	(6,997 / 29,185 =) 23.97%	40% ¹	(7,625 / 29,185 =) 26.13%	(3,684 / 29,185 =) 13%	(11,309 / 29,185 =) 38.75%
Gross Floor Area	56,569 sf	51,074 sf (1.75 x 29,185 sf)	129,625 sf	22,104 sf	151,729 sf
Total Exclusion	8,794 sf	Basement, Balconies, Enclosed Balconies, One Lobby, Swimming Pool, Recreation Room	1,604 sf	302 sf	1,906 sf
Setbacks					
Front Yard	25.42 ft (7.75 m)	24.93 ft (7.6 m)	24.93 ft (7.6 m)	24.93 ft (7.6 m)	
Rear Yard (to Lane CL)	20.00 ft (6.09 m)	29.85 ft (9.1 m)	29.85 ft (9.1 m) ⁵	29.85 ft (9.1 m) ⁵	
Side Yard (East)	40.25 ft (12.40 m)	22.96 ft (7.0m) ²	22.96 ft (7.0 m) ⁶	22.96 ft (7.0 m) ⁶	
Side Yard (West)	112.83 ft (34.39 m)	28.85 ft (9.1m) ²	28.85 ft (9.1 m) ²	5.00 ft (1.52 m) ⁷	
Balcony Projections into Setbacks	5'-3" (1.60 m)	4.92 ft (1.5 m) into front yard 5.90 ft (1.8 m) into side yard	4.92 ft (1.5 m) into front yard 5.90 ft (1.8 m) into side yard	4.92 ft (1.5 m) into front yard 5.90 ft (1.8 m) into side yard	
Building Height ³	96'-9"	180.11 ft (54.9 m)	182'-0"	70'-0"	
Building Width	88'-0" (26.8 m)	99'-9" (30.4 m) ⁴	99'-9" (30.4 m) ⁴	89'-4" (27.2 m) ⁴	
Floor Plate	5,501 sf	No Requirement	7,625 sf	3,684 sf	
No. of Storeys	11	18	17	6	
No. of Suites	62	No Requirement	162	24	186
Studio**	16		41	6	47
1 Bed	28		39	1	40
1 Bed + Den	-		0	-	0
2 Bed	11		75	11	86
2 Bed + Den	-		0	6	6
3 Bed	7		7	-	7
3 Bed + Den	-		0	-	0
Total Below Grade Parkade Area	0	No Requirement	87,216 sf	A part of 87,216 sf	87,216 sf
Parking Stalls**	(47 covered + 15 surface =) 62	A minimum of the greater of a) 1 Parking space per unit or b) 1 parking space per 904 sf (84 m ²) of GFA	121	18	139
Public Car Share Stalls	0	Subject to further info from DoWV	TBD	TBD	TBD
Bike Stalls	25-30	2 stalls/unit	TBD	TBD	TBD
Loading Bays	3	Subject to coordination with DoWV	TBD	TBD	TBD

1. See Zoning Bylaw No. 4662,2010, 302.06

2. See Zoning Bylaw No. 4662,2010, 302.09

3. Conflict between Zoning bylaw 301.11 & 120.19 regarding reference point for building height

4. Subject to confirmation: Building Width changes if measured in an East-West Direction or parallel to Bellevue Avenue

5. Measured from half the depth of the lane. See Zoning Bylaw No. 120.27(5)

6. Referenced from 195 21 Street development

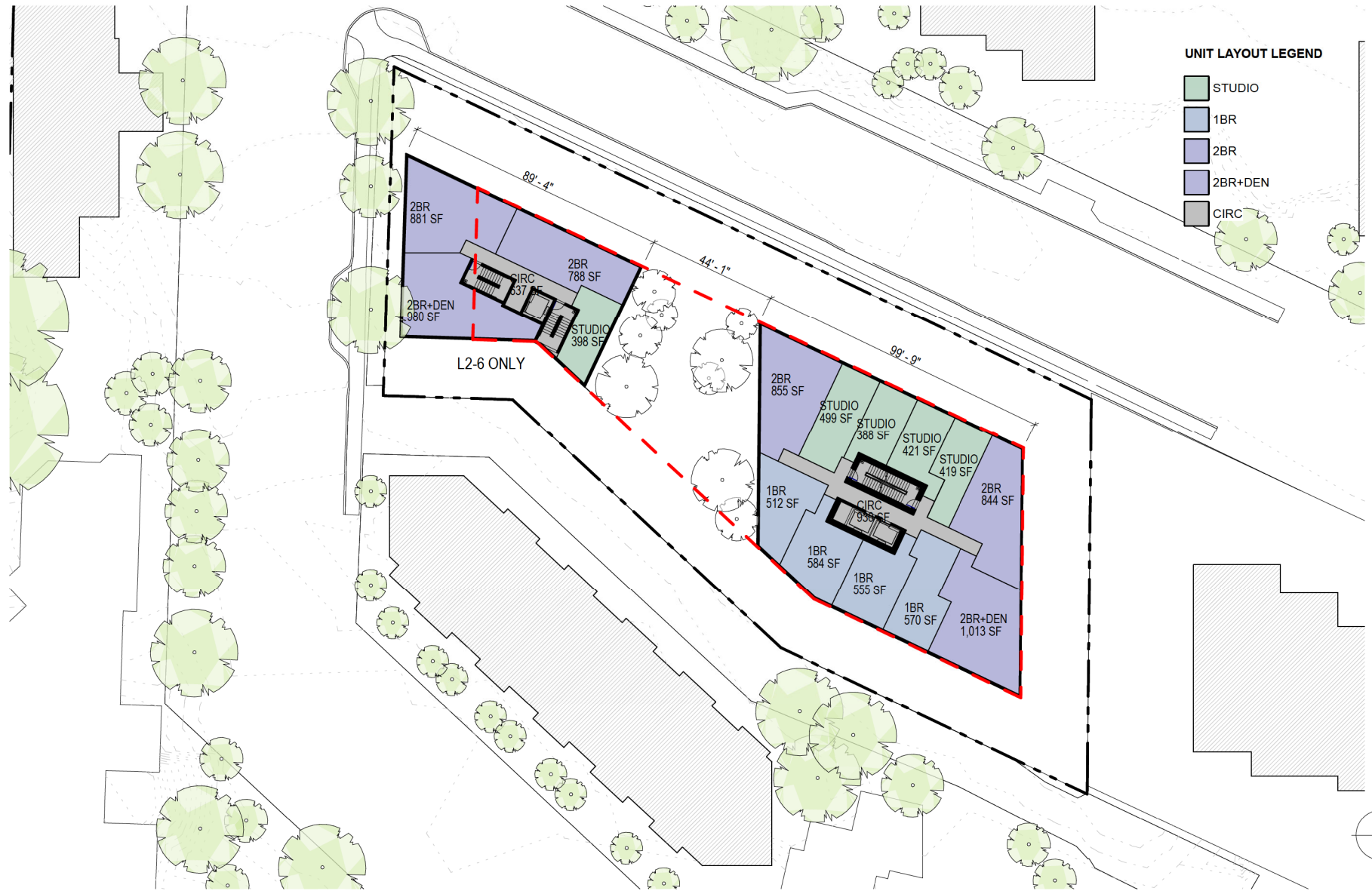
7. Using 1.52m setback for all other permitted uses (would be applicable to a potential Essential Services building. See Zoning Bylaw No. 302.09)

8. Parking Stalls not provided for the studio units**

9. Unit mix is preliminary, subject to further design development



SCHA-1.01 - L1 Area Plan
2190 Bellevue Ave.



UNIT LAYOUT LEGEND

STUDIO
1BR
2BR
2BR+DEN
CIRC



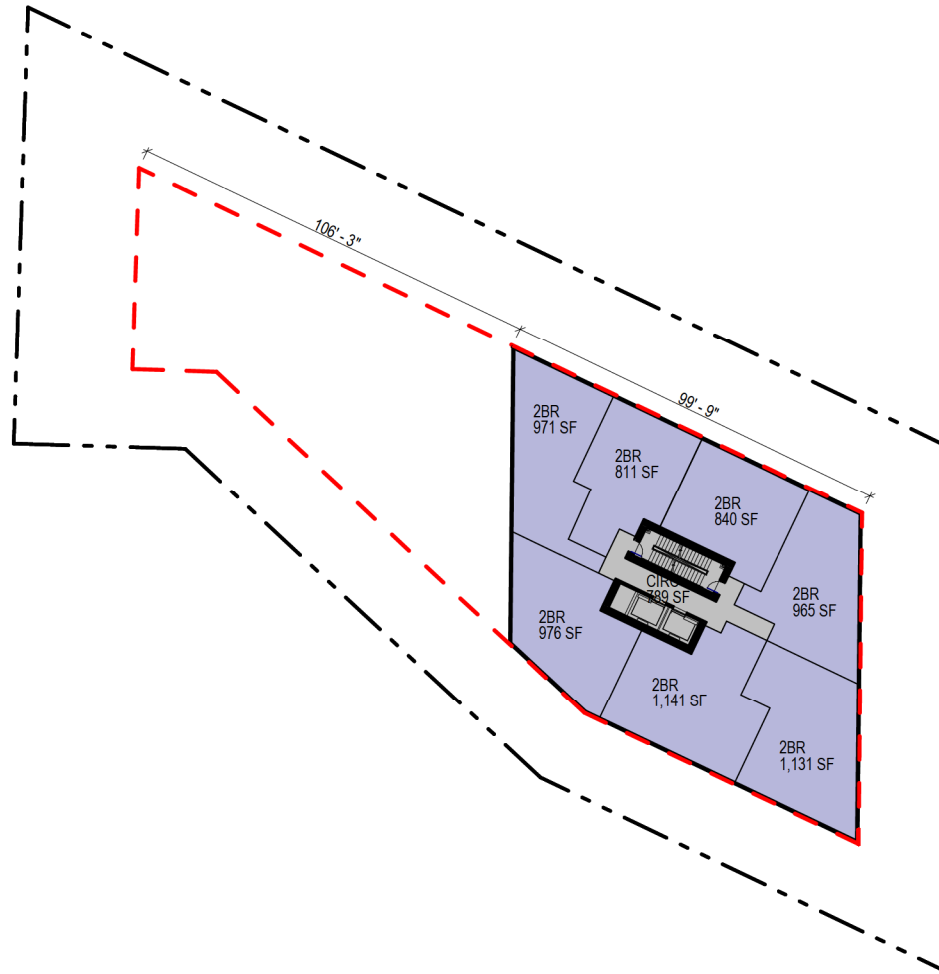
UNIT LAYOUT LEGEND

- STUDIO
- 1BR
- 2BR
- 3BR
- CIRC



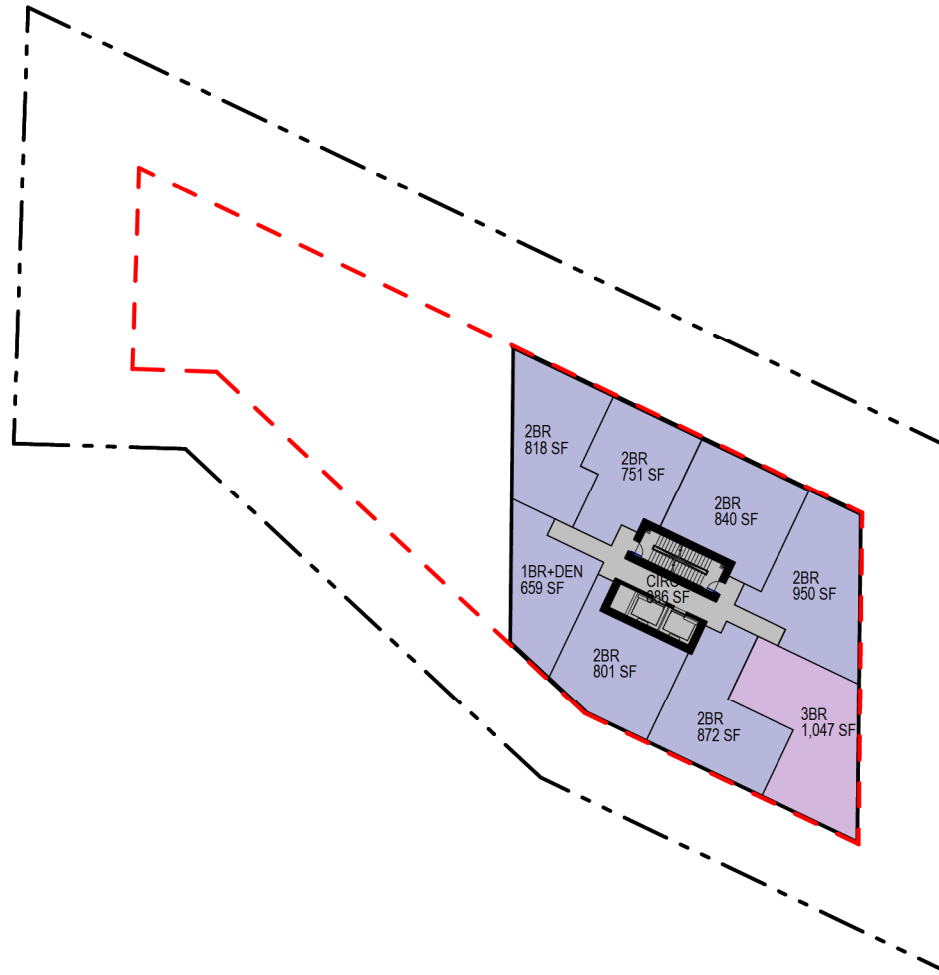
UNIT LAYOUT LEGEND

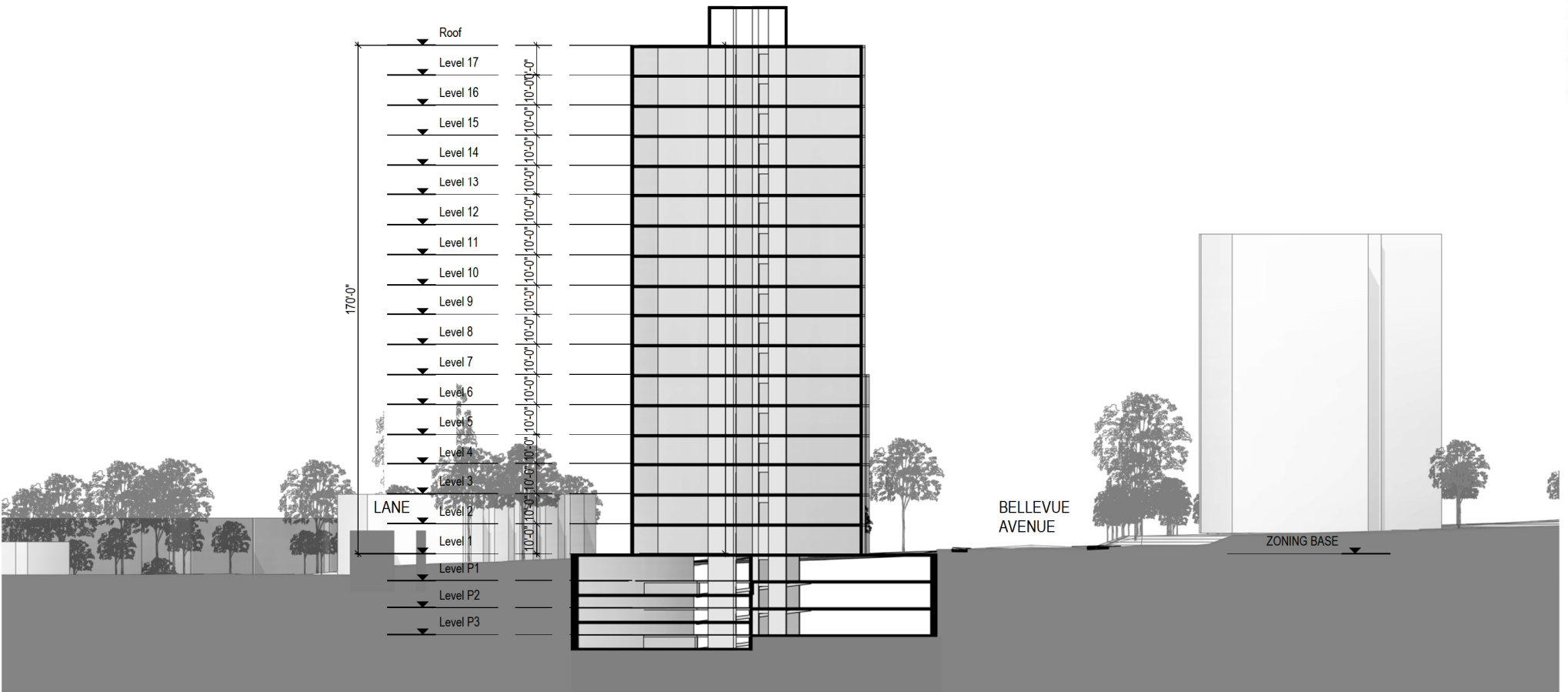
- 2BR
- CIRC
-



UNIT LAYOUT LEGEND

- 2BR
- 3BR
- CIRC



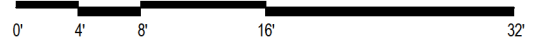


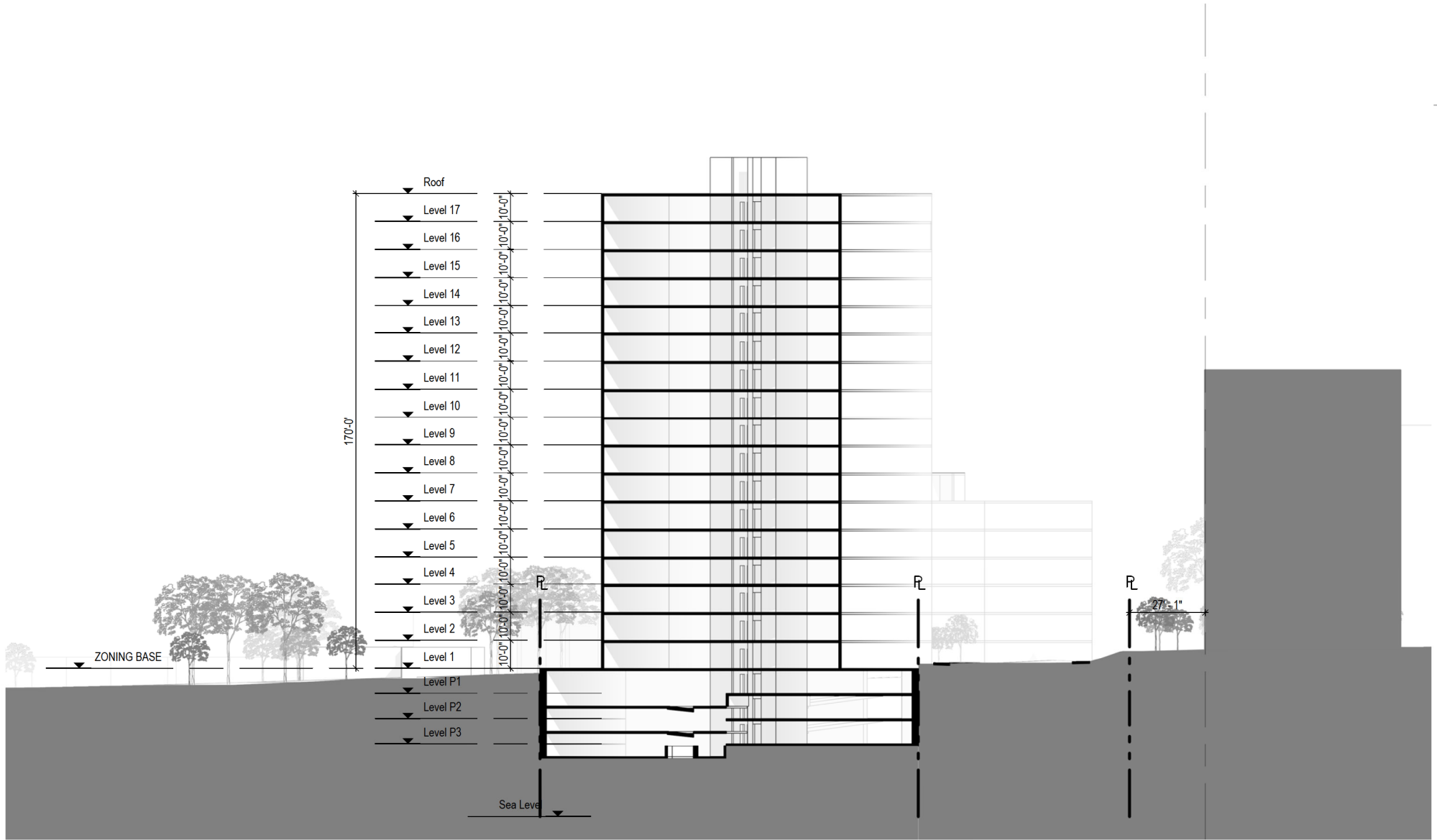
SCHA-2.01 - 2190 CROSS SECTION LOOKING WEST

2190 Bellevue Ave.

02/05/20

SCALE: 1/32" = 1'-0"



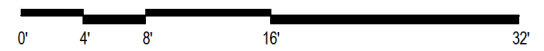


SCHA-2.02 - 2190 CROSS SECTION LOOKING WEST (North-South Orientation)

2190 Bellevue Ave.

02/05/20

SCALE: 1/32" = 1'-0"

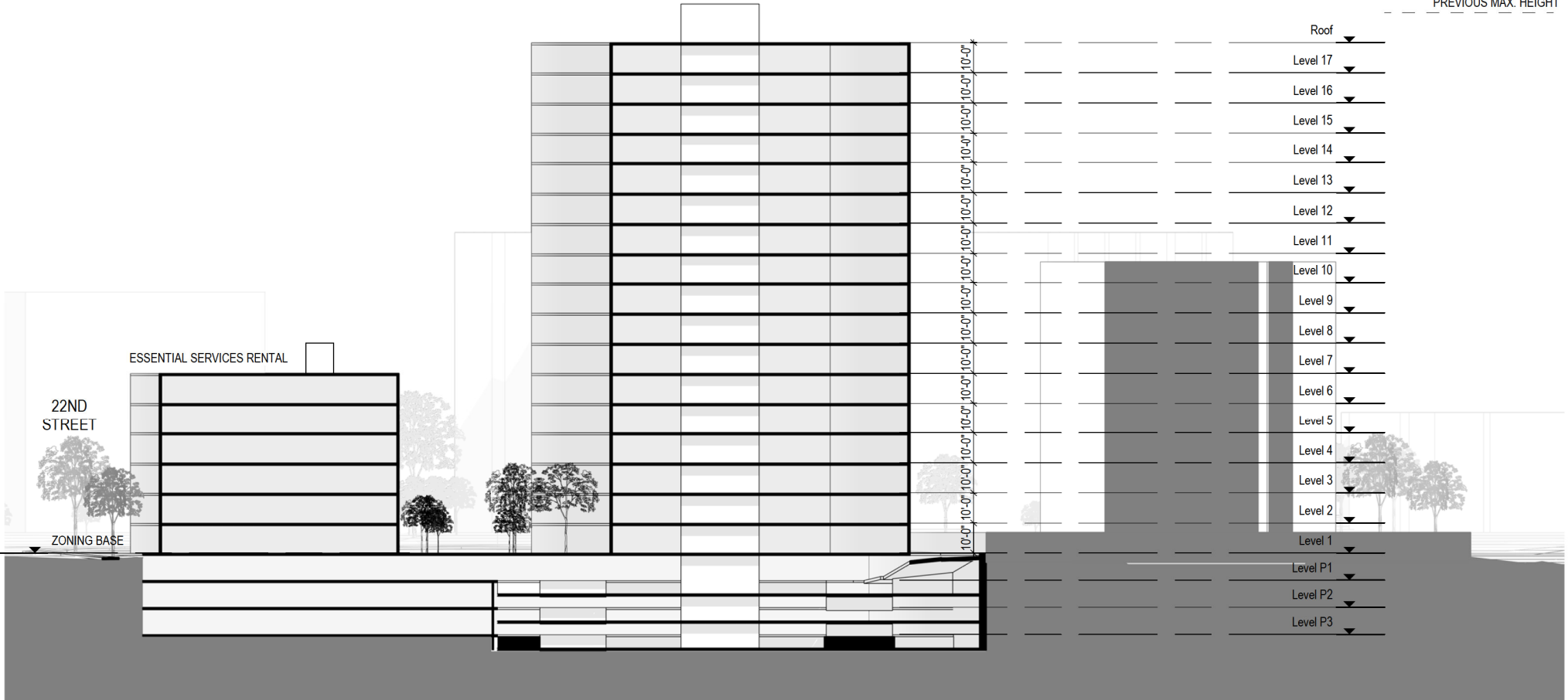


REPLACEMENT RENTAL TOWER

NEW MAX. HEIGHT

PREVIOUS MAX. HEIGHT

JAMES KM CHENG ARCHITECTS



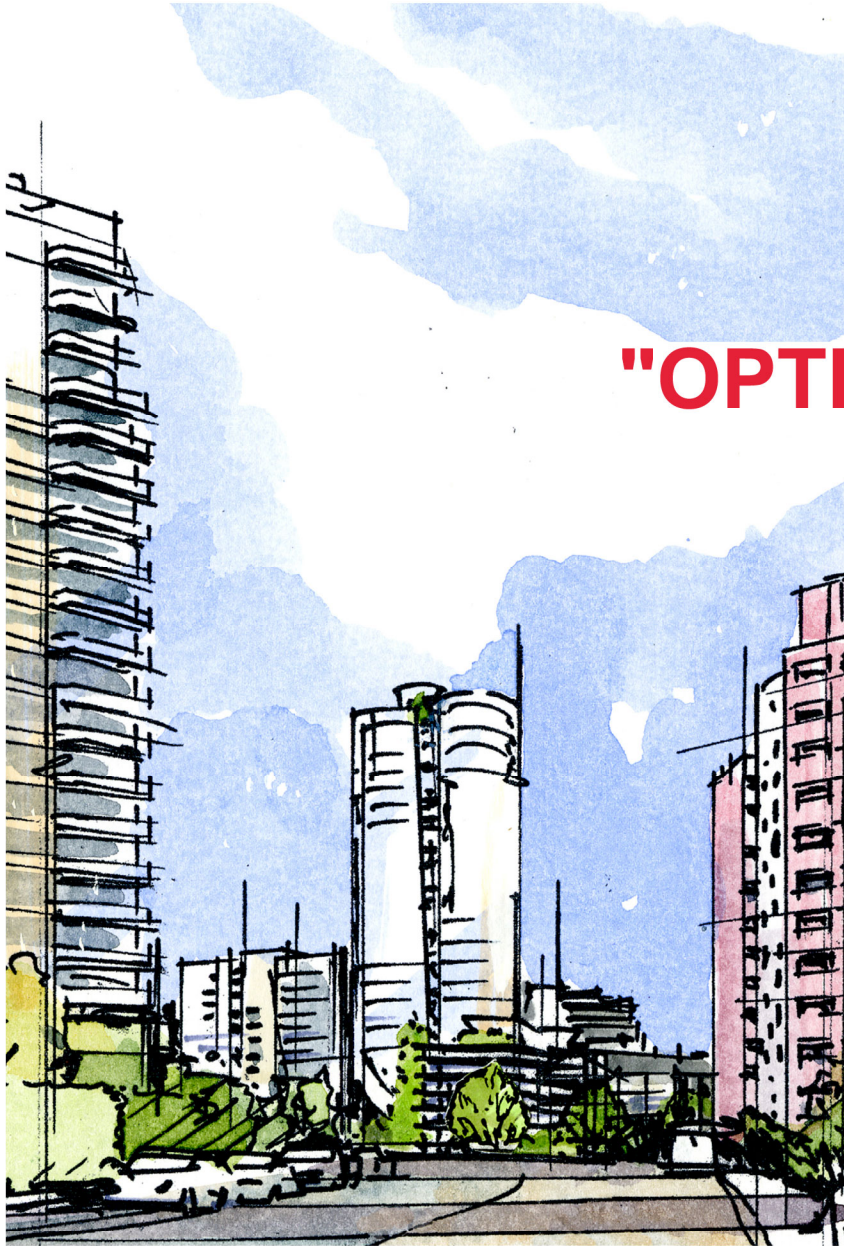
SCHA-2.03 - 2190 LONG SECTION LOOKING SOUTH

2190 Bellevue Ave.

02/05/20

SCALE: 1/32" = 1'-0"





"OPTION 2" - 21 STOREYS

2190 BELLEVUE

DISTRICT OF WEST VANCOUVER

RENTAL APARTMENT PROPOSAL
PLUS
AFFORDABLE ESSENTIAL SERVICES HOUSES

JULY 19, 2019

 JAMES KM CHENG | ARCHITECTS

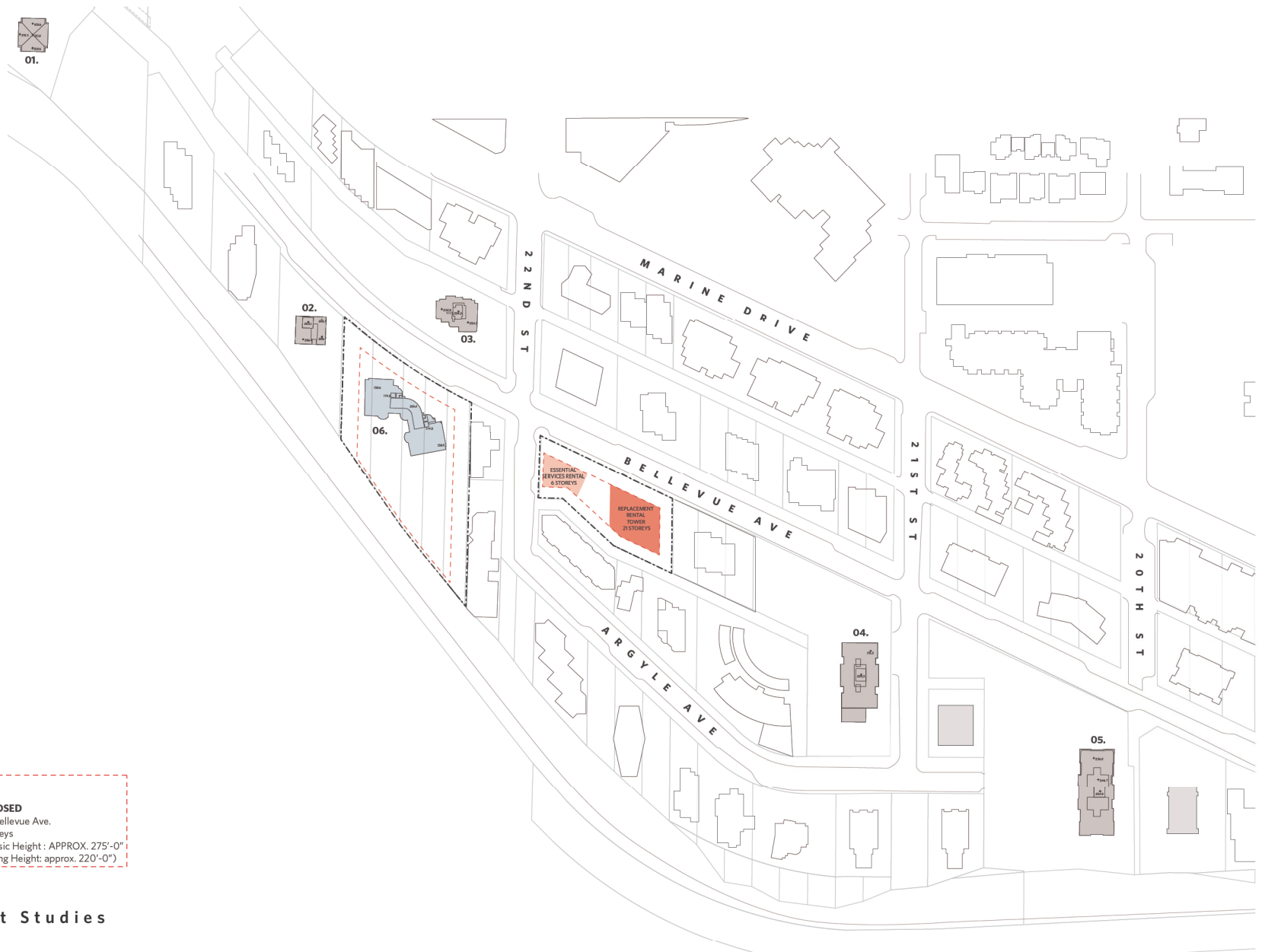
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Site Area	29,185 sf	29,185 sf	29,185 sf	29,185 sf (same site)	29,185 sf
Zone	RM2	RM2			
Ambleside Apartment Area	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4	Development Permit Area Designation Map BF-B 4
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Density (FAR)	1.93	1.75	5.49	0.76	6.24
Gross Floor Area	56,569 sf	51,074 sf (1.75 x 29,185 sf)	160,125 sf	22,104 sf	182,229 sf
Total Exclusion	8,794 sf	Basement, Balconies, Enclosed Balconies, One Lobby, Swimming Pool, Recreation Room	1,783 sf	302 sf	2,085 sf
Setbacks					
Front Yard	25.42 ft (7.75 m)	24.93 ft (7.6 m)	24.93 ft (7.6 m)	24.93 ft (7.6 m)	
Rear Yard (to Lane CL)	20.00 ft (6.09 m)	29.85 ft (9.1 m)	29.85 ft (9.1 m) ⁵	29.85 ft (9.1 m) ⁵	
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Building Width	88'-0" (26.8 m)	99'-9" (30.4 m) ⁴	99'-9" (30.4 m) ⁴	89'-4" (27.2 m) ⁴	
Floor Plate	5,501 sf	No Requirement	7,625 sf	3,684 sf	
No. of Storeys	11	18	21	6	
No. of Units	62	No Requirement	206	24	230
Studio**	16		42	6	48
1 Bed	28		67	1	68
1 Bed + Den	-		13	-	13
2 Bed	11		68	11	79
2 Bed + Den	-		8	6	14
3 Bed	7		7	-	7
3 Bed + Den	-		1	-	1
Total Below Grate Parkade Area	0	No Requirement	87,216 sf	A part of 87,216 sf	87,216 sf
Parking Stalls**	(47 covered + 15 surface =) 62	A minimum of the greater of a) 1 Parking space per unit or b) 1 parking space per 904 sf (84 m ²) of GFA	164	18	182
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Bike Stalls	25-30	2 stalls/unit	TBD	TBD	TBD
Loading Bays	3	Subject to coordination with DoWV	TBD	TBD	TBD

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4. Subject to confirmation: Building Width changes if measured in an East-West Direction or parallel to Bellevue Avenue
5. Measured from half the depth of the lane, See Zoning Bylaw No. 120.27(5)

6. Referenced from 195 21 Street development
7. Using 1.52m setback for all other permitted uses (would be applicable to a potential Essential Services building, See Zoning Bylaw No. 302.09)
8. Parking Stalls not provided for the studio units**
9. Unit mix is preliminary, subject to further design development

REPLACEMENT RENTAL TOWER

ESSENTIAL SERVICES APARTMENTS



TALLEST TOWERS:

01. EDGEWATER
 2288 Bellevue Ave.
 14 Storeys
 Geodesic Height : 211.0
 (Building Height: approx.184.75)

02. BELLEVUE TERRACE
 2246 Bellevue Ave.
 18 Storeys
 Geodesic Height : 223.1
 (Building Height: approx.183.7)

03. BELLEVUE PLACE
 2203 Bellevue Ave.
 21 Storeys
 Geodesic Height : 254.3
 (Building Height: approx. 205.1)

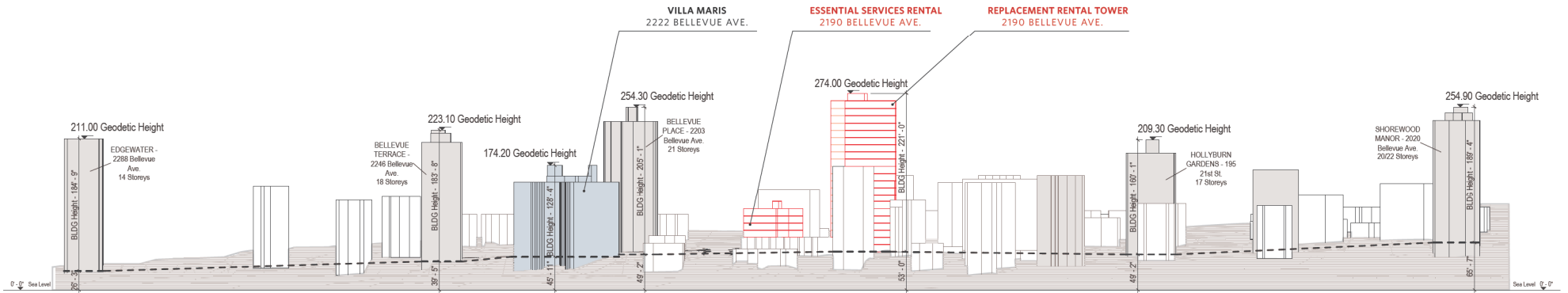
04. HOLLYBURN GARDENS
 195 21st St.
 17 Storeys
 Geodesic Height : 209.3
 (Building Height: approx. 160.1)

05. SHOREWOOD MANOR
 2020 Bellevue Ave.
 20/22 Storeys
 Geodesic Height : 254.9
 (Building Height: approx. 189.3)

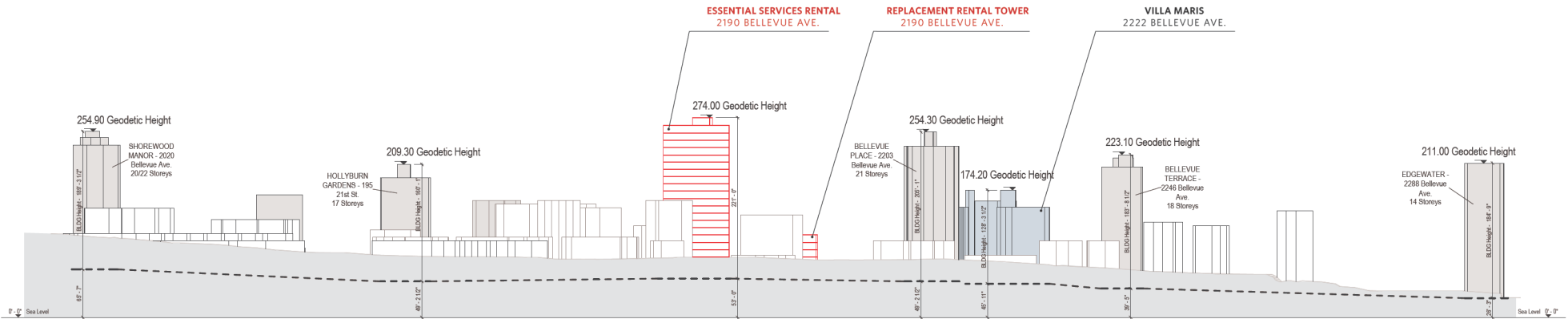
06. VILLA MARIS
 2222 Bellevue Ave.
 12 Storeys
 Geodesic Height : 174.2
 (Building Height: approx. 128.3)

SHORELAND REPLACEMENT	
EXISTING BLDG.	PROPOSED
2190 Bellevue Ave.	2190 Bellevue Ave.
11 Storeys	21 Storeys
Geodesic Height : 166.3	Geodesic Height : APPROX. 275'-0"
(Building Height: approx.113.8)	(Building Height: approx. 220'-0")

3.2 Urban Context Studies



URBAN SECTION LOOKING NORTH



URBAN SECTION LOOKING SOUTH

3.2 cont'd: Urban Context Studies

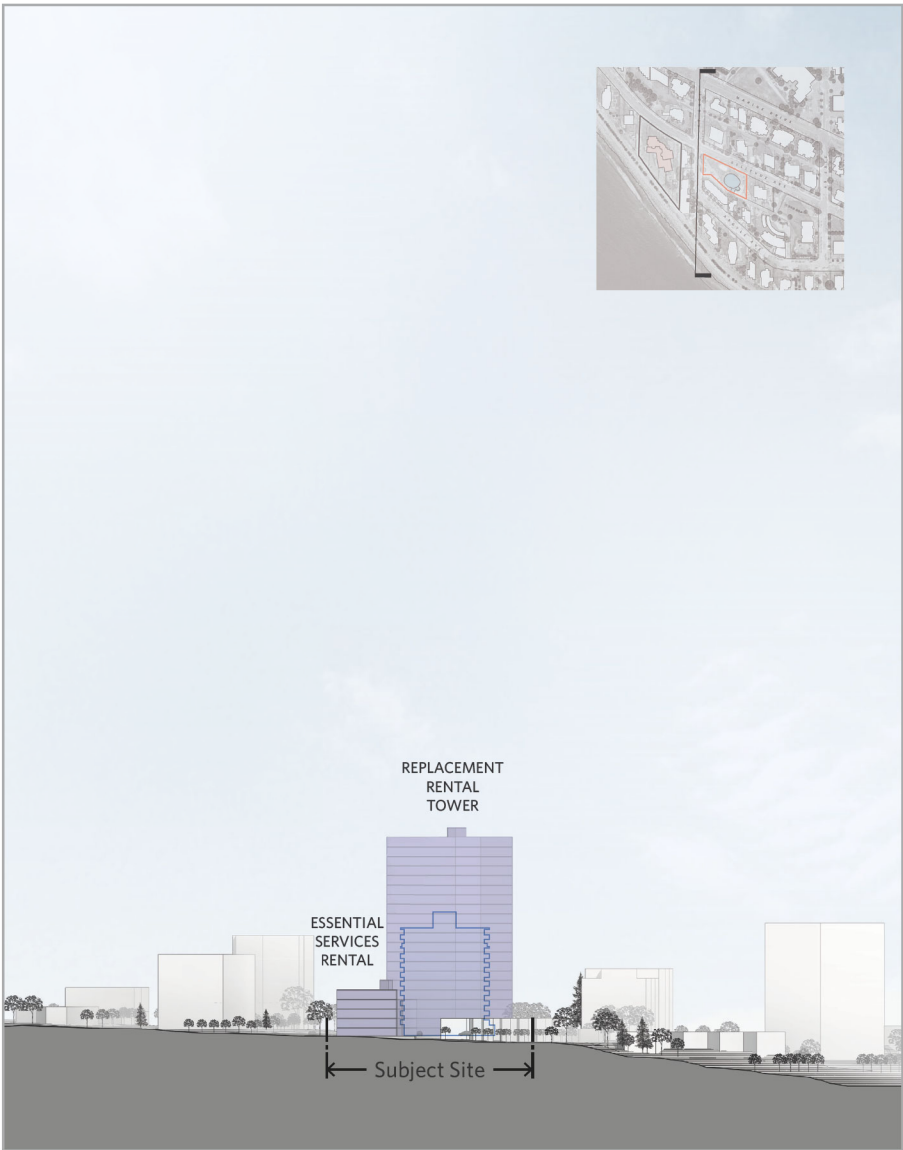


3.2 Urban Context Studies

VIEW FROM BELLEVUE AVE.
LEFT: PROPOSED MASS
RIGHT: ARTISTIC ILLUSTRATION

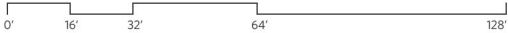
3.2 Urban Context Studies

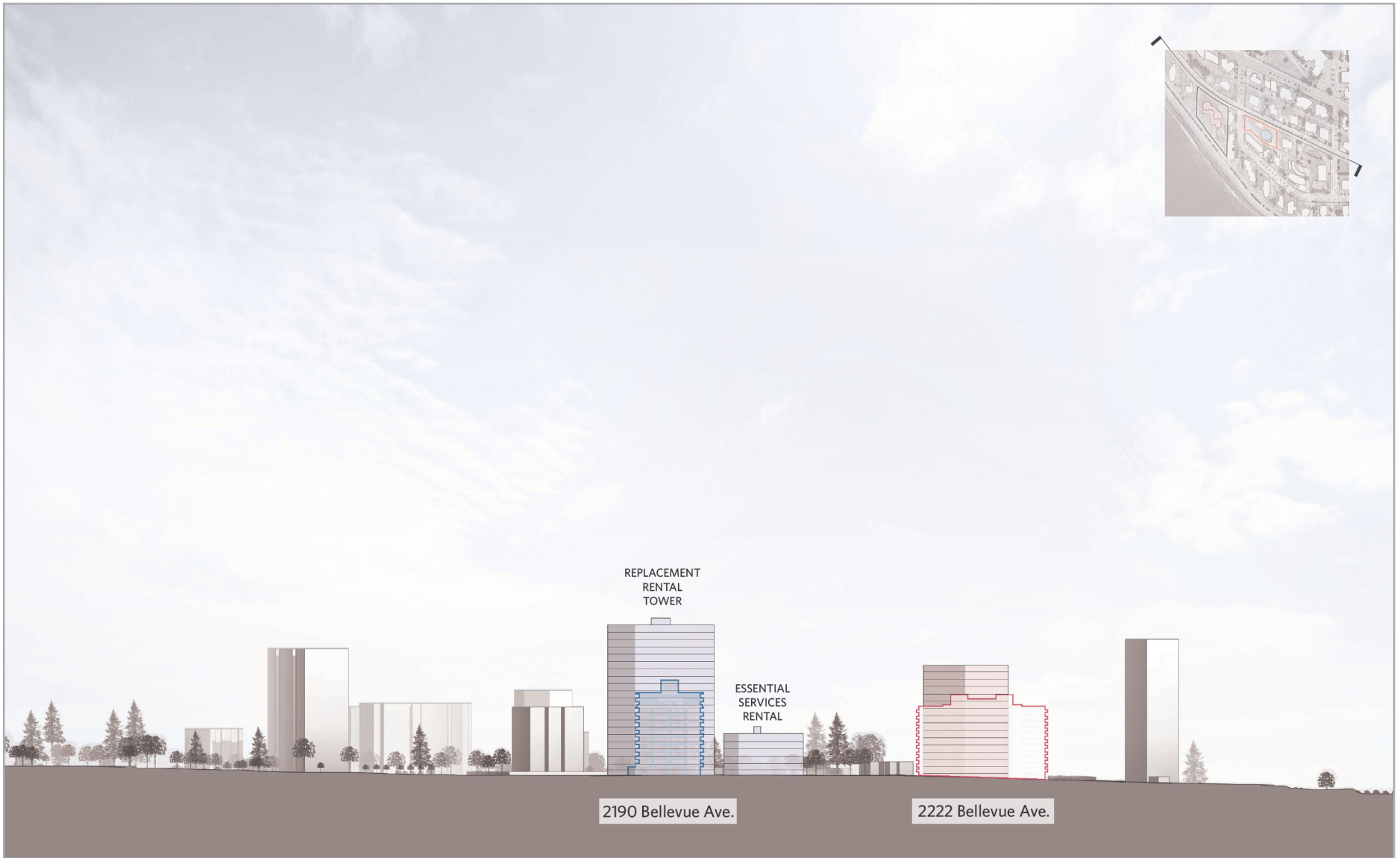




3.3 Streetscape Elevation - 22nd St.

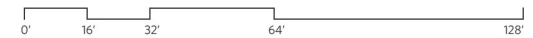
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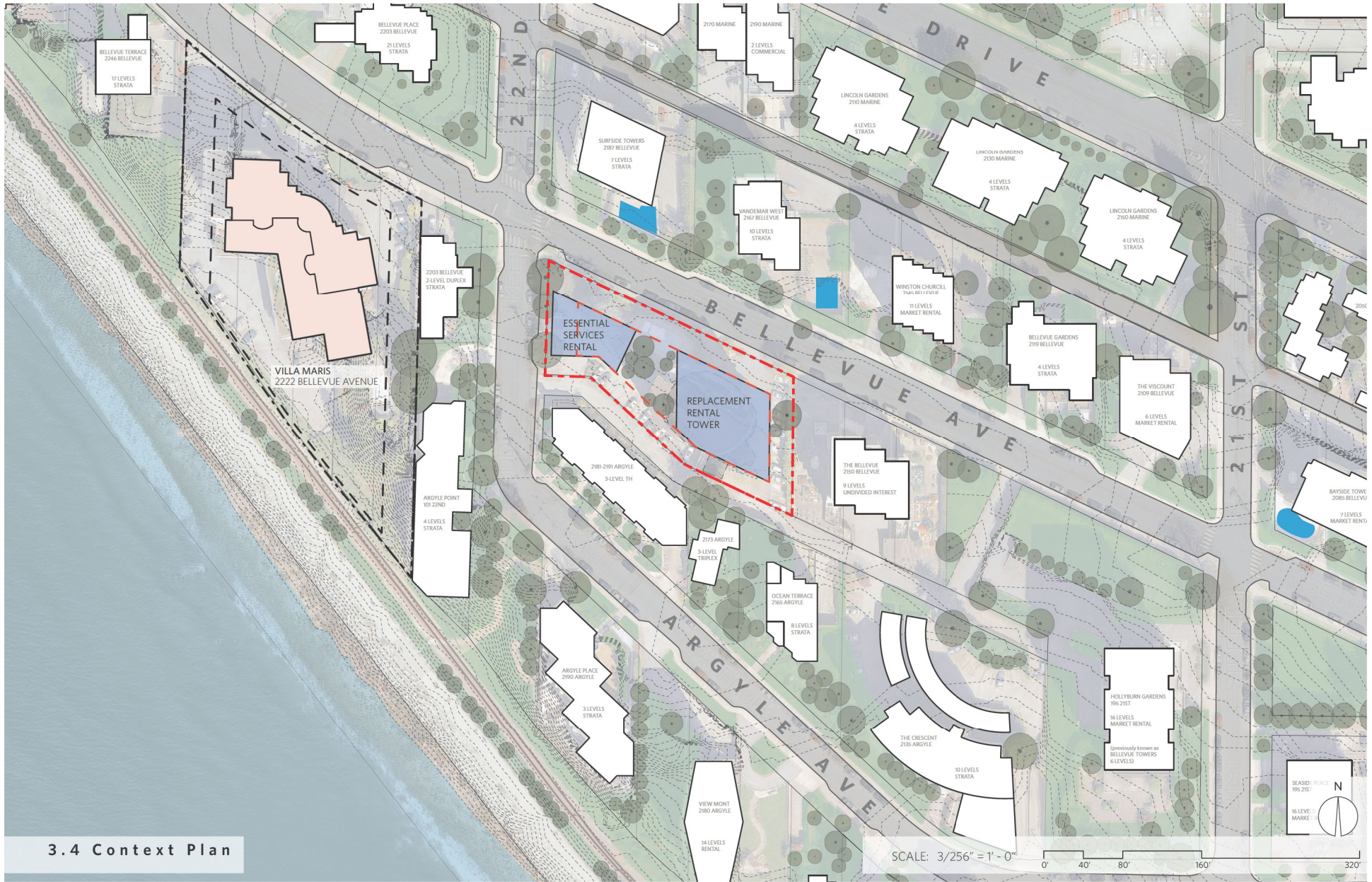




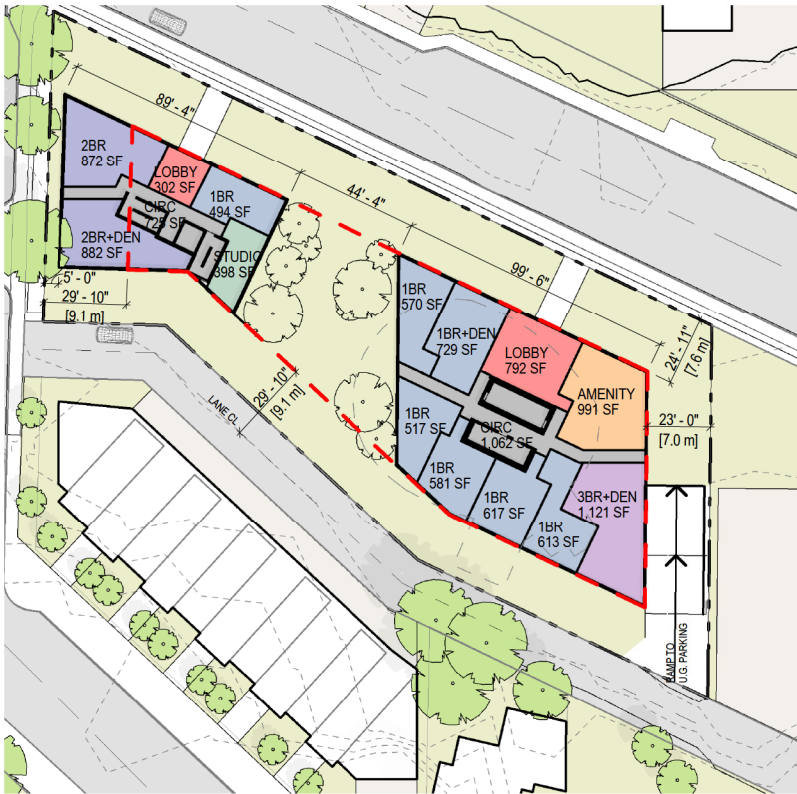
3.3 Streetscape Elevation - Bellevue Ave.

SCALE: 1/128" = 1' - 0"



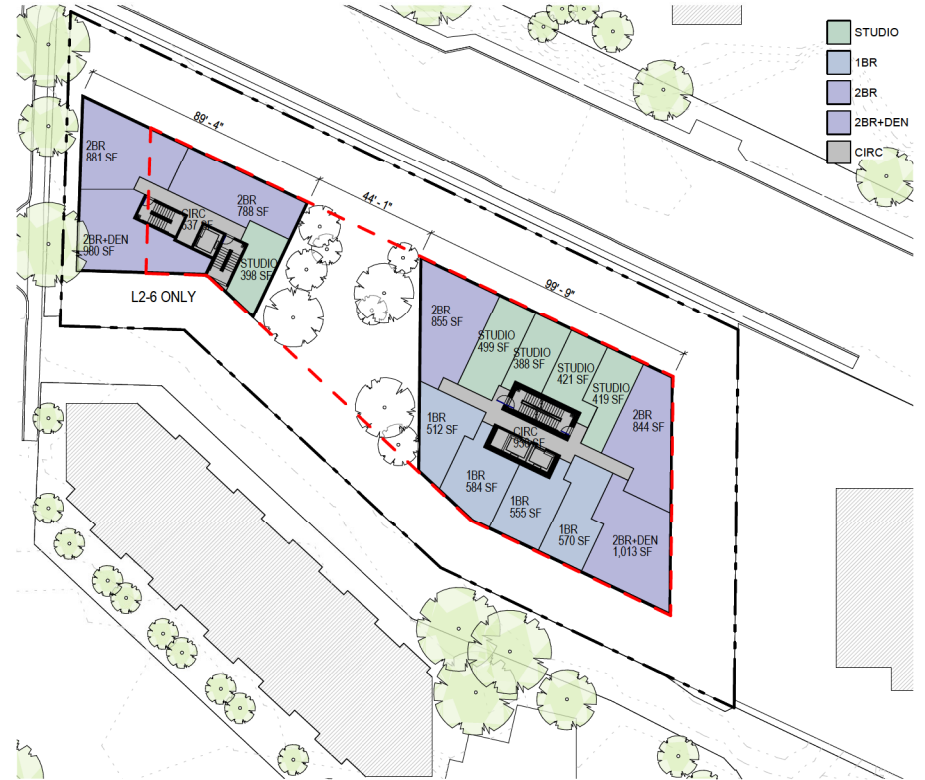


L E V E L 1

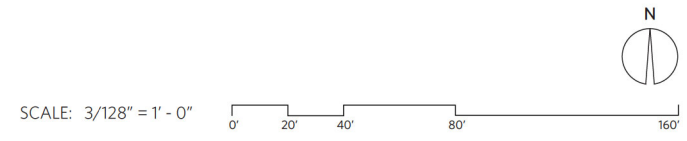


NOTE: UNIT MIX IS PRELIMINARY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

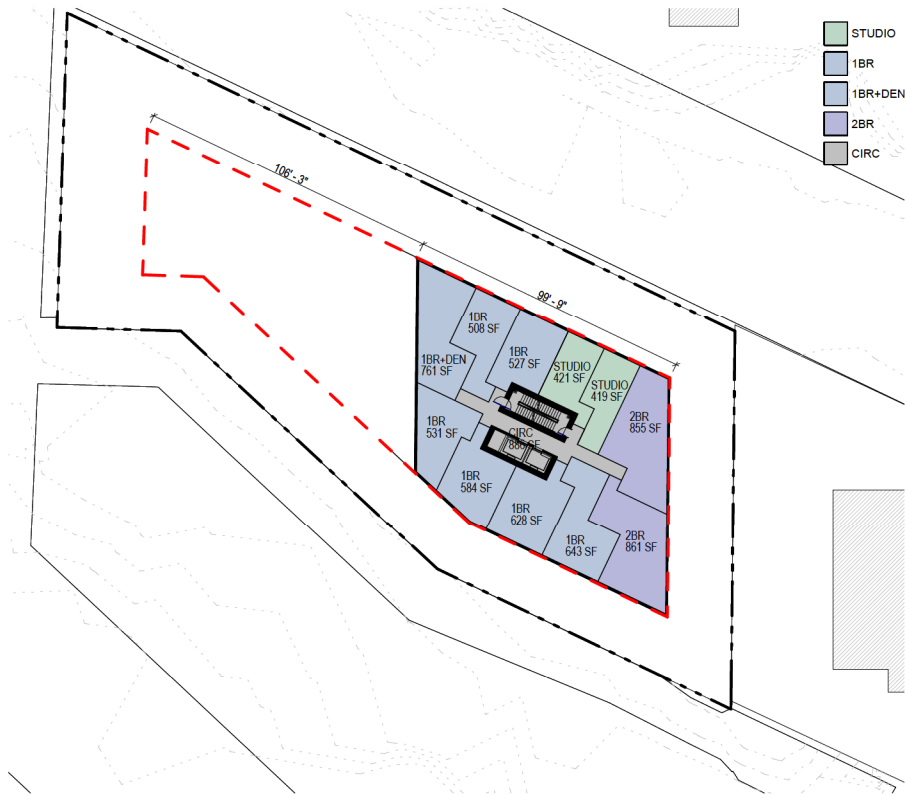
L E V E L 2 - 9



3.6 Floor Plans

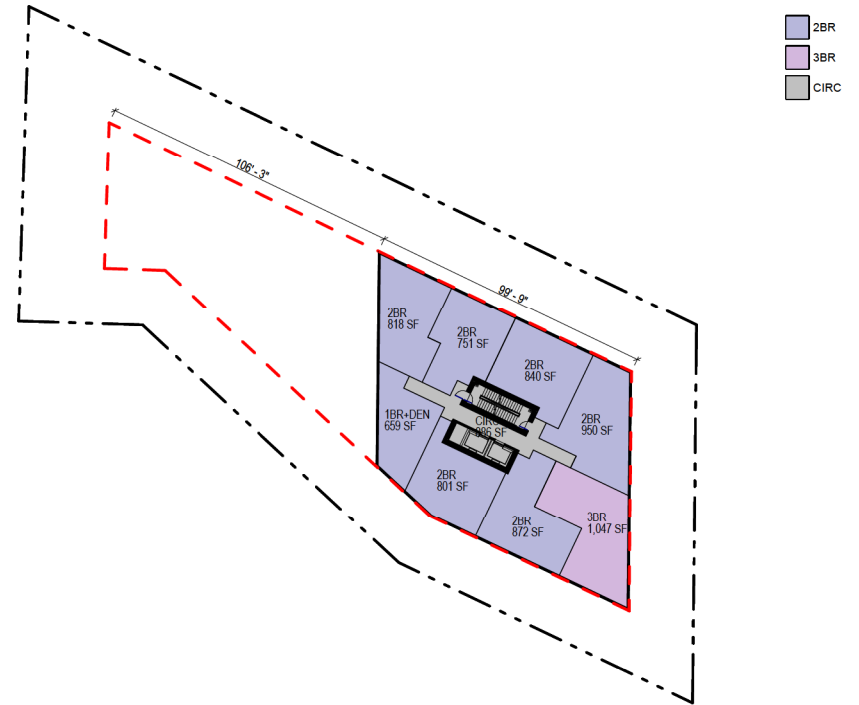


L E V E L 10 - 14



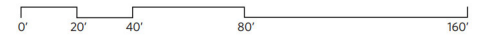
NOTE: UNIT MIX IS PRELIMINARY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT

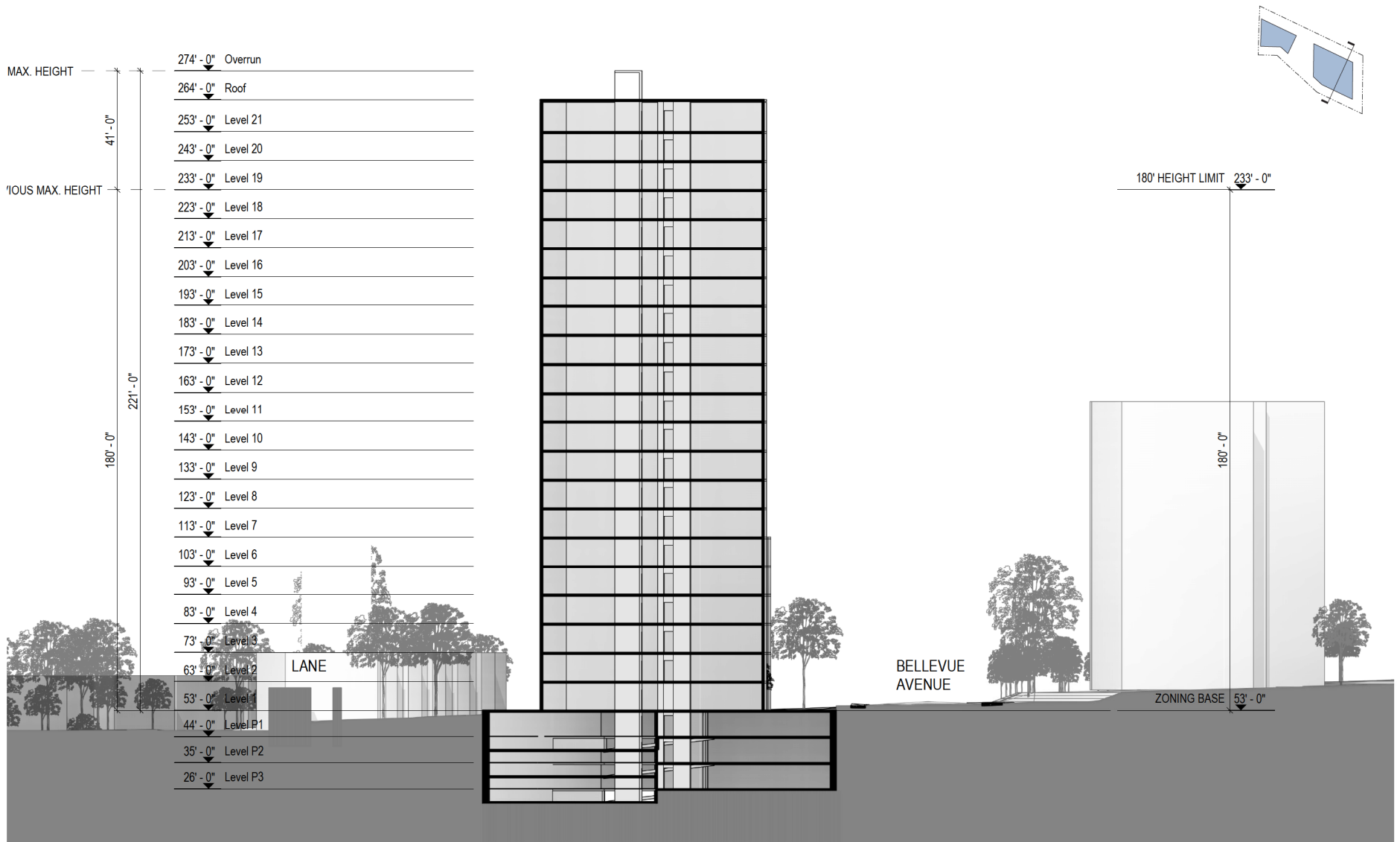
L E V E L 15 - 21



3.6 cont'd: Floor Plans

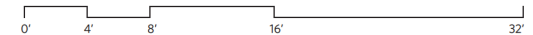
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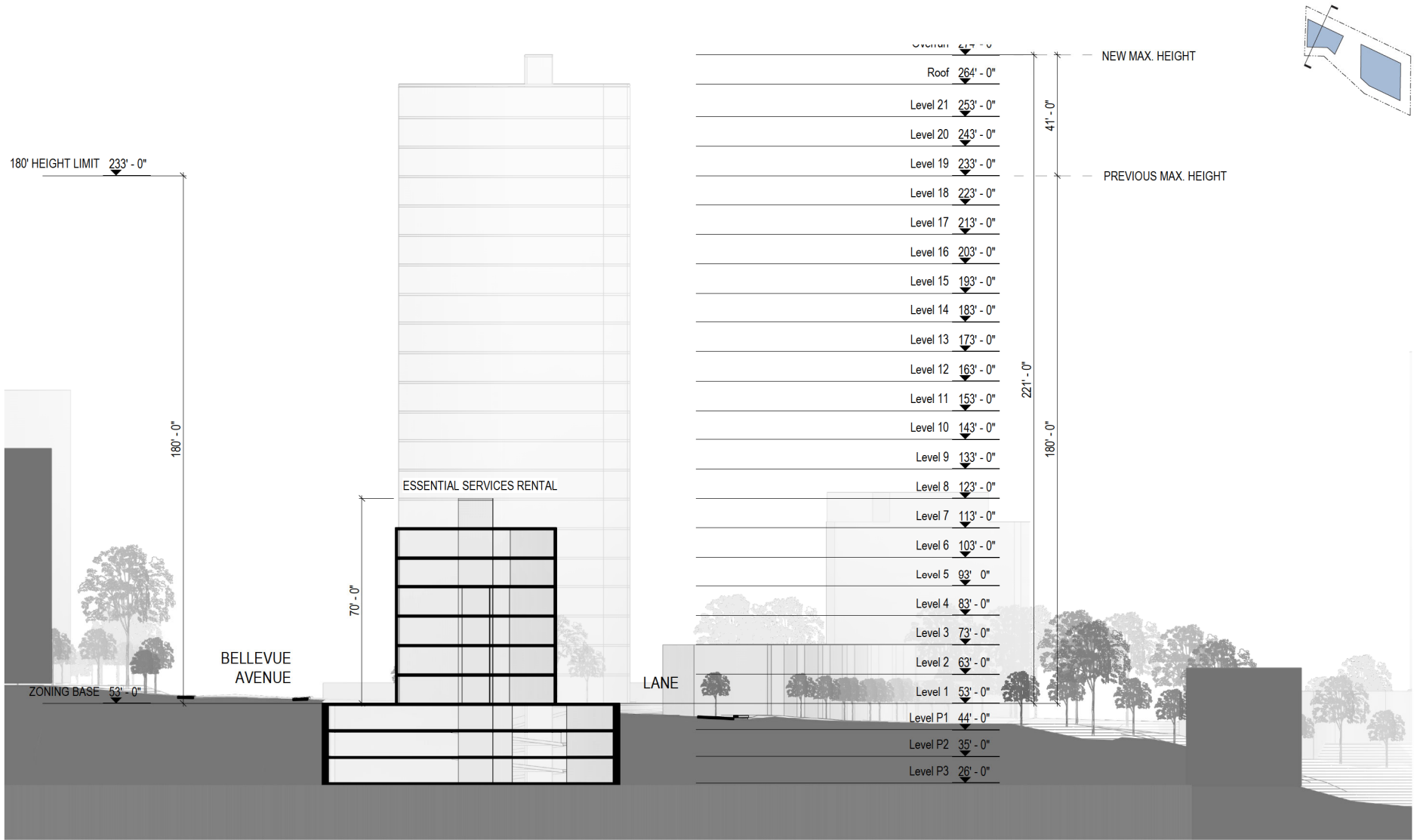




3.8 Sections - Transverse Section Looking West

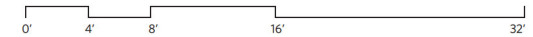
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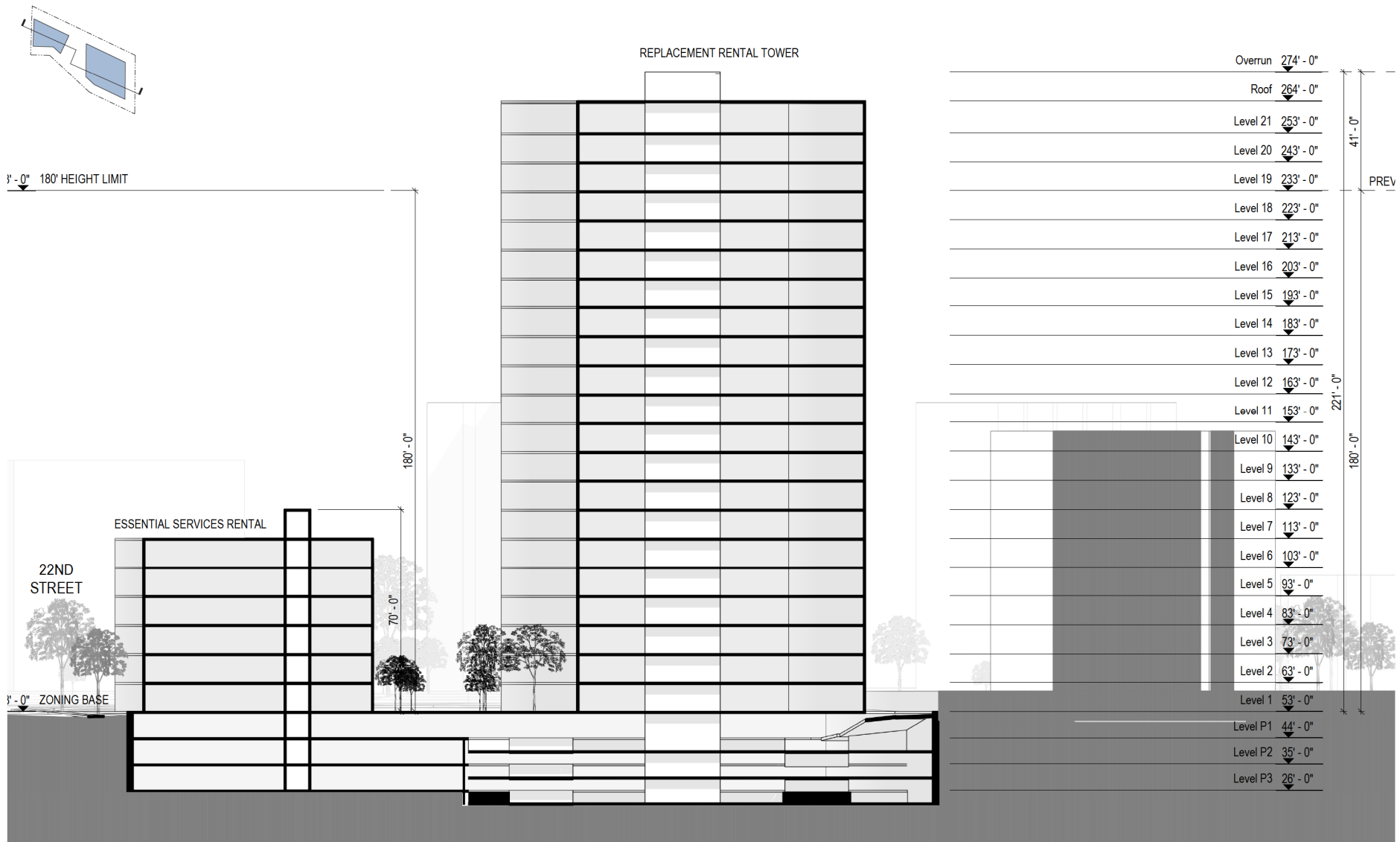




3.8 cont'd: Sections - Essential Services Rental

SCALE: 1/32" = 1'0"





3.8 cont'd: Sections - Longitudinal Section Looking North



17 STOREYS



21 STOREYS



BELLEVUE PLACE
2203 BELLEVUE

VIEW IMPACT SLIGHTLY IMPROVED

No. of Floors 21
Housing Type Strata

Improved View Impacted View



Existing View Impact



Proposed View Impact

4.1 View Analysis

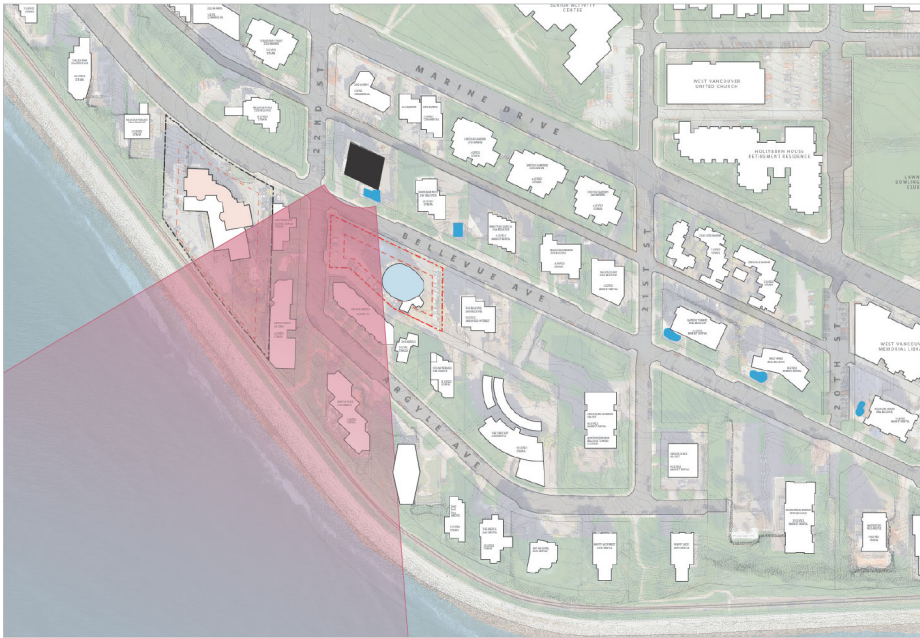


SURFSIDE TOWERS
2187 BELLEVUE

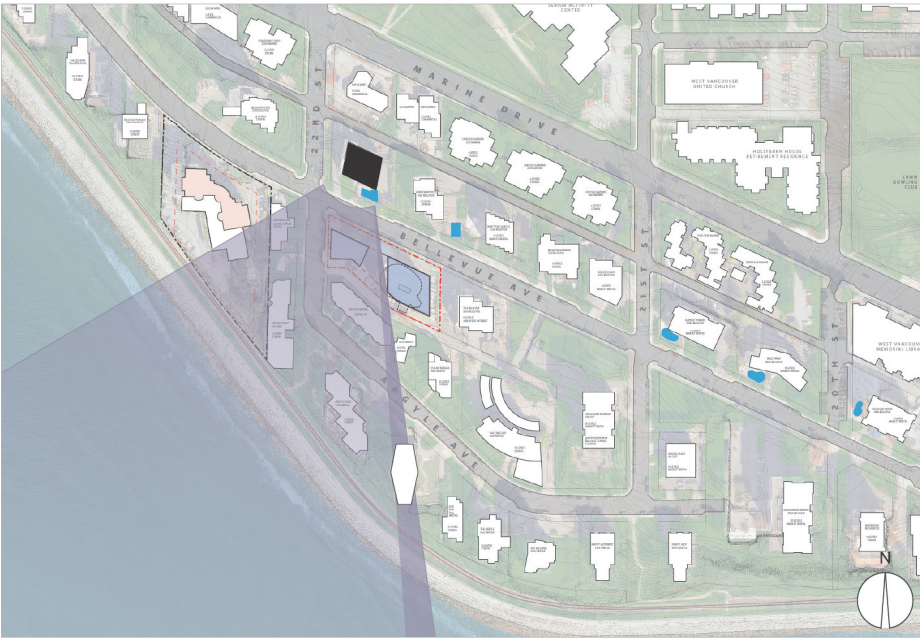
VIEW IMPACT SLIGHTLY IMPROVED

No. of Floors 11
Housing Type Market Rental

Improved View Impacted View



Existing View Impact



Proposed View Impact

4.2 View Analysis cont'd

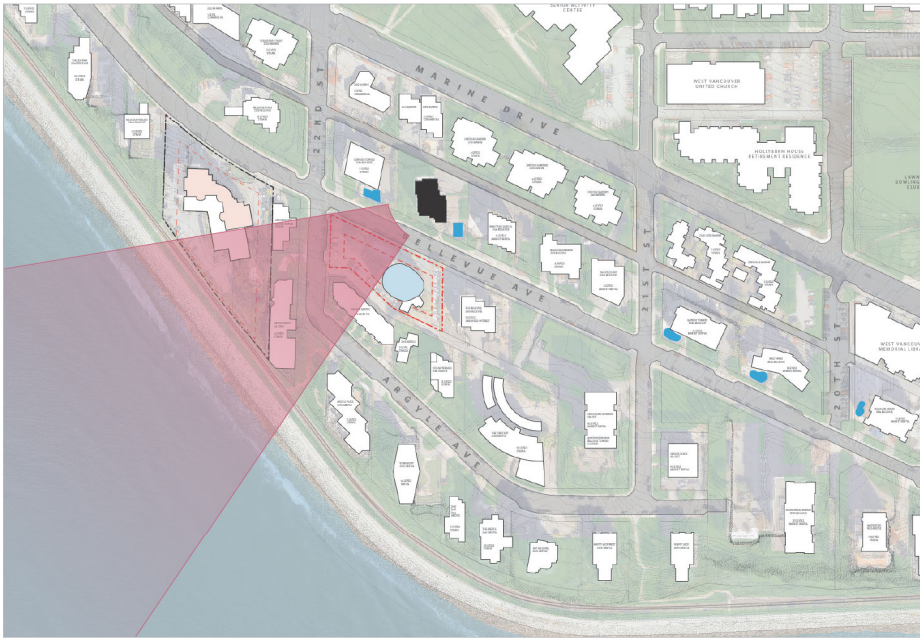


VANDEMAR WEST
2167 BELLEVUE

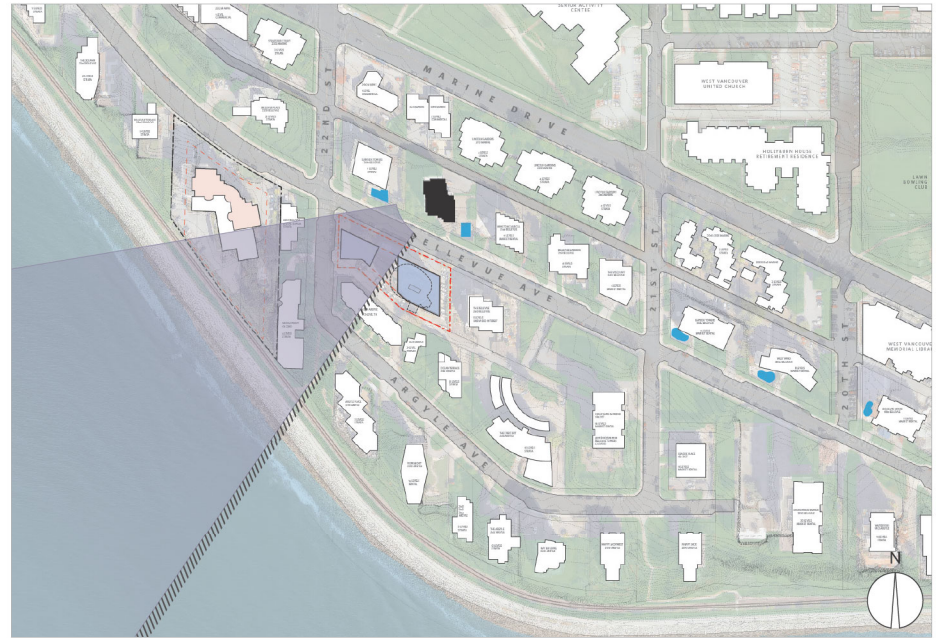
VIEW IMPACT SLIGHTLY IMPACTED

No. of Floors 10
Housing Type Strata

Improved View Impacted View



Existing View Impact



Proposed View Impact

4.3 View Analysis cont'd



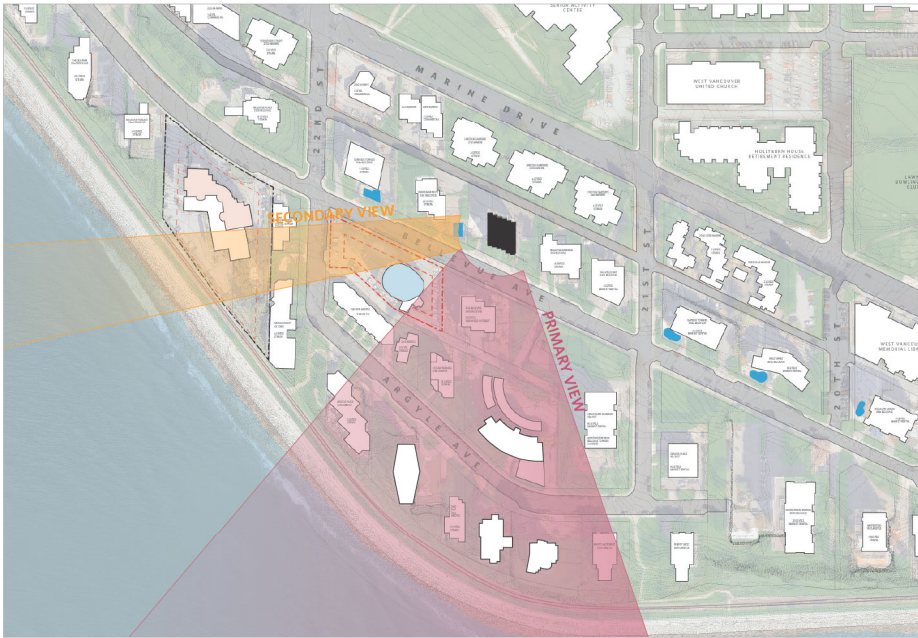
WINSTON CHURCHILL
2145 BELLEVUE

VIEW IMPACT OBLIQUELY IMPACTED*

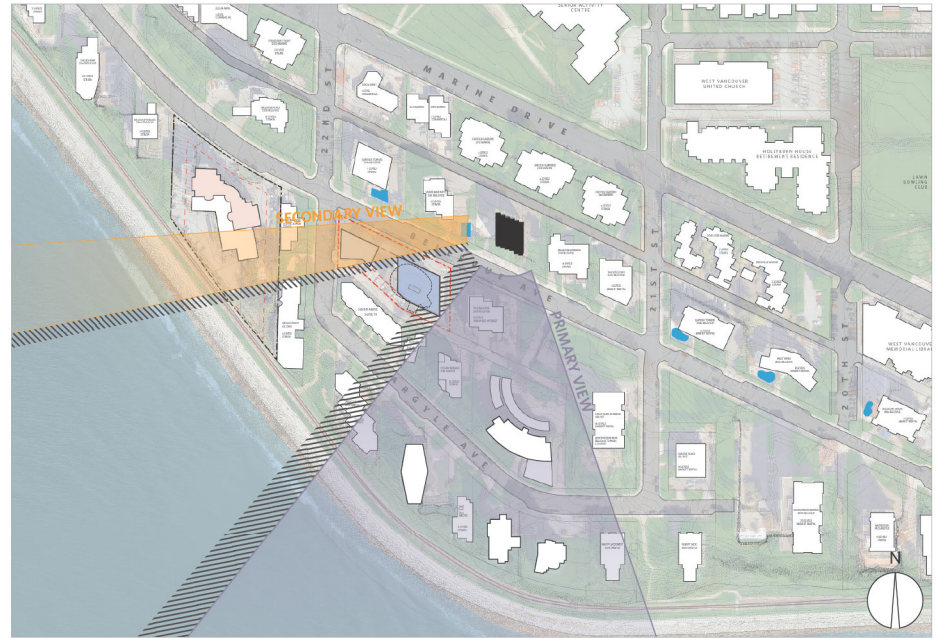
No. of Floors 11
Housing Type Market Rental

Improved View Impacted View

* The primary orientation of this building is due south, with limited windows and balconies directed towards our site as evident in the image above



Existing View Impact



Proposed View Impact

4.4 View Analysis cont'd