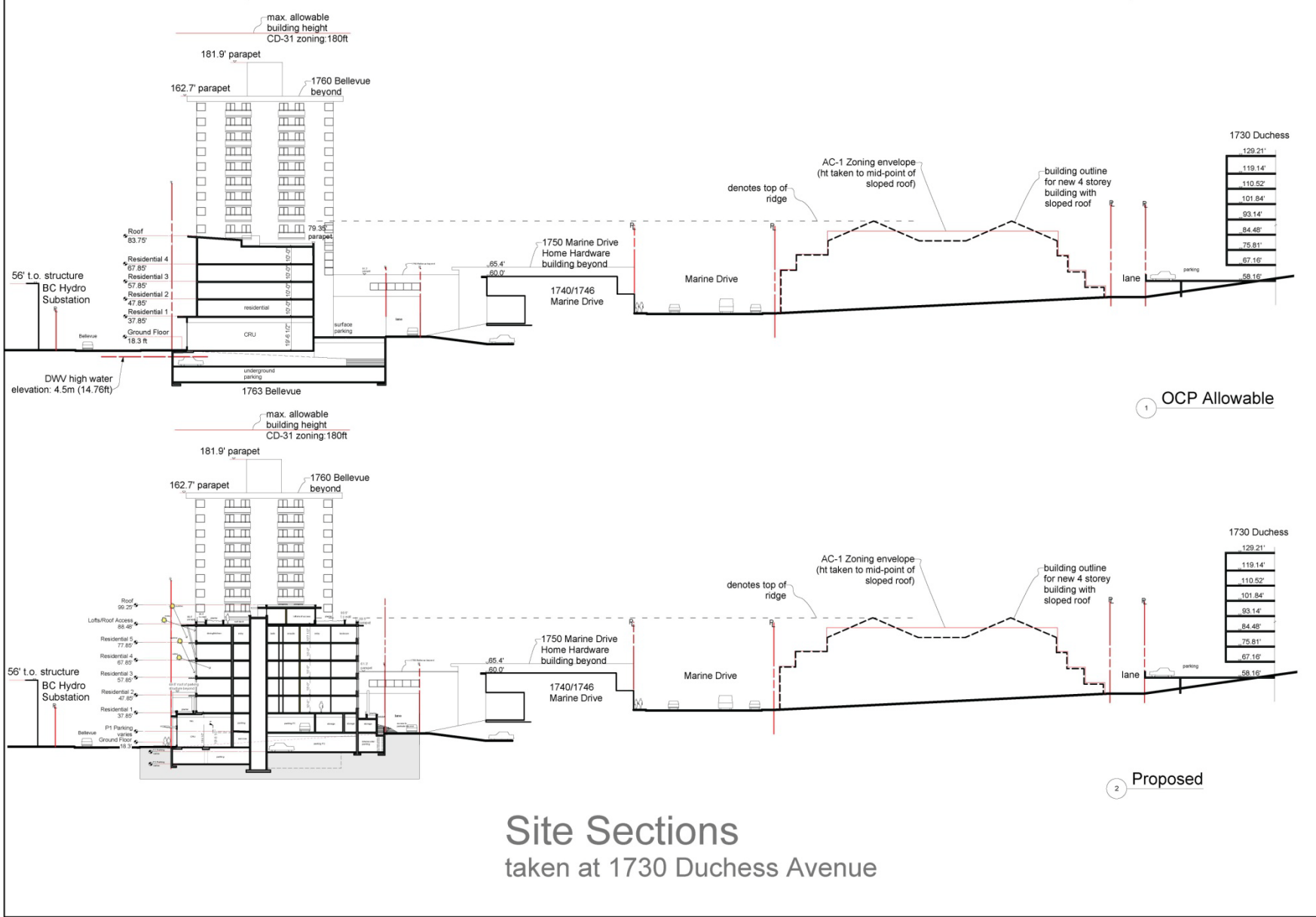




kg

Proposed Mixed Use Development

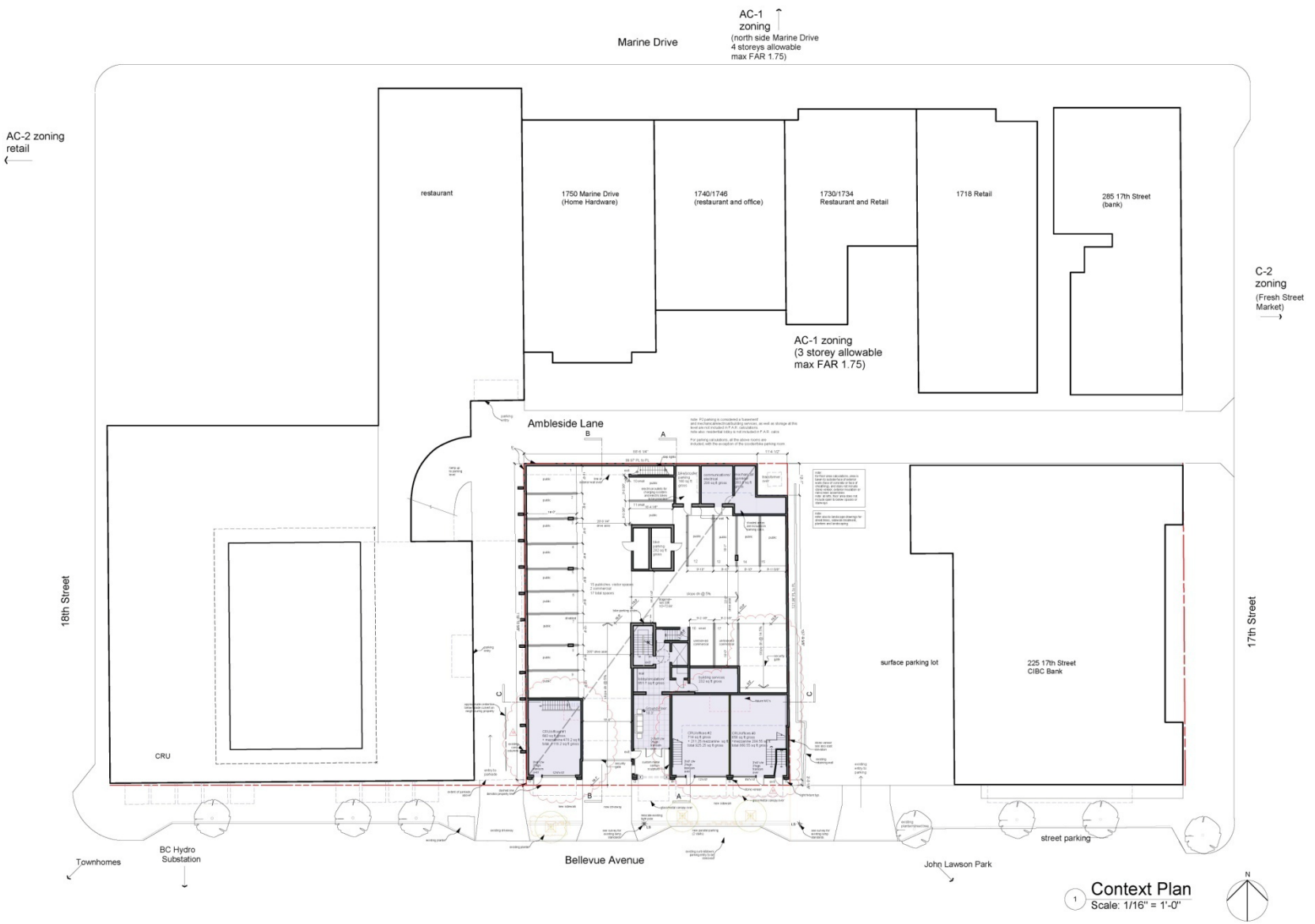
June 22, 2015
1763 Bellevue Avenue



PROJ. NO. 1730 DUCHESSE AVENUE
 DATE: 11/11/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 3600 WASHINGTON AVENUE, WEST VANCOUVER, B.C. V7V 3M7
 PHONE: (604) 263-1849 FAX: (604) 266-0259
KARL GUSTAVSON ARCHITECT INC.

PROJ. NO. 1730 DUCHESSE AVENUE
 DATE: 11/11/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
Proposed Development
 1763 Bellevue Avenue
 West Vancouver
 Site Sections

A1.4d



KARL GUSTAVSON ARCHITECT INC.
 3650 BELLEVUE AVENUE, SUITE 100, VANCOUVER, B.C. V7Y 3B7
 phone: (604) 928-1648 fax: (604) 928-0208

PROJECT: Proposed Development
 1763 Bellevue Avenue
 West Vancouver
 Context Plan

DATE: 2014.05.01
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/16" = 1'-0"
 SHEET TITLE: Context Plan

A2.0a



LANDSCAPE PLAN: RESIDENTIAL LEVEL 1
SCALE: 1/8"=1'-0"

SCHEDULE OF LANDSCAPE ITEMS:

- 1 TRELLIS
- 2 RAISED WOOD DECK W/ SEATING
- 3 DECORATIVE PRIVACY SCREEN
- 4 1/2" 20" HT. CONC. PLANTER
- 5 1/2" 14" HT. CONC. PLANTER
- 6 UNIT PAVERS
- 7 MODULAR CONCRETE PAVING WITH PEBBLE BAND
- 8 GLASS GUARDRAIL

LEGEND:

DECIDUOUS TREES

CONIFERUS TREES

SHRUB & GROUNDCOVER

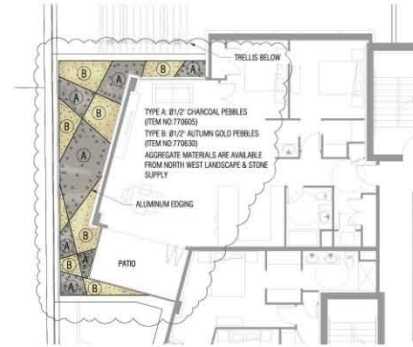
TRELLIS

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR RESOLUTION OR CLARIFICATION.
 2. THE LANDSCAPE CONTRACTOR AND GENERAL CONTRACTOR OR SUBCONTRACTORS OF THE LANDSCAPE WORKS SHALL COMPLY WITH ALL RELATED FEDERAL, PROVINCIAL AND LOCAL MUNICIPAL LAWS, BY-LAWS, REGULATIONS, RESOLUTIONS PERTAINING TO THE EXECUTION AND INSTALLATION OF THE WORK OR LANDSCAPE WORK.
 3. THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ABOVE AND UNDERGROUND UTILITIES ON THE DEVELOPMENT SITE BOTH ON AND OFF SITE. VERIFY AND CONFIRM THAT NO CONFLICTS EXIST WITH SUCH UTILITIES AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.
 4. SITE PREPARATORY WORK SHALL BE DONE TO ALLOW FULL COMMENCEMENT OF INSTALLATION OF NEW DESIGN - SEE ALL OTHER LANDSCAPE DRAWINGS FOR THIS PROJECT (THIS PACKAGE).
 5. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCITA OR BCISA GUIDELINES.
 6. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 7. AMENDING TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 8. TOPSOIL SPECIFIC FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 6" (150MM)
 - B. GROUND COVERS: 14" (350MM)
 - C. SHRUBS: 18" (450MM)
 - D. TREE PITS: 36" (1000MM) WITH 12" DRAINAGE BELOW ROOT BALL.
 9. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESERVOIR SOO.
 10. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
 11. 2" DEPTH OF FINISHED COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
 12. IRRIGATION SYSTEM - HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED.
 13. ROCK AND BOLLER MATERIALS - ALL BOLLERS SHALL BE SMOOTH FINISH SOURCED FROM RIVERS OR FIELDS DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOLLERS TO BE EMBEDDED INTO GRADE. DO NOT REST ON SURFACE.
- SIZES: A: 2" Ø TO 3" Ø DIAMETER
B: 2" Ø TO 2" Ø DIAMETER
C: 1" Ø TO 2" Ø DIAMETER
REFER TO THE KEY'S SHOWN ON LANDSCAPE PLAN.

PLANT LIST - RESIDENTIAL LEVEL 1:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
APD	10	ACER PALMATUM	JAPANESE MAPLE	50M CAL.	SAB
SHRUBS					
HCD	6	HIBISCUS SYRIACUS 'BLUEBIRD'	BULLBERRY ROSE OF SHARON	6' HT.	CONTAINER, STD.
HFD	6	HYDRANGEA PANICULATA 'LANCELET'	LANCELET HYDRANGEA	6' HT.	CONTAINER, STD.
AZ	6	AZALEA JAPONICA 'GUMPO PINK'	PINK AZALEA	#3	CONTAINER
CA	8	CALAMAGROSTIS ACUTIFLORA OVERDAM	VANEGATED FEATHER REED GRASS	#3	CONTAINER
CT	24	CHRISTY TOMATA	MEXICAN WICK GRASS	#3	CONTAINER
PA	27	PENNESETUM ALPHECLORIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#3	CONTAINER
PT	5	PARTHENOCISSUS TRICOLORPATA	BOSTON IVY	#3	STAKE TO SCREEN
PH	10	PHODODENDRON UNGUINUM	UNGUIN PHODODENDRON	#3	CONTAINER
SH	11	SARCOCOCCA HOODEPNERA HUMILIS	HIMALAYAN SWEET BOX	#2	CONTAINER
WI	3	WESTERA FLORIBUNDA	JAPANESE WESTERA VINE	#3	STAKE TO SCREEN
GROUNDCOVERS					
Ac	41	ASTILEBE CHINENSIS 'VIRGENS'	ASTILEBE	#1	CONTAINER
Ce	26	CORDOPUS VERTICILLATA 'ZAGNER'	ZAGNER FOXGLOVE	#1	CONTAINER
Ec	32	ELPHORBIA CHARACIAS 'WILFENI'	WOOD SPURGE	#1	CONTAINER
Ep	9	ECHINACEA PLURIPURA	PURPLE CONEFLOWER	#1	CONTAINER
Ru	82	HEBES EMPHRYNENSIS	FRENCHBERRY CANTHUPIT	#1	CONTAINER
La	45	LAMNOLIA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
Ri	24	RUBROCKA FULGIDA var 'GOLDSTRIM'	BLACK ELEGY SUSAN	#1	CONTAINER



LANDSCAPE PLAN: RESIDENTIAL LEVEL 2 - FLAT ROOF
SCALE: 1/8"=1'-0"

PROPOSED DEVELOPMENT
 1763 BELLEVUE AVENUE
 VANCOUVER, B.C.
 CITY OF VANCOUVER
 ARCHITECTS: KARL GUSTAVSON ARCHITECT INC.

DATE: AUG 19, 2014
 DESIGN: []
 DRAWN: []
 CHECKED: []
 SCALE: 1/8"=1'-0"
 JOB NO.: 1763

LANDSCAPE PLAN
 RESIDENTIAL LEVEL 1 & 2
 SHEET NO. L-2

PREPARED FOR: []
 PREPARED BY: []
 DATE: []
 SCALE: []
 JOB NO.: []



DATE	10/15/2014
DESIGN	MMK/JF
DRAWN	MMK
CHECKED	MMK
SCALE	1/8" = 1'-0"
JOB NO.	1763

SCHEDULE OF LANDSCAPE ITEMS:

- ① TRELLIS
- ② TYPICAL 18" HT. RANGED PLANTER
- ③ 3" HT. PLANTER W/ SMALL DECIDUOUS TREE
- ④ UNIT PLANTERS WITH DIFFERING ANGLES FOR EACH PLAN
- ⑤ 1/2" DIA. PEBBLES FOR MAINTENANCE ACCESS
- ⑥ FIRE PIT
- ⑦ GUARDRAIL

LEGEND:

DECIDUOUS TREES

CONIFEROUS TREES

SHRUB & GROUNDCOVER

TRELLIS

GENERAL NOTES:

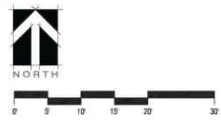
1. REVIEW ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR RESOLUTION OR CLARIFICATION.
 2. THE LANDSCAPE CONTRACTOR AND GENERAL CONTRACTOR OR SUBCONTRACTORS OF THE LANDSCAPE WORKS SHALL COMPLY WITH ALL RELATED FEDERAL, PROVINCIAL, AND LOCAL MUNICIPAL LAWS, BY LAWS, GUIDELINES, REGULATIONS PERTAINING TO THE EXECUTION AND INSTALLATION OF THE WORK OF LANDSCAPE WORK.
 3. THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL BE FULLY KNOWLEDGEABLE OF ABOVE AND UNDERGROUND UTILITIES ON THE DEVELOPMENT SITE BOTH ON AND OFF SITE. VERIFY AND CORRECT THAT NO CONFLICTS EXIST WITH SUCH UTILITIES AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.
 4. SITE PREPARATORY WORK SHALL BE DONE TO ALLOW FULL COMMENCEMENT OF INSTALLATION OF NEW DESIGN - SEE ALL OTHER LANDSCAPE DRAWINGS FOR THIS PROJECT (THIS PACKAGE).
 5. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCDA OR BCDA GUIDELINES.
 6. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 7. AMENDING TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
 8. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 6" (150MM)
 - B. GROUND COVERS: 14" (350MM)
 - C. SHRUBS: 18" (450MM)
 - D. TREE PTS: 36" (900MM) WITH 12" (300MM) BELOW ROOT BALL
 9. LAWN AREAS SHALL BE SOICOD WITH #1 PREMIUM RESIDENTIAL SOIL
 10. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 1" D.C.
 11. 2" DEPTH OF 1" MANSO COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS
 12. IRRIGATION SYSTEM - HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED.
 13. ROCK AND BOULDER MATERIALS:
 - A. ALL BOULDERS SHALL BE SMOOTH FRESH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
 - SIZES: A: 2'-0" TO 3'-0" DIAMETER
 B: 2'-0" TO 3'-0" DIAMETER
 C: 1'-0" TO 2'-0" DIAMETER
- REFER TO THE ACIS DRAWING ON LANDSCAPE PLAN.

PLANT LIST - LOFT ROOF PATIO:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
APD	9	ACER PALMATUM	JAPANESE MAPLE	5CM CAL.	B&B
SHRUBS					
HCD	9	HIBISCUS SYRIACUS BLUEBIRD	BLUEBIRD ROSE OF SHARON	6" HT.	CONTAINER, CTD.
CT	22	CHOISYA TERNATA	MEXICAN MIMIC ORANGE	#3	CONTAINER
ND	11	MANDARIN DOMESTICA MOON BAY	HEAVENLY BAMBOO	#3	CONTAINER
PA	15	PONDEROSA ALPISICURIDES HAMELII	DWARF FOUNTAIN GRASS	#3	CONTAINER
PM	15	POLYSTICHUM MUNITES	WESTERN SWIRLO FERN	#2	CONTAINER
RJ	8	RHODODENDRON UNIQLE	UNIQLE RHODODENDRON	#3	CONTAINER
WH	4	WESTERN FLORIBUNDA	JAPANESE WESTERN VINE	#3	STAKE TO SCREEN
GROUNDCOVERS					
Cm	24	COREOPSIS VERTICILLATA MOONBAM	MOONBAM TICKSEED	#1	CONTAINER
Cz	15	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
ES	60	EUPHORBIA CHARADRIAS MILK FNR	WOOD SPURGE	#1	CONTAINER
EP	34	EDONANCHA PURPUREA	PURPLE CORNELIOWER	#1	CONTAINER
La	55	LAVANDULA ANGUSTRIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
RE	17	RUBROCKIA POLIGDA var SOLIDISTRUM	BLACK-EYED SUSAN	#1	CONTAINER



LANDSCAPE PLAN: LOFT-ROOF PATIO
 SCALE: 1/8" = 1'-0"



Issue

Response

Height/OCP 5 stories

Context, BC Hydro substation, tower and parking to the west
Design Panel support
Accessibility Committee support
Water table/flood plain elevation

Use

Office/seniors/community use/public parking

Public Parking

Views

storey height not defined

Reduced floor to floor heights
View analysis
Measured and demonstrated impacts
Tapered building
Landscaped roofs

Issue

Response

Community Benefits

Increased amount public parking
Increased commercial frontage
Broad range of uses allowed at commercial
Rentals allowable at residential units
Accessibility for aging in place
Bike/scooter storage
Public art
Sustainability: LEED Gold, solar panels, etc
Central location, close to shops/services/transit
Residential in the heart of retail

We feel that this proposal has merit and ask that council allow the project to proceed to a Public Hearing, allowing for the broad community consultation process to take place prior to making a final decision.

Questions & Comments