

WELCOME TO THE COMMUNITY CONSULTATION MEETING ON THE MASONIC HALL DEVELOPMENT PROPOSAL (APRIL 2015)

WHY IS THE DISTRICT HOSTING THIS EVENT?

The District is currently reviewing a development application submitted by the owner of the Masonic Hall site. **The purpose** of the meeting is to give the public an opportunity to: learn about the proposal; hear a presentation; ask questions; and submit comments. Information heard through public consultation will be reported back to Council.

WHAT IS BEING CONSIDERED?

The proposal is for a mixed residential and commercial building on the Masonic Hall site. Project overview:

- 5 levels of residential containing 20 units (four units per floor).
- 2,904 square feet of ground level commercial space (fronting onto Bellevue Avenue).
- 57 parking spaces on three levels:
 - 15 public spaces;
 - 2 un-reserved commercial spaces (customer parking);
 - 4 commercial spaces (reserved);
 - 34 residential spaces; and
 - 2 residential visitor spaces.
- A Floor Area Ratio (FAR) of 2.8.
- Building Height of 77.13 feet (~83 ft measured from Bellevue Avenue curb).

> HOW CAN I PARTICIPATE?

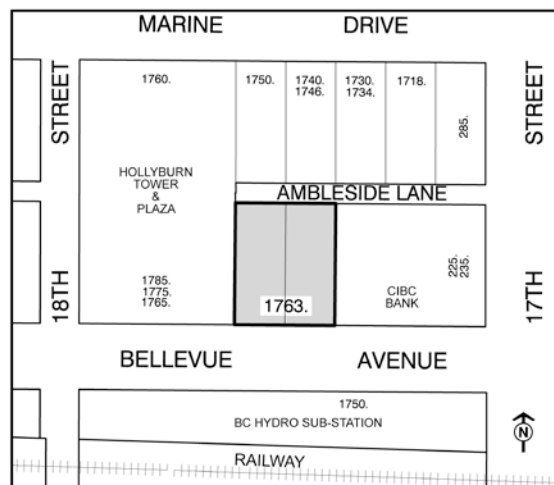
We want to hear from as many people as possible, answer your questions, and get your input.

- Follow our website at: westvancouver.ca/home-building-property/developmentapplications
- Have your say! Fill out an online questionnaire at: www.westvancouverITE
- Attend the April 22, 2015 Community Meeting

We look forward to hearing from you.

WHERE IS THE SITE?

The Masonic Hall site is located at **1763 Bellevue Avenue** in Ambleside. It is located to the east of a 15-storey residential tower including a double podium of parking, commercial and office uses (Hollyburn Plaza). To the west is a one storey commercial building (CIBC bank). North of the site is Ambleside Lane with one to three-storey commercial buildings containing various businesses (Home Hardware, Starbucks, etc.). Directly across the street to the south is a major BC Hydro substation.



WHAT IS THE CONSULTATION PROCESS?

Council directed Community Consultation on this application at its December 15, 2014 meeting. Consultations are to include:

- ✓ **North Shore Advisory Committee on Disability Issues (ACDI):** Considered on February 12, 2015
- ✓ **Design Review Committee (DRC):** Considered on February 19 and March 26, 2015.
- ✓ **Public Meeting:** April 22, 2015

Staff will compile the findings of the consultations and report back to Council (meeting date to be determined).

THE PROPOSAL:

What is the current Official Community Plan (OCP) policy and Zoning regulations for this site; and what is being proposed?

OFFICIAL COMMUNITY PLAN (OCP):

The OCP establishes broad policies, goals and objectives related to (among other things): land use, housing needs, parks and environment, and social issues. The current OCP was adopted in June 2004. It provides direction for the redevelopment of the Masonic Hall site through Policy BF-C4.10:

POLICY BF-C4.10

The current Masonic Hall site located at 1763 Bellevue Avenue is somewhat isolated adjacent to the parking structure of a highrise building and across the street from a major hydro substation. Consider allowing a building of up to five storeys to allow uses that could offset the location constraints and add to the community such as a stand alone office use, seniors housing and ground level community use, or added public parking.

This policy was added to the OCP during the “Ambleside Village Centre Strategy,” which was adopted by Council in July 2008. The proposal does not align with Policy BF-C4.10. The applicant has requested to amend the OCP to allow a mixed use commercial and residential building of more than five storeys.

Zoning Bylaw:

EXISTING ZONING:	PROPOSED ZONING:
↓	↓
CU3 (Community Use Zone 3) <i>(for uses other than single family)</i>	CD (Comprehensive Development)
OVERALL FLOOR AREA	OVERALL FLOOR AREA
Number of Storeys: 3 Building Height: 45 ft	Number of Storeys: 7 Building Height: 77.13 ft (~83 @curb) Retail/Commercial: 2,904 sq ft Residential: 33,283 sq ft
	TOTAL FLOOR AREA: 36,187 sq ft
FLOOR AREA RATIO (FAR)	FLOOR AREA RATIO (FAR) <i>(floor area less exemptions ÷ site area) = FAR</i>
CU3 does not measure density in terms of FAR. The maximum building size is determined by setbacks, height, storeys and parking.	33,841 sq ft/12,190 sq ft FAR = 2.8
PARKING	PARKING
> 1 space for every 103 sq ft of assembly area > 1 space for every 404 sq ft if no assembly use	> Spaces Required (1 per 900 sq ft residential, 1 per 400 sq ft ground commercial, 1 per 600 sq ft second floor commercial) 42
	> Spaces Proposed: 57
SETBACKS	SETBACKS
North (Ambleside Lane): 7.6 ft South (Bellevue Avenue): 25 ft East (CIBC Bank): 0 ft West (Hollyburn Plaza): 0 ft	North (Ambleside Lane): 0 ft South (Bellevue Avenue): 0 ft East (CIBC Bank): 0 ft West (Hollyburn Plaza): 0 ft