

MEMORANDUM

Date: February 12, 2015
Our File: 1010-20-14-052
To: Design Review Committee
From: Lisa Berg, Senior Community Planner
Re: **Official Community Plan Amendment, Rezoning & Development Permit No. 14-052 for 1763 Bellevue Avenue (Masonic Hall)**

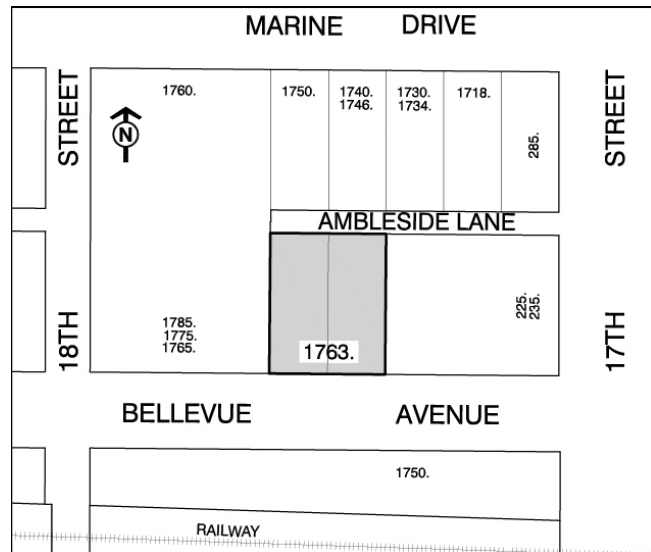
This memo deals with an application for an Official Community Plan (OCP) amendment, a rezoning and a development permit for 1763 Bellevue Avenue.

Summary:

The applicant proposes to construct a seven-storey mixed use building on the site.

Proposed development:

- Demolish the existing building (previously functioned as the “Masonic Hall”).
- Construct a new seven-storey building consisting of:
 - 2.6 FAR
 - 5 levels of residential containing 20 units;
 - 1,426 sq ft of ground level commercial space; and
 - 47 underground parking spaces on 2 parkade levels.



The site is currently zoned CU3 (Community Use Zone 3), which allows for ‘community buildings’ and non-profit organizations. A rezoning is required to allow for the proposed change in land use and density.

Existing Policy:

The site is subject to Official Community Plan (OCP) **Policy BF-C4.10**, which was included during the Ambleside Village Centre Strategy in 2008. This policy acknowledges the unique redevelopment challenges facing the Masonic Hall site due to existing site constraints. The policy reads:

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The current Masonic Hall site located at 1763 Bellevue Avenue is somewhat isolated adjacent to the parking structure of a high rise 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.

The OCP, through this policy, recognizes that the existing land use on the site (Community Use) would likely change and should be encouraged to change, if some desirable community attributes are provided.

However, the proposed development is not aligned with this policy: a seven storey building consisting of five levels of residential plus ground level commercial uses with two levels of parking is proposed. As such, an OCP amendment is required. Guided by the policy direction for the site, the applicant proposes to provide 8 spaces for public parking within the parkade.

The Site & Zoning:

The site is 12,190 sq ft in area and is located on the 1700 Block of Bellevue Avenue, within the Ambleside Village Centre. It is surrounded by a variety of multi-family, commercial and office uses and is currently developed with a two-storey building (formerly the Masonic Hall) with surface parking at the front and rear of the building. There are two driveways onto Bellevue Avenue as well as access via Ambleside Lane to the rear. The site is within short walking distance to commercial services, shopping, transit and John Lawson Park. There is an electrical transformer box at the northwest corner of the site that cannot be moved.

Adjacent land uses include:

- North:** Ambleside Lane with one to three-storey commercial buildings
- South:** Bellevue Avenue with a major BC Hydro substation across the street (56 feet to the top of the hydro structures)
- East:** A surface parking lot behind a one-storey commercial building
- West:** A two-storey parking structure and commercial plaza connected to a 15-storey rental apartment building

The site has access from Bellevue Avenue and Ambleside Lane.

The Proposal:

The proposal is for a seven-storey mixed-use building, plus mezzanine access to the roof. Key features are:

- A Floor Area Ratio (FAR) of 2.6.
- Seven-storey mixed use building and a height of 77.13 ft (23.5 m).
- 47 parking spaces.

The building consists of ground-oriented commercial space on Bellevue Avenue, two levels of parking and five levels of residential use. The building has a total floor area of 31,420.65 sq ft (plus exempted areas) consisting of:

- 1,426 sq ft of commercial space.
- 35,654 sq ft of residential areas consisting of:
 - 20 units total: five levels with four units per floor; and
 - storage, bike and scooter parking areas within the parkade.

Project Quick Stats:

Zoning: CU3 (rezoning required)

FAR: 2.6

Floor Area (to calculate FAR):

- 31,420.65 sq ft

Building Site Coverage: 100%

Building Height:

- 77.13 ft

No. of Storeys:

- 7 (5 levels of residential, one commercial level and mezzanine access to roofs)

Yards (Setbacks):

- Front (Argyle): 0 ft
- Rear (Bellevue): 0 ft
- East Side (21st): 0 ft
- West Side: 0 ft

Parking:

- 47 spaces

There are four residential unit styles, which range in floor area from 1,136 to 1,418 square feet. The top residential units have mezzanine accesses ranging from 113 to 142 square feet each. These are internal spaces that provide access to roof-top terraces. All of the units are oriented to the south.

Residential and commercial access to the building is separated. Residents would park in the secured areas of the parkade and enter a residential lobby. The commercial and public parking spaces are accessed from Bellevue Avenue from the lower parking level to the street. Mechanical, electrical, storage and bike and scooter parking rooms are located within the parkade. An enclosed garbage and recycling room is off the lane.

Frontage improvements to the site include elimination of the double driveway to the existing surface parking lot onto Bellevue Avenue. Access to the lower parkade would be from the west of the west of the site and a new sidewalk would be installed that is in keeping with the Ambleside Streetscape Standards. There is currently no on-street (parallel) parking in front of the site due to the existing double driveway. Along with improved sidewalk and pedestrian conditions with its elimination, there is opportunity to add two new on-street parking spaces on Bellevue Avenue for public use.

Parking:

The 47 parking spaces are divided over two split-levels of parkade:

- P1 Parking (Upper):
 - Access from Ambleside Lane to 25 secured residential parking spaces.
- P2 Parking (Lower):
 - Access from Bellevue Avenue to 22 parking spaces for:
 - 8 public;
 - 4 commercial;
 - 8 residential (within a secured area on this level); and
 - 2 residential visitor.

Architectural details include:

- Contemporary architectural language utilizing horizontal lines anchored by stone and glass elements.
- Overhead steel and glass canopy along Bellevue Avenue.
- The building is informed by the unique street character along the 1700 Block of Bellevue Avenue and attempts to respond to these aspects through use and design:
 - five levels of residential sit on top of a double-height podium, designed to respond to the harsh conditions of the adjacent parkade and substation across the street;
 - liveability and privacy is addressed by strategically locating the decks on angles, to emphasize views to the south and lends articulation to the building; and
 - The mezzanine levels are stepped back from the edges of the building and the flat roof design provides opportunity to respect surrounding views.

Specific Items to Address:

1. How appropriate is the proposed mixed use building for this site in terms of surrounding context and Ambleside character?
2. Please comment on the:
 - a. proposed building location and massing;
 - b. sustainable building initiatives;
 - c. treatment of the boulevard (Bellevue Avenue) and pedestrian connections;
 - d. finishing materials; and
 - e. parking ratio and the amount of parking provided for public use.

Attachments:

- A- Project Profile
- B- Development Proposal Booklet

APPENDIX A – PROJECT PROFILE

Project:	Masonic Hall
Application:	Development Permit No. 14-052
Applicant:	Newport Developments Corp. (Francis Connolly)
Architects:	Karl Gustavson & Dan Parke
Landscape Architect:	Maruyama & Associates
Property Address:	1763 Bellevue Avenue
Legal Descriptions:	Lots 12 & 13 Block R District Lot 775 Plan 4140
PIDs:	011-788-461 & & 011-788-496
OCP Policy:	BF-C3 Ambleside Village Centre
Guidelines:	BF-C3 Ambleside Village Centre Development Permit Area
Zoning (Existing):	CU3 (Community Use 3)
Zoning (Proposed):	CD (Comprehensive Development)
Proposal:	7-storey + mezzanine (partial 8th) mixed-use

Site Area: 12,190 sq ft (1,132.5 sq m)

Bylaw Analysis:

Provision	Bylaw	Proposed	Notes
FAR	n/a	2.6	
Height	13.7 m (45 ft)	30.3 m (99.25 ft)	Measured to top of mezzanine parapet
Number of Storeys	3	7 + mezzanine (partial 8th)	<ul style="list-style-type: none"> • OCP contemplates 5 storeys (BF-C4.10) • 2 parkade levels (includes ground level commercial & residential lobby) + 5 residential levels + 1 mezzanine level (partial 8th) • Mezzanine considered a story in the Zoning Bylaw (partial 8th), thus a variance to not include the mezzanines as a storey is required
Site Coverage	n/a	100%	
LUC/DAA Area	No		
DP Area	Ambleside Village Centre Development Permit Area (DPA BF-C3)		
Heritage	No		
Covenants	None registered		
Yards:			
Front Yard (south, Bellevue Avenue)	7.6 m	0 m	
Rear Yard (north, Ambleside Lane)	2.3 m	0 m	
Side Yard (east)	0 m	0 m	
Side Yard (west)	0 m	0 m	

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Parking:			
# of spaces	1:9.5 m ² assembly use, or 1:37.5 m ² gfa if bldg not used for assembly	47 (1:84 m ² res, 1:37 m ² comm)	<ul style="list-style-type: none"> • 47 spaces in 2 levels of parkade: <ul style="list-style-type: none"> ○ 35 residential (inc. visitor parking) ○ 4 commercial ○ 8 public • Proposed parking consistent with Ambleside parking standards (AC1 Zone) • 1 parking space variance to exclude bike/scooter storage areas from parking calculations
Engineering:			
Rock Removal	n/a	n/a	
Max Ramp Slope	5%	5%	Complies
Roads	Traffic Access Study required, including truck turning templates		
Sanitary	Bellevue Connection to Lot 13 (west lot)		
Storm	None to site; adjacent to underground culvert (Lawson Creek) on next property		
Water	Bellevue Connection to Lot 12 (east lot)		
ROW's	None registered		
Subdivision	Lot consolidation required at BP		
Traffic Signaling	n/a (mid-block site)		
Ambleside Streetscape Standards	Complies. See Landscape plans.		