

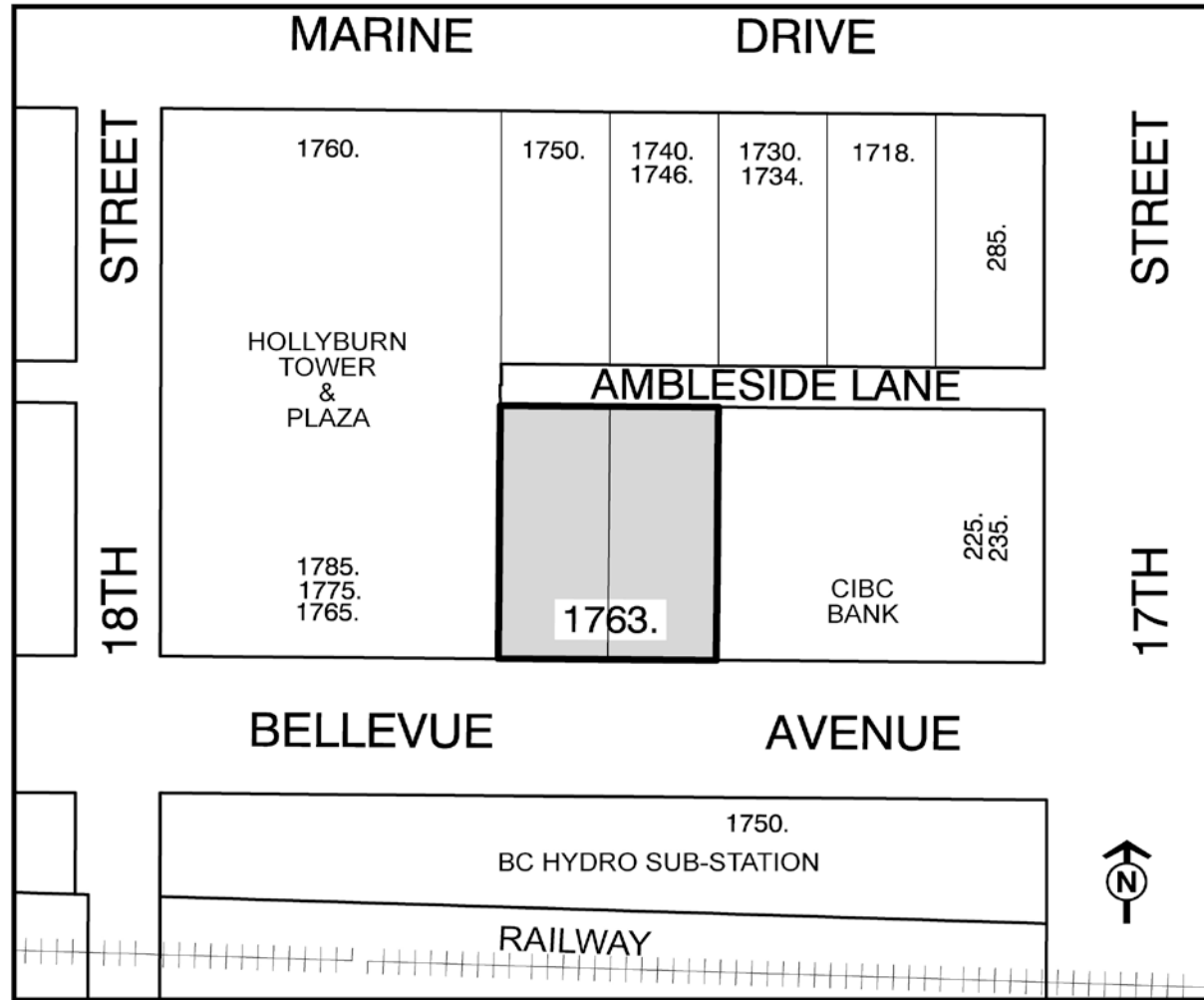
Masonic Hall Site

1763 Bellevue Avenue

***Official Community Plan Amendment,
Rezoning & Development Permit
No. 14-052***

December 15, 2014

Masonic Hall Site



1763 Bellevue Avenue



The Proposal

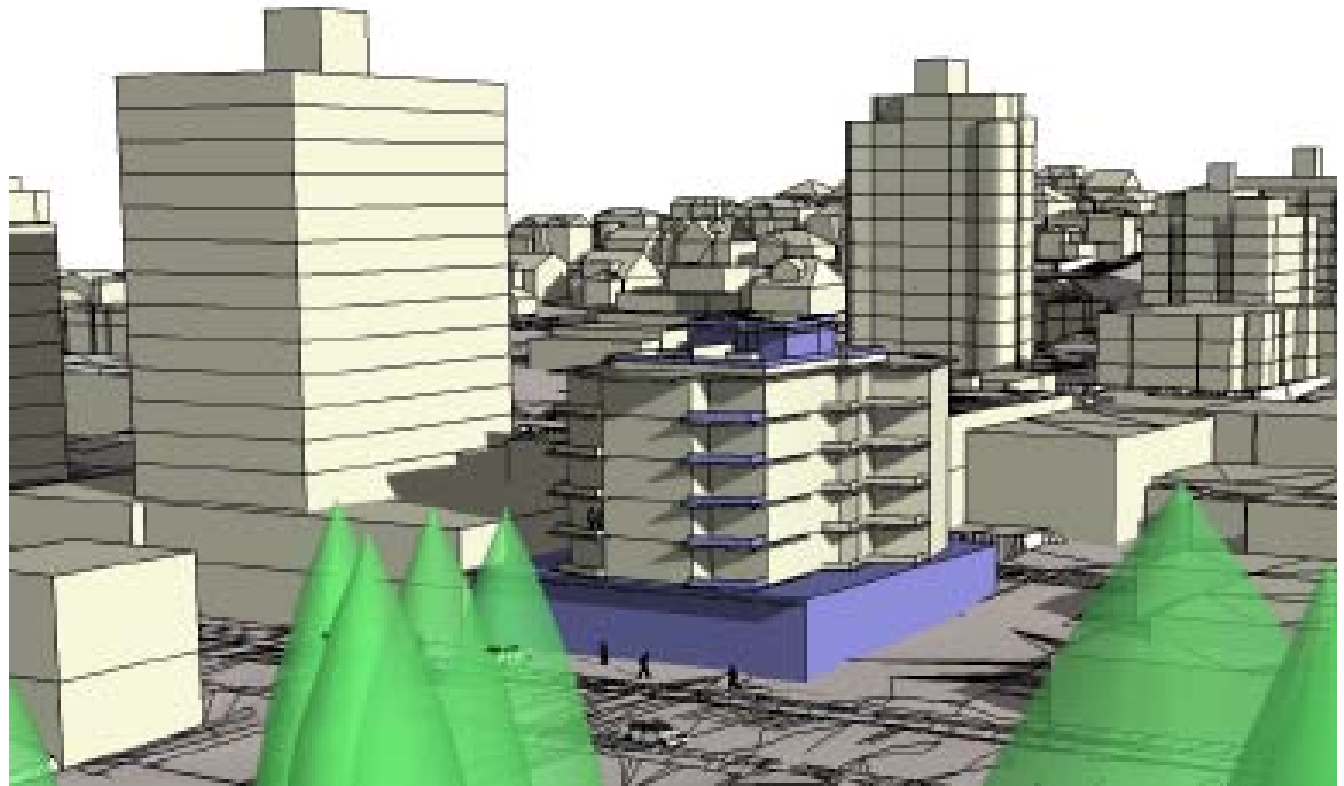
Official Community Plan (OCP) Amendment, Rezoning and Development Permit No. 14-052 would provide for a mixed-use (commercial & residential) building.

Key Features:

- A Floor Area Ratio (FAR) of 2.6
- Seven-storey building with partial eighth level for mezzanine access to roof-top patios
 - First two levels provide for parking
 - Ground level commercial – 1,426 square feet
 - Five levels of residential – 20 units
- Building Height
 - 30.3 metres (99.25 ft) (as noted on plans, from water elevation)
 - Bellevue frontage curb elevation is 80.95 feet (actual building height)
- 47 parking spaces – residents, commercial & public
- Streetscape upgrades – new sidewalk, plantings and two on-street parallel parking spaces



Massing Model



Southeast elevation



Official Community Plan

Policy BF-C4.10:

The current Masonic Hall site...is somewhat isolated adjacent to the parking structure of a high rise and across from a major hydro substation...consider a building up to 5 storeys to offset constraints: office, seniors housing, community use or public parking.

- Added to the OCP in 2008 as part of the Ambleside Village Centre Strategy
- Acknowledges redevelopment challenges of the site
- Suggests a height up to five storeys
- Encourages land use change if desirable attributes are provided

Proposed Amendment: 7 storey (plus partial eighth) mixed use (commercial & residential) building, with 8 public parking spaces.



Proposed Consultations

1. **Design Review Committee (DRC)**
2. **North Shore Accessibility Committee on Disability Issues (ACDI)**
3. **Public Meeting**
 - Broad notification (*more than 100 metre minimum requirement*)
 - Presentation by Staff (on process)
 - Presentation by applicant (project details)
 - Q&A period
 - Feedback forms and other methods to gather public comments
 - Display materials



Staff Recommendation

Staff recommends that the District **consult** with the community on the development proposal.

- ✓ **Advancing to consultation** would allow the District to discuss the proposal with the public
- Advancing to consultation **does not** preclude approval or support of the project: it allows discussions to begin



Next Steps & Conclusion

Should Council adopt the staff recommendation:

- District would begin community consultations
- Staff would report back to Council on the results of the consultations and seek direction from Council on next steps



Thank you!