



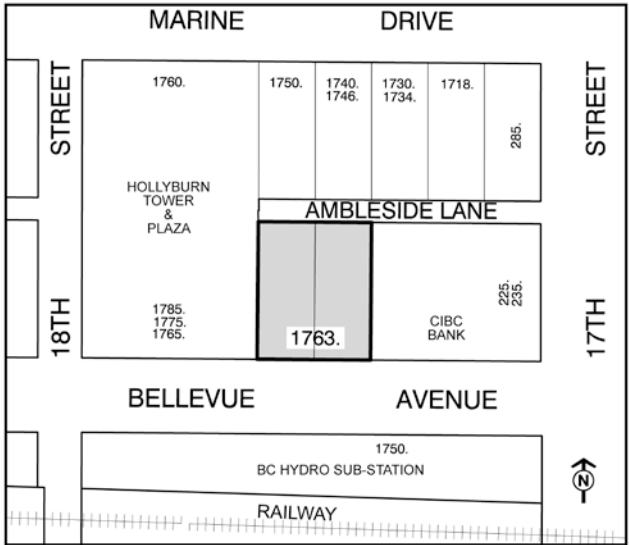
Masonic Hall Site **1763 Bellevue Avenue**

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

June 22, 2015

Context & Required Approvals

- OCP Amendment
- Rezoning
- Development Permit



Proposed Building



Project Quick Stats:

FAR = 2.8

7-storey building:

- 5 levels residential + partial mezzanine
- 2 levels parking (3rd level underground)

57 parking spaces:

- 15 for public use

Building Height:

- 77.13 ft; or
- 83 ft from curb



Purpose:

- To address issues identified by the DRC
- Improve on accessibility
- To obtain feedback from the public on the proposal

Consultations:

- Design Review Committee (DRC)
 - February 19 and March 26, 2015;
- Advisory Committee on Disability Committee (ACDI)
 - February 12, 2015
- Community Consultation Meeting
 - April 22, 2015

DRC recommended support:

- consideration of investigating alternate community amenities (i.e. an alternative to public parking) that could eliminate the need for a driveway on Bellevue Avenue;
- however, if parking was the desired amenity the parking access (*and the overall project*) was well executed.



The North Shore Advisory Committee on Disability Issues **support:**

- consider two units as Level 3 (currently one unit is Level 3, remaining 19 units are Level 2); and
- Enhance general building accessibility safety.



Community Consultation Meeting: April 22, 2015

Website:

- westvancouver.ca updated: current and previous drawing versions, building statistics, staff reports and presentations, meeting information & review process summary chart

Notification:

- Mailed notices (*to residents and business within the defined notification area previously approved by Council*)
- Community Calendar
- Sign

Attendees:

- 40 people

Displays & Materials:

- Display boards & a physical model
- Paper copies of the District's online survey made available
- Presentations by the applicant and staff

Consultation Meeting: *Evaluation*

Themes:

In Opposition:

- Bylaw Amendments
 - more than 5 storeys
 - Loss of “Community Use”
 - Spot Zoning
- Density, Height, Massing
 - Too high
- Ambleside Context
 - Threatens Village character
 - Negative addition

In Support:

- Vibrancy
 - Appropriate land use
- Revitalization efforts
 - New investment
 - Housing stock
 - Site animation
- Public Parking
 - Safe
 - Easy access
 - Location

**April 7 to 30, 2015
Online
Questionnaire**

**103 online
responses:**

- 72.9% felt that the mixed use building was **appropriate** for the site
- 60.6% support **7-storeys**
- 57.1% agree with 15 **public parking** spaces
- 66.7% **support** the proposal overall

Suitability for further Consideration

Staff recommends **advancement** of the proposal:

- Proposal revised to mitigate concerns
- Contributes to Vibrancy & Revitalization
- Public Parking
- Appropriate Land Use

