

# 1552 Esquimalt Avenue

Online Proposed Developer  
Information Meeting

December 7, 2021



**Wall Financial  
Corporation**

# Land Acknowledgement

We respectfully acknowledge that we are developing within the traditional, ancestral Territories of the x<sup>w</sup>məθk<sup>w</sup>ə́yəm (Musqueam), Sk̓w̓x̓w̓ú7mesh Úxwumixw (Squamish Nation), and sə́l ilwətaʔt (Tsleil-Waututh) Nations.



# How to Participate

1. Watch the presentation
2. Ask questions using the Q&A button at the bottom of your Zoom window, we will answer questions at the end
3. Fill in the feedback form online at [www.1552EsquimaltAve.com](http://www.1552EsquimaltAve.com)
4. Email us if you have any questions at [openhouse@poonigroup.com](mailto:openhouse@poonigroup.com)



# Proposal

Wall Financial Corporation has submitted a revised rezoning and development permit application for an infill development at 1552 Esquimalt Avenue. The application includes:

- Two 7-storey purpose-built concrete rental buildings
- 139 new secured rental homes
- Retention of existing 20-storey building with 185 rental homes
- Increase to the number of parking stalls provided
- Improvements to the pedestrian realm
- Significant on-site outdoor space



If you cannot stay for the entire presentation and Q&A, we encourage you to fill out a feedback form or email [openhouse@poonigroup.com](mailto:openhouse@poonigroup.com) with any comments or questions.



# Project Team



# Wall Financial

**Wall recognizes the need to provide new rental housing opportunities in West Vancouver while also maintaining existing rental stock to provide stable and dependable rental housing options.**

Wall Financial Corp has been the owner and manager of the existing 185 units of secured rental for over 50 years, since the time of its construction in 1973.



# Neighbourhood Context

Located in the heart of Ambleside, the site is located close to City Hall, the police department, a Firehall, BC ambulance service station, and Hollyburn Elementary.

The site is a 2 minute walk to Marine Drive which is served by 7 different bus routes with connections to Horseshoe Bay, Phibbs Exchange, and downtown Vancouver.



# Site Context

The site is located on the southwest corner of the intersection of Esquimalt Avenue and 15<sup>th</sup> Street, and one block north of Marine Drive.

The site is currently improved with an existing 20-storey rental building, surface parking, a tennis court and greenspace.

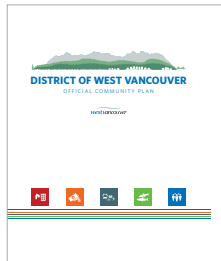
The site slopes approximately 27 ft from northwest to southeast, providing sun exposure for rental homes, landscaped areas, and for rooftop solar collection.



# Policy Context

The District's Official Community Plan and Housing Needs Report outline major challenges and policy directions for the future of West Vancouver.

## Official Community Plan (2018)



Key Challenges:  
Loss of young families, lack of affordable housing options, and lack of opportunities for seniors to age within West Vancouver.

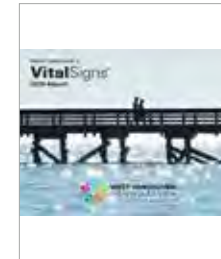
## Housing Needs Report (2020)



Key Challenges:  
Employers are having difficulty attracting and retaining staff due to the lack of affordable housing.

## Vital Signs Report (2019)

### (West Vancouver Foundation)



Key Challenges:  
West Vancouver has among the highest rates of empty single-family homes in Metro Vancouver, while its vacancy rate is among the lowest.



# Proposal Highlights

The proposal includes two 7-storey, purpose-built concrete rental apartment buildings and the retention of the existing rental housing.

- 139 Homes for new rental housing options for individuals, families, and seniors within walking distance of parks, shops, services, and amenities
- Thoughtfully designed public realm, outdoor spaces and pedestrian improvements including an inner courtyard and a secured childrens play area.
- Sustainability and adaptability features for future generations



# What's Changed?

Wall Financial submitted a revised application in July, 2021. This updated proposal includes:

- Reduced height and massing for consistency with neighbourhood context
- Increased total number of parking stalls from 231 to 324 (one stall per unit)
- Traffic circulation improvements such as a single access off west lane
- Improved design of outdoor space and pedestrian circulation within the site
- Increased the level of sustainability with features such as solar panels and local sourcing of materials.



Previous Concept



Proposed



# Supporting Diverse Housing Options

West Vancouver has a lack of rental housing to meet the current demand. The proposal will provide 139 new rental homes, which will include a range of sizes and types to support families, seniors, and individuals.



# Site Design Improvements

Improvements to the site design and the pedestrian realm will improve connectivity, help to increase the pedestrian vibrancy, and provide outdoor space amenities.



Inner Courtyard

Street-oriented homes on Esquimalt and Duchess Avenues



Parklet with public seating, trees and landscaping

Pedestrian connection through the site

Roof top solar panel and green roof design



# Secured Children's Play Area



# Conceptual Rendering



# Conceptual Rendering



Looking northwest from Duchess Avenue



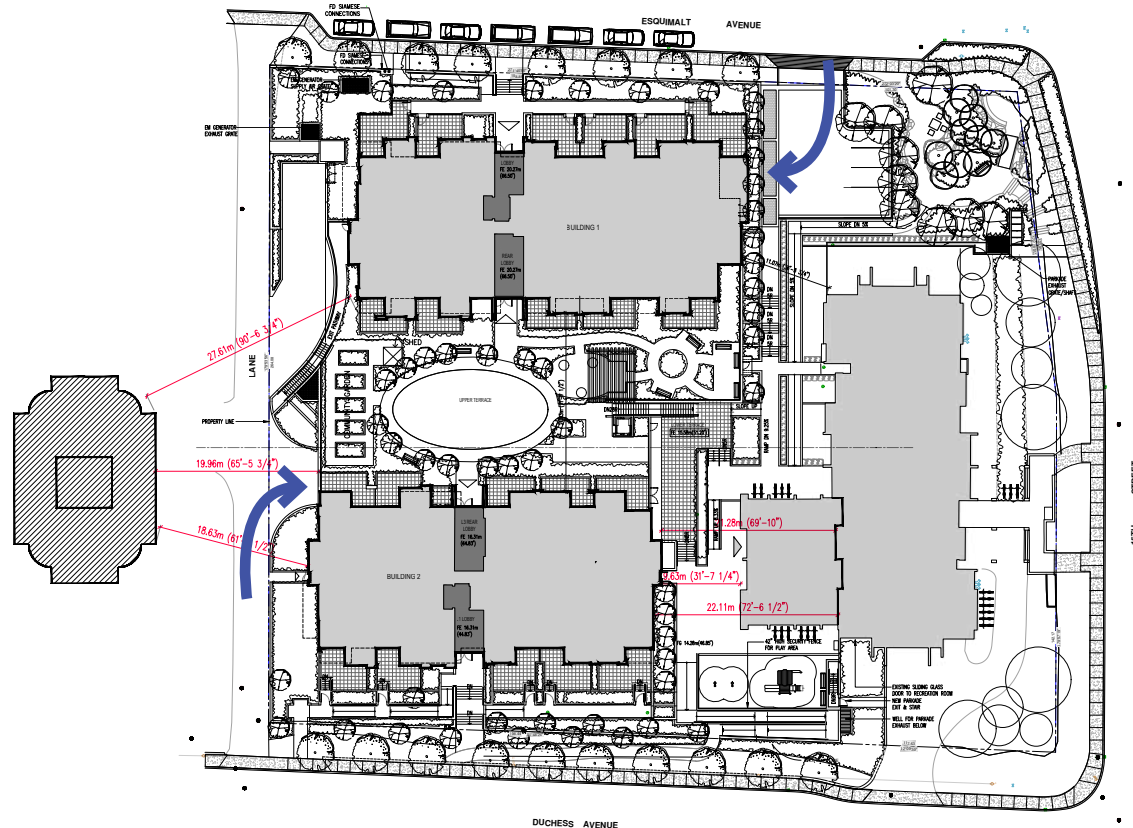
# Conceptual Rendering



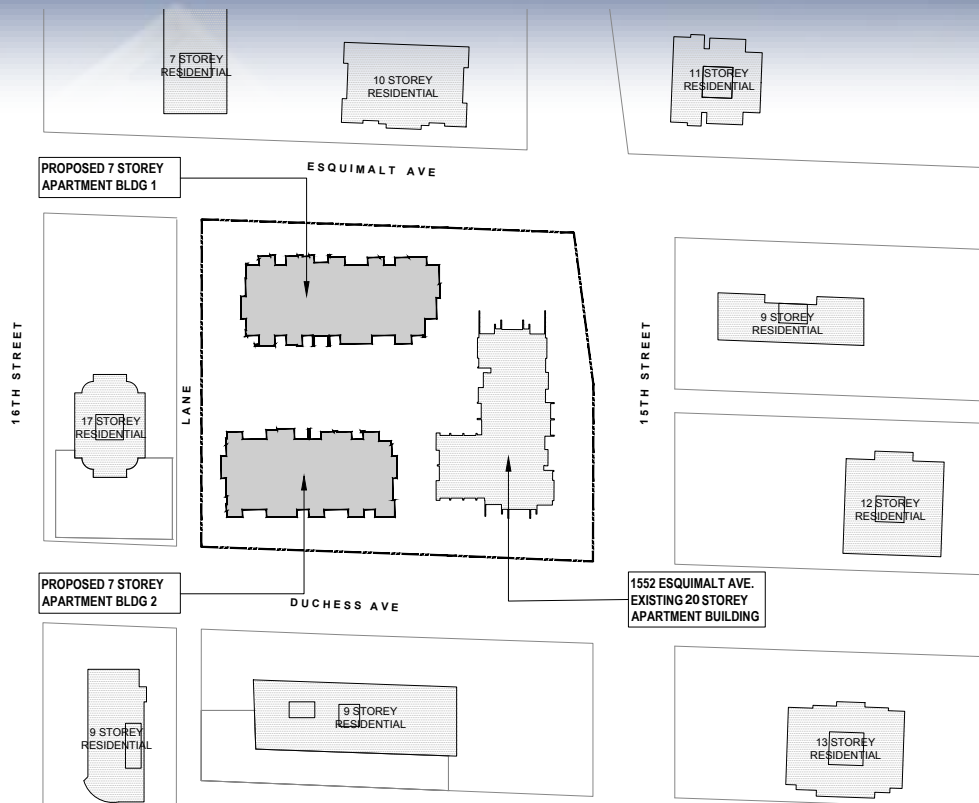
Looking east at the site



# Site Plan



# Context Plan



# Thank you!

The Q&A Session will begin shortly. Please use the Q&A button at the bottom of your screen to participate.

Visit [www.1552Esquimalt.com](http://www.1552Esquimalt.com) to complete a comment form.

