

Welcome

Thank you for attending the applicant-led public information meeting for 1552 Esquimalt Avenue. This event is being hosted by Wall Financial, and is not a District of West Vancouver event.

Wall Financial Corporation has submitted a development application for a residential infill building at 1552 Esquimalt Avenue. The application proposes a new 19-storey residential tower with 126 homes. The existing 20-storey 185 home rental building on the property will remain and be secured as rental in perpetuity with the approval of this application. The proposal has been submitted in response to the Ambleside Local Area Plan - Apartment Stream adopted in 2024.

The purpose of today's applicant-hosted public consultation meeting is to:



Share proposal information



Provide neighbourhood
& policy context



Gather your feedback
& listen to your input



We look forward to hearing your feedback. Please fill out a comment form after you have reviewed the display materials. The display material and comment form are available online at www.1552esquimalt.com. Comments can also be sent to info@1552esquimalt.com before April 23.

Project Team

Wall Financial Corporation has assembled a highly qualified project team.



Wall Financial Corporation | Landowner and developer

Wall Financial Corporation, founded in 1969, is a B.C. based real estate company active in the development and management of residential rental apartments, development and construction of residential housing for resale, and the development and management of hotel properties.



JOG Architecture | Architect

JOG Architecture brings over 25 years of experienced staff dedicated to creating environments that inspire, engage, and elevate the human experience. Founded by a team of seasoned architects and designers, they specialize in residential, commercial, and academic, seamlessly blending aesthetic appeal with functional spaces.



Bearthmark Design | Landscape Architect

Bearthmark is a landscape design and build company comprised of registered landscape architects working in collaboration with highly qualified construction managers.



Creative Transportation Solutions | Transportation Consultant

Creative Transportation Solutions Ltd. (CTS), is one of the most respected traffic engineering firms in Western Canada. CTS has been an industry leader in traffic engineering and operations, and in providing traffic engineering, transportation planning and data collection consulting services to the public and private sector since its founding in March 1993.



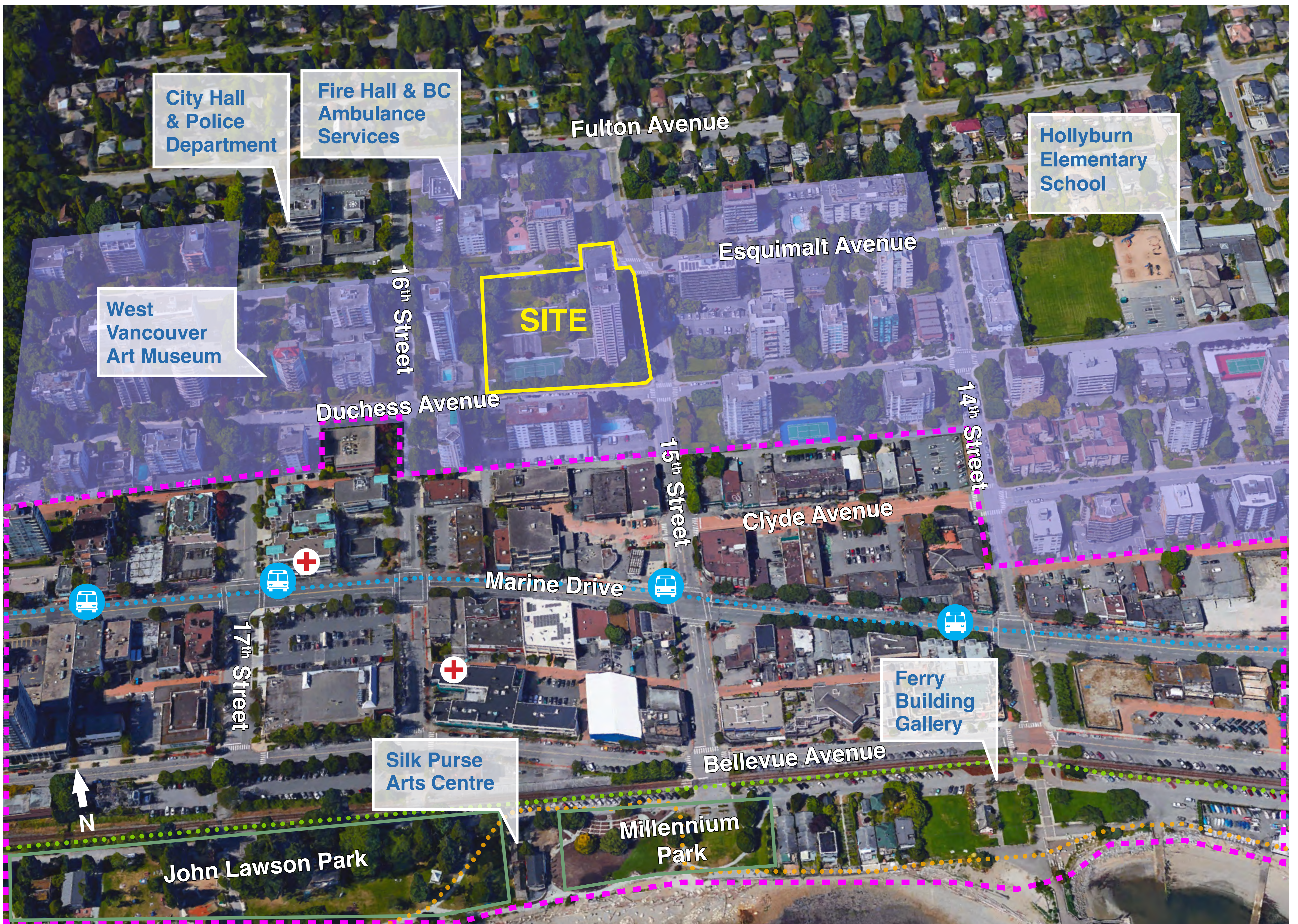
Pooni Group | Urban Planning and Community Engagement

Pooni Group is a leading urban planning and land development consultancy based in Vancouver, Canada. Their team of skilled planners and professionals bring industry-leading knowledge, strong community relationships and a solid understanding of local perspectives.

Neighbourhood Context

The site is located in the heart of Ambleside.

Ambleside Village Centre is a vibrant hub with jobs, shops, services, and attractions for residents. The site is located close to City Hall, the police department, a firehall, BC ambulance service station, and Hollyburn Elementary, all of which provide employment for residents of West Vancouver and serve the local community.



- Spirit Trail
- Sea walk
- Bus route
- Bus Stop
- Medical Centre
- Ambleside Village Centre
- Ambleside Apartment Area

The application proposes new housing opportunities enabling residents to live near shops and services that meet their everyday needs. The site is within 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 15th Street.



The property is currently improved with an existing 20-storey 185 home rental building, surface parking, a tennis court, a pool, and greenspace. The site slopes approximately 27 feet from northwest to southeast, providing sun exposure for residential homes, landscaped areas, and for rooftop solar collection.

1552 Esquimalt + Wall Financial Corporation

Wall Financial Corporation (Wall) constructed the existing 20-storey 185 home rental building in 1971 and has owned and managed it since that time. Wall recognizes the need to provide new housing opportunities in West Vancouver while also maintaining existing rental stock to provide stable and dependable rental housing options.

Wall owns and operates approximately 1,600 rental homes in Metro Vancouver, of which 502 are located on the North Shore.

Retaining the existing rental homes on site contributes to longer term affordability.



Over the past 50 years, Wall has undertaken several upgrades to the existing rental building on site to support its livability and durability. Our goal is to maintain the building for many years to come. These updates include:

- Restored the exterior concrete cladding and balconies and re-painted the exterior
- Renovated and upgraded all 185 suites
- Modernized the three elevators
- Re-surfaced the pool deck
- Replaced all interior piping
- Installed new parking garage doors, repaired and resealed underground parking lot
- Replaced wallpaper and carpet in common areas

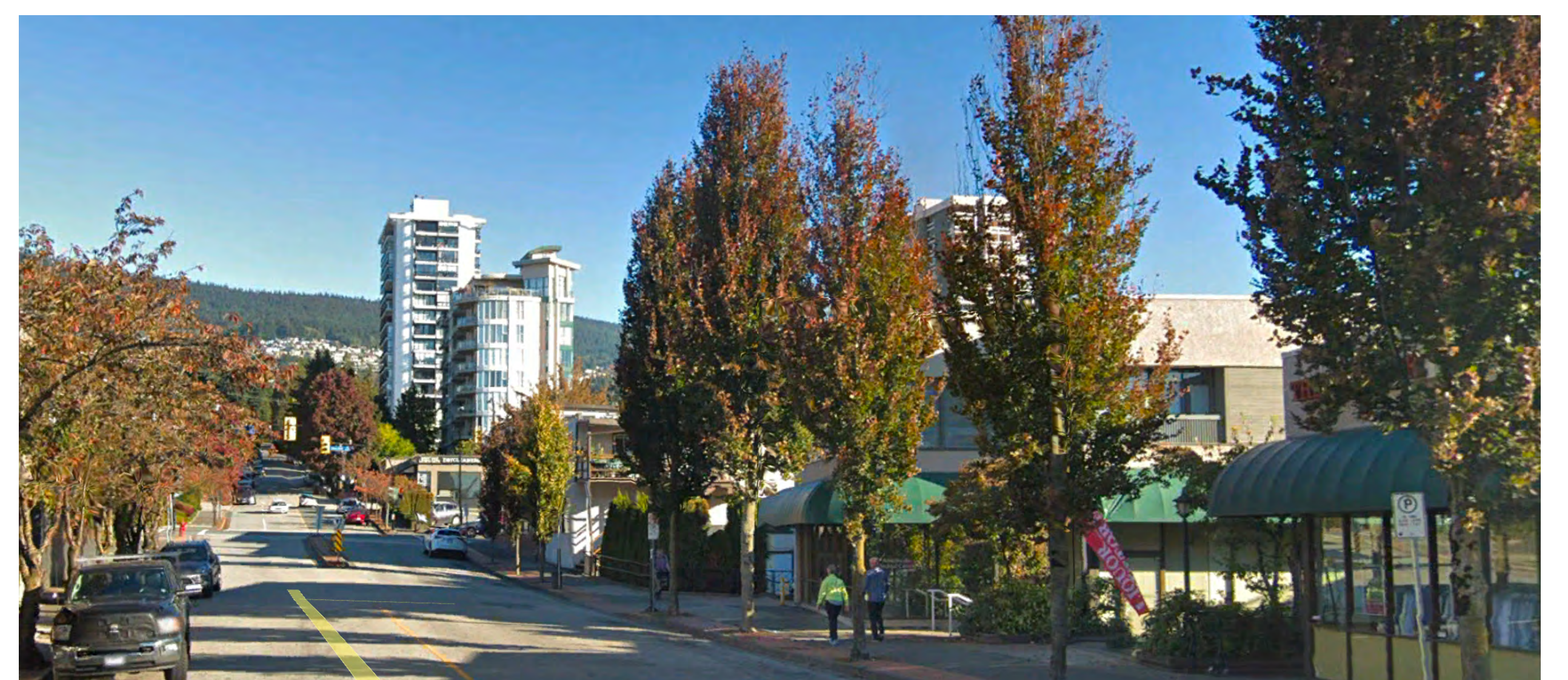
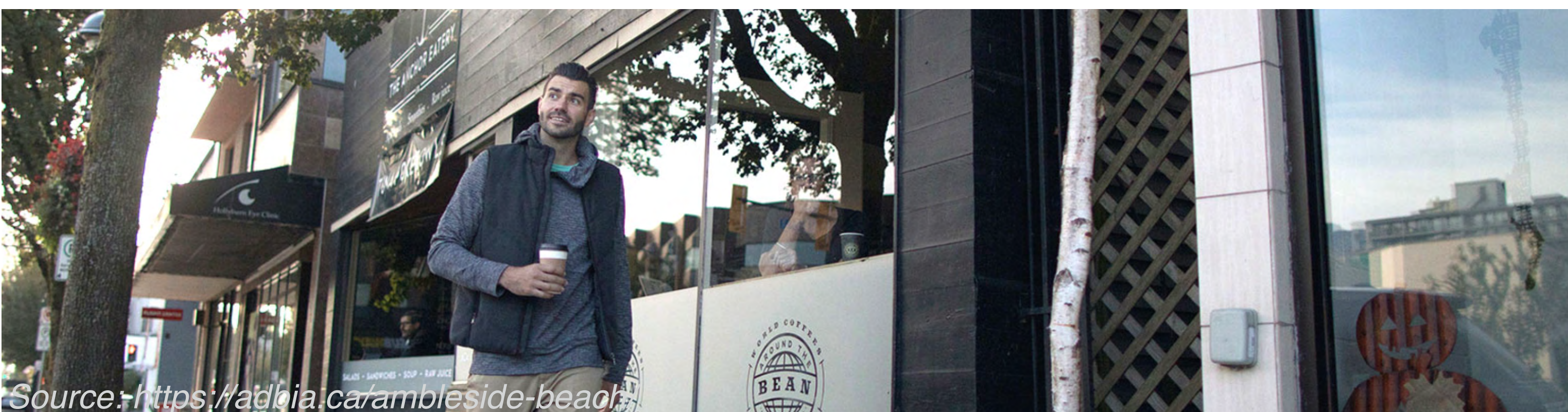
Why Here?

1552 Esquimalt Avenue is located within the Ambleside Local Area Plan boundaries, identified as a site for future residential infill. The project is near transit, local amenities, and attractions, meaning more residents will be able to meet their daily needs on foot, bicycle, and public transportation. This leads to more complete, sustainable, and vibrant communities.

The proposal site is located within a two minute walk to Ambleside Village Centre, which includes a great variety of shops, services and amenities.



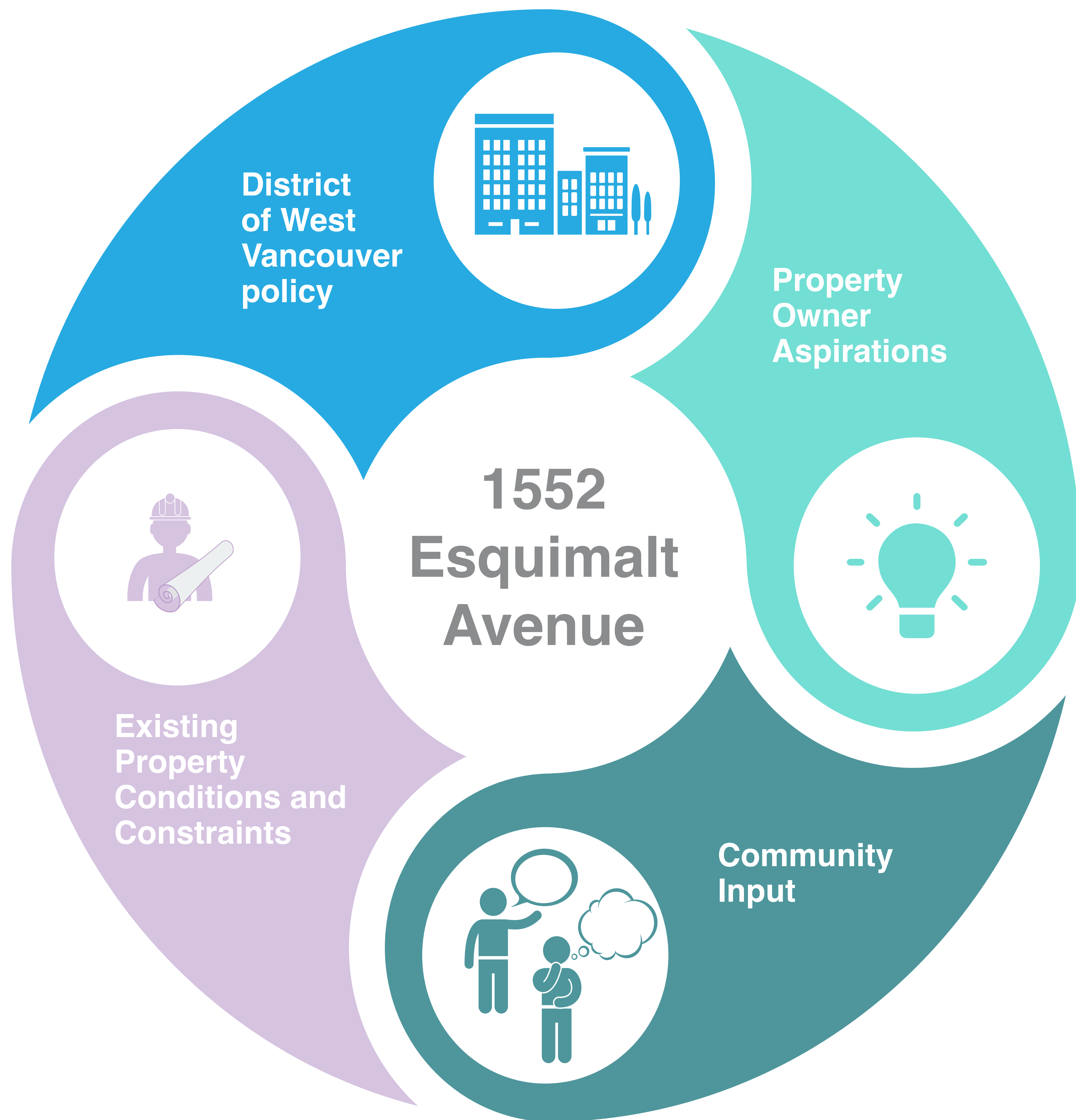
A compact and complete community enables more trips made by walking, cycling or transit.



Living near shops and services helps to create healthy and vibrant communities and encourages people to use active transportation.

What informs the plans for this property?

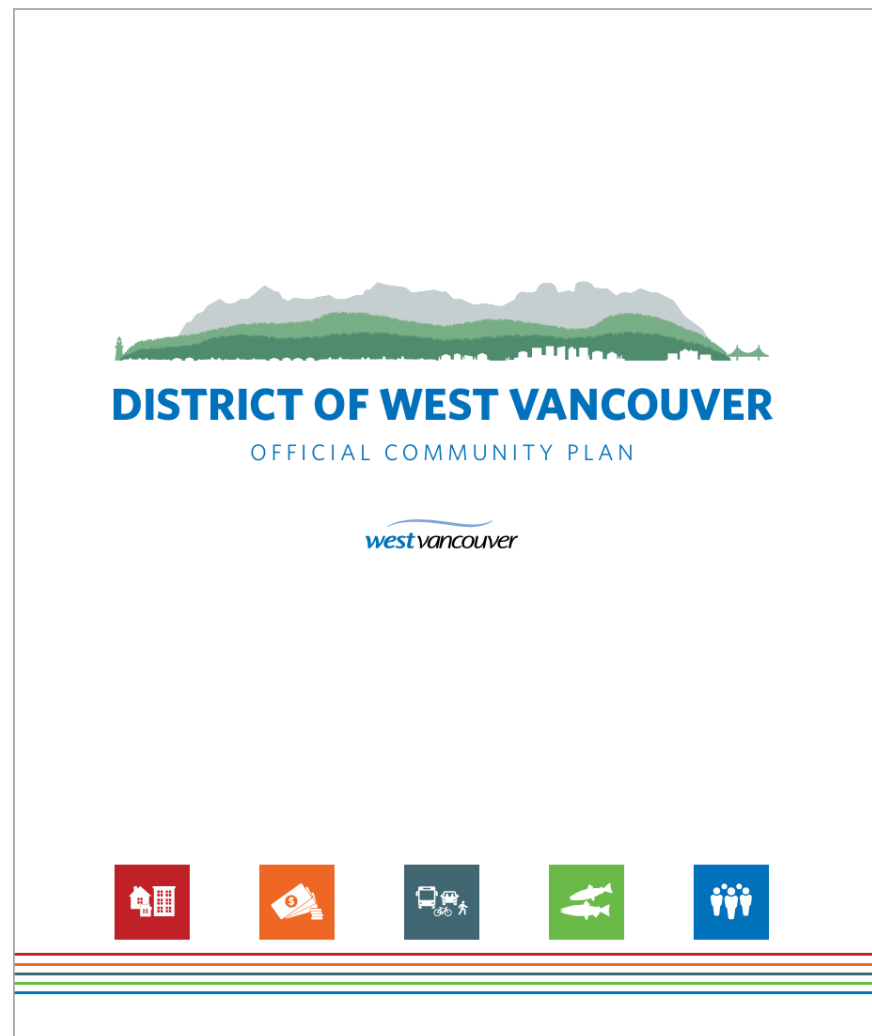
The proposal for 1552 Esquimalt Avenue is informed by District of West Vancouver policy including the Ambleside Local Area Plan (2024), property owner aspirations, community input, and existing conditions and constraints on the property.



Policy Context

A number of District of West Vancouver policies inform the proposal for 1552 Esquimalt Avenue.

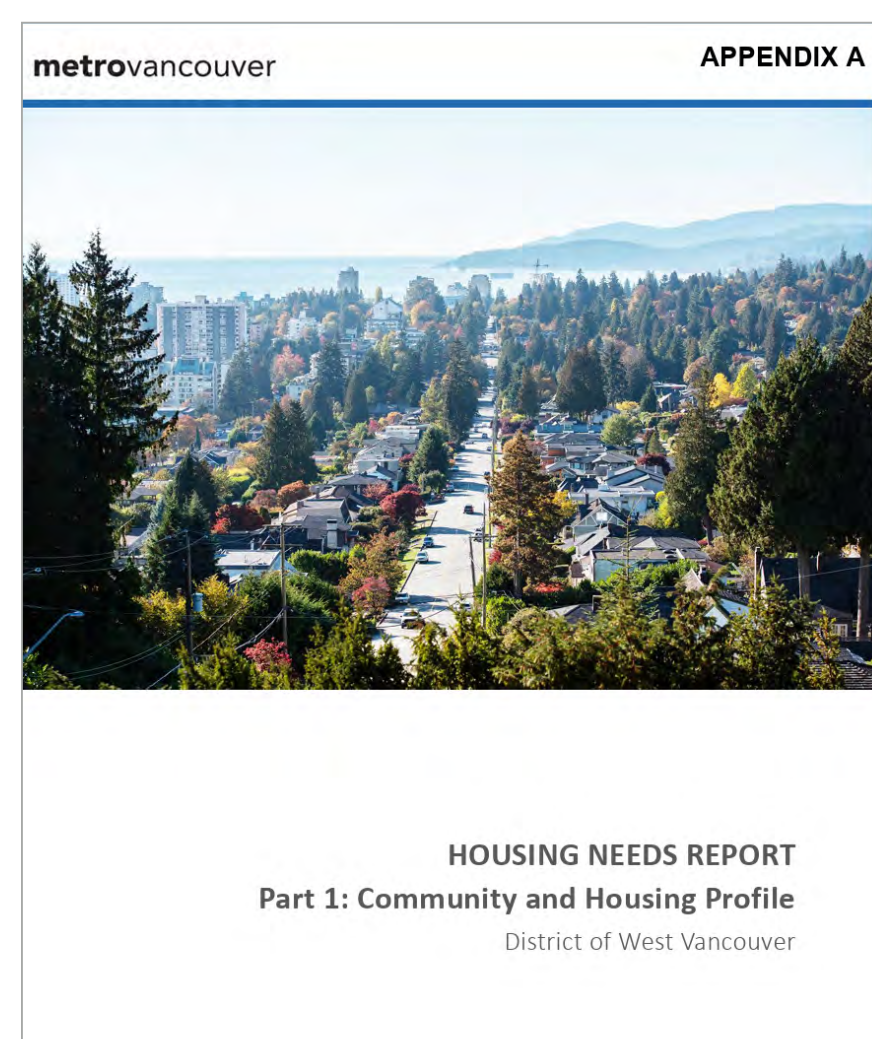
Official Community Plan (2018)



Purpose: the OCP guides community priorities, growth, and change in West Vancouver.

The OCP identifies the following challenges: While the District's growth rate has varied over time, it has **consistently been slower than the regional average.** This slower pace is largely due to an aging population, with fewer births and **limited housing options for seniors looking to downsize or for young families hoping to move into the area.**

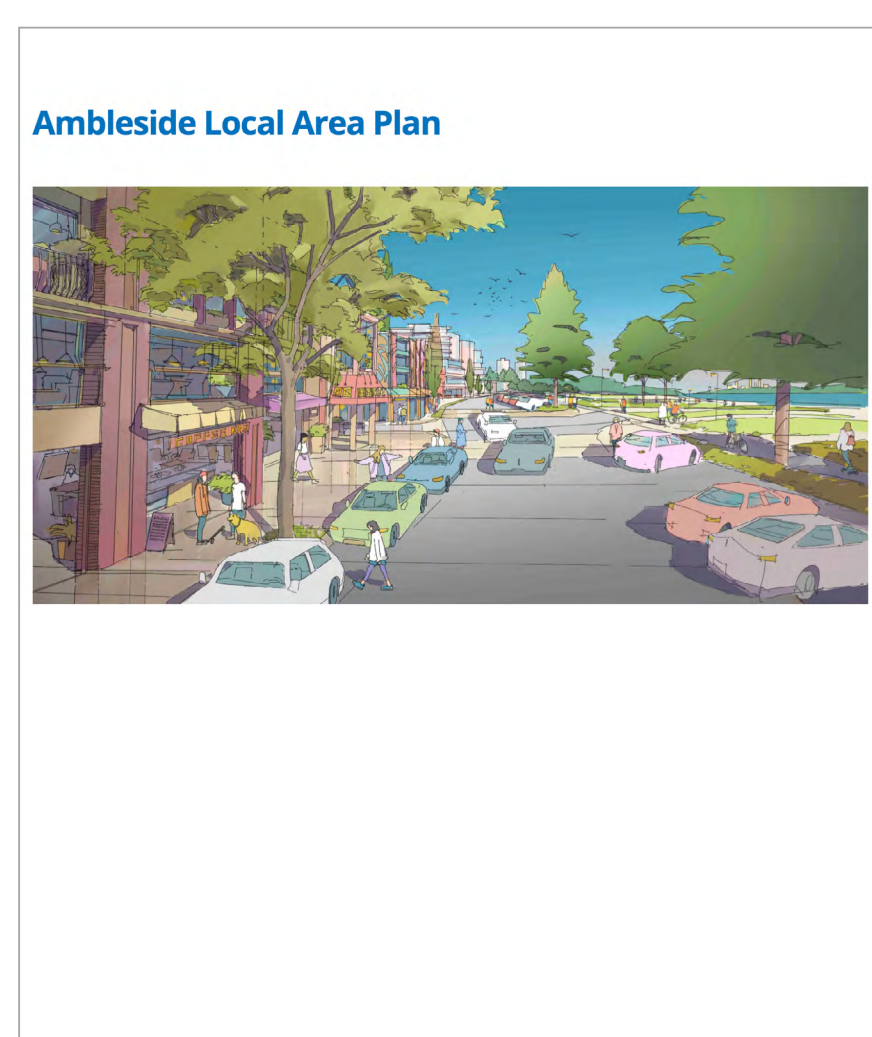
Housing Needs Report (2024)



Purpose: In November 2023, three bills (Bill 44, 46, and 47) passed by the B.C. Legislature to support and encourage housing development. This legislation requires all municipalities to update their Housing Needs Report (HNR) using a standard methodology.

The HNR findings include: The District of West Vancouver is projected to need **3,459 new homes over the next five years** and **10,742 over the next twenty.** Adding housing near employment centres, services, and amenities helps create more complete communities by improving access to daily needs.

Ambleside Local Area Plan (Apartment Area, 2024)



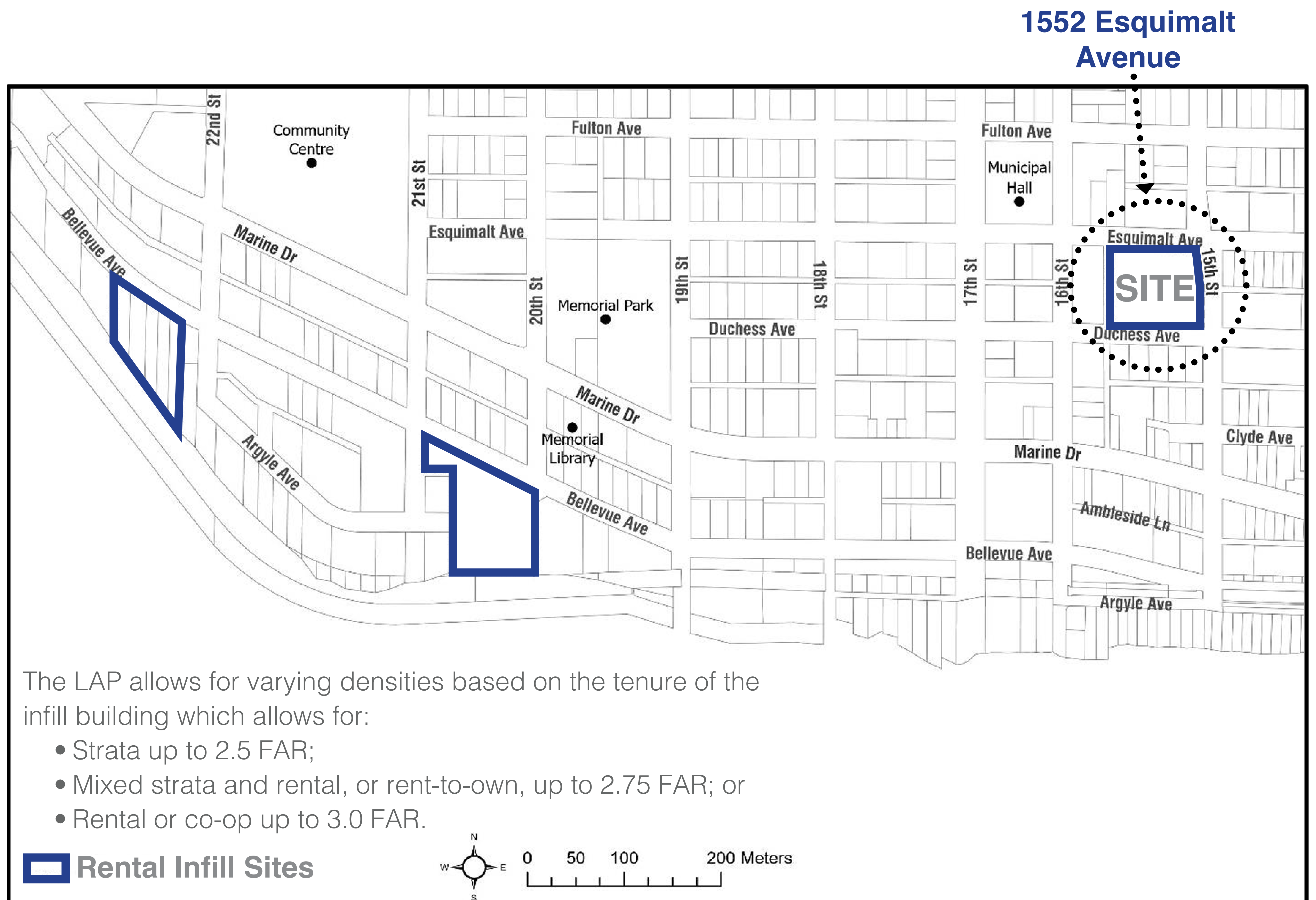
Purpose: Completed in 2024, the Ambleside Local Area Plan (LAP) provides more detailed direction on community priorities, growth, and change in the Ambleside neighbourhood.

The project site is one of three sites identified within the Apartment Area Infill designation under the LAP, which allows for rental or strata development alongside the protection and continued use of existing rental homes. The total site density is determined by the tenure of the infill development, with strata (ownership) housing permitted up to a floor area ratio (FAR) of 2.5. **An amendment to the Policy is requested to permit the proposed density of 3.0 FAR.**

Ambleside Local Area Plan

Apartment Area

The Ambleside Local Area Plan (LAP) Apartment Area was approved by council in July 2024. Within the Apartment Area, 1552 Esquimalt Avenue is one of three residential infill sites contemplated.



Map 6 D: Rental Infill Sites

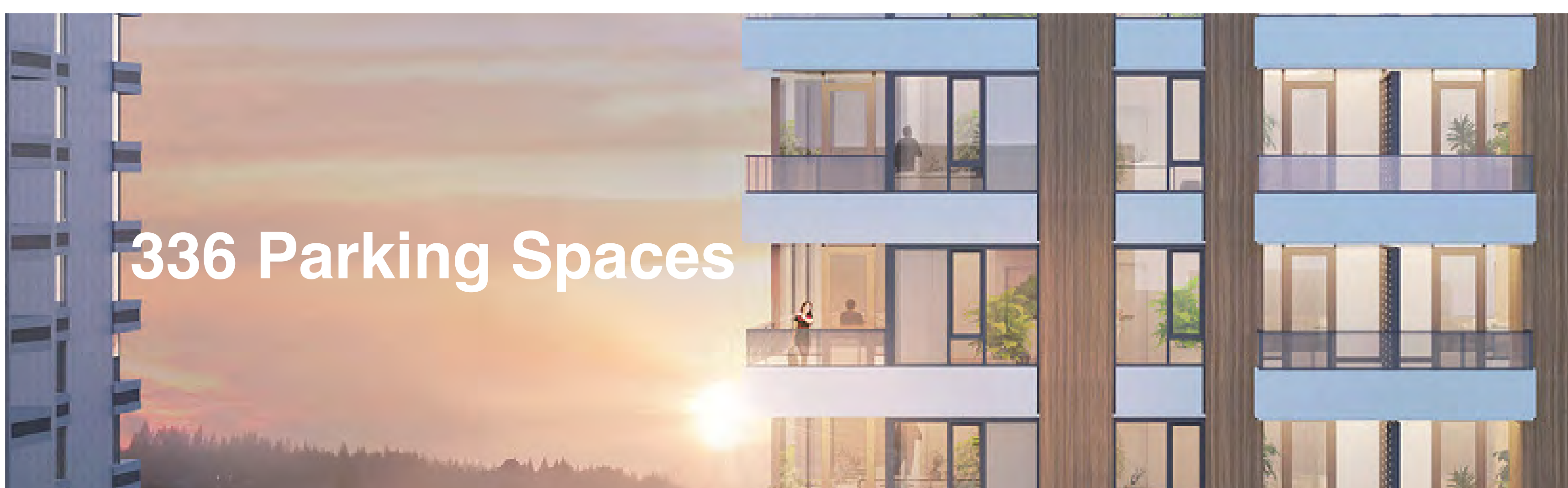
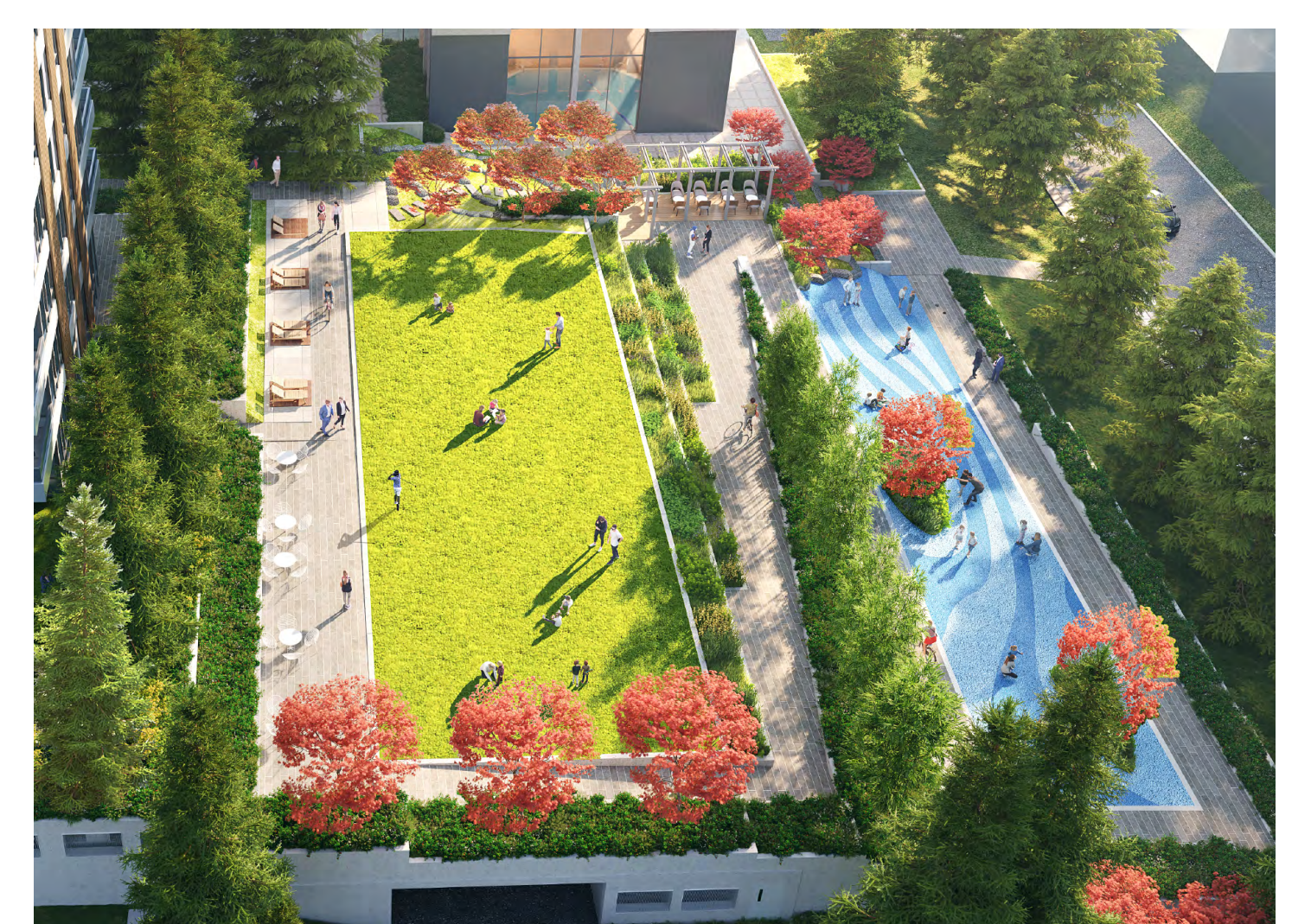
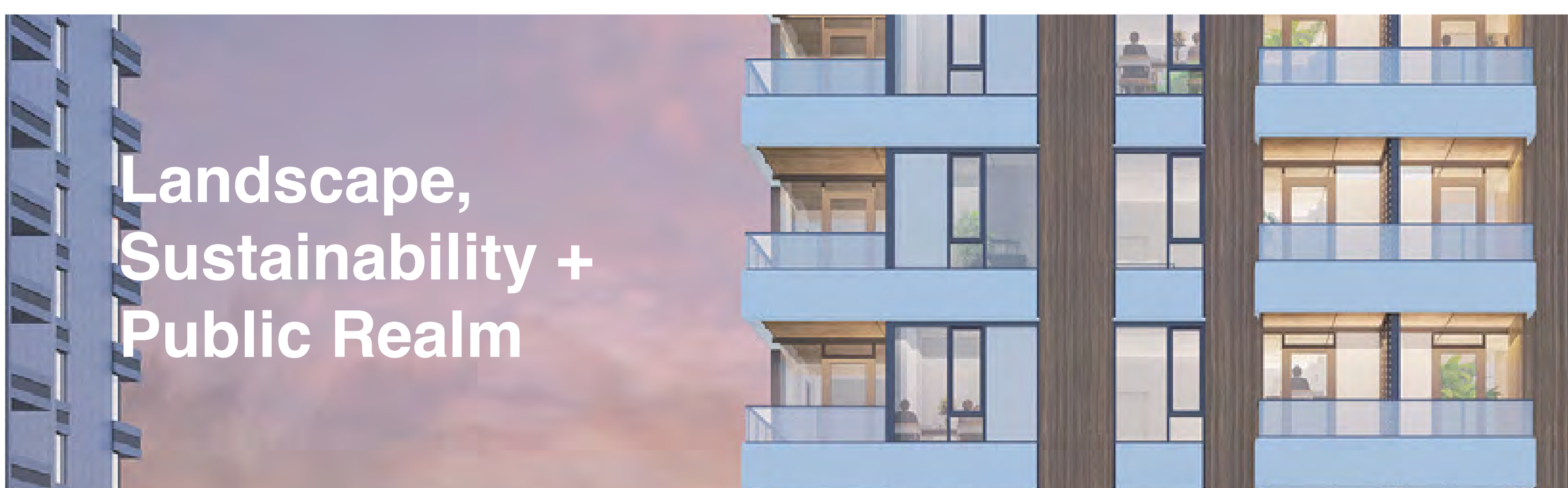
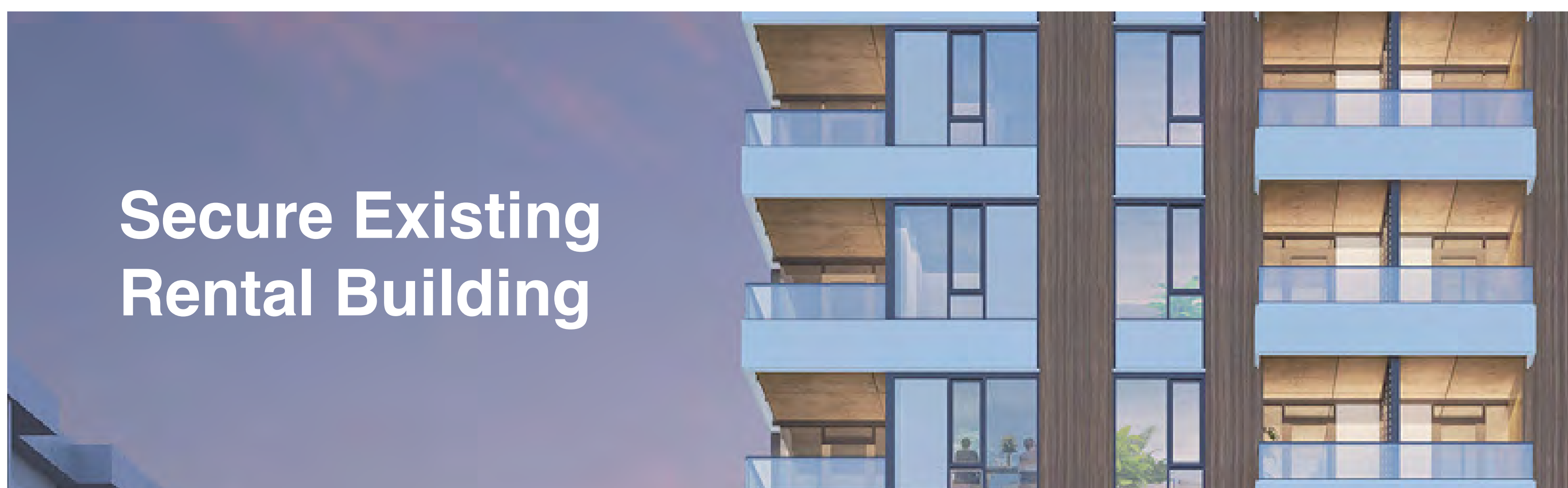
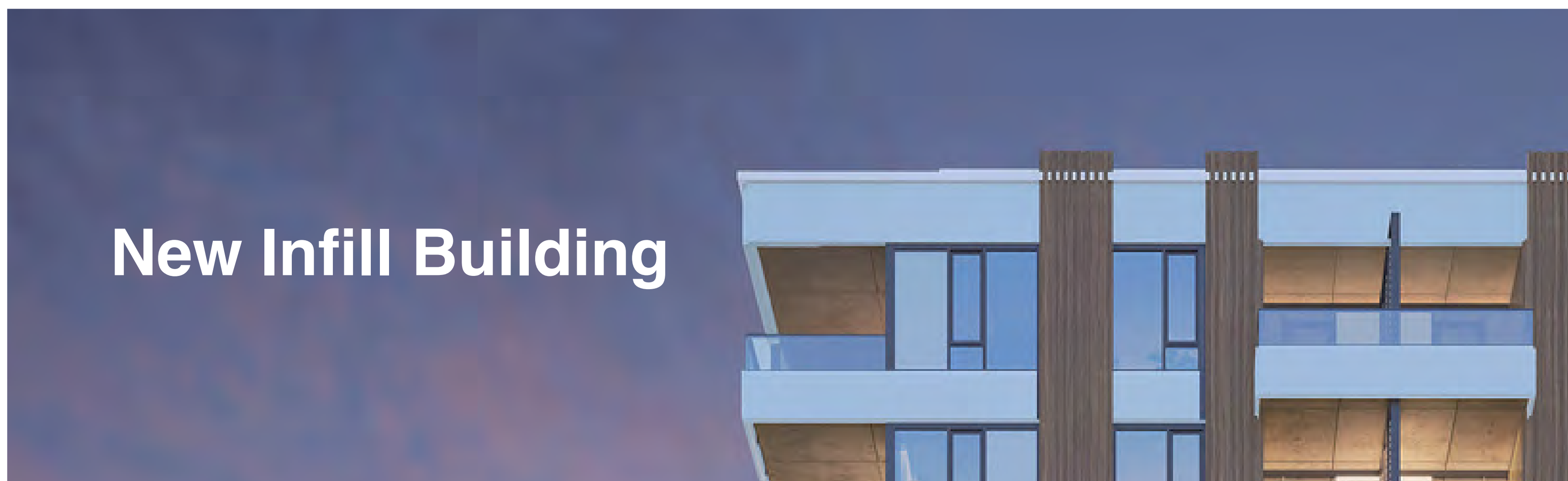
The application for 1552 Esquimalt Avenue proposes a 100% market strata building:

- To provide home-ownership opportunities in the near future
- The existing 20-storey 185 rental homes currently on the property will be secured as rental in perpetuity concurrently with the approval of this application.

The Proposal

Wall initiated a conversation on an infill building at 1552 Esquimalt Avenue in 2019. The proposal has gone through several iterations and was paused in 2021 while the Ambleside Local Area Plan (LAP) was completed.

The proposal will provide new housing options for individuals, families, and seniors within walking distance of amenities, employment, and services.



New Infill Building

The proposed infill building will provide 126 homes from studios to 3-bedrooms on the north-west corner of the site.



No resident displacement

Infill development allows for new housing opportunities to be developed in established neighbourhoods that are already well served by amenities, shops and services, schools, and community centres.

Infill means that no existing residents are displaced as a result of the development.

New modern homes

Many of the apartment buildings in West Vancouver today were built in the 1960s and 1970s. The proposed homes will provide residents with opportunities for accessible unit design, amenity spaces, and other options that will appeal to a broad group of people.



1552 Esquimalt Avenue provides the opportunity to secure the rental units on site today and provide future homeownership opportunities that are currently missing from the neighbourhood's housing inventory.

Secure Existing Rental Building in Perpetuity

The existing 20-storey rental building on site will be secured as rental in perpetuity as part of this proposal.

The current building was constructed in 1971 and has been owned and operated by Wall Financial ever since. The 20-storey building includes 185 rental homes ranging from studio to three bedroom units. The redevelopment will not cause any displacement of existing residents.



Landscape, Sustainability & Public Realm

The proposal will be designed to a high level of sustainable performance, meeting or exceeding the District's energy and sustainability requirements.



1

Accessible Multi-use Path



2

Outdoor amenity space



3

Great Lawn



4

Bamboo Garden



5

Outdoor Seating



6

Play Zone

336 Parking Spaces

The property currently has 183 parking spaces. The proposal will add 153 spaces, bringing the total to 336 parking spaces for both buildings, including 7 surface parking stalls.

The redevelopment of the property will require the demolition of the existing on-site parking. As part of the Development Permit application process, Wall will create a detailed Construction Management Plan which includes provisions for temporary resident parking, site access, and construction traffic management. This proposal includes a plan to provide parking arrangements on site for the existing tenants during construction of the Infill Tower. See next slide for interim parking plan.

The proposal includes seven dedicated car share parking stalls to reduce residents reliance on personal vehicles.



The parkade entrance is located off of the laneway, helping minimize conflicts between pedestrians, cyclists and vehicles.



230 underground secured bicycle parking spaces are included in the proposal.

Interim Parking Plan

Two Interim Parking Phases are proposed to facilitate the construction of new parkade. The phasing plan ensures there is no gap in on-site parking provision between demolition and project completion, and all transitions will be clearly communicated in advance.

Phase 1

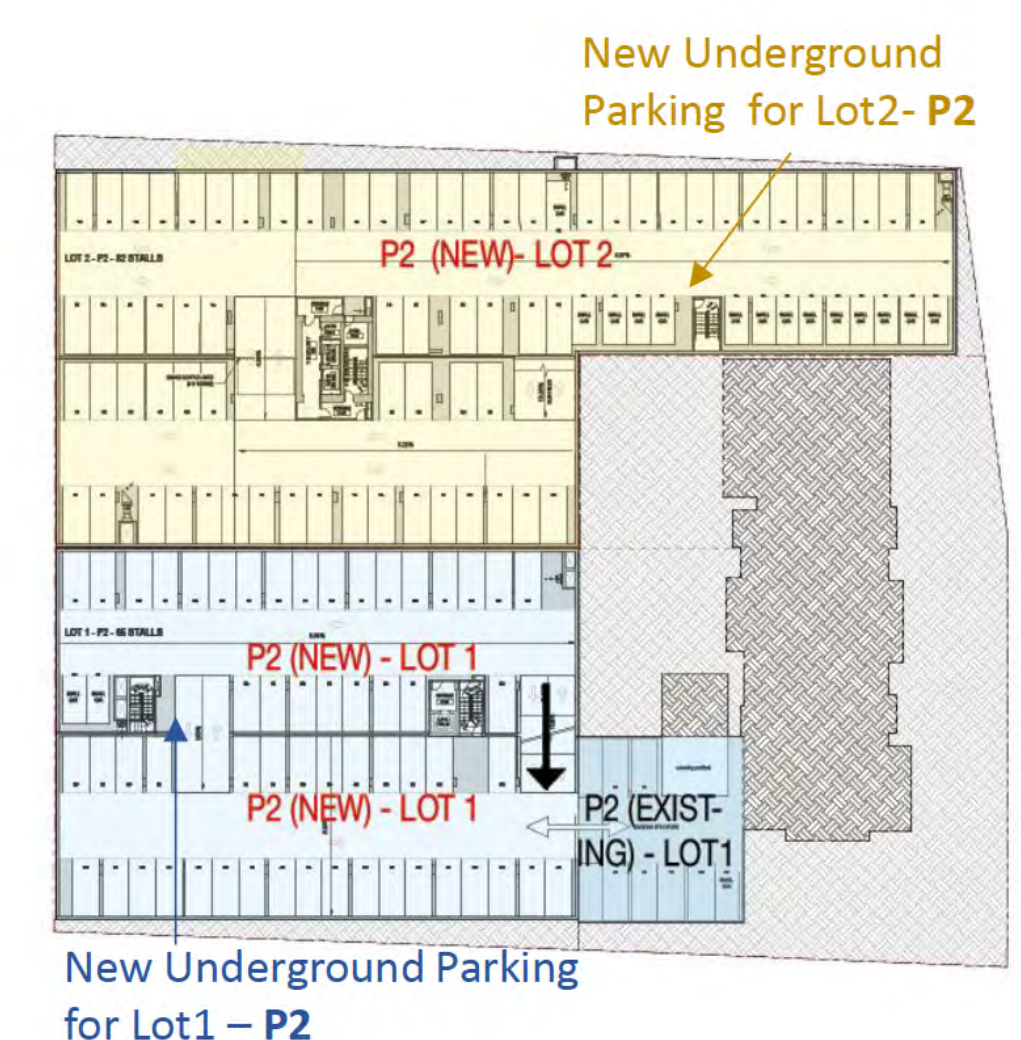
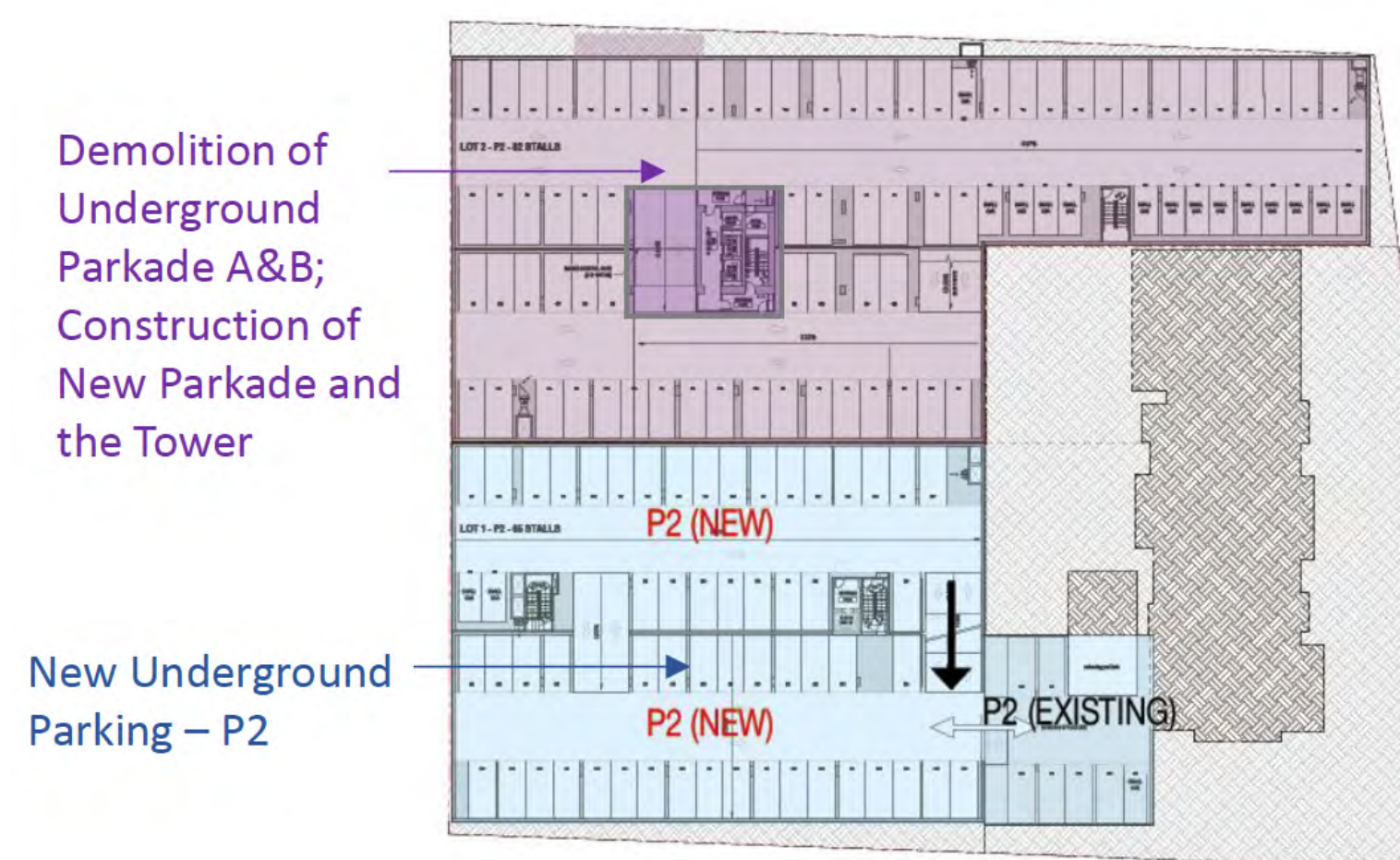
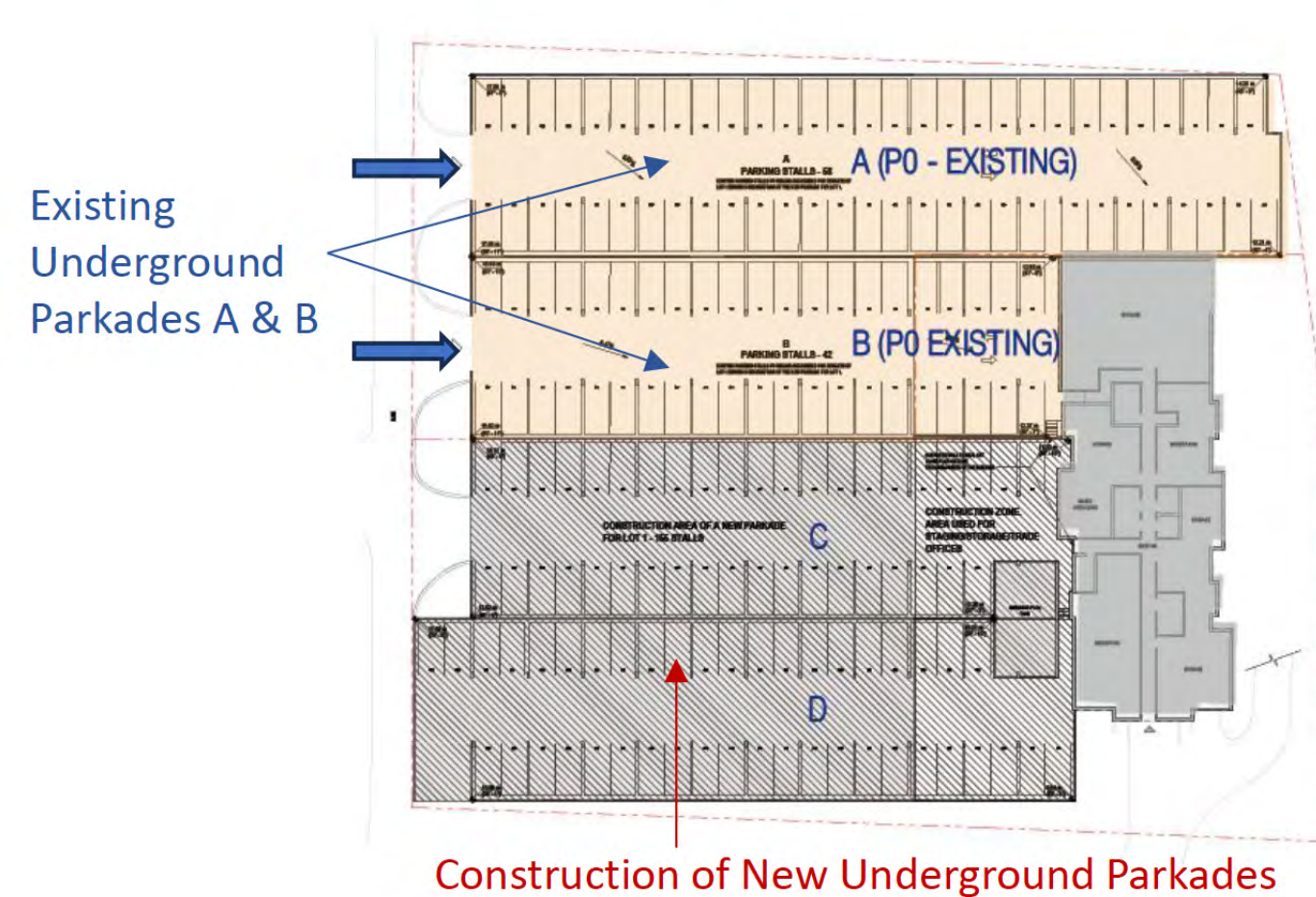
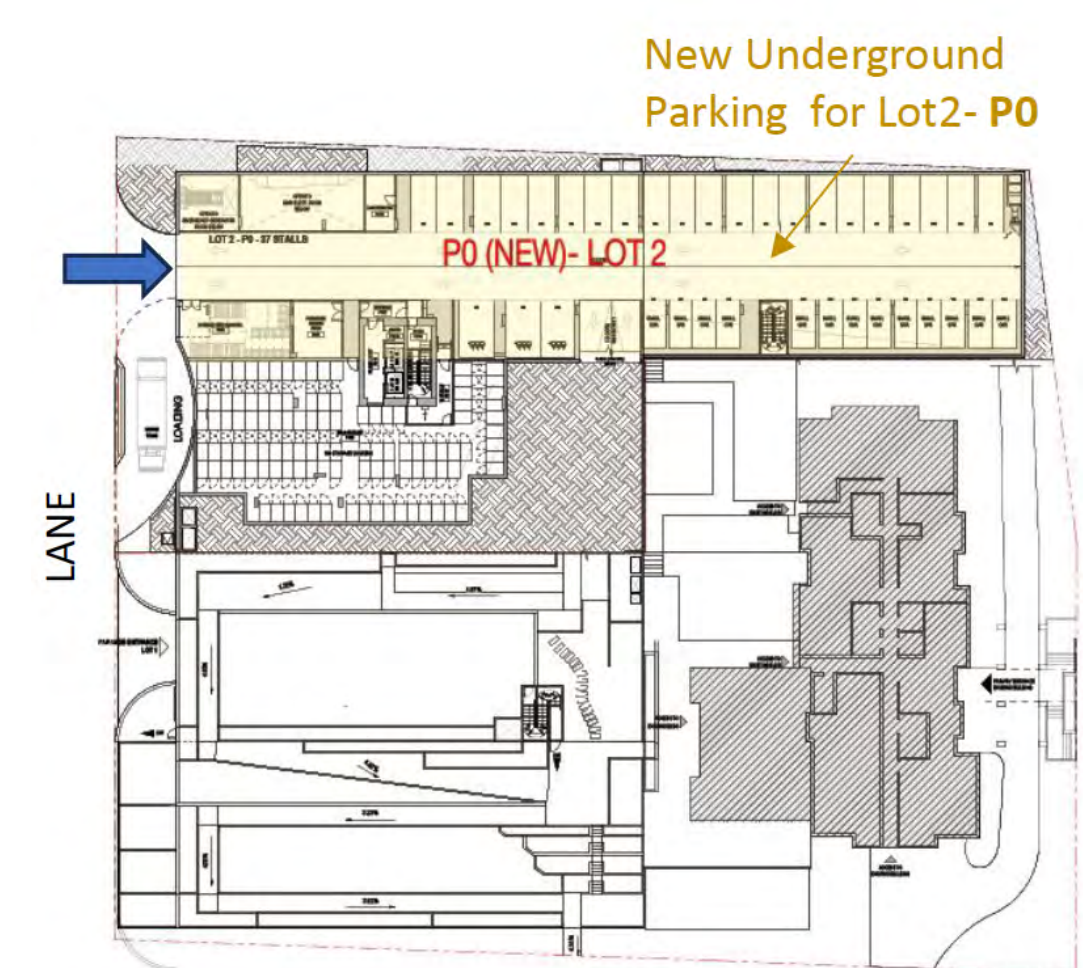
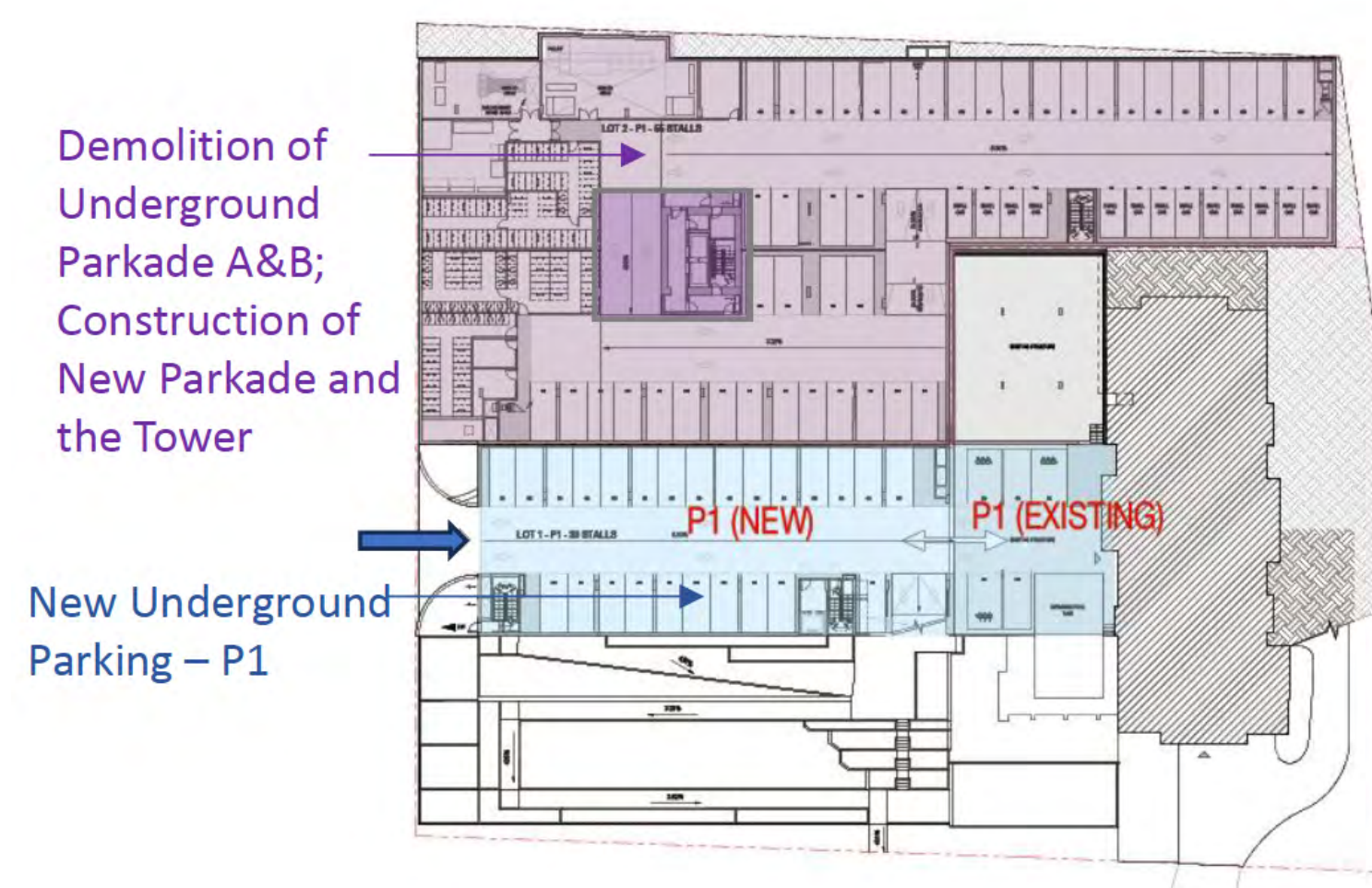
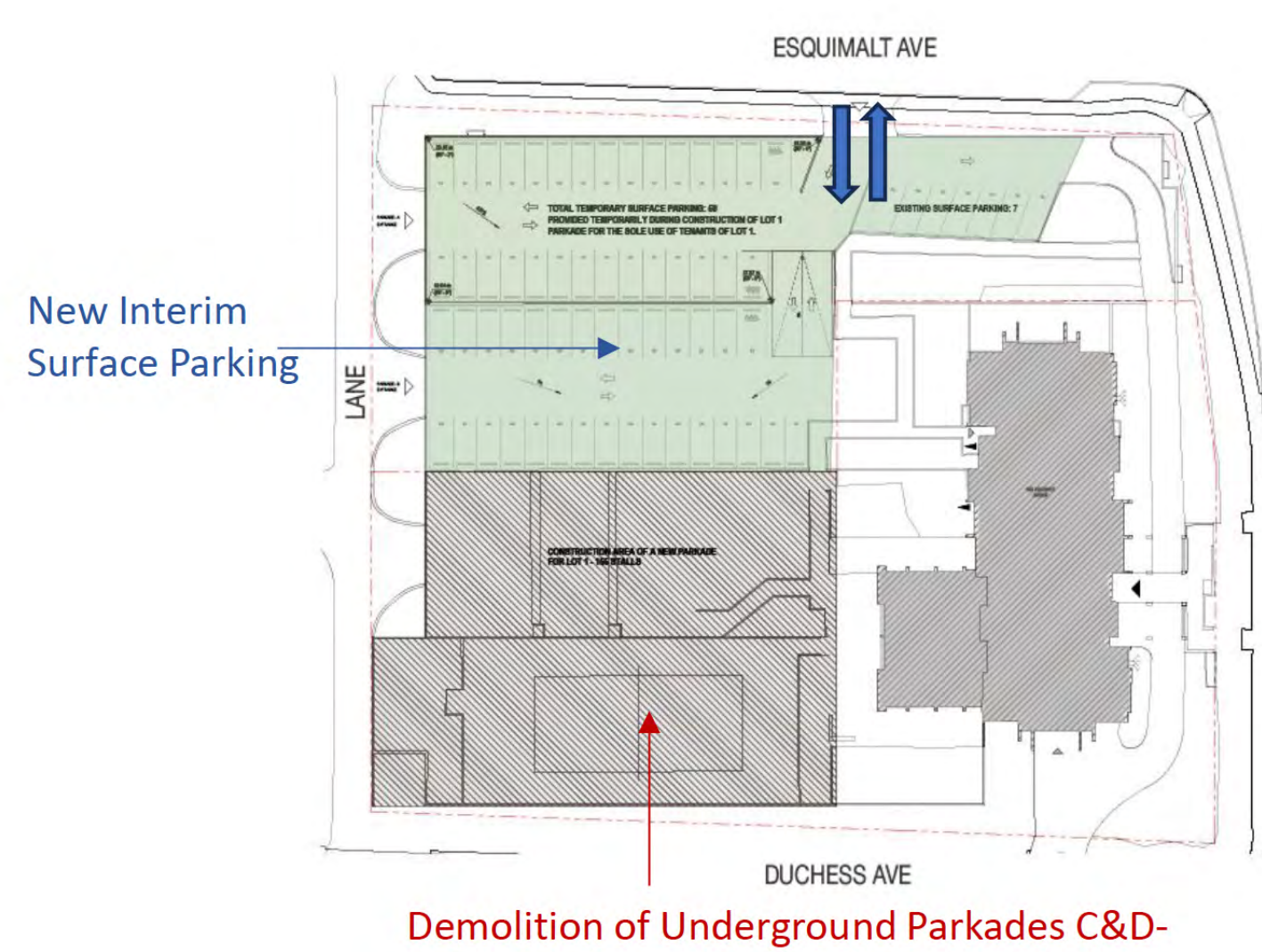
The existing underground parking areas C&D will be demolished to facilitate construction of the new parkade for the existing tower.

Phase 2

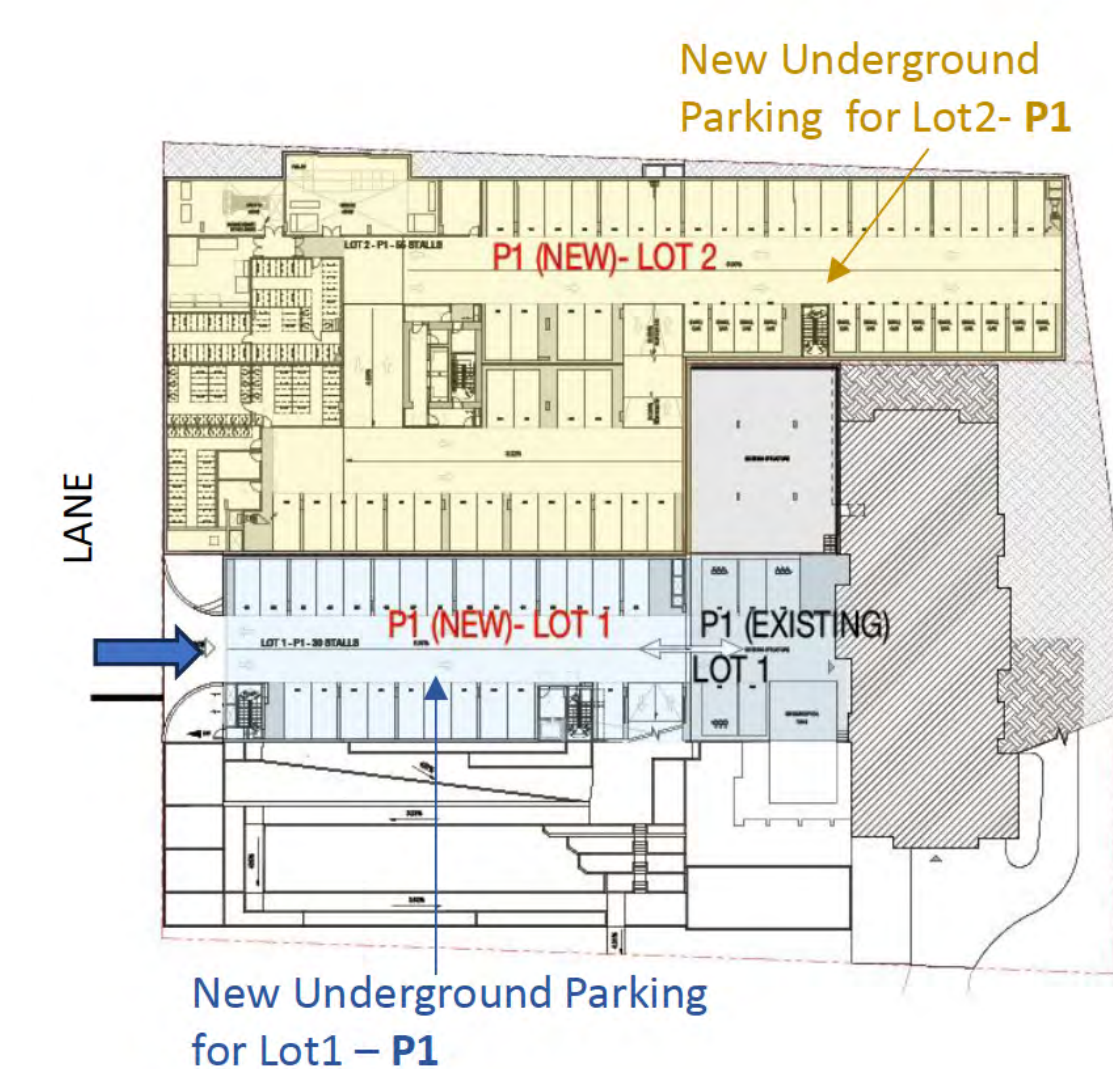
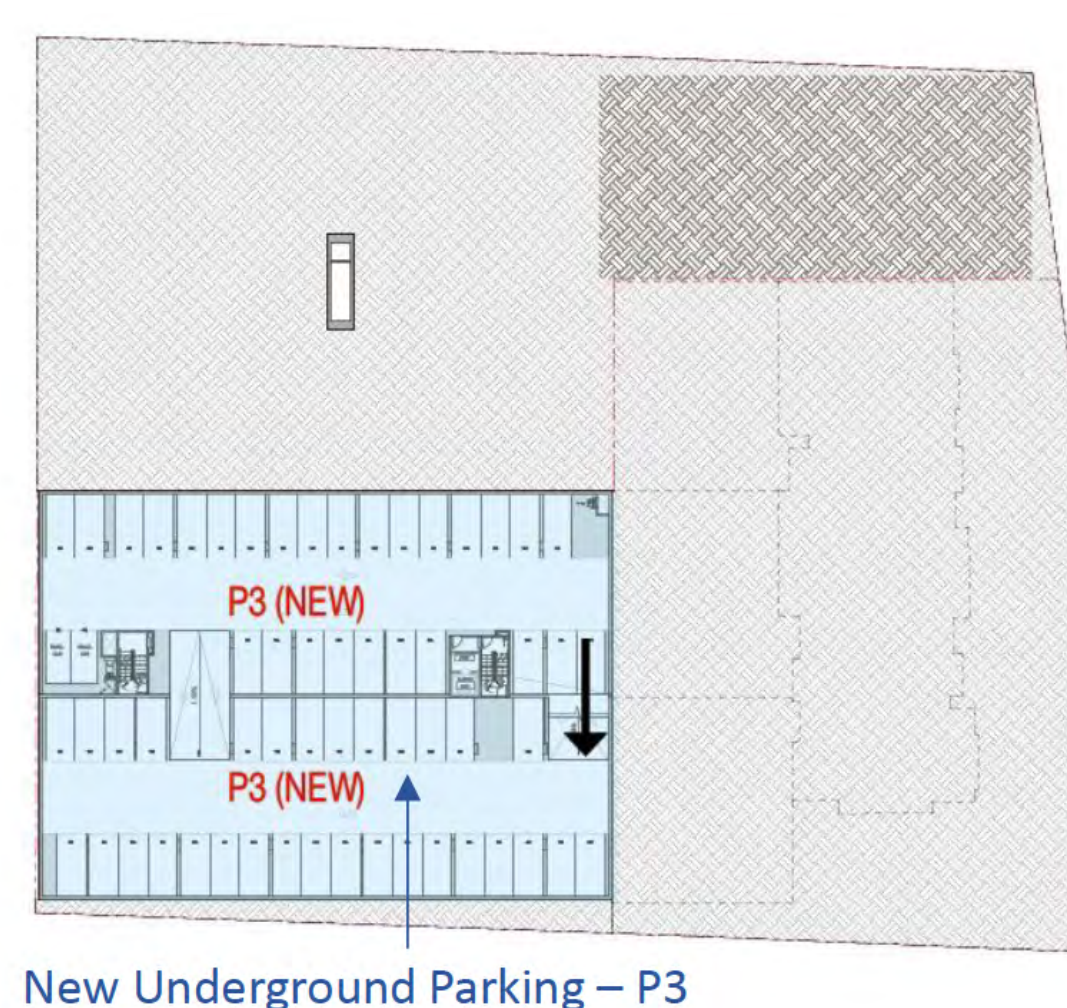
Existing underground (A & B) and surface parking will be removed once the new parkade is operational, enabling construction of the infill tower parkade.

Completion

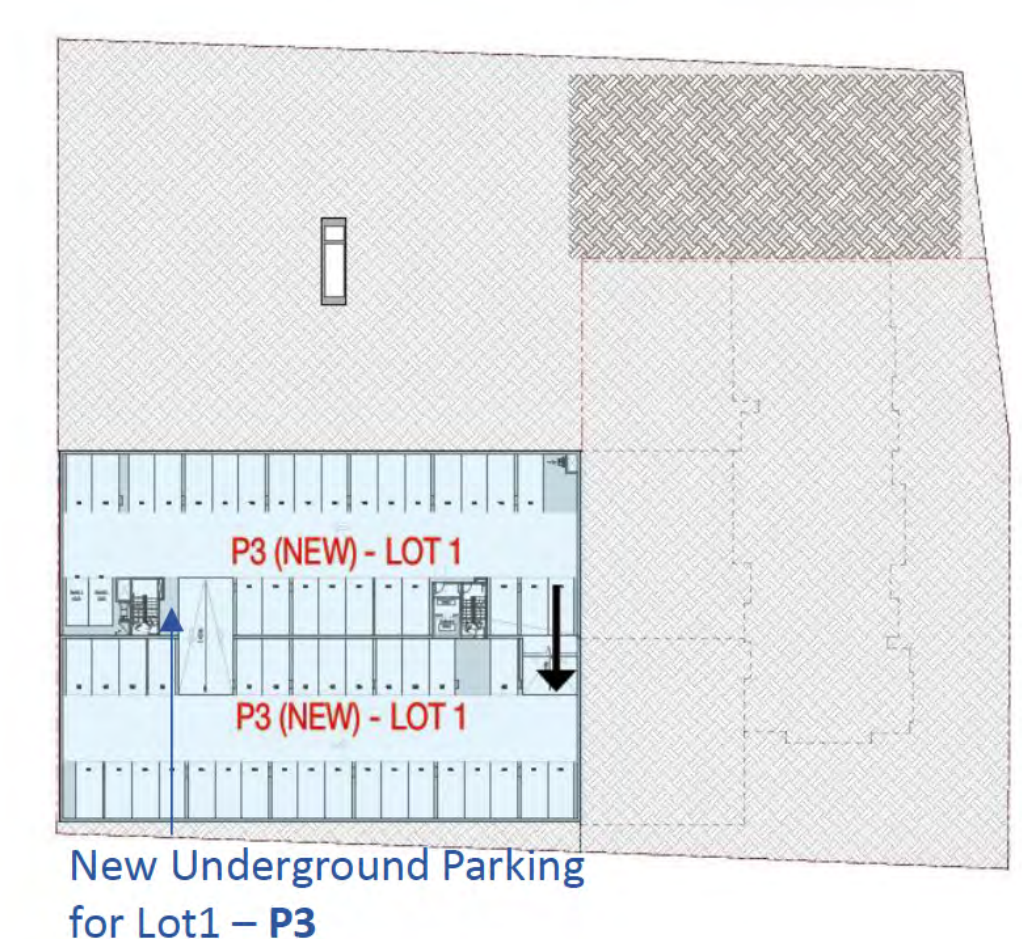
Upon project completion, two new and completely separate parkades will be provided for residents of Lot 1 and Lot 2, each with independent vehicular access from the lane.



Total of **166 parking stalls** provided as interim parking during construction of new parkade for the existing tower.



Total of **155 parking stalls** provided in the new underground parkade for the existing tower.



Transportation Impact Assessment

A Transportation Impact Assessment (TIA) was conducted by a transportation consultant. The study confirms that traffic, parking, and access impacts will be minimal, and the neighbourhood transportation network will continue to operate well.



Traffic & Commuting

- The project will generate a **modest number of new trips** during peak hours
 - » AM peak: 26 trips (8 in / 18 out)
 - » PM peak: 33 trips (20 in / 13 out)
- **Minimal impact** on local traffic and commute times
- The surrounding road network can **comfortably accommodate this growth**

Intersection Performance

- All studied intersections will **continue to function effectively**, including:
 - » 15th St & Fulton Ave
 - » 16th St & Fulton Ave
 - » 15th St & Esquimalt Ave
 - » 16th St & Esquimalt Ave
 - » 15th St & Duchess Ave
 - » 16th St & Duchess Ave
- 15th St & Marine Dr:
 - » Existing queueing constraints have been identified, with **signal timing improvements** recommended in coordination with the District to help optimize traffic flow

Parking & Laneway Access

- The project will provide **336 parking stalls**, exceeding the required **126 stalls**, ensuring sufficient on-site parking to meet resident demand.
- **No significant impacts to on-street parking** are expected in the surrounding area
- The shared laneway will continue to support **resident access, loading, and waste collection**, and is designed for **safe and efficient vehicle movement with no operational conflicts identified**

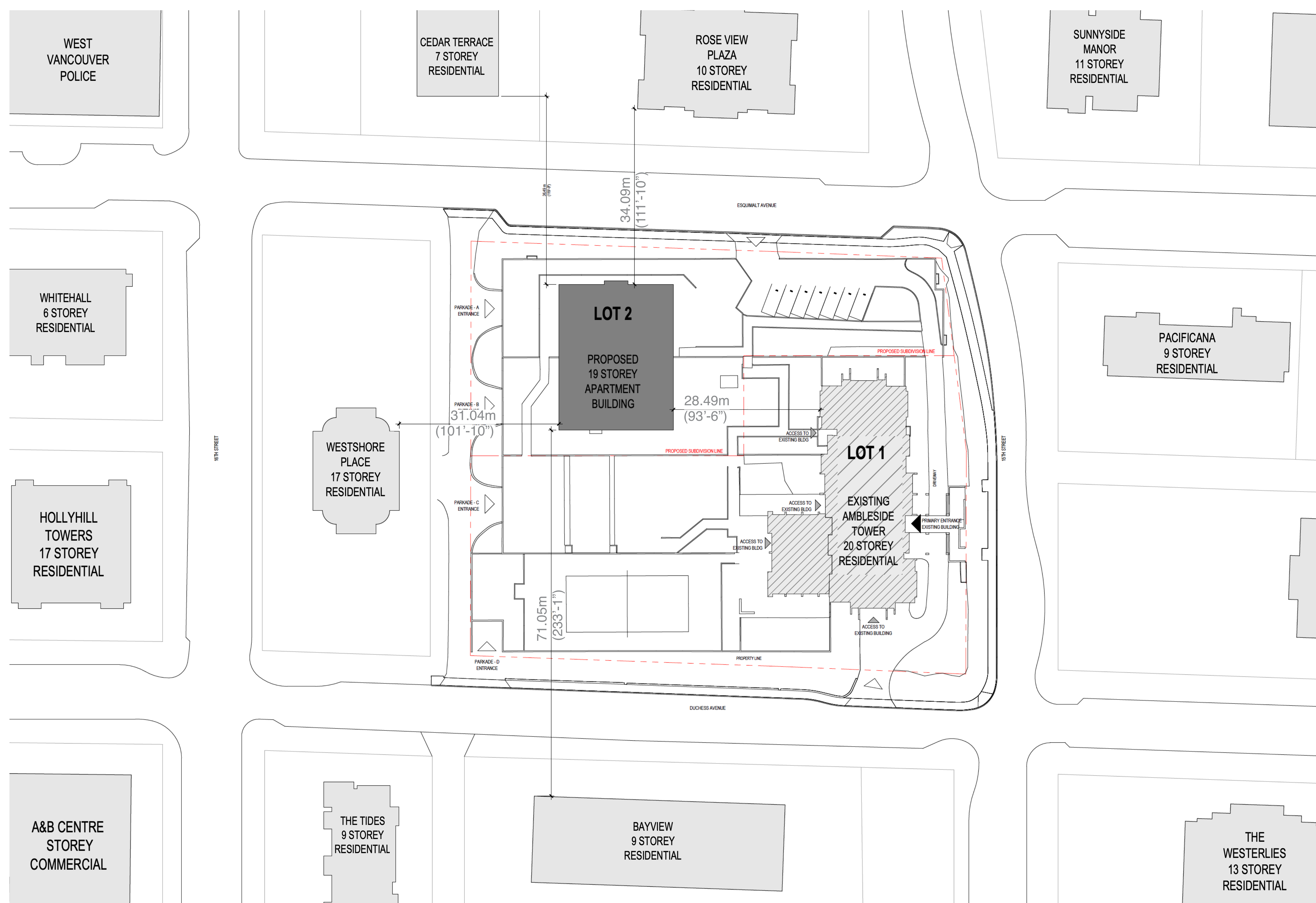
Site Plan

The site and neighbourhood context has been carefully considered to locate the new infill building appropriately.



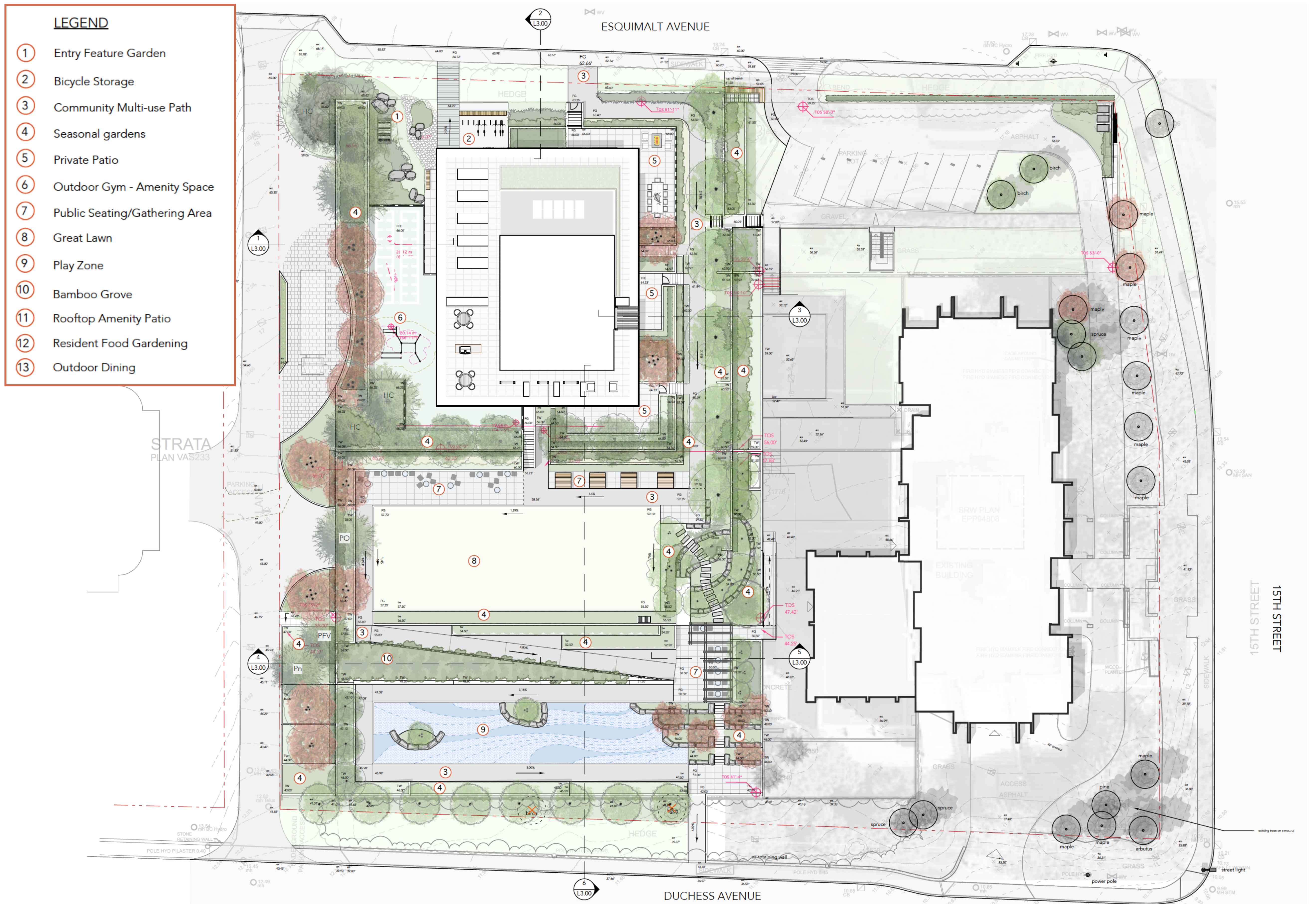
Context Plan

The proposed infill building has been strategically placed in the north-west corner of the site to allow for ample tower separation between the existing building and the neighbouring apartment building.



The proposal for 1552 Esquimalt Avenue has been reviewed by the Planning Committee and has received preliminary support, subject to formal ratification at a future meeting.

Landscape Concept



Design Concept



View from Duchess Avenue looking north-west

Design Concept



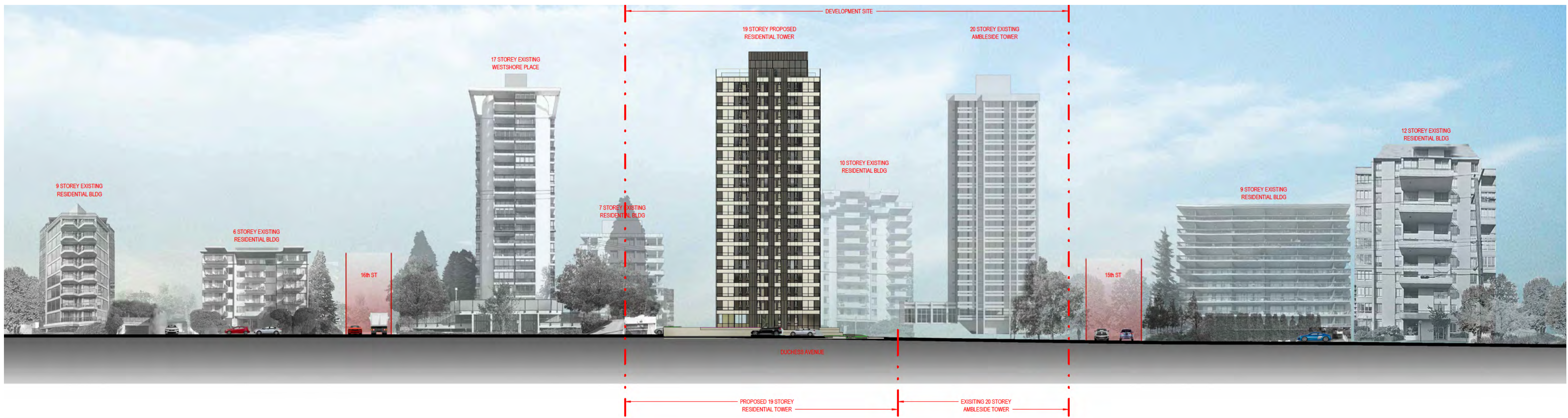
View of the courtyard, plazas and connections to the new and existing buildings

Design Concept

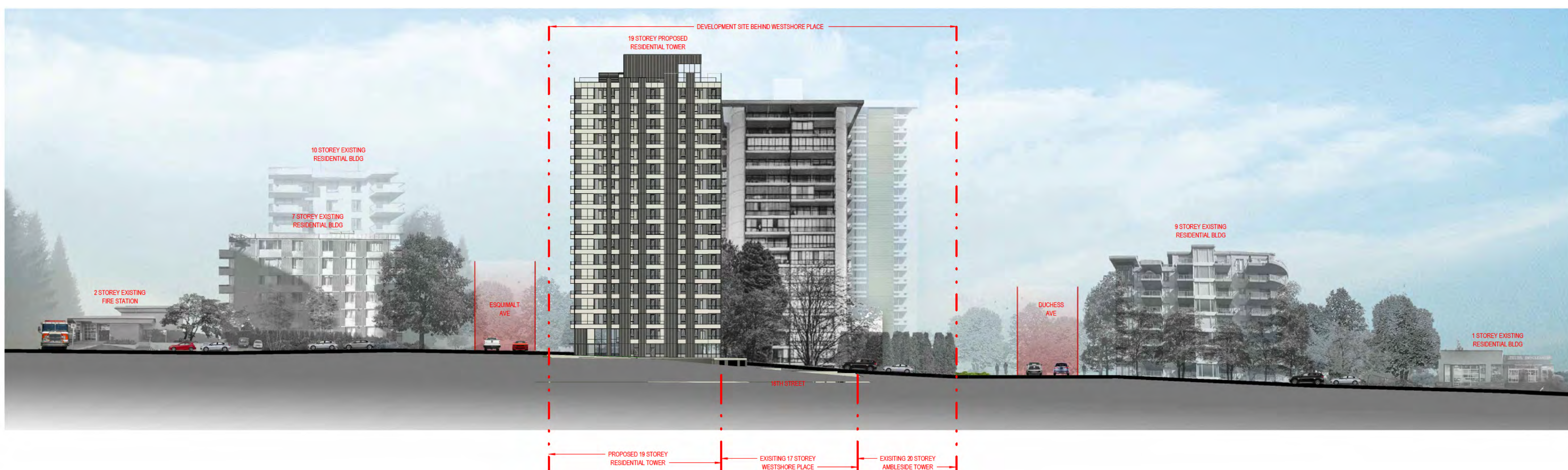


View from Esquimalt Avenue looking south

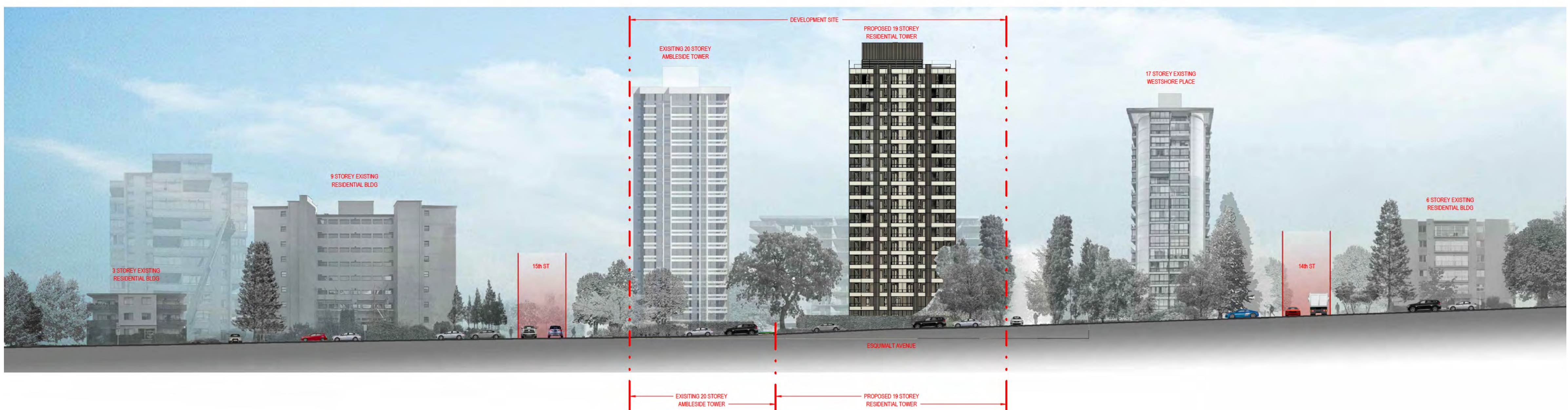
Street Elevations



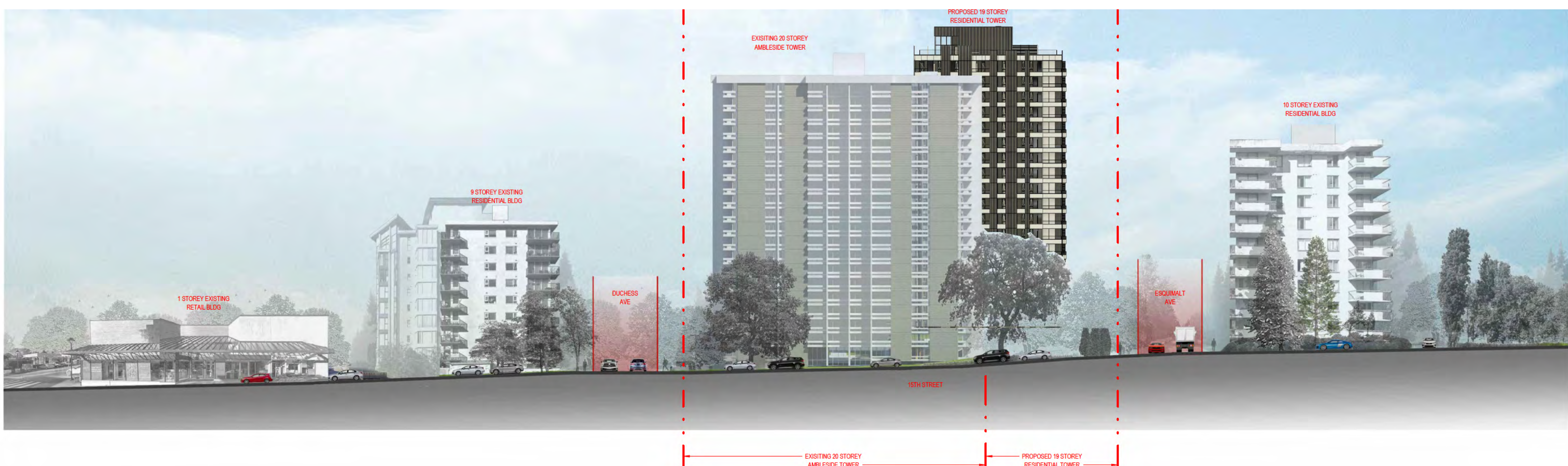
Duchess Avenue



16th Street

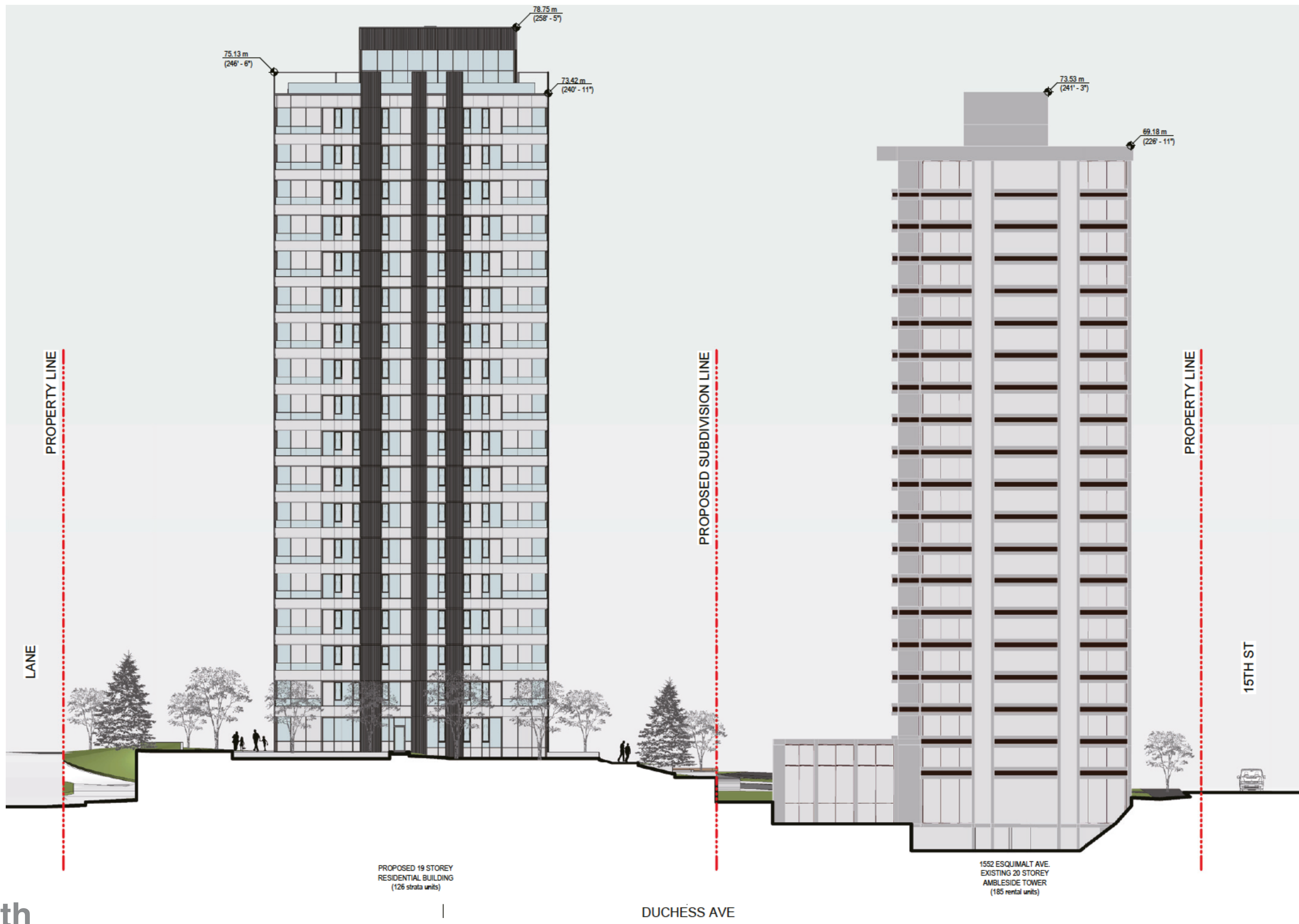


Esquimalt Avenue

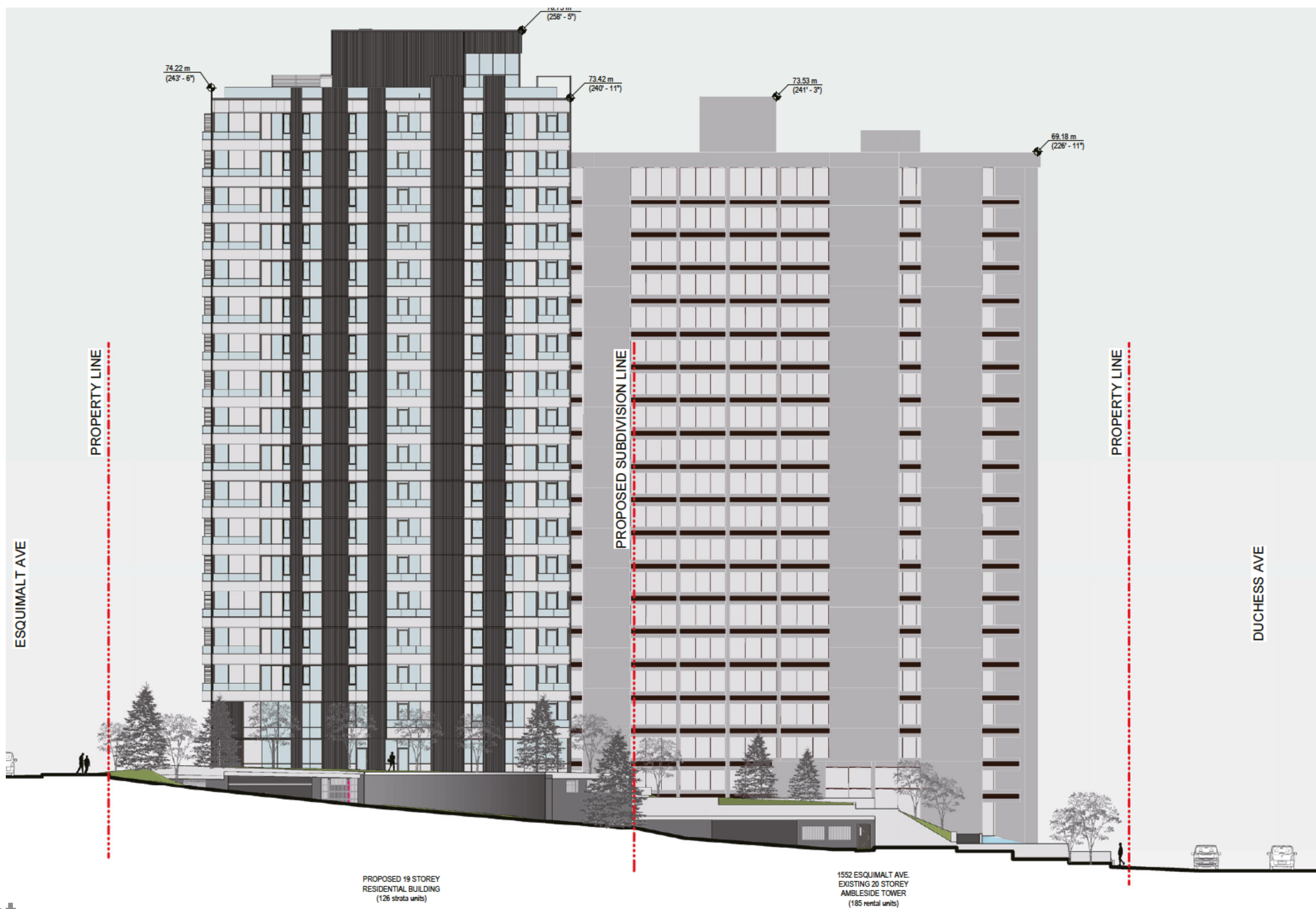


15th Street

Building Elevations



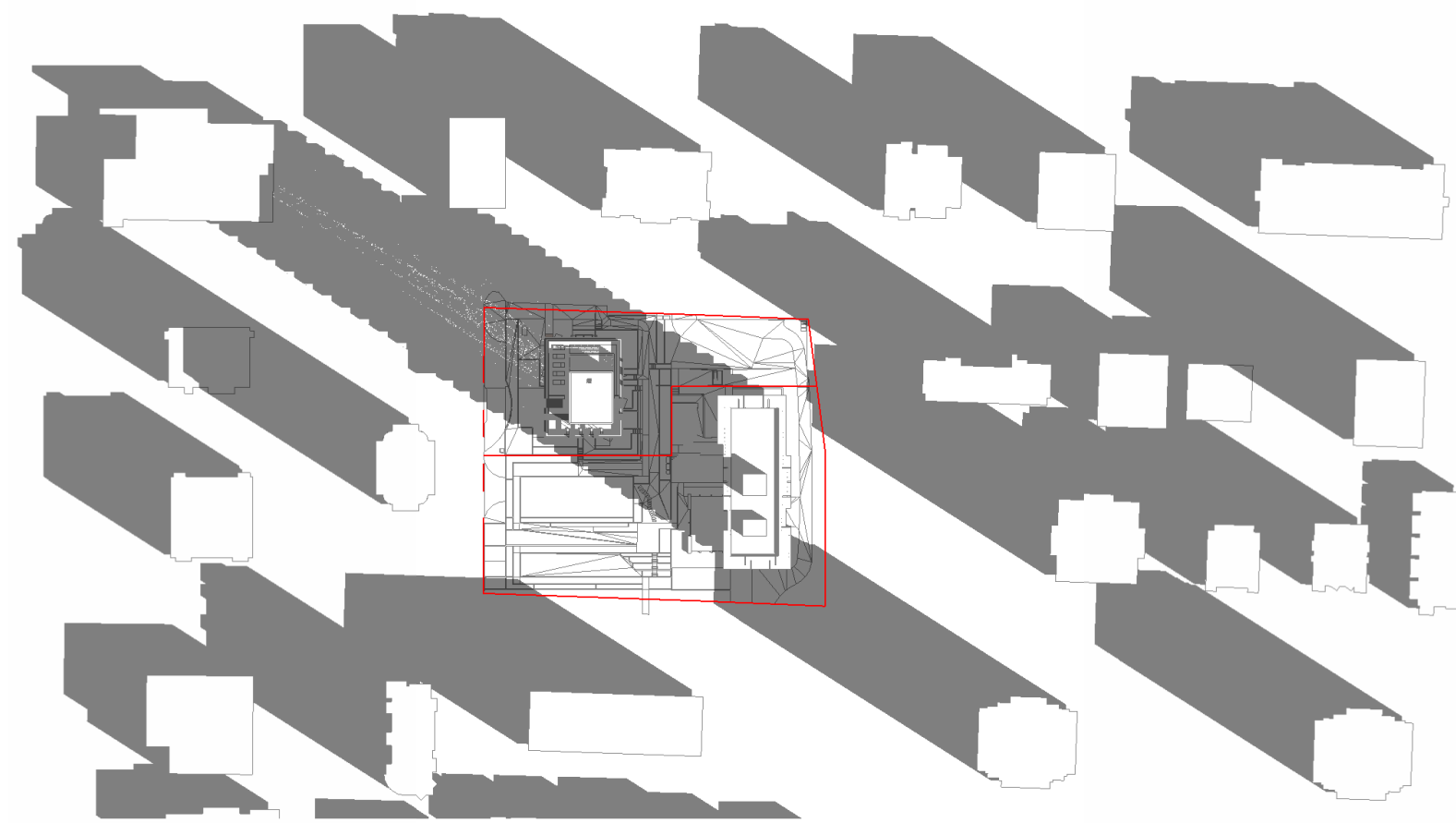
South



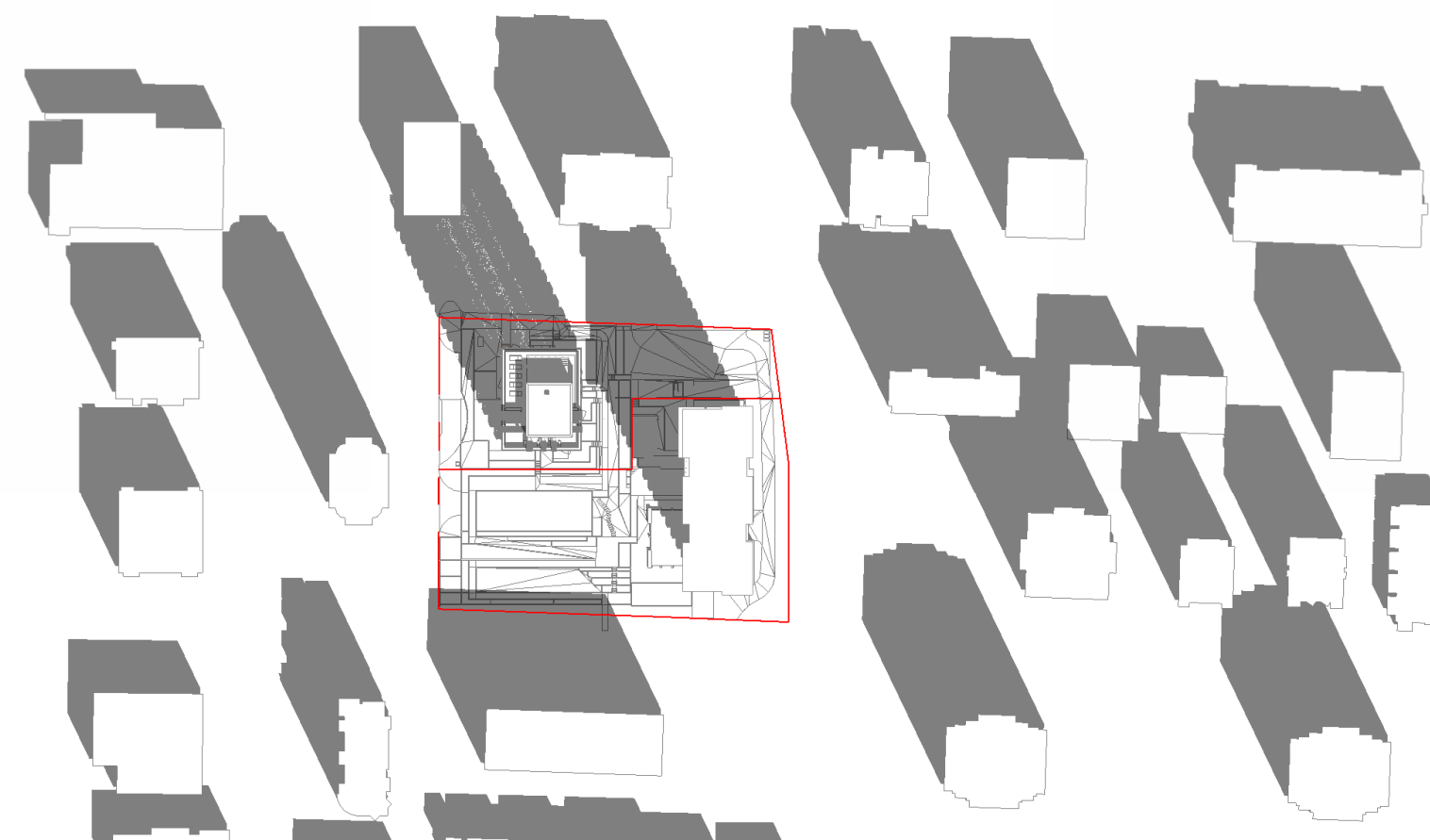
West

Shadow Studies

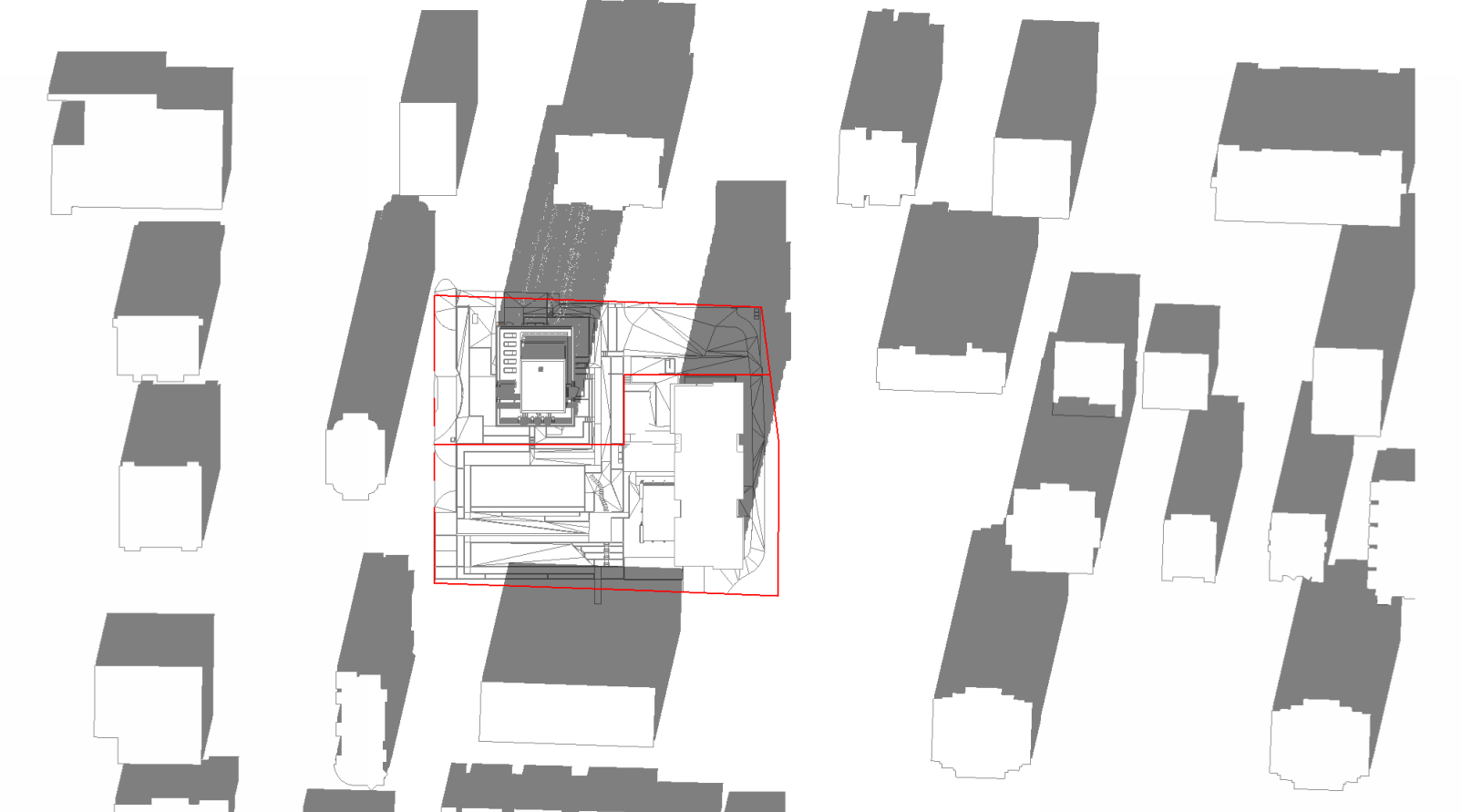
March 21/September 21



10 am

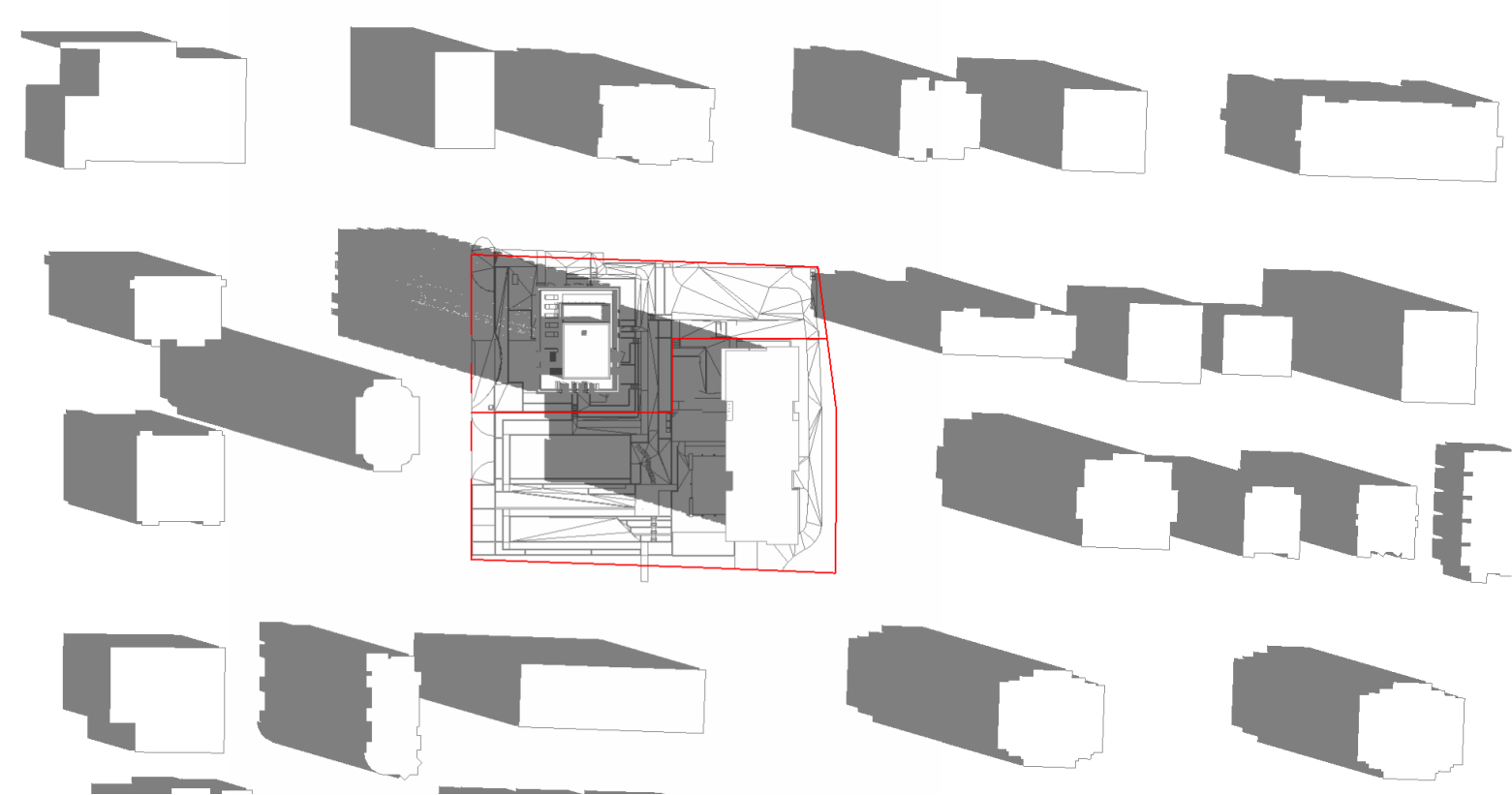


12 pm

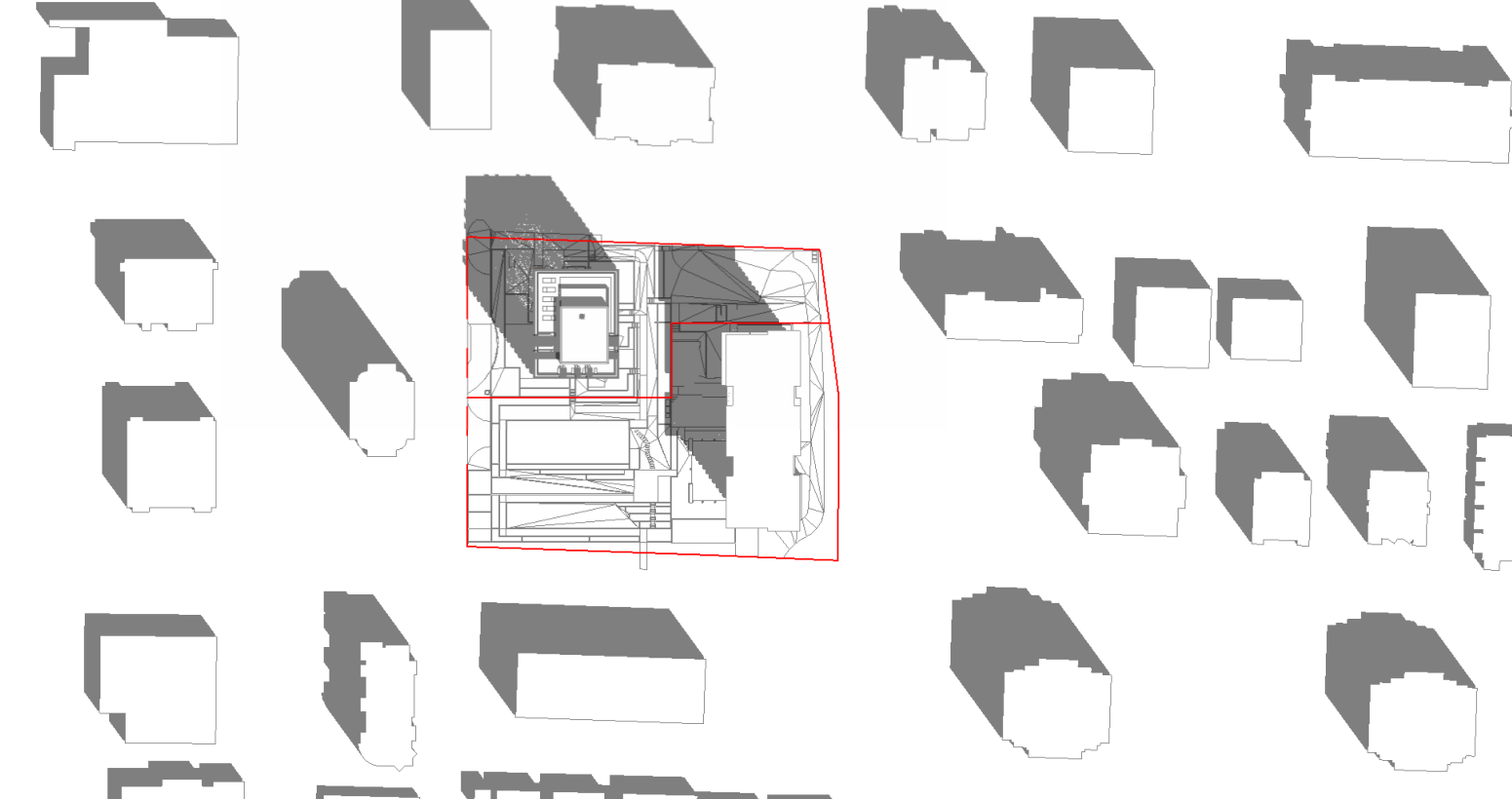


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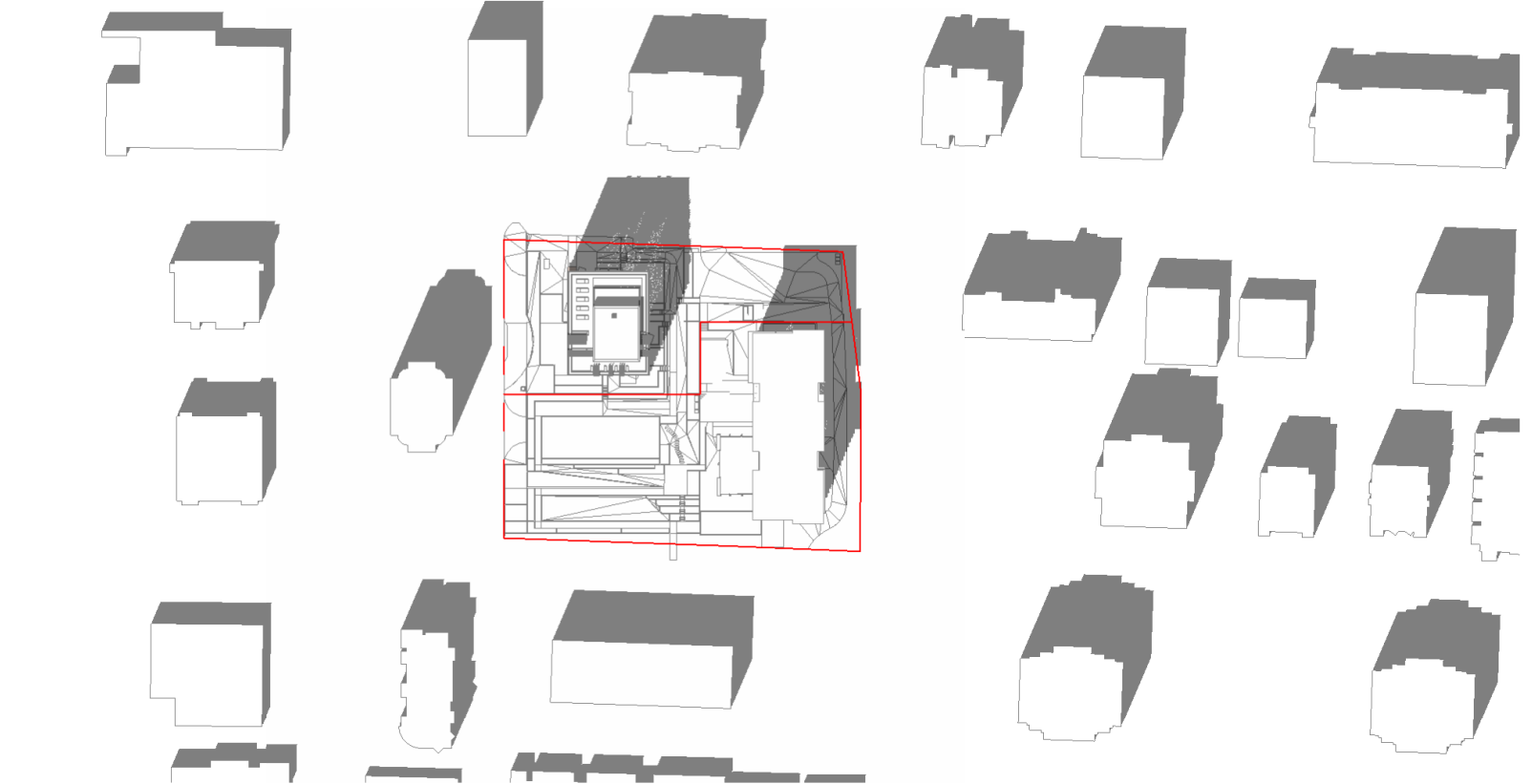
June 21



10 am

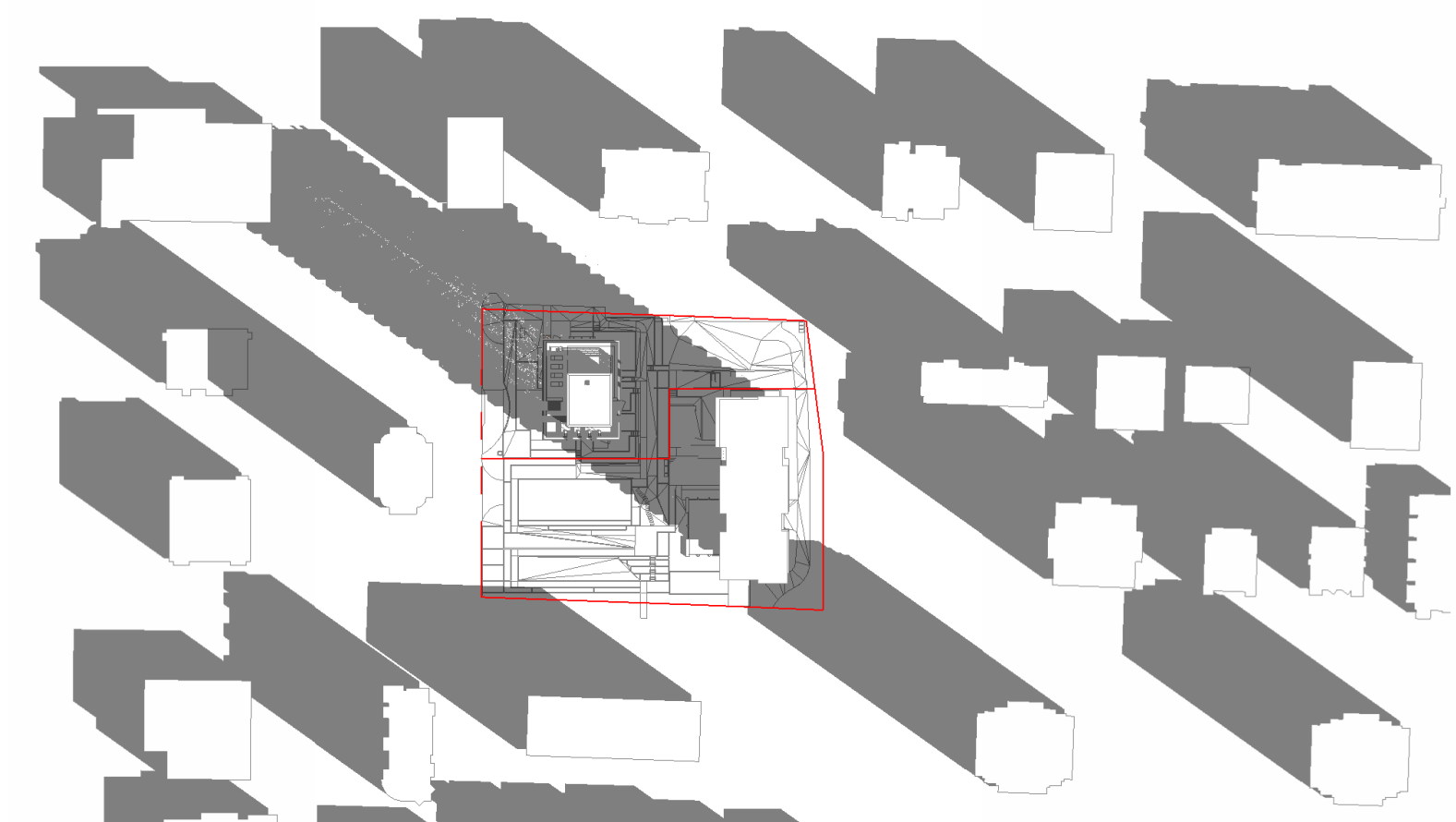


12 pm

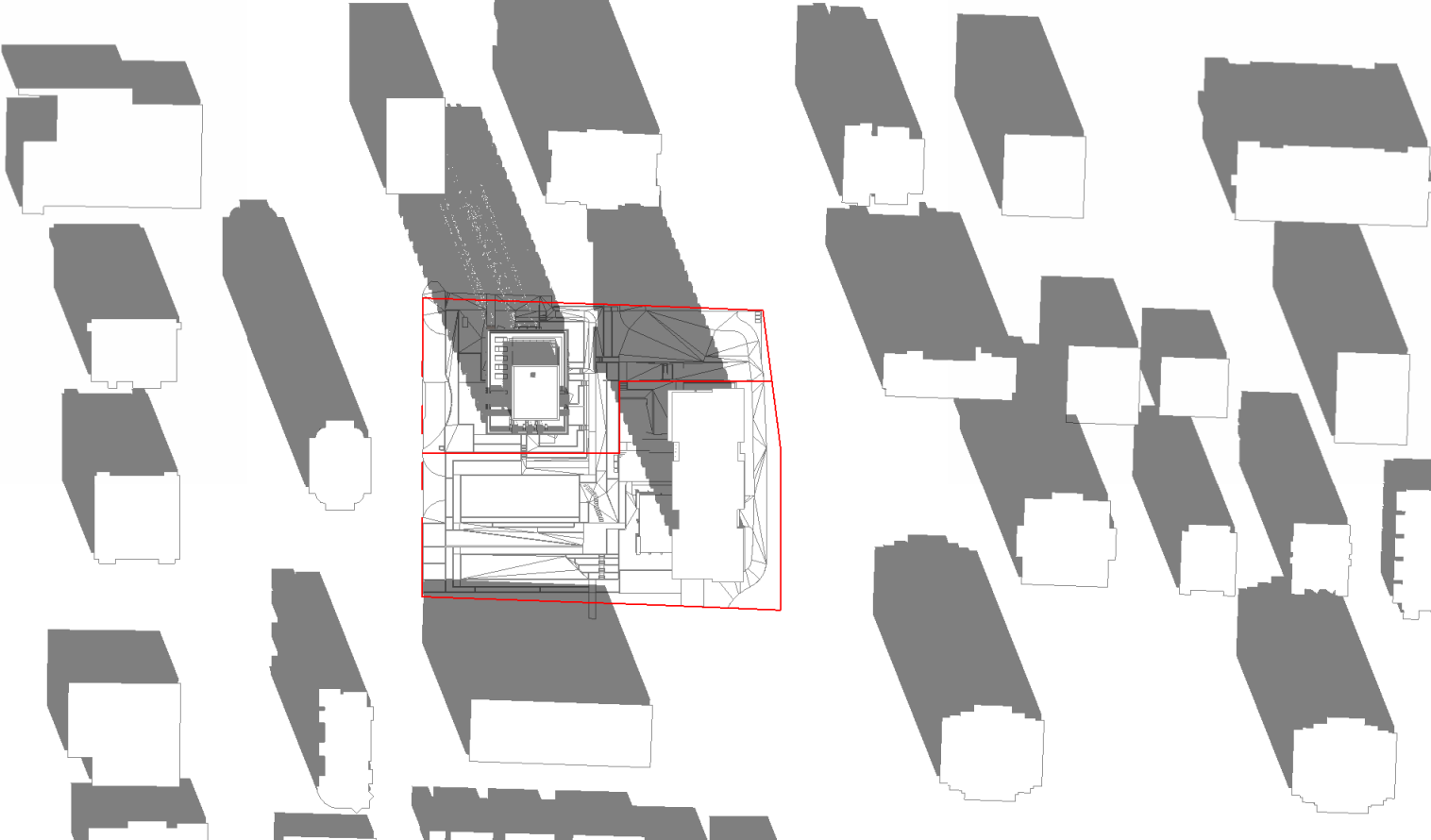


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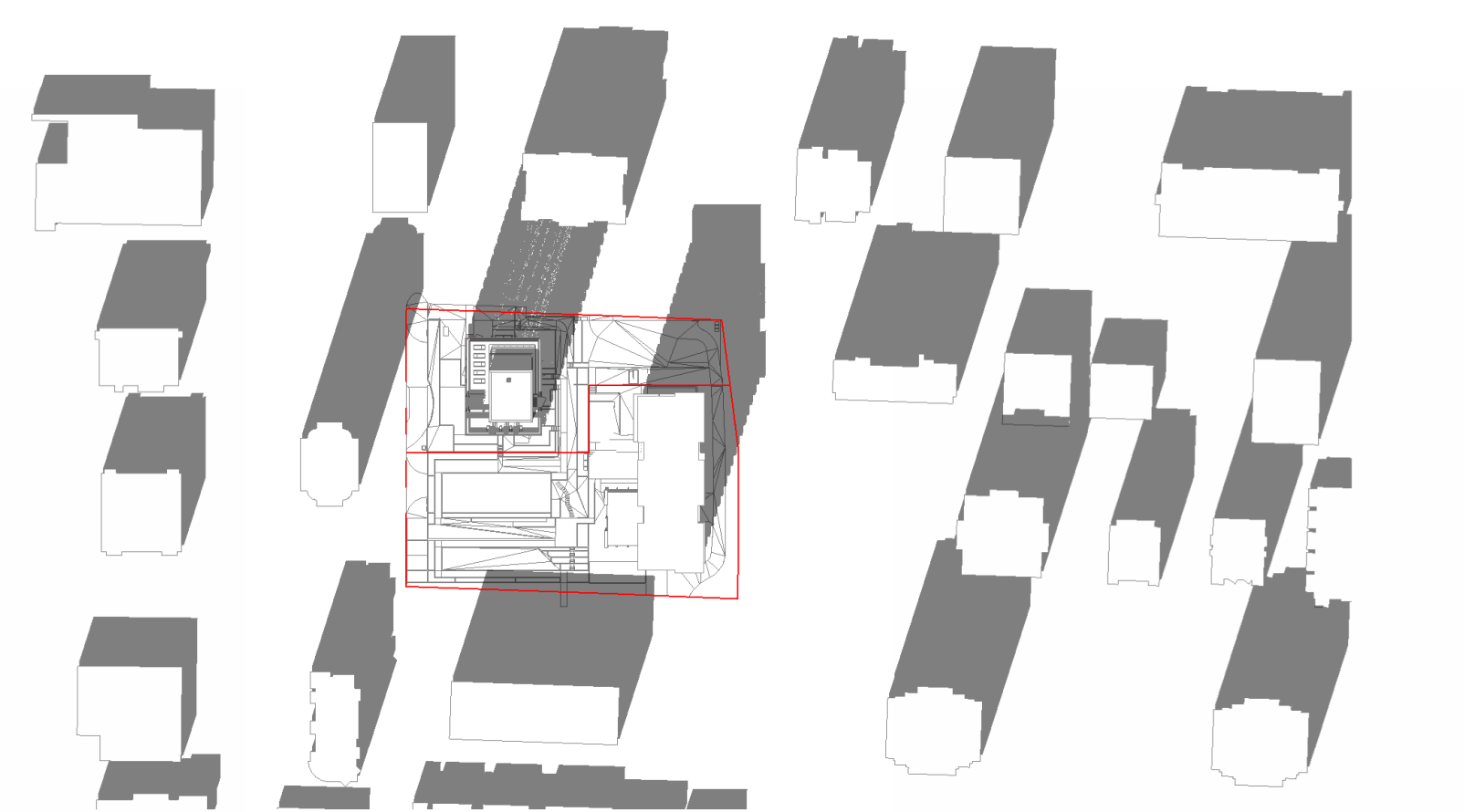
December 21



10 am



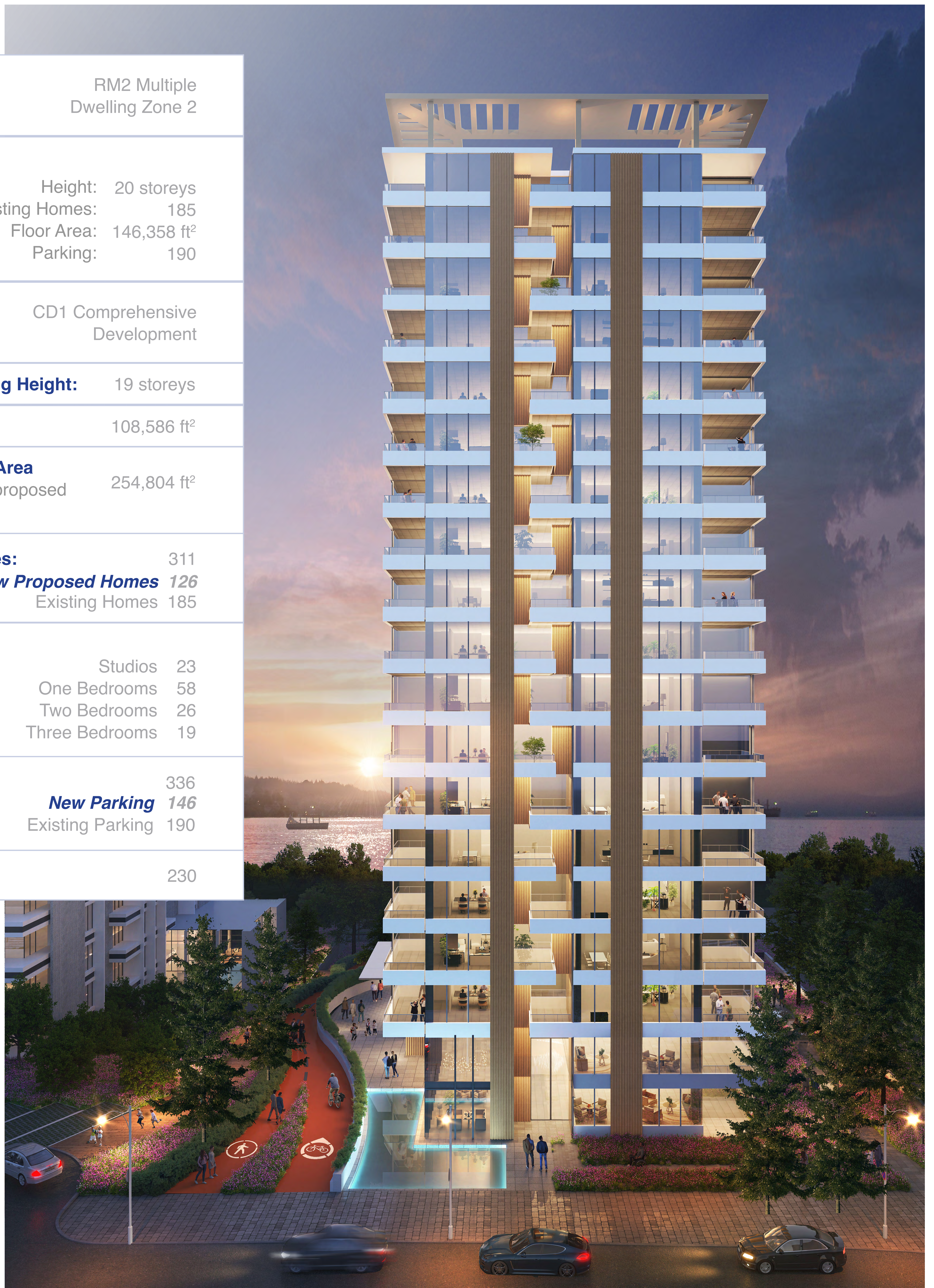
12 pm



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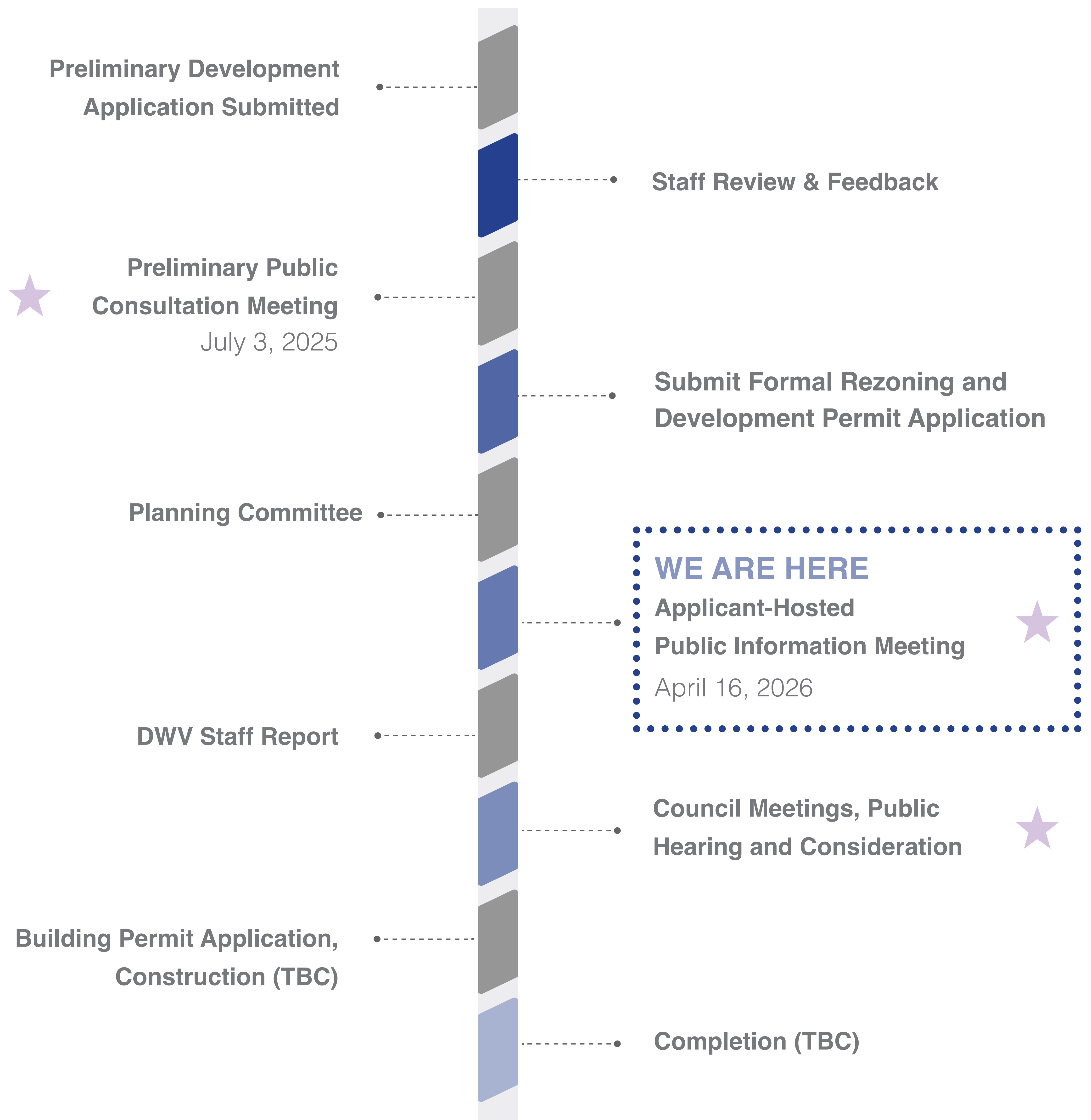
Proposal Details

Existing Zoning:	RM2 Multiple Dwelling Zone 2
Existing Building:	Height: 20 storeys Existing Homes: 185 Floor Area: 146,358 ft ² Parking: 190
Proposed Zoning:	CD1 Comprehensive Development
Proposed Infill Building Height:	19 storeys
New Floor Area:	108,586 ft ²
Total Proposed Floor Area (including existing and proposed building):	254,804 ft ²
Total Number of Homes:	311
	<i>New Proposed Homes</i> 126
	Existing Homes 185
New Home Types:	Studios 23 One Bedrooms 58 Two Bedrooms 26 Three Bedrooms 19
Total Parking Spaces: (0.73 stalls/unit)	336
	<i>New Parking</i> 146
	Existing Parking 190
Total Bike Spaces:	230



Process

Wall initiated a conversation on an infill building at 1552 Esquimalt Avenue in 2019. The project was paused in 2021 while the Local Area Plan - Apartment Area was underway. The Local Area Plan - Apartment Area was approved by Council in July 2024.



★ Opportunities for public input

Share Your Thoughts

Thank you for taking the time to attend today's applicant-led public information meeting. There will be many opportunities to provide your feedback as the application process continues.



Please share your comments and feedback with us via the comment forms provided. We look forward to hearing your input.



The display material and comment form are available online at www.1552esquimalt.com until April 23, 2026. Comments can be sent at anytime to info@1552esquimalt.com.