

The proposed development of 1525 Bellevue Ave. consists of a reconstruction of the wood framed 2nd and 3rd residential floors and a renovation of the main floor concrete commercial structure.

The reconstruction will replicate the existing strata lots 1 & 2 that are designated commercial and are located on the main level, s.l. 3 - 8 are 2 storey residential suites occupying levels 2 & 3. While the entry lobby, elevator, exit stairs, vestibules and corridors will be refitted, their reconstruction will be in their present locations. The parking garage is on the main level and accessed from the north side laneway and will remain unchanged except for the replacement of the garage door.

The necessity for reconstruction of the 2 residential levels is required because of building waterproofing failure and moisture ingress has created serious problems associated with improper construction and poor workmanship.

The reconstruction is one of necessity, not one of luxury. The owners / residents of the existing building are faced with continuously increasing building performance issues such as; structural damage due to water leaks, dry rot, potential health issues from mould and mildew and unsightly visual staining on the building's interior and exterior. The current zoning would allow for a 3 story mixed use development which the existing structure is classified as. While current bylaws would allow additional height the redesign has not exceeded the maximum height of the existing building. the building will not change its footprint on the site or modify any of the existing setbacks.