



# **PROPOSED** **District of West Vancouver**

## **Development Permit No. 12-069**

Registered Owner(s): Marine Drive BT Holdings Limited, Inc. No. 0906708, and  
The Corporation of the District of West Vancouver

This Development Permit applies to:

Civic Address: 1330, 1348, 1352, 1362, and 1392 Marine Drive; 1301 Bellevue Avenue; an unaddressed closed lane and an area of Ambleside Lane proposed to be closed, both of which are shown on the sketch plan attached as Schedule A

Legal Description: PID: 008-988-528, Lot A Block 25 District Lot 237 Plan 11926; PID: 011-751-274, Amended Lot 8 (Explanatory Plan 4068) Block 25 District Lot 237 Plan 4210; PID: 011-751-215, Lot 7 Block 25 District Lot 237 Plan 4210; PID: 004-428-374, Lot 6 Block 25 District Lot 237 Plan 4210; PID: 011-751-207, Lot 5 Block 25 District Lot 237 Plan 4210; PID: 008-994-498, Lot B Block 25 District Lot 237 Plan 11655; PID: 011-751-282, Lot A Block 25 District Lot 237 Plan 4210; PID: 011-751-291, The Closed Lane In Explanatory Plan 15273 Block 25 District Lot 237 Plan 4210; Proposed Closed Lane shown on the sketch plan attached as Schedule A  
(the 'Lands')

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### 1.0 This Development Permit:

- 1.1 imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Ambleside Village Centre Development Permit Area to: enhance Ambleside Village Centre as West Vancouver's recognized Town Centre; and subject to Policy BF-C4 and Guidelines BF-C3 specified in the Official Community Plan; and
- 1.2 is issued subject to the Registered Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

### 2.0 The following requirements and conditions shall apply to the Lands:

- 2.1 Building, structures, on-site parking, driveways, and site development must take place in accordance with the attached Schedule B.
- 2.2 All balconies, decks and patios on the Lands shall at all times remain fully open, uncovered, and unenclosed, except as shown on the attached Schedule B.
- 2.3 Wood burning fireplaces must not be installed, constructed or otherwise permitted on the Lands or in any building on the Lands.

- 2.4 Sprinklers must be installed in all areas of the building as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
  - 2.5 On-site landscaping must be installed at the cost of the Owner in accordance with the attached Schedule B, and in general compliance with the Ambleside Streetscape Standards.
  - 2.6 Sustainability measures and commitments must take place in accordance with the attached Schedule B.
- 3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Registered Owner must:
- 3.1 Design and phasing of construction to the satisfaction of the District (the Director, Transportation and Engineering for infrastructure and the Director, Planning, Land Development and Permits for boulevard landscaping) of road rights-of-way including parking, boulevards, water, storm, sanitary and related infrastructure;
  - 3.2 Design and phasing of construction to the satisfaction of the Director of Parks and Community Services of the entrance area and the parking area of Ambleside Park (east of 13th Street), including landscaping;
  - 3.3 Finalize and execute a Works and Services Agreement to allow the construction and installation of works and services as mentioned under Sections 3.1 and 3.2;
  - 3.4 Install street tree protection measures to the satisfaction of the District's Environmental Protection Officer.
  - 3.5 Provide and implement a plan for traffic management during construction, to the satisfaction of the Manager, Roads and Transportation.
- 4.0 Prior to issuance of a Building Permit for any building or structure on the Lands:
- 4.1 Engineering civil drawings detailing the storm water management measures and service connections, and security provided for the due and proper completion of the engineering works, must be submitted to and approved by the District's Manager, Development Engineering.
  - 4.2 A Section 219 Covenant shall be placed on the Lands requiring:
    - (a) all balconies, decks and patios to remain fully open, uncovered and unenclosed, except as shown on the attached Schedule B; and
    - (b) prohibiting wood burning fireplaces.
  - 4.3 Security for the due and proper completion of the on-site landscaping set forth in Section 2.5 of this Development Permit must be provided (the "Landscaping Deposit") to the District in the form of cash or a clean, unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union in Greater Vancouver, British Columbia and:
    - (a) a minimum 20% of the initial value of the Landscaping Deposit shall be retained by the District for one year after completion of installation of the landscaping, as a warranty deposit to ensure successful installation of the landscaping; and

(b) the initial value of the Landscaping Deposit may only be reduced to the warranty level and the warranty shall only be released when the registered member of the BCSLA for the project provides a field report to the District confirming successful installation of the on-site landscaping in accordance with Schedule B to this Development Permit.

5.0 This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing or continuing the development by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the work shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON \_\_\_\_\_, 2013.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MUNICIPAL CLERK

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Owner: Print Name above

\_\_\_\_\_  
Date

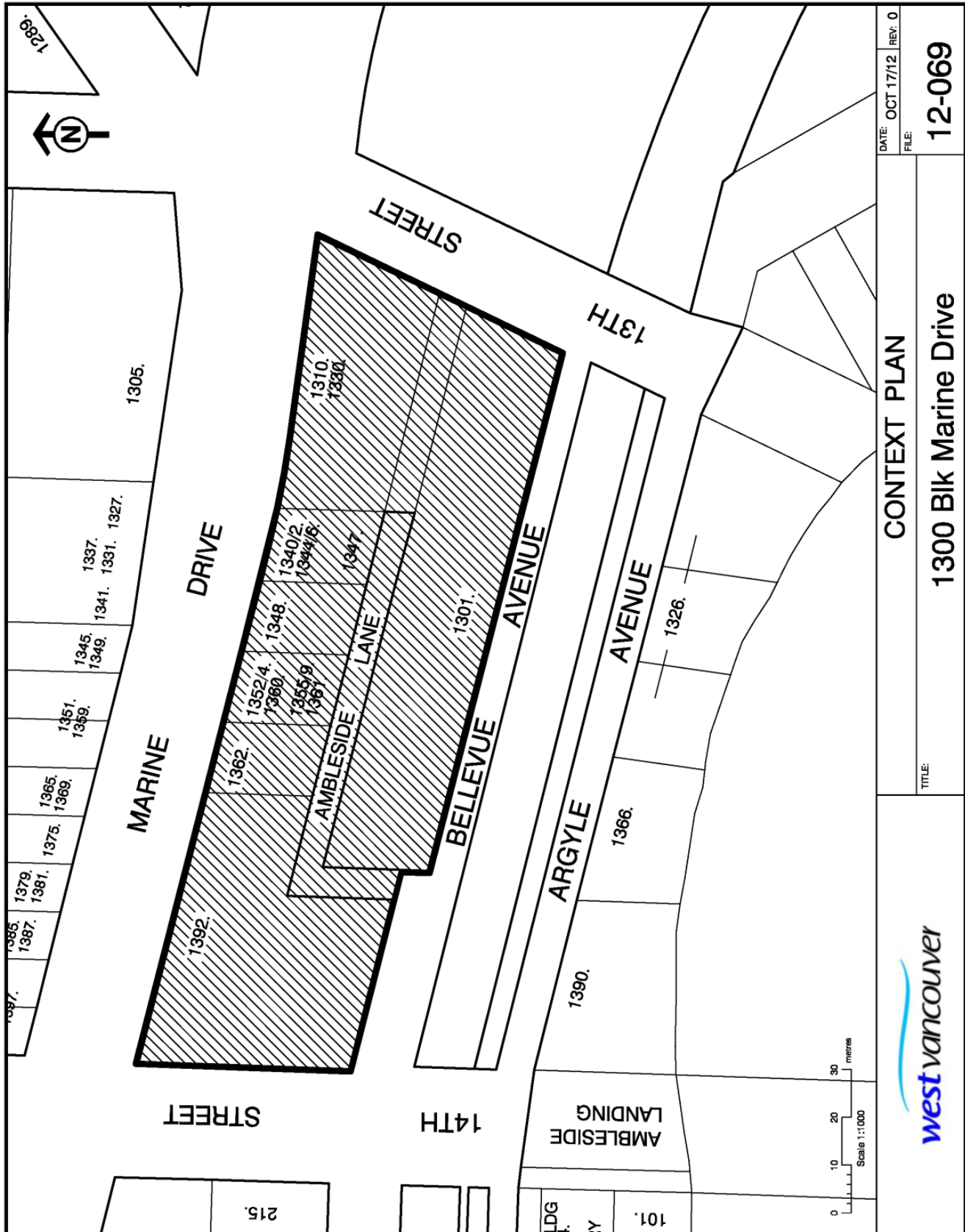
**FOR THE PURPOSES OF SECTION 5, THIS PERMIT IS ISSUED ON \_\_\_\_\_.**

Schedules:

A – Context map and sketch plan (2 pages)

B – 1300 Ambleside drawing booklet dated October 2, 2013

## SCHEDULE A (1 OF 2)



DATE: OCT 17/12  
 FILE: 12-069  
 REV: 0

CONTEXT PLAN

1300 Blk Marine Drive

TITLE:

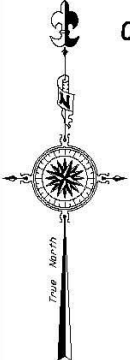


# SCHEDULE A (2 OF 2)

REFERENCE PLAN TO ACCOMPANY DISTRICT OF WEST VANCOUVER  
 ROAD CLOSURE AND REMOVAL OF HIGHWAY DEDICATION  
 BYLAW NUMBER 4763, 2013  
 OF A PORTION OF LANE DEDICATED ON PLAN 4210,  
 DISTRICT LOT 237  
 GROUP 1, NEW WESTMINSTER DISTRICT

PLAN BCP

Deposited in the Land Title  
 Office at New Westminster, B. C.  
 this \_\_\_ day of \_\_\_\_\_ 2013.

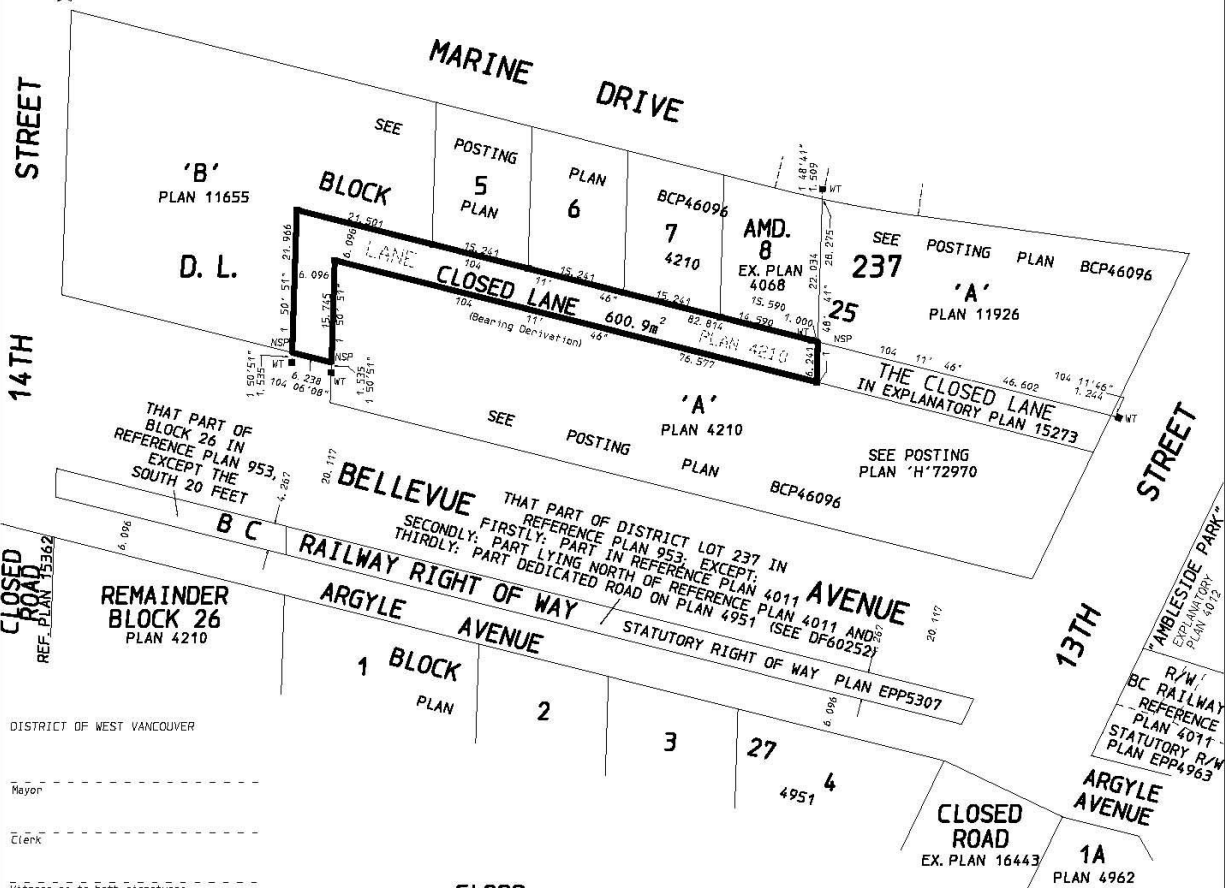


BCGS 92G.035  
 PURSUANT TO SECTION 120 OF THE LAND TITLE ACT  
 AND SECTION 40 OF THE COMMUNITY CHARTER

SCALE 1:500  
 All Distances are in Metres  
 PURSUANT TO SECTION (68) (1), LAND TITLE ACT.

The intended plot size of this plan is  
 432 mm in width by 560 mm in height  
 (C size) when plotted at a scale of 1:500.

Registrar.



THAT PART OF  
 BLOCK 26 IN  
 REFERENCE PLAN 953,  
 EXCEPT THE  
 SOUTH 20 FEET

REMAINDER  
 BLOCK 26  
 PLAN 4210

DISTRICT OF WEST VANCOUVER  
 Mayor \_\_\_\_\_  
 Clerk \_\_\_\_\_  
 Witness as to both signatures: \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Occupation \_\_\_\_\_

I, William R. Chapman, a British Columbia Land Surveyor, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 11th day of September, 2013. The plan was completed and checked, and the checklist filed under #153364 on the 24th day of September, 2013.

**GLOSS**  
 Bearings are astronomic and are derived from Posting Plan BCP46096. All distances are in metres.  
 ● denotes standard iron post found in place.  
 ■ denotes lead plug found in place.  
 WT denotes witness.  
 WSP denotes not suitable for posting.

**Note:**  
 This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted.

CHAPMAN LAND SURVEYING LTD.  
 British Columbia Land Surveyors  
 #107-100 Park Royal South  
 WEST VANCOUVER, B. C.  
 V7T 1A2 604-926-7311  
 FAX 604-926-6923

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.  
 BOOK: 2225 (1-26) JOB: 12-001 FILE: 2819 COMP: 2819-813.RPL