

DISTRICT OF WEST VANCOUVER
750 17th STREET, WEST VANCOUVER, BC V7V 3T3

12.1

COUNCIL REPORT

Attachments for item 12.1
provided under separate cover

Date: October 30, 2013 File: 1010-20-13-037
From: Lisa Berg, Senior Community Planner
Subject: Development Permit No. 13-037 for 1495 Clyde Avenue

RECOMMENDED THAT:

The Municipal Clerk give notice that Development Permit No. 13-037 for 1495 Clyde Avenue to allow for a three-storey mixed-use building with zoning bylaw variances to reduce certain yards, to increase the height and number of storeys, and to vary the parking requirements be considered on Monday, December 16, 2013.

Purpose

To provide Council with information regarding proposed Development Permit No. 13-037 for the construction of a three-storey mixed-use building for property at 1495 Clyde Avenue, located within the Ambleside Village Centre (see Appendix A – Context Map). Further, the proposal requires a number of zoning bylaw variances including reduced yards, increased building height and number of storeys, and parking.

The proposed development permit with variances (see Appendix E) is proposed to be considered by Council on Monday, December 16, 2013.

Executive Summary

Geocapital Development Corp. has applied for a development permit at 1495 Clyde Avenue for a three-storey mixed-use building, comprised of eight residential units on the second and third floors, and 143.25 square metres of commercial space at grade.

A number of zoning bylaw variances are requested to achieve the proposed building design and Floor Area Ratio (FAR) of 1.75, and to vary the amount of residential parking by one space. Sixteen parking spaces are proposed¹ (11 spaces within a parkade for the residential units, and four spaces for the commercial use and one residential accessible space are provided off the lane).

¹ 17 parking spaces are required: 13 residential and 4 commercial.

A Community Amenity Contribution of \$174,000 based on density bonusing within the AC1 zone is payable at the time of building permit. The proposal was reviewed by the Design Review Committee (DRC) at their October 17, 2013 meeting and the DRC supported the project conditional upon minor modifications. The applicant has made those modifications and they have been reviewed and approved by staff.

Staff has completed a review of the project and the requested variances and consider it appropriate for the site and Ambleside Village Centre. Aligned with current permitted density, the project would support urban living, sensitively responds to neighbouring views from the north and includes several sustainability elements. Subject to community input at a Public Information Meeting to be held prior to Council considering the application, staff recommends that the project and the proposed variances be supported.

1.0 Background

1.1 Prior Resolutions – N/A

1.2 History – N/A

2.0 Policy

2.1 Policy

The Official Community Plan establishes the Ambleside Village Centre Development Permit Area BF-C3. The key objective of this Development Permit Area is to enhance and promote the area's role as West Vancouver's recognized Town Centre.

As the site is located within the Ambleside Village Centre the proposal is subject to a development permit.

2.2 Bylaw

Pursuant to Zoning Bylaw No. 4662, 2010, the site is zoned AC1 (Ambleside Centre Zone 1), which permits mixed-use (commercial and residential) buildings.

Development Permit No. 13-037 would provide for zoning variances as described in this report.

3.0 Analysis

3.1 Discussion

Site Context and Features

The 660.3 square metre site is located at the northeast corner of 15th Street and Clyde Avenue, within the Ambleside Village Centre. It is currently developed with a one-storey commercial building (currently a veterinary office) and is within short walking distance to other commercial services, shopping and transit.

The site is located within the boundary of the Ambleside Village Centre and is surrounded by a variety of multi-family residential, mixed-use and commercial buildings. Adjacent land uses and site attributes include:

- | | |
|-------|--|
| North | Five on-site parking spaces for the existing building and a tall mature evergreen hedge and a 13-storey residential high-rise across the rear lane. |
| South | A driveway with two or three on-site parking spaces for the existing building and Clyde Avenue with two angled parking spaces. A three storey retail and office building is located across the street. |
| East | One and two-storey commercial buildings and a three-storey mixed-use development is located further down the street. |
| West | 15th Street with three parallel parking spaces and large street trees (assessed as marginal to poor health). A one-storey commercial building is located across the street. |

The Proposal

The proposal is for a three-storey mixed-use building. Key features of the proposal are:

- A Floor Area Ratio (FAR) of 1.75.
- A total building floor area of 1,015.4 square metres² consisting of:
 - 143.25 square metres of main floor commercial space fronting Clyde Avenue; and
 - 837.7 square metres of residential area consisting of eight units:
 - four units on the second floor; and
 - four units on the third floor, of which two have mezzanine access to roof top patios.

² Excludes 137.6 square metres of exempted space consisting of residential storage area, basement hallway and elevator space and mechanical service rooms.

- 16 parking spaces:
 - 11 within an at-grade parkade accessed from 15th Street (for resident parking); and
 - 5 surface spaces off the lane (for commercial, accessible and shared visitor parking).
- Exterior materials include natural stone cladding, cedar siding on the mezzanine level and metal overhead canopies at the street level.

The residential component provides for a mix of two and three bedroom units (some with dens) with floor areas ranging from 75.7 square metres to 147.4 square metres.

Residential and commercial access to the building is separated. Residents would park in the parkade and enter a residential lobby. The commercial space is accessed from Clyde Avenue and customers would park in the rear lane or on the adjacent streets.

The 15th Street curb adjacent to the site is proposed to be extended out to match the curb to the north. This arrangement provides the opportunity to improve the pedestrian experience and to replace the street trees which are declining in health, while increasing the amount of boulevard landscaping.

Although the three parallel parking spaces on 15th Street would be replaced with a drop-off/pick-up bay for the building, this design increases safety for access to the parkade, which will be signed as a right-in and right-out turn only for residents and would eliminate parallel parking and north bound thru-traffic conflicts.

The new curb line would be extended to the corner and tie into the curb at Clyde Avenue and is designed to discourage jay-walking across 15th Street. The angled parking on the north side of Clyde Avenue would be continued to the stop sign at 15th Street, adding two new on-street parking spaces where the existing driveway is located.

While the three parallel parking spaces along 15th Street would be lost, two additional angled parking spaces would be gained on Clyde Avenue, for a net loss of one on-street parking space.

VariANCES

A number of variances are requested:

1. Height:

- a) **Building Height:** from 11.3 metres to 13.3 metres; and
- b) **Number of Storeys:** from 3 to 4.

Both of these variances are to accommodate the mezzanines for two of the upper residential units. Although the mezzanines do not qualify as a 'storey' under the BC Building Code for certain construction requirements, the zoning bylaw defines the mezzanines as a storey³.

The OCP sets out that Council may vary the number of storeys where a superior building design can be achieved. As the mezzanines are small in floor area, provide access to roof top patios to encourage good urban living, are massed toward the west side of the building toward 15th Street to preserve views from the north, and are buffered from the 13-storey residential tower to the north by an approximately 11 metre (35 ft) tall evergreen hedge, staff recommends approval of these height variances.

2. Yards:

a) **Front yards**⁴:

- a. First floor from 0.9 metre to 0.3 metre;
- b. Second floor from 0.9 metre to 0.4 metre; and
- c. Third floor from 3.7 metres to 0.4 metre.

b) **Rear yard:**

- a. Third floor from 7.3 metres to 6.4 metres.

The applicant wishes to present a strong building character to the street, which requires the proposed yard variances. As the proposed building form provides a desired mix of unit sizes, is well articulated with an attractive building design with good street presence, and provides exterior access for two of the residential units, staff recommends support for the yard variances.

3. Parking:

- a) **Number of Spaces:** from 17 spaces to 16 spaces.
- b) **Small Car Ratio:** from 30% to 37% of total parking (would permit one additional small car space).

Although a parking variance is requested knowing that parking in Ambleside is always a premium, the commercial parking requirement (four spaces) for this building is met. Seven of the eight residential units would have two parking spaces each within the parkade. This amount is consistent with urban living as multifamily housing typically results in less parking demand than single family residential parking developments.

³ 'Storey' is defined as the portion of a building between any floor and the floor next above.

⁴ The AC1 zone provides for stepped yards (setbacks) on the upper floors of buildings from the front and rear property lines.

Staff recommends support for the one space parking variance and the small car parking ratio given the site's proximity to public transit and easy pedestrian access to retail and other services.

See Appendix B for the complete project profile.

Design Review Committee

The DRC considered this proposal at its October 17, 2013 meeting and members were supportive of the project. The DRC passed the following resolution⁵:

THAT the Design Review Committee recommends SUPPORT of the three-storey mixed use building with mezzanines as shown at 1495 Clyde Avenue; SUBJECT TO further review by Staff of the following items:

- Review the feasibility and workability of the parking to demonstrate how the parking will work, including the lane parking;
- Recessed entry requires further design development;
- Reconsider the tree species to be aphid resistant.

The applicant has responded to the recommendations by the DRC by:

1. making minor adjustments within the parkade and providing a vehicle manoeuvring study to demonstrate parking functionality within the parkade and on the lane;
2. revising the residential entry by moving the residential lobby door forward by approximately two metres, providing a decorative wrought iron pedestrian gate near the street, and adding two planters to either side of the gate; and
3. working with the District's Parks Department on the selected tree species.

The applicant also replaced the rough-faced stone cladding on the main level with a the same smooth faced stone cladding used on the upper floors for cohesiveness and maintenance purposes. The draft minutes from the DRC meeting are attached as Appendix C.

The Proposal & Development Permit Guidelines

The primary objective of the Ambleside Village Centre Development Permit Guidelines is to enhance Ambleside as West Vancouver's recognized Town Centre. The purpose of the development permit area is to review proposals and significant renovation projects so that they are well designed, crafted, articulated and constructed with quality materials to improve the quality of building stock and provide a sense of longevity appropriate to a Village Centre.

⁵ Draft DRC resolution at the time of writing this report.

The proposed mixed use building fits contextually with the surrounding commercial, mixed-use and high-rise residential buildings. The building will be finished in a natural stone, feature generous glazing and complementary metal flashing. The mezzanine levels are set back from the south and west edges of the building so that they do not create the appearance of a fourth storey (although technically this is a four-storey building) and will be finished with natural cedar siding. New glass canopies will be added along Clyde Avenue and along a portion of 15th Street to provide weather protection, add architectural interest and add to the contemporary look of the building.

Together with the natural finishing materials, glazing, roof top patios and new glass sidewalk canopies, the building will enhance the entrance to Ambleside from 15th Street and help contribute to Village revitalization.

The proposed building drawings, renderings and landscape plans are attached to the proposed development permit as Appendix E.

Community Amenity Contribution

The AC1 and AC2 zones were created in order to support redevelopment within Ambleside. The Community Amenity Contribution (CAC) formula is built into the zones as a density bonus for floor areas above FAR of 1.0.

Should Council approve this development permit application, a CAC of \$174,000 is payable prior to issuance of a building permit, as set out in the zoning bylaw. The CAC calculation is shown in Appendix D.

3.2 Sustainability

The building will incorporate green initiatives such as:

- LEED target⁶ of Silver or higher.
- A green roof (with a diagonal pattern to draw the eye from the 13-storey residential high-rise to the north across the proposed building to sightlines and views down 15th Street).
- Passive architectural design elements including shading with roof overhangs and landscape features.
- Energy efficient appliances, lighting and mechanical system.
- Natural day lighting for the parkade is incorporated into the design to reduce the need for parkade lighting and mechanical ventilation. This is accomplished by keeping two walls of the parkade open to daylight (secured with bars) on the north and west elevations.

⁶ The applicant is modelling LEED Silver or Gold as a sustainability initiative, actual certification is not being sought.

- Combined commercial and residential use with easy access to transit and other commercial businesses, services and parks promotes walking and supports local economics.
- Water efficient fixtures and drought tolerant plants.
- Low VOC adhesives, paints and flooring.
- Use of building materials with high recycled content and from local sources.

3.3 Consultation – The public will be given an opportunity to review the proposal at a Public Information Meeting, to be scheduled and hosted by the applicant prior to Council consideration of the development permit.

The proposal and supporting background material is posted on the District website and notice of the Public Information Meeting will be posted on the Community Calendar. Notice of the development permit will be delivered to all property owners and residents within 100 metres of the site in keeping with the Development Procedures bylaw.

3.4 Communications Process – N/A

4.0 Options

4.1 At the time of consideration of this report, Council may:

- a) set the date for consideration of this application (recommended); or
- b) set the date for consideration of this application and request that additional information (to be specified) be provided and available to assist in consideration of the application; or
- c) defer further consideration pending receipt of additional information; or
- d) reject the application.

4.2 When the application is considered by Council, Council may:

- a) approve issuance of the attached Development Permit No. 13-037; or
- b) approve issuance of a modified Development Permit No. 13-037; or
- c) request more information; or
- d) reject the application.

Author:



Lisa Berg, Senior Community Planner

Date: October 30, 2013
From: Lisa Berg, Senior Community Planner
Subject: Development Permit No. 13-037 for 1495 Clyde Avenue

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Appendices:

A – Context Map

B – Project Profile

C – Draft Design Review Committee Minutes October 17, 2013

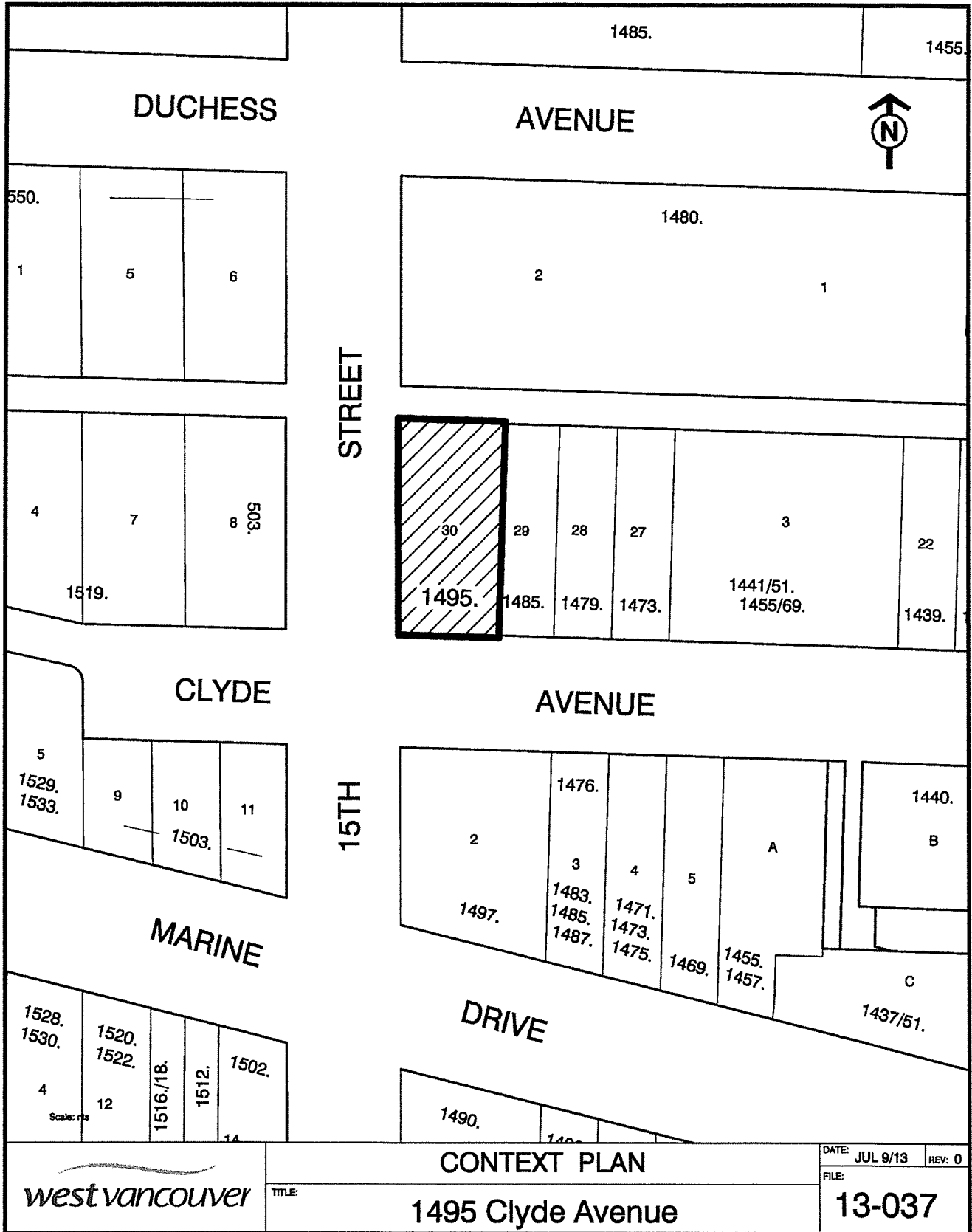
D – Community Amenity Contribution Calculation

E – Proposed Development Permit No. 13.-037 (includes Schedule A – Architectural Drawings, Landscape Plans and Sustainability Commitments)

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APPENDIX A – CONTEXT MAP



westvancouver

TITLE:

CONTEXT PLAN
1495 Clyde Avenue

DATE: JUL 9/13 REV: 0

FILE: 13-037

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APPENDIX B – PROJECT PROFILE

at October 30, 2013

Project:	1495 Clyde Avenue
Application:	Development Permit No. 1010-13-037
Applicant:	Geocapital Development Corp.
Architect:	Fred Adab
Property Address:	1495 Clyde Avenue
Legal Description:	Lot 30 Block 13 District Lot 237 Plan 3459
OCP Policy	BF-C3 Ambleside Village Centre
DP Guidelines	BF-C3 Ambleside Village Centre Development Permit Area
Zoning	AC1 (Ambleside Centre Zone 1)
Proposal:	Three-storey mixed-use building (commercial & residential)

Site Area = 660.3 sq m

	AC1 Zone	PROPOSED ⁷ :
1. Floor Area Ratio:	1.75 max	1.75
2. Gross Floor Area:		1,153 sq m
<i>1st floor</i>		<i>206.8 sq m</i>
<i>2nd floor</i>		<i>442.7 sq m</i>
<i>3rd floor</i>		<i>467.1 sq m</i>
<i>Mezzanine level</i>		<i>36.4 sq m</i>
<i>Exempted Area</i>		<i>137.6 sq m</i>
3. Net Floor Area:		1,015.4 sq m

4. Zoning Summary (AC1):

Provision	Bylaw	Proposed	Variance	Request
Height	11.3 m	13.3 m	2.0 m	To accommodate the mezzanines
Number of Storeys	3	4	1	To accommodate the mezzanines
Yards:				
Front Yard				
<i>1st Floor</i>	0.9 m	0.3 m	0.6 m	Closest distance 0.3 m • average proposed 0.55 m
<i>2nd Floor</i>	0.9 m	0.4 m	0.5 m	Closest distance 0.4 m • average proposed 1.6 m
<i>3rd Floor</i>	3.7 m	0.4 m	3.3 m	Closest distance 0.4 m • average proposed 1.6 m
Rear Yard				
<i>1st Floor</i>	1.2 m	5.7 m	n/a	Complies
<i>2nd Floor</i>	4.3 m	7.7 m	n/a	Complies
<i>3rd Floor</i>	7.3 m	6.4 m	0.9	Vary 3rd floor
Side Yards	0.0	0.0	n/a	Complies
Residential Parking:				
<i># of spaces</i>	17	16	1	Vary 1 space
<i>Small car ratio</i>	30%	37%	7%	Equals 1 additional small car space

⁷ Source: Information provided by applicant

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APPENDIX C – DESIGN REVIEW COMMITTEE

4.2 1495 CLYDE AVENUE, 3 STOREY MIXED USE BUILDING FILE: 1010-20-13-037

Background:

Lisa Berg introduced the proposal for a new three-storey mixed-use building at the corner of 15th Street and Clyde Avenue. Site currently occupied by one storey veterinary hospital, located at edge of apartment area but in middle of Ambleside Village Centre Development Permit Area. Development Permit application requires variances to allow mezzanine for two of the upper units and some yard setbacks. The proposal is at maximum FAR permitted in zoning.

Project Presentation:

Using a model and material boards Architect Fred Adab started the presentation. He went over photographs of the neighbourhood context and provided views to the site with the building superimposed. Proposing 1500 square feet of commercial area at grade and 8 large residential units above in 2 and 3 bedroom floor plans, 2 top floor units have mezzanine access to roof, separate entry to residential units provided from 15th Street. Secured parking accessed from 15th Street with 5 commercial, 1 handicapped parking stall at lane. Design dictated by site, introduce horizontal line with vertical articulation, kept design as simple as possible. Mezzanine on roof captures views, access to green roof and deck, and provides a more dynamic architecture and softens hard edge of building, careful not to block views for neighbours. Using material board proposing: ariscraft brick, rough face for lower portion and smooth face for upper portion; exposed concrete on lane, natural wood cedar for mezzanine, windows dark bronze with clear glazing.

Landscape Architect Bill Harrison went over landscape concept:

Curb widening is proposed along 15th Street, which would delete parallel street parking, provide a landscaped edge and an angled corner to discourage crossing at 15th Street, and provide a drop off area to front door of residences. Access to the parkade will be limited to right in right out turns on 15th Street. He went over tree retention intent; however due to tree health and root damage that would be sustained from construction they cannot be saved. He advised that they are proposing to add 13 trees, which will increase amount of trees on the site and that the public realm would be improved with the additional trees and planting. Green roofs are proposed and will be planted with grasses and ground covers in stripe pattern to address view angle of tower behind and mezzanine roof to pick up same rhythm of planting. Storm water will be enhanced by infiltrating through roof.

Presenters went on to address the proposed sustainability elements. Intent for top end of LEED Silver or possibly LEED Gold incentives include 16% reduction in energy costs, green roofs, shading elements, optimal window glazing, landscape design 50% reduction in potable water use, net increase in green space. Site selection with access to bus routes, parks, commercial are also benefits. Once proceed detail design update will be able to provide LEED check list.

Committee Questions:

The Committee provided questions, with the applicant's response in *italics*, including the following:

- Are parking spaces underneath gated? *Yes 11 secured residential spaces underneath the building.*
- Where is the outdoor condenser located? *Will be located on roof. Why did you not include 3rd mezzanine? Wanted to keep mezzanine small and not block views from residential tower behind.*
- Did you consider impact 15th Street traffic will have on arystone color and rough texture? *Will consider this.*
- Some of the parking stall width seems tight? *Intended for small cars. Entry to parkade how mitigate between slope at 15th and flatness of parkade? It is a gentle slope, think drawing line a mistake. In parkade some stalls very close how mitigate corner is there enough room? Yes.*
- Why is lobby set so deeply back? *Because it counts as area in FAR so had to be cut back.*
- Bowhall is it possible on north side to introduce 2 of them? *Yes we could introduce one at the north side by parking. What is soil depth of lower green roof? Like to get 300mm as would be more sustainable.*
- What is the use of the mezzanines programmatic? *Access to patios for the 2 units.*

Committee Comments:

Members comments on the application included:

- If all the parking spaces in the parkade are occupied including the three most easterly spaces, the only way cars can get out is to back out right onto 15th street, which is not an ideal situation. This should be reviewed by a traffic engineer to demonstrate how cars will get in and out of the spaces, as don't feel there is enough room and the parking area is very tight. Normally do not like to have parking spaces off a lane, might do in a retrofit, as using public road to get in and out of parking spaces.
- Need to look at caliper of street trees, if replacing big London Planes with smaller trees 6cm trees it will take a long time to grow to that size. Reconsider the light coloured cladding material. Mezzanines from a zoning perspective is essentially a four-storey massing, worry about precedent this sets along Clyde Avenue given that it is a three-storey area. When you look at the mezzanines, they have a large 'open to below' space which adds significantly to the massing of mezzanine volumes. If the mass of the mezzanines were changed so it was the stair and an exact same size room, it would probably feel differently as an encroachment into a four-storey massing. Feel massing more interesting because of roof terraces, but precedent a concern.
- Mechanically seems to be heading in right direction, interested to see new LEED score card in next iteration.
- Parking there is a significant level different need to consider and design development look at that as think not as flat as you think it is.

- Is the building necessary to be that high? Like idea of having mezzanine level, it makes building interesting and usability is a great asset to building. If look at context on Clyde Avenue, see the three-storey buildings around are lower than what you are proposing, if go in this direction everyone will come back with a four-storey building, if look at floor-to-floor the heights are very generous and if play with heights would be able to reduce height by five feet.
- Very good presentation, very thorough and clear. The massing and height seem appropriate for this location; the overall look and use of materials seem appropriate like the ariscraft, fully support high density and low height approach very good combination and right for West Vancouver. Rough ariscraft has a cinder block appearance, prefer smooth for whole building and concern durability and maintenance. Cedar does not seem like the right material choice for the top of building, something more in keeping with materials palette chosen for the building. Concern with slope of street and garage entrance. Green roof while not make remainder of roof accessible for other tenants via that mezzanine, seems exclusively kept for the two residents. Residential entrance very deep seems like a security concern; look at an architectural response to the interior finish of residential entrance.
- If look at this like a courtyard you could make interesting space.
- Commend on the quality of package and presentation. Reconsider choice of “rubrum” tree as can attract aphids. Like to see the maximum street trees as will have more impact than the interior trees. Feel optimistic with plant species as the 200mm to 300mm soil depth is not sufficient for some of the species. Lobby space is so deep feel treatment of walls really important and should be studied during design development. Green roof would be great if roof accessible to all.
- Access to green roof for maintenance is important and nice to see as a shared space. Not enough articulation between retail and residential, like to see more articulation at base, give base more gravity with different material for articulation. Don't have a problem going to four storeys in West Vancouver, but leave up to Planning to decide.

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the three-storey mixed-use building with mezzanines as shown at 1495 Clyde Avenue; SUBJECT TO further review by Staff of the following items:

- Review feasibility and workability of the parking to demonstrate how the parking will work, including the lane parking;
- recessed entry requires further design development;
- reconsider the tree species to be aphid resistant.

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APPENDIX D – COMMUNITY AMENITY CONTRIBUTION

Amenity Units⁸ for mixed commercial/residential buildings are:

- \$15.00 for each 0.093 square metre of building above a floor area ratio of 1.0 and below 1.4; and
- \$50.00 for each 0.093 square metre of building above a floor area ratio of 1.4.

For 1495 Clyde Avenue, the calculation of Amenity Units for the purpose of a Community Amenity Contribution is as follows:

Ambleside FAR Calculations

Site Area	7,108				
		sq.ft.	sq.m.		
FAR					
1.0 to 1.4	0.4	2843.2	264.1419		
1.4 to 1.75	0.35	2487.8	231.1242		
to 1.4 FAR			for each sq.m.		
Amenity Unit		0.093	2840.236	\$44,422.71	
1.4 to 2.0			for each sq.m.		
Amenity Unit		0.093	2485.206	\$129,566.23	
Total				\$173,988.94	
CAC					\$174,000
<i>Rounded to nearest \$1000</i>					

Consumer Price Index July 2008 to September 2013 % change = 104.27

\$15.00 = 15.6405

\$50.00 = 52.135

		%	
		change	
July-08	114.7	=	100
Sept-13	119.6	=	104.27

$((y2-y1)/y1)*100$

y1 = 114.7

y2 = 119.6

⁸ Amenity Units are adjusted with the Statistics Canada Consumer Price Index for Vancouver (2008 = 100).

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APPENDIX E– DRAFT DP 13-037

District of West Vancouver

Development Permit No. 13-037
Proposed



Current Owner: Geocapital Development Corporation
200 – 100 Park Royal, West Vancouver, BC V7T 1A2

This Development Permit applies to:

Civic Address: 1495 Clyde Avenue

Legal Description: 012-865-222
Lot 30 Block 13 District Lot 237 Plan 3459
(the 'Lands')

1. This Development Permit:

- (a) 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 Guidelines BF-C3 specified in the Official Community Plan; and
- (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

2. The following requirements and conditions shall apply to the Lands:

- 2.1 Zoning Bylaw No. 4662, 2010, as amended, shall be varied to allow the building detailed in the attached Schedule A as follows:
 - (a) Section 142.04(2) (Small Car Parking Ratio) To vary the maximum small car parking ratio from 30% to 37%;
 - (b) Section 701.04(1) (Height of Building) to increase the number of storeys from 3 to 4 and to increase the maximum building height from 11.3 metres to 13.3 metres;
 - (c) Section 701.05(1)(a) (Yards) to reduce the first storey front yard from 0.9 metre to 0.3 metre;
 - (d) Section 701.05(1)(b) (Yards) to reduce the second storey front yard from 0.9 metre to 0.4 metre;
 - (e) Section 701.05(1)(c) (Yards) to reduce the third storey front yard from 3.7 metres to 0.4 metre;
 - (f) Section 701.05(2)(c) to reduce the third storey rear yard from 7.3 metres to 6.4 metres;

- (g) Section 701.06(1) (Off-Street Parking) to reduce the amount of required off-street parking from 17 spaces to 16 spaces.
- 2.2 Building, structures, on-site parking, driveways and site development shall take place in accordance with the attached Schedule A.
- 2.3 Renovation of the Clyde Avenue and 15th Street frontages of the Lands including all on- and off-site landscaping are to be completed in general accordance with Schedule A at the cost of the Registered Owner.
- 2.4 Sustainability measures and commitments must take place in accordance with the attached Schedule A.
- 2.5 Sprinklers must be installed in all areas as required under the Fires Protection and Emergency Response Bylaw No. 4366, 2004.
- 2.6 No wood burning fireplaces shall be installed, constructed or otherwise permitted on the Lands or in any building on the Lands.
- 3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Registered Owner must:
 - 3.1 Provide and implement a plan for traffic management during construction, to the satisfaction to the District's Manager of Development Engineering.
 - 3.2 Install tree and/or hedge protection measures where required to the satisfaction of the District's Environmental Protection Officer.
- 4.0 Prior to Building Permit issuance:
 - 4.1 Engineering civil drawings detailing the works set out in Section 2.3, storm water management measures and service connections must be submitted for acceptance, and security provided for the due and proper completion of the engineering works, all to the satisfaction of the District's Manager of Development Engineering.
 - 4.2 A Section 219 Covenant shall be placed on the property requiring:
 - 4.2.1 All balconies, decks and patios to remain fully open, uncovered and unenclosed.
 - 4.2.2 Prohibiting wood burning fireplaces.
 - 4.3 Security for the due and proper completion of the street frontage renovations and landscaping set forth in Section 2.3 of this Development Permit shall be provided in the amount of \$203,000 to the District in the form of cash or an unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union. The landscaping shall be maintained for a minimum of one year after installation, and not prior to the date on which the District authorizes in writing the release of the security.
- 5.0 This Development Permit lapses if the work authorized herein is not commenced within 12 months of the date this permit is issued.

In the event the Registered Owner is delayed or interrupted or prevented from commencing or continuing the development by reason of any Act of God, labour unrest (including strikes and lockouts), weather conditions or any similar cause reasonably beyond the control of the Registered 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 Registered Owner shall not be viewed as a cause beyond the control of the Registered 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 – Building plans, landscaping, boulevard works and sustainability measures (October 30, 2013 edition).

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