



District of West Vancouver

Proposed

Heritage Alteration & Environmental Development Permit No. 15-058

Current Owner: SUKHI AND KATE MUKER

This Heritage Alteration and Environmental Development Permit applies to:

Civic Address: 4701 Piccadilly South

Legal Description: PID No. 011-305-223
LOT A (EXPLANATORY PLAN 8869) OF LOT 1 BLOCK 8 DISTRICT
LOT 811 PLAN 4763
(the 'Lands')

1.0 This Heritage Alteration Permit:

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Lower Caulfeild Heritage Conservation Area to provide for the protection of the special heritage character of the Lower Caulfeild Area and subject to Guidelines HE6 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.

2.0 This Environmental Development Permit:

- (a) Imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as a Development Permit Area to provide for development that does not negatively impact watercourse or wetland environments or, where such impacts are unavoidable due to the existing configuration of parcels of land in relation to watercourses or wetlands, to ensure that development does not result in a net loss of production fish habitat, subject to guidelines NE13 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.

3.0 The following requirements and conditions shall apply to the Lands:

- 3.1 Zoning Bylaw No. 4662, as amended, shall be varied as follows:
 - 3.1.1 Section 203.09(2) (a)(ii) is reduced from 10% to a maximum of 3.0 metres to 0.0 metres.
- 3.2 Buildings, structures, on-site parking, driveways and site development shall take place in accordance with the attached Schedule A.

- 3.3 On site landscaping shall be installed at the cost of the Owner in accordance with the attached Schedule A.
- 3.4 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
- 3.5 No wood burning fireplaces shall be installed, constructed or otherwise permitted on the Lands or in any buildings on the Lands.
- 3.6 All balconies, decks and patios are to remain fully open and unenclosed.
- 3.7 New driveway grade must not exceed 20% slope at any portion of the driveway.
- 3.8 Rock removal for the construction of the new dwelling, garage and driveway must comply to the District's Soil Removal and Deposit Regulation Bylaw and the Blasting Bylaw.
- 3.9 All work to relocate the creek must be done during the "fish window" (August 1st – September 15th), under the direction of Northwest Hydraulic Consultants in accordance with attached Schedule C.
- 3.10 Prior to commencing channel reconstruction, the owner must obtain approval from the Province of British Columbia under section 9 of the *Water Act*.

4.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

- 4.1 Install protective fencing around portions of the cedar hedging that bounds Piccadilly South and trees identified for retention as shown on Schedule B to the satisfaction of the District's Environmental Protection Officer.
- 4.2 Provide and implement a plan for traffic management during construction, to the satisfaction of the District's Manager of Development Engineering.
- 4.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, and the owner shall be responsible for maintaining, repairing and implementing the sediment control measures.

5.0 Prior to Building Permit issuance:

- 5.1 Engineering civil drawings detailing works, including but not limited to: (a) storm water management measures; (b) site service connections; and (c) any boulevard works along the frontage of the site, 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.
- 5.2 Security for the due and property completion of the on-site landscaping set forth in Section 2.2 of this Heritage Alteration Permit shall be provided in the amount of \$10,000.00 (the 'Landscaping Deposit') 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 and:
 - (a) a minimum 20% of the initial value of the Landscaping Deposit shall be retained by the District for one year after 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 BSCLA for the project provides a field report to the District confirming successful installation of the on-site landscaping in accordance with Schedule A to this Heritage Alteration Permit.

6.0 In the event that the conditions are not completed as provided for in this Permit, and if the conditions fail to satisfy the objectives of the Heritage Conservation Area or the Development Permit Area of the Official Community Plan Bylaw (2004), the District may, at its option, enter upon, carry out and complete the works so as to satisfy the objectives, and recover the costs of doing so from the security deposited, including the costs of administration and supervision.

7.0 This Heritage Alteration and Environmental 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 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 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES APPROVED THIS HERITAGE ALTERATION AND ENVIRONMENTAL DEVELOPMENT PERMIT ON

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DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

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 INCLUDING TREE REMOVAL, AND SUBDIVISION.

Owner: Signature

Owner: Print name above

Date

FOR THE PURPOSES OF SECTION 7.0, THIS PERMIT IS ISSUED ON_____.

Schedules:

A – Site Design, Architectural and Landscape Plans

B – Arborist Report and Plan

C – Hydrology and Hydraulic Design Engineering Report and Plan