

Application for
DEVELOPMENT PERMIT
and RESIDENTIAL SUBDIVISION

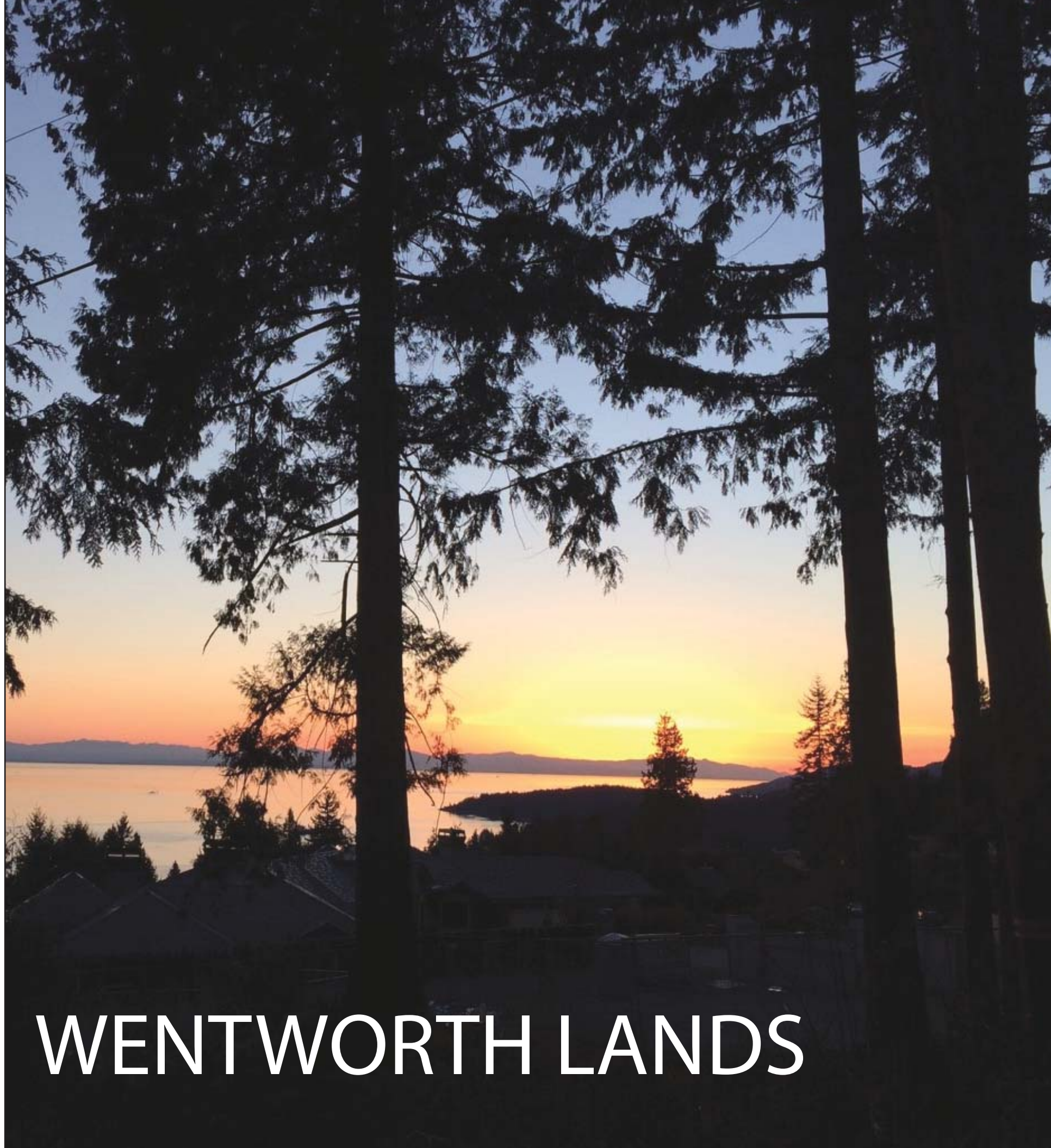
Compilation of Submissions to
DISTRICT OF WEST VANCOUVER

Submission January 2022



Legally Described as:

- Lot B District Lot 793 Group I New Westminster District Plan LMP 46365, PID 024-796-841
- Lot C District Lot 793 Group I New Westminster District Plan LMP 52165, PID: 025-209-132
- Lot 3 Block 4 District Lot 815 Plan 4565, 2510 Wentworth, PID: 011-491-388
- Lot 6 West 1/2 Of District Lot 783 Plan 1599, 2480 Wentworth, PID: 014-533-570



WENTWORTH LANDS



View from Property

1.0 EXECUTIVE SUMMARY

A development permit application was approved for 29 lots in 2017. The application incorporated a portion of the Wentworth and 25th road allowances, land owned by the District of West Vancouver. A purchase and sales agreement was signed and the District passed a road closure bylaw to facilitate the transaction. Following this, while arranging the servicing agreement for the subdivision, the District decided not to sell the road allowances to the developer. This current application is for a development permit that would see a 32-lot subdivision without requiring the purchase of any district land.

We have met with and spoken to our neighbours, as well as many who currently use the property for recreational purposes and incorporated their ideas and addressed their concerns to the best of our ability. We have been working with the District of West Vancouver's staff for the past 4 years, addressing issues raised and refining our plans accordingly.

The Development Application requirements as set out by the District of West Vancouver can be found in Sections 4.1 & 4.3. Our plan outlining how we intend to address these requirements is laid out in Section 6.3

We are looking to subdivide the property into the minimum size allowable (812 square meters), which, in turn, restricts the size of houses. Such smaller sizes will better match what we understand to be the communities desire to create better neighbourhood character in tune with its surroundings. However, even planning a subdivision that for all intents and purposes conforms to all bylaws and regulations, there were a number of issues.

The most significant issues relating to developing this property have been:

1. Vehicle access and traffic,
2. Protection of Marr Creek and
3. Potential view impact for those outside the property

Firstly, vehicle access was an issue, in that our development could be seen to be exacerbating what is an already congested traffic zone along Chairlift Road during school drop-off and pick-up times. For vehicle access/egress from the site we reviewed solutions with District staff. The District's preferred solution will actually result in an improvement to the current traffic flow. Planned changes will relocate vehicles that are currently stacking on the through lanes of Chairlift Road on to a layby. To minimize traffic during

the period of construction, we will be balancing cutting and filling operations in order to restrict the importation or exportation of earthworks to the absolute minimum.

Secondly, the development of our site, both the construction activities and the effects of the new subdivision once built, could also be viewed as a threat to Marr Creek and the ravine in which it is located. For the protection of Marr Creek, we are proposing, in addition to the environmental set back, dedicating land along the ravine as park that will ensure that the creek and fish habitat are not negatively impacted by the development. As part of the park dedication, a trail network that currently is on private land will become accessible to the public allowing the ravine to be enjoyed well into the future by the community at large.

Thirdly, development may also be a cause for concern to some who may perceive that it will significantly impact current views, either as an obstruction to the view they currently enjoy or changing the way the site appears from other vantage points in the community. For the most part our site is tucked away behind Collingwood School and blocked from view on the east by the Marr Creek ravine. Despite the isolated nature of the site, to minimize the impact development will have on the views of those above and beyond our site, we are committed to working with existing grades and retaining existing trees as much as possible. Existing trees have been surveyed specifying type size and condition of each. Our Tree Management Plan provides for 2 to 1 replacement of any trees requiring removal to accommodate the placement of homes, roads etc., to soften the view from off-site. Our site is currently ideally sloped at a consistent 20% grade, which will allow us to build homes low enough without cutting off views from our neighbours above us, while at the same time offering residences of our subdivision views of their own. On the upper region of our property there is a District requirement to remove some previously imported fill before developing, which under the circumstances will enable us to lower our homes, which will help to minimize their impact on views for the residences above.

As with all challenging projects, there exists opportunity as well. We are proposing to design and build an arched wooden pedestrian bridge over Marr Creek. It would be designed and located to allow views and access to the unique ambiance of the ravine. The current trails on both sides would

be extended to link to the bridge joining the east and west sides of the Marr Creek ravine. When combined with a short extension of the trail south from our property, it will allow pedestrians to walk from Chippendale on the east side of the ravine, down and across to the west side of the ravine and down all the way to Skilift Road, under the canopy of the existing mature forest without having to cross any roads.

Finally, we plan to create a vibrant and respectful subdivision nestled into the lush tranquil environment into which it is being placed. There is an opportunity to create a unique first-class community that will help raise the sustainability bar and dovetail into the natural surroundings and adjacent communities. We have assembled a top-notch project team of professionals who are familiar with West Vancouver and committed to building a legacy. Our goal is to create a stunning community that all stakeholders will be proud of.



2.0 DEVELOPMENT TEAM & BACKGROUND

DEVELOPMENT TEAM

LAND OWNER:

BRIVIA GROUP

President: Kheng Ly
Vice President: Fernando Bucci
Project Director: Rick Gregory
Project Manager: Audrey Dong

CONSULTANTS

Civil: Creus Engineering Ltd.
Environmental: Pottinger Gaherty Environmental
Arborist: Pottinger Gaherty Environmental
Landscape: Zale Design
Architect: Merrick Architecture - Borowski Sakumoto McIntyre Webb LTD.
Traffic: Bunt & Associates
Topographic Survey: Chapman Land Surveying Ltd.
Lot Survey: Bennet Land Surveying

For biographies on Project Team members see Section 11.

BACKGROUND

In April of 2021 the Brivia Group acquired the majority share of 4 adjacent legal lots at the intersection of the unopened road allowances for Wentworth Avenue and 25th Street. (Figure 1).

Included in this submission is an application to subdivide the current 4 lots into a 32 lot subdivision that, we believe complies with the new zoning bylaw. The challenge for the team has been to create a plan that dovetails into the community, conforms to the lay of the land, merges with existing neighbouring properties and uses, including Marr Creek and the ravine in which it runs, while providing for coordinated growth in an area that is within a short walking distance of Collingwood School.

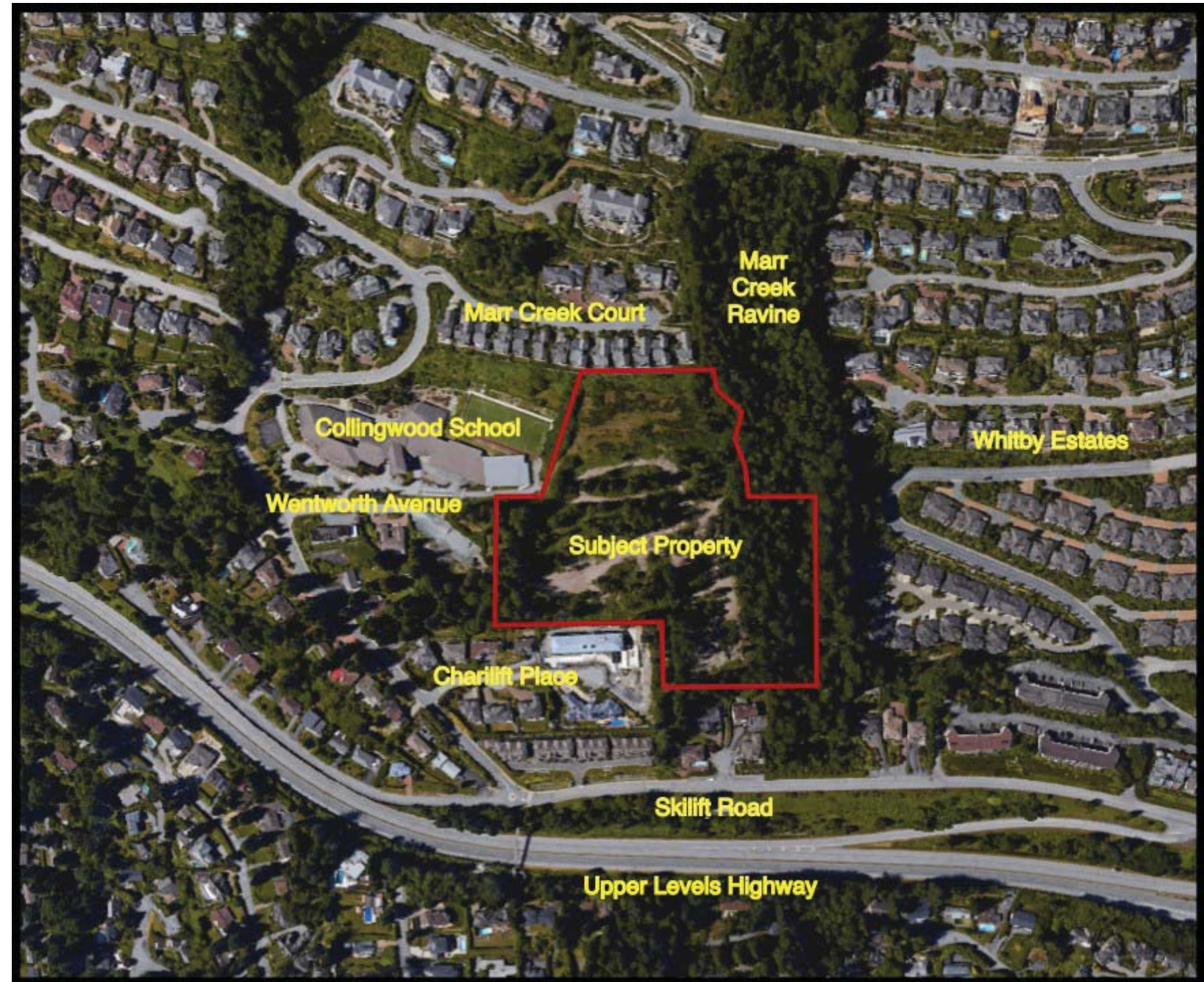


Figure 1 – The 4 Subject Land shown in red outline