



District of West Vancouver

Proposed Development Permit No. 21-172

Current Owner: 1226252 B.C. LTD., INC.NO. BC1226252 (2308 Kadlec Court, West Vancouver, BC, V7s 3K3)

This Development Permit applies to “the Lands”:

Civic Address: 2711 RODGERS CREEK PLACE

Legal Description: LOT 1 DISTRICT LOT 816 GROUP 1 NEW WESTMINSTER PLAN
EPP25820 (PID: 029-690-340)

1. This Development Permit:
 - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan within the “Rodgers Creek Area of the Upper Lands” to promote development that reflects quality building design, materials and landscaping subject to Guidelines UL8.1 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 specifically varied or supplemented by this Permit.
2. The following requirements and conditions shall apply to the Lands:
 - 2.1 Buildings, structures, and site development shall take place in substantial compliance with the drawings from Folio Studio Architecture Ltd. dated November 2022 attached as Schedule “A”.
 - 2.2 On-site landscaping works shall take place in substantial compliance with the drawings from VDZ + A dated November 7, 2022, attached as Schedule “B”.
 - 2.3 Off-site boulevard works shall take place in substantial compliance with the drawings from Creus Engineering dated November 7, 2022, attached as Schedule “C”.
 - 2.4 Buildings, structures, and site development shall take place in compliance with the recommendations within the geotechnical report from PUAR Engineering Consultants Inc., dated November 3, 2021, attached as Schedule “D”.

- 2.5 The minimum energy performance of the development proposal shall conform to a minimum Step 2, with a Low-Carbon Energy System, as defined by the British Columbia Energy Step Code and in compliance with the Energy Model Report from Alphatec Energy Inc, dated October 26, 2021, attached as Schedule "E".
3. Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:
 - 3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering.
 - 3.2 Apply for, and receive a tree permit to allow for any proposed tree limbing required on adjacent areas (as outlined in the Wildfire Development Permit Assessment report from VDZ + A, dated August 20, 2021, and in the Arborist Report from VDZ + A, dated September 16, 2021. This may require installation of tree protection measures as required to the satisfaction of the District's Environmental Protection Officer.
 - 3.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures to ensure no deleterious materials enter the tributaries of Pipe Creek adjacent to the site.
 - 3.4 Enter into a "Works and Services Agreement" (WSA) to ensure installation of *off-site works* to the satisfaction of the District's Manager of Development Engineering. The WSA will require engineering civil drawings detailing works, including but not limited to:
 - (a) storm water management measures;
 - (b) site service connections;
 - (c) new boulevard plan along the frontage of the site including curbs, sidewalk, grading plan, road markings and signage; and
 - (d) repaving along the frontage of the Lands,which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District's Manager of Land Development.
 - 3.5 Identify the location and number of accessible units and specify the accessibility measures to be installed in each unit, to the satisfaction of the District's Director of Planning and Development Services (or designate).
4. Prior to the issuance of a building permit and as security for the due and proper completion of the landscaping works ("Landscaping Works") as set forth in Section 2.2 of this Development Permit, the Owner shall:

- 4.1 Provide, to the District's Manager of Land Development, a cost estimate ("Cost Estimate") for the on-site Landscaping Works to be installed.
- 4.2 Provide, to the District's Manager of Land Development, a landscape deposit ("Landscape Deposit") in the amount determined by the Cost Estimate, in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union to ensure the due and proper completion of the Landscaping Works.
- 4.3 Release of the Landscape Deposit:
 - (a) Following installation of the Landscape Works and upon receipt of a certified letter or report by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects to the District stating that:
 - a. the Landscaping Works have been installed substantially in accordance with Schedule A; and
 - b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
 - i. any adjustments to retaining walls,
 - ii. changes to the mixture or sizes of any plant materials or trees,
 - iii. completion of any off-site or boulevard works,
 - iv. any areas that received alternative treatment,
 - v. any paving changes, or
 - vi. any other additional or omitted plantings or alterations,together with a clear rationale and explanation thereof and stating
 - c. that a final review with the landscape contractor or consultant of record has been completed, including provision of the date when this final review was completed on,
 - d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and
 - e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,then District will release 75% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.
 - (b) After a one-year period following certification that the Landscaping Works have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia

Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.

5. Prior to Occupancy:

5.1 The applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.

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

THE DISTRICT OF WEST VANCOUVER DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES APPROVED THIS PERMIT ON MARCH 9, 2023.



DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES



DEPUTY CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. 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; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

FOR THE PURPOSES OF SECTION 6, THIS PERMIT IS ISSUED ON MARCH 9, 2023.

Schedules:

- A - Architectural Drawings from Folio Studio Architecture Ltd. Dated November 2022
- B - Landscape Drawings from VDZ + A dated November 7, 2022
- C - Civil Engineering Drawings from Creus Engineering dated November 7, 2022
- D - Geotechnical report from PUAR Engineering Consultants Inc., dated November 3, 2021
- E - Energy Model Report from Alphatec Energy Inc, dated October 26, 2021

END OF DEVELOPMENT PERMIT 21-172