

DISTRICT OF WEST VANCOUVER

ACTIVE DEVELOPMENT APPLICATIONS

INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO DECEMBER 5, 2008

These three tables identify: all applications in process for rezoning, development permit, development variance permit, heritage alteration permit, subdivision and Board of Variance consideration; and building permits for new cluster housing, apartment, commercial and institutional buildings. Building permits remain on the list for one month following building occupancy; all applications remain on the list for one month following completion of the application (rather than completion of the construction permitted via the application).

Abbreviations used in the table: BOV means Board of Variance DP means Development Permit
 OCP means Official Community Plan PLA means Preliminary Layout Approval

NEW APPLICATIONS SUBMITTED SINCE NOVEMBER 7, 2008 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Argyle Avenue 2108	Subdivision	1050-20-08-016	Carriage Mgmt. as agents for the Strata	Create additional strata unit	Approving Officer signed plan on November 28, 2008
Ottaburn Road 1350	Development Variance Permit	1010-20-08-044	District of West Vancouver (Gordon Reid)	Proposed reduced lot width for one of two lots in a subdivision to improve proposed lot layout	On Dec. 15 Council to set January 12, 2009 as the date for consideration

APPLICATIONS ON PREVIOUS REPORTS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
11 th Street 610	Development Variance Permit	1010-20-08-027	E. Hasabi	Front yard reduction to accommodate a replacement house on a corner flanking lot	On Dec. 8 Council to set January 12, 2009 as the date for consideration

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Bay Street	Rezoning, DP & Building Permit	1010-20-04-015	Primex Development Horseshoe Bay Ltd.	3-storey mixed use building with commercial and live-work space on the ground floor and 16 residential units	Nearly completed
Bellevue Avenue & 1590 Bellevue Avenue	Subdivision	1050-20-08-002	Chapman Land Surveying for BCR Properties Ltd.	Lot line adjustment and road dedication	Applicant completing requirements for plan filing
Chairlift & 2185 25 th Street	Subdivision	1050-20-05-014	Chapman Land Surveying	2 lots into 3 lots	Approving Officer signed subdivision plan on Nov. 28, 2006; construction underway
Chippendale Road	DP (Upper Lands)	1010-20-08-035	British Pacific Properties	Rodgers Creek Area 1	Council approved DP on November 17, 2008
Craigmohr Drive	DP (Watercourse), DP (Steep Terrain) and Subdivision	1010-20-07-051 1010-20-08-038 1050-20-08-011	A. Sartori	Subdivision of steep terrain and a driveway crossing over a watercourse	Awaiting revisions from applicant
Crestline Road	Development Variance Permit & Subdivision	1010-20-08-015 1050-20-08-007	M. Lau	Lot line adjustment subdivision with variances to permit the existing house to be retained	Awaiting revisions from applicant
Deep Dene Road	DP (Watercourse)	1010-20-08-025	R. Meiklejohn for G. Calfakis/N. Cheffey	Proposed new deck & home addition	DP approved August 13, 2008. Awaiting owner's signature
Erwin Drive	Development Variance Permit	1010-20-07-033	P. Butler	Carport in required front yard to be replaced by a garage	Awaiting revisions

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Esquimalt Avenue 2031, 2047 & 2063	OCF, Rezoning and DP (Form and Character)	1010-20-08-041	Bowling Green Townhomes Ltd. (Joel Slone)	9 unit townhouse development under OCP Policy H3	Staff review
Evelyn Drive/Keith Road	Subdivision	1050-20-08-008	Millennium Evelyn Properties Ltd.	Re-subdivision (including road closure, road dedication and walkway dedication) of the 56 Millennium owned properties consistent with the Approved Master Plan	Staff and Millennium working with the Province to resolve the 9 th Street right-of-way status. Awaiting subdivision applicant fee.
Finch Hill 2628	Development Variance Permit	1010-20-07-023	R. Ciccozzi	Height variance to accommodate connecting two houses to create one building	Applicant proposing further revisions to proposal
Garden Court 2535 - Lot 23	DP (Upper Lands) & Building Permit	1010-20-06-036	D. Andrew for BPP	8 unit cluster housing development	Under construction; 5 of 8 units completed
Garden Court 2575 - Lot 15	DP (Upper Lands) & Building Permit	1010-20-06-037	D. Andrew for BPP	8 unit cluster housing development	Under construction
Gleneagles Drive 6040	DP (Watercourse)	1010-20-08-031	B. Simpson	Replacement house within the 15m riparian setback area	Awaiting revisions
Inglewood Avenue 943	Subdivision	1050-20-08-015	Peter & Catherine Westwood	1 lot into 2 lots	Staff review
Jefferson Avenue 2211 & 2215	Subdivision	1050-20-08-009	A. Collins	2 lot into 3 lots	Preliminary approval September 29, 2008
Kenwood Drive 810	DP (Watercourse)	1010-20-08-033	C. McGlashan	Replacement house within the 15 m riparian setback area	Awaiting revisions

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Marine Drive 1434	DP Minor	1010-20-08-026	BC Liquor Dist. Br.	Building renovations	Council considered proposed DP on November 17, 2008 a requested further information. Follow-up report to be considered by Council on December 8, 2008.
Marine Drive 1891	Rezoning, DP (Ambleside) & Building Permit	1010-20-04-024	Royal Developers Ltd.	10 unit residential building	Under construction
Marine Drive 2388 – 2396	OCP, Rezoning, DP (Major) and Building Permit	1010-20-07-015	K. Gustavson	15 units with a total floor area of 17,000 sq. ft.	Under construction; Building Permit issued July 17, 2008
Marine Drive 2490 – 2496	DP (Form and Character)	1010-20-08-042	K. Gustavson for 2490 Marine Drive Ltd.	Exterior façade renovation for a Shoppers Drug Mart in Dundarave (former Capers site)	Design Review Consideration on Dec. 16
Marine Drive 3371	Development Variance Permit	1010-20-08-017	A. & C. Woodworth	Variance for shed	Report to Council being drafted
Marine Drive 3731	Subdivision	1050-20-06-006	C. Arnston	1 lot into 2 lots	PLA issued September 21, 2007; awaiting resolution of B.C. Rail subdivision 07-005
Marine Drive 3539 to 3695	Subdivision	1050-20-07-005	B.C. Rail	Subdivision of a portion of Sunset Lane to facilitate sale to adjacent owners	Awaiting further information from BCRail

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Marine Drive	Rezoning	1010-20-06-007	Takumi Restaurant	Change from 40 to 75 seats in MU5 Zone	Applicant held a Public Information Meeting on February 26, 2008; staff reviewing application and community comments
Mathers Avenue	OCP Amendment & Rezoning	1010-20-08-014	Frits de Vries Architects for The North Shore Unitarian Church & Mr. & Mrs. Elliott	40 housing units consisting of townhouses and garden apartments	Applicant requested to submit statement reviewing the proposal relative to OCP Policy H3
Mathers Avenue	Development Variance Permit	1010-20-08-018	FNDA Architecture Inc.	Driveway access	Application withdrawn in November 2008
Meadfeild Wynd	Subdivision	1050-20-03-012	Chapman Land Surveying for Martin Corp. Ltd.	Phase 2 - 9 lots	Applicant finalizing plans
Millstream Road	DP (Watercourse)	1010-20-08-039	R. McQuarrie	Proposed landscaping and retaining walls in riparian setback area	Awaiting advice from applicant as to whether he intends to proceed with the proposal
Ottaburn Road	Subdivision	1050-20-08-014	DWV (Gordon Reid)	Subdivide one lot into two lots	Staff review
Palmerston Avenue	DP (Watercourse)	1010-20-08-002	Mr. G. Harris	New garage in riparian area including a variance to height (Amd't. No. 1 to DP07-044)	Height variance to go to Council; awaiting revisions + fee
Rodgers Creek Area 1	DP (Form and Character)	1010-20-08-043	British Pacific Properties	Cluster housing (18 units) in Area 1 of Rodgers Creek	Design Review Committee consideration on Dec. 16

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St. Andrews Road	DP (Watercourse)	1010-20-08-029	Andrew Kiss & Jessica Hudson	Landscaping within the 15 m riparian setback area	Awaiting revisions
Seascape Drive and Court	Building Permit and Phased Strata Subdivision	1010-20-02-020 1050-20-06-011 1050-20-08-005 1050-20-08-010 1050-20-08-012	Victor Setton	100 unit townhouse project. DP refers to a four phased development while Phased Strata Plan provides for the project to be constructed in seven phases: Phase 1 – 24 units Phase 2 – 22 units Phase 3 – 12 units Phase 4 – 6 units Phase 5 – 20 units Phase 6 – 8 units Phase 7 – 8 units	Building Permit issued for all units and Phased Strata Plan signed for all phases. 17 units are still under construction and have not received occupancy permits.
Southborough Drive	DP (Watercourse)	1010-20-08-028	Paul Warburton	Replacement house within the 15 m riparian setback area	Awaiting revisions
The Byway	Development Variance Permit and Subdivision	1010-20-08-007 1050-20-08-001	B. Chapman agent for: J. Kern, P. Wenstob, J. Welsh and F. Welsh. Chapman	Variance in lot width and frontage of less than 10% associated with lot line realignment subdivision	Council approved DVP on July 7, 2008. PLA being drafted.
The Highway	Subdivision	1050-20-08-013	E. and R. Nelson	Lot line realignment	New lot line refined at field meeting; applicant to submit revised subdivision plan

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Watersedge Crescent, 533 & 568 6th Street & 425 Marine Drive	508, 526 and 540	Rezoning, DP (Clyde Avenue) & Building Permit	1010-20-03-009	Millennium Park Royal Homes	79 Condominium Units and 16 Rental Units	Brother's Creek crossing and trail entrance remain outstanding and is planned for 2009
Westmount Court	3580	DP (Watercourse)	1010-20-08-040	G. Bewza	Replacement single family home and driveway within 15 m riparian setback area	Awaiting further information from applicant

ACTIVE BOARD OF VARIANCE APPLICATIONS

Appl. #.	Address	Applicant	Project Description	Hearing Date	Status
08-027	5535 Parthenon Place	Michael Green (McFarlane/Green/Biggar)	Proposed alteration to the existing single family dwelling	October 15, 2008	In-progress
08-028	570 Esquimalt Avenue	J. Fraser Rowland	Proposed single family dwelling - additions/alterations	October 15, 2008	In-progress

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