

DISTRICT OF WEST VANCOUVER

ACTIVE DEVELOPMENT APPLICATIONS INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO OCTOBER 6, 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 SEPTEMBER 2008 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Chippendale Road 2500 Blk.	DP (Upper Lands)	1010-20-08-035	British Pacific Properties	Rodgers Creek Area 1	Staff review
Esquimalt Avenue 1255	DP (Watercourse)	1010-20-08-036	L. Rhodes	Detached garage with workshop proposed within 15 m of the top of bank	Staff review
King George Way 935	DP (Watercourse)	1010-20-08-037	Poskitt Design for Choonging Liang 7 Mingyue Tan	Revision of previously approved watercourse DP (08-024) to retain rather than remove existing pool	Staff review
Craigmohr Drive 567 & 571	DP (Watercourse) DP (Steep Terrain) 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	Staff review
Millstream Road 1129	DP (Watercourse)	1010-20-08-039	R. McQuarrie	Proposed landscaping and retaining walls in riparian setback area	Staff review

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Seascapes Drive and Court	Subdivision (Phased Strata)	1050-20-08-012	V. Setton	Strata Plan for Phase 7 (8 units). The last phase of this phased strata development project.	Phase 7 Strata Plan signed September 23/08
The Highway	Subdivision	1050-20-08-013	E. and R. Nelson	Lot line realignment	Staff review
Ottaburn Road	Subdivision	1050-20-08-014	DWV (Gordon Reid)	Subdivide one lot into two lots	Staff review

APPLICATIONS ON PREVIOUS REPORTS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
11 th Street	Development Variance Permit	1010-20-08-027	E. Hasabi	Front yard reduction to accommodate a replacement house on a corner flanking lot	Awaiting revisions
13 th Street	OCP Amd't, Rezoning and Major DP	1010-20-07-027	K. Gustavson	Four unit townhouse	Implementing bylaws received 3 rd reading on July 28, 2008. Applicant completing requirements and gifting details.
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	Near completion

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LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Bellevue Avenue & 1590 Bellevue Avenue	1500 Block	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	2180	Subdivision	1050-20-05-014	Chapman Land Surveying	2 lots into 3 lots	Approving Officer signed subdivision plan on Nov. 28, 2006; construction underway
Chairlift Road	2500 Block	DP (Future Neighbourhoods), Subdivision & Building Permit	1010-20-04-017 1050-20-05-005	British Pacific Properties	Taylor's Lookout subdivision for 44 single family (SF) lots and 2 eight-unit cluster housing sites (see 2533 and 2563 Garden Court for cluster housing sites status).	DP issued + subdivision signed 2005; servicing underway; Bldg. Permit issued/ready for 41 SF lots, and applied for on 2 more SF lot.
Crestline Road	1021	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	Staff reviewing revised information from applicant
Deep Dene Road	95	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	4367	Development Variance Permit	1010-20-07-033	P. Butler	Carpport in required front yard to be replaced by a garage	Awaiting revisions
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.

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LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Finch Hill	2628	Development Variance Permit	1010-20-07-023	R. Ciccozzi	Height variance to accommodate connecting two houses to create one building	Staff finalizing report to Council
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
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 15 m riparian setback area	Awaiting revisions
Glenross Road	561	DP (Watercourse)	1010-20-08-034	S. Barantsevitch & O. Petryuk	Updating of landscaping in 15 m riparian setback area including removal of driveway	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
Marine Drive	1434	DP Minor	1010-20-08-026	BC Liquor Dist. Br.	Building renovations	Awaiting revisions
Marine Drive	1891	Rezoning, DP (Ambleside) & Building Permit	1010-20-04-024	Royal Developers Ltd.	10 unit residential building	Under construction
Marine Drive	2168	Rezoning, DP (Local Comm'l) & Building Permit	1010-20-03-007	Main Development Ltd.	2-storey commercial building	Nearing completion

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Marine Drive 2388 - 2396	OCP, Rezoning, Major DP and Building Permit	1010-20-07-015	K. Gustavson	15 units with a total floor area of 17,000 sq. ft.	Building Permit issued July 17, 2008
Marine Drive 3371	Development Variance Permit	1010-20-08-017	A. & C. Woodworth	Variance for shed	Awaiting information from applicant
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
Marine Drive 5775	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 targeting report to Council in the Fall
Mathers Avenue 370 & 380	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 1098	Development Variance Permit	1010-20-08-018	FNDA Architecture Inc.	Driveway access	Awaiting information from applicant

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Mathers Avenue	DP (Watercourse)	1010-20-08-011	Paul Butler	Replacement house in riparian area and creek enhancements	DP issued June 18, 2008; owner seeking revisions and MOE approval
Meadfeild Wynd	Subdivision	1050-20-03-012	Chapman Land Surveying for Martin Corp. Ltd.	Phase 2 - 11 lots	Applicant finalizing plans
Meadfeild Wynd	Subdivision	1050-20-07-004	Martin Corp.	Park land exchange	On September 29, 2008 Council approved the park exchange
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 of Upper Lands	OCP Area Plan and rezoning	1010-20-01-007	British Pacific Properties	Development as proposed in the Rodgers Creek Area Development Plan Overview Report dated March 7, 2008	The OCP amendment bylaw, Zoning amendment bylaw and Phased Development Agreement bylaw were adopted by Council on September 22, 2008
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	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:	Phases 1, 2 and 3 strata plans signed and have conditional occupancy Phase 4 building permits issued; strata plan signed August 15/06

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
				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	Phase 5 building permit issued Feb. 15/07; strata plan signed February 25, 2008 Building Permit issued on Feb. 15/07 for Phases 6 and 7. Phase 6 Strata Plan signed July 31/08
Southborough Drive		1010-20-08-028	Paul Warburton	Replacement house within the 15 m riparian setback area	Awaiting revisions
The Byway		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		1010-20-08-032	D. Milliken	58 sq. ft. accessory building (sauna)	Alteration Permit issued by Director September 5, 2008
Watersedge Crescent, 533 & 568 6th Street & 425 Marine Drive		1010-20-03-009	Millennium Park Royal Homes	79 Condominium Units and 16 Rental Units	Brother's Creek crossing and trail entrance require resolution

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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