

DISTRICT OF WEST VANCOUVER

ACTIVE DEVELOPMENT APPLICATIONS

INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO MARCH 27, 2009

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 FEBRUARY 20, 2009 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Larson Place	HRA (Heritage Revitalization Agreement)	1010-20-09-007	Lorne Rubinoff	Heritage protection of the Merrick house and an infill dwelling	Staff review
Chippendale Road (Rodgers Creek Area 2)	DP (Major)	1010-20-09-008	British Pacific Properties (Geoff Croll)	40 residential units including 16 single-family dwellings & 2 cluster housing components of 12 units each	Staff review; information report received by Council on March 23, 2009
Ottawa Place	DP (Watercourse)	1010-20-09-009	Brian Blackett	Landscaping in the 15 m riparian area	Staff review
Cypress Bowl Lane	DP (Major)	1010-20-09-010	John Scott of CEI Architecture Planning Interiors	5000 sq. ft. 2 storey building to house the new Mulgrave Early Learning Centre	Staff review; information report received by Council on March 23, 2009
Deep Dene Place	DP (Watercourse)	1010-20-09-011	Bachir Hassun	House addition in the 15 m riparian area	Staff review

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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 January 12, 2009 Council considered the DVP and requested a follow-up report from staff; applicant preparing updated drawings
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
Blink Bonnie Road	6080	Development Variance Permit	1010-20-09-002	Chapman Surveying Ltd. for S. & I. Stewart	Variances for deck, covered barbecue and covered entry	Awaiting further information from applicant
Camelot Road	2190	OCP, Rezoning and Development Permit	1010-20-09-004	IBI / HB Architects, Colleen Dixon	41 residential units including 18 townhouse units and a low-rise building of 23 suites	On hold at request of applicant March 18, 2009
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
Chippendale Road (Rodgers Creek Area 1)	2500 Block	Subdivision	1050-20-08-017	Chapman Land Surveying Ltd. For British Pacific Properties	Rodgers Creek Area 1 subdivision as per the approved DP -- 12 lots and 1 park lot	Awaiting revised covenants and final works and service drawings

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Craigmoor Drive	567 & 571	DP (Watercourse), DP (Steep Terrain) and Subdivision	1010-20-07-051 1010-20-08-038 1050-20-08-011	Ali-Reza Kazemi with A. Sartori as agent on the EDP	Subdivision of two lots into three lots (steep terrain and watercourse protection issues)	Awaiting update of the watercourse protection component of the appl'n
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	Awaiting revisions from applicant
Eagle Island	5802 & 5806	Subdivision	1050-20-09-001	N. Coward, J. Coward & Sawchuk Estates Ltd.	Lot line realignment (does not include proposal to purchase part of Distict road)	Staff review
Esquimalt Avenue	2031, 2047 & 2063	OCP, 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 of revised submission
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 appl'n fee.
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	Staff reviewing revised submission
Gleneagles Drive	6165	Development Variance Permit	1010-20-09-003	Chapman Surveying Ltd. for T. Turner	Variances for attic room established by previous owners	Awaiting further information from applicant

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
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 advice from applicant as to whether he intends to proceed with the proposal
Marine Drive 1434	DP (minor)	1010-20-08-026	BC Liquor Dist. Br.	Building renovations	Council approved on December 8, 2008, subject to extending the awning across the Marine Drive frontage; DP issuance pending
Marine Drive 1891	Rezoning, DP (Ambleside) & Building Permit	1010-20-04-024	Linda Burger & Associates Inc.	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) and Building Permit	1010-20-08-042	K. Gustavson for 2490 Marine Drive Ltd.	Exterior façade renovation for a Shoppers Drug Mart in Dundarave (former Capers site)	Council approved on February 16, 2009; Building Permit under review
Marine Drive 3371	Development Variance Permit	1010-20-08-017	A. & C. Woodworth	Variance for shed	Council to consider staff report on April 6, 2009

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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	B.C. Rail response to District's preliminary proposal of December 2008 being reviewed by staff
Marine Drive	5775	Rezoning	1010-20-06-007	Takumi Restaurant	Change from 40 to 75 seats in MU5 Zone	Staff review
Mathers Avenue	370 & 380	OCP Amendment & Rezoning	1010-20-08-014	Frits de Vries Architects for The North Shore Unitarian Church & Mr. & Mrs. Elliott	48 housing units consisting of townhouses and garden apartments	Staff preparing report for Council consideration on April 6, 2009
Millstream Road	1129	DP (Watercourse)	1010-20-08-039	R. McQuarrie	Proposed landscaping and retaining walls in riparian setback area	Applicant advised staff February 2009 that he intends to proceed and will be submitting updated plans
Ottaburn Road	1350	Development Variance Permit & Subdivision	1010-20-08-044 1050-20-08-014	DWV (Gordon Reid)	Subdivide one lot into two lots. Proposed reduced lot width for one of the two lots in order to improve proposed lot layout	Council approved Variance Permit on January 12, 2009; subdivision documents being prepared along with marketing plan

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Palmerston Avenue	2451 DP (Watercourse)	1010-20-08-002	Mr. G. Harris	New garage in riparian area including a variance to height (Armd't. No. 1 to DP07-044)	Awaiting revisions + fee
Rockbank Place	4255 Subdivision	1050-20-09-002	Brian Milne	Lot line realignment	Approving Officer signed the plan on March 3, 2009
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	At applicant's request Design Review Committee consideration rescheduled to a future date to be determined
St. Andrews Road	551 DP (Watercourse)	1010-20-08-029	Andrew Kiss & Jessica Hudson	Landscaping within the 15 m riparian setback area	Awaiting revisions
Seascope 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.

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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. Wenslob, 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	Alteration Permit & Subdivision	1010-20-08-047 1050-20-08-013	E. and R. Nelson	Lot line realignment	Council approved Alteration Permit on February 16, 2009 Applicant's surveyor preparing subdivision signature plans
Watersedge Crescent, 533 & 568 6th Street & 425 Marine Drive	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
Westhill Way	DP (Watercourse)	1010-20-09-005	Bahaedin Naemi	New home in 15 m riparian setback area but outside covenant area	Awaiting further information from applicant
Westwood Drive	DP (Watercourse)	1010-20-09-006	Kingsley Lo Architect for G. Wong	House addition in 15 m riparian setback area	DP issued March 26, 2009
Westmount Court	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

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ACTIVE BOARD OF VARIANCE APPLICATIONS

LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Marine Drive	5450	Board of Variance	2310-20-09-006	P. McKiernan	Approval of existing retaining wall which does not meet the 45 degree grade line from both the side and rear property lines.	In progress Hearing Date: April 15, 2009