

DISTRICT OF WEST VANCOUVER

ACTIVE DEVELOPMENT APPLICATIONS

INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO DECEMBER 4, 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 NOVEMBER 16, 2009, REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
19 th Street	Subdivision	1050-20-09-008	Derek Page	One lot into two lots.	Staff review
Jefferson Avenue	DP (Watercourse)	1010-20-09-040	Margos Ergas	Garage and deck within 15 m riparian area	Staff review
Whitby Road	DP (Watercourse)	1010-20-09-041	Joe Rommel	New house and garage within 15 m riparian area	Staff review
Park Royal North	DP (Exempt review)	1010-20-09-042	Gustavson Wylie Architect inc.	Exterior renovation of Royal Bank in Park Royal North	Staff review
Errigal Place	DP (Watercourse)	1010-20-09-043	Homayon Farmand	Landscaping in the riparian area	Staff review

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APPLICATIONS ON PREVIOUS REPORTS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Belleuve Avenue & 1590 Belleuve Avenue	Subdivision	1050-20-08-002	Chapman Land Surveying for BCR Properties Ltd.	Lot line adjustment and road dedication	In early October 2009 applicant advised staff that they are proceeding with the application
Belleuve Avenue	DP (Major)	1010-20-09-031	Boyd Management Ltd.	A mixed use building with commercial unit and parking on the ground floor with 2 storeys of residential above	Applicant has advised that they wish to change their applicant from a Development Permit to a rezoning. Staff advised applicant of the necessary information on November 26, 2009
Camelot Road	DP (Watercourse)	1010-20-09-017	John McNally Designers Inc. for Mr. & Mrs. Priatel	House addition in 15 m riparian area	Awaiting revisions from applicant
Camelot Road	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
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 and existing sewer line to be placed in a SROW	Staff advised applicant that the sanitary sewer line is being relocated outside the lot. Applicant considering whether to pursue subdivision.

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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 District 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	Awaiting re-submission from applicant in response to DRC comments of November 19, 2009.
Eyremount Drive	1153	DP (Watercourse)	1010-20-09-033	Reza Hadavi	New house and landscaping within 15m riparian area	Staff review
Fairmile Road	690	Boulevard Encroachment	1010-20-09-039	Tim Wong	Gates and statues in boulevard	Awaiting further information from applicant
Fulton Avenue	1313	Development Variance Permit	1010-20-09-038	Abdullah Jamal	Increase in Floor area ratio in order to allow construction which occurred at an unknown point in the past	On December 4, 2009 Council set January 11, 2010 as the date for consideration
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	6135	Development Variance Permit	1010-20-09-036	Bashar & Andrea Amer	Renovation, new garage, setbacks & highest building face	Staff review
Gleneagles Drive	6165	Development Variance Permit	1010-20-09-003	Chapman Surveying Ltd. for T. Turner	Variances for attic room established by previous owners	On December 4, 2009 Council set January 11, 2010 as the date for consideration

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Groveland Road	DP (Watercourse)	1010-20-09-037	Nick Milkovich	Accessory building (gazebo) in riparian area	Awaiting further information from applicant
Haywood Avenue	Development Variance Permit	1010-20-09-032	Jalal Edelkhani	Front yard variance for new single family dwelling	Staff review
Inglewood Avenue	Subdivision	1050-20-08-015	Peter & Catherine Westwood	1 lot into 2 lots	Approving Officer issued Preliminary Layout Approval on November 3, 2009
Jefferson Avenue	Subdivision	1050-20-08-009	A. Collins	2 lot into 3 lots	Approving Officer signed subdivision plan on November 20, 2009
Keith Road / Evelyn Drive / 9 th Street / 52 lots	Subdivision	1050-20-09-005	Millennium Evelyn Properties Ltd.	Resubdivision consistent with the Master Plan: 9 lots, new Evelyn Drive to Keith Road and new pedestrian trails	Staff working with applicant to complete documents associated with the resubdivision
Keith Road	Subdivision	1050-20-09-004	Millennium Evelyn Properties Ltd.	Road closure and disposal consistent with the Master Plan	Road closure and disposal bylaw adopted November 6, 2009
Larson Place	HRA (Heritage Revitalization Agreement)	1010-20-09-007	Lorne Rubinoff	Heritage protection of the Merrick house and an infill dwelling	Awaiting further information from applicant.
Marine Drive	Rezoning, DP (Ambleside) & Building Permit	1010-20-04-024	Linda Burger & Associates Inc.	10 unit residential building	Building Permit issued January 8, 2008. Nearing completion.

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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.	Building Permit issued July 17, 2008. Nearing completion.
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 (formerly Capers)	Building Permit issued March 31, 2009. Certificate of Occupancy issued and minor deficiencies being completed
Marine Drive 3371	Development Variance Permit	1010-20-08-017	A. & C. Woodworth	Variance for shed	On April 6, 2009 Council requested a follow-up report from staff on options to allow the construction to remain.
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 and District in discussion on how to proceed, Community meeting December 9, 2009
Marine Drive 3731	Subdivision	1050-20-06-006	C. Arnston	1 lot into 2 lots	PLA issued September 21, 2007; awaiting resolution of BC Rail subdivision File 07-005
Mathers Avenue 370 & 380	OCP Amendment & Rezoning	1010-20-08-014	Frits de Vries Architects for The North Shore Unitarian Church & Mr. & Mrs. Elliott	Proposal revised to 33 units consisting of row houses in groups of two and three. All units would be fee-simple rather than strata.	Applicant preparing plan revisions and staff reviewing community benefit proposal.

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Mathers Avenue 3185	DP (Watercourse)	1010-20-09-018	Paul Butler	New pool along with creek enhancement via removing a concrete channel and creek relocation	DP approved on July 13, 2009
Millstream Road 1065	DP (Watercourse)	1010-20-09-030	Mirek Pospisil	Amendment to DP 07-006 to allow replacement of existing stairs and retaining wall	Staff review
Nelson Avenue 6695	OCP Amendment	1010-20-09-015	Sewell's Limited (Dan Sewell)	Redevelopment of upland portion of Sewell's Marina	Public Meeting held October 1, 2009 and was attended by over 100 people. Consultant preparing a report on the meeting.
Ocean Place 5517	Development Variance Permit	1010-20-09-019	Sofia Somani	Height variance to allow a 1100 sq. ft. accessory building	Staff review
Rodgers Creek Area 1 -- Chippendale Road 2500 Block	DP (Major) and Subdivision	1010-20-08-035 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	Council approved DP Nov. 18, 2008. Approving Officer approved subdivision on July 24, 2009. Subdivision under construction.
Rodgers Creek Area 1 -- Road A	DP (Form and Character)	1010-20-08-043	British Pacific Properties	Cluster housing (18 units) in Area 1 of Rodgers Creek	Applicant advised staff in May 2009 that a new submission will be made.

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Rodgers Creek Area 2 – Chippendale Road 2600 Block	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	Information report received by Council on March 23, 2009. Revised submission responding to staff comments under preparation
Rodgers Creek Area 3 East	DP (Major)	1010-20-09-025	Omnimark Properties Inc. (Edward Wong)	Site development for 42 Single family lots, 2 cluster housing sites and 1 apartment site	Applicant preparing revisions in response to staff comments provided September 16, 2009
St. Andrews Road 551	DP (Watercourse)	1010-20-08-029	Andrew Kiss & Jessica Hudson	Landscaping within the 15 m riparian setback area	Applicant amending proposal to conform to Zoning Bylaw
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.	Building Permit finalized for all units and Phased Strata Plan signed for all phases. Occupancy permits have yet to be issued for any units. Various rezoning/DP requirements being completed before security can be released
Sinclair St. 810	Subdivision	1050-20-09-007	Sabrina Kuo for Tara Yu	Subdivision of 1 lot into 2 lots	Approving Officer issued Preliminary Layout Approval on December 3, 2009

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Southborough Drive	DP (Watercourse)	1010-20-08-028	Paul Warburton	Replacement house within the 15 m riparian setback area	Awaiting information from applicant
Stevens Drive	DP (Watercourse)	1010-20-09-034	Kioumars Daylamani	Landscaping and earthworks within 15m riparian area	Awaiting information from applicant
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.	Variance in lot width and frontage of less than 10% associated with lot line realignment subdivision	Council approved DVP on July 7, 2008. Preliminary approval September 8, 2009
Thompson Crescent	DP (Watercourse)	1010-20-09-013	Nabih A. Faris	Landscaping in riparian area	DP approved June 4, 2009; awaiting applicant's signature
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 pedestrian crossing open. Applicant completing remaining deficiencies.
Westmount Court	DP (Watercourse)	1010-20-08-040	G. Bewza	Replacement single family home and driveway within 15 m riparian setback area	Applicant to submit revised proposal based on discussions with staff on August 13, 2009
Westhaven Wynd	DP (Watercourse)	1010-20-09-035	Carolyn Millar	New deck within 15 m riparian area	Approved, November 2, 2009
Woodvalley Place	Development Variance Permit	1010-20-09-029	Jamie Martin	Height, highest building face and setback variances to allow a new garage with suite attached to the existing dwelling and above the garage	On December 14, 2009 Council set January 11, 2010 as the date for consideration.

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ACTIVE BOARD OF VARIANCE APPLICATIONS – NO APPLICATIONS.

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS

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