

# DISTRICT OF WEST VANCOUVER

## ACTIVE DEVELOPMENT APPLICATIONS INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO JULY 17, 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 JUNE 5, 2009 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Keith Road / Evelyn Drive / 9 <sup>th</sup> 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 review
Keith Road 960, 970, 974 & 976	Subdivision	1050-20-09-004	Millennium Evelyn Properties Ltd.	The four lots at the west end of the Evelyn site are to be consolidated into one lot consistent with the Master Plan	Staff review
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 17, 2009; awaiting applicant's signature
Ocean Place 5517	Development Variance Permit	1010-20-09-019	Sofia Somani	Height variance to allow a 1100 sq. ft. accessory building	Staff review
Park Royal North 765	DP (Minor)	1010-20-09-021	R.F. (Rick) Amantea for Park Royal Shopping Centre	Exterior finish and signage renovations	Considered by DRC on July 16, 2009 and being presented to Council for consideration on July 27, 2009

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Millstream Road	DP (Watercourse)	1010-20-09-022	David Harper	New house	Staff review
Stevens Drive	DP (Watercourse)	1010-20-09-023	Amir Khalili	Re-landscaping of a disturbed slope within the riparian area	Staff review

### APPLICATIONS ON PREVIOUS REPORTS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Bellevue Avenue & 1590 Bellevue Avenue	Subdivision	1050-20-08-002	Chapman Land Surveying for BCR Properties Ltd.	Lot line adjustment and road dedication	Staff following up with applicant at end of July on status of work to complete requirements for plan filing
Blink Bonnie Road	Development Variance Permit	1010-20-09-002	Chapman Surveying Ltd. for S. & I. Stewart	Variances for deck, covered barbecue and covered entry	On July 6, 2009, Council set September 14, 2009 as the date for consideration
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

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LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Chairlift & 2185 25 <sup>th</sup> Street	2180	Subdivision	1050-20-05-014	Chapman Land Surveying	2 lots into 3 lots	Approving Officer signed subdivision on Nov. 28, 2006; subdivision completed June 2009
Clyde Avenue	1431 – 1437	DP (Minor)	1010-20-09-012	K. Gustavson, Architect for Clydco Holdings Ltd.	Renovation and a small addition	On July 6, 2009, Council set July 27, 2009 as the date for consideration
Craigmohr 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)	On June 15, 2009 Council denied the application
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 and existing sewer line to be placed in a SROW	Staff have advised applicant that the sanitary sewer line is being relocated outside the lot and thus the sewer line will no longer impact the property
Cypress Bowl Lane	2330	DP (Major)	1010-20-09-010	John Scott of CEI Architecture Planning Interiors	5000 sq. ft. 2 storey building to house the new Muirgrave Early Learning Centre	On June 15, 2009 Council approved the application
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	Neighbourhood consultation meeting held on June 17, 2009.

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
					Awaiting further submission from applicant for report to Council in September'09
Garden Court	DP (Upper Lands) & Building Permit	1010-20-06-037	D. Andrew for BPP	8 unit cluster housing development	Under construction
Gleneagles Drive	DP (Watercourse)	1010-20-08-031	B. Simpson	Replacement house within the 15m riparian setback area	DP approved July 20, 2009
Gleneagles Drive	Development Variance Permit	1010-20-09-003	Chapman Surveying Ltd. for T. Turner	Variances for attic room established by previous owners	On hold while staff complete a review of options to address this and similar situations
Inglewood Avenue	Subdivision	1050-20-08-015	Peter & Catherine Westwood	1 lot into 2 lots	Staff review
Jefferson Avenue	Subdivision	1050-20-08-009	A. Collins	2 lot into 3 lots	Preliminary approval September 29, 2008; applicant applied for final approval in July 2009
Larson Place	HRA (Heritage Revitalization Agreement)	1010-20-09-007	Lorne Rubinoff	Heritage protection of the Merrick house and an infill dwelling	Information report to be presented to Council on June 15, 2009. Awaiting further submission 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

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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
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
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 response to District's proposal of March 2009 being reviewed by staff.
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
Marine Drive 3751	Development Variance Permit	1010-20-09-016	Alan Kovacs	Height and highest building face variance for a new house	On July 27, 2009 Council to set date for consideration
Marine Drive 5775	Rezoning	1010-20-06-007	Takumi Restaurant	Change from 40 to 60 seats in MU5 Zone (Number of seats corrected June 12, 2009)	Bylaw received 2 <sup>nd</sup> and 3 <sup>rd</sup> reading on June 22, 2009

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
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.	Neighbourhood Workshop/Meeting held May 5. Staff preparing summary notes and next steps for neighbourhood character statement. In response to neighbourhood concerns applicant is revising proposal from 48 units to 33 units.
Millstream Road 1129	DP (Watercourse)	1010-20-08-039	R. McQuarrie	Proposed landscaping and retaining walls in riparian setback area	Applicant advised staff Feb. 2009 that he intends to proceed and will submit updated plans. No information submitted as of June 5, 2009. No information received as of July 9, 2009
Nelson Avenue 6695	OCP Amendment	1010-20-09-015	Sewell's Limited (Dan Sewell)	Redevelopment of upland portion of Sewell's Marina	As approved by Council on June 1, 2009, a District lead public consultation process is to occur with funding assistance from the applicant. The Public meeting is to be held in September.

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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 Jan. 12/09. Subdivision signed by Approving Officer on June 30, 2009; sent to LT0 for registration on July 16, 2009
Palmerston Avenue	2451	DP (Watercourse)	1010-20-08-002	Mr. G. Harris	New garage and driveway within 15 m of top of bank (Amd't. No. 1 to DP07-044)	On June 22, 2009 Council approved the DP
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. Subdivision documents being finalized. Expect that the plan will be ready for signature before the end of the month.
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 n May 2009 that a resubmission will be made.
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. Staff awaiting revised plans based on discussions with applicant regarding the proposed retaining walls; applicant awaiting

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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	feedback on road geometry. SROW being discussed with applicant
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. Two units do not have final building permit approval and none have occupancy. Various rezoning/DP requirements being completed before security can be released
Sinclair St.	Subdivision	1050-20-09-003	Noort Homes (Paul Warburton) for G. E. Dorn Estate	Subdivision of 1 lot into 2 lots	Staff review
Southborough Drive	DP (Watercourse)	1010-20-08-028	Paul Warburton	Replacement house within the 15 m riparian setback area	SROW being discussed with 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. 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.

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The Highway 4768 & 4772	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  Approving Officer signed the subdivision plan on June 11, 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 under construction as of mid- July 2009.
Westmount Court	DP (Watercourse)	1010-20-08-040	G. Bewza	Replacement single family home and driveway within 15 m riparian setback area	Partial information submitted July 7, 2009. Staff is reviewing this information and awaiting an environmental assessment.

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ACTIVE BOARD OF VARIANCE APPLICATIONS – NONE AT THIS TIME.

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS

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