

DISTRICT OF WEST VANCOUVER

ACTIVE DEVELOPMENT APPLICATIONS

INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO JUNE 5, 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 APRIL 24, 2009 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Camelot Road	DP (Watercourse)	1010-20-09-017	John McNally Designers Inc. for Mr. & Mrs. Priatel	House addition in 15 m riparian area	Staff review
Marine Drive	Development Variance Permit	1010-20-09-016	Alan Kovacs	Height variance	Staff review
Nelson Avenue	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.
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

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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	Council approved updated proposed DVP on May 4, 2009
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
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	Staff report to June 22, 2009 Council to set consideration date
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
Chairlift & 2185 25 th Street	Subdivision	1050-20-05-014	Chapman Land Surveying	2 lots into 3 lots	Approving Officer signed subdivision on Nov. 28, 2006; nearing completion
Clyde Avenue	DP (Minor)	1010-20-09-012	K. Gustavson, Architect for Clydco Holdings Ltd.	Renovation and a small addition	On May 28, 2009 DRC considered appl'n, and supported it with minor revisions. Applicant preparing revisions.
Craigmohr Drive	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 May 25, 2009 Council set June 15, 2009 as the date for consideration.

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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 Mulgrave Early Learning Centre	On May 25, 2009 Council set June 15, 2009 as the date for consideration.
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	On May 4, 2009 Council directed staff to advance the application to neighbourhood consultation. This meeting is to be held the evening of June 17 th at the Community Centre.
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.

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LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
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	On hold while staff complete a review of options to address this and similar situations
Greenwood Place	1055	DP (Watercourse)	1010-20-09-014	Alan R. Johnson	Addition of pool in riparian area	DP approved on May 13, 2009 and signed by applicant May 13, 2009
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
Larson Place	5762	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
Marine Drive	1891	Rezoning, DP (Ambleside) & Building Permit	1010-20-04-024	Linda Burger & Associates Inc.	10 unit residential building	Building Permit issued January 8, 2008
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

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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 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 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 5775	Rezoning	1010-20-06-007	Takumi Restaurant	Change from 40 to 75 seats in MU5 Zone	Public Hearing on June 15, 2009
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	Neighbourhood Workshop/Meeting held May 5. Staff preparing summary notes and next steps for neighbourhood character statement; applicant revising plans in response to neighbourhood concerns.

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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. Staff to follow-up.
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.
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 1, 2009 Council set June 22, 2009 as the date for consideration of this application
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. Revised covenants, but two, ready for signature; and awaiting final works and service drawings, and building scheme
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.

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Rodgers Creek Area 2 – Chippendale Road	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 and applicant undertaking detailed review of proposed retaining walls.
St. Andrews Road	DP (Watercourse)	1010-20-08-029	Andrew Kiss & Jessica Hudson	Landscaping within the 15 m riparian setback area	SROW being discussed with applicant
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. Two units do not have final building permit approval and none have occupancy. Various rezoning/DP requirements being completed before security can be released
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 Applicant's surveyor preparing subdivision signature plans
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 crossing and trail entrance have still to be done. Sign being installed advising that this work is to occur in the fall 2009.
Westhill Way	DP (Watercourse)	1010-20-09-005	Bahaedin Naemi	New home in 15 m riparian setback area but outside covenant area	DP approved on May 11, 2009 and signed by the applicant
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 following April 27, 2009 meeting. Staff to follow- up with applicant.

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ACTIVE BOARD OF VARIANCE APPLICATIONS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Ocean Place 5517	Board of Variance	2310-20-09-008	Stefania Violante & Cedric Burgers, Burgers Architects Inc.	Accessory Building Height	In progress. Hearing date: June 17, 2009
Marine Drive 6965	Board of Variance	2310-20-09-009	Kevin Li, Synthesis Design Inc.	Combined Side Yard Minimum Side Yard Setback	In progress. Hearing date: June 17, 2009

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