

DISTRICT OF WEST VANCOUVER

ACTIVE DEVELOPMENT APPLICATIONS

INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO APRIL 24, 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 MARCH 27, 2009 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Clyde Avenue 1431 – 1437	DP (Minor)	1010-20-09-012	K. Gustavson, Architect for Clydco Holdings Ltd.	Renovation and a small addition	Staff review
Thompson Crescent 3235	DP (Watercourse)	1010-20-09-013	Nabih A. Faris	Landscaping in riparian area	Awaiting further information from applicant
Greenwood Place 1055	DP (Watercourse)	1010-20-09-014	Alan R. Johnson	Addition of pool in 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 requested a follow-up report from staff. Proposed DVP will be presented for further consideration on May 4, 2009; re-notification has taken place
Belleuve 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 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	Staff reviewing the revised covenants and awaiting final works and service drawings

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Chippendale Road (Rogers 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
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)	Awaiting update of the watercourse protection component of the appl'n
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	New information submitted by applicant is being reviewed by staff
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 Muirgrave Early Learning Centre	Neighbourhood Information meeting held April 21; awaiting further information from applicant
Deep Dene Place	DP (Watercourse)	1010-20-09-011	Bachir Hassun	House addition in the 15 m riparian area	DP approved on April 2, 2009; awaiting applicant's signature
Eagle Island	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	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 to consider a staff report recommending that the applicant proceed to neighbourhood consultation

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
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	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	Staff reviewing revised submission
Gleneagles Drive	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
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
Larson Place	HRA (Heritage Revitalization Agreement)	1010-20-09-007	Lorne Rubinoff	Heritage protection of the Merrick house and an infill dwelling	Staff preparing an information report for Council consideration in late May 2009
Marine Drive	DP (minor) & Building Permit	1010-20-08-026	BC Liquor Dist. Br.	Building renovations	DP issued April 2, 2009, followed by Building Permit

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
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	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 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

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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	48 housing units consisting of townhouses and garden apartments	On April 6, 2009 Council directed staff to hold a Neighbourhood Visioning Workshop and to consult the community on the development proposal. The Workshop/Meeting is scheduled for May 5.
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
Ottawa Place 1766	DP (Watercourse)	1010-20-09-009	Brian Blackett	Landscaping in the 15 m riparian area	DP approved on April 7, 2009; awaiting applicant's signature
Palmerston Avenue 2451	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)	Awaiting revisions + fee

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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	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 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	Awaiting revisions
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	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
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
Keith Road 5294	Board of Variance	2310-20-09-007	Marque Thompson	Highest Building Face Envelope and Highest Building Face Exemption	In progress. Hearing date: May 20, 09

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