

# DISTRICT OF WEST VANCOUVER

## ACTIVE DEVELOPMENT APPLICATIONS

### INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO SEPTEMBER 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 JULY 21, 2009 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
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	Staff review
Hadden Drive	DP (Watercourse)	1010-20-09-026	Douglas Carruthers	New deck and landscaping within 15m riparian area	DP approved August 21, 2009; awaiting applicant signature.
Royal Avenue	DP (Exempt Review)	1010-20-09-027	Dayal Enterprises Ltd.	Replacement of siding and windows on existing C-1 building	DP exemption approved August 12, 2009
Marine Drive	DP (Exempt Review)	1010-20-09-028	Park Royal Shopping Centre	Exterior renovations including patio for new restaurant (Nandos) at west end of Park Royal North	Staff review
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	Staff review

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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
Bellevue Avenue 1590	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	Staff review
Marine Drive 6520 & 6540	Subdivision	1050-20-09-006	DWV (Gordon Reid)	Realignment of lot lines for the 3 lots at the former Horseshoe Bay firehall site	Servicing requirements being finalized

### APPLICATIONS ON PREVIOUS REPORTS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Beacon Lane 4925	DP (Watercourse)	1010-20-09-024	Craig Fraser	Proposed shed, channel restoration and wetland construction	DP approved August 14, 2009; awaiting applicants signature
Bellevue Avenue & 1590 Bellevue Avenue	Subdivision	1050-20-08-002	Chapman Land Surveying for BCR Properties Ltd.	Lot line adjustment and road dedication	No activity for past year; staff to contact applicant on status
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	Council to consider on September 14, 2009

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Camelot Road	1405	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	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
Clyde Avenue	1431 – 1437	DP (Minor)	1010-20-09-012	K. Gustavson, Architect for Clydco Holdings Ltd.	Renovation and a small addition	Council approved the DP on July 27, 2009
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 advised applicant that the sanitary sewer line is being relocated outside the lot and thus the sewer line will no longer impact the property; applicant considering whether to pursue subdivision
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	Council approved the DP on June 15, 2009; applicant discussing possible amendment with staff
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

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Esquimalt Avenue 2031, 2047 & 2063	OCP, Rezoning and DP (Form and Character)	1010-20-08-041	Bowling Green Townhomes Ltd. (Joel Stone)	9 unit townhouse development under OCP Policy H3	DRC considering proposal on September 10, 2009. Staff report on June Neighbourhood meeting targeted for September '09
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 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
Inglewood Avenue 943	Subdivision	1050-20-08-015	Peter & Catherine Westwood	1 lot into 2 lots	Awaiting information from applicant
Jefferson Avenue 2211 & 2215	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; final plan of subdivision to be submitted
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

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Keith Road	Subdivision	1050-20-09-004	Millennium Evelyn Properties Ltd.	Road closure and disposal consistent with the Master Plan	Proposed road closure and disposal bylaw to be presented to Council, for 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading and public comment, on September 14, 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. Applicant holding neighbourhood information meeting on September 14, 2009.
Marine Drive	DP (Minor)	1010-20-09-021	R.F. (Rick) Amantea for Park Royal Shopping Centre	Exterior finish and signage renovations to Park Royal North	Council approved DP on July 30, 2009
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
Marine Drive	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	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

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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.
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	Council to consider on September 14, 2009
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)	Rezoning bylaw adopted July 27, 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	Proposal revised to 33 units consisting of row houses in groups of two and three. All units would be fee-simple rather than strata.	Following the input received at May 5, 2009 Workshop/Public Meeting, the applicant is revising proposal from 48 units to 33 units.
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	Staff review

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Millstream Road	1129	DP (Watercourse)	1010-20-08-039	R. McQuarrie	Proposed landscaping and retaining walls in riparian setback area	File closed July 20, 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. The Public meeting is to be held October 1, 2009.
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.
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.
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 to be prepared addressing staff comments on the proposed retaining walls and road geometry.

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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	Applicant amending proposal to conform to Zoning Bylaw
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 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.	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	Awaiting information from applicant
Stevens Drive	DP (Watercourse)	1010-09-023	Amir Khalili	Re-landscaping of a disturbed slope within the riparian area	DP approved July 23, 2009
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. Preliminary approval September 8, 2009

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Thompson Crescent 3235	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 508, 526 and 540	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 3580	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

## ACTIVE BOARD OF VARIANCE APPLICATIONS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS

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