

# westvancouver

## PLANNING, LANDS AND PERMITS

750 17TH STREET, WEST VANCOUVER, BC V7V 1E1  
TELEPHONE: 604 925 7075 FACSIMILE: 604 925 7968

August 14, 2009

File No.: 1020-01-1590-BEL

(26)

Mr. James Sweeney  
Boyd Management Limited  
105 - 1590 Bellevue Avenue  
West Vancouver BC V7V 1A7

Dear Mr. Sweeney:

### **RE: Potential Rezone and Development Permit Application for 1590 Bellevue Avenue**

I am writing in response to your letter to the Mayor and Council dated July 23, 2009 related to your property at 1590 Bellevue Avenue.

A staff report regarding your request will go to Council on September 21, 2009, assuming that you submit the following materials to the District by September 4, 2009:

- 1 Letter outlining the proposal in full, including comment on context, character, design rationale, and consistency with OCP policies and Development Permit guidelines.
2. *Sustainability Statement*  
Comment on the project in terms of how the project addresses the environmental, social and economic aspects of sustainability, and the steps that will be taken to confirm the sustainability features of the project
3. *Location and Context Plan*  
A plan showing the location of the project within the community, and adjacent buildings, roads and driveways.
4. *Project Data and Statistics*  
Statistics that allow the project to be reviewed for compliance with District bylaws. The minimum project statistics to be provided are:
  - Lot or site area
  - Floor area – gross and net including a plan identifying exempted areas
  - Site Coverage including Building Footprint and Site Area
  - Building Height in storeys and feet, with the elevation at the roof peak, at the ceiling of each floor and at grade minimum four corners of the building
  - Number of dwelling units and a breakdown of square footage between various uses/dwelling unit types
  - Number and breakdown of parking spaces (regular, small and handicap)

Document # 367256v1

5. *Site Plan*

A plan, drawn to scale and dimensioned, showing:

- Building footprint, landscape areas, retaining walls, driveways, loading areas and exterior parking spaces
- Dimensions of building, driveway, loading areas and parking spaces
- The setback from lot lines and building area
- Grades – driveway and ramps, retaining walls, paving areas, at entrance, on sidewalk, at curbs, stairs etc.
- Exterior garbage areas, kiosks and mailboxes (if any)

6. *Floor Plans*

A series of plans, drawn to scale and dimensioned, showing general interior layouts, building entrances and exits, balconies, amenity areas, garbage/recycling areas, storage areas, parking areas, bicycle storage areas and mechanical equipment. The plan series is to include the roof and basement.

7. *Building Elevations and Sections*

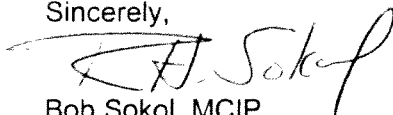
The elevation drawings should illustrate all sides of the building, and the cross section drawings should show the building and site development in relation to adjacent lots and public roads. All drawings are to be drawn to scale, dimensioned and use geodetic datum.

8. An application fee of \$5000. Should Council direct staff not to consider this application further, \$4500 will be refundable.

The question in front of Council on September 21st will be whether to direct staff to consider and process your application, which would include public consultation, potential refinement of your proposal, preparation of a staff report and scheduling and holding a public hearing in front of Council. Should Council direct staff to consider your application, a significant amount of additional materials will need to be prepared and provided to the District along with additional fees. Once those materials are received, the process to receive the rezoning and the development permit which you will need to develop your property as you desire will take approximately 6 months. Due to the nature of the process, there are no guarantees that your application will be approved even if Council directs staff on September 21, 2009 to process your application.

Should you have any questions, please feel free to contact me at 604-925-7058.

Sincerely,



Bob Sokol, MCIP  
Director of Planning Lands and Permits

cc: Mayor and Council  
Geri Boyle, Manager Community Planning

**BOYD MANAGEMENT SERVICES LTD.**

1050-20-08-002

July 23, 2009

(15)

Mayor & Council  
District of West Vancouver  
750-17<sup>th</sup> Street,  
West Vancouver, BC  
V7V 3T3

**RE: Development Permit Application for 1590 Bellevue Avenue, West Vancouver**

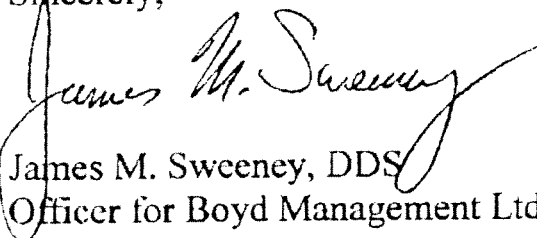
Dear Mayor and Council,

I am requesting that Boyd Management's Development Permit application for 1590 Bellevue Avenue, West Vancouver be placed on the agenda for the Council Meeting on Monday September 14, 2009.

I will be present at that council meeting to answer any questions about the Sweeney family's vision for the redevelopment of the property which we have owned for over 40 years through our family company, Boyd Management Ltd. We have exerted immense effort to create a design which will be of great benefit to the community as a whole and be a positive influence on the revitalization of Ambleside in particular.

I am also requesting that a copy of this letter be included in the <sup>agenda</sup>~~minutes~~ for the Council Meeting on Monday July 27, 2009.

Sincerely,

  
James M. Sweeney, DDS  
Officer for Boyd Management Ltd.

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