
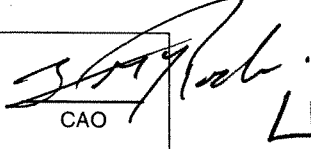


COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
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<input type="checkbox"/> Supplemental	Date: _____	Item # _____

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DISTRICT OF WEST VANCOUVER  
750 – 17<sup>TH</sup> STREET, WEST VANCOUVER, BC V7V 3T3

## COUNCIL REPORT

Date: September 8, 2009 File: 1010-20-09-010  
From: Colette Parsons, Senior Planner - Urban Design  
Subject: **Development Permit 09-010 Amendment, 2330 Cypress Bowl Lane  
(Mulgrave School)**

### RECOMMENDED THAT:

1. The requirement for a Public Meeting for an amendment to Development Permit Application No. 09-010 for 2330 Cypress Bowl Lane be waived and no further notification be required; and
2. The amendment to Development Permit No. 09-010, 2330 Cypress Bowl Lane (Mulgrave School) attached as Appendix B, to the September 8, 2009 report of the Senior Planner – Urban Design, be approved

### Purpose

Mulgrave School wishes to amend the approved Development Permit for the Early Learning Centre (ELC) facility so as to locate the barrier free accessibility ramp from the east side of the building to the west side. The purpose of this report is to review and make a recommendation on this proposal

### 1.0 Background

- 1.1 Prior Resolutions – Council approved a Development Permit for the Early Learning Centre at Mulgrave School on June 15, 2009.

### 2.0 Policy

The Mulgrave school site is located within the Upper Lands Development Permit area. The objectives of the designation are:

- To provide for the protection of the natural environment, its ecosystems and biological diversity;
- To provide for the protection of development from hazardous conditions;

- To regulate the form and character of intensive residential, multifamily and commercial development. (This objective does not apply to Mulgrave School as the school is an institutional land use)

### **3.0 Analysis**

#### **3.1 Discussion of Amendment Proposal**

The proposal for the amendment is to relocate the barrier free accessibility ramp from the east side of the building adjacent to the play field to the west side of the building adjacent to the parking lot.

The rationale for the change in location includes:

- The original ramp location on the east side of the building is less desirable as the building obscured site lines to the ramp. The new location is directly adjacent to a well-lit parking lot, is in a more visibly prominent area and avoids conflict with the sport field.
- The ramp on the west side is a little more efficient in terms of managing the grade. A wall was needed between the parking lot and the play area at the lower level. The new location allows the ramp to be integrated into the wall structure and minimizes the amount of structure adjacent to the play field on the east side of the building.

The consultant group explored providing an elevator within the building and deleting the ramp altogether. This proved un-workable, as access is needed to the lower play area for maintenance purposes. For budgetary reasons the school did not want to install both a ramp and an elevator so has chosen to provide a single ramp on the west side of the building.

#### **3.2 Summary and Conclusion**

The relevant objectives of the Upper Lands Development Permit designation are:

- To provide for the protection of the natural environment, its ecosystems and biological diversity;
- To provide for the protection of development from hazardous conditions;

The approved Development Permit sited the building in a previously disturbed area, which minimized the site disturbance to natural areas. The relocation of the ramp does not change this.

Due to the vegetative cover to the south, the visual impact of the structure is negligible.

It is staff's recommendation that, subject to additional comments or concerns being raised, the proposed amendment to the Development Permit be approved.

- 3.3 Consultation** – The immediate area adjacent to Mulgrave School is largely undeveloped and consists of 5-acre parcels. The closest residential uses are across Cypress Bowl Road to the southwest. In March 2009, only three people attended the neighbourhood meeting; a representative of British Pacific Properties and two representatives from one of the adjacent undeveloped 5-acre parcels. When the public meeting to consider the application in June 2009 was held no members of the public spoke to the item.

As the location of the new ramp is heavily screened by vegetation and is not visible from either Cypress Bowl Road or any close housing, it is recommended that the public notification for the relocation of the barrier free access ramp be waived.

#### **4.0 Options**

**4.1** At the time of consideration of this report Council may:

- a. as recommended by staff, approve the amendment to the Development Permit
- b. request that additional information (to be specified) be provided and available to assist in consideration of the application; or
- c. reject the application with identification of areas inconsistent with the objectives and guidelines of the Upper Lands Development Permit Area

Author: \_\_\_\_\_



Concurrence: \_\_\_\_\_



Appendices:

- A: Context Diagram
- B: Proposed Development Permit Amendment

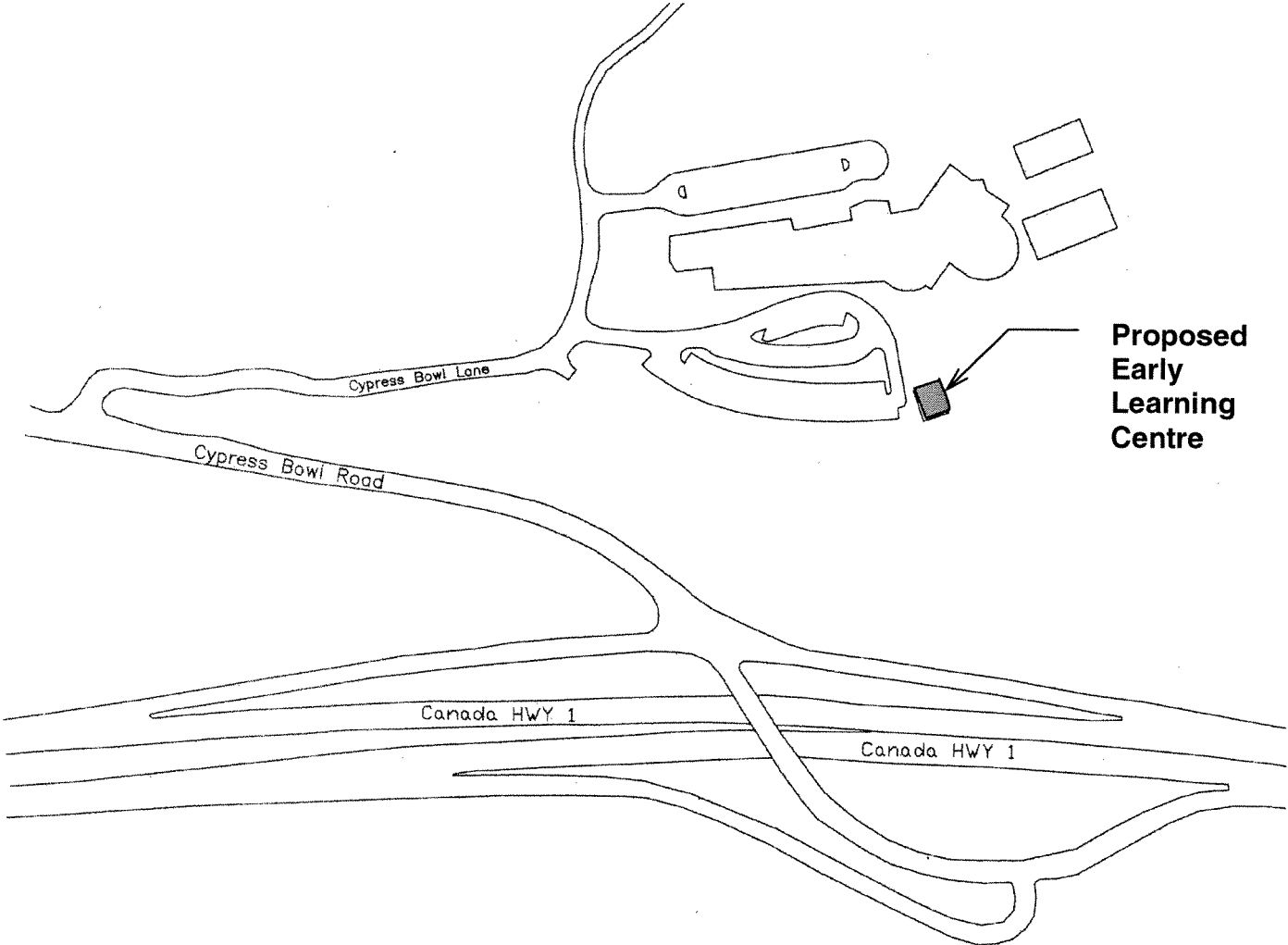
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APPENDIX A: CONTEXT DIAGRAM



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# District of West Vancouver

## Amendment No. 1 to Development Permit No. 09-010

Registered Owner: Mulgrave Independent School Society

This Development Permit applies to:

Civic Address: 2330 Cypress Bowl Lane

Legal Description: PID: 004-405-030  
Lot 3, D.L. 816, Group 1 NWD, Plan 1598 (Part in Hwy. Plan 169)  
(the 'Lands')

Development Permit No. 09-010 approved by Council on June 15, 2009 and amended by Council on September 21, 2009 is amended by replacing Schedule 'A' with the attached Schedule 'A1' and by replacing Schedule 'B' with the attached Schedule 'B1', so as to provide for the relocation of the barrier free access ramp to the children's play area, at the lower level, from the east side of the building to the west side of the building.

THE COUNCIL OF THE DISTRICT OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON \_\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MUNICIPAL CLERK

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Owner: Print Name above

\_\_\_\_\_  
Date

Schedules:

- A1 – Architectural Drawing and Context Site Plan, date stamped September 8, 2009
- B1 – Landscape Architectural Drawings, Landscape Plan No. L-1 date stamped September 14, 2009

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