

DISTRICT OF WEST VANCOUVER

ACTIVE DEVELOPMENT APPLICATIONS

INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO OCTOBER 8, 2010

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 SEPTEMBER 3, 2010 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Gordon Avenue	DP - Exempt	1010-20-10-047	Power West Industries Ltd.	New power generator	Staff review
Highland Drive	DP (Watercourse)	1010-20-10-048	Vikram Tiku	Replacement house in riparian area	Staff review
Piccadilly North	DP (Watercourse)	1010-20-10-049	Michael Upward	Addition to existing house in riparian area	Awaiting further information from applicant
Rodgers Creek Area 1 (Highgrove Place)	DP (Major)	1010-20-10-050	British Pacific Properties Ltd.	18 unit cluster housing development in Area 1 of Rodgers Creek	Staff review
Rodgers Creek Area 4 (Cypress Bowl Access Road)	DP (Major)	1010-20-10-051	British Pacific Properties Ltd.	26 lot subdivision consisting of: 1 apartment lot, 3 cluster housing lots and 24 single-family housing lots	Staff review

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APPLICATIONS ON PREVIOUS REPORTS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
18 th Street	DP (Exemption)	1010-20-10-044	Forma Design Inc. for Seawalk Place Strata	Resolution of building envelope issues and renewal of landscaping	Awaiting further information from applicant
Argyle Avenue	DP (Minor)	1010-20-10-031	D. Yousefi & H. Moinzadeh	Duplex	DRC considered duplex on July 22, 2010
	Subdivision	1050-20-10-008		Subdivision of one lot into 2 lots	Applicant is now considering a subdivision rather than a duplex
Bellevue Avenue	Rezoning	1010-20-10-002	Boyd Management Ltd.	A mixed use building with commercial unit and parking on the ground floor and 2 storeys of residential above	Applicant considering options
Bellevue Avenue	DP (Exemption)	1010-20-10-045	Synthesis Design Inc. for Onida Garner	Addition to rooftop balcony	Staff review
Bellevue Avenue	Duplex	1010-20-10-042	Farzin Yadegai for Sky Holdings Ltd.	New duplex with siting variances	Awaiting further information from applicant
Camelot Road and Union Avenue	Subdivision	1050-20-10-004 (see also 1050- 20-10-006)	Charpac Properties Ltd., Chris Charlwood	Ten lots	Staff review
Clyde Avenue	DP (Exempt Review)	1010-20-10-014	David Stewart and Mike Stewart	Exterior cladding	Awaiting further information from applicant

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Deer Ridge Place 2930	DP (Watercourse)	1010-20-10-036	Jason King	Retaining walls and landscaping	DP approved October 1, 2010 and signed by the applicant
Duchess Avenue 1220	Development Variance Permit	1010-20-10-043	Karen Yip for K. Yip and M. Vernon	New garage for an existing home over 50 years ago and exceeding FAR	On October 18, 2010 Council to set November 1, 2010 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	Enhanced consultation program completed; report to Council targeted for the Fall 2010
Groveland Road 1056	DP (Watercourse)	1010-20-09-037	Nick Milkovich	Accessory building (gazebo) in riparian area	DP approved August 17, 2010; BOV approved height variance for the proposed gazebo on September 15, 2010
Hadden Drive 585	DP (Watercourse)	1010-20-10-041	J. and S. Clay	Replacement dwelling and new landscaping within riparian area	DP approved September 9, 2010 and signed by applicant
Inglewood Avenue 943	Subdivision	1050-20-08-015	Peter & Catherine Westwood	1 lot into 2 lots	Approving Officer issued Preliminary Layout Approval and extended to January 3, 2011

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Keith Road / Evelyn Drive / 9 th 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	Subdivision signed by Approving Officer on July 26, 2010. Solicitor holding all documents in trust until fees and charges paid to DWV. Foundation permits issued for the first 3 buildings
Keith Road	Development Variance Permit	1010-20-10-046	Susanne Doise for J. Simmons	Increased site coverage for new deck constructed without building permit	Council to consider the DVP on November 1, 2010
Larson Place	HRA (Heritage Revitalization Agreement)	1010-20-09-007	Lorne Rubinfoff	Heritage protection of the Merrick house and an infill dwelling	Awaiting further information from applicant
Macbeth Crescent	DP (Watercourse)	1010-20-10-017	Darrell J. Epp Architect Ltd.	Addition and renovation in riparian area	DP approved August 20, 2010; awaiting signature by applicant
Marine Drive	DP/Rezoning	1010-20-10-035	Pacific Land Group (Laura Jones) for Shell Oil	Market store, canopy & pump station	Information report to October 18, 2010 Council and applicant preparing further refinements to the proposal based on staff comments

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LOCATION	APPLICATION TYPE	FILE No.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Marine Drive 22 nd Street	OCP Amendment, Rezoning and DP (Major)	1010-20-10-040	Pacific Arbour Four Residences Ltd.	Seniors housing (126 units) plus dining room, lounge and extensive common facilities. 3,000 sq. ft. for Capilano Elder College and 5,000 sq. ft. of commercial (known as the Wetmore site)	Community consultation meeting held on September 22, 2010; DRC preliminary review on September 9, 2010. On October 18, 2010 Council to consider follow- up report on the consultations
Marine Drive	Development Variance Permit	1010-20-08-017	A. & C. Woodworth	Variance for shed	Staff to discuss an option with applicant.
Marine Drive	Subdivision	1050-20-07-005	B.C. Rail	Subdivision of a portion of Sunset Lane to facilitate sale to adjacent owners	Awaiting rezoning application from B.C. Rail
Marine Drive	Zoning Text Amendment Development Variance Permit	1010-20-10-013	Bill Chapman for Allard & Hearthstone Investments Ltd.	Waterfront setback for certain existing non-conforming decks and retaining walls	Staff review
Marine Drive	Development Variance Permit	1010-20-10-025	Marque Thompson	Building height & highest building face variances for new single family dwelling	Awaiting further information from applicant
Mathers Avenue	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.	Applicant meeting with the neighbourhood on October 12, 2010 and to advise staff how they wish to proceed

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Mathers Avenue	1309	DP (Watercourse)	1010-20-10-038	John Facini	Replacement dwelling in riparian area	DP approved September 22, 2010 and signed by the applicant
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	DP approved on February 2, 2010; awaiting applicant's signature
Millstream Road	1120	DP (Watercourse)	1010-20-10-009	Slawomir & Joanna Smulewicz	House addition in riparian setback area	DP approved September 20, 2010 and awaiting signature of applicant
Nelson Avenue	6695	OCP Amendment	1010-20-09-015	Sewell's Limited (Dan Sewell)	Redevelopment of upland portion of Sewell's Marina	Consultant's report finalized and forwarded to applicant for review
Ottawa Avenue	2614		1010-20-10-028	Susanna & Lewis Morse	Housing Pilot Project for a detached secondary suite off lane	Neighbourhood consultation to take place in Fall 2010
Queens Avenue	2055	HRA (Heritage Revitalization Agreement) Subdivision	1010-20-10-011 1050-20-10-003	Vlahos Holdings Ltd.	Toby House (on District's Heritage Register) conservation with addition and subdivision of the property, which includes a creek along its west side, into two lots	DRC considered on September 30, 2010 and supported the proposal Applicant finalizing plans Once submitted staff will prepare report to Council on the HRA
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	Subdivision under constr. Show home completed; BP issued for 4 other lots and submitted for 3 other lots

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Rodgers Creek Area 2 – Chippendale Road	DP (Major) Subdivision	1010-20-09-008 1050-20-09-009	British Pacific Properties Ltd. (Geoff Croll)	18 lots: 16 single-family dwellings & 2 cluster housing sites of 12 units each	Council approved DP on June 7, 2010. Approving Officer signed subdivision plan on June 18, 2010.
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	Applicant and staff finalizing review
Rodgers Creek - Area 3 West	DP (Major)	1010-20-09-049	British Pacific Properties Ltd. (Geoff Croll)	Site development for 12 estate lots and Chippendale Road extension to Cypress Bowl Rd.	Staff review
St. Andrews Road	DP (Watercourse)	1010-20-10-033	A. Etessam	Retaining walls and landscaping in riparian area.	DP approved August 20, 2010 and signed by applicant on September 10, 2010
Sinclair St.	Subdivision	1050-20-09-007	Sabrina Kuo for Tara Yu	Subdivision of 1 lot into 2 lots	Approving Officer signed subdivision on October 7, 2010
Stevens Drive	DP (Watercourse)	1010-20-09-034	Kiourmars Daylamani	Landscaping and earthworks within 15m riparian area	DP approved June 15, 2010 and signed by applicant September 8, 2010
Taylor Drive	Development Variance Permit	1010-20-09-044	Jason King for J. & G. Whittington	Renovation and new garage and driveway	Council approved the DVP on September 13, 2010

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Taylorwood Place (NE corner of Taylor Way & Keith Rd)	OCP Amendment, Rezoning and DP (Major)	1010-20-10-032	Polygon Development 253 Ltd.	160 unit development consisting of 2 - 50 unit apartment buildings and 60 townhouses, under OCP Policy H3	Community consultation meeting held October 6, 2010. Staff to prepare follow-up report to Council for the Fall 2010
Union Avenue	Subdivision	1050-20-10-006 (see also 1050- 20-10-004)	Charpac Properties Ltd. c/o Chris Charlwood	Lot line adjustment	Staff review
Vinson Creek Road	Subdivision	1050-20-10-005	Ming Zhang	One lot into two lots	Approving Officer issued Preliminary Layout Approval on August 10, 2010
Wentworth Avenue	DP (Upper Lands) Subdivision	1010-20-10-022 1050-20-10-007	DP: British Pacific Properties Ltd. Subdivision: Chapman Land Surveying for British Pacific Properties Ltd.	Realignment of side lot lines to protect Rodgers Creek and create a building site on the easterly lot which includes Rodgers Creek	Staff review
Westmount Court	DP (Watercourse)	1010-20-08-040	G. Bewza	Replacement single family home and driveway within 15 m riparian setback area	Revised plans submitted and being reviewed by staff

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ACTIVE BOARD OF VARIANCE APPLICATIONS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Dickinson Crescent	Board of Variance	2310-20-10-022	K. Wein	Rock retaining walls	Scheduled for October 20 Board of Variance Hearing

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