

# DISTRICT OF WEST VANCOUVER

## ACTIVE DEVELOPMENT APPLICATIONS

### INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO SEPTEMBER 3, 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 JULY 16, 2010 REPORT

LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Hadden Drive	585	DP (Watercourse)	1010-20-10-041	J. and S. Clay	Replacement dwelling and new landscaping within riparian area	Staff drafting permit
Bellevue Avenue	2372	Duplex	1010-20-10-042	Farzin Yadegai for Sky Holdings Ltd.	New duplex with siting variances	Staff review
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	Staff review
18 <sup>th</sup> Street	111	DP (Exemption)	1010-20-10-044	Forma Design Inc. for Seawalk Place Strata	Resolution of building envelope issues and renewal of landscaping	Staff review
Bellevue Avenue	2240 - Unit 1901	DP (Exemption)	1010-20-10-045	Synthesis Design Inc. for Onida Garner	Addition to rooftop balcony	Staff review
Keith Road	1119	Development Variance Permit	1010-20-10-046	Susanne Doise for J. Simmons	Increased site coverage for new deck constructed without building permit	Staff review

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LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Argyle Avenue	6379	Subdivision	1050-20-10-008	D. Yousefi & H. Moeinzadeh	Subdivision of one lot into 2 lots	Staff review; see also 1010-20-10-231

### APPLICATIONS ON PREVIOUS REPORTS

LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Argyle Avenue	6379	DP (Minor)	1010-20-10-031	D. Yousefi & H. Moinzadeh	Duplex	DRC considered on July 22, 2010 Applicant is considering subdivision rather than a duplex; see file 1050-20-10-008
Bellevue Avenue	1590	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
Camelot Road and Union Avenue	2190 C. & 2185 Union	Subdivision	1050-20-10-004 (see also 1050-20-10-006)	Charpac Properties Ltd., Chris Charlwood	Ten lots	Staff review
Clyde Avenue	1485	DP (Exempt Review)	1010-20-10-014	David Stewart and Mike Stewart	Exterior cladding	Awaiting further information from applicant

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Deer Ridge Place	2930	DP (Watercourse)	1010-20-10-036	Jason King	Retaining walls and landscaping	Staff review
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	Consultation with block owners and neighbourhood in process, with report to Council targeted for late October/early November 2010
Groveland Road	1056	DP (Watercourse)	1010-20-09-037	Nick Milkovich	Accessory building (gazebo) in riparian area	DP approved August 17, 2010; BOV considering height of proposed gazebo on September 15, 2010
Haywood Avenue	1395	Development Variance Permit	1010-20-09-032	Jalal Edelkhani	Front yard variance for new single family dwelling	Council approved DVP, with a modification to the specific trees in the boulevard, on July 19, 2010
Inglewood Avenue	943	Subdivision	1050-20-08-015	Peter & Catherine Westwood	1 lot into 2 lots	Approving Officer issued Preliminary Layout Approval on Nov 3, 2009

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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	Subdivision signed by Approving Officer on July 26, 2010. Solicitor holding all documents in trust until fees and charges paid to DWV.  Applicant has applied for 3 excavation permits. DWV working with applicant towards issuance.
Larson Place	5762	HRA (Heritage Revitalization Agreement)	1010-20-09-007	Lorne Rubinoff	Heritage protection of the Merrick house and an infill dwelling	Awaiting further information from applicant
Macbeth Crescent	340	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	1305	DP/Rezoning	1010-20-10-035	Pacific Land Group (Laura Jones) for Shell Oil	Market store, canopy & pump station	Awaiting further information from applicant
Marine Drive 22 <sup>nd</sup> Street	2203 787, 793 and 815 22 <sup>nd</sup> 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)	On July 26, 2010 Council directed that staff consult with the community.  Community meeting scheduled for September 22, 2010 in the Seniors' Centre

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Marine Drive	3371	Development Variance Permit	1010-20-08-017	A. & C. Woodworth	Variance for shed	Staff to discuss an option with applicant.
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	Awaiting rezoning application from B.C. Rail
Marine Drive	4020, 4036 and 4052	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	5204	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	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.	Staff reviewing revised proposal submitted May 25, 2010
Mathers Avenue	1309	DP (Watercourse)	1010-20-10-038	John Facini	Replacement dwelling in riparian area	Awaiting further information from 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	Awaiting further information from applicant

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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	OCP/REZ	1010-20-10-028	Susanna & Lewis Morse	Housing Pilot Project for a detached secondary suite off lane	Staff and applicant drafting a neighbourhood consultation process
Park Lane	2972	Development Variance Permit	1010-20-10-018	Gordon Hlynsky Architect	New dwelling with Front and Waterfront Yard variances, plus accessory building within 15 of dwelling	Council approved DVP on July 19, 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	Applicant revising plans in order to proceed to September 30, 2010 DRC meeting
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 5 lots and submitted for 3 other lots
Rodgers Creek Area 2 – Chippendale Road	2600 Block	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. 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 responding to staff comments

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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	790	DP (Watercourse)	1010-20-10-033	A. Etesam	Retaining walls and landscaping in riparian area.	DP approved August 20, 2010; awaiting applicant's signature
Sentinel Drive	925	Development Variance Permit	1010-20-10-039	Don Stuart Architect Inc. for R. Tam	New single family dwelling, setbacks & site coverage	Council approved DVP on July 19, 2010
Sinclair St.	810	Subdivision	1050-20-09-007	Sabrina Kuo for Tara Yu	Subdivision of 1 lot into 2 lots	Approving Officer issued Preliminary Layout Approval on December 3, 2009
Stevens Drive	104	DP (Watercourse)	1010-20-09-034	Kioumars Daylamani	Landscaping and earthworks within 15m riparian area	DP approved June 15, 2010; awaiting applicant's signature
Taylor Drive	6275	Development Variance Permit	1010-20-09-044	Jason King for J. & G. Whittington	Renovation and new garage and driveway	Council to consider on September 13, 2010
Taylorwood Place (NE corner of Taylor Way & Keith Rd)	803 to 889	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	On September 13, 2010 Council to consider staff report recommending the application proceed to a community consultation meeting
Union Avenue	2185	Subdivision	1050-20-10-006 (see also 1050-20-10-004)	Charpac Properties Ltd. c/o Chris Charlwood	Lot line adjustment	Staff review

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LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Vinson Creek Road	1527	Subdivision	1050-20-10-005	Ming Zhang	One lot into two lots	Approving Officer issued Preliminary Layout Approval on August 10, 2010
Wentworth Avenue	2850, 2860 and 2870	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	3580	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
Pasco Road	8285	Board of Variance	10-016	Tom Chambers	Rear Yard Setback	
Farmleigh Road	825	Board of Variance	10-017	Leszek Szostak	Combined Side Yard Setback	
Bellevue Avenue	2343	Board of Variance	10-018	Anne Head & Robert Diebolt	Site Coverage Percentage	
Pasco Road	8175	Board of Variance	10-019	Robert C. Crone	Combined Side Yard and Minimum Side Yard Setback	
Westport Wynd	5706	Board of Variance	10-020	Andrew Kennet for Procon Projects Ltd.	Number of Storeys and Building Height	
Groveland Road	1056	Board of Variance	10-021	Nick Milkovich Architects Inc.	Accessory Buliding Height	

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