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DISTRICT OF WEST VANCOUVER
ACTIVE DEVELOPMENT APPLICATIONS
INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO JANUARY 14, 2011

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 DECEMBER 3, 2010 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
21 st Street	DP (Exemption)	1010-20-10-060	Hollyburn Properties Inc.	Canopy and entry	DP exemption approved December 9, 2010
Marine Drive	OCP, Rezoning and DP (Form and Character)	1010-20-10-061	Jim Hancock, IBI/HB Architects for H. Y. Louie	Redevelopment of the Safeway site	Awaiting revisions from applicant
Stevens Drive	DP (Watercourse)	1010-20-10-062	David Hughes for Vanessa Williams	Addition and slope remediation	DP approved December 24, 2010 and signed by the applicant
Pilot House Road	Heritage Alteration Permit	1010-20-10-063	Lyle and Maret Johanson	New accessory building	Staff review

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APPLICATIONS ON PREVIOUS REPORTS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
18 th Street	111 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	6379 DP (Minor)	1010-20-10-031	D. Yousefi & H. Moinzadeh	Duplex	DRC supported new proposal presented on December 9, 2010 with further review by staff of a number of items. Staff now reviewing revised plans
	Subdivision	1050-20-10-008		Subdivision of one lot into 2 lots	Preliminary Approval issued on October 22, 2010
Bayridge Avenue	3860 DP (Watercourse)	1010-20-10-058	Chris Andreas	Renovation of existing house in riparian area	Awaiting further information from applicant
Bellevue Avenue	1517 DP (Exemption)	1010-20-10-059	Penny Wilson (NOGNZ Brain Fitness)	Barrel Awning with signage over street patio	Proposal considered by DRC on December 9, 2010 and not approved
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

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Bellevue Avenue	Duplex	1010-20-10-042	Farzin Yadegai for Sky Holdings Ltd.	New duplex with siting variances	Staff review
Camelot Road and Union Avenue	Subdivision	1050-20-10-004	Charpac Properties Ltd., Chris Charwood	Subdivision of 2190 Camelot Road into 10 fee-simple lots and a public road	Awaiting further information from applicant
	Subdivision	1050-20-10-006		Lot line shared by Lot 3 and 2185 Union Avenue to be realigned	Awaiting further information from applicant
Clyde Avenue	DP (Exempt Review)	1010-20-10-014	David Stewart and Mike Stewart	Exterior cladding	Awaiting further information from applicant
Eagle Island	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)	Applicant completing plans for signature by Approving Officer
Esquimalt Avenue	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	Enhanced consultation program completed; awaiting further information from applicant
Haywood Avenue	Development Variance Permit	1010-20-10-055	Jordan Kutev Architect Inc. for R. and J. Pearson	Front yard variance for new single family dwelling	On January 24, 2011 Council to consider whether to set February 21, 2011 as the date for consideration
Haywood Avenue	Development Variance Permit	1010-20-10-053	A. Elahi & H. Behmanesh	Front yard variance for new single family dwelling	Awaiting further information from applicant

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Highland Drive	DP (Watercourse)	1010-20-10-048	Vikram Tikku	Replacement house in riparian area	DP approved October 22, 2010; awaiting applicant's signature
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	On hold pending resolution of mortgagee's petition to the courts.
Larson Place	HRA (Heritage Revitalization Agreement)	1010-20-09-007	Lorne Rubinfoff	Heritage protection of the Merrick house and an infill dwelling	Staff review
Machbeth Crescent	DP (Watercourse)	1010-20-10-017	Darrell J. Epp Architect Ltd.	Addition and renovation in riparian area	DP approved on December 21, 2010; awaiting applicant's signature
Marine Drive	DP/Rezoning	1010-20-10-035	Pacific Land Group (Laura Jones) for Shell Oil	Market store, canopy & pump station	DRC of December 9, 2010 recommended resubmission
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)	On November 15, 2010 Council approved, by bylaw, the closure of the unopened lane allowance on the east boundary of John Richardson Park. On December 13, 2010 Council initiated the Alternative Appeal Process for removal of the park

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					dedication and for the contingent liabilities of the proposed lease. DRC to consider the design development package on January 20, 2011
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 fee-simple lots and a public road	DRC to consider on January 20, 2011

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Millstream Road	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
Nelson Avenue	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		1010-20-10-028	Susanna & Lewis Morse	Housing Pilot Project for a detached secondary suite off lane	Meetings with neighbours held December 2010 and January 2011
Piccadilly North	DP (Watercourse)	1010-20-10-049	Michael Upward for A. and A. Chin	Addition to existing house in riparian area	DP approved on November 5, 2010; awaiting applicant's signature
Queens Avenue	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 of September 30, 2010 supported the proposal Awaiting information from applicant on details of the addition to the Toby House
Rodgers Creek Area 1 – Chippendale Road	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 nearing completion. The showhome (Lot 2) is completed and received the UDI (Pacific Region) 2010 Award for the Best Single Family Home over

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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	DRC to consider resubmission on January 20, 2011
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 apt. site	Awaiting further information from applicant, including a finalized ISMP
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.	Awaiting further information from applicant, including a finalized ISMP
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 22 single-family housing lots	Awaiting further information from applicant, including a finalized ISMP

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Russet Place	2430 DP (Watercourse)	1010-20-10-056	Nigel Parish (Splyce Design) for T. Horsman and K. Moller	Replacement house in riparian area	Staff review
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	Awaiting further information from applicant
Westmount Court	3580 DP (Watercourse)	1010-20-08-040	Marque Thompson for G. Bewza	Replacement single family home and driveway within 15 m riparian setback area	Revised plans submitted and being reviewed by staff
Woodcrest Road	4301 DP (Watercourse)	1010-20-10-057	Barry J. & Jennifer A. Marshall	Reconstruction of existing driveway in riparian area	DP approved January 7, 2011; awaiting applicant's signature

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ACTIVE BOARD OF VARIANCE APPLICATIONS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Evergreen Avenue	Board of Variance	2310-20-11-005	Monday Investment Corporation	Combined Side Yard, West Side Yard Setback to Roof overhang, East Side Yard Setback to Roof Overhang, Minimum Side Yard Setback	Hearing set for January 19, 2011
Wellington Avenue	Board of Variance	2310-20-11-004	Mary Henry	Front Yard Setback Minimum Side Yard Setback	Hearing set for January 19, 2011
17th Street	Board of Variance	2310-20-11-003	Bill Curtis	Front Yard Setback	Hearing set for January 19, 2011
Parkside Road	Board of Variance	2310-20-11-002	Robert tenVaanholt	Front Yard Setback	Hearing set for January 19, 2011
Gleneagles Drive	Board of Variance	2310-20-11-001	Mason Kent Designs Inc.	Rear Yard Setback	Hearing set for January 19, 2011

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