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DISTRICT OF WEST VANCOUVER

**ACTIVE DEVELOPMENT APPLICATIONS
INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO JULY 13, 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 JUNE 10, 2011 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS	
Haywood Avenue	2484	DP (Exemption)	1010-20-11-029	Trevor W.L. Guay for Parvan Holdings	Building envelope repair	Staff review
Highland Drive	1122	DP (Watercourse)	1010-20-11-030	David Harper	Replacement single family dwelling in riparian area (replaces DP11-008)	DP approved June 24, 2011
Piccadilly South	4710	Alteration Permit	1010-20-11-031	Mike Graw	Small addition to existing house	Staff review
Andover Place	649	DP (Watercourse)	1010-20-11-032	Craig Chevalier	Replacement single family dwelling in riparian area	Staff review
Mathers Avenue	3255	DP (Watercourse)	1010-20-11-033	Eurohouse Construction Inc.	Replacement single family dwelling in riparian area	Staff review
Rodgers Creek – Area 3 West		Subdivision	1050-20-11-005	Bill Chapman for British Pacific Properties Ltd.	Chippendale Road extension to Cypress Bowl Road and 12 lot subdivision	See DP Application 1010-20-09-049 for status

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APPLICATIONS ON PREVIOUS REPORTS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Belleuve Avenue	Duplex	1010-20-10-042	Farzin Yadegai for Sky Holdings Ltd.	New duplex with siting variances	DRC of Feb. 24, 2011 recommended rejection and resubmission; applicant preparing revised plans
Camelot Road and Union Avenue	DP (major)	1010-20-11-001	Charpac Properties Ltd., Chris Charlwood	12 lot subdivision (3 lots into 12 lots)	Staff comments to applicant week of June 13th
	Subdivision	1050-20-10-004		Subdivision of 2190 Camelot Road into 10 fee-simple lots and a public road	Staff review
	Subdivision	1050-20-10-006		Realignment of Lot Line shared by Lot 3 and 2185 Union Avenue	Staff review
Clyde Avenue	DP (Exemption)	1010-20-10-014	David Stewart and Mike Stewart	Exterior cladding	March 2011 applicant confirmed they are proceeding with application and will provide the necessary information
Duchess Avenue	DP (Major)	1010-20-11-003	Wedgewood Venture Ltd. (J.Fox)	5 Townhouse units under existing zoning	DP to be considered by Council on July 18, 2011
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

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Esquimalt Avenue 2031, 2047 & 2063	OCP, Rezoning and DP (Form and Character)	1010-20-08-041	Geller Properties Ltd. (Michael Geller)	9 unit townhouse development under OCP Policy H3	OCP and rezoning amendment bylaws adopted and DP approved on July 4, 2011
Fairmile Road 999	DP (Watercourse)	1010-20-11-026	Mehdi Rafiei-pour	Replacement house in 15m riparian area	Awaiting further information from applicant
Gleneagles Drive 6040	DP (Watercourse)	1010-20-11-020	Barry Simpson	Replacement house within 15m riparian area and zoning variances	Awaiting further information from applicant
Haywood Avenue 2100 Block	Official Community Plan / Rezoning / DP (Major)	1010-20-11-005	Kiwanis Seniors Housing Society of West Vancouver (Charlene Kovacs)	141 seniors housing units in one 4 storey building and one 5 storey building; proposed Floor Area Ratio of 1.5	On April 27, 2011 a Community Consultation Meeting was held and on March 31, 2011 the DRC provided initial comments on the proposal. Report to Council on the outcome of the consultations targeted for July 18, 2011
Haywood Avenue 2436	Rezoning and DP (Major)	1010-20-11-013	Karl Gustavson for 2436 Haywood Avenue Partnership	Rezoning to C4 to permit construction of mixed commercial/residential building with 9 residential units	DRC of June 9, 2011 recommended support subject to review by staff of certain matters. Applicant and staff working to resolve remaining issues including proposed CAC.

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Haywood Avenue	2667 Development Variance Permit	1010-20-10-053	A. Elahi & H. Behmanesh	Front yard variance for new single family dwelling	Council denied the proposed DVP on March 7, 2011 and directed that the applicant reconsider their proposal in light of the context of their neighbourhood. Revised plans submitted the week of July 4, 2011.
Highland Drive	1015 DP (Watercourse)	1010-20-11-022	Vikram Tiku	Replacement house in riparian area	DP approved on June 20, 2011; awaiting applicant's signature
Inglewood Avenue	943 Subdivision	1050-20-11-002	Cindy & Brian Wood	One lot into two lots	Preliminary Layout Approval issued on February 25, 2011
Inglewood Avenue	1991 Development Variance Permit	1010-20-11-025	Mark Ashcroft & Bryce Ferguson	Front yard variance for replacement house	Awaiting further information from applicant
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	Property in receivership; on hold pending outcome of receivership proceedings
Kings Avenue	981 Development Variance Permit	1010-20-11-014	Cathy Assadipour	Renovations to existing house that exceeds current FAR	Awaiting further information from applicant
Kings Avenue	1547 Subdivision	1050-20-11-004	Andrew Kennett	One lot into two lots.	Preliminary Layout Approved issued on July 11, 2011

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Larson Place	HRA (Heritage Revitalization Agreement)	1010-20-09-007	Lorne Rubinfoff	Heritage protection of the Merrick house and an infill dwelling	Awaiting information from applicant
Marine Drive	DP/Rezoning	1010-20-10-035	Pacific Land Group (Laura Jones) for Shell Oil	Market store, canopy & pump station	DFRC of February 24, 2011 considered resubmission and recommended support subject to review by staff of certain matters; revised plans submitted; CAC being determined
Marine Drive	OCP, Rezoning and DP (Form and Character)	1010-20-10-061	Jim Hancock, IB/ HB Architects for H. Y. Louie	Redevelopment of the Safeway site	On June 20, 2011 Council determined that the two options presented were not to be considered further and that the applicant should come forward with a proposal for a public engagement program that would inform a redevelopment proposal for the site
Marine Drive 22 nd Street	OCP Amendment, Rezoning and DP (Major)	1010-20-10-040	Pacific Arbour Four Residences Ltd. (PARC)	Seniors housing plus dining room, lounge and extensive common facilities. 3,000 sq. ft. for Caplano Elder College and 5,000 sq. ft. of commercial (known as the Wetmore site)	On May 16, 2011 The OCP amendment and rezoning bylaws were adopted and the design/development package approved.

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Marine Drive	3539 to 3695 Subdivision Zoning Text Amd't	1050-20-07-005 1010-20-11-010	B.C. Rail	Subdivision of a portion of Sunset Lane to facilitate sale to adjacent owners – 29 small temporary lots	Applicant's servicing proposal being considered
Marine Drive	4020, 4036 and 4052 Zoning Text Amendment and Development Variance Permit	1010-20-10-013	Bill Chapman for Allard & Hearshstone Investments Ltd.	Waterfront setback for certain existing non-conforming decks and retaining walls	Staff review
Marine Drive	4115 DP (Watercourse)	1010-20-11-018	Darcy Jones	House addition within 15m riparian area	Awaiting further information from applicant
Marine Drive	4360 & 4370 DP (Exemption)	1010-20-11-016	Janet J. Lutz	Exterior building renovations	DP exemption approved on July 11, 2011
Marine Drive	4360 & 4370 DP (Minor)	1010-20-11-017	Janet J. Lutz	Parking and landscaping renovations	Applicant preparing revisions based on initial staff comments
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
Marine Drive	5504 Boulevard Encroachment	1010-20-11-011	Janice & Verron Pahl	New shed constructed in boulevard	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	Applicant not proceeding. File closed July 2011

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Mathers Avenue	DP (Watercourse)	1010-20-11-007	Gillian & Dan Cortese	Replacement retaining wall and landscaping in riparian area	Awaiting information from applicant
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	Other	1010-20-11-027	Bill Chen	Strata conversion	Staff review
Ottawa Avenue	Pilot Housing Program	1010-20-10-028	Susanna & Lewis Morse	Housing Pilot Project for a detached secondary suite off lane	Applicant preparing detailed design options
Pilot House Road	Heritage Alteration Permit	1010-20-10-063	Lyle and Maret Johanson	Replacement garage	Approved by Director on June 20, 2011
Pilot House Road	Alteration Permit	1010-20-11-024	Wendy Pitt-Brooke	Addition to existing house includes siting and height variance	Lower Caulfeild Advisory Committee considered on May 31, 2011 and requested further information; applicant preparing requested information
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	Staff review

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Rodgers Creek Area 1 – Chippendale Road (Highgrove Place)	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 3500 sq. ft. Building Permits issued for the other 10 single family lots.
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	Council approved DP on May 9, 2011
Rodgers Creek Area 2 – Chippendale Road (Highview Place)	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	Subdivision plan signed on June 18, 2010 and now under construction BP issued for 2 lots and submitted for 6 other lots.
Rodgers Creek Area 3 East	DP (Major)	1010-20-09-025	Ornimark Properties Inc. (Edward Wong)	Site development for 42 Single family lots, 2 cluster housing sites and 1 apt. site	Next steps for ISMP being finalized by staff and applicant; staff reviewing application
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 Road	Next steps for ISMP being finalized. Staff review of revised re-landscaping plan submitted June 15, 2011

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Rodgers Creek Area 4 (Cypress Bowl Access Road)	2900 to 3000 Block	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	Next steps for ISMP being finalized
Royal Avenue	6615	DP (Exemption)	1010-20-11-028	Presence Trading Co.	Replacement awning	DP exemption approved July 11, 2011
Southborough Drive	560	DP (Watercourse)	1010-20-11-015	Alex Sartori for Southborough Holdings Inc.	Gazebo and landscape renewal within 15m riparian area	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
West Vista Court	5400 Block	Subdivision	1050-20-11-003	Bill Chapman for Martin Corporation Limited	7 new lots under the Caulfeild Land Use Contract	Applicant preparing revised plans based on Approving Officer comments; Approving Officer to meet with Parks to finalize park dedications.

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ACTIVE BOARD OF VARIANCE APPLICATIONS

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS	
Maple Place	5720	Board of Variance	2310-20-11-022	B. Griblin	Front Yard Setback, Minimum Side Yard Setback, Highest Building Face Envelope, Highest Building Face Exemption, Building Height.	Hearing set for July 20, 2011
17 th Street	834	Board of Variance	2310-20-11-023	M. Tavakkolijou	Front Yard Setback to Roof Overhang, Front Yard Setback	Hearing set for July 20, 2011