

DISTRICT OF WEST VANCOUVER

ACTIVE DEVELOPMENT APPLICATIONS

INCLUDES SUBDIVISIONS AND SIGNIFICANT PROJECTS UNDER CONSTRUCTION TO APRIL 29, 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 MARCH 25, 2011 REPORT

LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Marine Drive 4360 & 4370	DP - Exempt	1010-20-11-016	Janet J. Lutz	Exterior building renovations	Staff review
Marine Drive 4360 & 4370	DP (Minor)	1010-20-11-017	Janet J. Lutz	Parking and landscaping renovations	Staff review
Marine Drive 4115	DP (Watercourse)	1010-20-11-018	Darcy Jones	House addition within 15m riparian area	Staff review
Queens Avenue 2465	DP (Watercourse)	1010-20-11-019	Jeff Keate	House addition within 15m riparian area	Staff review
Gleneagles Drive 6040	DP (Watercourse)	1010-20-11-020	Barry Simpson	Replacement house within 15m riparian area and zoning variances	Staff review
Bellevue Avenue 2249 / 2251 / 2253	DP - Exempt	1010-20-11-021	Vesna Molby	Exterior building renovations	Staff review

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APPLICATIONS ON PREVIOUS REPORTS

LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Argyle Avenue	103 – 2108	DP (Exemption)	1010-20-11-009	Derek Reeve	Balcony enclosure and weather wall removal	Staff review
Argyle Avenue	6379	DP (Minor)	1010-20-10-031	D. Yousefi & H. Moinzadeh	Duplex	DRC of December 9, 2010 supported the new proposal with further review by staff of certain items. Applicant finalizing BP 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	DP approved on March 4, 2011
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 not proceeding; file closed
Bellevue Avenue	2372	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 considering

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
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 review
	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		Lot Line shared by Lot 3 and 2185 Union Avenue to be realigned	Staff review
Clyde Avenue	DP (Exempt Review)	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	DRC at its meeting of March 31, 2011 supported application subject to further review of certain items by staff
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	Geller Properties Ltd. (Michael Geller)	9 unit townhouse development under OCP Policy H3	Public Hearing set for May 16, 2011

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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. Results of these consultations are being reviewed
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	Information report on the project being provided to the May 16, 2011 Council meeting
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 directed that the applicant reconsider their proposal in light of the context of their neighbourhood.
Highland Drive	1015	DP (Watercourse)	1010-20-10-048	Vikram Tiku	Replacement house in riparian area	DP approved October 22, 2010; awaiting applicant's signature
Inglewood Avenue	419	DP (Watercourse)	1010-20-11-012	Stacy Lrasen	Addition in riparian area	DP approved on April 6, 2011

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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	1366	DP (Watercourse)	1010-20-11-004	Adriana Tomlin	House addition and landscaping in riparian area	DP approved on April 22, 2011
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	Staff review
Larson Place	5762	HRA (Heritage Revitalization Agreement)	1010-20-09-007	Lorne Rubinoff	Heritage protection of the Merrick house and an infill dwelling	Awaiting information from applicant
Marine Drive	1305	DP/Rezoning	1010-20-10-035	Pacific Land Group (Laura Jones) for Shell Oil	Market store, canopy & pump station	DRC of February 24, 2011 considered resubmission and recommended support subject to review by staff of certain matters; awaiting applicant's response
Marine Drive	1650	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	Staff preparing follow-up report to Council on Community Consultation and recommending next steps

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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. (PARC)	Seniors housing 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)	OCP amendment and rezoning bylaws received 3 rd reading on April 18, 2011 and to be presented for adoption in May 2011; the design/development package is to be considered for approval at the same time
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 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	Staff review
Marine Drive	Zoning Text Amendment and 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	Subdivision	1050-20-11-001	Bill Chapman for Pauling Back	One lot into two lots	Approving Officer signed the subdivision plan on April 13, 2011
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
Marine Drive	Boulevard Encroachment	1010-20-11-011	Janice & Vernon Pahl	New shed constructed in boulevard	Staff review

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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 of January 20, 2011 supported an increase in density; and recommended resubmission. Awaiting applicant's response.
Mathers Avenue 1295	DP (Watercourse)	1010-20-11-007	Gillian & Dan Cortese	Replacement retaining wall and landscaping in riparian area	Awaiting 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
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	Pilot Housing Program	1010-20-10-028	Susanna & Lewis Morse	Housing Pilot Project for a detached secondary suite off lane	Applicant preparing final building design
Pilot House Road 4763	Heritage Alteration Permit	1010-20-10-063	Lyle and Maret Johanson	Replacement garage	Staff review
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	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 to consider proposed application 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 applications submitted for 7 single-family lots.
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	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 Rd.	Next steps for ISMP being finalized by staff and applicant; applicant to provide re-landscaping plan

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LOCATION	APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
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	Next steps for ISMP being finalized
Russet Place	DP (Watercourse)	1010-20-10-056	Nigel Parish (Splyce Design) for T. Horsman and K. Moller	Replacement house in riparian area with variance to side yard (east) and height variance	Council to consider proposed DP on May 16, 2011
Southborough Drive	DP (Watercourse)	1010-20-11-015	Alex Sartori for Southborough Holdings Inc.	Gazebo and landscape renewal within 15m riparian area	Staff review
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	Ownership changed mid April 2011; file closed
Westmount Court	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	Subdivision	1050-20-11-003	Bill Chapman for Martin Corporation Limited	8 new lots under the Caulfeild Land Use Contract	Applicant to provide further information and to respond to staff comments

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ACTIVE BOARD OF VARIANCE APPLICATIONS

LOCATION		APPLICATION TYPE	FILE NO.	APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS
Esquimalt Avenue	887	Board of Variance	2310-20-11-016	R. Morshedian	Combined Side Yard, Rear Yard Setback	Hearing set for May 18, 2011
Clyde Avenue	1054	Board of Variance	2310-20-11-017	P. and W. Etches	Combined Side Yard, Front Yard Setback, Building Height	Hearing set for May 18, 2011