



COUNCIL AGENDA

Date: April 27, 2026 Item: 10b.



10b.

## MEMORANDUM

Date: April 23, 2026  
 To: Council  
 From: Michelle McGuire, Senior Manager of Current Planning and Urban Design  
 Subject: **Correction to Proposed Development Permit 25-012 for 6085 and 6093 Marine Drive**

**RECOMMENDATION:**

THAT

1. proposed "Development Permit 25-012" be modified to delete section 4.1 e), as shown in Appendix A of the April 23, 2026 memorandum from the Senior Manager of Current Planning and Urban Design; and
2. that modified Development Permit 25-012 be approved.

The purpose of this memorandum is to present a correction to proposed Development Permit 25-012 for 6085 and 6093 Marine Drive.

Following the concurrent Public Hearing and Public Meeting held February 23, 2026 for the proposed development application for 6085 and 6093 Marine Drive, staff identified an error in the proposed development permit. The proposed development permit includes a condition requiring signalization of the pedestrian crossing at Marine Drive and Eagleridge Drive. Staff review of the development application concluded that this condition was not feasible to require due to project economics. However, as discussed at the public hearing and concurrent public meeting this upgrade could be considered in future through capital budget decisions.

The attached proposed Development Permit is corrected to remove this condition and is presented for consideration of approval by Council.

Author:

Appendices:

Appendix A: Modified Proposed Development Permit 25-012 for 6085 and 6093 Marine Drive

**This page intentionally left blank**

**This page intentionally left blank**



## District of West Vancouver

### *Proposed*

## Development Permit No. 25-012

**CURRENT OWNER:** TL WHYTECLIFF PROPERTY INC (C/O TELUS COMMUNICATIONS INC.)

**THIS DEVELOPMENT PERMIT APPLIES TO:**

**CIVIC ADDRESS:** 6085 MARINE DRIVE

**LEGAL DESCRIPTION:** 011-007-656  
 LOT 16, EXCEPT PART IN REFERNCE PLAN 2648, BLOCK  
 4 DISTRICT LOT 771 PLAN 6028  
 (the 'LANDS')

**CIVIC ADDRESS:** 6093 MARINE DRIVE

**LEGAL DESCRIPTION:** 011-007-591  
 LOT A (REFERENCE PLAN 2648) OF LOT 16 BLOCK 4  
 DISTRICT LOT 771 PLAN 6028  
 (the 'LANDS')

**1.0 This Development Permit:**

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Ground-Oriented Development Permit Area to promote the siting and design of ground-oriented infill housing that integrates with the neighbourhood context and meets a high quality of building and landscape design to create an attractive, residential streetscape subject to Guidelines BF-B16 specified in the Official Community Plan; and
- (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

**2.0 The following requirements and conditions shall apply to the Lands:**

- 2.1 Building, structures, on-site parking, driveways and site development shall take place in substantial accordance with the attached **Schedule A**.
- 2.2 The townhouses shall be sited and site access shall be provided in general accordance with **Schedule A**.
- 2.3 Landscaping shall be installed at the cost of the Owner in accordance with the attached **Schedule B**.
- 2.4 Sustainability measures and commitments shall take place in accordance with the attached **Schedule A**.

- 2.5 All balconies decks and patios are to remain fully open and unenclosed and the weather wall must remain intact.
- 2.6 Where provided for on **Schedule A**, balconies, decks and patios may be provided with external glass weather protection devices, but in any case the weather wall must remain intact.

**3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:**

- 3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering.
- 3.2 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
- 3.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.

**4.0 Prior to Building Permit issuance:**

- 4.1 Provide engineering civil drawings detailing works, and enter into a Works and Servicing Agreement, including but not limited to:
  - (a) storm water management measures;
  - (b) site service connections;
  - (c) new boulevard plan along the frontage of the site including curbs, sidewalk and grading plan;
  - (d) repaving along the frontage of the Lands;which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District's Manager of Land Development, generally in accordance with **Schedule C**.

**5.0 Prior to Occupancy Permit issuance:**

- 5.1 Prior to final occupancy the applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.

**6.0 Security for Landscaping**

- 6.1 Prior to building permit issuance, security for the due and proper completion of the landscaping set forth in section 2.0 of this Development Permit (the "Landscaping Works") shall be provided in the amount of \$103,500 (the "Landscape Deposit") to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.

## 6.2 Release of the Landscape Deposit:

(a) Following installation of the Landscaping Works and upon receipt of a certified letter or report by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects to the District stating that:

- a. the Landscaping Works have been installed substantially in accordance with **Schedule B**; and
- b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
  - i. any adjustments to retaining walls,
  - ii. changes to the mixture or sizes of any plant materials or trees,
  - iii. completion of any off-site or boulevard works,
  - iv. any areas that received alternative treatment,
  - v. any paving changes, or
  - vi. any other additional or omitted plantings or alterations,

together with a clear rationale and explanation thereof and stating

- c. that a final review with the landscape contractor or consultant of record has been completed, including provision of the date when this final review was completed on,
- d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and
- e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,

then District will release 75% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.

(b) After a one-year period following certification that the Landscaping Works have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.

## 6.3 Additional Landscape Security

(a) No occupancy shall be issued nor will any other final approvals be given for any individual building site identified on the Lands as shown on attached Schedule A, until:

- a. all of the Landscaping Works are completed, or
- b. the Owner provides security in addition to and separate from the Landscape Deposit, and in the amount of 110% of the value of the uncompleted Landscaping Works for that specific Parcel only (the "Additional Security Deposit") for

the due and proper completion of the uncompleted or deficient Landscape Works for that specific Parcel only, as determined and certified by the consultant of record; and

- c. the Additional Security Deposit will be released upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects following certification that all of the Landscaping Works on the Parcel have been completed.

**7.0** This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON \_\_\_\_\_ [ INSERT DATE] .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

**FOR THE PURPOSES OF SECTION 7.0 THIS PERMIT IS ISSUED ON \_\_\_\_\_ [ INSERT DATE] .**

Schedules:

- A. Architectural Plans
- B. Landscape Plans
- C. Civil Drawings