



District of West Vancouver

Development Permit No. 12-084

Current Owner: Naser Guivian and Farideh Goldarre

This Development Permit applies to:

Civic Address: 707 Keith Road

Legal Description: 007-947-534
Lot 3, Except part in Plan VAP 23118 South East 1/4 of District Lot
1047 Plan 14144
(the 'Lands')

Current Owner: Minoru Hasegawa, Shizue Hasegawa and Wanda Hasegawa

This Development Permit applies to:

Civic Address: 825 Taylor Way

Legal Description: 007-947-526
Lot 1 South East 1/4 of District Lot 1047 Plan 14144
(the 'Lands')

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- 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 Northwest Corner of Taylor Way and Keith Road Development Permit Area to ensure that the seniors' assisted living and memory residence integrates within the existing neighbourhood and meets a high quality of building and landscape design in keeping with the site and neighbourhood context and subject to Guidelines BF-B 14 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 Buildings, structures, on-site parking, driveways and site development shall take place in accordance with the attached Schedule A.
 - 2.2 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
 - 2.3 No wood burning fireplaces shall be installed, constructed or otherwise permitted on the Lands or in any building on the Lands.

- 2.4 On-site landscaping shall be installed at the cost of the Owner in accordance with the attached Schedule A.
 - 2.5 Sustainability measures and commitments shall take place in accordance with the attached Schedule A, and including the provision solar panels for hot water heating systems where feasible at the discretion of the consulting engineer.
 - 2.6 All balconies, decks and patios are to remain fully open and unenclosed; however, balconies and decks may be enclosed for safety or security purposes, and 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 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 Environment Protection Officer for approval, and the owner shall be responsible for maintaining, repairing and implementing of the sediment control measures.
- 4.0 Prior to Building Permit issuance:
- 4.1 Engineering civil drawings detailing works, 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; and (d) the repaving of north lane on Keith Road from Taylor Way to the round-about, must be submitted for acceptance, and security provided for the due and proper completion of the engineering works, all to the satisfaction of the District's Manager of Development Engineering.
- 5.0 Security for Landscaping:
- 5.1 Within 60 days of issuance of a Building Permit, security for the due and proper completion of the landscaping set forth in Section 2.4 of this Development Permit shall be provide in the amount of \$25,000 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. The landscaping shall be maintained for a minimum of one year after installation, and not prior to the date on which the District authorizes in writing the release of the security.
 - 5.2 No occupancy shall be issued nor will any other final approvals will be given until the landscaping set forth in Section 2.4 of this Development Permit is substantially completed or until a security deposit for the due and proper completion of the landscaping set forth in Section 2.4 of this Development Permit is provided for any outstanding works or deficiencies.

6.0. This Development Permit lapses if the work authorized herein is not commenced within 12 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing or continuing the development by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the work shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON JULY 7, 2014.



MAYOR

MUNICIPAL CLERK

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. 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.


Owner: Signature
(for 707 Keith Road)

Faredet Goldare July 8 / 2014
Owner: Print Name above Date


Owner: Signature
(for 825 Taylor Way)

Minoru HASEGAWA July 9, 2014
Owner: Print Name above Date

FOR THE PURPOSES OF SECTION 6, THIS PERMIT IS ISSUED ON JULY 7, 2014.

Schedules:

A – Building plans, landscaping and sustainability measures (January 27, 2014 edition).