



District of West Vancouver

Development Permit No. 14-055

Registered Owner: CRESSEY SEAVIEW DEVELOPMENT LTD.

See attached Schedule A for full ownership information.

This Development Permit applies to:

Civic Addresses: 2290 Marine Drive, West Vancouver, BC

Legal Description: LOTS A AND B BLOCK 2 EAST PART OF DISTRICT LOT
554 PLAN 8593

See attached Schedule A for full legal descriptions and PIDs.

(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 Ambleside Apartment Area Development Permit Area; and subject to Policies BF-B1, BF-B2, and BF-B4, and Guidelines BF-B4 specified in the Official Community Plan; and
- (b) is issued subject to the Registered 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 Zoning Bylaw No. 4662, 2010, as amended, Section 302.10(1), is varied to exclude the two-storey amenity building fronting Marine Drive, as shown on Schedule B, from the measurement of building width for the high-rise apartment tower, as shown on Schedule B.
- 2.2 Buildings, structures, on-site parking, driveways, and site development must be developed in accordance with Schedule B.
- 2.3 All balconies, decks, and patios on the Lands shall at all times remain fully open, uncovered, and unenclosed.
- 2.4 Existing mature trees on site identified in Schedule B shall be protected.
- 2.5 Parking and storage of bicycles shall be permitted and provided in the underground parking garage and individual private garages.
- 2.6 Wood burning fireplaces must not be installed, constructed or otherwise permitted on the Lands or in any building on the Lands.
- 2.7 Sprinklers must be installed in all areas of the building as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.

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- 2.8 On-site landscaping must be installed at the cost of the Owner in accordance with the attached Schedule B.
- 2.9 Sustainability, green building, and energy efficiency measures and commitments must take place in accordance with the attached Schedule B.
- 2.10 If Council approves a Temporary Use Permit for this purpose, in addition to the development authorized in Section 2.2, a temporary real estate sales centre, as shown in Schedule C, may be constructed on site for the marketing and sale of the development of the Lands authorized in this permit, subject to the terms of any Temporary Use Permit for that purpose. For the purpose of Section 4.0, construction of the temporary real estate sales centre does not serve to prevent this Development Permit from lapsing with respect to the proposed development described in Schedule B.
- 3.0 Prior to issuance of a Building Permit for any building or structure on the Lands:**
- 3.1 Engineering civil drawings detailing the storm water management measures, road works, on-street parking, and service connections, encompassing both on- and off-site works, must be submitted to and approved by the District's Manager of Development Engineering.
- 3.2 Existing Statutory Right of Way VAP4642RX on the Lands shall be modified or replaced to the satisfaction of the District's Manager of Development Engineering to reflect the reconfigured street-oriented as shown on page 25 of Schedule B. Alternatively, dedication of the Lands utilized for the reconfigured street-oriented parking as shown on page 25 of Schedule B, or some combination of dedication of the Lands and modification or replacement of the existing Statutory Right of Way, may be considered, but in any case must be to the satisfaction of the District's Manager of Development Engineering.
- 3.3 Section 219 Covenant(s) shall be placed on the Lands to:
- (a) require that all balconies, decks, and patios remain fully open, uncovered, and unenclosed;
 - (b) provide for the long-term protection of the trees identified on page 77 of Schedule B;
 - (c) prohibit the owner(s) and/or future strata corporation from preventing the storage of bicycles within the underground parking garage and individual private garages; and
 - (d) prohibit wood burning fireplaces.

3.4 Security for the due and proper completion of the on-site landscaping set forth in Section 2.8 of this Development Permit must be provided in the amount of \$[ESTIMATE] (the "Landscaping Deposit") to the District in the form of cash or an unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union and:

(a) a minimum 20% of the initial value of the Landscaping Deposit shall be retained by the District for one year after installation of the landscaping, as a warranty deposit to ensure successful installation of the landscaping; and

(b) the initial value of the Landscaping Deposit may only be reduced to the warranty level and the warranty shall only be released when the registered member of the BCSLA for the project provides a field report to the District confirming successful installation of the on-site landscaping in accordance with Schedule B to this Development Permit.

4.0 This Development Permit lapses if the construction authorized herein is not commenced within 24 months of the date this Development Permit is issued. Construction of the temporary real estate sales centre referenced in Section 2.10 does not constitute commencement of the construction authorized herein and does not serve to prevent this Development Permit from lapsing.

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 [date].

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

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTION 4, THIS PERMIT IS ISSUED ON [date].

Schedules:

A – Legal descriptions, PIDs, and land ownership information

B – Drawing booklet for the proposed development

C – Drawing booklet for the proposed temporary real estate sales centre

Appendix C to be read in conjunction with Temporary Use Permit No. 15-088 and subject to Council approval of the same.

Schedule A to Development Permit No. 14-055

District of West Vancouver

Legal Description	PID	Registered Owner
LOT A BLOCK 2 EAST PART OF DISTRICT LOT 554 PLAN 8593	010-009-752	CRESSEY SEAVIEW DEVELOPMENT LTD., INC. NO. BC1005648 200-555 WEST 8TH AVENUE VANCOUVER, BC V5Z 1C6
LOT B BLOCK 2 EAST PART OF DISTRICT LOT 554 PLAN 8593	010-009-779	CRESSEY SEAVIEW DEVELOPMENT LTD., INC. NO. BC1005648 200-555 WEST 8TH AVENUE VANCOUVER, BC V5Z 1C6

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