



District of West Vancouver

Proposed
Development Permit No. 17-088

CURRENT OWNER: DARWIN PROPERTIES (303 MARINE DRIVE) LTD.

THIS DEVELOPMENT PERMIT APPLIES TO:

CIVIC ADDRESS: 303 MARINE DRIVE

LEGAL DESCRIPTION: 011-279-567
LOT 15 DISTRICT LOT 790 PLAN 4918
(the 'Lands')

1.0 This Development Permit:

- 1.1 imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Marine Drive Local Area Plan Development Permit Area to ensure that buildings are well designed, crafted, articulated, constructed with high quality materials and respond to the contextual circumstances of the Marine Drive Area, and subject to the Lions Gate - Klahanie Sub-Area Design Guidelines specified in the Marine Drive Local Area Plan; and
- 1.2 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 buildings 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 Notwithstanding conditions 2.1 and 2.4 above, the Director of Planning and Development Services may determine that minor changes to the proposal still comply with the Development Permit plans where proposed changes do not materially affect the intent of the plans attached to this Development Permit.

3.0 Prior to commencing site work or Building Permit issuance, whoever 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 Land Development.
- 3.2 Submit a "Sediment and Erosion Plan" to the District's Manager of Land Development for approval, and the Owner shall be responsible for maintaining, repairing and implementation of the sediment control measures.

4.0 Prior to Building Permit issuance:

- 4.1 Provide civil engineering drawings detailing works, including but not limited to:
 - 4.1.1 storm water management measures; and
 - 4.1.2 site service connections.

5.0 Security for Landscaping:

- 5.1 Prior to building permit issuance, security for the due and proper completion of the landscaping set forth in section 2.6 of this Development Permit shall be provided in the amount of \$2,800 (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. The landscaping shall be maintained for a minimum of one year after installation of the landscaping, and not prior to the date on which the District authorizes in writing the release of the deposit.

6.0 Term of Permit

This Development Permit lapses if construction of the additions and renovations has not commenced, under an issued Building Permit, within 24 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing the construction of the work specified herein 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 commencement 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 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 _____.

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 6.0, THIS PERMIT IS ISSUED ON _____.

Schedules:

A – Site Plan, Architectural Plans & Landscaping