



## District of West Vancouver

### Development Permit No. 15-026

**REGISTERED OWNER:** 0981517 B.C LTD. INC No BC0981517

This Development Permit applies to:

**CIVIC ADDRESS:** 6478 Bay Street

**LEGAL DESCRIPTION:** Lot 4 Block 34 District Lot 430 Plan 2103  
PID: 010-478-043

(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 Duplex Development Permit Area to ensure that duplexes enhance the character of a neighbourhood and meet a high quality of building and landscape design in keeping with the site and neighbourhood context; and is subject to Guidelines BF-B11 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 Buildings, structures, on-site parking and site development must take place in accordance with the attached Schedule A.
- 2.2 On-site landscaping must be installed at the cost of the Owner in accordance with the attached Schedule A.
- 2.3 Notwithstanding Conditions 2.1 and 2.2 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.
- 2.4 The minimum energy performance of the proposed building shall conform to a minimum of Step 3, as defined by Sentence 9.36.6.3 (1) of the British Columbia Building Code. Compliance with the required Step shall be

demonstrated through provision of sufficient documentation to the satisfaction of the Chief Building Official.

- 2.5 Sprinklers must be installed in all areas of the building as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.

**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 and service connections must be submitted to and approved by the District's Manager of Development Engineering.

- 3.2 Security for the due and proper completion of the on-site landscaping set forth in Section 2.6 of this Development Permit must be provided in the amount of \$60,000 (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 A to this Development Permit.

- 4.0 This Development Permit lapses if the work authorized herein is not commenced within 24 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.

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**THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY  
RESOLUTION PASSED ON SEPTEMBER 10, 2018**

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MAYOR

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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.

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Owner: Signature

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Owner: Print Name above

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Date

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Owner: Signature

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Owner: Print Name above

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Date

**FOR THE PURPOSES OF SECTION 4, THIS PERMIT IS ISSUED ON SEPTEMBER 10, 2018.**

Schedules:

A – Architectural and Landscape Drawing booklet prepared by Wiedemann Architectural  
Design date stamped February 26, 2018.