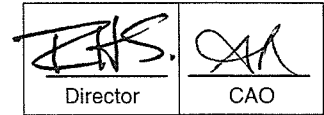


COUNCIL AGENDA

Date: April 23, 2015 Item # 10.4.



DISTRICT OF WEST VANCOUVER
750 17th STREET, WEST VANCOUVER, BC V7V 3T3

10.4.

COUNCIL REPORT

Attachments for item **10.4**
provided under separate cover

Date: March 18, 2015 File: 1010-20-14-036
From: Andrew Browne, Senior Community Planner
Subject: **Development Variance Permit Application No. 14-036 for Lots 22 to 35 of
Rodgers Creek Area 4**

RECOMMENDED THAT:

The Municipal Clerk give notice that Development Variance Permit Application No. 14-036 for Lots 22 to 35 of Rodgers Creek Area 4, which would allow variances to Zoning Bylaw No. 4662, 2010, will be considered by Council at its meeting on May 11, 2015.

Purpose

The purpose of this report is to provide information to Council on Development Variance Permit Application No. 14-036 for Lots 22 to 35 of Rodgers Creek Area 4, which would allow certain specific variances to Zoning Bylaw No. 4662, 2010, relating to building envelopes, front yard setbacks, building height, and highest building face.

Should Council schedule the application for consideration, the proposed Development Variance Permit would be considered by Council at the May 11, 2015 meeting.

1.0 Background

1.1 Prior Resolutions: n/a

1.2 History

July 29, 2013 – Council approved Development Permit No. 10-051 for Rodgers Creek Area 4, which allowed for site development and subdivision for 2 apartment sites, 14 semi-attached homes, 6 small single-family home lots and 15 regular sized single family lots.

June 3, 2013 – Council approved Development Permit No. 12-083 for Rodgers Creek Area 4 Phase 1 (Entry Road and Bridge over Pipe Creek), which allowed for the construction of an entry road including a bridge over Pipe Creek, from Cypress Bowl Road into Rodgers Creek Area 4.

September 10, 2012 – Council approved Development Permit No. 12-026/027 (2758 & 2773 Highview Place), which regulated the form and character of twenty semi-detached cluster housing units within Rodgers Creek Area 2.

June 18, 2012 – Council approved Development Permit No. 09-049 for Rodgers Creek Area 3 West.

927501v1

November 7, 2011 – Council approved Amendment No. 1 to Development Permit No. 09-008 for Lots 14 to 17 of Rodgers Creek Area 2, which allowed a unique building form for these steeply graded lots.

September 19, 2011 – Council approved Development Permit No. 09-025 for Rodgers Creek Area 3 East.

May 9, 2011 – Council approved Development Permit No. 10-050, which regulated the form and character of eighteen cluster housing units in three buildings within Rodgers Creek Area 1.

June 7, 2010 – Council approved Development Permit No. 09-008 for Rodgers Creek Area 2.

November 17, 2008 – Council approved Development Permit No. 08-035 for Rodgers Creek Area 1.

September 22, 2008 – Council adopted three bylaws to give effect to the Rodgers Creek Area Development Plan Overview Report.

2.0 Policy

2.1 Policy

The Official Community Plan designates the subject lands as Upper Lands Development Permit Area. The objective of this designation is to provide for the protection of the natural environment, its ecosystems and biological diversity, the protection of development from hazardous conditions, and the regulation of the form and character of development.

The subject lands have previously been the subject of a Development Permit authorizing site development and subdivision.

2.2 Bylaw

The Zoning Bylaw establishes rules regarding the form and location of development on individual lots, including setbacks, building height, and highest building face.

The subject lands are zoned CD3 and are part of Rodgers Creek Area 4. In terms of density, the CD3 zone provides for Area 4 to have a maximum total floor area of 22,724 square metres and a maximum 88 dwelling units, of which at least 50% must be apartment units. Single family dwellings are restricted to 25% maximum of units.

3.0 Analysis

3.1 Discussion

Context

Rodgers Creek Area 4 is part of the Mulgrave neighbourhood and is bounded by Area 3 East and Mulgrave School to the east, Area 3 West to the north, Cypress Bowl Road to the south, and Westmount Creek to the west (Appendix A).

The Proposal

British Pacific Properties (BPP) is seeking a Development Variance Permit for certain lots in Rodgers Creek Area 4 in order to allow building variances that the applicant believes allow for house designs that are more sympathetic with the topography. Similar variances were granted in the past for Rodgers Creek Areas 2 and 3. The applicant has supplied an extensive rationale letter (Appendix B) that includes typical site sections and example photographs.

In the past these type of variances have been incorporated into the Development Permit serving to authorize subdivision for each Area, however the applicant notes that their desire to proceed with site servicing (and keep their crews and contractors working steadily) did not allow sufficient time for the detail of these variances to be reviewed and incorporated by District staff into the Development Permit that served to authorize subdivision for Rodgers Creek Area 4.

The requested variances to the Zoning Bylaw are summarized as follows. Full text of the variances can be found in Appendix C.

	Bylaw	Proposed	Variance
A. Custom building envelopes (for Lots 22 and 35)	Conventional front, side, and rear setbacks	Custom building envelope (see Appendix C, Schedule B)	Alternate regulatory approach
B. Front yard setback (for Lots 22, 25 to 27, and 35)	7.6 m	4.5 m for a garage facing a road	3.1 m
C. Building height (for Lots 22 to 35)	7.62 m	9.1 m, where the driveway grade does not exceed 12% at any point along its length	1.48 m
D. Highest building face (for Lots 22 and 27 to 31)	6.7 m	9.1 m, where the driveway grade is no more than 12% at any point along its length	2.4 m
E. Highest building face (for Lots 23 to 26 and 32 to 35)	6.7 m	7.62 m, where the driveway grade is no more than 12% at any point along its length	0.92 m

Analysis

The typical site sections and example photographs supplied by BPP in their rationale letter are illustrative of the challenges inherent to hillside development and the push-pull relationship between site grading and building design; the more you follow the terrain, the less the home addresses the street. This can be seen in the photograph of a downhill house without variances, where the driveway slopes down, the home does not address the street, and the main feature visible from the roadway is the roof – not a front door.

These proposed variances would reduce the overall amount of retaining walls required, as the house foundation itself is instead used to ‘make grade’, and provide a more neighbourly and engaging streetscape.

Conclusion

Staff consider the requested variances to be in the spirit of the Rodgers Creek Area Development Plan and **recommend Council approve issuance of the Development Variance Permit.**

3.2 Sustainability: n/a

3.3 Consultation & Communications

Consistent with the Development Procedures Bylaw No. 3984, 1996, notification of the application being considered will be provided to property owners and occupants within 50 metres of the subject properties.

4.0 Options

4.1 At the time of consideration of this report, Council may:

- (a) set the date for consideration of this application (recommended); or
- (b) set the date for consideration of this application and request that additional information (to be specified) be provided and available to assist in consideration of the application; or
- (c) defer further consideration pending receipt of additional information; or
- (d) reject the application.

4.2 When the application is considered by Council, Council may:

- (a) approve issuance of Development Variance Permit No. 14-036 to allow variances for Lots 22 to 35 of Rodgers Creek Area 4 (recommended); or
- (b) request more information (to be specified); or
- (c) reject proposed Development Variance Permit Application No. 14-036.

Date: March 18, 2015
From: Andrew Browne, Senior Community Planner
Subject: **Development Variance Permit Application No. 14-036 for Lots 22 to 35 of
Rodgers Creek Area 4**

Page 5

Author:


Andrew Browne

Appendices:

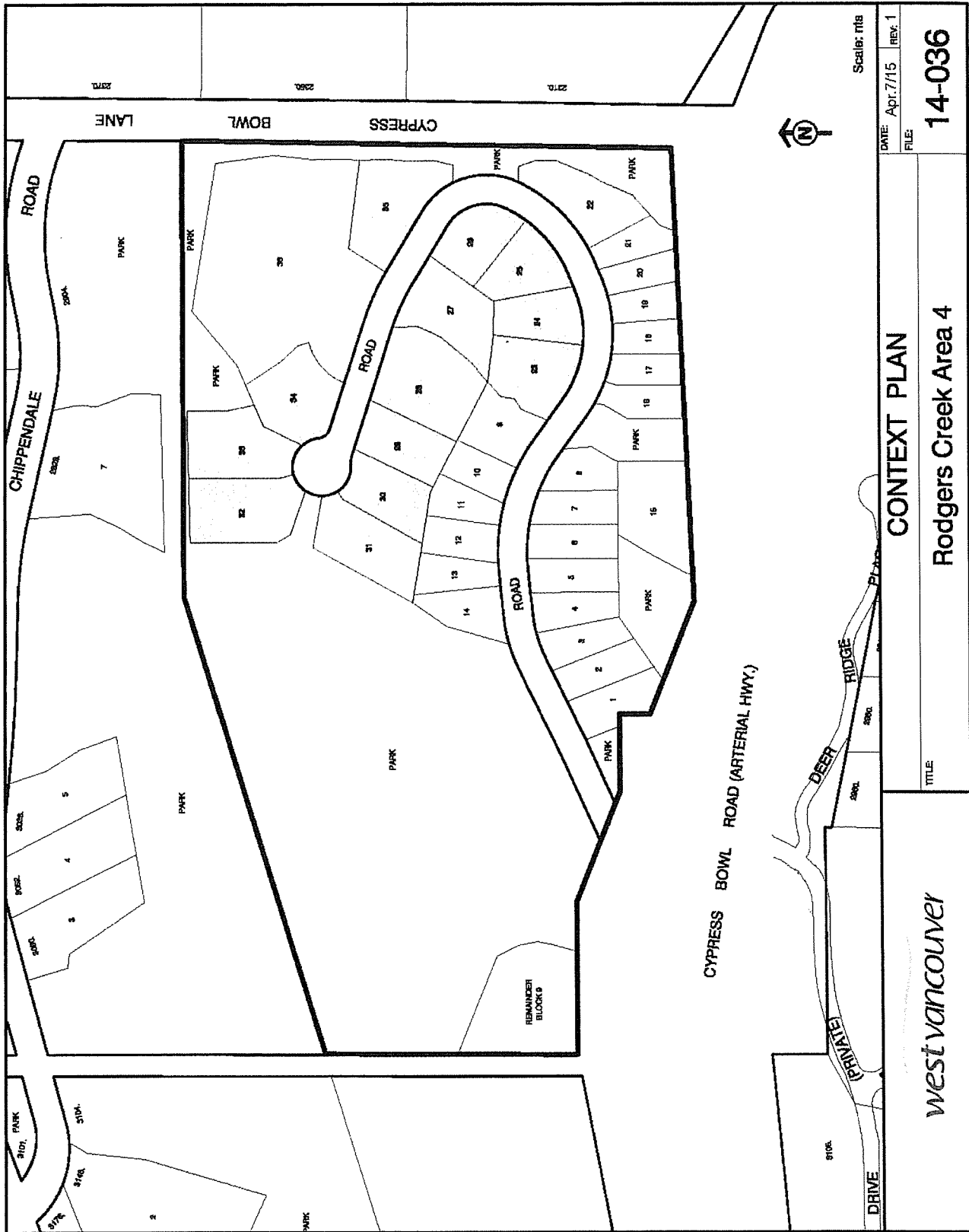
A – Context Plan

B – Letter of Rationale from British Pacific Properties, including site sections and photographs (12 pages)

C – Development Variance Permit No. 14-036 (with Schedules)

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CONTEXT PLAN

Rodgers Creek Area 4

west vancouver

DATE: Apr. 7/15
FILE: 14-036

Scale: 1/8"

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March 24, 2015

Appendix B

District of West Vancouver

750 – 17th Street
West Vancouver, B.C.
V7V 3T3

Attention: Andrew Browne
Senior Community Planner

Dear Mr. Browne:

**Re: Rodgers Creek Area 4 – Single Family Building Variances
Development Permit Application**

Further to our previously approved Development Permits for Area 4 of Rodgers Creek (DP 12-083 and DP 10-051), my letter dated June 24, 2014 and the approved subdivision that is now registered, we would like to finalize the submission for the proposed building variances for the single family lots not subject to Section 6 of DP 10-051. These building variances are similar to variances included in the Development Permits for Areas 2, 3 East and 3 West of Rodgers Creek. They were not included in DP 10-051 due to time constraints.

A summary of the requested variances is provided in Attachment A. The rationale for the application has been updated as detailed below and in Attachments B through E.

Background

Previous development permits approved in the Rodgers Creek development area allowed building variances to facilitate good house design that reflects the topography and other site conditions. These variances were considered on a lot-by-lot basis based on preliminary architectural designs. Although specific building variances were presented and discussed for the Area 4 subdivision, the applicants' desire to proceed with site servicing in a timely manner did not allow staff time to review and incorporate the proposed variances in DP 10-051 approved by Council on July 29, 2013. BPP is now requesting that these variances be approved for the standard single family lots by an amendment to DP 10-051 or by a separate Development Permit for the Area 4 subdivision.



BRITISH PACIFIC PROPERTIES LIMITED

Suite 1001, 100 Park Royal, West Vancouver, BC, V7T 1A2, Tel: (604) 925-9000 Fax: (604) 922-4364

BRITISH PROPERTIES™

Amendment to DP 10-051

After further design development, we do not believe the requested amendment to DP 10-051 for Lots 33 and 34 is necessary; therefore, we are withdrawing this request.

Variances to Building Envelopes and Front Yard Setbacks

To provide clarity to the building envelopes for irregularly shaped lots and where there are proposed increases or decreases to yards to allow for a home to be properly sited on the lot, we are proposing specific building envelopes for Lots 22 and 35 as follows:

- Lots 22 and 35 require a reduction in the rear yard with an off-setting increase in one or more side yards as shown in attached Schedule C.

Specifically, for Lot 22 we are clarifying which yard is the rear yard and requesting that the rear yard be reduced from 12.2 m to 6.0 m and the north side yard be increased from 3.0 m to 12.2 m. For Lot 35 we are clarifying which yard is the rear yard and requesting that the rear yard be reduced from 12.2 m to 7.6 m and the west side yard be increased from 3.0 m to 6.0 m, the east side yard be increased from 3.0 m to 6.0 m and the south side yard be increased from 3.0 m to 12.2 m. These variances are similar to the ones granted for Lots 1 and 2 in Area 1 and Lots 3 and 11 in Area 2.

Where the shape of the lot and/or topography requires a garage facing the street at the minimum front yard setback of 4.5 m, we are proposing a variance for Lots 22, 25, 26, 27 and 35 to allow this.

Variance to Maximum Building Height

As demonstrated in Areas 2, 3 East and 3 West, it is desirable to increase the maximum building height to reduce driveway grades and retaining wall heights. We are proposing a variance to the maximum building height for Lots 22 to 35 similar to the ones approved in Areas 2, 3 East and 3 West. The rationale for this request is provided in the Attachments B through E. The proposed variances would not increase the building floor area, massing or bulk.

Variance to Maximum Highest Building Face

As demonstrated in Areas 2, 3 East and 3 West, it is desirable to increase the maximum highest building face to reduce driveway grades and retaining wall heights. We are proposing a variance to the maximum highest building face for Lots 22 to 35 similar to the ones approved in Areas 2, 3 East and 3 West. The rationale for this request is provided in the Attachments B through E. The proposed variances would not increase the building floor area, massing or bulk.

Average Natural and Finished Grade Calculation

After further design development, we do not believe the requested variance to the calculation of average natural and finished grade for uphill Lots 32 to 35 similar to the one approved in Area 2 is necessary; therefore, we are withdrawing this request.

Please call me at 604-925-9000 if you have questions.

Yours truly,



Geoff Croll, P.Eng. LEED AP
President

Attach.

RODGERS CREEK AREA 4 – PROPOSED BUILDING VARIANCES (Revised March 2015)

Single Family Lots 22 to 35

A. Building Envelopes (CD3 Section 603.08)

Affected Lots: Lots 22 & 35

Variance:

The Zoning Bylaw No. 4662, 2010, as amended, Section 603.08(1) shall be varied, for proposed Lots 22 and 35, to provide for the building and structure siting envelopes shown in Schedule 'C'.

B. Front Yard Setbacks (CD3 Section 603.08)

Affected Lots: 22, 25, 26, 27 & 35

Variance:

The Zoning Bylaw No. 4662, 2010, as amended, Section 603.08(1) shall be varied, for proposed Lots 22, 25, 26, 27 and 35, to provide a reduced front yard of 4.5 m for a garage facing the local road.

C. Maximum Building Height (CD3 Section 603.06)

Affected Lots: Lots 22 to 35

Variance:

The Zoning Bylaw No. 4662, 2010, as amended, Section 603.06(1) shall be varied, for proposed Lots 22 to 35, to allow a maximum building height of 9.1 m, where the driveway grade does not exceed 12% at any point along its length.

D. Maximum Highest Building Face (Section 130.10 and CD3 Section 603.07)

Affected Lots: Lots 22 to 35

Variance:

The Zoning Bylaw No. 4662, 2010, as amended, Sections 130.10 and 603.07(1) shall be varied:

- (a) for proposed downhill Lots 22 and 27 to 31, to allow a maximum highest building face envelope of 9.1 m, where the driveway grade is no more than 12% at any point along its length; and*
- (b) for proposed uphill Lots 23 to 26 and 32 to 35, to allow a maximum highest building face envelope of 7.62 m, where the driveway grade is no more than 12% at any point along its length.*

BRITISH PACIFIC PROPERTIES LIMITED

LOTS 22 AND 35

RODGERS CREEK AREA 4

GROUND LEVEL SETBACKS - D.P. 1010-20-10-051

PLAN EPP36310

SCALE 1: 1500

Schedule 'C' - Ground Level Setbacks

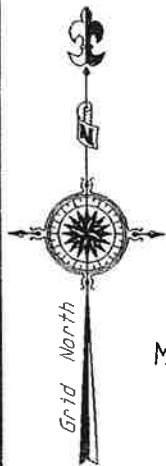
Front, rear and sideyard setbacks are as indicated by the solid line within each property. This outline represents the maximum building envelope for the lot.

NOTE:

FYD denotes front yard setback.
 SYD denotes side yard setback.
 RYD denotes rear yard setback.

3.0 = 9.84 feet
 4.5 = 14.76 feet
 6.0 = 19.69 feet
 7.6 = 24.93 feet
 12.2 = 40.03 feet

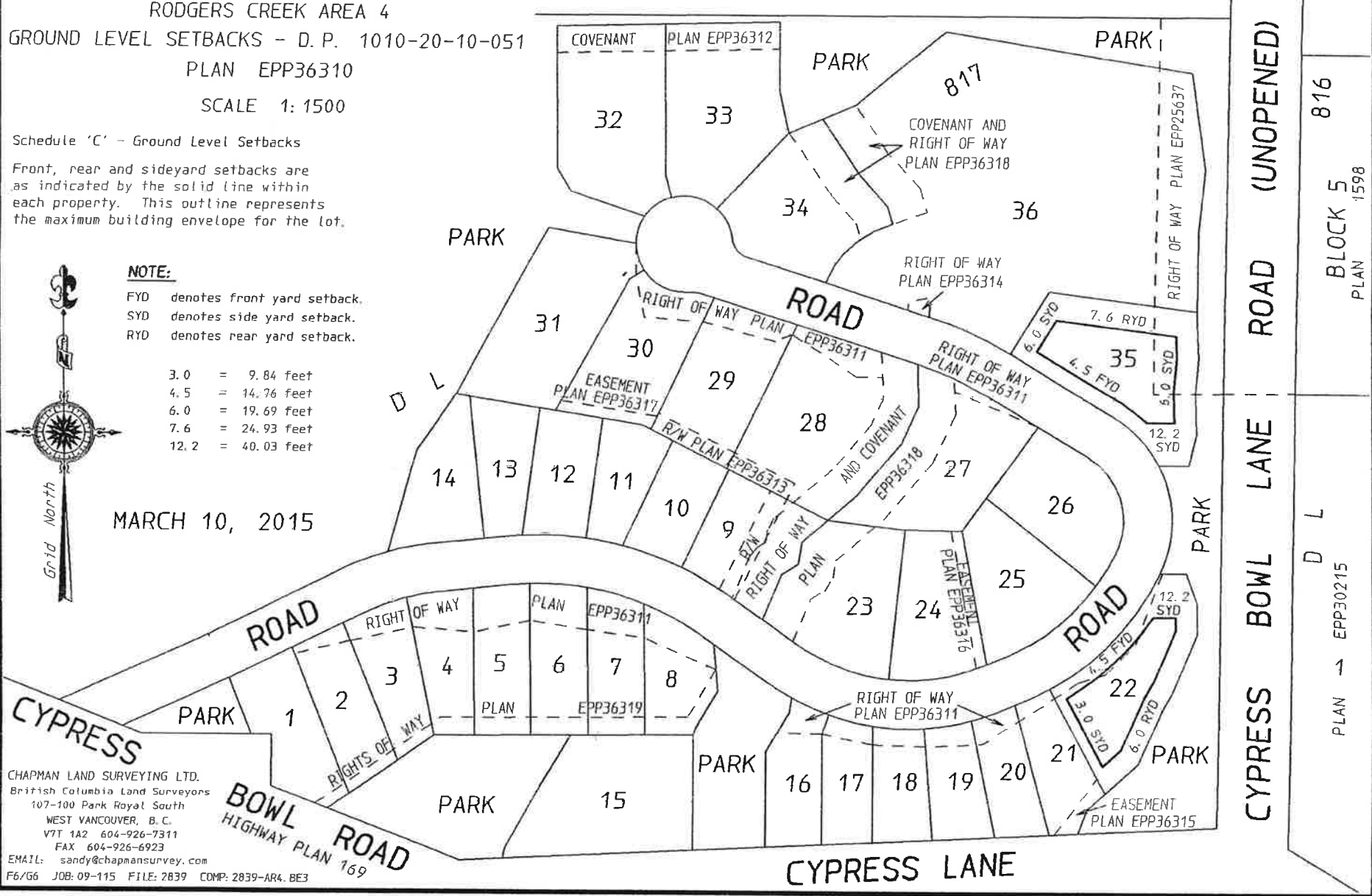
MARCH 10, 2015



PLAN 7 EPP25625
 COVENANT PLAN EPP25630

PARK
 PLAN EPP25625

SCHEDULE 'C'



816
 BLOCK 5
 PLAN 1598

D L
 PLAN 1 EPP30215

CHAPMAN LAND SURVEYING LTD.
 British Columbia Land Surveyors
 107-100 Park Royal South
 WEST VANCOUVER, B. C.
 V7T 1A2 604-926-7311
 FAX 604-926-6923
 EMAIL: sandy@chapmansurvey.com
 F6/G6 JOB: 09-115 FILE: 2839 COMP: 2839-AR4.BE3

RODGERS CREEK AREA 4 – PROPOSED BUILDING HEIGHT VARIANCES

Single Family Lots 22 to 35 - Rationale

In the creation of the Rodgers Creek Area Development Plan, development was clustered into nodes in order to maximize the conservation of green space and minimize creek crossings. These development nodes are thus constrained by park and watercourse boundaries as well as the topography and in turn the roads and building lots also become constrained. The many goals of the Rodgers Creek ADP also included a desire to create friendly and safe streetscapes as well as have flatter driveways such that residents can park their cars in their driveways in the event of snow rather than on the street where they would be obstructing snow removal equipment.

When building homes on the hillside the grade across the lot is pre-determined by subdivision roads and grading. This grade can be made up in several ways:

- the House itself;
- Retaining Walls;
- Driveways; and
- Vegetated Slopes.

The Maximum Building Height (MBH) and Maximum Highest Building Envelope (MDHE) in the Bylaw restrict the height of single family homes and how much of the house that can be used to take up the grade. Therefore, the remaining grade is taken up with steeper driveways, more retaining walls in street-facing yards and vegetated slopes on whatever is left over. In order to facilitate flatter driveways and hide retaining walls behind the houses in the Rodgers Creek neighbourhoods, a request is being made to allow variances to the MBH and MDHE in Area 4, similar to what was approved in Areas 2, 3 East and 3 West. This request stems from several factors:

- To address the steep topography of the development area;
- To reduce the overall amount of retaining walls, particularly in front yards;
- To provide driveway grades in the order of 10% or less rather than 15% to 20%;
- To provide a “home” presence along the local road, rather than simply house rooftops, which fosters neighbourliness;
- To address “Crime Prevention through Environmental Design” (CPTED) principles by allowing people in the house to see the street and have front doors visible from the street which fosters security and safety;
- To avoid the use of false grading through features such as planters and retaining walls to artificially achieve the height requirements; and
- To reduce the building footprint (note that none of the basement floor area is exempt from floor area calculations in Rodgers Creek).

ATTACHMENT B

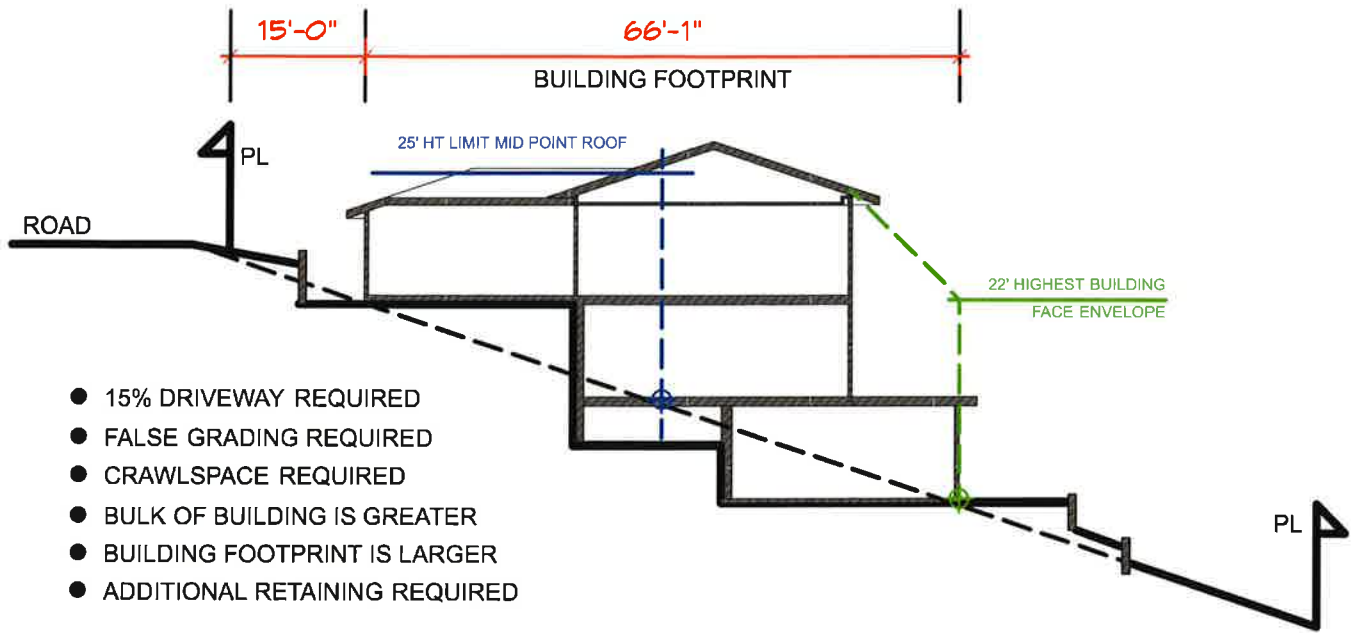
Attachments C and D provide some typical scenarios in Area 4 for both the downhill and uphill situation. The cross sections graphically show how the building height restrictions influence the home design as outlined above and how the proposed variances do not result in increases to the building floor area, massing or bulk or change the elevations that are presented to the street. For example, houses in both the “No Variance” and “Variance Allowed” scenarios all present themselves as three storey homes from the low side with the exact same overall height. However, the bottom floor is forced outward in the “No Variance” scenario, thereby increasing the perceived housing bulk.

Attachment E shows photos of homes reflecting these types of conditions for both the “No Variance” and “Variance Allowed” scenarios and clearly demonstrates the benefits of allowing these variances in designated areas within the Rodgers Creek development area.

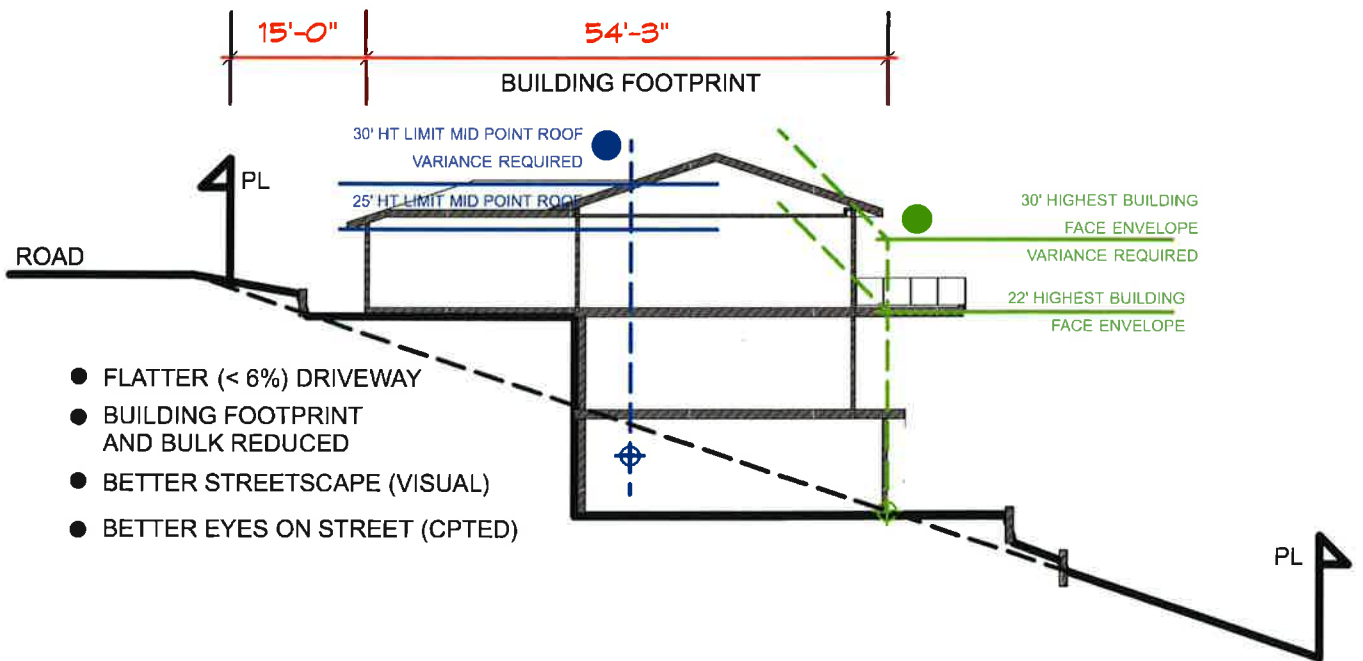
For the six (6) downhill lots (Lot 22 and Lots 27 to Lot 31), the specific request is: a MBH of 9.1 m and a MHBF envelope of 9.1 m, where the driveway grade is no more than 12% at any point along its length (this will result in a driveway with average grade of 10% or less).

For the eight (8) uphill lots (Lots 23 to 26 and Lots 32 to 35), the specific request is: a MBH of 9.1 m and a MHBF envelope of 7.62 m, where the driveway grade is no more than 12% at any point along its length (this will result in a driveway with average grade of 10% or less).

ATTACHMENT C

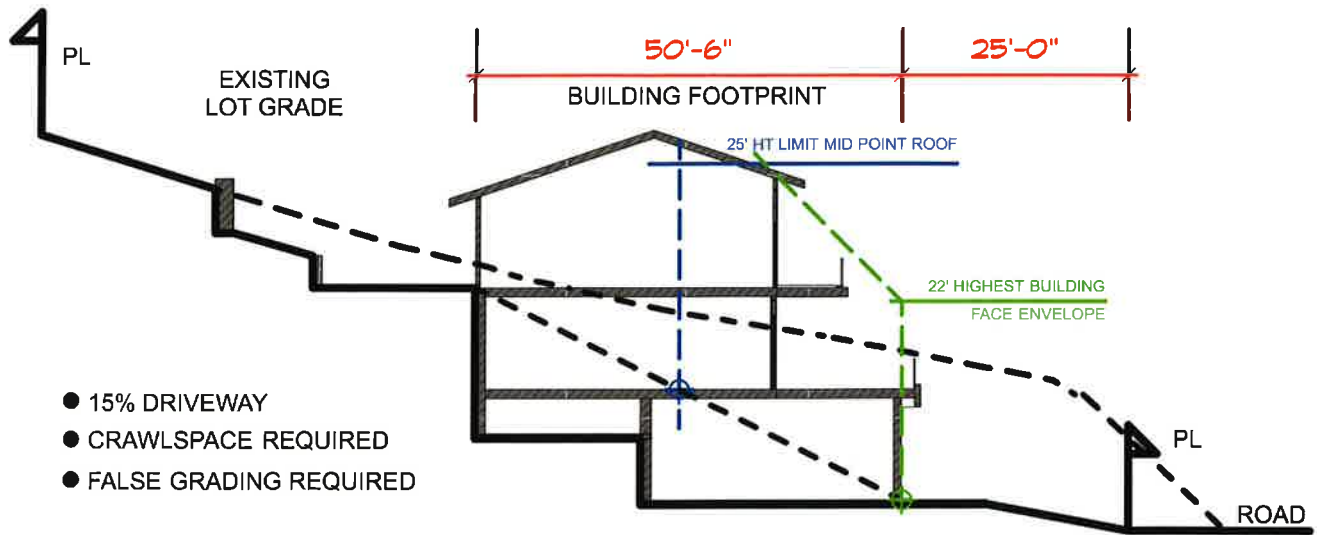


● **TYPICAL DOWNHILL SITE - NO VARIANCE**
25' MAX BUILDING HEIGHT - 22' HIGHEST BUILDING FACE

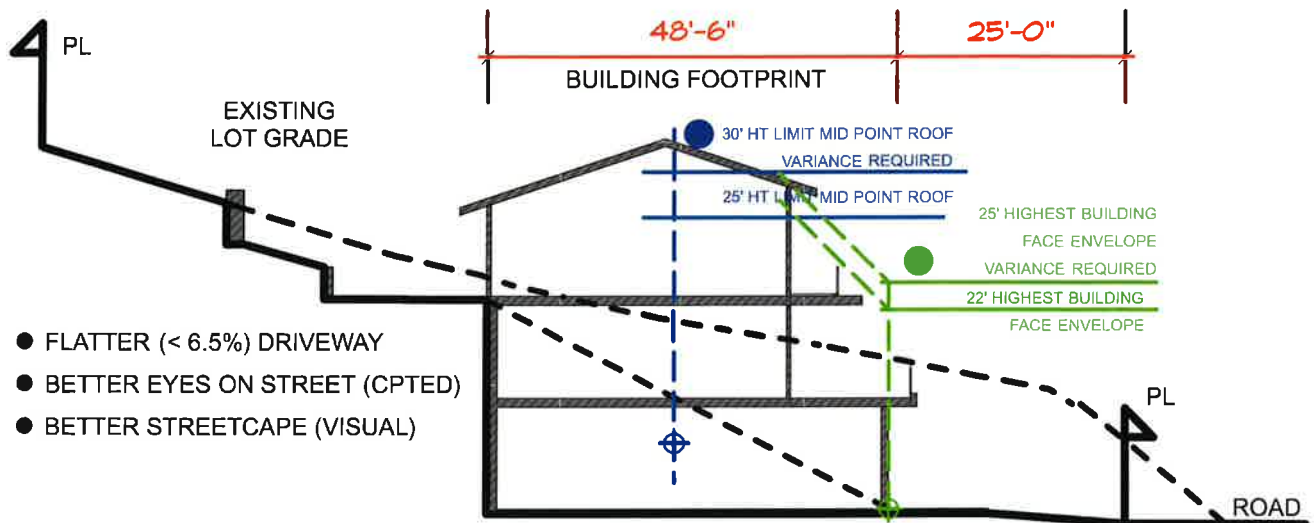


● **TYPICAL DOWNHILL SITE - VARIANCE ALLOWED**
30' MAX BUILDING HEIGHT - 30' HIGHEST BUILDING FACE

ATTACHMENT D



- 15% DRIVEWAY
 - CRAWLSPACE REQUIRED
 - FALSE GRADING REQUIRED
- **TYPICAL UPHILL SITE - NO VARIANCE**
25' MAX BUILDING HEIGHT - 22' HIGHEST BUILDING FACE



- FLATTER (< 6.5%) DRIVEWAY
 - BETTER EYES ON STREET (CPTED)
 - BETTER STREETCAPE (VISUAL)
- **TYPICAL UPHILL SITE - VARIANCE ALLOWED**
30' MAX BUILDING HEIGHT - 25' HIGHEST BUILDING FACE

Area 4 Single Family Building Variances

ATTACHMENT E



Downhill House – No Variances (as per Bylaw) – very steep driveway, retaining walls dominate front yard, no visibility to street



Downhill House – Variances Allowed – flat driveway, “eyes on street”



Uphill House – No Variances (as per Bylaw) – long, steep driveway, retaining walls dominate streetscape



Uphill House – Variances Allowed – flat driveway, “eyes on street”, retaining walls hidden by house



Downhill House/Through Lot – No Variances (as per Bylaw) – 8 years of vegetation growth



Downhill House/Through Lot – Variances Allowed – 3 years of vegetation growth



District of West Vancouver

Development Variance Permit No. 14-036

Registered Owners: BRITISH PACIFIC PROPERTIES LIMITED

and

KYRA DIAWA ROECK

See attached Schedule A for full ownership information.

This Development Variance Permit applies to:

Civic Addresses: Various addresses on Burfield Place, West Vancouver, BC

Legal Description: LOTS 22 TO 35 DISTRICT LOT 817 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN EPP36310

See attached Schedule A for full legal descriptions and PIDs.

(the "Lands")

-
1. This Development Variance Permit No. 14-036 is issued to the Registered Owners to vary and supplement the District's Zoning Bylaw No. 4662, 2010, as amended, as follows:
 - a. For Lots 22 and 35, Section 603.08(1) is varied to provide for the building and structure siting envelopes shown in Schedule B;
 - b. For Lots 22, 25 to 27, and 35, Section 603.08(1) is varied to allow a front yard setback of 4.5 metres where a garage faces the street on a single family lot;
 - c. For Lots 22 to 35, Section 603.06(1) is varied to allow a maximum building height of 9.1 metres where the driveway grade does not exceed 12% at any point along its length (at the centreline);
 - d. For Lots 22 and 27 to 31, Sections 130.10 and 603.07(1) are varied to allow a maximum highest building face envelope of 9.1 metres, where the driveway grade is no more than 12% at any point along its length (at the centreline);
 - e. For Lots 23 to 26 and 32 to 35, Sections 130.10 and 603.07(1) are varied to allow a maximum highest building face envelope of 7.62 metres, where the driveway grade is no more than 12% at any point along its length (at the centreline).

2. This Development Variance 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 [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

Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTION 2, THIS PERMIT IS ISSUED ON [date].

Schedules:

A – Legal descriptions, PIDs, and land ownership information

B – Building and structure siting envelopes

Schedule A to Development Variance Permit No. 14-036

District of West Vancouver

Legal Description	PID	Registered Owner
LOT 22 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-888	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 23 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-772	KYRA DIAWA ROECK 3893 LEWISTER ROAD NORTH VANCOUVER, BC V7R 4C2 EXECUTOR OF THE WILL OF PETER WOLFGANG ROECK, DECEASED, SEE BP273266
LOT 24 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-781	KYRA DIAWA ROECK 3893 LEWISTER ROAD NORTH VANCOUVER, BC V7R 4C2 EXECUTOR OF THE WILL OF PETER WOLFGANG ROECK, DECEASED, SEE BP273266
LOT 25 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-799	KYRA DIAWA ROECK 3893 LEWISTER ROAD NORTH VANCOUVER, BC V7R 4C2 EXECUTOR OF THE WILL OF PETER WOLFGANG ROECK, DECEASED, SEE BP273266
LOT 26 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-802	KYRA DIAWA ROECK 3893 LEWISTER ROAD NORTH VANCOUVER, BC V7R 4C2 EXECUTOR OF THE WILL OF PETER WOLFGANG ROECK, DECEASED, SEE BP273266

Schedule A to Development Variance Permit No. 14-036

District of West Vancouver

LOT 27 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-896	KYRA DIAWA ROECK 3893 LEWISTER ROAD NORTH VANCOUVER, BC V7R 4C2 EXECUTOR OF THE WILL OF PETER WOLFGANG ROECK, DECEASED, SEE BP273266
LOT 28 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-900	KYRA DIAWA ROECK 3893 LEWISTER ROAD NORTH VANCOUVER, BC V7R 4C2 EXECUTOR OF THE WILL OF PETER WOLFGANG ROECK, DECEASED, SEE BP273266
LOT 29 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-918	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 30 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-926	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 31 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-474-078	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 32 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-951	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6

Schedule A to Development Variance Permit No. 14-036

District of West Vancouver

LOT 33 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-969	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 34 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-474-141	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 35 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-934	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6

