



## District of West Vancouver Heritage Alteration Permit No. 15-058

**CURRENT OWNERS:** SUKHI MUKER AND KATE MUKER

**THIS HERITAGE ALTERATION PERMIT APPLIES TO:**

**CIVIC ADDRESS:** 4701 PICCADILLY SOUTH

**LEGAL DESCRIPTION:** PID No.: 011-305-223  
LOT A (EXPLANATORY PLAN 8869) OF LOT 1 BLOCK 8  
DISTRICT LOT 811 PLAN 4763  
(the 'Lands')

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1. This Heritage Alteration Permit:
  - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as Lower Caulfeild Heritage Conservation Area to provide for the protection of the special heritage character of the Lower Caulfeild Area and subject to Guidelines HE6 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. 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 On and off-site landscaping shall be installed at the cost of the Owner in accordance with the attached Schedule A.
  - 2.3 Tree removal and retention, including tree protection measures shall be in accordance with the attached Schedule B
  - 2.4 Watercourse relocation and naturalization to be installed in accordance with attached Schedule A, under the direction of a qualified engineer and environmental monitor.
  - 2.5 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
  - 2.6 No wood burning fireplaces shall be installed, constructed or otherwise permitted on the Lands or in any buildings on the Lands.
  - 2.7 All balconies, decks and patios are to remain fully open and unenclosed.
  - 2.8 Driveway grades may exceed: 20% slope at transition; 2% at road apron for 2 metres; and 5% at garage apron, upon acceptance by the District's Manager of Development Engineering.
  - 2.9 Rock removal for the construction of the new dwelling, garage and driveway must comply with the District's Soil Removal and Deposit Regulation Bylaw and the Blasting Bylaw.

3. Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:
  - 3.1 Install protective fencing around the trees identified for retention as shown on Schedule A to the satisfaction of the District's Environmental Protection Officer.
  - 3.2 Provide and implement a plan for traffic management during construction, to the satisfaction of the District's Manager of Development Engineering.
  - 3.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, and the owner shall be responsible for maintaining, repairing and implementing the sediment control measures.
  - 3.4 Prior to the start of any works below top of watercourse bank, an approval under the *Sustainable Water Act* must be obtained from the Ministry of Environment and a copy submitted to the District Environmental Protection Officer.
  
4. 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; and (c) any boulevard works along the frontage of the site including Clovelly Walk, 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.
  - 4.2 Security for the due and property completion of the landscaping set forth in Section 2.2 of this Heritage Alteration Permit shall be provided in the amount of \$8,000.00 (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 BSCLA 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 Heritage Alteration Permit.
  
5. In the event that the conditions are not completed as provided for in this Permit, and if the conditions fail to satisfy the objectives of the Heritage Conservation Area of the Official Community Plan Bylaw (2004), the District may, at its option, enter upon, carry out and complete the works so as to satisfy the objectives, and recover the costs of doing so from the security deposited, including the costs of administration and supervision.
  
6. This Heritage Alteration 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 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES APPROVED THIS HERITAGE ALTERATION PERMIT ON January 25, 2017.

  
\_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

  
\_\_\_\_\_  
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 INCLUDING TREE REMOVAL, AND SUBDIVISION.

  
\_\_\_\_\_  
Owner: Signature

Sukhi Muker  
\_\_\_\_\_  
Owner: Print name above

01/25/2017  
\_\_\_\_\_  
Date

FOR THE PURPOSES OF SECTION 6, THIS PERMIT IS ISSUED ON January 25, 2017

Schedules:


- A – Site Design, Architectural and Landscape Plans
- B – Tree Protection Plan







PROPOSED HOUSE APPROXIMATE LOCATION (REFERENCE BY WESTVANCOUVER.CA MAP)

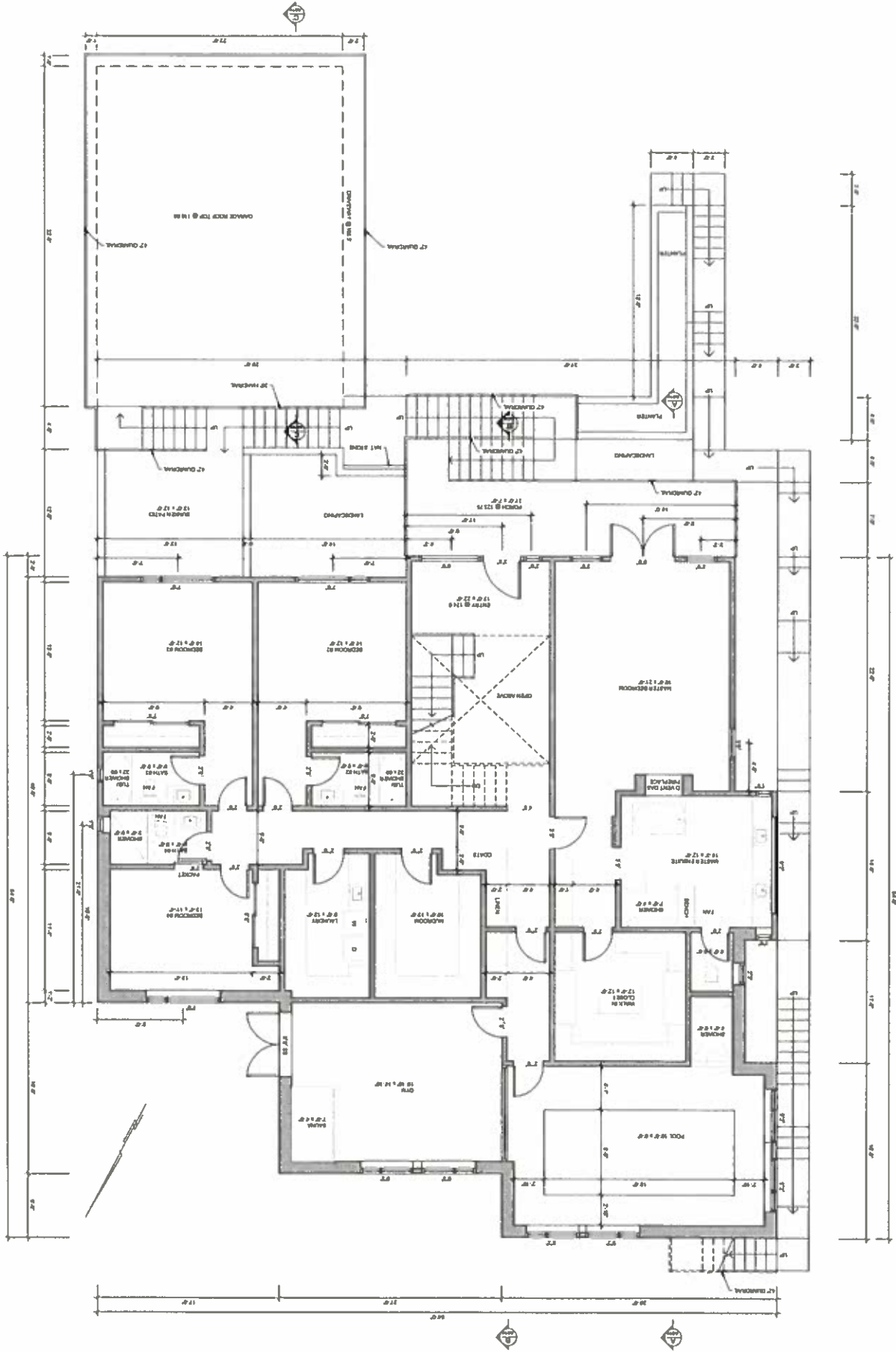
Designed By	DNVS DESIGN INC.		Project: 4701 Piccadilly South, West Vancouver	Rev	Description of Revisions	Date
	<small>Per: Daniela Varga-Szeles Bachelor in Arch. 250 West 18th Ave. Vancouver BC V6Y 2A7 Phone: 604 268-4029 Fax: 604 268-0222</small>		Sheet Title: Proposed House Approximate Location	3		
Drawn By	 <small>Li. 774-865-0545 Email: liang@engineeringanddesign.com</small>		Scale: N.T.S.	2		
			Date: Jan. 02 2017	1		
			Drawing No.: A002	0		
				0	Issued for Permit	Jan 02 17





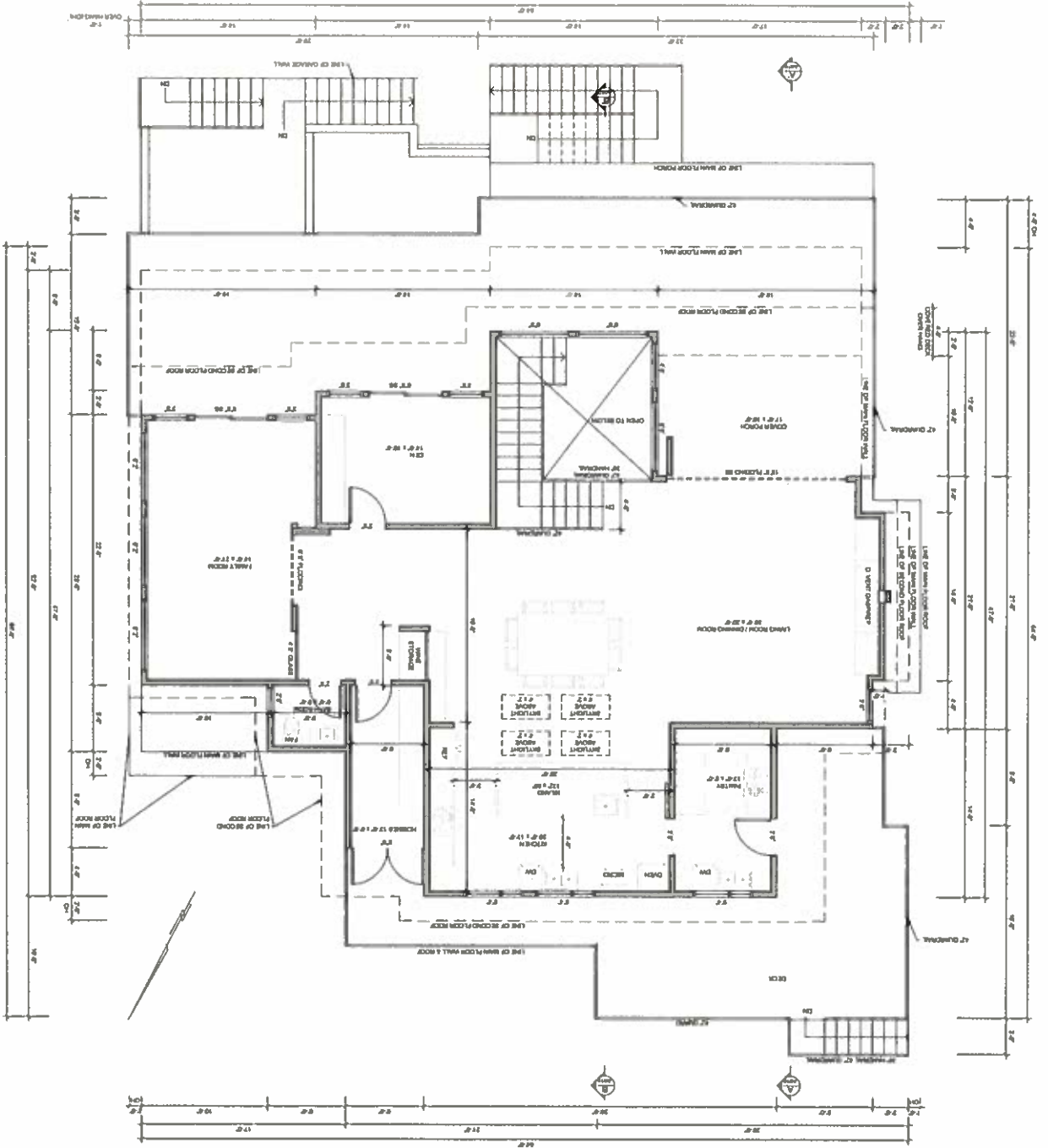


Designed By	DNVS DESIGN INC.	Pric: Daniels Urban Solutions 250 West 10th Ave Vancouver BC V5Y 2A7 Phone: 604.388-8828 Fax: 604.264.0022 Email: info@dnvsdesign.com
Drawn By	LIANG ENGINEERING LTD.	Lead: liang engineering and design.com Tel: 778.888.0346
Project:	4701 Piccadilly South, West Vancouver	Sheet Title: Main Floor Plan Scale: 1/8" = 1'-0" Date: Jan. 02 2017 Drawing No.: A005
Rev	Description of Revisions	Date
0	Issued for Permit	Jan 02 17
1		
2		
3		
Rev		

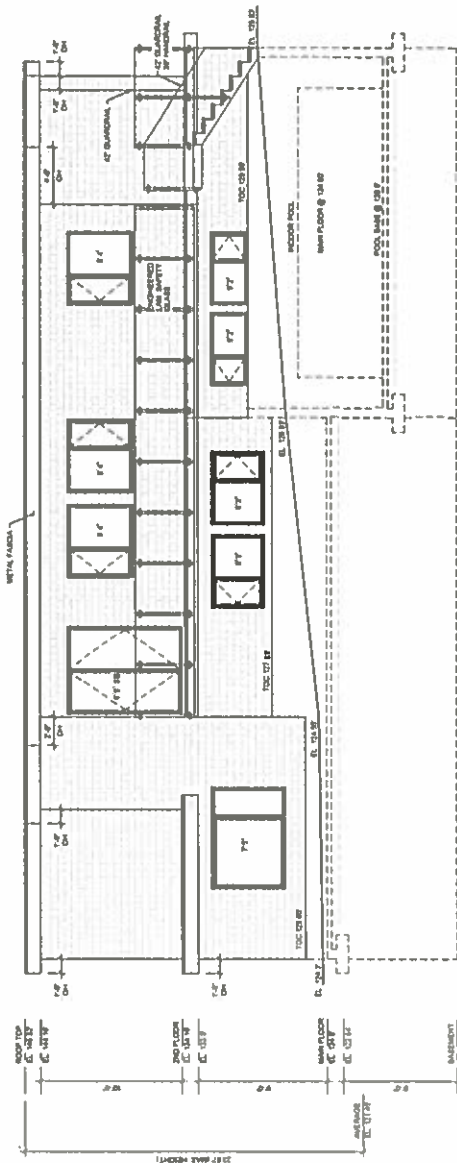




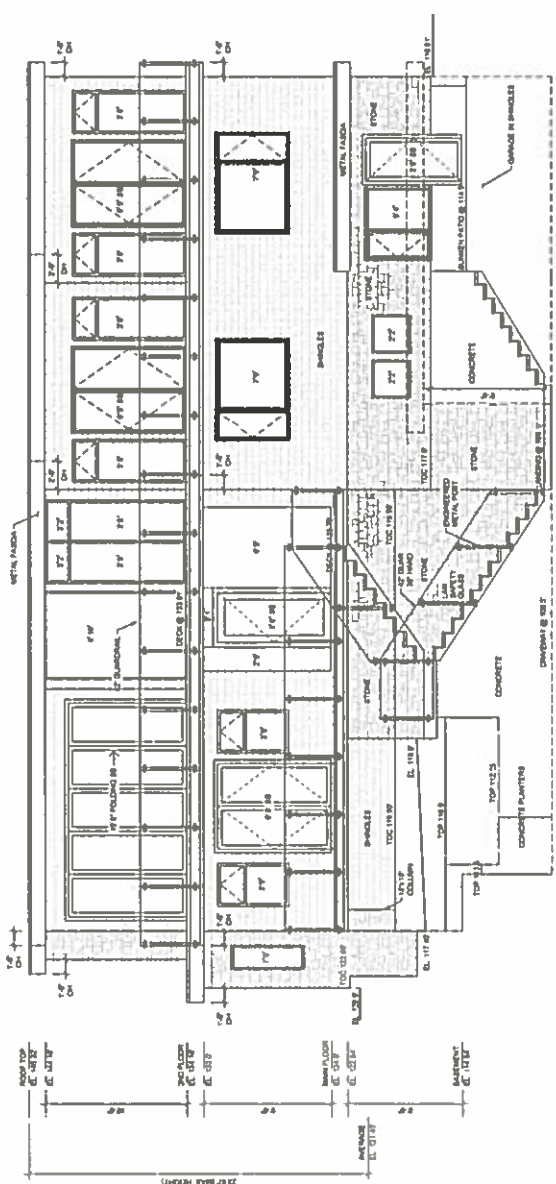
Designed By	DNVS DESIGN INC.	Project: 4701 Piccadilly South, West Vancouver	Rev	3	Description of Revisions	Date
Drawn By	LIANG ENGINEERING LTD.	Sheet Title: Second Floor Plan	Rev	2		
	290 West 118th Ave, Vancouver BC V5V 2A7 Phone: 604-268-8829 Fax: 604-264-0022 Prof: Daniela Vukobratovic, Registered Professional Engineer Lic. No. 1778 (BC Reg.) Email: liang@liang-engineering.com	Scale: 1/4" = 1'-0"	Rev	1		
		Date: Jan. 02 2017	Rev	0		
		Drawing No.: A008			Issued for Permit	Jan. 02 17





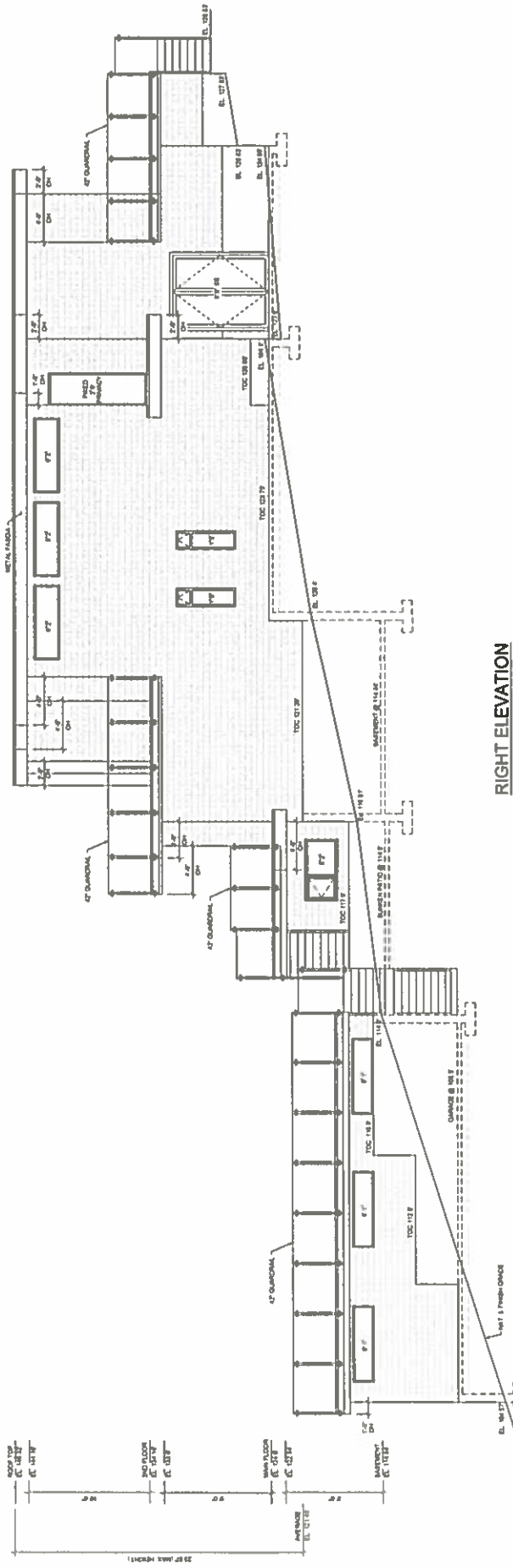


REAR ELEVATION

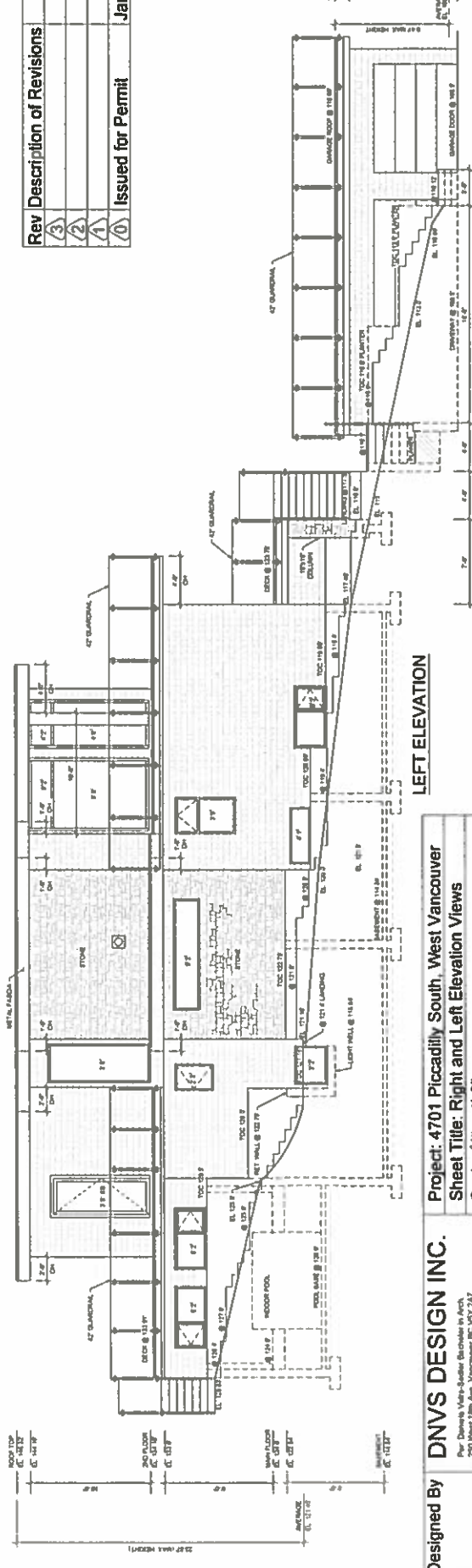


FRONT ELEVATION

Designed By	<b>DNVS DESIGN INC.</b> Pur. Daniels Vetro-Salzer Bechtel Inc Arch. 250 West 10th Ave. Vancouver BC V6Y 2A7 Phone: 604-282-8237 Fax: 604-282-0022	Project: 4701 Piccadilly South, West Vancouver	Rev	Description of Revisions	Date
Drawn By	<b>LIANG ENGINEERING LTD.</b> Pur. liang liang engineering and design inc Tel: 778-892-2838	Sheet Title: Rear and Front Elevation Views	3		
		Scale: 1/4" = 1'-0"	2		
		Date: Jan. 02 2017	1		
		Drawing No.: A008	0		
			1	Issued for Permit	Jan. 02 17



RIGHT ELEVATION



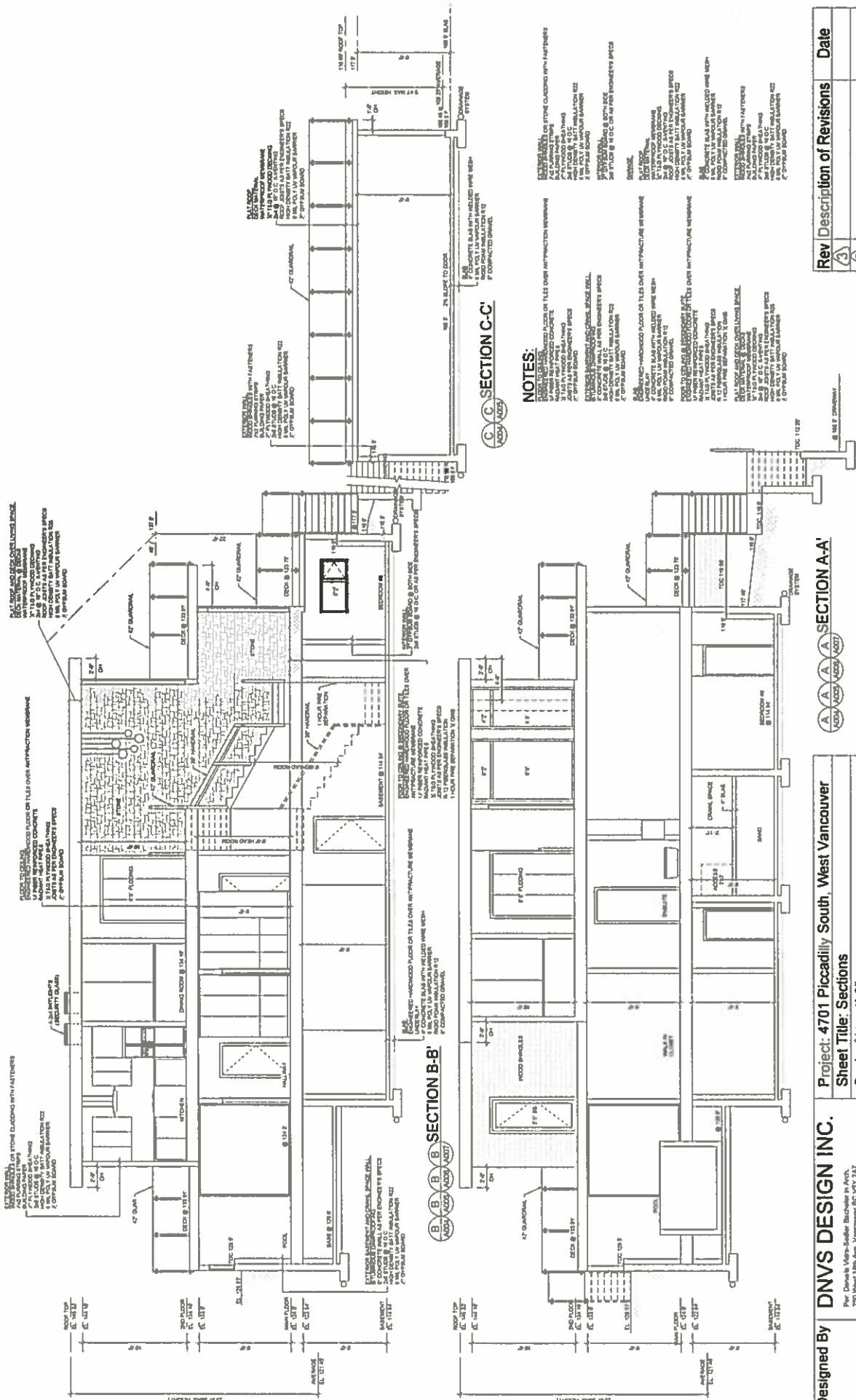
LEFT ELEVATION

Rev	Description of Revisions	Date
1		
2		
3		
4		
0	Issued for Permit	Jan 02 17

Designed By **DNVS DESIGN INC.**  
 Project: 4701 Piccadilly South, West Vancouver  
 Sheet Title: Right and Left Elevation Views  
 Scale: 1/4" = 1'-0"  
 Date: Jan. 02 2017  
 Drawing No.: A009

Drawn By **LIANG ENGINEERING LTD.**  
 Per: Daniela Velez-Sobler, Bachelor in Arch  
 250 West 18th Ave, Vancouver BC V5Y 2A7  
 Phone: 604 298-8829 Fax: 604 284-0022  
 www.liang-engineering.com





**NOTES:**

1. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

2. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

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10. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH SURFACE.

Rev	Description of Revisions	Date
3		
2		
1		
0	Issued for Permit	Jan 02 17

**SECTION A-A**

Project: 4701 Piccadilly South, West Vancouver  
 Sheet Title: Sections  
 Scale: 1/4" = 1'-0"  
 Date: Jan. 02 2017  
 Drawing No.: A010

Designed By **DNVS DESIGN INC.**  
 Per: Daniela Vukobratovic, Bachelor in Arch.  
 250 West 18th Ave. Vancouver BC V6T 2A7  
 Phone: 604.298-8229 Fax: 604.264-0222

Drawn By **LANG ENGINEERING LTD.**  
 107 714-822-6444  
 www.lang-engineering.com

Rev 0

## planting plan: muker residence (separate driveway layout)

**EXPOSURE (EXP.):**

S-sun  
Sh-shade  
PSh-part shade

**TYPE:**

B-biennial  
C-coniferous  
D-deciduous  
E-evergreen  
V-vine  
Gr-ornamental grass  
P-perennial  
S-shrub  
T-tree  
G-ground cover

**SIZE:**

gal=gallon pot si  
cal=trunk caliper size  
ht=height  
SPACING:  
oc=on center

-SUPPLY AND INSTALLATION OF PLANTS SHALL CONFORM TO B.C.L.N.A. & B.C.S.L.A. STANDARDS

-PLANT SUBSTITUTIONS SHALL BE APPROVED BY VAN DE POLL GARDEN DESIGN

KEY	BOTANICAL NAME	COMMON NAME / REMARKS	QNTY	SIZE	SPACING	TYPE	EXP.
A	Acer palmatum 'Sangokaku'	<i>Coral Bark Maple</i> / bright cream-grn lobed lvs, pinkish bark	2	7' ht	per plan	DT	S,Sh
B	Buxus microphylla 'Winter Gem'	<i>Boxwood</i> / soft green growth, dense compact, hedging habit			12-18"oc	ES	S, PSh
C	Choisya ternata	<i>Mexican Orange Blossom</i> / white scented flws-May, glossy lvs	22	3 gal	3'6"oc	ES	S,Sh PSh
D	Cornus kousa 'Milky Way'	<i>Chinese Dogwood</i> / large creamy June flws, fall colour, multi-stemmed	2	12' ht.	per plan	DT	S, PSh
E	Erica carnea 'Springwood White'	<i>Winter Heath</i> / white bell shaped flw clusters-Dec	21	1 gal	18-24"oc	ES	S, PSh
F	Euphorbia characias wulfenii	<i>Evergreen Spurge</i> / grn-yellow flw clusters-early spring, leathery lvs	32	1 gal	2'6"oc	ES,P	S, PSh
G	Hakonechloa macra 'Aureola'	<i>Japanese Forest Grass</i> / bright golden-yellow lvs with grn stripes,weeping form	26	1 gal	18-24"oc	Gr	PSh
H	Helictotrichon sempervirens	<i>Blue Oat Grass</i> / blue grass lvs, tan flws, May-July, dome form	77	1 gal	18-24"oc	Gr	S
I	Hydrangea macrophylla 'Lanarth White'	<i>Lacecap Hydrangea</i> / flw clusters of small white lacecaps-summer	12	3 gal	3'0"oc	DS	S,Sh
J	Pachysandra terminalis	<i>Japanese Spurge</i> / white flws-spring, low mat of glossy grn lobed lvs	195	4" pot	12-18"oc	EG	Sh
K	Polystichum munitum	<i>Western Sword Fern</i> / shiny dark grn large leathery fronds	103	1 gal	2'6"oc	ES	Sh, PSh
L	Thuja plicata excelsa	<i>Red Cedar</i> / deep green glossy scale-like lvs	46	8' ht.	3'0"oc	CST	S, PSh
M	Skimmia japonica	<i>Skimmia</i> / leathery lvs, fragrant tiny white flws-spring, red fall fruit	18	3 gal	4'0"oc	ES	Sh, PSh
N	Thuja occidentalis 'Brandon'	<i>Pyramidal Cedar</i> / dense narrow form, bright green scaly lvs	3	10' ht.	per plan	CST	S, PSh
O	Picea omorika	<i>Serbian Spruce</i> / narrow columnar form, sweeping branches, dark green	1	8' ht.	per plan	CT	S, PSh

# Planting Design: muker residence

4701 South Piccadilly Road, West Vancouver, BC

Prepared by Van de Poll Garden Design October 15, 2016

The planting design for Muker Residence is to enhance the site and the neighbourhood. The provided documents (Planting Plan, Plant List, Plant Photos) provide details indicating the plants chosen as suitable to the site and the site's particular micro-climates. Care was taken to select plants with a natural, native style; thereby blending in well to the site's environs and ensuring that these new plants will adapt and thrive on the site. Such plant selections are not in any invasive plant list. The plants selected when adapted to the site will provide soil stability with their root development which will assist in erosion control. The plants fit well with the neighbouring sites with muted, soft colors and filigree foliage.

## planting installation budget: muker residence

4701 South Piccadilly Road, West Vancouver, BC

Prepared by Van de Poll Garden Design

October 15, 2016

A landscape contractor will be retained to install the plantings proposed for this site. Such a contractor will review the site during the later stages of the house construction with the goal of assessing the site's needs for grading and preparation.

At this point we anticipate a planting installation budget (to include all landscaping, site prep, supply, irrigation and installation of topsoil and plantings on and off site) of approximately \$8000.00.



# plant photos: muker residence



*Acer palmatum dissectum*



*Acer palmatum 'Sangokaku'*



*Buxus microphylla 'Winter Gem'*



*Carex 'Evergold'*



*Choisya ternata*



*Cornus kousa 'Milky Way'*



*Erica carnea 'Springwood White'*



*Escallonia x 'Newport Dwarf'*



*Euphorbia characias wulfenii*





*Hakonechloa macra* 'Aureola'



*Helictotrichon sempervirens*



*Hydrangea m.* 'Lanarth White'



*Liriope muscari* 'Big Blue'



*Pachysandra terminalis*



*Polystichum munitum*



*Skimmia japonica*



*Taxus x media hicksii*

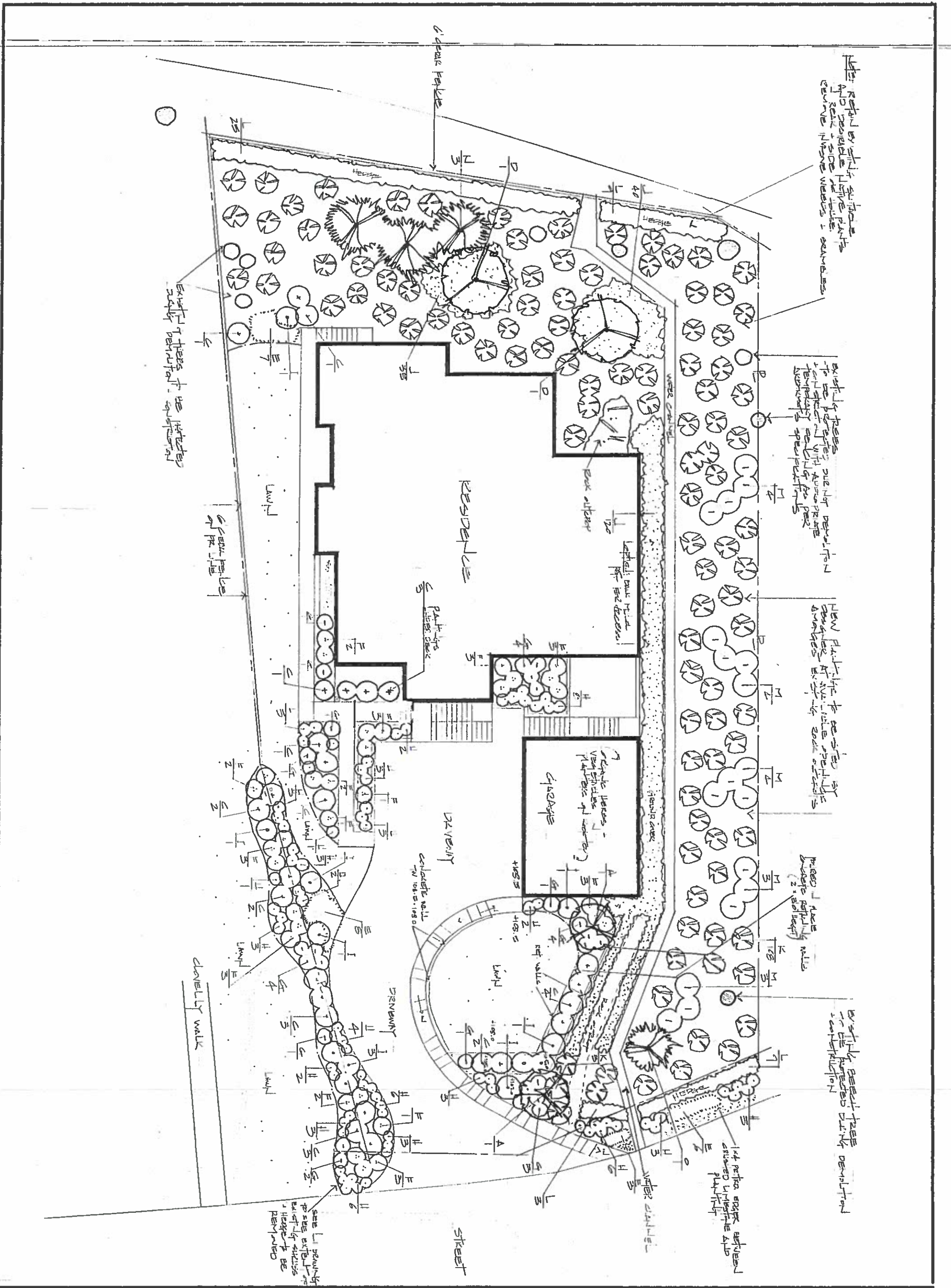


*Thuja plicata excels*



**Picea omorika**





REPAIR EXISTING SIDE WALK AND REPAIR SIDE WALK. REMOVE EXISTING TREES & SHRUBS.

EXISTING TREES TO BE PROTECTED. NEW PLANTING TO BE SPECIFIED. PRESERVE EXISTING TREES.

NEW PLANTING TO BE SPECIFIED. PRESERVE EXISTING TREES.

PRESERVE EXISTING TREES.

1st FLOOR EGRESS BETWEEN EXISTING LANTERN AND PLANTING.

SEE L1 DRAWING FOR SITE EXISTING TREES & SHRUBS TO BE REMOVED.

**PROJECT**  
MULLER RESIDENCE  
701 S. Redwood  
West Vancouver

**DATE**  
JULY 2016

**SCALE**  
1/8" = 1'0"

**DRAWN BY**  
RV

**REVISIONS**

02.01.2016

**NOTES**

1. THE CLIENT HAS REQUESTED THAT THE DESIGN BE COMPLETED BY THE END OF JULY 2016.

2. THE CLIENT HAS REQUESTED THAT THE DESIGN BE COMPLETED BY THE END OF JULY 2016.

3. THE CLIENT HAS REQUESTED THAT THE DESIGN BE COMPLETED BY THE END OF JULY 2016.

4. THE CLIENT HAS REQUESTED THAT THE DESIGN BE COMPLETED BY THE END OF JULY 2016.

5. THE CLIENT HAS REQUESTED THAT THE DESIGN BE COMPLETED BY THE END OF JULY 2016.

NORTH

**VAN/DE/POLL**  
garden design

tel 604.478.1907    cell 604.518.2386  
design@vandepollgarden.com

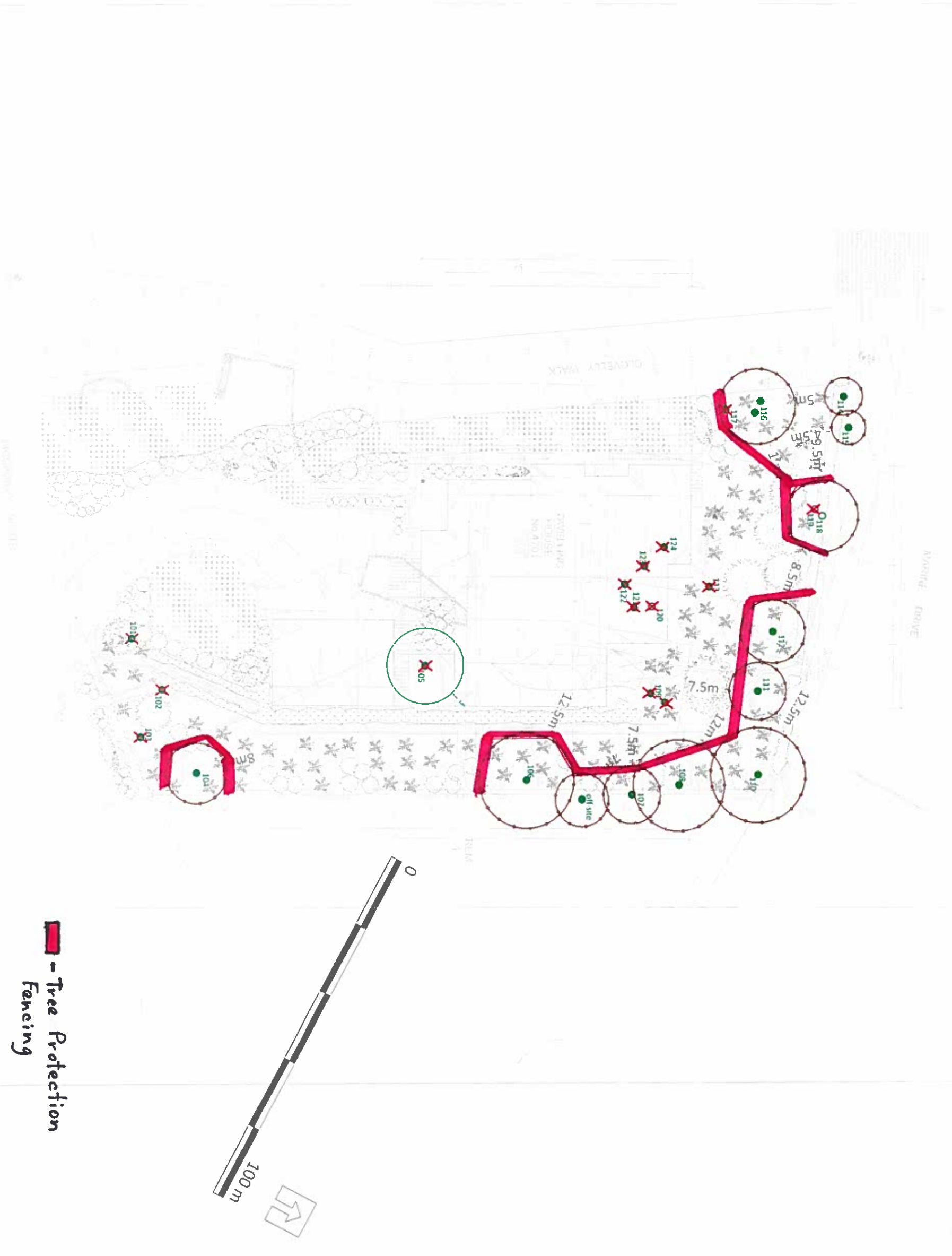
## Tree Protection 4701 Piccadilly South


All of the trees identified for preservation, as shown on the plans, have been given this recommendation. Best efforts will be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring during the course of construction will be maintained.

Tree protection fencing is to be constructed prior to construction with no excavation, grade alterations or materials storage within the Tree Protection Zone (TPZ). The TPZ is approximately 6x the tree diameter. These tough plastic durable fences will shield these trees during the full course of construction for protection. These breathable wraps will allow water and light to reach the trees while offering plenty of air circulation. The fencing is seen in the picture below.









 - Tree Protection Fencing



**LEGEND**

	TREE PROTECTION ZONE
	NO BUILD ZONE
	TREE PROTECTION FENCE
	TREE TO BE RETAINED
	UN-SURVEYED TREE
	TREE TO BE REMOVED

- NOTES**
- The location of all surveyed trees on this site is shown. Their location and condition cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the dimensions shown in this plan. The dimensions shown are from the outer edge of the stem of the tree.
  - The tree protection zone shown is a graphical representation of the tree protection zone measured from the outer edge of the stem of the tree. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  - Any construction activities or grade changes within the tree protection zone must be approved by the project architect.
  - This plan is based on a topographic and tree location survey provided by the Registered Land Surveyor (RLS) and layout drawing provided by the owner's Engineer (P. Eng).
  - This plan is provided for context only, and is not certified as to the accuracy of the location of trees or the dimensions of the tree protection zones. Please refer to the original survey plan and engineering plans.

1. Base Survey for Client