



## District of West Vancouver Development Permit No. 22-109

**CURRENT OWNER:** TOSEKI ENTERTAINMENT LTD., INC.NO. 383448  
302-6333 WEST BOULEVARD  
VANCOUVER, BC  
V6M 0C1

**THIS DEVELOPMENT PERMIT APPLIES TO:**

**CIVIC ADDRESS:** 2229 Folkestone Way

**LEGAL DESCRIPTION:** 007-649-908  
LOT D BLOCK 17 DISTRICT LOT 783 PLAN 15565  
(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 the Local Commercial Sites Development Permit Area to promote compatible development of local commercial sites within their residential settings subject to Guidelines BF-C 8 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.

**2.0 The following requirements and conditions shall apply to the Lands:**

- 2.1 Building, structures, on-site parking, driveways and site development shall take place in accordance with the attached **Schedule A**.
- 2.2 On-site landscaping shall be installed at the cost of the Owner in accordance with the attached **Schedule B**.
- 2.3 Trees are to be removed and replaced in accordance with the Arborist report as per **Schedule C**.
- 2.4 The commercial building (assuming it is a Part 3 building) shall confirm to Step 3 with a low carbon energy system. Compliance with the required step shall be demonstrated through provision of sufficient documentation to the satisfaction of the Chief Building Official.
- 2.5 All balconies decks and patios are to remain fully open and unenclosed and the weather wall must remain intact.

**3.0 Prior to commencing site work or Building Permit issuance, whichever 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 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
- 3.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.

**4.0 Prior to Building Permit issuance:**

- 4.1 Provide engineering civil drawings detailing works, including but not limited to:
  - (a) storm water management measures in accordance with "Non-single family lot redevelopment rainwater management guidelines" (available on our website [westvancouver.ca/land](http://westvancouver.ca/land)) will be required with building permit submission;
  - (b) an off-site storm water control plan in accordance with MMCD guidelines;
    - a. Show storm main sizes, service sizes, and grades.

Note to Applicant: The control plan should analyze the minor system for the 10 year storm event and the major system for the 100 year storm event. The drainage expected from the proposed development should be included in the analysis.

- (c) Only one sanitary connection is permitted for the lot. Applicant's engineer to provide service size and location recommendation.
  - a. Service location should avoid conflict with existing stairs from Skilift Road; and
  - b. CCTV condition inspection of the sanitary main shall be conducted to see if an upgrade is necessary; and
  - c. Show sanitary main sizes, service sizes, and grades; and
  - d. South foundation for the east building shall extend to or below inverts of the sanitary in the ROW for future excavation/maintenance of the pipe in the ROW.
- (d) One water service, complete with meter, will be permitted for the lot.
  - a. Water distribution modelling shall be conducted to see the effects of the new demands on the system.
  - b. Show proposed water service size, meter size and location. Show existing service(s) to be abandoned. Provide detailed design for all services.

Note to Applicant: Applicant's engineer to provide an analysis and recommendation on service size required for new development based on the water demand and FUS calculations provided to the District.

- (e) new boulevard plan along the frontage of the site including:

- i. Remove all vegetation over 60 cm within 3 m of the roadway between the driveway and Skilift Road. Vegetation over 60 cm should be removed from the entire boulevard which is about 4 m wide behind the sidewalk east of the driveway to improve sightlines; and
- ii. Sidewalk extension westward on the northern section of Skilift Road

which must be submitted for acceptance, and security provided for the due and proper completion of the works, all to the satisfaction of the District's Manager of Land Development.

- 4.2 Landscaping adjacent to or within the Right of Way must adhere to the District's "Guidelines for Statutory Right of Way Encroachments"
- 4.3 No parking is to be permitted on the south side of Folkestone Way adjacent to the site. Signage to be installed at the applicant's expense.

#### **5.0 Prior to Occupancy Permit issuance:**

- 5.1 Prior to final occupancy the applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.

#### **6.0 Security for Landscaping**

- 6.1 Prior to building permit issuance, security for the due and proper completion of the landscaping set forth in section 2.1 of this Development Permit (the "Landscaping Works") shall be provided in the amount of \$134,726.50 (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.

- 6.2 Release of the Landscape Deposit:

(a) Following installation of the Landscaping Works and upon receipt of a certified letter or report by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects to the District stating that:

- a. the Landscaping Works have been installed substantially in accordance with Schedule A; and
- b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
  - i. any adjustments to retaining walls,
  - ii. changes to the mixture or sizes of any plant materials or trees,
  - iii. completion of any off-site or boulevard works,
  - iv. any areas that received alternative treatment,
  - v. any paving changes, or
  - vi. any other additional or omitted plantings or alterations,

together with a clear rationale and explanation thereof and stating

- c. that a final review with the landscape contractor or consultant of record has been completed, including provision of the date when this final review was completed on,
- d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and
- e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,

then District will release 75% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.

- (b) After a one-year period following certification that the Landscaping Works have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.

### 6.3 Additional Landscape Security

- (a) No occupancy shall be issued nor will any other final approvals be given for any individual building site identified as a "Parcel" on attached Schedule A, until:
  - a. all of the Landscaping Works are completed, or
  - b. the Owner provides security in addition to and separate from the Landscape Deposit, and in the amount of 110% of the value of the uncompleted Landscaping Works for that specific Parcel only (the "Additional Security Deposit") for the due and proper completion of the uncompleted or deficient Landscape Works for that specific Parcel only, as determined and certified by the consultant of record; and
  - c. the Additional Security Deposit will be released upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects following certification that all of the Landscaping Works on the Parcel have been completed.

- 6.4 In the event that the Landscaping Works are not completed as provided for in this Permit, the District may, at its option, enter upon, carry out and complete the Landscaping Works so as to satisfy the terms of the Development Permit, and recover the costs of doing so from the security deposited or recover any costs incurred over and above the amount of the security deposited, including the costs of administration and supervision.

- 7.0 This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON APRIL 29, 2024.



MAYOR



CORPORATE OFFICER

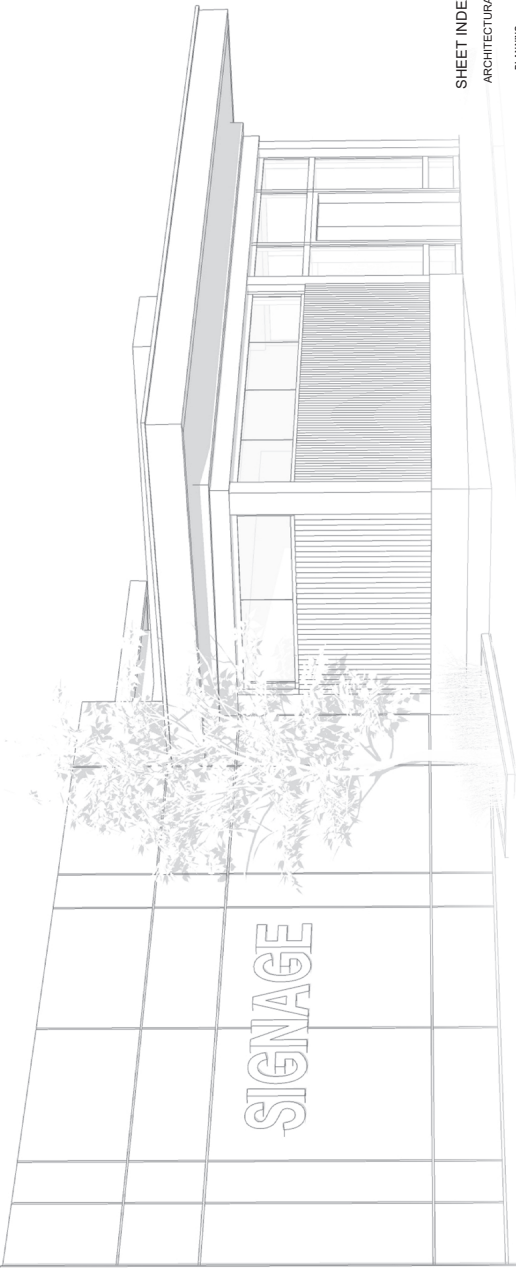
THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

**FOR THE PURPOSES OF SECTION 7.0 THIS PERMIT IS ISSUED ON APRIL 29, 2024.**  
Council report dated November 16, 2023 & Document #5670136

Schedules:

- A. Architectural Drawings prepared by MGBA Architecture dated November 10, 2023
- B. Landscape Drawings prepared by Vaughan Landscape Planting and Design dated November 11, 2023
- C. Arborist Report prepared by Burley Boys dated July 22, 2022



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**LIST OF CONTACTS**

**ARCHITECT**

MGBA - MALLEN GOWING BERGINS ARCHITECTURE INC.  
 60 P.J. Malin, Architect ABC  
 #300 - 7 EAST 6TH AVENUE  
 VANCOUVER, B.C.  
 TEL: 604-681-2635  
 MALLEN@MGBA.COM

**CIVIL**

CREUS ENGINEERING  
 c/o Fred Cambwell, P.Eng  
 #610 EAST TOWER - 221 ESPRANADE WEST  
 NORTH VANCOUVER, B.C.  
 TEL: 604-281-8070  
 KAMUJ@CREUS.CA

**OWNER**

TOREK ENTERTAINMENT LTD  
 c/o Tom Tulekha  
 2229 FOLKESTONE WAY  
 WEST VANCOUVER, B.C.  
 TEL: 604-218-8258  
 TULEKHA@GMAIL.COM

**LANDSCAPE ARCHITECT**

VANGHAN LANDSCAPE PLANNING & DESIGN LTD  
 c/o Mark Vaughan  
 #105 - 1425 MARINE DRIVE  
 WEST VANCOUVER, B.C.  
 TEL: 604-618-9500  
 MARK@VANJANPLANNING.COM

**PROJECT LOCATION**

**CIVIC ADDRESS**  
 2221 - 2229 FOLKESTONE WAY,  
 WEST VANCOUVER, BC  
**LEGAL ADDRESS**  
 LOT 3, BLOCK 17, DISTRICT LOT 783, PLAN 15865

THIS DRAWING IS SHOWN FOR REFERENCE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPLICABLE PERMITS AND REGULATIONS.

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PROJECT: SALMON HOUSE  
 2221 - 2229 FOLKESTONE WAY  
 WEST VANCOUVER, BC

DATE: 10/10/23

PROJECT NO: 21050  
 DRAWN BY: ML  
 CHECKED BY: ML  
 DATE: 10/10/23

SCALE: A-000  
 SHEET: 05



The existing Salmon House restaurant and attached ancillary office building is nearing end-of-life, clocking in at more than 4 decades of continual use. The Ownership group seeks to replace the existing building to serve as a restaurant to continue on operations of this local neighbourhood restaurant.

The proposal also seeks to gently densify the site through the addition of an 8-unit townhouse building where the restaurant once stood. The new restaurant will be shifted east closer to the existing entry.

The proposal is low-rise, planned and massed to fit within the confines of the existing residential neighbourhood and its urban pattern of development. The project also seeks to comply with all aspects of the OCP guidelines that apply to the subject site: BF C-8, 'Local Commercial Sites'.



NOTES:  
1. THE ARCHITECTURE IS SHOWN FOR REFERENCE ONLY. THE ARCHITECTURE IS SUBJECT TO CHANGE WITHOUT NOTICE FOR CONTRACT ADMINISTRATION REASONS.

NO.	REVISION	DATE	BY
01	ISSUE FOR PERMITTING	02/15/2025	MM
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95	ISSUE FOR PERMITTING	02/15/2025	MM
96	ISSUE FOR PERMITTING	02/15/2025	MM
97	ISSUE FOR PERMITTING	02/15/2025	MM
98	ISSUE FOR PERMITTING	02/15/2025	MM
99	ISSUE FOR PERMITTING	02/15/2025	MM
100	ISSUE FOR PERMITTING	02/15/2025	MM

PROJECT: SALMON HOUSE  
2201 - 4557 FALCONER AVENUE  
WEST VANCOUVER, BC

DATE: 02/15/2025

DESIGN RATIONALE

PROJECT NO: 211056

DATE: 02/15/2025

AS NOTED

PROJECT NO: A-001

05

ERROR: ioerror  
OFFENDING COMMAND: image

STACK:

-mark-  
-savelevel-