

- *Provide a lighting plan, indicating all outdoor façade or landscape feature lighting, which is compliant with “Dark Sky” best management practices, to the satisfaction of the Director of Planning, Development and Environment Services (or designate).*
- *Provide a final landscape plan indicating the height of trees/vegetation to be planted along the western and southern side of the development, to the satisfaction of the Director of Planning, Development and Environment Services (or designate).*

All the above noted requirements must be addressed prior to building permit issuance. A copy of the revised development permit is attached as **Appendix A** (with redlined text included).

Appendix A – Revised Proposed Development Permit 23-098.



District of West Vancouver Proposed Development Permit No. 23-098

Current Owner: ALAMSHAR SOLUTIONS INC., INC.NO. BC1355430

This Development Permit applies to “the Lands”:

Civic Address: 737 20th Street

Legal Description: LOT 12 BLOCK 6 DISTRICT LOT 775 PLAN 4155
(PID: 011-724-935)
(the ‘Lands’)

1. This Development Permit:
 - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan within the “Block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street” development permit area to promote development that reflects quality building design, materials and landscaping subject to guidelines 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 specifically varied or supplemented by this Permit.

2. The following requirements and conditions shall apply to the Lands:
 - 2.1 Buildings, structures, and site development shall take place in substantial compliance with the drawings from KARL WEIN ASSOCIATES – IGEL ARCH dated November 5, 2024, attached as Schedule “A”.
 - 2.2 On-site landscaping and boulevard works (“Landscape Works”) shall take place in substantial compliance with the drawings from Perry + Associates Landscape Architecture dated June 16, 2023, attached as Schedule “B”.

3. Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:
 - 3.1 **Notwithstanding form and character requirements shown in Schedule A, all items raised by Council’s review of DP23-098 must be addressed and shown on the building permit plans and all minor changes must be approved by the Director of Planning, Development and Environment Services (or designate)."**

- 3.2 Notwithstanding the glass railings shown in Schedule A, all railings must be modified to wood or metal picket railings (with boxed planters) and be shown on the building permit plans and approved by the Director of Planning, Development and Environment Services (or designate).”
 - 3.3 Provide a lighting plan, indicating all outdoor façade or landscape feature lighting, which is compliant with “Dark Sky” best management practices, to the satisfaction of the Director of Planning, Development and Environment Services (or designate).
 - 3.4 Provide a final landscape plan indicating the height of trees/vegetation to be planted along the western and southern side of the development, to the satisfaction of the Director of Planning, Development and Environment Services (or designate).
 - 3.5 Provide and implement a plan for traffic management during construction to the satisfaction of the District’s Manager of Development Engineering.
 - 3.6 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.
 - 3.7 Enter into a “Works and Services Agreement” (WSA) to ensure installation of *off-site works* to the satisfaction of the District’s Manager of Development Engineering. The WSA will require engineering civil drawings detailing works, including but not limited to:
 - (a) storm water management measures;
 - (b) site service connections;
 - (c) new boulevard plan along the frontage of the site; and
 - (d) repaving along the frontage of the Lands,which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District’s Manager of Land Development.
4. Prior to the issuance of a building permit and as security for the due and proper completion of the landscaping works (“Landscaping Works”) as set forth in Section 2.2 of this Development Permit, the Owner shall:
 - 4.1 Provide, to the District’s Manager of Land Development, a cost estimate (“Cost Estimate”) for the on-site Landscaping Works to be installed.

- 4.2 Provide, to the District's Manager of Land Development, a landscape deposit ("Landscape Deposit") in the amount equal to the Cost Estimate, in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union to ensure the due and proper completion of the Landscaping Works.
- 4.3 Release of the Landscape Deposit:
- (a) Following installation of the Landscape Works and upon receipt of a letter or report by the developer to the District stating that:
- a. the Landscaping Works have been installed substantially in accordance with Schedule B; 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 Landscape Works, 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.
5. Prior to Occupancy:
- 5.1 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.

- 5.2 The applicant must have received Land Title and Survey Authority (LTSA) approval of the requisite subdivision of the site to create the proposed three separate residential units. Confirmation of LTSA approval must be provided to the Director of Planning, Development and Environment Services, or designate.

6. 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

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 6, THIS PERMIT IS ISSUED ON

Schedules:

A – Design drawings from KARL WEIN ASSOCIATES – IGEL ARCH dated November 5, 2024

B – Landscape Drawings from Perry + Associates Landscape Architecture dated June 16, 2023

END OF DEVELOPMENT PERMIT 23-098












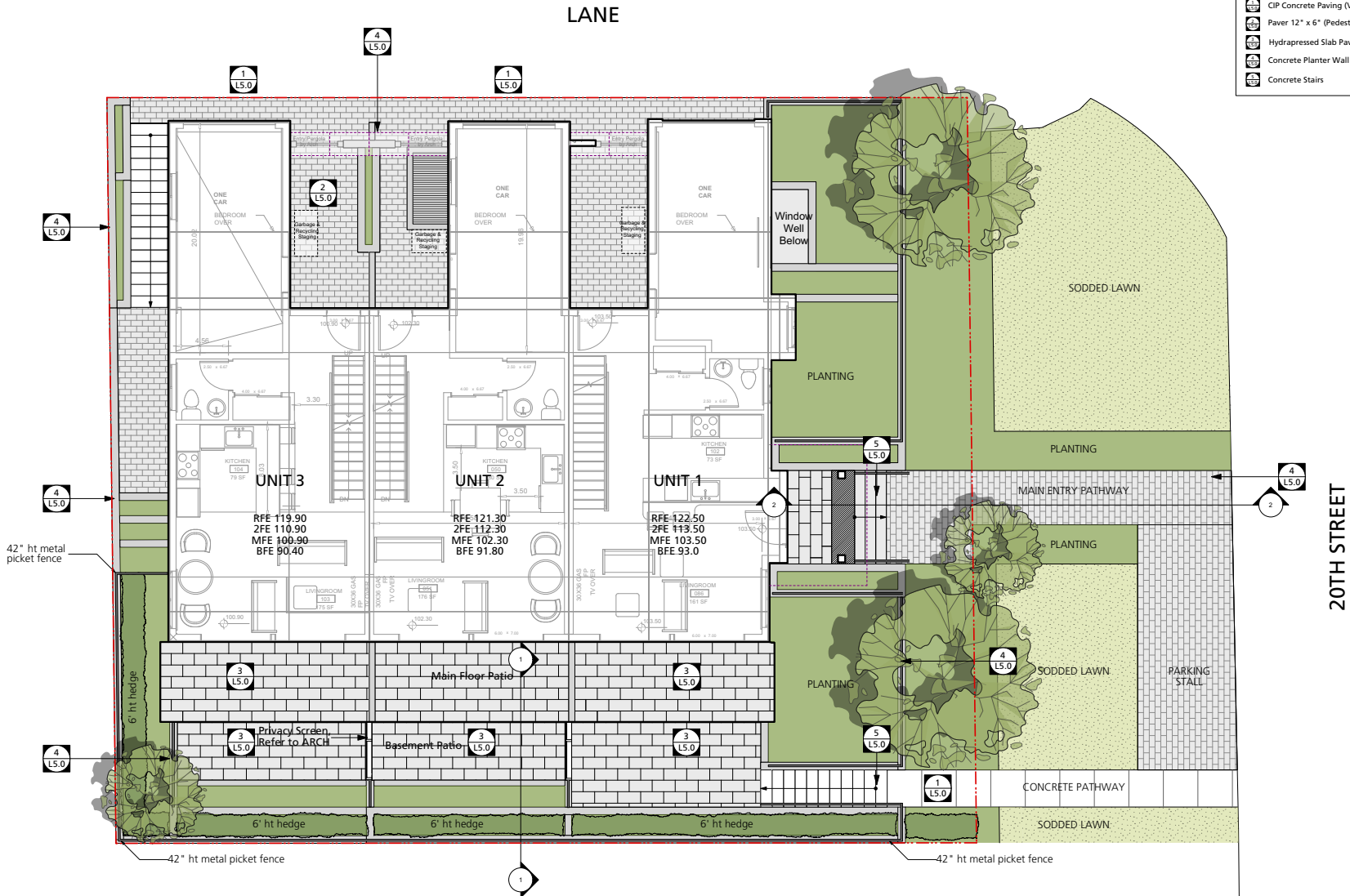
SCHEDULE B

KEY LEGEND:

-  CIP Concrete Paving (Vehicle)
-  Paver 12" x 6" (Pedestrian)
-  Hydrapressed Slab Paver (Pedestrian)
-  Concrete Planter Wall
-  Concrete Stairs

Issues

No.	Description	Date
1	Issued for Development Permit	2023/08/02
2	Re-issued for Development Permit	2023/02/07
3	Re-issued for Development Permit	2023/06/16




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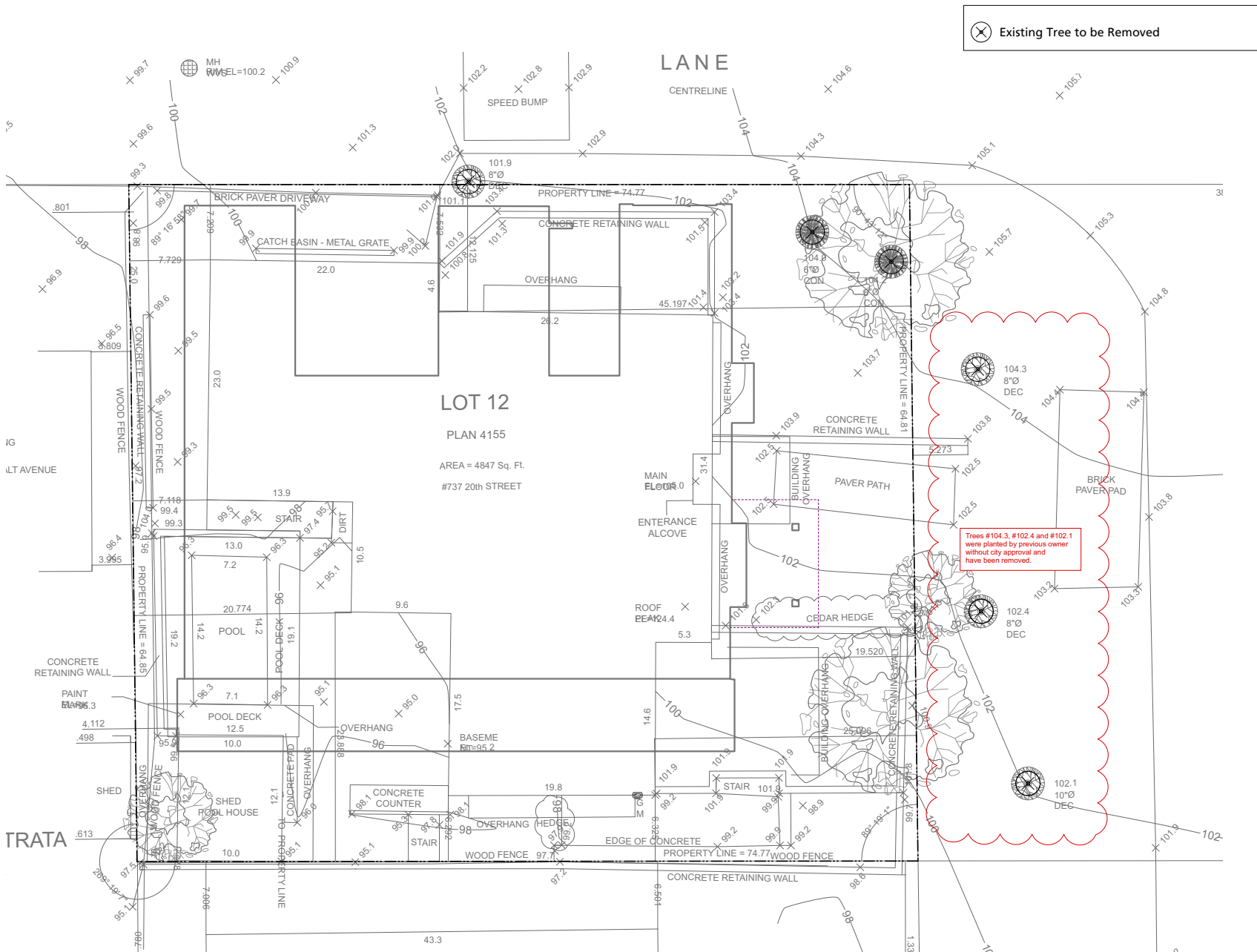


Project Title:
737 20th Street, West Vancouver

Drawing Title:
Landscape Site & Key Plan

Project North:  **Drawn By:** AT
Checked By: MP
Scale: 1:50 **Job No.:** 22-043
Sheet No.:

L1.0



⊗ Existing Tree to be Removed

Issues	Description	Date
1	Issued for Development Permit	2023/08/02
2	Re-issued for Development Permit	2023/02/07
3	Re-issued for Development Permit	2023/05/16

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Client:



Project Title:
737 20th Street, West Vancouver

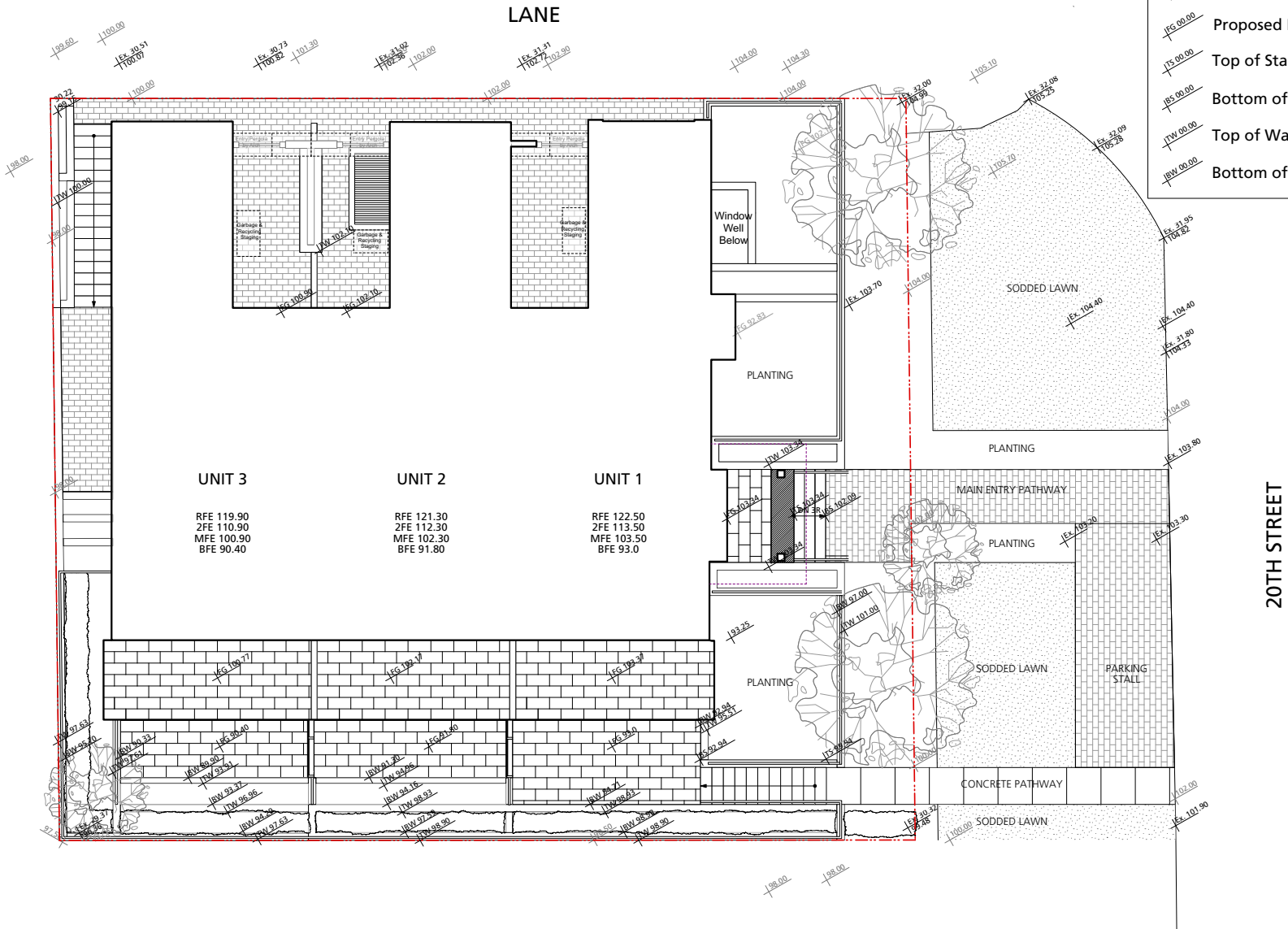
Drawing Title:
Tree Retention/Removal Plan

Project North	Drawn By:	AT
	Checked By:	MP
Scale:	Job No.:	22-043
Sheet No.:		

Issues	Description	Date
1	Issued for Development Permit	20230502
2	Re-issued for Development Permit	20230207
3	Re-issued for Development Permit	20230616

LEGEND:

- Existing Survey Grade
- Interpolated Building Grade
- Proposed Finished Grade
- Top of Stairs
- Bottom of Stairs
- Top of Wall
- Bottom of Wall



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Client:



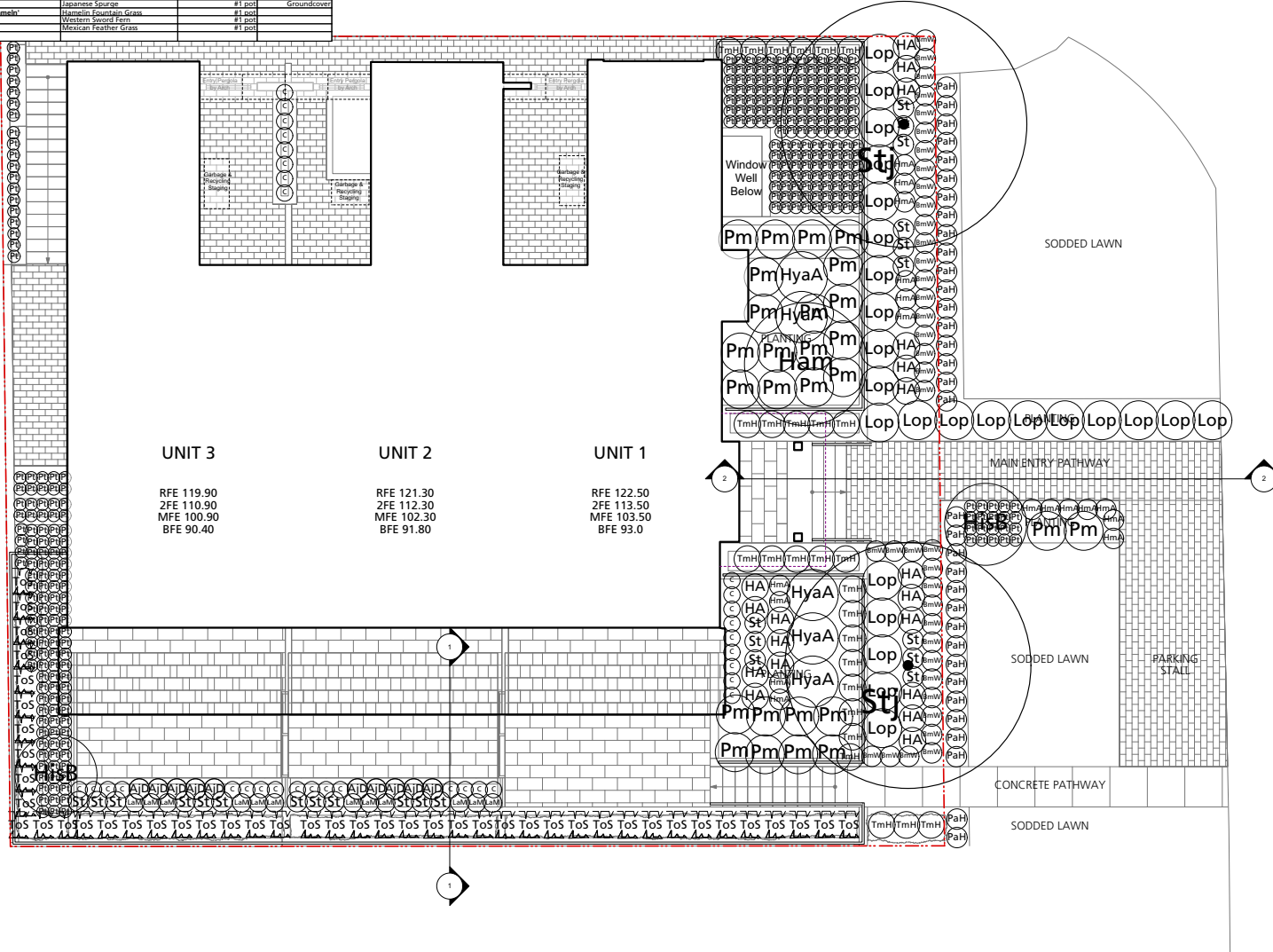
Project Title:
737 20th Street, West Vancouver

Drawing Title:
Grading Plan

Project North: Drawn By: **AT**
Checked By: **MP**
Scale: **1:50** Job No.: **22-043**
Sheet No.: **L2.0**

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Hib	2	Hibiscus syriacus 'Bluebird'	Blue Bird Rose of Sharon	6m cal. standard	
St	2	Styrax japonicus	Japanese Snowbell	6m cal. WB	Single Trunk
Shrubs					
Emw	38	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
Hem	1	Hamamelis mollis	Chinese Witch Hazel	1.5m ht standard	
HyaA	3	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#2 pot	
Lop	25	Lonicera algarve	Przewalski's Honeysuckle	#3 pot	
TmH	21	Thuja x media 'Tussock' (male form)	Heidi's Tree (male form)	4 ft	Hedge
ToS	43	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	6' ht. B&B	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
Am	10	Amelanchier alnifolia 'Spectabilis'	Amelanchier False Spirea	#1 pot	white flower colour
C	13	Carex oshimensis 'Evergold'	Sedge	#1 pot	
HmH	17	Hosta 'Keweenaw Ave.' 'Aureola'	Japanese Forest Grass	#1 pot	
HA	19	Hosta 'August Moon'	August Moon Hosta	#1 pot	
Lm	12	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot	
St	316	Stachytarax terminalis	Japanese Shagbark	#1 pot	Groundcover
Pall	38	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot	
Rm	27	Rubus 'Marmalade'	Western Spiced Fern	#1 pot	
St	24	Stipa tenuissima	Mexican Feather Grass	#1 pot	
Total	631				

LANE



UNIT 3

RFE 119.90
ZFE 110.90
MFE 100.90
BFE 90.40

UNIT 2

RFE 121.30
ZFE 112.30
MFE 102.30
BFE 91.80

UNIT 1

RFE 122.50
ZFE 113.50
MFE 103.50
BFE 93.0

20TH STREET

Issues	Description	Date
1	Issued for Development Permit	2023/08/02
2	Re-issued for Development Permit	2023/02/07
3	Re-issued for Development Permit	2023/05/16

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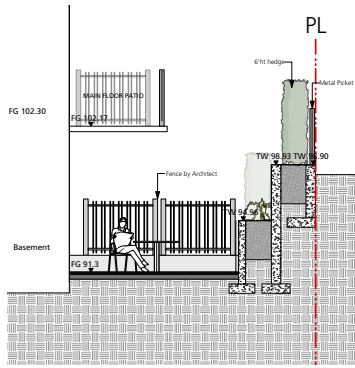
Project Title:
737 20th Street, West Vancouver

Drawing Title:
Planting Plan

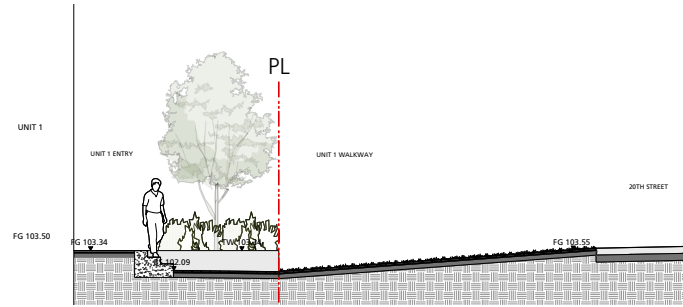
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Checked By: MP
Scale: 1:50 Job No.: 22-043
Sheet No.:

L3.0

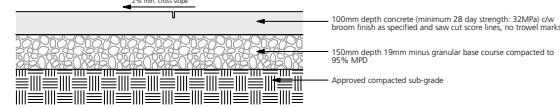
Issues	Description	Date
1	Issued for Development Permit	2023/08/02
2	Re-issued for Development Permit	2023/02/07
3	Re-issued for Development Permit	2023/05/16



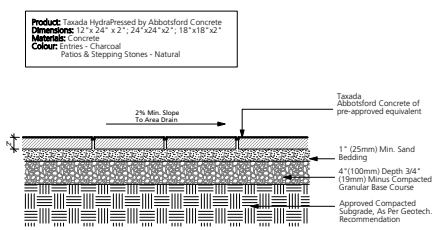
1 Section through South @ Unit 2
1:50



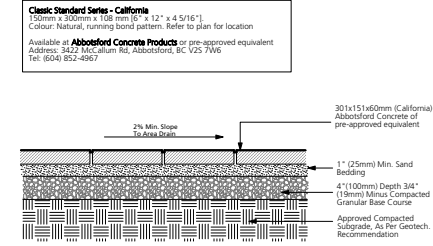
2 Section through East @ Unit 1
1:50



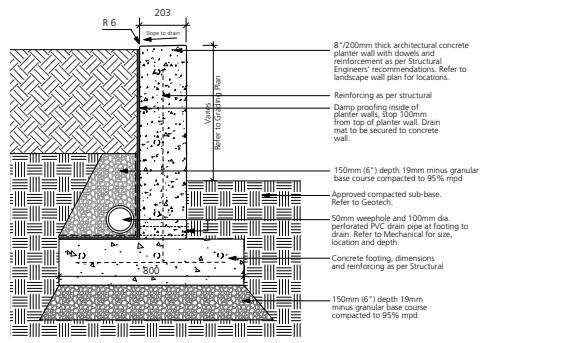
1 CIP Concrete Paving
1:10



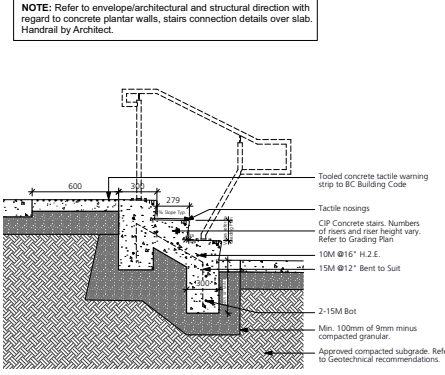
2 Paver 12" x 6" (Pedestrian)
1:10



3 Hydrapressed Slab Paver (Pedestrian)
1:10



4 Concrete Planter Wall
1:10



5 Concrete Stairs
1:20

NOTE: Refer to envelope/architectural and structural direction with regard to concrete planter walls, stairs connection details over slab. Handrail by Architect.

Classic Standard Series - California
150mm x 300mm x 150 mm (6\"/>

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Client:



Project Title:
737 20th Street, West
Vancouver

Drawing Title:
Illustrative Landscape
Sections & Landscape
Details

Project North	Drawn By:	AT
	Checked By:	MP
Scale:	Job No.:	22-043
Sheet No.:		