



District of West Vancouver

Development Permit No. 16-055

Registered Owner: Ancore Developments Ltd

This Development Permit applies to:

Civic Addresses: 2823 to 2895 Rodgers Creek Lane as described in attached Schedule 'A'

Legal Description: See attached Schedule 'A'
(the "Lands")

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 Rodgers Creek Area of the Upper Lands Development Permit Area to provide for the protection of the natural environment, its ecosystems and biological diversity, to provide for the protection of development from hazardous conditions and to regulate the form and character of intensive residential and multifamily development; and is subject to Guideline UL8.1 specified in the Official Community Plan; and
- (b) varies and supplements the District's Zoning Bylaw No. 4662, 2010 as follows and on the conditions set out below; and
- (c) 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, driveways and site development must take place in accordance with the attached Schedule 'B'.
- 2.2 On-site landscaping must be installed at the cost of the Owner in accordance with the attached Schedule 'B'.
- 2.3 Sustainability measures and commitments must take place in accordance with the attached Schedule 'B' and the minimum energy performance of each building shall conform to Step 2, 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.

- 2.4 Notwithstanding Conditions 2.1, 2.2 and 2.3 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 or result in an increase in a variance to the Zoning Bylaw outlined elsewhere in this Permit.
- 2.5 Building permits for houses to be constructed on Lots 21, 31, 35, 36, 37, 39, 40 and 41 shall show an area within the building that complies with the Section 130.05 of the Zoning Bylaw regarding regulations for Secondary Suites, except as provided elsewhere in this Permit, and with the requirements of the British Columbia Building Code for Secondary Suites.
- 2.6 Zoning Bylaw No. 4662, 2010, as amended, is varied in:
- a) Sections 603.06 and 120.19 (Height) to allow houses on the Lands to be a maximum geodetic height as shown in Figure 3, page A1.1 in Schedule 'B' measured per Section 120.19 (2) of the Zoning Bylaw.
 - b) Sections 603.07 and 130.10 (Highest Building Face) to allow Highest Building Face for houses on the Lands to be measured from the top of basement slab elevation and, to allow a Highest Building Face of 9.7 metres, for Lots 21, 33, 34, 35, 36, 37, 40 and 41.
 - c) Section 603.08 (Yards) to allow a front yard on Lot 28 of 4.5 metres, Lot 29 of 5.3 metres and Lot 34 of 6.6 metres.
 - d) Section 603.09 (Off-street Parking) and Section 130.05 (Secondary Suites) to allow a dwelling containing a secondary suite to provide for a total of two off-street parking spaces within a garage as shown in Schedule 'B'.
- 2.7 For clarity, retaining walls on the Lands are permitted to exceed the maximum heights specified in Section 120.22 of Zoning Bylaw No. 4662, 2010 as allowed for in Schedule C to Development Permit No. 09-025.
- 2.8 All balconies, decks, and patios on the Lands shall at all times remain fully open, uncovered, and unenclosed, except for eaves and as shown in Schedule 'B'.
- 2.9 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 Building Permit for any building or structure on the Lands:**
- 3.1 A section 219 Covenant shall be placed on the Lands to require that all balconies, decks, and patios remain fully open, uncovered, and unenclosed, except for eaves and as shown in Schedule 'B'.
 - 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 for each lot in the Lands (the "Landscaping Deposit") in the amount of \$95,000 for Lots 21 to 31 and \$75,000 for Lots 32 to 41, 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 'B' 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.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON FEBRUARY 19, 2018.



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.

ANCORE DEVELOPMENTS LTD.

PER: 

EDWARD WONG

MAR 12, 2018

Owner: Signature

Owner: Print Name above

Date

Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTION 4, THIS PERMIT IS ISSUED ON FEBRUARY 19, 2018.

Schedules:

A – Legal Descriptions of Subject Lands

B - Architectural and Landscape Drawing booklet

Schedule 'A' – Legal Description of Subject Lands

Lot Legal Description

1. PID: 029-690-561
Lot 21, District Lot 816, Group 1, New Westminster District, Plan EPP25820
2. PID: 029-690-587
Lot 22, District Lot 816, Group 1, New Westminster District, Plan EPP25820
3. PID: 029-690-595
Lot 23, District Lot 816, Group 1, New Westminster District, Plan EPP25820
4. PID: 029-690-609
Lot 24, District Lot 816, Group 1, New Westminster District, Plan EPP25820
5. PID: 029-690-617
Lot 25, District Lot 816, Group 1, New Westminster District, Plan EPP25820
6. PID: 029-690-625
Lot 26, District Lot 816, Group 1, New Westminster District, Plan EPP25820
7. PID: 029-690-633
Lot 27, District Lot 816, Group 1, New Westminster District, Plan EPP25820
8. PID: 029-690-641
Lot 28, District Lot 816, Group 1, New Westminster District, Plan EPP25820
9. PID: 029-690-650
Lot 29, District Lot 816, Group 1, New Westminster District, Plan EPP25820
10. PID: 029-690-668
Lot 30, District Lot 816, Group 1, New Westminster District, Plan EPP25820
11. PID: 029-690-676
Lot 31, District Lot 816, Group 1, New Westminster District, Plan EPP25820
12. PID: 029-690-684
Lot 32, District Lot 816, Group 1, New Westminster District, Plan EPP25820
13. PID: 029-690-692
Lot 33, District Lot 816, Group 1, New Westminster District, Plan EPP25820
14. PID: 029-690-706
Lot 34, District Lot 816, Group 1, New Westminster District, Plan EPP25820
15. PID: 029-690-714
Lot 35, District Lot 816, Group 1, New Westminster District, Plan EPP25820
16. PID: 029-690-722
Lot 36, District Lot 816, Group 1, New Westminster District, Plan EPP25820

17. PID: 029-690-731
Lot 37, District Lot 816, Group 1, New Westminster District, Plan EPP25820
18. PID: 029-690-749
Lot 38, District Lot 816, Group 1, New Westminster District, Plan EPP25820
19. PID: 029-690-757
Lot 39, District Lot 816, Group 1, New Westminster District, Plan EPP25820
20. PID: 029-690-765
Lot 40, District Lot 816, Group 1, New Westminster District, Plan EPP25820
21. PID: 029-690-773
Lot 41, District Lot 816, Group 1, New Westminster District, Plan EPP25820