



District of West Vancouver Development Permit No. 13-018

Current Owner: Onni Taylor Way Properties Ltd.

This Development Permit applies to:

Civic Address: 870 and 876 Keith Road

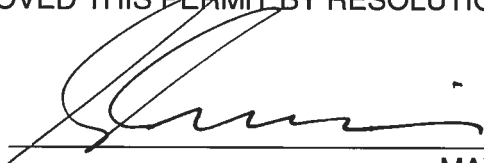
Legal Description: 028-828-453
Lot 3 Block A District Lot 1041 Group 1 New Westminster District
Plan BCP50603
(the 'Lands')

-
- 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 Evelyn Drive Development Permit Area to promote a high standard of development that responds appropriately to slope conditions, minimizes visual impact to surrounding properties and encourages a visually attractive development at this entry to West Vancouver, subject to Guidelines BF-B 12 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 Buildings, structures, on-site parking, driveways and site development shall take place in accordance with the attached Schedule A.
 - 2.2 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
 - 2.3 No wood burning fireplaces shall be installed, constructed or otherwise permitted on the Lands or in any building on the Lands.
 - 2.4 On-site landscaping shall be installed at the cost of the Owner in accordance with the attached Schedule A.
 - 2.5 All balconies, decks and patios are to remain fully open and unenclosed.
- 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 Development Engineering.

- 3.2 Install tree 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 Environment Protection Officer for approval, and the owner shall be responsible for maintaining, repairing and implementing of the sediment control measures.
- 4.0 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) new boulevard plan along the frontage of the site including curbs, sidewalk and grading plan, 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 landscaping set forth in Section 2.4 of this Development Permit shall be provided in the amount of \$613,000 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. The landscaping shall be maintained for a minimum of one year after installation, and not prior to the date on which the District authorizes in writing the release of the security.
- 5.0. This Development 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 COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON JUNE 2, 2014.



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

Rossano De Cotiis
Owner: Print Name above

June 17, 2014
Date

FOR THE PURPOSES OF SECTION 5, THIS PERMIT IS ISSUED ON JUNE 2, 2014.

Schedules:

A – Building and landscaping plans (February 2014)