



District of West Vancouver
Heritage Alteration Permit No. 11-031
AMENDMENT #1

Current Owner: Michael Graw, Erin Graw & Jordan Derall

This Alteration Permit applies to:

Civic Address: 4710 Piccadilly South

Legal Description: PID No. 011-161-361
Lot B Except part in Reference Plan 5933 of Lot 12 Block 2 District
Lot 811 Plan 5432
(the 'Lands')

1. This 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 On-site and boulevard landscaping shall be installed at the cost of the Owner in accordance with the specifications and landscape drawings attached as Schedule A.
 - 2.2 Buildings, structures and driveways, including the siting, maximum height, dimensions and general design, shall be in accordance with the architectural drawings, attached as Schedule B.
3. Retention and protection of Tree # 218 and Tree 'A' are to be carried out as identified on the Tree Retention Drawing attached as Schedule C. The District may request a tree assessment report prepared by a certified Arborist at its discretion, and require the Owner to carry out any prescribed tree mitigation including but not limited to tree replacement if the tree(s) are found to be damaged or dead resulting from construction on the Lands.
4. Prior to commencing site work or Building Permit issuance, whichever occurs first,
 - 4.1 a plan for traffic management (including trades parking) during construction must be submitted to and approved by the District's Manager of Development Engineering; and
 - 4.2 tree protection measures must be installed in accordance with the Tree Retention Drawing attached as Schedule C, to the satisfaction of the District's Environmental Protection Officer and must remain in place until Final Building Permit Inspection is approved.

5. Security for the due and proper completion of the landscaping set forth in Section 2.1 of this Heritage Alteration Permit must be provided in the amount of \$61,908 (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 of 20% of the initial value of the Landscaping Deposit shall be retained by the District for a period one year following 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 a registered member of the British Columbia Society of Landscape Architects (BCSL) provides a field report to the District confirming successful installation of the landscaping in accordance with Schedule A to this Heritage Alteration Permit.

In the event that the landscaping is not completed as provided for in this Permit, the District may, at its option, enter upon, carry out and complete the landscaping so as to satisfy the terms of the Heritage Alteration Permit, and recover the costs of doing so from the security deposited, including the costs of administration and supervision.

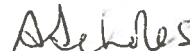
6. This Heritage Alteration Permit lapses if the work authorized herein is not commenced within 12 months of the date this permit is issued.

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, LAND DEVELOPMENT AND PERMITS OF WEST VANCOUVER APPROVED THIS HERITAGE ALTERATION PERMIT ON January 16, 2013



DIRECTOR OF PLANNING, LAND DEVELOPMENT AND PERMITS



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

Mike Graw
Owner: Print name above

Jan 15, 2013
Date

FOR THE PURPOSES OF SECTION 6, THIS PERMIT IS ISSUED ON Jan. 16, 2013.

Schedules:

- A – Landscape Plans
- B – Architectural Plans
- C – Tree Retention Assessment Report and Tree Retention Drawing