



Pursuant to the *Freedom of Information and Protection of Privacy Act*, names, addresses, contact information and other personal information of individuals who write to the Board are protected from disclosure and must not be disclosed during the hearing.

The Corporation of the District of West Vancouver

Board of Variance Hearing Agenda

March 20, 2024

5 p.m. via electronic communication facilities

Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber, or via electronic communication facilities through the link provided on the District's Board of Variance webpage.

1. Call to Order

The Board of Variance hearing will be called to order.

2. Introduction

The Board of Variance hearing procedure will be described.

3. Confirmation of Agenda

RECOMMENDATION:

THAT the March 20, 2024 Board of Variance hearing agenda be approved as circulated.

4. Adoption of Minutes

RECOMMENDATION:

THAT the February 21, 2024 Board of Variance hearing minutes be adopted as circulated.

5. Time Limit of Board of Variance Orders

The Chair will describe the time limit of orders approving a variance.

6. Application 24-013 (6018 Gleneagles Place) regarding an electric meter (accessory structure) with the following variances:

- a) 1.48 m to Front Yard Setback
- b) 1.48 m to Minimum Side Yard Setback.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

The Chair will request that the applicant or applicant's representative describe the application.

The Chair will call for public input.

Following conclusion of public input, and the Board's debate, the Board will consider the following motions.

RECOMMENDATION:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-013 regarding an electric meter (accessory structure) at 6018 Gleneagles Place with variances of:

- 1.48 m to Front Yard Setback
- 1.48 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated January 24, 2024 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

OR

RECOMMENDATION:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-013 regarding an electric meter (accessory structure) at 6018 Gleneagles Place with variances of:

- 1.48 m to Front Yard Setback
- 1.48 m to Minimum Side Yard Setback

BE NOT ALLOWED pursuant to the plans dated January 24, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-013 (6018 Gleneagles Place) to the next Board of Variance hearing.

7. Application 24-014 (465 Hillcrest Street) regarding a retaining wall with the following variances:

- a) 2.45' to a 15.4' Segment of the Retaining Wall in the West Side Yard (Retaining Wall Height/Grade Line)
- b) 0.54 m to a 15.4' Segment of the Retaining Wall in the West Side Yard (Retaining Wall Spacing).

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

The Chair will request that the applicant or applicant's representative describe the application.

The Chair will call for public input.

Following conclusion of public input, and the Board's debate, the Board will consider the following motions.

RECOMMENDATION:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-014 regarding a retaining wall at 465 Hillcrest Street with variances of:

- 2.45' to a 15.4' Segment of the Retaining Wall in the West Side Yard (Retaining Wall Height/Grade Line)
- 0.54 m to a 15.4' Segment of the Retaining Wall in the West Side Yard (Retaining Wall Spacing)

BE ALLOWED pursuant to the plans dated January 24, 2024 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

OR

RECOMMENDATION:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-014 regarding a retaining wall at 465 Hillcrest Street with variances of:

- 2.45' to a 15.4' Segment of the Retaining Wall in the West Side Yard (Retaining Wall Height/Grade Line)
- 0.54 m to a 15.4' Segment of the Retaining Wall in the West Side Yard (Retaining Wall Spacing)

BE NOT ALLOWED pursuant to the plans dated January 24, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-014 (465 Hillcrest Street) to the next Board of Variance hearing.

8. Application 24-015 (6148 Gleneagles Drive) regarding a power pole (accessory structure) with the following variances:

- a) 4.80 m to Front Yard Setback
- b) 2.70 m to Accessory Structure Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

The Chair will request that the applicant or applicant's representative describe the application.

The Chair will call for public input.

Following conclusion of public input, and the Board's debate, the Board will consider the following motions.

RECOMMENDATION:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-015 regarding a power pole (accessory structure) at 6148 Gleneagles Drive with variances of:

- 4.80 m to Front Yard Setback
- 2.70 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated February 1, 2024 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

OR

RECOMMENDATION:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-015 regarding a power pole (accessory structure) at 6148 Gleneagles Drive with variances of:

- 4.80 m to Front Yard Setback
- 2.70 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated February 1, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-015 (6148 Gleneagles Drive) to the next Board of Variance hearing.

9. Application 24-016 (3349 Radcliffe Avenue) regarding a private electric meter base (accessory structure) mounted on a retaining wall with the following variances:

- a) 8.64 m to Front Yard Setback (Electric Meter Base)
- b) 1.09 m to Minimum Side Yard Setback (Electric Meter Base)
- c) 2.35 m to Front Yard Setback (Retaining Wall)
- d) 2.25' to Side Yard Retaining Wall Grade Line/Height (East).

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

The Chair will request that the applicant or applicant's representative describe the application.

The Chair will call for public input.

Following conclusion of public input, and the Board's debate, the Board will consider the following motions.

RECOMMENDATION:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-016 regarding a private electric meter base (accessory structure) mounted on a retaining wall at 3349 Radcliffe Avenue with variances of:

- 8.64 m to Front Yard Setback (Electric Meter Base)
- 1.09 m to Minimum Side Yard Setback (Electric Meter Base)
- 2.35 m to to Front Yard Setback (Retaining Wall)
- 2.25' to Side Yard Retaining Wall Grade Line/Height (East)

BE ALLOWED pursuant to the plans dated February 21, 2024 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

OR

RECOMMENDATION:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-016 regarding a private electric meter base (accessory structure) mounted on a retaining wall at 3349 Radcliffe Avenue with variances of:

- 8.64 m to Front Yard Setback (Electric Meter Base)
- 1.09 m to Minimum Side Yard Setback (Electric Meter Base)
- 2.35 m to to Front Yard Setback (Retaining Wall)
- 2.25' to Side Yard Retaining Wall Grade Line/Height (East)

BE NOT ALLOWED pursuant to the plans dated February 21, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-016 (3349 Radcliffe Avenue) to the next Board of Variance hearing.

10. Receipt of Oral and Written Submissions

RECOMMENDATION:

THAT all oral and written submissions regarding the following Board of Variance Applications:

- Application 24-013 (6018 Gleneagles Place)
- Application 24-014 (465 Hillcrest Street)
- Application 24-015 (6148 Gleneagles Drive)
- Application 24-016 (3349 Radcliffe Avenue)

up to and including March 20, 2024 be received.

**11. Public Question Period
(Regarding process and/or disposition only)**

12. Next Hearing

The next Board of Variance hearing is scheduled for April 17, 2024.

13. Adjournment

RECOMMENDATION:

THAT the March 20, 2024 Board of Variance hearing be adjourned.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, FEBRUARY 21, 2024**

BOARD MEMBERS: Chair L. Radage and Members S. Abri, J. Elwick, D. Simmons, and R. Yaworsky attended the hearing via electronic communication facilities.

STAFF: P. Cuk, Board Secretary; N. Karimabadi, Supervisor, Residential Plans Examiners; and N. Shokar, Legislative Services Clerk, attended the hearing via electronic communication facilities.

1. Call to Order

The hearing was called to order at 5 p.m.

2. Introduction

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

THAT the February 21, 2024 Board of Variance hearing agenda be approved as circulated.

CARRIED

4. Adoption of the January 17, 2024 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on January 17, 2024.

It was Moved and Seconded:

THAT the January 17, 2024 Board of Variance hearing minutes be adopted as circulated.

CARRIED

5. Time Limit of Board of Variance Orders

Chair Radage read out the following statement regarding Time Limit of Order Approving a Variance and noted that the time limit applied to each application approved by the Board:

Pursuant to section 542(3) of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw, and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that

time, the permission of the Board terminates and the bylaw applies. Further, if that construction is not substantially started within 2 years after the Order was made, or within a longer or shorter time period established by the Order, the permission of the Board terminates and the bylaw applies.

6. Application 24-009 (4123 Burkehill Road)

Staff confirmed the following requested variances regarding a deck and additions:

- a) 6.80 m to Front Yard Setback (Addition)
- b) 8.53 m to Rear Yard Setback (Addition and Deck)
- c) 0.72 m to Minimum Side Yard Setback (Deck).

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	Undated	1
Redacted	February 20, 2024	2
Redacted	February 20, 2024	3
Redacted	February 21, 2024	4
Redacted	February 21, 2024	5
Redacted	February 21, 2024	6
Redacted	February 21, 2024	7

Staff provided permit history of the subject property and responded to Board members' questions.

P. Huang (representing the owner of 4123 Burkehill Road) described the variance application for a deck and additions. P. Huang and staff responded to Board members' questions.

Chair Radage queried whether anyone had signed up to address the Board regarding the subject application.

F. Shirvani (address not provided) spoke in opposition to the requested variances and commented regarding: the qualifications of the associated architect; the pre-existing structure; hardship; disposal of construction waste; setbacks; and water runoff.

A Board member commented.

P. Shirvani (4107 Bayridge Avenue) spoke in opposition to the requested variances and commented regarding: privacy; disposal of construction waste; damaged trees; property lines; and bylaw enforcement.

M. Sadar (West Vancouver) spoke in opposition to the requested variances and commented regarding: building without permits; the scope of the requested variances; hardship; property lines; and water runoff.

S. Li (address not provided) spoke in opposition to the requested variances and commented regarding: setbacks; building without permits; dangers to neighbouring properties; disposal of construction waste; privacy; and architectural sign-off on the existing structures.

Staff informed that no one else had signed up to address the Board regarding the subject application and responded to Board members' questions.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated January 20, 2024, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of P. Huang, S. Li, M. Sadar, F. Shirvani, and P. Shirvani:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-009 regarding a deck and additions at 4123 Burkehill Road with variances of:

- 6.80 m to Front Yard Setback (Addition)
- 0.72 m to Minimum Side Yard Setback (Deck)

BE ALLOWED pursuant to the plans dated December 18, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

Member Abri voted in the negative

It was Moved and Seconded:

THAT the Board defers further consideration of the following requested variance of Application 24-009 regarding a deck and additions at 4123 Burkehill Road:

- 8.53 m to Rear Yard Setback (Addition and Deck)
until more information is provided by the applicant regarding the construction.

CARRIED

7. Application 24-010 (705 St Andrews Road)

Staff confirmed the following requested variance regarding a single family dwelling:

- a) 1 storey to Number of Storeys.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property and informed that the applicant was not present to describe the variance application.

Chair Radage queried whether anyone had signed up to address the Board regarding the subject application. Staff informed that no one had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated January 23, 2024, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-010 regarding a single family dwelling at 705 St Andrews Road with a variance of:

- 1 storey to Number of Storeys

BE ALLOWED pursuant to the plans dated January 24, 2022 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

8. Application 24-011 (6111 Bonnie Bay Place)

Staff confirmed the following requested variances regarding an elevator:

- a) 0.3% to Site Coverage Percentage (Elevator and Fireplace)
- b) 820.25 sqft to Floor Area Ratio (Elevator, Fireplace and Deck Weather Protection Canopy).

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 22, 2024	1

Staff provided permit history of the subject property.

H. Besharat (BFA Studio Architects, representing the owner of 6111 Bonnie Bay Place) described the variance application for an elevator. A Board member commented.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and

- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated January 23, 2024, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of H. Besharat:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-011 regarding an elevator at 6111 Bonnie Bay Place with variances of:

- 0.3% to Site Coverage Percentage (Elevator and Fireplace)
- 820.25 sqft to Floor Area Ratio (Elevator, Fireplace and Deck Weather Protection Canopy)

BE ALLOWED pursuant to the plans dated December 20, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

9. Application 24-012 (930 Burley Drive)

Staff confirmed the following requested variance regarding a new single family dwelling:

- 1.22 m to Minimum Side Yard Setback (Detached Garage).

Staff informed: of written submissions received for this application prior to the Board of Variance hearing; and of the correct plan dates associated with this application.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
P. Merrikh	February 13, 2024	1

Staff provided permit history of the subject property.

P. Merrikh and A. Nozdrachova (930 Burley Drive) and S. Mohammedi (representing the owners of 930 Burley Drive) described the variance application for a new single family dwelling and responded to Board members' questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated January 23, 2024, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of P. Merrikh, S. Mohammedi, and A. Nozdrachova:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-012 regarding a new single family dwelling at 930 Burley Drive with a variance of:

- 1.22 m to Minimum Side Yard Setback (Detached Garage)
- BE ALLOWED pursuant to the plans dated January 19, 2024 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

10. Receipt of Written and Oral Submissions

It was Moved and Seconded:

THAT all written and oral submissions regarding the following Board of Variance Applications:

- Application 24-009 (4123 Burkehill Road))
- Application 24-010 (705 St Andrews Road)
- Application 24-011 (6111 Bonnie Bay Place)
- Application 24-012 (930 Burley Drive)

up to and including February 21, 2024, be received.

CARRIED

11. Public Question Period

There were no questions.

12. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for March 20, 2024 at 5 p.m.

13. Adjournment

It was Moved and Seconded:

THAT the February 21, 2024 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 6:26 p.m.

Certified Correct:

L. Radage, Chair

P. Cuk, Secretary

District of West Vancouver
750 17th Street, West Vancouver, BC V7V 3T3
t: 604-925-7004 f: 604-925-7006

6.
24-013 

NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **6018 Gleneagles Place**

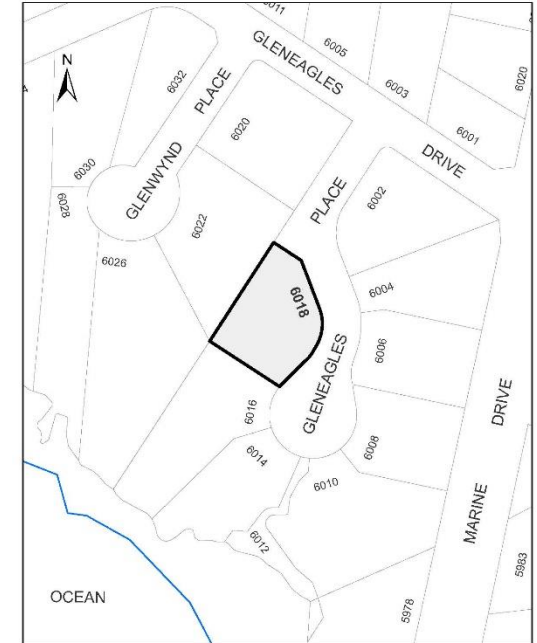
A Board of Variance hearing will be held on:

Wednesday, March 20, 2024

at 5 p.m. via electronic communication facilities

**The following variances for an electric meter (accessory structure)
at 6018 Gleneagles Place will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	7.62 m	1.48 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	3.00 m	1.52 m	1.48 m



To view plans, permit and variance information contact Permits & Inspections at 604-925-7040.

To view application documents and written submissions, or to enquire about hearing procedures or results contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities.** Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at boardofvariance@westvancouver.ca; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on March 20, 2024 to ensure their availability to the Board for the hearing.

Technical issues may affect receipt of electronic submissions; persons relying on this means of transmittal do so at their own risk.

Written submissions received for the hearing will be included in the public information package for the Board's consideration and for the public record.

To view the agenda package for the hearing please visit <https://westvancouver.ca/government-administration/committees-groups/board-variance>

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The Corporation of the District of West Vancouver

750 17th Street, West Vancouver, BC V7V 3T3

Permits and Inspections Department: 604-925-7242 || Fax: 604-925-7234 || westvancouver.ca

24-013

Board of Variance Application Form

Subject Property (please print clearly)

Address: 6018 Gleneagles Pl, West Vanocuver B.C V7W 3A1

Applicant (please print clearly)

Name(s): Ashkan Morawej Naikoon Contracting Phone #: s. 22(1)

Mailing Address: 350 Esplanade E #302 Cell #:

Email Address: a.morawej@naikoon.ca Fax #:

Interest of Applicant: s. 22(1)

(Note: If the registered property owner is not the applicant then the authorization form must be completed by the registered property owner)

Registered Owner (please print clearly)

Name(s): s. 22(1) Phone #: s. 22(1)

Mailing Address: s. 22(1)

Email Address: s. 22(1) Fax #:

Completed Application Must Include

- ☐ A letter (signed original) describing:
 - a) The proposed construction;
 - b) The requested variance(s); and
 - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- ☐ Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- ☐ \$800 fee

Note: a copy of this application (redacted as necessary) and supporting documents will be available to the public and will be placed in the public agenda binder for the Board of Variance Hearing.

s. 22(1)
Applicant Signature

2024-02-06
Date

Completed (signed original) applications must be received no later than the deadline date listed on the Board of Variance Deadline and Hearing Schedule (Included in this application package). Incomplete applications will not be accepted.

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: Date:

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February 8th, 2024

District of West Vancouver - Board of Variance

750 17th St

West Vancouver, BC V7V 3T3

Dear Board of Variance,

Re: Electrical meter location appeal

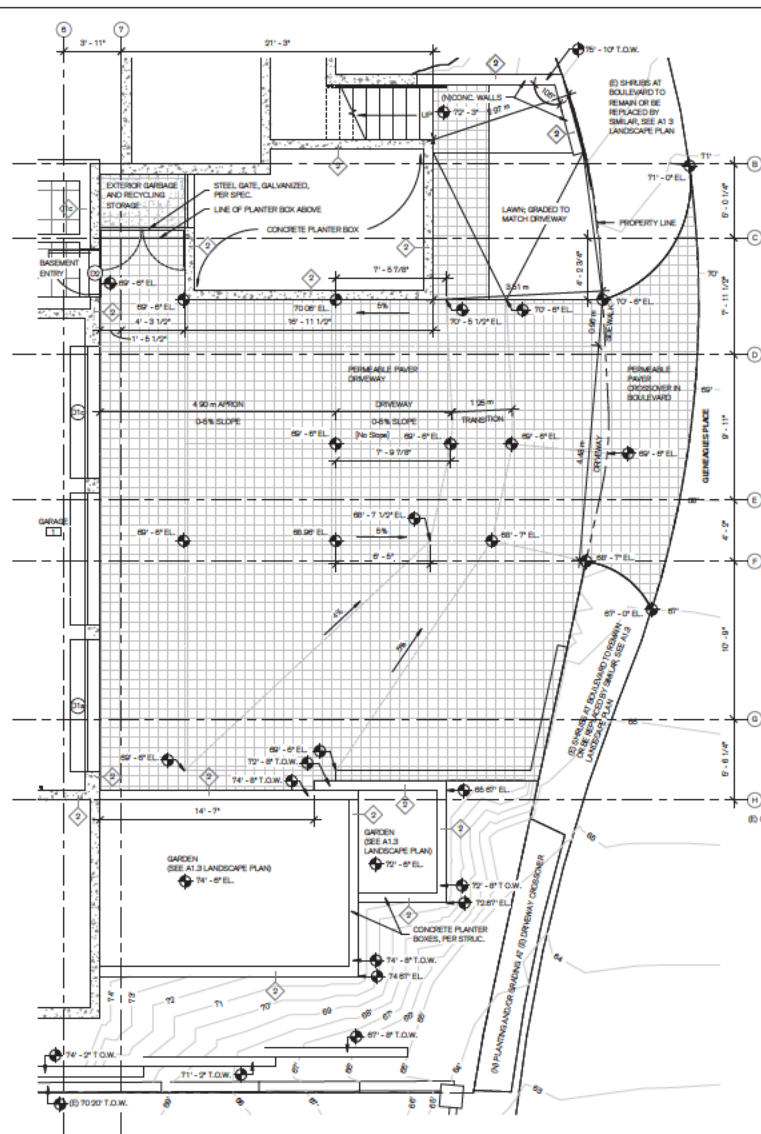
Naikoon Contracting Ltd is proposing to place the electrical meter location at 6018 Gleneagles Place within the District of West Vancouver's setbacks. Please see *Kybe Electrical - 6018 Gleneagles PI - Meter Base Location* drawings for the location of the proposed electrical meter. Other meter locations have been explored at depth but have been deemed ill-fit due to site topography, BC Hydro regulations, and rock blasting regulations set in place by the District of West Vancouver. This unfortunately will leave us with only one (proposed) option.

Warm regards,

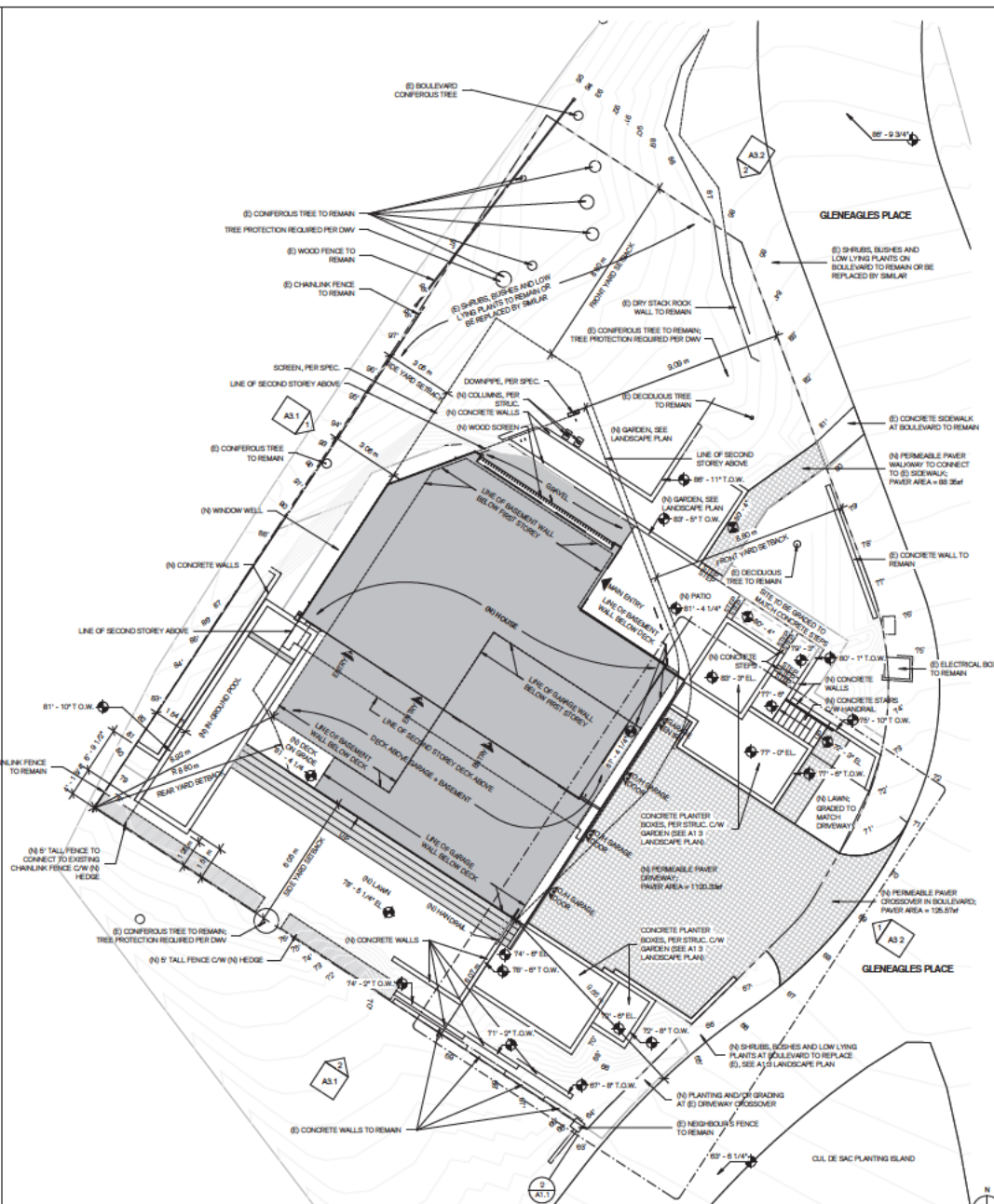
s. 22(1)



Victor Munteanu
Project Coordinator



2 DRIVEWAY PLAN



1 SITE PLAN
SCALE: 1/8" = 1'-0"

PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

February 6, 2024

File: **BP118965**

s. 22(1)

Dear Sir/Madam

**RE: 6018 GLENEAGLES PLACE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS4 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed electric meter accessory structure will not comply with the Zoning Bylaw because it does not maintain the required 9.1m to front yard setback and 3m side yard setback.

The Zoning Bylaw, Sections 130.01(3) and 204.07 require a front yard setback for an accessory structure as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Electric meter	9.10 m	7.62 m	1.48 m

The Zoning Bylaw, Sections 130.01(3) and 204.09(2)(a)(i) require a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Electric meter	3.00 m	1.52 m	1.48 m

The Permits and Inspections Department is unable to issue a Building Permit unless you:

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).

-
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$830 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday February 21st, 2024**. The next Board of Variance Hearing is scheduled for **Wednesday March 20th, 2024**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

If you choose to make application to the Board of Variance, the Board at its Hearing, may order that a minor variance be permitted if it finds that undue hardship would be caused to the applicant if the Zoning Bylaw is complied with, and that the Board is of the opinion that the variance does not:

- a) result in inappropriate development of the site
- b) adversely affect the natural environment
- c) substantially affect the use and enjoyment of adjacent land
- d) vary permitted uses and densities under the applicable bylaw, or
- e) defeat the intent of the bylaw.

The Board of Variance members may visit the site as part of the variance consideration.

You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

Please do not hesitate to contact me at 604-921-3450 should you require any further information regarding this matter.

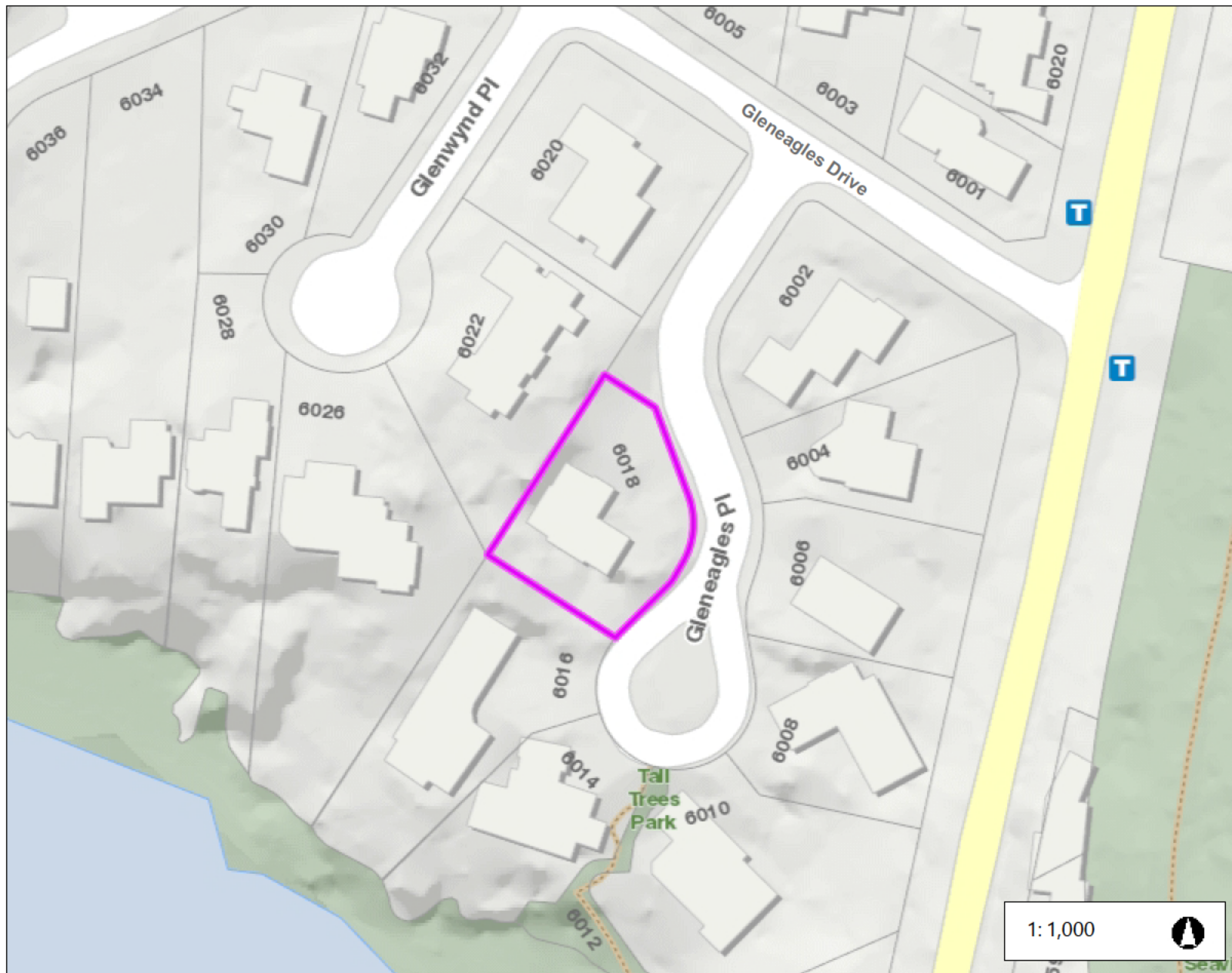
Thank you.

s. 22(1)

Colin Coulter
Plans Examiner II

Enclosure

cc: Secretary, Board of Variance



Legend

Notes

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WGS_1984_UTM_Zone_10N
District of West Vancouver

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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50.8 0 25.40 50.8 Meters

WGS_1984_UTM_Zone_10N
District of West Vancouver

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NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **465 Hillcrest Street**

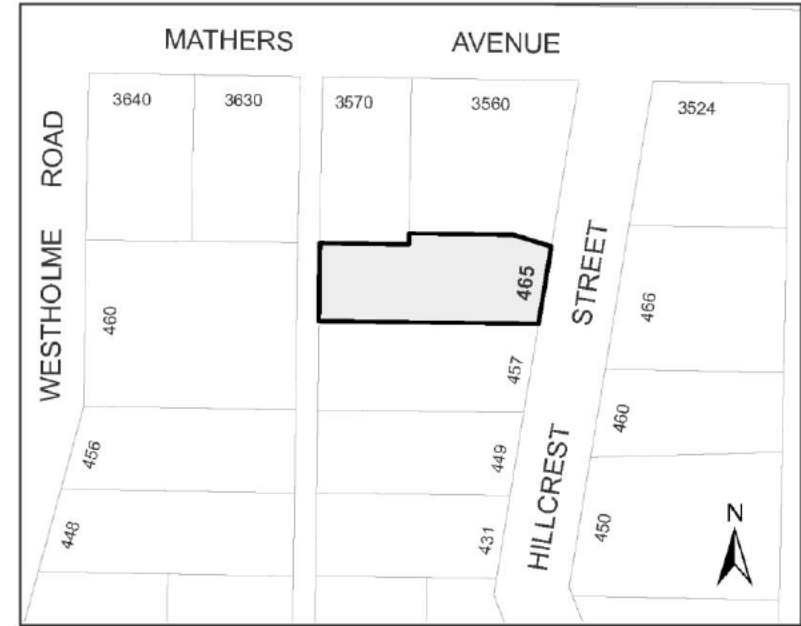
A Board of Variance hearing will be held on:

Wednesday, March 20, 2024

at 5 p.m. via electronic communication facilities

The following variances for a retaining wall at 465 Hillcrest Street will be considered:

A 15.4' Segment of the Retaining Wall in the West Side Yard (Retaining Wall Height/Grade Line)	Bylaw Requirement	Proposed	Variance
	201.55' max top-of-wall elevation	204.00' top-of-wall elevation	2.45'
A 15.4' Segment of the Retaining Wall in the West Side Yard (Retaining Wall Spacing)	Bylaw Requirement	Proposed	Variance
	1.20 m	0.66 m	0.54 m



To view plans, permit and variance information contact Permits & Inspections at 604-925-7040.

To view application documents and written submissions, or to enquire about hearing procedures or results contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities. Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.**

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at boardofvariance@westvancouver.ca; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on March 20, 2024 to ensure their availability to the Board for the hearing.

Technical issues may affect receipt of electronic submissions; persons relying on this means of transmittal do so at their own risk.

Written submissions received for the hearing will be included in the public information package for the Board's consideration and for the public record.

To view the agenda package for the hearing please visit <https://westvancouver.ca/government-administration/committees-groups/board-variance>

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The Corporation of the District of West Vancouver

750 17th Street, West Vancouver, BC V7V 3T3

Permits and Inspections Department: 604-925-7242 || Fax: 604-925-7234 || westvancouver.ca

24-014

Board of Variance Application Form

Subject Property (please print clearly)

Address: 465 Hillcrest St., West Vancouver, BC V7V 2L8

Applicant (please print clearly)

Name(s): Justin Hui & Yee Fai Faye Hui

Phone #: s. 22(1)

Mailing Address: s. 22(1)

Cell #: _____

Email Address: s. 22(1)

Fax #: _____

Interest of Applicant: _____

(Note: If the registered property owner is not the applicant then the authorization form must be completed by the registered property owner)

Registered Owner (please print clearly)

Name(s): s. 22(1)

Phone #: s. 22(1)

Mailing Address: s. 22(1)

Cell #: _____

Email Address: s. 22(1)

Fax #: _____

Completed Application Must Include

- ☒ A letter (signed original) describing:
- The proposed construction;
 - The requested variance(s); and
 - Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- ☐ Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).

☒ \$800 fee

Note: a copy of this application (redacted as necessary) and supporting documents will be available to the public s. 22(1) public agenda binder for the Board of Variance Hearing.

Applicant Signature _____

Date February 13th, 2024

Completed (signed original) applications must be received no later than the deadline date listed on the Board of Variance Deadline and Hearing Schedule (included in this application package). Incomplete applications will not be accepted.

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: _____ Date: _____

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February 13, 2024

District of West Vancouver
Attn: Board of Variance / Permits & Inspections secretary
750 17th Street
West Vancouver, BC V7V 3T3

Dear Board of Variance / Permits & Inspections secretary:

**Re: 465 Hillcrest Street – West Vancouver
Building Permit Application – RS2 Zone**

Construction. s. 22(1) built a pickleball / sports court s. 22(1) backyard. The court sits up at the top of the property. Multiple retaining walls were built so as to create a level area for this. We engaged a geotechnical engineer (who provided both a Schedule C and Schedule C-B) and then applied for a permit during the construction. A permit was issued.

The required area needed to build a regulation pickleball court is 60 feet in length and 30 feet in width, with a total area of 1,800 square feet. We fitted and centered the court respecting all sides of the property while providing ample set backs. We were also mindful of the surrounding trees that are located at or near the property lines and wanted to ensure we did not disturb this natural environment.

Both the retaining walls and pickleball / sports court were built with good consideration. We have upgraded and improved s. 22(1) property in a multifaceted manner during the past s. 22(1) have lived here.

Variance. Upon final inspection, it was discovered that at the southwest corner of the pickleball court, there is a small triangular section of the retaining wall that is slightly too high. To provide perspective and context, this area that is not compliant equates to a total area of 18 square feet. As a percentage of the total pickleball area of 1,800 feet, this amounts to an 1% overage.

The variance is due to oversight s. 22(1) landscaping / pickleball contractor. In reality, the error was genuinely inadvertent. The reason why this particular corner exceeds the allowed height line is because the allowable height of the retaining wall is calculated by a measurement starting from the grade of the neighboring property line. It so happens that where the measurement is taken from, by nature, the grade sudden dips in that very spot. This finding on the shape of the slope at the property line was unknown s. 22(1) until it was questioned during the final inspection. The extent of the variance was determined by s. 22(1) surveyor, Bill Chapman, and his crew when they forced their way into the thick invasive overburden to obtain elevations on the neighboring property at 457 Hillcrest Street.

As for the second infraction related to the retaining wall spacing, the wooden cribbing that was used to measure the space between the walls wasn't built for the purpose of a retaining wall. It was built for the purpose of a walk way. To help provide a resolution to this issue, however, our plan is to build an additional exterior retaining wall that will be compliant with the required spacing between retaining walls. This will be completed in the coming few weeks.

Hardship. If we were required to comply with the Zoning Bylaw to correct this minor variance, the end result would not improve the use or enjoyment of the adjacent property. In fact, if our adjacent neighbor were able to see this corner wall from their home (which they cannot), a full correction would make this retaining wall look unappealing and irregular. Currently, the walls are rectilinear and beautifully constructed.

This very point bring us to another important observation. I have enclosed photographs showing both the views from the corner of the pickleball court looking towards the adjacent neighbor's house located at 457 Hillcrest, as well as a reverse angle from the neighbor's house looking towards the subject corner of the pickleball court. As evidenced, one cannot see through the collection of thick trees that are positioned between the two properties. While in the adjacent backyard, they cannot see any of the retaining walls because in addition to the trees and hedges, there are tall, thick blackberry bushes and wild growth in between the two properties. The neighbour's back yard has not been maintained for many years (since it was purchased).

Full compliance will not provide any betterment to the neighbour due to the cloak of trees that has afforded privacy to both sides.

In reviewing the conditions for granting permission for a minor variance, we do not believe the variance:

- a) resulted in inappropriate development of the site
- b) adversely affected the natural environment
- c) substantially affect the use and enjoyment of adjacent land
- d) vary permitted uses and densities under the applicable bylaw, or
- e) defeated the intent of the bylaw

Our hope is that the Board of Variance agrees with our views and is able to allow s. 22(1) this minor variance.

Thank you for your time on this matter. =)

Sincerely
s. 22(1)

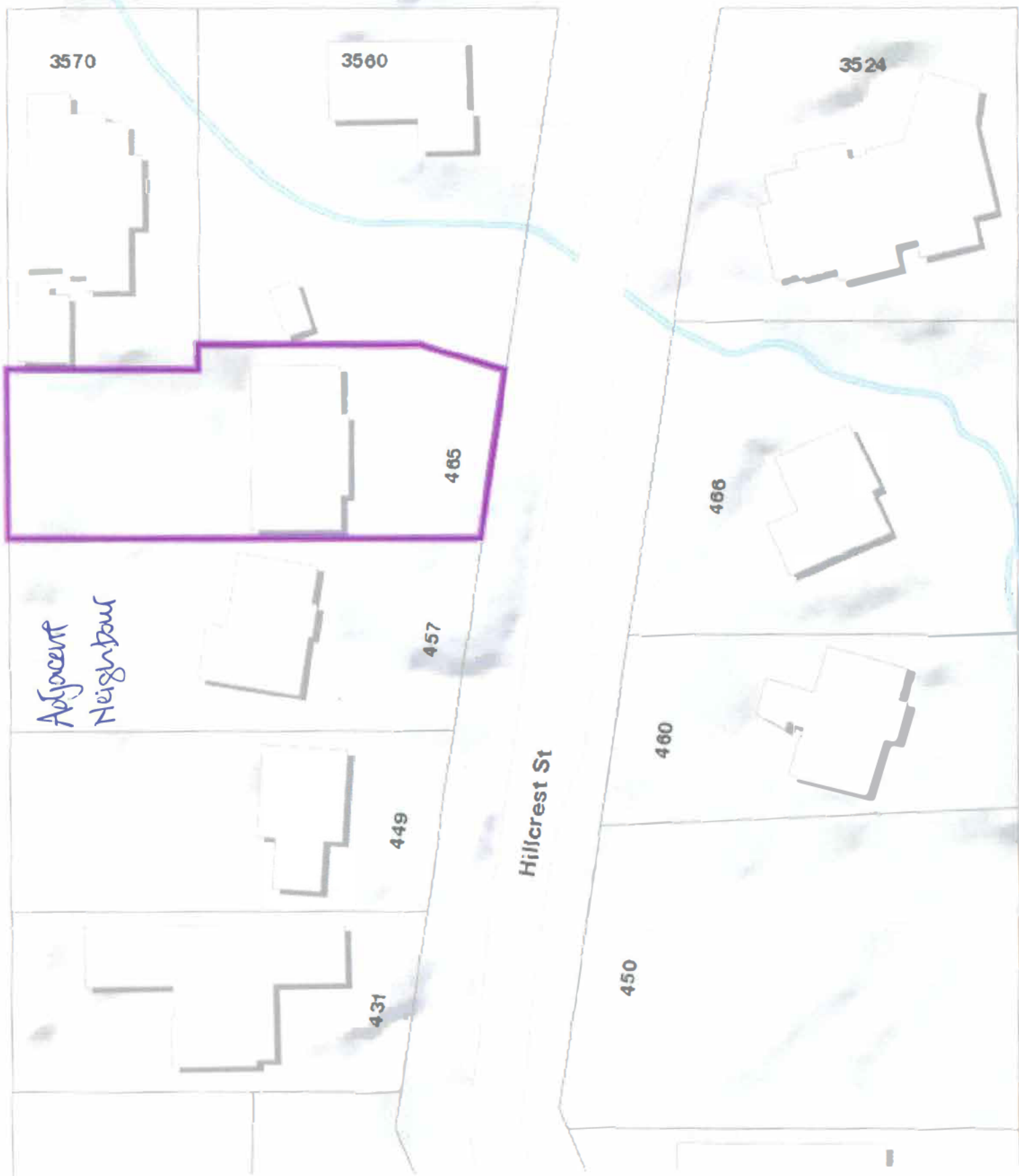
Justin Hui

s. 22(1)



**View From 457 Hillcrest Looking
Towards Non-Compliant Corner
Wall of Pickleball Court -
Obstructed with Trees and Bushes**





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PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

January 31, 2024

File: **BP116577**

s. 22(1)

Dear Sir/Madam

**RE: 465 HILLCREST STREET - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS3 ZONE**

The survey provided at final inspection at the above referenced address shows that a constructed retaining wall does not comply to the issued building permit with reference to the following:

The Zoning Bylaw, Section 120.22(1)(b); 120.22(2)(c) - height of retaining wall exceeds the height/grade line as indicated in the table below:

Retaining Wall Height/Grade Line	Bylaw*	Proposed	Variance
A 15.4' segment of the retaining wall in the West side yard	201.55' max top-of-wall elevation	204.0' top-of-wall elevation	2.45'

The Zoning Bylaw, Section 120.22(5) – spacing of retaining walls to adjoining and approximately parallel retaining walls as indicated in the table below:

Retaining Wall Spacing	Bylaw*	Proposed	Variance
A 15.4' segment of the retaining wall in the West side yard	1.2m	0.66m	0.54m

Comments: * This building permit is based on Zoning Bylaw regulations in effect prior to January 31, 2022.

The Permits and Inspections Department is unable to issue a Building Permit unless you:

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make an application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).
- c) make an application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$830 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday February 21st 2024**. The next Board of Variance Hearing is scheduled for **Wednesday March 20th 2024**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

If you choose to make an application to the Board of Variance, the Board at its Hearing, may order that a minor variance be permitted if it finds that undue hardship would be caused to the applicant if the Zoning Bylaw is complied with, and that the Board is of the opinion that the variance does not:

- a) result in inappropriate development of the site
- b) adversely affect the natural environment
- c) substantially affect the use and enjoyment of adjacent land
- d) vary permitted uses and densities under the applicable bylaw, or
- e) defeat the intent of the bylaw.

The Board of Variance members may visit the site as part of the variance consideration.

You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

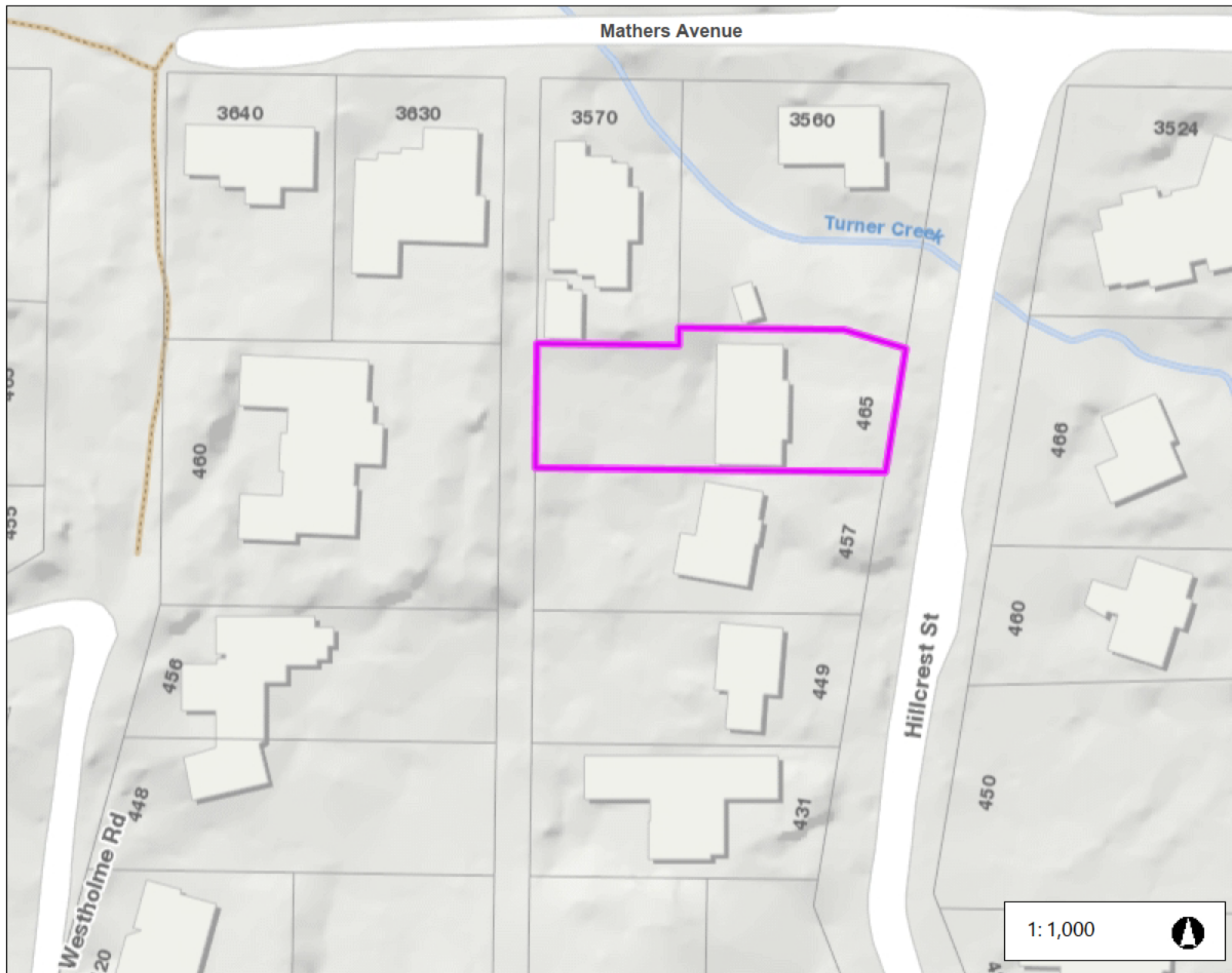
Please do not hesitate to contact me at 604-921-3455 should you require any further information regarding this matter.

Thank you.

s. 22(1)

Nicole Colby
Plans Examiner II
ncolby@westvancouver.ca
Enclosure

cc: Secretary, Board of Variance



Legend

Notes

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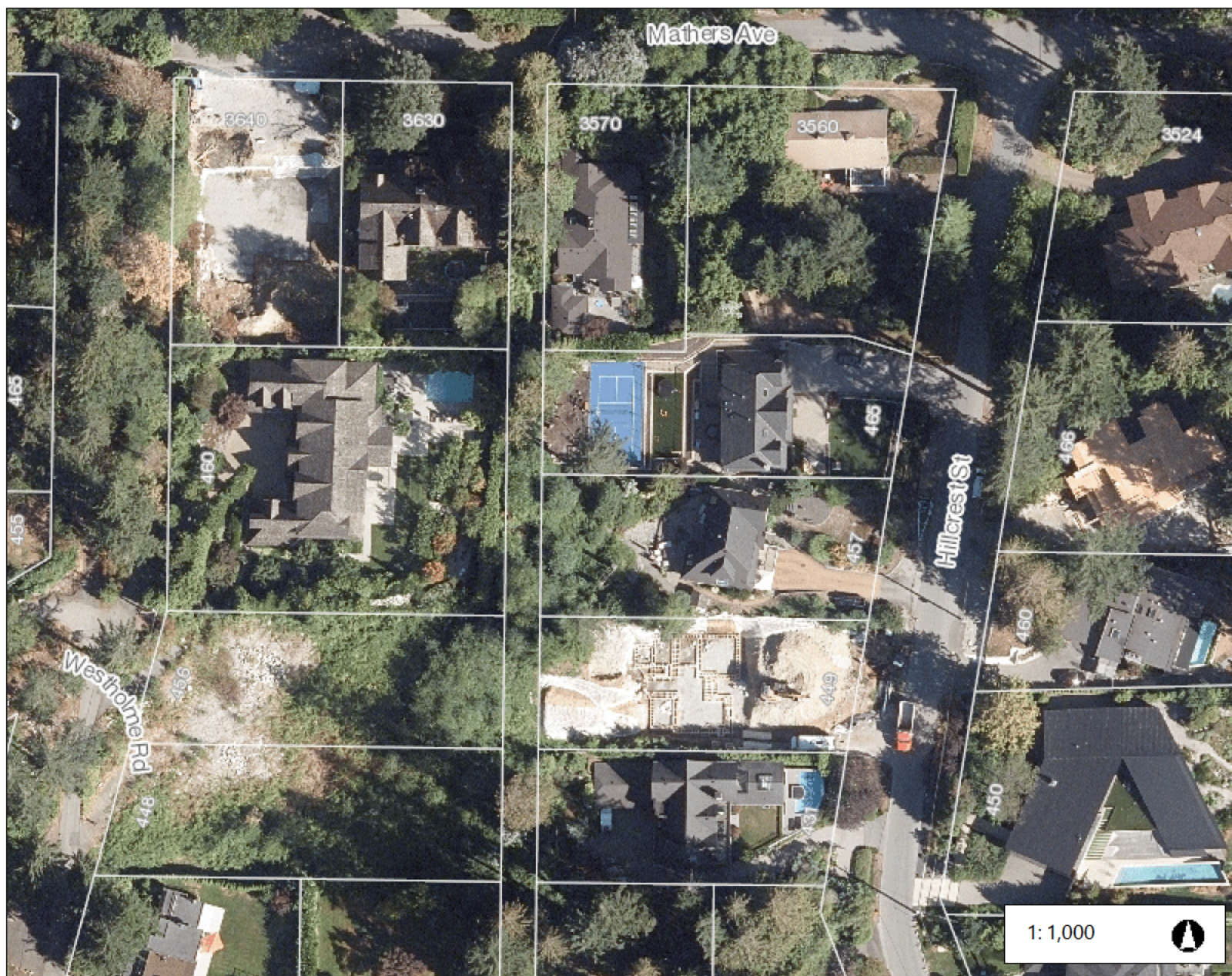
WGS_1984_UTM_Zone_10N
District of West Vancouver

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District of West Vancouver
750 17th Street, West Vancouver, BC V7V 3T3
t: 604-925-7004 f: 604-925-7006

8.
24-015 

NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **6148 Gleneagles Drive**

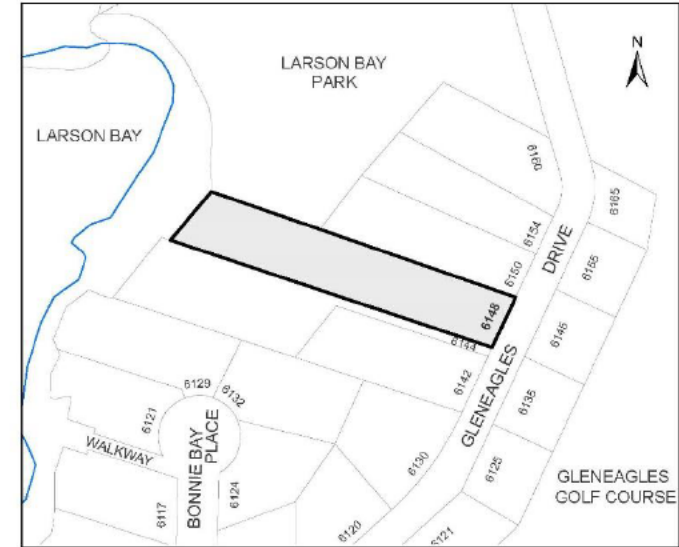
A Board of Variance hearing will be held on:

Wednesday, March 20, 2024

at 5 p.m. via electronic communication facilities

**The following variances for a power pole (accessory structure) at
6148 Gleneagles Drive will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.1 m	4.3 m	4.8 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.7 m	6.4 m	2.7 m



To view plans, permit and variance information contact Permits & Inspections at 604-925-7040.

To view application documents and written submissions, or to enquire about hearing procedures or results contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities.** Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at boardofvariance@westvancouver.ca; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on March 20, 2024 to ensure their availability to the Board for the hearing.

Technical issues may affect receipt of electronic submissions; persons relying on this means of transmittal do so at their own risk.

Written submissions received for the hearing will be included in the public information package for the Board's consideration and for the public record.

To view the agenda package for the hearing please visit <https://westvancouver.ca/government-administration/committees-groups/board-variance>

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The Corporation of the District of West Vancouver

750 17th Street, West Vancouver, BC V7V 3T3

Permits and Inspections Department: 604-925-7242 || Fax: 604-925-7234 || westvancouver.ca

Board of Variance Application Form

Subject Property (please print clearly)

Address: 6148 GLENLEAS DRIVE

Applicant (please print clearly)

Name(s): PAUL FENSIAN, GOLDWOOD HOMES LTD Phone #

Mailing Address: 307-1497 MARINE DRIVE

Cell #: s. 22(1)

Email Address: PAUL@GOLDWOODHOMES.COM

Fax #:

Interest of Applicant: s. 22(1)

(Note: If the registered property owner is not the applicant then the authorization form must be completed by the registered property owner)

Registered Owner (please print clearly)

Name(s): s. 22(1)

Phone #

Mailing Address: s. 22(1)

Cell #: s. 22(1)

Email Address:

Fax #:

Completed Application Must Include

- ☒ A letter (signed original) describing:
 - a) The proposed construction;
 - b) The requested variance(s); and
 - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- ☒ Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- ☒ \$800 fee

Note: a copy of this form (redacted as necessary) and supporting documents will be available to the public agenda binder for the Board of Variance Hearing.

Applicant Signature

Date FEB 20/24

Completed (signed original) applications must be received no later than the deadline date listed on the Board of Variance Deadline and Hearing Schedule (Included in this application package). Incomplete applications will not be accepted.

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: Date:

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February 20, 2024

District of West Vancouver Permits and Inspections Department

750 -17th Street

West Vancouver B.C.

V7V 3T3

Att: Board of Variance

Re: 6148 Gleneagles Drive Board of Variance application for front yard power pole.

Dear Board of Variance,

s. 22(1) are the owners of 6148 Gleneagles Drive, West Vancouver B.C.

s. 22(1) are requesting a variance for a power pole located in the front yard of 6148 Gleneagles Drive.

The power pole is located in the front yard setback and provides the required clearance of overhead powerline crossing over Gleneagles Drive to the Hydro pole located on the east side of the road.

Front yard setback for power pole bylaw is 9.1m

Proposed is 4.3 m

Variance of 4.8 m

Accessory building height for power pole bylaw is 3.7 m

Proposed is 6.4m

Variance of 2.7m

Thank you for your consideration of this variance, please feel free to contact me with any questions or concerns you may have regarding this application.

s.22(1)

Sincerely,

Paul Fedusiak

Goldwood Homes Ltd.

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PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

February 7, 2024

File: **BP118949**

s.22(1)

Dear Sir/Madam

**RE: 6148 GLENEAGLES DRIVE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS4 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Power Pole will not comply with the Zoning Bylaw because it does not maintain the required front yard setback and accessory structure height.

The following non-conformities exist and are listed for reference only:
 The Zoning Bylaw, Section 204.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	9.1 m	4.3 m	4.8 m

The Zoning Bylaw, Section 130.01(7)(b) requires that accessory structures not exceed a height of 3.7 metres measured from the lowest of the average natural or finished grades abutting the building as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Building Height for Power Pole	3.7 m	6.4 m	2.7 m

The Permits and Inspections Department is unable to issue a Building Permit unless you:

-
- a) revise your plans to conform to the Zoning Bylaw; **or**
 - b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).
 - c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$830 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday February 21st, 2024**. The next Board of Variance Hearing is scheduled for **Wednesday March 20th, 2024**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

If you choose to make application to the Board of Variance, the Board at its Hearing, may order that a minor variance be permitted if it finds that undue hardship would be caused to the applicant if the Zoning Bylaw is complied with, and that the Board is of the opinion that the variance does not:

- a) result in inappropriate development of the site
- b) adversely affect the natural environment
- c) substantially affect the use and enjoyment of adjacent land
- d) vary permitted uses and densities under the applicable bylaw, or
- e) defeat the intent of the bylaw.

The Board of Variance members may visit the site as part of the variance consideration.

You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

Please do not hesitate to contact me at 604-921-2932 should you require any further information regarding this matter.

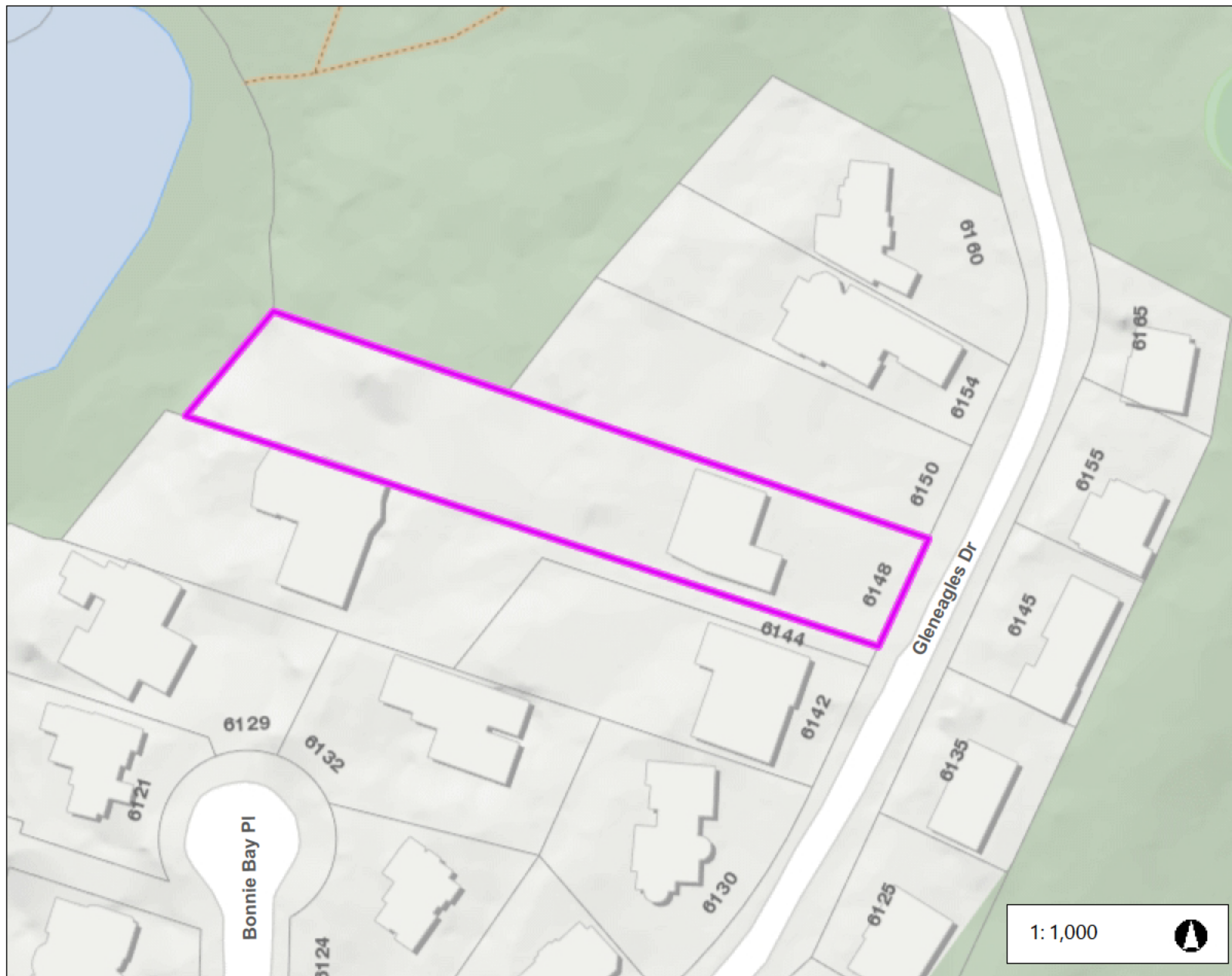
Thank you.

s. 22(1)

Eric Mah
Plans Examiner
enmah@westvancouver.ca

Enclosure

cc: Secretary, Board of Variance



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Notes

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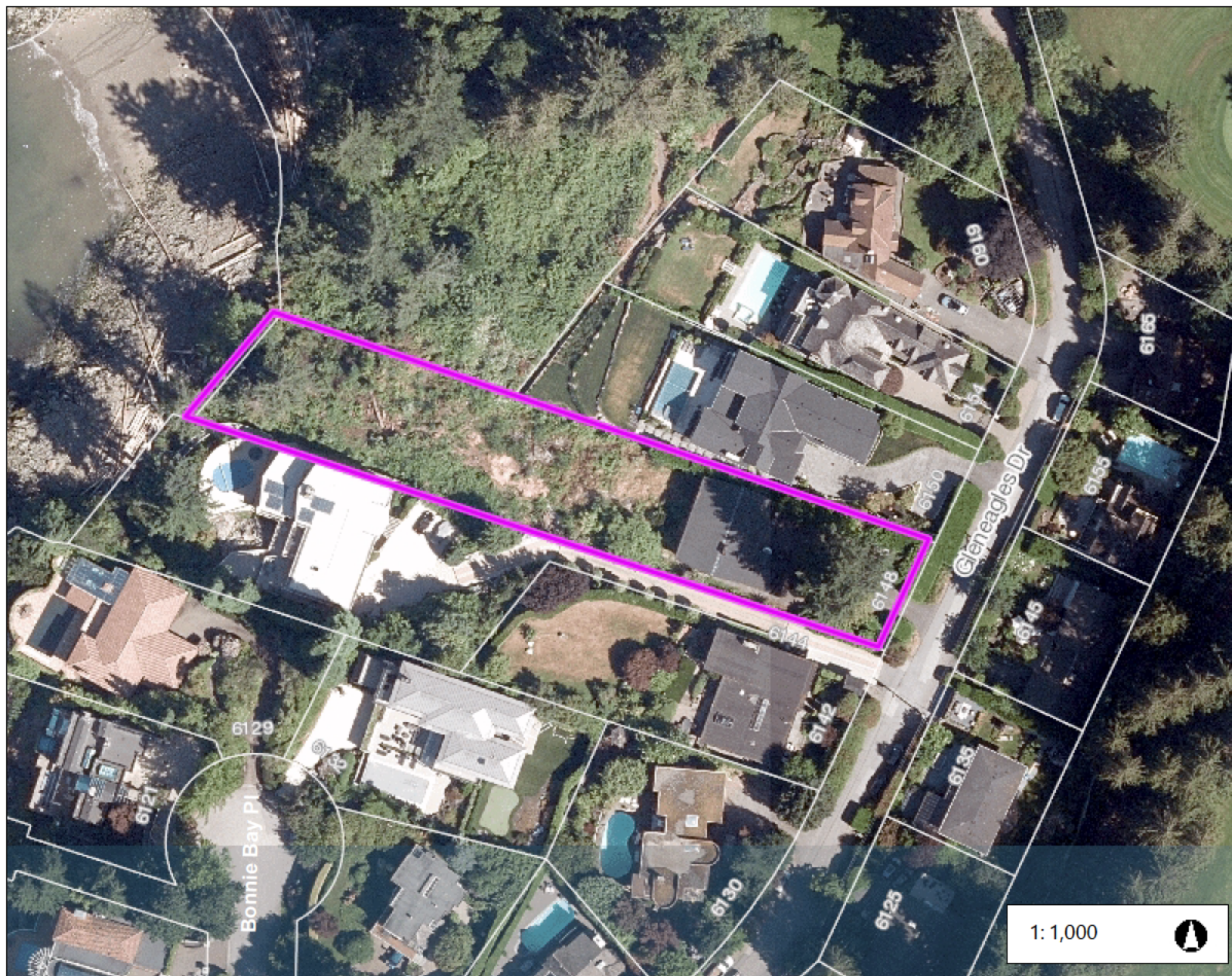
WGS_1984_UTM_Zone_10N
District of West Vancouver

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NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **3349 Radcliffe Avenue**

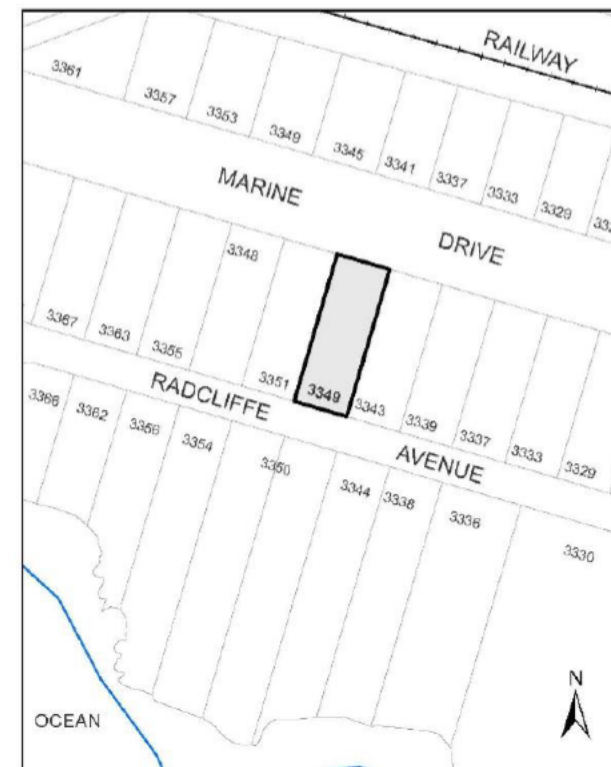
A Board of Variance hearing will be held on:

Wednesday, March 20, 2024

at 5 p.m. via electronic communication facilities

The following variances for a private electric meter base (accessory structure) mounted on a retaining wall at 3349 Radcliffe Avenue will be considered:

Front Yard Setback (Electric Meter Base)	Bylaw Requirement	Proposed	Variance
	9.10 m	0.46 m	8.64 m
Minimum Side Yard Setback (Electric Meter Base)	Bylaw Requirement	Proposed	Variance
	1.52 m	0.43 m	1.09 m
Front Yard Setback (Retaining Wall)	Bylaw Requirement	Proposed	Variance
	2.40 m	0.05 m	2.35 m
Side Yard Retaining Wall Grade Line/Height (East)	Bylaw Requirement	Proposed	Variance
	43.25' max top of wall elevation	45.5' max top of wall elevation	2.25'



To view plans, permit and variance information contact Permits and Inspections at 604-925-7242.

To view application documents and written submissions, or to enquire about hearing procedures or results contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities. Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.**

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at boardofvariance@westvancouver.ca; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on March 20, 2024 to ensure their availability to the Board for the hearing.

Technical issues may affect receipt of electronic submissions; persons relying on this means of transmittal do so at their own risk.

Written submissions received for the hearing will be included in the public information package for the Board's consideration and for the public record.

To view the agenda package for the hearing please visit <https://westvancouver.ca/government-administration/committees-groups/board-variance>

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The Corporation of the District of West Vancouver

750 17th Street, West Vancouver, BC V7V 3T3

Permits and Inspections Department: 604-925-7242 || Fax: 604-925-7234 || westvancouver.ca

Board of Variance Application Form

Subject Property (please print clearly)

Address: 3349 Radcliffe Ave, West Vancouver

Applicant (please print clearly)

Name(s): Robert Baillie Phone #: 604-537-9593

Mailing Address: A-2755 [redacted] s. 22(1) HomeCell #: 604-537-9593

Email Address: [redacted] s. 22(1)

Interest of Applicant: [redacted] s. 22(1)

(Note: If the registered property owner is not the applicant then the authorization form must be completed by the registered property owner)

Registered Owner (please print clearly)

Name(s): [redacted] s. 22(1) Phone #: [redacted] s. 22(1)

Mailing Address: [redacted] s. 22(1) Cell #: [redacted]

Email Address: [redacted] Fax #: [redacted]

Completed Application Must Include

- ☒ A letter (signed original) describing:
 - a) The proposed construction;
 - b) The requested variance(s); and
 - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- ☒ Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).

☐ \$800 fee

No [redacted] s. 22(1) application (redacted as necessary) and supporting documents will be available to the public placed in the public agenda binder for the Board of Variance Hearing.

Ap

Date

02/21/2024.

Completed (signed original) applications must be received no later than the deadline date listed on the Board of Variance Deadline and Hearing Schedule (Included in this application package). Incomplete applications will not be accepted.

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: _____ Date: _____

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**Pacific Mountain Homes Ltd.**

PO Box 519 34A 2755 Lougheed Hwy

Port Coquitlam, BC V3B 5Y9

Telephone: 604-537-9593

Fax: 604-476-9559

E-mail: info@pacificmountainhomes.ca

February 21, 2024

File: BP118981**RE: HARDSHIP LETTER PERTAINING TO 3349 RADCLIFFE AVENUE - BUILDING PERMIT VARIANCE
APPLICATION – RS4 ZONE**

To Whom It May Concern;

Under the advisement of our BC Hydro's Design Team, we have been made aware of a situation of undue hardship pertaining to the location of our residence's primary meter base for our home that is currently under construction at 3349 Radcliffe Ave, West Vancouver. The hardship is due to:

- The slope of the terrain at the rear of the property.
- BC Hydro's installation requirements (i.e. Maximum number of bends in the main pull line for primary power).
- Compliance with West Vancouver Bylaws & BC Electrical-Building Codes

Our Board of Variance (BOV) application is a request to relocate the primary meter base from the traditional location on the side of the home to the retaining wall on the South-East corner of the property (off Radcliffe Ave).

Although BC Hydro service is available from an alternate location (the North-side of Marine Drive; running East-West on the opposite side of the street from our residence), its implementation has a number of disadvantages. Firstly, to provide a connection, BC Hydro would have to trench across Marine Drive, thereby disrupting normal traffic flow and would possibly require temporary closures. This would cause a great deal of disruption and hardship for our immediate neighbours and those who utilize Marine Drive; mainly due to Marine Drive being an arterial bus & commuting route (cars, buses, bikes, pedestrians, etc.) and a tributary access to Horseshoe Bay. Of greatest concern is the possible disruption or obstruction of emergency first responders on their way to calls.

Lastly, BC Hydro's Design Team has confirmed that the current service off Marine Drive cannot in its current state provide adequate power to facilitate our request and would require the installation of larger equipment and pole that would further pollute areal spaces above the road.

On the other hand, utilizing the existing power pole off Radcliffe Ave has a number of advantages:

- Radcliffe Ave is not a main street and using this location's power connection would have zero impact and/or hardship on our neighbours and the general public.
- There is already an existing pole on the same side of Radcliffe Ave as our residence that BC Hydro has confirmed has adequate service and has an available stub-out for our connection.
- The location of the requested meter base alcove would be partially hidden by the pole and the addition of landscaping that has been approved under the residence's building permit (BP117911).

Based on the above, we are requesting your approval to allow for the allocation and construction of the requested BC Hydro meter base alcove as part of our retaining wall in order to accommodate our residence's main power connection from BC Hydro's power grid.

s. 22(1)



Robert Baillie

Owners' Agent and Owner of Pacific Mountain Homes Ltd

604-537-9593

s. 22(1)



PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

February 21, 2024

File: **BP118981**

s. 22(1)

Dear Sir/Madam

**RE: 3349 RADCLIFFE AVENUE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS4 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Private Electric Meter Base (accessory structure) mounted on a retaining wall will not comply with the Zoning Bylaw because it does not maintain the required accessory structure setbacks and retaining wall grade line/height and setbacks.

The Zoning Bylaw, Section 120.27(5); 204.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Electric Meter Base (Accessory Structure)	9.1 m	0.46 m	8.64 m

The Zoning Bylaw, Section 120.27(5); 204.09(2)(a)(i), requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Electric Meter Base (Accessory Structure)	1.52 m	0.43 m	1.09 m

The Zoning Bylaw, Section 120.22(6), requires a front yard setback to a retaining wall over 1.2m in exposed height as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback to Retaining wall	2.4 m	0.05 m	2.35 m

The Zoning Bylaw, Section 120.22(1)(b); 120.22(2)(c), requires the side yard retaining wall grade line/height as indicated in the table below:

	Bylaw	Proposed	Variance
Side Yard Retaining Wall Grade Line/Height (East)	43.25' max top of wall elevation	45.5' max top of wall elevation	2.25'

Comments: The lot is a through site: Marine Drive and Radcliffe Avenue are considered front yards as per Zoning Bylaw Section 120.06.

The Permits and Inspections Department is unable to issue a Building Permit unless you:

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$830 fee and required attachments, must be received by the Permits & Inspections secretary by 3:00 p.m. on **Wednesday 21st February 2024**. The next Board of Variance Hearing is scheduled for **Wednesday 20th March 2024**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

If you choose to make application to the Board of Variance, the Board at its Hearing, may order that a minor variance be permitted if it finds that undue hardship would be caused to the applicant if the Zoning Bylaw is complied with, and that the Board is of the opinion that the variance does not:

- a) result in inappropriate development of the site
- b) adversely affect the natural environment
- c) substantially affect the use and enjoyment of adjacent land
- d) vary permitted uses and densities under the applicable bylaw, or
- e) defeat the intent of the bylaw.

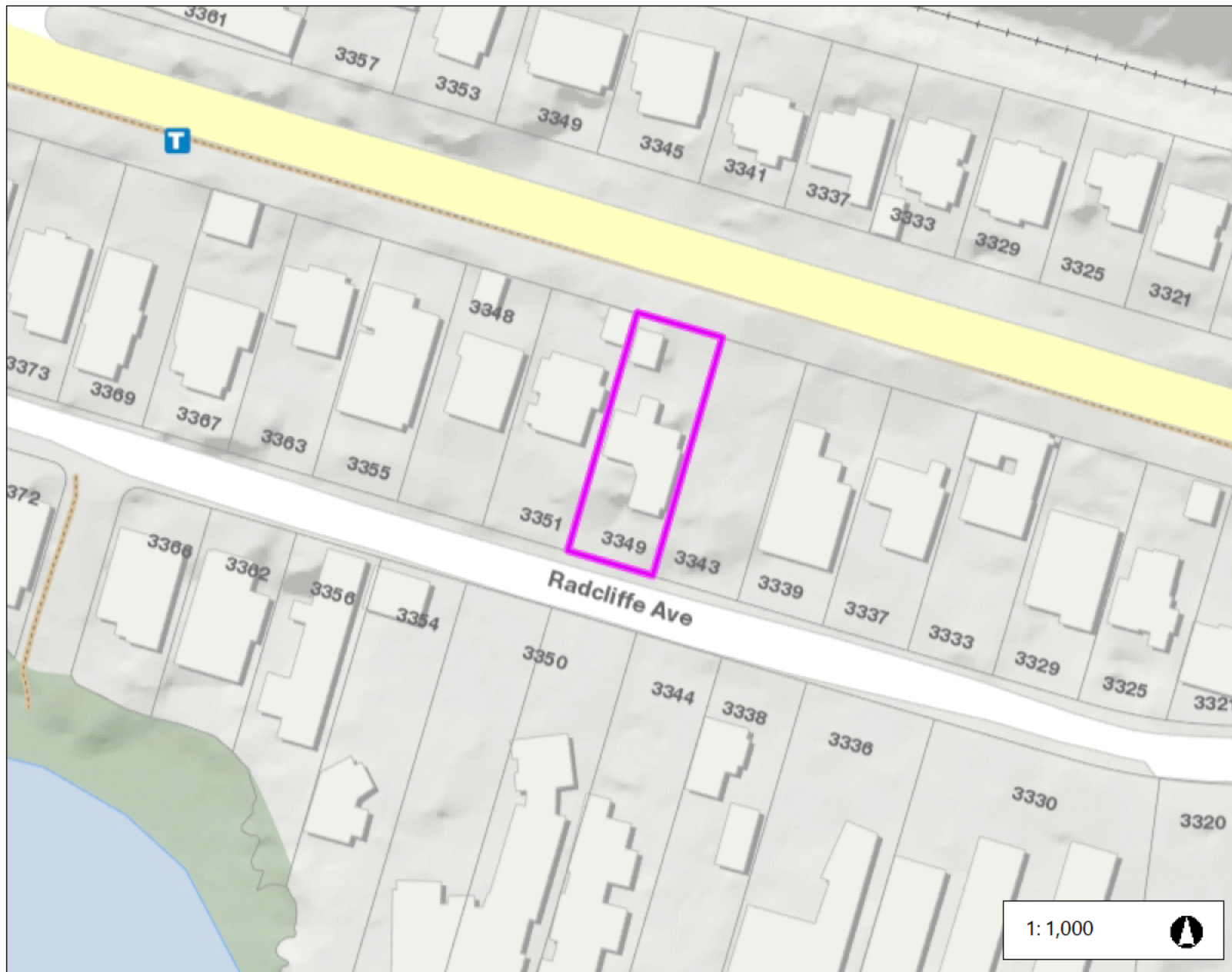
The Board of Variance members may visit the site as part of the variance consideration. You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

Please do not hesitate to contact me at 604-921-3455 should you require any further information regarding this matter.

Thank you.
s. 22(1)

Nicole Colby
Plans Examiner II
ncolby@westvancouver.ca

Enclosure
cc: Secretary, Board of Variance



Legend

Notes

50.8 0 25.40 50.8 Meters

WGS_1984_UTM_Zone_10N
District of West Vancouver

1:1,000

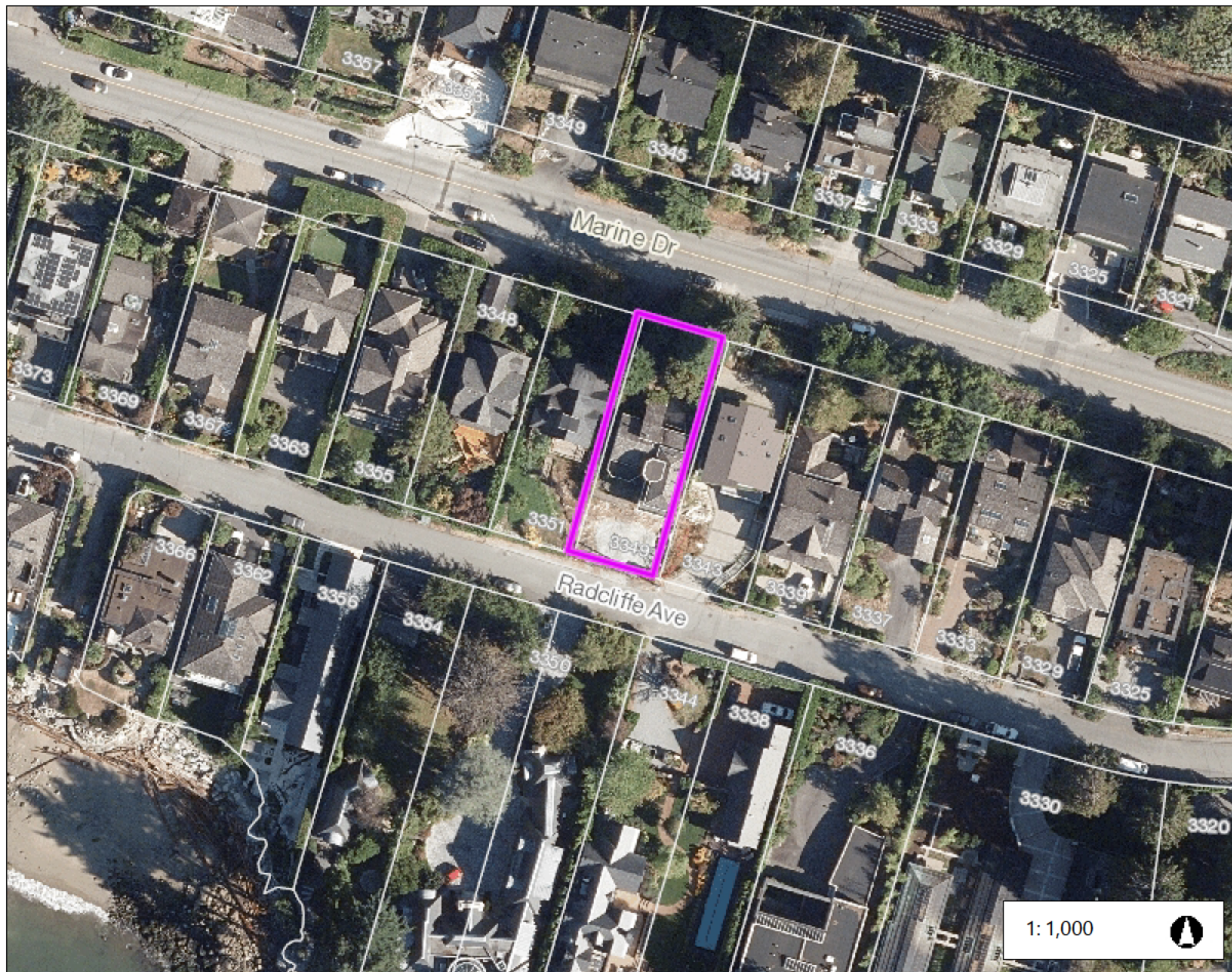


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Legend

Notes

1:1,000



50.8 0 25.40 50.8 Meters

WGS_1984_UTM_Zone_10N
District of West Vancouver

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Pursuant to the *Freedom of Information and Protection of Privacy Act*, names, addresses, contact information and other personal information of individuals who write to the Board are protected from disclosure and must not be disclosed during the hearing.

The Corporation of the District of West Vancouver

Board of Variance

March 20, 2024

Supplemental Agenda Information Package

For Application 24-014 (465 Hillcrest Street)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	March 7, 2024	1
Redacted	March 8, 2024	2
Redacted	March 8, 2024	3
Redacted	March 8, 2024	4
Redacted	March 12, 2024	5
Redacted	March 12, 2024	6
Redacted	March 13, 2024	7

For Application 24-016 (3349 Radcliffe Avenue)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	March 11, 2024	1
Redacted	March 12, 2024	2

Please add these supplemental items to the March 20, 2024
Board of Variance Agenda Package as indicated.

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Application 24-014
(465 Hillcrest Street)

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From: [REDACTED] s. 22(1)
Sent: Thursday, March 7, 2024 9:25 PM
To: BoardOfVariance
Subject: Notice of Board of Variance Hearing: 465 Hillcrest Street

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

March 7, 2024

Re: Board of Variance Hearing

Subject Property: 465 Hillcrest Street

Our names are [REDACTED] s. 22(1). We live [REDACTED] s. 22(1). We have been very good neighbours since the day we moved in [REDACTED] s. 22(1) ago. During the pandemic, Justin and Faye built a beautiful sports court at the back of their property. [REDACTED] s. 22(1) and do not have any problems with the retaining walls in which the court is built on.

We hope the Board of Variance agrees with our view and approves of this variance. Thank you.

Sincerely,

[REDACTED] s. 22(1)

Phone: [REDACTED] s. 22(1)

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From: s. 22(1)
Sent: Friday, March 8, 2024 12:16 AM
To: BoardOfVariance
Subject: Subject Property: 465 Hillcrest Street

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

March 8, 2024

Subject Property: 465 Hillcrest Street

Re: Board of Variance Hearing

To: Board of Variance, West Vancouver District

The reason I am writing is in regard to the notice I received this week in the mail.

I live s. 22(1) from the Hui Family at s. 22(1) and have known Faye and Justin since moving into our home s. 22(1). They were extremely neighbourly and welcomed us into their home. s. 22(1) on their sports court that they built in their backyard and I have absolutely no issues at all with the retaining walls in question.

Hopefully, the Board feels the same way and approves of the exceptions for this family.

Thank you for your time concerning this matter.

Regards,

s. 22(1)

West Vancouver

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From: [REDACTED] s. 22(1)
Sent: Friday, March 8, 2024 9:02 AM
To: BoardOfVariance
Subject: Board of Variance Hearing: 465 Hillcrest Street

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

March 8, 2024

Re: Board of Variance Hearing

Subject Property: 465 Hillcrest Street

To: Board of Variance, District of West Vancouver

We are currently [REDACTED] s. 22(1), which is [REDACTED] s. 22(1) to the subject property on the [REDACTED] s. 22(1). Justin [REDACTED] s. 22(1) at the retaining wall variance. We inspected it and do not have any problems with the variances. It doesn't bother us at all. In fact, from [REDACTED] s.22(1) this corner wall as there is a thick layer of trees and bushes in between. It is unfortunate that the grade along the property line is uneven and so happened to drop off right in that area, but that's West Vancouver..

We like the planter they built alongside the retaining wall [REDACTED] s. 22(1).

We truly hope the Board can be accommodative and allow for this variance. Thank you for your attention to this matter.

Regards,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

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From: [REDACTED] s. 22(1)
Sent: Friday, March 8, 2024 2:31 PM
To: BoardOfVariance
Subject: Notice of Board of Variance Hearing: 465 Hillcrest Street

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

March 8th, 2024

Re: Board of Variance Hearing (March 20th, 2024)

Subject Property: 465 Hillcrest St.

Dear Board of Variance:

My name is [REDACTED] s. 22(1). I am writing in response to the Notice of Board of Variance Hearing taking place on March 20th. I have been a neighbor of Justin and Faye Hui for [REDACTED] s. 22(1). During this time, we observed that this family put a lot of work into improving their home - from renovating the exterior of their house, building an outdoor area for [REDACTED] s. 22(1) to play outside and extensive landscaping work. After everything was completed, the property looks fantastic. The betterments have not only added value to their property but have also benefited the surrounding environment and community.

I have been over to the sports court and think its wonderful. This retaining wall in question does not concern me whatsoever.

Please kindly approve of these variances. Thank you.

Sincerely,

[REDACTED] s. 22(1)

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From: s. 22(1)
Sent: Tuesday, March 12, 2024 9:03 AM
To: BoardOfVariance
Subject: Property: 465 Hillcrest Street

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Board of Variance / To whom it may concern;

My name is s. 22(1) and I am s. 22(1) the PB court, looked at the walls in question and don't see any issues with the variance.

Please give some leniency and approve the variance submission. Thank you.

Sincerely,

s. 22(1)
Address: s. 22(1), West Vancouver, s. 22(1) Phone No: s. 22(1)

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From: [REDACTED] s. 22(1)
Sent: Tuesday, March 12, 2024 10:46 PM
To: BoardOfVariance
Subject: Variance

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

March 11th, 2024

Re: Board of Variance Hearing (March 20th, 2024)

Subject Property: 465 Hillcrest St.

Dear Board of Variance:

I am writing in response to the Notice of Board of Variance Hearing taking place on March 20th. I live at [REDACTED] s. 22(1). [REDACTED] s.22(1) the subject property and located [REDACTED] s. 22(1)

I don't have any issues with the walls.

I hope the Board approves of these variances. Thank you.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

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From: [REDACTED] s. 22(1)
Sent: Wednesday, March 13, 2024 7:07 AM
To: BoardOfVariance
Cc: [REDACTED] s. 22(1)
Subject: Notice of Board of Variance Hearing: 465 Hillcrest Street

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I am writing to express my full support for the variance request regarding the retaining wall built for the sports court in [REDACTED] s. 22(1) backyard. Our property, [REDACTED] s. 22(1) 465 Hillcrest.

Granting this variance would not only recognize the positive impact of the sports court on our community but also showcase the city's support for initiatives that encourage outdoor activities and social engagement.

Thank you for considering my perspective on this matter.

[REDACTED] s. 22(1)

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Application 24-016
(3349 Radcliffe Avenue)

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March 11, 2024

Board of Variance
District of West Vancouver
750 17th Street
West Vancouver, BC
V7V 3T3

Re: 3349 Radcliffe Avenue

I am vehemently opposed to this variance application. This monstrous 'lot-buster' should never have been built. Where is there any indication that 'neighbourhood character' was considered? I am opposed to any further intrusion on this once-lovely street. The neighbours and passersby have not been considered in anything that has been done by this owner. Why should we, and they, have to view an electric meter base mounted on a concrete wall? He can find room WITHIN his own walled property for this electrical structure.

s. 22(1)

West Vancouver, BC

s. 22(1)

Cell
Email

s. 22(1)

District of West Vancouver
750 17th Street, West Vancouver, BC V7V 3T3
t: 604-925-7004 f: 604-925-7006



NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **3349 Radcliffe Avenue**

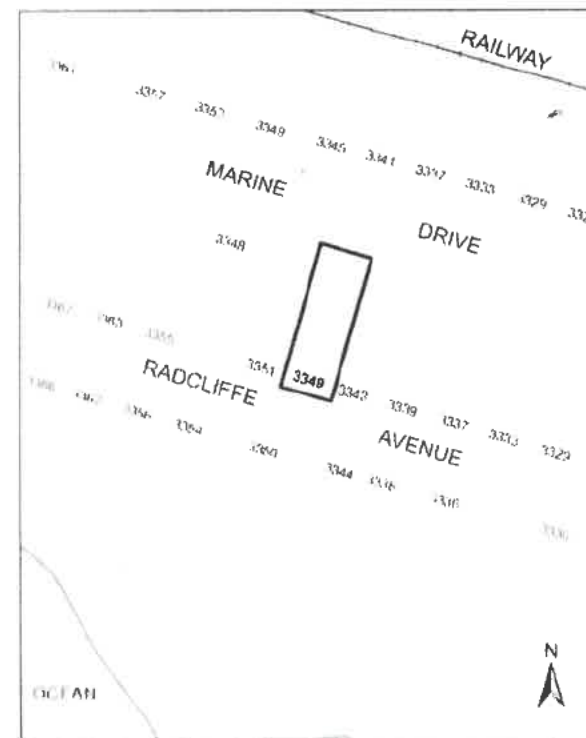
A Board of Variance hearing will be held on:

Wednesday, March 20, 2024

at 5 p.m. via electronic communication facilities

The following variances for a private electric meter base (accessory structure) mounted on a retaining wall at 3349 Radcliffe Avenue will be considered:

Front Yard Setback (Electric Meter Base)	Bylaw Requirement	Proposed	Variance
	9.10 m	0.46 m	8.64 m
Minimum Side Yard Setback (Electric Meter Base)	Bylaw Requirement	Proposed	Variance
	1.52 m	0.43 m	1.09 m
Front Yard Setback (Retaining Wall)	Bylaw Requirement	Proposed	Variance
	2.40 m	0.05 m	2.35 m
Side Yard Retaining Wall Grade Line/Height (East)	Bylaw Requirement	Proposed	Variance
	43.25' max top of wall elevation	45.5' max top of wall elevation	2.25'



To view plans, permit and variance information contact Permits and Inspections at 604-925-7242.

To view application documents and written submissions, or to enquire about hearing procedures or results contact Legislative Services at 604 925 7004

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities. Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at boardofvariance@westvancouver.ca; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on March 20, 2024 to ensure their availability to the Board for the hearing.

Technical issues may affect receipt of electronic submissions; persons relying on this means of transmittal do so at their own risk.

Written submissions received for the hearing will be included in the public information package for the Board's consideration and for the public record.

To view the agenda package for the hearing please visit <https://westvancouver.ca/government-administration/committees-groups/board-variance>

From: [REDACTED] s. 22(1)
Sent: Tuesday, March 12, 2024 2:07 PM
To: BoardOfVariance
Subject: - Variance
Attachments: - Variance.pdf

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I delivered the attached submission to the Municipal Hall this morning but am emailing it as well to make sure you receive it – one way or the other!

Thanks.

[REDACTED] s. 22(1)

March 11, 2024

Board of Variance
District of West Vancouver
750 17th Street
West Vancouver, BC
V7V 3T3

Re: 3349 Radcliffe Avenue

I am vehemently opposed to this variance application. This monstrous 'lot-buster' should never have been built. Where is there any indication that 'neighbourhood character' was considered? I am opposed to any further intrusion on this once-lovely street. The neighbours and passersby have not been considered in anything that has been done by this owner. Why should we, and they, have to view an electric meter base mounted on a concrete wall? He can find room WITHIN his own walled property for this electrical structure.

s. 22(1)

West Vancouver, BC

s. 22(1)

Cell

s. 22(1)

Email



Pursuant to the *Freedom of Information and Protection of Privacy Act*, names, addresses, contact information and other personal information of individuals who write to the Board are protected from disclosure and must not be disclosed during the hearing.

The Corporation of the District of West Vancouver

Board of Variance

March 20, 2024

On-Table Agenda Information Package

For Application 24-016 (3349 Radcliffe Avenue)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
R. Baillie	March 20, 2024	3

Please add this on-table item to the March 20, 2024
Board of Variance Agenda Package as indicated.

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Application 24-016
(3349 Radcliffe Avenue)

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From: Robert Baillie <robert@pacificmountainhomes.ca>
Sent: Wednesday, March 20, 2024 12:01 PM
To: BoardOfVariance
Subject: Fwd: BOV 3349 Radcliffe Ave.

CAUTION: This email originated from outside the organization from email address robert@pacificmountainhomes.ca. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Robert Baillie
Pacific Mountain Homes Ltd
robert@pacificmountainhomes.ca.
604-537-9593

Begin forwarded message:

From: Robert Baillie <robert@pacificmountainhomes.ca>
Date: March 20, 2024 at 11:01:29 AM PDT
To: Pascal Cuk <pdruk@westvancouver.ca>
Subject: BOV 3349 Radcliffe Ave.

Good Morning ~

.... If I could kindly submit the following picture below showing a decorative gate . We would like to install such a decorative gate to help further hide the view of our hydro meter off of Radcliffe Ave.

Regards,
Robert Baillie
Pacific Mountain Homes Ltd
robert@pacificmountainhomes.ca.
604-537-9593









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