

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, MARCH 20, 2024**

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

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 March 20, 2024 Board of Variance hearing agenda be amended by withdrawing Item 7 regarding Application 24-014 (465 Hillcrest Street); AND THAT the agenda be approved as amended.

CARRIED

4. Adoption of the February 21, 2024 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on February 21, 2024.

It was Moved and Seconded:

THAT the February 21, 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 24-013 (6018 Gleneagles Place)

Staff confirmed the following requested variances regarding an electric meter (accessory structure):

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

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.

A. Morawej (Naikoon Contracting, representing the owner of 6018 Gleneagles Place) and K. Robertson (Kybe Electrical Contracting) described the variance application for an electric meter (accessory structure) and responded to a Board member’s 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 February 6, 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 A. Morawej and K. Robertson:

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 24-013 regarding an electric meter (accessory structure) at 6018 Gleneagles Place with variance 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.

CARRIED

7. Application 24-014 (465 Hillcrest Street)

Item withdrawn.

8. Application 24-015 (6148 Gleneagles Drive)

Staff confirmed the following requested variances regarding a power pole (accessory structure):

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

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.

P. Fedusiak (Goldwood Homes Ltd, representing the owner of 6148 Gleneagles Drive) described the variance application for a power pole (accessory structure) and responded to a Board member's 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.

Staff and P. Fedusiak responded to a Board member's question.

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 February 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 submission of P. Fedusiak:

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 24-015 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.

CARRIED

9. Application 24-016 (3349 Radcliffe Avenue)

Staff confirmed the following requested variances regarding a private electric meter base (accessory structure) mounted on a retaining wall:

- 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).

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	March 11, 2024	1
Redacted	March 12, 2024	2
R. Baillie	March 20, 2024	3

Staff provided permit history of the subject property and responded to a Board member's question.

R. Baillie (Owner, Pacific Mountain Homes Ltd., representing the owner of 3349 Radcliffe Avenue) described the variance application for a private electric meter base (accessory structure) mounted on a retaining wall 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 February 21, 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 R. Baillie:

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 24-016 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 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.

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 24-013 (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.

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 April 17, 2024 at 5 p.m.

13. Adjournment

It was Moved and Seconded:

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

CARRIED

The Board of Variance hearing adjourned at 5:27 p.m.

Certified Correct:

[Original signed by Chair]

CHAIR

[Original signed by Secretary]

SECRETARY