



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

April 17, 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 April 17, 2024 Board of Variance hearing agenda be approved as circulated.

4. Adoption of Minutes

RECOMMENDATION:

THAT the March 20, 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 24-014 (465 Hillcrest Street) regarding a retaining wall with the following variance:**

- a) 2.45' to a 15.4' Segment of the Retaining Wall in the South Side Yard.

Written submissions received:

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

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 a variance of:

- 2.45' to a 15.4' Segment of the Retaining Wall in the South Side Yard
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 a variance of:

- 2.45' to a 15.4' Segment of the Retaining Wall in the South Side Yard
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.

7. Application 24-017 (449 Hillcrest Street) regarding a power pole (accessory structure) with the following variances:

- a) 6.10 m Front Yard Setback
- b) 0.29 m to Minimum Side Yard Setback
- c) 1.18 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 24-017 regarding a power pole (accessory structure) at 449 Hillcrest Street with variances of:

- 6.10 m Front Yard Setback
- 0.29 m to Minimum Side Yard Setback
- 1.18 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated January 20, 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 24-017 regarding a power pole (accessory structure) at 449 Hillcrest Street with variances of:

- 6.10 m Front Yard Setback
- 0.29 m to Minimum Side Yard Setback
- 1.18 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated January 20, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-017 (449 Hillcrest Street) to the next Board of Variance hearing.

8. Application 24-018 (3171 Travers Avenue) regarding a deck and privacy screen with the following variances:

- a) 0.70 m to Front Yard Setback to Deck (Travers Avenue)
- b) 0.72 m to Minimum Side Yard Setback to Privacy Screen on Deck
- c) 0.25 m to Accessory Building Height (to Top of Privacy Screen on Deck).

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	March 1, 2024	1

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 24-018 regarding a deck and privacy screen at 3171 Travers Avenue with variances of:

- 0.70 m to Front Yard Setback to Deck (Travers Avenue)
- 0.72 m to Minimum Side Yard Setback to Privacy Screen on Deck
- 0.25 m to Accessory Building Height (to Top of Privacy Screen on Deck)

BE ALLOWED pursuant to the plans dated March 15, 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 24-018 regarding a deck and privacy screen at 3171 Travers Avenue with variances of:

- 0.70 m to Front Yard Setback to Deck (Travers Avenue)
- 0.72 m to Minimum Side Yard Setback to Privacy Screen on Deck
- 0.25 m to Accessory Building Height (to Top of Privacy Screen on Deck)

BE NOT ALLOWED pursuant to the plans dated March 15, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-018 (3171 Travers Avenue) to the next Board of Variance hearing.

9. Application 24-019 (1388 21st Street) regarding a deck and retaining wall with the following variances:

- a) 0.76 m to Minimum Side Yard Setback (to Deck)
- b) 1.56 m to Combined Side Yard Setback (to Deck)
- c) 1.35' to Retaining Wall Height/Grade Line for a Retaining Wall in the North Side Yard.

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 24-019 regarding a deck and retaining wall at 1388 21st Street with variances of:

- 0.76m to Minimum Side Yard Setback (to Deck)
 - 1.56 m to Combined Side Yard Setback (to Deck)
 - 1.35' to Retaining Wall Height/Grade Line for a Retaining Wall in the North Side Yard
- BE ALLOWED pursuant to the plans dated March 22, 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 24-019 regarding a deck and retaining wall at 1388 21st Street with variances of:

- 0.76m to Minimum Side Yard Setback (to Deck)
 - 1.56 m to Combined Side Yard Setback (to Deck)
 - 1.35' to Retaining Wall Height/Grade Line for a Retaining Wall in the North Side Yard
- BE NOT ALLOWED pursuant to the plans dated March 22, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-019 (1388 21st Street) to the next Board of Variance hearing.

10. Application 24-020 (2141 Jefferson Avenue) regarding a power pole (accessory structure) with the following variances:

- a) 6.60 m to Front Yard Setback
- b) 1.00 m to Minimum Side Yard Setback
- c) 0.30 m to Accessory Building 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 24-020 regarding a power pole (accessory structure) at 2141 Jefferson Avenue with variances of:

- 6.60 m to Front Yard Setback
- 1.00 m to Minimum Side Yard Setback
- 0.30 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated February 13, 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 24-020 regarding a power pole (accessory structure) at 2141 Jefferson Avenue with variances of:

- 6.60 m to Front Yard Setback
- 1.00 m to Minimum Side Yard Setback
- 0.30 m to Accessory Building Height

BE NOT ALLOWED pursuant to the plans dated February 13, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-020 (2141 Jefferson Avenue) to the next Board of Variance hearing.

11. Application 24-021 (1436 Jefferson Avenue) regarding a power pole (accessory structure) with the following variances:

- a) 6.28 m to Front Yard Setback
- b) 0.63 m to Minimum Side Yard Setback
- c) 3.77 m to Accessory Building 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 24-021 regarding a power pole (accessory structure) at 1436 Jefferson Avenue with variances of:

- 6.28 m to Front Yard Setback
- 0.63 m to Minimum Side Yard Setback
- 3.77 m to Accessory Building Height

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 24-021 regarding a power pole (accessory structure) at 1436 Jefferson Avenue with variances of:

- 6.28 m to Front Yard Setback
- 0.63 m to Minimum Side Yard Setback
- 3.77 m to Accessory Building Height

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 24-021 (1436 Jefferson Avenue) to the next Board of Variance hearing.

12. Application 24-022 (6915 Marine Drive) regarding a deck with the following variances:

- b) 4.38 m to Front Yard Setback (Marine Drive)
- c) 2.92 m to Minimum Side Yard Setback
- a) 5.34 m to Deck in the Front Yard with Double Frontage (Marine Drive and Hycroft Road).

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 24-022 regarding a deck at 6915 Marine Drive with variances of:

- 4.38 m to Front Yard Setback (Marine Drive)
 - 2.92 m to Minimum Side Yard Setback
 - 5.34 m to Deck in the Front Yard with Double Frontage (Marine Drive and Hycroft Road)
- BE ALLOWED pursuant to the plans dated February 6, 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 24-022 regarding a deck at 6915 Marine Drive with variances of:

- 4.38 m to Front Yard Setback (Marine Drive)
 - 2.92 m to Minimum Side Yard Setback
 - 5.34 m to Deck in the Front Yard with Double Frontage (Marine Drive and Hycroft Road)
- BE NOT ALLOWED pursuant to the plans dated February 6, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-022 (6915 Marine Drive) to the next Board of Variance hearing.

13. Receipt of Oral and Written Submissions

RECOMMENDATION:

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

- Application 24-014 (465 Hillcrest Street)
- Application 24-017 (449 Hillcrest Street)
- Application 24-018 (3171 Travers Avenue)
- Application 24-019 (1388 21st Street)
- Application 24-020 (2141 Jefferson Avenue)
- Application 24-021 (1436 Jefferson Avenue)
- Application 24-022 (6915 Marine Drive)

up to and including April 17, 2024 be received.

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

15. Next Hearing

The next Board of Variance hearing is scheduled for May 15, 2024.

16. Adjournment

RECOMMENDATION:

THAT the April 17, 2024 Board of Variance hearing be adjourned.

This page intentionally left blank

This page intentionally left blank

**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:

L. Radage, Chair

P. Cuk, Secretary

NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **465 Hillcrest Street**

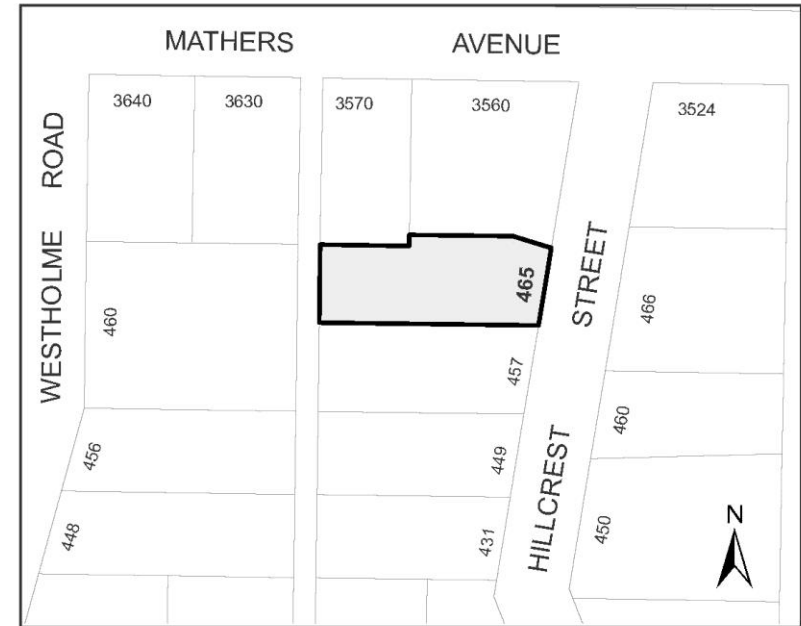
A Board of Variance hearing will be held on:

Wednesday, April 17, 2024

at 5 p.m. via electronic communication facilities

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

A 15.4' Segment of the Retaining Wall in the South Side Yard	Bylaw Requirement	Proposed	Variance
	201.55' max top-of-wall elevation	204.00' top-of-wall elevation	2.45'



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 April 17, 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>

This page intentionally left blank

This page intentionally left blank



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

Applicant (please print clearly)

Name(s): Justin Hui & Yee Fai Faye Hui Phone #: [Redacted] s. 22(1)

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

Email Address: [Redacted] Fax #: _____

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] Phone #: [Redacted] s. 22(1)

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

Email Address: [Redacted] 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 at the public agenda binder for the Board of Variance Hearing.

[Redacted Signature]
Applicant Signature

February 13th, 2024
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: _____

This page intentionally left blank

This page intentionally left blank

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

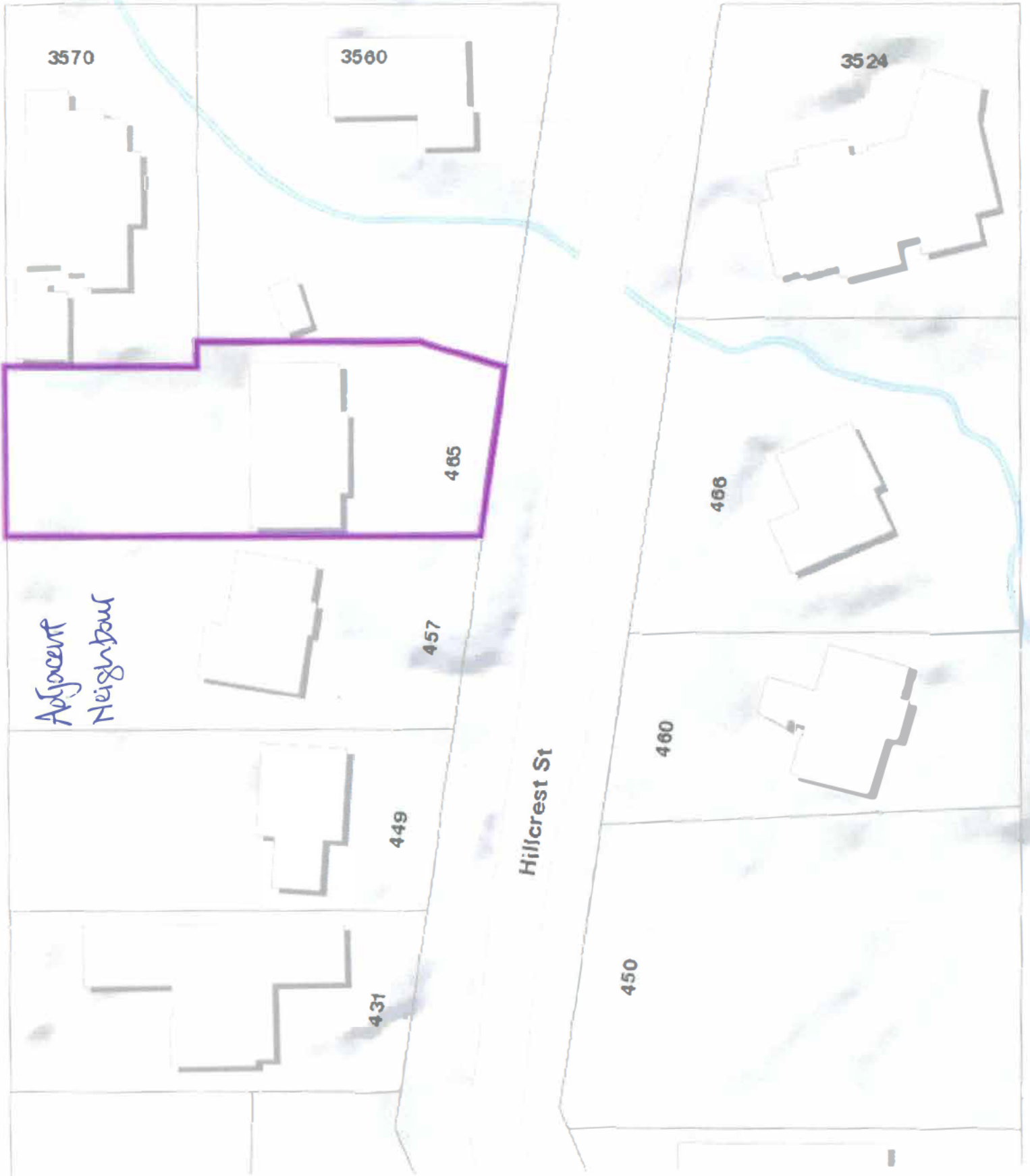
s. 22(1)



View From Non-Compliant
Corner Wall of Pickleball Court
Looking at Neighbour's House
at 457 Hillcrest - Obstructed
with Trees and Bushes

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





This page intentionally left blank

This page intentionally left blank

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

March 21, 2024

File: **BP116577**

s. 22(1)

Dear Sir/Madam

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

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 South side yard	201.55' max top-of-wall elevation	204.0' top-of-wall elevation	2.45'

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); **or**
- 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 April 17th 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

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.

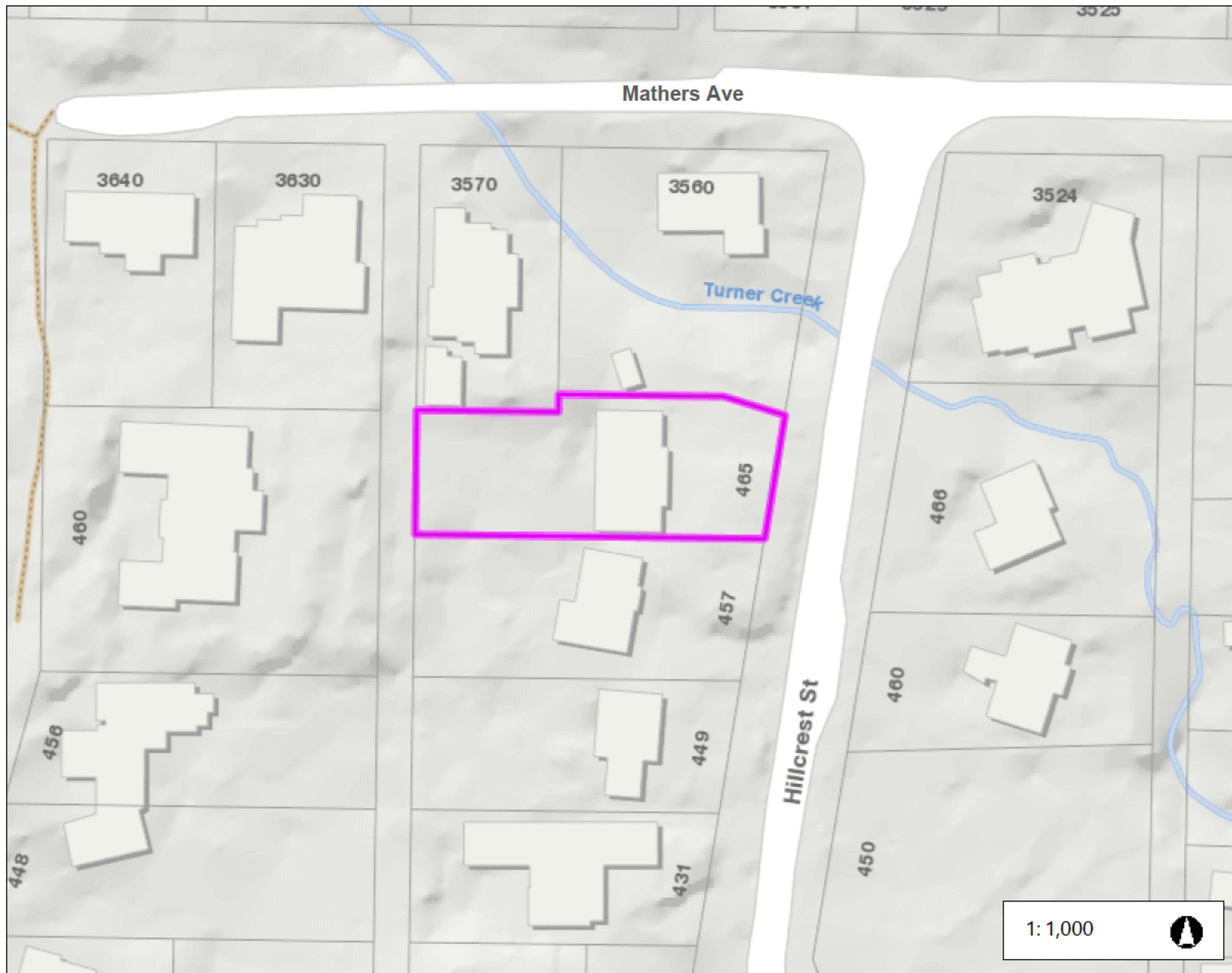
You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

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

50.8 0 25.40 50.8 Meters

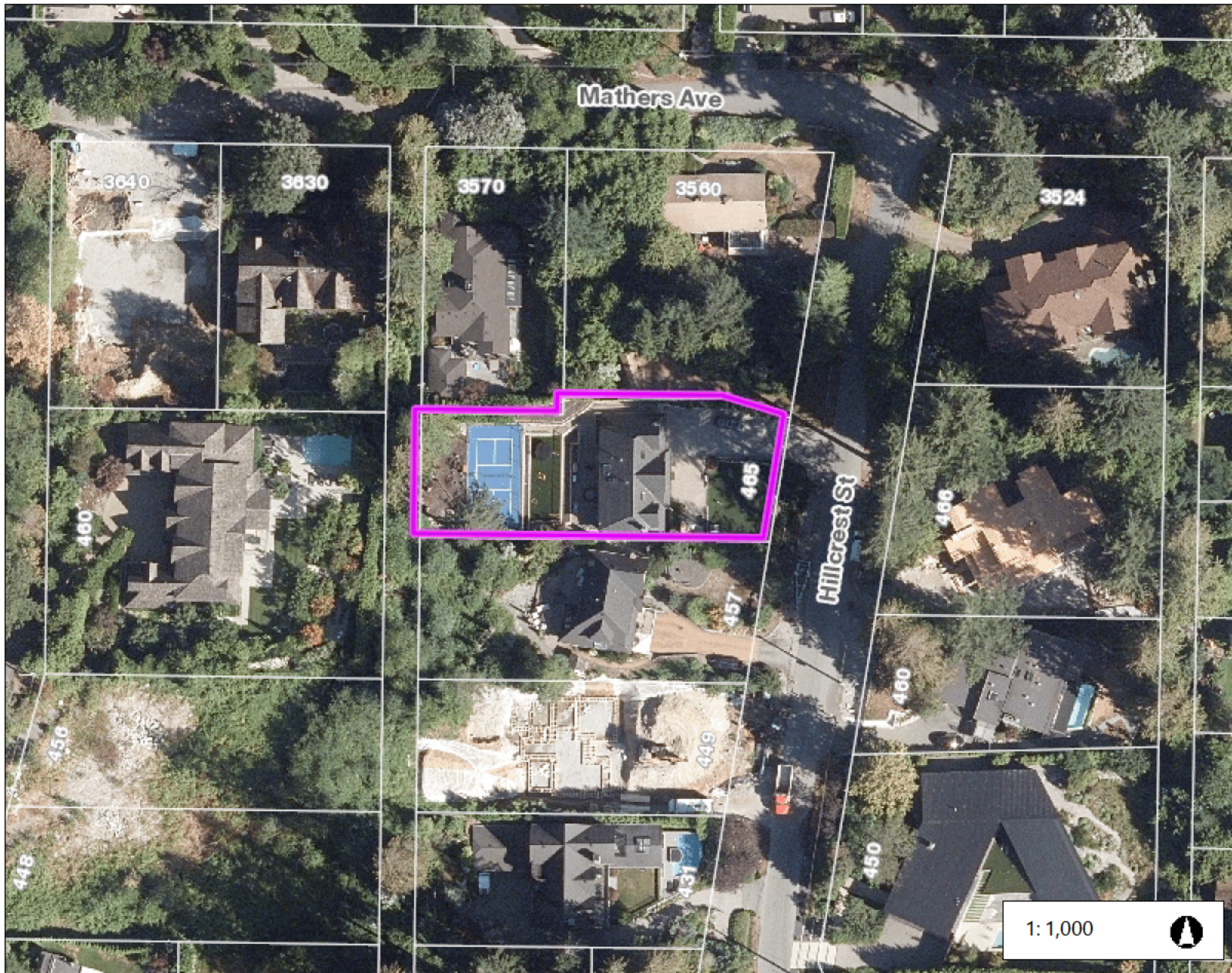
WGS_1984_UTM_Zone_10N
District of West Vancouver

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

This page intentionally left blank

This page intentionally left blank



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

This page intentionally left blank

This page intentionally left blank

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)

This page intentionally left blank

This page intentionally left blank

From: [REDACTED] 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 [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

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 [REDACTED] s. 22(1) from the Hui Family at [REDACTED] s. 22(1) and have known Faye and Justin since moving into our home [REDACTED] s. 22(1). They were extremely neighbourly and welcomed us into their home. [REDACTED] 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,

[REDACTED] s. 22(1)

West Vancouver

This page intentionally left blank

This page intentionally left blank

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)

This page intentionally left blank

This page intentionally left blank

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)

This page intentionally left blank

This page intentionally left blank

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)

This page intentionally left blank

This page intentionally left blank

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)

This page intentionally left blank

This page intentionally left blank

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)

This page intentionally left blank

This page intentionally left blank

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: **449 Hillcrest Street**

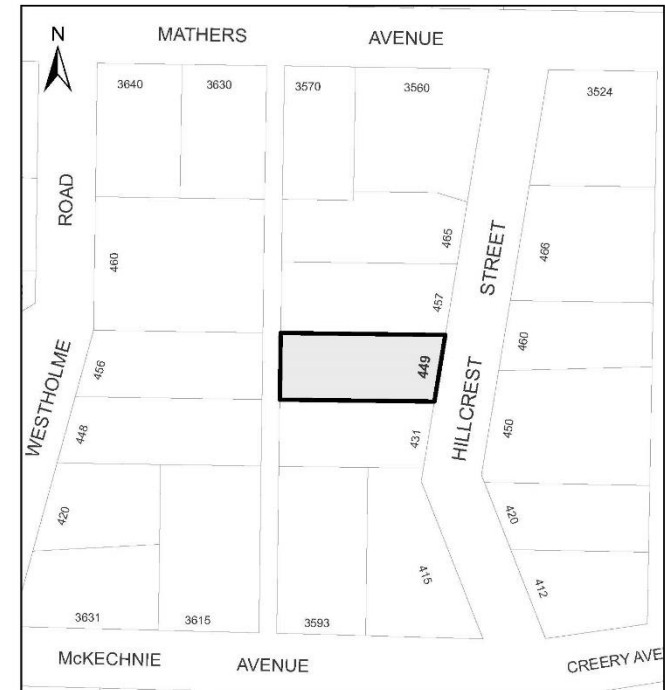
A Board of Variance hearing will be held on:

Wednesday, April 17, 2024

at 5 p.m. via electronic communication facilities

The following variances for a power pole (accessory structure)
 at 449 Hillcrest Street will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	3.00 m	6.10 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	2.29 m	2.00 m	0.29 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	4.88 m	1.18 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 April 17, 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>

This page intentionally left blank

This page intentionally left blank



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: 449 HILLCREST STREET, WEST VANCOUVER, BC V7V 2L8

Applicant *(please print clearly)*

Name(s): MEHRDAD MAJIDNEJADI

Phone #:

Mailing Address: s. 22(1)

Cell #: s. 22(1)

Email Address:

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 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

2024-03-14

 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: _____

This page intentionally left blank

This page intentionally left blank

LETTER FOR BOARD OF VARIANCE APRIL 17, 2024, HEARING

March 14, 2024

BOARD OF VARIANCE
DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER

Dear Board of Variance Members,

RE: 449 Hillcrest Street,
BP# 119019
PDI: 010-817-778

We propose installing a private pole on the property at 449 Hillcrest St. To supply a new proposed residence with electrical service by overhead from BC Hydro pole to a private pole and then underground from the private pole into the house.

The proposed privately owned pole will be a 3m setback from the front property line (by law 9.1m, variance 6.1m) and a 2m setback from the side property line of the adjacent neighbouring (by law 2.29, variance 0.29m) with a 4.88m above finish grade of 185' (by law 3.7m, variance -1.18m).

In the past few months, all efforts have been exhausted in exploring potential alternative locations and service types with BC Hydro and the local electrical inspector. These parties have concluded that only a resealable location is being proposed.

The new building is around 135' away from the BC Hydro pole and wires. By regulation, we can only get 200 AMP overhead if the connection is within 100'. BC Hydro is asking for a pole to reduce the distance, and the only place to install this pole is outside of the building envelope since there is a pool and concrete deck on top of the two retaining walls.

Due to the distance of the private pole to the property, we were rejected by BC Hydro as they are requested to go with overhead if the connection is within 100'. As we elevated the property, the main floor, pool, and deck got very close to the wires. If we continue installing the overhead pole, the cables will sag down and get very close to the pool and deck, which is unsafe and interferes with external factors. They may cause electrocution or injury to people or animals. However, going with the underground option from the private pole to the house will be more reliable and secure than overhead lines.

As a result, we now apply this private pole to avoid that hardship, and we humbly request the board members to consider this petition based on its qualifiable merits carefully.

s. 22(1)

Marble Construction /
Mehrdad Majidnejadi

This page intentionally left blank

This page intentionally left blank

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

March 13, 2024

File: **BP119019**

s. 22(1)

Dear Sir/Madam

**RE: 449 HILLCREST STREET - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS3 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, side yard setback, and accessory structure height.

The following non-conformities exist and are listed for reference only:

- The Zoning Bylaw, Section 203.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power pole	9.1 m	3 m	6.1 m

- The Zoning Bylaw, Section 203.09 requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power pole	2.29 m	2 m	0.29 m

- The Zoning Bylaw, Section 130.01(7) requires a max accessory structure height as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Structure Height for Power pole	3.7 m	4.88 m	1.18 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 March 20th, 2024**. The next Board of Variance Hearing is scheduled for **Wednesday April 17th, 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.

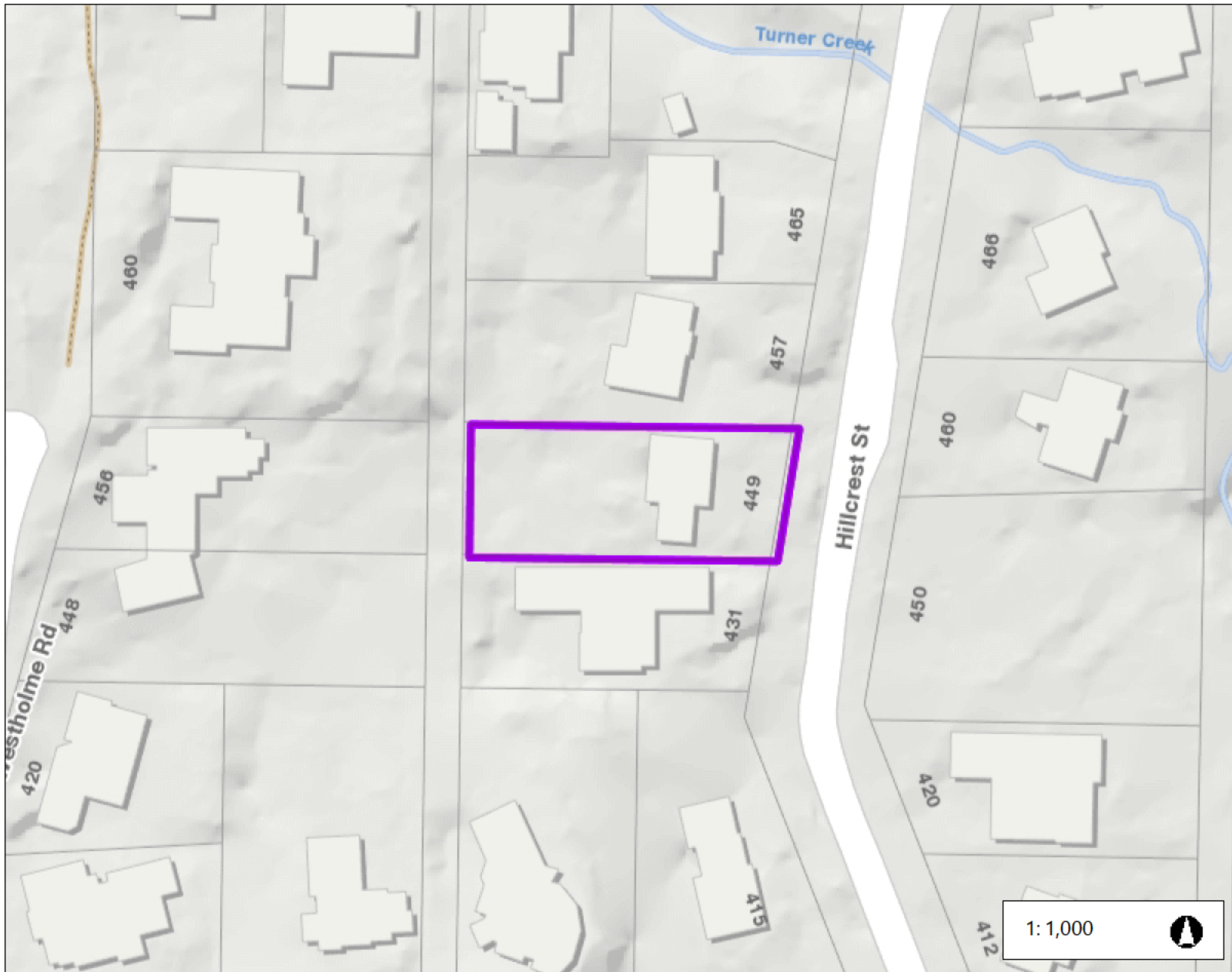
You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

Please do not hesitate to contact me at 604-921-3429 should you require any further information regarding this matter.

Thank you.

Konstantin Vassev
Plans Examiner
kvassev@westvancouver.ca

Enclosure
cc: Secretary, Board of Variance



Legend

Notes

1:1,000



50.8 0 25.40 50.8 Meters

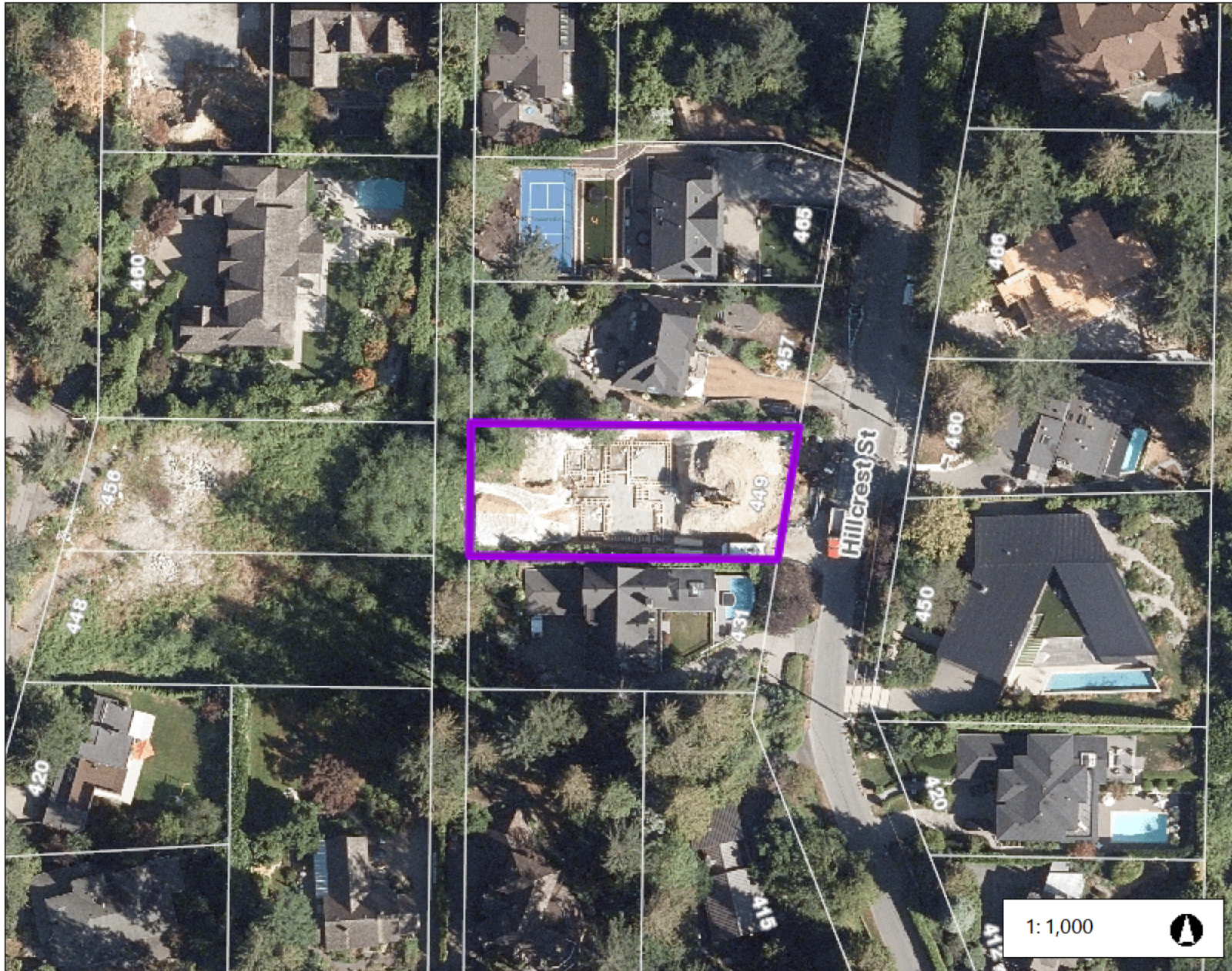
WGS_1984_UTM_Zone_10N
District of West Vancouver

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

This page intentionally left blank

This page intentionally left blank



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

This page intentionally left blank

This page intentionally left blank

NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **3171 Travers Avenue**

A Board of Variance hearing will be held on:

Wednesday, April 17, 2024

at 5 p.m. via electronic communication facilities

The following variances for a deck and privacy screen at 3171 Travers Avenue will be considered:

Front Yard Setback to Deck (Travers Avenue)	Bylaw Requirement	Proposed	Variance
	9.10 m	8.40 m	0.70 m
Minimum Side Yard Setback to Privacy Screen on Deck	Bylaw Requirement	Proposed	Variance
	1.52 m	0.80 m	0.72 m
Accessory Building Height (to Top of Privacy Screen on Deck)	Bylaw Requirement	Proposed	Variance
	3.70 m	3.95 m	0.25 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 April 17, 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>

This page intentionally left blank

This page intentionally left blank



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: 3171 TRAVERS AVE, WEST VANCOUVER, BC V7N 1G4

Applicant (please print clearly)

Name(s): John Graham

Phone #:

Mailing Address: s. 22(1)

Cell #: 604-363-1526

Email Address:

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).
- \$830 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)

19 March 2024

Applicant Signature

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: _____



Scanned with the
SCANNER PRO

This page intentionally left blank

This page intentionally left blank



GRAHAM
SHERWIN
STUDIO

8 March 2024

Board of Variance
West Vancouver

Dear sirs,

During Covid, the Building Department contacted my clients, the owners of 3171 Travers Ave, to inform them that the previous owners of their property had not completed work required by the District to remove non-conforming portions of a stone wall and trellis structure they had built along the front of their property. This came as a surprise because my clients had owned the property for almost a s. 22(1) and knew nothing about this.

After reviewing the problem with me, the owners decided to demolish the entire wall and trellis structure and build something that conformed to the bylaw. That work is now nearing completion under a building permit.

However, while the permit was being processed, the Building Department advised us that there was a further non-conformance in the railing and trellis around the roof of the garage (which had also been built by the previous owner) and that they needed to be rebuilt. This again was a surprise.

Because my clients had proceeded in good faith to get all required permits for the project to rebuild the front walls and trellis, the Building Department allowed that work to proceed on the condition that the non-conforming railing and trellis on the roof of the garage would be resolved to the satisfaction of the District before the project was completed, which is why we are coming to the Board of Variance at this time.

There are two non-conformances in the railing and trellis. First, the railings do not meet the building code because they are climbable (the previous owner had removed plexiglas guards from the wire railings, presumably after inspection). Second, the railings do not meet the setback requirement on the east and south sides because they were built along the edge of the roof which extended over the setback lines.

We are proposing to rebuild the railings in glass to match the railings on the floor above, and that will resolve the first issue of climbability. But on the second issue, there is a hardship in moving the railing and trellis in from the edge of the roof because it will put them on top of the deck membrane which is the most likely place for leaks in the future. We propose instead to rebuild them in their current location around the edge of the roof where they can be mounted into the side of the fascia with no impact on the roof membrane.

Moving the railings and trellis at this point to conform to the setbacks would not seem to benefit anyone. There have never been any complaints about the location of the existing railings and trellis which have been there for more than 10 years. The only neighbour who would be directly affected by leaving the railings in the current location s.22(1).

s. 22(1)

John Graham
Designer

GRAHAM SHERWIN STUDIO

s.22(1)

604-363-1526

This page intentionally left blank

This page intentionally left blank

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

March 19, 2024

File: **BP118191**

s. 22(1)

Dear Sir/Madam

**RE: 3171 TRAVERS 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 deck and privacy screen on top of the existing garage accessory building will not comply with the Zoning Bylaw because it does not maintain the required front and side yard setbacks, and accessory building height.

- The Zoning Bylaw, Section 204.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front yard setback to deck (*Travers Avenue)	9.1 m	8.4 m	0.70 m

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

	Bylaw	Proposed	Variance
Minimum side yard setback to privacy screen on deck	1.52 m	0.80 m	0.72 m

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

	Bylaw	Proposed	Variance
Accessory building height (to top of privacy screen on deck)	3.7 m	3.95 m	0.25m

Comments: *This lot is a through site: Travers Avenue and Marine Drive 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); **or**
- 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 March 20th 2024**. The next Board of Variance Hearing is scheduled for **Wednesday April 17th 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.

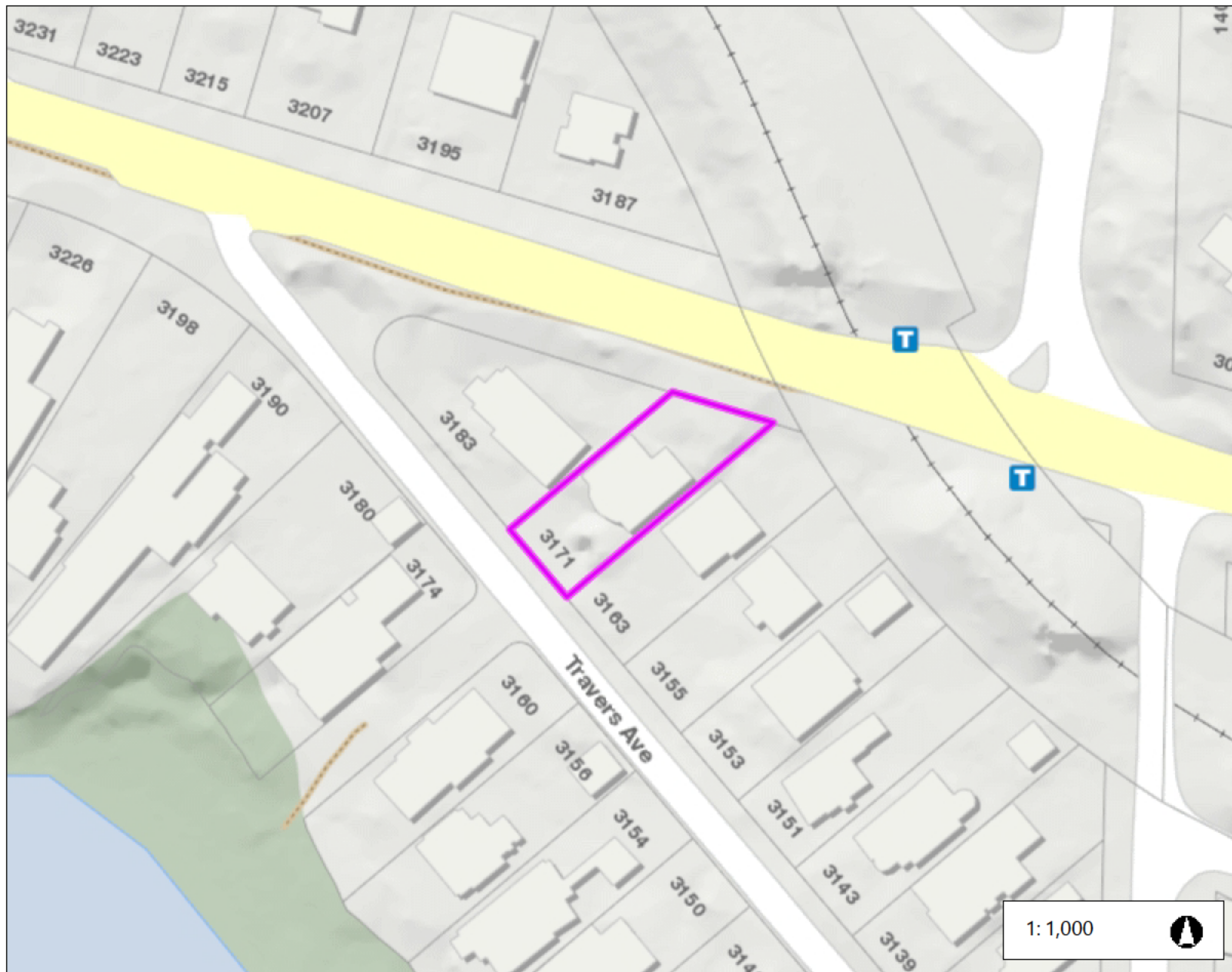
Please do not hesitate to contact me at 604-921-3455 should you require any further information regarding this matter.

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

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

This page intentionally left blank

This page intentionally left blank



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

This page intentionally left blank

This page intentionally left blank

March 1, 2024

The City of West Vancouver,

I, [REDACTED] s. 22(1), West Vancouver, write this letter in support of the variance application submitted by [REDACTED] s.22(1), at 3171 Travers Ave, West Vancouver.

I have seen photos of the proposed scope of work and I have no objection to the screen off their deck being rebuilt in its current location [REDACTED] s. 22(1).

Best regards,

[REDACTED] s. 22(1)

This page intentionally left blank

This page intentionally left blank

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: **1388 21st Street**

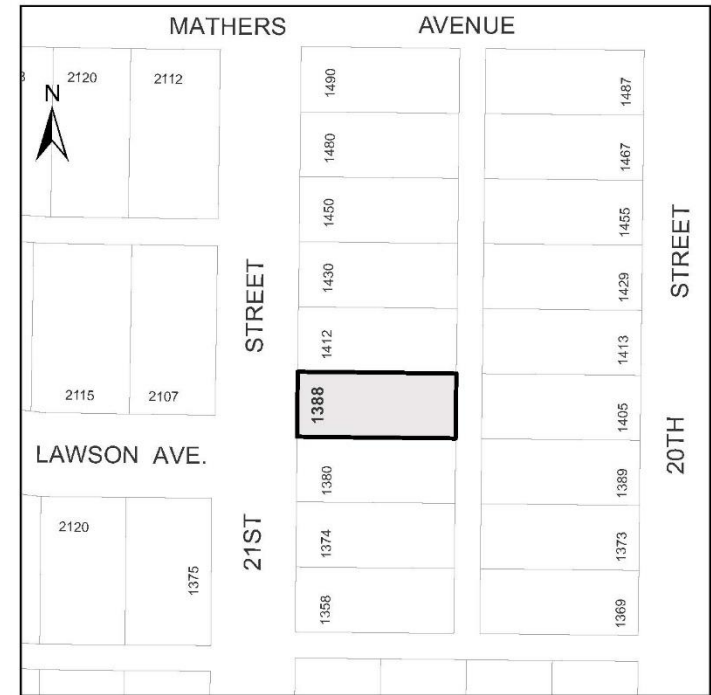
A Board of Variance hearing will be held on:

Wednesday, April 17, 2024

at 5 p.m. via electronic communication facilities

The following variances for a deck and retaining wall at 1388 21st Street will be considered:

Minimum Side Yard Setback (to Deck)	Bylaw Requirement	Proposed	Variance
		1.52 m	0.76 m
Combined Side Yard Setback (to Deck)	Bylaw Requirement	Proposed	Variance
		3.80 m	2.24 m
Retaining Wall Height/Grade Line for a Retaining Wall in the North Side Yard	Bylaw Requirement	Proposed	Variance
		261.45' top-of-wall elevation	262.80' top-of-wall elevation



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 April 17, 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>

This page intentionally left blank

This page intentionally left blank



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: 1388 21st Street, West Vancouver

Applicant *(please print clearly)*

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

Mailing Address: s. 22(1) Cell #: _____

Email Address: _____ 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) Cell #: _____

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).

\$830 fee

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

March 19, 2024

Applicant Signature

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: Email Date: March 20, 2024

This page intentionally left blank

This page intentionally left blank

To Board Of Variance:

Thank you for giving me an opportunity to discuss some of the challenges and hardships in relation to 2 matters.

I am requesting variance for a wall that serves as a fence that has been there for 10 years.

I am also requesting variance for a small allowance on a balcony that is slightly in the setback ...

Wall:

This wall, made of concrete has been 10-12 inches set back from the property line. In 2 sections of this wall, we are asking for variance of 2 feet, and 1 section variance of 1 foot. No one has complained about this wall, including the adjacent neighbour. It has always served to provide both sides with privacy.

Regarding the logistics of cutting this wall, i've had professional people who have come, putting aside a heavy \$20,000 cost to cut it and have it removed and it would be a lengthy process as we have no access to neighbors property, we have are worried about flying concrete pieces that can go north and south, both properties need to be fully covered and protected as there will be alot of dust and debris. There will be many cuts as the concrete is heavy... if we use a crane, the crane cost is alot, and will have to block the back lane for an extended period, possibly 1. If its manual labour, it all has to be hauled manually out of the area, with scaffolding, to protect anything below. I am worried about damage that can be caused during this process and the interruption it can cause to surrounding neighbours. It was a mistake to have it that tall, but the height was determined based on what a cedar hedge would have done, which was solely to get some privacy. If cut down, we would have no privace due to elevation of neighbours property. They would be looking right into our home and yard. So we ould have to then top it up again with a fence or solid railing to gain the privacy again.

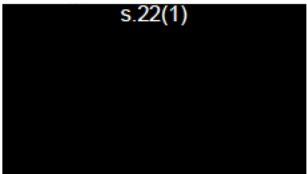
Balcony: the roof of the garage had to be changed, and a flat roof was build instead in the exact same foot print. The glass railing was placed at the end of the awning and hence we have tiled area on the balcony that is under 2 feet in setback. The logistics of removing the glass, and cost associated with this, and ripping apart the ceiling and roof of the garage, to install a curb to come in 20-24 inches is immense. It will cost significantly and cause alot of noise and disruption to ongoing neighbours and activity to minimize a space that has never been used and is covered with planters solely. Currently the glass is face mounted and removing them would to cut the graded torch on up and open the roof to build a less weather successful system. Neighbour adjacent to me has no problems or issues with this.

i ask for variance on this setback allowance for the balcony. The balcony has been there around 10 years. And all this time the area in question has always been used as green space and nothing else, in that space are giant 200 lbs planters with shrubs.

I ask the panel to allow these 2 items.

I can provide letters from neighbours if the panel requires. Both my Adjacent Neighbours have no objection from our discussions about these items listed above. They dont find these items to affect their enjoyment of their property or any way hinders the value or causes any issues to them or their property.

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

March 19, 2024

File: **BP117414**

s. 22(1)

Dear Sir/Madam

**RE: 1388 21ST STREET - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS5 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed deck and retaining wall built without permits will not comply with the Zoning Bylaw because it does not maintain the required side yard setback, combined side yard setback and allowable retaining wall height .

- The Zoning Bylaw, Section 205.09(2)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback (to deck)	1.52 m	0.76 m	0.76 m

- The Zoning Bylaw, Section 205.09(2)(b)(i), requires a combined side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Combined Side Yard Setback (to deck)	3.80 m	2.24 m	1.56 m

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

	Bylaw*	Proposed	Variance
Retaining wall height/grade line for a retaining wall in the North side yard	261.45' top-of-wall elevation	262.80' top-of-wall elevation	1.35'

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 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 20th March 2024**. The next Board of Variance Hearing is scheduled for **Wednesday 17th April 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.

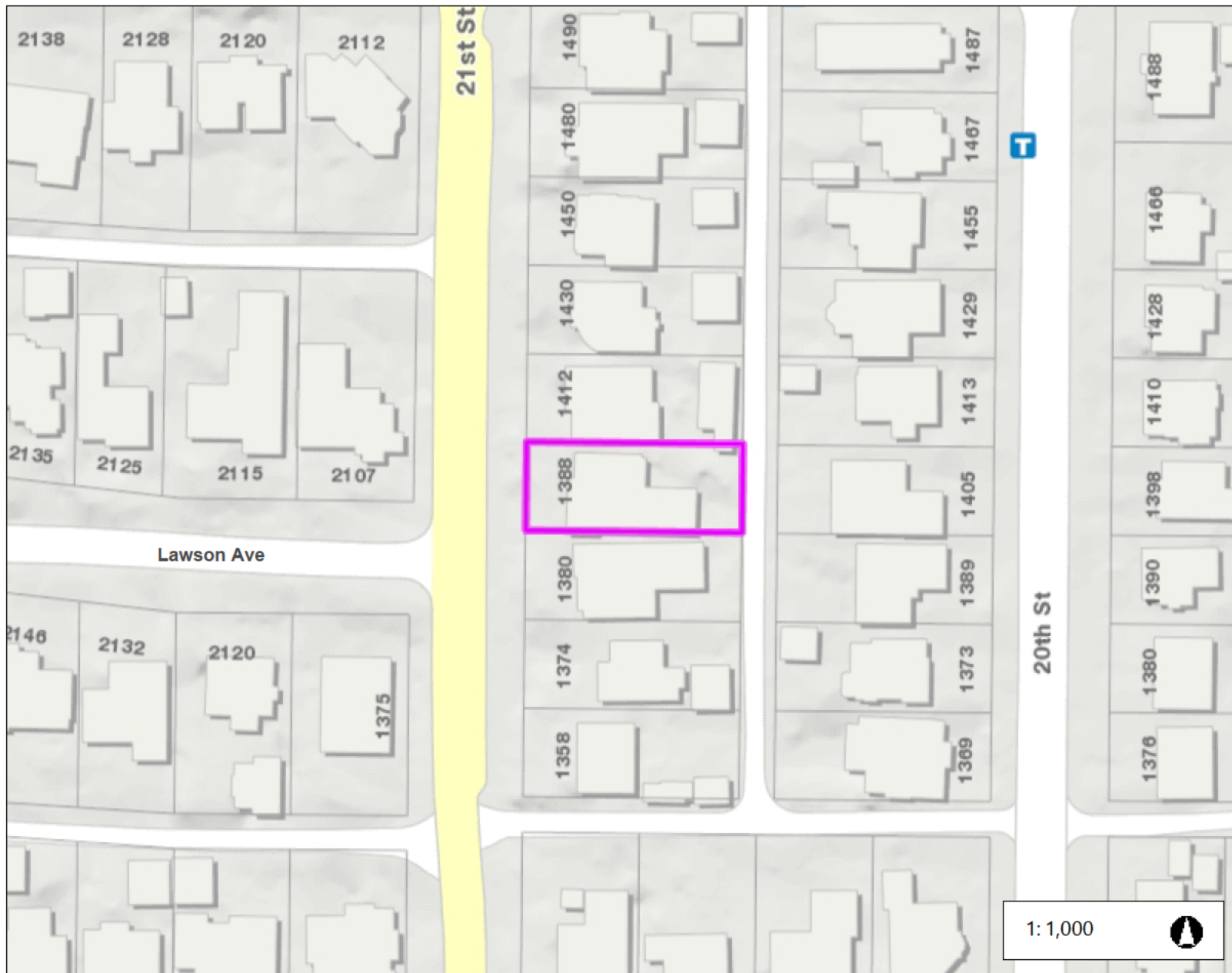
Thank you.

s. 22(1)

Nicole Colby
Plans examiner II
ncolby@westvancouver.ca

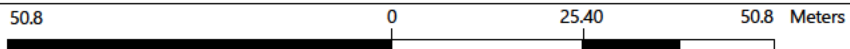
Enclosure

cc: Secretary, Board of Variance




Legend

Notes



WGS_1984_UTM_Zone_10N
District of West Vancouver

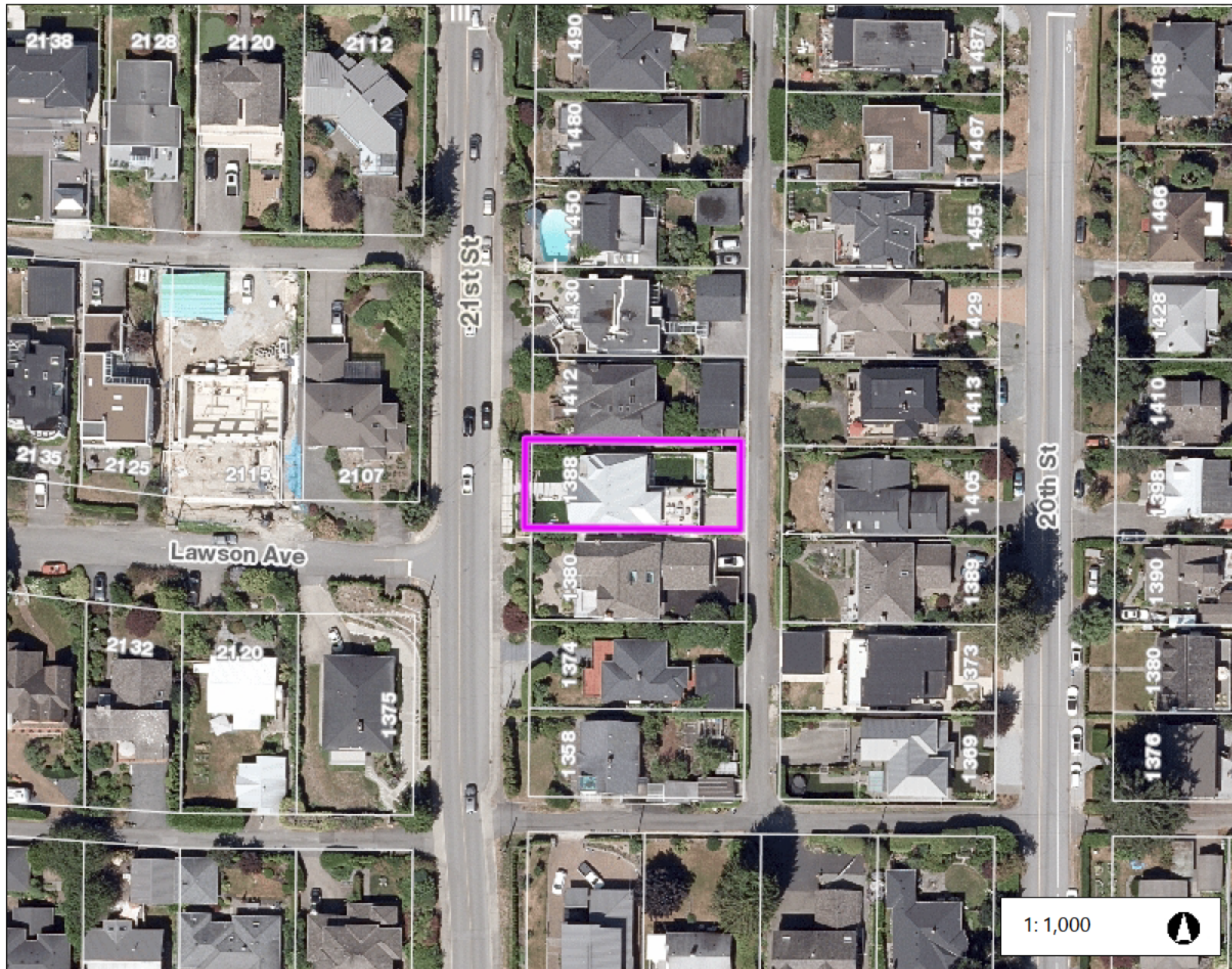
1:1,000 

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

This page intentionally left blank

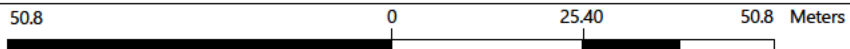
This page intentionally left blank



Legend

Notes

1:1,000 



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

This page intentionally left blank

This page intentionally left blank

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: **2141 Jefferson Avenue**

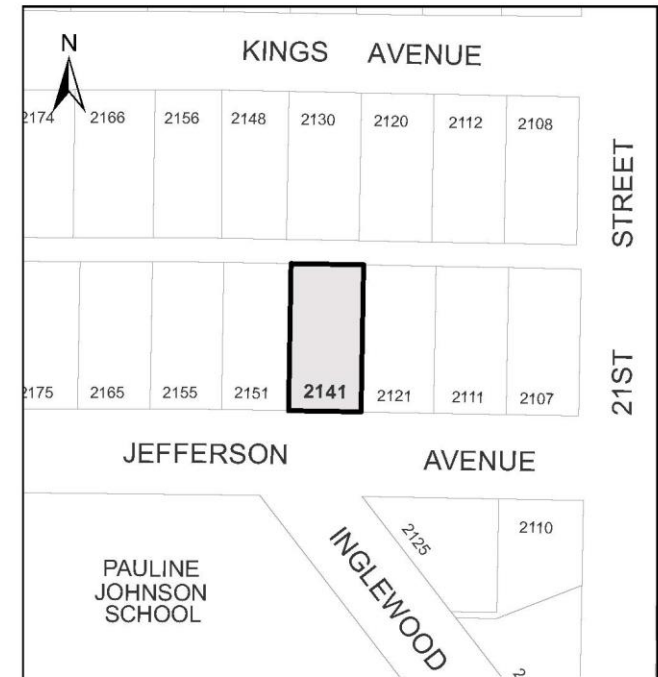
A Board of Variance hearing will be held on:

Wednesday, April 17, 2024

at 5 p.m. via electronic communication facilities

The following variances for a power pole (accessory structure)
 at 2141 Jefferson Avenue will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.6 m	1.0 m	6.6 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.8 m	0.8 m	1.0 m
Accessory Building Height	Bylaw Requirement	Proposed	Variance
	3.7 m	4.0 m	0.3 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 April 17, 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>

This page intentionally left blank

This page intentionally left blank



Board of Variance Application Form

Subject Property *(please print clearly)*

Address: 2141 Sefferson ave. West Vancouver BC V7V 2A6

Applicant *(please print clearly)*

Name(s): Manguchehr Tal

Phone # [Redacted] s. 22(1)

Mailing Address [Redacted] s. 22(1)

Cell #: [Redacted]

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

Fax #: _____

Interest of Applicant: [Redacted]

(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 #: _____

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).
- \$830 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.

[Redacted] s. 22(1)

Applicant Signature

March 20, 2024

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: _____

This page intentionally left blank

This page intentionally left blank

March.19.2024

Dear Board of Variances

I am starting a new construction in the 2141 Jefferson Ave, West Vancouver, V7V2A6 and request to new location for the private electrical post.

The standard electrical wiring to be connected the power to the building from the BC Hydro post in the street, causes that the electrical wires to be exposed and very close to the balconies on the second floor and could be dangerous for any accidental contact.

So, I want to receive the power in front of the yard and transfer the wires under the ground to the building to reduce any possible harm which might be occurring for the occupants.

Regards

Manouchehr Talebian (Mano)

s. 22(1)

This page intentionally left blank

This page intentionally left blank

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 15, 2024

File: **BP118988**

s. 22(1)

Dear Sir/Madam

**RE: 2141 JEFFERSON AVENUE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS5 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 and side yard setback and accessory structure height.

The following non-conformities exist and are listed for reference only:

The Zoning Bylaw, Section 205.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	7.6 m	1 m	6.6 m

The Zoning Bylaw, Section 205.09(2) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power Pole	1.8 m	0.8 m	1 m

The Zoning Bylaw, Section 130.01(7)(b) requires that accessory structures not exceed a height of 3.7 meters 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	4 m	0.3 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 March 20th 2024**. The next Board of Variance Hearing is scheduled for **Wednesday April 17th 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.

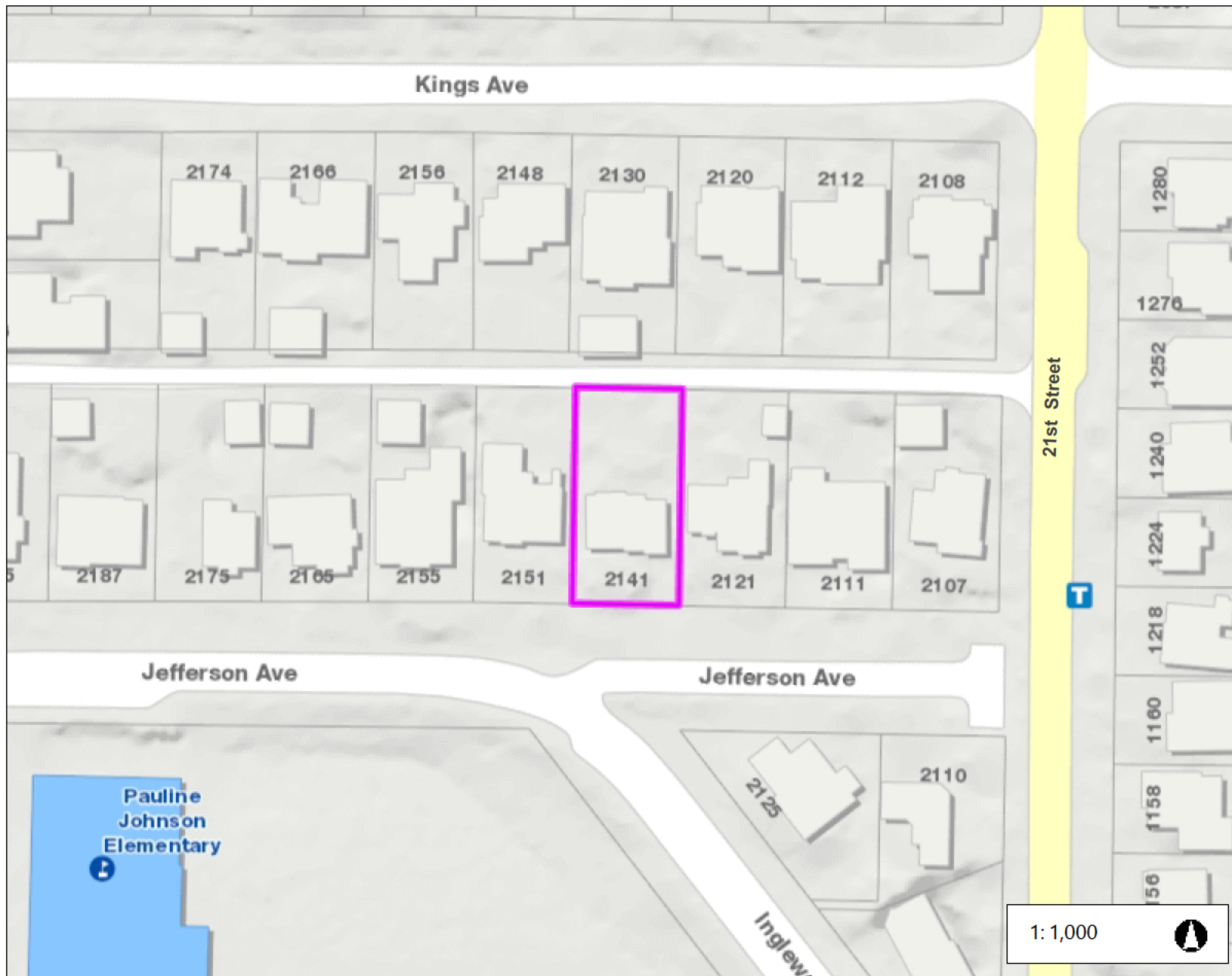
Thank you.

s. 22(1)

Eric Mah
Plans Examiner
enmah@westvancouver.ca

Enclosure

cc: Secretary, Board of Variance



Legend

Notes

1: 1,000



50.8 0 25.40 50.8 Meters

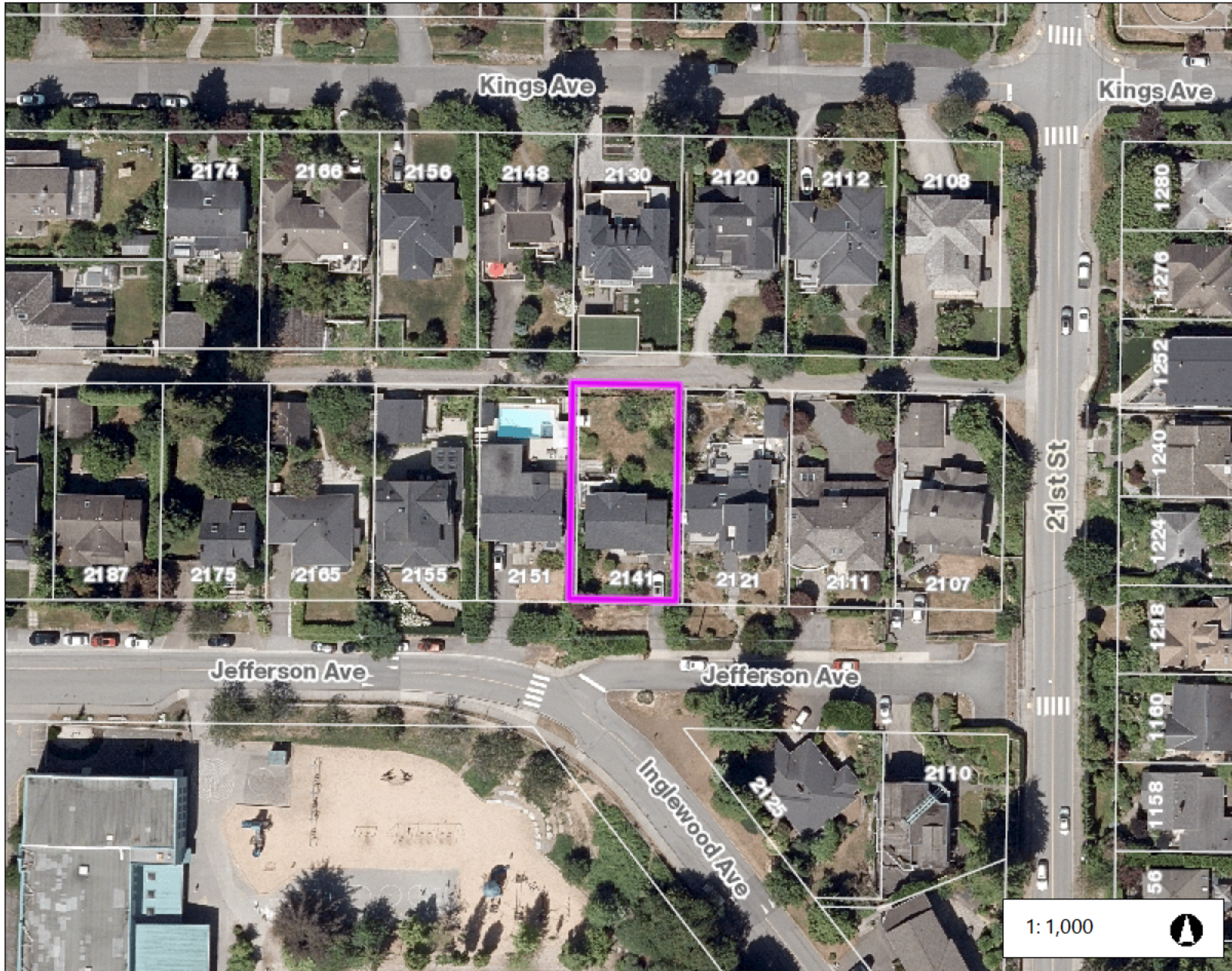
WGS_1984_UTM_Zone_10N
District of West Vancouver

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

This page intentionally left blank

This page intentionally left blank



Legend

Notes

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

This page intentionally left blank

This page intentionally left blank

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: **1436 Jefferson Avenue**

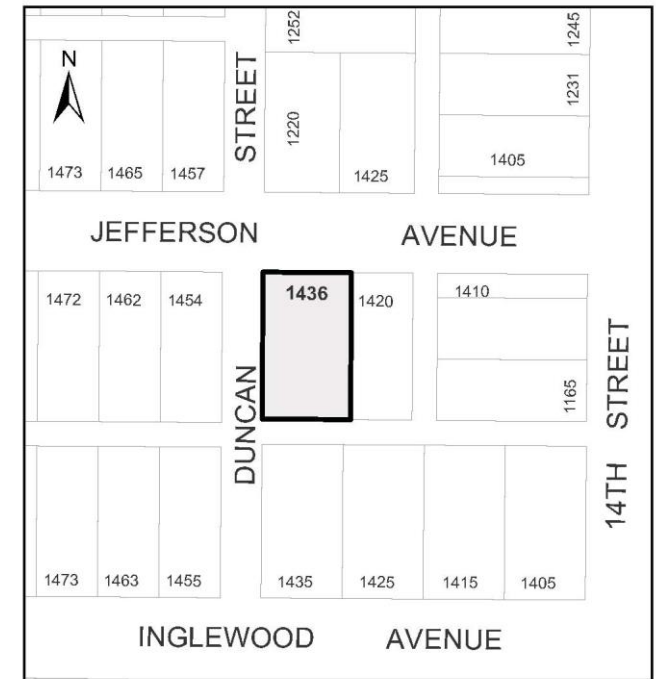
A Board of Variance hearing will be held on:

Wednesday, April 17, 2024

at 5 p.m. via electronic communication facilities

**The following variances for a power pole (accessory structure)
 at 1436 Jefferson Avenue will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.60 m	1.32 m	6.28 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.89 m	0.63 m
Accessory Building Height	Bylaw Requirement	Proposed	Variance
	3.70 m	7.47 m	3.77 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 April 17, 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>

This page intentionally left blank

This page intentionally left blank



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: 1436 Jefferson Ave West Vancouver B.C.

Applicant (please print clearly)

Name(s): Reza Erfan, Jaleh Chalushi

Phone #: [Redacted] s. 22(1)

Mailing Address: [Redacted] s. 22(1)

Cell #: [Redacted]

Email Address: [Redacted]

Fax #: [Redacted]

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).
- \$830 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.

[Redacted] s. 22(1)
 Applicant

Mardi 20, 2024
 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: _____

This page intentionally left blank

This page intentionally left blank

Hi Board of Variance Members

I am s.22(1) the owner of the property at 1436 Jefferson Ave. We did an upgrade to our house and added a secondary suite to it. We need to upgrade our electrical connection from 100Amp to 200Amp. There is no electrical main on the south lane and west lane of our property. Please note that as per the Bylaw, the west of our house is considered a lane, so we need the same setback as the north. The only option is to get the connection from the north. The north electrical main is an air wiring. Our house is at the setback limit, so the only option for us is to install the pole in the setback area. Please note that the proposed location is the same as the previous 100Amp connection. Also, please note that our pole is at the same location as the east neighbour (mirror to the property line). Supporting survey and pictures show that the newly installed pole is very near to the east neighbour one.

Best Regards

s.22(1)

s.22(1)

This page intentionally left blank

This page intentionally left blank

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 23, 2024

File: **BP118993**

s. 22(1)

Dear Sir/Madam

**RE: 1436 JEFFERSON AVENUE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS5 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 and side yard setback and accessory building height.

The following non-conformities exist and are listed for reference only:

The Zoning Bylaw Section 205.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	7.6 m	1.32 m	6.28 m

The Zoning Bylaw Section 205.09(2)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power Pole	1.52 m	0.89 m	0.63 m

The Zoning Bylaw Section 130.01(b) requires that accessory structures not exceed a height of 3.7 meters 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	7.47 m	3.77 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 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 March 20th 2024**. The next Board of Variance Hearing is scheduled for **Wednesday April 17th 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.

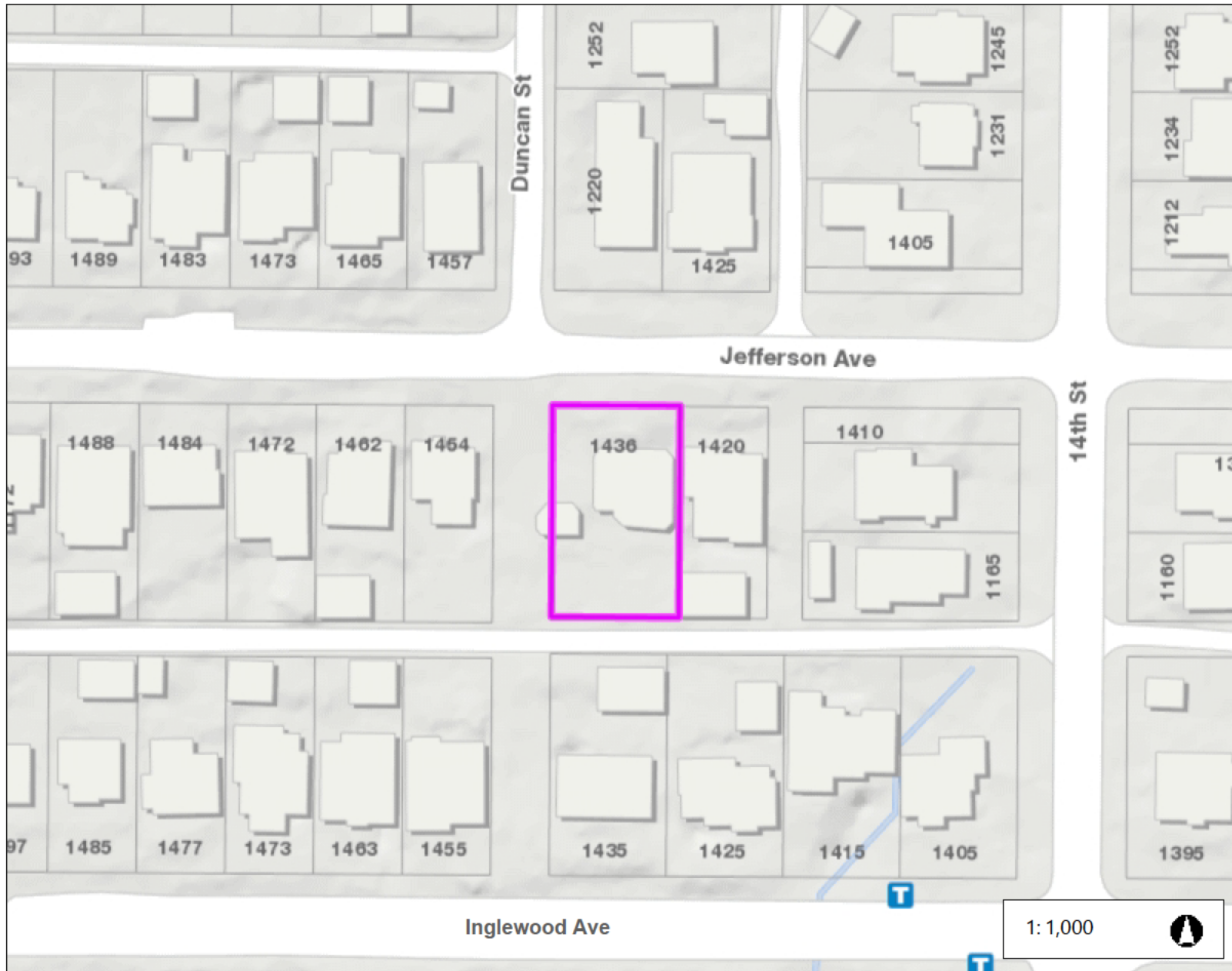
s. 22(1)



Eric Mah
Plans Examiner
enmah@westvancouver.ca


Enclosure

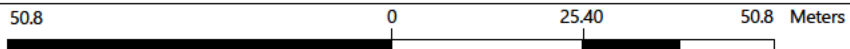
cc: Secretary, Board of Variance



Legend

Notes

1:1,000 



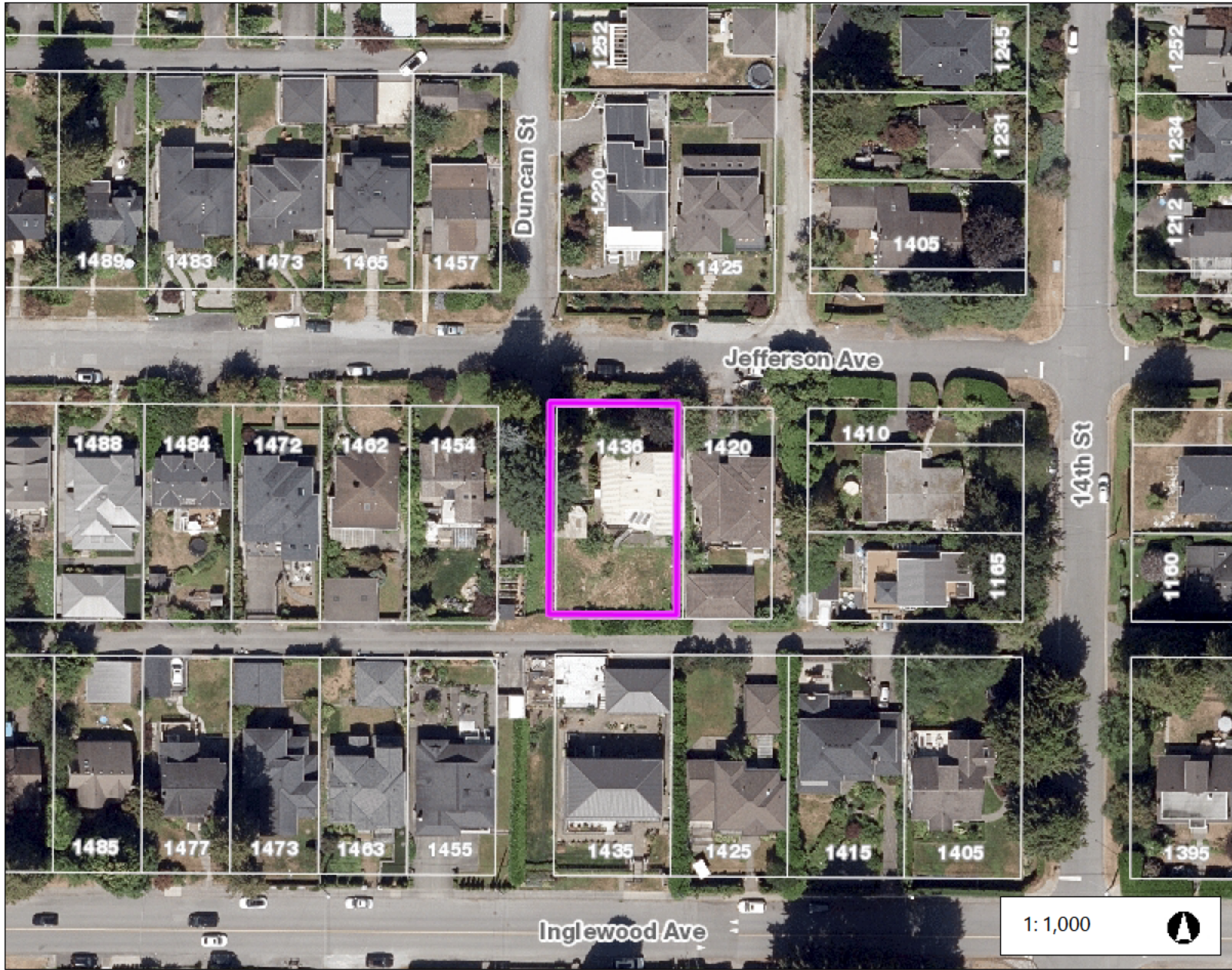
WGS_1984_UTM_Zone_10N
District of West Vancouver

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

This page intentionally left blank

This page intentionally left blank



Legend

Notes

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

This page intentionally left blank

This page intentionally left blank

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: **6915 Marine Drive**

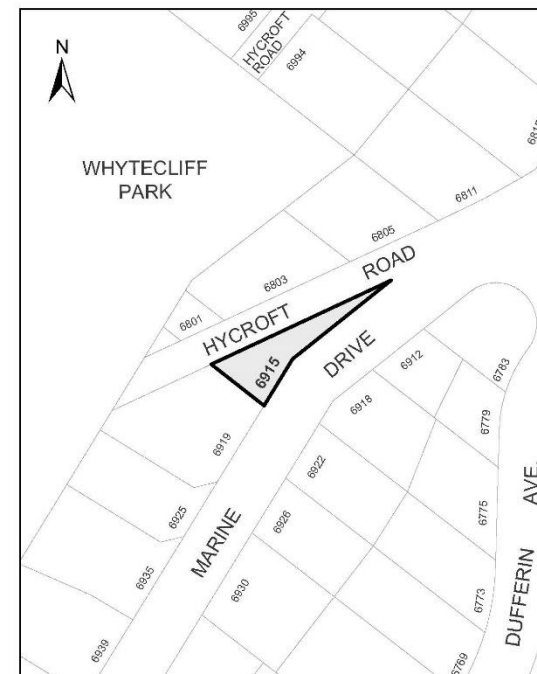
A Board of Variance hearing will be held on:

Wednesday, April 17, 2024

at 5 p.m. via electronic communication facilities

The following variances for a deck at 6915 Marine Drive will be considered:

Front Yard Setback (Marine Drive)	Bylaw Requirement	Proposed	Variance
	9.10 m	4.72 m	4.38 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	3.00 m	0.08 m	2.92 m
Deck in the Front Yard with Double Frontage (Marine Drive and Hycroft Road)	Bylaw Requirement	Proposed	Variance
	9.10 m	3.76 m	5.34 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 April 17, 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>

This page intentionally left blank

This page intentionally left blank



Board of Variance Application Form

Subject Property *(please print clearly)*

Address: 6915 Marine Drive West Vancouver

Applicant *(please print clearly)*

Name(s): Yasaman Mohammadkhani from Palacio Construction Phone #: _____

Mailing Address: [Redacted] s.22(1) Cell #: 7783194644

Email Address: info@palacio.ca Fax #: _____

[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 #: _____

Email Address: [Redacted] 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).
- \$830 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.

[Redacted] s.22(1) _____

20 Mar 2024
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: _____

This page intentionally left blank

This page intentionally left blank

March 20, 2024
Board of Variance
RE: 6915 Marine Drive - West Vancouver
Building Permit Application – RS4 Zone
File: BP119000

Dear Members of the Board of Variance,

I am writing in response to the notice received from the Permits and Inspections Department regarding the non-conformities identified in our building permit application for the property located at 6915 Marine Drive, West Vancouver. We appreciate the thorough review conducted by your department and seek your understanding and consideration regarding our circumstances.

Firstly, I want to address the discrepancies mentioned in the setback requirements outlined in the Zoning Bylaw. While it is acknowledged that the proposed deck does not meet the specified front yard setback of 9.1 meters and minimum side yard setback of 3.0 meters, it is important to highlight that the construction of the deck was carried out in accordance with the natural grade of the property. Despite any ambiguities in the provided drawings, the deck was intentionally built to adhere to the accepted height restrictions, which are less than 4 feet.

Unfortunately, due to the unique elevation of the property, there exists a small corner measuring less than 1 foot by 1 foot that may slightly exceed the allowable height, reaching approximately 5 feet. This discrepancy arises from the inherent challenges posed by the topography of the land. Altering the dimensions of the deck to rectify this minor deviation is unfeasible due to the limited accessibility of the deck and the sudden drop in elevation.

We respectfully request your consideration in granting a variance permit for the existing deck. Despite the minor deviation from the prescribed setback requirements, we assure you that the proposed variance will not result in inappropriate development of the site, adversely affect the natural environment, or substantially impact the use and enjoyment of adjacent land. Our intention is solely to seek approval for a structure that is already in place, with minimal impact on the surrounding area.

Should the Board require further clarification or wish to conduct a site visit, we would be more than willing to accommodate such requests. Additionally, we are prepared to attend the upcoming Board of Variance Hearing to provide any necessary explanations and address any inquiries that may arise.

In conclusion, we earnestly hope for your favorable consideration of our application for a variance permit. We believe that the circumstances outlined above warrant an exemption from strict adherence to the Zoning Bylaw requirements. Thank you for your time and attention to this matter.

Sincerely,

Yasaman Mohammadkhani
Palacio Construction Ltd.

This page intentionally left blank

This page intentionally left blank

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



File: **BP119000**

March 20, 2024

s. 22(1)

Dear Sir/Madam

**RE: 6915 MARINE 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 Deck will not comply with the Zoning Bylaw because it does not maintain the required 9.1 m front yard setback and 3.0 m side yard setback.

The following non-conformities exist and are listed for reference only:

- Front yard setback
- Minimum side yard setback
- Deck in front yard (Marine Drive and Hycroft Road – Double Frontage)

The Zoning Bylaw, Section 204.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Deck (Marine Drive)	9.1 m	4.72 m	4.38 m

The Zoning Bylaw, Section 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 Deck	3.0 m	0.08 m	2.92 m

The Zoning Bylaw, Section 204.07 requires Double Frontage Setbacks as indicated in the table below:

	Bylaw	Proposed	Variance
Deck in the Front Yard with Double Frontage (Marine Drive and Hycroft Road)	9.1 m	3.76 m	5.34 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 \$800 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **March 20, 2024**. The next Board of Variance Hearing is scheduled for **April 17, 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 604-925-7212 should you require any further information regarding this matter. Thank you.

s. 22(1)

Nima 'arima' adi
Supervisor Residential Plans Examiners

Enclosure:NK

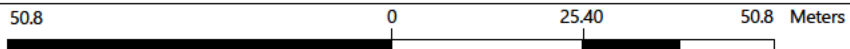
cc: Secretary, Board of Variance



Legend

Notes

1: 1,000 



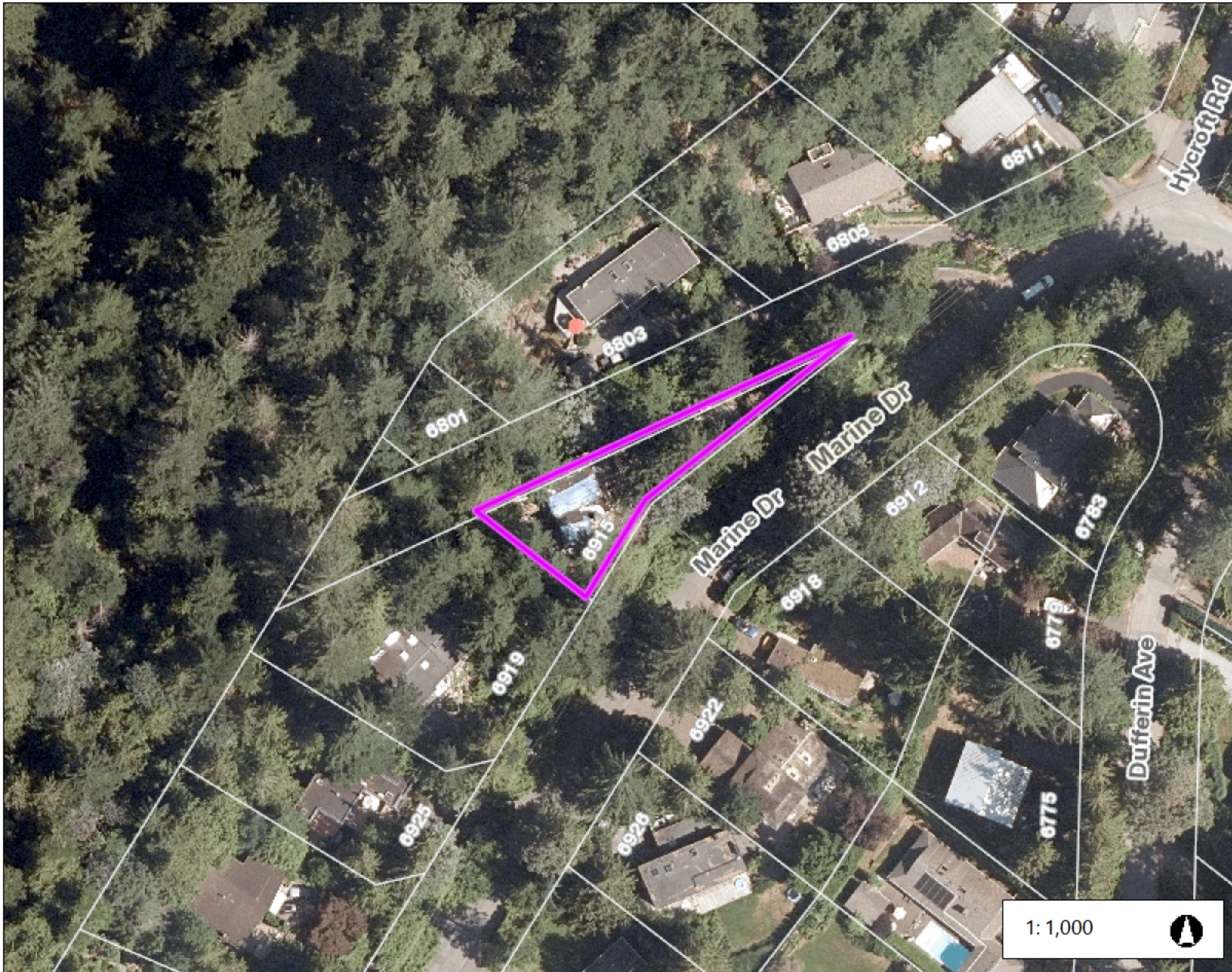
WGS_1984_UTM_Zone_10N
District of West Vancouver

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

This page intentionally left blank

This page intentionally left blank



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

This page intentionally left blank

This page intentionally left blank



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

April 17, 2024

Supplemental Agenda Information Package

For Application 24-017 (449 Hillcrest Street)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 16, 2024	1

For Application 24-021 (1436 Jefferson Avenue)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
K. Kheradmandnia	April 15, 2024	1
K. Kheradmandnia	April 15, 2024	2

Please add these supplemental items to the April 17, 2024 Board of Variance Agenda Package as indicated.

This page intentionally left blank

This page intentionally left blank

Application 24-017
(449 Hillcrest Street)

This page intentionally left blank

This page intentionally left blank

From: [REDACTED] s. 22(1)
Sent: Tuesday, April 16, 2024 10:57 AM
To: BoardOfVariance
Cc: [REDACTED] s. 22(1)
Subject: Board of Variance Hearing - 449 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.

Please accept this submission in regard to the proposed power pole (accessory structure) location at 449 Hillcrest St.

We object to the variance location (both the front yard setback and accessory structure heights) as this moves the power pole/structure further from the property in question and closer to Hillcrest Street (which is a main traffic thoroughfare) and directly in the sight line and corridor for drivers both northbound and southbound on Hillcrest Street and neighbours. Further, there is already a power pole structure directly across Hillcrest Street at this location (on the east side of Hillcrest Street) and this will create a crowding visible cluster for drivers and houses in the vicinity. We feel that if the structure is tucked in closer to the property per by law requirement, there would be less impact to surrounding neighbours and drivers.

Should you have any questions, please let us know.

Regards,

[REDACTED] s. 22(1)

Sent from my iPhone

This page intentionally left blank

This page intentionally left blank

Application 24-021
(1436 Jefferson Avenue)

This page intentionally left blank

This page intentionally left blank

From: Koosha Kheradmandnia [REDACTED] s. 22(1)
Sent: Monday, April 15, 2024 9:54 AM
To: Pascal Cuk
Cc: reza erfani; BoardOfVariance
Subject: Re: Participating in the upcoming Board of Variance Hearing - April 17, 2024 @ 5 p.m.

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.

Best Regards,

Koosha Kheradmandnia, P.Eng, CP, PMP
Arvand Consulting Engineering Corporation
T: +1 778 97 97 100
4033 Delbrook Ave, North Vancouver V7N 4A2
BLOCKEDarvandengineering[.]comBLOCKED

Note: The contents of this email and any attachments are confidential, may be privileged, are intended solely for the person and entity to whom it is addressed and are protected from disclosure. They are the property of Arvand Consulting Engineering Corporation.

On Mon, Apr 15, 2024 at 9:52 AM Koosha Kheradmandnia [REDACTED] s. 22(1) wrote:
Hi Pascal

How are you? It is my pleasure to connect with you.

I have attached a letter from the neighbouring properties that was recently taken by the owner. I want to share this with the board members before the meeting. Also, I want to make sure that I do not need any other link or permission to join the meeting.

Best Regards,

Koosha Kheradmandnia, P.Eng, CP, PMP
Arvand Consulting Engineering Corporation
T: +1 778 97 97 100
4033 Delbrook Ave, North Vancouver V7N 4A2
BLOCKEDarvandengineering[.]comBLOCKED

Note: The contents of this email and any attachments are confidential, may be privileged, are intended solely for the person and entity to whom it is addressed and are protected from disclosure. They are the property of Arvand Consulting Engineering Corporation.

On Mon, Apr 8, 2024 at 1:21 PM Pascal Cuk <pd cuk@westvancouver.ca> wrote:

Good afternoon and thank you for your email.

I will copy both of you on any upcoming email regarding the hearing on April 17. Following the hearing, a letter will be sent to the applicant and the owners informing all of the Board's decision.

Thanks,

Pascal Cuk he / him / his

Manager, Legislative Operations / Deputy Corporate Officer | District of West Vancouver

t: 604-925-7049 | westvancouver.ca

.....

We acknowledge that we are on the traditional, ancestral and unceded territory of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), səliłwətaʔt̓ (Tsleil-Waututh Nation), and x̣ʷməθkʷəy̓əm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: reza erfani [REDACTED] s. 22(1)
Sent: Monday, April 8, 2024 1:06 PM
To: Pascal Cuk <pdruk@westvancouver.ca>
Cc: Koosha Kheradmandnia [REDACTED] s. 22(1)
Subject: Fwd: Participating in the upcoming Board of Variance Hearing - April 17, 2024 @ 5 p.m.

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.

Hi, Dear Board of Variance Members

I want to thank the board of variance members for the time dedicated to our situation. I want to mention that [REDACTED] s. 22(1) our meeting, so I am not available for that time. I want to introduce Koosha Kheradmandnia (P.Eng.), who will represent us at the board of variance meeting. He is our structural and civil engineer for this renovation and is aware of the variance. So, I want to kindly ask you to send the invitation email to him as well.

Do we need to provide any official letter or Authorization form for this matter?

Best Regards,

----- Forwarded message -----

From: **reza erfani** [REDACTED] s. 22(1)
Date: Tue, Apr 2, 2024 at 10:41 AM
Subject: Fwd: Participating in the upcoming Board of Variance Hearing - April 17, 2024 @ 5 p.m.
To: [REDACTED] s. 22(1)

----- Forwarded message -----

From: **Pascal Cuk** <pd cuk@westvancouver.ca>
Date: Tue, Apr 2, 2024 at 9:06 AM
Subject: Participating in the upcoming Board of Variance Hearing - April 17, 2024 @ 5 p.m.
To: [REDACTED] s. 22(1)

Good morning, R. Erfani and J. Chalushi.

This email is regarding how to participate in the **April 17, 2024** Board of Variance hearing (scheduled to begin at 5 p.m.). I am the Secretary to the Board of Variance and am sending this email to you as the applicant for [1436 Jefferson Avenue West Vancouver](#).

The Hearing will be conducted via Webex (similar to Zoom); you could participate either via your own device *or* in-person from within the Council Chamber at Municipal Hall. Board members will not be in the Council Chamber, they will all participate via Webex.

You'll find a document attached to this email. It provides instructions on how to participate in the hearing using Webex. If you do not want to participate from home using your own device (computer / phone / etc.), you could instead come to the Council Chamber and use District devices to address the Board. Staff will be in attendance in the Council Chamber to assist with the use of District devices.

Regarding Webex: Anyone may observe or participate in the hearing in-person or using Webex. Those attending via Webex (“Attendees”) cannot be seen or heard by the Board unless promoted by staff. Because you are the applicant we could promote you within Webex when your item is up for consideration, allowing you to be seen and heard by the Board and by any members of the public in attendance. Please note that this is only possible if you use a recognizable name when logging on (please see attached document for instructions). *Attempts to participate in the hearing under an unknown name will fail.*

In addition to the information already provided in your application package, additional written submissions could be sent to boardofvariance@westvancouver.ca at any point prior to noon on the date of the hearing. Board members will receive copies of those submissions and a redacted version will be posted online and printed out for the public to view. Those written submissions are typically from neighbours of an applicant (whether in support or in opposition), but they could come from anyone, including you as the applicant. Please note that providing written submissions on the day of your hearing does not allow Board members much time to consider the submissions and so I strongly encourage you to provide any additional items as soon as possible. **Do not send those items to me, but to the boardofvariance@westvancouver.ca inbox instead.**

A similar version of the attached instructions is also linked up to our [Board of Variance webpage](#) (“Instructions on How to Join a Virtual Board of Variance Hearing”). **That is the webpage that you would use to join the hearing on April 17 (by clicking on the “Join Hearing” button) should you wish to attend the hearing using your own device.** If you intend to use Webex on your own device (instead of coming to the Council Chamber) I encourage you to download and test the app as early as possible in order to ensure that it works properly on your device. Tech support from staff on the day of the hearing is generally not available.

Please do not hesitate to contact me if you have any questions or concerns, you’ll find my contact information below. I encourage you to contact me prior to the hearing date because I am typically busy preparing for the hearing during the day of.

Thanks very much,

Pascal Cuk he / him / his

Manager, Legislative Operations / Deputy Corporate Officer | District of West Vancouver

t: 604-925-7049 | westvancouver.ca

We acknowledge that we are on the traditional, ancestral and unceded territory of the Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation), sə́ilwətaʔt (Tsleil-Waututh Nation), and xʷməθkʷəy̓əm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

This page intentionally left blank

This page intentionally left blank

From: Koosha Kheradmandnia [REDACTED] s. 22(1)
Sent: Monday, April 15, 2024 12:46 PM
To: BoardOfVariance
Cc: Neetu Shokar; Pascal Cuk; Reza Erfani
Subject: 220064-003 - 1436 Jefferson Ave, West Vancouver - Power Pole
Attachments: 20240410(Neighbour's Letter-Signed).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.

Team

How are you? I got an email from Neetu that there is no attachment to my email. I have attached the letter that the owner of the above-mentioned project took from the neighbours. This is related to a board of variance meeting on the day after tomorrow :)

Best Regards,

Koosha Kheradmandnia, P.Eng, CP, PMP
Arvand Consulting Engineering Corporation
T: +1 778 97 97 100
4033 Delbrook Ave, North Vancouver V7N 4A2
BLOCKEDarvandengineering[.]comBLOCKED

Note: The contents of this email and any attachments are confidential, may be privileged, are intended solely for the person and entity to whom it is addressed and are protected from disclosure. They are the property of Arvand Consulting Engineering Corporation.

Attn: The corporation of the District of West Vancouver

I, as a neighbour of the property at 1436 Jefferson Ave, West Vancouver, BC V7T 2B4 reviewed the location where the electrical power pole is installed. The location is shown on the attached survey plan. In our opinion, the location of the power pole is good, and we do not have any concerns or objections to this.

Name, Family name, Property Address and signature:

1-

s. 22(1)

2-

3-

4-

5-



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

April 17, 2024

On-Table Agenda Information Package

For Application 24-018 (3171 Travers Avenue)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 17, 2024	2
Redacted	April 17, 2024	3

For Application 24-019 (1388 21st Street)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 16, 2024	1
Amin	April 16, 2024	2
Amin	April 16, 2024	3
Redacted	Undated	4
Name not provided	April 17, 2024	5

For Application 24-022 (6915 Marine Drive)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Name not provided	April 17, 2024	1

Please add these on-table items to the April 17, 2024 Board of Variance Agenda Package as indicated.

This page intentionally left blank

This page intentionally left blank

Application 24-018
(3171 Travers Avenue)

This page intentionally left blank

This page intentionally left blank

From: [Redacted] s. 22(1)
Sent: Wednesday, April 17, 2024 9:13 AM
To: BoardOfVariance
Subject: Notice of board of variance hearing-3171 Travers ave.

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.

To Whom It May Concern,

I hope this email finds you well.

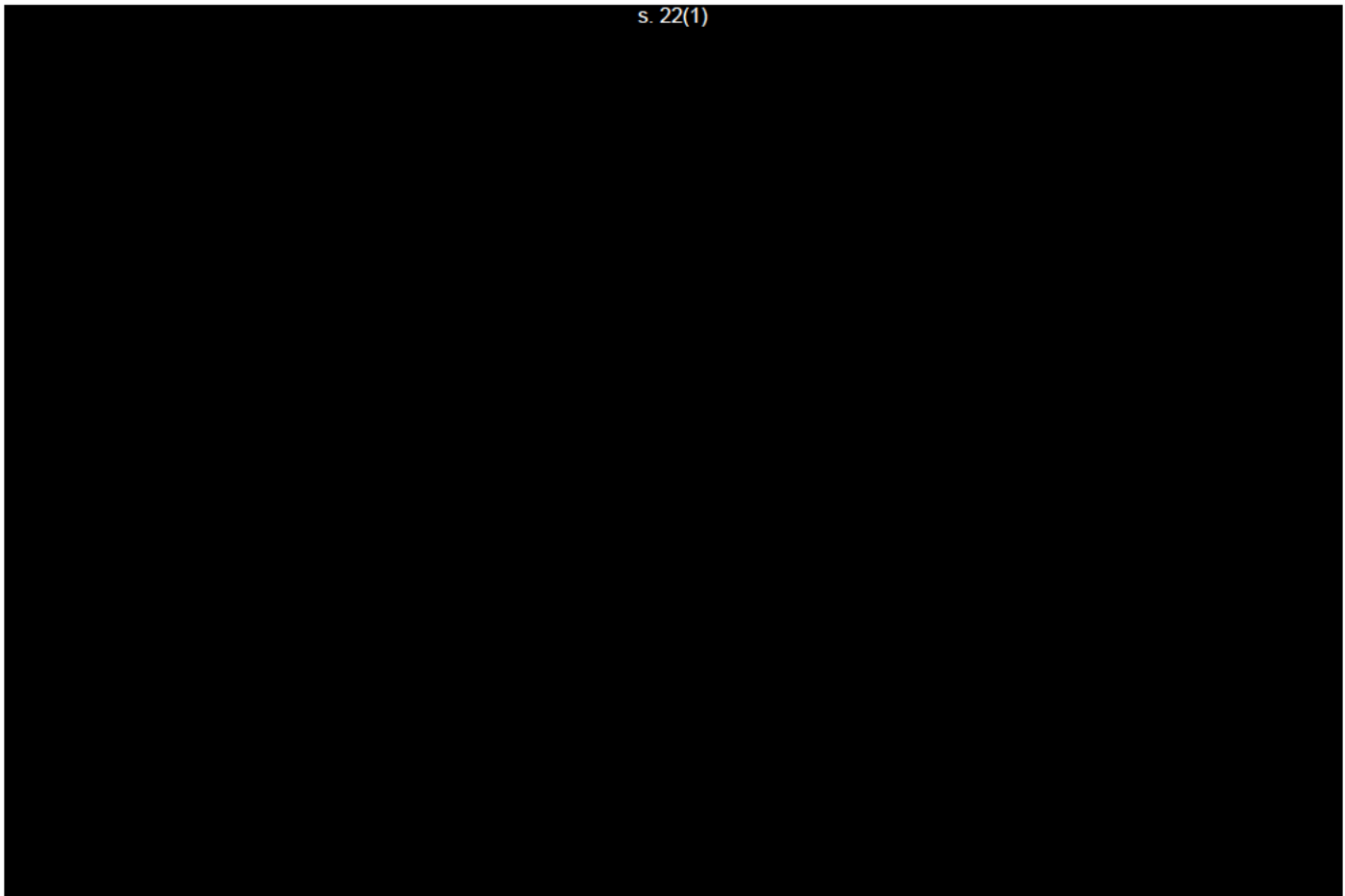
This is [Redacted] s. 22(1) writing this email on behalf of [Redacted] s. 22(1).

I am writing to you in regards to 3171 notice of board of variance hearing.

Regarding the variances request, I want to express my disagreement with the setback variances for both the front yard and side yard, as well as the proposal to increase the height of the privacy screen. These adjustments [Redacted] s. 22(1) and do not comply with the bylaws.

Furthermore, I have attached pictures illustrating how the density and height of trees from 3171 Travers completely blocked sunlight [Redacted] s. 22(1). The photo was taken at 11:33 am yesterday, clearly showing shade [Redacted] s. 22(1). Therefore, I do not agree with an additional increase in height of any sort of "accessory building height".

Kind regards,
[Redacted] s. 22(1)



This page intentionally left blank

This page intentionally left blank

From: [REDACTED] s. 22(1)
Sent: Wednesday, April 17, 2024 10:24 AM
To: BoardOfVariance
Subject: Property 3171 travers ave

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.

Dear sir | Madam

Regarding the variances request, i want to express my disagreement with the setback variances for both the front yard and side yard, as well as increasing the hight of the privacy screen. These adjustment [REDACTED] s.22(1) and do not comply with the bylaws.

Kind regards,
[REDACTED] s. 22(1)

This page intentionally left blank

This page intentionally left blank

Application 24-019
(1388 21st Street)

This page intentionally left blank

This page intentionally left blank

From: s. 22(1)
Sent: Tuesday, April 16, 2024 4:59 PM
To: BoardOfVariance
Subject: Confidential 1388 21st Street West Vancouver

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.

I am asking that my name or any identifiers be redacted for the following information.

This property was under major construction for many, many months just a few years ago. During that time the owner was involved in a number of screaming/yelling incidents with his trades workers. It was very disruptive and scary for a number s.22(1). He was also in an aggressive and verbally abusive altercation s. 22(1). The construction seemed endless and as though the whole house was being rebuilt.

If there is any chance there will be further construction at this site, I would not support it. If this variance issue approval helps them to sell their house and leave the neighbourhood that would be a huge relief. However, if another neighbour wants the variances corrected eg. if it has encroached on another property, I would understand the need to return the property to meet the variances.

These are s.22(1) with a history of out of control parties (during Covid lockdown and just recently last week) but I don't believe these were ever reported to police.

Thank you for ensuring my anonymity as I am uncomfortable with s.22(1) volatility and lack of restraint in certain circumstances.

Sincerely, s. 22(1)

This page intentionally left blank

This page intentionally left blank

From: AMIN SABOUNCHI [REDACTED] s. 22(1)
Sent: Tuesday, April 16, 2024 10:47 PM
To: BoardOfVariance
Subject: 1388 21st St - File: BP 117414
Attachments: Support Letters From Adjacent Homes - Apr 16 2024 - 22-32.pdf

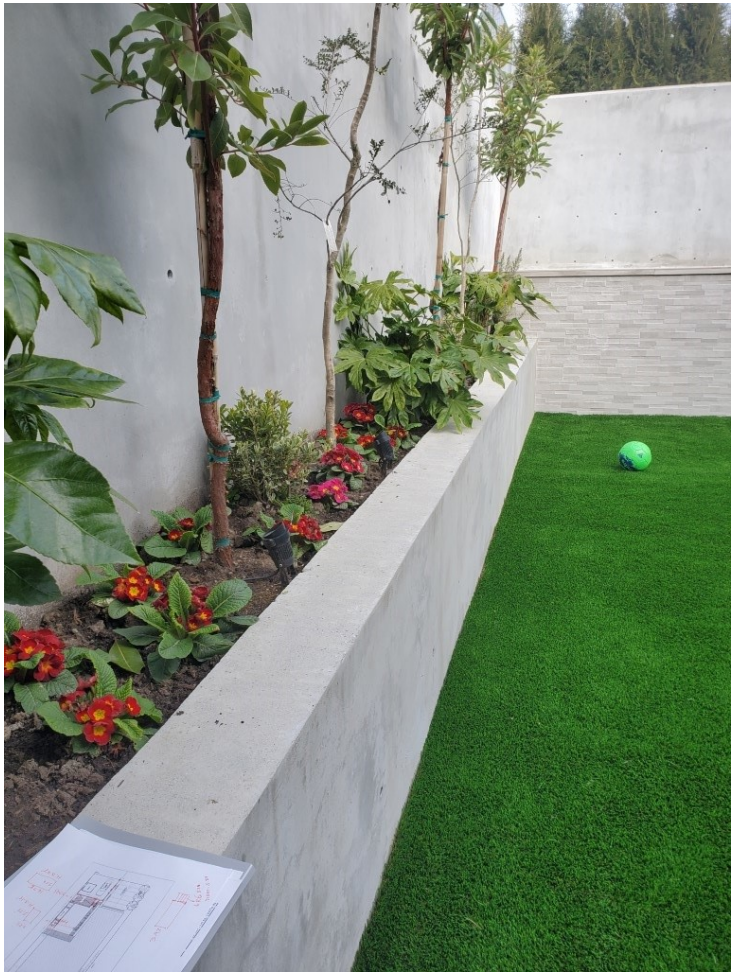
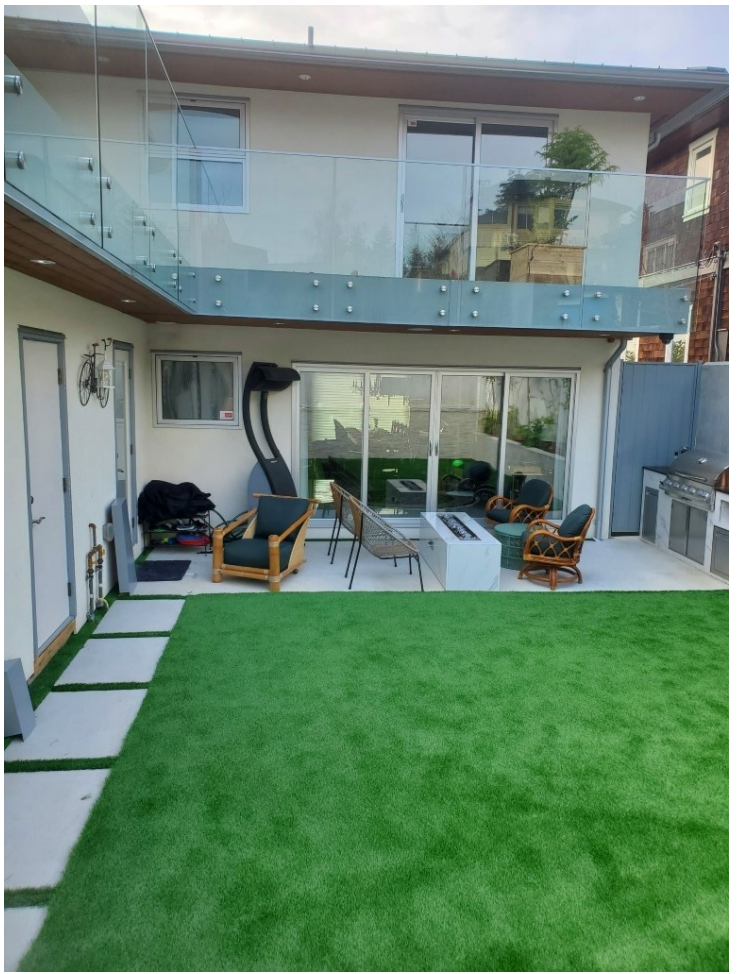
CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello. Please see attached support letters from [REDACTED] s. 22(1) to the subject property.

And also some pictures for visual.

Best
Amin







To: Board of Variance, Permits & Inspection Department of West Vancouver

RE: 1388 21st Street, West Vancouver
File: BP 117414

I am the [REDACTED] s. 22(1) | **SUPPORT** the applicant/home owner for this application to The Board Of Variance.

I am ok and content with retaining wall height. It gives [REDACTED] s. 22(1) properties. It has been there for nearly 10 years and it does not impede or affect whatsoever the enjoyment [REDACTED] s. 22(1). Cutting this retaining wall from the top would not only cause a lot of dust, which would not be good for health reasons, but it would also cause a lot of mess with a large chance of damage [REDACTED] s. 22(1) with no upside or advantage other than the clear disadvantage of losing privacy at the same time. Please allow the retaining wall to remain as is.

I am ok and content with the patio glass railing and where they are located. These railings at currently installed setbacks do not impede or affect the [REDACTED] s. 22(1). The applicant/owner has placed large heavy planters with shrubs on the north and side of the property along the railing and as is, the area in question is only used for green space. Please allow the railings to remain as is.

Best
[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver (Owner)

[REDACTED] s. 22(1)

From: AMIN SABOUNCHI [REDACTED] s.22(1)
Sent: Tuesday, April 16, 2024 10:51 PM
To: BoardOfVariance
Subject: 1388 21st St - file : BP117414 - Support Letter From [REDACTED] s.22(1) - Apr 16, 2024
Attachments: Support Letter From [REDACTED] s.22(1) - Apr 16 2024 - 22-48.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.

Hello

I forgot to attach this support letter

Thank you

Amin

To: Board of Variance, Permits & Inspection Department of West Vancouver

RE: 1388 21st Street, West Vancouver

File: BP 117414

I am the [REDACTED] s. 22(1) **I SUPPORT** the applicant/home owner for this application to The Board Of Variance.

I am ok and content with retaining wall height. The retaining wall height does not affect [REDACTED] s. 22(1) at all. I am however concerned about lane blockage due to a crane that has to be brought in to assist with removal of the heavy concrete pieces. Also the noise and concrete dust would not be desirable. We use the lane solely [REDACTED] s.22(1) many times a day and the blockage and the airborne dust for an extended period would not be desirable.

I am ok and content with the patio glass railing and where they are located. These railings at currently installed setbacks do not impede or affect the [REDACTED] s. 22(1) The railing and patio is [REDACTED] s. 22(1) The applicant/owner has placed large heavy planters with shrubs on the north and side of the property along the railing and as is, the area in question is only used for green space. Please allow the railings to remain as is.

Best

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver (owner)

[REDACTED] s. 22(1)

24-019

4.

To: Board of Variance

Re: Application 24-019 1388 21st Street

From: [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

Please do not share my contact information with the applicant and remove my name from any submissions.

Please see attached letter and copies of archived emails.

To: West Vancouver Board of Variance

Re: application 24-019—1388 21st Street

I was just made aware this application is being heard by the Board. I am [s. 22(1)] [s. 22(1)] and do not support this application. I [s. 22(1)] the illegal work that was done on [s. 22(1)] 1388 property. [s. 22(1)] [s. 22(1)].

The homes [s. 22(1)] 1388 were both built and sold [s. 22(1)] [s. 22(1)]. When [s. 22(1)] purchased 1388 he began an extensive renovation. [s. 22(1)]

At that time most of the renovation was to the interior and [s. 22(1)] After a while he started to do extensive work to the exterior and the landscaping.

[s. 22(1)] to find the peaked garage roof had been removed and replaced with a large entertaining deck. [s. 22(1)] The much wider deck now [s. 22(1)] [s. 22(1)] [s. 22(1)] for his guests and family. Keep in mind [s. 22(1)] [s. 22(1)] the new structure [s. 22(1)] than the original garage roof. That area being a garage roof had originally no access from the main house and now there were connecting sliding glass doors onto a deck with a large firepit.

[s. 22(1)] detailed correspondence to Terry Yee about the deck and also about large retaining walls he was building at the front of the property. [s. 22(1)] had [s. 22(1)] about the front yard landscaping. The original design of the two properties had a shared walkway from the street that split off to each house once the flatter ground was reached. [s. 22(1)] the shared walkway and [s. 22(1)] access from the street level. [s. 22(1)]

[s. 22(1)] extensive landscaping work including retaining walls on [s. 22(1)] prior to his moving in. [s. 22(1)] opposed to any changes but he went ahead anyway. He proceeded to cut the stairs in half and lay a retaining wall on the previously existing aggregate surface. [s. 22(1)] this would mean soil and water would run out the base of the wall [s. 22(1)] to put proper fittings in for the retaining wall but he refused. [s. 22(1)] Terry Yee about this so he came by and had a look at the situation. He communicated that there were a number of stop work orders on this address and that he was trying to deal with all of the problems. This was just one more. On the day that Terry Yee came by [s. 22(1)].

[s. 22(1)] [s. 22(1)] the owners continued with illegal work including a swimming pool.

s. 22(1) with the owners of 1388 completely deteriorated and s. 22(1)
s. 22(1). Keep in mind that the deck they had constructed s.22(1)
.

I have attached all the correspondence s.22(1) on this matter as an appendix. There was more but not all of it was archived. You will note a summary of one very disturbing incident where both the owners s. 22(1).

I do not believe bad citizenship should be rewarded. The owners knew what they were doing was not approved but they continued to proceed on numerous occasions. To also make matters worse they tried to make all the neighbours feel bad about asking questions and harassed at least 4 separate households s.22(1).

Please do not approve this application as it will only encourage them to continue this behavior in our community.

s. 22(1)

Sign Out

Search

Mail

Contacts

Calendar

Tasks

Preferences

Search

RE: 1388 21

Close

Reply

Reply to All

Forward

Delete

Spam

Actions



RE: 1388 21st update

From: Terry Yee

s. 22(1)

Bylaws spoke to him about the car, he put Dealer plates on it now.

I am dealing with the illegal work, it is a slow process.

From: s. 22(1)
Sent: Thursday, February 18, 2021 1:15 PM
To: Terry Yee <tyee@westvancouver.ca>
Subject: 1388 21st update
Importance: High

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hi Terry

Thank you for coming by last Friday and answering s.22(1).

Today the owner was continuing work on his back deck.

He has now added wired lighting to the potted trees that are now on the deck. (please see attached photos)

Now the lights will shine s.22(1) from the deck that contravenes permits. This s.22(1)

I have also been informed s.22(1) it will be officially listed tomorrow.

The owner is not rectifying any of the issues the municipality has identified.

Can you let me know if there is anything that can be done to get the owner to comply.

I am happy to make any necessary calls.

The owner also s. 22(1) after your last visit. He s.22(1) r.

Any support from the municipality would be very appreciated.

s. 22(1)

Search

s. 22(1)

Sign Out

Mail

Contacts

Calendar

Tasks

Preferences

Search

RE: 1388 21

Close

Reply

Reply to All

Forward

Delete

Spam

Actions

**RE: 1388 21st**

From: Terry Yee

s. 22(1)

I met with s. 22(1) a General Contractor to go over how to reduce the deck [yesterday](#).

Sent from my Galaxy

----- Original message -----

From: s. 22(1)
Date: 2021-02-26 12:33 p.m. (GMT-08:00)
To: Terry Yee <tyee@westvancouver.ca>
Subject: 1388 21st

CAUTION: This email originated from outside the organization from email address s. 22(1) the sender and know the content is safe. If you believe this e-mail is suspicious, please repo

Hi Terry

Tried to send a photo from my phone but not sure it went.

[Today](#) they had fire pit going and were flying drone over for photos.

No apparent attempt to fix the deck just more items being added.

s. 22(1)

Close

Reply

Reply to All

Forward

Delete

Spam

Actions



RE: 1388 21st

From: Terry Yee

s. 22(1)

Do you feel for your safety? Is this a police matter?

Sent from my Galaxy

----- Original message -----

From: s. 22(1)
Date: 2021-02-26 1:01 p.m. (GMT-08:00)
To: Terry Yee <tyee@westvancouver.ca>
Subject: Re: 1388 21st

CAUTION: This email originated from outside the organization from email address s. 22(1) the sender and know the content is safe. If you believe this e-mail is suspicious, please repo

Terry

Thanks for responding. I do not have a great deal of confidence they will do the work since th

The s.22(1) when I was s. 22(1) and s. 22(1)

They said I had s.22(1)

I am trying not to s.22(1) and quite disturbing.

I only hope they fix all the illegal work and sell.

s. 22(1)

From: "tyee" <tyee@westvancouver.ca>
To: s. 22(1)
Sent: Friday, February 26, 2021 12:47:30 PM
Subject: RE: 1388 21st

I met with s. 22(1) a General Contractor to go over how to reduce the deck yesterday.

Sent from my Galaxy

Search

s. 22(1)

Sign Out

Mail

Contacts

Calendar

Tasks

Preferences

Search

harassment

Close

Reply

Reply to All

Forward

Delete

Spam

Actions



harassment

s. 22(1)

s. 22(1)

pdf (215.7 KB) [Download](#) | [Remove](#)

I have written the summary of the events today with the neighbours and attached a PDF.

I am sending a copy to s. 22(1) so there is a record of the events and the time and date I wrote the document in PDF.

I also received reply back from Terry Yee about what is happening.

Harassment by [redacted] s. 22(1) (1388 21st Street)

[redacted] s. 22(1)

[redacted] s.22(1) the back driveway and indicated she wanted [redacted] s. 22(1) She wanted to know what I was doing talking to [redacted] s.22(1) at their residence with a [redacted] s.22(1) She shouted [redacted] s. 22(1) I attempted to correct her interpretation of the event.

I said the [redacted] s.22(1) had waved to me from the laneway when [redacted] s. 22(1) [redacted] s. 22(1) He had motioned to me first and then came over [redacted] s. 22(1) He thought I was wondering what he was doing and he wanted to clarify that he had a [redacted] s.22(1) [redacted]. I acknowledged that had not been my concern. I communicated that I had thought he was motioning [redacted] s. 22(1) since I was concerned about the illegal deck. He was quite polite and said there was [redacted] s. 22(1) [redacted] s. 22(1) and that he would be done soon and the noise would end. [redacted] s. 22(1) did not accept my description of the event and accused me [redacted] s. 22(1) [redacted] s. 22(1)

She was [redacted] s.22(1) I had no right to know if it was listed. She [redacted] s.22(1) the house. [redacted] s.22(1) the building inspector Terry Yee was [redacted] s.22(1) indicated there was a for sale sign to her husband [redacted] s. 22(1) who responded by saying the house [redacted] s.22(1) After the building inspector asked about the sign [redacted] s. 22(1) responded with "not actively listed." At no time [redacted] s.22(1) was that all the illegal work was fixed so that [redacted] s.22(1) a new owner who did not know the history. She also told me [redacted] s. 22(1)

[redacted] s.22(1) in a recent text. Then he appeared [redacted] s. 22(1) He was [redacted] s.22(1) [redacted] s.22(1) others in the neighbourhood for violations. [redacted] s.22(1) [redacted] s. 22(1) [redacted] s. 22(1) they were improving the neighbourhood for everyone.

[redacted] s. 22(1) and make [redacted] s.22(1) in the neighbourhood. [redacted] s. 22(1) to take responsibility for their illegal actions and not blame others. They [redacted] s.22(1)

Close

Reply

Reply to All

Forward

Delete

Spam

Actions



RE: 1388 21st

From: Terry Yee

s. 22(1)

I will ask them to put some planters there so someone cannot stand on the 24" overhang portion.

They have engaged a home designer and Engineer that are working on preparing plans.

From: s. 22(1)
Sent: Monday, March 8, 2021 4:24 PM
To: Terry Yee <tyee@westvancouver.ca>
Subject: Re: 1388 21st

CAUTION: This email originated from outside the organization from email address s. 22(1) Do not click links or open this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hi Terry

Thank you for the update.

I do have some questions:

- 1) Is there a timeline or deadline for the non-conformities to be fixed by the present or future owners?
- 2) We are most concerned about the deck s.22(1) and whether it can be **restricted** from use until

I am not sure if you can answer these questions. Please let me know who to contact about these concerns.

Thanks

s. 22(1)

From: "tyee" <tyee@westvancouver.ca>
To: s. 22(1)
Sent: Monday, March 8, 2021 2:49:25 PM
Subject: RE: 1388 21st

Just to let you know, that I do have something in writing from s. 22(1) that they agree there are non-conformities that prospective buyers know about these non-conformities.

They say s. 22(1) people that visit the property that there are non-conformities/illegal work. If this is true, the illegal work.

This page intentionally left blank

This page intentionally left blank

Board of Variance. April 17, 2024.

Re: Agenda item 9. (1388 21st street).

I am s. 22(1) of this property.

The application for variance should be rejected.

The passage of time, moving away of adjacent neighbours and possible token inducements to new neighbours should not be grounds for forgiving prolonged and gross disregard for building rules, repeatedly ignoring directions and warning from city staff and inspectors.

Approval would create a dangerous precedent for future development in the Municipality.

Approval would damage the credibility and reputation of the Board of Variance.

- We understand that at time of construction the owners were fully aware of that their balcony, wall height, pool and setbacks were not permitted. At the time, city staff told neighbours that the owners were informed fully and in detail but refusing to comply with staff directions.
- Over the years, the neighbours on both sides, had repeated interactions and complaints about the owners relating to the property. We understand that Mr. Yee and the city has extensive correspondence regarding these complaints.

One immediate neighbour finally gave up and moved away.

- Other neighbours backing onto the lane behind 1388 have been inconvenienced frequently by poorly parked Tesla, Porsche, and Range Rover cars, many with "D" plates from the owners car dealing business, blocking free and safe passage in the lane.
- The house has been leased or rented for extended periods of the past years. It has been recently reoccupied, perhaps to re-establish "prime residence" CRA status anticipating a pending sale of the property?
Has a sale been agreed but subject to this variance approval?
- The Board should determine if token inducements have been offered to obtain approval letters from current neighbours. Perhaps finally agreeing to relocate a noisy HVAC which has disturbed sleep for neighbours? Anything else?

Name and address withheld by request.

This page intentionally left blank

This page intentionally left blank

Application 24-022
(6915 Marine Drive)

This page intentionally left blank

This page intentionally left blank

From: Yasaman Mohammadkhani <info@palacio.ca>
Sent: Wednesday, April 17, 2024 11:22 AM
To: BoardOfVariance
Subject: 6915 Marine Drive BOV, More Docs

CAUTION: This email originated from outside the organization from email address info@palacio.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.

[Download full resolution images](#)
[Available until May 17, 2024](#)

Hello Pascal,
I have provided some pictures and a video here for further clarification.
Please let me know should you have any questions or concerns



[Click to Download](#)

Video.mov
0 bytes

