



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

May 15, 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 May 15, 2024 Board of Variance hearing agenda be approved as circulated.

4. Adoption of Minutes

RECOMMENDATION:

THAT the April 17, 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 24-009 (4123 Burkehill Road) regarding a deck and addition with the following variance:**

- a) 8.53 m to Rear Yard Setback.

The Board of Variance considered Application 24-009 at its February 21, 2024 hearing and deferred further consideration of the Rear Yard Setback variance until such time that the applicant can provide more information regarding the construction.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	Undated	1
Redacted	February 20, 2024	2
Redacted	February 20, 2024	3
Redacted	February 20, 2024	4
Redacted	February 21, 2024	5
Redacted	February 21, 2024	6
Redacted	February 21, 2024	7
Plans Examiner II	April 23, 2024	8

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 24-009 regarding a deck and addition at 4123 Burkehill Road with a variance of:

- 8.53 m to Rear Yard Setback

BE ALLOWED pursuant to the plans dated April 18 and 23, 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 24-009 regarding a deck and addition at 4123 Burkehill Road with a variance of:

- 8.53 m to Rear Yard Setback

BE NOT ALLOWED pursuant to the plans dated April 18 and 23, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-009 (4123 Burkehill Road) to the next Board of Variance hearing.

7. **Application 24-023 (5775 Cranley Drive) regarding a power pole (accessory structure) and deck with the following variances:**

- a) 8.49 m to Front Yard Setback (power pole)
- b) 7.83 m to Rear Yard Setback (deck)
- c) 1.80 m to Accessory Building Height (power pole).

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	March 28, 2024	1
Redacted	March 31, 2024	2
Redacted	April 1, 2024	3
B. A. Blackwell and Associates	April 5, 2024	4

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 24-023 regarding a power pole (accessory structure) and deck at 5775 Cranley Drive with variances of:

- 8.49 m to Front Yard Setback (power pole)
- 7.83 m to Rear Yard Setback (deck)

- 1.80 m to Accessory Building Height (power pole)
BE ALLOWED pursuant to the plans dated April 9 and 18, 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 24-023 regarding a power pole (accessory structure) and deck at 5775 Cranley Drive with variances of:

- 8.49 m to Front Yard Setback (power pole)
 - 7.83 m to Rear Yard Setback (deck)
 - 1.80 m to Accessory Building Height (power pole)
- BE NOT ALLOWED pursuant to the plans dated April 9 and 18, 2024 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 24-023 (5775 Cranley Drive) to the next Board of Variance hearing.

8. Receipt of Oral and Written Submissions

RECOMMENDATION:

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

- Application 24-009 (4123 Burkehill Road)
 - Application 24-023 (5775 Cranley Drive)
- up to and including May 15, 2024 be received.

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

10. Next Hearing

The next Board of Variance hearing is scheduled for June 19, 2024.

11. Adjournment

RECOMMENDATION:

THAT the May 15, 2024 Board of Variance hearing be adjourned.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, APRIL 17, 2024**

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

STAFF: P. Cuk, Board Secretary; N. Karimabadi, Supervisor, Residential Plans Examiners; S. Cheema, Assistant Plans Examiner; 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.

A Board member commented.

2. Introduction

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

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

CARRIED

4. Adoption of the March 20, 2024 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on March 20, 2024.

It was Moved and Seconded:

THAT the March 20, 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 24-014 (465 Hillcrest Street)

Staff confirmed the following requested variance regarding a retaining wall:

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

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 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

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

Member Yaworsky left the hearing at 5:09 p.m. and returned to the hearing at 5:10 p.m. via electronic communication facilities.

J. Hui (465 Hillcrest Street) described the variance application for a retaining wall 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 13, 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 J. Hui:

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 24-014 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 March 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.

CARRIED

Board members commented.

7. Application 24-017 (449 Hillcrest Street)

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

- a) 6.10 m Front Yard Setback
- b) 0.29 m to Minimum Side Yard Setback
- c) 1.18 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 16, 2024	1

Staff provided permit history of the subject property.

Due to technical difficulties with the applicant's audio settings, the Chair, with consent of the Board, varied the agenda to consider Item 8 regarding Application 24-018 (3171 Travers Avenue) prior to continuing consideration of Item 7 regarding Application 24-017 (449 Hillcrest Street).

8. Application 24-018 (3171 Travers Avenue)

Staff confirmed the following requested variances regarding a deck and privacy screen:

- 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).

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 1, 2024	1
Redacted	April 17, 2024	2
Redacted	April 17, 2024	3

Staff provided permit history of the subject property.

J. Graham (Graham Sherwin Studio, representing the owner of 3171 Travers Avenue) described the variance application for a deck and privacy screen and responded to a Board member's question.

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. A member of the public requested to speak as the Board began their discussion. Staff commented and the Board allowed the resident to comment.

F. Najand (3571 Travers Avenue) spoke in opposition to the requested variances and commented regarding the height of the deck, privacy, and the need to adhere to bylaws.

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 March 19, 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 J. Graham and F. Najand:

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 24-018 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.

CARRIED

7. Application 24-017 (449 Hillcrest Street)

Following resolution of technical difficulties with the applicant’s audio settings, the Board continued consideration of Item 7 regarding Application 24-017 (449 Hillcrest Street).

M. Majidnejadi (Marble Construction, representing the owner of 449 Hillcrest Street) described the variance application for a power pole (accessory structure). M. Majidnejadi and staff 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 March 14, 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 M. Majidnejadi:

It was Moved and Seconded:

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.

CARRIED

8. Application 24-018 (3171 Travers Avenue)

This item was considered immediately prior to Item 7 regarding Application 24-017 (449 Hillcrest Street).

9. Application 24-019 (1388 21st Street)

Staff confirmed the following requested variances regarding a deck and retaining wall:

- 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.

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

Written submissions received:

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
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Staff provided permit history of the subject property.

A. Sabounchi (1388 21st Street) described the variance application for a deck and 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 March 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 A. Sabounchi:

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

- 0.76 m 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.

CARRIED

10. Application 24-020 (2141 Jefferson Avenue)

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

- 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.

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.

M. Talebian (2141 Jefferson Avenue) described the variance application for a power pole (accessory structure) 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 March 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 M. Talebian:

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 24-020 regarding a power pole (accessory structure) at 2141 Jefferson Avenue with variances of:

- 6.60 m to Front Yard Setback
- 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.

CARRIED

11. Application 24-021 (1436 Jefferson Avenue)

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

- 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.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
K. Kheradmandnia	April 15, 2024	1
K. Kheradmandnia	April 15, 2024	2

Staff provided permit history of the subject property.

K. Kheradmandnia (Arvand Consulting Engineering Corporation, representing the owner of 1436 Jefferson Avenue) described the variance application for a power pole (accessory structure) and responded to a Board member's question.

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.

Member Abri declared a conflict of interest (as she knows the presenter) and recused herself from the hearing at 6:07 p.m.

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 March 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 K. Kheradmandnia:

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 24-021 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.

CARRIED

Member Abri absent at the vote

12. Application 24-022 (6915 Marine Drive)

Staff confirmed the following requested variances regarding a deck:

- 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).

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Name not provided	April 17, 2024	1

Staff provided permit history of the subject property.

A. Foroughi (6915 Marine Drive) and Y. Mohammadkhani (Palacio Construction) described the variance application for a deck. A. Foroughi, Y. Mohammadkhani and staff responded to Board members’ questions.

Member and Abri returned to the hearing at 6:12 p.m. via electronic communication facilities.

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 March 20, 2024, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of A. Foroughi and Y. Mohammadkhani:

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 24-022 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.

CARRIED

13. 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 24-014 (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.

CARRIED

14. Public Question Period

There were no questions.

15. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for May 15, 2024 at 5 p.m.

16. Adjournment

It was Moved and Seconded:

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

CARRIED

The Board of Variance hearing adjourned at 6:19 p.m.

Certified Correct:

L. Radage, Chair

P. Cuk, Secretary

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

NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **4123 Burkehill Road**

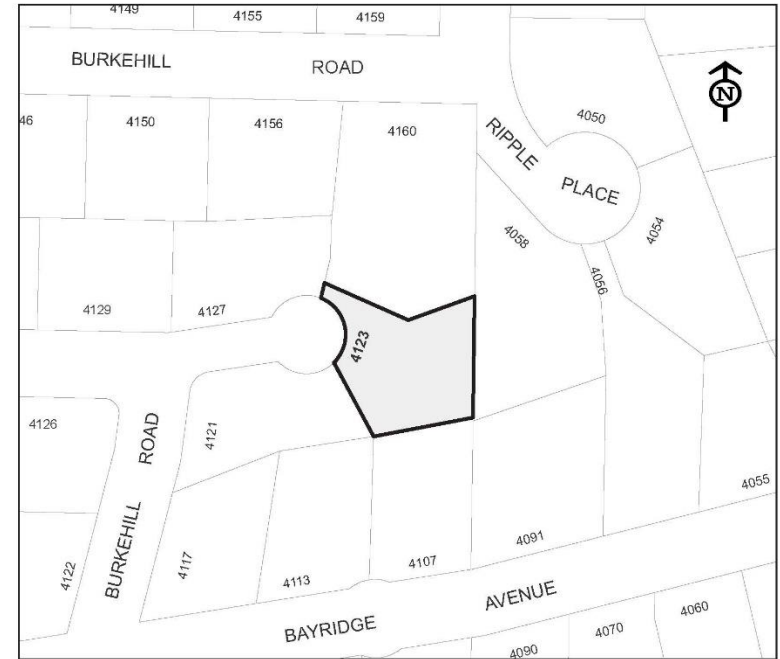
A Board of Variance hearing will be held on:

Wednesday, May 15, 2024

at 5 p.m. via electronic communication facilities

**The following variance for a deck and addition
 at 4123 Burkehill Road will be considered:**

	Bylaw Requirement	Proposed	Variance
Rear Yard Setback	9.10 m	0.57 m	8.53 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 May 15, 2024 to ensure their availability to the Board for the hearing.

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

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

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

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Board of Variance Application Form

Subject Property *(please print clearly)*

Address: 4123 Burkehill Rd, West Vancouver, BC V7V 3M3

Applicant *(please print clearly)*

Name(s): Peter Huang Phone #: _____

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

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

Mailing Address: [Redacted] 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).
- \$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.

[Redacted] s. 22(1)

Jan 20, 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: _____

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Jan 17th, 2024

File: BP117671

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

Dear Sir/Madam

**Re: 4123 BURKEHILL ROAD – WEST VANCOUVER
BUILDING PERMIT APPLICATION – RS3 ZONE**

I am the architectural designer to undertake the building permit application at the above referenced address. The owner authorized me to make an application to the Board of Variance for relaxation of the Zoning Bylaw.

The owner, [REDACTED s. 22(1)] bought the house at the above referenced address in [REDACTED s. 22(1)]. As the house was in a very old condition, [REDACTED s. 22(1)] decided to renovate the house. Before I was hired for this project, construction was in process already. The proposed renovation includes:

1. garage extension
2. interior layout change
3. exterior cladding upgrade and replacement

After I submitted the Building Permit application, I was informed by the Permits & Inspections Department there are three variances need to apply to Board of Variance as below:

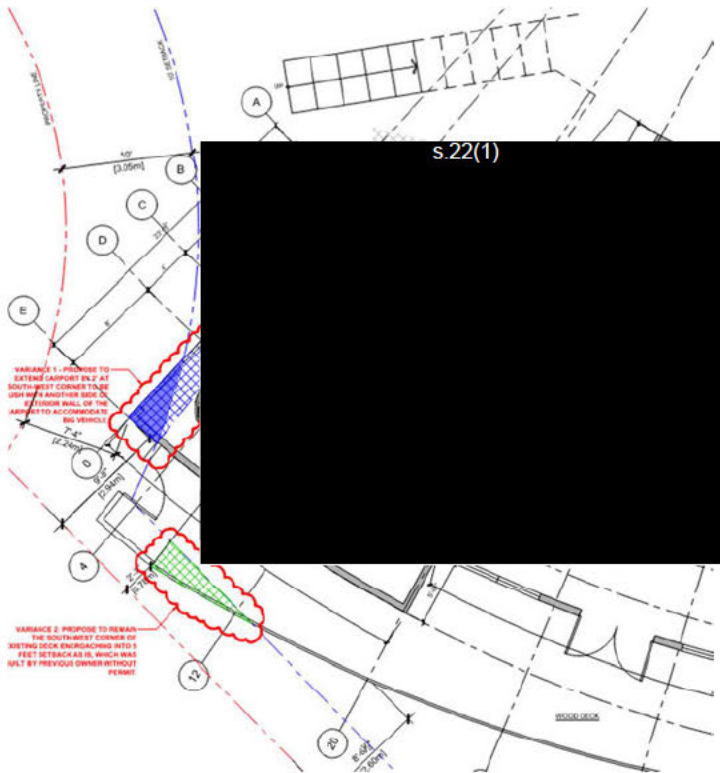
1. **Variance 1** - propose to extend carport by 2' at south-west corner to be flush with another side of exterior wall of the carport to accommodate big vehicle. This construction has already been completed.

In the current bylaw, the required front yard setback is 9.1m. However, when the house was built the current front yard was considered a side yard. The setback required was only 10' (3m) by then. (refer to the below record of the City). The proposed setback is 2.3m, the variance is only 0.7m based on the original bylaw when the house was built.

The reason the owner has to extend the south part of garage to line up with the north part of garage is the garage is curved shape and it is too short to accommodate the owner's [REDACTED s. 22(1)]. It is hard to cut the corner within 10' (3m) setback out of the extension. Otherwise, the garage door doesn't work.



Blue highlighted was the original setback required.



Blue hatched area is proposed 2' extension of the south part of the garage.



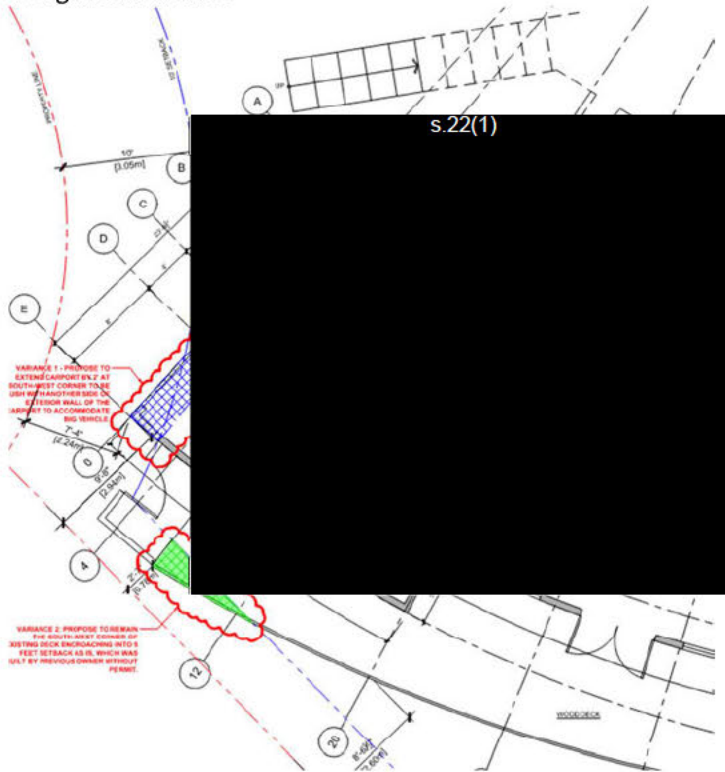
Before



Now (Garage extension has been constructed)

2. **Variance 2** – The existing deck setback from the SW property line is **0.8m**, which encroached into 5' (1.52m) setback required, the variance is **0.72m**.

This variance is the existing condition when the current owner bought this house. It was built by one of the previous owners. The current owner has no idea about the variance at all. It has been there for many years. It is unfair to require the current owner to demolish the deck which has been existing for many years. The viewing deck is the most valuable part when the current owner bought this house.



The green hatched deck area is an existing deck in setback built by previous owner after 1978.



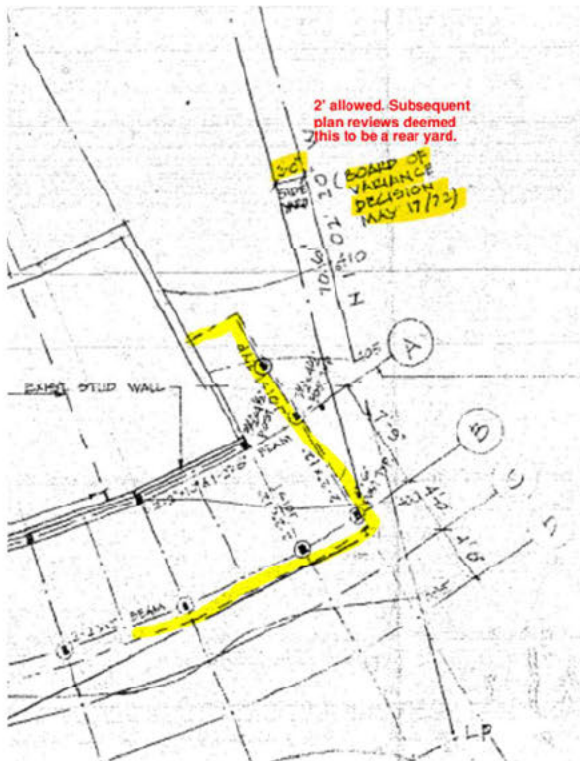
Existing deck condition when the current owner bought this house.

- Variance 3** – The existing deck SE corner setback from the SE property line is 0.57m, which is within 30' (9.1m) setback required by the current bylaw. However, in the record of Aug 1977 and Mar 1978, it shows the setback permitted was 2' (0.6m) for deck and 5' (1.5m) for building by then.

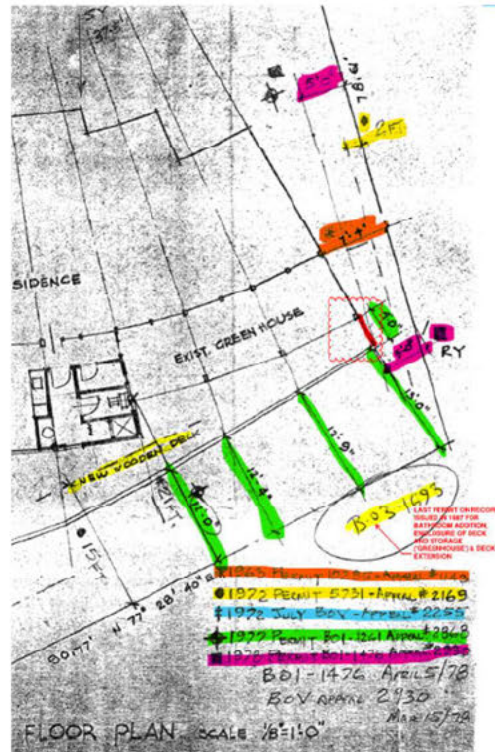
The existing east corner of addition is within 5' (1.5m) setback. We proposed to remain this corner as is because it is already part of the building, and it is integrated into the structure of main building. It is hard to cut this corner out only.

The above variances are not built or proposed by the current owner, all of them are the existing condition when the current owner bought the house. The current owner didn't propose any addition at the SE corner. On the contrary the current owner has demolished the addition on the deck at SE corner as per the request of the City.

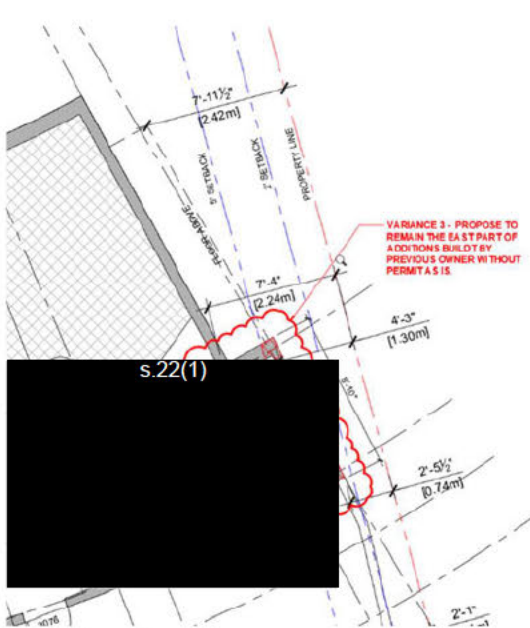
As I said previously, it is unfair to require the current owner to demolish the existing variance constructed by previous owner further. It is part of the value why the current owner decided to purchase this house.



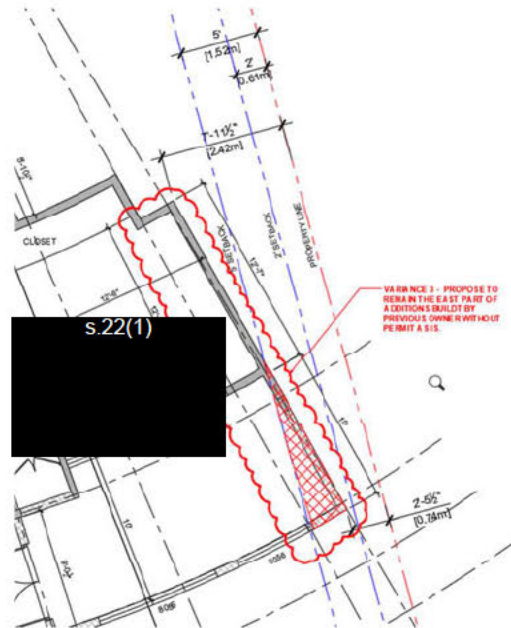
2' deck setback permitted in 1977



5' building setback permitted in 1978



Lower Level

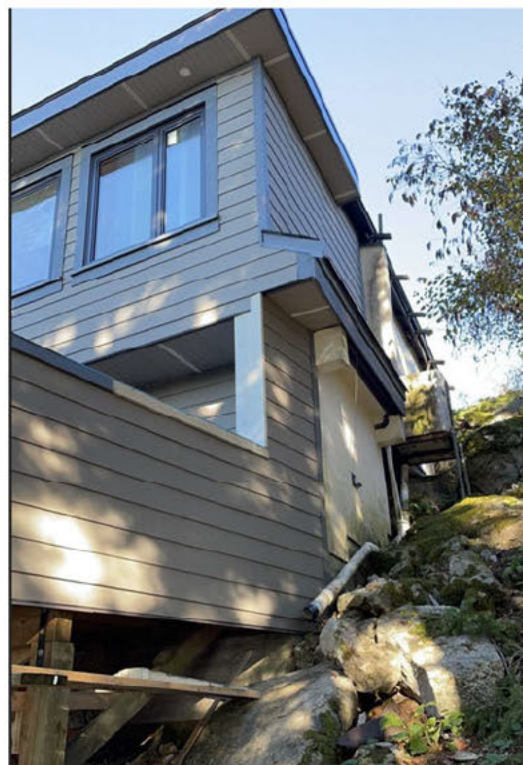


Upper Level

The existing east corner within 1.5m setback when the current owner bought this house.



Addition on deck built by previous owner.



Addition on deck demolished by the current owner.

s. 22(1)

Prepared By: Peter Huang

Signature:

Date: Jan-20, 20

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

January 17, 2024

File: **BP117671**

s. 22(1)

Dear Sir/Madam

**RE: 4123 BURKEHILL ROAD - 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 deck and additions built without a permit will not comply with the Zoning Bylaw because it does not maintain the required front, side, and rear yard setbacks.

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

	Bylaw	Proposed	Variance
Front Yard Setback for Addition	9.1 m	2.3 m	6.8 m

- The Zoning Bylaw, Section 203.08 requires a rear yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Rear Yard Setback for Addition and Deck	9.1 m	0.57 m	8.53 m

- The Zoning Bylaw, Section 203.09(1)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Deck	1.52 m	0.8 m	0.72 m

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

There have been 5 previous Board of Variance approvals between 1962 -1978:

- 1) Jan 1963 (Appeal #1143) for 21.0' to rear yard setback (South)
- 2) May 1972 (Appeal #2169) for 2.0' to side yard setback (East) and 15.0' to rear yard setback (South). After this approval, the interpretation of the yards changed: the East side of the lot was determined to be the rear yard while the South was determined to be a side yard.
- 3) Jul 1972 (Appeal #2215) for 10.0' to front yard setback
- 4) Aug 1977 (Appeal #2868) for 12.2' to front yard setback, 5.66' side yard setback (West) and 5.0' rear yard setback
- 5) Mar 1978 (Appeal #2930) for 12.2' to front yard setback, 5.66' side yard setback (West) and 5.0' rear yard setback

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 **Wednesday 24th January 2024**. The next Board of Variance Hearing is scheduled for **Wednesday 21st February 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.

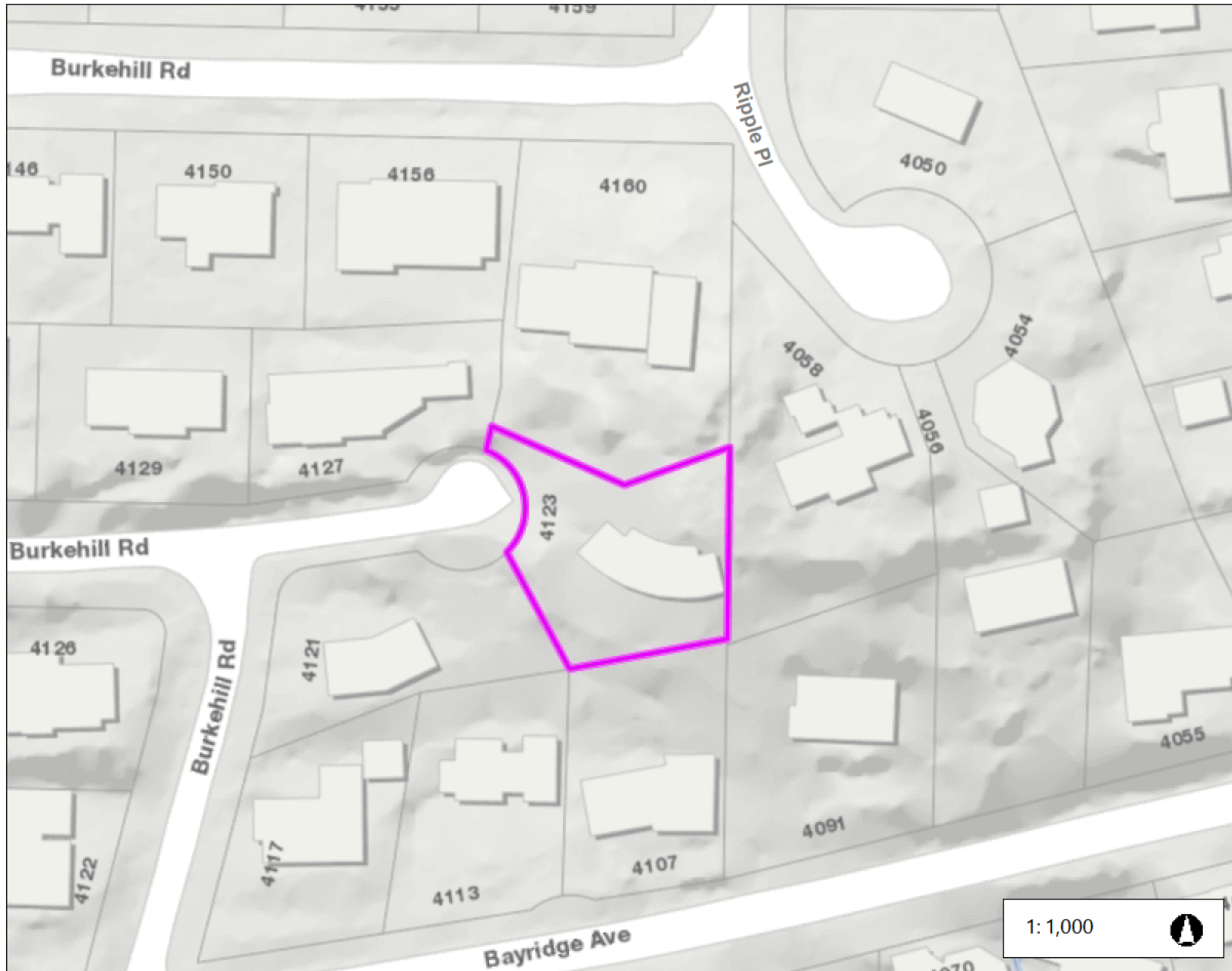
Thank you.

s. 22(1)

Nicole Colby
Plans examiner II
ncolby@westvancouver.ca

Enclosure

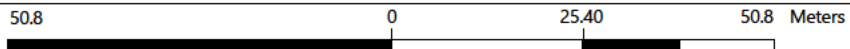
cc: Secretary, Board of Variance



Legend

Notes

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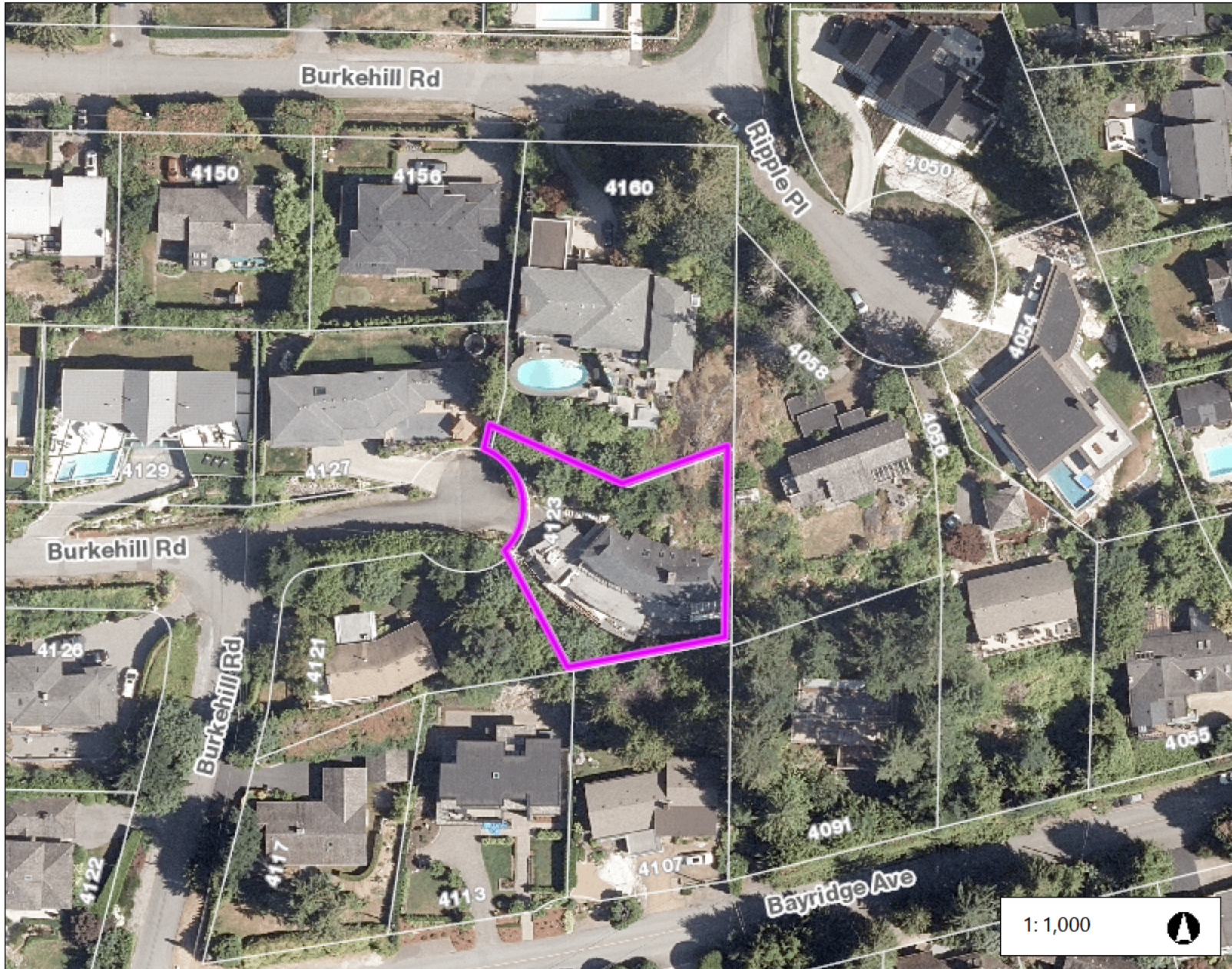
WGS_1984_UTM_Zone_10N
District of West Vancouver

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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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

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Re: Variance Application 4123 Burkehill Road and Board of Variance Hearing Feb 21, 2024

I am writing to respond to the application for variance in relation to 4123 Burkehill Road. The applicant claims to be asking for variances of setbacks in relation to new additions and new deck. Please note that the applicant has already built his new additions and deck without obtaining legal permissions first (Jan 17, 2024 letter from the Permits & Inspections Department; "The plans submitted with your application for a building permit at the above referenced address show that the deck and additions built without a permit will not comply with the Zoning Bylaw....").

I am [REDACTED] s. 22(1)

I do not have an unredacted version of the application and so please accept that my submissions have this limitation. I apologize if gaps in the materials I have seen, are filled by materials actually submitted to the Board and not made available to the public.

I oppose the application for the following reasons.

1. This request is for a major variance, not minor, and it is meant to accommodate inappropriate development of the site.

First, I want to point out that the drawings and images filed in support of the application appear to be inaccurate and misleading. The documents that I have been able to see suggest that the author of the application, Mr. Huang, "architectural designer", does not provide legible drawings or actual certified surveys. He makes a number of claims about the original structure that I respectfully have difficulty accepting, and his documents are inadequate to support his assertions or to allow others to fairly question or test his assertions. Because of the inadequacy of his supporting materials, I respectfully request that his submissions should not be accepted as accurate.

Some of the applicant's documents within 24-009 seem designed to suggest that the home is still significantly set back from neighbouring properties but this is untrue. The structures are built much closer to property lines.

Also, these are not old buildings that just happened to be modestly renovated with new siding.

By his own admission Mr. Huang was hired after the current owner already began the new construction. The deck and additions were apparently built without permits. If the new building was already largely complete before he was hired, Mr. Huang has no first hand knowledge of the original structure.

As [REDACTED] s. 22(1), the renovation appears to have been a major rebuild and extension towards the neighbouring properties, not

simply new exterior cladding and replacement as suggested by Mr. Huang in the application. It appears that the scale of the additions and deck are much larger than the prior footprint of the home. The application appears to deliberately downplay this larger footprint by suggesting it simply involved replacement of exterior cladding, garage extension and interior layout change. I do not accept this characterization as accurate and ask that the Board not do so.

I also do not accept the suggestion in the application that the current owner has "demolished" the "addition on deck". For example, the photo attached on the bottom left of the signature page of the application, above the date Jan-20, 20, is what the building looks like now except the photo is misleading in that it does not show how much the deck extends to the south. It has not been demolished contrary to the photo description "Addition on deck demolished by current owner". That photo also shows the open drain pipe pointing towards the properties to the south east.

Therefore, I suggest it is a major flaw of the application that the applicant has failed to submit any certified survey of the buildings and deck by a qualified surveyor, despite the fact that they are already built. Based on my own observations I suspect that the size of the building has been expanded significantly and due to the building's proximity to property lines, that the setback variations they seek might not even be enough to accommodate the actual footprint that the applicant has gone ahead and built without approvals. I also wonder if the new floor area ratios exceed the zoning limits (bylaw #5192, section 203.06). Because of the lack of accurate verifiable measurements, it is impossible to know from the application.

Regardless of the arguments by the applicant that the rebuild is part of an older building, in my respectful submission this application ought not to be allowed because the applicant has failed to meet the burden on it to show this is a minor variation.

Even if we were to presume that the setback variances the applicant seeks are sufficient and accurate to accommodate their actual new build (which is not accepted given the lack of supportive documentation with verified measurements and survey), these are major variations, not minor. For example, the applicant seeks to reduce the front setback by 75%; the rear setback by 94%; and the side yard setback by 47%. This cannot be fairly considered to be a minor variation, it is a major variation. It is allowing this property owner to build a home that has an extremely large footprint very close to the property lines, reducing the setbacks in a major way.

It is also no answer that incremental reductions in setbacks have been permitted in the past. It is the total sum of all of the reductions in setbacks that should be considered.

It is important to point out that there are not simply empty lots or public roads affected by the reduction in setbacks. Rather there are neighbours who live in their own residential properties who are directly affected. This leads to my next point.

2. The applicant's building adversely affects the natural environment and substantially affect the use and enjoyment of neighbouring land.

The deck and additions to the building are not modest. The elevation of the applicant's property is at a higher level than the neighbours to the south, and so the impact of building so close to property lines creates an overbearing presence hanging above the neighbours' properties.

Water comes off the new additions and open drainage points to the neighbours' properties. The additions and deck should not be creating this nuisance, leading to potential erosion and flooding problems on neighbours' properties. If setbacks were observed the water could be absorbed into the applicant's own property.

Also, garbage from the new expanded residence drops onto the properties to the south and southeast. [REDACTED] s. 22(1)

Further, the closeness of the applicant's new additions to neighbours' property lines diminishes the privacy of the neighbours' properties. Now the applicant's expanded property has expanded view sightlines into the neighbours' properties. There is also less of a noise barrier than with other homes that obey the setback requirements.

For these reasons, it is my submission that the proposed reduced setbacks would allow for a building that substantially and negatively affects neighbours.

3. Permitting the variance would defeat the intent of the bylaw.

I presume the intent of having a bylaw with setbacks is multifold, including to provide for fire gap protection, proper water drainage on one's own property, privacy between single-family detached houses, and an aesthetically pleasing neighbourhood. All of these purposes are defeated by these additions that were built in non-conformance with the setbacks.

4. No hardship to applicant will occur if the variance is refused.

The applicant did not make a minor mistake that would cost the rest of the neighbourhood nothing to forgive. Rather, the applicant chose to build while ignoring building bylaws and setbacks, simply hoping to get away with it. The practice of "build what I want now, ask for forgiveness later" should not be encouraged by the Board. Any hardship is not a result of the bylaw being applied, it is simply the risk the applicant took knowingly and without regard to neighbours.

It is also odd that the owner claims hardship without disclosing the actual square footage of the home, including before and after the additions and expansions. The Board ought not to simply assume that reducing square footage to comply with setback

requirements is a hardship. A larger deck and additions to the home presumably increase the market value of the home, but given the proximity to the neighbours' own properties probably at the cost of the market value of neighbours' homes. Depriving the owner of a variance approval that would allow the applicant to sell the home for more money than what was paid for it does not equate to hardship.

Further, I do not accept that any relief should be given if the applicant purchased the property when it was already non-compliant and, or, did not know this. The applicant had the same means as any other buyer to check whether the home was compliant and if the applicant was misled, the remedy is against the seller of the home. Further, the applicant could have let sleeping dogs lie and not decided to build a bigger, more non-compliant home while being wilfully blind to building bylaws.

In conclusion, the application for variance is not to approve the prior home, it is to approve a variance for the newly built additions and deck, work that was undertaken by the applicant wilfully blind to legal restrictions.

If this application is approved, it shifts the burden of all the problems of the expanded non-compliant home on to the neighbours. It causes hardship to the neighbours.

Balancing all of the factors relevant to the Board, I respectfully submit that the applicant has not met the burden of showing that the variances are minor, nor has the applicant provided evidence that they would incur hardship without the variances.

Respectfully,

s. 22(1)

West Vancouver, s. 22(1)

From: s. 22(1)
Sent: Tuesday, February 20, 2024 6:35 PM
To: BoardOfVariance
Subject: 4123 Burkehill Rd
Attachments: Letter.pdf

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.

s. 22(1) attached a document



s. 22(1) has attached the following document:

Letter

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because s. 22(1) shared a document with you from Google Docs.



s. 22(1)

West Vancouver, s. 22(1)

s. 22(1)

20th February 2024

Board of Variance

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

To whom this may concern,,

I am s. 22(1) of 4123 Burkehill Rd for which a variance hearing is scheduled on Feb 21, 2024. I understand that the variance is to allow a small extension to a corner of the garage. The owners have good intentions as they have removed a bedroom to comply with the existing regulation and have no plans to extend the front yard, backyard or deck. I support the renovations.

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 20, 2024 6:37 PM
To: BoardOfVariance
Subject: 4123 Burkehill Rd
Attachments: Letter.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.

[REDACTED] s. 22(1) attached a document

 [REDACTED] s. 22(1) has attached the following document:

 Letter

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because [REDACTED] s. 22(1) shared a document with you from Google Docs.



s. 22(1)

West Vancouver, s. 22(1)

s. 22(1)

20th February 2024

Board of Variance

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

To whom this may concern,,

I am s. 22(1) of 4123 Burkehill Rd for which a variance hearing is scheduled on Feb 21, 2024. I understand that the variance is to allow a small extension to a corner of the garage. The owners have good intentions as they have removed a bedroom to comply with the existing regulation and have no plans to extend the front yard, backyard or deck. I support the renovations.

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, February 20, 2024 9:17 PM
To: BoardOfVariance
Subject: Rejection of Variance Permit-4123 Burkehill Road
Attachments: Board of Variance_from_[REDACTED] s.22(1).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.

Dear Board of Variance,

Please see attachment for my response to this matter as the [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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

February 20, 2024

Re: Variance Application 24-009 – 4123 Burkehill Road

Dear District of West Vancouver Board of Variance,

Please accept this letter as my notice of disagreement with the variance Application No. 24-009 submitted by the owners of 4123 Burkehill Road. I, [REDACTED] s. 22(1) [REDACTED] West Vancouver, BC, and am [REDACTED] s. 22(1) [REDACTED] the Variance Applicant (VA).

[REDACTED] s.22(1) [REDACTED] the unpermitted and illegal deck construction work that the VA has been performing over the last year. The VA has been a [REDACTED] s.22(1) [REDACTED] with no consideration for the District's laws or for their [REDACTED] s. 22(1) [REDACTED]. As you are likely aware, the VA has been partaking in the following activities:

- Unlawful construction without the required permit.
 - o The VA has not obtained the required permit from the District in order to conduct the construction lawfully; the VA has a clear disregard for the law and does not care about permits and bylaws that must be adhered to and are supposed to be enforced by the District of West Vancouver.
 - o The VA is performing the illegal deck construction work exclusively on Saturday and Sunday afternoons, as a clear effort to ensure that the District's Bylaw Officer is not aware of the illegal construction and does not interfere, as the Officer is off work on weekends.
 - o According to our records and available videos, we have evidentiary proof that the existing deck was built by the VA, despite their claims in the variance application, in which the VA blames the previous owners in an effort to avoid responsibility for an illegally- and improperly-constructed deck.
- Illegal dumping and littering.
 - o The VA consistently dumps construction waste (tape and packaging, large rocks, wood scraps, empty paint cans, and rusted metal hardware) down the slope, [REDACTED] s.22(1) [REDACTED]. This is not only unsightly, but is a danger [REDACTED] s.22(1) [REDACTED], and the environment. Rocks that have fallen from the construction site [REDACTED] s.22(1) [REDACTED] shown in Figure 1. [REDACTED] s. 22(1) [REDACTED] is shown as the yellow survey rope.
- Insufficient structural measures and faulty design.
 - o The shoddy construction work is very evident via even a brief visual inspection of the deck. The deck is very clearly not provided with sufficient footings or

foundations, and the structural supports are visibly not secure or sufficient for the vertical and lateral supports required for the size of this illegal deck. The insufficient footings and supports are shown in **Figure 2.** [REDACTED] s. 22(1) is shown as the yellow survey rope.

- It is very evident that a structural engineer was not engaged to design and sign off on this work. The work is not professionally designed and is being constructed in a hasty, careless, and negligent manner.
- In the event of even minor soil erosion at the footings, the deck will collapse, causing an enormous amount of debris and construction materials to roll down the slope, [REDACTED] s. 22(1) potentially causing injury or [REDACTED] s. 22(1).
- Insufficient setback from [REDACTED] s. 22(1).
 - The proposed variance provides almost no space between the illegal deck and [REDACTED] s. 22(1)). In the event of a fire or combustion of this illegal deck, the flames will easily and quickly spread to [REDACTED] s. 22(1), and will in turn have a higher risk of spreading to [REDACTED] s. 22(1) due to the proximity of both houses.



Figure 1: Fallen Rock Debris



Figure 2: Insufficient Footings and Supports

As you are likely aware, I would also like to point out that five previous variances have been approved for 4123 Burkehill Road, which indicates constant non-conformities and a disregard for building and construction bylaws.

As a result of the circumstances, illegality of construction, and history of non-conformance, I formally request that the Board of Variance rejects variance application 24-009 in its entirety.

Additionally, I strongly request that City Hall takes decisive action to rectify the unauthorized construction and deck extension, ensuring that the safety and stability of the neighbourhood is maintained.

Thank you for your attention to this matter.

Regards,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Wednesday, February 21, 2024 12:05 AM
To: BoardOfVariance
Subject: support for the renovation plan at 4123 Burkehill Rd

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 Board of Variance,

I hope this email finds you well. I am writing to express my support for the renovation plan proposed for the property located at 4123 Burkehill Road.

[REDACTED] s. 22(1) the notice regarding the Board of Variance hearing for this property, and upon reviewing the details of the renovation plan, I am in full agreement with it.

I believe that the proposed renovations will enhance the property while positively preserving its surrounding area. Therefore, I sincerely hope that the Board of Variance will approve the renovation plan.

Thank you for your attention to this matter, and please do not hesitate to contact me if you require any further information.

Best regards,

[REDACTED] s. 22(1)

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From: [REDACTED] s. 22(1)
Sent: Wednesday, February 21, 2024 7:51 AM
To: BoardOfVariance
Cc: [REDACTED] s. 22(1)
Subject: Re: Variance Application 24-009 – 4123 Burkehill Road
Attachments: Board of Variance-Final 3.docx

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 Board of Variance of West Vancouver

Please find attached our submission regarding Re: Variance Application 24-009 – 4123 Burkehill Road.

As this has altered [REDACTED] s. 22(1), we will drop off our letter and will attend the hearing in person. This can not go on any worse and it must be stopped ASAP.

Best regards

[REDACTED] s. 22(1)

Vancouver, BC, [REDACTED] s. 22(1) Canada

[REDACTED] s. 22(1)



CONFIDENTIAL COMMUNICATION: This email message and any attachment may contain privileged and confidential information intended only for the use of the individual or entity to which the email is addressed. If the reader of this message is not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, that person is hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify us as soon as possible by telephone (collect calls will be accepted). Thank you for your cooperation and assistance.



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

Re: Variance Application 24-009 – 4123 Burkehill Road

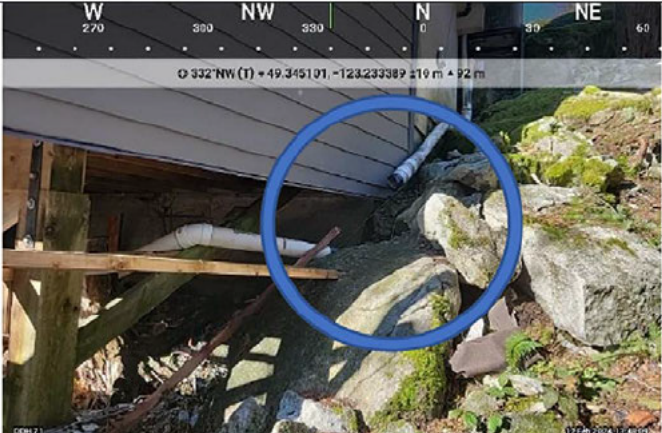
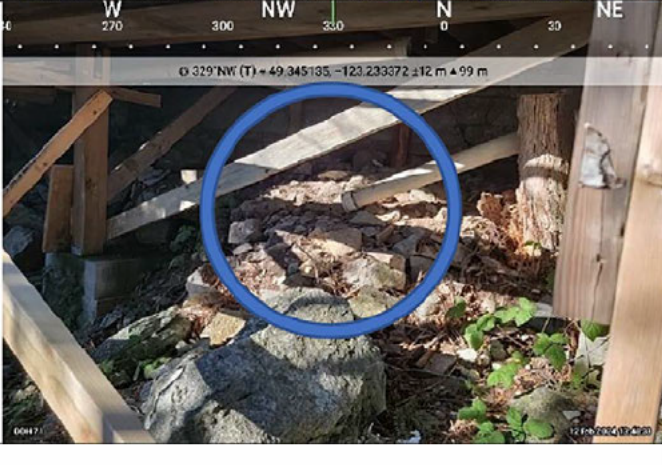
Dear Board of Variance,

I am writing to express grave concerns regarding Variance Application No. 24-009 submitted by the owners of 4123 Burkehill Road. We [REDACTED] s. 22(1) residents of [REDACTED] s. 22(1), West Vancouver, BC, and [REDACTED] s. 22(1) to the variance applicant ("VA" or "Neighbour"), [REDACTED] s.22(1) impacted by the proposed variances. We wish to formally object to the application, believing that granting them would pose significant risks [REDACTED] s.22(1), the surrounding environment, and result in unnecessary and avoidable privacy issues, as well as other irreparable damages that decrease our residence's market value.

Five previous variances have been approved for the 4123 Burkehill Road property between 1962-1978, indicating a history of non-conformity. Currently, the VA is seeking variances for the borders of their house, particularly the east and south sides, which directly [REDACTED] s. 22(1). The proposed variances include a 6.80m front yard setback, an 8.53m rear yard setback, and a 0.72m minimum side yard setback.

There is no benefit in keeping this balcony and extra additions. **The bylaw officer and the permitting officer had been notified of the illegal building and the impact [REDACTED] s. 22(1), but the owner chose to continue the illegal additions despite all. There are technical issues with these additions, in addition to defying all the subdivision norms.**

A major concern is the slope stability, now at risk due to the extra weight of the Neighbour's structures, coupled with the center of gravity on the slope (Please refer to the schematic drawing below). Furthermore, the ever-increasing large surface area of the Neighbour's house and balconies act as a large pan that collects and conducts the water flow [REDACTED] s. 22(1). The water overflowing [REDACTED] s. 22(1) has already damaged the west side [REDACTED] s. 22(1) and center of [REDACTED] s. 22(1). The bylaw officer, the Neighbour, and their friend who lives across from them (Neighbour) have seen the corrosion caused by the overflow. If the water collecting surface area is decreased and the water drained [REDACTED] s. 22(1) is controlled, further damage will be alleviated. The bylaw officer must have recorded the events. This inappropriate development has already adversely affected the natural environment of [REDACTED] s. 22(1), and the Neighbour has now directed the flow to the [REDACTED] s. 22(1). Moving the drainage overflowing [REDACTED] s. 22(1) [REDACTED] s. 22(1) only destabilizes the slope and poses a threat to the neighbourhood. Removing the balcony decreases the area that collects rainfall precipitation, allowing the water a better chance to penetrate the ground.

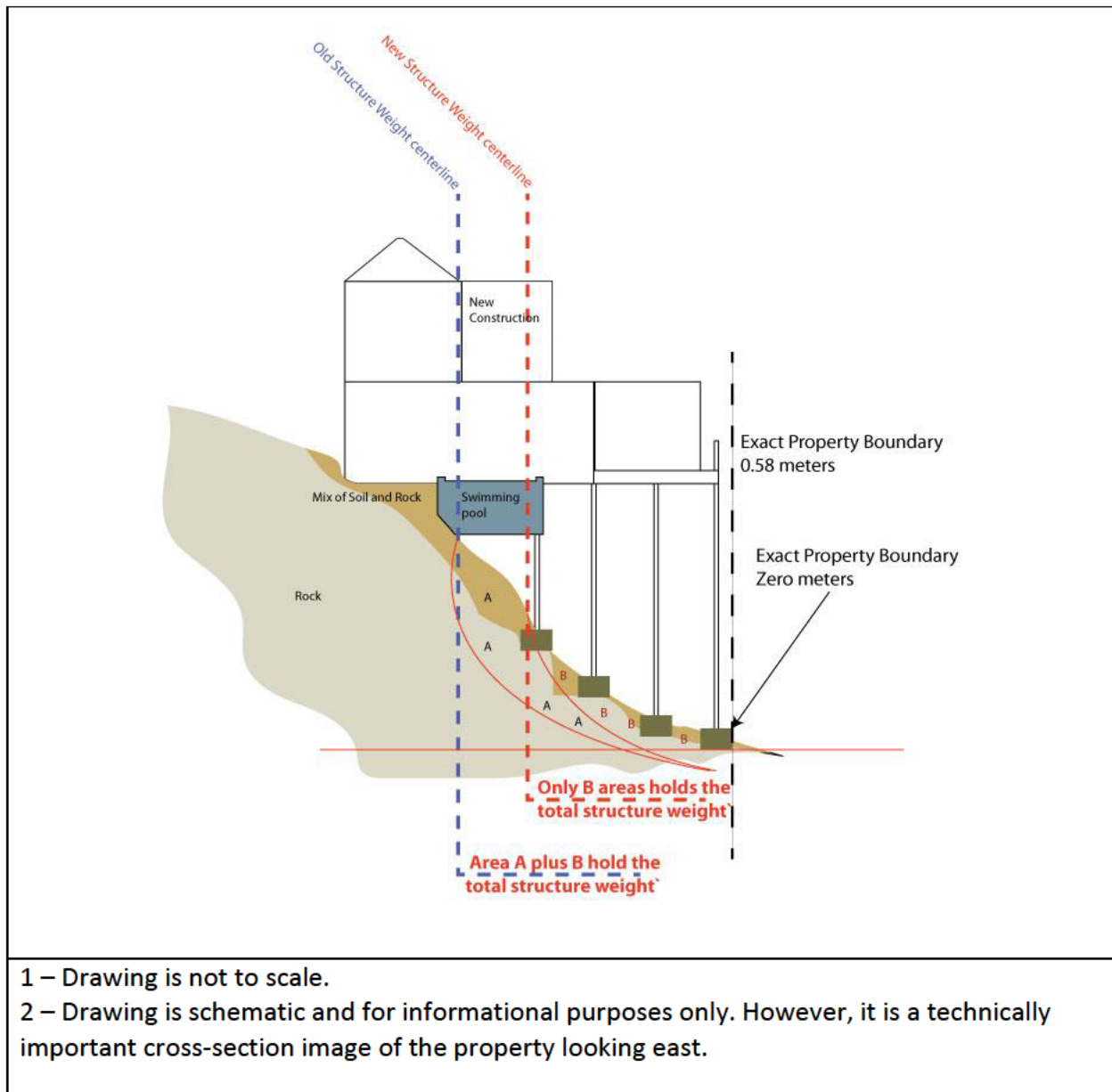
<p>The drains are collecting immense volume of water <u>overflowing</u> s. 22(1) s. 22(1) from only this PVC pipe.</p>	
<p>This pipe is the same pipe in the previous photo to show that it does not properly delivers the water.</p>	

Boundary Limits and Several Reckless Expansions:

The Burkehill balcony is now as close as s. 22(1) and possibly overhanging its east neighbour. It is the result of several inappropriate developments, without consideration for neighbours' safety and well-being. The Neighbour's windows now open s. 22(1) with less than one meter of distance, not in compliance with the code. This greatly s. 22(1) s. 22(1). They have a complete view into s. 22(1).

Furthermore, it poses a great fire hazard risk s. 22(1). In the event of a fire, the open windows will expose s. 22(1). The minuscule distance is too close for comfort. The city should not have allowed this variance to be brought up to this level, and all variances should be set back.

This extension has impacted s. 22(1) is now under the balcony.
 We can no longer s. 22(1)





The Neighbour has no respect for the law, the neighbourhood, and s. 22(1). The city was informed that this Neighbour throws toxic material, enormous broken glass, and garbage s. 22(1). They were supposedly stopped and instructed to clean the area and use garbage bins. However, as soon as the city bylaw officer left, the whole area turned into a dumpster again. Dangerous material and toxic garbage are all over s. 22(1), posing a danger to s. 22(1) the neighbourhood. On one occasion, s. 22(1), and the chemicals have already contaminated the soil.

Code of Conduct and Being a Good Neighbour Posing Harm:

To list a few of the Neighbour's lack of code of conduct:

- The Neighbour resumed dumping garbage [REDACTED] s. 22(1), following the relief from the ban imposed by the bylaw. This has been reported to the city on many occasions.
- Unlawful construction without permits. The Neighbour must have been aware that they were building illegally because construction activities were conducted on Saturday and Sunday afternoons, so the city bylaw officer won't stop them.
- Lack of attention to the well-being and safety of the neighbours and their own.
- Intrusion [REDACTED] s. 22(1) and devaluation [REDACTED] s. 22(1) for their financial gain and extra comfort at the expense of [REDACTED] s. 22(1).
- According to our records and available videos, we have proof that this balcony was built by this very Neighbour despite their statement in the variance application, blaming the previous owners.

<p>The backyard is littered with toxic chemicals and dangerous construction materials. Photo shows broken glass [REDACTED] s. 22(1).</p>	
<p>The orange paint is [REDACTED] s. 22(1) survey pin. City cartoonish maps are not showing the exact picture of the properties.</p>	

This demonstrates the Neighbour's character and their lack of respect for the law and engineering of the house. There is little to no confidence in the engineering of this balcony, motivated by financial gain. This balcony and perhaps extra structures must be removed.

The affixed maps to this application are shameful presentations to hide the truth. The city should never have accepted these maps for this application.

We would like to emphasize that we have the right to build our house in the future, and the city cannot take away any of our rights when we apply for permits just because the house in the [REDACTED] s. 22(1) .

Trees:

The contaminated and toxic soil caused by construction material spread over [REDACTED] s. 22(1) , has killed some of trees and some are about to die [REDACTED] s.22(1) . This has been brought to us in the past year or so. We are considering the proper approach to this matter.

Furthermore, the unauthorized expansion of the deck, coupled with the lack of inspection for water runoff, has not only caused irreversible damage to [REDACTED] s. 22(1) but has also raised concerns about the safety and stability of the entire area. The construction of the deck without a permit, and its several subsequent extensions overtime, not only demonstrates a disregard for local regulations but also poses serious risks to the surrounding environment and properties.

We have attempted to address these issues with the owners of 4123 Burkehill Road, providing them with videos and photos showcasing the adverse impact of their actions. Additionally, we have lodged complaints with City Hall, bringing attention to the unauthorized and detrimental activities taking place on their property. We have been assured by the city inspector that this balcony will be removed.

In light of these compelling circumstances, I urge the Board of Variance to reject variance application 24-009 in its entirety. The actions taken by the [REDACTED] s.22(1) property owners have not only violated local regulations but have also caused irreparable harm to [REDACTED] s.22(1) the surrounding environment.

Furthermore, I implore City Hall to take decisive action to rectify the unauthorized construction and extension of the deck, ensuring that the safety and stability of the entire area are upheld.

Thank you for your attention to this matter. I trust that the Board of Variance and City Hall will take the necessary steps to address these pressing concerns and safeguard the well-being of our community.

Sincerely,

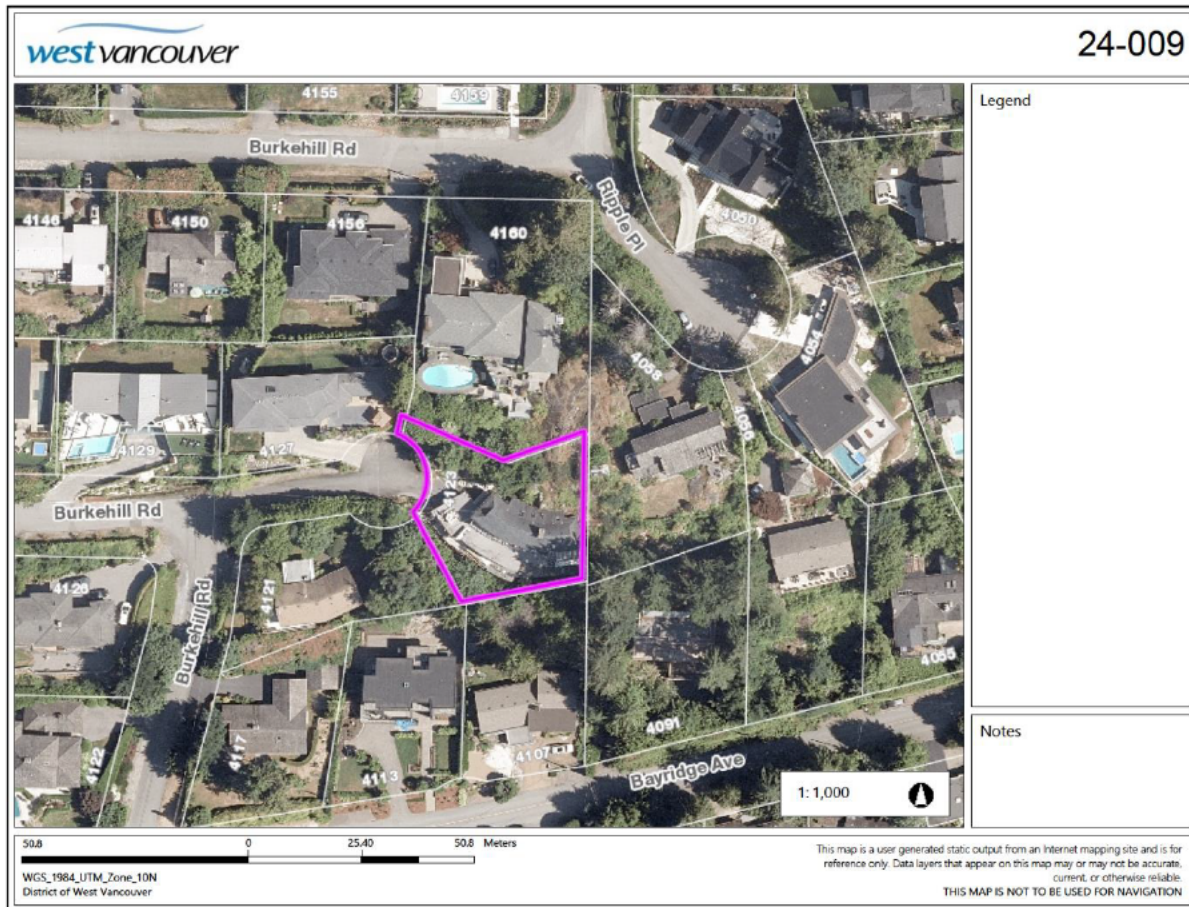
[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

Appendix A : Photos (more photos and videos are available upon request)



This image just shows where the applicant address is located. The rest of the images throughout the application are deceiving and do not show the actual structures. **Anyhow even visually one can tell that the applicant's house ratio to the land is greater than anyone in the area. This house is certainly over the that is permitted under conventional subdivision.**

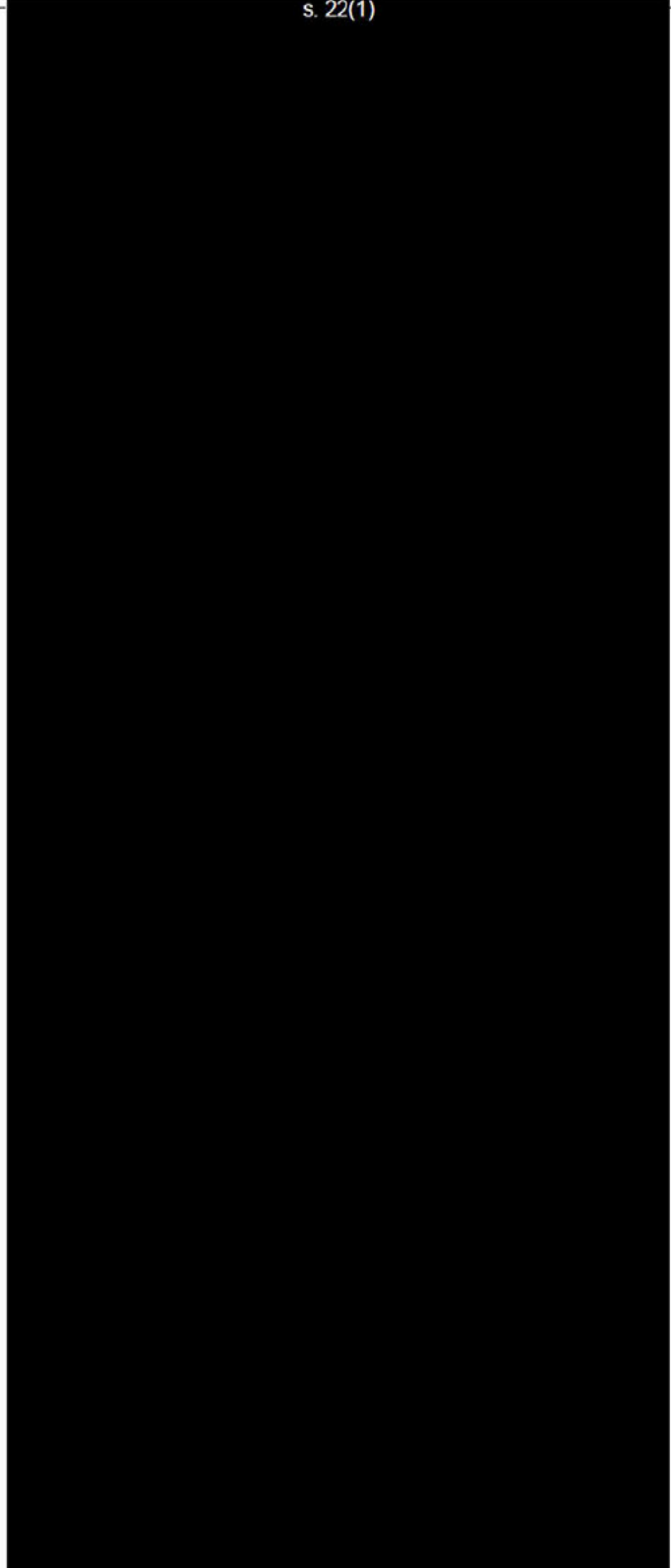
s. 22(1)

West Side Water and Extensive Damage:

Over the past few years, we have noticed that the side [REDACTED] s. 22(1) began to deteriorate. We initially dismissed it as nothing more than normal wear and tear. However, it soon became clear that this deterioration was abnormal. [REDACTED] s. 22(1) neighbor and his translator to observe the [REDACTED] s. 22(1). It appeared that the water was coming from [REDACTED] s. 22(1) [REDACTED], specifically their drainage and swimming pool. In the presence of his friend, the Burkehill [REDACTED] s. 22(1) denied responsibility, but after his friend spoke to him in Chinese, he ceased his denials. We have a video recording of the incident.

[REDACTED] s. 22(1) has consistently failed to act responsibly. This pattern of behavior has been evident over time. He persisted in these actions and then left for a vacation. During freezing conditions, the water was unable to flow beneath the surface and through the ice, leading to overflow from the [REDACTED] s. 22(1) [REDACTED] s. 22(1) out onto the street. We contacted a bylaw officer, who assisted in halting the water flow.

A notice should have been sent to the [REDACTED] s. 22(1) because, after that, he ceased rerouting the drainage on the west side and started diverting it to the east side of [REDACTED] s. 22(1) [REDACTED] s. 22(1).

<p>s. 22(1)</p> 	<p>East Side s. 22(1) :</p> <p>The city has been notified on numerous occasions. The situation has significantly diminished the quality of s. 22(1) We are unable to go on vacation as we s. 22(1)</p> <p>s. 22(1)</p> <p>s. 22(1) to address the water problem. Ever since the drainage was redirected to the east, water has been consistently flowing onto the east side of s. 22(1) . This has been the case for the past two and a half years. s. 22(1)</p> <p>s. 22(1) is now experiencing water seepage, an issue s. 22(1) before the start of this construction.</p>
--	--

There are more videos available to show the irresponsible and illegal construction by this neighbour.

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From: [REDACTED] s. 22(1)
Sent: Wednesday, February 21, 2024 8:47 AM
To: BoardOfVariance
Cc: [REDACTED] s. 22(1)
Subject: Feb 21 2024 Board of variance 4123 Burkehill Road
Attachments: Response to Variance Application Feb 19 signed.pdf; Response to Variance Application Feb 19 not 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.

Feb 21, 2024

Please see the attached submission opposing the application for variance in relation to the property 4123 Burkehill Road, which is the subject of the Board of Variance Hearing February 21, 2024.

I have enclosed two copies of my submission, one unsigned as I have noticed that the application provided to the public has redacted the personal information of the applicant. If the personal information of those persons opposing the variance can also be redacted, please use my unsigned version for distribution. If it cannot be redacted then please use my signed version.

Thank you.
[REDACTED] s. 22(1)

Re: Variance Application 4123 Burkehill Road and Board of Variance Hearing Feb 21, 2024

I am writing to respond to the application for variance in relation to 4123 Burkehill Road. The applicant claims to be asking for variances of setbacks in relation to new additions and new deck. Please note that the applicant has already built his new additions and deck without obtaining legal permissions first (Jan 17, 2024 letter from the Permits & Inspections Department; "The plans submitted with your application for a building permit at the above referenced address show that the deck and additions built without a permit will not comply with the Zoning Bylaw....").

I am [REDACTED] s. 22(1)

I do not have an unredacted version of the application and so please accept that my submissions have this limitation. I apologize if gaps in the materials I have seen, are filled by materials actually submitted to the Board and not made available to the public.

I oppose the application for the following reasons.

1. This request is for a major variance, not minor, and it is meant to accommodate inappropriate development of the site.

First, I want to point out that the drawings and images filed in support of the application appear to be inaccurate and misleading. The documents that I have been able to see suggest that the author of the application, Mr. Huang, "architectural designer", does not provide legible drawings or actual certified surveys. He makes a number of claims about the original structure that I respectfully have difficulty accepting, and his documents are inadequate to support his assertions or to allow others to fairly question or test his assertions. Because of the inadequacy of his supporting materials, I respectfully request that his submissions should not be accepted as accurate.

Some of the applicant's documents within 24-009 seem designed to suggest that the home is still significantly set back from neighbouring properties but this is untrue. The structures are built much closer to property lines.

Also, these are not old buildings that just happened to be modestly renovated with new siding.

By his own admission Mr. Huang was hired after the current owner already began the new construction. The deck and additions were apparently built without permits. If the new building was already largely complete before he was hired, Mr. Huang has no first hand knowledge of the original structure.

As [REDACTED] s. 22(1), the renovation appears to have been a major rebuild and extension towards the neighbouring properties, not

simply new exterior cladding and replacement as suggested by Mr. Huang in the application. It appears that the scale of the additions and deck are much larger than the prior footprint of the home. The application appears to deliberately downplay this larger footprint by suggesting it simply involved replacement of exterior cladding, garage extension and interior layout change. I do not accept this characterization as accurate and ask that the Board not do so.

I also do not accept the suggestion in the application that the current owner has “demolished” the “addition on deck”. For example, the photo attached on the bottom left of the signature page of the application, above the date Jan-20, 20, is what the building looks like now except the photo is misleading in that it does not show how much the deck extends to the south. It has not been demolished contrary to the photo description “Addition on deck demolished by current owner”. That photo also shows the open drain pipe pointing towards the properties to the south east.

Therefore, I suggest it is a major flaw of the application that the applicant has failed to submit any certified survey of the buildings and deck by a qualified surveyor, despite the fact that they are already built. Based on my own observations I suspect that the size of the building has been expanded significantly and due to the building’s proximity to property lines, that the setback variations they seek might not even be enough to accommodate the actual footprint that the applicant has gone ahead and built without approvals. I also wonder if the new floor area ratios exceed the zoning limits (bylaw #5192, section 203.06). Because of the lack of accurate verifiable measurements, it is impossible to know from the application.

Regardless of the arguments by the applicant that the rebuild is part of an older building, in my respectful submission this application ought not to be allowed because the applicant has failed to meet the burden on it to show this is a minor variation.

Even if we were to presume that the setback variances the applicant seeks are sufficient and accurate to accommodate their actual new build (which is not accepted given the lack of supportive documentation with verified measurements and survey), these are major variations, not minor. For example, the applicant seeks to reduce the front setback by 75%; the rear setback by 94%; and the side yard setback by 47%. This cannot be fairly considered to be a minor variation, it is a major variation. It is allowing this property owner to build a home that has an extremely large footprint very close to the property lines, reducing the setbacks in a major way.

It is also no answer that incremental reductions in setbacks have been permitted in the past. It is the total sum of all of the reductions in setbacks that should be considered.

It is important to point out that there are not simply empty lots or public roads affected by the reduction in setbacks. Rather there are neighbours who live in their own residential properties who are directly affected. This leads to my next point.

2. The applicant's building adversely affects the natural environment and substantially affect the use and enjoyment of neighbouring land.

The deck and additions to the building are not modest. The elevation of the applicant's property is at a higher level than the neighbours to the south, and so the impact of building so close to property lines creates an overbearing presence hanging above the neighbours' properties.

Water comes off the new additions and open drainage points to the neighbours' properties. The additions and deck should not be creating this nuisance, leading to potential erosion and flooding problems on neighbours' properties. If setbacks were observed the water could be absorbed into the applicant's own property.

Also, garbage from the new expanded residence drops onto the properties to the south and southeast. s. 22(1)

Further, the closeness of the applicant's new additions to neighbours' property lines diminishes the privacy of the neighbours' properties. Now the applicant's expanded property has expanded view sightlines into the neighbours' properties. There is also less of a noise barrier than with other homes that obey the setback requirements.

For these reasons, it is my submission that the proposed reduced setbacks would allow for a building that substantially and negatively affects neighbours.

3. Permitting the variance would defeat the intent of the bylaw.

I presume the intent of having a bylaw with setbacks is multifold, including to provide for fire gap protection, proper water drainage on one's own property, privacy between single-family detached houses, and an aesthetically pleasing neighbourhood. All of these purposes are defeated by these additions that were built in non-conformance with the setbacks.

4. No hardship to applicant will occur if the variance is refused.

The applicant did not make a minor mistake that would cost the rest of the neighbourhood nothing to forgive. Rather, the applicant chose to build while ignoring building bylaws and setbacks, simply hoping to get away with it. The practice of "build what I want now, ask for forgiveness later" should not be encouraged by the Board. Any hardship is not a result of the bylaw being applied, it is simply the risk the applicant took knowingly and without regard to neighbours.

It is also odd that the owner claims hardship without disclosing the actual square footage of the home, including before and after the additions and expansions. The Board ought not to simply assume that reducing square footage to comply with setback

requirements is a hardship. A larger deck and additions to the home presumably increase the market value of the home, but given the proximity to the neighbours' own properties probably at the cost of the market value of neighbours' homes. Depriving the owner of a variance approval that would allow the applicant to sell the home for more money than what was paid for it does not equate to hardship.

Further, I do not accept that any relief should be given if the applicant purchased the property when it was already non-compliant and, or, did not know this. The applicant had the same means as any other buyer to check whether the home was compliant and if the applicant was misled, the remedy is against the seller of the home. Further, the applicant could have let sleeping dogs lie and not decided to build a bigger, more non-compliant home while being wilfully blind to building bylaws.

In conclusion, the application for variance is not to approve the prior home, it is to approve a variance for the newly built additions and deck, work that was undertaken by the applicant wilfully blind to legal restrictions.

If this application is approved, it shifts the burden of all the problems of the expanded non-compliant home on to the neighbours. It causes hardship to the neighbours.

Balancing all of the factors relevant to the Board, I respectfully submit that the applicant has not met the burden of showing that the variances are minor, nor has the applicant provided evidence that they would incur hardship without the variances.

Respectfully,

s. 22(1)

West Vancouver, s. 22(1)

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From: Nicole Colby
Sent: Tuesday, April 23, 2024 3:37 PM
To: BoardOfVariance
Cc: Nima Karimabadi; Terry Yee; Pascal Cuk
Subject: 4123 Burkehill Road - BoV Application 24-009
Attachments: Arch Drawings - REVISIONS 2024 04 18.pdf; Struc Drawings - REVISIONS 2024 04 23.pdf; Geotech Letter - REVISIONS 2024 04 18.pdf; Structural Field Review - REVISIONS 2024 04 18.pdf

Hello,

Please find attached revised drawings and documents, including engineering reviews, regarding the “construction” of the addition and deck at the subject address.

The applicant’s requested variance to the rear yard setback was deferred at the February hearing, which is why they are having to revisit the Board.

Please confirm this address will make it onto the May agenda and if you will reach out to the applicant to make them aware; or, if anything else is required at this time?

Thank you,
Nicole

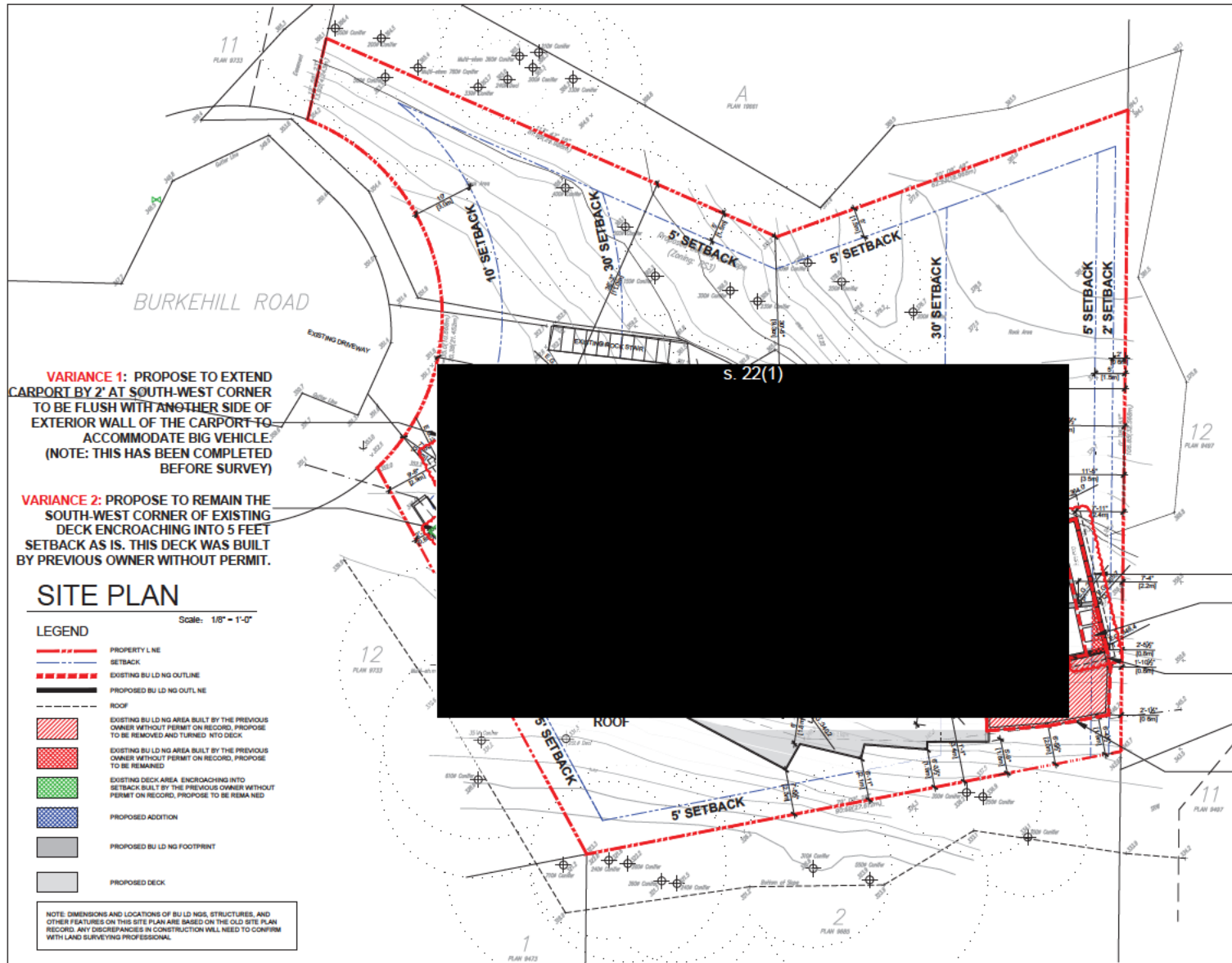
Nicole Colby
Plans Examiner II | District of West Vancouver
d: 604-921-3455 | t: 604-925-7040 | [westvancouver.ca](https://www.westvancouver.ca)



We accept documents via the Document Upload Centre. Visit [westvancouver.ca/upload](https://www.westvancouver.ca/upload) to learn more.

We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səłilwətaʔ (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.

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SCOPE OF WORK:

1. VARIANCE 1 - PROPOSE TO EXTEND CARPORT BY 2' AT SOUTH-WEST CORNER TO BE FLUSH WITH ANOTHER SIDE OF EXTERIOR WALL OF THE CARPORT TO ACCOMMODATE BIG VEHICLE. (NOTE: THIS HAS BEEN COMPLETED BEFORE SURVEY)
2. VARIANCE 2 - PROPOSE TO REMAIN THE SOUTH-WEST CORNER OF EXISTING DECK ENCRANCHING INTO 5 FEET SETBACK AS IS, WHICH WAS BUILT BY PREVIOUS OWNER WITHOUT PERMIT.
3. VARIANCE 3 - PROPOSE TO TURN THE SOUTH PART OF ADDITIONS (RED HATCHED AREA) INTO OUTDOOR DECK AND REMAIN THE EAST PART OF ADDITIONS (RED HATCHED AREA) AS IS, BOTH ADDITIONS (RED HATCHED AREA) WERE BUILT BY THE PREVIOUS HOMEOWNER WITHOUT PERMIT ON RECORD. (NOTE: THIS HAS BEEN COMPLETED BEFORE SURVEY)
4. PROPOSE TO RELOCATE THE EXTERIOR STAIRS CONNECTING LOWER DECK AND UPPER DECK.
5. PROPOSE A FEW INTERIOR LAYOUT CHANGES AS PER THE CURRENT HOMEOWNER'S REQUEST. REFER TO PROPOSED FLOOR PLANS.

VARIANCE 1: PROPOSE TO EXTEND CARPORT BY 2' AT SOUTH-WEST CORNER TO BE FLUSH WITH ANOTHER SIDE OF EXTERIOR WALL OF THE CARPORT TO ACCOMMODATE BIG VEHICLE. (NOTE: THIS HAS BEEN COMPLETED BEFORE SURVEY)

VARIANCE 2: PROPOSE TO REMAIN THE SOUTH-WEST CORNER OF EXISTING DECK ENCRANCHING INTO 5 FEET SETBACK AS IS. THIS DECK WAS BUILT BY PREVIOUS OWNER WITHOUT PERMIT.

SITE PLAN

Scale: 1/8" = 1'-0"

LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING BU LD NG OUTLINE
- PROPOSED BU LD NG OUTLINE
- ROOF
- EXISTING BU LD NG AREA BUILT BY THE PREVIOUS OWNER WITHOUT PERMIT ON RECORD, PROPOSE TO BE REMOVED AND TURNED INTO DECK
- EXISTING BU LD NG AREA BUILT BY THE PREVIOUS OWNER WITHOUT PERMIT ON RECORD, PROPOSE TO BE REMAINED
- EXISTING DECK AREA ENCRANCHING INTO SETBACK BUILT BY THE PREVIOUS OWNER WITHOUT PERMIT ON RECORD, PROPOSE TO BE REMAINED
- PROPOSED ADDITION
- PROPOSED BU LD NG FOOTPRINT
- PROPOSED DECK

NOTE: DIMENSIONS AND LOCATIONS OF BU LD NGS, STRUCTURES, AND OTHER FEATURES ON THIS SITE PLAN ARE BASED ON THE OLD SITE PLAN RECORD. ANY DISCREPANCIES IN CONSTRUCTION WILL NEED TO CONFIRM WITH LAND SURVEYING PROFESSIONAL.

UPPER ROOF

VARIANCE 3: PROPOSE TO REMAIN THE EAST PART OF ADDITION (RED HATCHED AREA) AS IS. THE ADDITION (RED HATCHED AREA) WAS BUILT BY THE PREVIOUS HOMEOWNER WITHOUT PERMIT ON RECORD.

RED DASH LINE DENOTES EXISTING BUILDING OUTLINE WHILE THE CURRENT HOMEOWNER PURCHASED IT. RED HATCHED AREAS WERE BUILT BY THE PREVIOUS HOMEOWNER WITHOUT PERMIT ON RECORD, ALSO WITHOUT LETTING CURRENT HOMEOWNER KNOW AT PURCHASE.

PROPOSE TO TURN THE SOUTH PART OF ADDITION (RED HATCHED AREA) INTO OUTDOOR DECK. THE ADDITION (RED HATCHED AREA) WAS BUILT BY THE PREVIOUS HOMEOWNER WITHOUT PERMIT ON RECORD. (NOTE: THIS HAS BEEN COMPLETED BEFORE SURVEY)

華威國際
HUAWEI BUILDING SUPPLIES & CONTRACTING
5773 Victoria Dr,
Vancouver, Canada.
Tel: 604-301-9125
Email: info@huaweibuildingsupplies.com

NO	AMENDMENT	DATE
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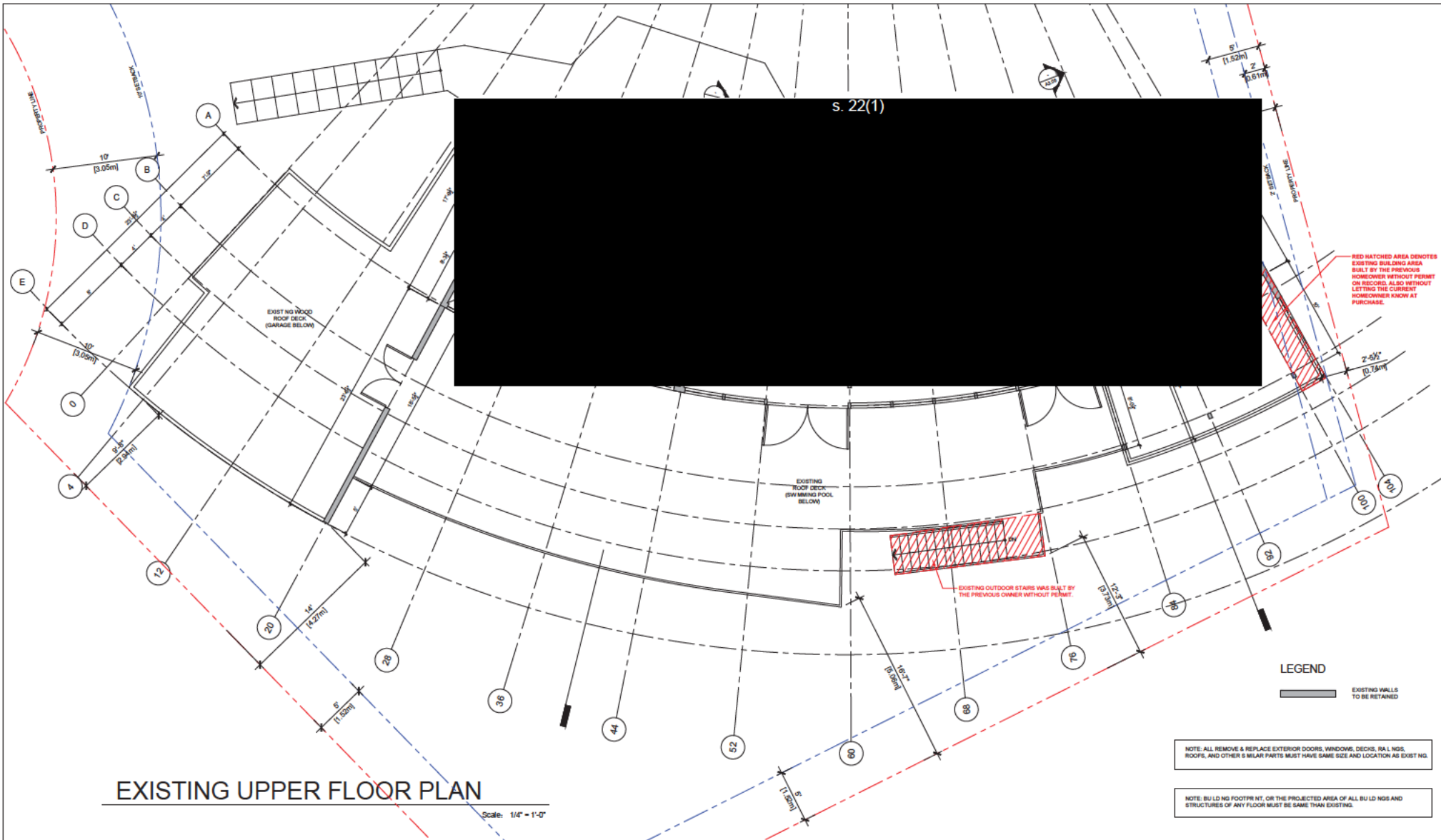
PROJECT MANAGER :
CHECKED BY :
DRAWN BY :

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JOB TITLE :
**4123 BURKEHILL ROAD
WEST VANCOUVER, BC**

DRAWING TITLE :
SITE PLAN

DRAWING NO :
A1.01



EXISTING UPPER FLOOR PLAN

Scale: 1/4" = 1'-0"

LEGEND
 EXISTING WALLS TO BE RETAINED

NOTE: ALL REMOVE & REPLACE EXTERIOR DOORS, WINDOWS, DECKS, RAILINGS, ROOFS, AND OTHER SIMILAR PARTS MUST HAVE SAME SIZE AND LOCATION AS EXISTING.

NOTE: BUILDING FOOTPRINT, OR THE PROJECTED AREA OF ALL BUILDINGS AND STRUCTURES OF ANY FLOOR MUST BE SAME THAN EXISTING.



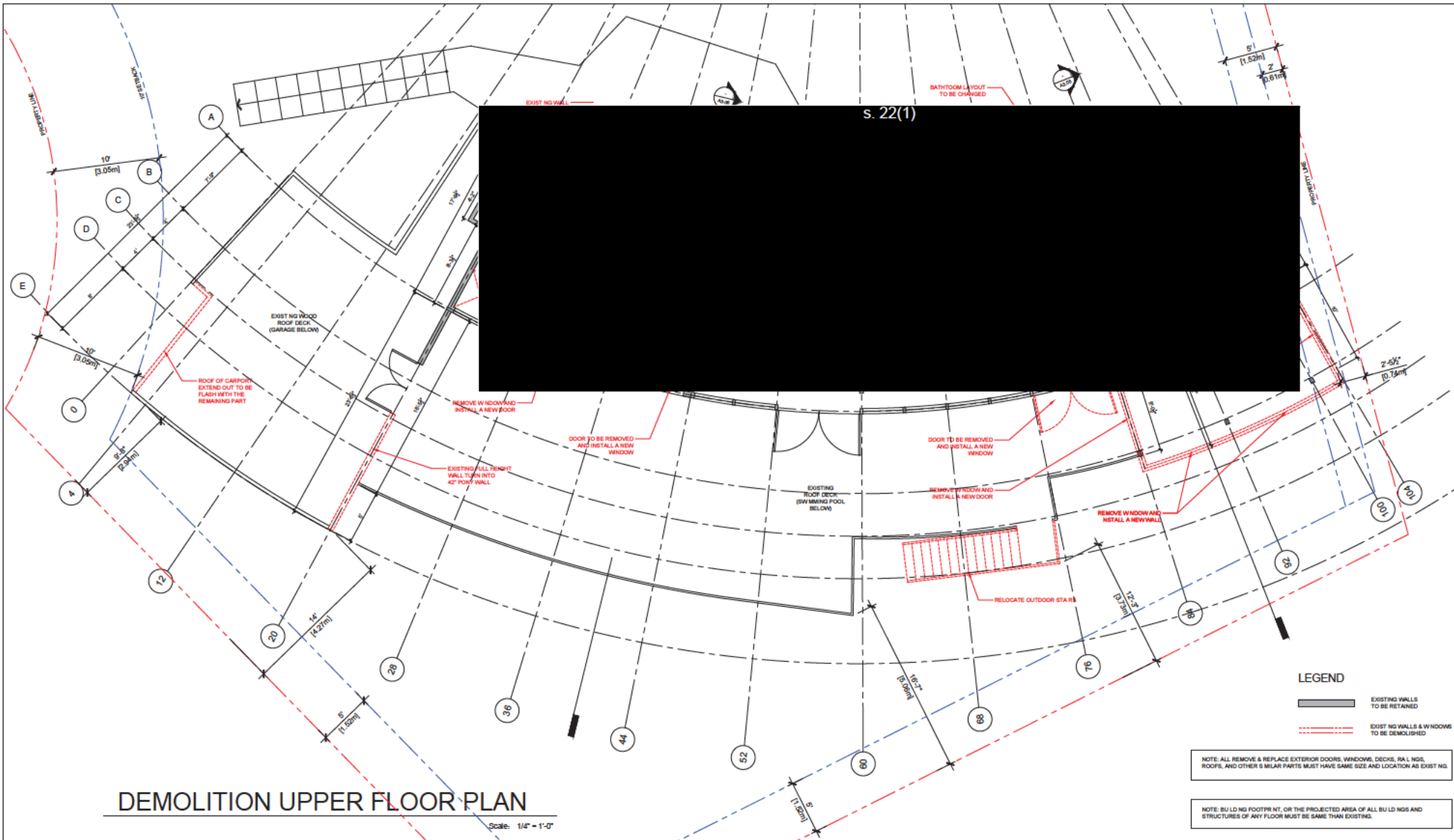
華威國際
 HUAWEI BUILDING SUPPLIES & CONTRACTING
 5773 Victoria Dr,
 Vancouver, Canada.
 Tel: 604-301-9125
 Email: info@huaweibuildingsupplies.com

NO	AMENDMENT	DATE
0	00	00

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 DRAWN BY :
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JOB TITLE :
**4123 BURKEHILL ROAD
 WEST VANCOUVER, BC**
 DRAWING TITLE :
EXISTING UPPER FLOOR PLAN

DRAWING NO :
A2.01



DEMOLITION UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

LEGEND
 ——— EXISTING WALLS TO BE RETAINED
 - - - - - EXISTING WALLS & WINDOWS TO BE DEMOLISHED

NOTE: ALL REMOVE & REPLACE EXTERIOR DOORS, WINDOWS, DECKS, RAILINGS, ROOFS, AND OTHER SIMILAR PARTS MUST HAVE SAME SIZE AND LOCATION AS EXISTING.

NOTE: BUILDING FOOTPRINT OR THE PROJECTED AREA OF ALL BUILDINGS AND STRUCTURES OF ANY FLOOR MUST BE SAME THAN EXISTING.

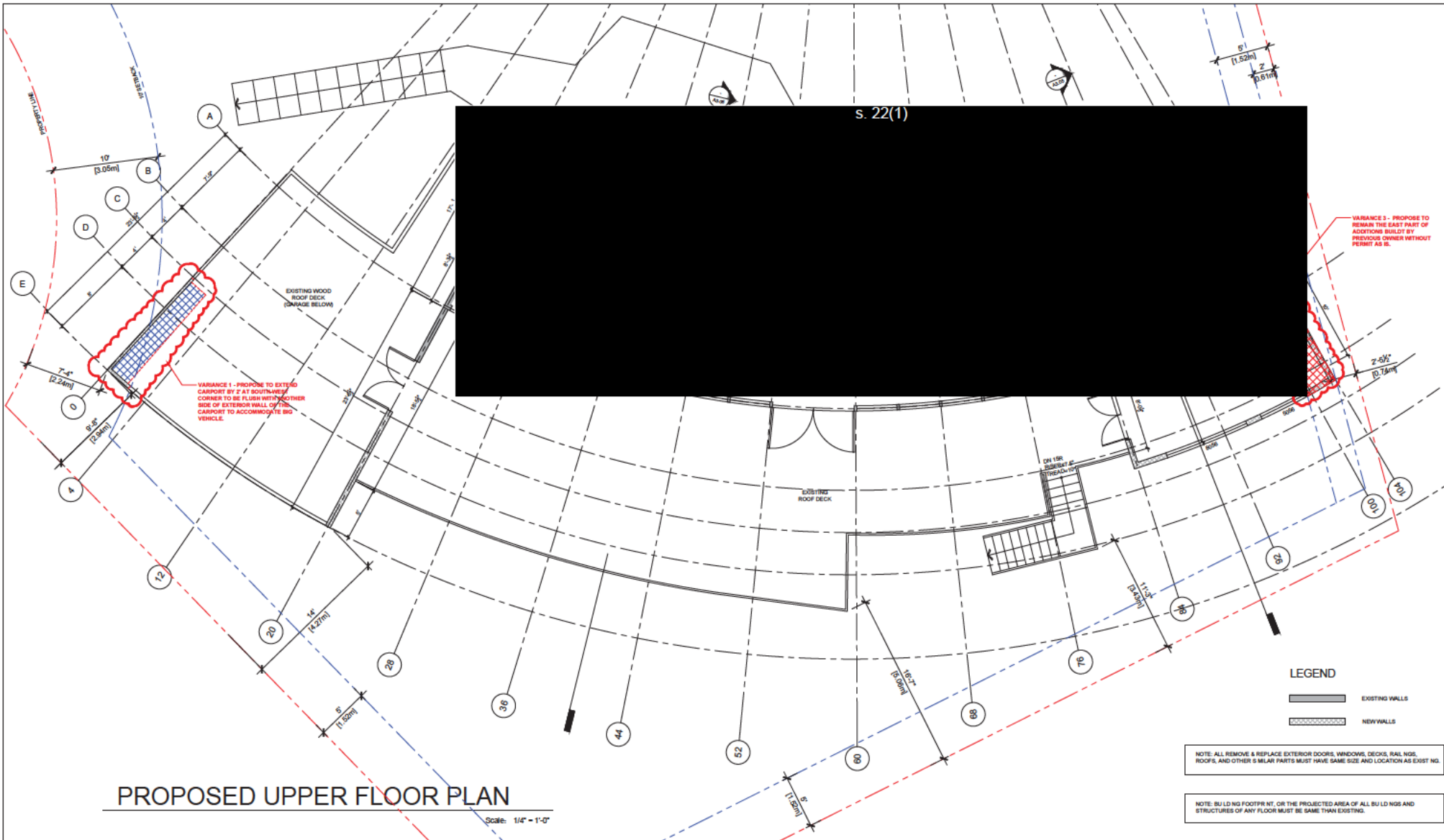
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 5773 Victoria Dr,
 Vancouver, Canada.
 Tel: 604-301-9125
 Email: info@huaweibuildingsupplies.com

NO	AMENDMENT	DATE
0	00	00

PROJECT MANAGER :
 CHECKED BY :
 DRAWN BY :
 All designs are the property of Huawei Building supplies, and cannot be used without their written permission. All prints specification and copyrights are the property of Huawei Building supplies, and shall be returned at the completion of the work. Measurement must be checked at the site by contractor.

JOB TITLE :
**4123 BURKEHILL ROAD
 WEST VANCOUVER, BC**
 DRAWING TITLE :
DEMOLITION UPPER FLOOR PLAN

DRAWING NO :
A2.02



PROPOSED UPPER FLOOR PLAN

Scale: 1/4" = 1'-0"

LEGEND
 ———— EXISTING WALLS
 ===== NEW WALLS

NOTE: ALL REMOVE & REPLACE EXTERIOR DOORS, WINDOWS, DECKS, BAL NGS, ROOFS, AND OTHER CLAR PARTS MUST HAVE SAME SIZE AND LOCATION AS EXIST NG.

NOTE: BUILD NG FOOTPRINT, OR THE PROJECTED AREA OF ALL BUILDINGS AND STRUCTURES OF ANY FLOOR MUST BE SAME THAN EXISTING.



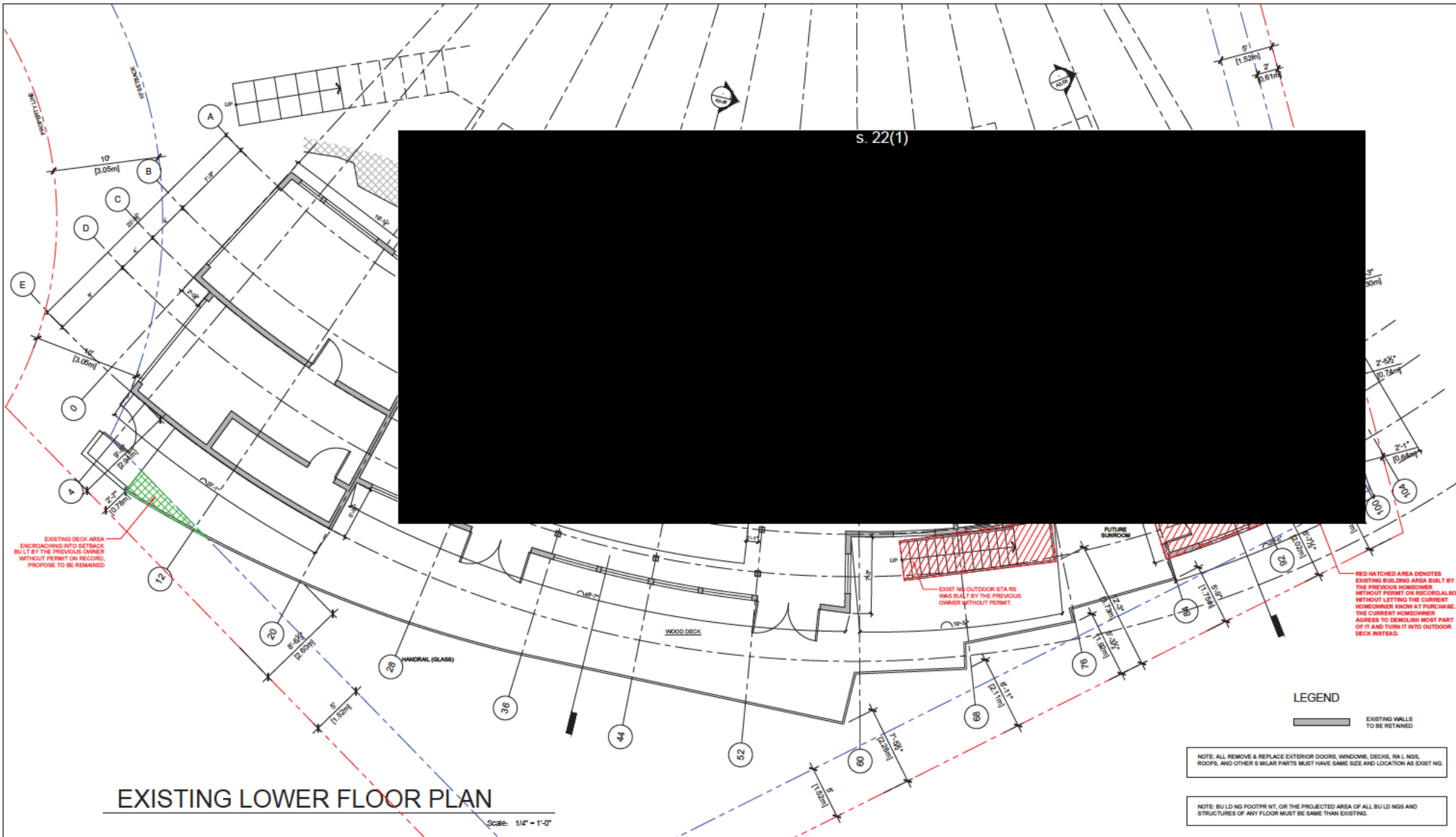
華威國際
 HUAWEI BUILDING SUPPLIES & CONTRACTING
 5773 Victoria Dr,
 Vancouver, Canada.
 Tel: 604-301-9125
 Email: info@huaweibuildingsupplies.com

NO	AMENDMENT	DATE
0	00	00

PROJECT MANAGER :
 CHECKED BY :
 DRAWN BY :
 All designs are the property of Huawei Building supplies, and cannot be used without their written permission. All prints specification and copyrights are the property of Huawei Building supplies, and shall be returned at the completion of the work. Measurement must be checked at the site by contractor.

JOB TITLE :
**4123 BURKEHILL ROAD
 WEST VANCOUVER, BC**
 DRAWING TITLE :
PROPOSED UPPER FLOOR PLAN

DRAWING NO :
A2.03



EXISTING LOWER FLOOR PLAN

Scale: 1/4" = 1'-0"



華威國際
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5773 Victoria Dr,
Vancouver, Canada.
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NO	AMENDMENT	DATE
0	00	00

PROJECT MANAGER :
CHECKED BY :
DRAWN BY :

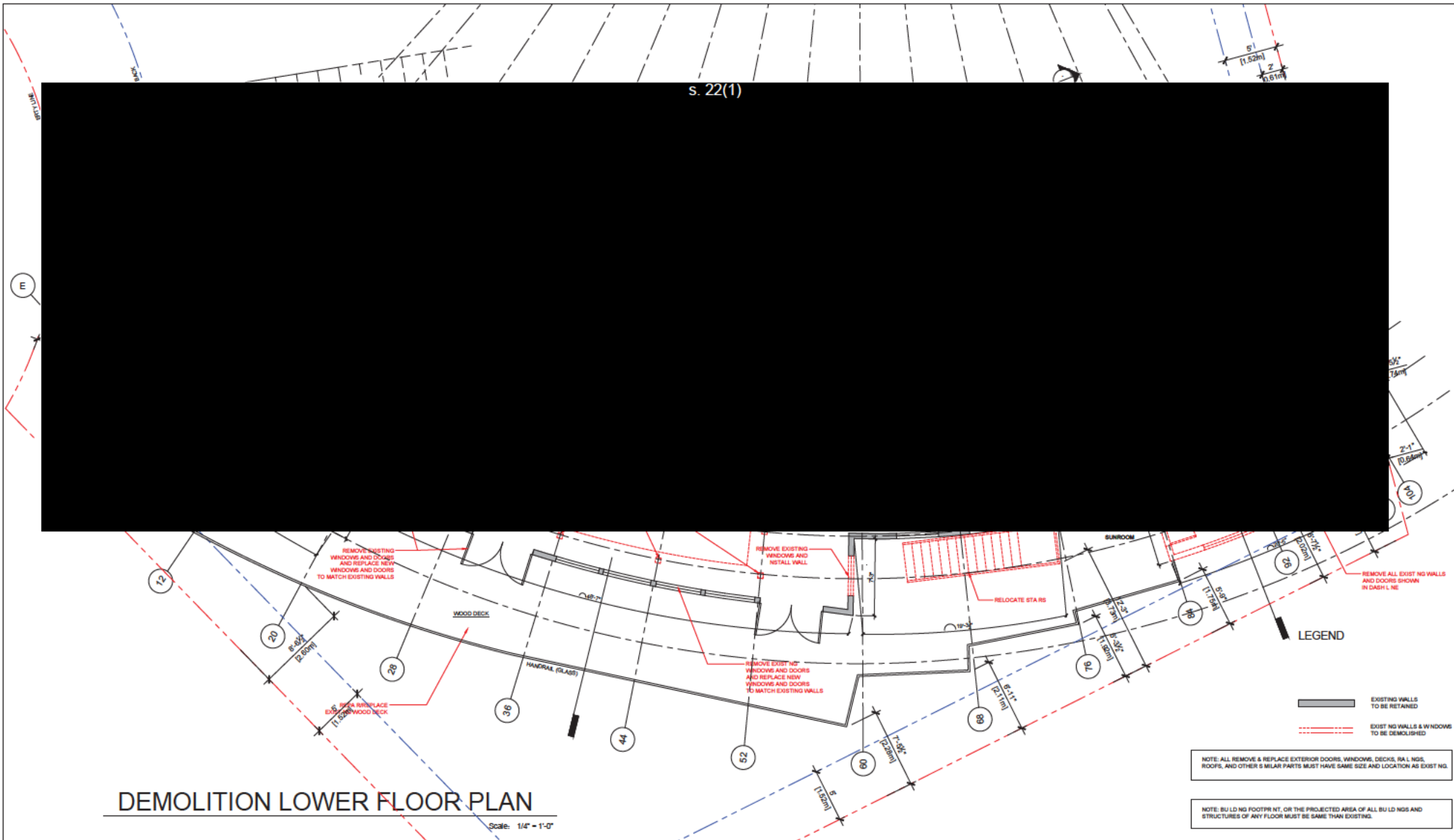
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JOB TITLE :
4123 BURKEHILL ROAD
WEST VANCOUVER, BC

DRAWING TITLE :
EXISTING LOWER FLOOR PLAN

DRAWING NO :

A2.04



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5773 Victoria Dr,
Vancouver, Canada.
Tel: 604-301-9125
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NO	AMENDMENT	DATE
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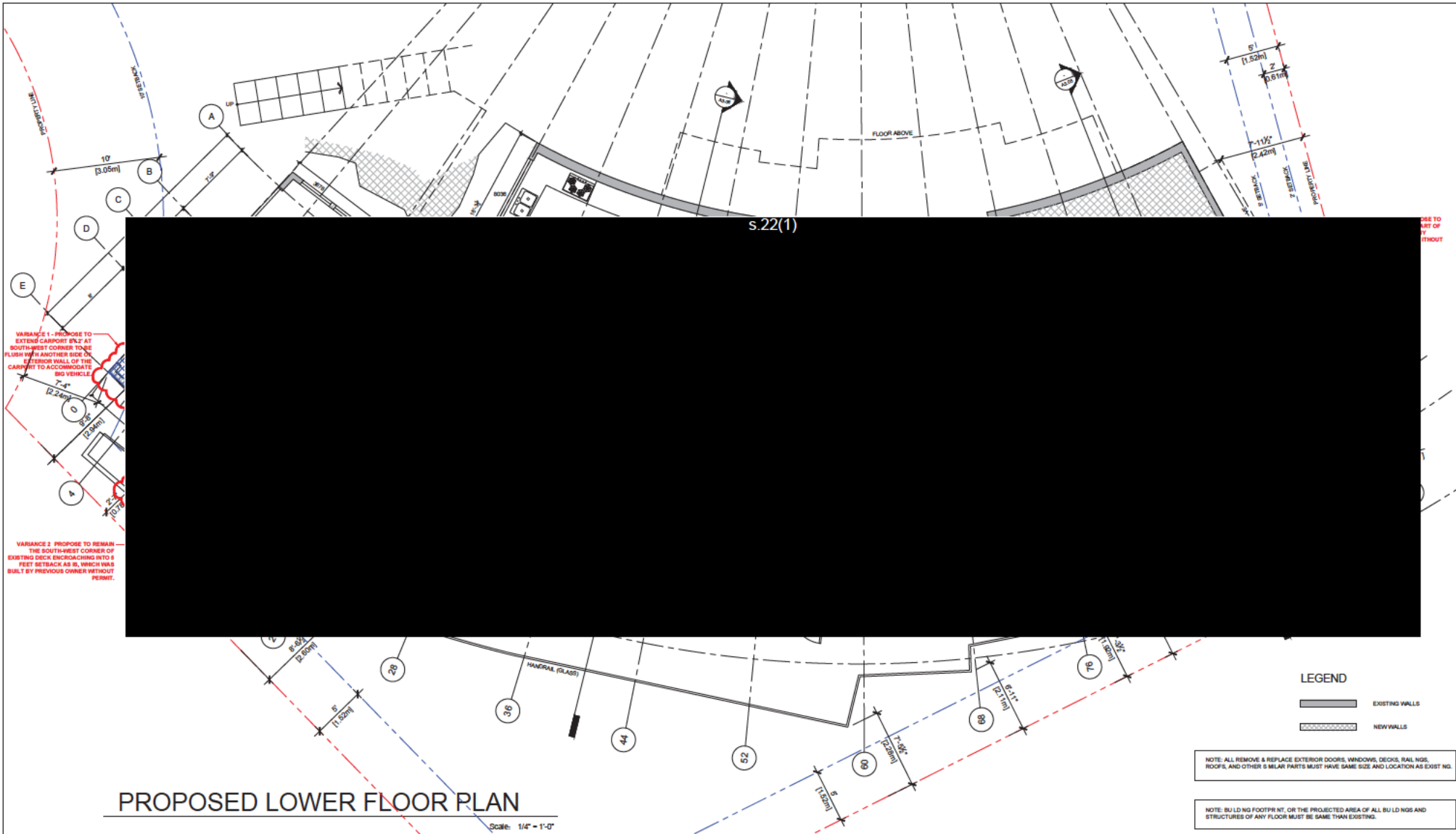
PROJECT MANAGER :
CHECKED BY :
DRAWN BY :

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JOB TITLE :
**4123 BURKEHILL ROAD
WEST VANCOUVER, BC**

DRAWING TITLE :
DEMOLITION LOWER FLOOR PLAN

DRAWING NO :
A2.05



PROPOSED LOWER FLOOR PLAN

Scale: 1/4" = 1'-0"

LEGEND
 ———— EXISTING WALLS
 - - - - - NEW WALLS

NOTE: ALL REMOVE & REPLACE EXTERIOR DOORS, WINDOWS, DECKS, BALCONIES, ROOFS, AND OTHER RELATED PARTS MUST HAVE SAME SIZE AND LOCATION AS EXISTING.

NOTE: BUILDING FOOTPRINT, OR THE PROJECTED AREA OF ALL BUILDINGS AND STRUCTURES OF ANY FLOOR MUST BE SAME THAN EXISTING.

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 Tel: 604-301-9125
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NO	AMENDMENT	DATE
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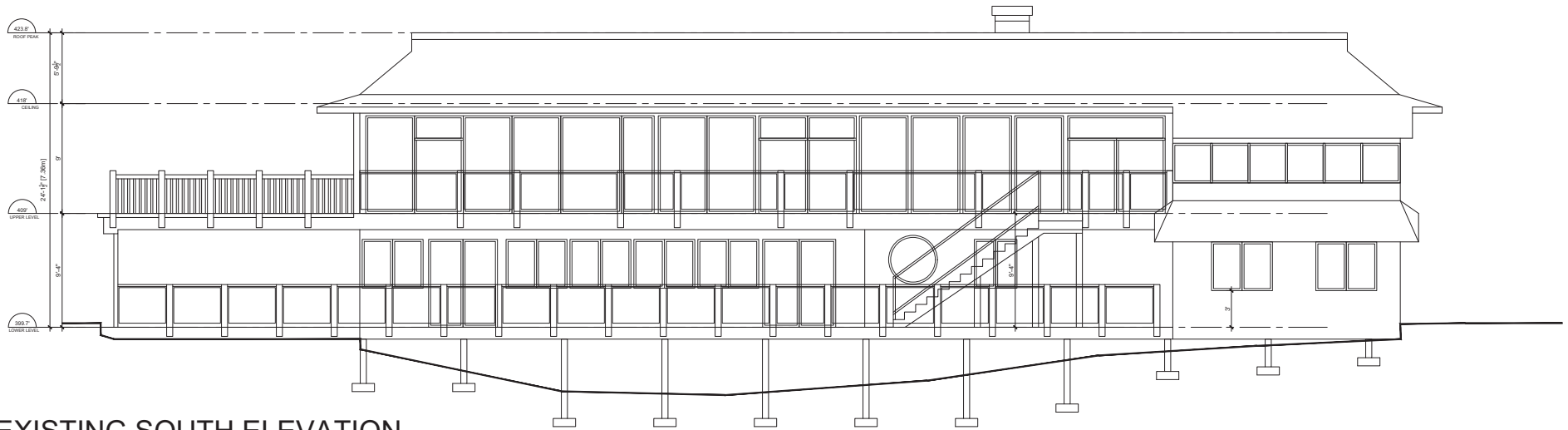
PROJECT MANAGER :
 CHECKED BY :
 DRAWN BY :

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JOB TITLE :
**4123 BURKEHILL ROAD
 WEST VANCOUVER, BC**

DRAWING TITLE :
PROPOSED LOWER FLOOR PLAN

DRAWING NO :
A2.06



EXISTING SOUTH ELEVATION

Scale: 1/4" = 1'-0"



EXISTING WEST ELEVATION

Scale: 1/4" = 1'-0"



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Tel: 604-301-9125
E-mail: info@huaweibuildingsupplies.com

NO	AMENDMENT	DATE
0	00	00

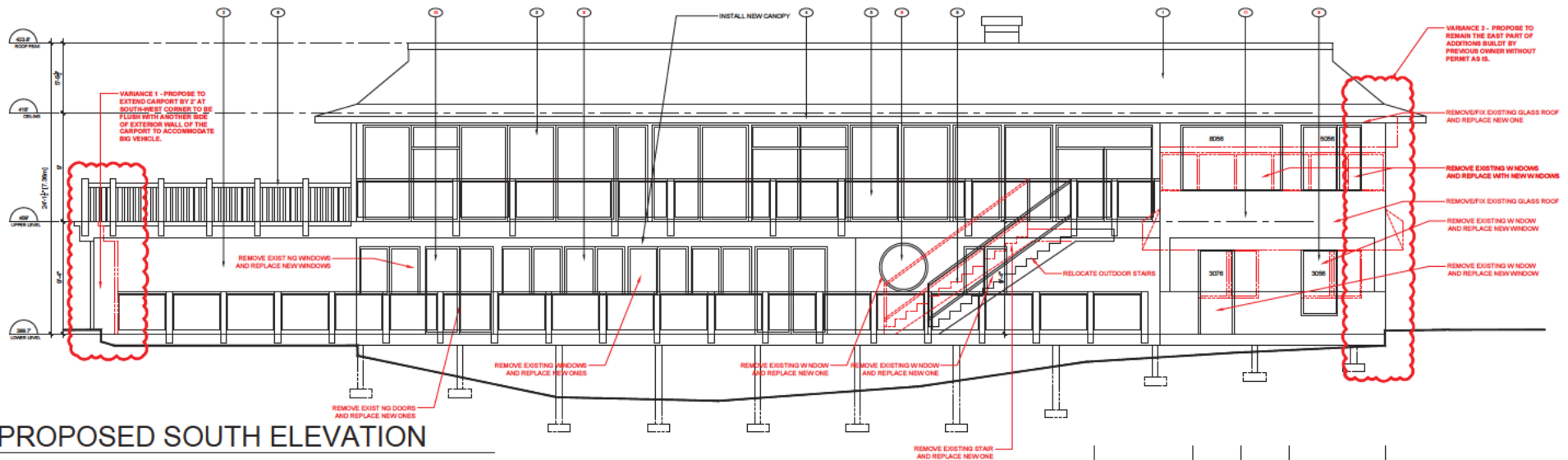
PROJECT MANAGER :
CHECKED BY :
DRAWN BY :

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JOB TITLE :
4123 BURKEHILL ROAD
WEST VANCOUVER, BC

DRAWING TITLE :
EXISTING ELEVATIONS

DRAWING NO :
A3.01



PROPOSED SOUTH ELEVATION

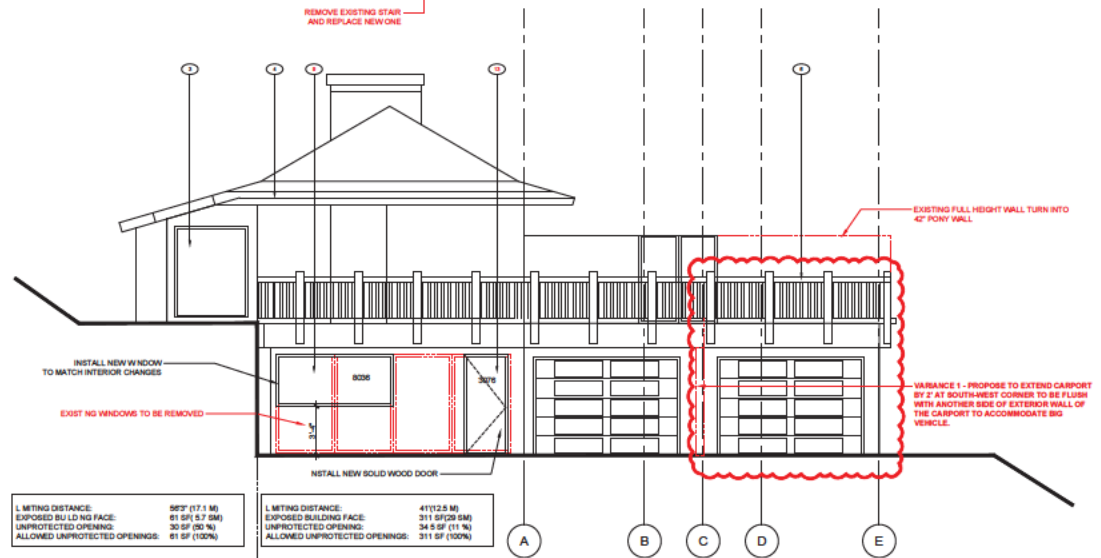
Scale: 1/4" = 1'-0"

MATERIAL LEGEND

- ① SHINGLES ROOF
- ② ACRYLIC STUCCO FINISH
- ③ DOUBLE GLAZED VINYL WINDOW
- ④ METAL GUTTER
- ⑤ GLASS RAILING
- ⑥ WOOD RAILING
- ⑦ WOOD POST
- ⑧ WOOD STAIR
- ⑨ NEW DOUBLE GLAZED VINYL WINDOW
- ⑩ NEW FRENCH DOOR (GLASS)
- ⑪ NEW HARDSHIP PLANK
- ⑫ NEW SHINGLE ROOF
- ⑬ NEW DOOR (SOLID WOOD)

NOTE: ALL REMOVE & REPLACE EXTERIOR DOORS, WINDOWS, DECKS, RAILINGS, ROOFS, AND OTHER SIMILAR PARTS MUST HAVE SAME SIZE AND LOCATION AS EXISTING.

NOTE: BUILDING FOOTPRINT, OR THE PROJECTED AREA OF ALL BUILDINGS AND STRUCTURES OF ANY FLOOR MUST BE SAME THAN EXISTING.



PROPOSED WEST ELEVATION

Scale: 1/4" = 1'-0"

L MITING DISTANCE: 95'7 (11 M)
EXPOSED BUILDING FACE: 81 SF (5.7 SM)
UNPROTECTED OPENINGS: 30 SF (3.0 M)
ALLOWED UNPROTECTED OPENINGS: 81 SF (100%)

L MITING DISTANCE: 41'2.5 (12.5 M)
EXPOSED BUILDING FACE: 311 SF (29 SM)
UNPROTECTED OPENINGS: 34.5 SF (11 M)
ALLOWED UNPROTECTED OPENINGS: 311 SF (100%)



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5773 Victoria Dr,
Vancouver, Canada.
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Email: info@huaweibuildingsupplies.com

NO	AMENDMENT	DATE
0	00	00

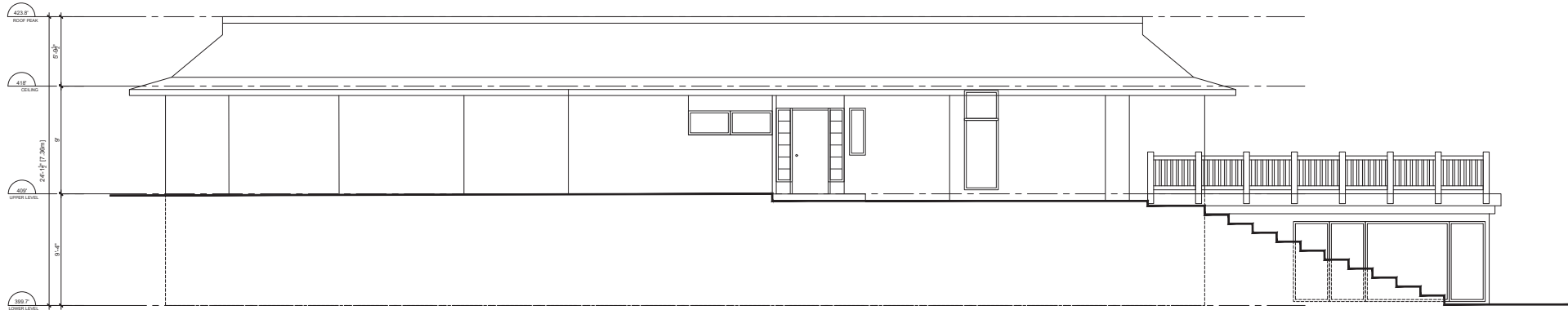
PROJECT MANAGER :
CHECKED BY :
DRAWN BY :

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JOB TITLE :
4123 BURKEHILL ROAD
WEST VANCOUVER, BC
DRAWING TITLE :
PROPOSED ELEVATIONS

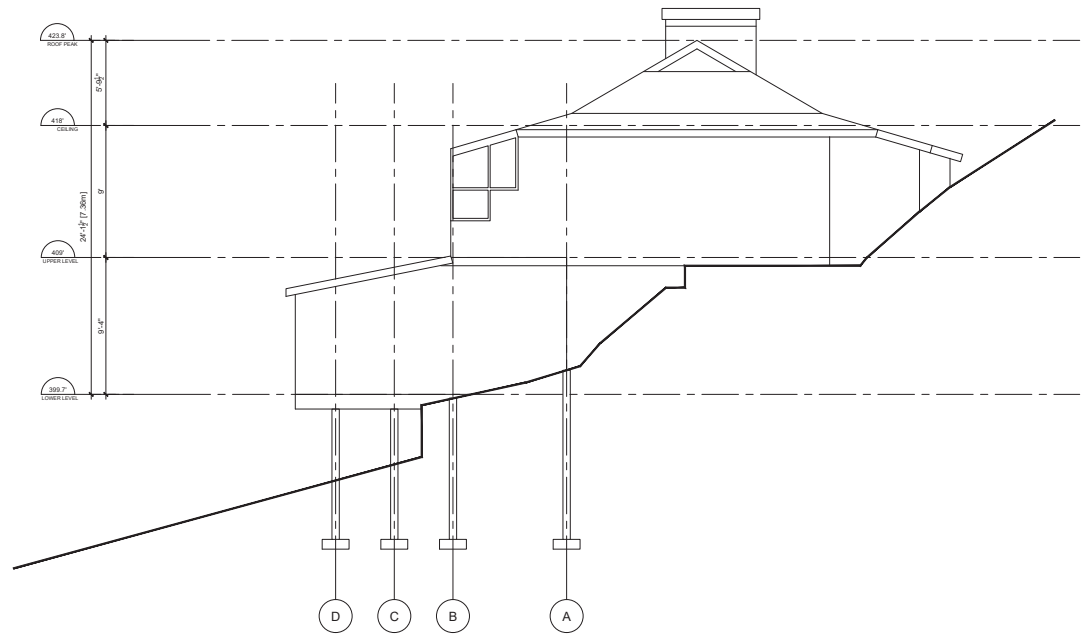
DRAWING NO :

A3.02



EXISTING NORTH ELEVATION

Scale: 1/4" = 1'-0"



EXISTING EAST ELEVATION

Scale: 1/4" = 1'-0"



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建築材料工程有限公司
HUA WEI

HUAWEI BUILDING SUPPLIES & CONTRACTING
5773 Victoria Dr,
Vancouver, Canada.
Tel: 604-301-9125
E-mail: info@huaweibuildingsupplies.com

NO	AMENDMENT	DATE
0	00	00

PROJECT MANAGER :
CHECKED BY :
DRAWN BY :

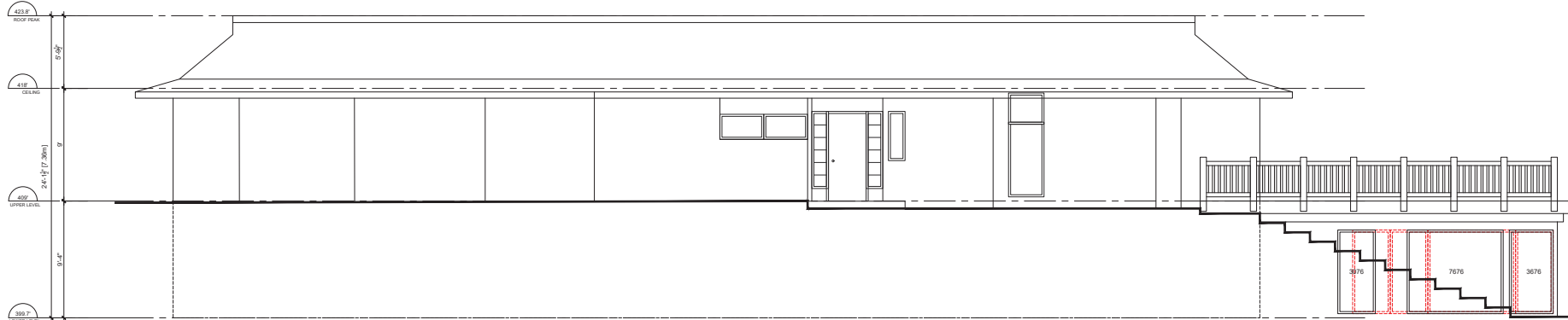
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JOB TITLE :
4123 BURKEHILL ROAD
WEST VANCOUVER, BC

DRAWING TITLE :
EXISTING ELEVATIONS

DRAWING NO :

A3.03



LIMITING DISTANCE: 30.5' (9.3 M)
 EXPOSED BUILDING FACE: 620 SF (58%)
 UNPROTECTED OPENING: 232 SF (38%)
 ALLOWED UNPROTECTED OPENINGS: 347.2 SF (56%)

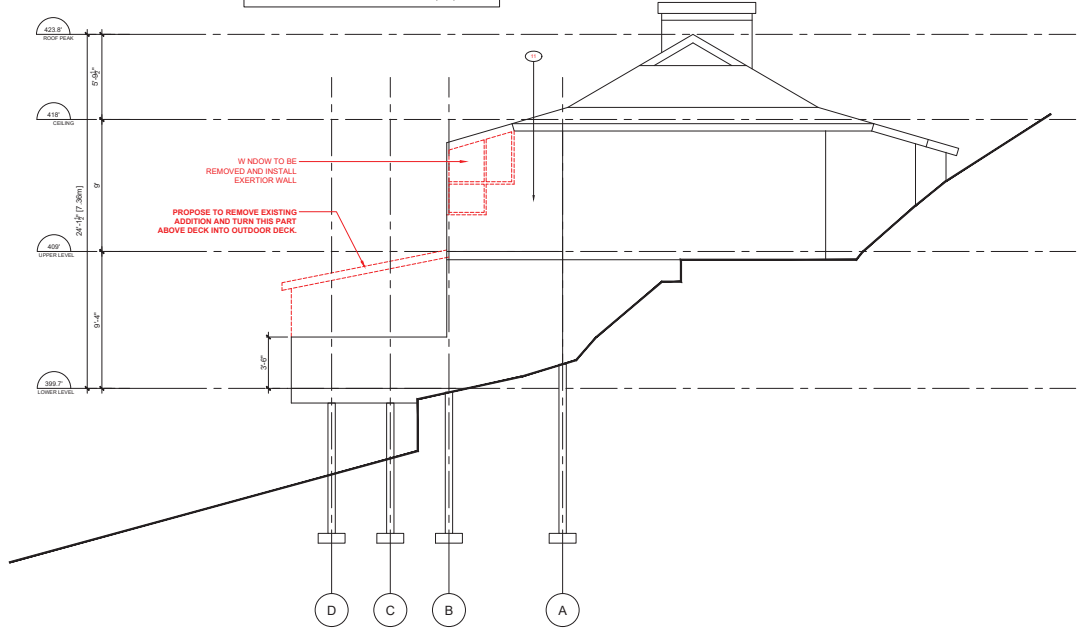
PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0"

MATERIAL LEGEND

- ① SHINGLES ROOF
- ② ACRYLIC STUCCO FINISH
- ③ DOUBLE GLAZED VINYL WINDOW
- ④ METAL GUTTER
- ⑤ GLASS RAILING
- ⑥ WOOD RAILING
- ⑦ WOOD POST
- ⑧ WOOD STAIR
- ⑨ NEW DOUBLE GLAZED VINYL WINDOW
- ⑩ NEW FRENCH DOOR (GLASS)
- ⑪ NEW HARDIE PLANK
- ⑫ NEW SHINGLE ROOF
- ⑬ NEW DOOR (SOLID WOOD)

NOTE: ALL REMOVE & REPLACE EXTERIOR DOORS, WINDOWS, DECKS, RAILINGS, ROOFS, AND OTHER SIMILAR PARTS MUST HAVE SAME SIZE AND LOCATION AS EXISTING.
 NOTE: BUILDING FOOTPRINT, OR THE PROJECTED AREA OF ALL BUILDINGS AND STRUCTURES OF ANY FLOOR MUST BE SAME THAN EXISTING.



PROPOSED EAST ELEVATION

Scale: 1/4" = 1'-0"



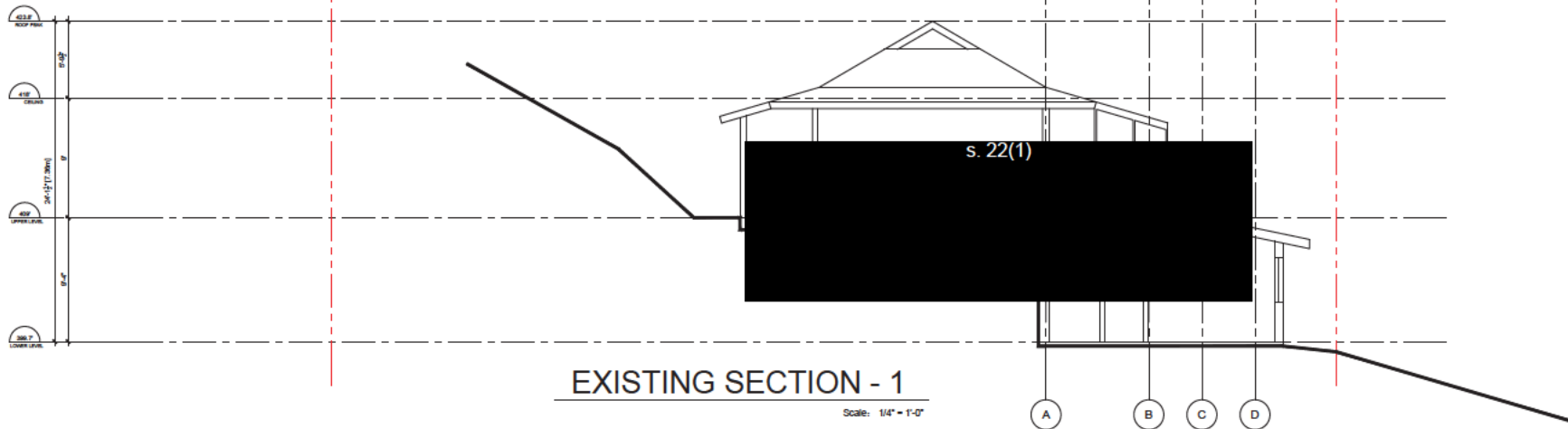
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 HUAWEI BUILDING SUPPLIES & CONTRACTING
 5773 Victoria Dr,
 Vancouver, Canada.
 Tel: 604-301-9125
 E-mail: info@huaweibuildingsupplies.com

NO	AMENDMENT	DATE
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PROJECT MANAGER :
 CHECKED BY :
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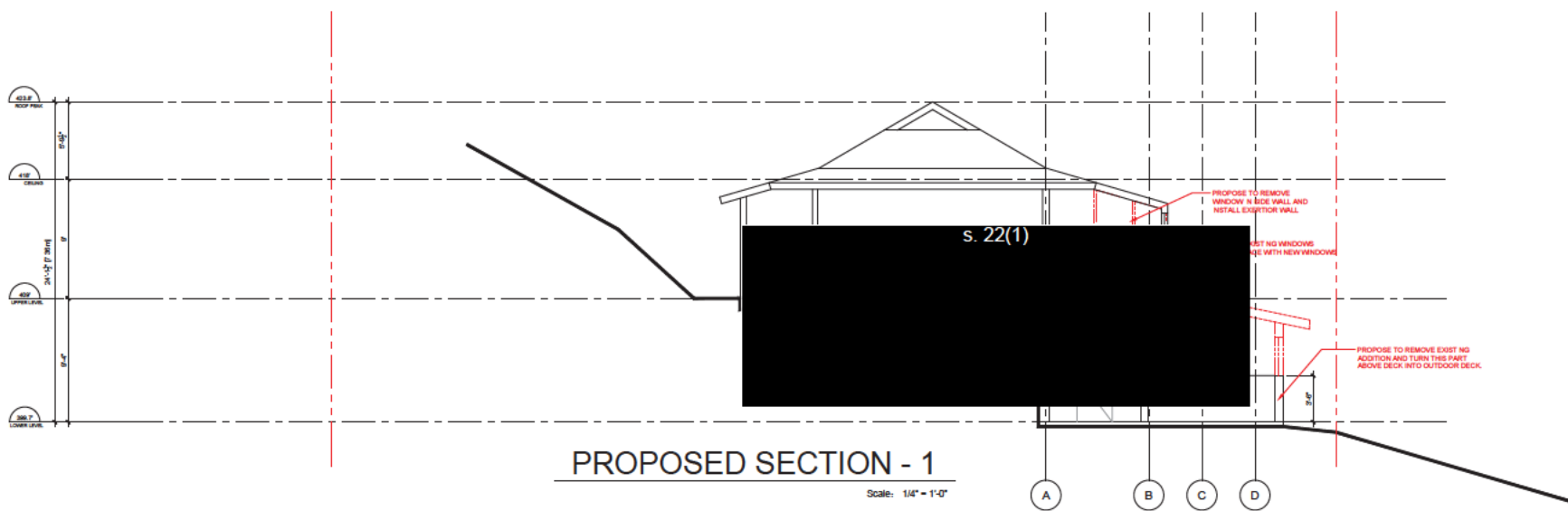
JOB TITLE :
**4123 BURKEHILL ROAD
 WEST VANCOUVER, BC**
 DRAWING TITLE :
PROPOSED ELEVATIONS

DRAWING NO :
A3.04



EXISTING SECTION - 1

Scale: 1/4" = 1'-0"



PROPOSED SECTION - 1

Scale: 1/4" = 1'-0"



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NO	AMENDMENT	DATE
0	00	00

PROJECT MANAGER :
CHECKED BY :
DRAWN BY :

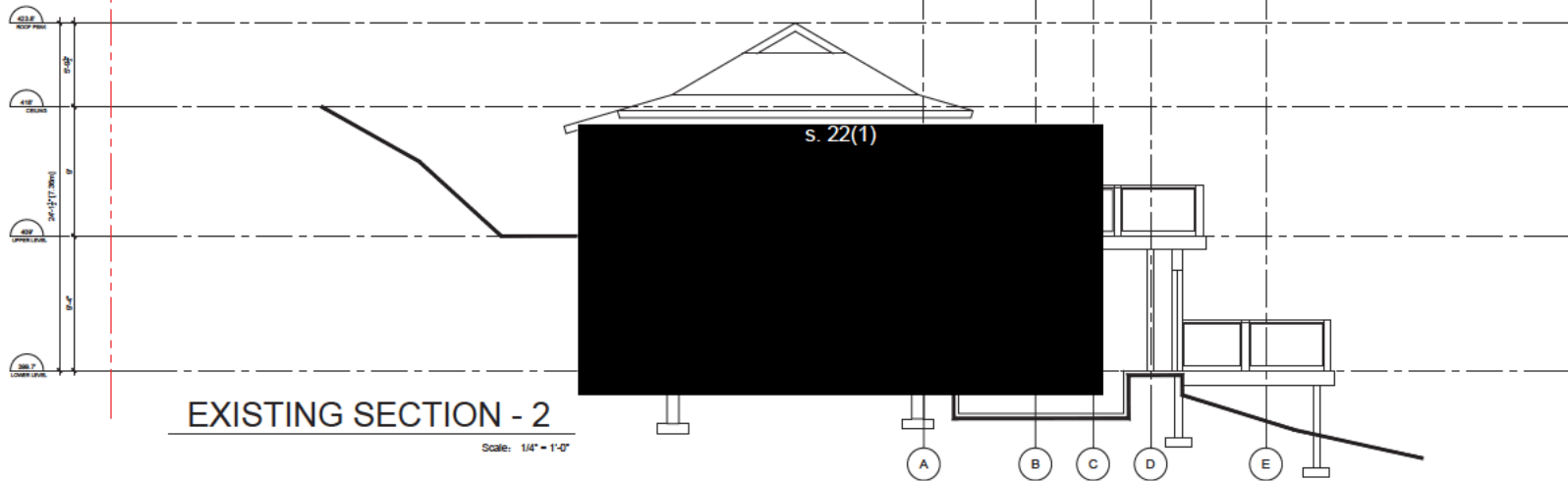
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JOB TITLE :
**4123 BURKEHILL ROAD
WEST VANCOUVER, BC**

DRAWING TITLE :
SECTION - 1

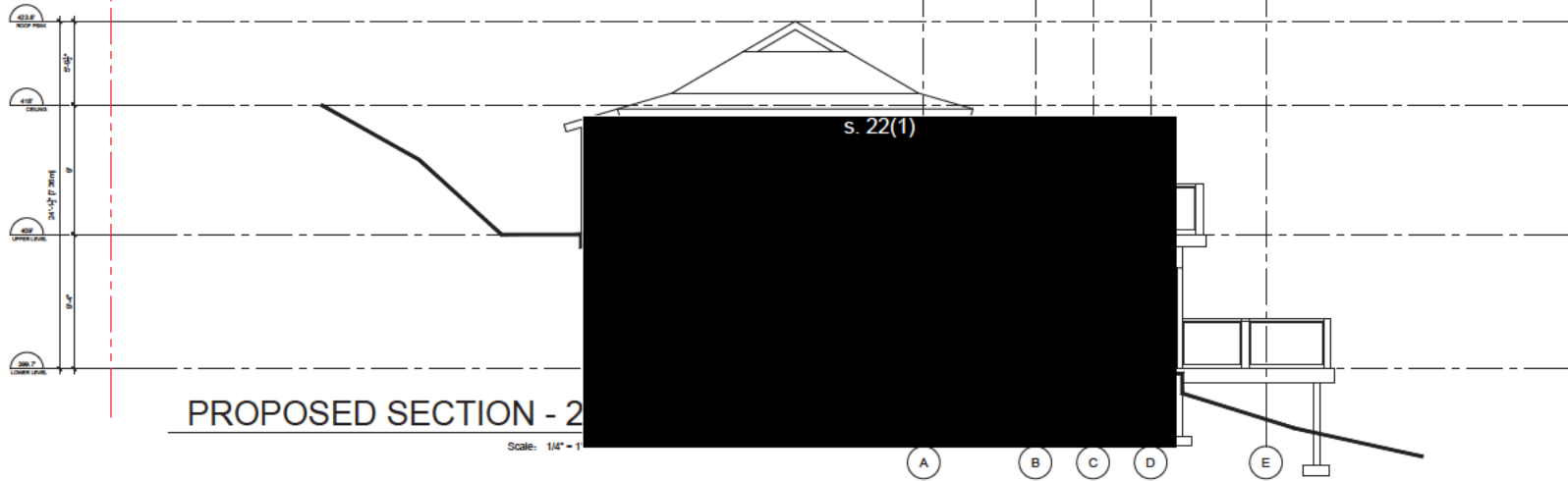
DRAWING NO :

A3.05



EXISTING SECTION - 2

Scale: 1/4" = 1'-0"



PROPOSED SECTION - 2

Scale: 1/4" = 1'-0"



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5773 Victoria Dr,
Vancouver, Canada.
Tel: 604-301-9125
Email: info@huaweibuildingsupplies.com

NO	AMENDMENT	DATE
0	00	00

PROJECT MANAGER :
CHECKED BY :
DRAWN BY :

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JOB TITLE :
**4123 BURKEHILL ROAD
WEST VANCOUVER, BC**

DRAWING TITLE :
SECTION - 2

DRAWING NO :

A3.06



SEG CONSULTING INC.
(PERMIT TO PRACTICE # 1002381)

7425 18th Ave Tel: (778) 316-5488
Burnaby, BC Fax: (604) 526-1305
V5N 1Y1 Email: zzhao@seg.ca

SEAL
I HAVE REVIEWED AND CONFIRMED THAT THE LATERAL RESISTANCE OF THIS BUILDING FOR WIND AND EARTHQUAKE IS DESIGNED IN ACCORDANCE WITH PART 4 OF BCBC 2018.



3. This seal is intended to be used in accordance with the provisions of the Engineering Act and the regulations made thereunder and is not to be used in connection with any work for which it is not registered.

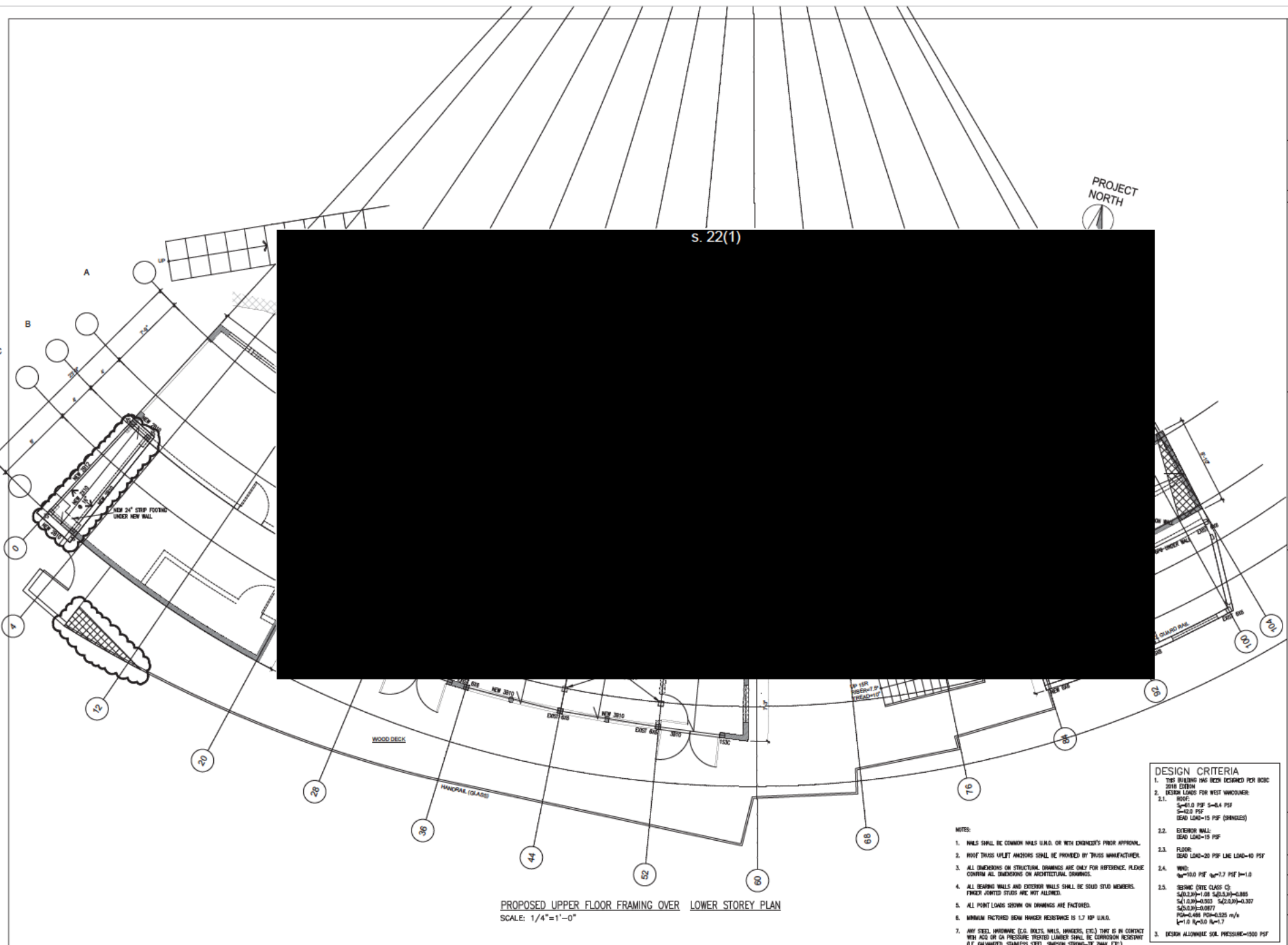
PROJECT TITLE
DETACHED HOUSE RENOVATION
4223 BURKEHILL ROAD
WEST VANCOUVER, BC

CONTENTS
PROPOSED UPPER FLOOR FRAMING PLAN

DESIGNER: Z. VETIENE
DATE: APR 10/2024
CHECKER: Z. ZHAO
SCALE: 1/4"=1'-0"

DWG. NO. S1

PROJECT NO. H24038



PROPOSED UPPER FLOOR FRAMING OVER LOWER STOREY PLAN
SCALE: 1/4"=1'-0"

- NOTES:
1. WALLS SHALL BE CONCRETE MASONRY OR WITH ENGINEER'S PRIOR APPROVAL.
 2. ROOF TRUSS UPLET ANCHORS SHALL BE PROVIDED BY TRUSS MANUFACTURER.
 3. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE ONLY FOR REFERENCE. PLEASE CONSULT ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS.
 4. ALL BEARING WALLS AND OUTSIDER WALLS SHALL BE SOLID STUD MEMBERS. FINISH JOINTED STEELS ARE NOT ALLOWED.
 5. ALL POINT LOADS SHOWN ON DRAWINGS ARE FACTORED.
 6. MINIMUM FACTORED BEAM HANGER RESISTANCE IS 1.7 KIP (K.I.G.).
 7. ANY STEEL MEMBERS (E.G. BOLTS, NAILS, WELDING, ETC.) THAT IS IN CONFLICT WITH AOC OR OR PRESSURE TREATED LAMBER SHALL BE CORROSION RESISTANT (I.E. GALVANIZED, STAINLESS STEEL, SIMPSON STRONG-TIE ZMAX, ETC.)

DESIGN CRITERIA

1. THIS BUILDING HAS BEEN DESIGNED PER BCBC 2018 SECTION 2.1.
2. DESIGN LOADS FOR WEST VANCOUVER:
 - 2.1. ROOF:
 - S_r=0.0 PSF S_r=0.4 PSF
 - S_d=2.0 PSF
 - DEAD LOAD=15 PSF (BRANDED)
 - 2.2. EXTERIOR WALL:
 - DEAD LOAD=15 PSF
 - 2.3. FLOOR:
 - DEAD LOAD=20 PSF LIVE LOAD=40 PSF
 - 2.4. WIND:
 - w=70.0 PSF q_w=7.7 PSF I=1.0
 - 2.5. BEARING STEEL CLASS C3:
 - S₁(1.0,0)=0.303 S₂(2.0,0)=0.307
 - S₃(3.0,0)=0.0977
 - P₀=0.488 P₀W=0.525 m/s
 - I=1.0 R_g=0.0 R_g=1.7
3. DESIGN ALLOWABLE SOIL PRESSURE=1500 PSF



SEG CONSULTING INC.
(PERMIT TO PRACTICE # 1002381)

7426 18th Ave Tel: (778) 316-5488
Burnaby, BC Fax: (604) 528-1305
V5N 1Y1 Email: zzhao@seginc.com

SEAL
I HAVE REVIEWED AND CONFIRMED THAT THE LATERAL RESISTANCE OF THIS BUILDING FOR WIND AND EARTHQUAKE IS RESISTED IN ACCORDANCE WITH PART 4 OF BCBC 2018.



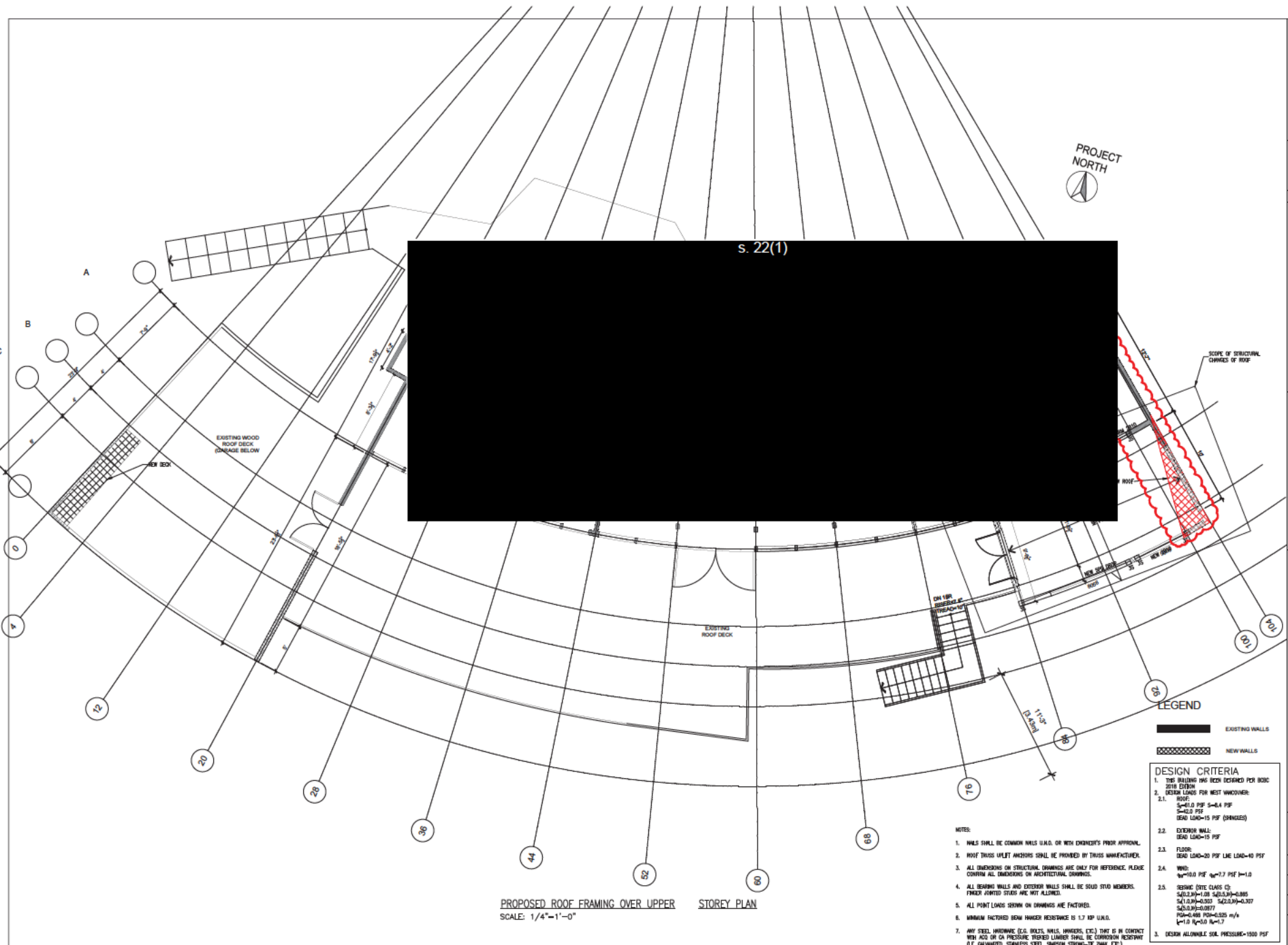
2024-04-23

PROJECT TITLE
DETACHED HOUSE RENOVATION
4223 BURKEHILL ROAD
WEST VANCOUVER, BC

CONTENTS
PROPOSED ROOF FRAMING PLAN

DESIGNER: G. VETIESE
DATE: APR 10/2024

CHECKER: Z. ZHAO
SCALE: 1/4"=1'-0"
DWG. NO. S2
PROJECT NO. H24038



PROPOSED ROOF FRAMING OVER UPPER STOREY PLAN
SCALE: 1/4"=1'-0"

NOTES:

1. WALLS SHALL BE COMMON WALL U.L.G. OR WITH ENGINEER'S PRIOR APPROVAL.
2. ROOF TRUSS UPLET ANCHORS SHALL BE PROVIDED BY TRUSS MANUFACTURER.
3. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE ONLY FOR REFERENCE. PLEASE CONSULT ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS.
4. ALL BEARING WALLS AND EXTERIOR WALLS SHALL BE SOLID STUD MEMBERS. FINISH JOINTED STEELS ARE NOT ALLOWED.
5. ALL POINT LOADS SHOWN ON DRAWINGS ARE FACTORED.
6. MINIMUM FACTORED BEAM HANGER RESISTANCE IS 1.7 KP U.L.G.
7. ANY STEEL HINGING (E.G. BOLTS, WELLS, WAGERS, ETC.) THAT IS IN CONTACT WITH AOC OR ON PRESSURE TREATED LUMBER SHALL BE CORROSION RESISTANT (I.E. GALVANIZED, STAINLESS STEEL, SMIPSON STRONG-TIE ZINC, ETC.)

LEGEND

- EXISTING WALLS
- NEW WALLS

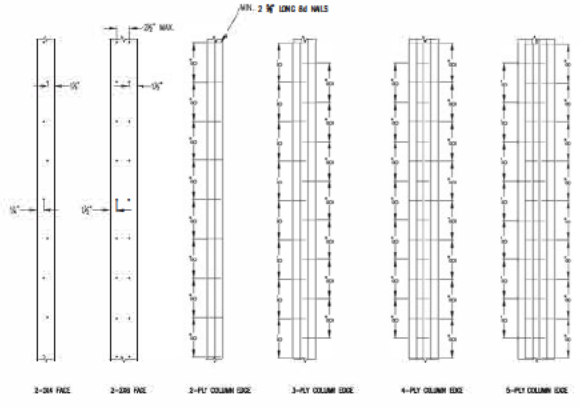
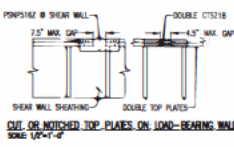
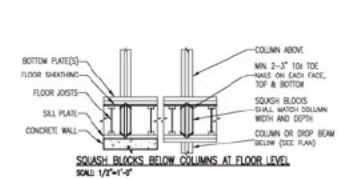
DESIGN CRITERIA

1. THIS BUILDING HAS BEEN DESIGNED PER BCSB 2018 EDITION.
2. DESIGN LOADS FOR WEST VANCOUVER:
 - 2.1. ROOF:
 - S_u=0.0 PSF S_u=0.4 PSF
 - S_d=0.0 PSF DEAD LOAD=15 PSF (BRANCHED)
 - 2.2. EXTERIOR WALL: DEAD LOAD=15 PSF
 - 2.3. FLOOR: DEAD LOAD=20 PSF LIVE LOAD=40 PSF
 - 2.4. WIND: w_u=0.0 PSF w_e=1.7 PSF I=1.0
 - 2.5. SEISMIC (SEE CLAUSE 2): S_{u1}(0.3)=0.007 S_{u2}(0.3)=0.007 S_{u3}(0.3)=0.007 F_{0.0}=0.488 F_{0.25}=0.525 m/a I=1.0 R_s=0.0 R_w=1.7
3. DESIGN ALLOWABLE SOIL PRESSURE=1500 PSF

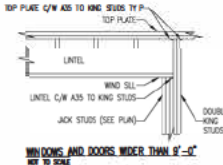
- A. GENERAL NOTES:**
 THE STRUCTURAL DESIGN OF THE BUILDING IS BASED ON BC BUILDING CODE (BCC) 2018 EDITION.
1. THE STRUCTURE OF THE BUILDING HAS BEEN DESIGNED AND REVIEWED AS PER BCC PART 9 FOR GRAVITY AND LATERAL LOADS. THE ANCHORAGE AND SEISMIC RESTRAINT HAVE BEEN DESIGNED AND REVIEWED AS PER BCC PART 4.
2. FLOOR MEMBERS SHALL BE SCHEDULED AT LEAST 2 DMS BEFORE STRUCTURAL ELEMENTS ARE COVERED (EXCLUDING POURING CONCRETE).
- B. WALLS:**
 UNLESS OTHERWISE NOTED, ALL WOOD FRAMING AND DETAILS SHALL BE AS PER BCC PART 9.
- UNLESS OTHERWISE NOTED:
 a. ALL LOAD-BEARING STUDS SHALL BE 5'-0" WOOD OR BETTER.
 b. ALL JOISTS SHALL BE 5'-0" WOOD OR BETTER.
 c. ALL WOODS AND FRAMES SHALL BE 5'-0" WOOD OR BETTER.
 d. ALL SHIM LAMBER COLUMNS SHALL BE 2x12 OR BETTER.
 e. ALL BUILT-UP COLUMNS SHALL BE 2x12 WOOD OR BETTER.
 f. ALL UNRAISED VENEER LAMBER (UVL) MEMBERS SHALL BE 2x12 GRADE OR BETTER.
 g. ALL FINISHED VENEER LAMBER (FVL) STUDS SHALL BE 2x12 GRADE AND PS. COLUMNS SHALL BE 2x12 GRADE OR BETTER.
 h. ALL SHEATHING SHALL BE SHEATHING-GRADE DOUGLAS FIR FLOORWOOD (DFP) SHEATHING OR G111 OR OTHERS, REFER TO BCC CODE.
3. BUILT-UP COLUMNS UNDER WOOD BEAMS SHALL MATCH OR EXCEED THE BEAM WIDTH. COLUMNS SHALL CONTINUE DOWN TO SOLE BEARING. SEE DETAIL 10 FOR DETAILS OF BUILT-UPS.
4. WALL EACH PLY OF A BUILT-UP BEAM WITH AT LEAST 2 ROWS OF 2x4 NAILS @ 12".
5. ALL CONNECTIONS SHALL BE SIMPSON STRONG TIE CONNECTORS OR EQUIVALENT U.N.G.
- C. FINISH SCHEDULE:**

BEAM WIDTH	3x4	3x6	3x8	3x10	3x12	3x14	3x16	3x18	3x20	3x22	3x24
1x8	11x11	11x11	11x11	11x11	11x11	11x11	11x11	11x11	11x11	11x11	11x11
2x8	2x8	2x8	2x8	2x8	2x8	2x8	2x8	2x8	2x8	2x8	2x8
2x10	2x10	2x10	2x10	2x10	2x10	2x10	2x10	2x10	2x10	2x10	2x10
2x12	2x12	2x12	2x12	2x12	2x12	2x12	2x12	2x12	2x12	2x12	2x12
2x14	2x14	2x14	2x14	2x14	2x14	2x14	2x14	2x14	2x14	2x14	2x14
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2x22	2x22	2x22	2x22	2x22	2x22	2x22	2x22	2x22	2x22	2x22	2x22
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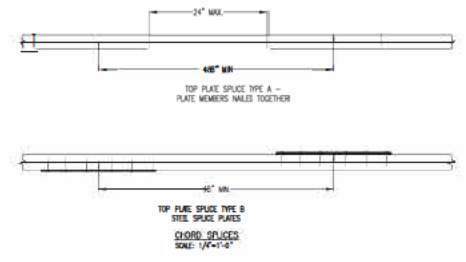
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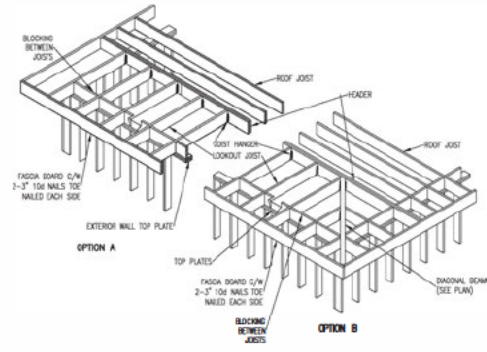
32. WALL PATTERNS FOR BUILT-UP COLUMNS
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WINDOWS AND DOORS WIDER THAN 6'-0\"/>



TOP PLATE SPLICE TYPE B
STEEL SPLICE PLATES
CLAMP SPLICES
SCALE: 1/4\"/>



EAVE ROOF OVERHANG FRAMING OPTIONS
NOT SCALE



SEG CONSULTING INC.
 (PERMIT TO PRACTICE # 1002381)

7426 16th Ave Tel: (778) 316-5488
 Burnaby, BC Fax: (604) 526-1302
 V5N 1P6 Email: zzhao@seg.ca

SEAL
 I HAVE REVIEWED AND CONFIRMED THAT THE LATERAL RESISTANCE OF THIS BUILDING FOR WIND AND EARTHQUAKE IS DESIGNED IN ACCORDANCE WITH PART 4 OF BCC 2018



SEAL OF CONSULTING ENGINEER
 Z. ZHAO
 NO. 23900
 2024-04-23

PROJECT TITLE
DETACHED HOUSE RENOVATION
 4-223 BURKEHILL ROAD
 WEST VANCOUVER, BC

CONTENTS
 TYPICAL WOOD DETAILS
 AND SECTIONS

DESIGNER: C. VETTESE
 CHECKER: Z. ZHAO
 DATE: APR 10/2024
 SCALE: 1/4\"/>

DWG. NO. S3
 PROJECT NO. H24038



GeoCan Engineering Inc.

EGBC Practice Permit No: 1000995
765 Foster Avenue
Coquitlam, BC, V3J 2L8
Phone: 778-987-7461
Email: info@geocaneng.com

24-009
8.

SEND TO: s. 22(1)	FROM: Yu Chen, M. Eng., Reviewed by Heqing Jian, P. Eng.
WEATHER: Sunny, 11°C	DATE: April 16, 2024
SITE: 4123 Burkehill Road, West Vancouver, BC	

SUBJECT: As-built Deck and Addition Safety Review	PROJECT #: 211342
---	-------------------

GeoCan is conducting an on-site evaluation of the stability of the As-built deck and addition, particularly, the SE corner addition and deck. As recommended in our March 12's memo, all pad footings and the supporting boulders, specifically those beneath the five western posts of the southern row, should be connected by using reinforced concrete. The concrete should be securely anchored into the fresh bedrock. At the time of this site visit, these reinforced concrete were poured and the frameworks were not removed yet. Rebar anchors were installed. In terms of the SE corner addition and deck, they are founded on relatively stable boulders or bedrock. The stability of the SE corner addition and deck is deemed acceptable from a geotechnical perspective. We confirm 96 KPa (2000 psf) can be used as allowable bearing capacity for the deck and addition. We recommend that slope protection nets could be placed on all slope surfaces where cobble and gravel exist to prevent them from falling to the downslope area. Any roof water is not allowed to be directed onto the slope surface and should be collected by a sump, eventually, directed to the municipal storm system.

Based on our review, we confirm that the as-built deck and addition are deemed safe and acceptable from a geotechnical standpoint. In addition, the deck and addition do not pose any adverse impact to the existing slope stability.

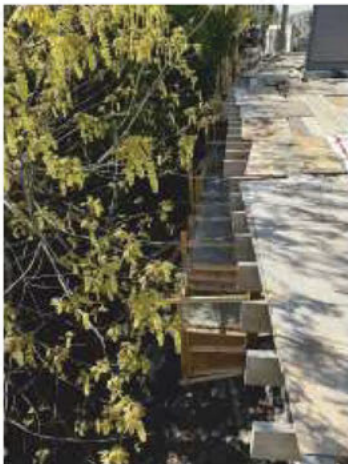


Photo 1: Concrete under SW Deck



Photo 2: Concrete with Framework



Photo 3: Addition Founded on Bedrock



Photo 4: SE Deck Post and Foundation





SEG CONSULTING INC. (1002381)

7426 16TH AVENUE, BURNABY, BC, V3N 1P1
Tel: (778) 316-5488 Fax: (604) 526-1305

24-009

8.

April 17, 2024

Project # H24038

The City of WEST VANCOUVER,
Building Inspection Division

Attention: Building Inspector

**Re: Field review of Renovation & existing framing at
4123 BURKEHILL ROAD, WEST VANCOUVER, BC**

Dear Madam or Sir:

We have completed a structural field review during the construction for the structural wood framing components at the above-mentioned site's renovation. Based on the field review carried out we confirm the following:

- New construction area for renovation garage extension, above living room frame, south east roof framing: new headers, beams, reinforce exiting joists, beams are satisfactorily installed and structurally adequate.
- Outside existing deck reinstall parts: all joists, beams & posts, bracings using same sizes existing frame and connections are adequately as per BCBC 2018. The footing sizes are adequately for soil bearing capacity 2000psf as per geotechnical engineer.



- South east over set back area existing deck, lower floor laundry room & upper floor bedroom: existing deck's joists, beams, posts & footings are good structural conditions, structure are safety. Over lower floor laundry's joists & beams are good conditions & structure is adequately. Over upper floor bead room new roof framing's headers, posts, roof joists are satisfied installation as per BCBC 2018.



SEG CONSULTING INC. (1002381)

7426 16TH AVENUE, BURNABY, BC, V3N 1P1

Tel: (778) 316-5488 Fax: (604) 526-1305

24-009

8.



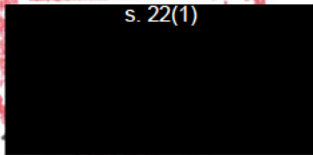
Please contact the undersigned if you have any questions.

Yours truly,

SEG Consulting Inc. (Permit to Practice # 1002381)

Zhanghao Zhao P. Eng.

s. 22(1)



2024-04-17

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: **5775 Cranley Drive**

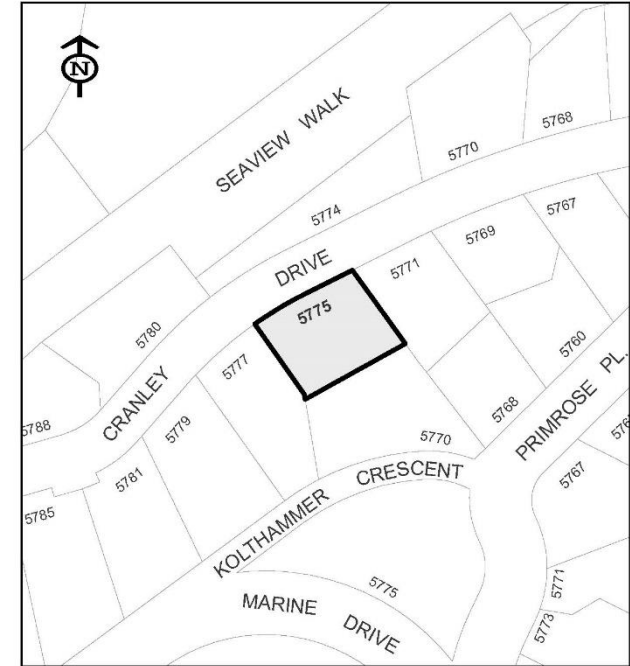
A Board of Variance hearing will be held on:

Wednesday, May 15, 2024

at 5 p.m. via electronic communication facilities

The following variances for a power pole (accessory structure) and deck at 5775 Cranley Drive will be considered:

Front Yard Setback for Power Pole (Accessory Structure)	Bylaw Requirement	Proposed	Variance
	9.10 m	0.61 m	8.49 m
Rear Yard Setback for Deck	Bylaw Requirement	Proposed	Variance
	9.10 m	1.27 m	7.83 m
Accessory Building Height for Power Pole (Accessory Structure)	Bylaw Requirement	Proposed	Variance
	3.70 m	5.50 m	1.80 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 May 15, 2024 to ensure their availability to the Board for the hearing.

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

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

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

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The Corporation of the District of West Vancouver

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

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

Board of Variance Application Form

Subject Property (please print clearly)

Address: 5775 Cranley Drive

Applicant (please print clearly)

Name(s): Graeme Huguet Phone #: 604-694-6873

Mailing Address: 15356 Fraser Hwy, Surrey, BC Cell #: _____

Email Address: s. 22(1) 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: _____ 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 and will be placed in the public agenda binder for the Board of Variance Hearing.

s. 22(1)

Applicant Signature

April 8, 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: _____

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5775 Cranley Drive BOV Variance Request Letter

To: Board of Variance Council at District of West Vancouver
Re: 5775 Cranley Drive

Dear members,

Please grant the three minor variances for the items listed in the Permits & Inspections Department letter dated March 12, 2024 (attached), including permission to install a power pole (one variance for setback and one for height) and to rebuild the existing deck space on the property at 5775 Cranley Drive as shown on the attached site plans. This work is part of a renovation to build a new garage, renovate the dwelling and replace the existing decks.

Front yard power pole:

The dwelling is located on a very steep lot, with the grade at the street level just a few feet lower than the roof of the dwelling. The steep slope poses a hardship that requires the two variances for the private power pole that is needed to bring power to the dwelling. Connecting directly to the house is not possible, as it would result in a power line height that does not provide the required BC Hydro clearance of 5.5m above the road. In terms of the location in the front yard, locating the power pole closer to the house would only increase the required length of the pole (the elevation would need to remain the same). The location in the front yard was selected as it allows for connection to the closest BC Hydro power pole and because in that location the pole will be partially screened by existing vegetation on the northwest side of the property. The neighbor on the east also has a private pole and there are no neighbors to the north that would be affected by the power pole.

Rear yard deck rebuild:

The rear yard variance is minor and relates to an existing deck that requires rebuild and repair in the same location in order to preserve the existing mature cedar trees. The existing deck is significantly larger than our proposed rebuild (see site plan, red dotted line). The rebuild conforms to the side and rear yard setbacks and conforms to the elevation maximums (of four feet above grade) in 81% of the proposed deck (see site plan, green outlines). However, 19% of the proposed deck area is non-conforming due to natural site elevation changes and requires a variance (see site plan, red checkered area). While the variance is listed as a setback issue in the March 12 letter (citing bylaw section 204.08), the issue is actually related to the height of the proposed rebuilt decks where they are more than four feet above finished grade (section 120.03). The steepness of the lot provides hardship and necessitates the requested variance, as there is a very steep drop in the natural grade from the southeast to the southwest side of the property. The decks closest to the dwelling on the east side are just above grade, but due to the steep drop off, the southwest corner of the deck is just over 10' above grade. The decks could be built lower, but would lose their functionality requiring multiple tiers and stairs, or, could be built as proposed without a variance, but would require removal of existing mature cedar trees in order to raise the grade to conform with the height requirement. The decks are not visible to neighbors and will not adversely affect the use of adjacent properties.

Please note the support from the neighbours s.22(1) local to this property (attached).

Thank you for your kind consideration in this matter.

Regards,
Graeme Huguet, Owner
My House Design Build Team
2024-03-28
Att.

MY HOUSE DESIGN BUILD TEAM LTD.

HEAD OFFICE | 15356 Fraser Hwy, Surrey BC V3R 3P5 | 604.694.6873 | info@myhousedb.com | myhousedesignbuild.com

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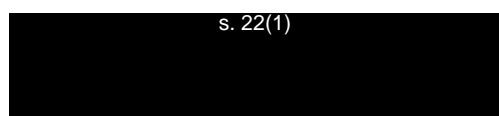
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PERMITS & INSPECTIONS DEPARTMENT
750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

April 15, 2024

File: **BP117837**



Dear Sir/Madam

**RE: 5775 CRANLEY 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 Accessory structure and deck will not comply with the Zoning Bylaw because it does not maintain the required 9.1m front (accessory structure) yard setback and height (accessory structure) and rear yard setback (deck).

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

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

	Bylaw	Proposed	Variance
Front Yard Setback for accessory structure (Power pole)	9.1 m	0.61 m	8.49 m

- The Zoning Bylaw, Section 204.08 requires a rear yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Rear Yard Setback for deck	9.1 m	1.27 m	7.83 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	5.5 m	1.8 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 4:00 p.m. on **Wednesday March 20, 2024**. The next Board of Variance Hearing is scheduled for **Wednesday 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 604-925-7040 should you require any further information regarding this matter.

Thank you,

s. 22(1)

Nima Karimabadi
Supervisor Residential Plans Examiner
nkarimabadi@westvancouver.ca

Enclosure

cc: Secretary, Board of Variance

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

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Notes

50.8 0 25.40 50.8 Meters

WGS_1984_UTM_Zone_10N
District of West Vancouver

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Legend

Notes

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WGS_1984_UTM_Zone_10N
District of West Vancouver

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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5775 Cranley Drive Board of Variance Neighbour Support Letter

To: Board of Variance Council at District of West Vancouver

Re: 5775 Cranley Drive

I am aware of my neighbours' home renovation project at 5775 Cranley Drive and I understand that they are seeking Board of Variance approval for two conditions that are out of compliance with the zoning code, namely,

- The installation of a power pole in their front yard, and
- The installation of deck space in the rear yard that is higher than four feet above the finish grade.

I would like the board to know that I have no objection to my neighbours' construction project or to these non-conforming conditions, as they do not harm me or my property in any way.

Name: _____ s. 22(1) _____

Address: _____ s. 22(1) West Vancouver BC s. 22(1) _____

Signature: _____ s. 22(1) _____

Date: _____ March 28, 2024 _____

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5775 Cranley Drive Board of Variance Neighbour Support Letter

To: Board of Variance Council at District of West Vancouver

Re: 5775 Cranley Drive

I am aware of my neighbours' home renovation project at 5775 Cranley Drive and I understand that they are seeking Board of Variance approval for two conditions that are out of compliance with the zoning code, namely,

- The installation of a power pole in their front yard, and
- The installation of deck space in the rear yard that is higher than four feet above the finish grade.

I would like the board to know that I have no objection to my neighbours' construction project or to these non-conforming conditions, as they do not harm me or my property in any way.

s. 22(1)

Name: _____

Address: _____

Signature: _____

Date: ✓ April 1 2024

MY HOUSE DESIGN/BUILD/TEAM LTD.

HEAD OFFICE | 11315 Fraser Hwy, Surrey BC V3R 5P5 | 604.299.4875 | info@myhousedb.com | myhousedesignbuild.com

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270-18 Gostick, North Vancouver, B.C. V7M 3G3
Telephone: (604) 986-8346 Fax: (604) 986-8246
www.bablackwell.com

April 5, 2024

Mr. Chris Williams
Project Manager
My House Design / Build Team
15356 Fraser Hwy
Surrey, B.C.

Re: 5775 Cranley Drive, West Vancouver - Deck Construction within a Tree Protection Zone

Dear Chris;

The intent of this letter is to provide support for a variance to rebuild an existing deck within the tree protection zones of three trees on the subject property at 5775 Cranley Drive in West Vancouver. Trees #3280, 3281 and 3282 are mature western redcedars that the property owner wishes to retain. These trees occur within proximity to extensive excavation activities necessary to accommodate renovations of the existing home, and exterior renovated decks. Therefore, protection from disturbance is necessary to preserve the long-term health and viability for these mature specimens.

A deck is planned to be re-constructed within the tree protection zones (TPZ) of these trees. In order to avoid disturbance to the TPZ's the deck has been designed so that the supporting posts will be located on existing concrete footings anchored into exposed bedrock. This design and construction method avoids the need for excavation and placement of backfill on top of tree roots. Additionally, trees #3281 and #3282 will have a 1.0m high boulder retaining wall which will act as a tree well to maintain the natural grade around the critical tree roots within the TPZ. The construction of tree wells is standard practice used to prevent tree roots from being buried in fill material. Burying tree roots in fill is highly detrimental to the tree health and can lead to tree mortality. The International Society of Arboriculture's Best Management Practices for tree root management states that only 5cm of soil or fill material can be placed on rooting zones. Amounts greater than this can adversely affect gas exchange necessary for respiration.

The following sketch drawing illustrates the location of the deck and trees 3280, 3281 and 3282 and the approximate location of the tree well boulder wall.

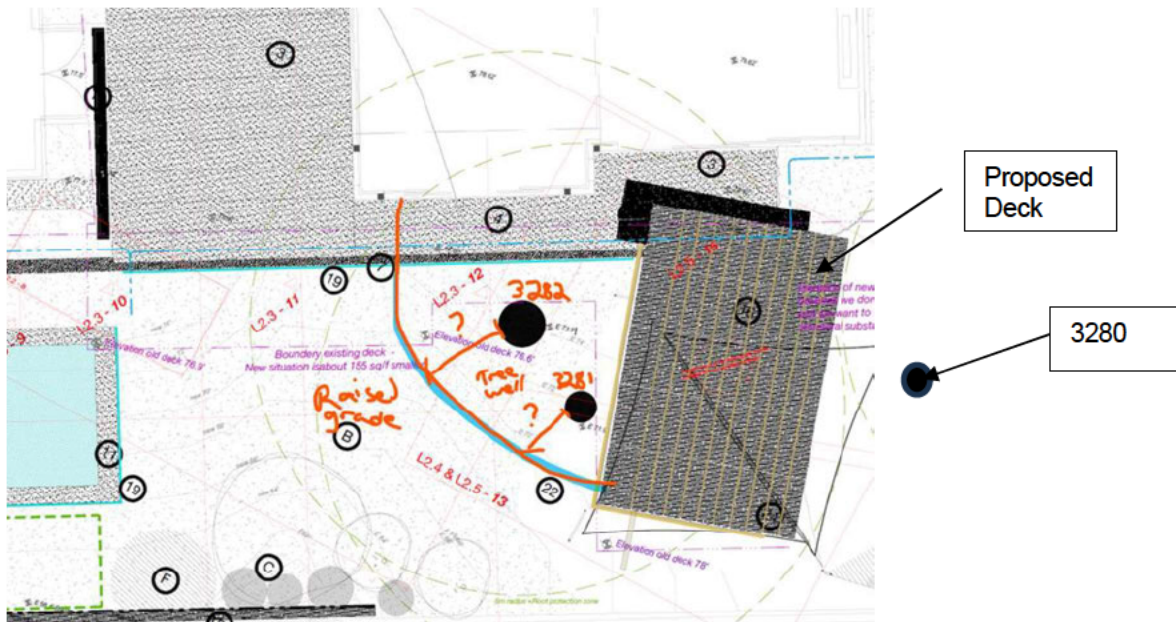


Figure 1: sketch plan of deck and tree well in relation to the house and trees 3280, 3281 and 3282

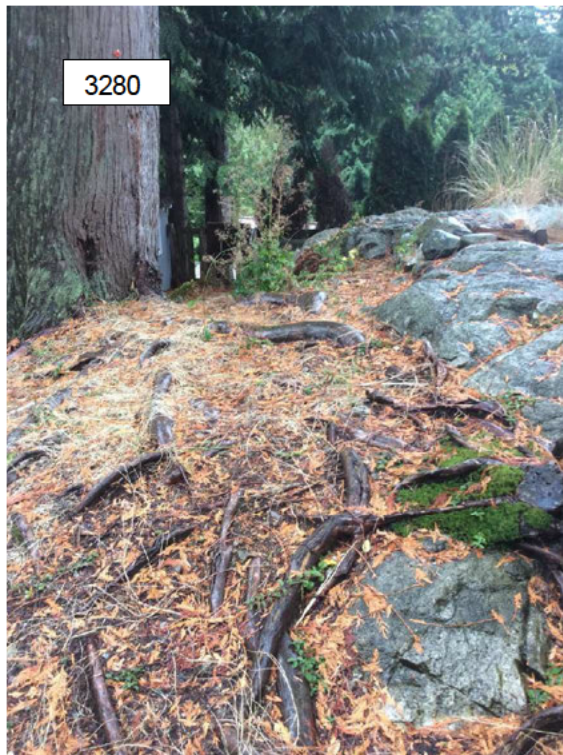
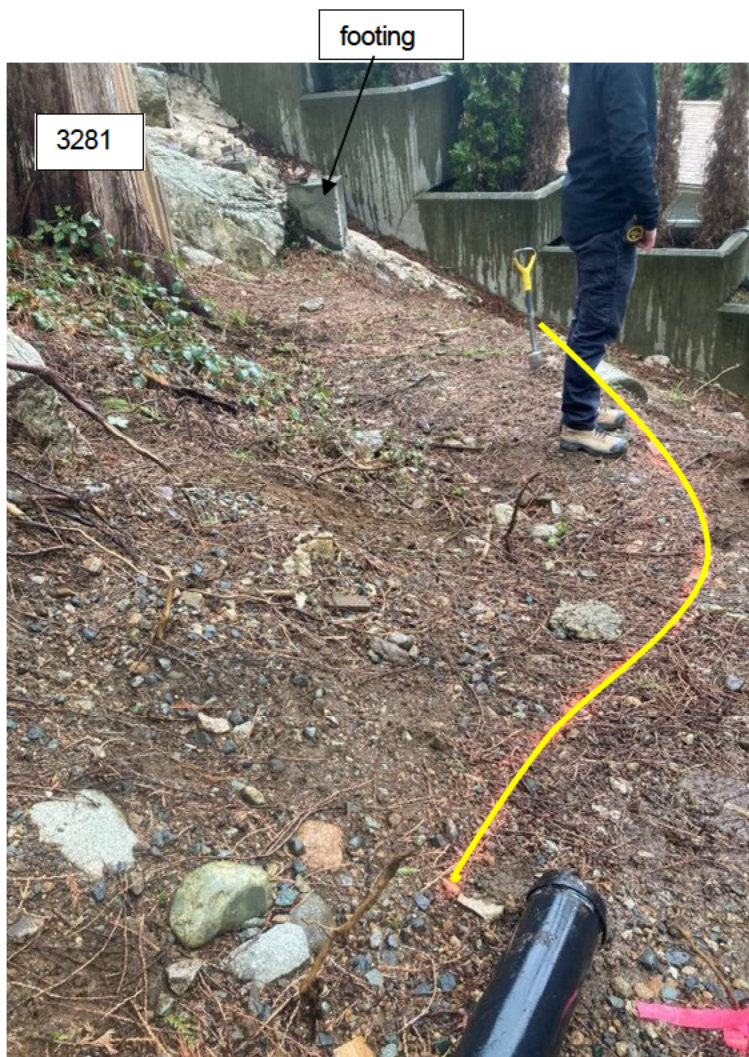


Figure 2: Tree 3280 showing exposed roots on a bedrock outcrop



The yellow line indicates the proposed location of the 1.0m high boulder retaining wall (tree well).

All work, including the excavation for, and placement of the wall will stay to the right of the yellow line.

This line shall be marked and staked in the field and approved by Blackwell prior to implementation

Figure 3: Tree 3281 and approximate location of boulder tree well wall (yellow line). Note the existing concrete footing of old dismantled deck that will be reused to support the reconstructed deck.

Please note that during the reconstruction of the deck and tree well it is imperative that there is no soil disturbance and no construction materials, equipment or debris to be placed in the TPZ's of trees # 3280, 3281 and 3282.

I would be happy to discuss this with you further if you have any concerns.

Kind Regards,

s. 22(1)

Simon Murray, RFT, ISA Certified Arborist
B.A. Blackwell and Associates Ltd.

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

The Corporation of the District of West Vancouver

Board of Variance

May 15, 2024

Supplemental Agenda Information Package

For Application 24-009 (4123 Burkehill Road)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	May 13, 2024	9

For Application 24-023 (5775 Cranley Drive)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Supervisor Residential Plans Examiners	April 30, 2024	5

Please add these supplemental items to the May 15, 2024 Board of Variance Agenda Package as indicated.

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Application 24-009
(4123 Burkehill Road)

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From: [REDACTED] s. 22(1)
Sent: Monday, May 13, 2024 1:39 PM
To: BoardOfVariance
Subject: variance hearing 24-009

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 Members of the Board of Variance,

[REDACTED] s. 22(1) I am writing to express my strong support for the owner of 4123 Burkehill Rd regarding this hearing.

After receiving the notice regarding this hearing, I visited the construction site and thoroughly reviewed the details of the construction plan. I am fully in agreement with the existing variance.

I want to highlight that the owner of 4123 Burkehill Road takes the concerns of the board seriously. To address the deck safety concerns mentioned in the last hearing, they hired engineers to inspect the area and invested a large amount of money to reinforce the deck with reinforced concrete. This demonstrates their dedication to ensuring the safety of the deck for the neighborhood.

I also would like to emphasize that the owner of the house cares for the community. They respond to city notices and suggestions rapidly to ensure minimal disturbance to the neighborhood during construction activities. This demonstrates their commitment to being responsible homeowners and good neighbors.

Therefore, I hope the Board of Variance can approve the variance.

Thank you for considering my input on this matter.

Sincerely,

[REDACTED] s. 22(1), WV

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Application 24-023
(5775 Cranley Drive)

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From: Nima Karimabadi
Sent: Tuesday, April 30, 2024 12:13 PM
To: BoardOfVariance
Cc: Pascal Cuk
Subject: 5775 Cranley Drive - Supplementary Notes/Information [power pole]

Good afternoon Board Members,

Please find below, notes/supplementary information from the Electrical Inspector, regarding the proposed power pole for 5775 Cranley Drive:

BOV required as per bylaw -power can be run overhead to the structure or underground from BCH pole

If you have any questions or concerns, please let me know.

Thank you,

Nima

Nima Karimabadi BA
Supervisor Residential Plans Examiners | District of West Vancouver
d: 604-925-7212 | t: 604-925-7040 | [westvancouver.ca](https://www.westvancouver.ca)



We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliłwətaʔ (Tsleil-Waututh Nation), and xʷməθkʷəy̍əm (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.

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

The Corporation of the District of West Vancouver

Board of Variance

May 15, 2024

On-Table Agenda Information Package

For Application 24-009 (4123 Burkehill Road)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	May 15, 2024	10
Redacted	May 15, 2024	11

Please add these on-table items to the May 15, 2024 Board of Variance Agenda Package as indicated.

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Application 24-009
(4123 Burkehill Road)

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From: [REDACTED] s. 22(1)
Sent: Wednesday, May 15, 2024 5:26 AM
To: BoardOfVariance; [REDACTED] s. 22(1)
Subject: Fwd: Variance Application 24-009 – 4123 Burkehill Road
Attachments: Board of Variance-Final 3.docx; Board of Variance-Final May 15th 2024.docx

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 Board of Variance of West Vancouver

Please find attached our second letter along with the first letter regarding Variance Application 24-009 – 4123 Burkehill Road.

In the meantime they have redone the balcony. Hardship is in [REDACTED] s.22(1) and you may want to pay attention to this. And everything about this is against the law.

Best regards

[REDACTED] s. 22(1)

Vancouver, BC, [REDACTED] s. 22(1), Canada

[REDACTED] s. 22(1)



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

From: [REDACTED] s. 22(1)
Date: Wed, Feb 21, 2024 at 7:51 AM
Subject: Re: Variance Application 24-009 – 4123 Burkehill Road
To: <boardofvariance@westvancouver.ca>
Cc: [REDACTED] s. 22(1)

Dear Board of Variance of West Vancouver

Please find attached our submission regarding Re: Variance Application 24-009 – 4123 Burkehill Road.

As this has altered [REDACTED] s. 22(1), we will drop off our letter and will attend the hearing in person. This can not go on any worse and it must be stopped ASAP.

Best regards

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

Re: Variance Application 24-009 – 4123 Burkehill Road

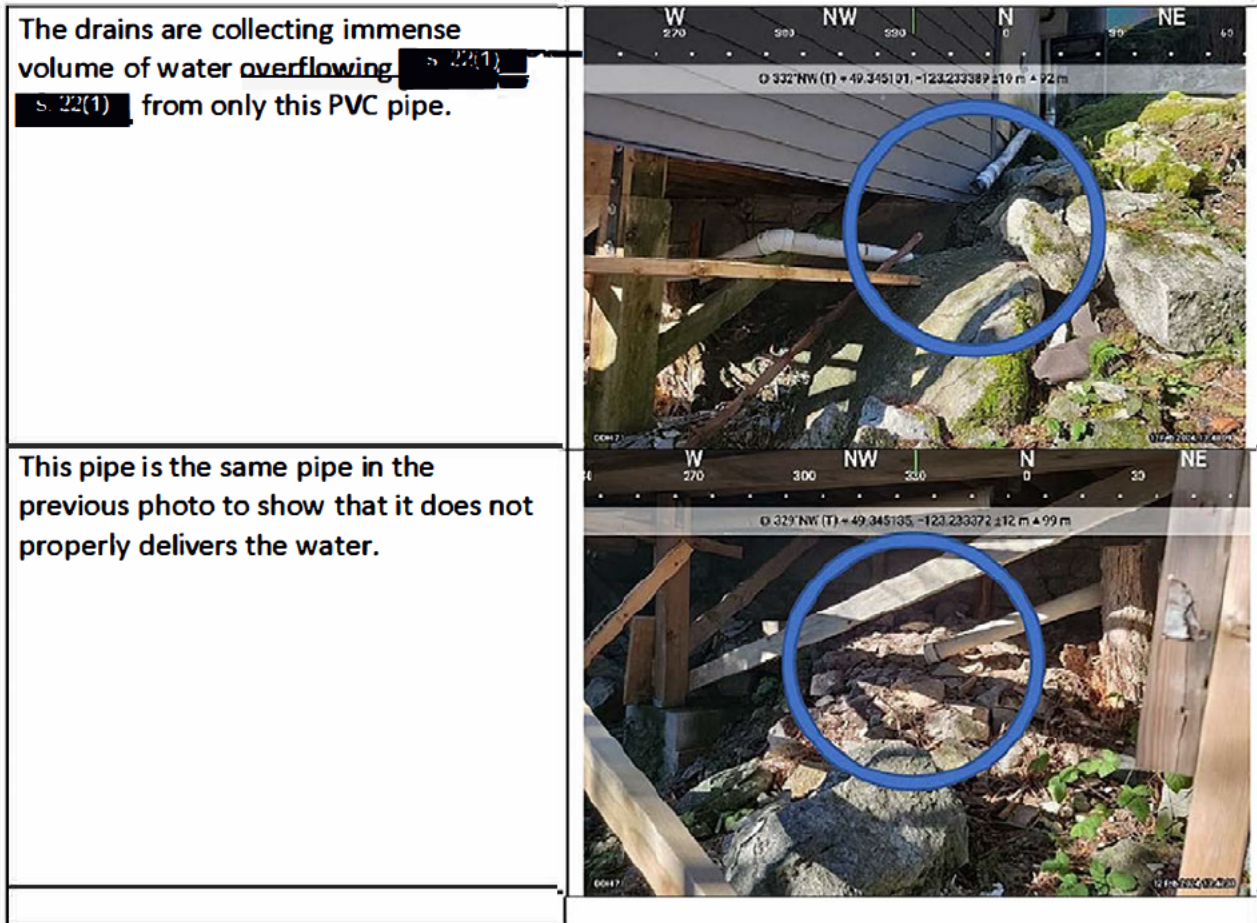
Dear Board of Variance,

I am writing to express grave concerns regarding Variance Application No. 24-009 submitted by the owners of 4123 Burkehill Road. We [REDACTED] s. 22(1) residents of [REDACTED] s. 22(1), West Vancouver, BC, and [REDACTED] s. 22(1) to the variance applicant ("VA" or "Neighbour"), [REDACTED] s. 22(1) impacted by the proposed variances. We wish to formally object to the application, believing that granting them would pose significant risks [REDACTED] s. 22(1), the surrounding environment, and result in unnecessary and avoidable privacy issues, as well as other irreparable damages that decrease our residence's market value.

Five previous variances have been approved for the 4123 Burkehill Road property between 1962-1978, indicating a history of non-conformity. Currently, the VA is seeking variances for the borders of their house, particularly the east and south sides, which directly [REDACTED] s. 22(1). The proposed variances include a 6.80m front yard setback, an 8.53m rear yard setback, and a 0.72m minimum side yard setback.

There is no benefit in keeping this balcony and extra additions. **The bylaw officer and the permitting officer had been notified of the illegal building and the impact [REDACTED] s. 22(1), but the owner chose to continue the illegal additions despite all. There are technical issues with these additions, in addition to defying all the subdivision norms.**

A major concern is the slope stability, now at risk due to the extra weight of the Neighbour's structures, coupled with the center of gravity on the slope (Please refer to the schematic drawing below). Furthermore, the ever-increasing large surface area of the Neighbour's house and balconies act as a large pan that collects and conducts the water flow [REDACTED] s. 22(1). The water overflowing [REDACTED] s. 22(1) has already damaged the west side [REDACTED] s. 22(1) and center of [REDACTED] s. 22(1). The bylaw officer, the Neighbour, and their friend who lives across from them (Neighbour) have seen the corrosion caused by the overflow. If the water collecting surface area is decreased and the water drained [REDACTED] s. 22(1) is controlled, further damage will be alleviated. The bylaw officer must have recorded the events. This inappropriate development has already adversely affected the natural environment of [REDACTED] s. 22(1), and the Neighbour has now directed the flow to the [REDACTED] s. 22(1). Moving the drainage overflowing [REDACTED] s. 22(1) [REDACTED] s. 22(1) only destabilizes the slope and poses a threat to the neighbourhood. Removing the balcony decreases the area that collects rainfall precipitation, allowing the water a better chance to penetrate the ground.

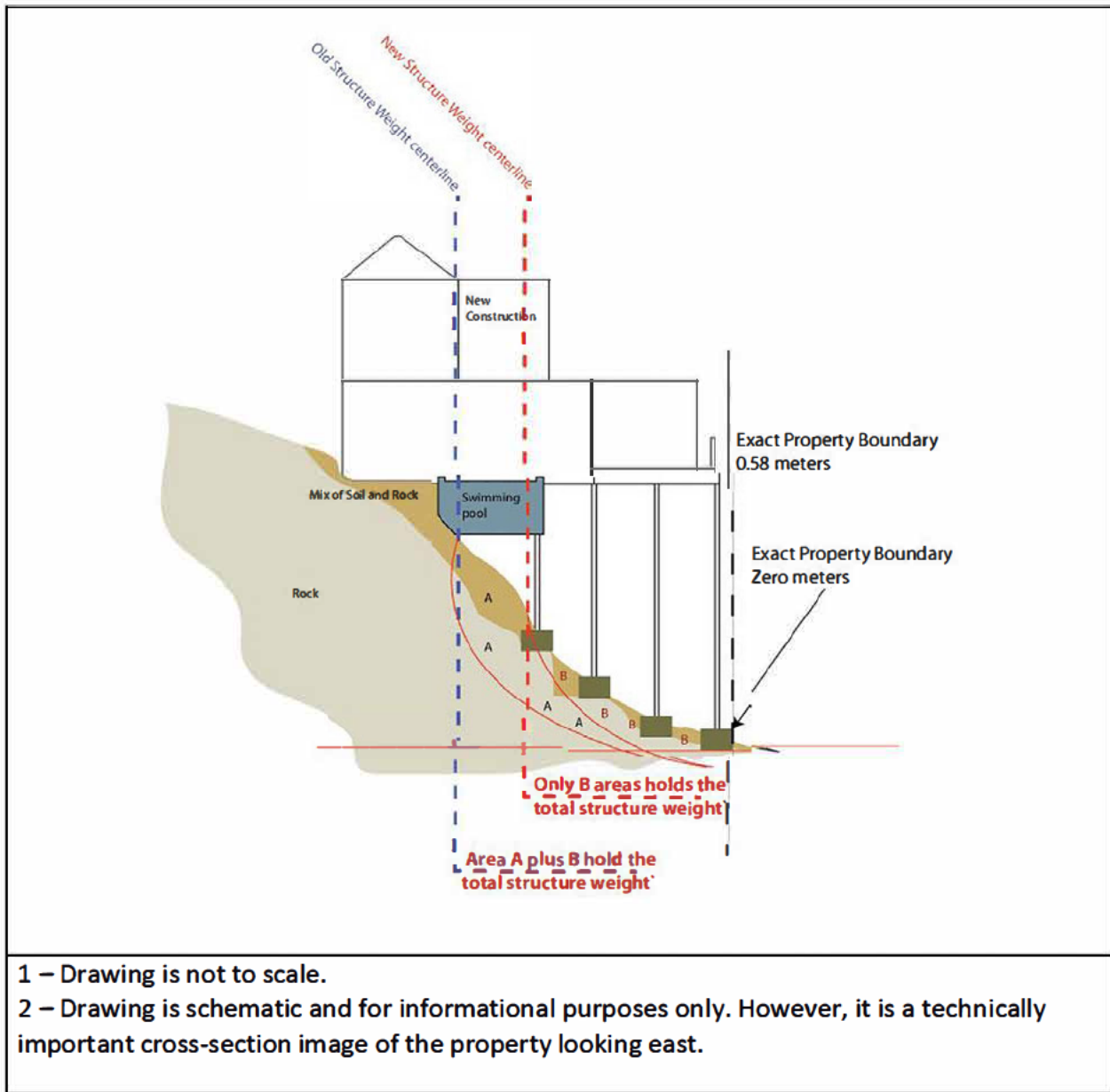


Boundary Limits and Several Reckless Expansions:

The Burkehill balcony is now as close as s. 22(1) and possibly overhanging its east neighbour. It is the result of several inappropriate developments, without consideration for neighbours' safety and well-being. The Neighbour's windows now open s. 22(1) with less than one meter of distance, not in compliance with the code. This greatly s. 22(1) s. 22(1). They have a complete view into s. 22(1).

Furthermore, it poses a great fire hazard risk s. 22(1). In the event of a fire, the open windows will expose s. 22(1). The minuscule distance is too close for comfort. The city should not have allowed this variance to be brought up to this level, and all variances should be set back.

This extension has impacted s. 22(1) is now under the balcony.
We can no longer s. 22(1)





The Neighbour has no respect for the law, the neighbourhood, and s. 22(1). The city was informed that this Neighbour throws toxic material, enormous broken glass, and garbage s. 22(1). They were supposedly stopped and instructed to clean the area and use garbage bins. However, as soon as the city bylaw officer left, the whole area turned into a dumpster again. Dangerous material and toxic garbage are all over s. 22(1), posing a danger to s. 22(1) the neighbourhood. On one occasion, s. 22(1), and the chemicals have already contaminated the soil.

Code of Conduct and Being a Good Neighbour Posing Harm:

To list a few of the Neighbour's lack of code of conduct:

- The Neighbour resumed dumping garbage [redacted s. 22(1)], following the relief from the ban imposed by the bylaw. This has been reported to the city on many occasions.
- Unlawful construction without permits. The Neighbour must have been aware that they were building illegally because construction activities were conducted on Saturday and Sunday afternoons, so the city bylaw officer won't stop them.
- Lack of attention to the well-being and safety of the neighbours and their own.
- Intrusion [redacted s. 22(1)] and devaluation [redacted s. 22(1)] for their financial gain and extra comfort at the expense of [redacted s. 22(1)].
- According to our records and available videos, we have proof that this balcony was built by this very Neighbour despite their statement in the variance application, blaming the previous owners.

<p>The backyard is littered with toxic chemicals and dangerous construction materials. Photo shows broken glass [redacted s. 22(1)].</p>	
<p>The orange paint is [redacted s. 22(1)] survey pin. City cartoonish maps are not showing the exact picture of the properties.</p>	

This demonstrates the Neighbour's character and their lack of respect for the law and engineering of the house. There is little to no confidence in the engineering of this balcony, motivated by financial gain. This balcony and perhaps extra structures must be removed.

The affixed maps to this application are shameful presentations to hide the truth. The city should never have accepted these maps for this application.

We would like to emphasize that we have the right to build our house in the future, and the city cannot take away any of our rights when we apply for permits just because the house in the [REDACTED] s. 22(1) .

Trees:

The contaminated and toxic soil caused by construction material spread over [REDACTED] s. 22(1) , has killed some of trees and some are about to die [REDACTED] s.22(1) . This has been brought to us in the past year or so. We are considering the proper approach to this matter.

Furthermore, the unauthorized expansion of the deck, coupled with the lack of inspection for water runoff, has not only caused irreversible damage to [REDACTED] s. 22(1) but has also raised concerns about the safety and stability of the entire area. The construction of the deck without a permit, and its several subsequent extensions overtime, not only demonstrates a disregard for local regulations but also poses serious risks to the surrounding environment and properties.

We have attempted to address these issues with the owners of 4123 Burkehill Road, providing them with videos and photos showcasing the adverse impact of their actions. Additionally, we have lodged complaints with City Hall, bringing attention to the unauthorized and detrimental activities taking place on their property. We have been assured by the city inspector that this balcony will be removed.

In light of these compelling circumstances, I urge the Board of Variance to reject variance application 24-009 in its entirety. The actions taken by the [REDACTED] s.22(1) property owners have not only violated local regulations but have also caused irreparable harm to [REDACTED] s.22(1) the surrounding environment.

Furthermore, I implore City Hall to take decisive action to rectify the unauthorized construction and extension of the deck, ensuring that the safety and stability of the entire area are upheld.

Thank you for your attention to this matter. I trust that the Board of Variance and City Hall will take the necessary steps to address these pressing concerns and safeguard the well-being of our community.

Sincerely,

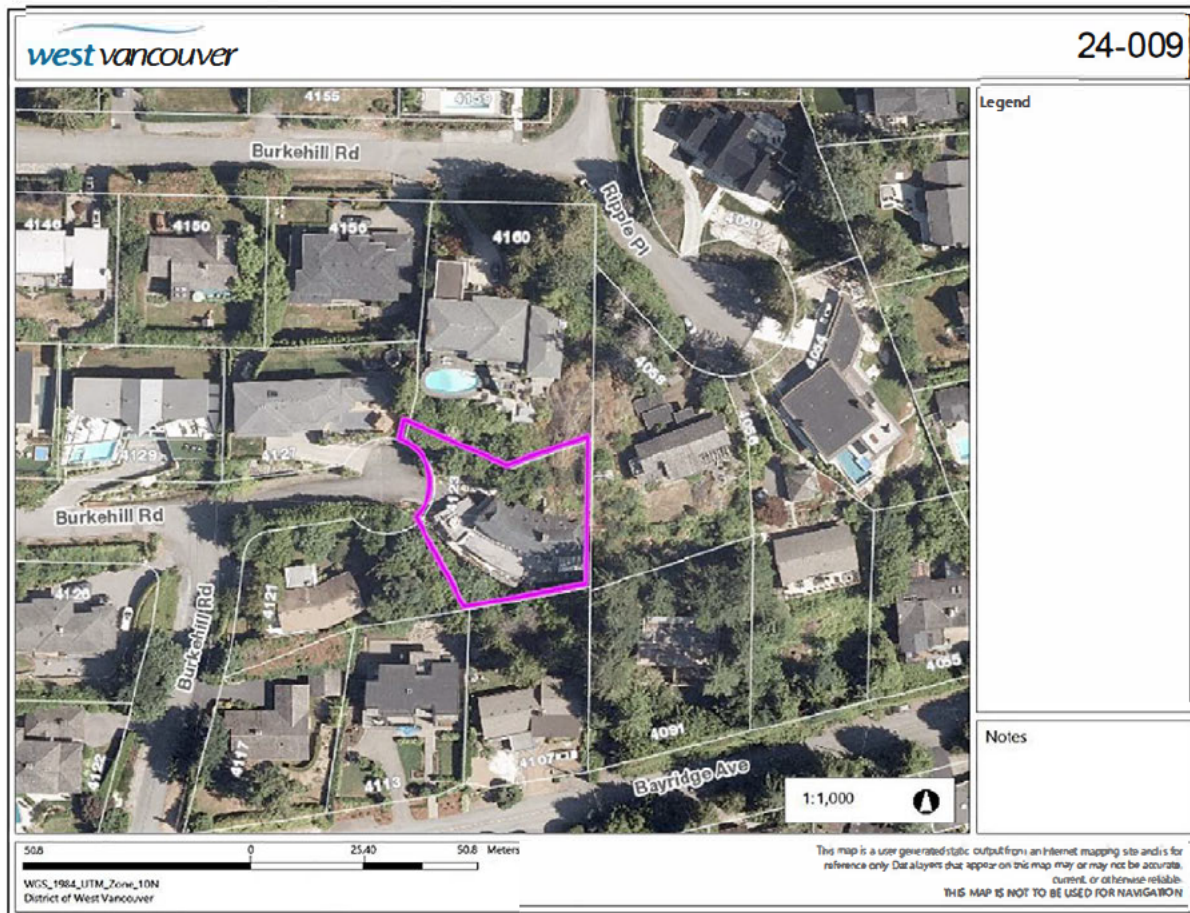
[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

Appendix A : Photos (more photos and videos are available upon request)



This image just shows where the applicant address is located. The rest of the images throughout the application are deceiving and do not show the actual structures. **Anyhow even visually one can tell that the applicant's house ratio to the land is greater than anyone in the area. This house is certainly over the that is permitted under conventional subdivision.**

s. 22(1)

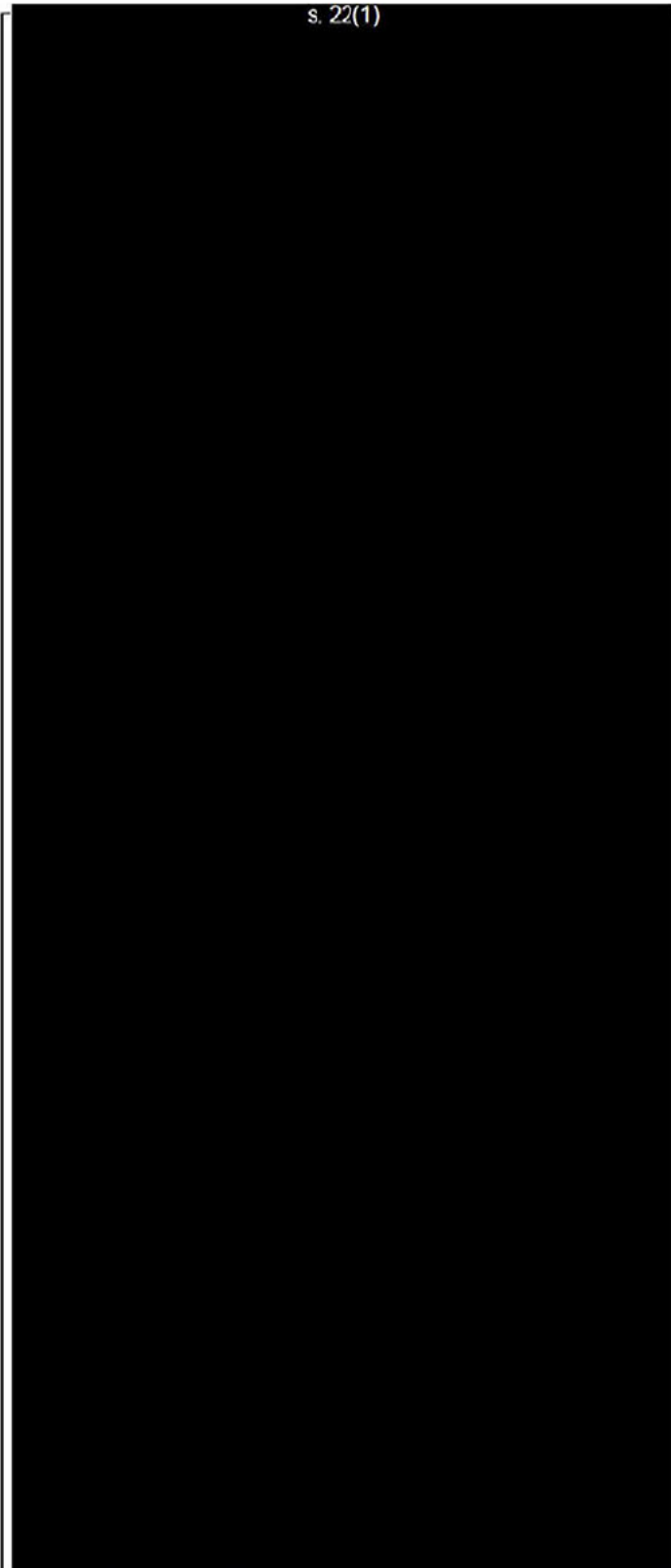
West Side Water and Extensive Damage:

Over the past few years, we have noticed that the side [REDACTED] s. 22(1) began to deteriorate. We initially dismissed it as nothing more than normal wear and tear. However, it soon became clear that this deterioration was abnormal. [REDACTED] s. 22(1) neighbor and his translator to observe the [REDACTED] s. 22(1). It appeared that the water was coming from [REDACTED] s. 22(1), specifically their drainage and swimming pool. In the presence of his friend, the Burkehill [REDACTED] s. 22(1) denied responsibility, but after his friend spoke to him in Chinese, he ceased his denials. We have a video recording of the incident.

[REDACTED] s. 22(1) has consistently failed to act responsibly. This pattern of behavior has been evident over time. He persisted in these actions and then left for a vacation. During freezing conditions, the water was unable to flow beneath the surface and through the ice, leading to overflow from the [REDACTED] s. 22(1) [REDACTED] s. 22(1) out onto the street. We contacted a bylaw officer, who assisted in halting the water flow.

A notice should have been sent to the [REDACTED] s. 22(1) because, after that, he ceased rerouting the drainage on the west side and started diverting it to the east side of [REDACTED] s. 22(1)

[REDACTED] s. 22(1)



East Side s. 22(1) :

The city has been notified on numerous occasions. The situation has significantly diminished the quality of s.22(1) We are unable to go on vacation as we s. 22(1)

s. 22(1)

s. 22(1) to address the water problem. Ever since the drainage was redirected to the east, water has been consistently flowing onto the east side of s. 22(1) . This has been the case for the past two and a half years. s. 22(1)

s. 22(1) is now experiencing water seepage, an issue s. 22(1) before the start of this construction.

There are more videos available to show the irresponsible and illegal construction by this neighbour.

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

Re: Variance Application 24-009 – 4123 Burkehill Road

Dear Board of Variance,

I am writing to express grave concerns regarding Variance Application No. 24-009 submitted by the owners of 4123 Burkehill Road. We [REDACTED] s. 22(1) residents of [REDACTED] s. 22(1), West Vancouver, BC, and [REDACTED] s.22(1) to the variance applicant ("**VA**" or [REDACTED] s.22(1)), [REDACTED] s. 22(1) impacted by the proposed variances.

Our last observation of the meeting and the tone of the Board of Variance suggest that approval is premeditated, making our presence here seem like a formality. It may be useful to document the following:

1. [REDACTED] s.22(1) is still constructing the balcony. If he does not need the Board of Variance, why do we need such a board here?
2. Please record that [REDACTED] s.22(1) reconstructed the balcony again, making the hardship comment an excuse.
3. The hardship is for [REDACTED] s.22(1), as we do not have [REDACTED] s.22(1) [REDACTED].
4. You are setting a precedent that allows construction to be 0.57 meters from the boundary line when I start my construction.

We wish to formally object to the application, believing that granting them would pose significant risks [REDACTED] s. 22(1), the surrounding environment, and result in unnecessary and avoidable [REDACTED] s. 22(1), as well as other irreparable damages that decrease [REDACTED] s. 22(1) market value.

Sincerely

[REDACTED] s. 22(1)
May 15th 2024

From: [REDACTED] s.22(1)
Sent: Wednesday, May 15, 2024 11:50 AM
To: BoardOfVariance
Subject: For May 15th Variance Meeting - 4123 Burkehill
Attachments: Letter to Board of Variance - Burkehill Rd - Google Docs.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.

Please find letter attached.

s. 22(1)

West Vancouver, s.22(1)

s. 22(1)

14th May 2024

Board of Variance

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

To whom this may concern,

I am s.22(1) 4123 Burkehill Rd for which a variance hearing is scheduled on May 15, 2024. I understand that the variance is to allow a deck with the same dimensions of the pre-existing deck to be rebuilt with improved safety and concrete reinforcements. I support this variance.

Sincerely,

s. 22(1)