



**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**

June 19, 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 June 19, 2024 Board of Variance hearing agenda be approved as circulated.

### **4. Adoption of Minutes**

RECOMMENDATION:

THAT the May 15, 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 24-024 (836 Esquimalt Avenue) regarding a private power pole (accessory structure) with the following variances:**

- a) 5.30 m to Front Yard Setback
- b) 1.79 m to Accessory Structure Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-024 regarding a private power pole (accessory structure) at 836 Esquimalt Avenue with variances of:

- 5.30 m to Front Yard Setback
- 1.79 m to Accessory Structure Height

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

**OR**

**RECOMMENDATION:**

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-024 regarding a private power pole (accessory structure) at 836 Esquimalt Avenue with variances of:

- 5.30 m to Front Yard Setback
- 1.79 m to Accessory Structure Height

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

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 24-024 (836 Esquimalt Avenue) to the next Board of Variance hearing.

**7. Application 24-025 (2264 Inglewood Avenue) regarding a private power pole (accessory structure) with the following variances:**

- a) 7.10 m to Front Yard Setback
- b) 1.36 m to Minimum Side Yard Setback
- c) 2.40 m to Accessory Building Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-025 regarding private power pole (accessory structure) at 2264 Inglewood Avenue with variances of:

- 7.10 m to Front Yard Setback
- 1.36 m to Minimum Side Yard Setback
- 2.40 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated April 25, 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 24-025 regarding private power pole (accessory structure) at 2264 Inglewood Avenue with variances of:

- 7.10 m to Front Yard Setback
- 1.36 m to Minimum Side Yard Setback
- 2.40 m to Accessory Building Height

BE NOT ALLOWED pursuant to the plans dated April 25, 2024 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 24-025 (2264 Inglewood Avenue) to the next Board of Variance hearing.

- 8. Application 24-026 (2484 Ottawa Avenue) regarding a private power pole (accessory structure) with the following variances:**
- a) 7.27 m to Front Yard Setback
  - b) 1.29 m to Minimum Side Yard Setback
  - c) 3.01 m to Accessory Structure Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-026 regarding a private power pole (accessory structure) at 2484 Ottawa Avenue with variances of:

- 7.27 m to Front Yard Setback
- 1.29 m to Minimum Side Yard Setback
- 3.01 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated April 19, 2024 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

**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 24-026 regarding a private power pole (accessory structure) at 2484 Ottawa Avenue with variances of:

- 7.27 m to Front Yard Setback
- 1.29 m to Minimum Side Yard Setback
- 3.01 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated April 19, 2024 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 24-026 (2484 Ottawa Avenue) to the next Board of Variance hearing.

**9. Application 24-027 (2460 Ottawa Avenue) regarding a private power pole (accessory structure) with the following variances:**

- a) 6.96 m to Front Yard Setback
- b) 1.56 m to Minimum Side Yard Setback
- c) 1.79 m to Accessory Building Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-027 regarding a private power pole (accessory structure) at 2460 Ottawa Avenue with variances of:

- 6.96 m to Front Yard Setback
- 1.56 m to Minimum Side Yard Setback
- 1.79 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated April 29, 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 24-027 regarding a private power pole (accessory structure) at 2460 Ottawa Avenue with variances of:

- 6.96 m to Front Yard Setback
- 1.56 m to Minimum Side Yard Setback
- 1.79 m to Accessory Building Height

BE NOT ALLOWED pursuant to the plans dated April 29, 2024 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 24-027 (2460 Ottawa Avenue) to the next Board of Variance hearing.

**10. Receipt of Oral and Written Submissions**

RECOMMENDATION:

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

- Application 24-024 (836 Esquimalt Avenue)
- Application 24-025 (2264 Inglewood Avenue)
- Application 24-026 (2484 Ottawa Avenue)
- Application 24-027 (2460 Ottawa Avenue)

up to and including June 19, 2024 be received.

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

**12. Next Hearing**

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

**13. Adjournment**

RECOMMENDATION:

THAT the June 19, 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, MAY 15, 2024**

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**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; and S. Kim, Legislative Services Clerk, attended the hearing via electronic communication facilities.

**1. Call to Order**

The hearing was called to order at 5:02 p.m.

**2. Introduction**

Member Abri joined the hearing at 5:05 p.m. via electronic communication facilities.

Staff introduced the Board Members and described the hearing procedure. Chair Radage commented.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

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

CARRIED

**4. Adoption of the April 17, 2024 Minutes**

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

It was Moved and Seconded:

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

CARRIED

**5. Time Limit of Board of Variance Orders**

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

Pursuant to section 542(3) of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw, and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Further, if that construction is not substantially started within 2 years after the Order was made, or within a longer or shorter time period established by the Order, the permission of the Board terminates and the bylaw applies.

**6. Application 24-009 (4123 Burkehill Road)**

Staff confirmed the following requested variance regarding a deck and addition:  
 a) 8.53 m to Rear Yard Setback.

Staff informed of written submissions received for this application prior to the Board of Variance hearing, and that this application was first brought before the Board of Variance at its February 21, 2024 hearing, at which time further consideration was deferred until more information was provided by the applicant 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
Redacted	May 13, 2024	9
Redacted	May 15, 2024	10
Redacted	May 15, 2024	11

Staff provided permit history of the subject property.

P. Huang and H. Jian (representing the owner of 4123 Burkehill Road), displayed images and described the variance application for a deck and addition. Staff, P. Huang, and H. Jian responded to Board members' questions.

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



F. Shirvani (4107 Bayridge Avenue) spoke in opposition to the requested variance and commented regarding: removing the deck; construction without permits; littering; drainage onto neighbouring properties; flooding; privacy; setting a precedent; property values; and geotechnical deficiencies.

K. Wei (4123 Burkehill Road) spoke in support of the requested variance and commented regarding: regulations changing over time; previous demolitions; safety concerns; support from neighbouring residents; and financial challenges.

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

Staff responded to a Board member's questions.

Members of the Board considered:

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

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

It was Moved and Seconded:

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

A Board member commented. The question was called on the motion.

CARRIED

Member Abri voted in the negative

## 7. Application 24-023 (5775 Cranley Drive)

Chair Radage recused herself (conflict of interest as she knows the property owner) and left the hearing at 5:56 p.m. Member Yaworsky assumed the Chair.

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

- 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).

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 28, 2024	1
Redacted	March 31, 2024	2
Redacted	April 1, 2024	3
B. A. Blackwell and Associates	April 5, 2024	4
Supervisor Residential Plans Examiners	April 30, 2024	5

Staff provided permit history of the subject property.

G. Huguet and C. Williams (representing the owner of 5775 Cranley Drive) displayed images, described the variance application for a power pole (accessory structure) and deck, and responded to Board members' questions. Board members commented.

Acting Chair Yaworsky 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 April 8, 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 G. Huguet and C. Williams:

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 24-023 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.

CARRIED

Member Radage absent at the vote

Member Radage returned to the hearing at 6:15 p.m. via electronic communication facilities and resumed the Chair.

## **8. Receipt of Written and Oral Submissions**

It was Moved and Seconded:

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

- Application 24-009 (4123 Burkehill Road);
- Application 24-023 (5775 Cranley Drive);

up to and including May 15, 2024, be received.

CARRIED

## **9. Public Question Period**

There were no questions.

## **10. Next Hearing**

Staff confirmed that the next hearing of the Board of Variance is scheduled for June 19, 2024 at 5 p.m.

**11. Adjournment**

It was Moved and Seconded:

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

CARRIED

The Board of Variance hearing adjourned at 6:16 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: **836 Esquimalt Avenue**

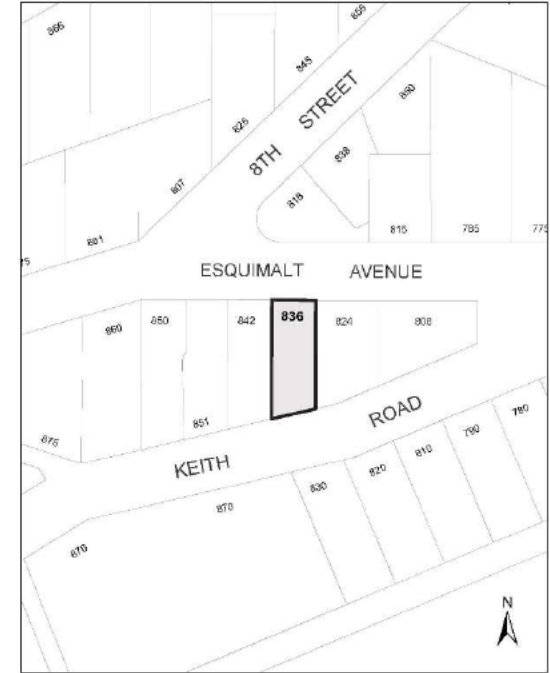
A Board of Variance hearing will be held on:

**Wednesday, June 19, 2024**

**at 5 p.m. via electronic communication facilities**

**The following variances for a private power pole (accessory structure) at 836 Esquimalt Avenue will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.60 m	2.30 m	5.30 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	5.49 m	1.79 m



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

To view documents and written submissions for Application 24-024, 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](mailto: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 June 19, 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.**

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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: 836 Esquimalt Avenue, West Vancouver, BC V7T 1J8

### Applicant (please print clearly)

Name(s): Homayoon (Joe) and Eleanor Boroomand-Tehrani Phone #: 604-830-8300

Mailing Address: s.22(1) Cell #: 604-830-8300

Email Address: s.22(1) Fax #: 604-945-8304

Interest of Applicant: s.22(1)

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

### Registered Owner (please print clearly)

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

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

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

### 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 s.22(1) binder for the Board of Variance Hearing.

May 21, 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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May 21, 2024

Board of Variance  
District of West Vancouver

Subject: Hardship Letter for Variance Request for Power Pole Installation

Dear Members of the Board of Variance,

We are writing to formally request a variance for the installation of a permanent power pole on our property located at 836 Esquimalt Avenue.

Our new home requires a 240/120-volt 200amps overhead service. Our understanding is that our electrician who has completed several similar projects, investigated bringing power from the back of the property via Keith Avenue. There is no 120/240V single phase since only high voltage service is available there. The power could not be brought from underground either due to presence of underground natural objects. The only feasible way to bring power to the house and meet all current BC Hydro codes including required distances and heights for new connections was to install a permanent power pole in the front elevation facing the Esquimalt Avenue. However, during the electrical inspection, DWV inspector, Mr. Darcy Fitzgerald, did not pass the installation due to Zoning Bylaws: front yard setback and accessory structure height. He further advised us to apply for a variance.

Please note that as per BC Hydro's code requirements, any new electrical service point cannot be located further than 30 meters from the main BC Hydro service. Additionally, clearance of supply conductors at any point above finished grade shall be not less than (across highways, streets, lanes, and alleys) 5.5 meters high where it crosses a street, in our case Esquimalt Avenue. We would like to reiterate that the proposed location of our permanent power pole is within the 30-meter limit and meets the required minimum height above the road. This is the only feasible solution that complies with all technical and safety requirements. In this light, we have attached an email from BC Hydro confirming the above. We would like to add that there are several more houses along Esquimalt which have power poles installed.

Not having a permanent power connection has posed significant hardship on us. It has caused us undue stress and financial burden due to delayed move-in which has resulted in additional costs such as interest, storage, and delays in marketing our current home, among others.

We respectfully request the Board of Variance to grant us the necessary variance. We are available to provide any further information or clarification as needed.

s.22(1)



Attachment: Email from BC Hydro

**Joe Tehrani**

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**From:** Burgess, Aaron <Aaron.Burgess@bchydro.com>  
**Sent:** Tuesday, May 21, 2024 10:48 AM  
**To:** s.22(1) Joe Tehrani  
**Subject:** 836 Esquimalt Ave/Request# 4997852

**Importance:** High

Hello s.22(1)

Thank for our meeting a few weeks ago at 836 Esquimalt Ave to review the site.

**Based on the challenging terrain of the property, the new home location in relation to the BC Hydro Pole 2484122 (and the surrounding BC Hydro Overhead Plant) and in consideration of clearances and safety we recommend installing a Private Pole to service the Property.** The proposed location for the placement of the new Private Pole near the Temporary Service Pole appeared satisfactory to BC Hydro as long as it also meets BC Hydro Customer Pole standards, Canadian Electrical Code, etc.

Lastly, we advised to submit BC Hydro Over Head Declaration and permit to EC (BC Hydro Express Connect) when ready to proceed on to next steps for connection.

Kind Regards,

Aaron Burgess | Design Technician (DTT), North Vancouver

BC Hydro  
630 Brooksbank Ave  
North Vancouver, BC V7J 3V1

T 604-690-7871  
E [aaron.burgess@bchydro.com](mailto:aaron.burgess@bchydro.com)

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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

May 17, 2024

File: **BP119091**

s.22(1)

Dear Sir/Madam

**RE: 836 ESQUIMALT AVENUE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS5 ZONE**

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

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

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	7.6 m	2.3 m	5.3 m

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

	Bylaw	Proposed	Variance
Accessory Structure Height for Power Pole	3.7 m	5.49 m	1.79 m

Comments: This lot is a through site: front yard setbacks are required off Esquimalt Avenue and Keith Road as per District of West Vancouver Zoning Bylaw section 120.06.

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

- revise your plans to conform to the Zoning Bylaw; **or**
- 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).
- make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form

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enclosed) to the Permits & Inspections secretary. Your application, together with the \$830 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday May 22, 2024**. The next Board of Variance Hearing is scheduled for **Wednesday June 19, 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.

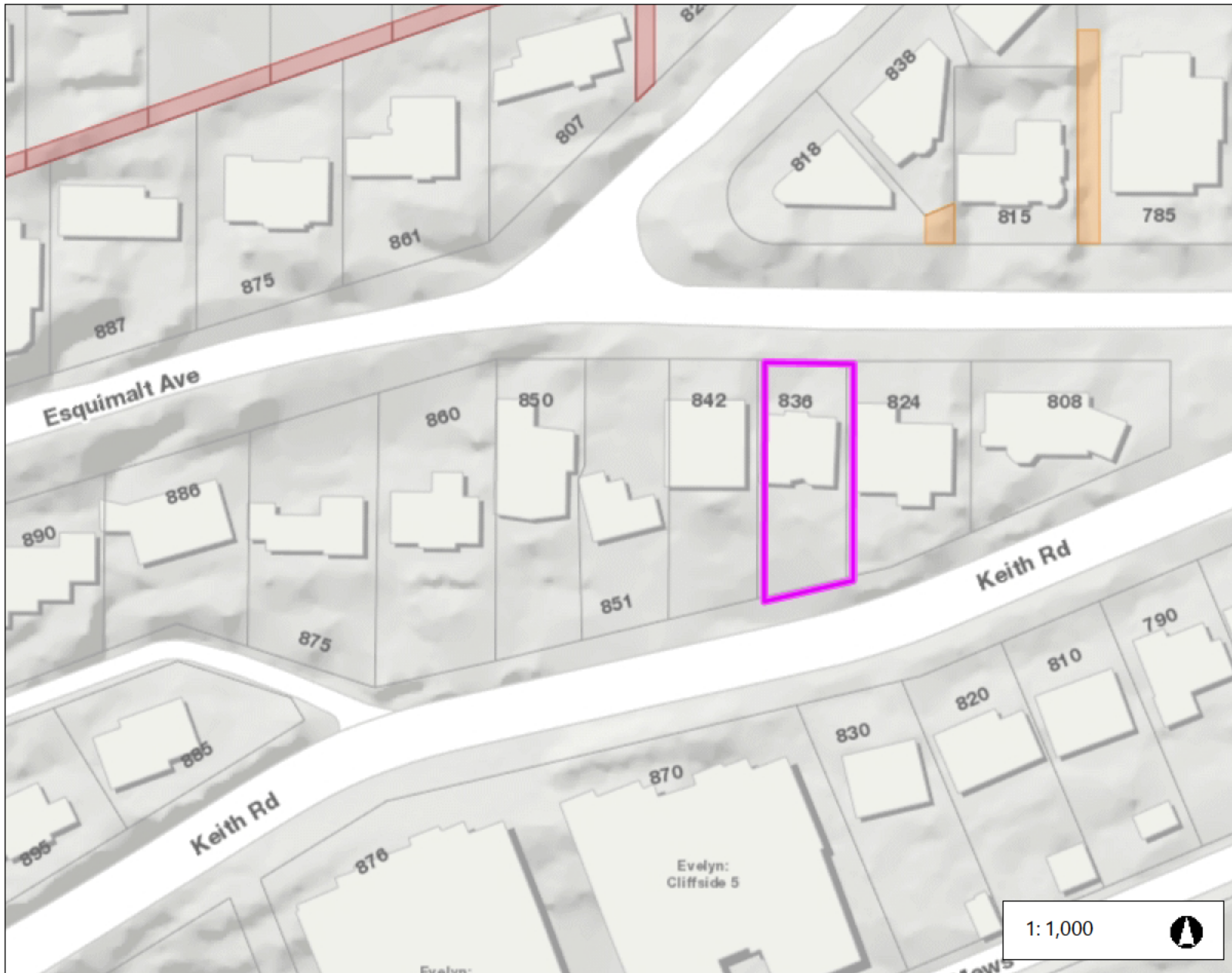
Thank you.

s.22(1)




Nicole Colby  
[ncolby@westvancouver.ca](mailto:ncolby@westvancouver.ca)

Enclosure

cc: Secretary, Board of Variance



Legend

-  Rights of Way
-  Easements
-  Covenants

Notes

50.8 0 25.40 50.8 Meters

WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

1:1,000

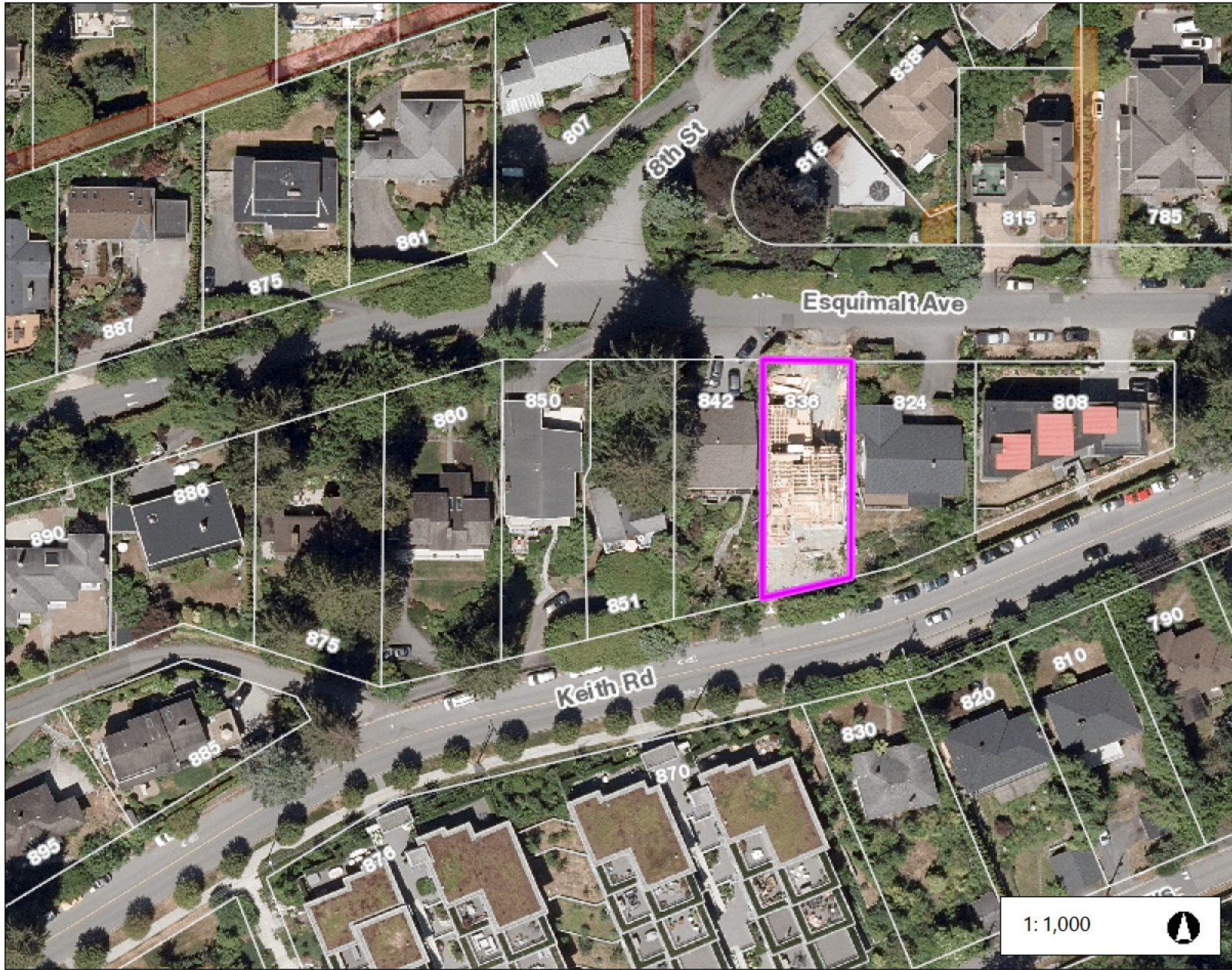


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Legend

- Rights of Way
- Easements
- Covenants

Notes

50.8 0 25.40 50.8 Meters

WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

1:1,000



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## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **2264 Inglewood Avenue**

A Board of Variance hearing will be held on:

**Wednesday, June 19, 2024**

**at 5 p.m. via electronic communication facilities**

**The following variances for a private power pole (accessory structure) at 2264 Inglewood Avenue will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.60 m	0.50 m	7.10 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.86 m	0.50 m	1.36 m
Accessory Building Height	Bylaw Requirement	Proposed	Variance
	3.70 m	6.10 m	2.40 m



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

To view documents and written submissions for Application 24-025, 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](mailto: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 June 19, 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.**

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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: 2264 Inglenood Ave, West Vancouver

### Applicant (please print clearly)

Name(s): Buildya Development Ltd Panya Markh Phone #: 604 770 0830  
Cell #: s.22(1)

Mailing Address: 107-828 Harbourside Dr. N. Van- Fax #: 604 770 0850

Email Address: info@buildya.com

Interest of Applicant: s.22(1)

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

### Registered Owner (please print clearly)

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

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

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

### 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.

Applicant: s.22(1) Date: May 21, 2024

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

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

Application forwarded to Legislative Services by: \_\_\_\_\_ Date: \_\_\_\_\_

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s.22(1)

2264 Inglewood Avenue, West Vancouver, BC, V7V 1Z8

West Vancouver Board of Variance

750 17<sup>th</sup> Street, West Vancouver, BC, V7V 3T3

April 02, 2024

Private Power at 2264 Inglewood Avenue

Dear Members of Board of Variance,

We are writing to request a variance regarding the electrical connection for our construction site.

We had asked BC Hydro to proceed with underground power from their pole, however, after around 16 months, we were just notified that they could not proceed with underground power and a private pole solution was presented by BC Hydro.

We are in the finishing stages of our project now and have no power. We would really appreciate if you could grant this permission so we can proceed and have our power connected.

Thank you for your attention to this matter.

Sincerely,

s.22(1)

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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

May 2, 2024

File: **BP119084**

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

Dear Sir/Madam

**RE: 2264 INGLEWOOD AVENUE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS5 ZONE**

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

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

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	7.6 m	0.50 m	7.10 m

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

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power Pole	1.86 m	0.50 m	1.36 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 as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Building Height for Power Pole	3.7 m	6.10 m	2.40 m

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

- a) revise your plans to conform to the Zoning Bylaw; or

- 
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055) ; or
  - c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$830 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday May 22, 2024**. The next Board of Variance Hearing is scheduled for **Wednesday June 19, 2024**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail.

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

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

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

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

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

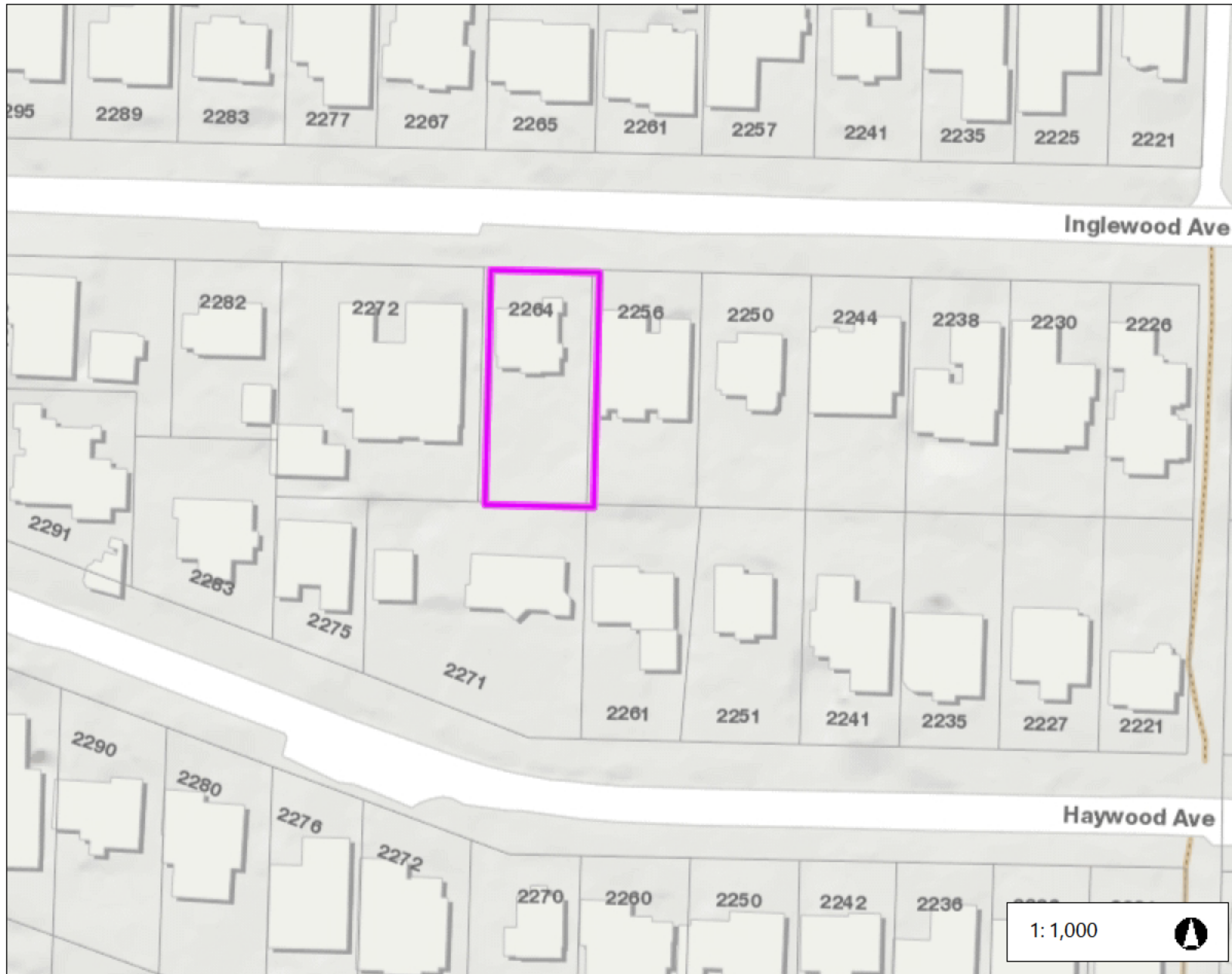
Thank you.

s.22(1)




Colin Coulter  
Plans Examiner II  
[ccoulter@westvancouver.ca](mailto:ccoulter@westvancouver.ca)

Enclosure  
cc: Secretary, Board of Variance





Legend

-  Rights of Way
-  Easements
-  Covenants

Notes

50.8 0 25.40 50.8 Meters

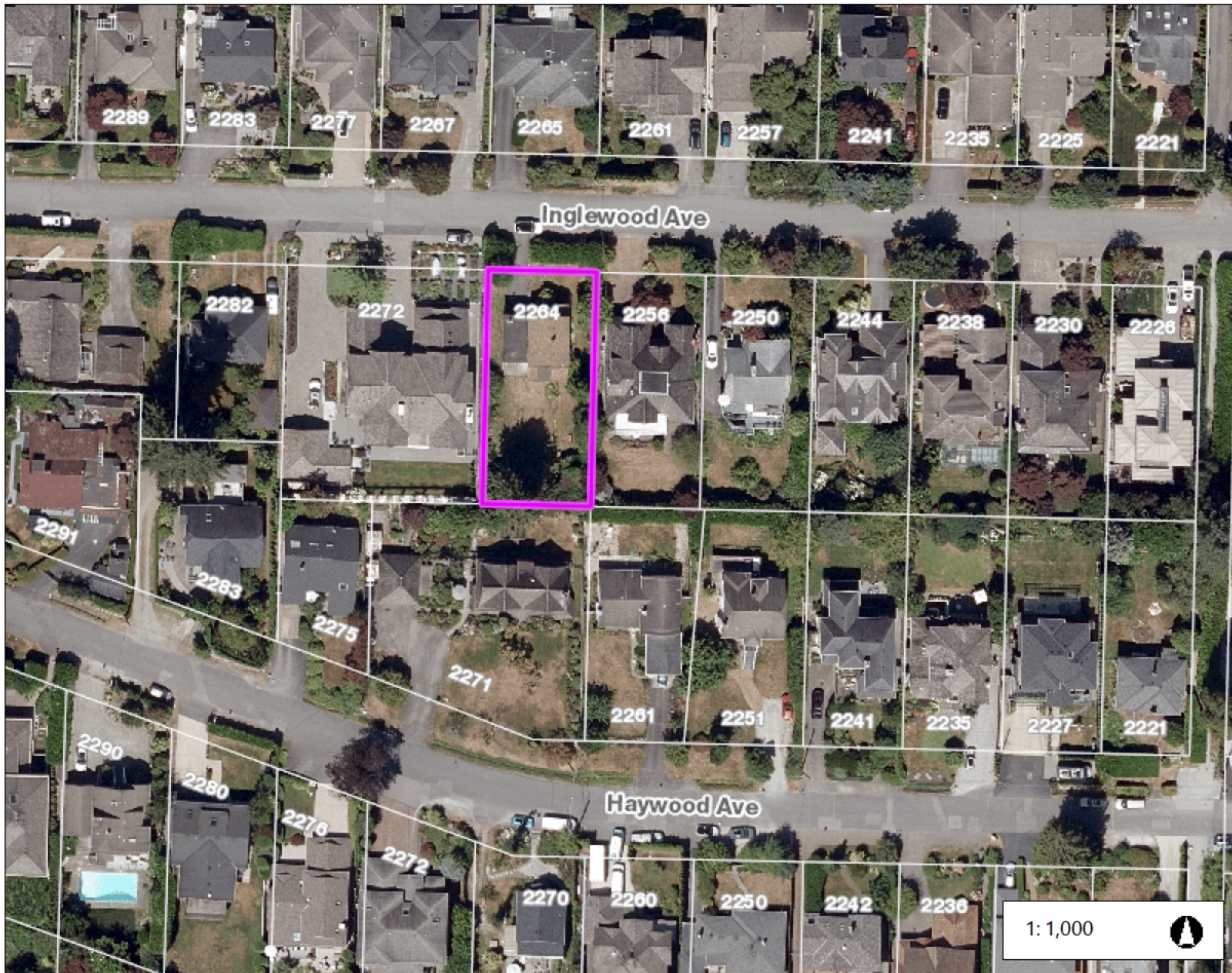
WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

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Legend

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District of West Vancouver

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

## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **2484 Ottawa Avenue**

A Board of Variance hearing will be held on:

**Wednesday, June 19, 2024**

**at 5 p.m. via electronic communication facilities**

**The following variances for a private power pole (accessory structure) at 2484 Ottawa Avenue will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.60 m	0.33 m	7.27 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.98 m	0.69 m	1.29 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	6.71 m	3.01 m



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

To view documents and written submissions for Application 24-026, 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](mailto: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 June 19, 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.**

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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: 2484 Ottawa Ave., West Vancouver, BC, V7V 2T1

### Applicant *(please print clearly)*

Name(s) Ali Assadi Phone #: s.22(1)  
 Mailing Address: s.22(1) 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: s.22(1) Cell #:   
 Email Address: Fax #:

### Completed Application Must Include

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

**\$830 fee**

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

s.22(1)  
 \_\_\_\_\_  
 Applicant Signature

May 21, 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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To whom it may concern,

I'm reaching out to you regarding the lot located at 2484 Ottawa Ave in West Vancouver. With this letter, I would like to request an exception to install a permanent power pole inside the property.

As per the attached emails from BC Hydro, we are not able to apply for underground services because they cannot install a transformer on the pole across from our site due to an existing cutout. Additionally, we are not able to request overhead services due to the site plan design and the location of the steps and retaining walls.

According to BC Hydro rules, they must install the meter within 1 meter of the building corner. However, as per the approved drawings from the previous BOV meeting for this project, there are several steps and retaining walls at that corner of the building, which cause hardship for BC Hydro to install the meter and for future maintenance and access to the meter. Removing the steps would alter the average grade calculation and building height, and moving the steps would cause us to not comply with retaining wall height and bylaws.

Based on BC Hydro's suggestion, we are requesting an exception from the BOV members to install the private pole inside the property.

Kind Regards,

**From:** "Hindermann, Sabine" <[Sabine.Hindermann@bchydro.com](mailto:Sabine.Hindermann@bchydro.com)>  
**Date:** February 15, 2024 at 16:40:50 PST  
**To:** [REDACTED] s.22(1)  
**Subject:** Project #4987095: 2484 Ottawa Ave, West Vancouver, BC, V7V 2T1

Hi all,

It was good seeing you on site earlier.

As per discussion, the proposed metering location is located above the steps. We cannot accept this location as it does not provide safe working space for our crews.

Options to consider:

- You relocate the steps to provide flat ground in front of the meter
- Relocate the metering location to a pedestal or private pole. Please consult with your municipality as there are bylaws in place for permanent structures & private poles.

BC Hydro requirement for private poles is that the pole is accessible by bucket truck and 1m flat grade working space is provided for our metering technician.

Please follow Code requirements when it comes to anchoring requirements of a private pole & overhead clearance requirements.

Thank you

Sabine

**From:** "Hindermann, Sabine" <[Sabine.Hindermann@bchydro.com](mailto:Sabine.Hindermann@bchydro.com)>  
**Subject:** RE: [External] Fwd: Project #4987095: 2484 Ottawa Ave, West Vancouver, BC, V7V 2T1  
**Date:** February 27, 2024 at 9:08:38 AM PST  
**To:** [info@arsadesign.com](mailto:info@arsadesign.com) <[info@arsadesign.com](mailto:info@arsadesign.com)>  
**Cc:** [REDACTED] s.22(1)

[REDACTED] s.22(1)

[REDACTED] s.22(1)

Ok. Please provide letter of Variance stating that the private pole is approved for permanent power when you received it.

Just as a side note, when I was working on the design, I noticed that we will be unable to install a transformer on the pole across your site due to an existing cut out. We will have to tweak the design; just a heads up to you that the final design will look differently than discussed onsite.

Cheerio,

Sabine

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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

May 9, 2024

File: BP119068

s.22(1)

Dear Sir/Madam

**RE: 2484 OTTAWA AVENUE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS5 ZONE**

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

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

	Bylaw	Proposed	Variance
Front Yard Setback for Power pole	7.6 m	0.33 m	7.27 m

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

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power pole	1.98 m	0.69 m	1.29 m

- The Zoning Bylaw, Section 130.01(7)(b)(i) requires that accessory structures not exceed a height of 3.7 meters measured from average grade as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Structure Height for Power pole	3.7 m	6.71 m	3.01 m

---

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

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$830 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday May 22, 2024**. The next Board of Variance Hearing is scheduled for **Wednesday June 19, 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)




Plans Examiner II  
[ncolby@westvancouver.ca](mailto:ncolby@westvancouver.ca)

Enclosure

cc: Secretary, Board of Variance



Legend

-  Rights of Way
-  Easements
-  Covenants

Notes

50.8 0 25.40 50.8 Meters

WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

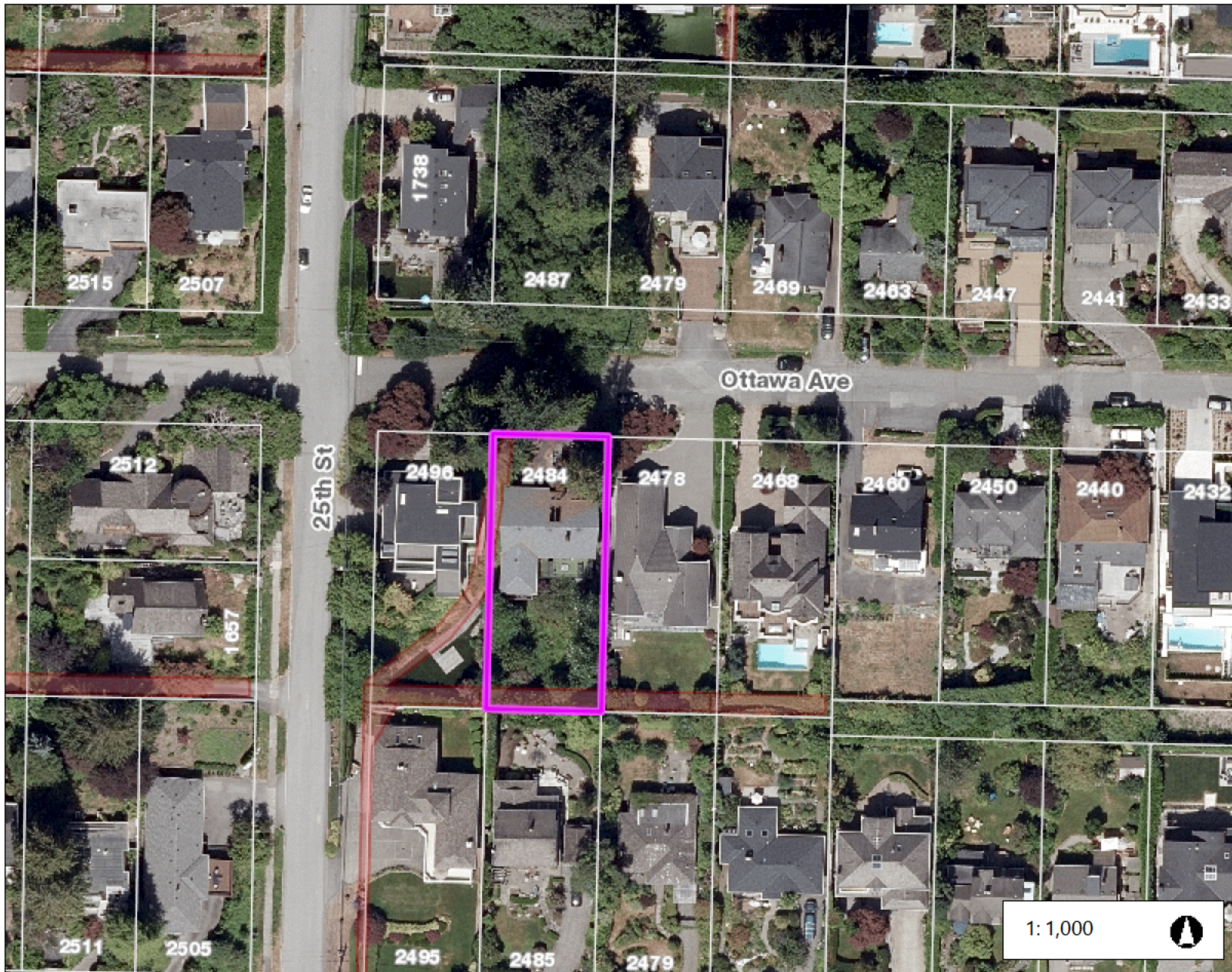
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Legend

-  Rights of Way
-  Easements
-  Covenants

Notes

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50.8 0 25.40 50.8 Meters

WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

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

9.   
 24-027

## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **2460 Ottawa Avenue**

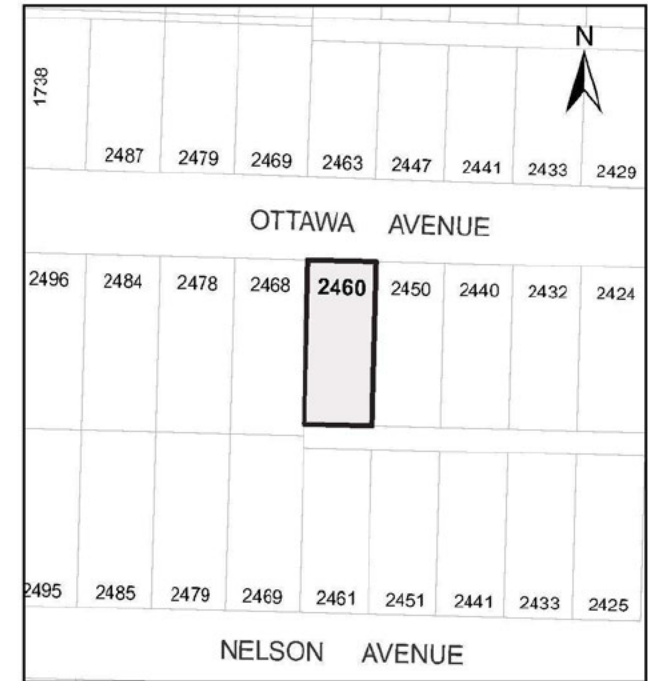
A Board of Variance hearing will be held on:

**Wednesday, June 19, 2024**

**at 5 p.m. via electronic communication facilities**

**The following variances for a private power pole (accessory structure) at 2460 Ottawa Avenue will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.60 m	0.64 m	6.96 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.83 m	0.27 m	1.56 m
Accessory Building Height	Bylaw Requirement	Proposed	Variance
	3.70 m	5.49 m	1.79 m



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

To view documents and written submissions for Application 24-027, 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](mailto: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 June 19, 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.**

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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: 2460 Ottawa Ave West Vancouver

### Applicant (please print clearly)

Name(s): PARAMAX HOMES (OSCAR HOEKSTRA) Phone #: 604-281-2732

Mailing Address: 1571 MARINE DR WEST VAN Cell #: [Redacted] s.22(1)

Email Address: Oscar @ paramaxhomes.com Fax #: [Redacted] s.22(1)

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

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

### Registered Owner (please print clearly)

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

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

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

[Redacted Signature] s.22(1)

Applicant Signature

Date: MAY 22 2024

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

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

Application forwarded to Legislative Services by: \_\_\_\_\_ Date: MAY 22 2024

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May 22,2024

To whom it may concern

We propose putting a power pole on the north east corner of the property at 2460 Ottawa Ave.The location of the pole will be exactly where the current 6 by 6 temporary power pole is.

The reason for the variance is we must achieve 5.5 meters across streets as per hydro requirements (see attached sheet 1 )

The house immediately to the west has a private pole(attached sheet 2) as well as the house immediately to the east(attached sheet 3) as the houses share a similar topography

The survey we obtained by Hobbs,Winter & MacDonald shows the exact elevation and location to clear the street by the 5.5 m(see attached sheet 4)

The exact side yard,front yard and accessory building height variances being asked for can be seen on attached sheet 5

s.22(1)



Oscar Hoekstra (Paramax homes)

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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

May 16, 2024

File: **BP119086**

s.22(1)

Dear Sir/Madam

**RE: 2460 OTTAWA AVENUE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS5 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Private power pole (Accessory Structure) will not comply with the Zoning Bylaw because it does not maintain the required front yard setback, side yard setback and accessory structure height.

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

	Bylaw	Proposed	Variance
Front Yard Setback for Power pole	7.6 m	0.64 m	6.96 m

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

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power pole	1.83 m	0.27 m	1.56 m

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

	Bylaw	Proposed	Variance
Accessory Building Height for Power pole	3.7 m	5.49 m	1.79 m

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

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$830 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday May 22, 2024**. The next Board of Variance Hearing is scheduled for **Wednesday June 19, 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.

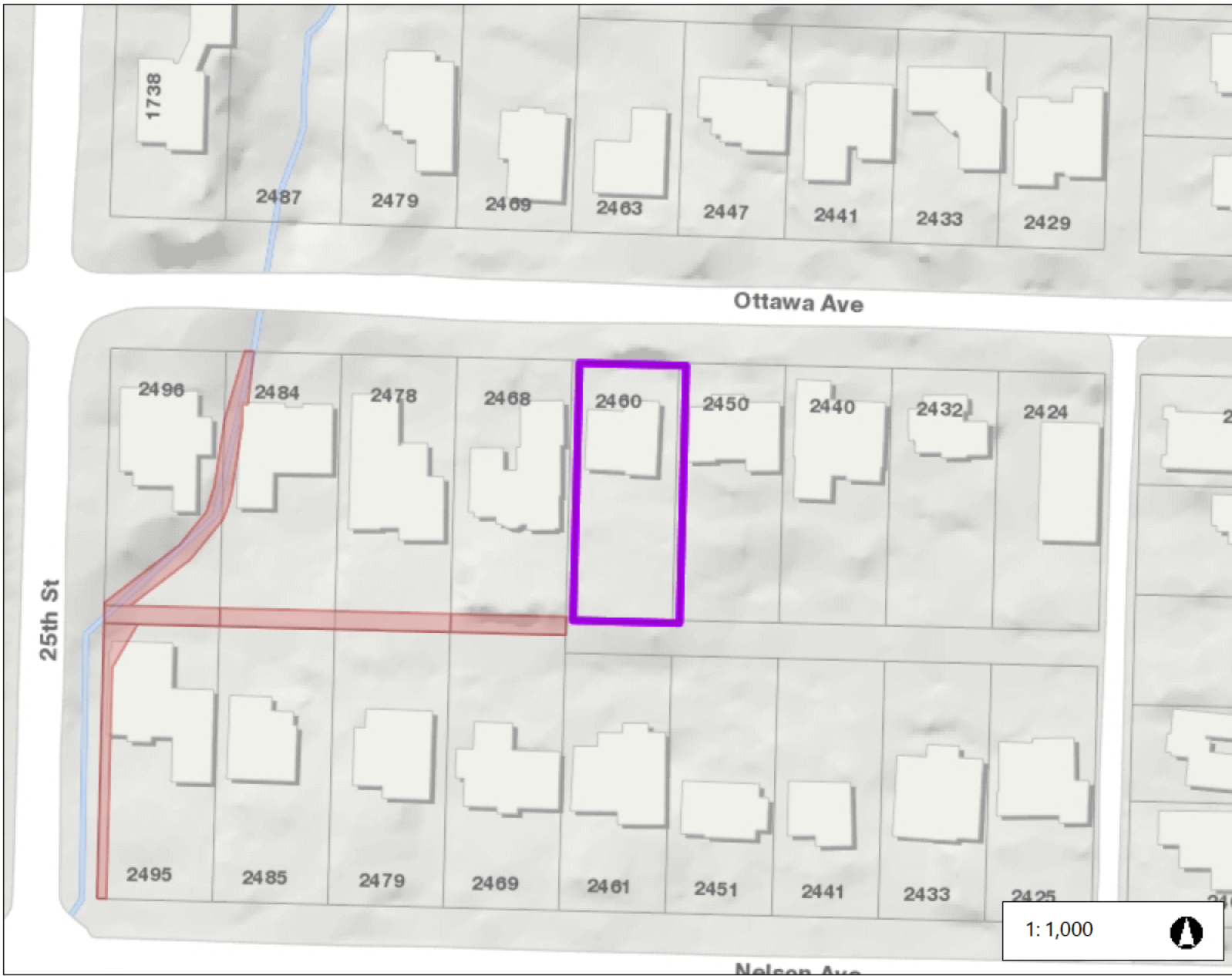
Thank you.

s.22(1)




[ncolby@westvancouver.ca](mailto:ncolby@westvancouver.ca)

Enclosure

cc: Secretary, Board of Variance



Legend

-  Rights of Way
-  Easements
-  Covenants

Notes

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50.8 0 25.40 50.8 Meters

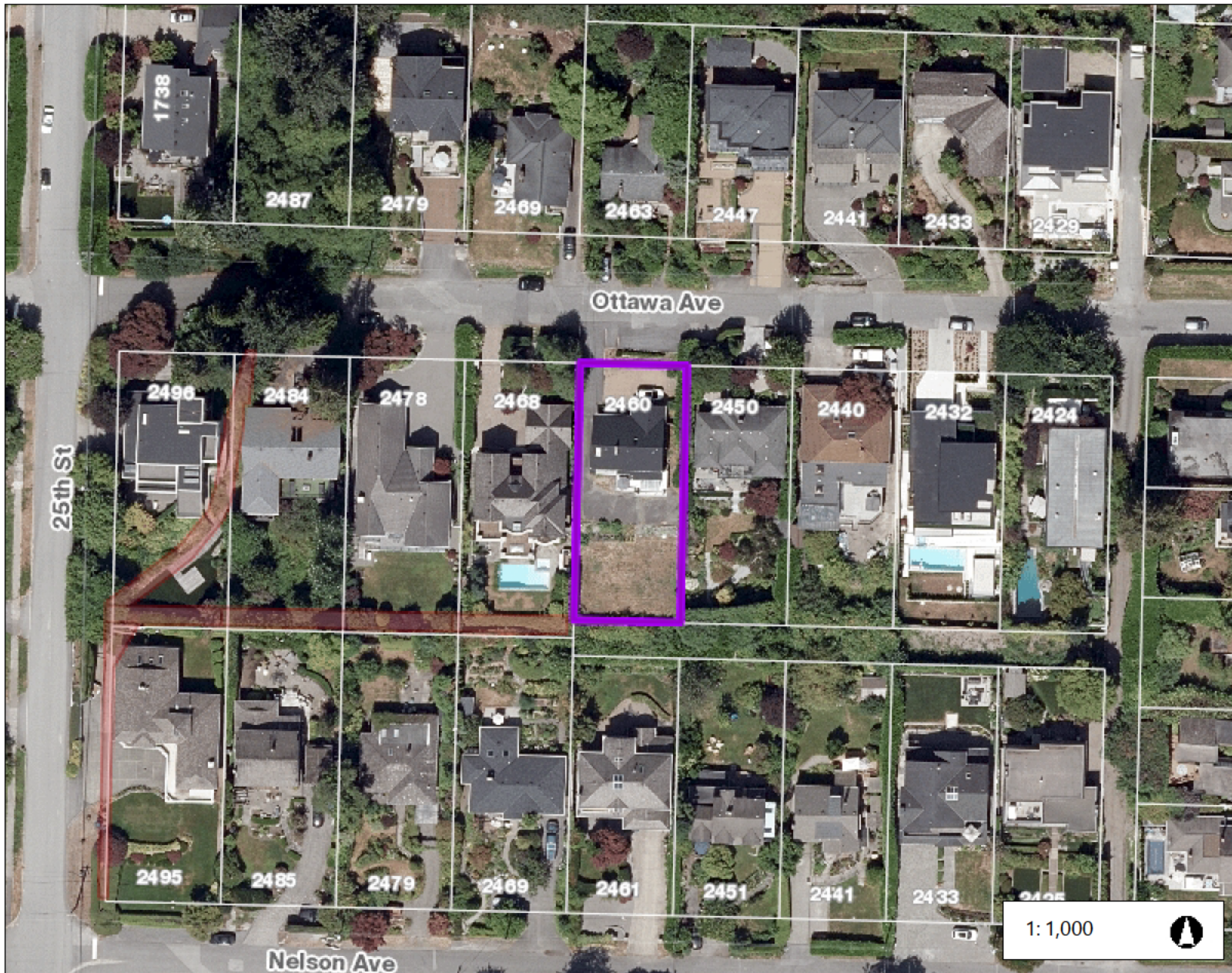
WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

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.

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Legend

- Rights of Way
- Easements
- Covenants

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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**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

June 19, 2024

### Supplemental Agenda Information Package

For Application 24-025 (2264 Inglewood Avenue)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 11, 2024	1

For Application 24-027 (2460 Ottawa Avenue)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 6, 2024	1

Please add these supplemental items to the June 19, 2024 Board of Variance Agenda Package as indicated.

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Application 24-025  
(2264 Inglewood Avenue)

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**From:** s. 22(1)  
**Sent:** Tuesday, June 11, 2024 4:58 PM  
**To:** BoardOfVariance  
**Subject:** 2264 Inglewood Avenue

**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)

West Vancouver, BC

Board of Variance,

s. 22(1) 2264 Inglewood Avenue. I received a letter from the District regarding a variance request for this property.

This is a large house that fills the lot in its current form. I am **NOT IN FAVOUR** of changing the variance to allow the private power pole or the accessory building to be constructed as requested.

I have lived at my residence s. 22(1) and believe the current setbacks reflect the desires of my neighbours.

Yours truly,

s. 22(1)

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Application 24-027  
(2460 Ottawa Avenue)

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**From:** s. 22(1)  
**Sent:** Thursday, June 6, 2024 4:16 PM  
**To:** BoardOfVariance  
**Subject:** 2460 Ottawa Ave

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

I am the s.22(1).

I oppose the proposed variance for a private power pole at 2460 Ottawa Avenue.

The requested variance is too significant.

The front yard setback proposed at .64m with a current bylaw requirement of 7.6m has the proposal at less than 10% of the current requirement. It's too much, does not provide sufficient setback and will be unsightly.

s. 22(1)

Sent from my iPhone

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