



**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**

November 20, 2024

5 p.m. via electronic communication facilities

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

### **1. Call to Order**

The Board of Variance hearing will be called to order.

### **2. Introduction**

The Board of Variance hearing procedure will be described.

### **3. Confirmation of Agenda**

RECOMMENDATION:

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

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

RECOMMENDATION:

THAT the October 16, 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 23-036 (1066 Keith Road) regarding a power pole (accessory structure) with the following variances:**

- a) 6.4 m to Front Yard Setback
- b) 0.62 m to Minimum Side Yard Setback
- c) 1.8 m to Accessory Structure Height.

*The Board of Variance considered Application 23-036 at its November 15, 2023 hearing and deferred further consideration until such time that the applicant can:*

- *confirm where the connection with BC Hydro would come from;*
- *confirm whether the existing carrier wire can be used to bridge over Keith Road; and*
- *reconcile BC Hydro’s requirements with the observations of the District’s electrical inspector.*

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Honeybee Homes Inc.	September 26, 2024	1

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-036 regarding a power pole (accessory structure) at 1066 Keith Road with variances of:

- 6.4 m to Front Yard Setback
- 0.62 m to Minimum Side Yard Setback
- 1.8 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated October 11, 2023 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

**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 23-036 regarding a power pole (accessory structure) at 1066 Keith Road with variances of:

- 6.4 m to Front Yard Setback
- 0.62 m to Minimum Side Yard Setback
- 1.8 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated October 11, 2023 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 23-036 (1066 Keith Road) to the next Board of Variance hearing.



**7. Application 24-039 (378 Stevens Drive) regarding a power pole (accessory structure) with the following variance:**

- a) 1.8 m to Minimum Side Yard Setback.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-039 regarding a power pole (accessory structure) at 378 Stevens Drive with a variance of:

- 1.8 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated October 16, 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 24-039 regarding a power pole (accessory structure) at 378 Stevens Drive with a variance of:

- 1.8 m to Minimum Side Yard Setback

BE NOT ALLOWED pursuant to the plans dated October 16, 2024 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 24-039 (378 Stevens Drive) to the next Board of Variance hearing.

**8. Application 24-040 (4212 Evergreen Avenue) regarding a power pole (accessory structure) with the following variances:**

- a) 7.37 m to Front Yard Setback
- b) 1.03 m to Minimum Side Yard Setback
- c) 3.92 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 24-040 regarding a power pole (accessory structure) at 4212 Evergreen Avenue with variances of:

- 7.37 m to Front Yard Setback
- 1.03 m to Minimum Side Yard Setback
- 3.92 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated October 22, 2024 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

**OR**

**RECOMMENDATION:**

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-040 regarding a power pole (accessory structure) at 4212 Evergreen Avenue with variances of:

- 7.37 m to Front Yard Setback
- 1.03 m to Minimum Side Yard Setback
- 3.92 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated October 22, 2024 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 24-040 (4212 Evergreen Avenue) to the next Board of Variance hearing.

**9. Application 24-041 (3317 Marine Drive) regarding an addition with the following variance:**

- a) 1.13 m to Combined Side Yard Setback.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-041 regarding an addition at 3317 Marine Drive with a variance of:

- 1.13 m to Combined Side Yard Setback

BE ALLOWED pursuant to the plans dated October 8, 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 24-041 regarding an addition at 3317 Marine Drive with a variance of:

- 1.13 m to Combined Side Yard Setback

BE NOT ALLOWED pursuant to the plans dated October 8, 2024 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 24-041 (3317 Marine Drive) to the next Board of Variance hearing.

**10. Application 24-042 (4332 Erwin Drive) regarding a private power pole (accessory structure) with the following variances:**

- a) 8.1 m to Front Yard Setback
- b) 1.32 m to Minimum Side Yard Setback
- c) 0.87 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 24-042 regarding a private power pole (accessory structure) at 4332 Erwin Drive with variances of:

- 8.1 m to Front Yard Setback
- 1.32 m to Minimum Side Yard Setback
- 0.87 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated October 16, 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 24-042 regarding a private power pole (accessory structure) at 4332 Erwin Drive with variances of:

- 8.1 m to Front Yard Setback
- 1.32 m to Minimum Side Yard Setback
- 0.87 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated October 16, 2024 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 24-042 (4332 Erwin Drive) to the next Board of Variance hearing.

**11. Application 24-043 (5860 Falcon Road) regarding a canopy upgrade with the following variance:**

- a) 5.8 m to Front Yard Setback.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-043 regarding a canopy upgrade at 5860 Falcon Road with a variance of:

- 5.8 m to Front Yard Setback

BE ALLOWED pursuant to the plans dated July 31, 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 24-043 regarding a canopy upgrade at 5860 Falcon Road with a variance of:

- 5.8 m to Front Yard Setback

BE NOT ALLOWED pursuant to the plans dated July 31, 2024 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 24-043 (5860 Falcon Road) to the next Board of Variance hearing.

**12. Application 24-044 (970 Sentinel Drive) regarding additions and alterations with the following variances:**

- a) 3.91 m to Combined Side Yard Setback
- b) 5.5 m to Front Yard Setback
- c) 6.2% (52.0 m<sup>2</sup>) to Floor Area Ratio.

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 24-044 regarding additions and alterations at 970 Sentinel Drive with variances of:

- 3.91 m to Combined Side Yard Setback
- 5.5 m to Front Yard Setback
- 6.2% (52.0 m<sup>2</sup>) to Floor Area Ratio

BE ALLOWED pursuant to the plans dated October 22, 2024 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

**OR**

**RECOMMENDATION:**

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 24-044 regarding additions and alterations at 970 Sentinel Drive with variances of:

- 3.91 m to Combined Side Yard Setback
- 5.5 m to Front Yard Setback
- 6.2% (52.0 m<sup>2</sup>) to Floor Area Ratio

BE NOT ALLOWED pursuant to the plans dated October 22, 2024 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 24-044 (970 Sentinel Drive) to the next Board of Variance hearing.

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

RECOMMENDATION:

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

- Application 23-036 (1066 Keith Road)
- Application 24-039 (378 Stevens Drive)
- Application 24-040 (4212 Evergreen Avenue)
- Application 24-041 (3317 Marine Drive)
- Application 24-042 (4332 Erwin Drive)
- Application 24-043 (5860 Falcon Road)
- Application 24-044 (970 Sentinel Drive)

up to and including November 20, 2024 be received.

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

**15. Proposed 2025 Board of Variance Hearing Schedule**

RECOMMENDATION:

THAT the proposed 2025 Board of Variance Hearing Schedule be adopted as circulated.

**16. Next Hearing**

The next Board of Variance hearing is scheduled for January 15, 2025.

**17. Adjournment**

RECOMMENDATION:

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

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, OCTOBER 16, 2024**

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

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

**1. Call to Order**

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

**2. Introduction**

Staff introduced the Board Members and described the hearing procedure.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

THAT the October 16, 2024 Board of Variance hearing agenda be approved as circulated.

CARRIED

**4. Adoption of the September 18, 2024 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on September 18, 2024.

It was Moved and Seconded:

THAT the September 18, 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 24-038 (1030 Esquimalt Avenue)**

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

- a) 6.6 m to Front Yard Setback
- b) 0.77 m to Minimum Side Yard Setback
- c) 3.3 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	October 15, 2024	1

Staff provided permit history of the subject property.

B. Lamoureux (Lamoureux Architect Inc, representing the owners of 1030 Esquimalt Avenue) described the variance application for a power pole (accessory structure). Staff, B. Lamoureux, and A. Hossain (Lamoureux Architect Inc, representing the owners of 1030 Esquimalt Avenue) 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 September 17, 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 B. Lamoureux and A. Hossain:

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 24-038 regarding a power pole (accessory structure) at 1030 Esquimalt Avenue with variances of:

- 6.6 m to Front Yard Setback
- 0.77 m to Minimum Side Yard Setback
- 3.3 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated July 31, 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. Receipt of Written and Oral Submissions**

It was Moved and Seconded:

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

- Application 24-038 (1030 Esquimalt Avenue)

up to and including October 16, 2024, be received.

CARRIED

**8. Public Question Period**

There were no questions.

**9. Next Hearing**

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

**10. Adjournment**

It was Moved and Seconded:

THAT the October 16, 2024 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:16 p.m.

Certified Correct:

\_\_\_\_\_  
L. Radage, Chair

\_\_\_\_\_  
P. Cuk, Secretary

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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: **1066 Keith Road**

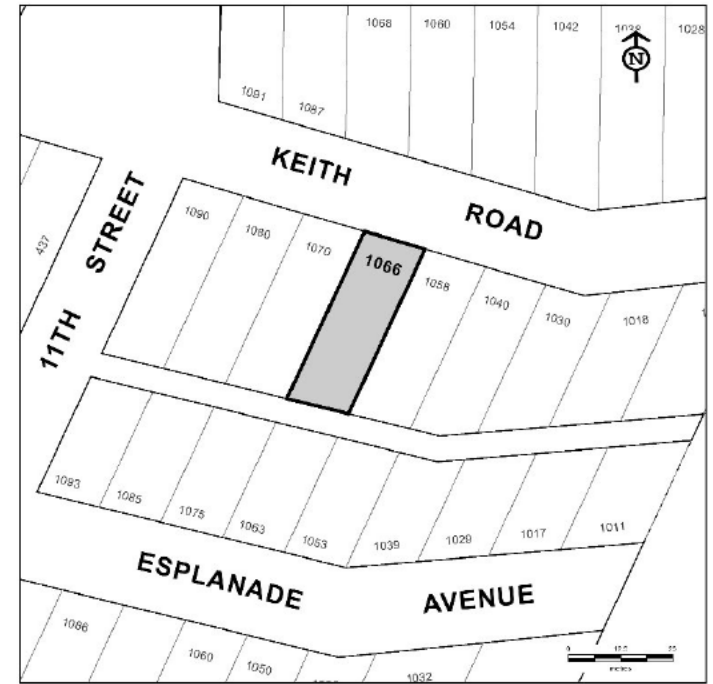
A Board of Variance hearing will be held on:

**Wednesday, November 20, 2024**

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

The following variances for a power pole (accessory structure)  
 at 1066 Keith Road will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.6 m	1.2 m	6.4 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.90 m	0.62 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.7 m	5.5 m	1.8 m



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

To view 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](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the entrance of Municipal Hall.

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

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

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

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

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# Board of Variance Application Form

## Subject Property (please print clearly)

Address: 1066 Keith Rd

## Applicant (please print clearly)

Name(s): David Dewar Phone #: \_\_\_\_\_

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

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

\_\_\_\_\_ 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 #: \_\_\_\_\_

## Completed Application Must Include

- A letter (signed original) describing:
  - a) The proposed construction;
  - b) The requested variance(s); and
  - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)

Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).

\$800 fee

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

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

Oct 18/23  
Date

Applicant Signature

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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Oct 18<sup>th</sup>, 2023

To whom it may concern,

The reason we need power pole on north side of property is the east side has no room for a 20' pole due to the tree that is protected on edge of our property line. Also, the power line is coming from across the street and BC Hydro needs a 20' pole to run to for street clearance

We don't have a hardship story to tell you, it simply is the only place we can put it without damaging a protected tree☺

Thank you

David Downing

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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

October 17, 2023

File: **BP118863**

s. 22(1)

Dear Sir/Madam

**RE: 1066 KEITH ROAD - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS5 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Power pole will not comply with the Zoning Bylaw because it does not maintain the required 9.1m front yard setback, side yard, and height.

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

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

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	7.6 m	1.2 m	6.4 m

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

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power Pole	1.52 m	0.9 m	0.62 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 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 3:00 p.m. on **Wednesday, October 18, 2023**. The next Board of Variance Hearing is scheduled for **Wednesday, November 15, 2023**. 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.

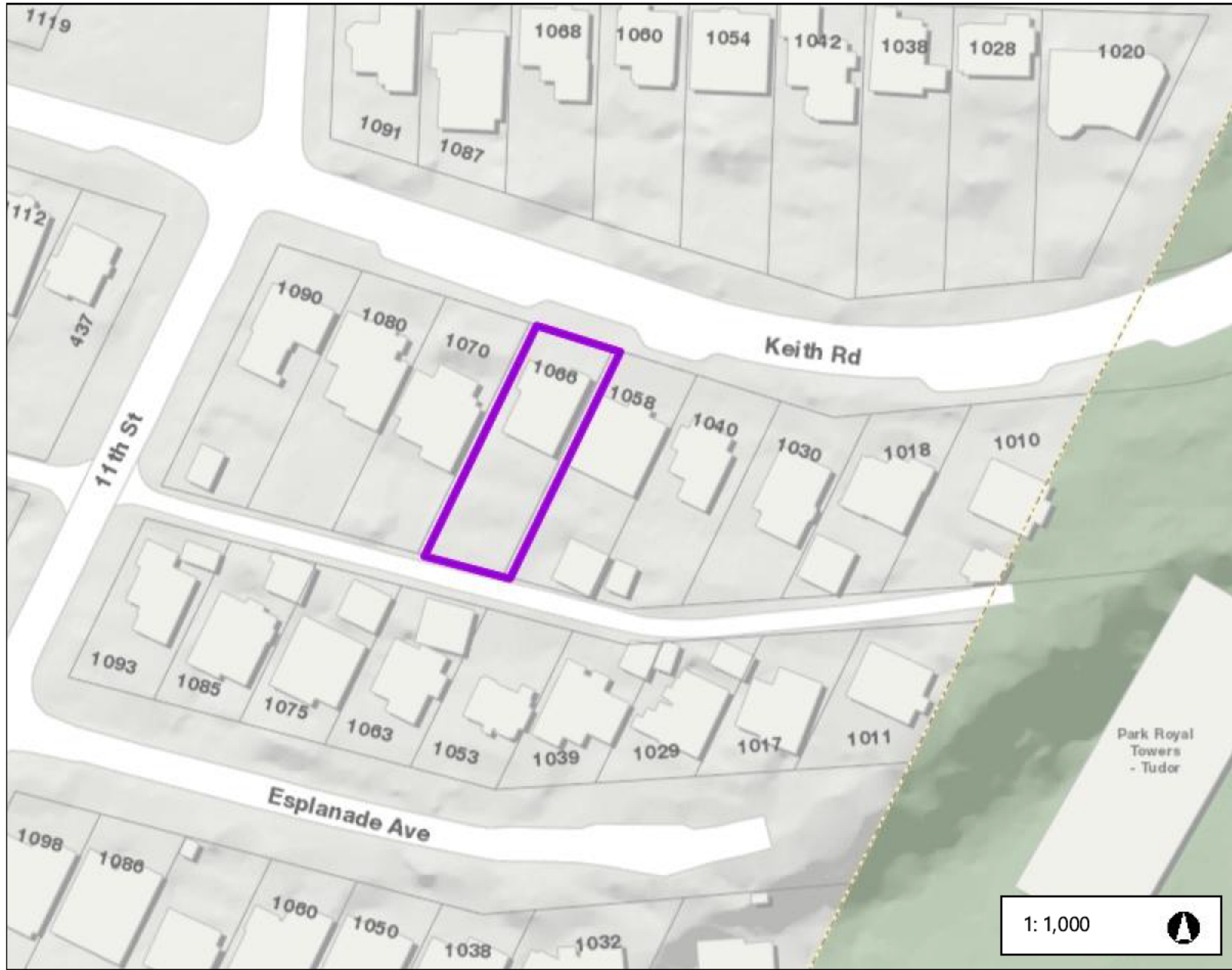
Thank you,

s. 22(1)

Nima Karimabadi

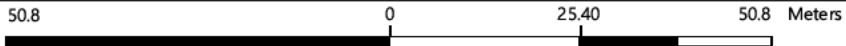
Enclosure

cc: Secretary, Board of Variance




Legend

Notes



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

1:1,000 

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Legend

Notes

1: 1,000



50.8 0 25.40 50.8 Meters

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

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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**From:** Fernando Fei <fernando@honeybeehomes.ca>  
**Sent:** Thursday, September 26, 2024 8:15 PM  
**To:** BoardOfVariance  
**Cc:** Nicole Colby; s.22(1) Gk Electric; s.22(1)  
**Subject:** 1066 Keith Road - Power Pole BOV  
**Attachments:** Letter from GK Electric.pdf; Letter Response from Honeybee Homes.pdf

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

Dear Board of Variance,

We would like to bring this application back to the board in consideration for us to install an electrical pole on our property at 1066 Keith road.

Attached is a letter from our electrical engineer with the explanation and answer to the concerns raised from the deferral letter.

Thank you,

Fernando Fei, ASCT  
Project Manager  
Honeybee Homes Inc.  
s.22(1)



**Honeybee Homes Inc.**

Burnaby, BC, Canada.

Office@honeybeehomes.ca

778-233-4453

23-036

1.

September 8th, 2024

District of West Vancouver

Board of Variance

(C/O Legislative Service Department)

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

Dear Board Secretary,

This letter is a response from Honeybee Homes to the 3 considerations that were raised by the board during the hearing on November 15, 2023.

**1) Confirm where the connection with BC Hydro Would come from**

Honeybee Homes Response: BC Hydro will provide connection from across the road from the existing Hydro pole (Poly circled in red).



**2) Confirm whether the existing carrier wire can be used to bridge over Keith road**

Honeybee Homes Response: Yes, BC Hydro will use the existing carrier wire for the overhead connection.

**3) Reconcile BC Hydro's requirements with the observations of the District's Electrical Inspector**

Honeybee Homes Response: We have provided the requirements from BC Hydro as a backup in a separate attached file.

Please do not hesitate if you need additional information.

Thank you so much.

s. 22(1)

Project Manager  
Honeybee Homes Inc.  
Fernando Fei, AScT





# GK ELECTRIC LTD

12468, 79Ave, Surrey, BC, Canada, V3W8C4

Phone- 778-444-2777, 778-878-6094

Email: [gkelectric20@gmail.com](mailto:gkelectric20@gmail.com), [www.gkelectric.ca](http://www.gkelectric.ca)

Date: Sep 5, 2024

District of West Vancouver

Planning and Development Services

750 17th Street

West Vancouver, BC V7V 3T3

Dear Sir,

Re: Request for Private BC Hydro Power Pole Installation. (1066 Keith Road, West Vancouver, BC)

I am writing to request permission for the installation of a private BC Hydro power pole at 1066 Keith Road single-family residence. This request pertains to the necessity of installing a power pole to facilitate the delivery of a 400-amp electrical service to the property.

BC Hydro has indicated that the service from their nearest pole, located across the road, cannot be extended beyond 100 feet due to the heavy gauge of the 400-amp service cables. This restriction necessitates the installation of a private pole to ensure the efficient and safe delivery of electrical power to my residence.

Additionally, I would like to address an important consideration regarding the installation of the meter base. Due to the slope of the property, installing the meter base directly with the house's structural elements would not meet the overhead clearance requirements as specified by the Canadian Electrical Code (CEC). Therefore, the installation of the power pole is crucial not only for compliance with BC Hydro's specifications but also for ensuring that the service cables maintain the required clearance.



# GK ELECTRIC LTD

12468, 79Ave, Surrey, BC, Canada, V3W8C4

Phone- 778-444-2777, 778-878-6094

Email: [gkelectric20@gmail.com](mailto:gkelectric20@gmail.com), [www.gkelectric.ca](http://www.gkelectric.ca)

Please see below Snapshot from BC Hydro standards.

## Service length

The maximum service length from a BC Hydro pole to the customer's point of attachment is 30 metres (100 feet). If the service length exceeds 30 metres, an intermediate pole may be required.

### 1. Across streets, lanes, alleys and pipeline right-of-way: 5.5 m

I appreciate your attention to this matter and am available to provide any additional information or documentation required for the processing of this pole. Please let me know if there are any further steps, I need to take to facilitate this request.

Thank you for your assistance.

Sincerely,  
s. 22(1)

Ravinder Badwal

Director

GK Electric Ltd

778-878-6094

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

7.  
24-039



## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **378 Stevens Drive**

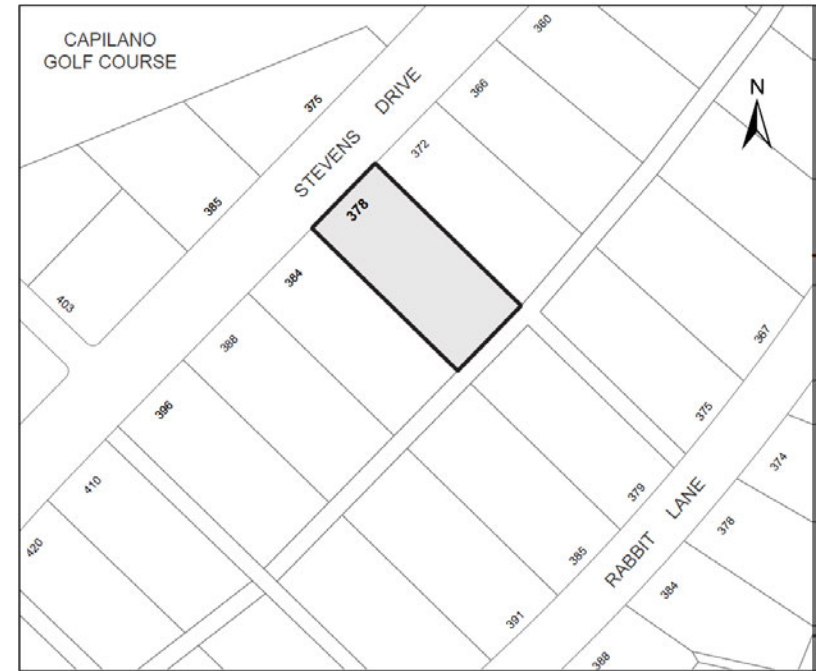
A Board of Variance hearing will be held on:

**Wednesday, November 20, 2024**

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

The following variance for a power pole (accessory structure) at **378 Stevens Drive** will be considered:

Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	3.0 m	1.2 m	1.8 m



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

To view 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](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the entrance of Municipal Hall.

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

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

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

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

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The Corporation of the District of West Vancouver  
750 17th Street, West Vancouver, BC V7V 3T3  
Permits and Inspections Department: 604-925-7242 || Fax: 604-925-7234 || westvancouver.ca

### Board of Variance Application Form

**Subject Property** *(please print clearly)*

Address: 378 STEVENS DRIVE, WEST VANCOUVER

**Applicant** *(please print clearly)*

Name(s): JAGJIT BHOGAL & HARJIT PUREWAL Phone #: [Redacted] s. 22(1)  
Mailing Address: [Redacted] s. 22(1) [Redacted] s. 22(1)  
Email Address: [Redacted] s. 22(1) Fax #: [Redacted] s. 22(1)

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

**Registered Owner** *(please print clearly)*

Name(s): [Redacted] s. 22(1) Phone #: [Redacted] s. 22(1)  
Mailing Address: [Redacted] s. 22(1) Cell #: [Redacted] s. 22(1)  
Email Address: [Redacted] s. 22(1) Fax #: [Redacted]

**Completed Application Must Include**

- A letter (signed original) describing:
  - a) The proposed construction;
  - b) The requested variance(s); and
  - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$830 fee

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

[Redacted] s. 22(1)

Oct 21<sup>st</sup> 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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s. 22(1)

October 17, 2024

Permits & Inspections Department  
759 17th Street  
West Vancouver, BC  
V7N 3T3

Subject: BP119317: Request for Variance Pursuant to Section 540 of the Local Government Act Due to Hardship – Placement of Electrical Post

Dear Sir/Madam,

I am writing to formally request a variance under Section 540 of the Local Government Act to allow for the placement of an electrical post within 1.2 meters of the side yard of my property, located at 378 Stevens Drive, West Vancouver.

The current zoning bylaw, specifically Section 203.09 (2)(a)(ii), states that the "minimum side yard setback for a power pole" is 3 meters. Due to the unique circumstances of my property, I am proposing a reduced setback of 1.2 meters. Complying with the 3-meter setback requirement creates a significant hardship for me. The primary reasons for this request are as follows:

1. **Financial Hardship:** The cost of complying with the current regulations by relocating the post is prohibitively high. To meet the requirements, I would need to install another post and then install new dig and install new piping to meet the new location cost will be approx \$16800. ( \$7000 excavator + \$500 sand + \$800 labour + \$800 electrical underground piping & conduit + New post \$1500. Total = \$16800) and significant delay in installing the power to align to this bylaw. This will lead to financial strain, & delays in construction. The expense is not feasible within my current financial situation and would cause undue financial hardship.

2. **Placing the post 1.2 meters of the side yard,** while not compliant with the bylaw, would not impact the neighboring properties or the community at large. It is the most practical and safe solution, as the electrical connection will leverage the existing post and is located near to the main electrical post and internet /phone connections. The post is to one side and aligns to the neighbouring property post 372 Stevens Drive. The post does not obstruct any view or cause any inconvenience to the neighbouring properties.

3. **Safety Concerns:** In trying to comply with the bylaw, I would need to install the electrical post in an area that poses potential safety risks being located in the garden area of children's play area

4. **Physical landscape layout of the Property:** moving the post will have a significant impact to the final character and over view of the back yard.

Given these factors, I respectfully request that the local government grant a variance to the bylaw requirement under Section 203.09 (2)(a)(ii), reducing the minimum side yard setback for the power pole from 3 meters to 1.2 meters. This adjustment would relieve the significant hardship I face while still upholding the safety and integrity of the zoning bylaw.

Thank you for considering my request. I am happy to provide any further information or documentation that may assist with your decision. I look forward to a favorable outcome and appreciate your time and attention to this matter.

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

October 17, 2024

File: **BP119317**

s. 22(1)

Dear Sir/Madam

**RE: 378 STEVENS DRIVE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS3 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Accessory Structure (Power Pole) will not comply with the Zoning Bylaw because it does not maintain the required 3.0m Side yard setback.

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

- The Zoning Bylaw, Section 203.09 (2)(a)(ii) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power Pole	3.0 m	1.2 m	1.8 m

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 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 23rd October 2024**. The next Board of Variance Hearing is scheduled for **Wednesday 20th November 2024**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; or

---

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

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

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

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

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

Thank you.

s. 22(1)

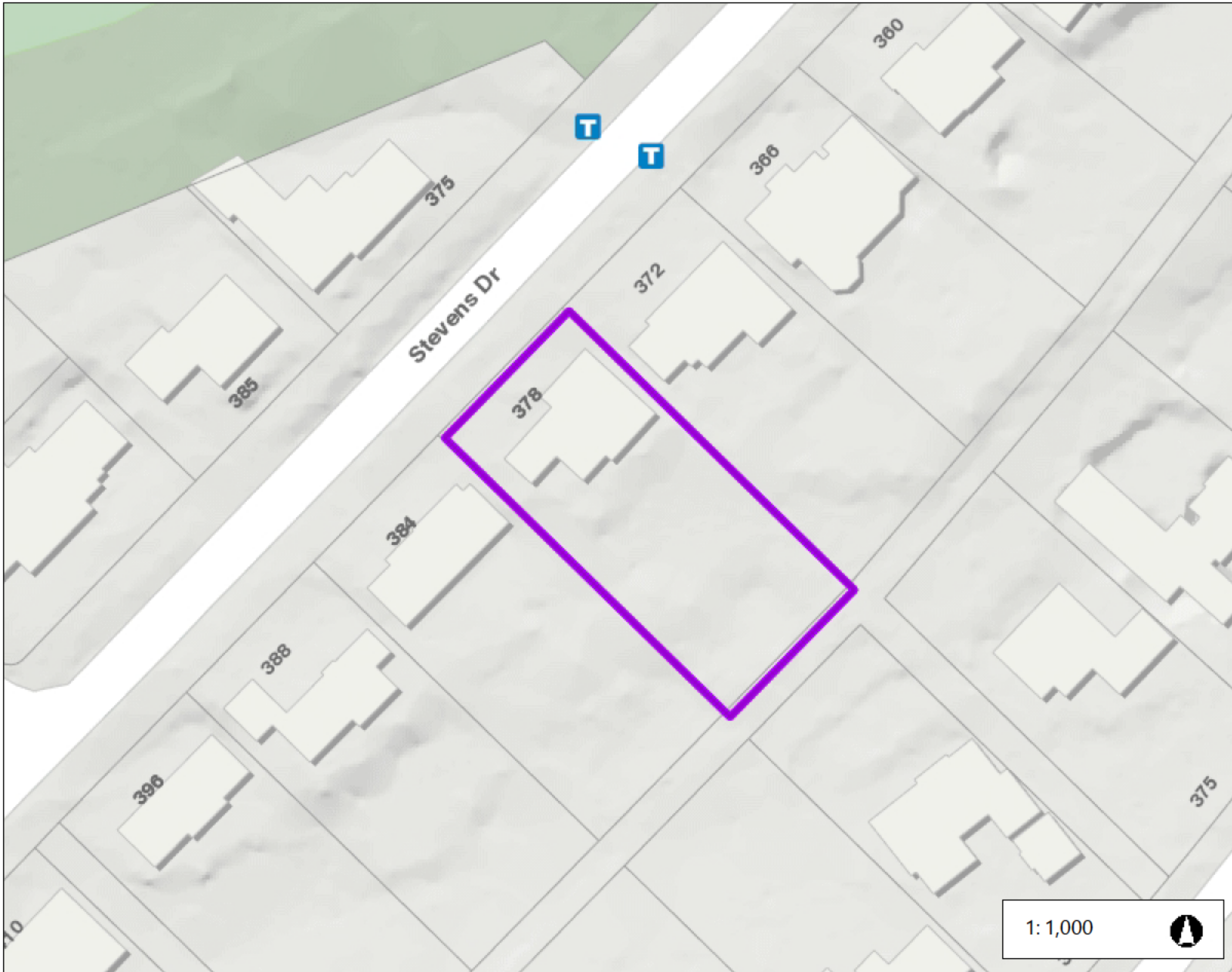


Eric Mah  
[enmah@westvancouver.ca](mailto:enmah@westvancouver.ca)

Enclosure

cc: Secretary, Board of Variance





Legend

Notes

50.8 0 25.40 50.8 Meters

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

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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

8.  
 24-040



## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **4212 Evergreen Avenue**

A Board of Variance hearing will be held on:

**Wednesday, November 20, 2024**

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

**The following variances for a power pole (accessory structure)  
 at 4212 Evergreen Avenue will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	1.73 m	7.37 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.69 m	0.66 m	1.03 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	7.62 m	3.92 m



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

To view 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](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the entrance of Municipal Hall.

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

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

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

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

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# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 4212 Evergreen Ave, West Vancouver, BC, V7V 1H1

## Applicant *(please print clearly)*

Name(s): Hollingsworth Architecture Inc. Phone #: 604-925-9095

Mailing Address: 2410 Marine Drive, West Vancouver, BC, V7V 1L1 Cell #: \_\_\_\_\_

Email Address: admin@ruscoenterprises.ca Fax #: \_\_\_\_\_

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 #: \_\_\_\_\_

## 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**

10-22-24  
\_\_\_\_\_  
**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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Oct 22, 2024

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

RE: 4212 Evergreen Ave, West Vancouver, BC, V7V 1H1 – BC Hydro Power Pole

To Whom It May Concern,

We are writing today to request a review by the Board of Variance as we are required to upgrade the electrical power service at 4212 Evergreen Ave, West Vancouver, BC, V7V 1H1 to 400 amps to meet energy code requirements. BC Hydro has informed us that in order to complete this work they must install a new power pole on our site. Please find enclosed our Board of Variance Application Package for further details.

Sincerely,

s. 22(1)

Nova Mujagic  
Hollingsworth Architecture Inc.  
2410 Marine Drive  
West Vancouver, BC  
V7V 1L1  
604-925-9095



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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

October 22, 2024

File: **BP119324**

s. 22(1)

Dear Sir/Madam

**RE: 4212 EVERGREEN AVENUE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS4 ZONE**

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

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

	Bylaw	Proposed	Variance
Front Yard Setback for Power pole	9.1 m	1.73 m	7.37 m

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

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power pole	1.69 m	0.66 m	1.03 m

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

	Bylaw	Proposed	Variance
Accessory Structure Height for Power pole	3.7 m	7.62 m	3.92 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 23rd October 2024**. The next Board of Variance Hearing is scheduled for **Wednesday 20th November 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.

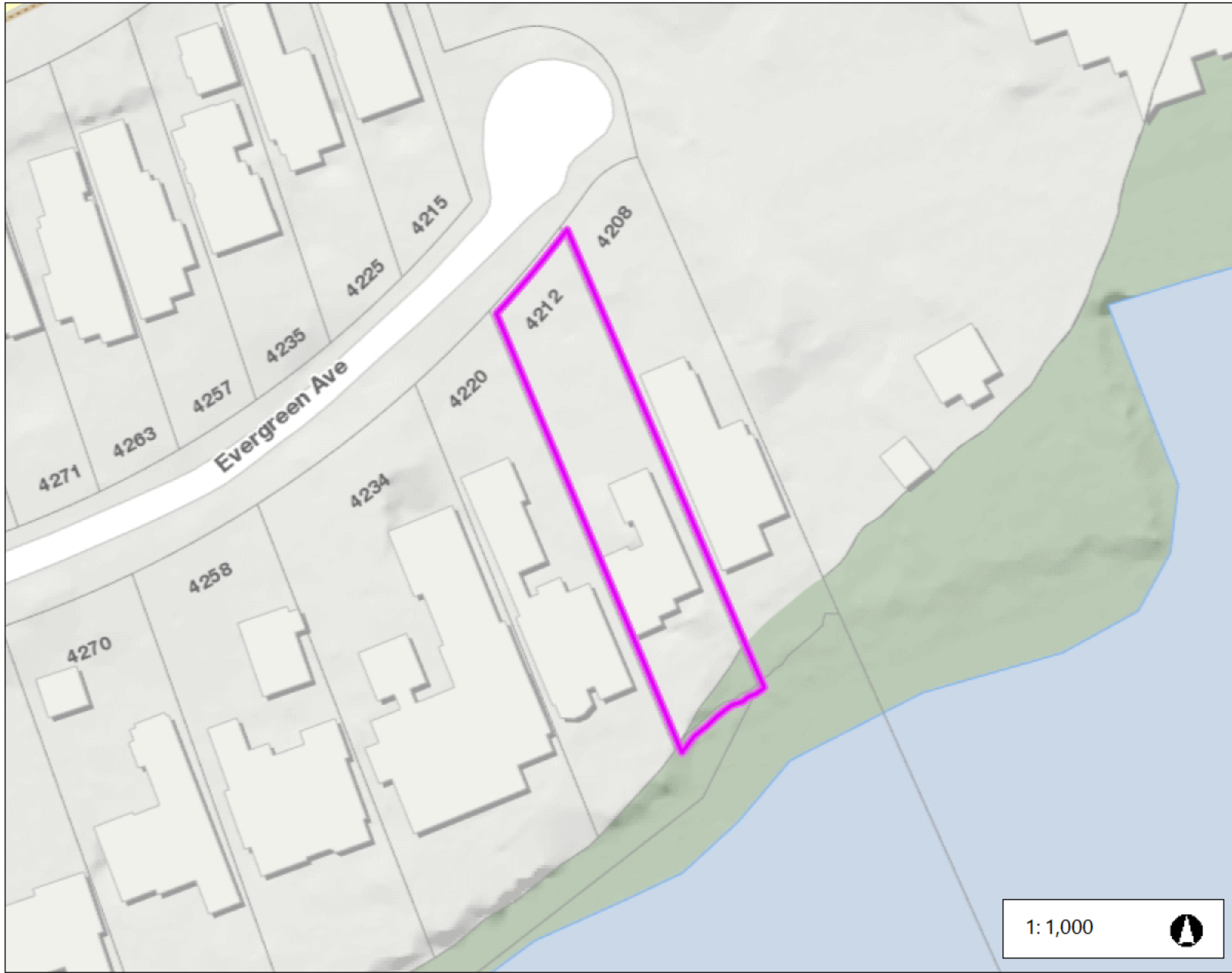
You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

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  
[ncolby@westvancouver.ca](mailto:ncolby@westvancouver.ca)  
cc:me  
Enclosure  
cc: Secretary, Board of Variance



Legend

Notes

50.8 0 25.40 50.8 Meters

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

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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.  
 24-041



## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **3317 Marine Drive**

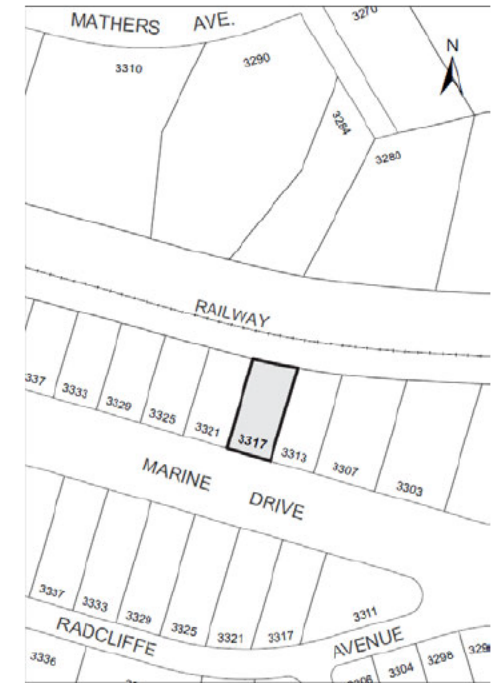
A Board of Variance hearing will be held on:

**Wednesday, November 20, 2024**

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

**The following variance for an addition at 3317 Marine Drive will be considered:**

Combined Side Yard Setback	Bylaw Requirement	Proposed	Variance
	4.57 m	3.44 m	1.13 m



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

**To view 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](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the entrance of Municipal Hall.

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**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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# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 3317 Marine Drive, West Vancouver, BC

## Applicant *(please print clearly)*

Name(s): Mark Kopinya and Frances Butt Phone #: \_\_\_\_\_

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

Email Address: [Redacted] s. 22(1) Fax #: \_\_\_\_\_

[Redacted] s. 22(1)

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

## Registered Owner *(please print clearly)*

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

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

Email Address: [Redacted] s. 22(1) Fax #: \_\_\_\_\_

## Completed Application Must Include

- A letter (signed original) describing:**
  - a) The proposed construction;
  - b) The requested variance(s); and
  - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form** (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$830 fee**

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

[Redacted] s. 22(1)

Oct. 22, 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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s. 22(1)

Oct. 22, 2024

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

Dear Members of the Board of Variance,

Re: Relaxation of Combined Side Yard Setback – 3317 Marine Drive

We are requesting a relaxation of the combined side yard setback for our property located at 3317 Marine Drive. Specifically, we are seeking a reduction from the required 4.57 meters to 3.44 meters. It is important to note that this application complies with the individual side yard requirements, and there is no request for any relaxation of the maximum allowable floor area.

The current west wall of the house, originally built in the 1930s, is already located within the minimum combined side yard at the west property line, the proposed addition involves extending the house by 8'-1" inch to the north and by 8'-11" inches to the south. No windows are proposed for the west elevation, and both the front and rear yard setbacks will remain generally in line with our neighbor to the west.

The hardships we face due to the current zoning regulations are as follows:

1. **Topography:** The steep slope of our site makes expansion to the north or south particularly challenging to achieve additional square footage.
2. **Existing Non-Conforming Structure:** The current house is already located within the area of the combined side yard setback.
3. **Access Concerns:** The access to our house, as well as to our neighbors, is via a shared lane that is less than 20 feet wide. If one was to rebuild the house to achieve the additional area, it would cause considerable inconvenience to our neighbors to both the east and west due to the constraints posed by this narrow lane. Alternative

access would be off of Marine Drive which would require closure of a lane and significant impact to traffic.

- 4. Environmental Considerations:** Again, demolishing the house and rebuilding to achieve the additional area would result in substantial waste going to the landfill, something we are keen to avoid for environmental reasons.

This proposed addition is modest in size, bringing our total house size to just over 2,400 square feet. As a [REDACTED] s. 22(1) we require more space, specifically an enlarged family room and an additional room upstairs to be used as an [REDACTED] s.22(1)

We have lived at this location for [REDACTED] s. 22(1) [REDACTED] s. 22(1) Our family feels deeply connected to this community and our home, and this addition will allow us to remain here as our family grows without significantly altering the footprint of the house or negatively impacting our neighbors.

We appreciate your consideration of this request and look forward to discussing it further at the upcoming Board of Variance meeting.

Sincerely,

[REDACTED] s. 22(1)

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

October 21, 2024

File: **BP119271**

s. 22(1)

Dear Sir/Madam

**RE: 3317 MARINE DRIVE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS4 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed addition will not comply with the Zoning Bylaw because it does not maintain the required 4.57m combined side yard setback.

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

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

	Bylaw	Proposed	Variance
Combined Side Yard Setback for addition	4.57 m	3.44 m	1.13 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 23rd October 2024**. The next Board of Variance Hearing is scheduled for **Wednesday 20th November 2024**.
- d) Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; or

---

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

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

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

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

Please do not hesitate to contact me at 604-925-7212 should you require any further information regarding this matter.

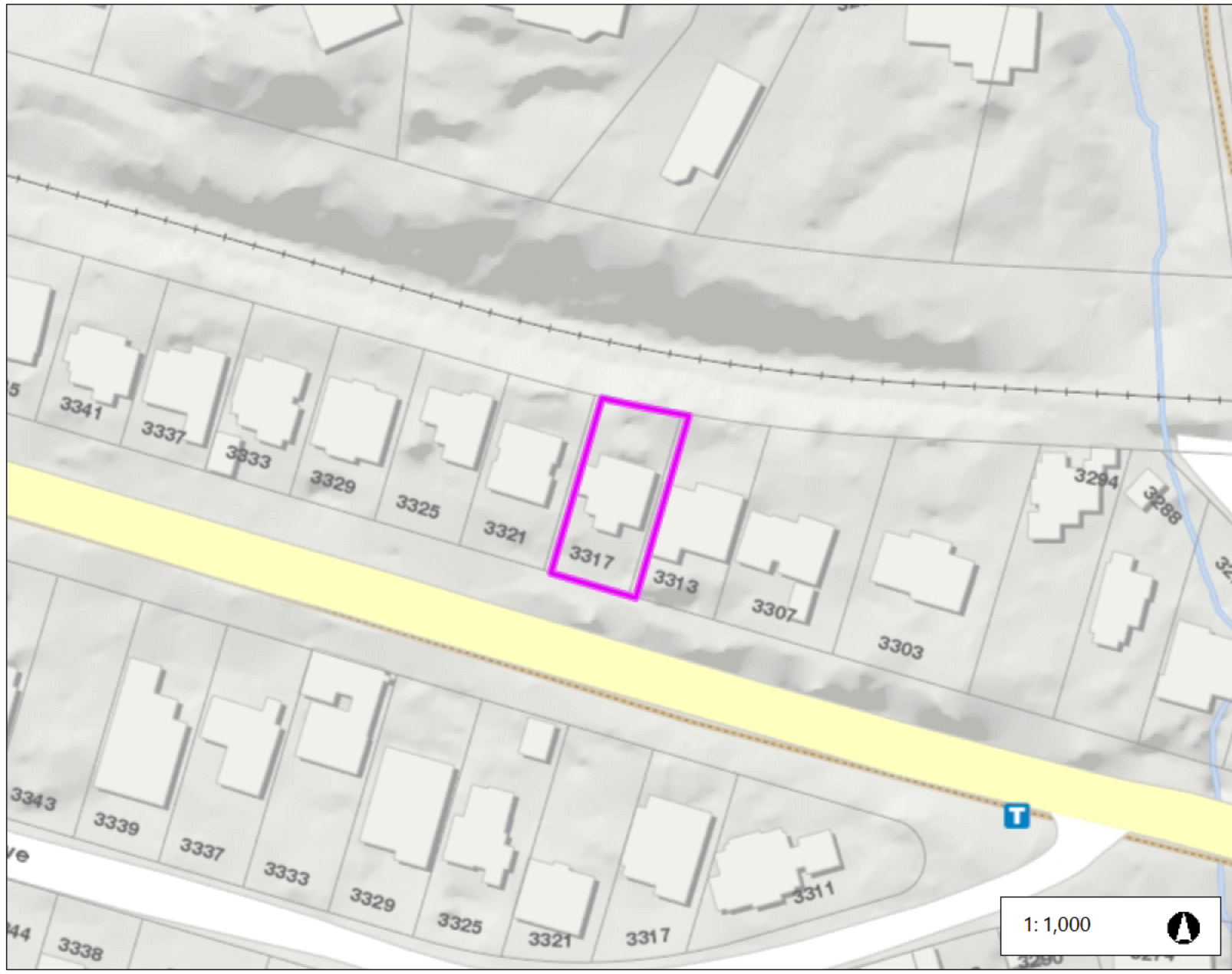
Thank you.

s. 22(1)

Nima Karimabadi  
[nkarimabadi@westvancouver.ca](mailto:nkarimabadi@westvancouver.ca)

Enclosure

cc: Secretary, Board of Variance



Legend

Notes

50.8 0 25.40 50.8 Meters

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

1: 1,000



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Legend

Notes

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

10.  
 24-042



## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **4332 Erwin Drive**

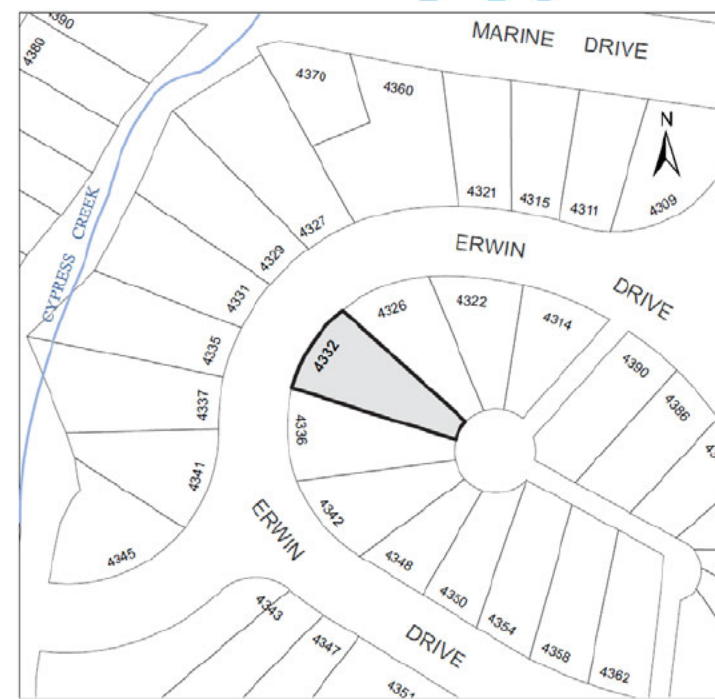
A Board of Variance hearing will be held on:

**Wednesday, November 20, 2024**

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

**The following variances for a power pole (accessory structure) at 4332 Erwin Drive will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.1 m	1.0 m	8.1 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.20 m	1.32 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	4.57 m	0.87 m



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

**To view 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](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the entrance of Municipal Hall.

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

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

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

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

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# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 4332 Erwin Drive, West Vancouver

## Applicant *(please print clearly)*

Name(s): FARZAD TAHERI & SYDNEIE NICOLL

Phone #: s. 22(1)

Mailing Address: s. 22(1)

Cell #: s. 22(1)

Email Address: s. 22(1)

Fax #: \_\_\_\_\_

(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 #: \_\_\_\_\_

## 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)

2024-10-22

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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Dear Neighbors,

We are respectfully requesting your support for our petition as we seek a variance to install a private power pole at our home located at 4332 Erwin Drive.. The specific variances we are seeking are:

- Proposed Front Yard Setback: 1m (requested variance: 8.1m)
- Proposed Side Yard Setback: 0.2m (requested variance: 1.32m)
- Proposed Maximum Height for an Accessory Building: 4.57m (requested variance: 0.87m)

The installation of this private power pole on the North corner of the property, as indicated on the site plan, will eliminate the overhead power cables crossing the roof from an electrical service mast. The above ground cables from the mast will present a safety hazard, especially during snowfall, when adjacent hedges can lean over and potentially make contact with the cables. The proposed private pole is a solution that enhances both the safety and functionality of our home.

Additionally, we have invested considerable effort in restoring and renovating this West Coast Modern home, and the new pole will help maintain the aesthetic integrity of the house and surrounding landscape.

This would allow us to improve both the safety and appearance of our property.

Our request to the Variance Board would be significantly strengthened if we had the support of our immediate neighbours.

s. 22(1)

have already written a letter to the Board in support of our request.

With thanks for your consideration,

s. 22(1)

We, the undersigned are in support of s. 22(1) request at 4332 Erwin Drive:

NAME	ADDRESS	SIGNATURE
s. 22(1)		

s. 22(1)





To: Board of Variance, District of West Vancouver

Re: Support for Variance Request of 4332 Erwin Drive

Dear Members of the Board,

We are writing in support of [REDACTED] s.22(1) and their request for a variance regarding the installation of a private power pole at 4332 Erwin Drive. As [REDACTED] s. 22(1) we believe the proposed changes will benefit not only their home but also the neighborhood as a whole.

The current electrical setup, with overhead power cables from an electrical mast, presents a legitimate safety concern. During the winter months, snowfall can cause nearby hedges to lean dangerously close to these overhead cables, potentially leading to hazardous situations. By installing a private power pole on the North corner of their property, this issue will be mitigated, improving the overall safety of their home and reducing risks to nearby properties, including ours.

Additionally, [REDACTED] s. 22(1) have put significant effort into carefully restoring and renovating their mid-century home. The installation of the proposed power pole will preserve the integrity of their property and the surrounding landscape, further enhancing the visual appeal of our neighborhood.

For these reasons, we fully support their request for the requested variances.

We hope the Board will consider approving their variance request, as it will provide a safer and more visually harmonious solution [REDACTED] s. 22(1).

Thank you for your time and consideration.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

10/22/2024

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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

October 17, 2024

File: **BP118711**

s. 22(1)

Dear Sir/Madam

**RE: 4332 ERWIN DRIVE - WEST VANCOUVER  
 BUILDING PERMIT REVISION – RS4 ZONE**

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

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

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	9.1 m	1.0 m	8.1 m

The Zoning Bylaw, Section 204.09(1)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power Pole	1.52 m	0.2 m	1.32 m

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

	Bylaw	Proposed	Variance
Accessory Structure Height for Power Pole	3.7 m	4.57 m	0.87 m

---

The Permits and Inspections Department is unable to issue the revision 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 October 23, 2024**. The next Board of Variance Hearing is scheduled for **Wednesday November 20, 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.

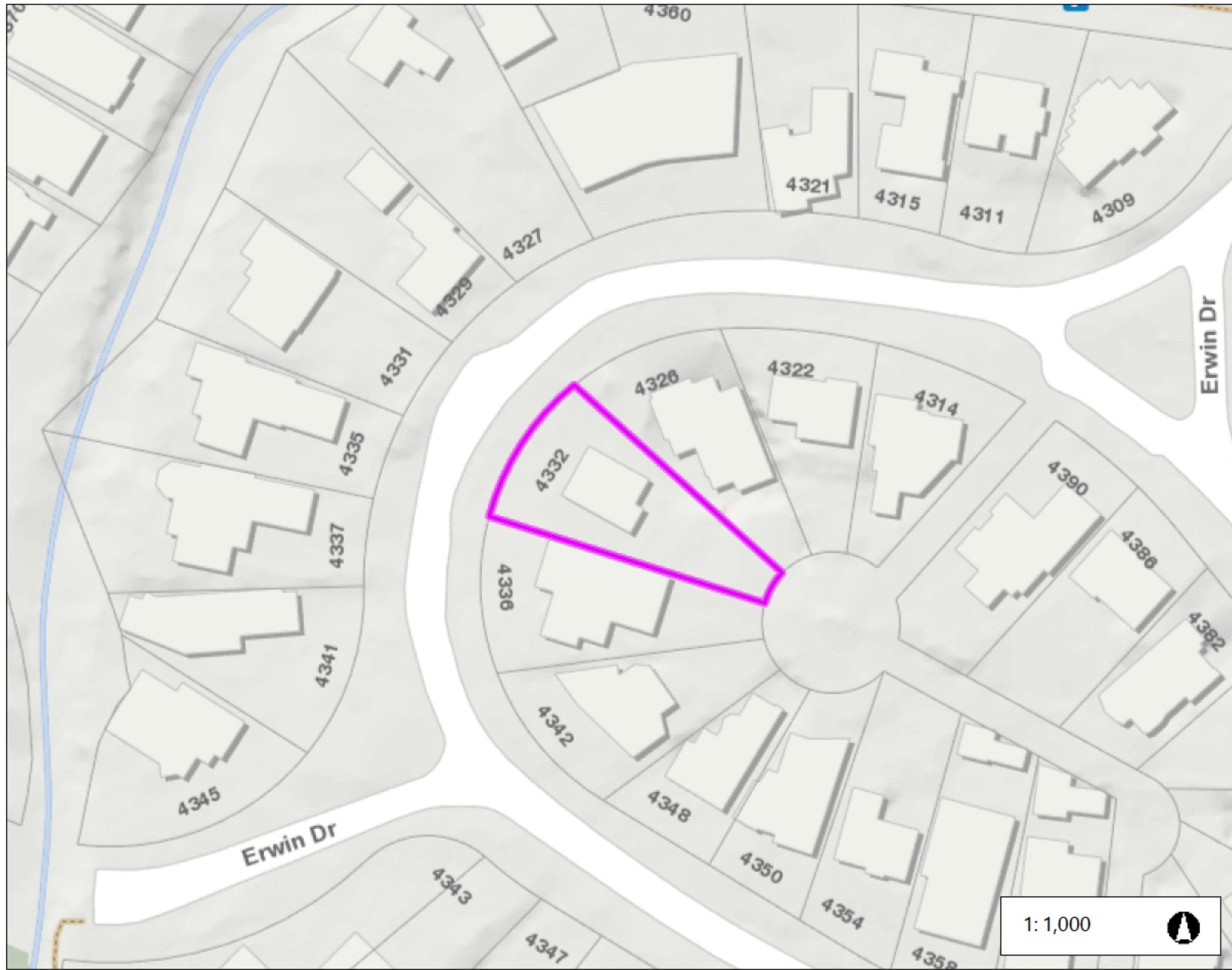
Please do not hesitate to contact me at 604-921-3455 should you require any further information regarding this matter.

Thank you.

s. 22(1)

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

cc: Secretary, Board of Variance



Legend

Notes

50.8 0 25.40 50.8 Meters

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

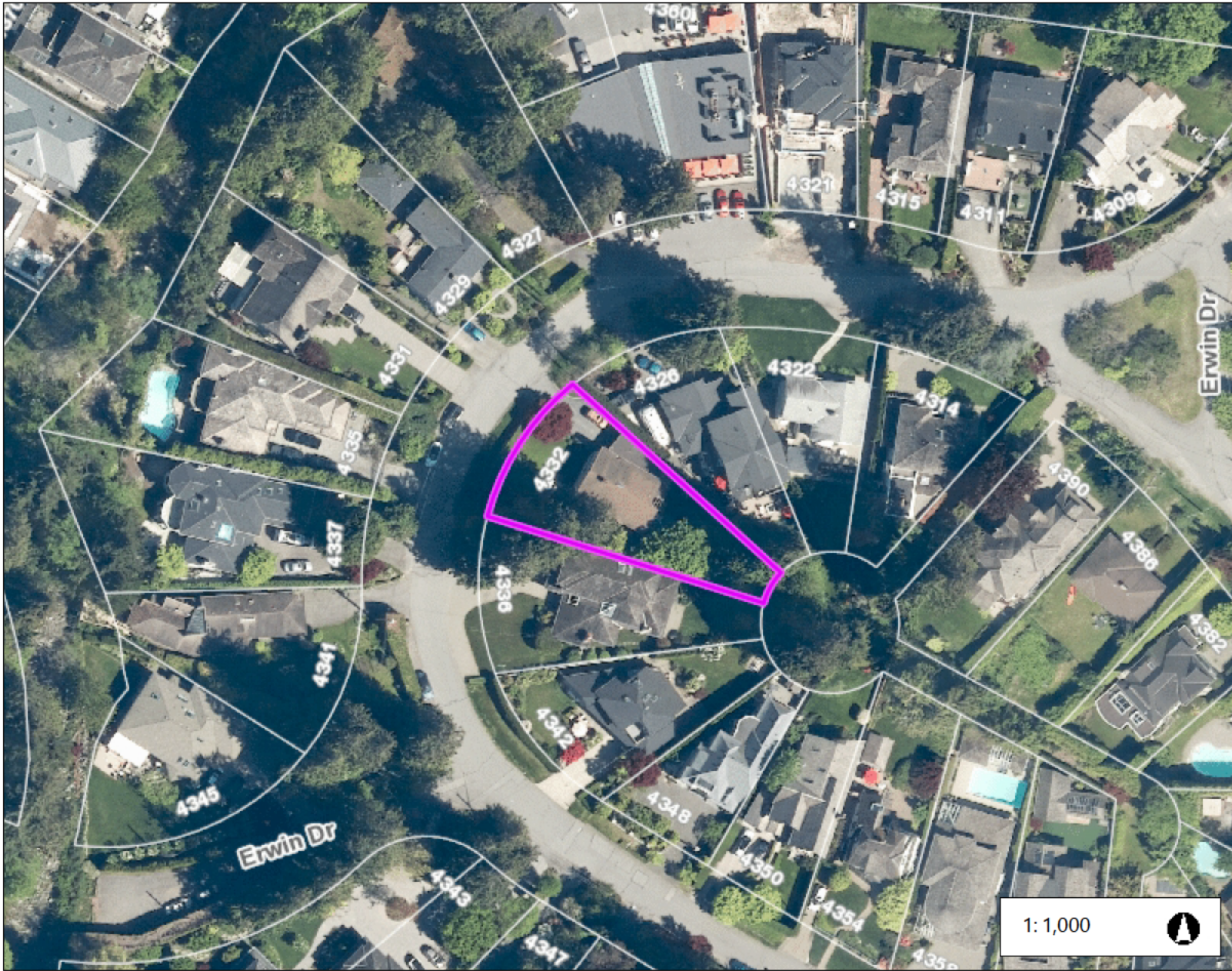
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WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

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

11.  
24-043



## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **5860 Falcon Road**

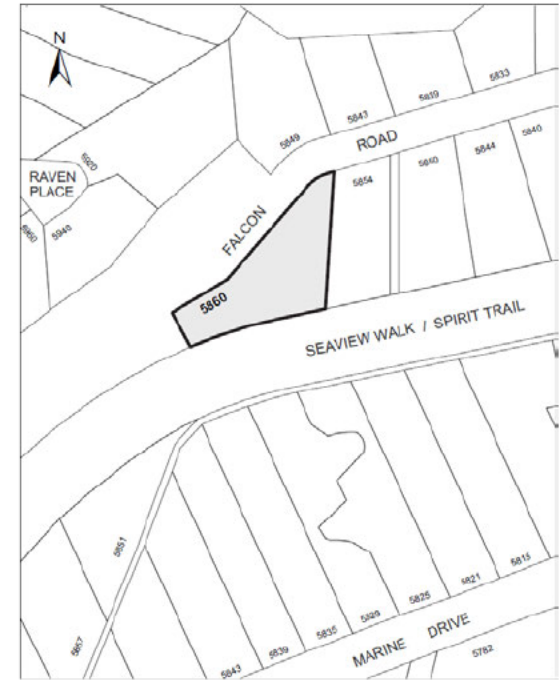
A Board of Variance hearing will be held on:

**Wednesday, November 20, 2024**

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

**The following variance for a canopy upgrade at 5860 Falcon Road will be considered:**

	Bylaw Requirement	Proposed	Variance
Front Yard Setback	9.1 m	3.3 m	5.8 m



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

**To view 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](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the entrance of Municipal Hall.

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

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

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

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

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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:** 5860 Falcon Road, West Vancouver BC, Canada, V7W1S3

**Applicant** *(please print clearly)*

**Name(s):** Peter Fanchiang Architect AIBC

**Phone #:** \_\_\_\_\_

**Mailing Address:** 21588-1424 Commercial Dr. Vancouver, BC.V5L 5G2

**Cell #:** s.22(1)

**Email Address:** peterfc@designwks.com

**Fax #:** \_\_\_\_\_

[Redacted area containing contact information]

*(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 #:** s. 22(1)

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

**Cell #:** s. 22(1)

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

**Fax #:** \_\_\_\_\_

**Completed Application Must Include**

- A letter (signed original) describing:**
  - a) The proposed construction;
  - b) The requested variance(s); and
  - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form** (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$830 fee**

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

[Redacted signature area]

2024-10-22

**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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Designworks Architecture Inc.  
21588-1424 Commercial Dr.  
Vancouver, BC. V5L 5G2  
604.771.7823

10/ 22/ 2024

Permits & Inspections Department  
750 17<sup>th</sup> Street  
West Vancouver BC  
V7V 3T3

**Re: 5860 Falcon Rd. Setback Variance**

Dear Members of the Board of Variance,

I am writing to present the design rationale and appeal for the proposed renovations at 5860 Falcon Rd., West Vancouver. The existing house, built in the 1980s, was designed to suit the preferences of its previous owner, a retired naval captain. The house features small windows, grey siding, and a flat roof, giving it a bunker-like appearance with dark lighting.

However, the current owner, [REDACTED] s. 22(1), seek to transform their new home into a space with cultural and welcoming characteristics, enhancing its aesthetic appeal, and benefiting the community. They believe that a good design will breathe new life into this old house and better reflect its beautiful setting in West Vancouver.

**Purpose of Construction:**

The primary goal of the renovation is to beautify the front facade of the existing house, upgrade the current entry, and create a focal point that enhances the visual appeal of Falcon Rd. This transformation aims to make the drive down Falcon Rd. more pleasant for neighbors and passersby, contributing positively to the neighborhood's overall atmosphere.

**Design Rationale:**

- Upgrade the exterior wall with new siding materials.
- Introduce a larger vertical window to allow the interior lighting to glow and brighten the surrounding road.
- Create a more inviting and welcoming feeling.
- Incorporate West Coast style with local building materials: timber, stone, and a color scheme of dark grey, natural wood, and light grey stone.
- The triangular slope roof of the proposed canopy will make this house feel more like a home.
- The new canopy will create a focal point, adding warmth and welcome.

**Hardship:**

The current 9.1m front setback requirement in the bylaw poses significant hardship.

- The front setback requirement is 9.1m, and the existing house built in the 1980s already encroaches 1.0m into this setback.
- The existing 40-year-old front canopy of the house also encroaches 4.8m into the front yard and already resulted in a 4.3m setback variance.
- It is impossible to upgrade the existing canopy according to the current zoning bylaw without a variance.
- Without this variance, the existing decaying canopy will remain the same and become an obstacle to beautifying the street experience for the neighbors.

Existing 40-year-old house





Proposed Renovation with New Canopy Upgrades





**Requested Variances:**

The new proposed canopy will encroach 5.8m into the front yard, only 1m further than the existing canopy. As a result, the new proposed canopy will result in a 3.3m setback from the property line. We are seeking variances to address the current front setback requirement of 9.1 meters. We propose a variance setback of 3.3m instead of 9.1m.

The variance would allow for necessary updates and improvements, ensuring the existing house will have a more decent look with a proportionally correct canopy to suit the overall design. We believe these changes will not only benefit the homeowner but also enhance the neighborhood's character. Granting this variance will be a win-win situation for the current homeowner, the neighbor, and the district of West Vancouver.

We respectfully request your consideration and approval of the proposed variances. Thank you for your attention and understanding.

Sincerely,

s. 22(1)



Peter Fanchiang, Architect AIBC

Designworks Architecture Inc.

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

October 15, 2024

File: «FolderNumber»

s. 22(1)

Dear Sir/Madam

**RE: 5860 FALCON 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 proposed canopy upgrade will not comply with the Zoning Bylaw because it does not maintain the required 9.1m front yard setback.

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

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

	Bylaw	Proposed	Variance
Front Yard Setback for Canopy Upgrade	9.1 m	3.3 m	5.8 m

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 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 October 23rd 2024**. The next Board of Variance Hearing is scheduled for **Wednesday November 20th 2024**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

---

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

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

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

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

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

Thank you.

s. 22(1)



Eric Mah  
[enmah@westvancouver.ca](mailto:enmah@westvancouver.ca)

Enclosure

cc: Secretary, Board of Variance



Legend

Notes

50.8 0 25.40 50.8 Meters

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

1:1,000



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

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

12.  
 24-044



## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **970 Sentinel Drive**

A Board of Variance hearing will be held on:

**Wednesday, November 20, 2024**

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

**The following variances for additions and alterations at 970 Sentinel Drive will be considered:**

Combined Side Yard Setback	Bylaw Requirement	Proposed	Variance
	8.28 m	4.37 m	3.91 m
Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.1 m	3.6 m	5.5 m
Floor Area Ratio	Bylaw Requirement	Proposed	Variance
	30.0% (252.9 m <sup>2</sup> )	36.2% (304.9 m <sup>2</sup> )	6.2% (52.0 m <sup>2</sup> )



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

**To view 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](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the entrance of Municipal Hall.

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

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

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

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

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The Corporation of the District of West Vancouver

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

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

# Board of Variance Application Form

### Subject Property (please print clearly)

Address: 970 Sentinel Drive

### Applicant (please print clearly)

Name(s): RANDY KAYE SYLVIE LANHA Phone #: [REDACTED] s. 22(1)

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

Email Address: [REDACTED] Fax #: [REDACTED] s. 22(1)

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

### Registered Owner (please print clearly)

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

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

Email Address: [REDACTED] Fax #: [REDACTED]

### Completed Application Must Include

- A letter (signed original) describing:**
  - a) The proposed construction;
  - b) The requested variance(s); and
  - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form** (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$830 fee**

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

[REDACTED]  
Applicant Signature

October 22, 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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October 22, 2024

**To: Board of Variance / Permits & Inspections Dept**  
 The Corporation of the District of West Vancouver  
 750 17th St. West Vancouver, BC, V7V3T3  
 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

**RE: BOARD OF VARIANCE HARDSHIP LETTER FOR 970 SENTINEL DR. / RS3 BUILDING PERMIT APPLICATION**

CoWV File: BP119180

On Behalf of:

s. 22(1)

RE: 970 SENTINEL DRIVE - WEST VANCOUVER

Dear Variance Committee,

On behalf of the longtime owners, s. 22(1) of 970 Sentinel Dr, we are applying to the Board of Variance to formally request a relaxation of the RS3 Zoning Bylaw requirements for combined yard setback, front yard setback, and floor area ratio. The site's pie-shaped corner lot creates a significant hardship, limiting the buildable area for a renovation of an existing family home.

Combined Side Yard	Bylaw	Proposed	Variance
Section 203.09(1)(b)(i)	8.28m	4.37m	3.91m

Front Yard Setback	Bylaw	Proposed	Variance
Section 203.07	9.1m	3.6m	5.5m

Floor Area Ratio	Bylaw	Proposed	Variance
Section 203.06(1)	30% (252.9m <sup>2</sup> )	36.2% (304.9m <sup>2</sup> )	6.2%(52m <sup>2</sup> )

The proposed renovation raises the main floor of the house by 1.52m / 5'. This will relieve the view blockage and extreme direct glare created by the metal roof of the neighboring house directly south, which was constructed in 2022.



Due to hardship driven by a continuous frontage site, the proposed renovation will maintain the same footprint as the existing house; it will not affect the existing 15' setback variance granted in 1964. Please note that the neighbouring property, 850 Sentinel Drive (Application 23-029, 2023), with similar site constraints, was granted a variance hardship on these grounds.

Most of the main floor is below street level, and much of the house's architectural character has deteriorated. Raising the house will improve the quality of life for its inhabitants and the neighborhood's urban aspect by protecting its form and character.

Please note that the proposed renovation of raising the main floor 5' will not:

- a) result in inappropriate development of the site—We are not altering the existing footprint of the 1964 home and the additional height will conform to bylaw height requirement.
- b) substantially affect the use and enjoyment of adjacent land – no views from neighbouring properties will be negatively affected by the increase of 5' in height.
- c) RS3 Zoning bylaw permitted uses and densities are unaffected.
- d) defeat the intent of the bylaw – We maintain the intent of the bylaw by creating no negative impact on the above items

We appreciate your thoughtful consideration in granting these variance relaxations, which will alleviate hardships caused by the 2022 construction of the southern property, create a sustainable living environment, and protect the cultural heritage of this mid-century modern West Vancouver home.









Enclosed are documents supporting our claim, including BoV Application and BoV Fee.

Sincerely,

Marc MacCaull  
SJ Construction  
Owner Representative



**LEGEND**

	PROPERTY LINE
	EXISTING SETBACKS
	BYLAW SETBACKS
	SETBACKS VARIANCE PROPOSAL
	ROOF PROJECTION
	EXISTING HOUSE
	DEMOLITION
	TREES
	PROPOSED DECK EXTENSION

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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

October 22, 2024

File: **BP119180**

s. 22(1)

Dear Sir/Madam

**RE: 970 SENTINEL DRIVE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS3 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed additions and alterations will not comply with the Zoning Bylaw because it does not maintain the required combined yard setback, front yard setback and floor area ratio.

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

	Bylaw	Proposed	Variance
Combined Side Yard Setback for Additions	8.28m	4.37m	3.91m

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

	Bylaw	Proposed	Variance
Front Yard Setback for Additions	9.1m	3.6m	5.5m

The Zoning Bylaw, Section 203.06(1) limits the floor area ratio to a maximum percentage of a lot as indicated in the table below:

	Bylaw	Proposed	Variance
Floor area ratio	30% (252.9m <sup>2</sup> )	36.2% (304.9m <sup>2</sup> )	6.2%(52m <sup>2</sup> )

Comments:

- Lot area is 843m<sup>2</sup>
- Entire main floor will be removed, raised and rebuilt as per plans submitted

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

- BOV appeal #1277 (March 18, 1964) varied the front yard setback to 4.57m

---

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 23rd October 2024**. The next Board of Variance Hearing is scheduled for **Wednesday 20th November 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.

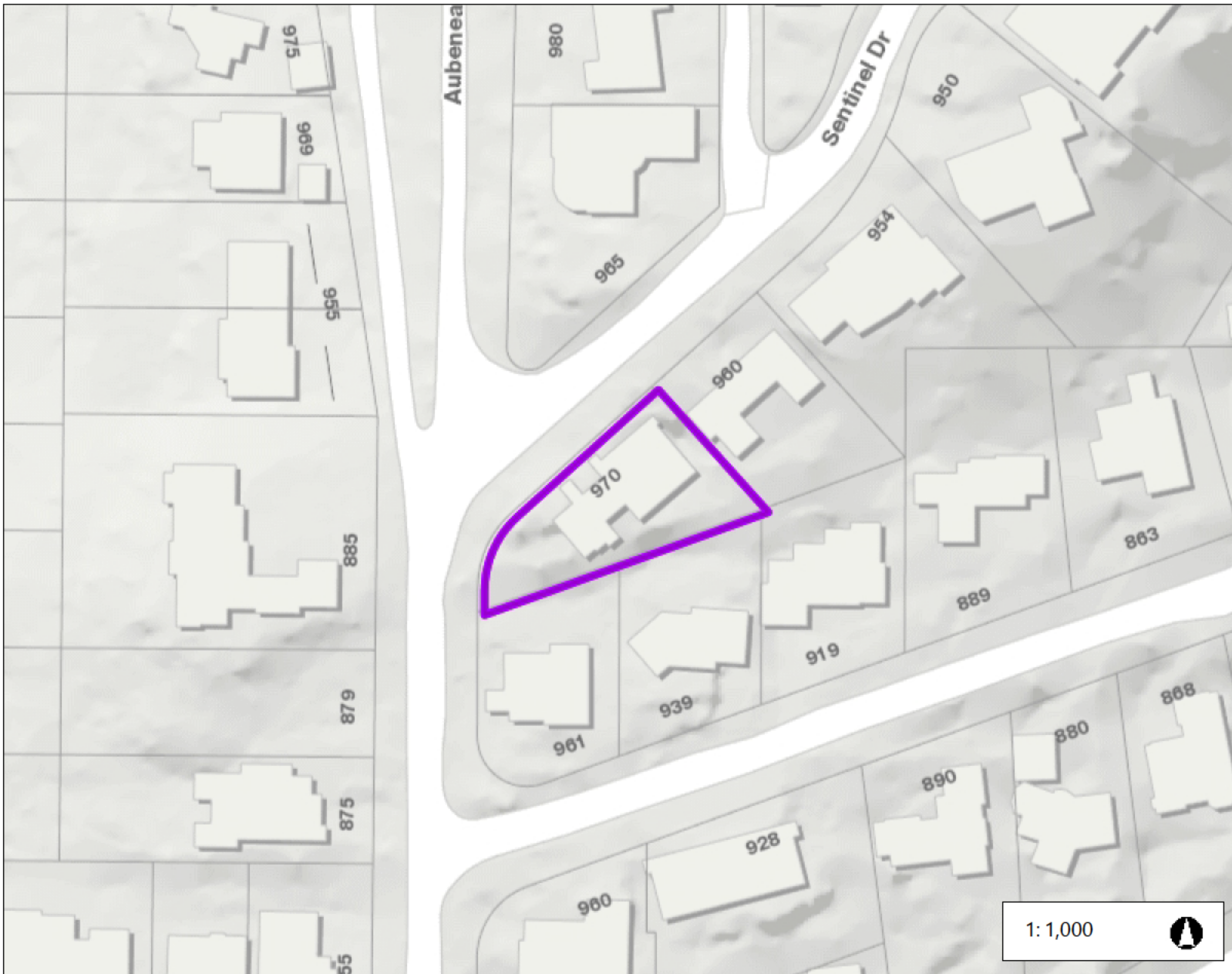
Thank you.

s. 22(1)

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

Enclosure

cc: Secretary, Board of Variance



Legend

Notes

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

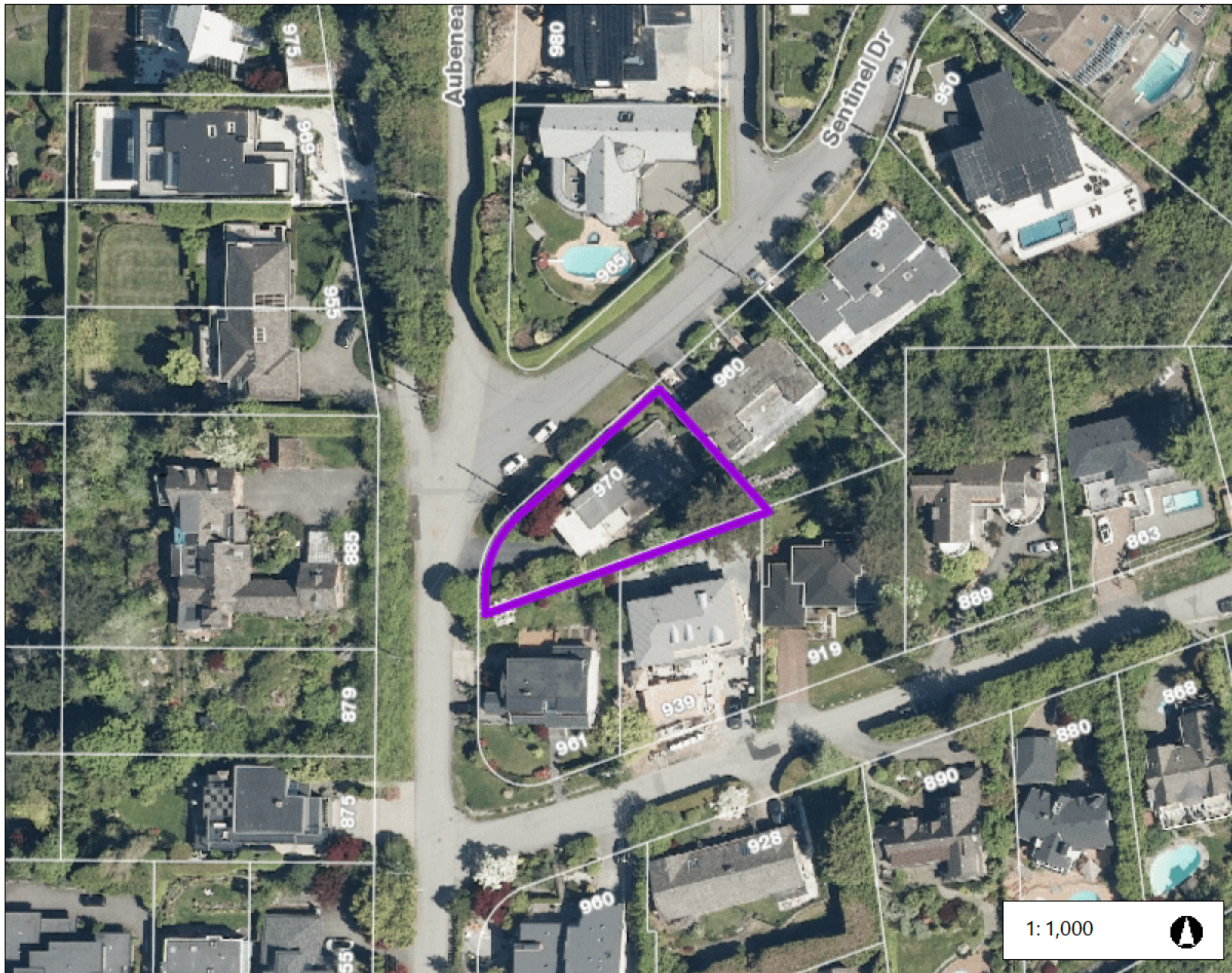
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WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

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The Corporation of the District of West Vancouver  
 750 17th Street, West Vancouver BC V7V 3T3  
 Phone: 604-925-7004

## **DRAFT Board of Variance**

### **2025 Application Deadline and Hearing Schedule**

<b>Building Permit Application Deadline</b>	<b>Board of Variance Application Deadline</b>	<b>Board of Variance Hearing Date</b>
	To Permits Clerk Supervisor by 4 p.m. on the following dates:	5 p.m. on the following dates:
November 13, 2024	December 18, 2024	<b>January 15, 2025</b>
December 18, 2024	January 22, 2025	<b>February 19, 2025</b>
January 15, 2025	February 19, 2025	<b>March 19, 2025</b>
February 12, 2025	March 19, 2025	<b>April 16, 2025</b>
March 19, 2025	April 23, 2025	<b>May 21, 2025</b>
April 16, 2025	May 21, 2025	<b>June 18, 2025</b>
May 14, 2025	June 18, 2025	<b>July 16, 2025</b>
No Hearing in August	No Hearing in August	No Hearing in August
July 16, 2025	August 20, 2025	<b>September 17, 2025</b>
August 13, 2025	September 17, 2025	<b>October 15, 2025</b>
September 17, 2025	October 22, 2025	<b>November 19, 2025</b>
No Hearing in December	No Hearing in December	No Hearing in December
November 12, 2025	December 17, 2025	<b>January 21, 2026</b>

*\*To be considered by the Board of Variance at its November 20, 2024 Hearing.*

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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

November 20, 2024

### Supplemental Agenda Information Package

<b>For Application 23-036 (1066 Keith Road)</b>		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Honeybee Homes Inc.	November 13, 2024	2

<b>For Application 24-040 (4212 Evergreen Avenue)</b>		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	November 6, 2024	1

<b>For Application 24-041 (3317 Marine Drive)</b>		
SUBMISSION AUTHOR	SUBMISSION DATED	#
M. Kopinya	November 4, 2024	1

<b>For Application 24-044 (970 Sentinel Drive)</b>		
SUBMISSION AUTHOR	SUBMISSION DATED	#
M. MacCaull	November 15, 2024	1

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



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Application 23-036  
(1066 Keith Road)

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**From:** Fernando Fei <fernando@honeybeehomes.ca>  
**Sent:** Wednesday, November 13, 2024 3:27 PM  
**To:** BoardOfVariance  
**Cc:** [REDACTED] s. 22(1) Gk Electric; [REDACTED] s. 22(1)  
**Subject:** Re: 1066 Keith Road - Power Pole BOV (Deferred from November 2023)  
**Attachments:** 1066 Keith Rd - BC Hydro Variance.pdf

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

Dear Legislative Services,

Could you please add the attached letter to our November 20 hearing. Thank you so much!

Fernando Fei, ASCT  
Project Manager  
Honeybee Homes Inc.  
[REDACTED] s. 22(1)

On Tue, Nov 12, 2024 at 9:02 AM Nicole Colby <[ncolby@westvancouver.ca](mailto:ncolby@westvancouver.ca)> wrote:

Hi Fernando,

Please provide this letter to Legislative Services [boardofvariance@westvancouver.ca](mailto:boardofvariance@westvancouver.ca); any supplemental information and/or questions regarding the hearing/procedure should be directed to that email.

Thank you,

Nicole

---

**From:** Fernando Fei <[fernando@honeybeehomes.ca](mailto:fernando@honeybeehomes.ca)>  
**Sent:** Tuesday, November 12, 2024 8:53 AM  
**To:** Nicole Colby <[ncolby@westvancouver.ca](mailto:ncolby@westvancouver.ca)>; Sally Ruffalls <[sruffalls@westvancouver.ca](mailto:sruffalls@westvancouver.ca)>  
**Cc:** [REDACTED] s. 22(1) Gk Electric  
<[gkelectric20@gmail.com](mailto:gkelectric20@gmail.com)>; [REDACTED] s. 22(1)  
**Subject:** Re: 1066 Keith Road - Power Pole BOV (Deferred from November 2023)

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

Good morning Nicole and Sally,

I'm trying to add a document to the below application but for some reason I keep getting an error message (below attached)

**Application Number:** s. 22(1)

**Access Code:** s. 22(1)

Would you be able to help me add the attached supporting letter from BC hydro this to the application?

Thank you so much!

Fernando Fei, ASCT

Project Manager

Honeybee Homes Inc.

s. 22(1)

ERROR. An application with the information you entered was not found in our system. Please review and try again. If you need assistance, please call 604-925-7000. (in dp\_procmain)  
[800.50.119.1259.2313]

**Access an existing Application/Folder**

Application/Folder Number (not case sensitive):

Access Code - sent via email (not case sensitive):

- [Go to Application](#)
- [Clear Form](#)
- [Home 🏠](#)

On Tue, Sep 17, 2024 at 9:08 AM Fernando Fei <[fernando@honeybeehomes.ca](mailto:fernando@honeybeehomes.ca)> wrote:

That's great. Thank you Nicole.

Fernando Fei, ASCT

Project Manager

Honeybee Homes Inc.

s. 22(1)



On Tue, Sep 17, 2024 at 8:26 AM Nicole Colby <[ncolby@westvancouver.ca](mailto:ncolby@westvancouver.ca)> wrote:

Hi Fernando,

You can continue with the rough-on work that is not affected by the pole while it is under review.

Staff will have more information for you shortly regarding the next steps.

Thanks,

Nicole

---

From: Fernando Fei <[fernando@honeybeehomes.ca](mailto:fernando@honeybeehomes.ca)>

Sent: Saturday, September 14, 2024 5:36 PM

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

Cc: Nima Karimabadi <[nkarimabadi@westvancouver.ca](mailto:nkarimabadi@westvancouver.ca)>; Darcy Fitzgerald <[dfitzgerald@westvancouver.ca](mailto:dfitzgerald@westvancouver.ca)>;

s. 22(1)

Gk Electric

<[gkelectric20@gmail.com](mailto:gkelectric20@gmail.com)>;

s. 22(1)

Sally Ruffalls

<[sruffalls@westvancouver.ca](mailto:sruffalls@westvancouver.ca)>; Michael Cupit <[mcupit@westvancouver.ca](mailto:mcupit@westvancouver.ca)>

Subject: Re: 1066 Keith Road - Power Pole BOV (Deferred from November 2023)

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

Hi Nicole,

Do you have an update regarding the BOV for the pole? I believe we had our latest inspection on sept 13 with some deficiencies which we will get them corrected but I wasn't sure if we can proceed with rough-in electrical inspection if the our application for BOV is pending.

Thank you,

Fernando Fei, ASCT

Project Manager

Honeybee Homes Inc.

s. 22(1)

On Tue, Sep 10, 2024 at 8:45 AM Fernando Fei <[fernando@honeybeehomes.ca](mailto:fernando@honeybeehomes.ca)> wrote:

Good day Nicole,

Did you get a chance to review our variance application for the electrical power pole?

Our electrical inspector Michael Cupit had noted in the inspection report that the pole is not allowed and therefore, I don't know whether we can continue with the inspection process or we have to wait until the Electrical Pole variance is approved.

Could you advise. Thank you so much!

Fernando Fei, ASCT

Project Manager

Honeybee Homes Inc.

s. 22(1)

On Mon, Sep 9, 2024 at 7:58 AM Sally Ruffalls <[sruffalls@westvancouver.ca](mailto:sruffalls@westvancouver.ca)> wrote:

Good morning Fernando,

The [REDACTED] s. 22(1) is the folder for the New build documents/revisions not for the power pole application.

I will move over the items to the correct PAR folder for you.

In future please use the PAR that is in Nicole's email below.

**Application Number:** [REDACTED] s. 22(1)

**Access Code:** [REDACTED] s. 22(1)

Thanks,

**Sally Ruffalls**

Supervisor Permits Clerk | District of West Vancouver

d: 604-921-3414 | t: 604-925-7040 | [westvancouver.ca](http://westvancouver.ca)



Join the Team! West Vancouver is recruiting...visit our [Career Portal](#).

.....

We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliłwətał (Tseil-Waututh Nation), and xʷməθkʷəy̅əm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

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

From: Fernando Fei <[fernando@honeybeehomes.ca](mailto:fernando@honeybeehomes.ca)>

Sent: Sunday, September 8, 2024 1:20 PM

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

Cc: Nima Karimabadi <[nkarimabadi@westvancouver.ca](mailto:nkarimabadi@westvancouver.ca)>; Darcy Fitzgerald <[dfitzgerald@westvancouver.ca](mailto:dfitzgerald@westvancouver.ca)>; Sally Ruffalls <[sruffalls@westvancouver.ca](mailto:sruffalls@westvancouver.ca)>; [REDACTED] s. 22(1)

[REDACTED] Gk Electric <[gkelectric20@gmail.com](mailto:gkelectric20@gmail.com)>; [REDACTED] s. 22(1)

Subject: Re: 1066 Keith Road - Power Pole BOV (Deferred from November 2023)

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

Good day Nicole,

Thank you so much for your phone call last week and explaining the best way moving forward.

I've uploaded Honeybee Homes response to the concerns raised from the November 15, 2023 hearing and I've also attached a letter from our electrician.

Please note that I have a different PAR number for some reason. (please see below)

Fernando Fei, ASCT

Project Manager

Honeybee Homes Inc.

[REDACTED] s. 22(1)

### Application information

**Application number:** [REDACTED] s. 22(1)  
**Application type:** BUILDING - Single Family /Duplex Building Permit  
**Department Contact:** 604-925-7040  
**Property address:** 1066 KEITH ROAD  
**Application purpose:** Build new Single Family Dwelling

### Applicant details:

Contact	Name/Mailing Address	Contact Information
APPLICANT	[REDACTED] s. 22(1)	[REDACTED] s. 22(1)

### Uploaded documents:



File name
Letter from GK Electric.pdf
Letter Response from Honeybee Homes.pdf
1066 Keith - REVISED SITE PLAN FOR ACCESSORY BUILDING LOCATION.pdf
Revision Cover Letter.pdf
Full Report - Proposed.pdf
Pre-Construction Report.pdf
Keith Architectural - REVISED Feb 26, 2024 (1).pdf
1015.20 - 1066 Keith road West Vancouver rain calculation used for swmp_2023-01-30.pdf

Hi Fernando,

It was speaking with you this morning.

As discussed, the Board of Variance deferred the existing power pole application at last November's hearing as further information is required; please refer to the below screenshot (letter in full is attached):

*THAT the Board defers further consideration of Application 23-036 (1066 Keith Road) until the applicant can:*

- *confirm where the connection with BC Hydro would come from,*
- *confirm whether the existing carrier wire can be used to bridge Keith Road; and*
- *reconcile BC Hydro's requirements with the observations of the electrical inspector.*

If you have this documentation, please upload it according to the instructions below; and, confirm there would be no changes to the variances originally sought:

1. Front yard setback 1.2m
2. Side yard setback 0.9m
3. Accessory structure height 5.5m

If the required documentation is not feasible and/or the variances have changed, please let me know so that staff can provide you with further direction.

To submit your documents please go to the [Document Upload Centre](#).

You will require the following log in information in order to use this service:

**Application Number:** s. 22(1)

**Access Code:** s. 22(1)

For additional instructions on electronic submission requirements and process please visit <https://westvancouver.ca/home-building-property/permits-licences/permits-inspections/revisions>

Thank you,



**Nicole Colby**

Plans Examiner II | District of West Vancouver

d: 604-921-3455 | t: 604-925-7040 | [westvancouver.ca](http://westvancouver.ca)



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

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We acknowledge that we are on the traditional, ancestral and unceded territory of the Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation), sə́lilwətaʔ (Tseil-Waututh Nation), and x̣ʷməθkʷəỵəm (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.

November 11, 2024

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

Dear Board Secretary:

**For Approval for Private Pole Installation by HoneyBee Homes Inc. – 1066 Keith Road, West Vancouver**

Following the District's request for further clarification regarding the proposed electrical connection for 1066 Keith Road, BC Hydro provides the following responses to address each point raised:

- 1. Connection Point Confirmation**  
BC Hydro will provide service from an existing pole across Keith Road (1060 Keith Rd). Due to the site's topography and distance constraints, a direct connection from this pole to the residence would exceed the allowable length of 30 meters, necessitating the installation of a private power pole on the property to maintain compliance.
- 2. Use of Existing Carrier Wire Over Keith Road**  
Due to the weight of the conductors required for this installation, BC Hydro will not utilize the existing carrier wire to bridge the connection over Keith Road to the new home. The private pole will instead facilitate a direct and compliant connection.
- 3. Compliance with BC Hydro Requirements and Safety Standards**  
A direct connection from the existing BC Hydro pole across Keith Road to the residence would not meet BC Hydro's Overhead Electrical requirements, particularly the mandated 3.5-meter clearance above areas accessible to pedestrians, as well as 5.5-meter across streets, lanes, alleys and pipeline rights-of-way. Installing a private pole on the property allows the service connection to comply with both distance and clearance regulations, ensuring a safe and code-compliant installation. These measures align with BC Hydro's commitment to safety and standards compliance while accommodating the unique topographical challenges of this property.

If you have any questions concerning this project, please contact me,

Sincerely,

Philip Krol

BC Hydro | Design Technician

s. 22(1)

E: Philip.Krol@BChydro.com

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Application 24-040  
(4212 Evergreen Avenue)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, November 6, 2024 6:12 PM  
**To:** BoardOfVariance  
**Subject:** Board of Variance Hearing - 4212 Evergreen Ave, West Vancouver

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

Hello,

I am the registered owner and resident of [REDACTED] s. 22(1) West Vancouver.

We received a Notice of Variance Hearing regarding [REDACTED] s.22(1) at 4212 Evergreen Ave, West Vancouver. While I have never [REDACTED] s.22(1) personally, being in the [REDACTED] s.22(1) I feel it is important to respond to these types of things. In my experience, generally the feedback seems to be from disgruntled people with too much time on their hands and not enough significant things to worry about in their life.

This email is to confirm I am 100% in support of their requested variances as noted. I have no issues with it at all.

If you need anything else from me, please let me know.

Thanks  
[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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Application 24-041  
(3317 Marine Drive)

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**From:** Mark Kopinya [REDACTED] s.22(1)  
**Sent:** Monday, November 4, 2024 3:37 PM  
**To:** BoardOfVariance  
**Subject:** 3317 Marine Drive - Additional Information  
**Attachments:** BoV Updated 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.

Dear Members of the Board of Variance,  
Please find additional information and letters of support related to the variance request for 3317 Marine Drive attached.

Thank you.  
Mark Kopinya

**Mark Kopinya**

s.22(1)

Nov. 4, 2024

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

Dear Members of the Board of Variance,

Re: Supplementary Information – 3317 Marine Drive

Further to the initial application and drawings, please find enclosed additional information for the Board's review.

1. Additional drone photos showing the location of the proposed addition. Recognizing that the site is difficult to view from the street (or rear) these images show the current house and the addition relating the adjacent property.
2. Letter of support from [REDACTED] s. 22(1) and [REDACTED] s. 22(1). Given the significant grade on the site, the addition will have no impact to houses [REDACTED] s.22(1).

Sincerely,

s.22(1)

Mark Kopinya

## Appendix A

Photo 1 - Site context relating to the west property - infill does not surpass the front yard or rear yard of neighboring property



Photo 2 - Proposed infill (looking from the South)





Photo 3 - Proposed infill from above



Photo 3 - Proposed infill looking East



October 23, 2024

West Vancouver Board of Variance  
Municipal Hall  
750 17<sup>th</sup> Street  
West Vancouver, BC  
V7V 3T3

Dear Members of the Board of Variance,

**Re: Relaxation of Combined Side Yard Setback – 33217 Marine Drive**

We are the homeowners of [redacted] s. 22(1) and are [redacted] s. 22(1)  
[redacted] s. 22(1)

We have reviewed the proposed plans for the renovation at 3317 Marine Drive and have no concerns about the proposed board of variance request, specifically the extension of the North and South corners of the West side of home.

The addition will not have a negative impact [redacted] s. 22(1) but will rather provide [redacted] s.22(1)

We support the board of variance request.

Many Thanks,

[redacted] s. 22(1)



s. 22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

November 3, 2024

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

Dear Members of the Board of Variance,

Re: Relaxation of Combined Side Yard Setback – 3317 Marine Drive

We are the owners of

s. 22(1)

s. 22(1)

We have reviewed the proposed drawings and are in full support of the addition to the SW and NW corner of the house and the proposed variance.

As residents

s. 22(1)

we are supportive of this “gentle infill” and renovation approach rather than construction of a new house as it would have far less impact

s.22(1)

We are certain the

s. 22(1)

would feel the same.

Sincerely,

s. 22(1)

Application 24-044  
(970 Sentinel Drive)

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**From:** Marc MacCaull <marco@sj-construction.ca>  
**Sent:** Friday, November 15, 2024 11:44 AM  
**To:** BoardOfVariance; Pascal Cuk; Nicole Colby; [REDACTED] s. 22(1)  
**Subject:** 790 Sentinel Dr / Permit - Folder: BOV00826  
**Attachments:** Board of Variance support letter [REDACTED] s. 22(1) 2024.pdf; Board of Variance support letter [REDACTED] s. 22(1) 2024.pdf; Board of Variance support letter [REDACTED] s. 22(1) 2024.pdf; board of variance support letter [REDACTED] s. 22(1).pdf

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

Hi Pascal and Legislative Services,

Re 790 Sentinel Dr / Permit - Folder: BOV00826, we are finishing our brief Board of Variance presentation and as discussed, will forward to you Tuesday morning before BoV meeting Wednesday next week.

In addition, please find attached letters supporting our BP / BoV application from [REDACTED] s. 22(1) [REDACTED]. Can you please confirm that these letters will be forwarded to the Board for consideration? I will also speak to this during my presentation.

Thank you,

Marc MacCaull  
[REDACTED] s. 22(1)

**To: Board of Variance / Permits & Inspections Dept**  
The Corporation of the District of West Vancouver  
750 17th St. West Vancouver, BC, V7V3T3  
604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

**RE: 970 SENTINEL DR. BUILDING PERMIT / BOARD OF VARIANCE LETTER OF SUPPORT**

s. 22(1)

**On Behalf of:**

s. 22(1)

RE: 970 SENTINEL DRIVE - WEST VANCOUVER

Dear Board of Variance Committee, Mayor and Council,

We, s. 22(1) of s. 22(1) are writing this letter to formally support the owners, s. 22(1) of 970 Sentinel Dr, West Vancouver, who have applied for a building permit and have submitted an application to the board of variance.

We understand that they will be completing a renovation that will raise the main floor of their house by 1.52m / 5' and that this height will conform to the bylaw height requirements. We support this increase in height.

We also understand that the homeowners are applying for a relaxation of the RS3 Zoning Bylaw requirements to remain in the existing footprint due to significant hardship caused by their pie shaped continuous frontage lot. This variation had been granted in 1964. We support their application for this relaxation of the zoning bylaw.

Sincerely, s. 22(1)  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

s. 22(1)  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

Date signed: Nov 4, 2024

Address: s. 22(1)  
West Vancouver  
B.C.  
s. 22(1)

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Sincerely,

s. 22(1)

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

Name \_\_\_\_\_ Name: \_\_\_\_\_

Date signed: Nov 4 2024

Address:

s. 22(1)

West Van

s. 22(1)

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Sincerely, s. 22(1)  
Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: s. 22(1) Name: \_\_\_\_\_

Date signed: NOV 4<sup>th</sup> '24

s. 22(1)

West Vancouver BC

s. 22(1)



**To: Board of Variance / Permits & Inspections Dept**  
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604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

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Sincerely s. 22(1)

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Date signed: NOV 13 2024

Address:

s. 22(1)

West Vancouver BC

s. 22(1)

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