

Revised on February 6, 2025 to
withdraw Item 9.



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

February 19, 2025

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. Election of Chair for 2025

Pursuant to section 9.1 of Board of Variance Bylaw No. 4487, 2007, members of the Board of Variance shall elect one of their number as Chair for a one year period. The Chair may appoint a member of the Board as Acting Chair to preside in the Chair's absence either for a single meeting or for a set period of time.

3. Designation of Head Pursuant to *Freedom of Information and Protection of Privacy Act*

Section 77 of the Freedom of Information and Protection of Privacy Act (the "Act") provides that "A local public body.... must designate a person or group of persons as the head of the local public body for the purposes of this Act". In the Act, definition of a "local public body" means "a local government body" and a local government body includes "a Board of Variance".

RECOMMENDATION:

THAT pursuant to section 77 of the *Freedom of Information and Protection of Privacy Act*, the Board of Variance designates the Corporate Officer of The Corporation of the District of West Vancouver as the Head for the purposes of the Act.

4. Board of Variance Hearing Location

RECOMMENDATION:

THAT

1. Board of Variance hearings for all of 2025 and for January 21, 2026 be held via electronic communication facilities only;
2. the Municipal Hall Council Chamber be designated as the place where the public may attend to hear, or watch and hear, the Board of Variance hearing proceedings; and
3. a staff member be in attendance at the Municipal Hall Council Chamber for each of the scheduled hearings.

5. Introduction

The Board of Variance hearing procedure will be described.

6. Confirmation of Agenda

RECOMMENDATION:

THAT the February 19, 2025 Board of Variance hearing agenda be approved as circulated.

7. Adoption of Minutes

RECOMMENDATION:

THAT the November 20, 2024 Board of Variance hearing minutes be adopted as circulated.

8. Time Limit of Board of Variance Orders

The Chair will describe the time limit of orders approving a variance.

9. Application 25-001 (6981 Hycroft Road) regarding a power pole (accessory structure) with the following variances:

- a) 1.27 m to Minimum Side Yard Setback
- b) 2.39 m to Accessory Structure Height.

APPLICATION WITHDRAWN.

10. Application 25-002 (1441 24th Street) regarding additions with the following variances:

- a) 0.24 m to Building Height
- b) 5.4 % 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 25-002 regarding additions at 1441 24th Street with variances of:

- 0.24 m to Building Height
- 5.4 % to Floor Area Ratio

BE ALLOWED pursuant to the plans dated January 16, 2025 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 25-002 regarding additions at 1441 24th Street with variances of:

- 0.24 m to Building Height
- 5.4 % to Floor Area Ratio

BE NOT ALLOWED pursuant to the plans dated January 16, 2025 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 25-002 (1441 24th Street) to the next Board of Variance hearing.

- 11. Application 25-003 (540 Robin Hood Road) regarding a power pole (accessory structure) with the following variance:**
 a) 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 25-003 regarding a power pole (accessory structure) at 540 Robin Hood Road with a variance of:

- 3.92 m to Accessory Structure Height
- BE ALLOWED pursuant to the plans dated January 13, 2025 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 25-003 regarding a power pole (accessory structure) at 540 Robin Hood Road with a variance of:

- 3.92 m to Accessory Structure Height
- BE NOT ALLOWED pursuant to the plans dated January 13, 2025 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 25-003 (540 Robin Hood Road) to the next Board of Variance hearing.

12. Application 25-004 (1405 28th Street) regarding a meter base (accessory structure) with the following variances:

- a) 7.9 m to Front Yard Setback
- b) 2.0 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 25-004 regarding a meter base (accessory structure) at 1405 28th Street with variances of:

- 7.9 m to Front Yard Setback
- 2.0 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated January 21, 2025 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 25-004 regarding a meter base (accessory structure) at 1405 28th Street with variances of:

- 7.9 m to Front Yard Setback
- 2.0 m to Minimum Side Yard Setback

BE NOT ALLOWED pursuant to the plans dated January 21, 2025 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 25-004 (1405 28th Street) 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 25-001 (6981 Hycroft Road)
- Application 25-002 (1441 24th Street)
- Application 25-003 (540 Robin Hood Road)
- Application 25-004 (1405 28th Street)

up to and including February 19, 2025 be received.

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

15. Next Hearing

The next Board of Variance hearing is scheduled for March 19, 2025.

16. Adjournment

RECOMMENDATION:

THAT the February 19, 2025 Board of Variance hearing be adjourned.

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

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. Chair Radage commented.

3. Confirmation of the Agenda

It was Moved and Seconded:

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

CARRIED
(Member Abri absent at the vote)

4. Adoption of the October 16, 2024 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on October 16, 2024.

Member Yaworsky left the hearing at 5:03 p.m.

It was Moved and Seconded:

THAT the October 16, 2024 Board of Variance hearing minutes be adopted as circulated.

CARRIED
(Members Abri and Yaworsky absent at the vote)

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.

Member Yaworsky returned to the hearing at 5:05 p.m. via electronic communication facilities.

6. Application 23-036 (1066 Keith Road)

Staff informed that the Board of Variance considered Application 23-036 at its November 15, 2023 hearing and deferred further consideration until additional information was provided.

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

- 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.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Honeybee Homes Inc.	September 26, 2024	1
Honeybee Homes Inc.	November 13, 2024	2

Staff provided permit history of the subject property.

Member Abri joined the hearing at 5:08 p.m. via electronic communication facilities.

F. Fei (Honeybee Homes Inc., representing the owner of 1066 Keith Road) described the variance application for a power pole (accessory structure) and responded to a Board member’s question.

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

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 October 18, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of F. Fei:

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 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 September 17, 2024 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

7. Application 24-039 (378 Stevens Drive)

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

- a) 1.8 m to Minimum Side Yard Setback.

Staff provided permit history of the subject property.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

J. Bhogal (378 Stevens Drive) described the variance application for a power pole (accessory structure). Staff and J. Bhogal responded to Board members' questions.

No other person 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 October 21, 2024, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of J. Bhogal:

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 24-039 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.

CARRIED

8. Application 24-040 (4212 Evergreen Avenue)

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

- 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.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	November 6, 2024	1

Staff provided permit history of the subject property.

S. Rahman (Hollingsworth Architecture Inc., representing the owner of 4212 Evergreen Avenue) described the variance application for a power pole (accessory structure) and responded to a Board member’s question.

Member Elwick left the hearing at 5:19 p.m. and returned at 5:20 p.m. via electronic communication facilities.

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

Members of the Board considered:

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

Having read the application dated October 22, 2024, including the applicant’s letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of S. Rahman:

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 24-040 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.

CARRIED

9. Application 24-041 (3317 Marine Drive)

Staff confirmed the following requested variance regarding an addition:

- a) 1.13 m to Combined Side Yard Setback.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
M. Kopinya	November 4, 2024	1

Staff provided permit history of the subject property.

M. Kopinya (3317 Marine Drive) described the variance application for an addition and responded to Board members' questions. Board members commented.

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 October 22, 2024, including the applicant’s letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of M. Kopinya:

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 24-041 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.

CARRIED

10. Application 24-042 (4332 Erwin Drive)

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

- 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.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

F. Taheri (4332 Erwin Drive) and S. Nicoll (4332 Erwin Drive) described the variance application for a private power pole (accessory structure). Staff and F. Taheri 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 October 22, 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 F. Taheri and S. Nicoll:

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 24-042 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.

CARRIED

11. Application 24-043 (5860 Falcon Road)

Staff confirmed the following requested variance regarding a canopy upgrade:

- a) 5.8 m to Front Yard Setback.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

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

P. Fanchiang (Architect, Designworks Architecture Inc., representing the owner of 5860 Falcon Road) described the variance application for a canopy upgrade. Staff and P. Fanchiang 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 October 22, 2024, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of P. Fanchiang:

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 24-043 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.

CARRIED

12. Application 24-044 (970 Sentinel Drive)

Staff confirmed the following requested variances regarding additions and alterations:

- a) 3.91 m to Combined Side Yard Setback
- b) 5.5 m to Front Yard Setback
- c) 6.2% (52.0 m²) to Floor Area Ratio.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
M. MacCaull	November 15, 2024	1

Staff provided permit history of the subject property.

M. MacCaull (representing the owner of 970 Sentinel Drive) described the variance application for additions and alterations. Staff and M. MacCaull responded to Board members' questions.

Member Abri left the hearing at 6 p.m. and did not return.

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 October 22, 2024, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of M. MacCaull:

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 24-044 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 m²) 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.

CARRIED

(Member Abri absent at the vote)

13. Receipt of Written and Oral Submissions

It was Moved and Seconded:

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

- Application 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.

CARRIED

(Member Abri absent at the vote)

14. Public Question Period

There were no questions.

15. Proposed 2025 Board of Variance Hearing Schedule

It was Moved and Seconded:

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

CARRIED

(Member Abri absent at the vote)

16. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for January 15, 2025 at 5 p.m.

17. Adjournment

It was Moved and Seconded:

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

CARRIED
(Member Abri absent at the vote)

The Board of Variance hearing adjourned at 6:12 p.m.

Certified Correct:

L. Radage, Chair

P. Cuk, Secretary

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

NOTICE OF BOARD OF VARIANCE HEARING

NOTE: The application regarding 6981 Hycroft Road has been withdrawn.

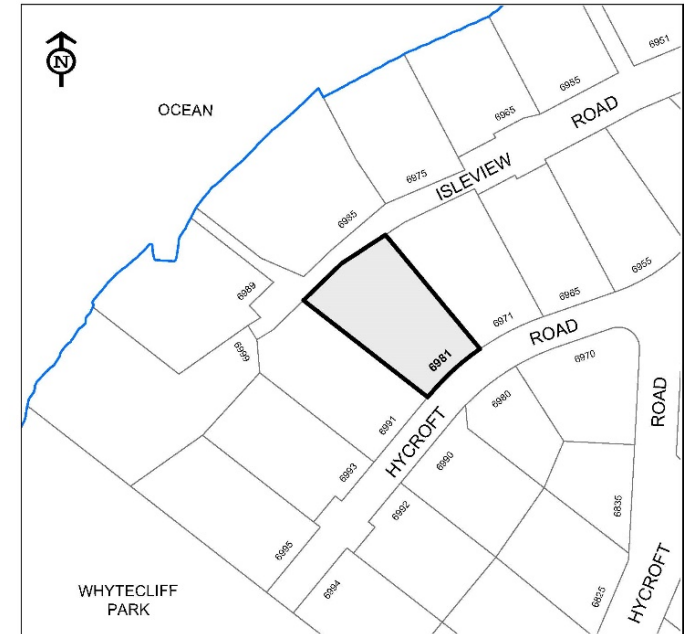
Questions? Please contact Permits & Inspections at 604-925-7040.

Subject property: **6981 Hycroft Road**
 A Board of Variance hearing will be held on:

Wednesday, February 19, 2025
at 5 p.m. via electronic communication facilities

The following variances for a power pole (accessory structure) at 6981 Hycroft Road will be considered:

Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.25 m	1.27 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	6.09 m	2.39 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; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on February 19, 2025 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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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: **1441 24th Street**

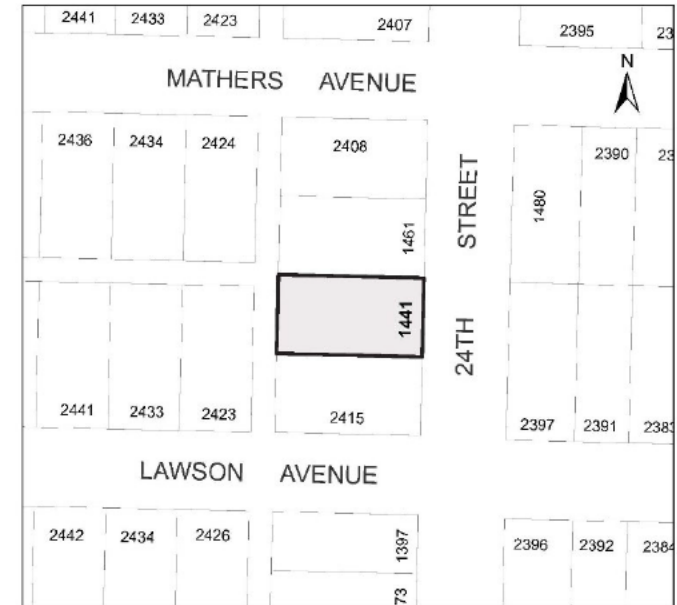
A Board of Variance hearing will be held on:

Wednesday, February 19, 2025

at 5 p.m. via electronic communication facilities

The following variances for additions
 at 1441 24th Street will be considered:

Building Height	Bylaw Requirement	Proposed	Variance
	7.62 m	7.86 m	0.24 m
Floor Area Ratio	Bylaw Requirement	Proposed	Variance
	30.0 %	35.4 %	5.4 %



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; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on February 19, 2025 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.

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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: 1441 24th St, West Vancouver, BC V7V 4H4**Applicant** (please print clearly)Name(s): Thomas Siozos + Kathryn Johnson Phone #: s. 22(1)Mailing Address: s. 22(1) Cell #: s. 22(1)Email Address: s. 22(1) Fax #: _____Interest of Applicant: s. 22(1)

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

Registered Owner (please print clearly)Name(s): s. 22(1) Phone #: s. 22(1)Mailing Address: s. 22(1) Cell #: s. 22(1)Email Address: s. 22(1) Fax #: _____**Completed Application Must Include**

- A letter (signed original) describing:**
- The proposed construction;
 - The requested variance(s); and
 - 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)

Jan 21, 2025

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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January 21, 2025

To: Secretary, Board of Variance
c/o Board of Variance
District of West Vancouver
750 17th Street
West Vancouver BC V7V 3T3

Re: Application to Board of Variance for 1441 24th St, West Vancouver V7V 4H4

Dear Board of Variance,

This letter is to explain why we were applying for a variance to the Board of Variance.

We purchased this home [REDACTED] s.22(1) We have [REDACTED] s. 22(1).
When we purchased the property, we anticipated that we would need to perform a renovation to extend the kitchen and two more rooms to accommodate our family. We have been diligently saving funds to perform the renovation and now have the ability to commence the renovation. During the time we were saving to have the funds to renovate, the RS5 zoning rules changed and the current rules hinder us from performing the renovation that we need to perform to accommodate our family.

We do not have enough room for our family. [REDACTED] s.22(1)
[REDACTED] s. 22(1) which is not ideal as they are [REDACTED] s. 22(1)
We cannot afford to sell this house and buy a house in our school catchment that will accommodate us, so performing this renovation is the most economical, least disruptive option to our family. We currently have a legal suite that is rented to [REDACTED] s.22(1) and that income helps us pay our mortgage.

We are requesting that the Board of Variance approves our variance of 0.24 m over building height and 5.4 % over floor area ratio to accommodate our family.

We will be maintaining the heritage character of our home, which is approximately 100 years old and blending in the extension without disrupting any neighbouring properties nor adversely affecting the natural environment.

Thank you,

[REDACTED] 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

January 21, 2025

File: **BP119385**

s. 22(1)

REVISED

Dear Sir/Madam

**RE: 1441 24TH STREET - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS5 ZONE**

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

The Zoning Bylaw, Section 205.10 requires that building height not exceed 7.62 metres measured from the average grade as indicated in the table below:

	Bylaw	Proposed*	Variance
Building Height	7.62 m	7.86 m	0.24 m

The Zoning Bylaw, Section 205.06(1) limits the floor area to a maximum percentage of a lot as indicated in the table below:

	Bylaw	Proposed**	Variance
Floor area ratio	30 %	35.4 %	5.4 %

Comments:

Lot area is 748.2m²

*There is no change to the existing height, however, new average grade calculations required by this application puts the existing building over the permitted height for the zone.

**Existing floor area is 27.7%.

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

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055); **or**
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$830 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **January 22nd 2025**. The next Board of Variance Hearing is scheduled for **February 19th 2025**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail

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

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

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

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

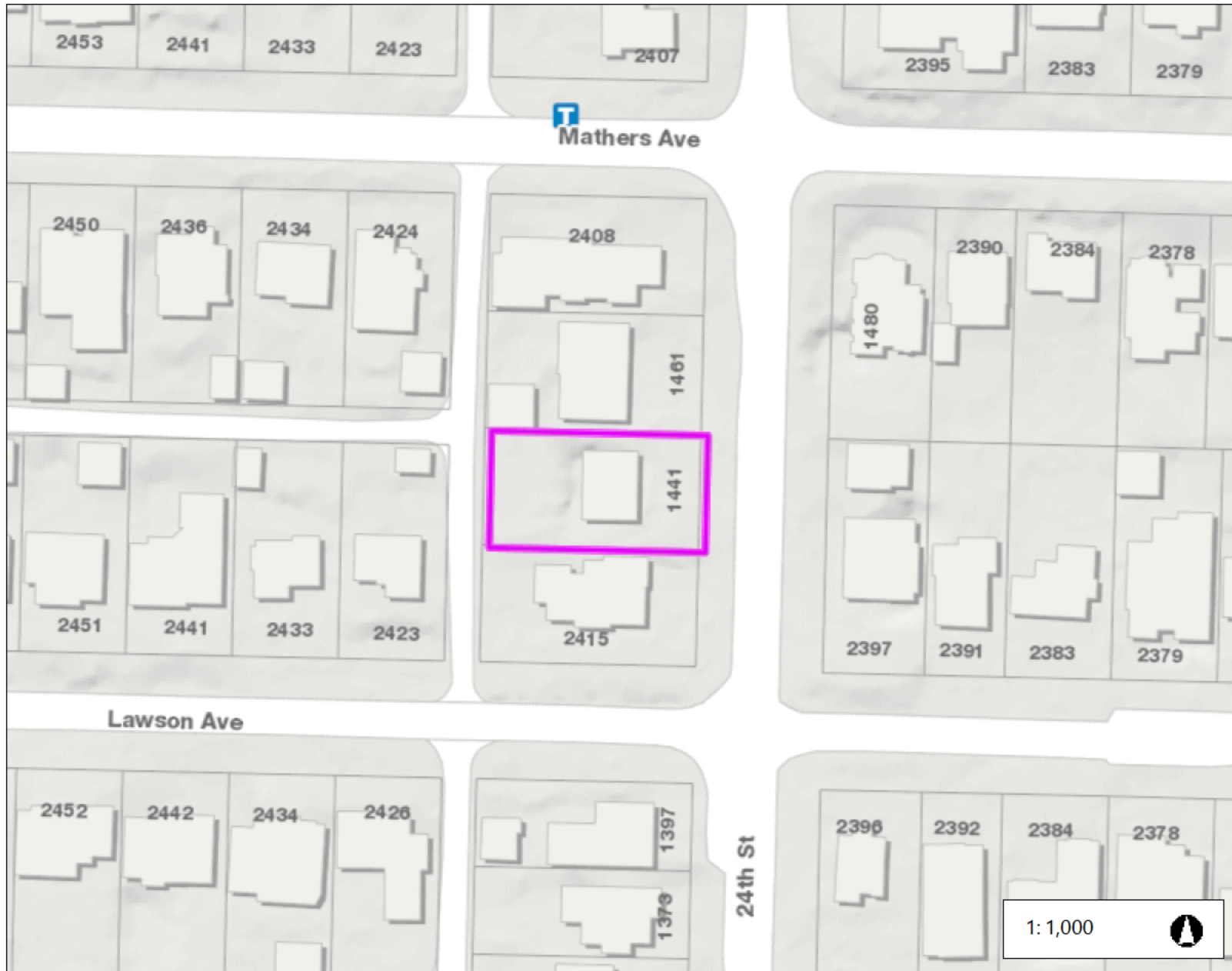
Please do not hesitate to contact me at 604-921-3455 should you require any further information regarding this matter.

Thank you.

Nicole Colby
Plans examiner II


Enclosure

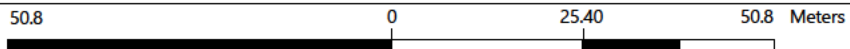
cc: Secretary, Board of Variance



Legend

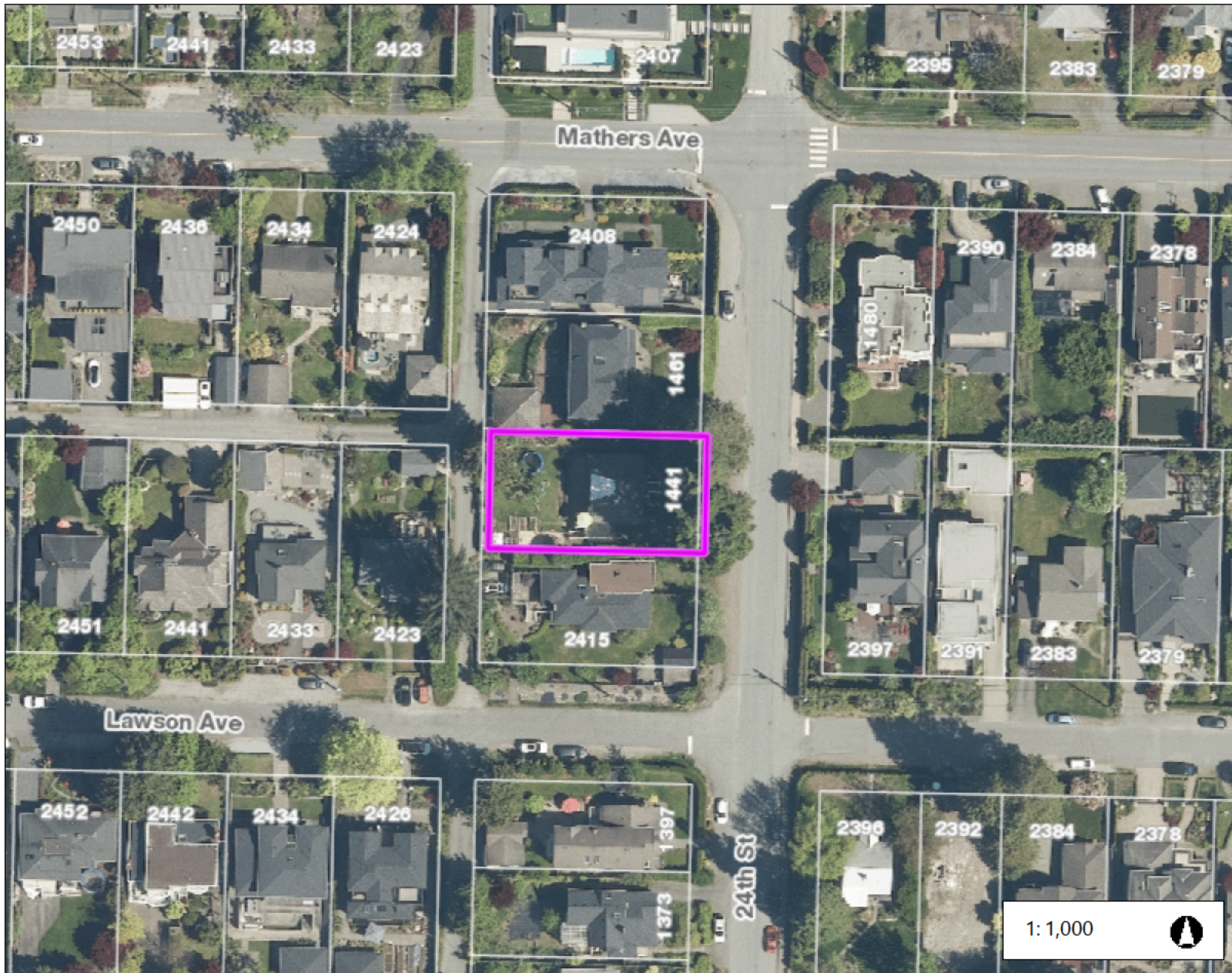
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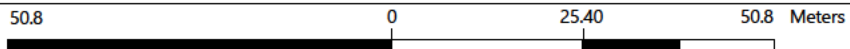
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WGS_1984_UTM_Zone_10N
District of West Vancouver

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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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: **540 Robin Hood Road**

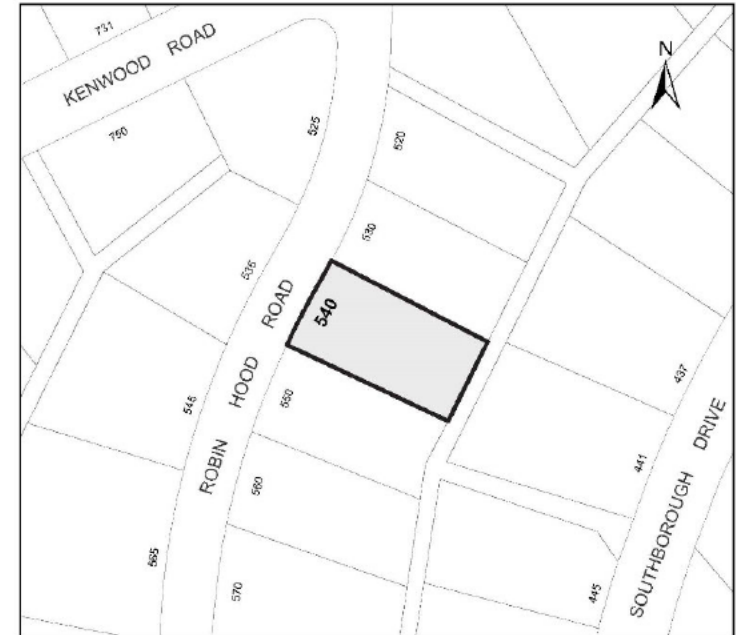
A Board of Variance hearing will be held on:

Wednesday, February 19, 2025

at 5 p.m. via electronic communication facilities

**The following variance for a power pole (accessory structure)
at 540 Robin Hood Road will be considered:**

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; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

Please provide written submissions no later than noon on February 19, 2025 to ensure their availability to the Board for the hearing.

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

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

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The Corporation of the District of West Vancouver

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

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

Board of Variance Application Form

Subject Property (please print clearly)

Address: 540 Robin Hood Rd. West Vancouver BC V7S1T3

Applicant (please print clearly)

Name(s): Luke Moore

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

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

Cell #: _____

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

Fax #: _____

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

(Note: If the registered property owner is not the applicant, the applicant must be a 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 #: _____

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)

Jan 22/25

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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HARDSHIP LETTER

I am writing this letter to request approval for an electrical service pole (20ft above grade) to be installed on the property of 540 Robin Hood Road. BC Hydro notified the customer of an aerial trespass from BC Hydro pole to customer connection point. For a corrective action BC Hydro is requiring the customer to install a pole.

The height of the pole is set to the minimum for BC Hydro and Canadian Electrical Code, any shorter would in violation and promotes an electrical hazard for low sagging service wires.

The customer may be at risk of having power cut off if the aerial trespass isn't corrected.

Thanks,

Luke Moore

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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

January 22, 2025

File: **BP119425**

s. 22(1)

Dear Sir/Madam

**RE: 540 ROBIN HOOD 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 Power pole will not comply with the Zoning Bylaw because it does not maintain the required Accessory structure height.

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

The Zoning Bylaw, Section 130.01(7)(b)(i) requires that accessory structures not exceed a height of 3.7 metres 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	3.70 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 4:00 p.m. on **Wednesday 22nd January**. The next Board of Variance Hearing is scheduled for **Wednesday 19th February**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

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

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

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

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

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

Thank you.

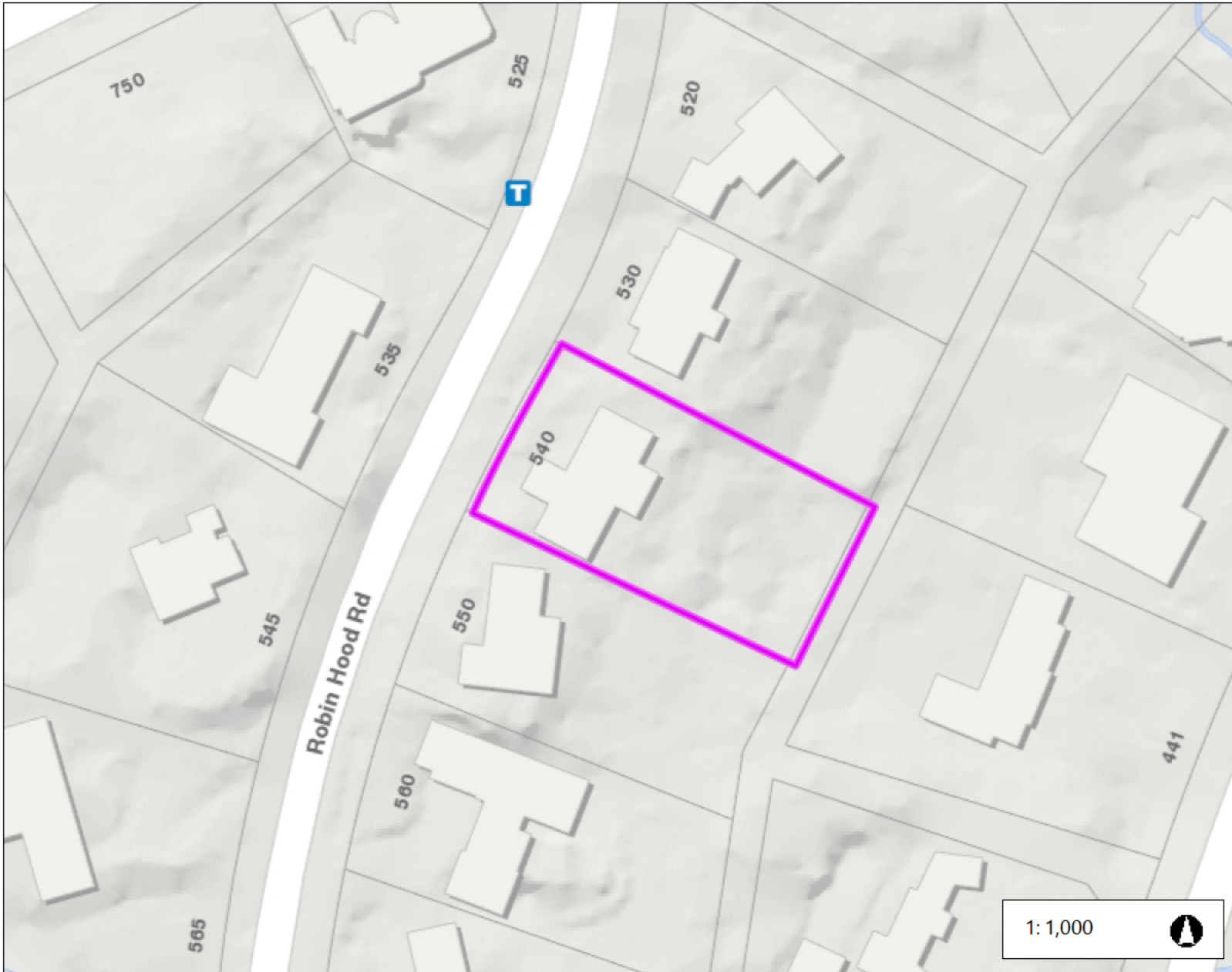
s. 22(1)



Eric Mah
Plans examiner
enmah@westvancouver.ca

Enclosure

cc: Secretary, Board of Variance



Legend

Notes

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50.8 0 25.40 50.8 Meters

WGS_1984_UTM_Zone_10N
District of West Vancouver

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Legend

Notes

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50.8 0 25.40 50.8 Meters

WGS_1984_UTM_Zone_10N
District of West Vancouver

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

NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **1405 28th Street**

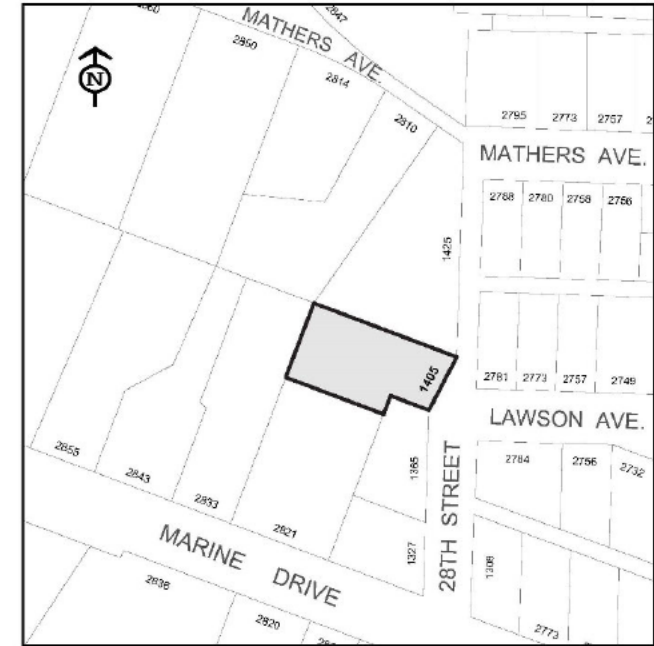
A Board of Variance hearing will be held on:

Wednesday, February 19, 2025

at 5 p.m. via electronic communication facilities

The following variances for a meter base (accessory structure) at 1405 28th Street will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.1 m	1.2 m	7.9 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	2.3 m	0.3 m	2.0 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; or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

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Board of Variance Application Form

Subject Property *(please print clearly)*

Address: 1405 28th street, West Vancouver, V7V 4L8

Applicant *(please print clearly)*

Name(s): Iuri Morgun and Irina Morgun Phone #: _____

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

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

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

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

Registered Owner *(please print clearly)*

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

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)
Applicant Signature

January 22, 2025
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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Hardship Letter for Board of Variance

Submitted by [REDACTED] s.22(1)

Date: January 21, 2025

To: District of West Vancouver Board of Variance

Subject: Request for Variance - Noncompliant Installation of Electrical Meter at 1405 28th Street,
West Vancouver

Dear Members of the Board,

We, [REDACTED] s. 22(1), respectfully submit this letter to request a variance regarding the electrical meter installation at our newly constructed property located at 1405 28th Street, West Vancouver.

This installation resulted from a series of design and construction steps approved by the relevant authorities, including

BC Hydro and the District of West Vancouver Utilities Department. However, upon inspection, we were informed that the

installation does not comply with the West Vancouver Zoning Bylaw, which prohibits the equipment's placement in the front yard.

Background

Hardship Letter for Board of Variance

In good faith, we engaged Volta Engineering to design the underground connection for a 400-amp electrical service to our property.

Their proposed design was submitted to BC Hydro for approval, under the guidance of BC Hydro designer Keith Zhong. After multiple communications and reviews, the design was approved by BC Hydro and West Vancouver Utilities on August 8, 2024, as confirmed by written correspondence.

Following approval:

1. **Payment for Service Initiation:** We incurred over \$30,000 in fees to BC Hydro to initiate the underground service process.
2. **Installation Costs:** An additional \$25,000 was paid to a licensed civil contractor to execute the underground extension from the electrical pole across the street to the chamber on our property, as well as to install the service to the front yard retaining wall where the meter was planned.
3. **Compliance with Approved Plans:** All work was carried out strictly according to the drawings approved by both BC Hydro and the West Vancouver Utilities Department.

Issue

Once the installation was complete, a building inspector was called to approve the work. At this stage, we were informed that

Hardship Letter for Board of Variance

the zoning bylaw does not permit equipment placement in the front yard. This noncompliance was identified after the work had been executed per the previously approved design.

Hardship

This situation has caused significant financial and logistical hardship for us as homeowners:

1. Financial Impact: The costs already incurred, totaling over \$55,000, represent a substantial investment based on the approved plans.
2. Reliance on Authority Approvals: We acted in good faith, relying on the professional approvals from BC Hydro and the District of West Vancouver Utilities Department.
3. Reinstallation Challenges: Relocating the equipment would not only be cost-prohibitive but would also disrupt the established underground systems and landscaping, resulting in further financial strain and delays.

Request

We respectfully request that the Board of Variance grant an allowance to maintain the electrical meter in its current location.

Given that the installation was carried out in compliance with approved designs and inspections, we believe this request is reasonable and would mitigate further unnecessary hardship.

Hardship Letter for Board of Variance

We are happy to provide any additional documentation, including correspondence with BC Hydro, the approved design drawings, and proof of payments, to support this request.

Thank you for your time and consideration. We look forward to the opportunity to address this matter and are committed to working collaboratively toward a resolution.

Sincerely,

s. 22(1)

Contact Information:

Cell Phone: s. 22(1)

Email: s. 22(1)

s. 22(1)

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

January 21, 2025

File: **BP117334**

s. 22(1)

Dear Sir/Madam

**RE: 1405 28TH STREET - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS2 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Accessory structure (meter base) built without approval, does not comply with the Zoning Bylaw because it does not maintain the required 9.1m front yard setback and 2.3m min side yard setback.

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

- The Zoning Bylaw, Section 130.01(3) and 202.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Meter base	9.1 m	1.2 m	7.9 m

- The Zoning Bylaw, Section 130.01(3) and 202.09(2)(a) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Meter base	2.3 m	0.3 m	2.0 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 2:00 p.m. on **Wednesday January 22nd**. The next Board of Variance Hearing is scheduled for **Wednesday February 19th**. 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.

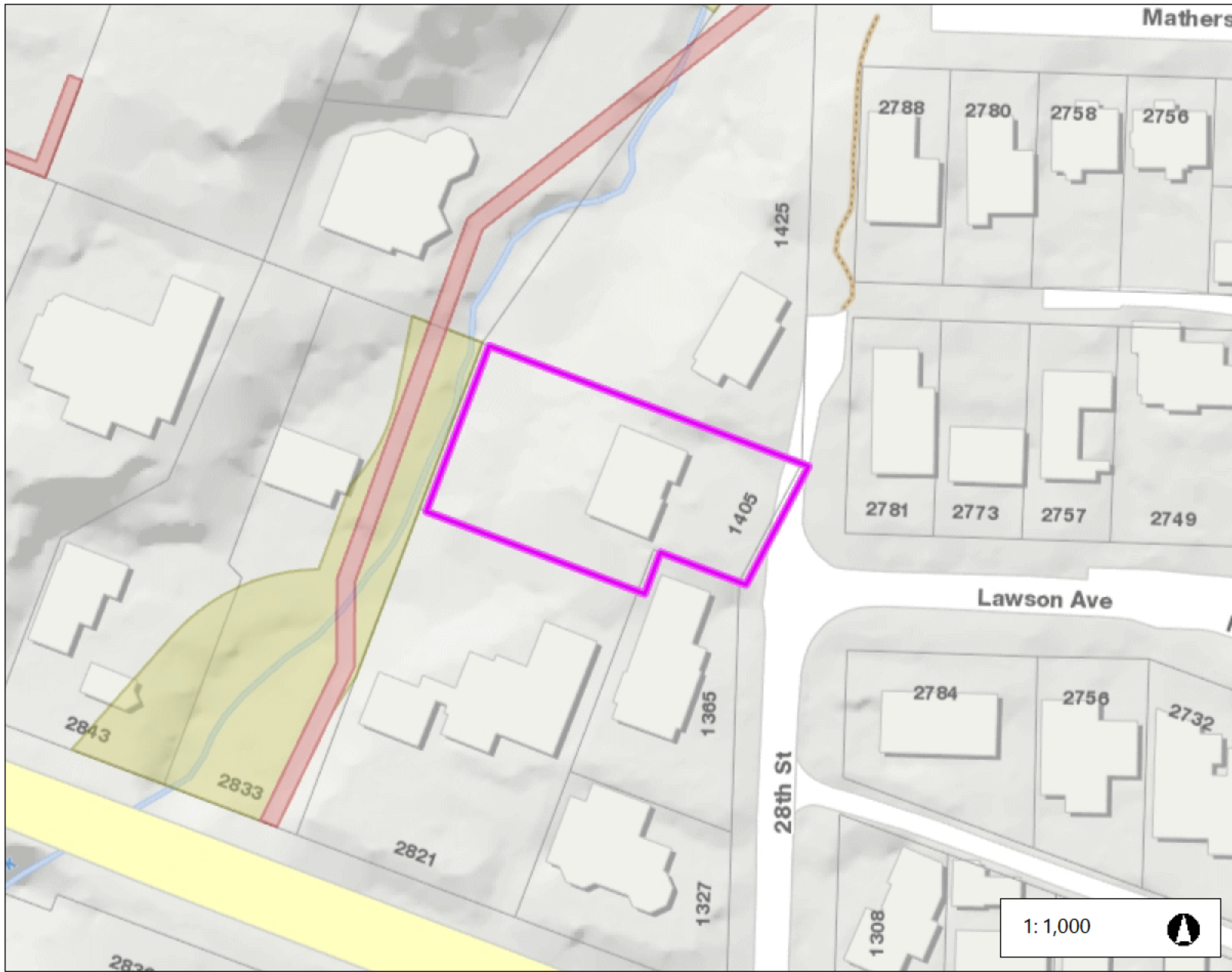
Please do not hesitate to contact me at 604-925-7212 should you require any further information regarding this matter.

Thank you.

s. 22(1)

Nima Karimabadi
Supervisor Residential Plans Examiners
Enclosure

cc: Secretary, Board of Variance



Legend

- Rights of Way
- Easements
- Covenants

Notes

1:1,000



50.8 0 25.40 50.8 Meters

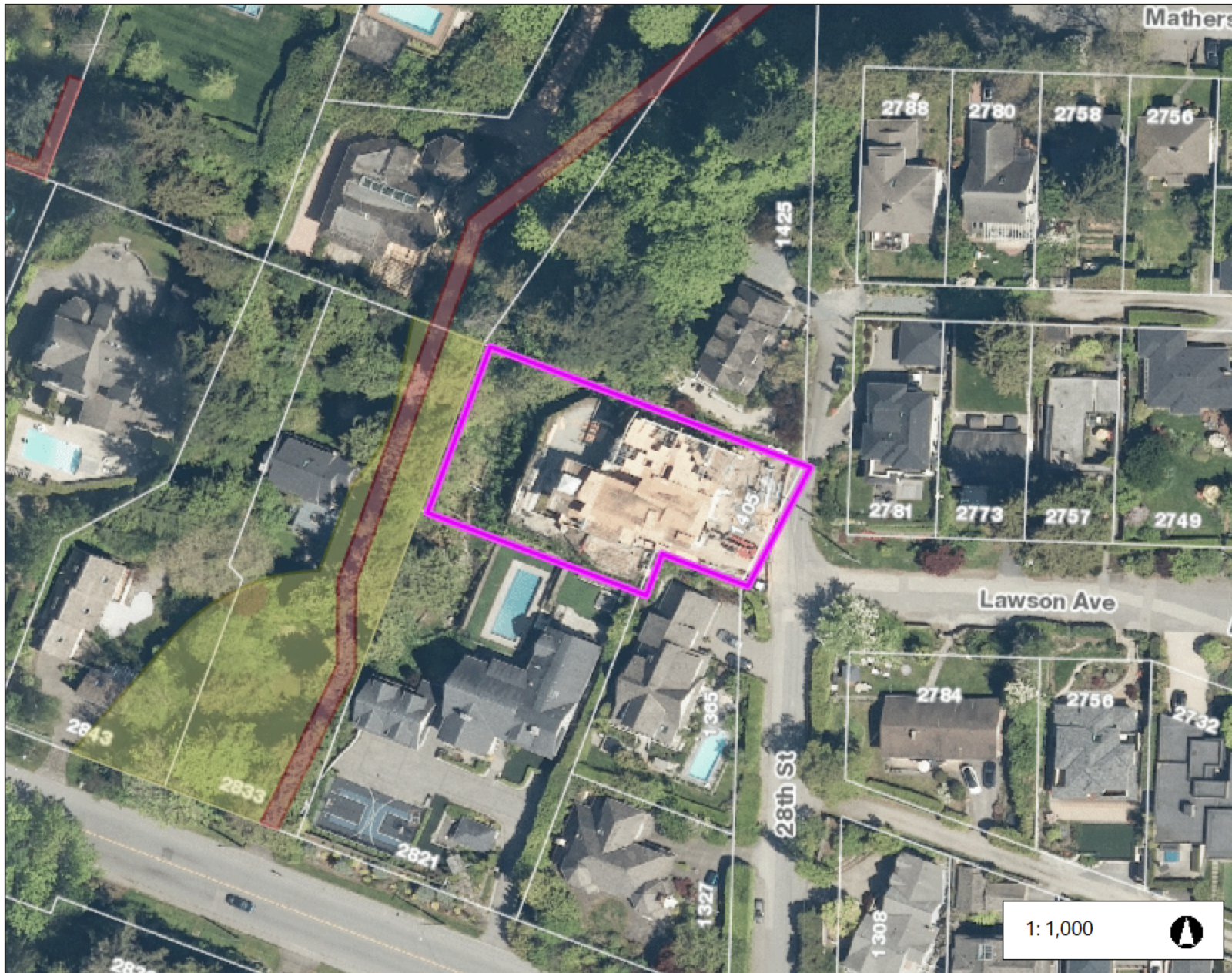
WGS_1984_UTM_Zone_10N
District of West Vancouver

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Legend

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1:1,000



50.8 0 25.40 50.8 Meters

WGS_1984_UTM_Zone_10N
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