

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, MAY 20, 2026**

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**BOARD MEMBERS:** Chair L. Radage and Members H. Naderi, T. Webb, and R. Yaworsky. Absent: Member D. Simmons.

**STAFF:** P. Cuk, Board Secretary; T. Yee, Building Inspector; and M. Beattie, Legislative Services Clerk.

**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 May 20, 2026 Board of Variance hearing agenda be approved as circulated.

CARRIED

**4. Adoption of the April 15, 2026 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on April 15, 2026.

It was Moved and Seconded:

THAT the April 15, 2026 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 26-014 (1271 Fulton Avenue)**

Staff confirmed the following requested variance regarding a detached garage (accessory building):

- a) 0.23 m to Accessory Building Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

K. Goldan (Goldcon Construction Ltd., representing the owner of 1271 Fulton Avenue) described the variance application for a detached garage (accessory building) and responded to Board members' questions.

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

Members of the Board considered:

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

Having read the application dated April 17, 2026, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of K. Goldan:

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 26-014 regarding a detached garage (accessory building) at 1271 Fulton Avenue with a variance of:

- 0.23 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated April 7 and 14, 2026 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 26-015 (1340 23rd Street)**

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

- a) 6.08 m to Front Yard Setback
- b) 1.44 m to Minimum Side Yard Setback
- c) 2.55 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.

M. Douglas and J. Douglas (1340 23rd Street) described the variance application for a private power pole (accessory structure). M. Douglas and D. Pecchia (Divano Homes, representing the owner of 1340 23rd Street) 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 April 20, 2026, including the applicant’s letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of J. Douglas, M. Douglas, and D. Pecchia:

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 26-015 regarding a private power pole (accessory structure) at 1340 23rd Street with variances of:

- 6.08 m to Front Yard Setback
- 1.44 m to Minimum Side Yard Setback
- 2.55 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated April 8, 2026 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 26-016 (3357 Marine Drive)**

Staff confirmed the following requested variances regarding an electrical meter (accessory structure):

- a) 5.69 m to Front Yard Setback
- b) 1.24 m to Minimum Side Yard Setback.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

A. Soodbakhsh (Arsa Design Inc., representing the owner of 3357 Marine Drive) described the variance application for an electrical meter (accessory structure) and responded to Board members’ questions.

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

Members of the Board considered:

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

Having read the application dated April 20, 2026, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of A. Soodbakhsh:

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 26-016 regarding an electrical meter (accessory structure) at 3357 Marine Drive with variances of:

- 5.69 m to Front Yard Setback
- 1.24 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated April 16, 2026 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

Board members commented and staff responded to a Board member's question.

**9. Application 26-017 (3540 Creery Avenue)**

Staff confirmed the following requested variance regarding repairs (building height):

- a) 0.27 m to Building Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

M. Westerink (RDH Building Science Inc., representing the owner of 3540 Creery Avenue) described the variance application for repairs (building height). Staff and M. Westerink 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.

M. Westerink responded to a Board member's question.

Members of the Board considered:

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

Having read the application dated April 21, 2026, 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. Westerink:

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 26-017 regarding repairs (building height) at 3540 Creery Avenue with a variance of:

- 0.27 m to Building Height

BE ALLOWED pursuant to the plans dated April 1, 2026 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 26-018 (465 Hillcrest Street)**

Staff confirmed the following requested variances regarding a Hydro meter base mounted on concrete pillar (accessory structure)

- a) 8.90 m to Front Yard Setback (Concrete Pillar)
- b) 9.04 m to Front Yard Setback for (Hydro Meter Base).

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.

C. Burr (electrician representing the owner of 465 Hillcrest Street) described the variance application for a Hydro meter base mounted on concrete pillar (accessory structure).

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 April 22, 2026, 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 C. Burr:

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 26-018 regarding a Hydro meter base mounted on concrete pillar (accessory structure) at 465 Hillcrest Street with variances of:

- 8.90 m to Front Yard Setback (Concrete Pillar)
- 9.04 m to Front Yard Setback for (Hydro Meter Base)

BE ALLOWED pursuant to the plans dated April 9 and 22, 2026 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. 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 26-014 (1271 Fulton Avenue);
- Application 26-015 (1340 23rd Street);
- Application 26-016 (3357 Marine Drive);
- Application 26-017 (3540 Creery Avenue);
- Application 26-018 (465 Hillcrest Street);

up to and including May 20, 2026, be received.

CARRIED

#### **12. Public Question Period**

There were no questions.

#### **13. Next Hearing**

Staff confirmed that the next hearing of the Board of Variance is scheduled for June 17, 2026 at 5 p.m.

#### **14. Adjournment**

It was Moved and Seconded:

THAT the May 20, 2026 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:43 p.m.

Certified Correct:

*[Original signed by Acting Chair]*

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ACTING CHAIR

*[Original signed by Secretary]*

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SECRETARY