

COUNCIL CORRESPONDENCE UPDATE TO OCTOBER 26, 2022 (8:30 a.m.)

Correspondence

- (1) Land Title and Survey Authority of British Columbia, October 20, 2022, regarding “Letter from Land Title and Survey Authority of British Columbia” (Discriminatory Covenants)**
- (2) Committee and Board Meeting Minutes – Board of Variance hearing September 14, 2022**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (3) Engineering & Transportation Services, October 19, 2022, response regarding “Horrible Accident on Marine Drive”**

From: Bridges, Kelsey <Kelsey.Bridges@ltsa.ca>
Sent: Thursday, October 20, 2022 3:41 PM
To: correspondence
Subject: Letter from Land Title and Survey Authority of British Columbia
Attachments: 2022-10-20_Letter to West Vancouver_FINAL.pdf

CAUTION: This email originated from outside the organization from email address Kelsey.Bridges@ltsa.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 afternoon,

Please find the attached correspondence from Gregory Steves, Vice President, Policy and Legal Services, Land Title and Survey Authority of British Columbia.

Thank you,
Kelsey

KELSEY BRIDGES | Executive Assistant, Policy & Legal Services

Land Title and Survey Authority of British Columbia
Suite 200 – 1321 Blanshard Street, Victoria, BC V8W 9J3
T: 250.410.0622 | Kelsey.Bridges@ltsa.ca | www.ltsa.ca



The LTSA Customer Service Centre telephone number is 1-877-577-LTSA (5872) or 604-630-9630.

This communication and all attachments are intended only for the addressee and are confidential. If you receive this communication in error, please delete it and notify me immediately. Thank you.

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October 20, 2022

West Vancouver Mayor and Council
750 17th Street
West Vancouver, BC V7V 3T3

Dear Mayor and Council,

We are following up on our meeting on Monday, October 3, 2022, regarding discriminatory covenants.

The Land Title and Survey Authority of British Columbia ("LTSA"), strongly condemns discrimination in any form. The LTSA has initiated a project to use advanced technology to help find remaining unaltered discriminatory covenants. The project uses optical character recognition (OCR) and artificial intelligence to search digitized records for a list of discriminatory words. While OCR and related advances in artificial intelligence (AI) shows promise, finding and cancelling discriminatory covenants remains a time-intensive process.

When discriminatory covenants are found, the Registrar of Land Titles will amend the records by striking through the words, to comprehensively reflect that the discriminatory covenants are no longer valid. The Registrar does not have the authority to erase original words of a land title document, or make them illegible. Property owners or others who find discriminatory covenants can contact the Registrar to request it be struck through, without cost.

If there are questions regarding legislative amendments to the *Land Title Act*, please direct them to the Ministry of Forests, as the Ministry responsible for the *Land Title Act*.

Sincerely,

s. 22(1)

Gregory Steves
Vice President, Policy and Legal Services

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, SEPTEMBER 14, 2022**

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

STAFF: P. Cuk, Board Secretary; T. Yee, Building Inspector; and V. Rae, Legislative Services Clerk, attended the hearing via electronic communication facilities.

1. Call to Order

The hearing was called to order at 5:04 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 September 14, 2022 Board of Variance hearing agenda be approved as circulated.

CARRIED

4. Adoption of the July 20, 2022 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on July 20, 2022.

It was Moved and Seconded:

THAT the July 20, 2022 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 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. Orders of this Board of Variance that permit a variance specify that: if construction is not substantially started within 6 months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.”

6. Application 22-016 (2382 Palmerston Avenue)

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

- a) 7.3 m to Front Yard Setback
- b) 1.22 m to Minimum Side Yard Setback
- c) 2.4 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	August 31, 2022	1
Redacted	September 6, 2022	2

Staff provided permit history of the subject property.

D. Holdsworth (VictorEric Premium Homes, representing the owner of 2382 Palmerston Avenue) described the variance application for a proposed power pole (accessory structure). Staff and D. Holdsworth responded to Board members’ questions.

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 August 9, 2022, 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 D. Holdsworth:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 22-016 regarding a proposed power pole (accessory structure) at 2382 Palmerston Avenue with variances of:

- 7.3 m to Front Yard Setback
- 1.22 m to Minimum Side Yard Setback
- 2.4 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated August 2, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

7. Application 22-017 (2662 Lawson Avenue)

Staff confirmed the following requested variances regarding a proposed addition:

- a) 2.94 m to Front Yard Setback (to Haywood Avenue)
- b) 3.0 m to Highest Building Face Envelope
- c) 0.82 m to Building Height
- d) 9% to Highest Building Face Exemption
- e) 16.6 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	#
Redacted	September 14, 2022	1

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

H. Behmanesh (West Home Construction Inc., representing the owner of 2662 Lawson Avenue) described the variance application for a proposed addition 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 August 12, 2022, 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 H. Behmanesh:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 22-017 regarding a proposed addition at 2662 Lawson Avenue with variances of:

- 2.94 m to Front Yard Setback (to Haywood Avenue)
- 3.0 m to Highest Building Face Envelope
- 0.82 m to Building Height
- 9% to Highest Building Face Exemption
- 16.6 m² to Floor Area Ratio

BE ALLOWED pursuant to the plans dated July 7, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

8. Application 22-018 (2350 Bellevue Avenue)

Staff confirmed the following requested variances regarding a proposed single family dwelling:

- a) 1.5 m to Rear Yard Setback to Upper Deck Guardrail
- b) 4.5 m to Distance Between Principal Building and Pool Mechanical Room (Accessory Building).

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 questions.

C. Burgers and R. Brown (Burgers Architecture, representing the owner of 2350 Bellevue Avenue) displayed images, described the variance application for a proposed single family dwelling, 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

Thank you,