

**Revised on February 1, 2023  
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 15, 2023

5 p.m. via electronic communication facilities

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

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

The Board of Variance hearing will be called to order.

### **2. Introduction**

The Board of Variance hearing procedure will be described.

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

RECOMMENDATION:

THAT the February 15, 2023 Board of Variance hearing agenda be approved as circulated.

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

RECOMMENDATION:

THAT the January 18, 2023 Board of Variance hearing minutes be adopted as circulated.

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

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

**6. Application 23-009 (1221 Keith Road) regarding a proposed addition with the following variances:**

- a) 0.13 m to Combined Side Yard Setback
- b) 1.83 m to Front Yard Setback
- c) 24.2 m<sup>2</sup> to Floor Area Ratio.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-009 regarding a proposed addition at 1221 Keith Road with variances of:

- 0.13 m to Combined Side Yard Setback
- 1.83 m to Front Yard Setback
- 24.2 m<sup>2</sup> to Floor Area Ratio

BE ALLOWED pursuant to the plans dated January 8, 2023 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

**OR**

**RECOMMENDATION:**

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-009 regarding a proposed addition at 1221 Keith Road with variances of:

- 0.13 m to Combined Side Yard Setback
- 1.83 m to Front Yard Setback
- 24.2 m<sup>2</sup> to Floor Area Ratio

BE NOT ALLOWED pursuant to the plans dated January 8, 2023 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 23-009 (1221 Keith Road) to the next Board of Variance hearing.

**7. Application 23-010 (1010 Braeside Street) regarding a carport with the following variances:**

- a) 2.2% (19.7 m<sup>2</sup>) to Site Coverage Percentage
- b) 8.2% (72.7 m<sup>2</sup>) to Floor Area Ratio.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-010 regarding a carport at 1010 Braeside Street with variances of:

- 2.2% (19.7 m<sup>2</sup>) to Site Coverage Percentage
- 8.2% (72.7 m<sup>2</sup>) to Floor Area Ratio

BE ALLOWED pursuant to the plans dated December 12, 2022 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

**OR**

**RECOMMENDATION:**

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-010 regarding a carport at 1010 Braeside Street with variances of:

- 2.2% (19.7 m<sup>2</sup>) to Site Coverage Percentage
- 8.2% (72.7 m<sup>2</sup>) to Floor Area Ratio

BE NOT ALLOWED pursuant to the plans dated December 12, 2022 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 23-010 (1010 Braeside Street) to the next Board of Variance hearing.

**8. Application 23-011 (2484 Ottawa Avenue) regarding a proposed single-family dwelling with the following variance:**

- a) 0.75 m to Building Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-011 regarding a proposed single-family dwelling at 2484 Ottawa Avenue with a variance of:

- 0.75 m to Building Height

BE ALLOWED pursuant to the plans dated January 16, 2023 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

**OR**

**RECOMMENDATION:**

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-011 regarding a proposed single-family dwelling at 2484 Ottawa Avenue with a variance of:

- 0.75 m to Building Height

BE NOT ALLOWED pursuant to the plans dated January 16, 2023 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 23-011 (2484 Ottawa Avenue) to the next Board of Variance hearing.



9. **Application 23-012 (4702 Caulfeild Drive) regarding a proposed addition with the following variance:**  
a) 1.29 m to Combined Side Yard Setback.

**APPLICATION WITHDRAWN.**

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

RECOMMENDATION:

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

- Application 23-009 (1221 Keith Road)
- Application 23-010 (1010 Braeside Street)
- Application 23-011 (2484 Ottawa Avenue)
- Application 23-012 (4702 Caulfeild Drive)

up to and including February 15, 2023 be received.

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

12. **Next Hearing**

The next Board of Variance hearing is scheduled for March 15, 2023.

13. **Adjournment**

RECOMMENDATION:

THAT the February 15, 2023 Board of Variance hearing be adjourned.

**This page intentionally left blank**

**This page intentionally left blank**

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, JANUARY 18, 2023**

---

**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; T. Yee, Building Inspector; 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. Election of Chair for 2023**

It was Moved and Seconded:

THAT Member Radage be elected as Chair for 2023.

CARRIED

Chair Radage appointed Member Yaworsky as Acting Chair for 2023.

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

It was Moved and Seconded:

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*.

CARRIED

#### **4. Board of Variance Hearing Location**

It was Moved and Seconded:

THAT

1. Board of Variance hearings for all of 2023 and for January 17, 2024 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.

CARRIED

#### **5. Introduction**

Staff introduced the Board members and described the hearing procedure.

#### **6. Confirmation of the Agenda**

It was Moved and Seconded:

THAT the January 18, 2023 Board of Variance hearing agenda be approved as circulated.

CARRIED

#### **7. Adoption of the November 16, 2022 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on November 16, 2022.

It was Moved and Seconded:

THAT the November 16, 2022 Board of Variance hearing minutes be adopted as circulated.

CARRIED

#### **8. 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.

**9. Application 23-001 (3196 Mathers Avenue)**

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

- a) 7.68 m to Front Yard Setback
- b) 0.81 m to Minimum Side Yard Setback
- c) 2.4 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.

E. Shi (Lewis Vancouver Construction, representing the owner of 3196 Mathers Avenue) described the variance application for a proposed private power pole (accessory structure) and responded to Board members' questions.

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

Y. Geng (on behalf of a neighbour of the applicant) queried regarding the height and location of the proposed private power pole. A Board member and staff provided responses.

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 December 7, 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 submissions of E. Shi and Y. Geng:

It was Moved and Seconded:

THAT the Board defers further consideration of Application 23-001 (3196 Mathers Avenue) for up to six months, or until confirmation is received from BC Hydro regarding:

1. whether a direct connection to the subject property is feasible; and
2. whether BC Hydro can remove the redundant pole from the south side of Mathers Avenue.

CARRIED

**10. Application 23-002 (6267 Taylor Drive)**

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

- a) 3.43 m to Distance Between Principal Dwelling and Accessory Buildings
- b) 5.1 m to Accessory Building 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	January 10, 2023	1
Redacted	January 13, 2023	2
Redacted	January 15, 2023	3
Redacted	January 16, 2023	4
Redacted	January 16, 2023	5

Staff provided permit history of the subject property.

M. Thornton and R. Thornton (6267 Taylor Drive) described the variance application for a proposed elevator (accessory structure). A Board member 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 December 8, 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 submissions of M. Thornton and R. Thornton:

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 23-002 regarding a proposed elevator (accessory structure) at 6267 Taylor Drive with variances of:

- 3.43 m to Distance Between Principal Dwelling and Accessory Buildings
- 5.1 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated November 17, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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 23-003 (4166 Rose Crescent)**

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

- a) 8.1 m to Front Yard Setback
- b) 2.46 m to Minimum Side Yard Setback
- c) 2.3 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 17, 2023	1

Staff provided permit history of the subject property.

B. Khosravi (4166 Rose Crescent) described the variance application for a proposed private power pole (accessory structure). B. Khosravi and staff responded to Board members' questions.

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

Z. Baranriz (4170 Rose Crescent) spoke in opposition to the requested variances and commented and queried regarding: the location of the proposed private power pole and other possible locations for it; side yard setbacks; and privacy. B. Khosravi provided a response.

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 December 11, 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 submissions of Z. Baranriz and B. Khosravi:

It was Moved and Seconded:

THAT the Board defers consideration of Application 23-003 (4166 Rose Crescent) for up to 6 months in order to allow the applicant time to consult with neighbours and BC Hydro and to review building options.

CARRIED



**12. Application 23-004 (3837 Bayridge Avenue)**

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

- a) 5.84 m to Front Yard Setback
- b) 2.4 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.

S. Malek (3837 Bayridge Avenue) described the variance application for a proposed private power pole (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 December 11, 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 S. Malek:

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 23-004 regarding a proposed private power pole (accessory structure) at 3837 Bayridge Avenue with variances of:

- 5.84 m to Front Yard Setback
- 2.4 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated December 6, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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

**13. Application 23-005 (6580 Wellington Avenue)**

Staff confirmed the following requested variance regarding a proposed addition and alteration:

- a) 5% (35 sqm) 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	#
S. Mulhall	January 17, 2023	1

Staff provided permit history of the subject property.

S. Mulhall (representing the owner of 6580 Wellington Avenue) described the variance application for a proposed addition and alteration.

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 December 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 S. Mulhall:

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 23-005 regarding a proposed addition and alteration at 6580 Wellington Avenue with a variance of:

- 5% (35 sqm) to Floor Area Ratio

BE ALLOWED pursuant to the plans dated November 15, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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

#### 14. Application 23-006 (1314 Fulton Avenue)

Staff confirmed the following requested variances regarding a proposed addition and alterations:

- 0.38 m to Front Yard Setback to Roof Overhang
- 0.4 m to Front Yard Setback to Addition
- 76.3 m<sup>2</sup> to Floor Area Ratio
- 1 storey to Number of Storeys for Existing Dwelling.

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 7, 2022	1
Redacted	January 12, 2023	2
Redacted	January 13, 2023	3
Redacted	January 17, 2023	4

Staff provided permit history of the subject property.

S. Boisvert (BC Home Drafting and Construction Ltd. representing the owner of 1314 Fulton Avenue), A. Martin and D. Cariou (1314 Fulton Avenue) displayed images and described the variance application for a proposed addition and alterations. S. Boisvert, A. Martin, and staff responded to Board members' questions.

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

A. Samadanian (West Vancouver) spoke in opposition to the requested variances and commented regarding: the scope of the proposed addition and alterations; public consultation; side yard setbacks; and privacy. S. Boisvert and A. Martin provided a response.

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

Staff responded to a Board member's questions.

Members of the Board considered:

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

Having read the application dated December 13, 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 submissions of S. Boisvert, D. Cariou, A. Martin, and A. Samadanian:

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 23-006 regarding a proposed addition and alterations at 1314 Fulton Avenue with variances of:

- 0.38 m to Front Yard Setback to Roof Overhang
- 0.4 m to Front Yard Setback to Addition
- 76.3 m<sup>2</sup> to Floor Area Ratio

- 1 storey to Number of Storeys for Existing Dwelling  
BE ALLOWED pursuant to the plans dated December 5, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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 voted in the negative

**15. Application 23-007 (5791 Telegraph Trail)**

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

- a) 1.08 m to Accessory Building Height for Underground Parking Structure
- b) 1.88 m to Accessory Building - Underground Parking Structure Garage Door Width.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 18, 2023	1
Redacted	January 18, 2023	2
Redacted	January 18, 2023	3
Redacted	January 18, 2023	4

Staff provided permit history of the subject property.

F. Ren (5791 Telegraph Trail) described the variance application for a proposed new single family dwelling and responded to a 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.

Staff responded to a Board member's questions.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land
  - vary permitted uses and densities under the applicable bylaw; or

- defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated December 13, 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 F. Ren:

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 23-007 regarding a proposed new single family dwelling at 5791 Telegraph Trail with variances of:

- 1.08 m to Accessory Building Height for Underground Parking Structure
- 1.88 m to Accessory Building - Underground Parking Structure Garage Door Width

BE ALLOWED pursuant to the plans dated December 12, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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

**16. Application 23-008 (661 Kenwood Road)**

Staff confirmed the following requested variances regarding a proposed addition:

- 0.17 m to Minimum Side Yard Setback
- 1.28 m to Rear Yard Setback
- 0.09 (100.4 sqm) 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	#
S. Naddaf	January 17, 2023	1
S. Naddaf	January 18, 2023	2

Staff provided permit history of the subject property.

R. Seifi (representing the owner of 661 Kenwood Road) and S. Naddaf (661 Kenwood Road) described the variance application for a proposed addition. R. Seifi, S. Naddaf, and staff 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 December 14, 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 submissions of S. Naddaf and R. Seifi:

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 23-008 regarding a proposed addition at 661 Kenwood Road with variances of:

- 0.17 m to Minimum Side Yard Setback
- 1.28 m to Rear Yard Setback

BE ALLOWED pursuant to the plans dated November 21, 2022 submitted with the application; AND THE BOARD FURTHER ORDERS 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

It was noted that the requested variance to Floor Area Ratio was not provided.

## **17. 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 23-001 (3196 Mathers Avenue)
- Application 23-002 (6267 Taylor Drive)

- Application 23-003 (4166 Rose Crescent)
- Application 23-004 (3837 Bayridge Avenue)
- Application 23-005 (6580 Wellington Avenue)
- Application 23-006 (1314 Fulton Avenue)
- Application 23-007 (5791 Telegraph Trail)
- Application 23-008 (661 Kenwood Road)

up to and including January 18, 2023, be received.

CARRIED

**18. Public Question Period**

There were no questions.

**19. Next Hearing**

Staff confirmed that the next hearing of the Board of Variance is scheduled for February 15, 2023 at 5 p.m.

**20. Adjournment**

It was Moved and Seconded:

THAT the January 18, 2023 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 7:05 p.m.

Certified Correct:

---

L. Radage, Chair

---

P. Cuk, Secretary



## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **1221 Keith Road**

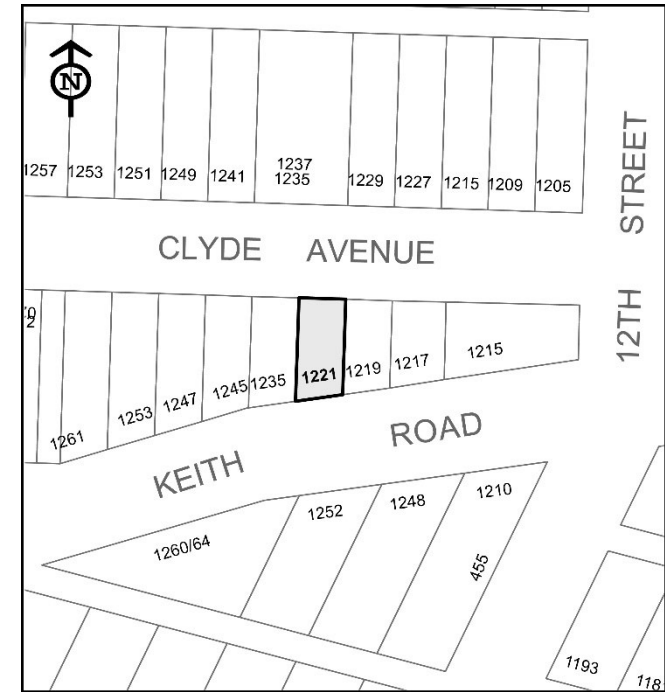
A Board of Variance hearing will be held on:

**Wednesday, February 15, 2023**

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

**The following variances for a proposed addition at 1221 Keith Road will be considered:**

Combined Side Yard Setback	Bylaw Requirement	Proposed	Variance
	3.0 m	2.87 m	0.13 m
Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.6 m	5.77 m	1.83 m
Floor Area Ratio	Bylaw Requirement	Proposed	Variance
	107.2 m <sup>2</sup>	131.4 m <sup>2</sup>	24.2 m <sup>2</sup>



**To make an appointment to view plans, permit and variance information** contact Terry Yee (Building Inspector) at [tyee@westvancouver.ca](mailto:tyee@westvancouver.ca) or 604-925-7248.

**To view application documents and written submissions, or to enquire about hearing procedures or results** contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities.** Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. **To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.**

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at [boardofvariance@westvancouver.ca](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

**Please provide written submissions no later than noon on February 15, 2023 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/be-involved/committees-groups/boards/board-variance>

**This page intentionally left blank**

**This page intentionally left blank**



# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 1221 Keith Road, West Vancouver, BC V7T 1N1

## Applicant *(please print clearly)*

Name(s): Kalle and Lesel Radage

Phone #: s. 22(1)

Mailing Address: s. 22(1)

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

Email Address: \_\_\_\_\_

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

s. 22(1)

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

## Registered Owner *(please print clearly)*

Name(s): s. 22(1)

Phone #: s. 22(1)

Mailing Address: s. 22(1)

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

Email Address: \_\_\_\_\_

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

## Completed Application Must Include

- A letter (signed original) describing:**
  - a) The proposed construction;
  - b) The requested variance(s); and
  - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form** (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$800 fee**

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

s. 22(1)

Jan 16, 2023

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: Lesel Radage Date: Jan 16, 2023

**This page intentionally left blank**

**This page intentionally left blank**

December 29, 2022

West Vancouver Board of Variance  
Council Chamber  
Municipal Hall, 750 17th Street  
West Vancouver, BC

**Re: 1221 Keith Road, West Vancouver, BC V7T 1N1**

Dear Distinguished Board of Variance Members:

This purpose of this letter is to request and substantiate the grant of a Variance for the residence at **1221 Keith Road, West Vancouver, BC, V7T 1N1**. The existing house is an old-timer, built in 1938, and has been renovated several times over the years. The Variance requested is relatively minor and meets all parameters required for approval.

### **Front Yard Set Back on Main and Upper Porch Alterations**

Currently, the house is non-conforming on the front, back and side yards. On our area of the street, most of the houses are non-conforming, due to the small lots and age of houses.

We request permission from the Board to allow extension of our front entryway so that it is flush with the exterior of the house. Previously in 2014, we were granted an approval from the Board of Variance to extend our lower and upper decks. This request is within that existing variance.

This small extension of the interior of our home will not have a negative impact on neighbors, as there will be no added protrusion on the face of the house. The renovation will not defeat the intent of the bylaw or result in appropriate development of the site. The small extension if not granted, will result in undue hardship, as the current porch space impedes efficient use of the living space inside and the patio space outside. Adding this small extension will increase the space inside our home by almost 15sf<sup>2</sup> (not large by most West Van standards, but impactful for us).

This change will allow us to adjust the walking paths in our home and make the space more usable as shown in the attached drawings. To further maximize the usable floor space, we will replace the swinging door with sliding doors. This renovation will allow more natural light into the home and to expand our views to the south.

### **Conclusion**

We ask that you find this application in favor of Variance. We love our house and neighborhood and we continue to make small investments to repair and improve our house and yard while maintaining its current character. We have discussed the changes with our closest neighbors and they have indicated that these changes are acceptable.

Should you require any further information regarding our plans, please contact us.

Respectfully,

s. 22(1)

Homeowners

s. 22(1)

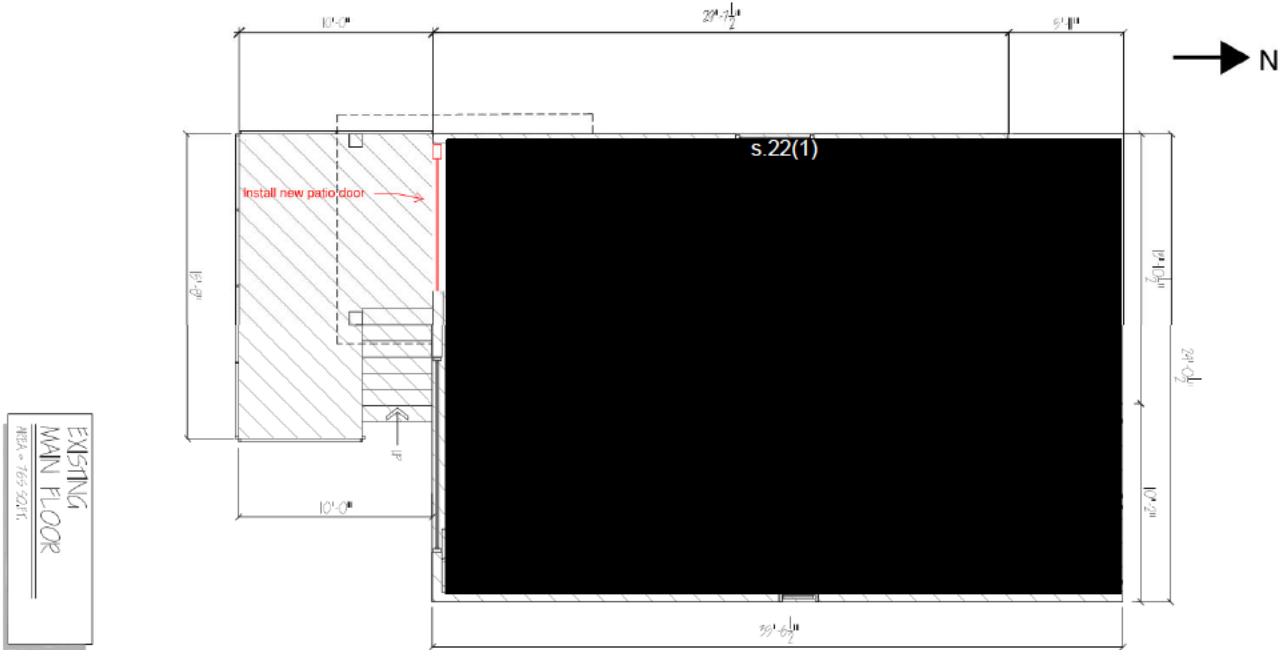
Existing view of house with inset porch



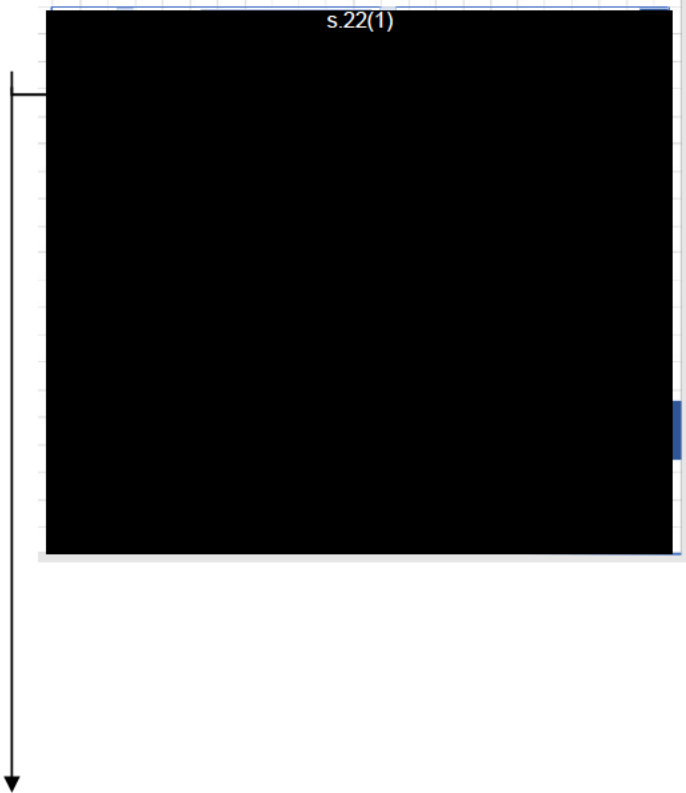
Rendering of new sliding door



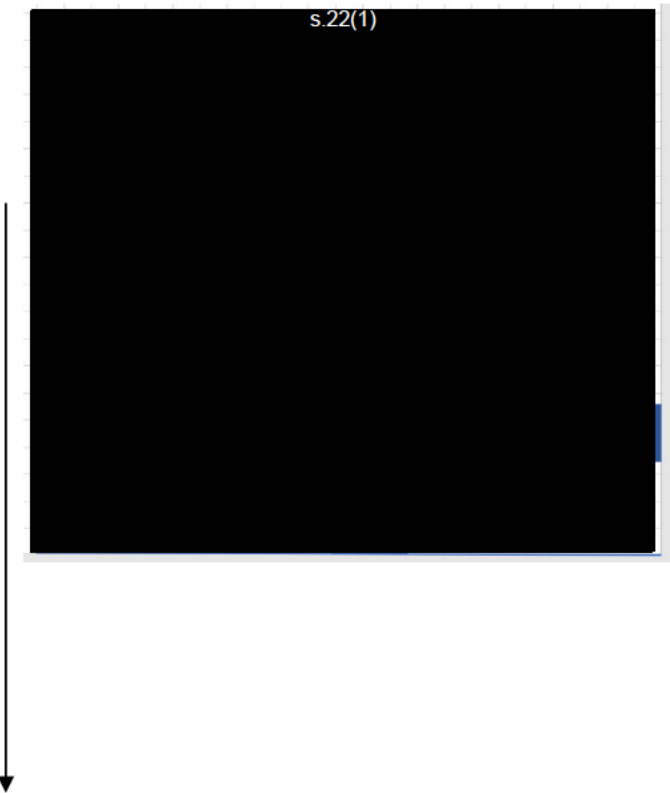
Proposed change



Layout before



Layout After



**This page intentionally left blank**

**This page intentionally left blank**



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 13, 2023

File: **BP118210**

s. 22(1)

Dear Sir/Madam

**RE: 1221 KEITH ROAD - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RD1 ZONE**

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

The Zoning Bylaw, Section 251.09(2)(b)(i), requires a combined side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Combined Side Yard Setback to addition	3.0 m	2.87 m	0.13 m

The Zoning Bylaw, Section 251.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback to addition	7.6 m	5.77 m	1.83 m

The Zoning Bylaw, Section 251.06(3) limits the site to a maximum floor area ratio of a lot as indicated in the table below:

	Bylaw	Proposed*	Variance
Floor area ratio	107.2 m <sup>2</sup>	131.4 m <sup>2</sup>	24.2 m <sup>2</sup>

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

- \*Existing floor area is 130.2 m<sup>2</sup> as per historical drawings
- Board of Variance appeal #14-025 was approved on September 17, 2014 for the existing deck
- Board of Variance appeal #3768 was approved on May 18, 1983 for additions to the existing non-conforming dwelling

---

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

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$800 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday January 18, 2023**. The next Board of Variance Hearing is scheduled for **Wednesday February 15, 2023**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

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

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

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

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

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

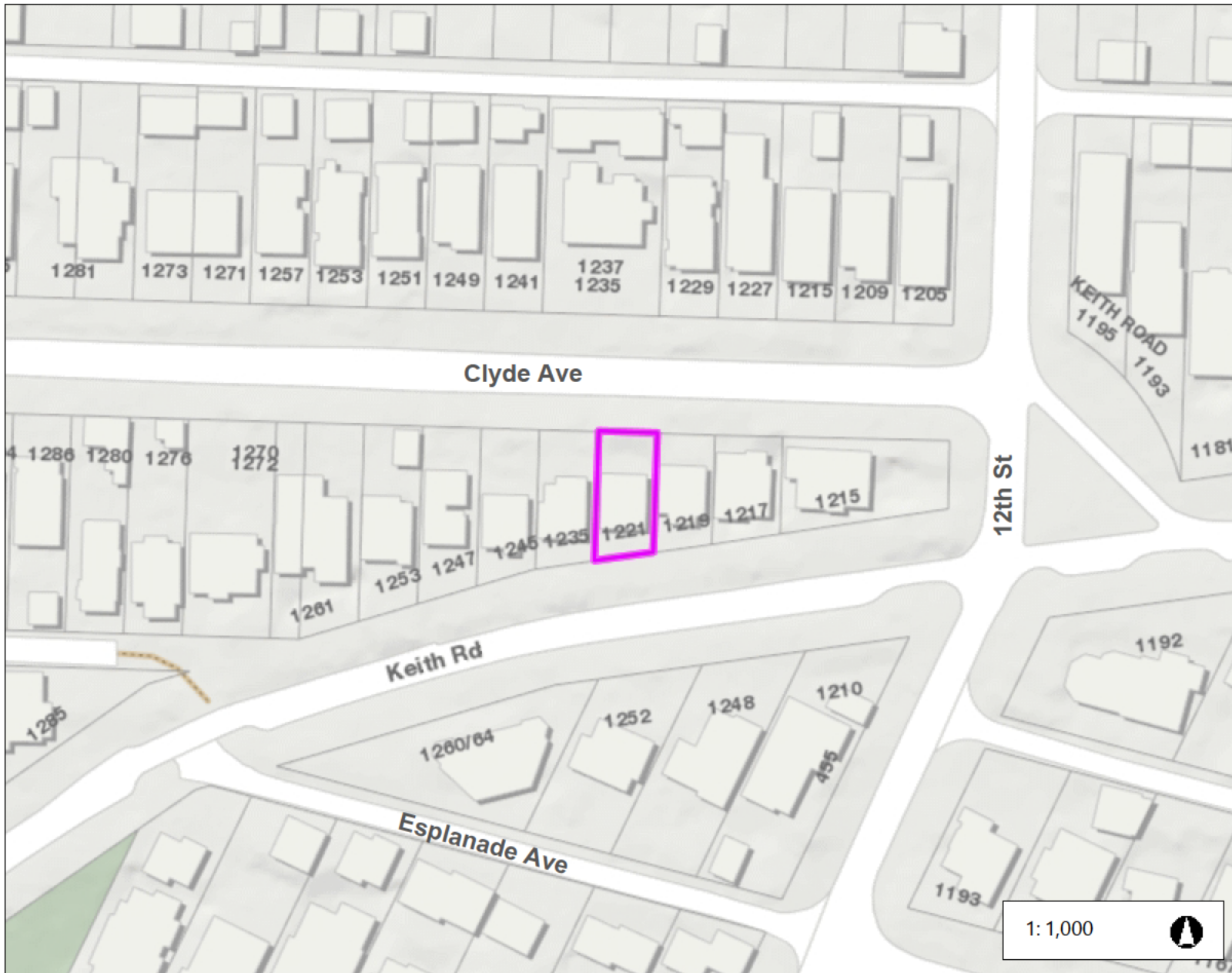
Thank you.

s. 22(1)

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

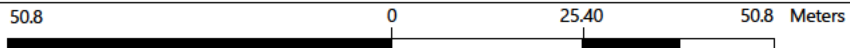
Enclosure

cc: Secretary, Board of Variance



Legend

Notes



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

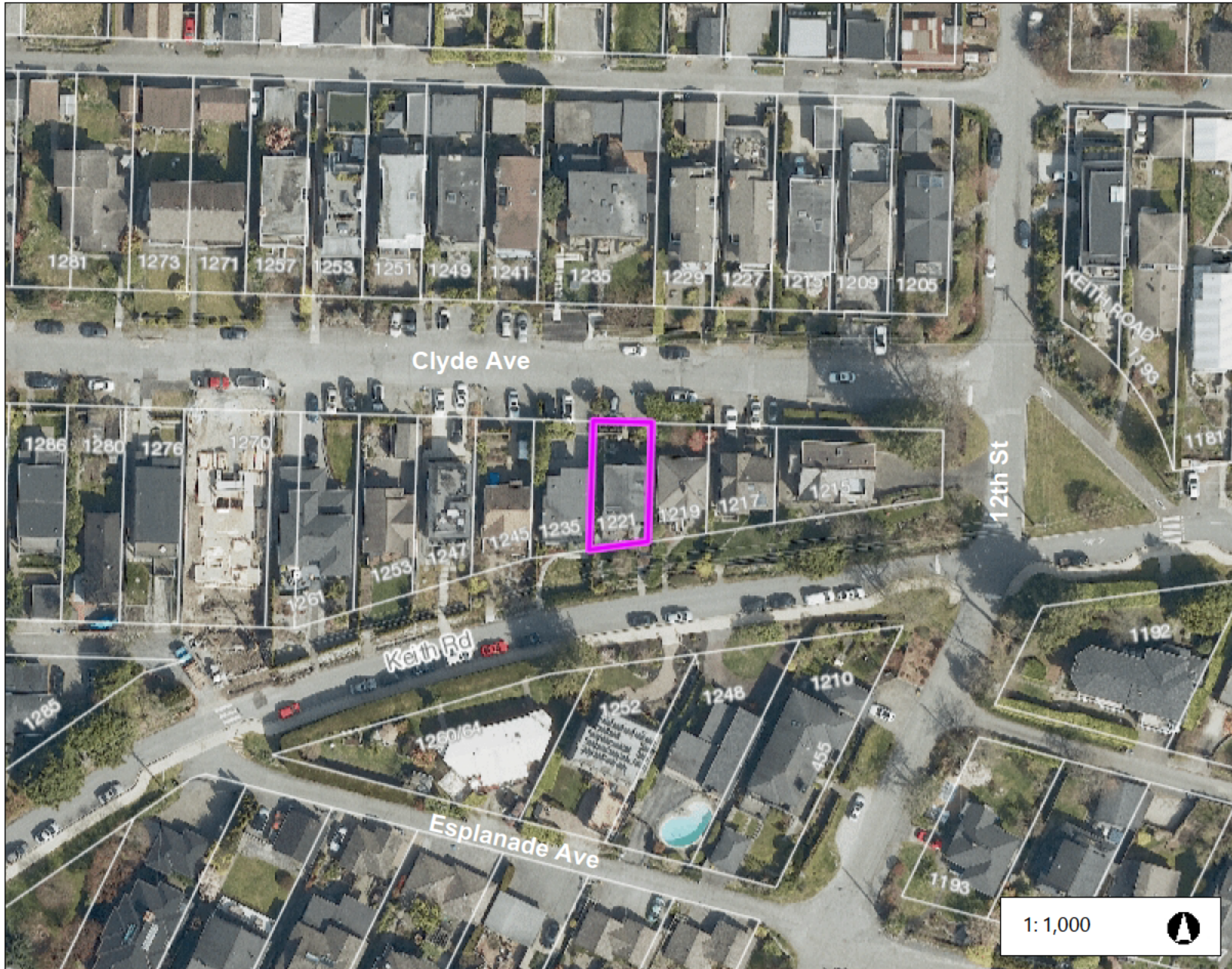
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**This page intentionally left blank**

**This page intentionally left blank**





Legend

Notes

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

**This page intentionally left blank**

**This page intentionally left blank**

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: **1010 Braeside Street**

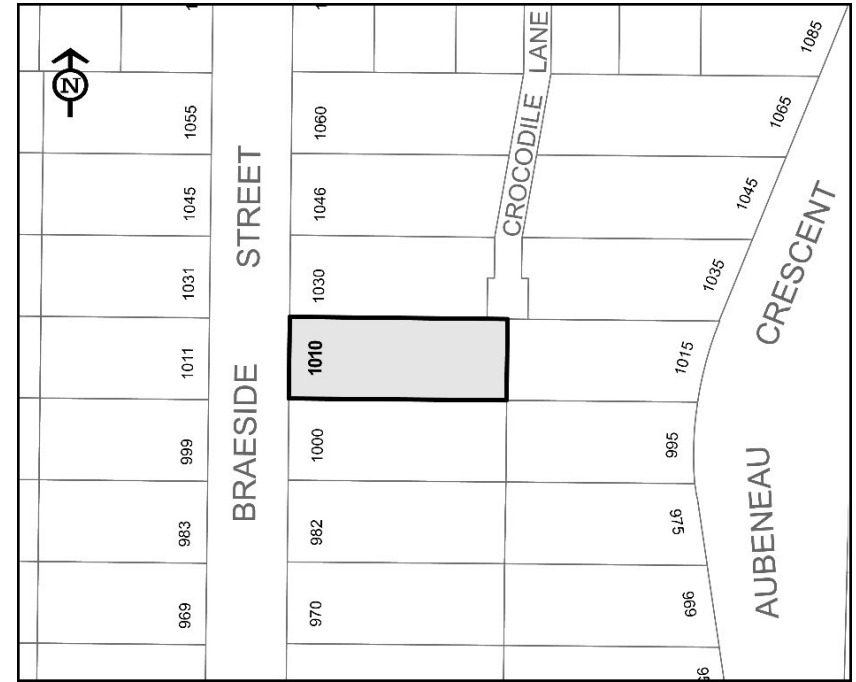
A Board of Variance hearing will be held on:

**Wednesday, February 15, 2023**

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

**The following variances for a carport at  
 1010 Braeside Street will be considered:**

Site Coverage Percentage	Bylaw Requirement	Proposed	Variance
	30% (267.4 m <sup>2</sup> )	32.2% (287.1 m <sup>2</sup> )	2.2% (19.7 m <sup>2</sup> )
Floor Area Ratio	Bylaw Requirement	Proposed	Variance
	30% (267.4 m <sup>2</sup> )	38.2% (340.1 m <sup>2</sup> )	8.2% (72.7 m <sup>2</sup> )



**To make an appointment to view plans, permit and variance information** contact Terry Yee (Building Inspector) at [tyee@westvancouver.ca](mailto:tyee@westvancouver.ca) or 604-925-7248.

**To view application documents and written submissions, or to enquire about hearing procedures or results** contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities.** Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at [boardofvariance@westvancouver.ca](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

**Please provide written submissions no later than noon on February 15, 2023 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/be-involved/committees-groups/boards/board-variance>

**This page intentionally left blank**

**This page intentionally left blank**





# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 1010 BRAESIDE ST, WEST VANCOUVER, BC, V7T 2K8

## Applicant *(please print clearly)*

Name(s): MICHAEL JURSEVSKIS Phone #: 604-736-2323 EXT 235

Mailing Address: 125 EAST 4th AVENUE, VANCOUVER, BC, V5T 1G2 Cell #: N/A

Email Address: michael@paulsangha.com Fax #: N/A

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 #: N/A

## Completed Application Must Include

- A letter (signed original) describing:
  - a) The proposed construction;
  - b) The requested variance(s); and
  - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$800 fee

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

s. 22(1)  
Applicant Signature

JANUARY 17, 2023  
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: Michael Jursevskis Date: JANUARY 17, 2023

**This page intentionally left blank**

**This page intentionally left blank**

s. 22(1)

January 18, 2023

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

To Whom it May Concern,

**Re: 1010 Braeside Street, West Vancouver – Covered Trellis Accessory Structure – Request for Variance**

s.22(1) and I have been long-time residents of West Vancouver for s.22(1) years. We have happily s. 22(1) here in West Vancouver. When s. 22(1) we decided it was time to move to a smaller home and footprint. Nearing retirement we are looking forward to travel and this was a big consideration when we purchased 1010 Braeside Street. We have invested a significant money and time into renovating our home (providing employment to a local Contractor, his employees as well as our local interior design and landscape designers as well as their teams).

The requested variances are in relation to Zoning Bylaw, Section 205.05(1) (Site Coverage) and Zoning Bylaw, Section 205.06(1) (Floor Area Ratio). For context, the existing covered trellis accessory structure in the rear yard was installed by the previous house owners, prior to our purchase of the property. The options we have been given from the city are either remove the corrugated sheet roof from atop the trellis structure or apply for variance to allow the corrugated sheet roof to remain.

To note, in the Board of Variance Letter received from the city (dated January 12, 2023), existing floor area is described as 312m<sup>2</sup> (3358sqft) as per historical drawings. This is correct and based on the historical floor area ratio (FAR) of 35%. However, in the second table in this letter, variance percentage (bylaw compared with proposed) is shown as being 72.7m<sup>2</sup> (782sqft), which uses the current bylaw FAR (30%) percentage as a comparison.

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

	Bylaw	Proposed*	Variance
Floor area ratio	30 % (267.4m <sup>2</sup> )	38.2 % (340.1m <sup>2</sup> )	8.2 % (72.7m <sup>2</sup> )

Comments:  
 Lot area is 891.3m<sup>2</sup>

The following non-conformities exist and are listed for reference only:  
 \*Existing floor area is 312m<sup>2</sup> as per historical drawings

We feel this is an inaccurate representation of our scenario, as the situation is framed as if we are asking for a variance of 72.7m<sup>2</sup> (782sqft) (trellis coverage + reduction of 5% from the house based on current

FAR bylaw of 30%), when the reality is we are asking for a 224sqft variance (trellis coverage with corrugated roof) difference from the historical FAR (35% at the time the original permit drawings for this property were submitted and approved by the City of West Vancouver, grandfathered in this scenario). In short, the above table should reflect the historical FAR, not current bylaw percentage (which came into effect on January 31, 2022) – the trellis is historical and was installed by the previous house owners, it is not a new construction, as such our case should be evaluated in context to this historical FAR.

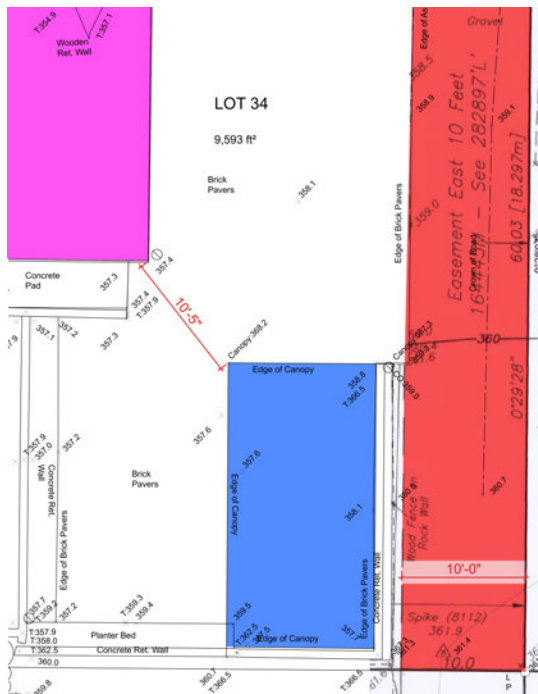
Upon further review of city bylaws, we have decided to apply for variance and wish to present a hardship condition related to the following city bylaw:

### FLOOR AREA RATIO:

You can exempt up to 41m<sup>2</sup> from floor area ratio for a garage, whether it is attached to, detached from, or inside the principal dwelling. **Accessory buildings are also exempt (max 22.5m<sup>2</sup> exemption for buildings 4.5m or more from a principal building or a max of 4.6m<sup>2</sup> for buildings less than 4.5m from a principal building).** Uncovered pools and tennis courts are not included in F.A.R. calculations.

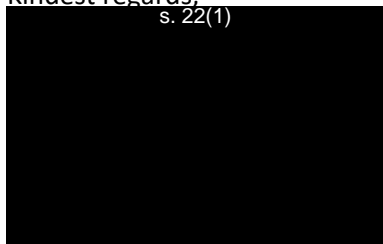
Our covered trellis accessory structure is 10'-5" (10.42 ft) from the corner of the principal building as per site survey. The above city bylaw states that there is a maximum 22.5 square meters (242 sq ft) floor area ratio exemption for accessory buildings which are 4.5m (14.76 ft) from a principal building. We are short 4.34 ft from this exemption.

However, there is a 10 ft easement at the rear (east) boundary of our property line. We believe the existence of this easement causes a hardship in that it pushes our existing covered trellis accessory structure back 10 ft from the property line (i.e. if the easement were not there, our covered trellis would be more that the 14.76 ft required to achieve the floor area ratio exemption of 242sqft, making the structure [with corrugated sheet roof remaining atop] compliant).

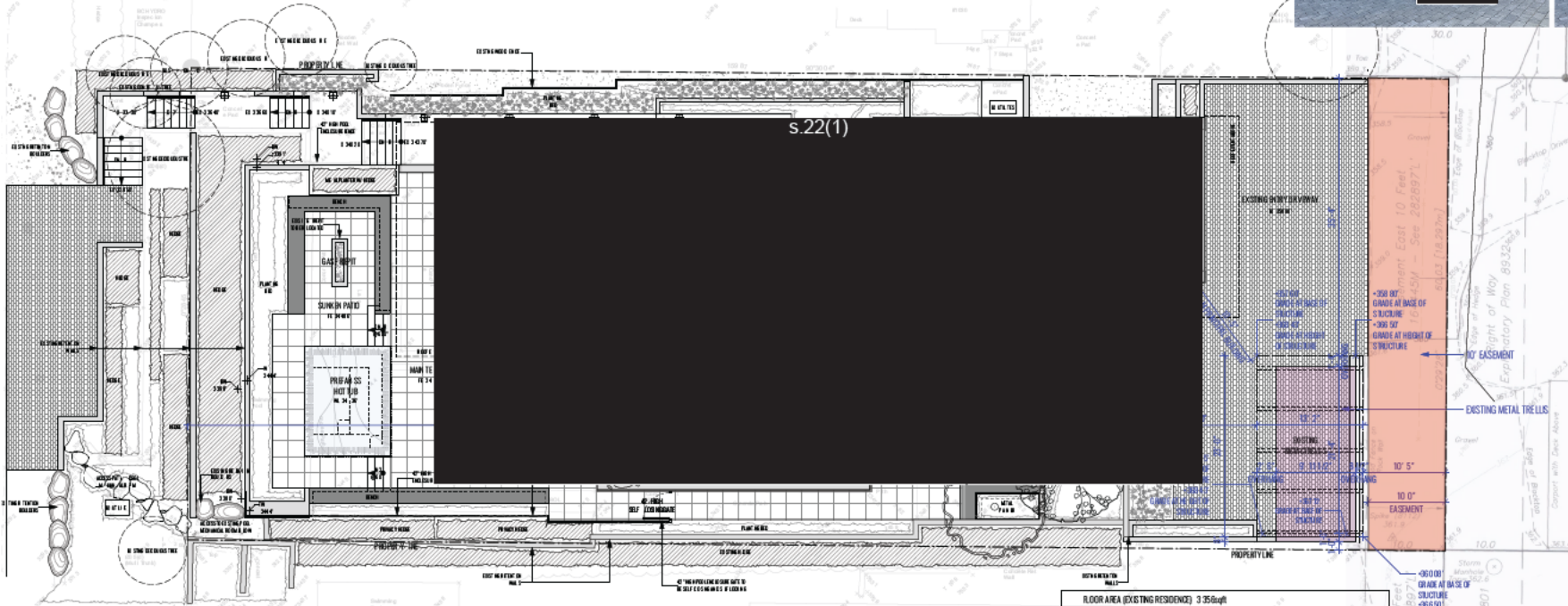
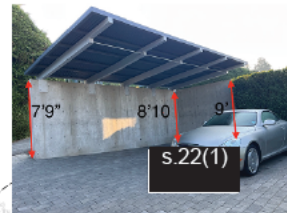
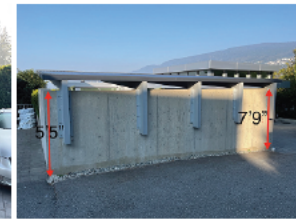
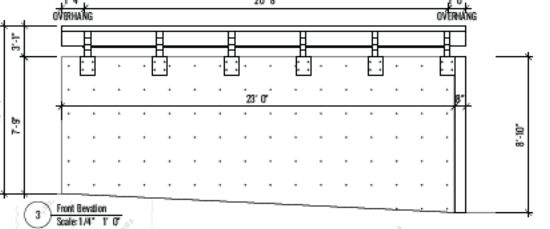
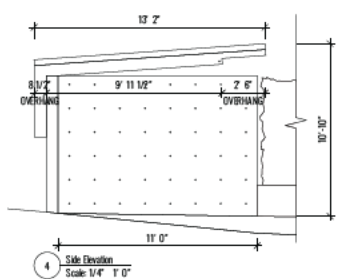
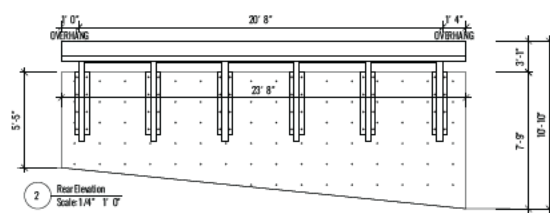


We appreciate your consideration and look forward to your consideration of a variance for the corrugated sheet roof to remain atop the existing covered trellis accessory structure.

Kindest regards,  
s. 22(1)







1 Site Plan  
Scale 1/8" = 1' 0"

FLOOR AREA (EXISTING RESIDENCE) 3 350sqft  
 ADDITIONAL (PROPOSED) FLOOR AREA FOR VARIANCE APPLICANT ON 22'4sqft  
 FLOOR AREA TOTAL (EXIST NG + PROPOSED) 3 580sqft  
 TOTAL ALLOWABLE FLOOR AREA 3 350sqft  
 REQUESTED VARIANCE FOR EXEMPTION 222sqft

DATE	ISSUE / REVISION
22.11.25	RESUBMIT FOR VARIANCE PERMIT

DATE	PROJECT STATUS
22.11.25	CONCEPTUAL MASTER PLAN CONCEPTUAL PERMIT APPLICATION SUBMITTED FOR PERMIT IN PROGRESS CONSTRUCTION

NO VARIANCE WILL BE ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED  
 AFTER A VARIANCE IS GRANTED THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE LOCAL JURISDICTION. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.

**PAUL SANGHA CREATIVE**

PRIVATE RESIDENCE  
 LOT 10 BANGOR DRIVE  
 WEST WASHINGTON DC

LANDSCAPE MASTERPLAN  
 SITE PLAN

DATE November 25 2022  
 DWP  
 SCALE 1/8" = 1' 0"  
 CHECKED BY: HGS

LC 1.01

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 12, 2022

File: **BP118537**

s.22(1)

Dear Sir/Madam

**RE: 1010 BRAESIDE 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 existing carport built without permits will not comply with the Zoning Bylaw because it does not maintain the required site coverage percentage and floor area ratio.

The Zoning Bylaw, Section 205.05(1) limits the site coverage to a maximum percentage of a lot as indicated in the table below

	Bylaw	Proposed	Variance
Site Coverage Percentage	30 % (267.4m <sup>2</sup> )	32.2 % (287.1m <sup>2</sup> )	2.2 % (19.7m <sup>2</sup> )

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

	Bylaw	Proposed*	Variance
Floor area ratio	30 % (267.4m <sup>2</sup> )	38.2 % (340.1m <sup>2</sup> )	8.2 % (72.7m <sup>2</sup> )

Comments:  
 Lot area is 891.3m<sup>2</sup>

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

\*Existing floor area is 312m<sup>2</sup> as per historical drawings

---

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

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$800 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday January 18, 2023**. The next Board of Variance Hearing is scheduled for **Wednesday February 15, 2023**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

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

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

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

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

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

Thank you.

s. 22(1)

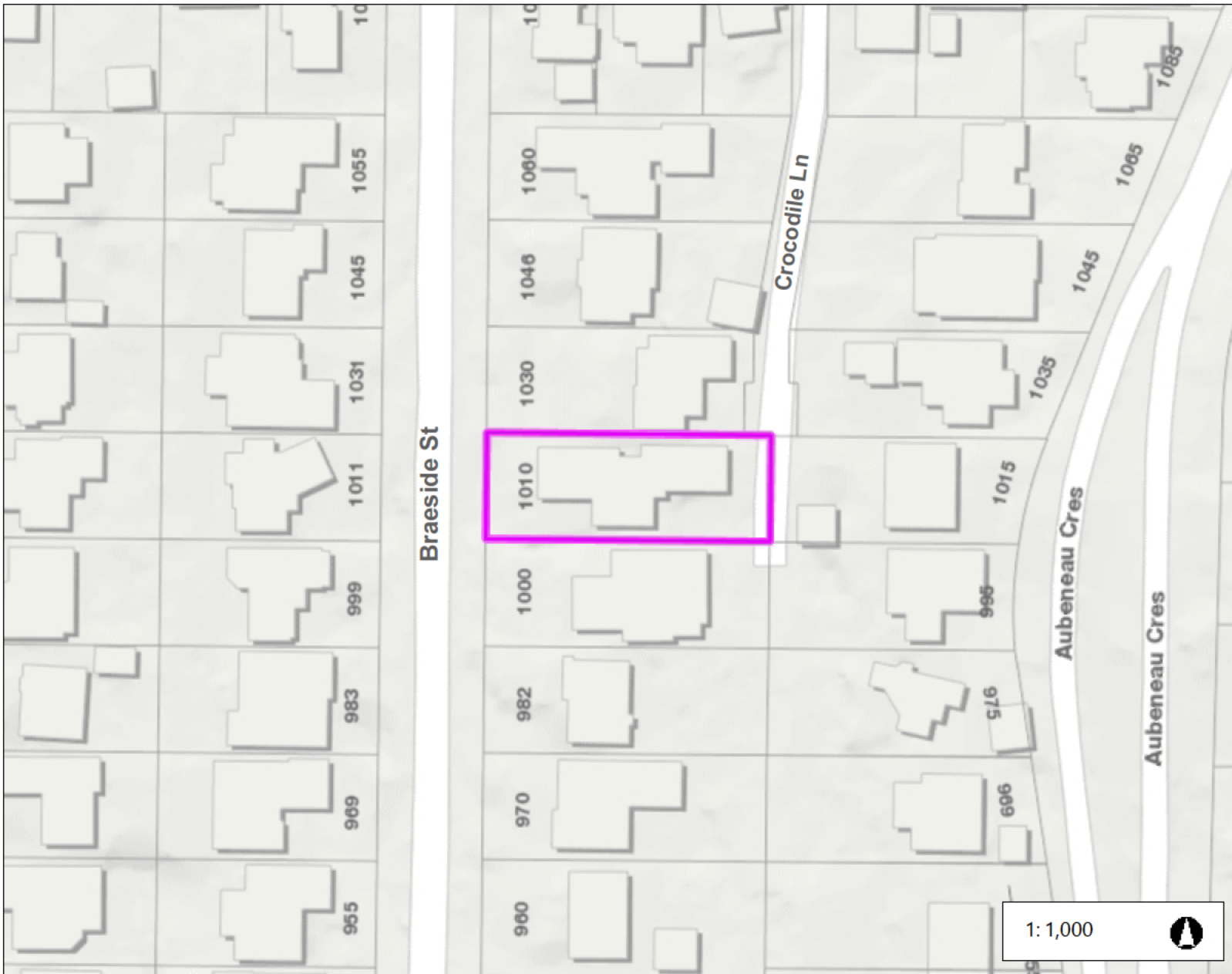


Plans examiner II  
[ncolby@westvancouver.ca](mailto:ncolby@westvancouver.ca)

Enclosure

cc: Secretary, Board of Variance





Legend

Notes

1: 1,000



50.8 0 25.40 50.8 Meters

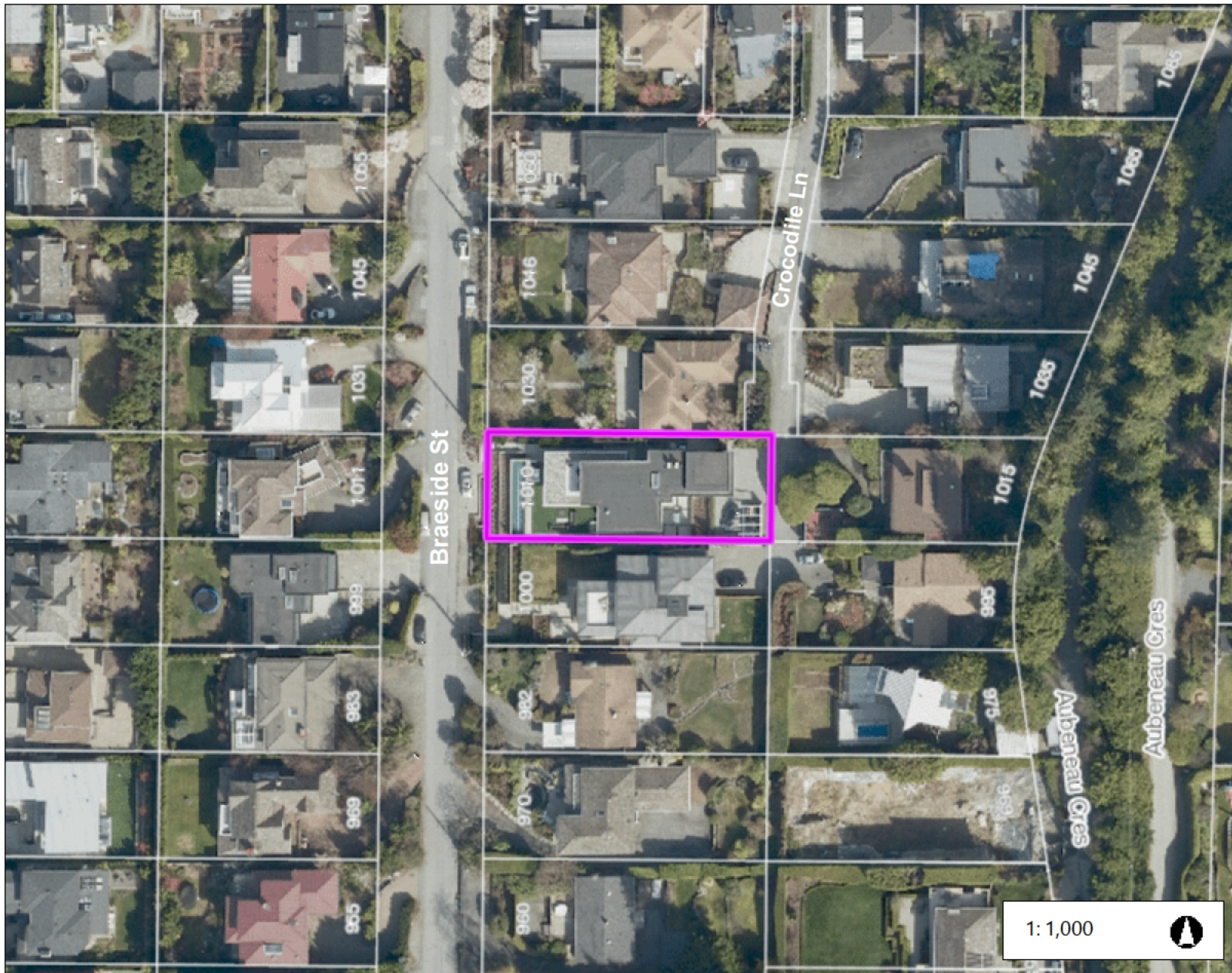
WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

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

**This page intentionally left blank**

**This page intentionally left blank**



Legend

Notes

1:1,000



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

**This page intentionally left blank**

**This page intentionally left blank**



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

## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **2484 Ottawa Avenue**

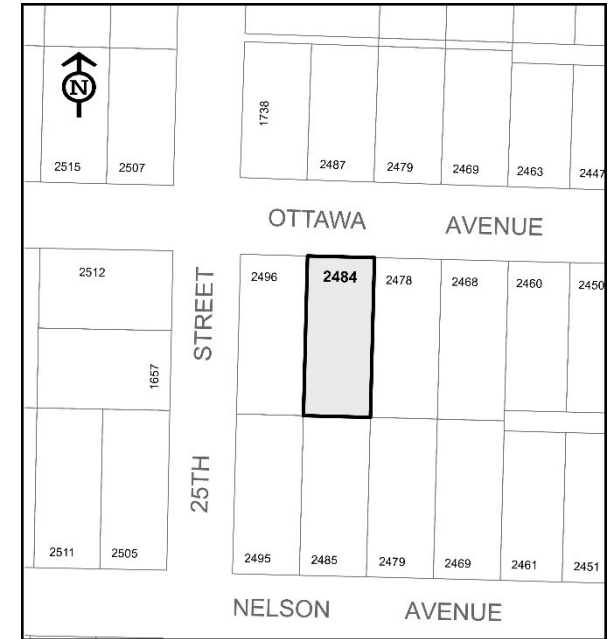
A Board of Variance hearing will be held on:

**Wednesday, February 15, 2023**

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

**The following variance for a proposed single-family dwelling at 2484 Ottawa Avenue will be considered:**

Building Height	Bylaw Requirement	Proposed	Variance
	7.92 m (Step 5)	8.67 m	0.75 m



**To make an appointment to view plans, permit and variance information** contact Terry Yee (Building Inspector) at [tyee@westvancouver.ca](mailto:tyee@westvancouver.ca) or 604-925-7248.

**To view application documents and written submissions, or to enquire about hearing procedures or results** contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities.** Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at [boardofvariance@westvancouver.ca](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

**Please provide written submissions no later than noon on February 15, 2023 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/be-involved/committees-groups/boards/board-variance>

**This page intentionally left blank**

**This page intentionally left blank**



# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 2484 Ottawa Ave.

## Applicant *(please print clearly)*

Name(s): Maryam Asadi

Phone #:

Mailing Address:

s. 22(1)

Cell #:

s. 22(1)

Email Address:

Fax #:

s. 22(1)

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

## Registered Owner *(please print clearly)*

Name(s):

s. 22(1)

Phone #:

Mailing Address:

s. 22(1)

Cell #:

s. 22(1)

Email Address:

Fax #:

## Completed Application Must Include

- A letter (signed original) describing:
  - a) The proposed construction;
  - b) The requested variance(s); and
  - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$800 fee

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

s. 22(1)  
Applicant Signature

17 Jan. 2023  
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: \_\_\_\_\_

**This page intentionally left blank**

**This page intentionally left blank**



To Whom it may concern,

We are reaching out to you regarding the lot located on 2484 Ottawa Ave in West Vancouver. With this letter I would like to request an exception to use the natural contour lines passing from the neighbours property lines to determine the **building height calculation** for my design.

The reason for my request is because the creek on this lot has caused the natural grades to be much lower compared to the neighbouring properties. The average grade of the creek on 2484 Ottawa Avenue, is 7 feet lower than the neighbouring properties and this causes the proposed building to be built much lower than surrounding properties.

This issue will cause several problems when building a new house on 2484 Ottawa Ave.

Some of these problems will be:

- The basement elevation would be much lower than the creek elevation
- Being lower than the creek elevation will cause the underground water to affect the proposed building
- The neighbouring properties would create a shadow on the proposed property
- The driveway slope would be incredibly steep
- The proposed property would lose its view and light exposure

It's also important to consider that since the FSR bylaw has changed, the proposed building footprint would be much smaller than the neighbours. If we use the higher grades as our average grades, then we'll have to position the building towards the North as possible which as a result will cause more shadows from neighbouring properties and cause us to lose privacy since the surrounding properties are bigger and facing more towards the South side.

To better demonstrate this request I've included a series of supporting files with this letter for your attention.

Thank you.

**This page intentionally left blank**

**This page intentionally left blank**

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 16, 2023

File: **BP118300**

s. 22(1)

Dear Sir/Madam

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

The plans submitted with your application for a building permit at the above referenced address show that the proposed Single-Family Dwelling will not comply with the Zoning Bylaw.

The Zoning Bylaw, Section 205.10 requires that structures not exceed a height of 7.92 metres (Using the Step 5 Bonus) measured from the lowest of the average natural or finished grades abutting the building as indicated in the table below:

Single-Family Dwelling	Bylaw	Proposed	Variance
Building Height	7.92 m (Step 5)	8.67 m	0.75 m

Comments:

- The variance listed above require that the proposed house is built to STEP 5 so that the bonuses in bylaw 120.29 can take effect.
- Zoning Bylaw 2022 Is In Effect.

---

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

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$800 fee and required attachments, must be received by 1:00 p.m. on Wednesday 18th January 2023. The next Board of Variance Hearing is scheduled for Wednesday 15th February 2023. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**

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

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

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

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

Please do not hesitate to contact me at 604-921-3429 should you require any further information regarding this matter.

Thank you  
s. 22(1)

Nima Karimabadi (on behalf  
of Konstantin Vassev)  
Konstantin Vassev,  
Plans Examiner  
[kvassev@westvancouver.ca](mailto:kvassev@westvancouver.ca)

Enclosure

cc: Secretary, Board of Variance



Legend

Notes

1: 1,000



50.8 0 25.40 50.8 Meters

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

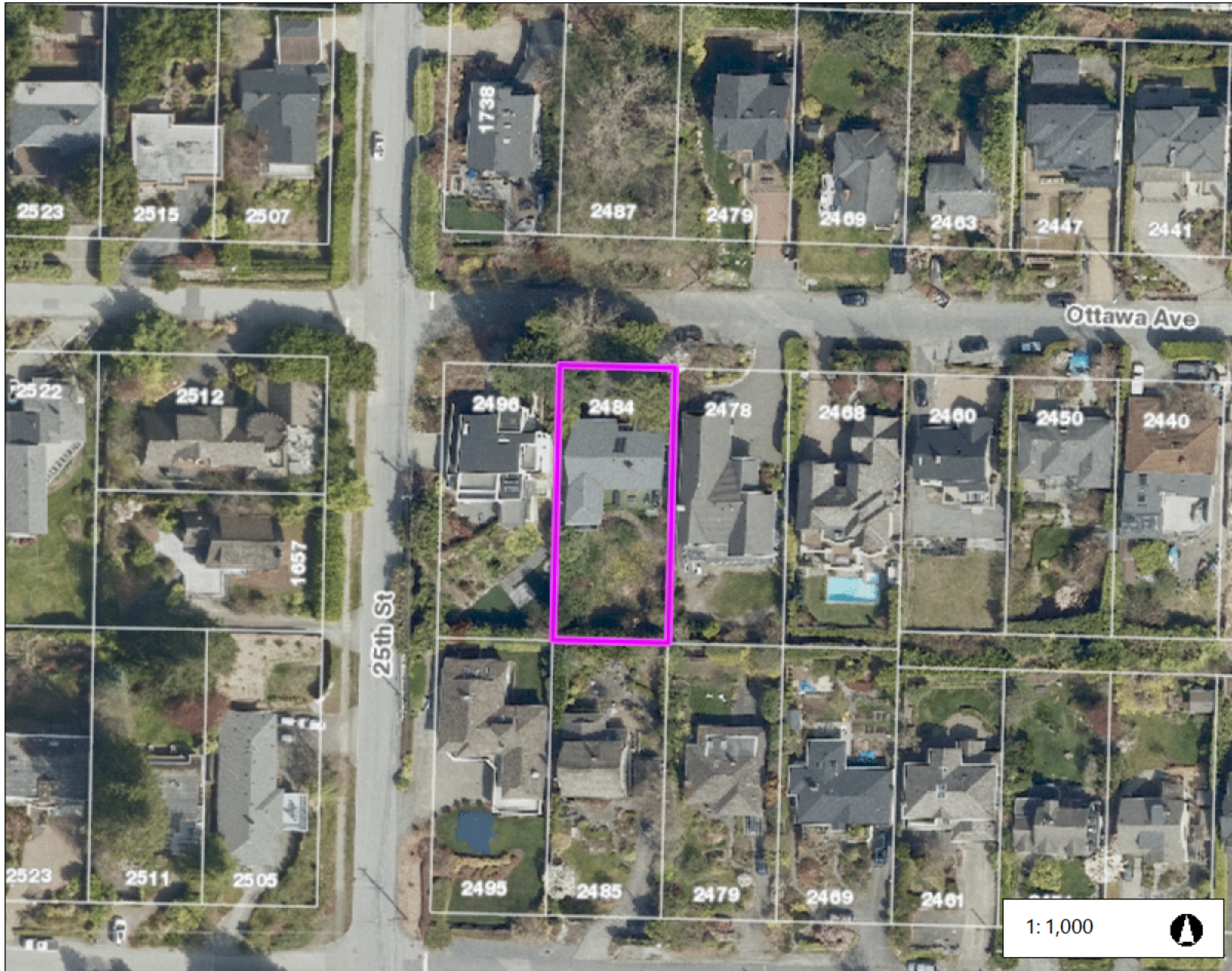
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**This page intentionally left blank**

**This page intentionally left blank**





Legend

Notes

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

**This page intentionally left blank**

**This page intentionally left blank**



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

9.  
23-012



## NOTICE OF BOARD OF VARIANCE HEARING

**NOTE: The application regarding 4702 Caulfeild Drive has been withdrawn.**

Questions? Please contact Terry Yee (Building Inspector) at 604-925-7248.

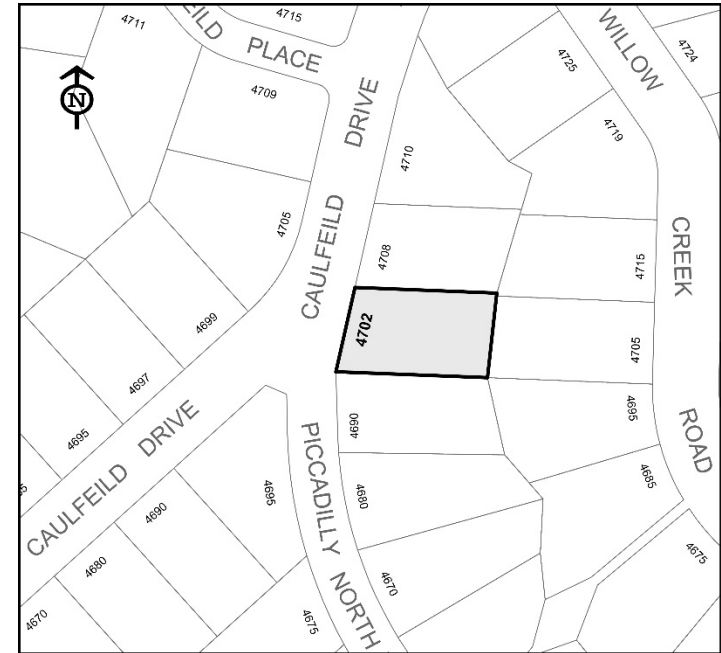
Subject property: **4702 Caulfeild Drive**

A Board of Variance hearing will be held on:

**Wednesday, February 15, 2023  
at 5 p.m. via electronic communication facilities**

**The following variance for a proposed addition  
at 4702 Caulfeild Drive will be considered:**

Combined Side Yard Setback	Bylaw Requirement	Proposed	Variance
	6.43 m	5.14 m	1.29 m



**To make an appointment to view plans, permit and variance information** contact Terry Yee (Building Inspector) at [tyee@westvancouver.ca](mailto:tyee@westvancouver.ca) or 604-925-7248.

**To view application documents and written submissions, or to enquire about hearing procedures or results** contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. **Pursuant to Council Committee Procedure Bylaw No. 5020, 2019, this hearing will be conducted via electronic communication facilities.** Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations (via WebEx video conferencing software) during the Board of Variance hearing please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at [boardofvariance@westvancouver.ca](mailto:boardofvariance@westvancouver.ca); or
- addressed to the Board of Variance and placed in the drop box located at the main entrance of Municipal Hall.

**Please provide written submissions no later than noon on February 15, 2023 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/be-involved/committees-groups/boards/board-variance>

February 1, 2023

5594543v1

**APPLICATION WITHDRAWN**

**westvancouver**

**This page intentionally left blank**

**This page intentionally left blank**



**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**

February 15, 2023

### **Supplemental Agenda Information Package**

<b>For Application 23-011 (2484 Ottawa Avenue)</b>		
<b>SUBMISSION AUTHOR</b>	<b>SUBMISSION DATED</b>	<b>#</b>
Redacted	February 2, 2023	1
Redacted	February 5, 2023	2
Arsa Design Inc.	February 13, 2023	3

Please add these supplemental items to the February 15, 2023 Board of Variance Agenda Package as indicated.

**This page intentionally left blank**

**This page intentionally left blank**

Application 23-011  
(2484 Ottawa Avenue)

**This page intentionally left blank**

**This page intentionally left blank**

**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, February 2, 2023 1:15 PM  
**To:** BoardOfVariance  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** 2484 Ottawa Avenue

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

Hi,

I am the registered owner of [REDACTED] s. 22(1).

We strongly oppose the proposed height variance.

Allowing this variance [REDACTED] s.22(1) would likely have a negative affect on drainage and would affect the resale value [REDACTED] s.22(1). The bylaw requirements were enacted for a reason. There is no reason why a variance should be allowed. The owners if the subject property should be required to build within the existing requirements instead of requesting a 9% variance which is a material difference.

We urge you to follow the existing bylaw requirements.

[REDACTED] s. 22(1)

Sent from my iPhone

**This page intentionally left blank**

**This page intentionally left blank**



**From:** [REDACTED] s. 22(1)  
**Sent:** Sunday, February 5, 2023 2:00 PM  
**To:** BoardOfVariance  
**Subject:** Re: 2484 Ottawa

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

We love our neighbourhood. I have lived with my family [REDACTED] s.22(1) I am apposed to this project. Please save us from industrial sized concrete blocks raising the natural grade above [REDACTED] s.22(1) [REDACTED]. Houses constructed to the max and beyond should not be part of our landscape.

Yours sincerely

[REDACTED] s. 22(1)

**This page intentionally left blank**

**This page intentionally left blank**

**From:** info arsadesign.com <info@arsadesign.com>  
**Sent:** Monday, February 13, 2023 12:30 PM  
**To:** BoardOfVariance  
**Cc:** [REDACTED] s. 22(1)  
**Subject:** 2484 Ottawa Ave.  
**Attachments:** 2484 II.pdf; 2484 Ottawa II.pdf

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

Hi,

Please find attached updated Letter and Support documents for our BOV meeting on Wednesday. I will attend to the meeting myself, bellow are my information.

Amir Soodbakhsh  
[info@arsadesign.com](mailto:info@arsadesign.com)

Regards,

AMIR SOODBAKHS

INTERN ARCHITECT AIBC. MRAIC.

T (604) 716-0479

E [INFO@ARSADESIGN.COM](mailto:INFO@ARSADESIGN.COM)

W [http://secure-web.cisco.com/1vmud5lO0JWLnZdwJuTH3l1wTtRQz1lv\\_X7Cz02RKe8JQjn7zRz3k\\_m4CDu7pf2vHPsNaH9MKtRI0Aw-MIyUTIfiCFJD7KggFjE5QqoTwPiYCEALaVpLv03YWcrcHa\\_kBgE0CAAdj666MPqgsfXn5bUF6W7lJ2UrQ4hySBfSLE22YKJth-RNf3TCdPhgsnbtOD2lY5XsL5LN8i9BF3Zdat\\_34McYL7vO96DBlY\\_IFxCyLa2vYhfFfxl47lkc9RURP4nEOpc4A5OiyOH9sD81L50obgSqvpPnszdZ2\\_gjGz\\_Rwn3hizmxscqyfeFXWab7JU407YXczPEspfNOZFiVgA/http%3A%2F%2FWWW.ARSADESIGN.COM](http://secure-web.cisco.com/1vmud5lO0JWLnZdwJuTH3l1wTtRQz1lv_X7Cz02RKe8JQjn7zRz3k_m4CDu7pf2vHPsNaH9MKtRI0Aw-MIyUTIfiCFJD7KggFjE5QqoTwPiYCEALaVpLv03YWcrcHa_kBgE0CAAdj666MPqgsfXn5bUF6W7lJ2UrQ4hySBfSLE22YKJth-RNf3TCdPhgsnbtOD2lY5XsL5LN8i9BF3Zdat_34McYL7vO96DBlY_IFxCyLa2vYhfFfxl47lkc9RURP4nEOpc4A5OiyOH9sD81L50obgSqvpPnszdZ2_gjGz_Rwn3hizmxscqyfeFXWab7JU407YXczPEspfNOZFiVgA/http%3A%2F%2FWWW.ARSADESIGN.COM)



To Whom it may concern,

We are reaching out to you regarding the lot located on 2484 Ottawa Ave in West Vancouver. With this letter I would like to request an exception to use the natural contour lines passing from the neighbours property lines to determine the **building height calculation** for my design.

The reason for my request is because the creek on this lot has caused the natural grades to be much lower compared to the neighbouring properties. The average grade of the creek on 2484 Ottawa Avenue, is 7 feet lower than the neighbouring properties and this causes the proposed building to be built much lower than surrounding properties.

This issue will cause several problems when building a new house on 2484 Ottawa Ave.

Some of these problems will be:

- The basement elevation would be much lower than the creek elevation
- Being lower than the creek elevation will cause the underground water to affect the proposed building
- The neighbouring properties would create a shadow on the proposed property
- The driveway slope would be incredibly steep
- The proposed property would lose its view and light exposure

It's also important to consider that since the FSR bylaw has changed, the proposed building footprint would be much smaller than the neighbours. If we use the higher grades as our average grades, then we'll have to position the building towards the North as possible which as a result will cause more shadows from neighbouring properties and cause us to lose privacy since the surrounding properties are bigger and facing more towards the South side.

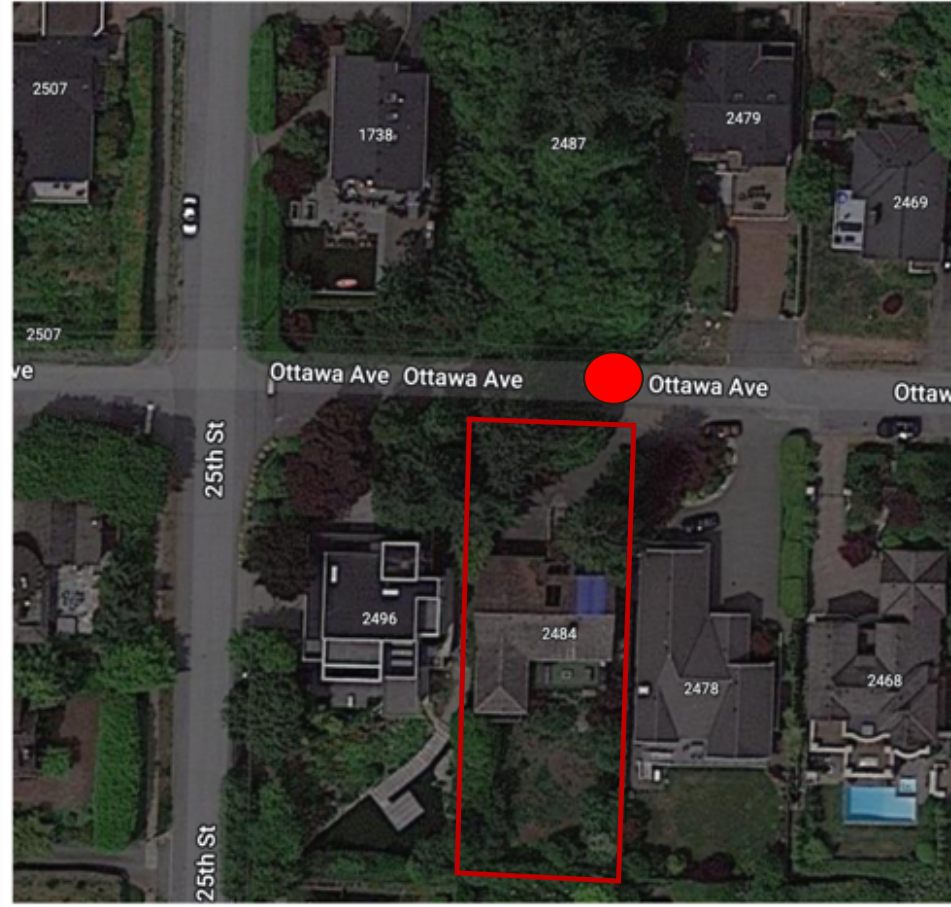
To better demonstrate this request I've included a series of supporting files with this letter for your attention.

Thank you.

Street Views



North view



East view



West view



South view

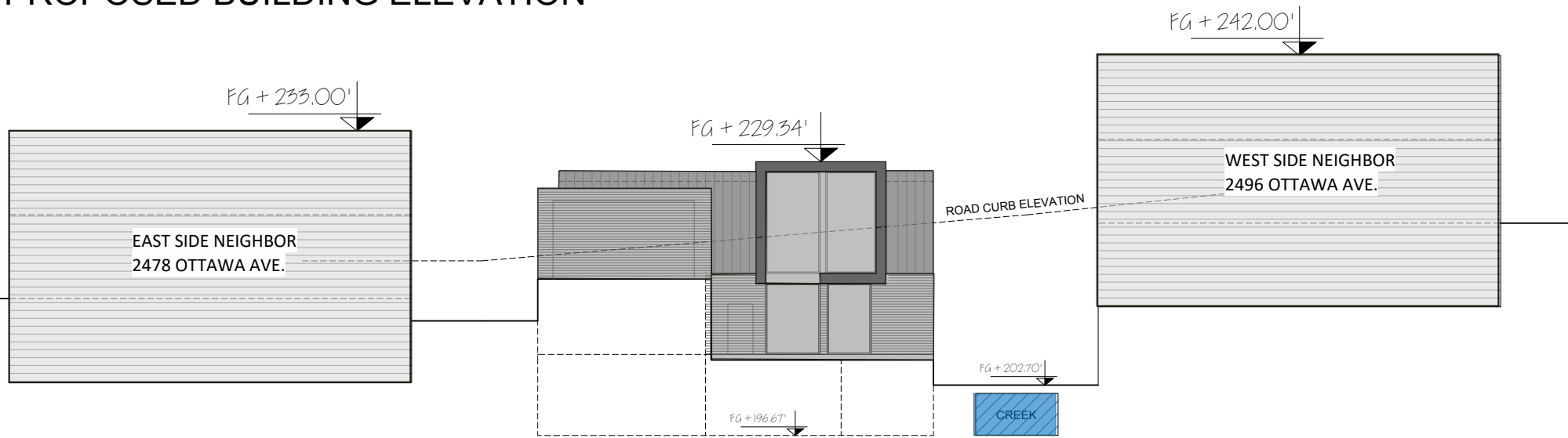


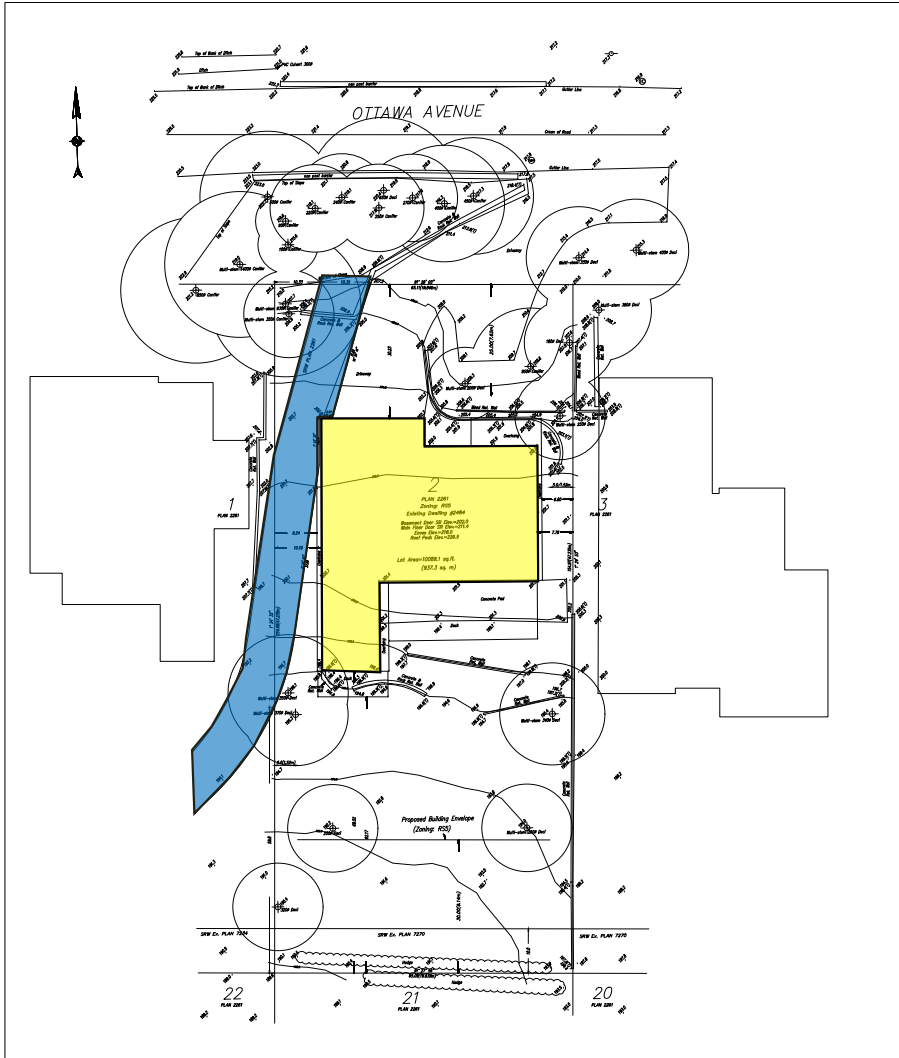


Existing and Proposed natural grades

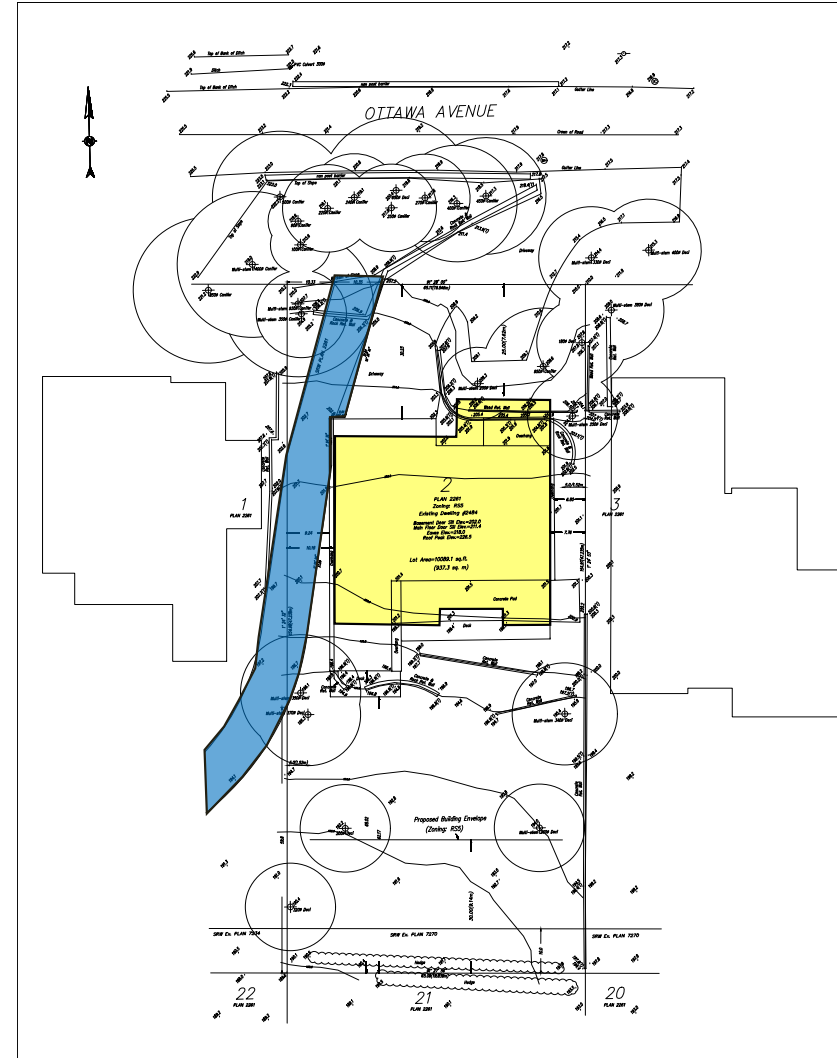
- Existing Natural grades
- Proposed Natural grades

# PROPOSED BUILDING ELEVATION





Existing Building footprint



Proposed Building footprint





The proposed Lower Floor Elevation will be 14 feet lower than neighbor's basement elevation.



The proposed BUILDING Footprint will remain the same as existing Building.



This area is the Covered Creek.



The Creek area grades will remain the same as existing ones.

**This page intentionally left blank**

**This page intentionally left blank**



**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**

February 15, 2023

### **On-Table Agenda Information Package**

<b>For Application 23-009 (1221 Keith Road)</b>		
SUBMISSION AUTHOR	SUBMISSION DATED	#
L. Radage	February 14, 2023	1

<b>For Application 23-010 (1010 Braeside Street)</b>		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 14, 2023	1

<b>For Application 23-011 (2484 Ottawa Avenue)</b>		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 14, 2023	4

Please add these on-table items to the February 15, 2023 Board of Variance Agenda Package as indicated.

**This page intentionally left blank**

**This page intentionally left blank**

Application 23-009  
(1221 Keith Road)

**This page intentionally left blank**

**This page intentionally left blank**

---

**From:** Lesel Radage [REDACTED] s. 22(1)  
**Sent:** Tuesday, February 14, 2023 8:06 PM  
**To:** BoardOfVariance <boardofvariance@westvancouver.ca>  
**Subject:** Appl 23-009 - 1221 Keith Road

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

Please see attached support from our neighbours.



West Vancouver Board of Variance  
Council Chamber  
Municipal Hall, 750 17th Street  
West Vancouver, BC

Re: 1221 Keith Road, West Vancouver, BC V7T 1N1

To Whom it May Concern,

I am aware that my neighbors at 1221 Keith Road are planning a small renovation to their living room that will include replacing the current front door with a new sliding patio door and enclosing the front porch.

I understand that the work requires a variance to allow extension of the front entryway so that it is flush with the exterior of the house. And that this variance is within the previously granted BOV approval for the home's lower and upper decks.

I am in support of the variance.

Name	Address	Sign s. 22(1)
s. 22(1)	s. 22(1)	[Redacted]
s. 22(1)	s. 22(1)	(Not home)
s. 22(1)	s. 22(1)	s. 22(1)
s. 22(1)	s. 22(1)	s. 22(1)
s. 22(1)	s. 22(1)	s. 22(1)



Application 23-010  
(1010 Braeside Street)

**This page intentionally left blank**

**This page intentionally left blank**

From: [REDACTED] s. 22(1)  
Sent: Tuesday, February 14, 2023 8:54 PM  
To: BoardOfVariance <boardofvariance@westvancouver.ca>; Terry Yee <tyee@westvancouver.ca>  
Cc: [REDACTED] s. 22(1)  
Subject: Board of Variance Meeting, February 15, 2023

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

To: Board of Variance, District of West Vancouver

Re: 1010 Braeside Street

My [REDACTED] s.22(1) are [REDACTED] s.22(1) years of age and have lived at [REDACTED] s.22(1), since [REDACTED] s. 22(1) [REDACTED] s. 22(1) 1010 Braeside.

We enjoy a small community of neighbours who include people [REDACTED] s.22(1) who have lived [REDACTED] s. 22(1). We have never made a submission to the Board of Variance in the past.

The lane [REDACTED] s. 22(1) is narrow. Since the subject wall and aluminum carport roof supports were installed, [REDACTED] s.22(1) contacting the shape edges of the aluminum supports.

It is difficult [REDACTED] s.22(1) several times. [REDACTED] s. 22(1) the sharp edges of the aluminum supports [REDACTED] s. 22(1) (see attached photos below).

We submit that the presence of the aluminum supports [REDACTED] s. 22(1), mounted as they are on the outside of the concrete wall, represent a significant hardship [REDACTED] s.22(1) If the aluminum supports were to be secured to the inside of the concrete wall, or the carport roof were to be supported in some other fashion from inside the concrete wall, we would have no objection to maintaining the wall or carport roof.

With respect, [REDACTED] s. 22(1)



s. 22(1)

Incurred against the middle of the wall:

s.22(1)



Incurred against the south end of the wall:

s.22(1)







Sent from my iPad

**This page intentionally left blank**

**This page intentionally left blank**



Application 23-011  
(2484 Ottawa Avenue)

**This page intentionally left blank**

**This page intentionally left blank**

**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, February 14, 2023 5:00 PM  
**To:** BoardOfVariance  
**Subject:** [REDACTED] s.22(1)

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

Hi,

I am the owner of [REDACTED] s. 22(1). I would like to object 2484 Ottawa Ave plan. The increase height of the building would still have an affect on the [REDACTED] s.22(1). The condition of their surrounding still haven't improve. Basically nothing at all. The owner rent the house out and renter party until 1am. [REDACTED] s. 22(1) this kind of neighbour, would you willing to give in?!

Have a good day!  
[REDACTED] s. 22(1)

**This page intentionally left blank**

**This page intentionally left blank**