



**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**

June 21, 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 June 21, 2023 Board of Variance hearing agenda be approved as circulated.

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

RECOMMENDATION:

THAT the May 17, 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 23-024 (5866 Eagle Island) regarding a proposed accessory building with the following variances:**

- a) 0.34 m to Minimum Side Yard Setback
- b) 1.0 m to Accessory 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 23-024 regarding a proposed accessory building at 5866 Eagle Island with variances of:

- 0.34 m to Minimum Side Yard Setback
- 1.0 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated February 15, 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 23-024 regarding a proposed accessory building at 5866 Eagle Island with variances of:

- 0.34 m to Minimum Side Yard Setback
- 1.0 m to Accessory Building Height

BE NOT ALLOWED pursuant to the plans dated February 15, 2023 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 23-024 (5866 Eagle Island) to the next Board of Variance hearing.

**7. Application 23-025 (5935 Falcon Road) regarding a proposed single-family dwelling with the following variances:**

- a) 6.74 m to Front Yard Setback (cantilevered slab structure)
- b) 21.5 % to Highest Building Face Exemption (single-family dwelling).

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 23-025 regarding a proposed single-family dwelling at 5935 Falcon Road with variances of:

- 6.74 m to Front Yard Setback (cantilevered slab structure)
- 21.5 % to Highest Building Face Exemption (single-family dwelling)

BE ALLOWED pursuant to the plans dated January 23, 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 23-025 regarding a proposed single-family dwelling at 5935 Falcon Road with variances of:

- 6.74 m to Front Yard Setback (cantilevered slab structure)
- 21.5 % to Highest Building Face Exemption (single-family dwelling)

BE NOT ALLOWED pursuant to the plans dated January 23, 2022 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 23-025 (5935 Falcon Road) to the next Board of Variance hearing.

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

RECOMMENDATION:

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

- Application 23-024 (5866 Eagle Island)
  - Application 23-025 (5935 Falcon Road)
- up to and including June 21, 2023 be received.

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

**10. Next Hearing**

The next Board of Variance hearing is scheduled for July 19, 2023.

**11. Adjournment**

RECOMMENDATION:

THAT the June 21, 2023 Board of Variance hearing be adjourned.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, MAY 17, 2023**

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

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

**1. Call to Order**

The hearing was called to order at 5:01 p.m.

**2. Introduction**

Staff introduced the Board Members and described the hearing procedure.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

THAT the May 17, 2023 Board of Variance hearing agenda be approved as circulated.

CARRIED

**4. Adoption of the April 19, 2023 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on April 19, 2023.

It was Moved and Seconded:

THAT the April 19, 2023 Board of Variance hearing minutes be adopted as circulated.

CARRIED

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

Chair Radage read out the following statement regarding Time Limit of Order Approving a Variance and noted that the time limit applied to each application approved by the Board:

Pursuant to section 542(3) of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw, and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Further, if

that construction is not substantially started within 2 years after the Order was made, or within a longer or shorter time period established by the Order, the permission of the Board terminates and the bylaw applies.

**6. Application 23-016 (2366 Lawson Avenue)**

Staff confirmed the following requested variance regarding proposed mechanical equipment:

- a) 0.62 m to Combined Side Yard Setback.

Staff informed of written submissions received for this application prior to the Board of Variance hearing, and that this application was first brought before the Board of Variance at the March 15, 2023 hearing, at which time further consideration was deferred until such time that the applicant could confirm whether or not the operating noise of the subject mechanical equipment will not exceed the levels permitted by the District’s bylaws.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 16, 2023	1
Redacted	February 16, 2023	2
Redacted	February 19, 2023	3
Redacted	March 1, 2023	4
Redacted	April 17, 2023	5
Redacted	May 3, 2023	6
Redacted	May 4, 2023	7
Redacted	May 4, 2023	8
Redacted	May 15, 2023	9

Staff provided permit history of the subject property.

D. Pecchia (representing the owner of 2366 Lawson Avenue) described the variance application for proposed mechanical equipment 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 February 13, 2023, including the applicant’s letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of D. Pecchia:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 23-016 regarding proposed mechanical equipment at 2366 Lawson Avenue with a variance of:

- 0.62 m to Combined Side Yard Setback
- BE ALLOWED pursuant to the plans dated February 2, 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.

CARRIED

**7. Application 23-020 (3555 Sunset Lane)**

Staff confirmed the following requested variance regarding a proposed deck:

- a) 6.12m to Front Yard Setback.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

J. Rommel (Rommel Design Ltd., representing the owner of 3555 Sunset Lane) and I. Metcalfe (3555 Sunset Lane) described the variance application for a proposed deck 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.

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 March 20, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of J. Rommel and I. Metcalfe:

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 23-020 regarding a proposed deck at 3555 Sunset Lane with a variance of:

- 6.12m to Front Yard Setback

BE ALLOWED pursuant to the plans dated March 22 and April 11, 2023 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

**8. Application 23-021 (1405 28th Street)**

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

- a) 7.82 m to Front Yard Setback
- b) 1.12 m to Minimum Side Yard Setback
- c) 1.8 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	May 16, 2023	1
Redacted	May 16, 2023	2



Staff provided permit history of the subject property.

E. Umanets (Eurohouse Construction, representing the owner of 1405 28th Street) described the variance application for a proposed 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 April 13, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of E. Umanets:

It was Moved and Seconded:

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 23-021 regarding a proposed power pole (accessory structure) at 1405 28th Street with variances of:

- 7.82 m to Front Yard Setback
- 1.12 m to Minimum Side Yard Setback
- 1.8 m to Accessory Building Height

BE NOT ALLOWED pursuant to the plans dated March 29, 2023 submitted with the application.

CARRIED

**9. Application 23-022 (2720 Rosebery Avenue)**

Staff confirmed the following requested variances regarding a proposed detached garage (accessory building) and proposed bridge (accessory structure):

- a) 9.1 m to Front Yard Setback (detached garage)
- b) 3.46 m to Front Yard Setback (bridge)
- c) 0.79 m to Minimum Side Yard Setback (detached garage)

- d) 50 % slope to Retaining Wall Grade Line
- e) 1.2 m to Retaining Wall Exposed Height
- f) 2.3 m to Accessory Building Height (detached garage)
- g) 3.65 m to Accessory Structure Height (bridge)
- h) 1 storey to Number of Storeys for Accessory Building (detached garage).

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	May 17, 2023	1

Staff provided permit history of the subject property.

C. Xie (Urban Life Design Inc., representing the owner of 2720 Rosebery Avenue) described the variance application for a proposed detached garage (accessory building) and proposed bridge (accessory structure) and responded to Board members' questions.

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

Members of the Board considered:

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

Having read the application dated April 16, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of C. Xie:

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 23-022 regarding a proposed detached garage (accessory building)

and proposed bridge (accessory structure) at 2720 Rosebery Avenue with variances of:

- 9.1 m to Front Yard Setback (detached garage)
  - 3.46 m to Front Yard Setback (bridge)
  - 0.79 m to Minimum Side Yard Setback (detached garage)
  - 50 % slope to Retaining Wall Grade Line
  - 1.2 m to Retaining Wall Exposed Height
  - 2.3 m to Accessory Building Height (detached garage)
  - 3.65 m to Accessory Structure Height (bridge)
  - 1 storey to Number of Storeys for Accessory Building (detached garage)
- BE ALLOWED pursuant to the plans dated March 7 and April 14, 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.

Staff responded to a Board member's question. The question was called on the motion.

CARRIED

**10. Application 23-023 (4172 Rose Crescent)**

Staff confirmed the following requested variance regarding a deck and additions:

- a) 2.54 m to Front Yard Setback from North Side of Rose Crescent.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
A. Martin	May 16, 2023	1

Staff provided permit history of the subject property.

A. Martin (4172 Rose Crescent) described the variance application for a deck and additions and responded to Board members' questions.

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

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site

- adversely affect the natural environment
- substantially affect the use and enjoyment of adjacent land
- vary permitted uses and densities under the applicable bylaw; or
- defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated April 17, 2023, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of A. Martin:

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 23-023 regarding a deck and additions at 4172 Rose Crescent with a variance of:

- 2.54 m to Front Yard Setback from North Side of Rose Crescent
- BE ALLOWED pursuant to the plans dated January 17, February 21, and April 18, 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.

CARRIED

#### 11. Receipt of Written and Oral Submissions

It was Moved and Seconded:

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

- Application 23-016 (2366 Lawson Avenue);
- Application 23-020 (3555 Sunset Lane);
- Application 23-021 (1405 28th Street);
- Application 23-022 (2720 Rosebery Avenue);
- Application 23-023 (4172 Rose Crescent);

up to and including May 17, 2023, be received.

CARRIED

#### 12. Public Question Period

There were no questions.

#### 13. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for June 21, 2023 at 5 p.m.

**14. Adjournment**

It was Moved and Seconded:

THAT the May 17, 2023 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:56 p.m.

Certified Correct:

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

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

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

## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **5866 Eagle Island**

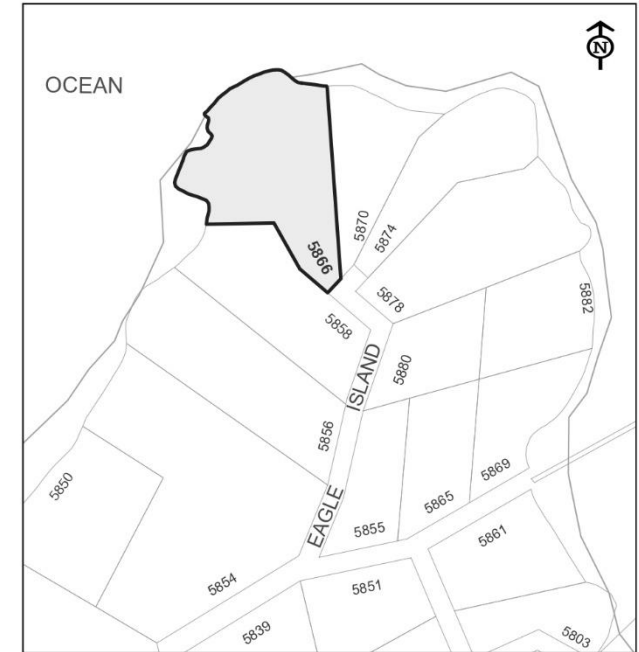
A Board of Variance hearing will be held on:

**Wednesday, June 21, 2023**

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

**The following variances for a proposed accessory building at 5866 Eagle Island will be considered:**

Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	1.18 m	0.34 m
Accessory Building Height	Bylaw Requirement	Proposed	Variance
	3.7 m	4.7 m	1.0 m



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

**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 June 21, 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>

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

# Board of Variance Application Form

**Subject Property** (please print clearly)

Address: 5866 EAGLE ISLAND WEST VANCOUVER B.C.

**Applicant** (please print clearly)

Name(s): ERICH REISEN Phone #: s. 22(1)

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

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

Interest of Applicant: s. 22(1)

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

**Registered Owner** (please print clearly)

Name(s): s. 22(1) Phone: s. 22(1)

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

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 available under for the Board of Variance Hearing.

s. 22(1)  
Applicant Sign: \_\_\_\_\_

MAY 15 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 Modification: The information on this form is collected under the general authority of the Local Government Act and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the Freedom of Information and Protection of Privacy Act apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: \_\_\_\_\_ Date: \_\_\_\_\_

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Hardship letter,

To whom it may concern,

s. 22(1) purchased his home and property at 5866 Eagle Island. s. 22(1) purchased the property s. 22(1). When s. 22(1) purchased the property there was an existing shed in the rear of the property which was originally built in 2006. s. 22(1) was told that the shed was not a permitted structure and may have been built too close to his property line. s. 22(1) then had the shed surveyed and it was discovered the shed was 1' too close to the property line and also 1' higher than it should be for an auxiliary building. s. 22(1) then applied for a permit to have the shed taken apart and moved to a different location to conform with the building set backs and height requirements. After discussing the planned construction with his neighbour, s.22(1), it was discovered that the new location would not be favourable for either property owner.

The new location would take up the majority of the small flat yard area in the rear of 5866 and would also be a very costly relocation and construction.

The new location would take away the views from 5870 and eliminate the limited sunlight on the rear yard of 5870. s.22(1) back yard would be blocked of sunlight and also take away from the natural views.

After much discussion with the property owners and the planning department a very logical and simple solution was put forward. Both parties agreed to apply for a variance for the height and set back location of the shed.

Eagle Island properties are extremely challenging to work with. They are not flat, usually consist of rock face cliffs and awkward shaped lots. The original shed was built in its location so it would not take away from the limited flat land at the rear of the s. 22(1) home and also not to interfere with the s. 22(1) views and natural sunlight.

To dismantle and rebuild the shed would come at a high monetary cost to s. 22(1). Also removing the shed and rebuilding the new shed would create unnecessary environmental impact. Building in Eagle island is extremely challenging. All materials must come and leave the island on barge, then they are carried up to waiting trucks in West Van yacht club. The carbon imprint would be substantial, the unnecessary use of resources would be substantial, the traffic and impact on neighbours and local business would be substantial and unnecessary. Granting a variance for the 1' set back and the 1' height is a simple and logical solution to this situation.

The existing shed had been in place for the last 15 yrs and works well where it sits. To remove and rebuild the shed would be costly and also have drastic negative effects for the s.22(1). The owners of 5866 and 5870 Eagle Island are happy with where the shed is located. The neighbouring businesses are also in support of where the structure is. We have support letters from the neighbours on the island as well as from the surrounding businesses.

Thank you for your time and assistance with this matter.

Respectfully,  
Erich Reisen

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

April 11, 2023

File: **BP117235**



Dear Sir/Madam

**RE: 5866 EAGLE ISLAND  
 F/S 5866 EAGLE ISLAND - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS6 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Accessory Building will not comply with the Zoning Bylaw because it does not maintain the required 1.52m side yard setback and height.

The following non-conformities exist and are listed for reference only:  
 The Zoning Bylaw, Section 206.07(1)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for accessory building	1.52 m	1.18 m	0.34 m

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

	Bylaw	Proposed	Variance
Accessory Building Height for accessory building	3.7 m	4.7 m	1.0 m

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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 4:00 p.m. on **Wednesday, April 19th 2023**. The next Board of Variance Hearing is scheduled for **Wednesday, May 17th 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.

s. 22(1)

Nima Karimabadi  
Supervisor Residential Plans Examiners  
[nkarimabadi@westvancouver.ca](mailto:nkarimabadi@westvancouver.ca)  
Enclosure

cc: Secretary, Board of Variance



Legend

Notes

50.8 0 25.40 50.8 Meters

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

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.

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50.8 0 25.40 50.8 Meters

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

1: 1,000 

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

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

## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **5935 Falcon Road**

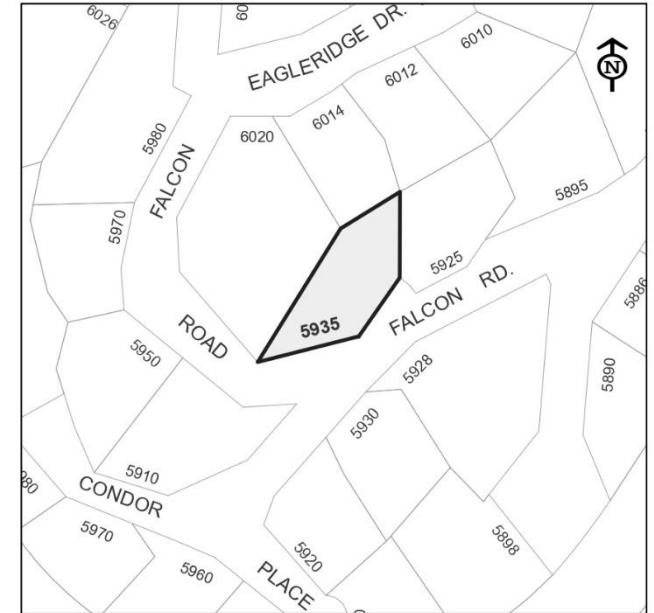
A Board of Variance hearing will be held on:

**Wednesday, June 21, 2023**

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

**The following variances for a proposed single-family dwelling at 5935 Falcon Road will be considered:**

Front Yard Setback (Cantilevered Slab Structure)	Bylaw Requirement	Proposed	Variance
	9.1 m	2.36 m	6.74 m
Highest Building Face Exemption (Single Family Dwelling)	Bylaw Requirement	Proposed	Variance
	33 % of face	54.5 %	21.5 %



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

**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 June 21, 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>

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# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 5935 Falcon Road West Vancouver BC V7W 1W5

## Applicant *(please print clearly)*

Name(s): Alex Voth Phone #: \_\_\_\_\_

Mailing Address: 111-2455 Dollarton Hwy., N.Van. Cell #: 604-812-7810

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

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

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

## Registered Owner *(please print clearly)*

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

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

Email Address: [redacted] 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.**

[redacted] s. 22(1)

5/23/23

**Applicant Signature**

**Date**

**Completed (signed original) applications must be received no later than the deadline date listed on the Board of Variance Deadline and Hearing Schedule (included in this application package). Incomplete applications will not be accepted.**

*Freedom of Information and Protection of Privacy Act Notification:* The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: \_\_\_\_\_ Date: \_\_\_\_\_

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May 23, 2023

Board of Variance  
The Corporation of the District of West Vancouver  
750 17<sup>th</sup> Street  
West Vancouver, B.C.  
V7V 3T3 (604) 925 7004

Re: 5935 Falcon Road, West Vancouver

**Overview:**

The owners of 5935 Falcon Road are seeking to build a new home for his family. Alex Voth Design, and Bearmark Design, has been retained to create a design for this property.

Requested Variances:

**Proposed Non-Conforming:**

Regulation	Required/ Permitted	Proposed	Variance
Minimum Side Yard Setback (Cantilevered Slab Structure)	9.1m	2.36m	6.74m
Highest Building Face	33% of face	54.5%	21.5%

**Hardship**

The hardships for this property are a steep site topography that exists, which is mainly granite, and an irregular shape lot, creating a challenging building envelope for a single-family residence. While attempting to fit the house onto the property, and create a safe vehicular entry and exit, a retaining wall and landing was designed so the owners would not have to reverse down their driveway. To disguise the retaining wall, the wall has been inset, behind the slab edge, to reduce the visual impact from Falcon Road. Also, because of the steep terrain and irregular shaped lot, a building face variance would be required to fit s.22(1) upstairs, since the front yard setbacks forces the house design to be long and narrow. The owner encourages any interested Board of Variance members and neighbours to visit the site, for a better understanding of the current conditions. Additionally, if you have any questions or require information, please don't hesitate to contact me or Amber Paul from Bearmark Design.

Thank you very much for your consideration of this proposal.

Sincerely,

Alex Voth

Alex Voth Design

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

April 14, 2023

File: **BP118043**

s.22(1)

Dear Sir/Madam,

**RE: 5935 FALCON ROAD - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS3 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed new single family dwelling will not comply with the Zoning Bylaw because it does not maintain the required front yard setback for a structure that exceeds the grade line and exceeds the permitted 33% highest building face exemption.

The Zoning Bylaw, Section 130.04 (4) and (5)(d), requires a front yard setback to a structure exceeding the grade line as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for cantilevered slab structure	9.1 m	2.36 m	6.74 m

The Zoning Bylaw section 130.10 (3) limits the highest building face envelope exemption to a maximum as indicated in the table below:

	Bylaw	Proposed	Variance
Highest Building Face Exemption for single family dwelling	33 % of face	54.5 %	21.5 %

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

- Above grade pool is in the front yard setback

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

- revise your plans to conform to the Zoning Bylaw; **or**
- make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).

- 
- 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 **April 19, 2023**. The next Board of Variance Hearing is scheduled for **May 17, 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.

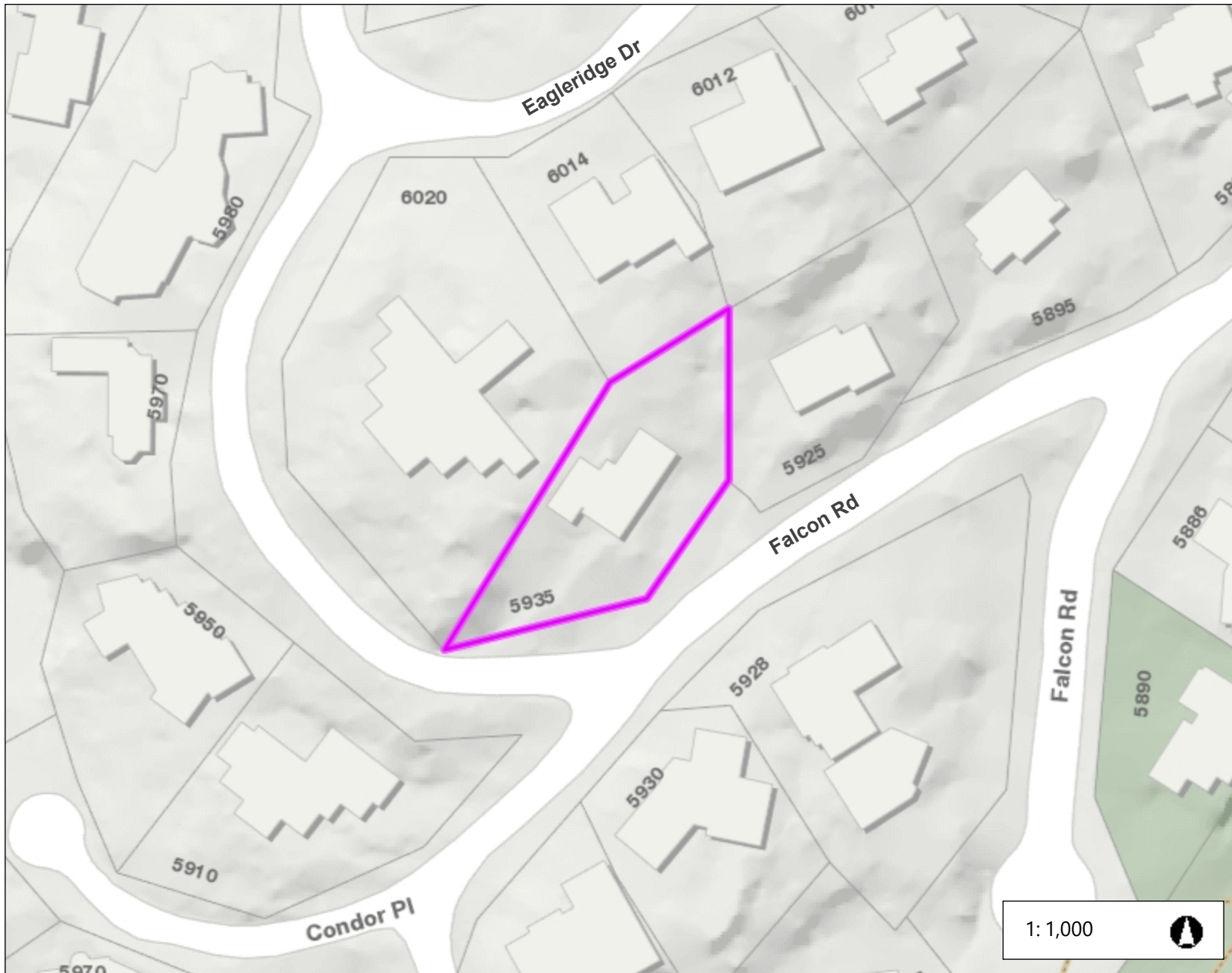
The Board of Variance members may visit the site as part of the variance consideration.

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 604-921-3450 should you require any further information regarding this matter. Thank you.

s. 22(1)

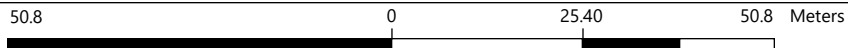
Colin Coulter  
Plans Examiner  
[ccoulter@westvancouver.ca](mailto:ccoulter@westvancouver.ca)  
cc:me  
Enclosure  
cc: Secretary, Board of Variance



Legend

Notes

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

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**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

June 21, 2023

### Supplemental Agenda Information Package

For Application 23-024 (5866 Eagle Island)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 8, 2023	1
Redacted	June 9, 2023	2
Redacted	June 12, 2023	3
Redacted	June 12, 2023	4
Redacted	June 12, 2023	5

For Application 23-025 (5935 Falcon Road)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 14, 2023	1
Redacted	June 14, 2023	2
Redacted	Undated	3
Redacted	June 15, 2023	4
Redacted	June 17, 2023	5
Redacted	June 19, 2023	6
Redacted	June 19, 2023	7
Redacted	June 19, 2023	8
Redacted	June 19, 2023	9
Redacted	June 19, 2023	10
Redacted	June 20, 2023	11

Please add these supplemental items to the June 21, 2023 Board of Variance Agenda Package as indicated.

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Application 23-024  
(5866 Eagle Island)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 8, 2023 2:34 PM  
**To:** BoardOfVariance  
**Subject:** Fwd: 5866 Eagle Island Proposed Variance for accessory building  
**Importance:** High

**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 received several copies of the Notice of Board Variance Hearing for June 21, 2023.

The Notice provided does not disclose sufficient information regarding the Application.

It does not state which side yard setback is being adjusted.

It does not indicate where the accessory building will be located on the lot. The lot climbs from 0 feet to approximately 150 feet above sea level. The location of the building is relevant in determining whether or not the additional requested height is objectionable.

Without sufficient detail, we must formally object to the application. If you are able to provide more detail, we may be prepared to consent to the application. Please advise.

Please confirm receipt of this submission given that "technical issues may affect receipt of electronic submissions".

Thank you.

[REDACTED] s. 22(1)

West Vancouver BC [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, June 9, 2023 1:12 PM  
**To:** BoardOfVariance  
**Subject:** Variance for proposed accessory building at 5866 Eagle Island

**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

From: [REDACTED] s. 22(1) West Vancouver, BC

Re: Variance for proposed accessory building at 5866 Eagle Island

Thank you for the opportunity to make a submission regarding the variance for 5866 Eagle Island. I am the resident and home owner at [REDACTED] s. 22(1). I support the proposed variance, as it is a common sense solution with no serious adverse impacts.

Best regards,  
[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 12, 2023 8:14 PM  
**To:** BoardOfVariance  
**Subject:** Fwd: [REDACTED] s. 22(1) Variance 5866 Eagle Island

**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.

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED] s. 22(1)  
**Date:** June 12, 2023 at 4:12:20 PM PDT  
**To:** wv Mayor & Council <MayorandCouncil@westvancouver.ca>, Erich Reisen [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** [REDACTED] s. 22(1) Variance 5866 Eagle Island

Dear Mayor & Councillors

We are [REDACTED] s. 22(1) property (5866). We have lived at this address for [REDACTED] s. 22(1). The SHED in question for variance approval was built back in 2006 by the previous owners without a permit. When [REDACTED] s. 22(1) bought the property [REDACTED] s. 22(1) they were advised that the shed was not a permitted structure. They had it surveyed and confirmed it did not meet the municipality guide lines. They explored various options one of which was have it removed and rebuilt in the backyard immediately behind [REDACTED] s. 22(1) and the physical size would virtually block all [REDACTED] s. 22(1). [REDACTED] s. 22(1), the proposed location was definitely not what we wanted to happen. [REDACTED] s. 22(1) agreed the best option was to leave SHED in its existing location and apply for a variance, this would be aesthetically and financially preferable. So we are in favour of the Mayor & Council approving the Variance that has been put forth for allowing the SHED to remain in its existing location.

Thank you

Respectfully Submitted

[REDACTED] s. 22(1)

Sent from my iPad

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 12, 2023 8:14 PM  
**To:** BoardOfVariance  
**Subject:** Fwd: [REDACTED] s. 22(1) Variance 5866 Eagle Island

**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.

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED] s. 22(1)  
**Date:** June 12, 2023 at 6:09:01 PM PDT  
**To:** wv Mayor & Council <MayorandCouncil@westvancouver.ca>, Erich Reisen [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** [REDACTED] s. 22(1) Variance 5866 Eagle Island

Dear Mayor & Council

We are [REDACTED] s. 22(1), we sent a letter outlining our approval for the Variance but there is one issue that I forgot to mention .  
Currently [REDACTED] s. 22(1) have a permit to build a similar sized SHED in the their back yard and would have to remove the existing SHED that is Non Conforming and not permitted.  
However when the Board accepts and approves the variance for existing Shed We would want assurance that the permit would be withdrawn so that there is no possibility of another SHED been built on that property ( 5866 Eagle Island )

Thank You

Respectfully Submitted

[REDACTED] s. 22(1)

Sent from my iPad

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 12, 2023 8:15 PM  
**To:** BoardOfVariance  
**Subject:** Fwd [REDACTED] s. 22(1) variance 5866 Eagle Island WV

**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.

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED] s. 22(1)  
**Date:** June 12, 2023 at 3:26:15 PM PDT  
**To:** wv Mayor & Council <MayorandCouncil@westvancouver.ca>  
**Subject:** Fwd [REDACTED] s. 22(1) variance 5866 Eagle Island WV

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED] s. 22(1)  
**Date:** June 12, 2023 at 1:46:06 PM PDT  
**To:** [REDACTED] s. 22(1)  
**Cc:** [REDACTED] s. 22(1)  
[REDACTED] s. 22(1)  
**Subject:** Re [REDACTED] s. 22(1) variance

We are [REDACTED] s. 22(1) property with views of both [REDACTED] s.22(1). The notice from the WV Board of Variance is unclear, if we are voting on keeping the existing auxiliary building, then we are 110% in favour of the variance for the existing building being granted for all the reasons outlined below in Erich Reisen's email. If the variance is for a new building being proposed, we would need more information.

[REDACTED] s.22(1) Board of Variance meeting and will be unable to attend. However, we would like our submission to be presented by Eric Reisen or the [REDACTED] s. 22(1) at the zoom hearing.

With our kindest regards,

[REDACTED] s. 22(1)

On Jun 9, 2023, at 09:32, [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

wrote:

----- Forwarded message -----

From: Erich Reisen [REDACTED] s. 22(1)

Date: Thu, Jun 8, 2023 at 6:53 PM

Subject: Re: [REDACTED] s. 22(1) variance

To: [REDACTED] s. 22(1)

Hello Eagle Island neighbours,

I have just bumped into a neighbour and they were inquiring about a Board of Variance Hearing for 5866 Eagle Island. I am assisting [REDACTED] s. 22(1) with the variance application and request. The letter from the district is very vague and does not clearly explain what the variance request is for. Please see my letter to the district regarding the request to keep an EXISTING auxiliary building where it is and not move or rebuild it. The structure was built 15 yrs ago and the only issue with the building is that it is 0.34m too close to the set back and 1.0 m too high from the average grade. If the variance is declined then Mr [REDACTED] s. 22(1) as the right to move the structure to other locations on his lot. Please see my letter below that explains the situation and if you have any questions please feel free to contact me.

Respectfully

Erich Reisen

[REDACTED] s. 22(1)

> On May 15, 2023, at 8:28 PM, Erich Reisen [REDACTED] s. 22(1)

wrote:

>

>

>>

>> Hardship letter,

>> To whom it may concern,

>> [REDACTED] s. 22(1) purchased his home and property at 5866 Eagle Island.

[REDACTED] s. 22(1) purchased the property [REDACTED] s. 22(1). When [REDACTED] s. 22(1) purchased the

property there was an existing shed in the rear of the property which

was originally built in 2006. [REDACTED] s. 22(1) was told that the shed was not a

permitted structure and may have been built too close to his property

line. [REDACTED] s. 22(1) then had the shed surveyed and it was discovered the

shed was 1' too close to the property line and also 1' higher than it

should be for an auxiliary building.

>> [REDACTED] s. 22(1) then applied for a permit to have the shed taken apart and

moved to a different location to conform with the building set backs

and height requirements. After discussing the planned construction with

[REDACTED] s.22(1)

[REDACTED], it was discovered

that the new location would not be favourable for either property owner.

>> The new location would take up the majority of the small flat yard area in the rear of 5866 and would also be a very costly relocation and construction.

>> The new location would take away the views from 5870 and eliminate the limited sunlight on the rear yard of 5870. s. 22(1) back yard would be blocked of sunlight and also take away from the natural views.

>> After much discussion with the property owners and the planning department a very logical and simple solution was put forward. Both parties agreed to apply for a variance for the height and set back location of the shed.

>> Eagle Island properties are extremely challenging to work with. They are not flat , usually consist of rock face cliffs and awkward shaped lots. The original shed was built in its location so it would not take away from the limited flat land at the rear of the s. 22(1) home and also not to interfere with the s. 22(1) views and natural sunlight.

>> To dismantle and rebuild the shed would come at a high monetary cost to s. 22(1) . Also removing the shed and rebuilding the new shed would create unnecessary environmental impact. Building in Eagle island is extremely challenging . All materials must come and leave the island on barge, then they are carried up to waiting trucks in West Van yacht club. The carbon imprint would be substantial, the unnecessary use of resources would be substantial, the traffic and impact on neighbours and local business would be substantial and unnecessary. Granting a variance for the 1' set back and the 1' height is a simple and logical solution to this situation.

>> The existing shed had been in place for the last 15 yrs and works well where it sits. To remove and rebuild the shed would be costly and also have drastic negative effects for the s. 22(1) . The owners of 5866 and s. 22(1) Eagle Island are happy with where the shed is located. The neighbouring businesses are also in support of where the structure is. We have support letters from the neighbours on the island as well as from the surrounding businesses.

>> Thank you for your time and assistance with this matter.

>> Respectfully,

>> Erich Reisen

>>

>>

>>> On Apr 19, 2023, at 12:00 PM, s. 22(1) wrote:

>>>

>>>

>>> <2023-04-19 11-17.pdf>

>>

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Application 23-025  
(5935 Falcon Road)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 14, 2023 2:34 PM  
**To:** BoardOfVariance  
**Subject:** 5935 Falcon 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.

We are [REDACTED] s. 22(1) to the subject property. We strongly believe that the West Vancouver bylaws must be upheld when it comes to building and land use in our area in order to preserve the integrity of the area.

This is a steep, rocky, dry (in summer) area with established trees and bushes between the houses that help maintain the stability of the cliff. The area is called Eagle Ridge and the street is named Falcon Road. Both species of bird are frequently seen in above the houses. Do we want the area to be renamed Clearcut, Blasting, Concrete Retaining Wall?

The lots on Falcon Road are large and were deliberately drawn at an angle to the road to allow for space to put in a reasonably inclined driveway and a large family home, while allowing space around the houses for plantings, privacy and maintaining the stability of the steep land. It is a beautiful and special area that we must endeavour to preserve. The existing home on the lot is over 3000 sq ft, plus space for an integral double carport, and multiple decks. The current family home already has a beautiful and substantial view to the west and south. There would be no hardship presented to the developer to build a house, even a large house, within the existing bylaws for this lot.

A substantial variance on the Front Yard Setback from 9.1m to 2.36m would impact the neighbours and the neighbourhood. Allowing a cantilevered slab driveway around the house at the front of the house would make the 'entrance' to Falcon Road look more like a multi-storey parking lot and less like a pleasant residential neighbourhood. People use Falcon Road to access the SeaView Trail for a pleasant walk with beautiful views. Do they first drive past concrete retraining walls and an 'arial' driveway? To say nothing of the proposed 'lofty' infinity swimming pool and patio area.

A substantial variance allowing a Highest Building Face Exemption from 33% to 54.5% is also a large increase. I'm sure that the developer would win more business by building a house that fits in with the neighbourhood and the nature of the lot, and a house that does not impact the views and light and privacy of the direct neighbours. We trust that the board of variance will consider the impact on lives and property values of the tax-paying neighbours, who live and work and volunteer in West Vancouver.

We urge the members of the board to also act to preserve the large trees to the front and east of property. These trees are habitat for many species of bird and wildlife and they help to maintain privacy between the houses and well as the stability of the soil.

Finally, we also urge the members of the board to endeavour to approve a home design that limits the amount of blasting and rock and soil removal. Incidences in the area where we have experienced weeks and weeks of blasting at above acceptable decibel levels, to create such items as an 'underground' three car garage should be carefully reconsidered when approving new building plans!

We thank you very much for your time and consideration,

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**From:** [REDACTED] s. 22(1)  
**Subject:** 5935 Falcon Road  
**Date:** June 14, 2023 at 2:34 PM  
**To:** boardofvariance@westvancouver.ca

We are [REDACTED] s. 22(1) to the subject property. We strongly believe that the West Vancouver bylaws must be upheld when it comes to building and land use in our area in order to preserve the integrity of the area.

This is a steep, rocky, dry (in summer) area with established trees and bushes between the houses that help maintain the stability of the cliff. The area is called Eagle Ridge and the street is named Falcon Road. Both species of bird are frequently seen in above the houses. Do we want the area to be renamed Clearcut, Blasting, Concrete Retaining Wall?

The lots on Falcon Road are large and were deliberately drawn at an angle to the road to allow for space to put in a reasonably inclined driveway and a large family home, while allowing space around the houses for plantings, privacy and maintaining the stability of the steep land. It is a beautiful and special area that we must endeavour to preserve. The existing home on the lot is over 3000 sq ft, plus space for an integral double carport, and multiple decks. The current family home already has a beautiful and substantial view to the west and south. There would be no hardship presented to the developer to build a house, even a large house, within the existing bylaws for this lot.

A substantial variance on the Front Yard Setback from 9.1m to 2.36m would impact the neighbours and the neighbourhood. Allowing a cantilevered slab driveway around the house at the front of the house would make the 'entrance' to Falcon Road look more like a multi-storey parking lot and less like a pleasant residential neighbourhood. People use Falcon Road to access the SeaView Trail for a pleasant walk with beautiful views. Do they first drive past concrete retaining walls and an 'arial' driveway? To say nothing of the proposed 'lofty' infinity swimming pool and patio area.

A substantial variance allowing a Highest Building Face Exemption from 33% to 54.5% is also a large increase. I'm sure that the developer would win more business by building a house that fits in with the neighbourhood and the nature of the lot, and a house that does not impact the views and light and privacy of the direct neighbours. We trust that the board of variance will consider the impact on lives and property values of the tax-paying neighbours, who live and work and volunteer in West Vancouver.

We urge the members of the board to also act to preserve the large trees to the front and east of property. These trees are habitat for many species of bird and wildlife and they help to maintain privacy between the houses and well as the stability of the soil.

Finally, we also urge the members of the board to endeavour to approve a home design that limits the amount of blasting and rock and soil removal. Incidences in the area where we have experienced weeks and weeks of blasting at above acceptable decibel levels, to create such items as an 'underground' three car garage should be carefully reconsidered when approving new building plans!

We thank you very much for your time and consideration,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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: **5935 Falcon Road**

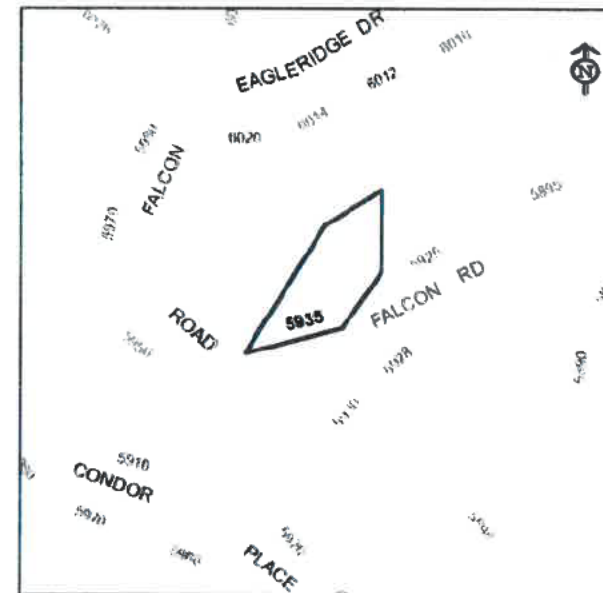
A Board of Variance hearing will be held on:

**Wednesday, June 21, 2023**

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

The following variances for a proposed single-family dwelling at 5935 Falcon Road will be considered:

Front Yard Setback (Cantilevered Slab Structure)	Bylaw Requirement	Proposed	Variance
	9.1 m	2.36 m	6.74 m
Highest Building Face Exemption (Single Family Dwelling)	Bylaw Requirement	Proposed	Variance
	33 % of face	54.5 %	21.5 %



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

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 June 21, 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>

Attn: Notice of Board of Variance Hearing,

Subject Property 5935 Falcon Road

We live [REDACTED] s.22(1) 5935 Falcon Road. One of [REDACTED] s. 22(1) [REDACTED] s. 22(1) the front of the subject property. Allowing a variance to reduce the front yard setback by 6.74m and allowing a cantilevered slab structure at the front of the property would directly [REDACTED] s.22(1) and likely the value of my property. Also the proposed variance for the height of the building would be [REDACTED] s.22(1) in that direction.

We enjoy the peace and quiet of the area and the green space around the properties. We would like to preserve this as much as possible.

Please enforce the building bylaws

Thank you,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Thursday, June 15, 2023 11:43 AM  
**To:** BoardOfVariance  
**Subject:** Board of Variance Hearing regarding 5935 Falcon 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.

To Whom it may concern,

Re: Board of Variance Hearing, June 21, 5935 Falcon Road

[REDACTED] s.22(1), we drive past 5935 Falcon Road to [REDACTED] s. 22(1). We have concerns that allowing variances for this property would set a precedent for future building in the area. We would prefer a structure that fits in with the neighbourhood and preserves the nature of the street and area. Since the original home is going to be demolished I am confident an architect should be capable of designing a beautiful home that abides by the West Vancouver bylaws and one that does not adversely impact neighbours.

[REDACTED] s. 22(1)

West Vancouver

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**From:** [REDACTED] s. 22(1)  
**Sent:** Saturday, June 17, 2023 3:12 PM  
**To:** BoardOfVariance  
**Subject:** Notice of Board of Variance Hearing on June 21, 2023 for Proposed Construction at 5935 Falcon 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.

Attention: Members of the Board of Variance

[REDACTED] s. 22(1) of the referenced property, we wish to make known our strong objection to the two proposed variances, and particularly to the setback variance being requested for the new dwelling at the above mentioned property.

Our residence [REDACTED] s.22(1) the subject property. The nature of our neighbourhood is emphasized and predominantly populated by low profile dwellings with sufficient setbacks to allow for natural trees and planted green landscaped frontages wherever possible. In our view the proposed setback of 2.36 metres does not allow enough room for adequate natural or planted landscaping, and the structure itself will visually dominate the view from the roadway. **We submit that this setback is completely out-of-character for the neighbourhood.**

Furthermore, although we would not be impacted by the proposed height variance, we are very sympathetic to potential concerns from adjacent properties who may have their privacy or view corridors partly or completely compromised by the structure's proposed height.

We also believe that such significant variances, if approved, will set a negative precedent, making it difficult to deny similar requests in future. This is especially pertinent since many neighbourhood homes are reaching the 50-year age range and are often undersized when compared to property areas, making them ideal candidates for complete redevelopment.

We strongly urge you to REJECT the proposed variances and urge the property owner to submit a more reasonable proposal, sympathetic to the current neighbourhood characteristics.

Respectfully submitted by:

[REDACTED] s. 22(1)  
Resident Owners - [REDACTED] s. 22(1)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 19, 2023 6:31 AM  
**To:** BoardOfVariance  
**Subject:** BOV 5935 Falcon Submission June 19^LJ 2023  
**Attachments:** BOV 5935 Falcon Submission June 19^LJ 2023.docx

**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.

Attention to:

Board of Variance  
District of West Vancouver

Attached Submission re Board of Variance Hearing June 21, 2023  
Subject Property: 5935 Falcon, West Vancouver

From:

[REDACTED] s. 22(1)

West Vancouver

FROM:

s. 22(1)

June 19, 2023

West Vancouver, BC. s. 22(1)

s. 22(1)

TO: Board of Variance  
District of West Vancouver  
750 17<sup>th</sup> Street  
West Vancouver, BC V7V 3T3  
[boardofvariance@westvancouver.ca](mailto:boardofvariance@westvancouver.ca)

SUBJECT: Notice of Board of Variance hearing June 21, 2023  
For proposed single dwelling at  
5935 Falcon Road  
Eagleridge, West Vancouver

To the attention of the Members of the Board of Variance (BOV):

We, the owners of the lot s.22(1) ago. It was designed by s. 22(1) and built by s. 22(1) s. 22(1). It was created to be sensitive to the beauty of the land and our natural environment with consideration of our neighbours, adjacent lands and to enhance the environment of Eagleridge. This is a special and unique part of western West Vancouver planned with ocean views, trees, and green space. Our home was designed within our allowable building envelope and adhering to all Bylaw requirements. We are deeply concerned about the overall development of the subject property and its impact on us, our neighbours, and the community. We respectfully submit the following:

We understand a person may apply to the BOV for a minor variance if they feel compliance with the bylaw would cause them hardship. The role of the BOV is quite specific, the BOV may grant a variance if they have considered the following factors and are of the opinion that the variance does not: result in inappropriate development of the site; adversely affect the natural environment; substantially affect the use and enjoyment of the adjacent land; vary the permitted uses and densities or defeat the intent of the bylaw. The BOV focuses primarily on hardship relating to matters such as siting, dimensions and size of buildings. They cannot conflict with other matters such as Land Title Act covenants, permits or land use contracts or floodplain bylaw specifications.

There are two specific variances requested in the building application for 5935 Falcon Road which are:

- a) 6.74m to Front Yard Setback (cantilevered slab structure) and,
- b) 21.5% to Highest Building Face Exemption (single-family dwelling).

Our issues with the Application are:

*1. A person may apply to the BOV for a minor variance if they feel compliance with the by-law would cause them hardship:*

This is hardly a minor variance or hardship issue. There is currently a home on the site that has served the occupants well over many years. Further, there is scope within the current Bylaws to enlarge the current footprint and volume somewhat without hardship or variance. We submit that this is not a hardship issue nor is it a request for a minor variance. It is a desire on the part of the owners to incorporate two major variances, individually and collectively, that will result in a dwelling and accompanying features extraneous to the dwelling itself that overwhelm the site. The major two variances requested in the application, concerning the set back and the highest building face are not necessary to create a new structure of significant size, grace and sensitivity to the natural features of the designated property all within the current Bylaws.

*2. Result in inappropriate development of the site; adversely affect the natural environment:*

The surrounding area enjoys a very natural environment, a distinguishing feature. Over the years, both in the initial development of the area and subsequent redevelopment of many of the dwellings, the natural environment has been respected. In effect, the area has changed little over the years in spite of much development and redevelopment. The proposed two variances of 6.74 meters to Front Yard Setback to accommodate a cantilevered slab structure and a 21.5% increase to the Highest Building Face Exemption (single-family dwelling) are, we submit, inappropriate development of the site and will certainly have an adverse affect on the natural environment. These not-so-subtle variances will result in towering building face and an unnecessary massive concrete structure and development closer to the road allowance than currently allowed or found in neighbouring properties. It will be out of character with the neighbourhood and an eyesore.

*3. Substantially affect the use and enjoyment of the adjacent land:*

The proposed square footage of this dense development is approximately 6000 square feet plus the massive, cantilevered slab driveway and decks, and although listed for reference only, a potential above grade cantilevered infinity pool and deck to be built on top of high retaining walls and above ground concrete structure (almost to Falcon Road) that form a part of this application. We understand this application meets the Bylaw requirements except for the specific requested variances which, if approved will incorporate a pool structure. The actual design concept and massive concrete structure applied for will require extensive blasting, rock removal and removal of trees and vegetation, impacting not only us but our

neighbours as well. We have the [REDACTED] s. 22(1) [REDACTED] s. 22(1) The plans for the rear side of the proposed house, which is [REDACTED] s. 22(1) [REDACTED] s. 22(1), includes an increased height of 5 ft and an increased width of about 30 ft over the existing house (92 ft versus 62 ft). This massive increase in density which features concrete slab construction of cantilevered structure and decks is exacerbated by the requested 21.5% increase to the Highest Building Face Exemption and will have a major impact [REDACTED] s.22(1) [REDACTED] The house and decks will expose [REDACTED] s.22(1) [REDACTED] unwelcome visual intrusion and noise and will substantially affect the use and enjoyment [REDACTED] s.22(1) .

#### 4. Summary

The requested variances, both individually and in particular collectively, do not constitute a minor variance. Rather, they are major in scope. This is not a hardship issue; it is clearly the will of the owner to modify the topography of the lot and be exempt from certain Bylaws to suit the proposed dwelling rather than create a dwelling to suit the lot and comply with the Bylaws. Further, the applied for variances and the proposed structures within those variances, if approved, will result in inappropriate development of the site; adversely affecting the natural environment, and substantially affect the use and enjoyment of [REDACTED] s.22(1) [REDACTED]

**Therefore, we submit that the two variances in the application:**  
**a) 6.74m to Front Yard Setback (cantilevered slab structure) and,**  
**b) 21.5% to Highest Building Face Exemption (single-family dwelling)**  
**SHOULD NOT BE ALLOWED**

Respectfully submitted,

[REDACTED] s. 22(1)

**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 19, 2023 8:31 AM  
**To:** BoardOfVariance  
**Subject:** Notice of Board of Variance Hearing on June 21, 2023 for Proposed Construction at 5935 Falcon 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.

Attention: Members of the Board of Variance

I am the owner resident of [REDACTED] s. 22(1) writing to express my strong objections to the major variances requested for the development on 5935 Falcon Road.

[REDACTED] s.22(1) the property to be developed, the increase width will bring the property at [REDACTED] s. 22(1) and the increased height of approximately 5ft will significantly reduce [REDACTED] s.22(1), which is many reasons we purchased this house.

In addition, these variances will also significantly impact the community and the environment. The front yard setback variance if approved would remove trees and green space and make a major negative impact on the benefits a landscape with canopy cover provides the community, the trees that would have to be removed often have many species of birds and our local Eagles in them. The major variances requested are not to help the developer overcome a hardship as they are supposed to, these variances are solely for the benefit of the developer at the expense of the neighbors, community and environment.

The approval of the proposed variances requested: (a) reducing the Front Yard Setback (cantilevered slab structure) to only 2.35m (a 6.7m variance); and (b) increasing the Highest Building Face Exemption (single-family dwelling) to 54.5% (a 21.5% variance) would circumvent the Bylaws and set a detrimental precedent for construction in West Vancouver, and therefore should be strongly denied.

Respectfully

[REDACTED] s. 22(1)

West Vancouver.

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FROM: [REDACTED] s. 22(1) June 19, 2023  
[REDACTED]  
West Vancouver, BC. s. 22(1)  
[REDACTED] s. 22(1)

TO: Board of Variance  
District of West Vancouver  
750 17th Street  
West Vancouver, BC V7V 3T3  
[boardofvariance@westvancouver.ca](mailto:boardofvariance@westvancouver.ca)

SUBJECT: Notice of Board of Variance hearing June 21, 2023  
For proposed single dwelling at  
5935 Falcon Road  
Eagleridge, West Vancouver

To the attention of the Members of the Board of Variance (BOV):

We, the owners of the lot [REDACTED] s.22(1) ago. It was designed by [REDACTED] s. 22(1) and built by [REDACTED] s. 22(1) [REDACTED] s. 22(1). It was created to be sensitive to the beauty of the land and our natural environment with consideration of our neighbours, adjacent lands and to enhance the environment of Eagleridge. This is a special and unique part of western West Vancouver planned with ocean views, trees, and green space. Our home was designed within our allowable building envelope and adhering to all Bylaw requirements. We are deeply concerned about the overall development of the subject property and its impact on us, our neighbours, and the community. We respectfully submit the following:

We understand a person may apply to the BOV for a minor variance if they feel compliance with the bylaw would cause them hardship. The role of the BOV is quite specific, the BOV may grant a variance if they have considered the following factors and are of the opinion that the variance does not: result in inappropriate development of the site; adversely affect the natural environment; substantially affect the use and enjoyment of the adjacent land; vary the permitted uses and densities or defeat the intent of the bylaw. The BOV focuses primarily on hardship relating to matters such as siting, dimensions and size of buildings. They cannot conflict with other matters such as Land Title Act covenants, permits or land use contracts or floodplain bylaw specifications.

There are two specific variances requested in the building application for 5935 Falcon Road which are:

- a) 6.74m to Front Yard Setback (cantilevered slab structure) and,
- b) 21.5% to Highest Building Face Exemption (single-family dwelling).

Our issues with the Application are:

*1. A person may apply to the BOV for a minor variance if they feel compliance with the by-law would cause them hardship:*

This is hardly a minor variance or hardship issue. There is currently a home on the site that has served the occupants well over many years. Further, there is scope within the current Bylaws to enlarge the current footprint and volume somewhat without hardship or variance. We submit that this is not a hardship issue nor is it a request for a minor variance. It is a desire on the part of the owners to incorporate two major variances, individually and collectively, that will result in a dwelling and accompanying features extraneous to the dwelling itself that overwhelm the site. The major two variances requested in the application, concerning the set back and the highest building face are not necessary to create a new structure of significant size, grace and sensitivity to the natural features of the designated property all within the current Bylaws.

*2. Result in inappropriate development of the site; adversely affect the natural environment:*

The surrounding area enjoys a very natural environment, a distinguishing feature. Over the years, both in the initial development of the area and subsequent redevelopment of many of the dwellings, the natural environment has been respected. In effect, the area has changed little over the years in spite of much development and redevelopment. The proposed two variances of 6.74 meters to Front Yard Setback to accommodate a cantilevered slab structure and a 21.5% increase to the Highest Building Face Exemption (single-family dwelling) are, we submit, inappropriate development of the site and will certainly have an adverse affect on the natural environment. These not-so-subtle variances will result in towering building face and an unnecessary massive concrete structure and development closer to the road allowance than currently allowed or found in neighbouring properties. It will be out of character with the neighbourhood and an eyesore.

*3. Substantially affect the use and enjoyment of the adjacent land:*

The proposed square footage of this dense development is approximately 6000 square feet plus the massive, cantilevered slab driveway and decks, and although listed for reference only, a potential above grade cantilevered infinity pool and deck to be built on top of high retaining walls and above ground concrete structure (almost to Falcon Road) that form a part of this application. We understand this application meets the Bylaw requirements except for the specific requested variances which, if approved will incorporate a pool structure. The actual design concept and massive concrete structure applied for will require extensive blasting, rock removal and removal of trees and vegetation, impacting not only us but our

neighbours as well. We have the [redacted] s. 22(1)  
[redacted] s. 22(1) The plans for the rear side of the proposed house, which is [redacted] s. 22(1)  
[redacted] s. 22(1) includes an increased height of 5 ft and an increased width of about 30 ft over the  
existing house (92 ft versus 62 ft). This massive increase in density which features concrete  
slab construction of cantilevered structure and decks is exacerbated by the requested  
21.5% increase to the Highest Building Face Exemption and will have a major impact [redacted] s.22(1)  
[redacted] s.22(1)  
The house and decks will expose [redacted] s.22(1) unwelcome visual  
intrusion and noise and will substantially affect the use and enjoyment [redacted] s.22(1)

#### 4. Summary

The requested variances, both individually and in particular collectively, do not constitute a minor variance. Rather, they are major in scope. This is not a hardship issue; it is clearly the will of the owner to modify the topography of the lot and be exempt from certain Bylaws to suit the proposed dwelling rather than create a dwelling to suit the lot and comply with the Bylaws. Further, the applied for variances and the proposed structures within those variances, if approved, will result in inappropriate development of the site; adversely affecting the natural environment, and substantially affect the use and enjoyment of [redacted] s.22(1)  
[redacted] s.22(1)

**Therefore, we submit that the two variances in the application:**  
**a) 6.74m to Front Yard Setback (cantilevered slab structure) and,**  
**b) 21.5% to Highest Building Face Exemption (single-family dwelling)**  
**SHOULD NOT BE ALLOWED**

Respectfully submitted,

[redacted] s. 22(1)

[redacted] s. 22(1)

[redacted] s. 22(1)



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**From:** [REDACTED] s. 22(1)  
**Sent:** Monday, June 19, 2023 11:49 AM  
**To:** BoardOfVariance  
**Subject:** BOV - Variance Application for 5935 Falcon Road

9.

**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.

ATTN.: BOARD OF VARIANCE

Variance Application for 5935 Falcon Road

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, B.C.

To The Board Of Variance.

18 June 2032

Please accept our carefully considered feedback on the application for variances at 5935 Falcon Road.

We are located [REDACTED] s. 22(1) of this property and therefore would certainly be impacted by the proposed newly constructed home.

Over the years West Vancouver has altered and adjusted its Zoning Bylaws to create scale and building envelopes that fit into neighbourhoods according to West Vancouver residents' wishes. Most of us who have built adhered to these guidelines but were still able to design and construct a large home with green space, privacy and to scale with the neighbours around us. West Vancouver's intent was to prevent overbuilding, massive structures and loss of natural vegetation, but perhaps also with the objective of maintaining the character of existing neighbourhoods..

The developer at 5935 Falcon Road is requesting a significant front yard setback change, from the normal 9m down to 2.36m, to gain room for a cantilevered infinity pool and walk-around decks. In addition the request is for the highest building face to be increased from 33% to 54%. In our view asking for such significant changes to the regulations set out in the Zoning bylaw seems like an attempt to materially circumvent the intent of the bylaw and reflects an insensitivity to our beautiful neighbourhood.

We understand that the outdoor engineered support structure will be made of concrete. What is not clear is the visual impact of the concrete massing of the cantilevered pool, concrete retaining walls with varying heights greater than 4 to 6 ft. and walk-around decks, how that will look within the landscape, especially for adjacent neighbours and from the road. What does 'natural grade' actually mean in practical terms when looking at the lot?

We also understand that the design of the cantilevered pool is currently non-conforming to the bylaw but not addressed in this application; an additional variance application will be required to address this, or that a redesign will be required. Can the BOV please advise us as to when this additional variance will be applied for, or if the plan will be amended?

We urge the BOV to reflect on the significant impact this large infinity pool and cantilevered walk-around deck structure would have generally; it appears that the structures are simply too massive for the lot, and we fully support the comments provided to the BOV by our neighbours that this property should conform to the bylaws.

We believe that keeping within the West Vancouver Zoning bylaws will still allow a large home with a pool to be constructed, while respecting the integrity and scale of the neighbourhood as intended by the West Vancouver zoning bylaw.

We hope that you will give this careful consideration and reflection.

Thank you for your time.

Sincerely,

.....

Attention: Members of the Board of Variance

June 19<sup>th</sup>, 2023

I am the owner resident of [REDACTED] s. 22(1) writing to express my strong objections to the major variances requested f [REDACTED] on 5935 Falcon Road.

[REDACTED] s.22(1) the property to be developed, the increase width will bring the property at least [REDACTED] s. 22(1) and the increased height of approximately 5ft will significantly reduce [REDACTED] s.22(1) [REDACTED] s.22(1) is many reasons we purchased this house.

In addition, these variances will also significantly impact the community and the environment. The front yard setback variance if approved would remove trees and green space and make a major negative impact on the benefits a landscape with canopy cover provides the community, the trees that would have to be removed often have many species of birds and our local Eagles in them. The major variances requested are not to help the developer over come a hardship as they are supposed to, these variances are solely for the benefit of the developer at the expense of the neighbors, community and environment.

The approval of the proposed variances requested: (a) reducing the Front Yard Setback (cantilevered slab structure) to only 2.35m (a 6.7m variance); and (b) increasing the Highest Building Face Exemption (single-family dwelling) to 54.5% ( a21.5% variance) would circumvent the Bylaws and **set a detrimental precedent for construction** in West Vancouver, and therefore

[REDACTED] s.22(1)

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s.22(1)

West Vancouver, B.C.  
20 June 2023

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

ATTN: BOARD OF VARIANCE

**RE: Variance Application for 5935 Falcon Road**  
*(copy sent by email)*

Please accept our carefully considered feedback on the application for variances at 5935 Falcon Road.

We are located s.22(1) of this property and therefore would certainly be impacted by the proposed newly constructed home.

Over the years West Vancouver has altered and adjusted its Zoning Bylaws to create scale and building envelopes that fit into neighbourhoods according to West Vancouver residents' wishes. Most of us who have built adhered to these guidelines but were still able to design and construct a large home with green space, privacy and to scale with the neighbours around us. West Vancouver's intent was to prevent overbuilding, massive structures and loss of natural vegetation, but perhaps also with the objective of maintaining the character of existing neighbourhoods.

The developer at 5935 Falcon Road is requesting a significant front yard setback change, from the normal 9m down to 2.36m, to gain room for a cantilevered infinity pool and walk-around decks. In addition, the request is for the highest building face to be increased from 33% to 54%. In our view asking for such significant changes to the regulations set out in the Zoning bylaw seems like an attempt to materially circumvent the intent of the bylaw and reflects an insensitivity to our beautiful neighbourhood.

We understand that the outdoor engineered support structure will be made of concrete. What is not clear is the visual impact of the concrete massing of the cantilevered pool, concrete retaining walls with varying heights greater than 4 to 6 ft. and walk-around decks, how that will look within the landscape, especially for adjacent neighbours and from the road. What does 'natural grade' actually mean in practical terms when looking at the lot?

We also understand that the design of the cantilevered pool is currently non-conforming to the bylaw but not addressed in this application; an additional variance application will

be required to address this, or a redesign will be required. Can the BOV please advise us as to when this additional variance will be applied for, or if the plan will be amended?

We urge the BOV to reflect on the significant impact this large infinity pool and cantilevered walk-around deck structure would have generally; it appears that the structures are simply too massive for the lot, and we fully support the comments provided to the BOV by our neighbours that this property should conform to the bylaws.

We believe that keeping within the West Vancouver Zoning bylaws will still allow a large home with a pool to be constructed, while respecting the integrity and scale of the neighbourhood as intended by the West Vancouver zoning bylaw.

We hope that you will give this careful consideration and reflection.

Thank you for your time.

Sincerely,

s.22(1)



**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

June 21, 2023

### On-Table Agenda Information Package

For Application 23-024 (5866 Eagle Island)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 21, 2022	6
Redacted	June 21, 2022	7
Redacted	June 21, 2022	8
E. Reisen	June 21, 2022	9
E. Reisen	June 21, 2022	10

For Application 23-025 (5935 Falcon Road)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 20, 2023	12
Redacted	June 20, 2023	13
Redacted	June 21, 2023	14
Redacted	June 21, 2023	15
Redacted	June 21, 2023	16

Please add these on-table items to the June 21, 2023 Board of Variance Agenda Package as indicated.

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Application 23-024  
(5866 Eagle Island)

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**From:** Erich Reisen [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 21, 2023 9:34 AM  
**To:** BoardOfVariance  
**Subject:** [REDACTED] s.22(1) Variance 5866 Eagle Island

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.

> On Jun 12, 2023, at 6:08 PM, [REDACTED] s. 22(1) wrote:  
>  
> Dear Mayor & Council  
>  
> We are [REDACTED] s. 22(1), we sent a letter outlining our approval for the Variance but there is one issue that I forgot to mention .  
> Currently [REDACTED] s. 22(1) have a permit to build a similar sized SHED in the their back yard and would have to remove the existing SHED that is Non Conforming and not permitted.  
> However when the Board accepts and approves the variance for existing Shed We would want assurance that the permit would be withdrawn so that there is no possibility of another SHED been built on that property ( 5866 Eagle Island )  
>  
> Thank You  
>  
> Respectfully Submitted  
>  
> [REDACTED] s. 22(1)  
>  
>  
>  
>  
> Sent from my iPad

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**From:** Erich Reisen [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 21, 2023 9:34 AM  
**To:** BoardOfVariance  
**Subject:** [REDACTED] s.22(1) Variance 5866 Eaglel Island

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.

> On Jun 12, 2023, at 4:12 PM, [REDACTED] s. 22(1) wrote:

>

> Dear Mayor & Councillors

>

> We are [REDACTED] s. 22(1) property (5866). We have lived at this address for [REDACTED] s. 22(1). The SHED in question for variance approval was built back in 2006 by the previous owners without a permit. When [REDACTED] s. 22(1) bought the property in [REDACTED] s. 22(1) they were advised that the shed was not a permitted structure.

> They had it surveyed and confirmed it did not meet the municipality guide lines .

> They explored various options one of which was have it removed and rebuilt in the backyard immediately behind [REDACTED] s. 22(1) and the physical size would virtually [REDACTED] s.22(1), the proposed location was [REDACTED] s. 22(1) definitely not what we wanted to happen .

> [REDACTED] s. 22(1) agreed the best option was to leave SHED in its existing location and apply for a variance ,this would be aesthetically and financially preferable.

> So we are in favour of the Mayor & Council approving the Variance that has been put forth for allowing the SHED to remain in its existing location .

>

> Thank you

>

> Respectfully Submitted

>

> [REDACTED] s. 22(1)

>

>

>

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> Sent from my iPad

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**From:** Erich Reisen [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 21, 2023 9:37 AM  
**To:** BoardOfVariance  
**Subject:** Re: Variance

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.

> On Jun 9, 2023, at 10:16 AM, [REDACTED] s. 22(1) wrote:

>

> Hello Erich

>

> [REDACTED] s. 22(1) and I support the variance

>

> Kind regards.

>

> [REDACTED] s. 22(1)

>

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**From:** Erich Reisen [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 21, 2023 10:09 AM  
**To:** BoardOfVariance  
**Subject:** [REDACTED] s.22(1) variance

**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 whom it may concern here are several more comments and support letters for approving the variance at 5866 Eagle Island.

Thank you  
Respectfully  
Erich Reisen

On May 15, 2023, at 8:44 PM, Erich Reisen [REDACTED] s. 22(1) wrote:

Begin forwarded message:

**From:** Erich Reisen [REDACTED] s. 22(1)  
**Subject:** [REDACTED] s.22(1) variance  
**Date:** May 15, 2023 at 10:17:33 AM PDT  
**To:** [REDACTED] s. 22(1)

Hello [REDACTED] s. 22(1)

Thank you for your assistance in this matter.

Below is a brief letter explaining the situation of an existing shed and the hardships of the shed.

Would you like me to send photos and letters of support from the neighbours? Or do I bring those to the council meeting?

[REDACTED] s. 22(1) is going to pay the \$800 application fee, does he just bring payment and let the clerk know that it is for 5870 Eagle Island variance application?

Thanks again

Hardship letter,

To whom it may concern,

[REDACTED] s. 22(1) purchased his home and property at 5866 Eagle Island. [REDACTED] s. 22(1) purchased the property in [REDACTED] s. 22(1). When [REDACTED] s. 22(1) purchased the property there was an existing shed in the rear of the property which was originally built in 2006. [REDACTED] s. 22(1) was told that the shed was not a permitted structure and may have been built too close to his property line. [REDACTED] s. 22(1) then had the shed surveyed and it was discovered the shed was 1' too close to the property line and also 1' higher than it should be for an auxiliary building. [REDACTED] s. 22(1) then applied for a permit to have the shed taken apart and moved to a

different location to conform with the building set backs and height requirements. After discussing the planned construction with [REDACTED] s. 22(1), it was discovered that the new location would not be favourable for either property owner.

The new location would take up the majority of the small flat yard area in the rear of 5866 and would also be a very costly relocation and construction.

The new location would take away the views from 5870 and eliminate the limited sunlight on the rear yard of 5870. [REDACTED] s. 22(1) back yard would be blocked of sunlight and also take away from the natural views.

After much discussion with the property owners and the planning department a very logical and simple solution was put forward. Both parties agreed to apply for a variance for the height and set back location of the shed.

Eagle Island properties are extremely challenging to work with. They are not flat , usually consist of rock face cliffs and awkward shaped lots. The original shed was built in its location so it would not take away from the limited flat land at the rear of the [REDACTED] s. 22(1) home and also not to interfere with the [REDACTED] s. 22(1) views and natural sunlight.

To dismantle and rebuild the shed would come at a high monetary cost to [REDACTED] s. 22(1) . Also removing the shed and rebuilding the new shed would create unnecessary environmental impact. Building in Eagle island is extremely challenging . All materials must come and leave the island on barge, then they are carried up to waiting trucks in West Van yacht club. The carbon imprint would be substantial, the unnecessary use of resources would be substantial, the traffic and impact on neighbours and local business would be substantial and unnecessary. Granting a variance for the 1' set back and the 1' height is a simple and logical solution to this situation.

The existing shed had been in place for the last 15 yrs and works well where it sits. To remove and rebuild the shed would be costly and also have drastic negative effects for the [REDACTED] s. 22(1) . The owners of 5866 [REDACTED] s.22(1) Eagle Island are happy with where the shed is located. The neighbouring businesses are also in support of where the structure is. We have support letters from the neighbours on the island as well as from the surrounding businesses.

Thank you for your time and assistance with this matter.

Respectfully,

Erich Reisen

On Apr 19, 2023, at 12:00 PM, [REDACTED] s. 22(1)  
wrote:

<2023-04-19 11-17.pdf>

**From:** Erich Reisen [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 21, 2023 10:18 AM  
**To:** BoardOfVariance  
**Subject:** Re: Eagle Island

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 whom it may concern ,

Here are a few photos to visually illustrate the very limited space of level ground between the two lots. The photos will also show that [REDACTED] s. 22(1) property is rock face cliff covered in vegetation, this limits the area to build or place the shed. The existing shed has stone walk ways and ramps built for access. It would come at a huge expense to have to remove and replace these existing paths and ramps.

The extremely small area between the two properties is where both owners [REDACTED] s. 22(1). The area is shared for the neighbours and [REDACTED] s. 22(1). The [REDACTED] s. 22(1) often play in this area when they visit, as it is the only area that the children can play safely.

Please view the photos and hopefully they will help to understand the challenging properties on Eagle Island.

I will be available to answer questions this evening. I look forward to seeing you all.

Thank you for your time.

Respectfully Erich Reisen

> On Jun 21, 2023, at 10:09 AM, [REDACTED] s. 22(1) wrote:

>

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> <IMG\_8115.jpg>

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> <IMG\_8116.jpg>

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> <IMG\_8117.jpg>

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> <IMG\_8119.jpg>

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> <IMG\_8120.jpg>

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> <IMG\_8122.jpg>

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> <IMG\_8125.jpg>

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> Sent from my iPhone



Application 23-025  
(5935 Falcon Road)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 20, 2023 7:50 PM  
**To:** BoardOfVariance  
**Subject:** Further info 5935 Falcon Road. Opposition to the variances and proposed development.

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.

As [REDACTED] s. 22(1) to 5935 Falcon Road, the proposed variance which reduces the front yard setback will directly impact [REDACTED] s. 22(1). Because the lots on this part of Falcon Road are drawn at an angle to the road, the setback is right against the [REDACTED] s. 22(1). Instead of a green natural [REDACTED] s. 22(1) we would have a three storey house and elevated driveway looming above us. I believe this will negatively affect [REDACTED] s. 22(1) and I believe the current setbacks do not present a hardship to a developer on such a large lot.

The West Vancouver bylaws are very generous to developers, allowing a third of the land (even a large lot) to be used for a house and allowing huge amounts of rock and soil to be removed. In a world where we are encouraged reduce, reuse, recycle, how come we discard entire houses while we recycle paper bags? How come we blast and clear cut while developing carbon capture industries?

I would urge the board of variance to also ensure that the Falcon Road, road allowance is left in a natural state with vegetation. This is important because the road allowance surrounds many of the angled driveways which access the current homes that are set back from the road.

We need to make sure that any development on Eagleridge and Falcon Road maintains the unique beauty of the area. This is entirely possible. Let's rise to the challenge and create something special, an example, that we, and future generations can be proud of.

Thank you for your time and consideration.

Sent from my iPhone

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**From:** [REDACTED] s. 22(1)  
**Sent:** Tuesday, June 20, 2023 8:19 PM  
**To:** BoardOfVariance  
**Subject:** 5935 Falcon Road, Opposition to the Variance application

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 are [REDACTED] s.22(1) the subject property. We strongly believe that the West Vancouver bylaws must be upheld when it comes to building and land use in our area in order to preserve the integrity of the area.

This is a steep, rocky, dry (in summer) area with established trees and bushes between the houses that help maintain the stability of the cliff. The area is called Eagle Ridge and the street is named Falcon Road. Both species of bird are frequently seen in above the houses. Do we want the area to be renamed Clearcut, Blasting, Concrete Retaining Wall?

The lots on Falcon Road are large and were deliberately drawn at an angle to the road to allow for space to put in a reasonably inclined driveway and a large family home, while allowing space around the houses for plantings, privacy and maintaining the stability of the steep land. It is a beautiful and special area that we must endeavour to preserve. The existing home on the lot is over 3000 sq ft, plus space for an integral double carport, and multiple decks. The current family home already has a beautiful and substantial view to the west and south. There would be no hardship presented to the developer to build a house, even a large house, within the existing bylaws for this lot.

A substantial variance on the Front Yard Setback from 9.1m to 2.36m would impact the neighbours and the neighbourhood. Allowing a cantilevered slab driveway around the house at the front of the house would make the 'entrance' to Falcon Road look more like a multi-storey parking lot and less like a pleasant residential neighbourhood. People use Falcon Road to access the SeaView Trail for a pleasant walk with beautiful views. Do they first drive past concrete retraining walls and an 'arial' driveway? To say nothing of the proposed 'lofty' infinity swimming pool and patio area.

A substantial variance allowing a Highest Building Face Exemption from 33% to 54.5% is also a large increase. I'm sure that the developer would win more business by building a house that fits in with the neighbourhood and the nature of the lot, and a house that does not impact the views and light and privacy of the direct neighbours. We trust that the board of variance will consider the impact on lives and property values of the tax-paying neighbours, who live and work and volunteer in West Vancouver.

We urge the members of the board to also act to preserve the large trees to the front and east of property. These trees are habitat for many species of bird and wildlife and they help to maintain privacy between the houses and well as the stability of the soil.

Finally, we also urge the members of the board to endeavour to approve a home design that limits the amount of blasting and rock and soil removal. Incidences in the area where we have experienced weeks and weeks of blasting at above acceptable decibel levels, to create such items as an 'underground' three car garage should be carefully reconsidered when approving new building plans!

We thank you very much for your time and consideration,

s. 22(1)

As s. 22(1) to 5935 Falcon Road, the proposed variance which reduces the front yard setback will s.22(1). Because the lots on this part of Falcon Road are drawn at an angle to the road, the setback is right s.22(1). Instead of a green natural s. 22(1) we would have a three storey house and elevated driveway s.22(1). I believe this will negatively affect s. 22(1) and I believe the current setbacks do not present a hardship to a developer on such a large lot.

The West Vancouver bylaws are very generous to developers, allowing a third of the land (even a large lot) to be used for a house and allowing huge amounts of rock and soil to be removed. In a world where we are encouraged reduce, reuse, recycle, how come we discard entire houses while we recycle paper bags? How come we blast and clear cut while developing carbon capture industries?

I would urge the board of variance to also ensure that the Falcon Road, road allowance is left in a natural state with vegetation. This is important because the road allowance surrounds many of the angled driveways which access the current homes that are set back from the road.

We need to make sure that any development on Eagleridge and Falcon Road maintains the unique beauty of the area. This is entirely possible. Let's rise to the challenge and create something special, an example, that we, and future generations can be proud of.

Thank you for your time and consideration.

s. 22(1)

**From:** [REDACTED] s.22(1)  
**Sent:** Wednesday, June 21, 2023 9:15 AM  
**To:** BoardOfVariance  
**Subject:** 5935 Falcon Road Variance.

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.

Re: the concerns about reversing onto Falcon Road from your driveway.

The solution is to reverse into your driveway and exit the driveway forwards. Falcon Road is not busy [REDACTED] s.22(1) [REDACTED]). But I understand that this is a concern. So reversing into the driveway is a method used worldwide in places with much greater traffic density than West Vancouver.

Vancouver didn't enlarge the deck of the Lions Gate Bridge because they didn't want to impact Stanley Park and the causeway — something that would have helped thousands of commuters every day — so we shouldn't allow individuals to have a variance to the bylaw (essentially break the law) just for personal convenience. This driveway situation was visible when they bought the lot. It was their choice to purchase and apply to build, and the bylaws are clear.

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**From:** [REDACTED] s.22(1)  
**Sent:** Wednesday, June 21, 2023 9:27 AM  
**To:** BoardOfVariance  
**Subject:** 5935 Falcon 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.

Re Variance for raised cantilevered driveway encroaching by 6m into the front yard setback.

If you build a house that is smaller without a raised swimming pool and patio you would have room to turn your car around.

In North America we have to get used to the idea of less palatial homes.

Sent from my iPhone

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**From:** [REDACTED] s. 22(1)  
**Sent:** Wednesday, June 21, 2023 11:26 AM  
**To:** BoardOfVariance  
**Subject:** supplementary submission to BOV June 21^J 2023  
**Attachments:** supplementary submission to BOV June 21^J 2023.docx

**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.

Supplementary letter to the Members of the Board of Variance  
for the  
Board of Variance Hearing June 21, at 5PM

From

[REDACTED] s. 22(1)

West Vancouver BC [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

FROM:

s. 22(1)

June 21, 2023

West Vancouver, BC. s. 22(1)

s. 22(1)

TO:

Board of Variance  
District of West Vancouver  
750 17th Street  
West Vancouver, BC V7V 3T3  
[boardofvariance@westvancouver.ca](mailto:boardofvariance@westvancouver.ca)

SUBJECT: Notice of Board of Variance hearing June 21, 2023  
For proposed single dwelling at  
5935 Falcon Road  
Eagleridge, West Vancouver

To the attention of the Members of the Board of Variance (BOV):

Supplementary to our June 19, submission regarding the requested variances for the proposed single dwelling at 5935 Falcon Road, with reluctance, we feel we should express our concerns about the manner in which the neighbours to the subject property are s.22(1)

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] as the owner of the development.

s.22(1)

s.22(1) the Municipality advises all properties within 50m of a proposed development that is subject to variances by a Notice of Hearing, and that s.22(1) the Building Face Exemption was not really a variance issue.

s.22(1)  
[REDACTED]  
[REDACTED] about density, the increased size and width impacting s.22(1) loss of privacy, potential blasting damage, and the detrimental effect this would have on our neighbours and the Eagleridge environment, s.22(1)

the time to meet with his neighbours [REDACTED] s.22(1)  
[REDACTED]  
[REDACTED] views are  
not considered in the Bylaws and [REDACTED] s.22(1)  
[REDACTED]

Although our formal submission of June 19 lays out in detail our reasons for not approving this variance application, we felt it incumbent to advise the Members of the Board that we were very [REDACTED] s.22(1)  
[REDACTED]  
[REDACTED]

Thank you for your time and consideration.

Respectfully submitted,

[REDACTED] s. 22(1)

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