

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, JULY 16, 2025**

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**BOARD MEMBERS:** Chair L. Radage and Members H. Naderi, D. Simmons, T. Webb, and R. Yaworsky attended the hearing via electronic communication facilities.

**STAFF:** P. Cuk, Board Secretary; N. Karimabadi, Supervisor, Residential Plans Examiners; 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 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 July 16, 2025 Board of Variance hearing agenda be approved as circulated.

CARRIED  
*(Member Webb absent at the vote)*

**4. Adoption of the June 18, 2025 Minutes**

Member Webb joined the hearing at 5:03 p.m. via electronic communication facilities.

Chair Radage referred to the minutes of the Board of Variance hearing held on June 18, 2025.

It was Moved and Seconded:

THAT the June 18, 2025 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 25-022 (1340 23rd Street)**

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

- a) 6.38 m to Front Yard Setback
- b) 0.42 m to Minimum Side Yard Setback
- c) 0.57 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
D. Pecchia	June 14, 2025	1
D. Pecchia	June 16, 2025	2

Staff provided permit history of the subject property.

M. Douglas (1340 23rd Street) and D. Pecchia (representing the owner of 1340 23rd Street) described the variance application for a private power pole (accessory structure) and responded to Board members' questions.

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

Members of the Board considered:

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

- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated June 9, 2025, including the applicant’s letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of M. Douglas and D. Pecchia:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 25-022 regarding a private power pole (accessory structure) at 1340 23rd Street with variances of:

- 6.38 m to Front Yard Setback
- 0.42 m to Minimum Side Yard Setback
- 0.57 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated May 16, 2025 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

**7. Application 25-023 (1807 St. Denis Road)**

Staff confirmed the following requested variance regarding a second storey addition:

- a) 1.36 m to Combined Side Yard Setback.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	July 14, 2025	1
Redacted	July 14, 2025	2

Staff provided permit history of the subject property.

S. Liu (representing the owner of 1807 St. Denis Road) described the variance application for a second storey addition.

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 and responded to a Board member’s question.

Members of the Board considered:

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

Having read the application dated June 17, 2024, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of S. Liu:

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 25-023 regarding a second storey addition at 1807 St. Denis Road with a variance of:

- 1.36 m to Combined Side Yard Setback

BE ALLOWED pursuant to the plans dated May 14, 2025 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED  
(Member Yaworsky opposed)

**8. Application 25-024 (1524 Ottawa Avenue)**

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

- a) 0.97 m to Minimum Side Yard Setback
- b) 63.31 m<sup>2</sup> to Floor Area Ratio.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	July 14, 2025	1

Staff provided permit history of the subject property.

D. Splett (1524 Ottawa Avenue) and B. Curtis (representing the owner of 1524 Ottawa Avenue) described the variance application for a carport (accessory structure) and responded to Board members' questions.

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

J. Huang (1518 Ottawa Avenue) commented regarding the proposed height and area of the carport and responded to a Board member's question.

J. Negrin (1538 Ottawa Avenue) spoke in support of the proposed variances and commented regarding the carport's appearance and impact on neighbours.

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 June 17, 2025, 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 D. Splett, B. Curtis, J. Huang, and J. Negrin:

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 25-024 regarding a carport (accessory structure) at 1524 Ottawa Avenue with variances of:

- 0.97 m to Minimum Side Yard Setback
- 63.31 m<sup>2</sup> to Floor Area Ratio

BE ALLOWED pursuant to the plans dated June 10 and 12, 2025 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

**9. Application 25-025 (1569 Lawson Avenue)**

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

- a) 0.4 m to Rear Yard Setback for Addition & Deck
- b) 4.8% (38.6 m<sup>2</sup>) to Floor Area Ratio for Addition.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

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

Y. Mohammadkhani (representing the owner of 1569 Lawson Avenue) described the variance application for a deck and additions. Staff and Y. Mohammadkhani 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 June 17, 2025, 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 Y. Mohammadkhani:

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 25-025 regarding a deck and additions at 1569 Lawson Avenue with variances of:

- 0.4 m to Rear Yard Setback for Addition & Deck
- 4.8% (38.6 m<sup>2</sup>) to Floor Area Ratio for Addition

BE NOT ALLOWED pursuant to the plans dated June 17, 2025 submitted with the application.

CARRIED  
(Chair Radage opposed)

**10. Application 25-026 (1840 Mathers Avenue)**

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

- a) 5.93 m to Front Yard Setback.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

B. Christopher (representing the owner of 1840 Mathers Avenue) described the variance application for a new single family dwelling and responded to a Board member's question.

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

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - 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 June 17, 2025, 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 B. Christopher:

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 25-026 regarding a new single family dwelling at 1840 Mathers Avenue with a variance of:

- 5.93 m to Front Yard Setback

BE ALLOWED pursuant to the plans dated June 18, 2025 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

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 25-022 (1340 23rd Street)
- Application 25-023 (1807 St. Denis Road)
- Application 25-024 (1524 Ottawa Avenue)
- Application 25-025 (1569 Lawson Avenue)
- Application 25-026 (1840 Mathers Avenue)

up to and including July 16, 2025 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 September 17, 2025 at 5 p.m.

#### **14. Adjournment**

It was Moved and Seconded:

THAT the July 16, 2025 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 6:09 p.m.

*[Original signed by Chair]*

CHAIR

*[Original signed by Secretary]*

SECRETARY