



**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**

September 17, 2025

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 September 17, 2025 Board of Variance hearing agenda be approved as circulated.

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

RECOMMENDATION:

THAT the July 16, 2025 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 25-012 (6839 Copper Cove Road) regarding a power pole (accessory structure) with the following variances:**

- a) 8.50 m to Front Yard Setback
- b) 1.07 m to Minimum Side Yard Setback
- c) 2.00 m to Accessory Structure Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	Undated	1
Redacted	Undated	2
Redacted	April 15, 2025	3
M. Koci	July 28, 2025	4
M. Koci	July 29, 2025	5

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 25-012 regarding a power pole (accessory structure) at 6839 Copper Cove Road with variances of:

- 8.50 m to Front Yard Setback
- 1.07 m to Minimum Side Yard Setback
- 2.00 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated February 11, 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.

**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 25-012 regarding a power pole (accessory structure) at 6839 Copper Cove Road with variances of:

- 8.50 m to Front Yard Setback
- 1.07 m to Minimum Side Yard Setback
- 2.00 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated February 11, 2025 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 25-012 (6839 Copper Cove Road) to the next Board of Variance hearing.

**7. Application 25-027 (5967 Marine Drive) regarding a garage and storage/workshop (accessory structure) with the following variances:**

- a) 9.1 m to Front Yard Setback
- b) 1.8 m to Accessory Structure Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Senior Manager, Roads and Transportation	August 1, 2025	1

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 25-027 regarding a garage and storage/workshop (accessory structure) at 5967 Marine Drive with variances of:

- 9.1 m to Front Yard Setback
- 1.8 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated April 24 and June 24, 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.

**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 25-027 regarding a garage and storage/workshop (accessory structure) at 5967 Marine Drive with variances of:

- 9.1 m to Front Yard Setback
- 1.8 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated April 24 and June 24, 2025 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 27-027 (5967 Marine Drive) to the next Board of Variance hearing.

**8. Application 25-028 (4184 Rose Crescent) regarding additions and alterations with the following variances:**

- a) 5.68 m to Front Yard Setback (Garage Addition)
- b) 5.93 m to Rear Yard Setback (Deck Addition)
- c) 5.5 % to Site Coverage Percentage (Additions and Alterations).

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 25-028 regarding additions and alterations at 4184 Rose Crescent with variances of:

- 5.68 m to Front Yard Setback (Garage Addition)
- 5.93 m to Rear Yard Setback (Deck Addition)
- 5.5 % to Site Coverage Percentage (Additions and Alterations)

BE ALLOWED pursuant to the plans dated June 24, 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.

**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 25-028 regarding additions and alterations at 4184 Rose Crescent with variances of:

- 5.68 m to Front Yard Setback (Garage Addition)
- 5.93 m to Rear Yard Setback (Deck Addition)
- 5.5 % to Site Coverage Percentage (Additions and Alterations)

BE NOT ALLOWED pursuant to the plans dated June 24, 2025 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 25-028 (4184 Rose Crescent) to the next Board of Variance hearing.

**9. Application 25-029 (2580 Queens Avenue) regarding a private power pole (accessory structure) with the following variances:**

- a) 8.95 m to Front Yard Setback
- b) 2.7 m to Accessory Structure 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 25-029 regarding a private power pole (accessory structure) at 2580 Queens Avenue with variances of:

- 8.95 m to Front Yard Setback
- 2.7 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated July 24, 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.

**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 25-029 regarding a private power pole (accessory structure) at 2580 Queens Avenue with variances of:

- 8.95 m to Front Yard Setback
- 2.7 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated July 24, 2025 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 25-029 (2580 Queens Avenue) to the next Board of Variance hearing.

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

RECOMMENDATION:

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

- Application 25-012 (6839 Copper Cove Road)
- Application 25-027 (5967 Marine Drive)
- Application 25-028 (4184 Rose Crescent)
- Application 25-029 (2580 Queens Avenue)

up to and including September 17, 2025 be received.

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

**12. Next Hearing**

The next Board of Variance hearing is scheduled for October 15, 2025.

**13. Adjournment**

RECOMMENDATION:

THAT the September 17, 2025 Board of Variance hearing be adjourned.

**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.

Certified Correct:

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L. Radage, Chair

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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

6.  
 25-012



## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **6839 Copper Cove Road**

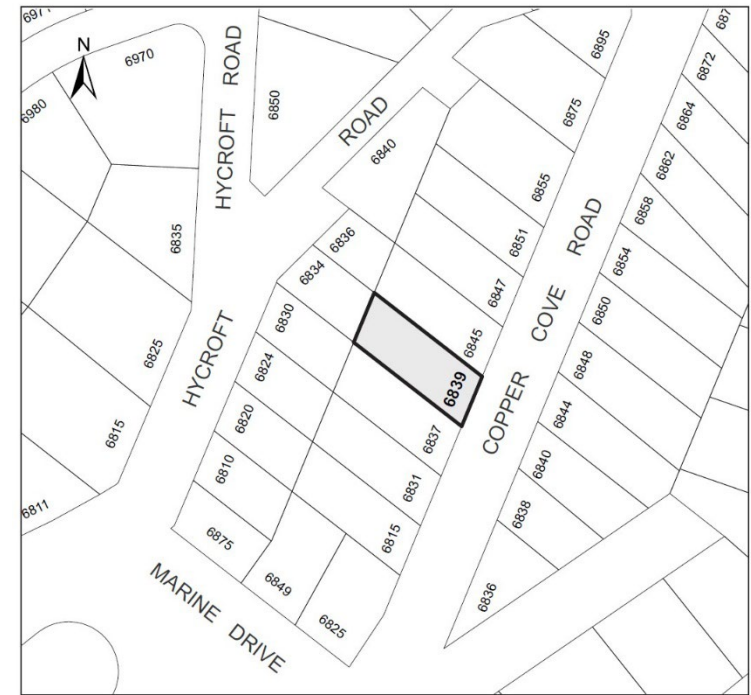
A Board of Variance hearing will be held on:

**Wednesday, September 17, 2025**

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

**The following variances for a power pole (accessory structure)  
 at 6839 Copper Cove Road will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	0.60 m	8.50 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.45 m	1.07 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	5.70 m	2.00 m



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

**To view 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 electronic communication facilities) 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 entrance of Municipal Hall.

**Please provide written submissions no later than noon on September 17, 2025 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/government-administration/committees-groups/board-variance>

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# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 6839 Copper Cove Rd., West Vancouver, BC V7W 2K4

## Applicant *(please print clearly)*

Name(s): Martin Koci Phone #: 778 689 1424

Mailing Address: 3323 E 23rd Ave., Vancouver, BC V5R 1B8 Cell #: 778 689 1424

Email Address: martin@kocirenovations.com Fax #: -

s. 22(1)

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

## Registered Owner *(please print clearly)*

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

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

Email Address: s. 22(1) 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).

**\$860 fee**

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

s. 22(1)

March 18, 2025

**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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Dear members of the Board of Variance,

First, I would like to apologize that my electrical contractor made a mistake and already installed the post before the application to the Board of variance. He had the electrical permit for power service upgrade, but it does not allow the additional post installation automatically.

**The proposed construction:**

I would like you to consider our application for an additional power pole which will allow us to upgrade electrical service for single family house at 6839 Copper Cove Rd, West Vancouver, BC V7W 2K4.

**Requested variances:**

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

The Zoning Bylaw, Section 204.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power pole	9.1 m	0.6 m	8.5 m

The Zoning Bylaw, Section 204.09(1)(a) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power pole	1.52 m	0.45 m	1.07 m

The Zoning Bylaw, Section 204.10 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 Power pole	3.7 m	7.02 m	3.32 m

**Hardship caused by compliance with the Zoning Bylaw:**

If we comply with the Zoning Bylaw, BC Hydro will not be able to upgrade the power service for the property mentioned above.

Currently the house has 80Amp power service, which is not sufficient for modern households. An additional power pole is required by BC Hydro to upgrade the power service.

If the span of the lines is more than 100ft, which is exceeded in our case, it requires additional power poles. BC hydro requirements for the additional power pole state that the location of the post must be serviceable by bucket truck (within 3 meters of a lane or roadway).

To fulfill these two conditions there is only one location available for the pole, which is part of our survey plan submitted with our building permit application.

Name: Martin Koci

Date: March 18, 2025

s. 22(1)



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

February 24, 2025

File: **BP119463**

s. 22(1)

Dear Sir/Madam

**RE: 6839 COPPER COVE ROAD - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS4 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Power pole will not comply with the Zoning Bylaw because it does not maintain the required Front and side yard setback and accessory structure height.

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

The Zoning Bylaw, Section 204.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power pole	9.1 m	0.6 m	8.5 m

The Zoning Bylaw, Section 204.09(1)(a) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power pole	1.52 m	0.45 m	1.07 m

The Zoning Bylaw, Section 204.10 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 Power pole	3.7 m	7.02 m	3.32 m

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 \$860 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday 19th March**. The next Board of Variance Hearing is scheduled for **Wednesday 16th April**. 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 604-921-2932 should you require any further information regarding this matter.

Thank you.

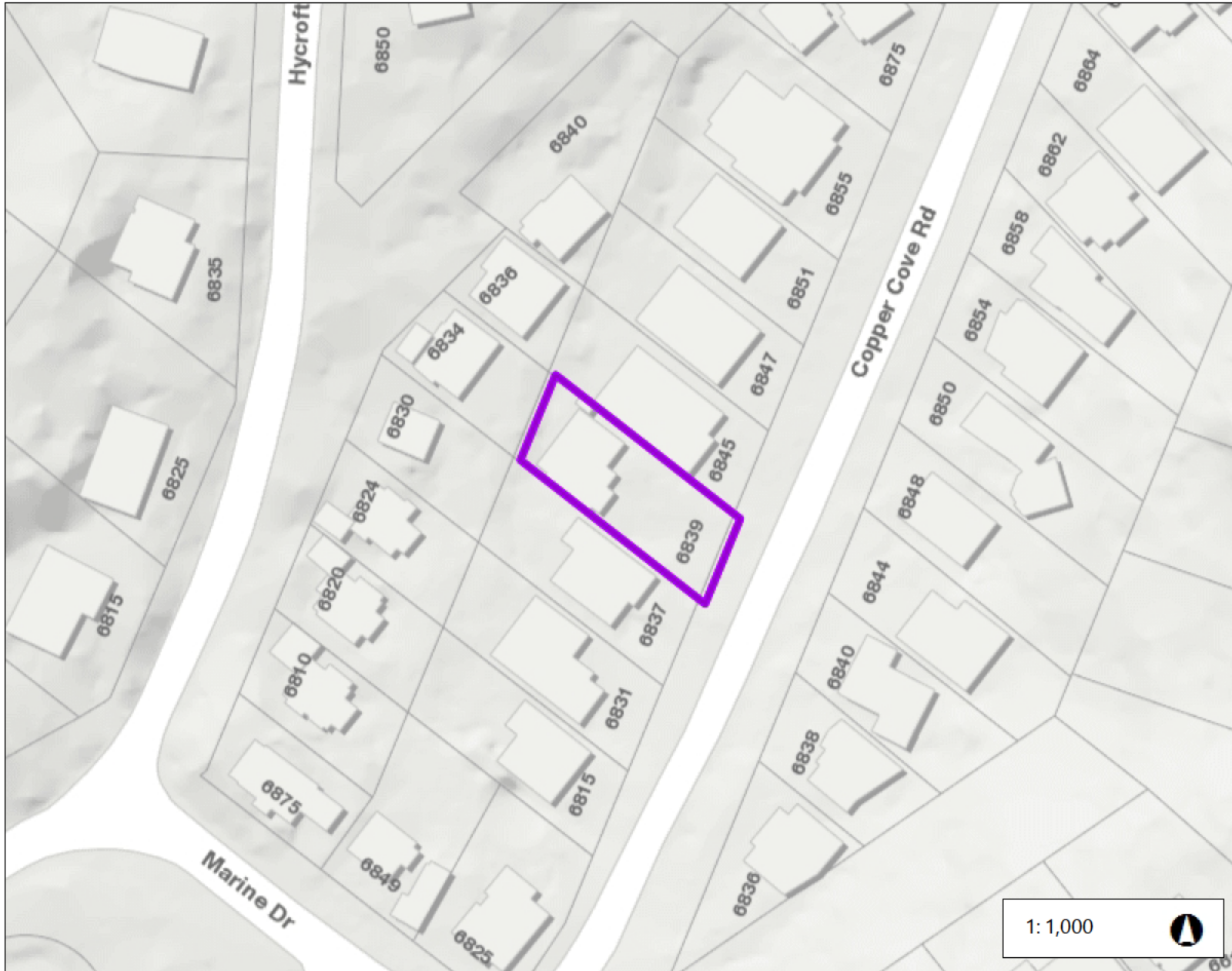
s. 22(1)



Eric Mah  
Plans examiner  
[enmah@westvancouver.ca](mailto:enmah@westvancouver.ca)

Enclosure

cc: Secretary, Board of Variance



Legend

Notes

1: 1,000



50.8 0 25.40 50.8 Meters

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

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Legend

Notes

50.8 0 25.40 50.8 Meters

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

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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s. 22(1)

West Vancouver

Subject property 6839 Copper Cove Road

Dear Board of Variance,

We are the property owners s. 22(1) 6839 Copper Cove Road. We have no objection to the current placement of the power pole needed for their electrical service upgrade. It appears to be really the only logical place to put the pole as well.

Please consider granting the requested variance application.

Regards,

s. 22(1)

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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: **6839 Copper Cove Road**

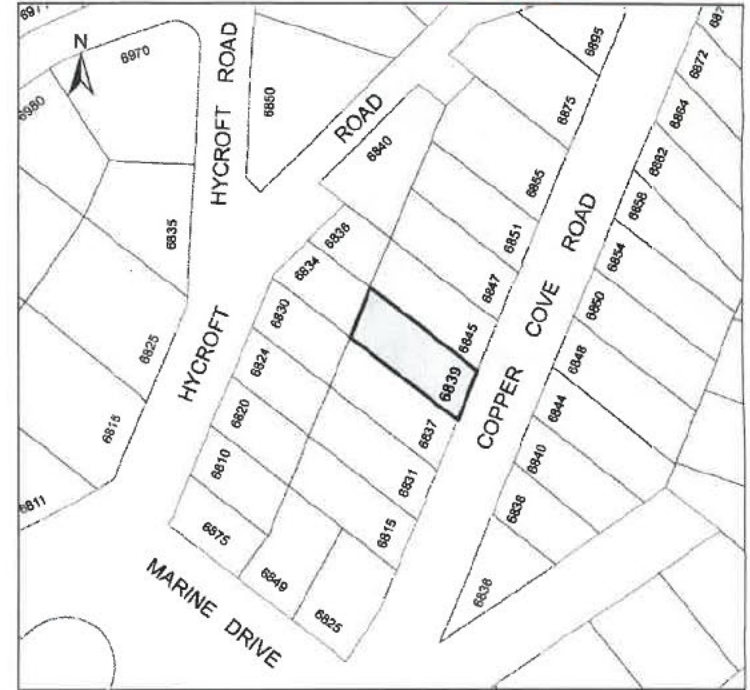
A Board of Variance hearing will be held on:

**Wednesday, April 16, 2025**

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

The following variances for a power pole (accessory structure)  
 at 6839 Copper Cove Road will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	0.60 m	8.50 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.45 m	1.07 m
Accessory Building Height	Bylaw Requirement	Proposed	Variance
	3.70 m	7.02 m	3.32 m



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

To view 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 electronic communication facilities) 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 entrance of Municipal Hall.

**Please provide written submissions no later than noon on April 16, 2025 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/government-administration/committees-groups/board-variance>

s. 22(1)

West Vancouver, BC

s. 22(1)

**Re: Board of Variance Hearing Re: Application for Variance from 6839  
Copper Cove Road**

This letter is in opposition to the request for a variance to permit a power pole (accessory structure) at 6839 Copper Cove Road. It is a request asking the Board of Variance to consider denying the request on two key grounds, outlined below.

Background

- We have enjoyed living in West Vancouver for s.22(1) years and s.22(1) s. 22(1)
- s.22(1)
- We work very hard (along with s.22(1) and consulting one another regularly; s.22(1) are very valued by all of us and a significant part of why we live in this neighbourhood.

Issue and Impact:

The facts are as follows:

- s. 22(1), the applicant installed an accessory building (a hydro pole) without the necessary permits.
- The accessory building is situated significantly beyond the required setbacks
- s.22(1)
- The variances under consideration to allow this pole to remain are significant:
  - a front yard setback variance of 8.5 meters - the new pole is only .60 meters into the front yard setback from the road)
  - and an accessory building height variance of 3.32 meters.

- A side yard setback variance of 1.02 meters
- At completion, due to the proximity of the new pole to the road and required wire connection to the transformer across the street yet to be added, we estimate that total height of this accessory building, if permitted, would further exceed the variance, and ultimately exceed the allowable height by double, [REDACTED] s. 22(1) [REDACTED]
- [REDACTED] s.22(1) [REDACTED], and we are concerned at the impact that this might have [REDACTED] s.22(1) [REDACTED]
- [REDACTED] s. 22(1) [REDACTED]
- [REDACTED] s.22(1) [REDACTED] other neighbours who are also looking to upgrade their communication services and the required accessory structures shortly.
- [REDACTED] s.22(1) [REDACTED] due to the grade of Copper Cove Road.
- [REDACTED] s.22(1) [REDACTED] and the tactic of intentionally bypassing necessary permits from the District, using “undue hardship” as a means by which to approve already completed work.
- We are concerned that this will set a precedent for other properties in the neighbourhood to bypass the rules and will exponentially affect [REDACTED] s.22(1) [REDACTED]
- We know of other neighbours in the adjacent area who have have upgraded their hydro connections within the past year for similar purposes through consulting with the District and BC Hydro.
- In consulting with BC Hydro, they were informed of alternative solutions (including applying for a variance at Hydro for an additional allowance for the span of the wires) for upgrading electrical services that would comply with setback and height requirements without requiring a variance from the District.

Grounds for Undue Hardship Not Met

The current variance is being applied for on the grounds of “**undue hardship**” under S.540 of the *Local Government Act*. We submit that the ground of undue hardship is clearly not met due to the availability of alternative solutions that would allow the applicant to achieve her desired end of having upgraded services, without requiring a District variance, or negatively impacting neighbouring properties.

The applicant has claimed that the grounds for undue hardship are that BC Hydro would not be able to upgrade her 80 amp service if the span of the service wire is more than 100 feet. However, we are aware of at least one s.22(1) [REDACTED] (who also received a letter on this matter) that, in completing similar upgrades within the past year, and looking to mitigate any negative impacts on neighbours, successfully made an application to the BC Hydro Variance Board for an extended span of up to 35 meters (115 feet). Based on our estimate using the District of WV’s ArcGIS tool, this is a reasonable option for the applicant, as a connection placed immediately at the applicant’s house running directly to the transformer on the power pole is 112 feet. This was the approach taken s.22(1) [REDACTED] to minimize negative impacts on neighbours.

We suggest that this is a simple and viable alternative that allows the applicant to achieve their upgrade within the required setbacks set out by the District of West Van bylaws, without requiring any special variances, and without any negative impacts on neighbouring properties.

We also submit that this is simply a preference of the applicant as opposed to undue hardship. While this may not be the preferred option, to allow a variance that would negatively impact neighbouring properties seems counter to the intention of this section of the '*Local Government Act*'.

#### Additional Requirement Unmet

Even if compliance with the required setbacks are found to cause undue hardship, the language of the *Local Government Act* states under section 542 that

“on application under section 540 the board of variance may order that a minor variance be permitted from the requirements of the applicable bylaw... if the board of variance

Has heard the applicant and any person notified under section 541  
Finds that undue hardship would be caused to the applicant if the bylaw or section 531 (1) is complied with, **and**

Is of the opinion that the variance or exemption does not do any of the following

- (ii) Result in inappropriate development of the site

- (iii) Adversely affect the natural environment
- (iv) **Substantially affect the use and enjoyment of adjacent land**
- (v) Vary permitted uses and densities under the applicable bylaw
- (vi) Defeat the intent of the bylaw
- (vii) Vary the application of an applicable bylaw in relation to residential rental tenure

We submit that the variance to allow the accessory building does not meet the requirement of “not substantially affecting the use and enjoyment of adjacent land.” Rather, as described above this structure (as well as its further wire attachments as outlined above) does and will significantly impact s.22(1)

The pictures below show that the hydro pole changes s.22(1). Further, if permitted the pole is the starting point for further wire attachments and, as outlined above, the additional wires from the pole would s.22(1) sitting at almost double the permitted height for that area. We further submit that this cannot be considered a minor variance.

We would also ask that the board also consider that this decision is likely to be precedent setting as there are many properties on this same street (and likely beyond, given the age of buildings in the area) that wish to make similar upgrades and the effects from enabling this type of “ask for forgiveness” approach, instead of arriving at solutions for upgrading services within the parameters of the existing bylaws, are likely to be cumulative in their negative impact on the view corridors of several properties in the neighbourhood.

Thank you for your time in considering this matter.

Kind regards,

s. 22(1)

s. 22(1)





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s.22(1)

West Vancouver, BC

April 15th, 2025

Dear Board,

We received a letter regarding an application for a variance to allow for an accessory structure at 6839 Copper Cove Road.

We would like to oppose the application.

We recently upgraded our electrical system (which also included working with B.C. Hydro).

s. 22(1)

We have, without effort that is out of the ordinary for such a project, ensured that, in doing so, the upgrade has not negatively impacted any neighbours by doing the reasonable due diligence to find out the options for installing.

**We are concerned that allowing this variance on the basis of “undue hardship” would require an extremely loose interpretation of undue hardship.** We all have bought properties with certain rights and limitations. Setbacks to properties are a clear limitation on our rights. **We are concerned that allowing for this variance will set a precedent in the neighbourhood,** where many other properties will look to “skirt the rules” by installing hydro poles where they prefer to have them.

As a good neighbour, in a community, we are required to operate and build within the limits of the rights that we have purchased, and abide by local bylaws. **Allowing for a variance that would reduce the setbacks required is increasing the applicants property rights at the expense of another neighbour, which is counter to the intention of the “undue hardship” exemption.** This section clearly states that undue hardship cannot be allowed where it substantially impacts the use and enjoyment of an adjacent property.

Following the required setbacks may require some further conversations with BC Hydro. **But there will be several solutions that will not impact innocent neighbours’ rights and will allow the applicant to achieve what they wish to do.** Some may require further costs (burying the wires) and some may not require further costs – submitting an application to BC Hydro to expand the span of the electrical wires. However, there will be several solutions available to the applicant should she act in good faith and do the appropriate due diligence to find the solution that works best s.22(1) within the amount that she is willing to pay to upgrade her communications.

We would be happy to share further details of how this process was managed. But it was not an onerous process to have this upgrade done with due diligence and following the clearly established rules.

s. 22(1)

Thank you.



**From:** Martin Koci <martin@kocirenovations.com>  
**Sent:** Monday, July 28, 2025 4:20 PM  
**To:** BoardOfVariance  
**Subject:** Re: Board of Variance Application 25-012 (6839 Copper Cove Road)  
**Attachments:** Koci Building Mail - 6839 Copper Cove Rd - 200A SVC.pdf; height of the power pole confirmation.pdf

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

Hello,

I have attached additional documents for 6839 Copper cove road.

Thank you,

Martin Koci. Ing.  
s. 22(1)

778 689 1424





Martin Koci &lt;martin@kocirenovations.com&gt;

---

**6839 Copper Cove Rd - 200A SVC**

1 message

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**Chao, Brandon** <Brandon.Chao@bchydro.com>  
To: "MARTIN@KOCIRENOVATIONS.COM" <MARTIN@kocirenovations.com>

Tue, May 27, 2025 at 10:27 AM

Good morning Martin,

After review of the service connection, the connection length will exceed BC Hydro's standards for service connection length of 30m. Unfortunately, BC Hydro will not grant a variance on exceeding the required service wire length.

For the connection, if we were to proceed with overhead, a private pole will be required for service connection.

Thanks,

**Brandon Chao** | Distribution Design GTT

North Shore Coastal

**BC Hydro**

[630 Brooksbank Ave](#)

[North Vancouver BC V7J 3V1](#)

**M** 604-790-3921

**E** [brandon.chao@bchydro.com](mailto:brandon.chao@bchydro.com)

[bchydro.com](http://bchydro.com)

**Smart about power in all we do.**

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BCHydroDisclaimerID5 2 8 1541

Dear members of the Board of Variance,

This is the confirmation of final height of the power post at 6839 Copper Cove Road.

The current height of the power pole is the stock length. We stopped work as soon as we realized we needed to go through the board of variance to get permission for installation.

The final height of the post will be 5.7m from the ground to fulfill the condition of minimum power line height over the road of 5.5m (due to the slope of the terrain).

	Bylaw	Proposed	Variance
Accessory Building Height for Power pole	3.7 m	<b>5.7 m</b>	<b>2.0 m</b>

Name: Martin Koci

Date: July 28, 2025

s. 22(1)



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**From:** Martin Koci <martin@kocirenovations.com>  
**Sent:** Tuesday, July 29, 2025 11:10 AM  
**To:** BoardOfVariance  
**Subject:** Re: Board of Variance Application 25-012 (6839 Copper Cove Road)  
**Attachments:** height of the power pole confirmation.pdf

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

Hi Pascal,

After the original meeting in April my case has been deferred to provide additional information. We have installed the stock length of the power pole and stopped the work when we realized the mistake. I originally applied for the full height of the post which would be a height variance 3.32m as it was actual on site condition. My case was deferred to give me time to provide additional documents including written confirmation what will be the height after the post is cut to final height.

*"The requested variances are regarding a power pole (accessory structure):*

*a) 8.50 m to Front Yard Setback*

*b) 1.07 m to Minimum Side Yard Setback*

*c) 3.32 m to Accessory Building Height. This is not correct the post will be cut down to 5.7m if we will get BOV approval for installing the post so the new variance is 2m as stated in attached Height of the power pole confirmation document.*

*While I would appreciate a reply to confirm your intention, please note that at this time the Board is scheduled to continue consideration of your application at its September 17, 2025 hearing. I encourage you to reach out to me should you have any questions in the meantime"*

April 17, 2025

File: 2310-20-25-012

Martin Koci  
3323 E23rd Avenue  
Vancouver, BC V5R 1B8

Dear M. Koci:

**Re: Board of Variance Application 25-012 (6839 Copper Cove Road)**

This will confirm that your application was considered by the Board of Variance at its hearing held on April 16, 2025, at which time it was resolved:

*THAT the Board defers further consideration of Application 25-012 (6839 Copper Cove Road) until the applicant*

- *provides written confirmation of the final height of the subject power pole; and*
- *explores construction alternatives with BC Hydro to determine if it is feasible to run a line longer than 100' from the power pole directly to the house.*

Please contact the Permits and Inspections Department at (604) 925-7040 if you have any questions in this regard.

Thank you

s. 22(1)

P. Cuk, Board Secretary

s. 22(1)

cc:

S. Ruffalls, Permits Clerk

5817421v1

On Tue, Jul 29, 2025 at 8:18 AM BoardOfVariance <[boardofvariance@westvancouver.ca](mailto:boardofvariance@westvancouver.ca)> wrote:

Good morning and thank you for your email.

As Secretary to the Board of Variance, and having received the attached documents, I am now able to schedule the Board to continue consideration of your application at its September 17, 2025 hearing (5 p.m. start).

The requested variances are regarding a power pole (accessory structure):

- 8.50 m to Front Yard Setback
- 1.07 m to Minimum Side Yard Setback
- 3.32 m to Accessory Building Height.

While I would appreciate a reply to confirm your intention, please note that at this time the Board is scheduled to continue consideration of your application at its September 17, 2025 hearing. I encourage you to reach out to me should you have any questions in the meantime.

Thanks again,

Pascal

**Pascal Cuk** he / him / his

Manager, Legislative Operations / Deputy Corporate Officer | District of West Vancouver

t: 604-925-7049 | [westvancouver.ca](http://westvancouver.ca)

We acknowledge that we are on the traditional, ancestral, and unceded territory of the [Skwxwú7mesh Úxwumixw](#) (Squamish Nation), [səlilwətaʔ](#) (Tseil-Waututh Nation) & [xʷməθkʷəy̓əm](#) (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial. *Learn more about each of these Nations; click each name to visit their official website.*

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**From:** Martin Koci <[martin@kocirenovations.com](mailto:martin@kocirenovations.com)>

**Sent:** Monday, July 28, 2025 4:20 PM

**To:** BoardOfVariance <[boardofvariance@westvancouver.ca](mailto:boardofvariance@westvancouver.ca)>

**Subject:** Re: Board of Variance Application 25-012 (6839 Copper Cove Road)

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Hello,

I have attached additional documents for 6839 Copper cove road.

Thank you,

Martin Koci. Ing.

s. 22(1)

778 689 1424



Dear members of the Board of Variance,

This is the confirmation of final height of the power post at 6839 Copper Cove Road.

The current height of the power pole is the stock length. We stopped work as soon as we realized we needed to go through the board of variance to get permission for installation.

The final height of the post will be 5.7m from the ground to fulfill the condition of minimum power line height over the road of 5.5m (due to the slope of the terrain).

	Bylaw	Proposed	Variance
Accessory Building Height for Power pole	3.7 m	<b>5.7 m</b>	<b>2.0 m</b>

Name: Martin Koci

Date: July 28, 2025

s. 22(1)



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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: **5967 Marine Drive**

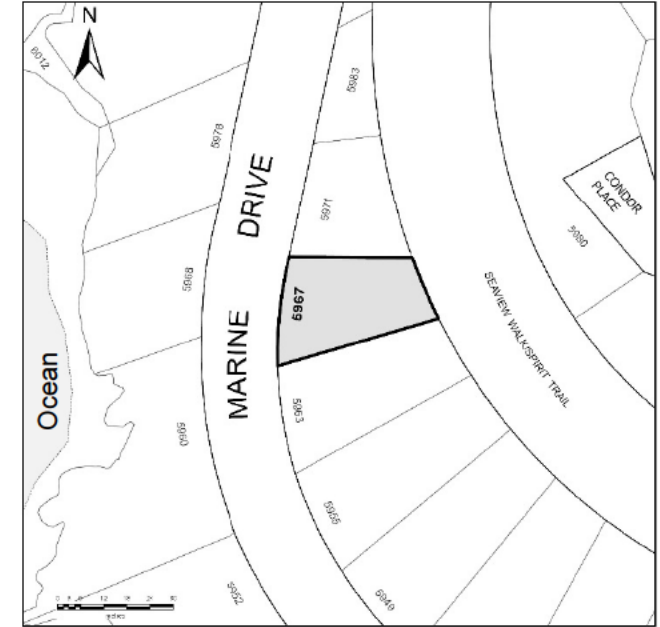
A Board of Variance hearing will be held on:

**Wednesday, September 17, 2025**

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

**The following variances for a garage and storage/workshop (accessory structure) at 5967 Marine Drive will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.1 m	0.0 m	9.1 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.7 m	5.5 m	1.8 m



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

To view 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 electronic communication facilities) 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 entrance of Municipal Hall.

**Please provide written submissions no later than noon on September 17, 2025 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/government-administration/committees-groups/board-variance>

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# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 5967 Marine Drive

## Applicant *(please print clearly)*

Name(s): Shora Parvaresh, Noble Architecture Phone #: 604 518 5556

Mailing Address: 1690 West 2nd Ave, Vancouver, BC, V6J1H4 Cell #: \_\_\_\_\_

Email Address: shora@noblearch.ca Fax #: \_\_\_\_\_

s. 22(1)

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

## Registered Owner *(please print clearly)*

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

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

Email Address: s. 22(1) 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).

**\$860 fee**

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

s. 22(1)

June 23, 2025

**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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Architecture  
+ Interiors

## Board of Variance Application Letter

**To: Eric Mah**  
**Plans Examiner**  
**Permits & Inspections Department | District of West Vancouver**  
**enmah@westvancouver.ca**  
**604 921 2932**

**From: Noble Architecture**  
**Shora Parvaresh, Architect AIBC**  
**1690 West 2nd Avenue**  
**Vancouver, BC V6J 1H4**  
**604 518 5556**

**Permit Number:** s. 22(1)

**Address: 5967 Marine Drive, West Vancouver, V7W 2S1**

**Project Scope: Application for Building Permit (RS4 Zone) Proposed Accessory Structure**

**Date: June 23, 2025**

**Project Overview:** We propose a new Accessory Structure and Tram at 5967 Marine Drive falling within the front yard setback and exceeding the height of accessory buildings permitted in RS4 Zones.

**Site Hardships:** 5967 Marine Drive has a rocky and steeply sloped terrain providing a limited area to place an Accessory Structure on the Site. This poses a number of hardships for building.

Firstly, access is provided solely off of Marine Drive, and the lack of a rear lane negates the opportunity for secondary parking access. There exists a small cutaway off of Marine Drive serving as a parking space for both residents of 5967 Marine Drive and their visitors. This is a tenuous parking arrangement with limited visibility when arriving and leaving via car.

Secondly, the Site slopes steeply from Marine Drive up towards the house. The steep, rocky terrain means the construction of an accessory building satisfying the requirements of the Zoning Bylaw would require either extensive rock-blasting or a steep and complex driveway.

Finally, the current layout inhibits the accessibility and liveability for the inhabitants of 5967 Marine Drive. Each day, the residents climb and descend a extensive set of steps to come and go from their house. This poses a problem for any differently-abled or elderly user who would not be able to navigate the numerous stairs with relative ease and comfort.

Due to the single access point off of Marine Drive, the steep grade and rocky terrain on site, and the lack of easy access to and from the house, a new solution for access to and from 5967 Marine Drive is needed.

**Zoning Variance Requests:** To address these hardships, we request the following variances:

1. **Front Yard Setback - Zoning Bylaw, Section 130.01(7)(b):**

- **Minimum Permitted:** 9.1 m
- **Proposed:** 0 m
- **Variance:** 9.1 m

**Rationale:** Due to the steeply sloping terrain, locating the accessory structure deeper into the site would either require extensive rock blasting or a steep and complex driveway. The rock-blasting required would greatly exceed that permitted by the District, and the driveway would slope beyond the maximums allowed in the Driveway Grades bulletin - each a variance in their own right. From a design perspective, keeping the Accessory Structure close to the front Property Line allows the structure to sit within the landscape, and lessens the impact on the view from Marine Drive. Varying the requirements of Zoning Bylaw, Section 130.01(7)(b) would surely be the least intrusive of approaches to adding an Accessory Structure on this Site.

2. **Accessory Structure Height - Zoning Bylaw, Section 204.07:**

- **Maximum Permitted:** 3.7 m
- **Proposed:** 5.5 m
- **Variance:** 1.8 m

**Rationale:** To achieve continuity with the surrounding landscape and existing house, a portion of the roof pitch reaches beyond the permitted Accessory Structure height. The proposed shed roof mirrors the design of the existing home on the property, and matches the surrounding sloped terrain the proposed Accessory Structure nestles into. Furthermore, the encroaching roof portion sits back from the front face of the building and slopes away from the viewer along Marine Drive, lessening the visual impact to the passerby.

**Conclusion:** The placement of the proposed Accessory Structure has been carefully considered in order to minimise disturbances on the Site, and the variances required are the least intrusive to the Site's appearance. The proposal undertook an Access Configuration Assessment study by Creative Transport Solutions Ltd. in order to assure safety for the Owners and drivers on Marine Drive. Compliance with the Zoning Bylaw would require excessive rock-blasting, a steep and treacherous driveway, and an imposing accessory structure high up on the property's sloped terrain. Alternatively, the proposal improves accessibility for the residents, minimises intrusion into the natural environment, does not impact adjacent lands, and improves liveability in the existing West Coast Modern home on the property.

Sincerely,

s. 22(1)



Shora Parvaresh, Architect AIBC  
Principal, Owner  
Noble Architecture

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

June 17, 2025

File: **BP119544**

s. 22(1)

Dear Sir/Madam

**RE: 5967 MARINE DRIVE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS4 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed accessory structure (garage & storage/workshop) will not comply with the Zoning Bylaw because it does not maintain the required front yard setback and accessory structure height.

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

- The Zoning Bylaw, Section 130.01(7)(b) requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for accessory structure	9.1 m	0 m	9.1 m

- The Zoning Bylaw, Section 204.07 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 structure	3.7 m	5.5 m	1.8 m

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 \$860 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday 20th August**. The next Board of Variance Hearing is scheduled for **Wednesday 17th September**. 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 604-921-2932 should you require any further information regarding this matter.

Thank you.

s. 22(1)



Eric Mah  
Plans examiner  
[enmah@westvancouver.ca](mailto:enmah@westvancouver.ca)

Enclosure

cc: Secretary, Board of Variance



Legend

Notes

1:1,000



50.8 0 25.40 50.8 Meters

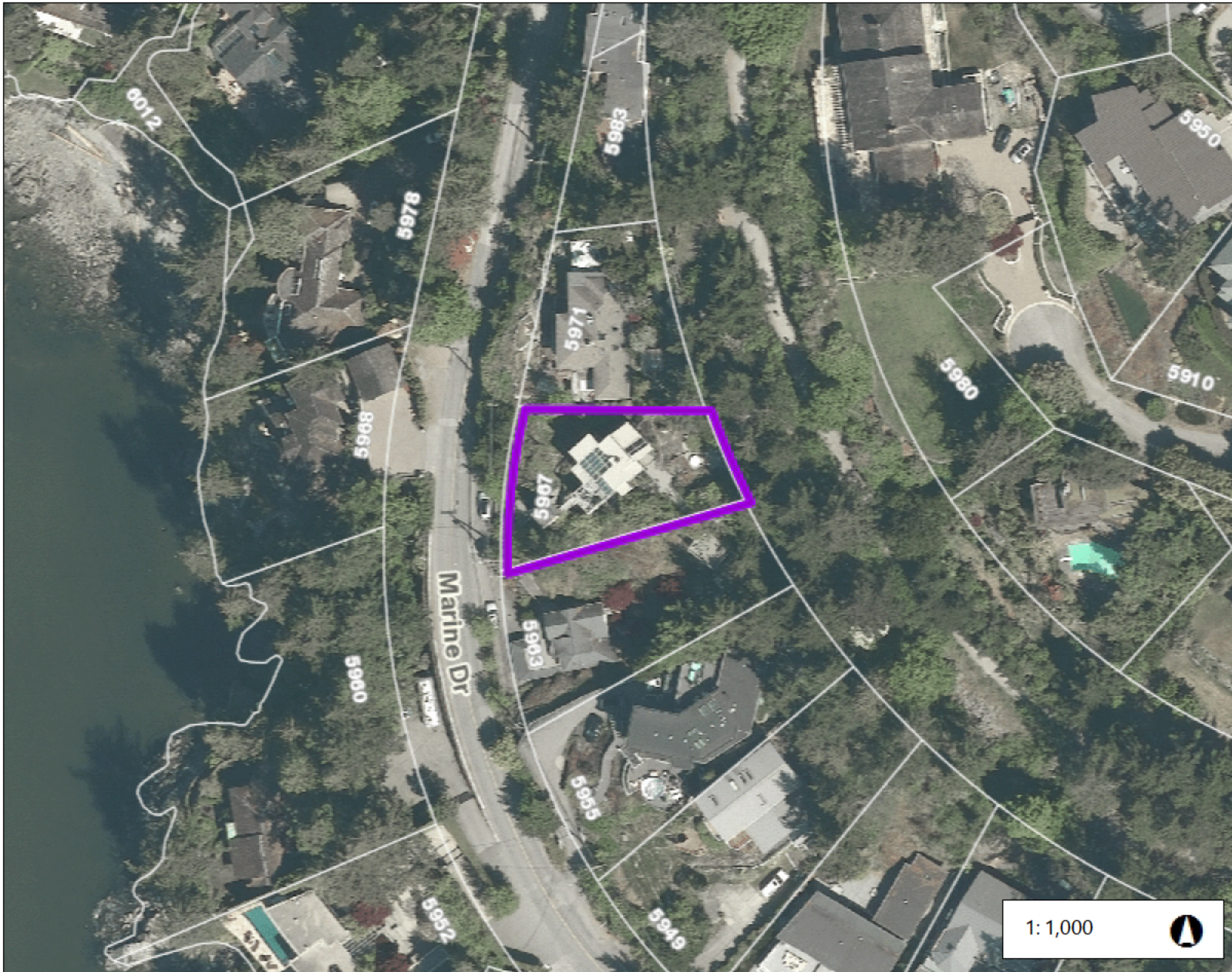
WGS\_1984\_UTM\_Zone\_10N  
District of West Vancouver

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Legend

Notes

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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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**From:** Sean OSullivan <[sosullivan@westvancouver.ca](mailto:sosullivan@westvancouver.ca)>  
**Sent:** Friday, August 1, 2025 3:43 PM  
**To:** Toby Rogers <[trogers@westvancouver.ca](mailto:trogers@westvancouver.ca)>  
**Subject:** RE: 5967 Marine Dr - Traffic Sightline Report

Hi Toby,

I have six comments:

1. The report does not provide pictures from the point of view of a driver showing current conditions. The concern is that the measurements are based on the ideal drawings from the architect. Frequently sightlines are limited by vegetation or other obstacles along the owner's property or adjacent properties. The report should confirm that the sightlines are not affected by existing vegetation or obstructions or if they are, recommend a plan to control vegetation.

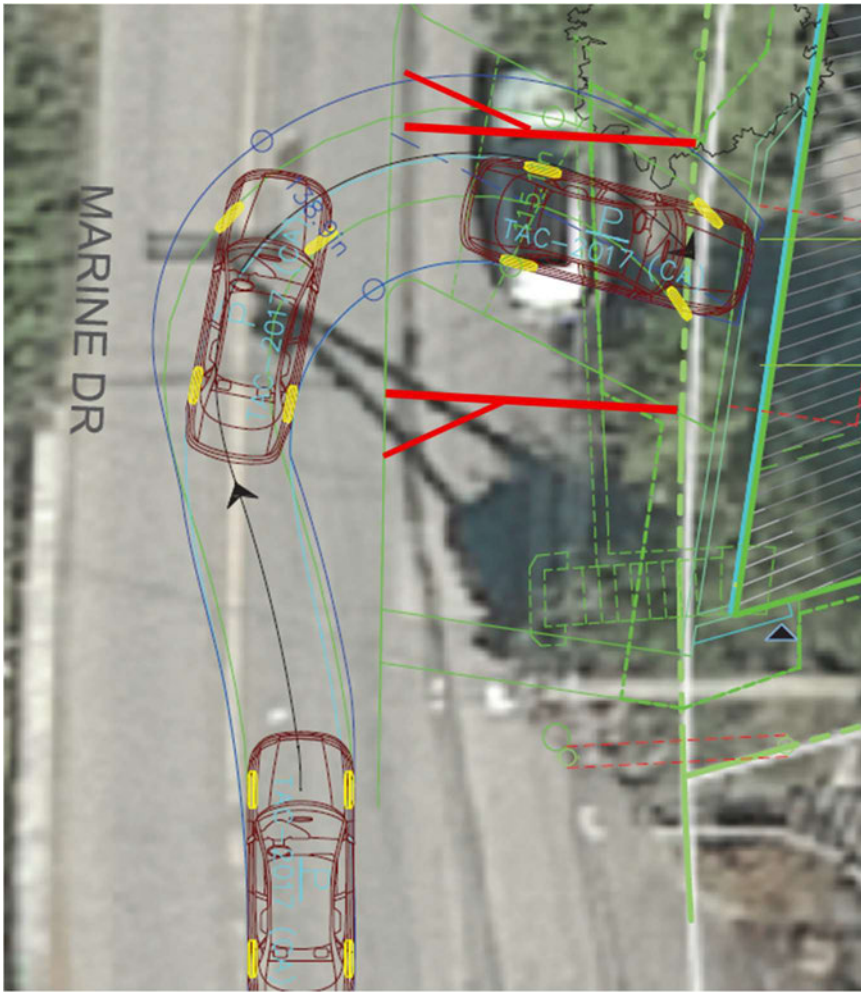
2. The report is limited in that it assumes the operating speed on Marine Drive is equal to the posted speed. Our data indicates that the average speed is closer to 40 km/hr and the 85th percentile speed is closer to 50 km/hr. The report should comment on the required sight distances for at least 40 km/hr so the owner is aware of the existing conditions, and the limitations and risks of the proposed design. A safer design would consider the operating speed and design for at least one standard deviation above the operating speed.

3. The report says:

CTS also determined the offset required to allow for a passenger vehicle to stop entirely within the proposed driveway, so not to block through traffic on Marine Drive. The length of a passenger car per TAC, is 5.6 meters. The measured distance between the parking garage and the shoulder line on Marine Drive, is approximately 9.4 m for an egressing vehicle and 8.1 m for an ingressing vehicle. The staging distances within the proposed driveway.

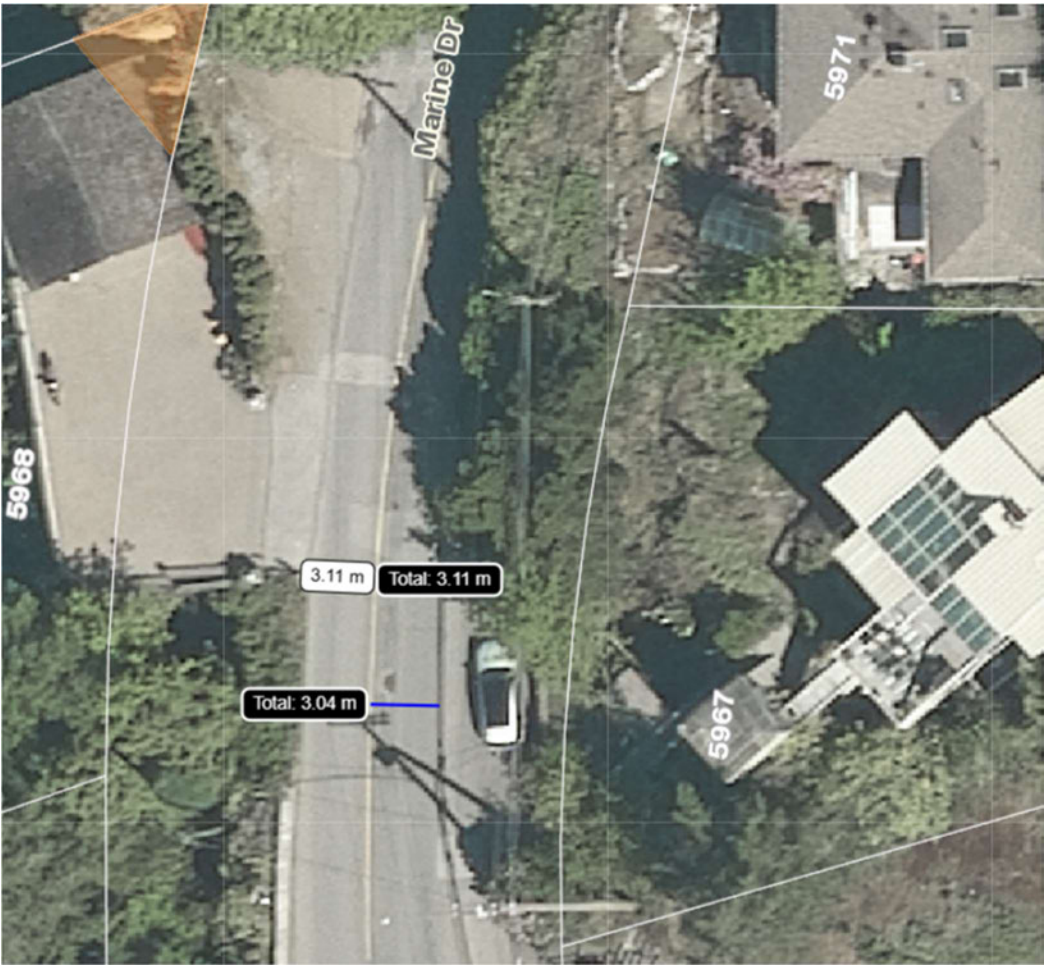
However, the drawings appear to show the 5.6 m TAC passenger vehicle using almost the full length of the driveway. Is the driveway between 9.4 and 8.1 m long from garage door to edge of pavement? Given the limited sight lines and operating speeds, vehicles can not overhang the driveway and obstruct the roadway.

4. Why is the driveway at an angled north relative to Marine Drive rather than perpendicular to Marine Drive? If it was perpendicular and wider, would a NB vehicle need to cross the centre line to access the driveway? What is the reason for the angled driveway?



5. From the drawings, it appears that the driveway can only accommodate a passenger vehicle. How will other vehicles such as an Amazon delivery truck or other delivery trucks be accommodated? With the limited sight lines, blocking the road for a delivery would be a significant safety concern.

6. Along this section of Marine Drive, the lane widths around 3.1 m wide which is not typical for an arterial roadway. None of the drawings provided show the lane widths. The drawings should acknowledge the lane widths and confirm the turning paths reflect the narrow lanes.



Date: June 17, 2025  
Our File No: 9238-01

**BY EMAIL**

s. 22(1)  
5967 Marine Drive  
West Vancouver, BC  
V7W 2S1

Dear s. 22(1)

**Re: 5967 Marine Drive, West Vancouver – Access Configuration Assessment**

The following explains and assesses the proposed driveway and parking garage orientation at 5967 Marine Drive, West Vancouver.

Existing Access

- Currently there is a parallel parking layby at 5967 Marine Drive, adjacent to Marine Drive. See the following images.



Image 1 – Aerial View of 5967 Marine Drive

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JUL 04 2025



Image 2 – Street View of 5967 Marine Drive

Ingressing the layby from the south requires a diverge from the northbound through lane. Ingressing the layby from the north requires a diverge from the southbound through lane, by crossing the northbound through lane.

Egressing the layby to the north requires a merge into the northbound through lane, or a U-turn into the northbound through lane. Egressing the layby to the south requires a merge into the southbound through lane by crossing the northbound through lane, or a U-turn into the southbound through lane.

The posted speed along this segment is 30 km/h. With reference to the Transportation Association of Canada (TAC) *Geometric Design Guide for Canadian Roads 2017, Table 2.5.2: Stopping Sight Distance*, the calculated Stopping Sight Distance (SSD) for a road posted at 30 km/h, is 31.2 meters.

### Proposed Access

The owner of 5967 Marine Drive is proposing the construction of a driveway and parking garage orientated at approximately 90 degrees to Marine Drive. A copy of the site plan is included as **APPENDIX A**. Unique to the parking garage will be an internal turntable allowing for a vehicle to head in and be re-orientated 180 degrees within the parking garage, thereby allowing for the vehicle to head out. The safety benefits are substantial:

- The motorist will be able to turn towards the driveway and parking garage from Marine Drive southbound, at approximately 90 degrees.
- The motorist will be able to approach Marine Drive from the parking garage and driveway at approximately 90 degrees, improving on the site line to Marine Drive northbound and southbound.

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JUL 04 2025

- The motorist will be able to turn to Marine Drive northbound and southbound without making a U-turn.

To ensure the sight line to/from the proposed driveway meets the Stopping Sight Distance (SSD) for a road posted at 30 km/h, CTS made a visit to the site and measured the distance to a vehicle approaching from the north and from the south, from three locations along the layby i.e. north property line, south property line and midway between the north and south property lines, approximately 1.0 meter offset from the edge of pavement. The three locations are illustrated on the field sheet included as **APPENDIX B**.

The following table summarizes the data.

Position	Sight Distance to the North (m)	Meets TAC SSD	Sight Distance to the South (m)	Meets TAC SSD
1	27.5	N	57.5	Y
2	35	Y	50	Y
3	40	Y	45	Y

From the data, orientating the proposed driveway between Position 2 and Position 3, meets the Stopping Sight Distance requirement for a road posted at 30 km/h. From the site plan included as **APPENDIX A**, the proposed driveway is orientated between Position 1 and Position 2. Therefore, to meet the Stopping Sight Distance requirement for a road posted at 30 km/h, CTS is requiring a 3.0 m x 3.0 m truncation as illustrated by the copy of the site plan included as **APPENDIX B**. The 3.0 m x 3.0 m truncation will allow for 33 m of sight distance to the north and maintains the 57.5 m of site distance to the south, thereby meeting the Stopping Sight Distance requirement for a road posted at 30 km/h.

CTS also determined the offset required to allow for a passenger vehicle to stop entirely within the proposed driveway, so not to block through traffic on Marine Drive. The length of a passenger car per TAC, is 5.6 meters. The measured distance between the parking garage and the shoulder line on Marine Drive, is approximately 9.4 m for an egressing vehicle and 8.1 m for an ingressing vehicle. The staging distances within the proposed driveway.

Lastly, CTS undertook swept path analyses for a passenger vehicle ingressing and egressing the proposed driveway. The swept path analyses illustrating the turns by a passenger vehicle as well as the passenger vehicle staged within the driveway, were acceptable. Copies of the swept path analyses are included as **APPENDIX C**.

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JUL 04 2025

In summary, the proposed driveway and parking garage orientation at 5963 Marine Drive, is supported by this Access Configuration Assessment.

Yours truly,

**CREATIVE TRANSPORTATION SOLUTIONS LTD.  
PERMIT TO PRACTICE NO. 1000697**

s. 22(1)

Brent A. Dozzi, P. Eng.  
Senior Traffic Engineer and Project Manager

Phone: (604) 936-6190 x 237

Email: [bdozzi@cts-bc.com](mailto:bdozzi@cts-bc.com)

## APPENDICES

**REVISED**

JUL 04 2025

5963 Marine Drive, West Vancouver – Access Configuration Assessment  
June 17, 2025

District of West Vancouver  
Permits Dept.



# APPENDIX A Site Plan

**REVISED**

JUL 04 2025

*5963 Marine Drive, West Vancouver – Access Configuration Assessment  
June 17, 2025*

District of West Vancouver  
Permits Dept.



0/21/2025 9:52:25 AM

# 5967 MARINE DRIVE, WEST VANCOUVER, BC

ISSUED FOR BOARD OF VARIANCE  
REVIEW

2025-06-23

ACCESSORY BUILDING

PROJECT TEAM

REQUESTED VARIANCES:  
LOCATION & HEIGHT OF THE ACCESSORY  
BUILDING IN THE REQUIRED FRONT YARD.

**OWNER**  
S. 22(1)  
WEST VANCOUVER, BC  
S. 22(1)

**ARCHITECT**  
NOBLE ARCHITECTURE + INTERIORS  
SHORA PARVARESH, ARCHITECT ABC  
SHORANOBLEARCH.CA  
1633 W 3RD AVENUE  
VANCOUVER, BC V6U 0B6  
604-518-5556

**TRAFFIC CONSULTANT**  
CTS TRAFFIC ENGINEERING SPECIALISTS  
BRENT DOZZI, P. ENG.  
BDOZZI@CTS-BC.COM  
101A, 1952 KINGSWAY AVENUE  
PORT COQUITLAM, BC, V3C 6C2  
604-959-8199

**SURVEYOR**  
HOBSBS, WINTER & MACDOLAND  
ADMIN@HWSURVEYS.COM  
113-620 HARBOURSIDE DRIVE  
NORTH VANCOUVER, BC  
604-966-1371



NOTE THIS IMAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT REFLECT THE EXACT REPRESENTATION OF THE DESIGN.

## DRAWING LIST

ARCHITECTURAL	
A0.00	COVERSHEET
A0.01	DEVELOPMENT DATA
A0.02	SURVEY
A1.00	SITE PLAN
A2.00	FLOOR PLANS
A2.01	FLOOR & ROOF PLANS
A3.00	NORTH & EAST ELEVATIONS
A3.01	SOUTH & WEST ELEVATIONS
A4.00	SECTIONS
A4.01	SECTIONS
A4.02	SECTIONS
A6.00	3D VIEWS



**REVISED**

JUL 04 2025

District of West Vancouver  
Permits Dept.

6/23/2025 9:52:35 AM

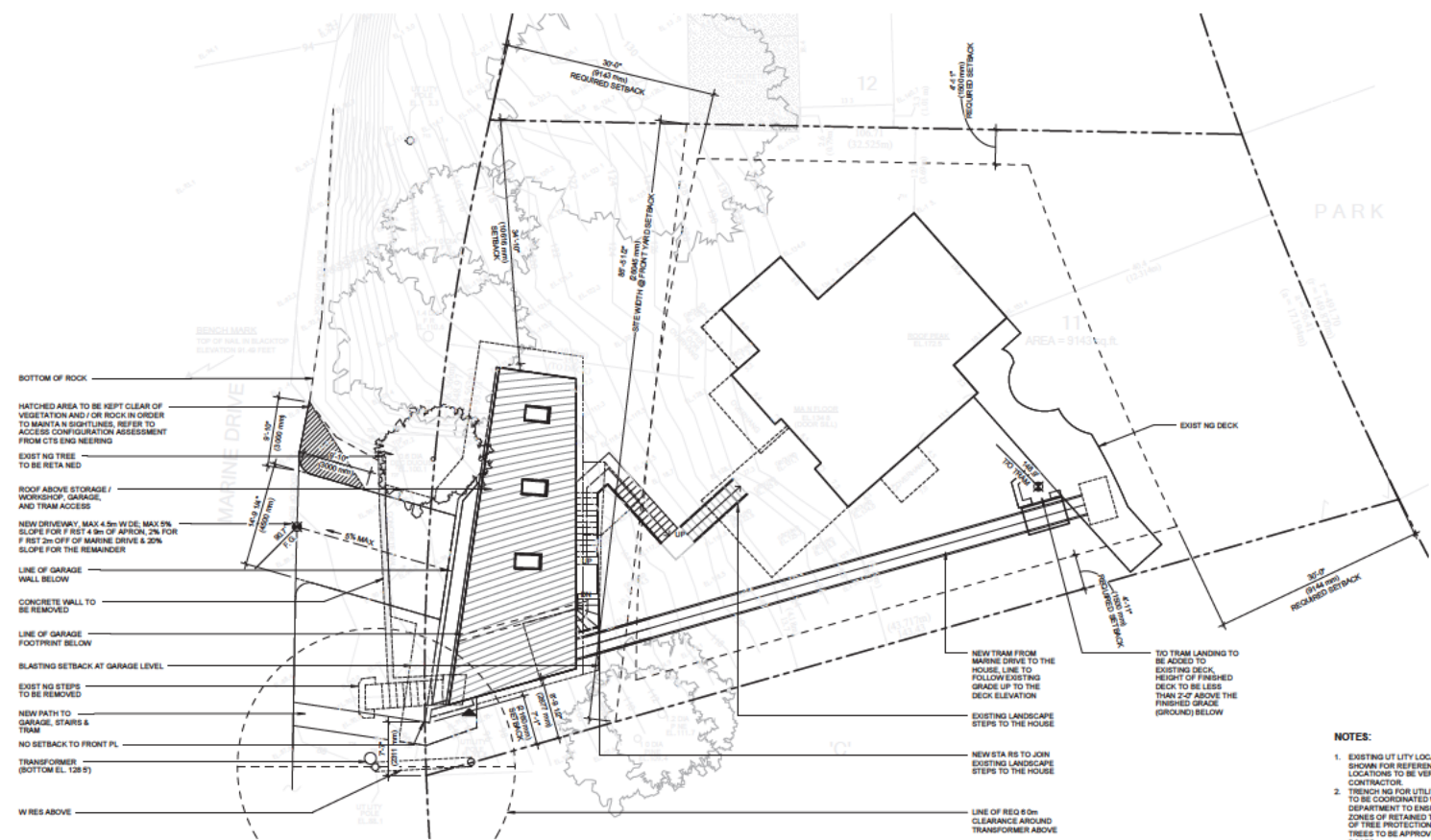
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Building Code Note: Refer to the current code Part 9 of the Vancouver Building System 2018. The major amendments identification of the building is Vancouver BC 40-0000 in addition to VBEI, 2018.

**Noble**  
Architecture  
+ Interiors

004218-5009 / nobearch.ca  
**ISSUED**

1 2025-06-23 ISSUED FOR BOARD OF VARIANCE



- BOTTOM OF ROCK
- HATCHED AREA TO BE KEPT CLEAR OF VEGETATION AND / OR ROCK IN ORDER TO MAINTAIN SIGHTLINES. REFER TO ACCESS CONFIGURATION ASSESSMENT FROM CTS ENGINEERING
- EXISTING TREES TO BE RETAINED
- ROOF ABOVE STORAGE / WORKSHOP, GARAGE, AND TRAM ACCESS
- NEW DRIVEWAY, MAX 4.5m WIDE, MAX 5% SLOPE FOR FIRST 4.5m OF APPROX 2% FOR FIRST 2m OFF OF MARINE DRIVE & 20% SLOPE FOR THE REMAINDER
- LINE OF GARAGE WALL BELOW
- CONCRETE WALL TO BE REMOVED
- LINE OF GARAGE FOOTPRINT BELOW
- BLASTING SETBACK AT GARAGE LEVEL
- EXISTING STEPS TO BE REMOVED
- NEW PATH TO GARAGE, STAIRS & TRAM
- NO SETBACK TO FRONT PL
- TRANSFORMER (BOTTOM EL. 128.5)
- Wires ABOVE

**NOTES:**

1. EXISTING UTILITY LOCATIONS ARE SHOWN FOR REFERENCE. UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR.
2. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD.
3. REFER TO ARBORIST REPORT FOR TREE RETENTION & REMOVAL REQUIREMENTS. PERMITS REQUIRED FOR TREE REMOVAL.
4. REFER TO LANDSCAPE DRAWINGS FOR PLANTING & PAVING TREATMENTS.
5. REFER TO BC HYDRO CLEARANCE CHECKLIST FOR COMPLIANCE & REQ'D CLEARANCES.
6. REFER TO FSR DRAWINGS FOR FSR AREA & COMPLIANCE.
7. ALL PROPOSED YARDS, SETBACKS AND BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE OF THE CLADDING.

▲ DENOTES ENTRY

5967 MARINE DRIVE,  
WEST VANCOUVER, BC

**SITE PLAN**

SCALE As Indicated

DRAWN BY CK

CHECKED BY SP

JOB NUMBER 2202

SEAL



1 SITE PLAN  
SCALE: 1/8" = 1'-0"

**REVISED**  
JUL 04 2025  
District of West Vancouver  
Permits Dept.

**A1.00**

# APPENDIX B Field Data

**REVISED**

JUL 04 2025

*5963 Marine Drive, West Vancouver – Access Configuration Assessment  
June 17, 2025*

District of West Vancouver  
Permits Dept.





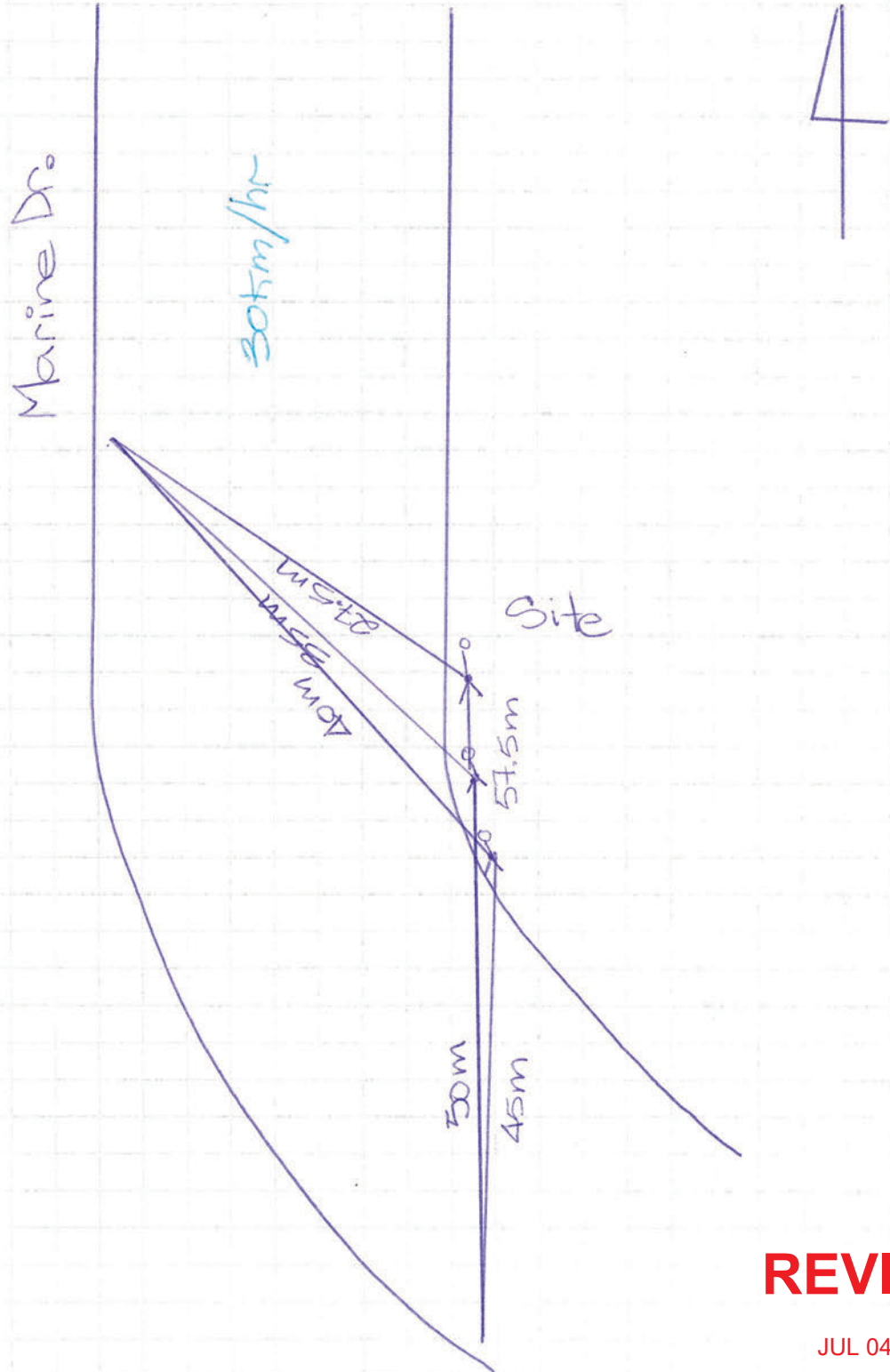
PROJECT: 5967 Marine Dr. No.: 12326

Sheet no. Of

Date Jan. 16/24

SUBJECT: Sight Lines

By

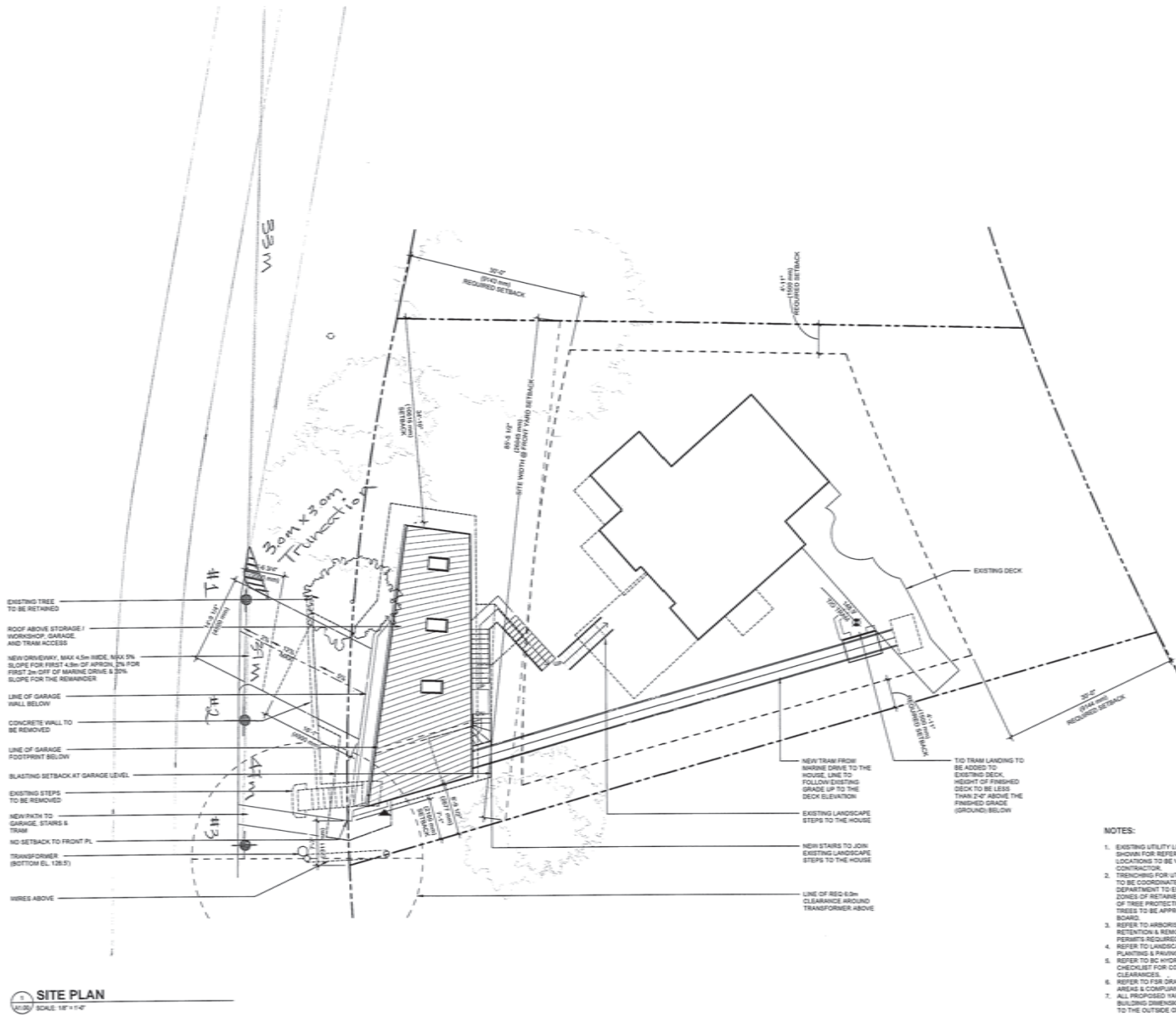


DISTRIBUTION:

**REVISED**

JUL 04 2025

District of West Vancouver  
Permits Dept.



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

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+ Interiors

604.518.3555 | noblearch.ca  
ISSUED

1 2025-04-16 ISSUED FOR BOARD OF VARIANCE

5867 MARINE DRIVE,  
WEST VANCOUVER, BC

SITE PLAN

SCALE As indicated  
DRAWN BY CK  
CHECKED BY SP  
JOB NUMBER 2202  
SEAL

- NOTES:**
- EXISTING UTILITY LOCATIONS ARE SHOWN FOR REFERENCE. UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR.
  - TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD.
  - REFER TO ARBORIST REPORT FOR TREE RETENTION & REMOVAL REQUIREMENTS. PERMITS REQUIRED FOR TREE REMOVAL.
  - REFER TO LANDSCAPE DRAWINGS FOR PLANTING & PRUNING TREATMENTS.
  - REFER TO SOILWORKS CLEARANCE CHECKLIST FOR COMPLIANCE & RECORD CLEARANCES.
  - REFER TO FSR DRAWINGS FOR FSR AREAS & CONFIGURATIONS.
  - ALL PROPOSED YARDS, SETBACKS AND BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE OF THE CLADDING.
- ▲ DENOTES ENTRY

**REVISED**  
JUL 04 2025

District of West Vancouver  
Permits Dept.

**A1.00**

# APPENDIX C

## Swept Path Analyses

**REVISED**

JUL 04 2025





P  
 inches  
 Width : 78.7  
 Track : 78.7  
 Lock to Lock Time : 6.0  
 Steering Angle : 35.9

**FOR SWEEP PATH ASPECTS ONLY**

REVISED	DESCRIPTION	DATE	BY

<b>CLC</b> Traffic Engineering Specialists 101A - 1952 Kingsway Avenue Port Coquitlam, BC, Canada V3C 6C2 Tel: 604-936-6190 Fax: 604-936-8175	PASSENGER VEHICLE (P-TAC) SWEEP PATH - INGRESS NORTH	<b>REVISED</b> JUL 04 2025 District of West Vancouver Permits Dept.	Scale: NTS Design: R.C. Drawn: R.C. Revised: B.D.	CTS Permit to Proceed: CTS Project Number: 9238 Date: 17 JUNE 2025	Drawing No.: 1A Revision No.: 0
	5967 MARINE DRIVE TRAFFIC ENGINEERING SERVICES		District of West Vancouver Permits Dept.	Date: 17 JUNE 2025	Revision No.: 0



P  
 inches  
 Width : 78.7  
 Track : 78.7  
 Lock to Lock Angle : 75.9  
 Steering Angle : 75.9

FOR SWEEP PATH  
 ASPECTS ONLY

LEGEND	REVISONS	DESCRIPTION	DATE	BY	CLC Traffic Engineering Specialists	PASSENGER VEHICLE (P-TAC) SWEEP PATH - EGRESS NORTH	Status: <b>REVISED</b> JUL 04 2025 District of West Vancouver Permits Dept.	Scale: NTS Design: R.C. Drawn: R.C. Reviewed: B.D.	CTS Permit to Proceed:	Drawing No.: 1B
Front Tires : <span style="color: green;">—</span> Rear Tires : <span style="color: blue;">—</span> Vehicle Body : <span style="color: cyan;">—</span> 0.5m Body Clearance : <span style="color: yellow;">—</span> Conflict : <span style="color: red;">—</span>					101A - 1952 Kingsway Avenue Port Coquitlam, BC, Canada V3C 6C2 Tel: 604-936-6190 Fax: 604-936-8175	5967 MARINE DRIVE TRAFFIC ENGINEERING SERVICES			CTS Project Number: 9238	Revision No.: 0
									Date: 17 JUNE 2025	





P  
 inches  
 Width : 78.7  
 Track : 78.7  
 Lock to Lock Time : 6.0  
 Steering Angle : 35.9

**FOR SWEEP PATH ASPECTS ONLY**

REVISED	DESCRIPTION	DATE	BY	Scale:	Code:	CTS Permit to Proceed:	Drawing No.:
				<b>REVISED</b>	NTS		2B
				JUL 04 2025	R.C.		
				District of West Vancouver Permits Dept.	R.C.	CTS Project Number: 9238	
					B.D.	Date: 17 JUNE 2025	Revision No.: 0

**LEGEND**

- Front Tires
- Rear Tires
- Vehicle Body
- 0.5m Body Clearance
- Contact

REVISED	DESCRIPTION	DATE	BY

**CLS** Traffic Engineering Specialists  
 101A - 1952 Kingsway Avenue  
 Port Coquitlam, BC, Canada V3C 6C2  
 Tel: 604-936-6190  
 Fax: 604-936-6175

PASSENGER VEHICLE (P-TAC)  
 SWEEP PATH - EGRESS SOUTH  
 5967 MARINE DRIVE  
 TRAFFIC ENGINEERING SERVICES

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: **4184 Rose Crescent**

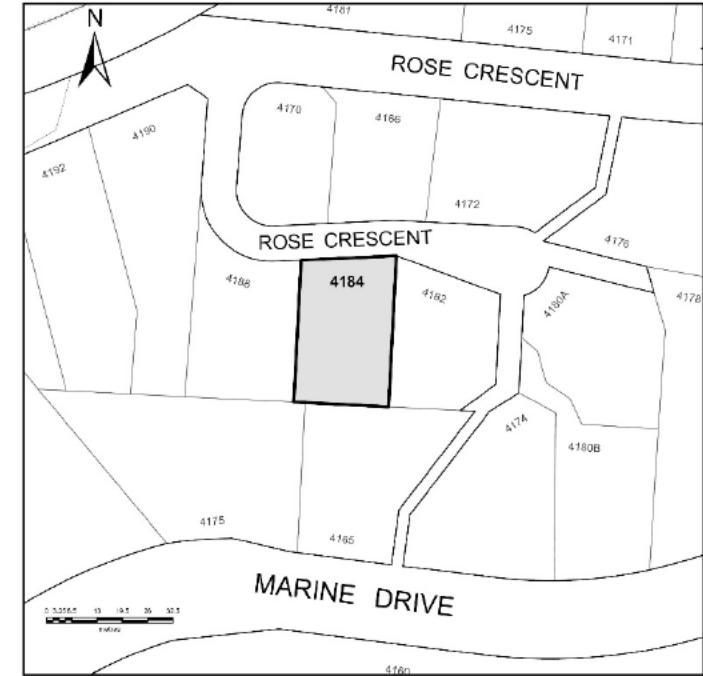
A Board of Variance hearing will be held on:

**Wednesday, September 17, 2025**

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

**The following variances for additions and alterations at 4184 Rose Crescent will be considered:**

Front Yard Setback (Garage Addition)	Bylaw Requirement	Proposed	Variance
	9.10 m	3.42 m	5.68 m
Rear Yard Setback (Deck Addition)	Bylaw Requirement	Proposed	Variance
	9.10 m	3.17 m	5.93 m
Site Coverage Percentage (Additions and Alterations)	Bylaw Requirement	Proposed	Variance
	30.0 %	35.5 %	5.5 %



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

To view 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 electronic communication facilities) 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 entrance of Municipal Hall.

**Please provide written submissions no later than noon on September 17, 2025 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/government-administration/committees-groups/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: 4184 ROSE CRESCENT

### Applicant (please print clearly)

Name(s): VESNA MOLEY

Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

s. 22(1)

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

s. 22(1)

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

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

s. 22(1)

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

### Registered Owner (please print clearly)

Name(s): \_\_\_\_\_

s. 22(1)

Phone #: \_\_\_\_\_

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).

**\$860 fee**

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

\_\_\_\_\_  
s. 22(1)

Aug. 8, 2025  
Date

Applicant Signature

**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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s. 22(1)

4184 Rose Crescent  
West Vancouver, B.C.  
V7V 2N8

s. 22(1)

June 10, 2025

**Board of Variance**

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

**Subject: 4184 Rose Crescent, West Vancouver**

To: The Members of The Board of Variance,

We are writing to formally request consideration for a hardship exception related to our Building Permit Application.

We are requesting approval for two minor improvements to our property: the rebuilding of a deteriorated garage plus covered area to the entry and the extension of the existing rear deck. We recently purchased this home and are making every effort to preserve its beautiful post-and-beam character while addressing several challenges that impact the safety, usability and livability of the property. It is currently existing non-conforming on its front, rear and side setbacks.

**Garage Reconstruction Hardship**

The original garage and covered walkway to the home on the property are in an advanced state of disrepair and is the garage smaller than a standard allowance for a two car garage. They were both built without a foundation and no perimeter drainage, rendering it structurally unsound and due to water penetration, is unusable. For safety and functionality, the viable solution is to remove and rebuild. Street parking in this area is severely limited with no boulevards, making it difficult to reliably park near the home. Additionally, the street and driveway are lined with mature cedar trees which, while beautiful, regularly drop significant debris, including branches, cones and sap which could cause damage to vehicles and creating a slipping hazard. Rebuilding the garage is essential to protect vehicles and reduce the demand of trying to find boulevard parking.

**Deck Extension Hardship**

The second request is a modest extension to the existing rear deck. The hardship in this case stems from the property's extremely sloped and rocky terrain, which makes most of the back yard inaccessible and unusable for standard outdoor living. There is no level yard space, which prevents traditional outdoor use. Extending the deck slightly will allow for a modest outdoor area that is both safe and usable, especially important given the lack of flat terrain. It is a minor modification that would enhance the enjoyment and function of the property without altering its architectural integrity or encroach on neighboring lots.

We were drawn to this home for its unique post and beam architecture and it is our full intention to preserve its charm. These proposed improvements are limited in scope and carefully planned to maintain the home's character while solving practical issues that limit the use and safety of the property.

We respectfully request that the municipality / Board consider these hardships and allow us to proceed with the garage reconstruction, addition/connection to the home and deck extension. We are committed to working within all applicable building codes to ensure a thoughtful and respectful renovation.

Thank you for your time and consideration.

Signer

s. 22(1)

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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

July 31, 2025

File: **BP119625**

s. 22(1)

Dear Sir/Madam

**RE: 4184 ROSE CRESCENT - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS4 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed additions and alterations will not comply with the Zoning Bylaw because it does not maintain the required minimum front yard setback, minimum rear yard setback, and exceeds the site coverage allowed.

- The Zoning Bylaw, Section 204.07 requires a front yard setback as indicated in the table:

	Bylaw	Proposed	Variance
Front Yard Setback to Garage Addition	9.1 m	3.42 m	5.68 m

- The Zoning Bylaw, Section 204.08 requires a rear yard setback as indicated in the table:

	Bylaw	Proposed	Variance
Rear Yard Setback to Deck Addition	9.1 m	3.17 m	5.93 m

- The Zoning Bylaw, Section 204.05(1) limits the site coverage to a maximum percentage of a lot as indicated in the table:

	Bylaw	Proposed	Variance
Site Coverage Percentage for Additions and Alterations	30 %	35.5 %	5.5 %

**Comments:**

- Lot area is 921.12sqm
- Variances were granted for reduced front and rear yard setbacks at original construction:
  - Sep 1956 (Appeal 513) for 13' front yard setback to carport. Note that the carport was built to 9'11" (3.02m) from the property line and was later converted to a garage.
  - Oct 1956 (Appeal 528) for 13' rear yard setback to deck. Note that the deck was built to 16'2.5" (4.94m) from the property line.

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

- Variance granted April 1979 (Appeal 3085) for 22.5' to rear yard setback to SW house addition. No changes are proposed to this portion of the house.

---

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 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 \$860 fee and required attachments, must be received by the Permits & Inspections secretary by 4:00 p.m. on **Wednesday August 20th, 2025**. The next Board of Variance Hearing is scheduled for **Wednesday September 17th, 2025**. 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**
- c) 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).

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.

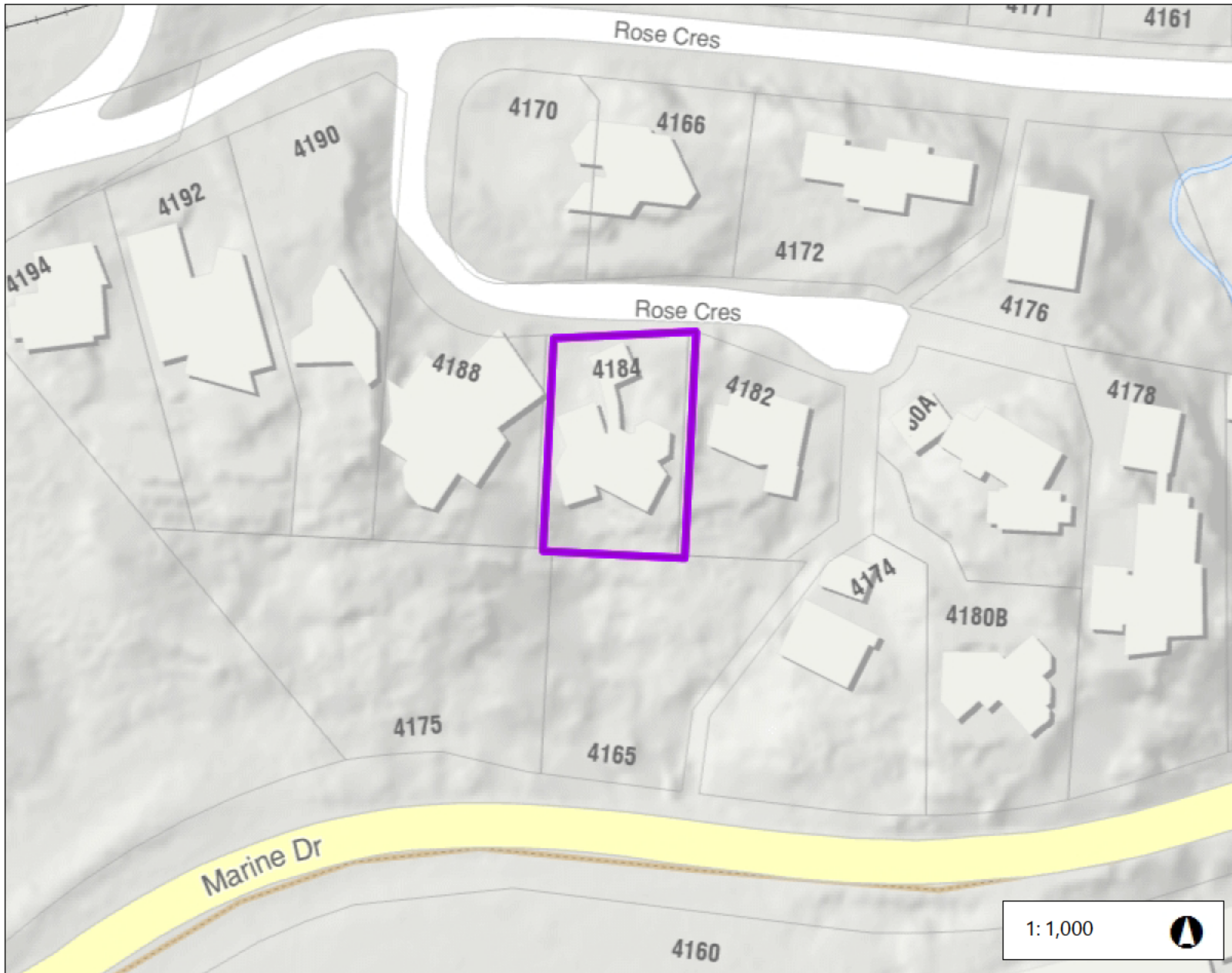
Please do not hesitate to contact me at 604-921-3568 should you require any further information regarding this matter.

Thank you.

s. 22(1)

Amanda Procter  
Plans Examiner  
[aprocter@westvancouver.ca](mailto:aprocter@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

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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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: **2580 Queens Avenue**

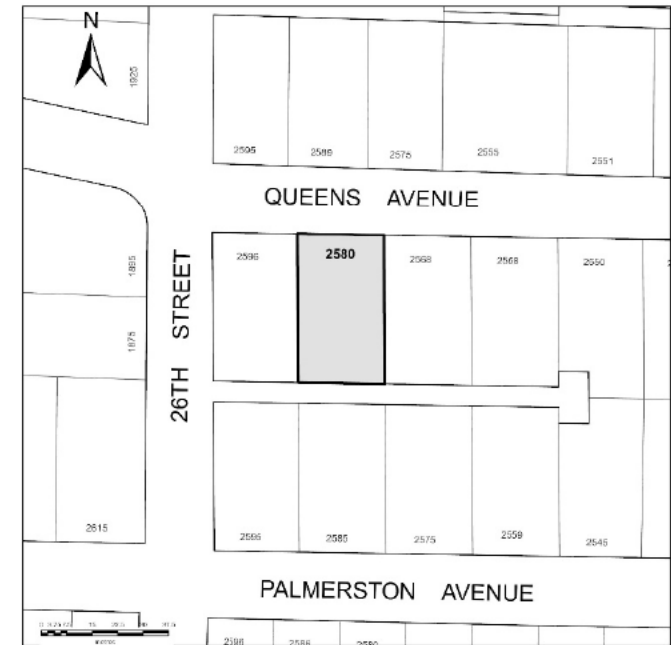
A Board of Variance hearing will be held on:

**Wednesday, September 17, 2025**

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

**The following variances for a private power pole (accessory structure) at 2580 Queens Avenue will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	0.15 m	8.95 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.7 m	6.4 m	2.7 m



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

To view 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 electronic communication facilities) 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 entrance of Municipal Hall.

**Please provide written submissions no later than noon on September 17, 2025 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/government-administration/committees-groups/board-variance>

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# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 2580 Queens Ave. West Vancouver

## Applicant *(please print clearly)*

Name(s): Seyed Farid Hosseini Phone #: [Redacted] s. 22(1)

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

Email Address: [Redacted] Fax #: \_\_\_\_\_

[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 # [Redacted] s. 22(1)

Mailing Address: [Redacted] 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).

**\$860 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)  
Applicant Signature

August 19, 2025  
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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s. 22(1)

2580 Queens Ave. West Vancouver BC

**Date:** August 19, 2025

**To:**

Board of Variance

District of West Vancouver

**Re:** Application for Variance – Private Power Pole at 2580 Queens Ave. West Vancouver

Dear Members of the Board,

I am writing to request a variance to permit the installation of a private power pole in the front yard of my property as part of the electrical service connection for my new single family home construction at 2580 Queens Avenue. The proposed pole location does not comply with the required 9.1m front yard setback and 3.7m accessory structure height in the Zoning Bylaw.

**Nature of Hardship:**

The physical and regulatory conditions at this property create a unique hardship that makes strict compliance with the zoning bylaw impractical:

- 1. BC Hydro connection constraints:** Due to the distance to the main power cable on the opposite side of the street, the transformer's location on the furthest north-west side of the street, BC Hydro regulations and required clearances for power connection, and architectural features on the north side of the house (including doors and window openings), the northwest corner of the house is the only viable location for the power meter. From this corner, however, the route to the transformer is blocked by mature trees on neighboring and City property.
- 2. Protection of existing trees:** A direct connection without the variance would require the removal of several mature trees located on the neighboring property and City boulevard. These trees provide significant environmental, aesthetic, and community value. Their removal would have a permanent negative impact on the neighborhood and streetscape.
- 3. No feasible alternative routes:** Because of the trees, topography, and regulatory constraints, it is not possible to install the electrical connection while fully complying with the zoning setback. Any alternative would either compromise safety, violate regulations, or require unacceptable destruction of trees.

**Proposed Solution:**

The requested variance would allow the private power pole to be located in the proposed position, which is the only practical and regulatory-compliant option for connecting power to the house. This placement ensures:

- Preservation of all significant trees on neighboring and City property,
- Compliance with BC Hydro regulations and clearances,
- Safe, reliable electrical service to the home,
- Minimal visual and environmental impact on the neighborhood.

Given the unique physical and regulatory constraints, the hardship is specific to this property. The variance does not negatively impact neighboring properties but is necessary to protect the trees and ensure a safe, functional electrical connection.

For these reasons, I respectfully request that the Board of Variance approve the proposed placement of the private power pole. Thank you for your consideration.

Sincerely,

s. 22(1)



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

July 31, 2025

File: **BP119654**

s. 22(1)

Dear Sir/Madam

**RE: 2580 QUEENS AVENUE - 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 private power pole (accessory structure) will not comply with the Zoning Bylaw because it does not maintain the required 9.1m front yard setback and 3.7m accessory structure height.

- The Zoning Bylaw, Section 203.08 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	9.1 m	.15 m	8.95 m

- The Zoning Bylaw, Section 130.01(7)(b)(i) requires that accessory structures not exceed a height of 3.7 metres measured from the lowest of the average grade as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Structure Height for Power Pole	3.7 m	6.4 m	2.7 m

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) ; **or**
- 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 \$860 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday 20th August 2025**. The next Board of Variance Hearing is scheduled for **Wednesday 17th September 2025**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail

---

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

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

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

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

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

Thank you.

s. 22(1)

Supervisor Residential Plans Examiners  
[ncolby@westvancouver.ca](mailto:ncolby@westvancouver.ca)


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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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

September 17, 2025

### Supplemental Agenda Information Package

For Application 25-029 (2580 Queens Avenue)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 5, 2025	1

Please add these supplemental items to the September 17, 2025 Board of Variance Agenda Package as indicated.

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Application 25-029  
(2580 Queens Avenue)

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**From:** [REDACTED] s. 22(1)  
**Sent:** Friday, September 5, 2025 8:14 AM  
**To:** BoardOfVariance  
**Subject:** Subject Property: 2580 Queens Avenue

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

My name is [REDACTED] s. 22(1). I am the owner of [REDACTED] s. 22(1). I want to submit my objection to the variance application of the property at 2580 Queens Avenue. The height of the proposed structure by this owner is about a 3-storey building, higher than any of the houses in this neighbourhood.

[REDACTED] s. 22(1)

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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**

September 17, 2025

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

<b>For Application 25-012 (6839 Copper Cove Road)</b>		
<b>SUBMISSION AUTHOR</b>	<b>SUBMISSION DATED</b>	<b>#</b>
Redacted	September 16, 2025	6

Please add these on-table items to the September 17, 2025 Board of Variance Agenda Package as indicated.

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Application 25-012  
(6839 Copper Cove Road)

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s. 22(1)

West Vancouver, BC

s. 22(1)

September 16, 2025

Board of Variance

District of West Vancouver

750 17th Street

West Vancouver, BC

**Re: Board of Variance Hearing – Application for Variance at 6839 Copper Cove Road**

Dear Members of the Board,

We are writing to respectfully express our concerns to the request for a variance to permit an accessory structure (hydro pole) at 6839 Copper Cove Road. This letter follows up on our previous correspondence, where we noted the impact of the proposed variance.

We would like to elaborate on these two points and request further clarification on certain aspects of the current application.

**Clarification on Variance Request**

It is our understanding that the only change in the current variance request is a reduction in the height of the hydro pole by 1.32 meters (4 feet 4 inches) with a variance of 2.00 meters (6 feet 56 inches). However, the critical setbacks and other dimensions remain unchanged. During the previous hearing, it was suggested that the applicant explore alternatives that would mitigate the impact on s.22(1) the surrounding environment. We respectfully ask that the applicant be required to explain what alternatives have been explored to date, especially in terms of further reducing the height of the pole to comply with the 3.7-meter (12.2 ft) height allowance.

Can the the applicant can prove to the Board that he has exhausted all other possibilities? Did he submit an application to B.C. Hydro to allow for the span of the electrical wires to be extended?

We understand that, because Mr. Koci erected this pole without the getting the required permits, he is now unable to lower the accessory structure height to conform because the pole was erected too close to the connecting power pole across the street. He is now asking for the illegal pole to remain in place and lower the height slightly. The pole is the only one that has been built on the left side of the street. All the other poles and connections are situated on the right side of the street.

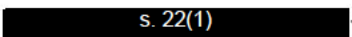
### **Precedent Setting**

We also ask that the Board consider the broader implications of this decision, as allowing this variance may set a precedent for future applications along Copper Cove Road and in other similar neighborhoods. Granting variances for structures that do not comply with the setback and height requirements could have cumulative negative effects on the views and enjoyment of many properties in the area.

### **Conclusion**

Should the Board feel that due diligence has been met by Mr. Koci and that he has indeed exhausted other possibilities regarding upgrading his service and: provided that the pole is cut down 1.32 meters (4 feet 4 inches) or more if at all possible and the connections are placed below that, we have no objections.

Kind regards,

 s. 22(1)



West Vancouver, BC

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: **6839 Copper Cove Road**

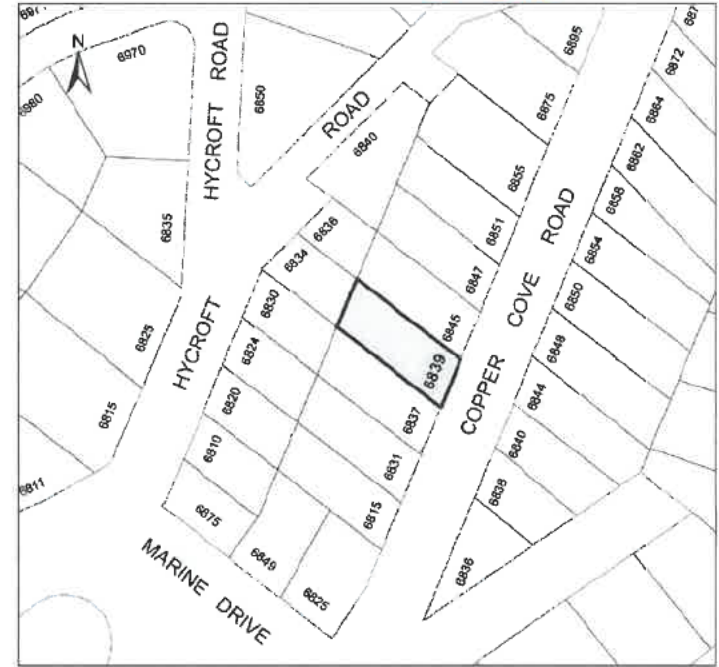
A Board of Variance hearing will be held on:

**Wednesday, September 17, 2025**

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

The following variances for a power pole (accessory structure) at 6839 Copper Cove Road will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	0.60 m	8.50 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.45 m	1.07 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	5.70 m	2.00 m



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

To view 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 electronic communication facilities) 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 entrance of Municipal Hall.

**Please provide written submissions no later than noon on September 17, 2025 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/government-administration/committees-groups/board-variance>

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