

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, SEPTEMBER 17, 2025**

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

**STAFF:** P. Cuk, Board Secretary; N. Karimabadi, Supervisor, Residential Plans Examiners; and M. Beattie, Legislative Services Clerk, attended the hearing via electronic communication facilities.

**1. Call to Order**

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

**2. Introduction**

Staff introduced the Board Members and described the hearing procedure.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

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

CARRIED

A Member commented regarding Application 25-029 (2580 Queens Avenue).

**4. Adoption of the July 16, 2025 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on July 16, 2025.

It was Moved and Seconded:

THAT the July 16, 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 25-012 (6839 Copper Cove Road)**

Staff informed that the Board of Variance considered Application 25-012 at its April 16, 2025 hearing and deferred further consideration until additional information was provided.

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

- 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.

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

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
Redacted	September 16, 2025	6

Staff provided permit history of the subject property.

M. Koci (3223 East 23rd Street, Vancouver; and representing the owner of 6839 Copper Cove Road) described the variance application for a power pole (accessory structure). A Board member commented.

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

Members of the Board considered:

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

Having read the application dated March 18, 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 M. Koci:

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 25-012 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.

CARRIED

**7. Application 25-027 (5967 Marine Drive)**

Staff confirmed the following requested variances regarding a garage and storage/workshop (accessory structure):

- a) 9.1 m to Front Yard Setback
- b) 1.8 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	#
Senior Manager, Roads and Transportation	August 1, 2025	1

Staff provided permit history of the subject property.

S. Parvaresh (Noble Architecture, representing the owner of 5967 Marine Drive) described the variance application for a garage and storage/workshop (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 23, 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 S. Parvaresh:

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 25-027 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.

CARRIED

#### **8. Application 25-028 (4184 Rose Crescent)**

Staff confirmed the following requested variances regarding additions and alterations:

- 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).

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.

V. Molby (representing the owner of 4184 Rose Crescent) described the variance application for additions and alterations. Staff and V. Molby 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 August 8, 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 V. Molby:

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 25-028 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.

CARRIED

**9. Application 25-029 (2580 Queens Avenue)**

Member Yaworsky recused himself (conflict of interest due to a professional and personal relationship with the subject address' neighbour) and left the hearing at 5:33 p.m.

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

- a) 8.95 m to Front Yard Setback
- b) 2.7 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 5, 2025	1

Staff provided permit history of the subject property.

S. Farid Hosseini (2580 Queens Avenue) described the variance application for a private power pole (accessory structure) and responded to Board members' questions.

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

K. Lotfali (2595 Queens Avenue) commented and queried regarding the proposed pole's location and the current location of a temporary pole. Board members provided a response.

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

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
  - result in inappropriate development of the site
  - adversely affect the natural environment
  - substantially affect the use and enjoyment of adjacent land

- vary permitted uses and densities under the applicable bylaw; or
- defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated August 19, 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 S. Farid Hosseini and K. Lotfali:

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 25-029 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.

CARRIED

*(Member Yaworsky absent at the vote)*

Member Yaworsky returned to the hearing at 5:44 p.m. via electronic communication facilities.

## **10. 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 25-012 (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.

CARRIED

## **11. Public Question Period**

There were no questions.

**12. Next Hearing**

Staff confirmed that the next hearing of the Board of Variance is scheduled for October 15, 2025 at 5 p.m.

It was Moved and Seconded:

THAT

1. Board of Variance hearings for the remainder of 2025 and for January 21, 2026 be held in the Municipal Hall Council Chamber and via electronic communication facilities;
2. the Municipal Hall Council Chamber be designated as the place where the public may attend to hear, or watch and hear, the Board of Variance hearing proceedings; and
3. a staff member be in attendance at the Municipal Hall Council Chamber for each of the scheduled hearings.

CARRIED

**13. Adjournment**

It was Moved and Seconded:

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

CARRIED

The Board of Variance hearing adjourned at 5:46 p.m.

*[Original signed by Chair]*

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CHAIR

*[Original signed by Secretary]*

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SECRETARY