



**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**

November 19, 2025

5 p.m. in the Municipal Hall Council Chamber  
and 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 November 19, 2025 Board of Variance hearing agenda be approved as circulated.

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

RECOMMENDATION:

THAT the October 15, 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 25-031 (970 Sentinel Drive) regarding additions and alterations with the following variances:**

- a) 3.99 m to Combined Side Yard Setback (Roof Overhang)
- b) 1.9 m to Front Yard Setback (Addition)
- c) 3.8 m to Front Yard Setback (Roof Overhang)
- d) 7% (58.5 m<sup>2</sup>) to Floor Area Ratio.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 25-031 regarding additions and alterations at 970 Sentinel Drive with variances of:

- 3.99 m to Combined Side Yard Setback (Roof Overhang)
- 1.9 m to Front Yard Setback (Addition)
- 3.8 m to Front Yard Setback (Roof Overhang)
- 7% (58.5 m<sup>2</sup>) to Floor Area Ratio

BE ALLOWED pursuant to the plans dated October 6, 10, and 21, 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 25-031 regarding additions and alterations at 970 Sentinel Drive with variances of:

- 3.99 m to Combined Side Yard Setback (Roof Overhang)
- 1.9 m to Front Yard Setback (Addition)
- 3.8 m to Front Yard Setback (Roof Overhang)
- 7% (58.5 m<sup>2</sup>) to Floor Area Ratio

BE NOT ALLOWED pursuant to the plans dated October 6, 10, and 21, 2025 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 25-031 (970 Sentinel Drive) to the next Board of Variance hearing.

**7. Application 25-032 (950 King Georges Way) regarding a private power pole (accessory structure) with the following variances:**

- a) 0.46 m to Rear Yard Setback
- b) 1.48 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 25-032 regarding a private power pole (accessory structure) at 950 King Georges Way with variances of:

- 0.46 m to Rear Yard Setback
- 1.48 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated September 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.

**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 25-032 regarding a private power pole (accessory structure) at 950 King Georges Way with variances of:

- 0.46 m to Rear Yard Setback
- 1.48 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated September 16, 2025 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 25-032 (950 King Georges Way) to the next Board of Variance hearing.

**8. Application 25-033 (3028 Procter Avenue) regarding a crawlspace conversion to full height basement with the following variance:**

- a) 11% (110.3 m<sup>2</sup>) to Floor Area Ratio.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

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

The Chair will call for public input.

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

**RECOMMENDATION:**

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 25-033 regarding a crawlspace conversion to full height basement at 3028 Procter Avenue with a variance of:

- 11% (110.3 m<sup>2</sup>) to Floor Area Ratio

BE ALLOWED pursuant to the plans dated October 20, 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 25-033 regarding a crawlspace conversion to full height basement at 3028 Procter Avenue with a variance of:

- 11% (110.3 m<sup>2</sup>) to Floor Area Ratio

BE NOT ALLOWED pursuant to the plans dated October 20, 2025 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 25-033 (3028 Procter Avenue) to the next Board of Variance hearing.

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

RECOMMENDATION:

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

- Application 25-031 (970 Sentinel Drive)
- Application 25-032 (950 King Georges Way)
- Application 25-033 (3028 Procter Avenue)

up to and including November 19, 2025 be received.

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

**11. Proposed 2026 Board of Variance Hearing Schedule**

RECOMMENDATION:

THAT the proposed 2026 Board of Variance Hearing Schedule be adopted as circulated.

**12. Next Hearing**

The next Board of Variance hearing is scheduled for January 21, 2026.

**13. Adjournment**

RECOMMENDATION:

THAT the November 19, 2025 Board of Variance hearing be adjourned.

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, OCTOBER 15, 2025**

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

**STAFF:** P. Cuk, Board Secretary; N. Karimabadi, Supervisor, Residential Plans Examiners; and M. Beattie, Legislative Services Clerk.

**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 October 15, 2025 Board of Variance hearing agenda be approved as circulated.

CARRIED

**4. Adoption of the September 17, 2025 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on September 17, 2025.

It was Moved and Seconded:

THAT the September 17, 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 25-030 (4332 Erwin Drive)**

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

- a) 8.90 m to Front Yard Setback
- b) 1.11 m to Minimum Side Yard Setback
- c) 1.18 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

F. Taheri (4332 Erwin Drive) referred to written submissions, described the variance application for a private a 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 September 16, 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 F. Taheri:

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 25-030 regarding a private a power pole (accessory structure) at 4332 Erwin Drive with variances of:

- 8.90 m to Front Yard Setback
- 1.11 m to Minimum Side Yard Setback
- 1.18 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated September 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

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

It was Moved and Seconded:

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

- Application 25-030 (4332 Erwin Drive);

up to and including October 15, 2025, be received.

CARRIED

**8. Public Question Period**

There were no questions.

**9. Next Hearing**

Staff confirmed that the next hearing of the Board of Variance is scheduled for November 19, 2025 at 5 p.m.

**10. Adjournment**

It was Moved and Seconded:

THAT the October 15, 2025 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:18 p.m.

Certified Correct:

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

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

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## NOTICE OF BOARD OF VARIANCE HEARING

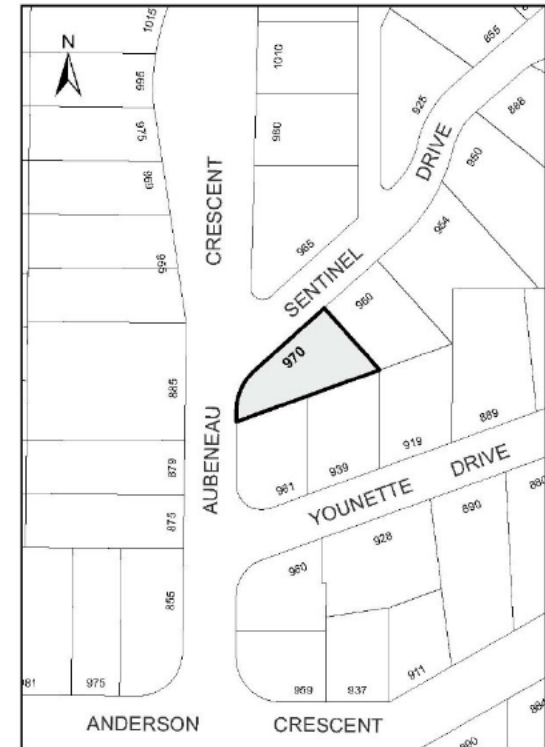
Subject property: **970 Sentinel Drive**

A Board of Variance hearing will be held on:

**Wednesday, November 19, 2025 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities**

**The following variances for additions and alterations at 970 Sentinel Drive will be considered:**

Combined Side Yard Setback (Roof Overhang)	Bylaw Requirement	Proposed	Variance
	8.28 m	4.29 m	3.99 m
Front Yard Setback (Addition)	Bylaw Requirement	Proposed	Variance
	9.1 m	7.2 m	1.9 m
Front Yard Setback (Roof Overhang)	Bylaw Requirement	Proposed	Variance
	9.1 m	5.3 m	3.8 m
Floor Area Ratio	Bylaw Requirement	Proposed	Variance
	30% (252.9 m <sup>2</sup> )	37% (311.4 m <sup>2</sup> )	7% (58.5 m <sup>2</sup> )



**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. 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 to the Board of Variance via electronic communication facilities 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:

- 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.

*Due to the ongoing Canada Post strike, we advise against relying on the postal service to provide your written submission.*

**Please provide written submissions no later than noon on November 19, 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: 970 - SENTINEL DRIVE, W. VAN, V7T 1T2

## Applicant (please print clearly)

Name(s): SJ CONSTRUCTION Phone #: 604-630-5767 ext. 2084

Mailing Address: #303 - 700 W. DENVER, VAN, BC V6C 1K5 Cell #: 604-356-5997

Email Address: SEAN@sj-construction.ca F #: ax

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: [Redacted] Fax #: \_\_\_\_\_ ax #: \_\_\_\_\_

## 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 F** (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).
- \$830 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 Signature] s. 22(1)  
Signature

OCT. 20/25  
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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October 21, 2025

**To: Board of Variance / Permits & Inspections Dept**

The Corporation of the District of West Vancouver  
 750 17th St. West Vancouver, BC, V7V3T3  
 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

**RE: BOARD OF VARIANCE HARDSHIP LETTER FOR 970 SENTINEL DR. / RS3 BUILDING PERMIT APPLICATION**

s. 22(1)

**On Behalf of:**

s. 22(1)

970 SENTINEL DRIVE  
 WEST VANCOUVER BC V7T 1T2  
 RE: 970 SENTINEL DRIVE - WEST VANCOUVER

Dear Sir/Madam

On behalf of s. 22(1) 970 Sentinel Dr, we are applying to the Board of Variance to formally request a relaxation of the RS3 Zoning Bylaw requirements for side setback, front yard setback, and floor area ratio. The site's pie-shaped corner lot creates a significant hardship, limiting the buildable area for a minor renovation of an existing family home.

Combined Side Yard Setback for Roof Overhang	Bylaw	Proposed	Variance
Section 203.09(1)(b)(i)	8.28m	4.29m	3.99m

Front Yard Setback for Addition	Bylaw	Proposed	Variance
Section 203.07	9.1m	7.2m	1.9m

Front Yard Setback for Roof Overhand	Bylaw	Proposed	Variance
Section 203.07	9.1m	5.3m	3.8m

Floor Area Ratio	Bylaw	Proposed	Variance
Section 203.06(1)	30% (252.9m <sup>2</sup> )	37% (311.4m <sup>2</sup> )	7% (58.5m <sup>2</sup> )

**Past Approved Variances:**

Board of Variance appeal #1277 (March 18, 1964) varied the front yard setback to 4.57m.

Board of Variance Application Permit #24-044 (November 20, 2024) for additions was approved with variances to the combined side yard setback (3.91m), front yard setback (5.5m) and floor area ratio (6.2% 52.0m<sup>2</sup>).

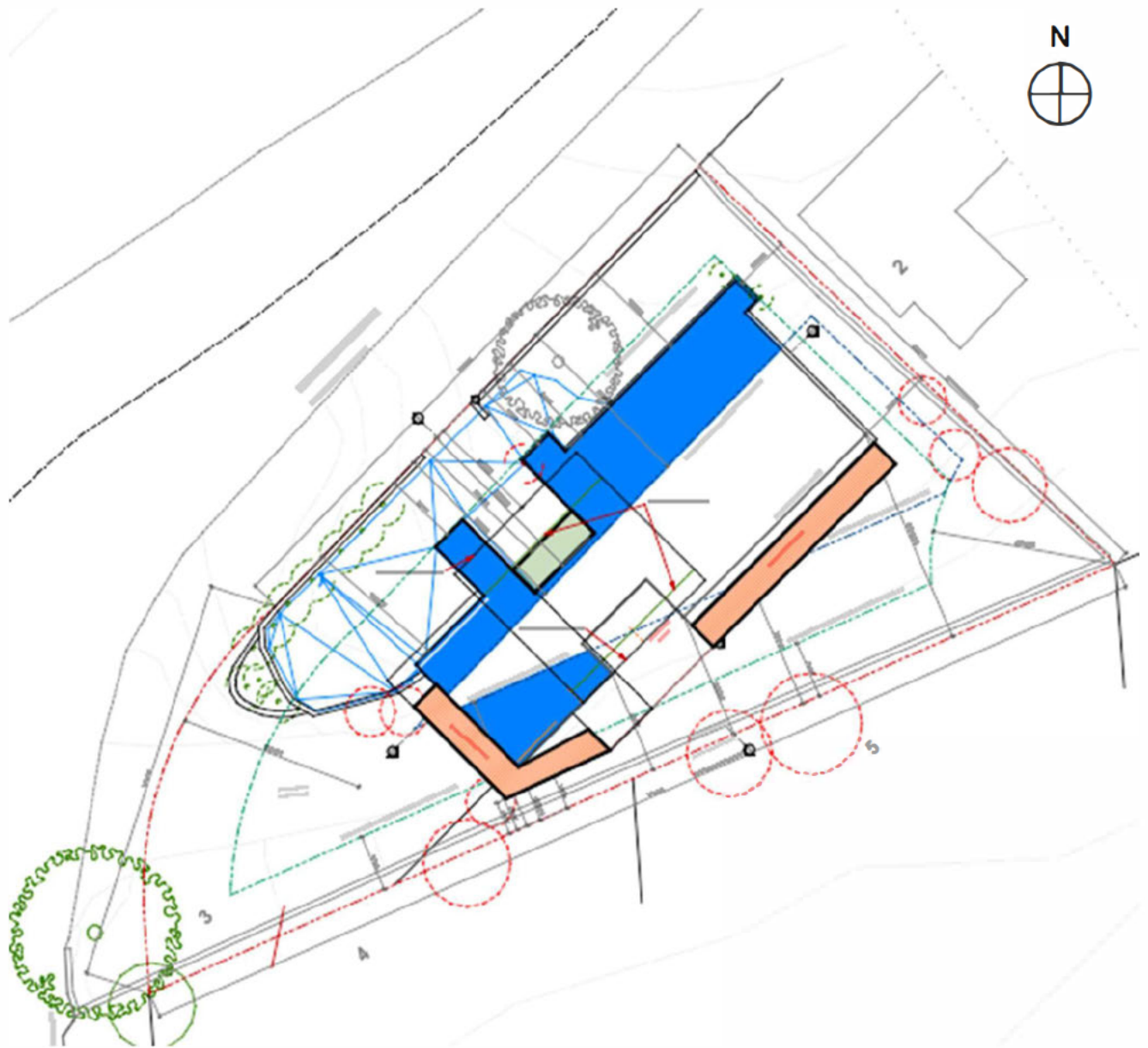
Due to hardship driven by a continuous frontage site, the proposed renovation will have a minor change to the existing footprint of the home; it will not affect the existing 15' setback variance granted in 1964. Please note that the neighboring property, 850 Sentinel Drive (Application 23-029, 2023), with similar site constraints, was granted a variance hardship on these grounds.

We appreciate your thoughtful consideration in granting these variance relaxations, which will create a sustainable living environment, and protect the cultural heritage of this mid-century modern West Vancouver home.

Enclosed are documents supporting our claim, including BoV Application and BoV Fee.

Sincerely,

Marc MacCaul  
SJ Construction  
Owner Representative



**LEGEND**

	PROPERTY LINE
	EXISTING SETBACKS
	BYLAW SETBACKS
	SETBACKS VARIANCE PROPOSAL
	ROOF PROJECTION
	EXISTING HOUSE
	DEMOLITION
	TREES
	PROPOSED DECK EXTENSION

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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

October 21, 2025

File: **BP119180**

s. 22(1)

Dear Sir/Madam

**RE: 970 SENTINEL DRIVE - 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 additions and alterations will not comply with the Zoning Bylaw because it does not maintain the following:

The Zoning Bylaw, Section 203.09(1)(b)(i), requires a combined side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Combined Side Yard Setback for Roof Overhang*	8.28m	4.29m	3.99m

The Zoning Bylaw, Section 203.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Addition	9.1m	7.2m	1.9m

The Zoning Bylaw, Section 203.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Roof overhang*	9.1m	5.3m	3.8m

The Zoning Bylaw, Section 203.06(1) limits the floor area ratio to a maximum percentage of a lot as indicated in the table below:

	Bylaw	Proposed	Variance
Floor area ratio**	30% (252.9m <sup>2</sup> )	37% (311.4m <sup>2</sup> )	7% (58.5m <sup>2</sup> )

Comments:

\* Roof overhangs which extend more than 1.2m from the exterior wall is considered a structure

\*\*Lot area is 843m<sup>2</sup>

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

- BOV appeal #1277 (March 18, 1964) varied the front yard setback to 4.57m
- Board of Variance Application Permit #24-044 (Nov 20, 2024) for additions was approved with variances to the combined side yard setback (3.91m), front yard setback (5.5m) and floor area ratio (6.2%/52.0m<sup>2</sup>)

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

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055); **or**
- 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 22nd October 2025**. The next Board of Variance Hearing is scheduled for **Wednesday 19th November 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.

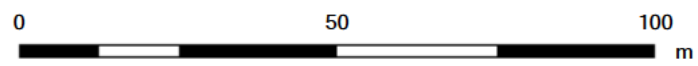
Please do not hesitate to contact me at 604-921-3455 should you require any further information regarding this matter.

Thank you  
s. 22(1)

Nicole Colby  
Supervisor Residential Plans Examiner  
[ncolby@westvancouver.ca](mailto:ncolby@westvancouver.ca)  
Enclosure  
cc: Secretary, Board of Variance



Legend  
Parcels  
Parcels



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

Notes

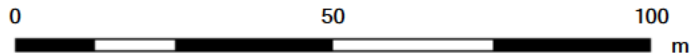
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Legend

- Parcels
- Parcels



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

7.  
 25-032 

## NOTICE OF BOARD OF VARIANCE HEARING

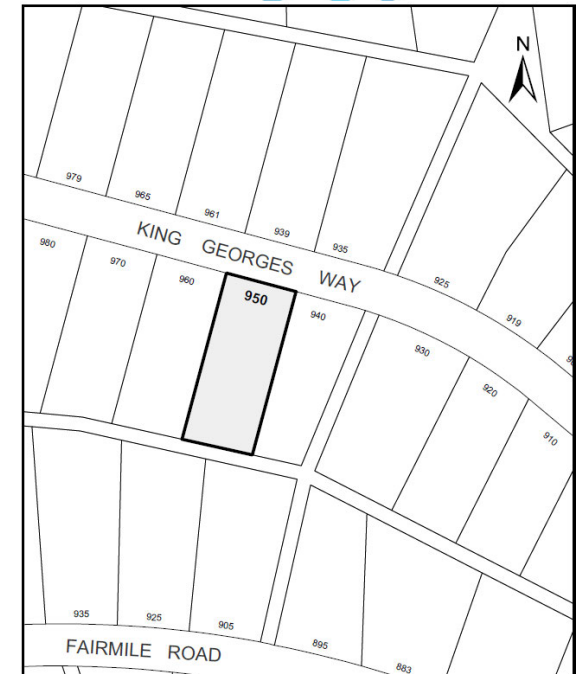
Subject property: **950 King Georges Way**

A Board of Variance hearing will be held on:

**Wednesday, November 19, 2025 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities**

**The following variances for a private power pole (accessory structure) at 950 King Georges Way will be considered:**

Rear Yard Setback	Bylaw Requirement	Proposed	Variance
	1.20 m	0.74 m	0.46 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	5.18 m	1.48 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. 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 to the Board of Variance via electronic communication facilities 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:

- 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.

*Due to the ongoing Canada Post strike, we advise against relying on the postal service to provide your written submission.*

**Please provide written submissions no later than noon on November 19, 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: 950 King Georges Way West Vancouver

## Applicant *(please print clearly)*

Name(s): FARHOD HASHEMIAN Phone #: [REDACTED] s. 22(1)

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

Email Address: [REDACTED] s. 22(1) Fax #: [REDACTED]

(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 #: [REDACTED]

Email Address: [REDACTED] Fax #: [REDACTED]

## 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 on public agenda binder for the Board of Variance Hearing.**

Applicant Sign: [REDACTED] Date: Oct 21st, 2025

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)

October 21, 2025

Dear Board of Variance.

**Re.: Building Permit** s. 22(1) **– 950 King Georges, West Vancouver**

**Request for placement of the electric pole in property setbacks - not in proposed house envelope.**

We have experienced several electric blackouts in our present house s. 22(1) during storm and high wind events. During such events, the overhead electric lines were compromised by falling branches and wind, resulting in electricity shutdown to our house. Now that we are building our new house on King Georges for our retirement, we are seeking to prevent such events occurring by burying the electric line underground.

Due to the size of the lot at King Georges, the location of electric hook up to the house is over 150 ft away from the BC Hydro power pole, making the span and overhung vulnerable to damage during storms. The potential for personal injury from electric shock also exists if the cables fall down in the backyard if they break. Also the slope of the property would bring an overhead electric cable close to the ground and walkways, further increasing the safety risk of such installation.

As can be seen from the enclosed picture the new pole is almost indistinguishable as a structure from the existing Hydro pole and does not intrude on neighbourhood look. The location of the new pole at the bottom of the yard in the lowest elevation of the property and the proximity to the existing BC Hydro Pole, is such that it is not visible from the street nor by any of the neighbouring properties. Once trees and hedges are planted at the southern perimeter of the property, this pole will not be visible at all and the neighbours will continue to enjoy their present view corridors.

We respectfully ask the Board to grant this variance to place a private electric pole next to the existing BC Hydro pole and run the electric cable underground to the house.

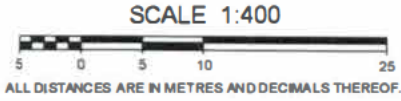
Your Sincerely;

s. 22(1)

**BC LAND SURVEYOR'S CERTIFICATE OF LOCATION OF POWER POLE  
ON LOT 2, Bk 28, CAPILANO ESTATES, Gp 1, NWD, PLAN 7816.**

25-032

DISTRICT OF WEST VANCOUVER  
CIVIC ADDRESS: 950 KING GEORGES WAY  
PID: 010-377-654



**LEGEND:**

○- PP - DENOTES POWER POLE

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM PLAN EPP117181.  
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.  
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING  
OR PENDING CHARGES.  
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT  
INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.  
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH  
BENNETT LAND SURVEYING LTD.

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL  
PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE,  
TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT  
THE CONSENT OF BENNETT LAND SURVEYING LTD.

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY  
FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT  
OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CERTIFIED CORRECT



**bennett** ©  
LAND SURVEYING LTD.  
BC LAND SURVEYORS  
#201 - 275 FELL AVENUE  
NORTH VANCOUVER, BC  
V7P 3R5  
TEL. 804-680-4868  
www.bennettsurveys.com

FB1345 P129 (JG)  
√2024-11-28



FIELD SURVEY COMPLETED ON THE 15TH DAY OF AUGUST, 2025.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED  
OR DIGITALLY CERTIFIED.







25-032



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

September 24, 2025

File: **BP119716**

s. 22(1)

Dear Sir/Madam

**RE: 950 KING GEORGES WAY - 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 1.2m rear yard setback and 3.7m accessory structure height.

- The Zoning Bylaw, Section 130.01(3)(a) requires a rear yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Rear Yard Setback for Power pole (accessory structure)	1.2 m	0.74 m	0.46 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 average grades as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Structure Height for Power pole	3.7 m	5.18 m	1.48 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) ; **or**
- 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 22nd October 2025**. The next Board of Variance Hearing is scheduled for **Wednesday 19th November 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 604-925-7053 should you require any further information regarding this matter.

Thank you.

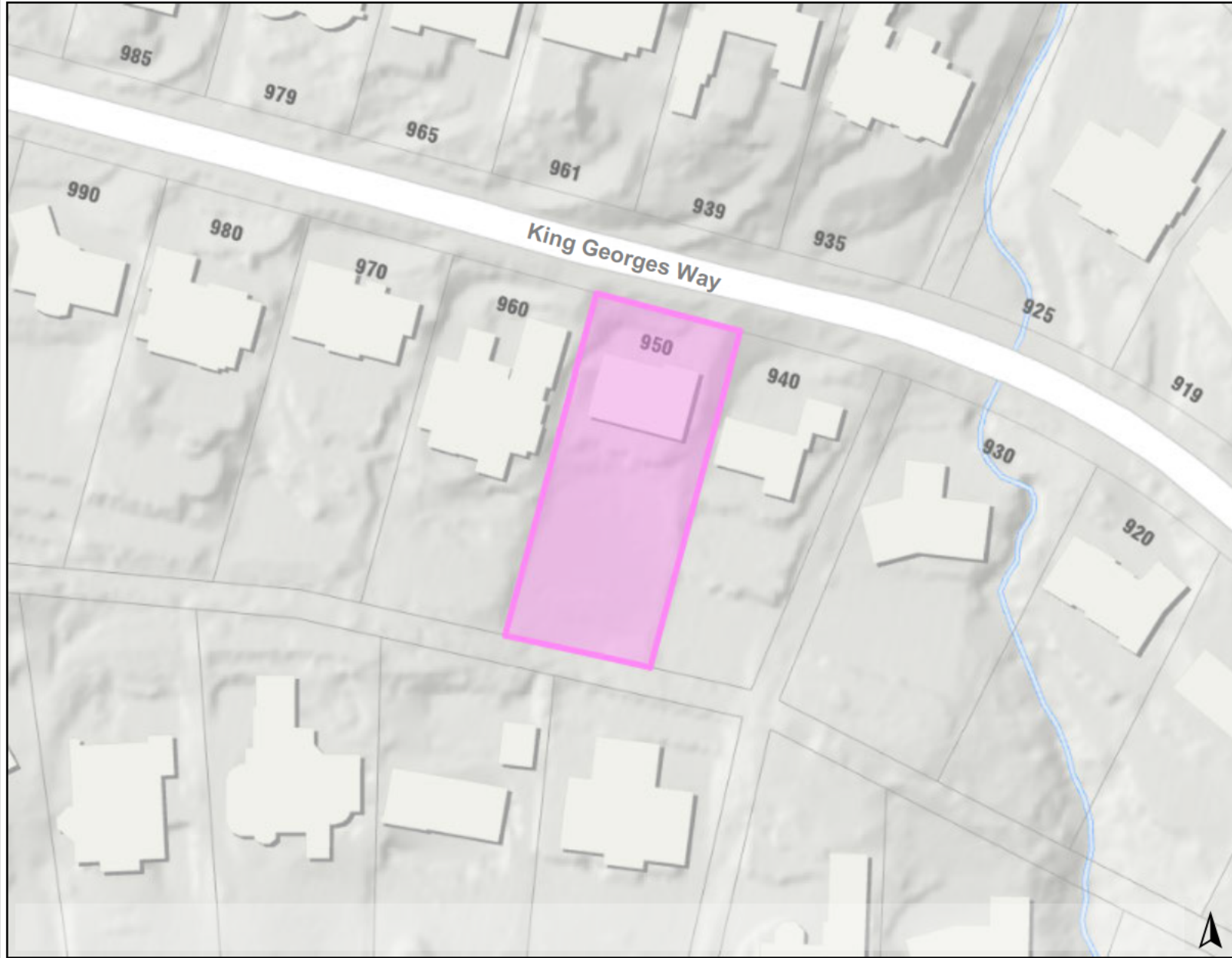
s. 22(1)



Joe Woodruff  
Assistant Plans Examiner

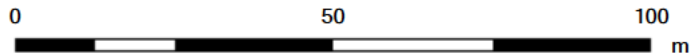
Enclosure

cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels



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

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Notes

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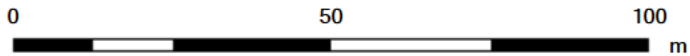
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Legend

- Parcels
- Parcels

Notes



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

8.  
 25-033



## NOTICE OF BOARD OF VARIANCE HEARING

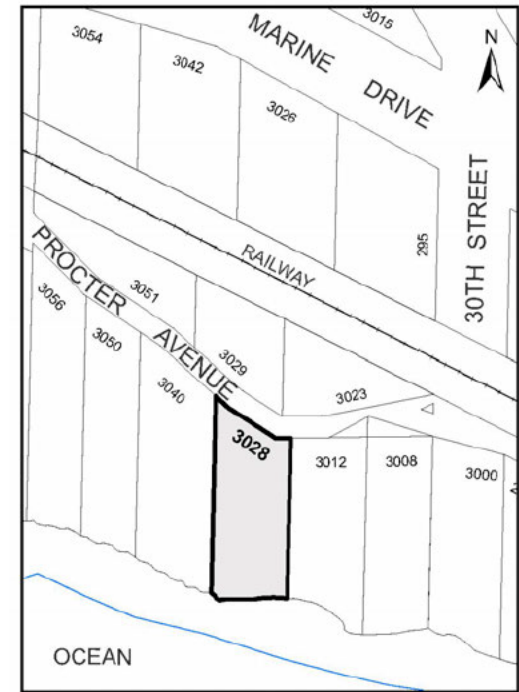
Subject property: **3028 Procter Avenue**

A Board of Variance hearing will be held on:

**Wednesday, November 19, 2025 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities**

**The following variance for a crawlspace conversion to full height basement at 3028 Procter Avenue will be considered:**

Floor Area Ratio	Bylaw Requirement	Proposed	Variance
	30% (297 m <sup>2</sup> )	41% (407.3 m <sup>2</sup> )	11% (110.3 m <sup>2</sup> )



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. 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 to the Board of Variance via electronic communication facilities 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:

- 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.

*Due to the ongoing Canada Post strike, we advise against relying on the postal service to provide your written submission.*

**Please provide written submissions no later than noon on November 19, 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: 3028 Procter Avenue

## Applicant *(please print clearly)*

Name(s): Jamie Kerensky

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

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

Cell #: 604-313-8230

Email Address: hone.arch@gmail.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 #: \_\_\_\_\_

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)  
A.

October 21, 2025  
Date

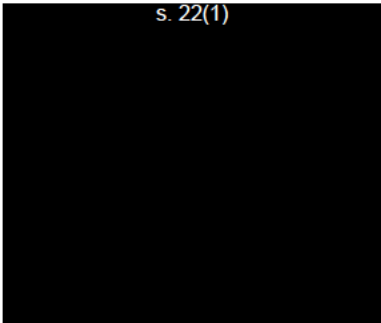
**Completed (signed original) applications must be received no later than the deadline date listed on the Board of Variance Deadline and Hearing Schedule (included in this application package). Incomplete applications will not be accepted.**

*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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October 14<sup>th</sup>, 2025

To:

Board of Variance

District of West Vancouver

750 17<sup>th</sup> Street

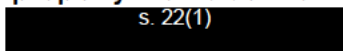
West Vancouver, BC V7V 3T3

Dear Board members,

We are the new owners of 3028 Procter Avenue in West Vancouver, which we bought in

 s. 22(1) We are excited to have a

property that is central to  s. 22(1)

 s. 22(1)

We have not yet taken up residence in the property, and as part of our efforts to bring the home into compliance and make necessary updates, we are submitting this application. **Unfortunately, when we purchased the home, we were not made aware that work had been carried out without the required permits and we are requesting your understanding and consideration.**

Proposed Construction:

Our intent is to make modest improvements to the property and to move in as soon as possible. **Our proposed work is within the existing building envelope and is focussed on improving functionality and code compliance including:**

- Removing an existing garden shed and a studio adjacent to the garage to reduce the overall floor area (to bring the property closer to compliance).
- Reducing the upper-level floor area within the primary ensuite by pulling in a wall.
- Replacing existing patio doors with new sliding doors.
- Completing interior renovations that include some reconfiguring of partition walls and updating some finishes.

Requested Variance:

**We would like to respectfully request a variance to allow the existing lower-level floor area to remain as it is currently built.**

- We are not proposing any new additions or increases in floor area, we are seeking to maintain and use the space that is already occupiable.
- The requested variance would permit a relaxation of the current bylaw that limits the Floor Area Ratio (FAR) to 0.30, allowing us to retain the existing floor area as it stands today.
- This request is made in the interest of fairness and practicality, as the existing space was developed prior to our ownership, has been in this condition for some time, and we were unaware that it was built without permits.

Hardship:

**The hardship we face arises from circumstances that predicate our ownership and were not disclosed during the purchase process.**

- A substantial portion of the existing lower level was previously permitted to be converted into crawl space, which would not have been counted toward gross floor area calculations. However, this conversion was never completed, resulting in as-built conditions that differ from the District's records.
- As a result, the home's current gross floor area exceeds what is permitted under the existing bylaw.
- The last building permit on file dates back to 1993, when the allowable FAR was 0.35. The current regulation of 0.30 creates an additional challenge, as even maintaining the existing structure now exceeds the bylaw limits.

Our proposed project does not expand the existing building envelope or increase overall floor area. Our goal is to bring the property into compliance to the greatest extent possible and ensure all future work meets the District standards.

Conclusion

We sincerely appreciate the District's consideration of this application. As new owners, our intention is to correct past discrepancies, complete necessary improvements responsibly, and ensure the property meets current standards. We respectfully ask for your support in granting the requested variance, recognizing the unique circumstances and hardship involved.

Thank you for your time and understanding, we can't wait to move in  
s. 22(1) this beautiful home and community.

s. 22(1)

If you have any questions or require any further clarification, please don't hesitate to contact us.

Sincerely,

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

October 21, 2025

File: **BP119622**

s. 22(1)

Dear Sir/Madam

**RE: 3028 PROCTER AVENUE – 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 existing crawlspace conversion to full height basement built without a permit does not comply with the Zoning Bylaw because it does not maintain the required maximum floor area ratio.

- The Zoning Bylaw, Section 204.06(1) limits the floor area ratio to a maximum percentage of a lot as indicated in the table below:

	Bylaw	Proposed	Variance
Floor Area Ratio	0.30 (297m <sup>2</sup> )	0.41 (407.3m <sup>2</sup> )	0.11 (110.3m <sup>2</sup> )

Comments:

1. Lot area is 990sqm.

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

1. Combined Side Yard setback at existing house is non-conforming.

---

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).; **or**
- 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 22nd October 2025**. The next Board of Variance Hearing is scheduled for **Wednesday 19th November 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 affects 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.

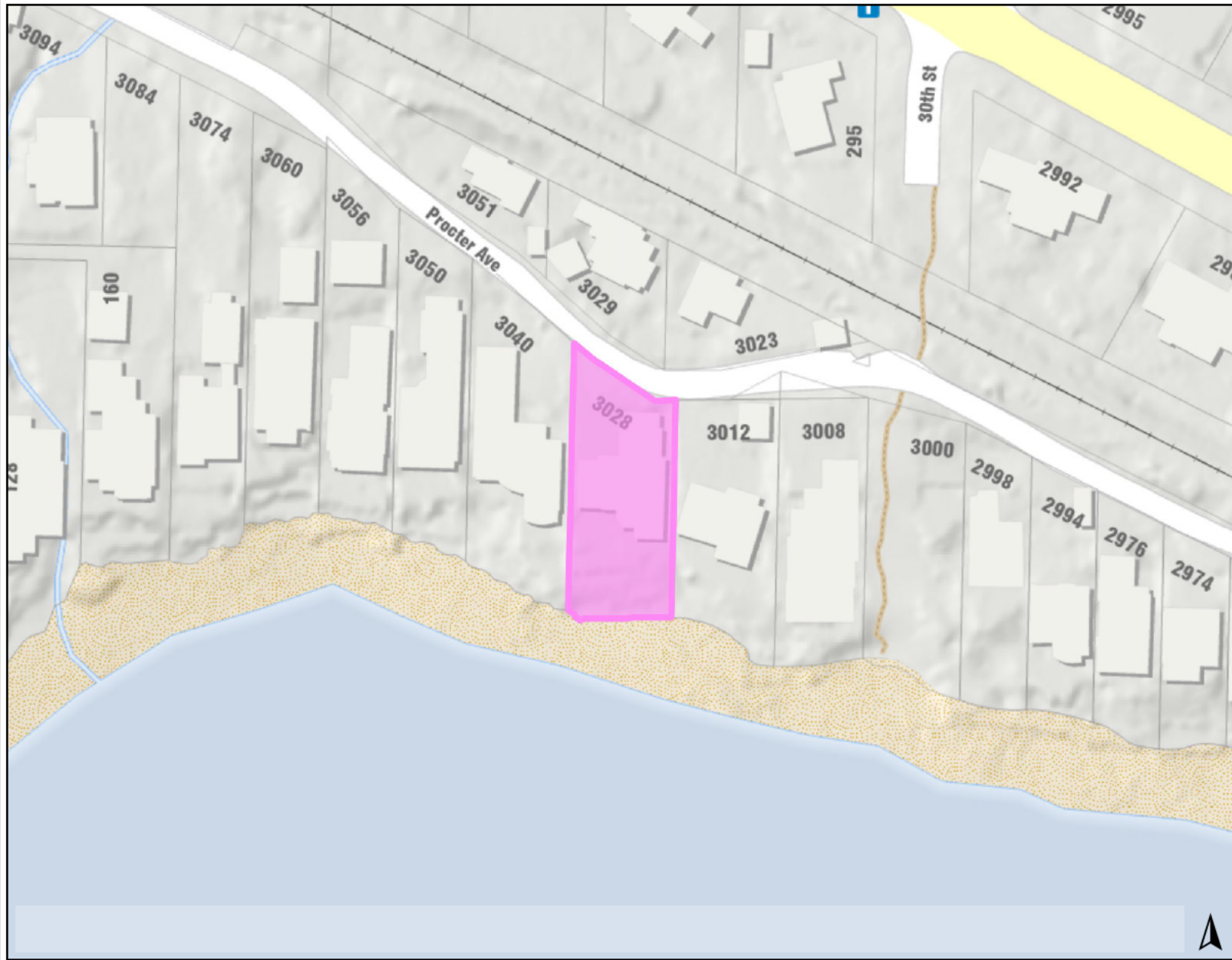
Thank you,

s. 22(1)

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

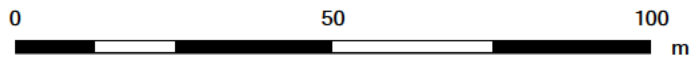
Enclosure

cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels



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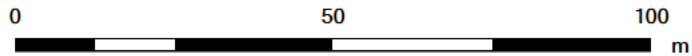
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The Corporation of the District of West Vancouver  
 750 17th Street, West Vancouver BC V7V 3T3  
 Phone: 604-925-7004

## Board of Variance

### ***Proposed* 2026 Application Deadline and Hearing Schedule**

<b>Building Permit Application Deadline</b>	<b>Board of Variance Application Deadline</b> To Permits Clerk Supervisor by 4 p.m. on the following dates:	<b>Board of Variance Hearing Date</b> 5 p.m. on the following dates:
November 12, 2025	December 17, 2025	<b>January 21, 2026</b>
December 17, 2025	January 21, 2026	<b>February 18, 2026</b>
January 14, 2026	February 18, 2026	<b>March 18, 2026</b>
February 11, 2026	March 18, 2026	<b>April 15, 2026</b>
March 18, 2026	April 22, 2026	<b>May 20, 2026</b>
April 15, 2026	May 20, 2026	<b>June 17, 2026</b>
May 13, 2026	June 17, 2026	<b>July 15, 2026</b>
No Hearing in August	No Hearing in August	No Hearing in August
July 15, 2026	August 19, 2026	<b>September 16, 2026</b>
August 19, 2026	September 23, 2026	<b>October 21, 2026</b>
September 16, 2026	October 21, 2026	<b>November 18, 2026</b>
No Hearing in December	No Hearing in December	No Hearing in December
November 10, 2026	December 16, 2026	<b>January 20, 2027</b>

*\*For consideration by the Board of Variance at its November 19, 2025 Hearing.*

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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**

November 19, 2025

### **Supplemental Agenda Information Package**

<b>For Application 25-031 (970 Sentinel Drive)</b>		
<b>SUBMISSION AUTHOR</b>	<b>SUBMISSION DATED</b>	<b>#</b>
SJ Construction	November 18, 2025	1

Please add these supplemental items to the November 19, 2025 Board of Variance Agenda Package as indicated.

**Application 25-031  
(970 Sentinel Drive)**

**From:** Evan Ferraton <evan@sj-construction.ca>  
**Sent:** Tuesday, November 18, 2025 10:49 AM  
**To:** BoardOfVariance  
**Cc:** s. 22(1) Marc MacCaull  
**Subject:** 970 Sentinel Dr - BoV Updated Package  
**Attachments:** 970 Sentinel Dr - BoV Presentation - 2025.11.19.pdf

**CAUTION:** This email originated from outside the organization from email address evan@sj-construction.ca. 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.

Good morning,

Please find our updated pdf presentation attached for the BoV meeting tomorrow evening.

If you have any questions, please do not hesitate to inquire.

Have a great day!

Thanks,

Evan Ferraton

Senior Architectural Technologist

SJ Construction

1170713 BC Ltd. | 1494716 BC Ltd.

#303 - 700 West Pender Street | Vancouver, BC | V6C 1G8

P. 604.630.5767 Ext 2084

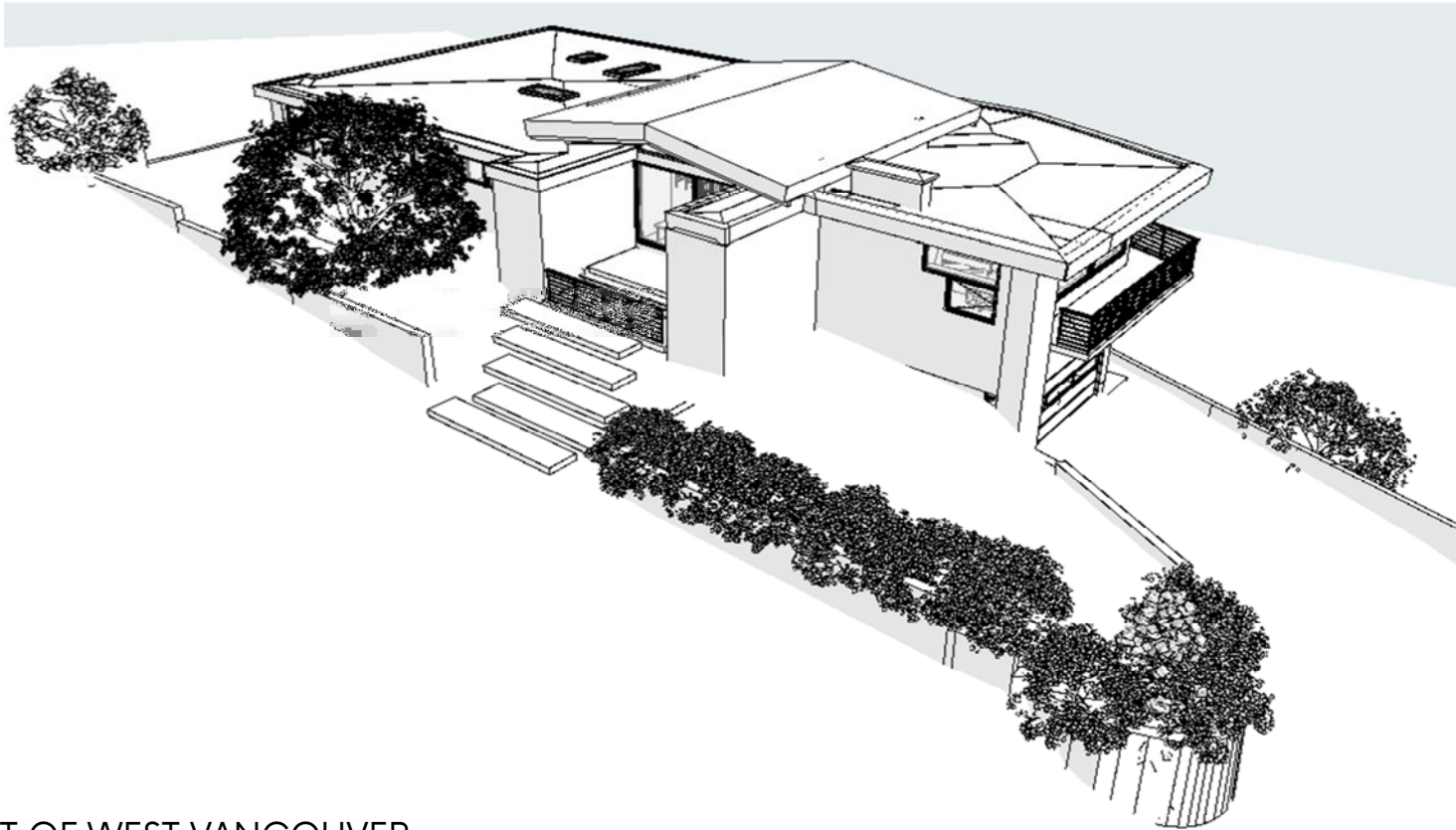
[evan@sj-construction.ca](mailto:evan@sj-construction.ca) | BLOCKEDsj-construction[.]caBLOCKED





**970 Sentinel Drive**

2025.11.19



THE DISTRICT OF WEST VANCOUVER

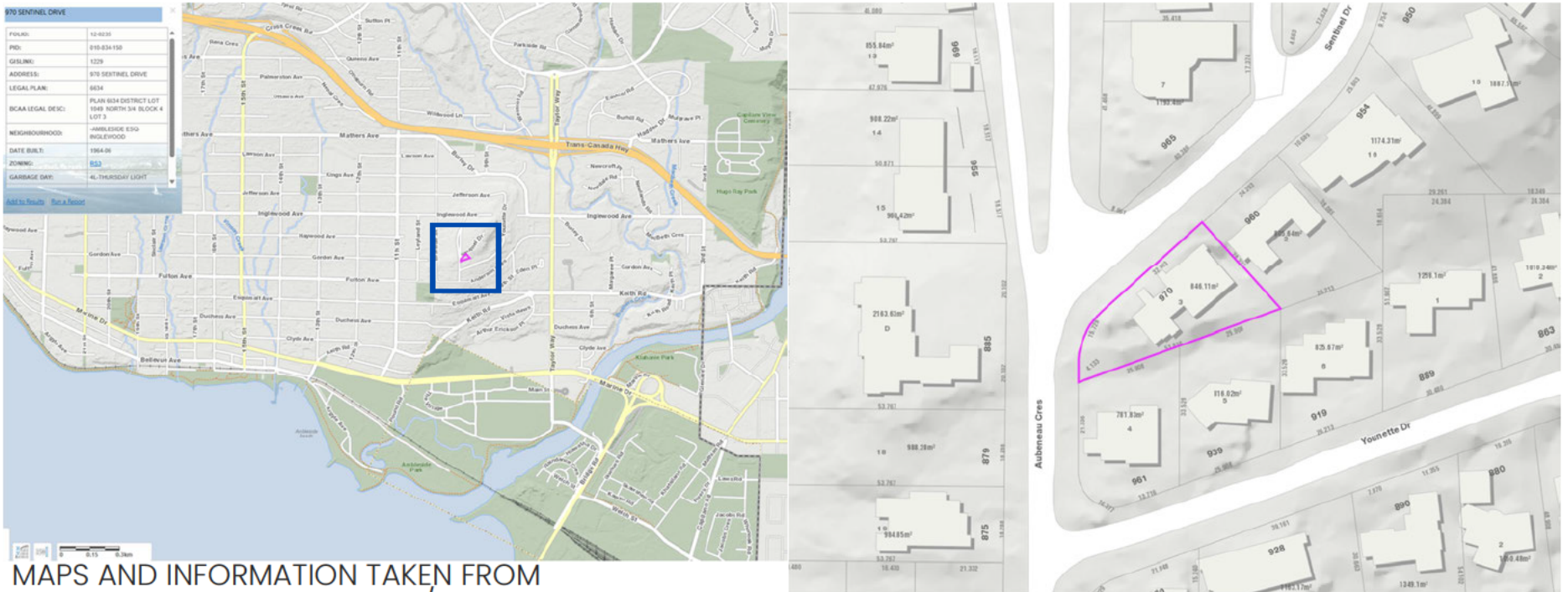
# BOARD OF VARIANCE

APPLICATION FOR 970 SENTINEL DRIVE PROJECT



# 970 SENTINEL DR WEST VANCOUVER

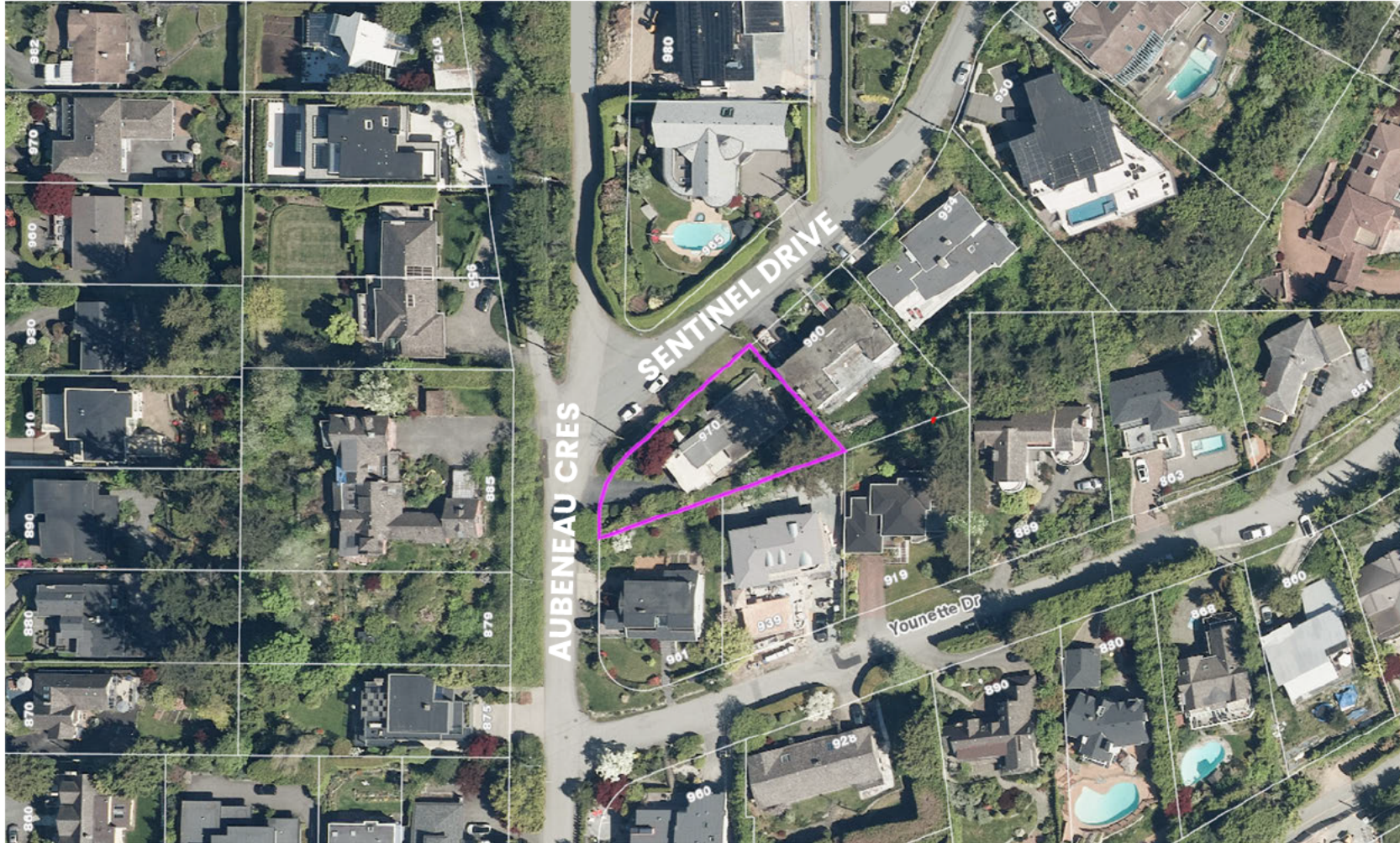
BCAA LEGAL DESC: PLAN 6634 DISTRICT LOT 1049 NORTH 3/4 BLOCK 4  
 LOT 3 NEIGHBOURHOOD:  
 -AMBLESIDE ESQ-INGLEWOOD DATE BUILT: 1964-06 ZONING: RS3



MAPS AND INFORMATION TAKEN FROM  
[westmap.westvancouver.ca/](http://westmap.westvancouver.ca/)



# LOCATION



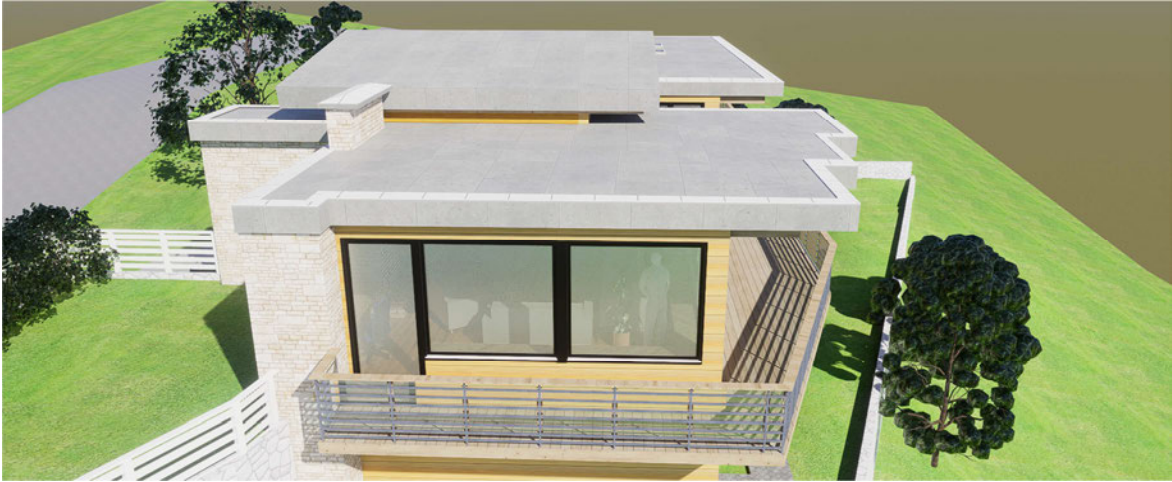


# SETBACKS

The site's pie-shaped corner lot creates a significant hardship, limiting the buildable area for a renovation of an existing family home.



# EXISTING ROOF LINE



## PROPOSED ROOF LINE



A 5'-8 ½" gable roof extension on the northwest elevation enhances the home's entrance, contributing to a more prominent curb appeal by extending key architectural elements to the front façade and elevating the overall character of the residence.

A 2'-9" gable roof extension on the southeast elevation provides functional coverage over the patio doors, allowing for patio use in a variable weather conditions.

The proposed 5'-0" roof overhang on the southwest elevation follows the contour of the deck, providing coverage for the deck and sun shading.

The proposed roofline introduces a refined architectural element providing a smooth, cohesive, and visually balanced finish to the home.



# EXISTING & PROPOSED ROOF LINE



Existing Roof Line

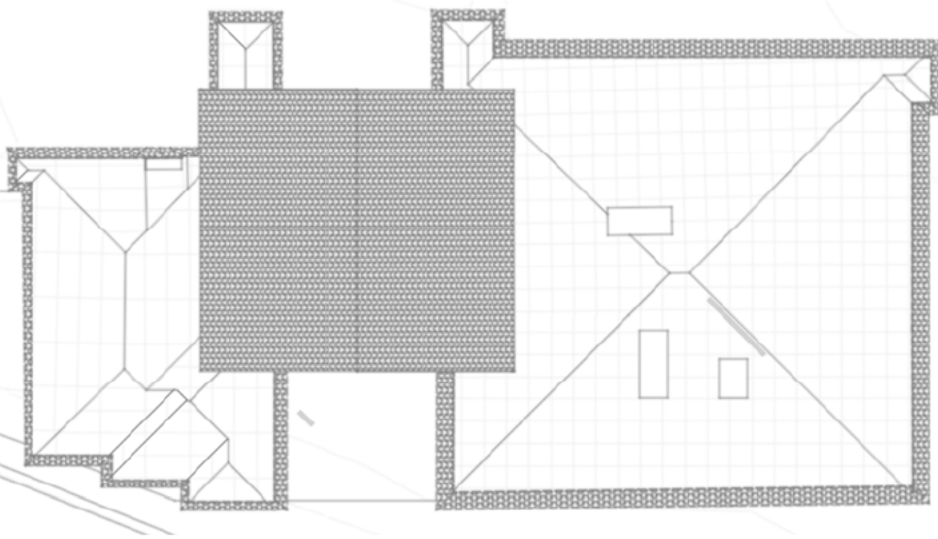
Proposed Patio coverage roof extension.  
Proposed North West gable roof extension.



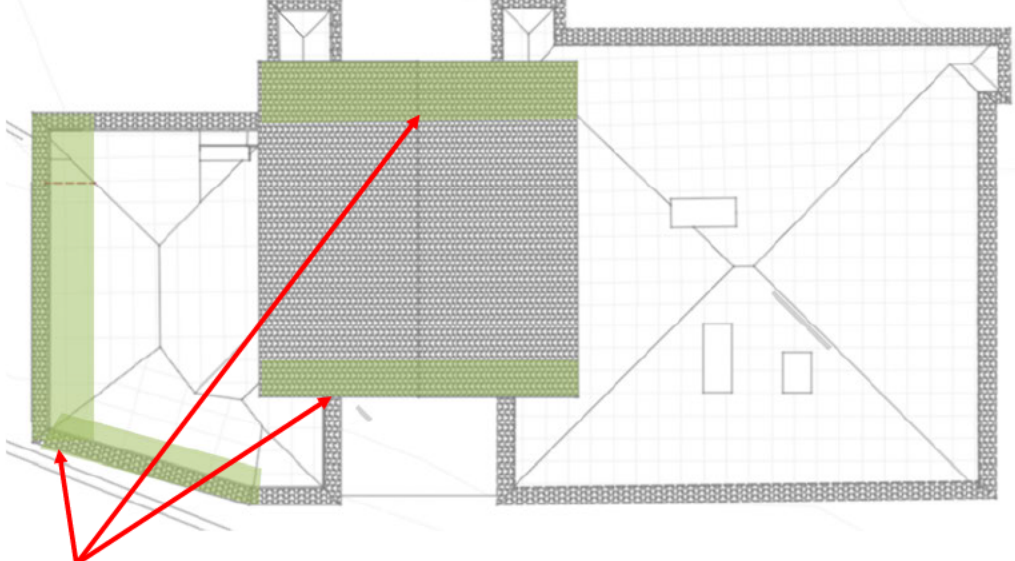
Proposed Roof Line



# EXISTING & PROPOSED ROOF LINE



Existing Roof Line



Proposed Roof Line extension.



# EXISTING & PROPOSED ROOF LINE PLAN VIEW



Existing Roof Line

Proposed South East gable roof extension.

Proposed Patio coverage roof extension.



Proposed Roof Line



# EXTERIOR RENDERS – BACKYARD

Existing Roof



Proposed South East Roof – 2025



# EXTERIOR RENDERS – BACKYARD

Existing Roof



Proposed South East Roof - 2025



# PROPOSED MAIN FLOOR PLAN ENTRANCE EXTENSION



Original Floor Plan with Variance from 2024.



Proposed Floor Plan - 2025

We propose a 5' extension to the front entry. This addition, totaling 70 ft<sup>2</sup>, aims to create a more prominent and inviting entrance while also improving circulation and spatial flow within the entryway to facilitate accessibility for ageing in place.

# INTERIOR RENDERS – FRONT ENTRY



Original Floor Plan with Variance from 2024.

Proposed Floor Plan - 2025



# SUPPORT LETTERS

To: Board of Variance / Permits & Inspections Dept  
 The Corporation of the District of West Vancouver  
 750 17th St. West Vancouver, BC, V7V3T3  
 604-925-7040 f:604-925-7234 e:permits@westvancouver.ca

RE: 970 SENTINEL DR. BUILDING PERMIT / BOARD OF VARIANCE LETTER OF SUPPORT  
 CoWV File: BP119180  
 On Behalf of: s. 22(1)

RE: 970 SENTINEL DRIVE - WEST VANCOUVER

Dear Board of Variance Committee, Mayor and Council,

We, s. 22(1) and s. 22(1) are writing this letter to formally support the owners, s. 22(1) of 970 Sentinel Dr, West Vancouver, who have applied for a building permit and have submitted an application to the board of variance.

We understand that they will be completing a renovation that will raise the main floor of their house by 1.52m / 5' and that this height will conform to the bylaw height requirements. We support this increase in height.

We also understand that the homeowners are applying for a relaxation of the RS3 Zoning Bylaw requirements to remain in the existing footprint due to significant hardship caused by their pie shaped continuous frontage lot. This variation had been granted in 1964. We support their application for this relaxation of the zoning bylaw.

Sincerely, s. 22(1) Signature: s. 22(1)  
 Name: s. 22(1) Name: s. 22(1)  
 Date signed: Nov 4, 2024  
 Address: s. 22(1)  
 West Vancouver BC  
 s. 22(1)

s. 22(1)

Dear Board of Variance Committee, Mayor and Council,

We, s. 22(1) of s. 22(1) are writing this letter to formally support the owners, Randy Kaye and Sylvie Lanmark-Kaye of 970 Sentinel Dr, West Vancouver, who have applied for a building permit and have submitted an application to the board of variance.

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Sincerely, s. 22(1) Signature: \_\_\_\_\_  
 Name: s. 22(1) Name: \_\_\_\_\_  
 Date signed: Nov 4 2024  
 Address: s. 22(1)  
 West Vancouver BC  
 s. 22(1)

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 Name: s. 22(1) Name: \_\_\_\_\_  
 Date signed: Nov 4 '24  
 Address: s. 22(1)  
 West Vancouver BC  
 s. 22(1)

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 Name: s. 22(1) Name: \_\_\_\_\_  
 Date signed: Nov 13 2024  
 Address: s. 22(1)  
 West Vancouver BC  
 s. 22(1)

# STREET ELEVATION

The proposed renovation aims to raise the main floor of the house by 1.52 meters (5 feet) to address the view obstruction caused by new construction.



The existing house is just one floor with basement, where even the Main floor its below grade in its north west face.



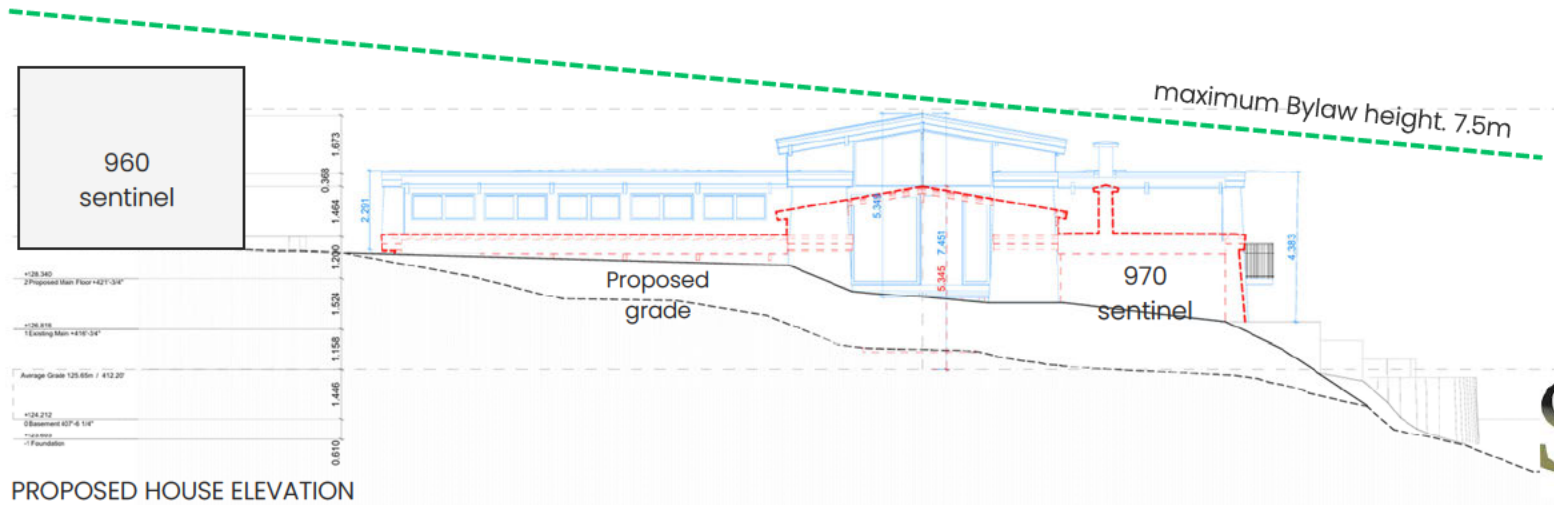
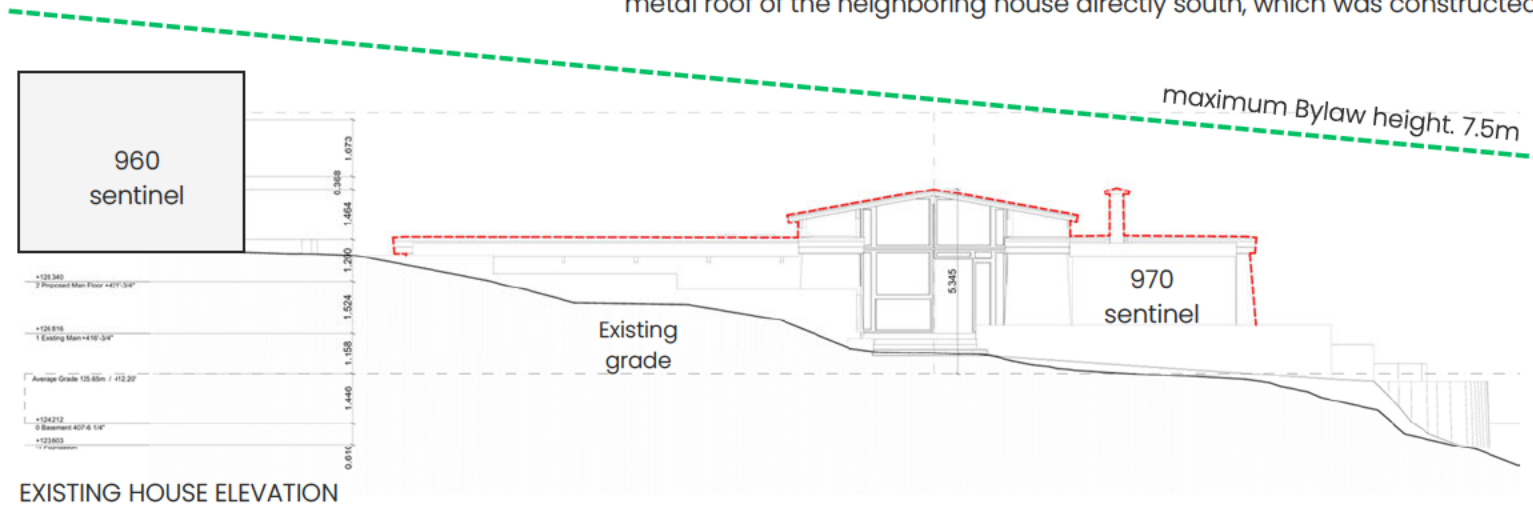
# HEIGHT

The proposed renovation's additional 5' will not negatively impact neighbouring views



# SENTINEL ELEVATION

The renovation proposes to raise the main floor of the house by 1.5m below the 7.5m bylaw height to relieve a view blockage and extreme direct glare created by the metal roof of the neighboring house directly south, which was constructed in 2022.



# HARDSHIP

Most of the house had been affected by a new construction to the south east view, where the new solar panels on the roof, reflect the sun light straight to the main floor.



VIEW FROM THE ROOF OF THE HOUSE

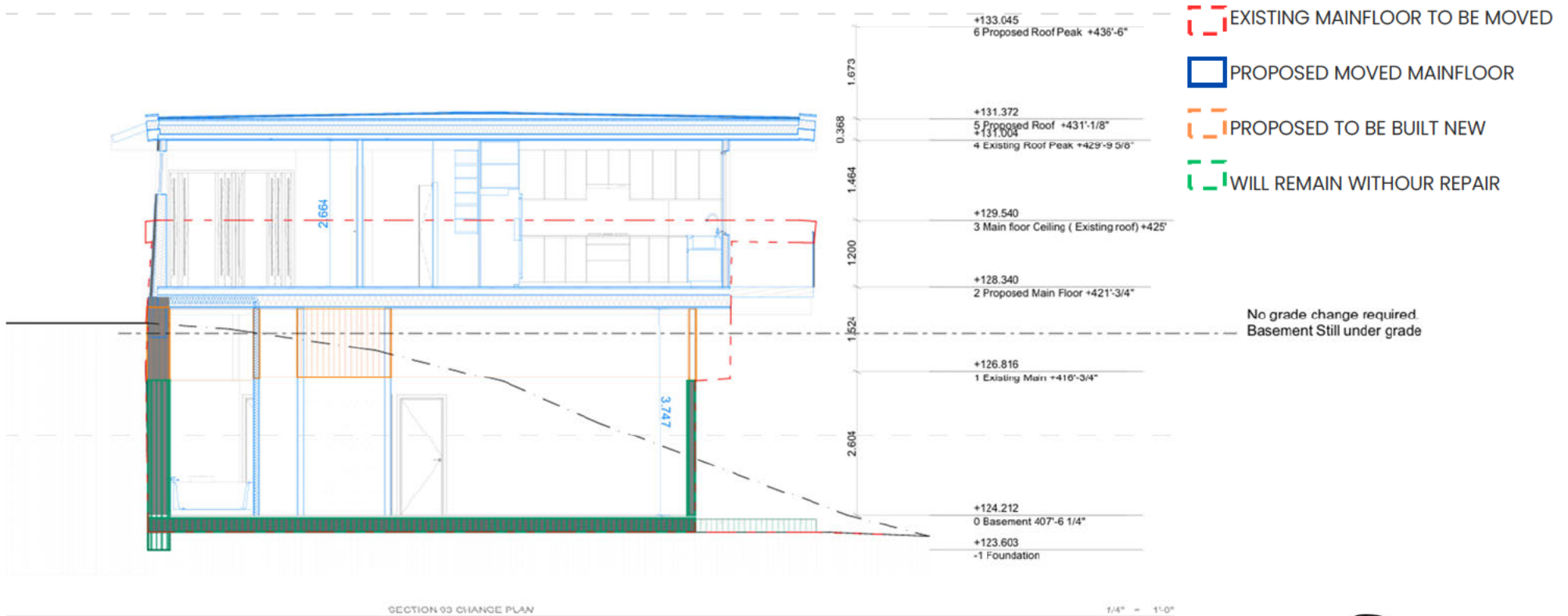


VIEW FROM THE MAIN FLOOR



# SECTIONS

Most of the main floor is below street level, and much of the house's architectural character has deteriorated. Raising the house will improve the quality of life for its inhabitants and the neighborhood's urban aspect by protecting its form and character.





**Thank You**

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