



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

January 21, 2026

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. Election of Chair for 2026

Pursuant to section 9.1 of Board of Variance Bylaw No. 4487, 2007, members of the Board of Variance shall elect one of their number as Chair for a one year period. The Chair may appoint a member of the Board as Acting Chair to preside in the Chair's absence either for a single meeting or for a set period of time.

3. Designation of Head Pursuant to *Freedom of Information and Protection of Privacy Act*

Section 77 of the Freedom of Information and Protection of Privacy Act (the "Act") provides that "A local public body.... must designate a person or group of persons as the head of the local public body for the purposes of this Act". In the Act, definition of a "local public body" means "a local government body" and a local government body includes "a Board of Variance".

RECOMMENDATION:

THAT pursuant to section 77 of the *Freedom of Information and Protection of Privacy Act*, the Board of Variance designates the Corporate Officer of The Corporation of the District of West Vancouver as the Head for the purposes of the Act.

4. Board of Variance Hearing Location

RECOMMENDATION:

THAT

1. Board of Variance hearings for all of 2026 and for January 20, 2027 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.

5. Introduction

The Board of Variance hearing procedure will be described.

6. Confirmation of Agenda

RECOMMENDATION:

THAT the January 21, 2026 Board of Variance hearing agenda be approved as circulated.

7. Adoption of Minutes

RECOMMENDATION:

THAT the November 19, 2025 Board of Variance hearing minutes be adopted as circulated.

8. Time Limit of Board of Variance Orders

The Chair will describe the time limit of orders approving a variance.

9. Application 26-001 (3337 Marine Drive) regarding an addition with the following variances:

- a) 2.33 m to Building Height
- b) 1 storey to Number of Storeys
- c) 21.0 sqm 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 26-001 regarding an addition at 3337 Marine Drive with variances of:

- 2.33 m to Building Height
- 1 storey to Number of Storeys
- 21.0 sqm to Floor Area Ratio

BE ALLOWED pursuant to the plans dated November 28 and December 7, 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 26-001 regarding an addition at 3337 Marine Drive with variances of:

- 2.33 m to Building Height
- 1 storey to Number of Storeys
- 21.0 sqm to Floor Area Ratio

BE NOT ALLOWED pursuant to the plans dated November 28 and December 7, 2025 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-001(3337 Marine Drive) to the next Board of Variance hearing.

10. Application 26-002 (4652 Clovelly Walk) regarding a private power pole (accessory structure) with the following variances:

- a) 6.5 m to Front Yard Setback
- b) 0.2 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 26-002 regarding a private power pole (accessory structure) at 4652 Clovelly Walk with variances of:

- 6.5 m to Front Yard Setback
- 0.2 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated December 9, 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 26-002 regarding a private power pole (accessory structure) at 4652 Clovelly Walk with variances of:

- 6.5 m to Front Yard Setback
- 0.2 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated December 9, 2025 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-002 (4652 Clovelly Walk) to the next Board of Variance hearing.

11. Application 26-003 (874 8th Street) regarding a power pole (accessory structure) with the following variances:

- a) 8.6 m to Front Yard Setback
- b) 1.2 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 26-003 regarding a power pole (accessory structure) at 874 8th Street with variances of:

- 8.6 m to Front Yard Setback
- 1.2 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated December 15, 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 26-003 regarding a power pole (accessory structure) at 874 8th Street with variances of:

- 8.6 m to Front Yard Setback
- 1.2 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated December 15, 2025 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-003 (874 8th Street) to the next Board of Variance hearing.

12. Receipt of Oral and Written Submissions

RECOMMENDATION:

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

- Application 26-001 (3337 Marine Drive)
- Application 26-002 (4652 Clovelly Walk)
- Application 26-003 (874 8th Street)

up to and including January 21, 2026 be received.

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

14. Next Hearing

The next Board of Variance hearing is scheduled for February 18, 2026.

15. Adjournment

RECOMMENDATION:

THAT the January 21, 2026 Board of Variance hearing be adjourned.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, NOVEMBER 19, 2025**

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

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 November 19, 2025 Board of Variance hearing agenda be approved as circulated.

CARRIED

4. Adoption of the October 15, 2025 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on October 15, 2025.

It was Moved and Seconded:

THAT the October 15, 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 25-031 (970 Sentinel Drive)

Staff confirmed the following requested variances regarding additions and alterations:

- 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 m²) 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	#
SJ Construction	November 18, 2025	1

Staff provided permit history of the subject property.

M. MacCaull (representing the owner of 970 Sentinel Drive) described the variance application for additions and alterations. Staff and M. MacCaull 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 October 20, 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. MacCaull:

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 25-031 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 m²) 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.

CARRIED

7. Application 25-032 (950 King Georges Way)

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

- a) 0.46 m to Rear Yard Setback
- b) 1.48 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.

Staff informed that neither the applicant nor the subject property owners were in attendance. With the consent of the Board, Chair Radage varied the agenda to consider Item 8 before completing consideration of Item 7 in order to give the applicant and/or owners more time to attend the hearing.

8. Application 25-033 (3028 Procter Avenue)

Staff confirmed the following requested variance regarding a crawlspace conversion to full height basement:

- a) 11% (110.3 m²) to Floor Area Ratio.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

J. Kerensky (representing the owner of 3028 Procter Avenue) described the variance application for a crawlspace conversion to full height basement. Staff and J. Kerensky 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.

Staff responded to a Board member's questions.

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 October 21, 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 J. Kerensky:

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 25-033 regarding a crawlspace conversion to full height basement at 3028 Procter Avenue with a variance of:

- 11% (110.3 m²) 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.

CARRIED

7. Application 25-032 (950 King Georges Way)

Following consideration of Item 8, the Board continued consideration of Item 7. Staff informed that neither the applicant nor the subject property owners were in attendance.

Chair Radage queried whether anyone had signed up to address the Board regarding the subject application. Staff informed that no one 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 October 21, 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:

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 25-032 regarding a private power pole (accessory structure) at 950 King Georges War 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.

CARRIED

9. 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 25-031 (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.

CARRIED

10. Public Question Period

There were no questions.

11. Proposed 2026 Board of Variance Hearing Schedule

It was Moved and Seconded:

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

CARRIED

12. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for January 21, 2026 at 5 p.m.

13. Adjournment

It was Moved and Seconded:

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

CARRIED

The Board of Variance hearing adjourned at 5:49 p.m.

Certified Correct:

L. Radage, Chair

P. Cuk, Secretary

NOTICE OF BOARD OF VARIANCE HEARING

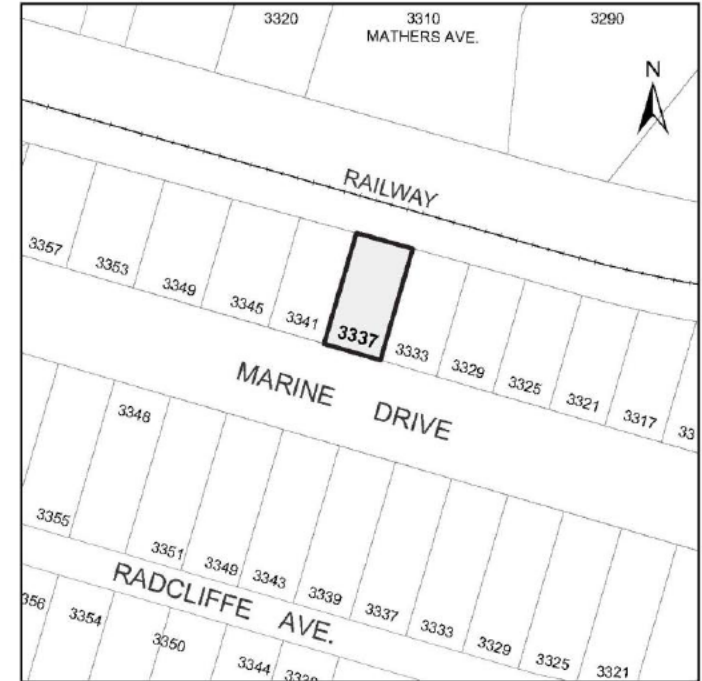
Subject property: **3337 Marine Drive**

A Board of Variance hearing will be held on:

Wednesday, January 21, 2026 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities

The following variances for an addition at 3337 Marine Drive will be considered:

Building Height	Bylaw Requirement	Proposed	Variance
	7.62 m	9.95 m	2.33 m
Number of Storeys	Bylaw Requirement	Proposed	Variance
	2 storeys + basement	3 storeys + crawlspace	1 storey
Floor Area Ratio	Bylaw Requirement	Proposed	Variance
	204.4 sqm	225.4 sqm	21.0 sqm



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:

- 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; 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 January 21, 2026 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: 3337 Marine Drive, V7V 1M8

Applicant *(please print clearly)*

Name(s): David Leslie Phone #: [Redacted] s. 22(1)

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

Email Address: [Redacted] Fax #: _____

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

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

Registered Owner *(please print clearly)*

Name(s): [Redacted] s.22(1) Phone #: _____

Mailing Address: [Redacted] Cell #: _____

Email Address: [Redacted] Fax #: _____

Completed Application Must Include

- A letter (signed original) describing:**
 - a) The proposed construction;
 - b) The requested variance(s); and
 - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)

Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).

\$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)

Dec 15, 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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Variance Application – 3337 Marine Drive, West Vancouver

To: The West Vancouver Board of Variance

District of West Vancouver

Board Summary:

This is a request for variance to formally recognize an attic-level room and related floor classifications that were constructed during renovations in the 1970s but were not recorded in the City's archival building files. These conditions have existed for over 40 years, are documented in BC Assessment records, and do not affect neighbouring properties. The variance seeks only to align records with this long-standing condition; no new construction is proposed.

Dear Members of the Board,

I am writing in support of my variance application for my family home at 3337 Marine Drive, West Vancouver. This variance concerns the recognition of a pre-existing attic-level room that was constructed during renovations in the 1970s and has appeared in BC Assessment records since 1980, but not in the City's archival building files.

I purchased this 1950s home in 2021 as our family residence, following a long and competitive housing search during which we entered multiple unsuccessful offers. The age of the home and its relatively modest price were key factors that allowed us to buy in West Vancouver, although this required significant borrowing. Since then, our mortgage costs have tripled due to rising interest rates, requiring me to s.22(1) temporarily to meet our financial obligations while the home has been rented.

When West Vancouver introduced updated secondary-suite licensing requirements, I immediately applied to register the pre-existing suite to ensure full compliance. During that review, City staff identified the discrepancy involving the attic-level room added during the 1970s renovation. While this room has been recognized by BC Assessment for more than 40 years, it does not appear in the City's older building records. The variance is therefore limited to formally recognizing an existing, long-standing condition. No new construction or alterations are proposed.

In reviewing the property history, I also noted that BC Assessment describes the lowest habitable level as a "basement." On this steeply sloped lot, that level is below grade on the uphill (north) side but exposed on the downhill side—typical of 1950s and 1970s hillside construction. Although this configuration does not align neatly with the current zoning definition, it is consistent with the era of construction, and out of caution we have included it in the variance. Beneath this level is the

original 1950s uninhabitable crawlspace, following the grade of the hillside. With exposed rock on its north side, low clearance, and damp conditions, it functions solely as a mechanical and limited storage area and cannot be used as living space. Its presence may have contributed to earlier misunderstandings regarding floor classifications during the suite licensing process.

As a new owner, I relied in good faith on the official government records at the time of purchase and had no reason to suspect a discrepancy between BC Assessment data and the historic building permit file. The attic-level room has existed as part of the home's structure for more than four decades. It is tucked behind the main roof peak, facing a private rear yard bordered by mature trees and the BC Rail line, and has no visual, privacy, or massing impact on neighbouring properties or the streetscape.

Importantly, removing or decommissioning this long-standing space would impose a significant and disproportionate financial hardship on my family. Such an outcome would likely force the sale of the property at a loss for redevelopment and demolition, resulting in the loss of a rare mid-century character home and the removal of a rental unit from the neighbourhood's already limited housing stock. This would be far more disruptive to the community than recognizing the existing condition through a variance.

For these reasons, I respectfully request approval of the variance to formally recognize the pre-existing attic-level room and the associated floor classifications. I believe this request is consistent with the intent of the zoning bylaw, avoids undue hardship, and preserves a long-standing family home that has contributed to the neighbourhood's character for decades.

Thank you for your consideration.

Kind regards,

s.22(1)

Owner, 3337 Marine Drive

West Vancouver, BC



Find your property assessment

Log in | Register (<https://auth.bccassessment.ca/register/>)

Civic address *Enter address*

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3337 MARINE DR WEST VANCOUVER V7V 1M8

Area-Jurisdiction-Roll: 08-328-08-0106-000-000



Favourite



Compare



Print



Report 08-328-080106000000 [2019-05-07]

Total value **\$2,136,000**

2025 assessment as of July 1, 2024

Land	\$1,992,000
Buildings	\$144,000
Previous year value	\$2,048,000
Land	\$1,887,000
Buildings	\$161,000

Questions about this property assessment? Visit our Property assessment FAQ (<https://info.bccassessment.ca/faq>) or Contact us (</property/contact>) if you have questions.

Visit our BC Assessment interactive market trends maps (<https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618>) for assessed value changes in your area, and our Property tax page (<https://info.bccassessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bccassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?	
Year built	1954
Description	1.5 STY house - Standard
Bedrooms	2

Legal description and parcel ID

LOT 7, BLOCK 9, PLAN VAP5315, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID: 003-400-638

Baths	1
Carports	C
Garages	
Land size	4950 Sq Ft
First floor area	932
Second floor area	214
Basement finish area	1,235
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment

Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

[Register now for free](#)Already have an account? [Log in \(/Home/LoginInfo\)](/Home/LoginInfo)

Map

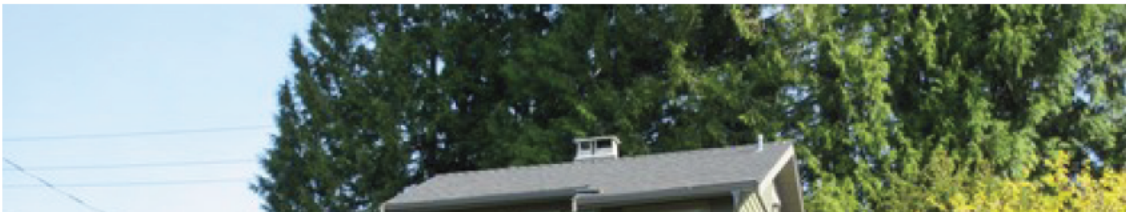
Neighbouring
properties

Sample sold
properties



Neighbouring properties

Sample sold properties



3341 MARINE DR WEST VANCOUVER
Area-Jurisdiction-Roll: 08-328-08-0105-000-000

Total value	\$2,100,000
Land	\$1,990,000
Building	\$110,000



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[View details](#)



**3333 MARINE DR WEST VANCOUVER**

Area-Jurisdiction-Roll: 08-328-08-0107-000-000

Total value	\$2,074,700
Land	\$1,994,000
Building	\$80,700



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[View details](#)
**3329 MARINE DR WEST VANCOUVER**

Area-Jurisdiction-Roll: 08-328-08-0108-000-000

Total value	\$3,165,000
Land	\$1,996,000
Building	\$1,169,000



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[View details](#)
**3345 MARINE DR WEST VANCOUVER**

Area-Jurisdiction-Roll: 08-328-08-0104-000-000

Total value	\$2,058,600
Land	\$2,032,000
Building	\$26,600



Favourite Compare

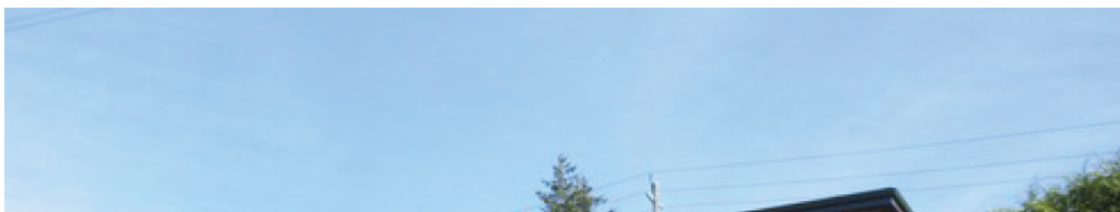
[View details](#)
**3325 MARINE DR WEST VANCOUVER**

Area-Jurisdiction-Roll: 08-328-08-0109-000-000

Total value	\$4,182,000
Land	\$1,998,000
Building	\$2,184,000



Favourite Compare

[View details](#)**3349 MARINE DR WEST VANCOUVER**

Area-Jurisdiction-Roll: 08-328-08-0103-000-000

Total value	\$3,160,000
Land	\$2,030,000
Building	\$1,130,000



Favourite Compare

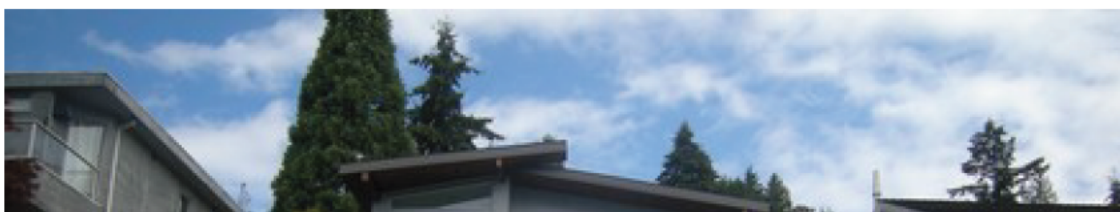
[View details](#)**3348 MARINE DR WEST VANCOUVER**

Area-Jurisdiction-Roll: 08-328-08-0026-000-000

Total value	\$3,143,400
Land	\$3,106,000
Building	\$37,400



Favourite Compare

[View details](#)**3343 RADCLIFFE AVE WEST VANCOUVER**

Area-Jurisdiction-Roll: 08-328-08-0029-000-000

Total value	\$4,801,000
Land	\$3,106,000

Building

\$1,695,000

26-001



Favourite Compare

View details



3339 RADCLIFFE AVE WEST VANCOUVER

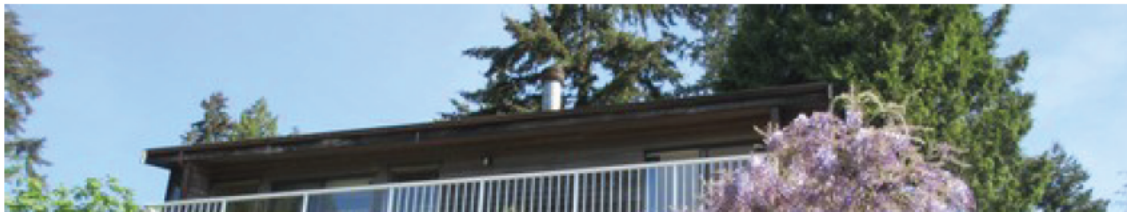
Area-Jurisdiction-Roll: 08-328-08-0030-000-000

Total value	\$4,890,000
Land	\$3,106,000
Building	\$1,784,000



Favourite Compare

View details



3321 MARINE DR WEST VANCOUVER

Area-Jurisdiction-Roll: 08-328-08-0110-000-000

Total value	\$2,088,000
Land	\$2,001,000
Building	\$87,000



Favourite Compare

View details

Sample sold properties are provided for information and as examples only. In assessing a particular property, BC Assessment takes into consideration many factors, and sample sold properties are not necessarily the same that BC Assessment would use as "comparables", for example in an appeal. Sale prices on sample sold properties may need to be time adjusted to reflect changing market conditions between the sales date and the BC Assessment valuation date of July 1. For more information, visit our FAQs (<https://info.bcassessment.ca/faq#section7>).

Please note that sales that have occurred within the last 60 days may not have been verified by BC Assessment.



3247 MARINE DR WEST VANCOUVER

Area-Jurisdiction-Roll: 08-328-08-0119-000-000

Sale price	\$2,150,000
Sale date	Jun 24, 2024

Assessment value

\$2,043,700

26-001



Favourite Compare

[View details](#)



3379 MARINE DR WEST VANCOUVER

Area-Jurisdiction-Roll: 08-328-08-0124-000-000

Sale price

\$2,000,000

Sale date

Mar 10, 2024

Assessment value

\$1,914,500



Favourite Compare

[View details](#)



3321 MARINE DR WEST VANCOUVER

Area-Jurisdiction-Roll: 08-328-08-0110-000-000

Sale price

\$1,900,000

Sale date

Nov 17, 2024

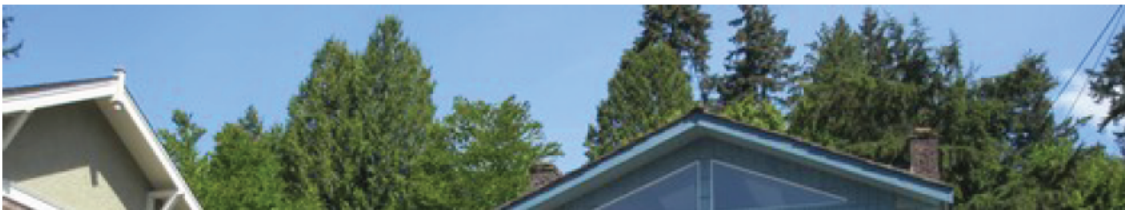
Assessment value

\$2,088,000



Favourite Compare

[View details](#)



3337 RADCLIFFE AVE WEST VANCOUVER

Area-Jurisdiction-Roll: 08-328-08-0031-000-000

Sale price

\$3,100,000

Sale date

May 9, 2024

Assessment value

\$3,171,100



Favourite Compare

[View details](#)



3741 MARINE DR WEST VANCOUVER
Area-Jurisdiction-Roll: 08-328-08-0447-100-000

Sale price **\$2,850,000**

Sale date Sep 10, 2024

Assessment value \$3,901,500



Favourite Compare

[View details](#)



3440 ROCKVIEW PL WEST VANCOUVER
Area-Jurisdiction-Roll: 08-328-08-0270-000-000

Sale price **\$1,150,000**

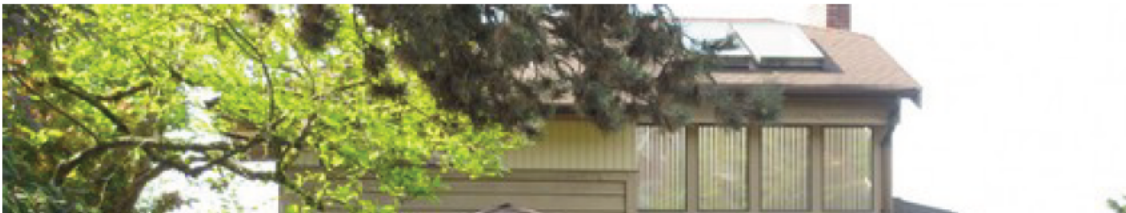
Sale date Oct 7, 2025

Assessment value \$2,362,300



Favourite Compare

[View details](#)



3254 MATHERS AVE WEST VANCOUVER
Area-Jurisdiction-Roll: 08-328-08-0146-000-000

Sale price **\$2,350,000**

Sale date Jun 1, 2025

Assessment value \$2,469,400



Favourite Compare

[View details](#)



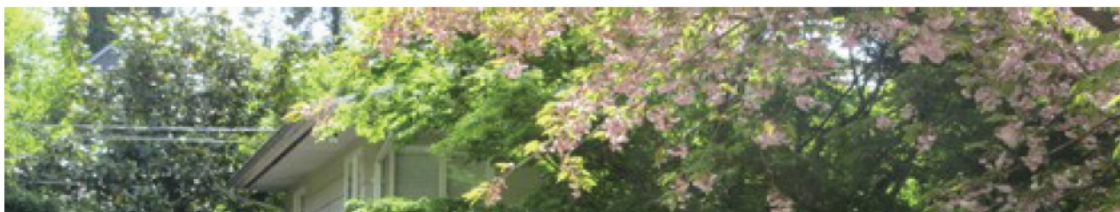
3125 BENBOW RD WEST VANCOUVER
Area-Jurisdiction-Roll: 08-328-08-0300-000-000

Sale price	\$2,530,000
Sale date	May 20, 2025
Assessment value	\$2,771,000



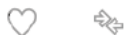
Favourite Compare

[View details](#)



3332 MATHERS AVE WEST VANCOUVER
Area-Jurisdiction-Roll: 08-328-08-0139-000-000

Sale price	\$3,247,911
Sale date	Apr 25, 2025
Assessment value	\$3,644,000



Favourite Compare

[View details](#)



3603 SUNSET LANE WEST VANCOUVER
Area-Jurisdiction-Roll: 08-328-08-0435-100-000

Sale price	\$6,450,000
Sale date	Feb 27, 2025
Assessment value	\$5,456,000



Favourite Compare

[View details](#)

Neighbouring properties**Sample sold properties**

Sample sold properties are provided for information and as examples only.




Assessment Search (<https://www.bcasessment.ca/Property/AssessmentSearch?bcalogin=1&act=>)
Services & products (<https://info.bcasessment.ca/services-and-products/>)
Property information & trends (<https://info.bcasessment.ca/property-information-trends>)
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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

December 11, 2025

File: **BP119812**

s. 22(1)

Dear Sir/Madam

**RE: 3337 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 existing addition built without permits does not comply with the Zoning Bylaw because it does not maintain the required building height, number of storeys, and maximum floor area ratio.

- The Zoning Bylaw, Section 204.10 requires that structures not exceed a height of 7.62 metres measured from the lowest of the average natural or finished grades abutting the building as indicated in the table below:

	Bylaw	Proposed	Variance
Building Height	7.62 m	9.95 m	2.33 m

- The Zoning Bylaw, Section 204.11 requires that the number of storeys does not to exceed 2 storeys plus basement as indicated in the table below:

	Bylaw	Proposed	Variance
Number of Storeys	2 storeys + basement	3 storeys + crawlpace	1 storey

- The Zoning Bylaw, Section 204.06(2) limits the floor area to a maximum as indicated in the table below:

	Bylaw	Proposed	Variance
Floor Area Ratio	204.4 sqm	225.4 sqm	21.0 sqm

Comments:

1. Lot size is 455.97 sqm

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

There have been 3 previous Board of Variance approvals between 1977-1982:

1. Aug 1977 (Appeal #2825) for 12' to front yard (south)

-
2. Nov 1977 (Appeal #2896) variance to 4.8' side yard (east) and variance to 10.5' front yard (south)
 3. May 1982 (Appeal #3618) variance to 28' rear yard (north)

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 17th December**. The next Board of Variance Hearing is scheduled for **Wednesday 21st January 2026**. 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 604-921-3568 should you require any further information regarding this matter.

Thank you.

s. 22(1)

Amanda Procter
Plans Examiner
aprocter@westvancouver.ca

Enclosure

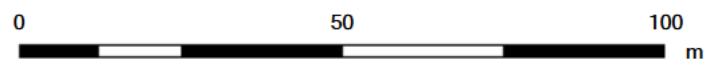
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels

Notes

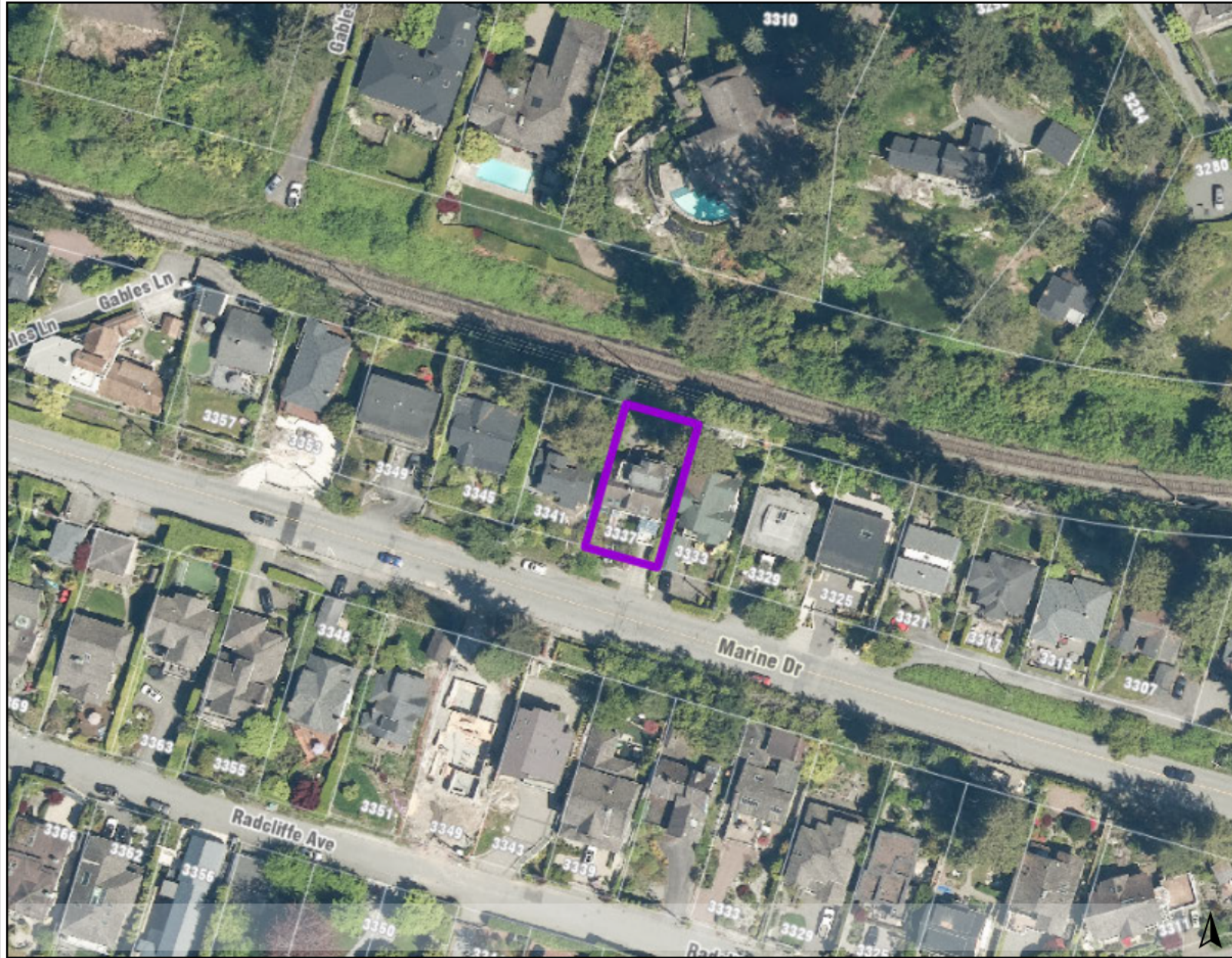


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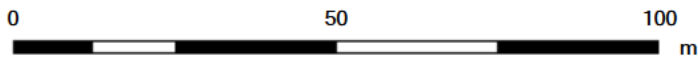
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Legend

- Parcels
- Parcels

Notes



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NOTICE OF BOARD OF VARIANCE HEARING

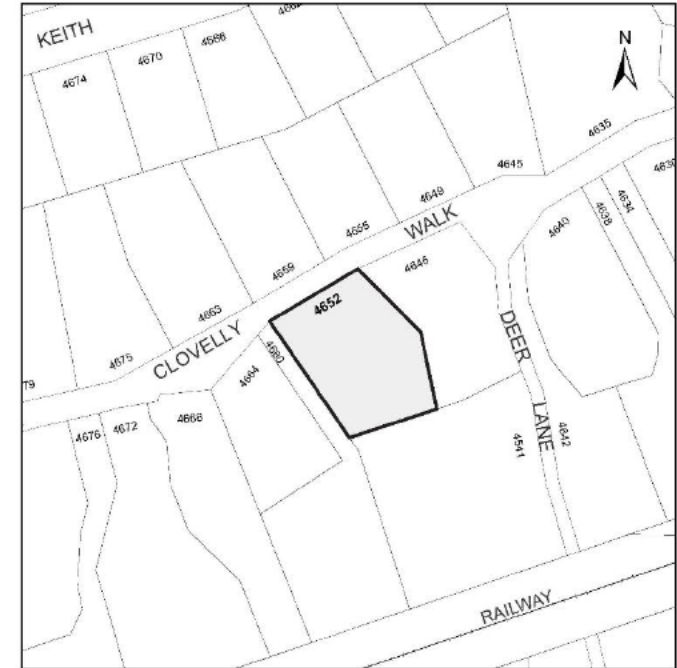
Subject property: **4652 Clovelly Walk**

A Board of Variance hearing will be held on:

Wednesday, January 21, 2026 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 4652 Clovelly Walk will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.1 m	2.6 m	6.5 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.7 m	3.9 m	0.2 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:

- 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; 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 January 21, 2026 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

26-002

Board of Variance Application Form

Subject Property *(please print clearly)*

Address: 4652 Clovelly Walk

Applicant *(please print clearly)*

Name(s): Jamie Harper Phone #: _____

Mailing Address: [Redacted] s. 22(1) Cell #: 778.322.9340

Email Address: _____ Fax #: _____

Interest of Applicant: [Redacted] s. 22(1)
(Note: If the registered property owner is not the applicant then the authorization form must be completed by the registered property owner)

Registered Owner *(please print clearly)*

Name(s): [Redacted] s. 22(1) Phone #: _____

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

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

Dec 15, 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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From: [Jamie Harper](#)
To: [Sally Ruffalls](#)
Subject: Re: 4652 Clovelly Walk - Board of Variance
Date: Wednesday, December 17, 2025 10:54:39 AM
Attachments: [image001.png](#)
[image005.png](#)
[image002.png](#)
[image004.png](#)
[image003.png](#)

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.

Hello Sally, please see below

To Whom it May Concern,

We are requesting the relaxation of the front yard setback in order to install a private power pole to provide hydro for a home we recently purchased at 4652 Clovelly Walk. The home we purchased is under construction and currently about half built. The original builder has installed a private pole to provide power to the home in a location that close to where a private pole was that provided power to the original home on the property that was demolished to allow for the new home. The original builder was not aware that a variance is needed to install a private pole in West Vancouver and consequently had always planned to use the private power pole. Accordingly, we require a variance as there is no other reasonable way to gain power to the home.

There are two BC Hydro (Hydro) pole locations that we could use to string the power lines from; one from the north and one from the south along Clovelly. Hydro does not allow midline connections so one of these Hydro poles must be used.

If we were to use the hydro pole from the north and go directly the home, we would create an aerial trespass over the neighbours driveway which Hydro will not allow.

If we were to use the Hydro pole from the south and go directly to the house we would require a large, healthy cedar tree to be removed due to the clearances from vegetation that Hydro require. This cedar tree is in the direct line between the pole and the location of connection on the home.

Additionally, the house is significantly below the street and the Hydro power lines. If we were to string directly from the Hydro pole to the home it would require an extremely tall mast head on the home in order to provide significant height clearance on clovelly. It is unclear how this could be achieved and if achievable would be very noticeable from the homes across Clovelly.

We believe that placing a hydro pole in our front yard achieves the best outcome for everyone. It negates an aerial trespass, it preserves trees, increases the clearance height on Clovelly and does not cause any view interferences with the neighbouring

homes. Additionally,as previously mentioned before the originalhome was removed there was a private power pole nearly the identical location to feed the old home.

Jamie Harper
C:778 322 9340



On Wed, Dec 17, 2025 at 7:53 AM Sally Ruffalls <sruffalls@westvancouver.ca> wrote:

Thanks Jamie, Application form and auth form received, please provide the required letter of hardship.

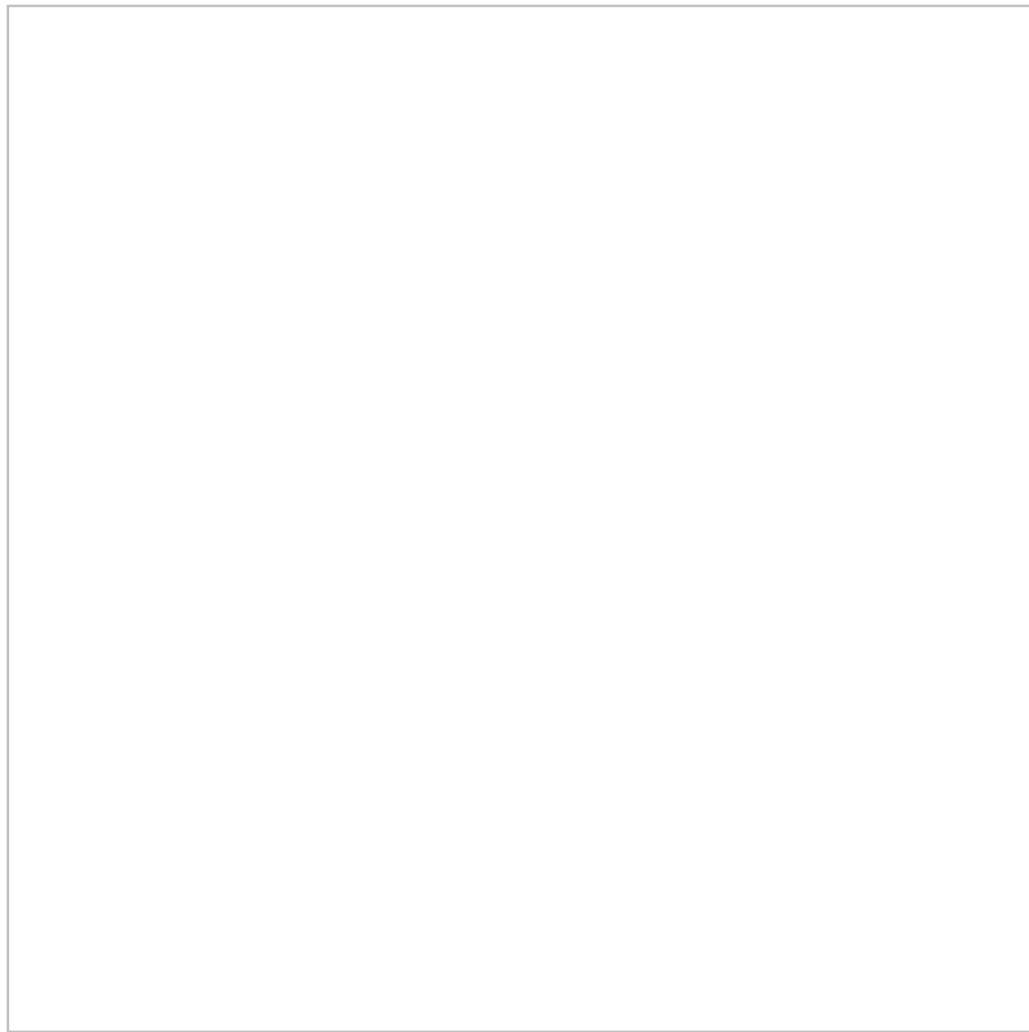
Sally Ruffalls

Supervisor Permits Clerk | District of West Vancouver

d: 604-921-3414 | t: 604-925-7040 | westvancouver.ca



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We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliwətał (Tseil-Waututh Nation), and 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.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: Jamie Harper [REDACTED] s. 22(1)
Sent: Tuesday, December 16, 2025 10:59 PM
To: Sally Ruffalls <sruffalls@westvancouver.ca>
Subject: Re: [4652 Clovelly Walk](#) - Board of Variance

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

Hello Sally, please see the attached signed letter by the current registered owner.

Thank you!

Jamie Harper

C:778 322 9340



On Mon, Dec 15, 2025 at 2:27 PM Sally Ruffalls <sruffalls@westvancouver.ca> wrote:

Dear applicant,

Please see the attached Board of Variance Letter as well as an application package.
Please read the application package carefully.

Should you wish to proceed with your application to the board of variance, all necessary documentation should be filled in and sent to myself at sruffalls@westvancouver.ca **before 1:00pm on Wednesday, December 17th.**

Should you decide **not to proceed** with any Board of Variance application please advise your file manager Joe Woodruff at jwoodruff@westvancouver.ca

Currently the next available hearing is scheduled for **January 21st 2026.**

Regards,

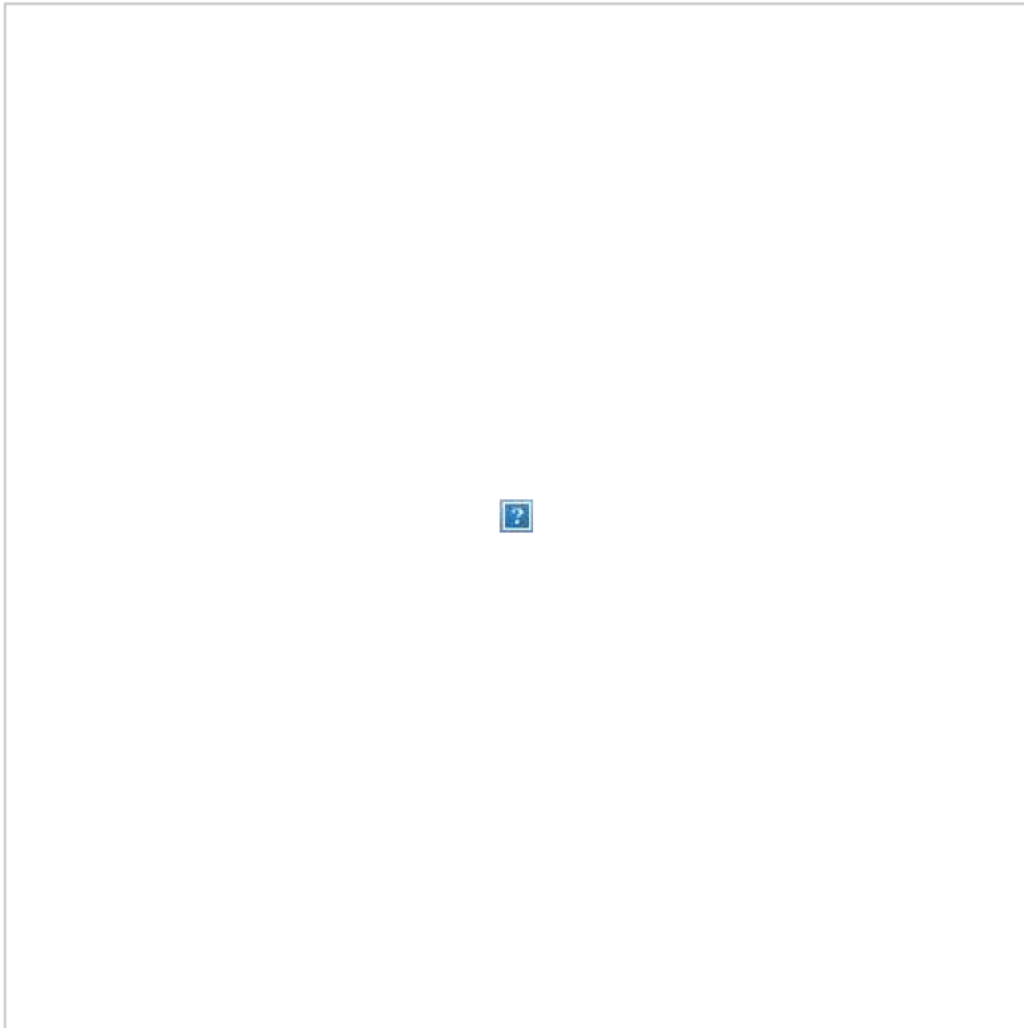
Sally Ruffalls

Supervisor Permits Clerk | District of West Vancouver

d: 604-921-3414 | t: 604-925-7040 | westvancouver.ca



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We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliwətaʔ (Tseil-Waututh Nation), and 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.

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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

December 15, 2025

File: **BP119795**

s. 22(1)

Dear Sir/Madam

**RE: 4652 CLOVELLY WALK - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS2 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 202.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for power pole	9.1 m	2.6 m	6.5 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 grade as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Structure Height for power pole	3.7 m	3.9 m	0.2 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 17th December 2025**. The next Board of Variance Hearing is scheduled for **Wednesday 21st January 2026**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by e-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
jwoodruff@westvancouver.ca

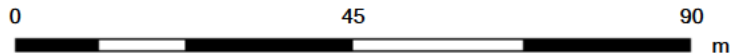
Enclosure

cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels



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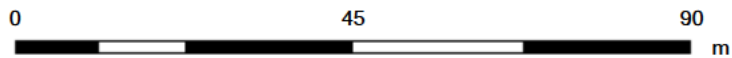
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Legend

- 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

NOTICE OF BOARD OF VARIANCE HEARING

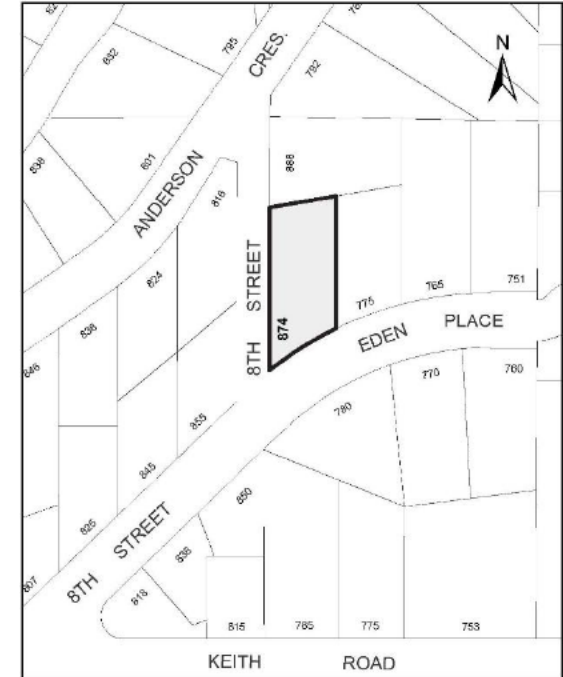
Subject property: **874 8th Street**

A Board of Variance hearing will be held on:

Wednesday, January 21, 2026 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities

The following variances for a power pole (accessory structure) at 874 8th Street will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.1 m	0.5 m	8.6 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.7 m	4.9 m	1.2 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:

- 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; 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 January 21, 2026 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: 874 8th St. West Vancouver BC V7T1S3

Applicant (please print clearly)

Name(s): Trevor Cragg Phone #: _____

Mailing Address: #303-2432 Haywood Ave. West Vancouver, BC V7V1Y1 Cell #: s. 22(1)

Email Address: Info@craggbuilt.com Fax #: _____

Interest of Applicant: _____

s. 22(1)

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

Registered Owner (please print clearly)

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

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. _____ will be placed in the public agenda binder for the Board of Variance Hearing.

s. 22(1)

Applicant: _____ Date: Dec 16th/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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Currently there is a power pole right in the front of the property right beside the driveway. It's the last pole in the line. It's at the maximum distance Hydro allows and the Cable/Tel lines along with the Power lines are sagging down and are very low, its unnecessarily dangerous and our proposal of bringing the power pole to the proposed location remedies the low hanging wires and the narrowness of the driveway.

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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

December 16, 2025

File: **BP119823**

s. 22(1)

Dear Sir/Madam

**RE: 874 8TH STREET - 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 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 130.09; 203.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for power pole	9.1 m	0.5 m	8.6 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	4.9 m	1.2 m

Comments:

This site is corner-flanking: front yard setbacks are to be provided along both streets, and other yards shall be considered side yards

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

There have been 2 previous Board of Variance approvals between 1983 – 1998 for the existing dwelling:

- 1) Oct 1983 (Appeal #3854) for 25.0' to front yard setback (West)
- 2) Oct 1989 (Appeal #5281) for 15.0' combined side yard setback

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 17th December 2025**. The next Board of Variance Hearing is scheduled for **Wednesday 21st January 2026**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by e-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
jwoodruff@westvancouver.ca
Enclosure

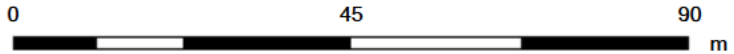
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels

Notes

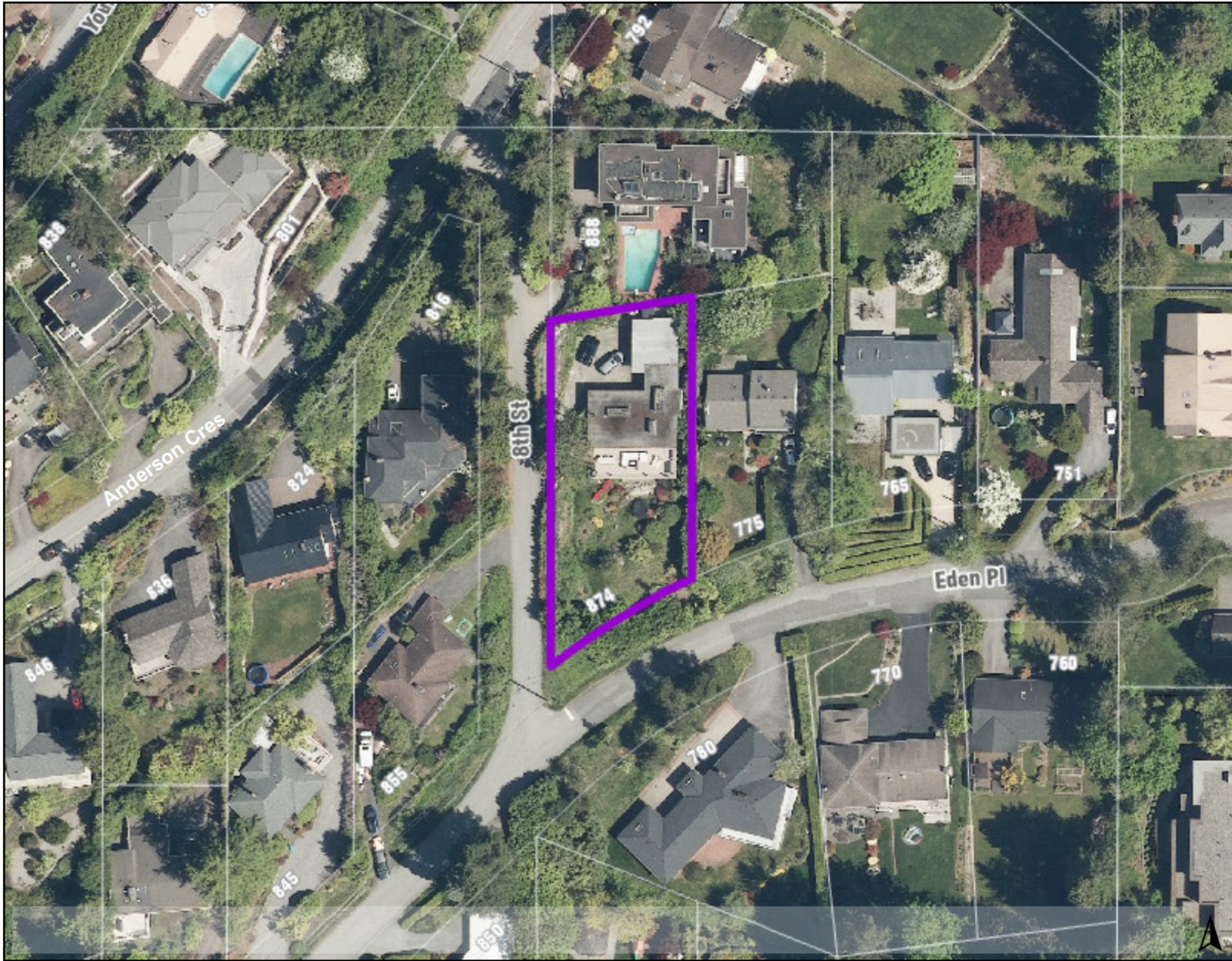


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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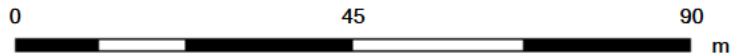
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Legend

- Parcels
- Parcels

Notes



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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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

January 21, 2026

Supplemental Agenda Information Package

For Application 26-003 (874 8th Street)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
T. Cragg	January 19, 2026	1

Please add these supplemental items to the January 21, 2026 Board of Variance Agenda Package as indicated.

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Application 26-003
(874 8th Street)

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From: Cragg Built <info@craggbuilt.com>
Sent: Monday, January 19, 2026 4:26 PM
To: BoardOfVariance
Subject: 874 8th St BOV
Attachments: IMG_4451.pdf

CAUTION: This email originated from outside the organization from email address info@craggbuilt.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,

Attached is a photo I took at 874 8th St. This photo is to help illustrate :

- 1) That the current placement of the Private power pole is right next to the driveway and a very long span to the nearest power pole.
- 2) Due to the long span between the power poles the power lines are sagging very low.

Thanks
Trevor Cragg

Cragg Built Properties Ltd
s. 22(1)
Craggbuiltproperties.com

Current Private Power Pole



Very Low Power Lines





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

January 21, 2026

On-Table Agenda Information Package

For Application 26-002 (4652 Clovelly Walk)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 20, 2026	1

Please add these on-table items to the January 21, 2026 Board of Variance Agenda Package as indicated.

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Application 26-002
(4652 Clovelly Walk)

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From: [REDACTED] s. 22(1)
Sent: Tuesday, January 20, 2026 1:11 PM
To: BoardOfVariance
Subject: pole

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.

hello

I live at [REDACTED] s.22(1). We have no issues with the proposed power pole location and do not see it negatively affecting anyone on the street. We are excited to see this project move forward.

thanks
[REDACTED] s. 22(1)

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