



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

February 18, 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. Introduction

The Board of Variance hearing procedure will be described.

3. Confirmation of Agenda

RECOMMENDATION:

THAT the February 18, 2026 Board of Variance hearing agenda be approved as circulated.

4. Adoption of Minutes

RECOMMENDATION:

THAT the January 21, 2026 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 26-004 (1490 Nelson Avenue) regarding an addition and alteration with the following variances:

- a) 6.42 m to Front Yard Setback for Main House
- b) 2.06 m to Minimum Side Yard (East) Setback for Garage
- c) 0.125 (124.2 sqm) to Floor Area Ratio for Addition and Alteration.

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 26-004 regarding an addition and alteration at 1490 Nelson Avenue with variances of:

- 6.42 m to Front Yard Setback for Main House
- 2.06 m to Minimum Side Yard (East) Setback for Garage
- 0.125 (124.2 sqm) to Floor Area Ratio for Addition and Alteration

BE ALLOWED pursuant to the plans dated December 11 and 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 26-004 regarding an addition and alteration at 1490 Nelson Avenue with variances of:

- 6.42 m to Front Yard Setback for Main House
- 2.06 m to Minimum Side Yard (East) Setback for Garage
- 0.125 (124.2 sqm) to Floor Area Ratio for Addition and Alteration

BE NOT ALLOWED pursuant to the plans dated December 11 and 16, 2025 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-004 (1490 Nelson Avenue) to the next Board of Variance hearing.

7. Application 26-005 (4437 Piccadilly North) regarding a private power pole (accessory structure) with the following variances:

- a) 1.39 m to Minimum Side Yard Setback
- b) 2.41 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 26-005 regarding a private power pole (accessory structure) at 4437 Piccadilly North with variances of:

- 1.39 m to Minimum Side Yard Setback
- 2.41 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated January 14, 2026 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 26-005 regarding a private power pole (accessory structure) at 4437 Piccadilly North with variances of:

- 1.39 m to Minimum Side Yard Setback
- 2.41 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated January 14, 2026 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-005 (4437 Piccadilly North) to the next Board of Variance hearing.

8. Application 26-006 (1259 14th Street) regarding an addition with the following variances:

- a) 0.33 m to Combined Side Yard Setback
- b) 0.51 m to Minimum Side Yard Setback.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 12, 2025	1
Redacted	January 12, 2025	2
Redacted	January 12, 2025	3
Redacted	January 13, 2025	4
Redacted	January 9, 2026	5

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

The Chair will call for public input.

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

RECOMMENDATION:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 26-006 regarding an addition at 1259 14th Street with variances of:

- 0.33 m to Combined Side Yard Setback
- 0.51 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated January 16, 2026 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 26-006 regarding an addition at 1259 14th Street with variances of:

- 0.33 m to Combined Side Yard Setback
- 0.51 m to Minimum Side Yard Setback

BE NOT ALLOWED pursuant to the plans dated January 16, 2026 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-006 (1259 14th Street) to the next Board of Variance hearing.

9. **Application 26-007 (2368 Mathers Avenue) regarding a private power pole (accessory structure) with the following variances:**
- a) 7.45 m to Front Yard Setback
 - b) 0.56 m to Minimum Side Yard Setback
 - c) 3.60 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 26-007 regarding a private power pole (accessory structure) at 2368 Mathers Avenue with variances of:

- 7.45 m to Front Yard Setback
- 0.56 m to Minimum Side Yard Setback
- 3.60 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated December 22, 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 26-007 regarding a private power pole (accessory structure) at 2368 Mathers Avenue with variances of:

- 7.45 m to Front Yard Setback
- 0.56 m to Minimum Side Yard Setback
- 3.60 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated December 22, 2025 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-007 (2368 Mathers Avenue) to the next Board of Variance hearing.

10. Application 26-008 (2265 Ottawa Avenue) regarding a power pole (accessory structure) with the following variances:

- a) 0.77 m to Minimum Side Yard Setback
- b) 2.30 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 26-008 regarding a power pole (accessory structure) at 2265 Ottawa Avenue with variances of:

- 0.77 m to Minimum Side Yard Setback
- 2.30 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated January 19, 2026 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 26-008 regarding a power pole (accessory structure) at 2265 Ottawa Avenue with variances of:

- 0.77 m to Minimum Side Yard Setback
- 2.30 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated January 19, 2026 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-008 (2265 Ottawa Avenue) to the next Board of Variance hearing.

11. Application 26-009 (6235 Nelson Avenue) regarding an interior renovation and addition with the following variances:

- a) 1.40 m to Combined Side Yard Setback for Addition to Existing Principal Dwelling
- b) 9.60 sqm to Floor Area Ratio for Principal Dwelling.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 19, 2026	1
Redacted	January 19, 2026	2
Redacted	January 19, 2026	3

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 26-009 regarding an interior renovation and addition at 6235 Nelson Avenue with variances of:

- 1.40 m to Combined Side Yard Setback for Addition to Existing Principal Dwelling
- 9.60 sqm to Floor Area Ratio for Principal Dwelling

BE ALLOWED pursuant to the plans dated January 21, 2026 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 26-009 regarding an interior renovation and addition at 6235 Nelson Avenue with variances of:

- 1.40 m to Combined Side Yard Setback for Addition to Existing Principal Dwelling
- 9.60 sqm to Floor Area Ratio for Principal Dwelling

BE NOT ALLOWED pursuant to the plans dated January 21, 2026 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-009 (6235 Nelson Avenue) 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 26-004 (1490 Nelson Avenue)
- Application 26-005 (4437 Piccadilly North)
- Application 26-006 (1259 14th Street)
- Application 26-007 (2368 Mathers Avenue)
- Application 26-008 (2265 Ottawa Avenue)
- Application 26-009 (6235 Nelson Avenue)

up to and including February 18, 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 March 18, 2026.

15. Adjournment

RECOMMENDATION:

THAT the February 18, 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, JANUARY 21, 2026**

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

STAFF: P. Cuk, Board Secretary; T. Yee, Building Inspector; and M. Suddaby, Legislative Services Clerk.

1. Call to Order

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

2. Election of Chair for 2026

It was Moved and Seconded:

THAT Member Radage be elected as Chair for 2026.

CARRIED

Chair Radage appointed Member Yaworsky as Acting Chair for 2026.

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

It was Moved and Seconded:

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*.

CARRIED

4. Board of Variance Hearing Location

It was Moved and Seconded:

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.

CARRIED

5. Introduction

Staff introduced the Board Members and described the hearing procedure.

6. Confirmation of the Agenda

It was Moved and Seconded:

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

CARRIED

7. Adoption of the November 19, 2025 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on November 19, 2025.

It was Moved and Seconded:

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

CARRIED

8. 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.

9. Application 26-001 (3337 Marine Drive)

Staff confirmed the following requested variances regarding an addition:

- a) 2.33 m to Building Height
- b) 1 storey to Number of Storeys
- c) 21.0 sqm to Floor Area Ratio.

Staff provided permit history of the subject property.

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.		

D. Leslie (3337 Marine Drive) described the variance application for an addition. D. Leslie and J. Martin (representing the owner of 3337 Marine Drive) 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 December 15, 2025, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of D. Leslie and J. Martin:

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 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.

CARRIED

10. Application 26-002 (4652 Clovelly Walk)

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

- a) 6.5 m to Front Yard Setback
- b) 0.2 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 20, 2026	1

Staff provided permit history of the subject property.

J. Harper (4652 Clovelly Walk) described the variance application for a private power pole (accessory structure) and responded to Board members' questions.

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

Members of the Board considered:

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

Having read the application dated December 15, 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. Harper:

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 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.

CARRIED

J. Harper commented regarding the subject property's history.

11. Application 26-003 (874 8th Street)

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

- a) 8.6 m to Front Yard Setback
- b) 1.2 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
T. Cragg	January 19, 2026	1

Staff provided permit history of the subject property.

C. Burr (representing the owner of 874 8th Street) described the variance application for 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 December 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 submissions of C. Burr:

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 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.

CARRIED

12. 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 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.

CARRIED

13. Public Question Period

There were no questions.

14. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for February 18, 2026 at 5 p.m.

15. Adjournment

It was Moved and Seconded:

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

CARRIED

The Board of Variance hearing adjourned at 5:30 p.m.

Certified Correct:

L. Radage, Chair

P. Cuk, Secretary

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NOTICE OF BOARD OF VARIANCE HEARING

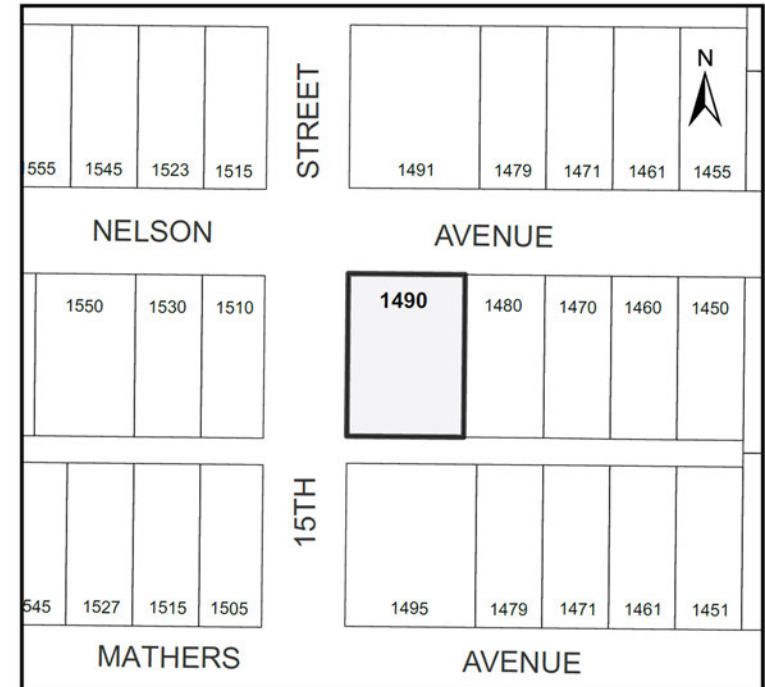
Subject property: **1490 Nelson Avenue**

A Board of Variance hearing will be held on:

Wednesday, February 18, 2026 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities

The following variances for an addition and alteration at 1490 Nelson Avenue will be considered:

Front Yard Setback for Main House	Bylaw Requirement	Proposed	Variance
	8.95 m	2.53 m	6.42 m
Minimum Side Yard (East) Setback for Garage	Bylaw Requirement	Proposed	Variance
	2.67 m	0.61 m	2.06 m
Floor Area Ratio for Addition and Alteration	Bylaw Requirement	Proposed	Variance
	0.312 (309.8 sqm)	0.437 (434.0 sqm)	0.125 (124.2 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 February 18, 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: 1490 Nelson Ave. West Vancouver, BC

Applicant *(please print clearly)*

Name(s): FS Pacific Development Ltd - Tony Phone #: 587-778-2607

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

Email Address: [Redacted] s. 22(1) 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: [Redacted] 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.

[Redacted] s. 22(1)

Jan 06th 2026

Applicant Signature

Date

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

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: _____ Date: _____

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4TH DIMENSION DESIGN + DRAFTING

3 – 33192 1ST Ave, Mission, BC V2V 1G4

Phone: (604) 557-9465 Email: info@4ddrafting.com

Date: 1/14/2026

Project Address: 1490 Nelson Ave, West Vancouver, B.C

To Whom It May Concern,

The owners of 1490 Nelson Avenue are a [REDACTED] s. 22(1) family seeking to adapt their property to accommodate [REDACTED] s.22(1) in a manner that is sensitive to the established character of the neighborhood and the physical constraints of the property.

The existing house is largely in original condition but remains structurally sound and includes a functional basement suite. The owners propose to retain and modestly expand the existing dwelling to better support their growing family, while allowing [REDACTED] s. 22(1) to continue to occupy the basement suite.

From a hardship perspective, the owners are [REDACTED] s. 22(1). Due to current market conditions and the physical characteristics of the property, they have been unable to sell the home and relocate without incurring significant financial loss. A full demolition and complete rebuild of the existing house would impose a substantial and undue financial burden. The proposed retention and modest expansion of the existing dwelling represents the most practical and financially responsible option, minimizing unnecessary construction costs while allowing the property to meet the family's essential housing needs.

In addition, a detached secondary suite is proposed with level entry and accessible design [REDACTED] s. 22(1) [REDACTED] s. 22(1) [REDACTED] s. 22(1) [REDACTED] s. 22(1).

The site design has been carefully considered to respond to the lot's characteristics and to minimize site disturbance while maximizing usable outdoor space. Retaining the existing front setback of the principal dwelling allows for a more cohesive site layout and preserves the established streetscape. Reducing the side yard setback for the garage improves the overall functionality of the site by allowing for on site parking in excess of the minimum required, while also increasing usable yard area for the detached secondary suite.

The requested Floor Area Ratio (FAR) relaxation is required solely due to the existing relationship between grade and the main floor elevation of the current house, which cannot be reasonably altered without extensive and unnecessary reconstruction. While the proposal aligns with the intent of the bylaw when measured from finished grade, it does not fully comply under existing grade conditions, which represent a site constraint beyond the owner's control.

Overall, the proposal represents a modest, sensitive, and well considered form of redevelopment that supports [REDACTED] s.22(1) efficient use of the property while respecting the scale, form, and character of the surrounding neighborhood.

Lastly, we faithfully hope that you can wholeheartedly consider the homeowner's challenges and grant us a feasible resolution.

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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: **BP119799**

s. 22(1)

Dear Sir/Madam

**RE: 1490 NELSON AVENUE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS3 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed addition and alteration will not comply with the Zoning Bylaw because it does not maintain the required front yard setback, side yard setback, and maximum floor area ratio.

- The Zoning Bylaw, Section 203.07 and 120.29(4)(a)(i) requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Main House	8.95 m	2.53 m	6.42 m

- The Zoning Bylaw, Section 203.09(2)(a)(ii) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard (East) Setback for Garage	2.67 m	0.61 m	2.06 m

- The Zoning Bylaw, Section 203.06(1) and 120.29(2)(a)(i) limits the floor area to a maximum ratio of a lot as indicated in the table below:

	Bylaw	Proposed	Variance
Floor Area Ratio for Addition and Alteration	0.312 (309.8sqm)	0.437 (434.0sqm)	0.125 (124.2sqm)

Comments:

1. Lot size 993.35sqm
2. Proposed addition and alteration voluntarily complying to Step Code 4 + ZCSC EL3

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 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.

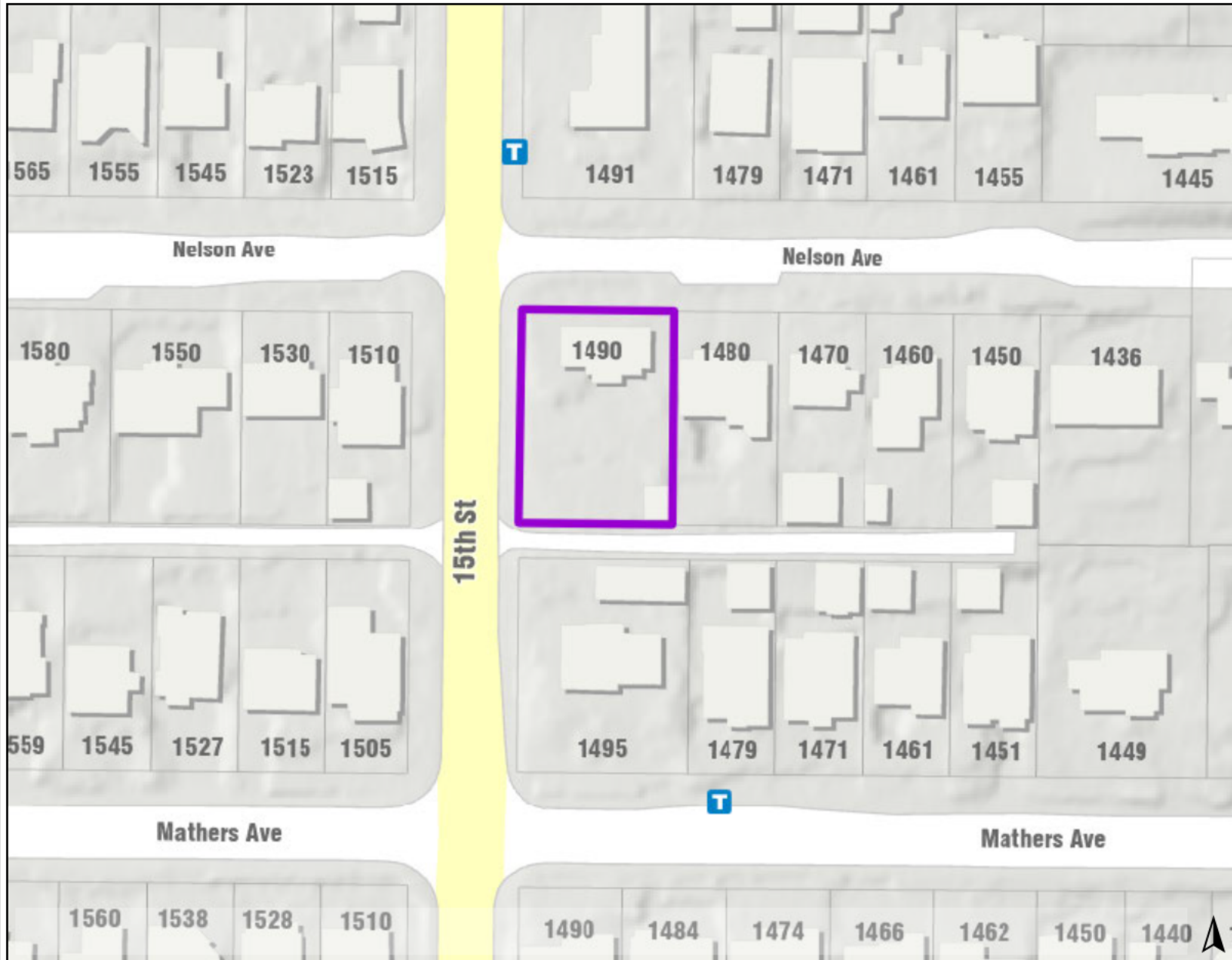
Thank you.

s. 22(1)

Amanda Procter
Plans Examiner
aprocter@westvancouver.ca

Enclosure

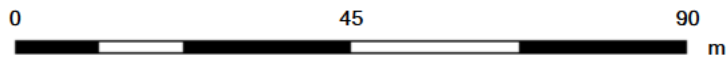
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels

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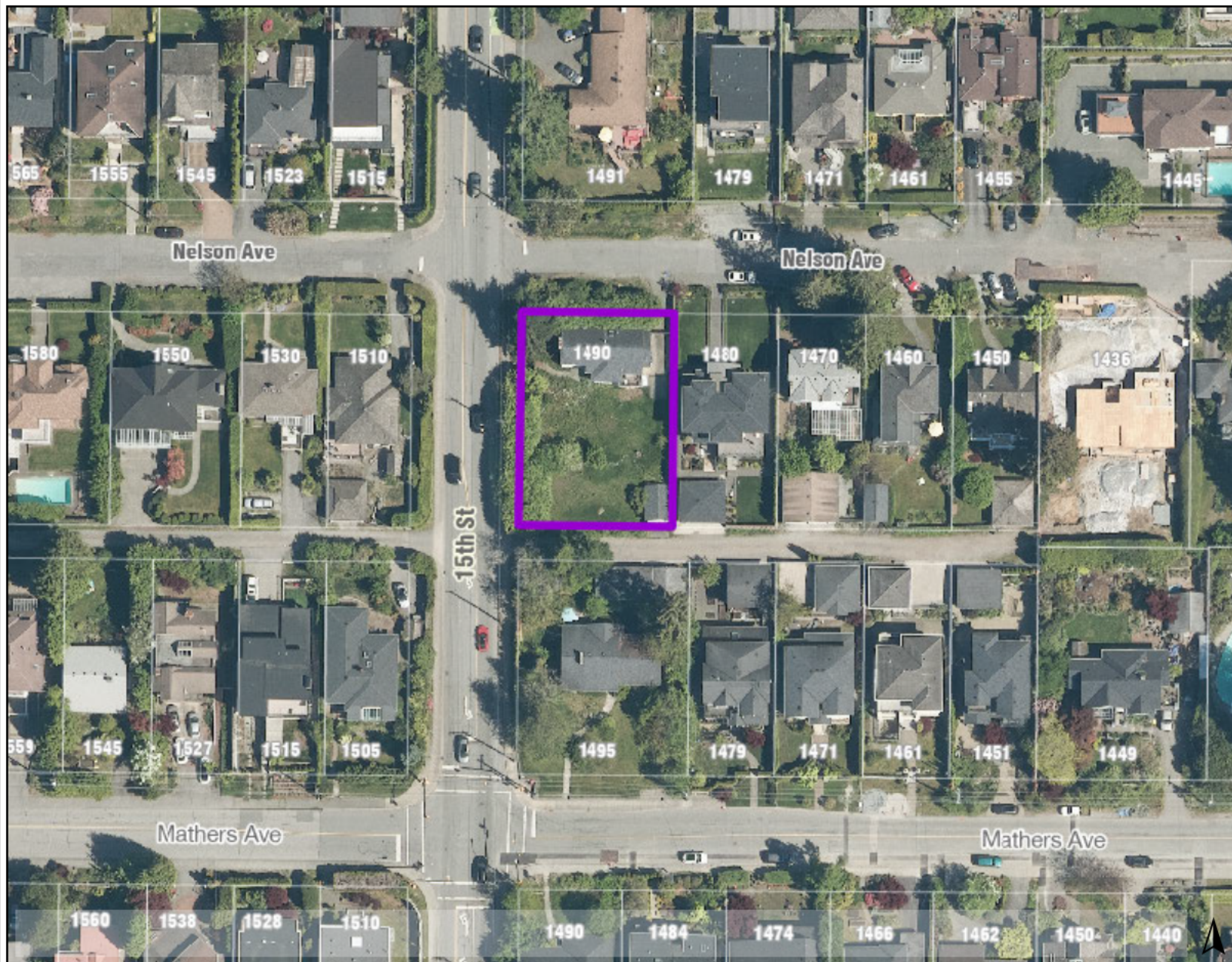


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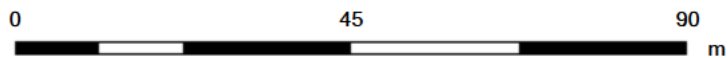
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Legend

- Parcels
- Parcels

Notes



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NOTICE OF BOARD OF VARIANCE HEARING

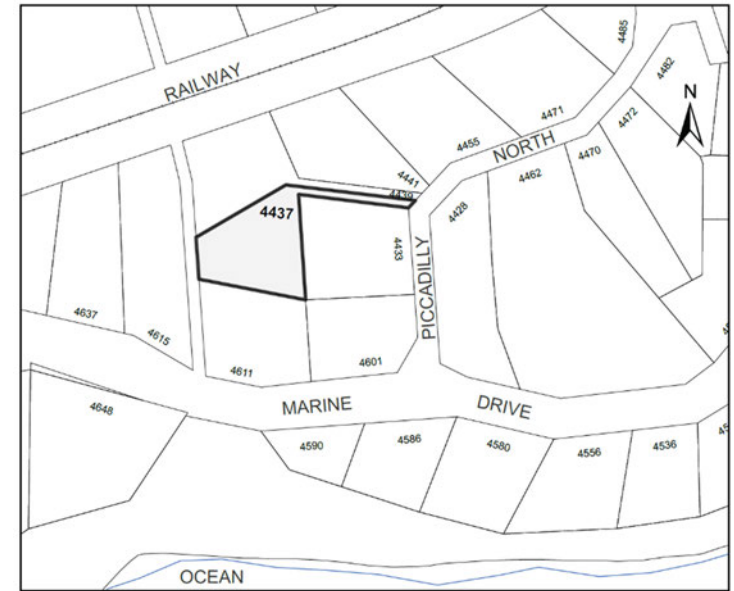
Subject property: **4437 Piccadilly North**

A Board of Variance hearing will be held on:

Wednesday, February 18, 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 4437 Piccadilly North will be considered:

Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.13 m	1.39 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	6.11 m	2.41 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 February 18, 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: 4437 Piccadilly North, West Vancouver, BC. V7W 1C8

Applicant *(please print clearly)*

Name(s): Piccadilly North GP Ltd. Phone #: _____

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

Email Address: _____ s. 22(1) 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 and will be placed in the public agenda binder for the Board of Variance Hearing.

s. 22(1)
Applicant Signature

Date **Jan 19 2026**

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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PICCADILLY NORTH GP LTD.

s.22(1)

January 20, 2026**File: BP 119849**

Secretary, Board of Variance
c/o Permits & Inspections
The Corporation of the District of West Vancouver
750 17th Street
West Vancouver, BC
V7V 3T3

Dear Sir/ Madam

RE: **4437 Piccadilly North - West Vancouver**

Board of Variance Application- Supporting rationale and Hardship Letter for an overhead connection to a Private Pole with identified variance of height and side-yard setback

Please accept the following letter describing the Hardship that is being encountered and rationale for applying for a Private Power Pole to service the newly constructed single-family home (RS3 Zone) located at the above noted address.

The origins of the hardship relate to an error on the DWV "as-built" drawings. While carrying out the necessary civil works excavation exposed that the DWV 200mm waterline's actual location was not as per the "as-built" drawings. The required separation between the BCH pull boxes that were to be installed in the municipal boulevard meant that that the approved design was not feasible and required a total redesign of the BCH underground crossing of Piccadilly North.

In addition, it was revealed on the follow up re-design onsite meeting that BCH would limit the distance of pulling their wire to the private meter base to 30m on private property when in fact we had previously been advised that the meter base attached to the newly built home was approximately 100m from property line and the on-site ducts installed had been approved.

The result of the newly revealed BCH limitation on the distance that they would connect to a private meter base meant that we would now require a meter base connection point that would require a BoV variance for structure in the side-yard setback.

With the hardship of re-design of 2nd attempt of an underground connection across Piccadilly North, we are hereby requesting that a private pole be allowed with the stated variances identified below in the DWV correspondence dated January 14, 2026 (Colin Coulter).

Min Side-Yard Setback for Private Pole = 1.39m variance

Max Height for Private Pole = 2.41m variance

As the Private Pole option requires relaxation of Zoning Bylaw supporting rationale and undue hardship are summarized as following:

1. Undue hardship of not being able to proceed with Occupancy Inspections of newly constructed home due to utility connection re-design delays
2. Does not adversely affect the use of adjacent lots as overhead connection already exist from the existing temporary BCH pole
3. Does not adversely affect the natural environment
4. Does not vary permitted uses as the three lots had been previously approved in a subdivision that contemplated BCH connection
5. Based on the above situation that has led to undue hardship we hereby request the Board of Variance's consideration at its February 18, 2026 hearing.

Thank You,

Piccadilly North GP Ltd.

s.22(1)

s. 22(1)

PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

January 14, 2026

File: **BP119849**

s. 22(1)

Dear Sir/Madam

**RE: 4437 PICCADILLY NORTH - 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 1.52m side yard setback and 3.7m accessory structure height.

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

- The Zoning Bylaw, Sections 203.09(2)(a)(i) and 130.01(3) require a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Private Power Pole	1.52 m	0.13 m	1.39 m

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

	Bylaw	Proposed	Variance
Building Structure Height for Private Power Pole	3.7 m	6.11 m	2.41 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).

-
- 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 \$880 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday 21st January 2026**. The next Board of Variance Hearing is scheduled for **Wednesday 18th February 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; **or**

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

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

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

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

Please do not hesitate to contact me at 604-921-3450 should you require any further information regarding this matter.

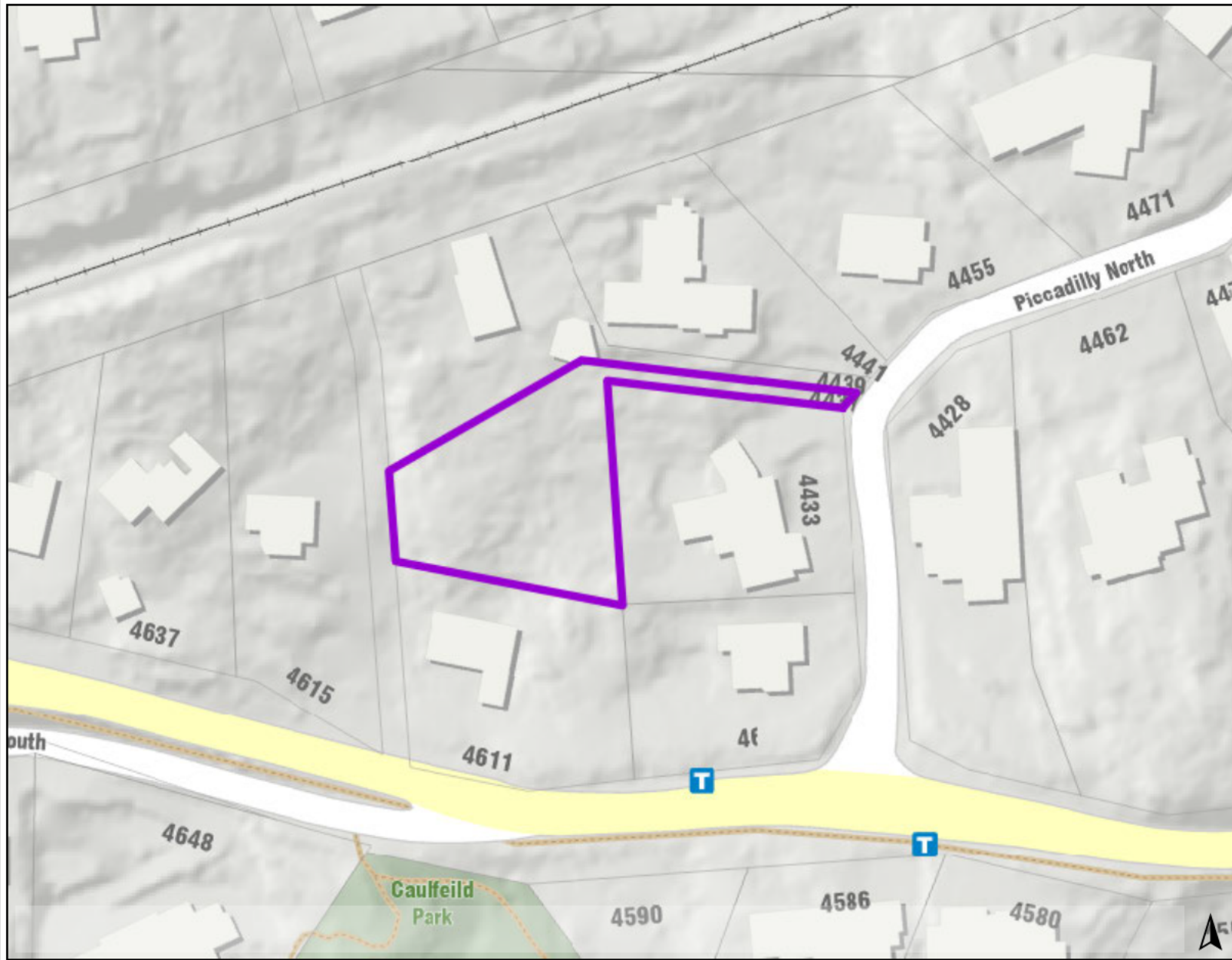
Thank you.

s. 22(1)

Colin Coulter
Plans Examiner III
ccoulter@westvancouver.ca

Enclosure

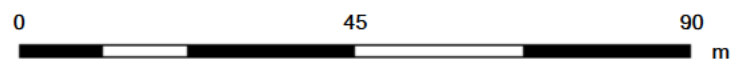
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels

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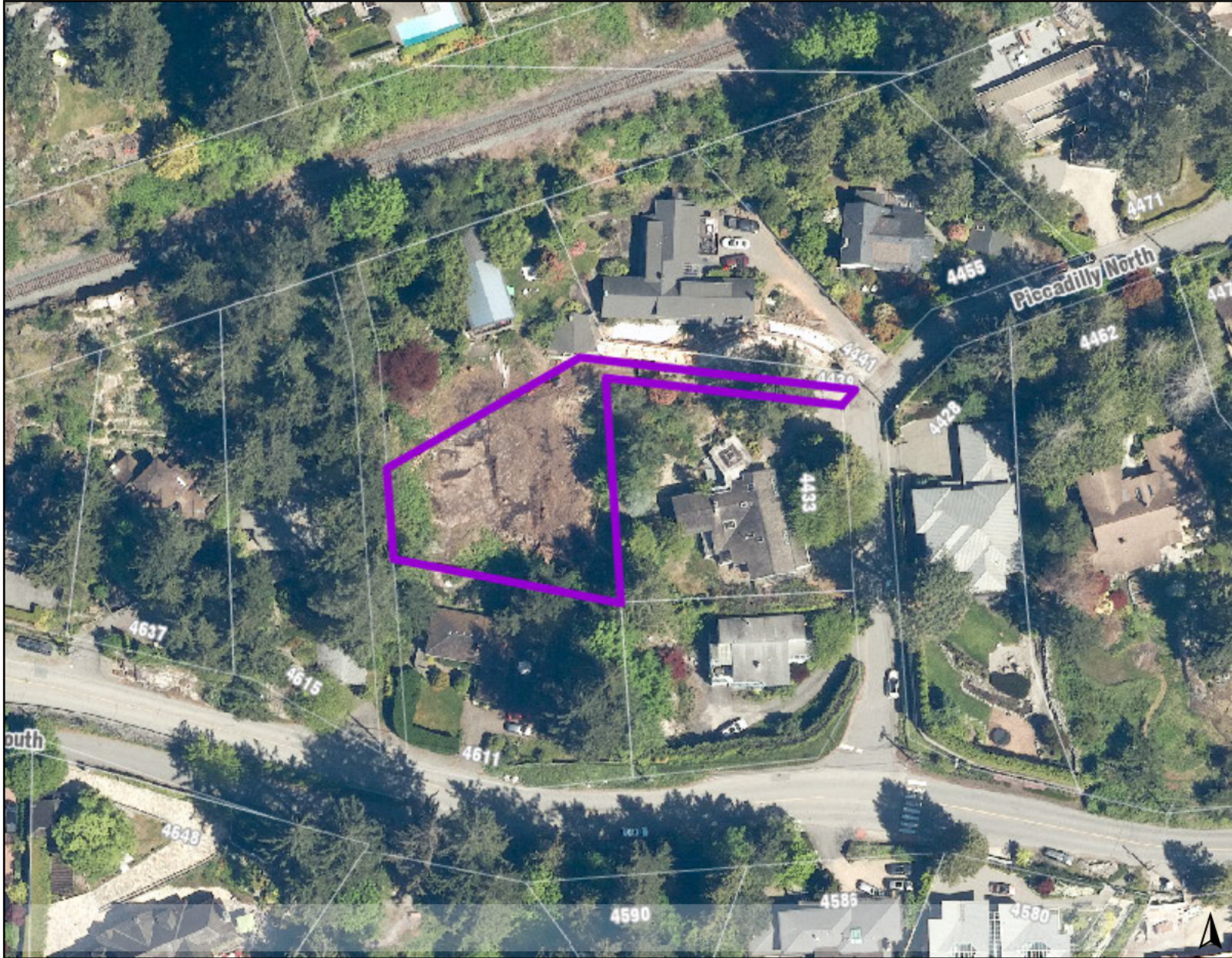


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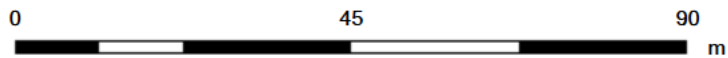
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Legend

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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

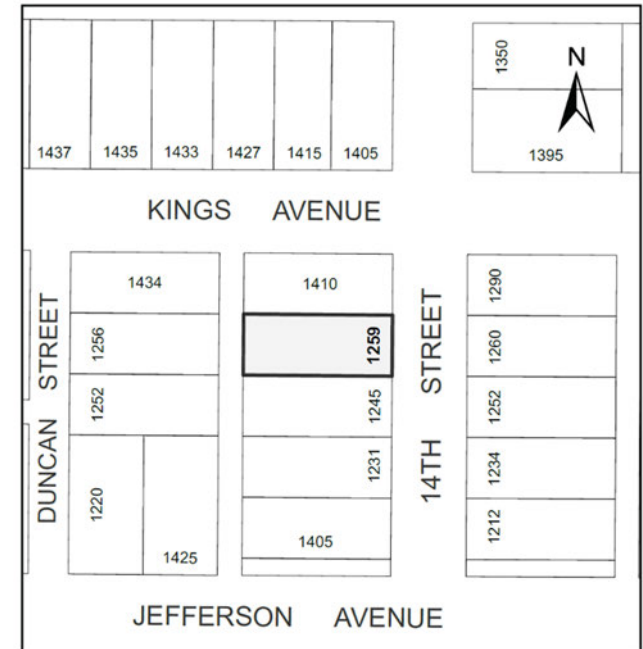
Subject property: **1259 14th Street**

A Board of Variance hearing will be held on:

Wednesday, February 18, 2026 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities

The following variances for an addition at 1259 14th Avenue will be considered:

Combined Side Yard Setback	Bylaw Requirement	Proposed	Variance
	3.05 m	2.72 m	0.33 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	1.01 m	0.51 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 February 18, 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: 1259-14TH STREET, WEST VAN, B.C. V7T 2R9

Applicant (please print clearly)

Name(s): Cedric Burgers, Architect AIBC Phone #: 604 926 6058

Mailing Address: 2488 Haywood Avenue, WV Cell #: 778 839 3513

Email Address: [Redacted] Fax #: 604 926 9141

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 #: [Redacted] s. 22(1)

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

Email Address: [Redacted] 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).
- \$880 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)

January 20, 2026

Applicant Signature

Date

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

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: _____ Date: _____

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Amanda Procter,
Plans Examiner
2026-01-16

Permits and Licenses
Department
District of West Vancouver
750 17th Street, West
Vancouver, BC, V7V 3T3

Re: Board of Variance Application – s. 22(1)
s. 22(1) - 1259-14th Street,
West Vancouver – BPA PAR09498

Dear Ms Procter,

I am writing as the Applicant for Building Permit Application PAR09498 which involves a small addition and internal renovation to s. 22(1) property at 1259-14th Street, West Vancouver. In response to your email of December 18, 2025 regarding this application we are submitting a formal Board of Variance application requesting a relaxation of the side yard setback and combined side yard setback for the one location on the site that consists of an existing closet that encroaches in the side yard setback.

Why does the existing closet encroach into the required side yard setback?

The principal dwelling on the property is a small circa 1941 bungalow that has a total floor area that is 28.8 sq meters smaller than the maximum floor area permitted by the RS-5 zoning. The owners have struggled with lack of storage and closet space over the years and in 2024 decided that the least obtrusive solution was to add a modest 0.56 m wide x 3.56 m long projection on the north side s.22(1) under the existing roof overhang. At the time, the owners were unaware of the need to apply for a Board of Variance or Building Permit application given the small addition was constructed under the existing roof overhang and has no adverse impact on any neighbouring properties.

What hardship will be caused if the applicant complied with the Zoning Bylaw by demolishing the closet?

The location of the closet was selected as the only viable solution that respected the age and character of the existing home. Alternative locations would have required significant changes to the foundation and internal layout of this modest residence.

After careful consideration of the rooflines, existing windows, and overall layout, placing the closet on the north side of the house best preserved its 1940s character while adding necessary functionality as the closet neatly cantilevers from the main floor. All other options were exhausted, and this location proved to be the least intrusive, tucked neatly beneath an existing eave and preserving the character of the south and west elevations. The hardship, therefore, arose from the lack of viable alternatives that would maintain the home's character and appearance. Unintentionally, this placement resulted in the closet encroaching into the side yard setback by 0.53 meters.

It is also important to note that the existing house is significantly smaller in area and lower in height than the currently permitted maximums. Its scale and massing remain modest and consistent with homes of this vintage - a desirable characteristic that preserves both a piece of history and character of the neighbourhood.

Are there any adverse impacts to the neighbouring properties or greater neighbourhood?

The current small closet addition of 2.0 sq meters was added within the existing site coverage in an unobtrusive configuration which does not negatively impact the neighbourhood's character, privacy, or access to light or views. In particular, please note:

- [REDACTED] s.22(1) were consulted about the proposed closet addition in the summer of 2024 and they were both strongly supportive of the addition, as eventually constructed. (See signed letter of support from these [REDACTED] s.22(1) property owners)
- All the other [REDACTED] s.22(1) neighbours of the subject property have been notified of this application for a variance and all have provided letters of support stating the proposed variance is reasonable and does not negatively impact the neighbourhood's character, privacy, or access to light or views. (See signed letters of support from [REDACTED] s.22(1) property owners)
- The existing house is very small relative to current zoning parameters, and is:
 - **28.8 sq meters smaller** than the maximum permitted **floor area** of 204.4 sq meters

- **96.3 sq meters smaller** than the maximum permitted **site coverage** of 226.6 sq meters
 - **2.71 meters lower** than the maximum average permitted **building height**
 - **in compliance with all other required setbacks** in the Zoning Bylaw
- The owners regularly receive compliments from the neighbours and people walking on 14th Street that the existing circa 1941 heritage bungalow contributes positively to the neighbourhood and community.

The owners trust the Board of Variance will give this application consideration given the minor nature of the nonconformance, the unobtrusive impact of the closet on the neighbourhood, the challenges of living in a small historic bungalow, and the strong support from all the adjacent neighbours.

Thank you for your time and consideration.

Regards,

s. 22(1)



Cedric Burgers, Architect AIBC, MRAIC

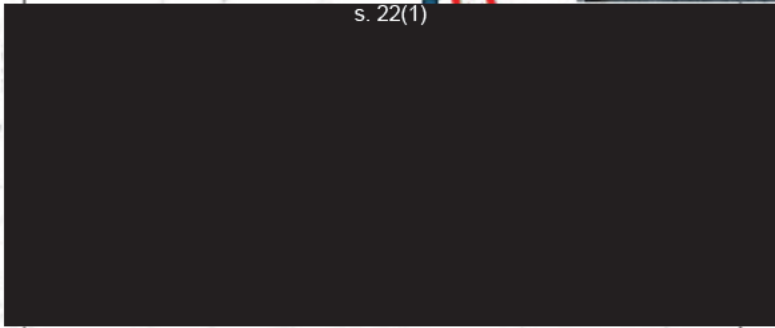


A



D

s. 22(1)



C

14th Street



B



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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

January 16, 2026

File: **BP119792**

s. 22(1)

Dear Sir/Madam

**RE: 1259 14TH STREET – WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS5 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 combined side yard setback and side yard setback.

- The Zoning Bylaw, Section 205.09(1)(b)(i), requires a combined side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Combined Side Yard Setback for Bedroom Closet Addition	3.05 m	2.72 m	0.33 m

- The Zoning Bylaw, Section 205.09(1)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Bedroom Closet Addition	1.52 m	1.01 m	0.51 m

Comments:

1. Lot width is 15.24m

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

There have been 3 previous Board of Variance approvals between 1974-1996:

1. July 1974 (Appeal #2477) to add 8'x14' sundeck to rear of house
2. April 1985 (Appeal #4015) to vary the front yard setback by 3.6' resulting in 21.4' front yard setback
3. July 1996 (Appeal #5440) to vary the front yard setback by 1.6' resulting in 19.4' front 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 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 \$880 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday 21st January**. The next Board of Variance Hearing is scheduled for **Wednesday 18th February**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail; **or**
- c) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055).

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

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

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

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

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

Thank you.

s. 22(1)

Amanda Procter
Plans Examiner
aprocter@westvancouver.ca

Enclosure

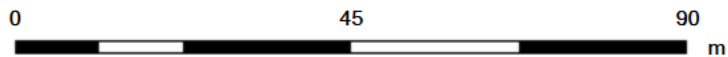
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels

Notes

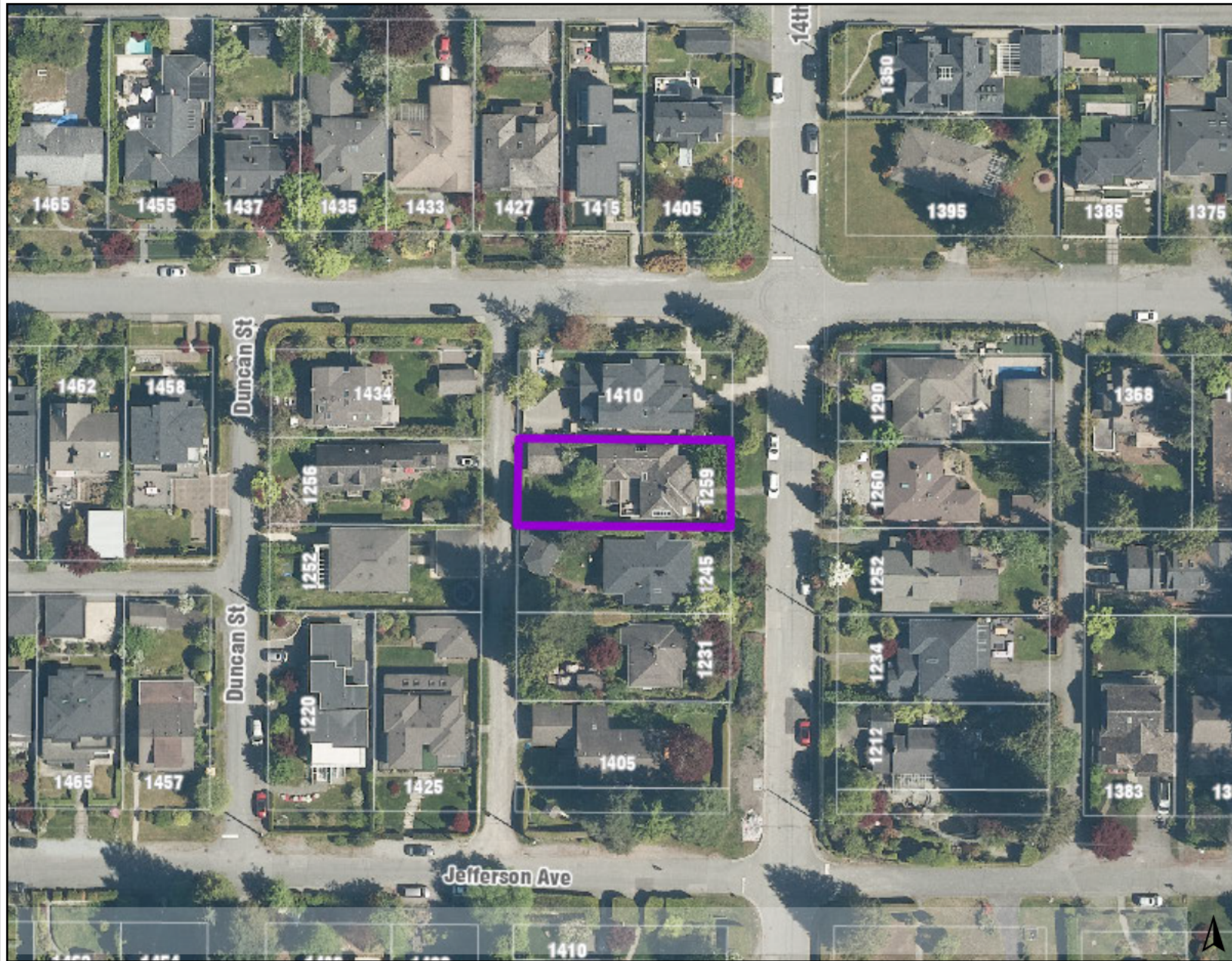


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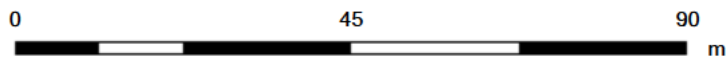
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Legend

- Parcels
- Parcels

Notes



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s. 22(1)

January 12, 2025

To:

The Members of the Board of Variance
District of West Vancouver
750 17th Street, West Vancouver, BC, V7V 3T3

Re: Support for Board of Variance Application – s. 22(1) **– 1259-14th
Street, West Vancouver**

Dear Members of the Board of Variance,

I am writing as the owner and resident of s. 22(1) West Vancouver, which is s. 22(1) property at 1259-14th Street, West Vancouver. I understand that they have submitted a Board of Variance application requesting a relaxation of the side yard setback and combined side yard setback for the existing small closet addition located in the northwest corner of the property.

After reviewing their plans and viewing the existing closet configuration on the property, I fully support their request. I believe the proposed variance is reasonable and does not negatively impact the neighbourhood's character, privacy, or access to light or views. In fact, the existing circa 1941 heritage bungalow contributes positively to our neighbourhood and community.

I have no objections to the variance being granted and respectfully encourage the Board to give this application favourable consideration.

Thank you for your time and attention.

Sincerely,

s. 22(1)

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s. 22(1)

January 12, 2025

To:

The Members of the Board of Variance
District of West Vancouver
750 17th Street, West Vancouver, BC, V7V 3T3

Re: Support for Board of Variance Application – s. 22(1) **- 1259-14th Street, West Vancouver**

Dear Members of the Board of Variance,

I am writing as the owner and resident of s. 22(1) West Vancouver, which is s. 22(1) property at 1259-14th Street, West Vancouver. I understand that they have submitted a Board of Variance application requesting a relaxation of the side yard setback and combined side yard setback for the existing small closet addition located in the northwest corner of the property.

After reviewing their plans and viewing the existing closet configuration on the property, I fully support their request. I believe the proposed variance is reasonable and does not negatively impact the neighbourhood's character, privacy, or access to light or views. In fact, the existing circa 1941 heritage bungalow contributes positively to our neighbourhood and community.

I have no objections to the variance being granted and respectfully encourage the Board to give this application favourable consideration.

Thank you for your time and attention.

s. 22(1)

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s. 22(1)

January 12, 2025

To:

The Members of the Board of Variance
District of West Vancouver
750 17th Street, West Vancouver, BC, V7V 3T3

Re: Support for Board of Variance Application – s. 22(1) 1259-14th
Street, West Vancouver

Dear Members of the Board of Variance,

We are writing as the owners and residents of s. 22(1) West Vancouver, which is
s. 22(1) property at 1259-
14th Street, West Vancouver. I understand that they have submitted a Board of Variance
application requesting a relaxation of the side yard setback and combined side yard
setback for the existing small closet addition located in the northwest corner of the
property.

After reviewing their plans and viewing the existing closet configuration on the property, I
fully support their request. I believe the proposed variance is reasonable and does not
negatively impact the neighbourhood's character, privacy, or access to light or views. In
fact, the existing circa 1941 heritage bungalow contributes positively to our neighbourhood
and community.

I have no objections to the variance being granted and respectfully encourage the Board to
give this application favourable consideration.

Thank you for your time and attention.

Sincerely,

s. 22(1)

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s. 22(1)

January 13, 2025

To:

The Members of the Board of Variance
District of West Vancouver
750 17th Street, West Vancouver, BC, V7V 3T3

Re: Support for Board of Variance Application -

s. 22(1)

**1259-14th
Street, West Vancouver**

Dear Members of the Board of Variance,

I am writing as the owner and resident of s. 22(1) West Vancouver, which is s. 22(1) property at 1259-14th Street, West Vancouver. I understand that they have submitted a Board of Variance application requesting a relaxation of the side yard setback and combined side yard setback for the existing small closet addition located in the northwest corner of the property.

After reviewing their plans and viewing the existing closet configuration on the property, I fully support their request. I believe the proposed variance is reasonable and does not negatively impact the neighbourhood's character, privacy, or access to light or views. In fact, the existing circa 1941 heritage bungalow contributes positively to our neighbourhood and community.

I have no objections to the variance being granted and respectfully encourage the Board to give this application favourable consideration.

Thank you for your time and attention.

Sincerely,

s. 22(1)

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s. 22(1)

January 9, 2025

To:

Permits and Licenses Department
District of West Vancouver
750 17th Street, West Vancouver, BC, V7V 3T3

Attention: Amanda Procter, Plans Examiner

Re: Board of Variance Application – s. 22(1) **1259-14th Street, West Vancouver**

Dear Ms Procter,

We are writing as the owners and residents of s. 22(1) West Vancouver, which is located s. 22(1) property at 1259-14th Street, West Vancouver. I understand that they have submitted a Board of Variance application requesting a relaxation of the side yard setback and combined side yard setback for the existing small closet addition located in the northwest corner of the property.

For your information, because we are the s. 22(1) s. 22(1) approached us in the summer of 2024 to let us know they were planning on the closet addition and to seek our approval before proceeding. We were fully supportive of the proposed addition at the time and respect the quality of the work they have completed to restore the house (e.g. new roof, gutters, siding) which has enhanced our views and property value.

After reviewing their plans and viewing the existing closet configuration on the property, we fully support their request. We believe the proposed variance is reasonable and does not negatively impact the neighbourhood's character, privacy, or access to light or views. In fact, the existing circa 1941 heritage bungalow contributes positively to our neighbourhood and community.

We have no objections to the variance being granted and respectfully encourage the Board to give this application favourable consideration.

Thank you for your time and attention.

Sincerely,

s. 22(1)

JAN 9, 2026

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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

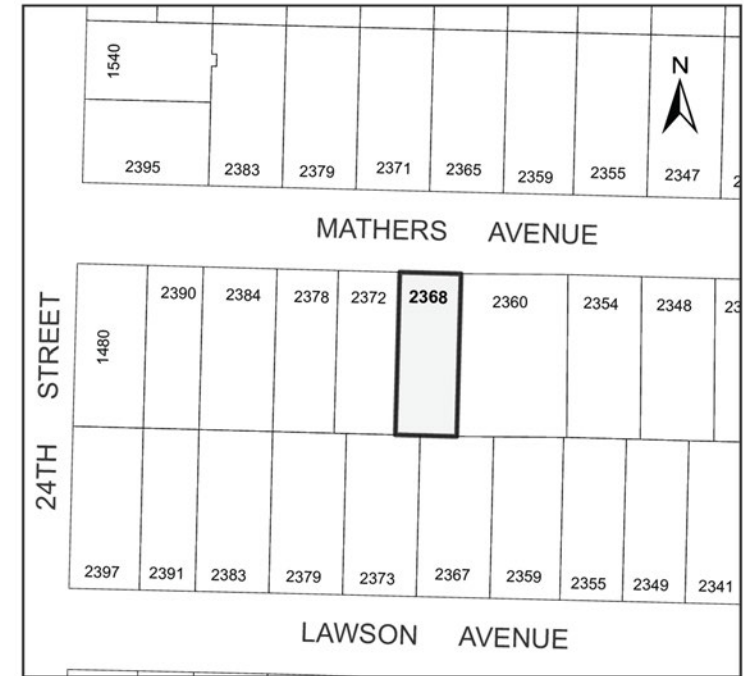
Subject property: **2368 Mathers Avenue**

A Board of Variance hearing will be held on:

Wednesday, February 18, 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 2368 Mathers Avenue will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.60 m	0.15 m	7.45 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.96 m	0.56 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	7.30 m	3.60 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 February 18, 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

26-007

Board of Variance Application Form

Subject Property (please print clearly)

Address: 2368 Mathers Ave. West Vancouver, BC, V7V 2H6

Applicant (please print clearly)

Name(s): Christopher Wiebe

Phone #: s. 22(1)

Mailing Address: 1625 Ingleton Ave Burnaby BC V5C 4L8 Canada

Cell #: _____

Email Address: s. 22(1)

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 #: s. 22(1)

Mailing Address: s. 22(1)

Cell #: _____

Email Address: s. 22(1)

Fax #: _____

Completed Application Must Include

A letter (signed original) describing:

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

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

\$880 fee

s. 22(1)

(necessary) and supporting documents will be available to [redacted] binder for the Board of Variance Hearing.

20-1-2025

Applicant Signature

Date

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

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: _____ Date: _____

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Hardship Letter for Board of Variance

Date: January 19, 2026

To: Board of Variance, District of West Vancouver

750 17th Street, West Vancouver, BC V7V 3T3

Re: Board of Variance Application for 2368 Mathers Ave. (File: BP119829)

To the Members of the Board of Variance,

Please accept this letter and the enclosed application for a minor variance regarding the property located at 2368 Mathers Ave..

Proposed Construction

The project involves the installation of a private power pole (classified as an accessory structure) to facilitate a required electrical service upgrade for the residence.

Requested Variances

We are requesting relief from the following Zoning Bylaw requirements as identified by the Permits and Inspections Department:

* Front Yard Setback (Section 205.07): To permit a front yard setback of 0.15 m where 7.6 m is required.

* Side Yard Setback (Section 205.09(2)(a)(i)): To permit a side yard setback of 0.96 m where 1.52 m is required.

* Accessory Structure Height (Section 130.01(7)(b)(i)): To permit a power pole height of 7.3 m where 3.7 m is the maximum permitted.

Description of Hardship

Strict compliance with the Zoning Bylaw in this instance would cause undue hardship for the following reasons:

* Areal Trespass Constraints: The current electrical service is provided via a mid-span tap to accommodate areal trespass rules. However, a service upgrade must be serviced directly from the primary utility pole.

* Lack of Feasible Alternatives: Servicing the property from the primary pole without the proposed on-site private pole would result in a substantial and prohibited areal trespass over neighbouring properties.

* Mandatory Regulatory Compliance: The requested pole height of 7.3 m is required to satisfy the Canadian Electrical Code (CEC) and BC Hydro overhead connection requirements. These regulations mandate specific vertical clearances for service cables crossing public roadways or lanes to ensure safe passage for vehicles.

* Physical Impossibility of Compliance: Complying with the local Zoning Bylaw's 3.7 m height restriction for accessory structures would make it legally and physically impossible to meet the higher-level safety codes required for a grid connection.

We believe these requests constitute minor variances that do not result in inappropriate development of the site or adversely affect the use and enjoyment of adjacent land.

Thank you for your consideration of this application.

Sincerely,

s. 22(1)

Christopher Wiebe

s.22(1)

PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

January 13, 2026

File: **BP119829**

s. 22(1)

Dear Sir/Madam

**RE: 2368 MATHERS AVENUE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS5 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 7.6m front yard setback, and 1.52m Side yard setback and 3.7m accessory structure height.

- The Zoning Bylaw, Section 205.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	7.6 m	0.15 m	7.45 m

- The Zoning Bylaw, Section 205.09(2)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power Pole	1.52 m	0.96 m	0.56 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 Building Height for Power Pole	3.7 m	7.3 m	3.6 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).

-
- 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 21st January 2026**. The next Board of Variance Hearing is scheduled for **Wednesday 18th February 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; **or**

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

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

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

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

Please do not hesitate to contact me at 604-925-7053 should you require any further information regarding this matter.

Thank you.

s. 22(1)

Joe Woodruff
Assistant Plans Examiner
jwoodruff@westvancouver.ca

Enclosure

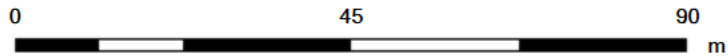
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels

Notes

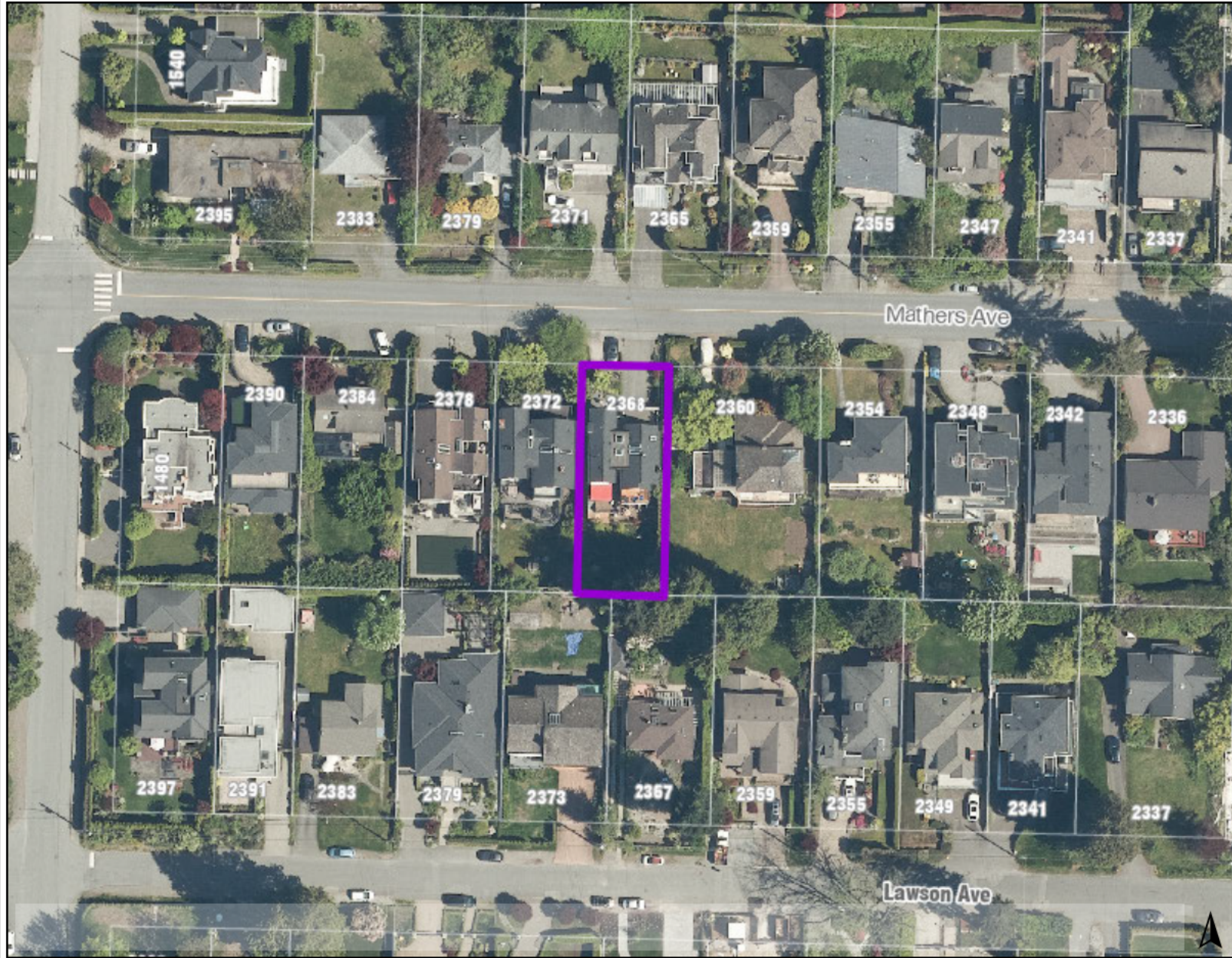


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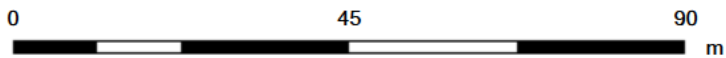
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Legend

- 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

NOTICE OF BOARD OF VARIANCE HEARING

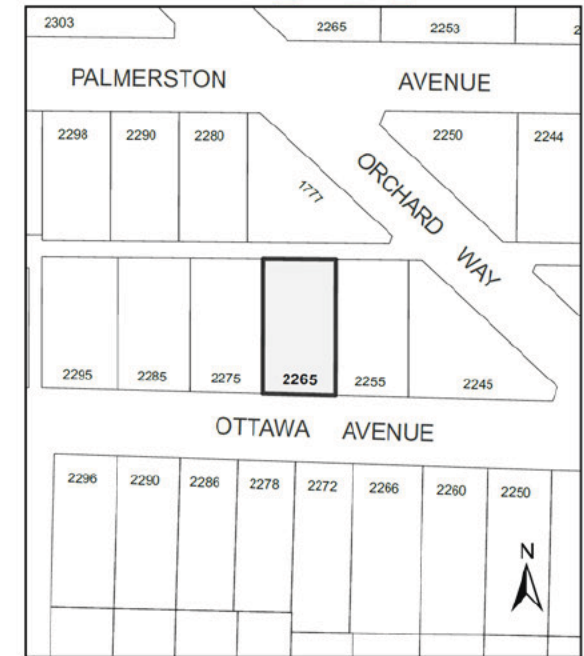
Subject property: **2265 Ottawa Avenue**

A Board of Variance hearing will be held on:

Wednesday, February 18, 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 2265 Ottawa Avenue will be considered:

Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.75 m	0.77 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	6.00 m	2.30 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 February 18, 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

26-008

Board of Variance Application Form

Subject Property *(please print clearly)*

Address: 2265 Ottawa Avenue, West Vancouver V7V 2S8

Applicant *(please print clearly)*

Name(s): Alex Coletta (Alia Electrical Ltd)

Phone #: _____

Mailing Address: _____ s. 22(1)

Cell #: 604-345-8849

Email Address: aliaelectrical@gmail.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).

\$880 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)
Applicant Signature

20/01/2026
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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Alia Electrical Ltd.s. 22(1)
aliaelectrical@gmail.com

604-345-8849

Date: January 20, 2026**To:** City of West Vancouver
Board of Variance
453 W 12th Avenue
West Vancouver, BC V5Y 1V4**Subject:** Request for Variance – Private Utility Pole for Laneway Home Construction at 2265 Ottawa Avenue

I am writing to request a variance related to the construction of a laneway home at 2265 Ottawa Avenue, West Vancouver, V7V 2S8. The purpose of this letter is to describe the proposed construction, the requested variance, and the hardship necessitating this request.

Proposed Construction

We are currently constructing a laneway home on the above-mentioned property. The home requires a 200-amp electrical service to meet current building standards. Currently, the service at the property is 100 amps, necessitating an upgrade.

Requested Variance

Typically, electrical services can extend up to 30 meters from the Hydro pole to the overhead service connection on a home. However, in this case, installing a direct overhead service of this length would require aerial trespass over the neighbouring property, which is not permitted. A midspan connection could be used, but current regulations limit midspan connections to 10 meters.

Due to these constraints, a private utility pole is required. The only feasible location for this pole is indicated on the submitted drawings. Following the City's standard guidelines would place the pole in the middle of the driveway, which is not practical and would obstruct access to the property.

Hardship

The variance is necessary to provide safe and code-compliant electrical service to the laneway home while respecting neighbouring properties.

I request the City's approval of this variance to allow the private utility pole installation in the location specified in the attached drawings. This solution ensures compliance with

safety standards, minimizes disruption to neighbours, and allows the project to proceed without compromising functionality or safety.

Sincerely,

Alex Coletta

s. 22(1)

A black rectangular redaction box covers the signature area below the name Alex Coletta.

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

January 21, 2026

File: **BP119853**

s. 22(1)

Dear Sir/Madam

**RE: 2265 OTTAWA AVENUE - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS5 ZONE
 REVISED**

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 1.52m Side yard setback and 3.7m accessory structure height.

- The Zoning Bylaw, Section 205.09(1)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for power pole	1.52 m	0.75 m	0.77 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	6.0 m	2.3 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).
- 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 \$880 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday 21st January**. The next Board of Variance Hearing is scheduled for **Wednesday 18th February**. 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)

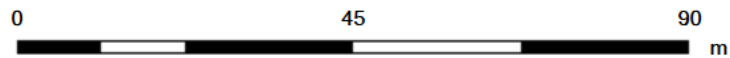


Joe Woodruff
Assistant plans examiner
jwoodruff@westvancouver.ca
Enclosure
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels



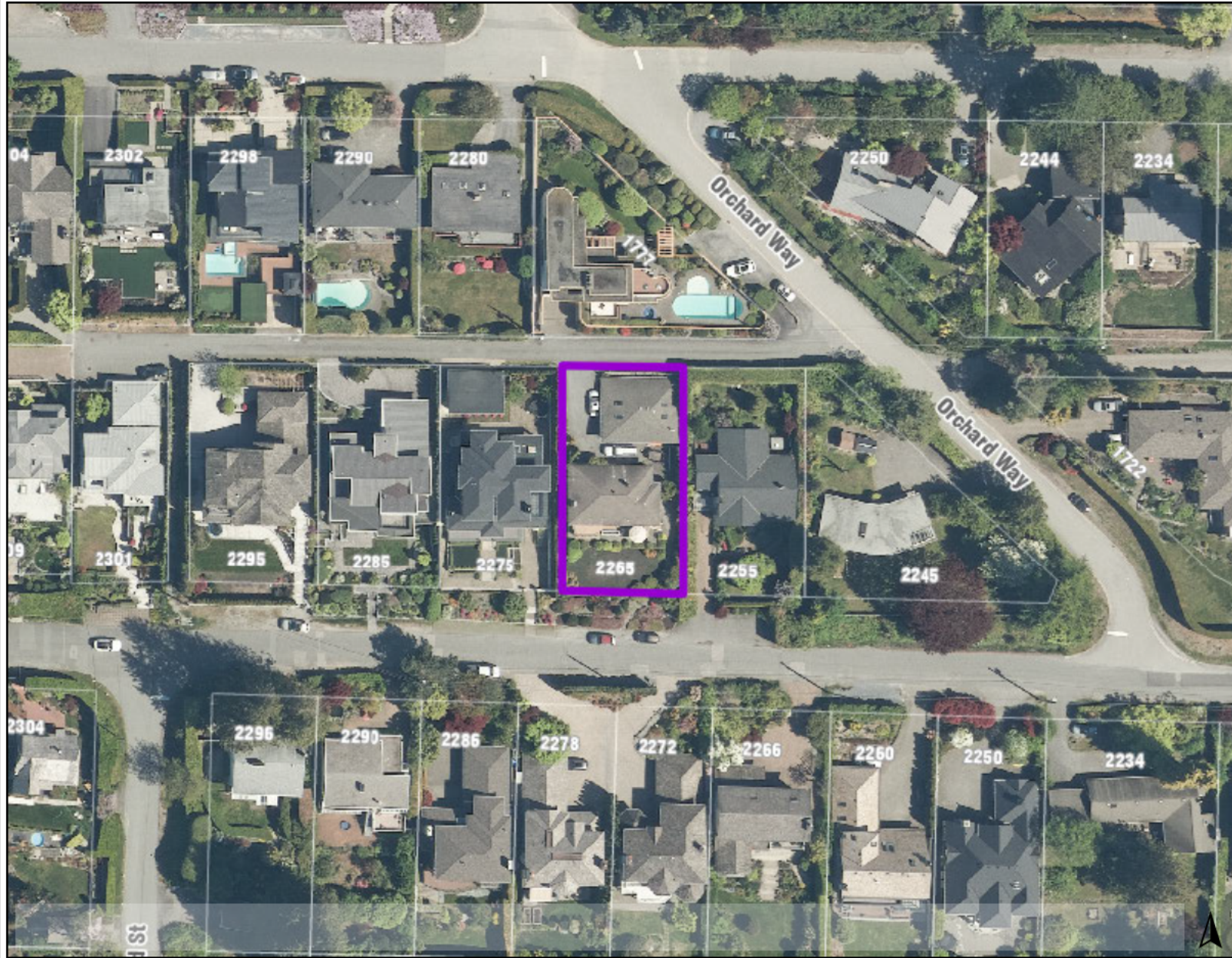
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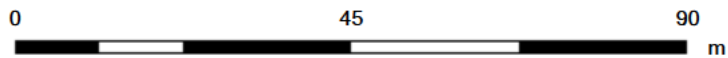
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Legend

- 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

NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **6235 Nelson Avenue**

A Board of Variance hearing will be held on:

Wednesday, February 18, 2026 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities

The following variances for an interior renovation and addition at 6235 Nelson Avenue will be considered:

Combined Side Yard Setback for Addition to Existing Principal Dwelling	Bylaw Requirement	Proposed	Variance
	4.57 m	3.17 m	1.40 m
Floor Area Ratio for Principal Dwelling	Bylaw Requirement	Proposed	Variance
	204.40 sqm	214.00 sqm	9.60 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 February 18, 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: 6235 Nelson Avenue, West Vancouver, V7W 2A2

Applicant *(please print clearly)*

Name(s): Neil Schatz Phone #: _____

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

Email Address: _____ 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 #: _____

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).
- \$880 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)
Applicant Signature

January 21st, 2026
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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January 19, 2026

Re: BP119672; Renovation at 6235 Nelson Ave.

To the Board of Variance,

We are asking for a variance to allow us to use the same setbacks for the new part of house as the existing house has. Today our house has side yard setbacks of 5' on both sides, and we would like to continue with those setbacks as we add to our space with this renovation. DWV by-laws indicate that the setbacks should be 14.8' combined, the existing combined amount is 10'.

The hardships are:

1. We will be incurring extra cost to re-design significant parts of the interior. Our original permit submission (August 6th, 2025) was for a house that had 5' setbacks all the way. The initial reviews by the DWV indicated the plans were acceptable and the permit application progressed to the Development department in early October for SWM, traffic etc. During this time, we developed our detailed interior design plans. On December 17th we were notified that there had been an oversight, and the setbacks had to be increased. We will now need to re-do significant portions of the interior design, at our cost.
2. The new plan that our architect helped us develop leaves the existing setbacks for the existing house and uses the wider setbacks for the new part of the house. The result for us is that the new part of the house is long and thin rather than short and stout. The new part of house will be 35.2' wide rather than the 40' that we are hoping for.
3. There is a negative impact for our neighbours on either side, at 6231 and 6237 Nelson. The plans for the house that complies with the setback show a house that projects 3' further into the backyard. The result is that our back deck will be further back near their back decks, which significantly reduces their privacy and enjoyment for all three homes. It also reduces their sight lines. We have kept our neighbours in the loop the whole way through, and they have all indicated that they would prefer the 'short stout' house rather than the 'long thin' one.

Additional information:

- The neighbour across the road on Nelson Ave is not impacted by the side yard setbacks. She only sees the front of our house.
- The neighbour behind us, who lives on Wellington, is down a steep slope and cannot see our house from their house.
- There is a high, thick hedge on both sides of our property.

Thank you for your consideration.

s. 22(1)



PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

January 21, 2026

File: **BP119672**

s. 22(1)

Dear Sir/Madam

**RE: 6235 NELSON 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 proposed Interior renovation and addition will not comply with the Zoning Bylaw because it does not maintain the required Combined side yard setback and Floor area ratio.

The Zoning Bylaw, Section 204.09 requires a combined side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Combined Side Yard Setback for Addition to Existing Principal Dwelling	4.57m	3.17m	1.40m

The Zoning Bylaw, Section 204.06 requires a floor area ratio as indicated in the table below:

	Bylaw	Proposed	Variance
Floor Area Ratio for Principal Dwelling	204.4sqm	214.0sqm	9.6sqm

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

- Non-conforming combined side yard setback for existing dwelling
- Non-conforming accessory structure in the front yard

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).

-
- 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 \$880 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **January 21, 2026**. The next Board of Variance Hearing is scheduled for **February 18, 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; **or**

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

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

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

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

Please do not hesitate to contact me at 604-92 should you require any further information regarding this matter. Thank you.

Regards,

s. 22(1)



Eric N. Mah
Plans Examiner
enmah@westvancouver.ca
cc: me
Enclosure
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels



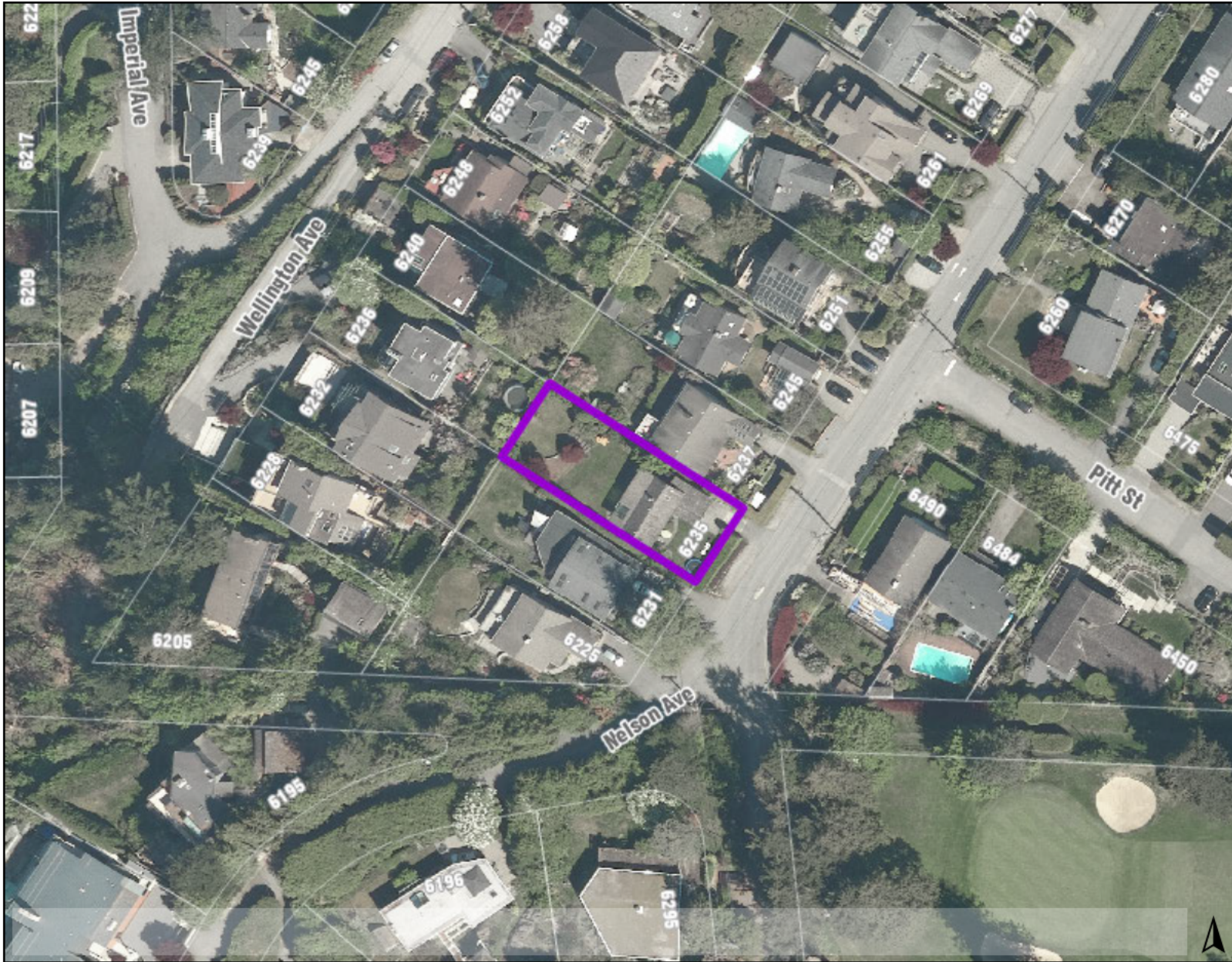
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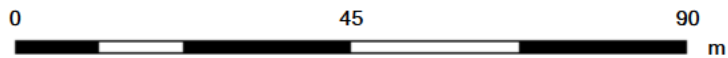
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January 19, 2026

Re: Renovation at 6235 Nelson Ave.

Dear Board of Variance,

We are writing to express our support for [REDACTED] s.22(1) property owner at 6235 Nelson Avenue. We are aware of the two proposals; the original plans submitted last summer that, and the new plans with the increased side yard setback. As their [REDACTED] s. 22(1), we prefer the original plans from last summer with only a 5' setback on the side of their house.

Should [REDACTED] s. 22(1) need to build with the larger side yard setback, his home will be longer and will project further into the backyard. This will encroach [REDACTED] s. 22(1) [REDACTED] s. 22(1) [REDACTED] s. 22(1)

We ask the board to please consider the potential impact on the enjoyment of our home and property.

Sincerely,

[REDACTED] s. 22(1)

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January 19, 2026

Re: Renovation at 6235 Nelson Ave.

Dear Board of Variance,

We are the homeowners [REDACTED] s. 22(1) We have reviewed the plans for the renovation at 6235 Nelson and we understand that, due to the side yard set back rules, that they will be building a house that projects further into the backyard.

We would prefer that the house at 6235 be shorter. This is better [REDACTED] s.22(1) [REDACTED] s. 22(1) We understand that it will be a 5' setback along the boundary [REDACTED] s. 22(1) [REDACTED] s. 22(1) and that is acceptable to us.

Sincerely,
[REDACTED] s. 22(1)

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January 19, 2026

Re: Renovation at 6235 Nelson Ave.

Dear Board of Variance,

I am writing with regard to the proposed renovation at 6235 Nelson Avenue, which is
[REDACTED] s. 22(1) I have spoken with [REDACTED] s. 22(1) about his plans and his
request for a variance. I understand his request for a narrower setback on both sides of his
home and am in agreement. This will have no impact [REDACTED] s.22(1)
[REDACTED] s.22(1)

Sincerely,

[REDACTED] s. 22(1)

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Pursuant to the *Freedom of Information and Protection of Privacy Act*, names, addresses, contact information and other personal information of individuals who write to the Board are protected from disclosure and must not be disclosed during the hearing.

The Corporation of the District of West Vancouver

Board of Variance

February 18, 2026

Supplemental Agenda Information Package

For Application 26-005 (4437 Piccadilly North)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 9, 2026	1

For Application 26-006 (1259 14th Street)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 6, 2026	6

For Application 26-007 (2368 Mathers Avenue)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
C. Wiebe	February 10, 2026	1

For Application 26-008 (2265 Ottawa Avenue)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 3, 2026	1
Redacted	February 6, 2026	2
Redacted	February 8, 2026	3

Please add these supplemental items to the February 18, 2026 Board of Variance Agenda Package as indicated.

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Application 26-005
(4437 Piccadilly North)

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From: [REDACTED] s. 22(1)
Sent: Monday, February 9, 2026 5:15 PM
To: BoardOfVariance
Cc: [REDACTED] s. 22(1)
Subject: Variances for power pole (accessory structure) at 4437 Piccadilly North

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.

Dear West Vancouver Board of Variance adjudicators,

[REDACTED] s. 22(1) property(s) being developed and asking for this variance. [REDACTED] s. 22(1) are concerned that the variance in height of the accessory structure/power pole will negatively [REDACTED] s.22(1). We purchased our property from [REDACTED] s.22(1) and one of the main reasons was [REDACTED] s.22(1). To have it compromised due to a variance is to cause us undue hardship in how it will impact our enjoyment of our property, and it will negatively affect the sale of our property, both of which are the reasons this variance should not be allowed. We appreciate your consideration in this matter,

Kind regards,

[REDACTED] s. 22(1)

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Application 26-006
(1259 14th Street)

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From: [REDACTED] s. 22(1)
Sent: Friday, February 6, 2026 12:47 PM
To: BoardOfVariance
Cc: [REDACTED] s. 22(1)
Subject: Board of Variance Application - 1259-14th Street, West Vancouver - Feb. 18th BOV Hearing
Attachments: [REDACTED] s. 22(1)

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.

Board of Variance members,

Attached are five (5) letters from [REDACTED] s.22(1) of 1259-14th Street who are all in support of the BOV application which will be heard on February 18, 2026 by the Board of Variance.

If you have any questions, please let me know.

[REDACTED] s. 22(1)

West Vancouver. BC

[REDACTED] s. 22(1)

s. 22(1)

January 9, 2025

To:
Permits and Licenses Department
District of West Vancouver
750 17th Street, West Vancouver, BC, V7V 3T3
Attention: Amanda Procter, Plans Examiner
Re: Board of Variance Application – s. 22(1) **1259-14th Street, West Vancouver**

Dear Ms Procter,

We are writing as the owners and residents of s. 22(1) West Vancouver, which is located s. 22(1) property at 1259-14th Street, West Vancouver. I understand that they have submitted a Board of Variance application requesting a relaxation of the side yard setback and combined side yard setback for the existing small closet addition located in the northwest corner of the property.

For your information, because we are the s. 22(1) s. 22(1) approached us in the summer of 2024 to let us know they were planning on the closet addition and to seek our approval before proceeding. We were fully supportive of the proposed addition at the time and respect the quality of the work they have completed to restore the house (e.g. new roof, gutters, siding) which has enhanced our views and property value.

After reviewing their plans and viewing the existing closet configuration on the property, we fully support their request. We believe the proposed variance is reasonable and does not negatively impact the neighbourhood's character, privacy, or access to light or views. In fact, the existing circa 1941 heritage bungalow contributes positively to our neighbourhood and community.

We have no objections to the variance being granted and respectfully encourage the Board to give this application favourable consideration.

Thank you for your time and attention.

Sincerely,

s. 22(1)

JAN 9, 2026

s. 22(1)

January 12, 2025

To:

The Members of the Board of Variance
District of West Vancouver
750 17th Street, West Vancouver, BC, V7V 3T3

**Re: Support for Board of Variance Application – s. 22(1) – 1259-14th
Street, West Vancouver**

Dear Members of the Board of Variance,

I am writing as the owner and resident of s. 22(1) West Vancouver, which is s. 22(1) property at 1259-14th Street, West Vancouver. I understand that they have submitted a Board of Variance application requesting a relaxation of the side yard setback and combined side yard setback for the existing small closet addition located in the northwest corner of the property.

After reviewing their plans and viewing the existing closet configuration on the property, I fully support their request. I believe the proposed variance is reasonable and does not negatively impact the neighbourhood's character, privacy, or access to light or views. In fact, the existing circa 1941 heritage bungalow contributes positively to our neighbourhood and community.

I have no objections to the variance being granted and respectfully encourage the Board to give this application favourable consideration.

Thank you for your time and attention.

Sincerely,

s. 22(1)

s. 22(1)

January 12, 2025

To:

The Members of the Board of Variance
District of West Vancouver
750 17th Street, West Vancouver, BC, V7V 3T3

Re: Support for Board of Variance Application - s. 22(1) **1259-14th
Street, West Vancouver**

Dear Members of the Board of Variance,

I am writing as the owner and resident of s. 22(1) West Vancouver, which is s. 22(1) property at 1259-14th Street, West Vancouver. I understand that they have submitted a Board of Variance application requesting a relaxation of the side yard setback and combined side yard setback for the existing small closet addition located in the northwest corner of the property.

After reviewing their plans and viewing the existing closet configuration on the property, I fully support their request. I believe the proposed variance is reasonable and does not negatively impact the neighbourhood's character, privacy, or access to light or views. In fact, the existing circa 1941 heritage bungalow contributes positively to our neighbourhood and community.

I have no objections to the variance being granted and respectfully encourage the Board to give this application favourable consideration.

Thank you for your time and attention

s. 22(1)

s. 22(1)

January 12, 2025

To:

The Members of the Board of Variance
District of West Vancouver
750 17th Street, West Vancouver, BC, V7V 3T3

Re: Support for Board of Variance Application – s. 22(1) **1259-14th
Street, West Vancouver**

Dear Members of the Board of Variance,

We are writing as the owners and residents of s. 22(1) West Vancouver, which is s. 22(1) property at 1259-14th Street, West Vancouver. I understand that they have submitted a Board of Variance application requesting a relaxation of the side yard setback and combined side yard setback for the existing small closet addition located in the northwest corner of the property.

After reviewing their plans and viewing the existing closet configuration on the property, I fully support their request. I believe the proposed variance is reasonable and does not negatively impact the neighbourhood's character, privacy, or access to light or views. In fact, the existing circa 1941 heritage bungalow contributes positively to our neighbourhood and community.

I have no objections to the variance being granted and respectfully encourage the Board to give this application favourable consideration.

Thank you for your time and attention.

Sincerely,

s. 22(1)

s. 22(1)

January 13, 2025

To:

The Members of the Board of Variance
District of West Vancouver
750 17th Street, West Vancouver, BC, V7V 3T3

Re: Support for Board of Variance Application – s. 22(1) 1259-14th
Street, West Vancouver

Dear Members of the Board of Variance,

I am writing as the owner and resident of s. 22(1) West Vancouver, which is
s. 22(1) property at 1259-14th
Street, West Vancouver. I understand that they have submitted a Board of Variance
application requesting a relaxation of the side yard setback and combined side yard
setback for the existing small closet addition located in the northwest corner of the
property.

After reviewing their plans and viewing the existing closet configuration on the property, I
fully support their request. I believe the proposed variance is reasonable and does not
negatively impact the neighbourhood's character, privacy, or access to light or views. In
fact, the existing circa 1941 heritage bungalow contributes positively to our neighbourhood
and community.

I have no objections to the variance being granted and respectfully encourage the Board to
give this application favourable consideration.

Thank you for your time and attention.

Sincerely,

s. 22(1)

Application 26-007
(2368 Mathers Avenue)

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From: Chris Wiebe <Chris@whytemechanical.ca>
Sent: Tuesday, February 10, 2026 12:14 PM
To: BoardOfVariance
Cc: [REDACTED] s.22(1)
Subject: Reagrding BOV Hearing - 2368 Mathers Ave

CAUTION: This email originated from outside the organization from email address Chris@whytemechanical.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.

To the Members of the Board,

This letter is submitted in support of the variance request for the installation of a customer-owned pole to facilitate an overhead electrical service connection at 2368 Mathers Ave.

1. Technical Necessity & Safety Requirements

The primary driver for this request is the technical requirement to meet BC Hydro's clearance and safety standards. Due to the current location of the primary utility lines and the specific layout of the lot, an aerial path is a technical necessity. This design ensures that the service drop maintains the required height and clearance as mandated by the Canadian Electrical Code. The variance is requested specifically to accommodate this required aerial path while ensuring the safety and reliability of the service for both the subject property and adjacent neighbors.

2. Consistency with Neighborhood Character

The proposed overhead service is entirely consistent with the existing utility infrastructure of the surrounding area. Currently, the neighborhood is primarily served by overhead BC Hydro lines.

- **Direct Precedent:** A neighboring property located at 2412 Mathers Ave utilizes the exact same service arrangement—an overhead connection to a customer-owned pole.
- Our proposal does not introduce a new utility pattern; rather, it adheres to the established character of the streetscape and mirrors existing installations on the same block.

3. Technical & Economic Hardship

We have thoroughly explored the alternative of an underground "dip service," but found it to present a substantial financial and logistical barrier:

- **Infrastructure Impact:** An underground connection would require cutting across the public roadway, diverting local traffic, and extensive trenching of approximately 1 meter in depth.
- **Cost Prohibitive:** We estimate the cost of the civil works, roadway restoration, and BC Hydro fees for an underground dip to be \$30,000 or more.
- **Project Viability:** In contrast, the proposed overhead pole is a fraction of that cost. Forcing an underground connection where the rest of the neighborhood is overhead would create a disproportionate financial hurdle, potentially rendering the entire project inaccessible.

4. Mitigation of Visual Impact

Every effort has been made to minimize the visual footprint of the service pole to ensure it is as unobtrusive as possible:

- **Natural Screening:** The pole is situated near existing 1.2m–1.5m (4'–5') hedges, which provide immediate screening of the lower portion of the pole from the street level.
- **Strategic Placement:** The location was chosen to align with existing utility corridors to ensure that the aerial path follows the logical flow of current lines, minimizing additional "skyline clutter."

Conclusion

This variance is requested to satisfy a technical utility requirement in a manner that is consistent with our neighbors' existing services. Given the significant economic hardship and public disruption associated with the alternative, we respectfully request the Board's approval.

Thank you for your time and consideration.

Sincerely,

Christopher Wiebe

CBO

Mobile: [REDACTED] s. 22(1)

Office: (778) 628-4826 x 1007

1625 Ingleton Avenue, Burnaby, BC, V5C4L8

Website: BLOCKEDwhytemechanical[.]caBLOCKED



Application 26-008
(2265 Ottawa Avenue)

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From: [REDACTED] s. 22(1)
Sent: Tuesday, February 3, 2026 1:02 PM
To: BoardOfVariance
Subject: Written Objection – Variance Application at 2265 Ottawa Avenue

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

To: Board of Variance
District of West Vancouver

Re: Application for Variance – 2265 Ottawa Avenue
Hearing Date: February 18, 2026

Dear Members of the Board,

I am writing further to the Notice of Board of Variance Hearing I received from the District of West Vancouver, [REDACTED] s. 22(1) to **formally register my objection** to the proposed variance application for 2265 Ottawa Avenue.

While I understand the intent of the proposed accessory structure, I am concerned that the requested reduction in the side yard setback and increase in height would result in a **visual obstruction affecting established sightlines from a number of nearby properties**, [REDACTED] s. 22(1). As you know, views are an important part of the enjoyment and character of this area and are also a **significant contributor to the value of properties in the neighbourhood**. For these reasons, I believe the proposed variance would have a material impact on neighbouring properties.

In addition, it is my view that the existing zoning bylaws are **sound and thoughtfully designed**, with the original setback and height requirements intended to balance utility needs with the protection of neighbouring properties. I do not believe sufficient hardship has been demonstrated to justify departing from that intent in this case.

For these reasons, I respectfully ask the Board to consider whether the requested variance is appropriate given its potential impacts and the purpose of the existing bylaws.

Thank you for your consideration.

Sincerely,

[REDACTED] s. 22(1)

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From: [REDACTED] s. 22(1)
Sent: Friday, February 6, 2026 10:29 AM
To: BoardOfVariance
Cc: [REDACTED] s. 22(1)
Subject: Written Submission – Objection to Variance Application 26-008 (2265 Ottawa Avenue)

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To: Board of Variance
 District of West Vancouver

Re: Variance Application 26-008 – 2265 Ottawa Avenue
 Hearing Date: February 18, 2026

Dear Members of the Board,

I am writing [REDACTED] s. 22(1) to formally and **strongly oppose** the requested variances for the proposed power pole (accessory structure) at **2265 Ottawa Avenue**.

[REDACTED] s. 22(1) several neighbouring property owners [REDACTED] s. 22(1) invested a **significant amount of time, coordination, and financial resources** — [REDACTED] s. 22(1), BC Hydro, and the **District of North Vancouver** to **bury overhead power lines and remove existing power poles and a transformer from the lane**. This effort was undertaken specifically to **eliminate visual obstructions, protect established view corridors, and improve the overall livability and value** [REDACTED] s. 22(1).

The installation of a **new power pole that is substantially taller than what the zoning bylaw permits** directly undermines that extensive effort and investment. Granting this variance would:

- **Impair established view corridors** that were intentionally protected through the undergrounding project;
- **Negatively impact** [REDACTED] s. 22(1) **quality of life;**
- **Create a direct financial impact** [REDACTED] s. 22(1) particularly given the current challenging real estate market; and
- **Set an unfair and troubling precedent**, where residents who acted in good faith, complied with bylaws, and invested heavily to remove above-ground infrastructure are now asked to accept its re-introduction in a more intrusive form.

Importantly, this is not a minor or technical variance. The requested increase in height and reduction in setback represent a **material departure from the bylaw**, with real and lasting consequences for surrounding properties. [REDACTED] s. 22(1) that such a structure could later be approved in this location, [REDACTED] s. 22(1) would not have proceeded with the undergrounding initiative or the associated expenditures.

We respectfully submit that the hardship cited by the applicant should not outweigh the **demonstrable, measurable, and permanent impacts** on neighbouring properties that relied on prior infrastructure decisions and approvals.

For these reasons, I respectfully request that the Board **deny the requested variances**.

Thank you for your time and consideration of this submission.

Sincerely,

s. 22(1)

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

From: [REDACTED] s. 22(1)
Sent: Sunday, February 8, 2026 9:34 AM
To: BoardOfVariance
Subject: Written Objection – Variance Application 26-008 (2265 Ottawa Avenue)

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

To: Board of Variance
District of West Vancouver

Re: Variance Application 26-008 – 2265 Ottawa Avenue
Hearing Date: February 18, 2026

Dear Members of the Board,

I am writing further to the Notice of Board of Variance Hearing I received from the District of West Vancouver, [REDACTED] s. 22(1) to formally register my objection to the requested variances for the proposed power pole (accessory structure) at 2265 Ottawa Avenue.

In addition to the general concerns regarding view obstruction and neighbourhood impact, I wish to highlight an important contextual factor relevant to this application. Prior to our purchase of our home, several property owners [REDACTED] s. 22(1) invested significant time, coordination, and financial resources — [REDACTED] s. 22(1) to work with BC Hydro, the District and neighbouring residents to transform overhead power lines into underground and remove existing poles and transformer from the lane. This initiative was undertaken specifically to eliminate visual obstructions, protect established view corridors, and enhance the overall appeal and value of the neighbourhood.

The benefits of this undergrounding project **were specifically mentioned by the seller, reflected in the price paid and constituted a material consideration in our decision to purchase the property.** The proposed installation of a new power pole that exceeds permitted height limits and encroaches into required setbacks would directly undermine those outcomes and reintroduce visual impacts that the neighbourhood had intentionally worked to avoid.

In my view, granting the requested variances would impair established sightlines, negatively affect the enjoyment and value of surrounding properties, and erode reasonable reliance on prior infrastructure decisions and the intent of the existing zoning bylaws. This represents more than a minor or technical variance and would have lasting consequences for neighbouring properties.

I respectfully submit that the hardship cited by the applicant should not outweigh these demonstrable and permanent impacts, nor override the original intent and soundness of the applicable bylaws.

For these reasons, **I respectfully request that the Board deny the requested variances.**

Thank you for your time and consideration.

Sincerely,

s. 22(1)

A solid black rectangular redaction box covers the signature area.



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

February 18, 2026

On-Table Agenda Information Package

For Application 26-005 (4437 Piccadilly North)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 17, 2026	2

Please add these on-table items to the February 18, 2026 Board of Variance Agenda Package as indicated.

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Application 26-005
(4437 Piccadilly North)

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From: [REDACTED] s. 22(1)
Sent: Tuesday, February 17, 2026 3:54 PM
To: BoardOfVariance
Cc: [REDACTED] s. 22(1)
Subject: Variances for power pole (accessory structure) at 4437 Piccadilly North addendum

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.

Dear WVBoV adjudicators,

further to our email of February 9 and our concerns regarding the placement of the accessory structure/power pole, the proposed distance of the variance is 49'4" from the front property line, and would be unsightly [REDACTED] s. 22(1) and we cannot see to agreeing with that. We understand the necessity of getting something reasonable worked out and so would like to say that if the placement of the accessory structure/power pole is within 40' from the front property line we are able to be in agreement with it proceeding.

Sincerely,

[REDACTED] s. 22(1)

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Notice of Board Of Variance Hearing

Subject Property: 2265 Ottawa Avenue, West Vancouver

Wednesday, February 18, 2026, at 5 p.m. in the Municipal Hall council Chamber

Good evening, Chair and Members of the Board.

My name is [s. 22(1)] and [s. 22(1)] the proposed 6.0-metre power pole. Thank you for the opportunity to speak today.

I am here to respectfully oppose this variance request because, based on the information available to me, it does not meet the test of undue hardship, it is inconsistent with neighbourhood patterns, and it creates a significant negative impact [s.22(1)]

The following points explain my concerns and why I believe the hardship requirement has not been met:

1. The Variance Is Excessive and Not Minor

The applicable height limit for this type of structure is 3.70 metres, and the proposal is for a 6.00-metre pole.

This is a 2.30-metre increase, which is a substantial departure from the bylaw.

A variance of this scale requires a clear and well-supported justification, and based on the information available to me, such justification has not been demonstrated.

2. The Situation Appears to Be Self-Created

From what I understand, the need for this pole arises from:

- The voluntary conversion of an older garage into a coach house
- The additional electrical load created by that coach house
- Design choices made by the owner and their electrician

These are decisions made by the property owner, not conditions imposed by the physical characteristics of the land.

My understanding is that hardship must relate to the property itself, not to choices made in how the property is developed.

3. Reasonable Alternatives Appear to Exist

The applicant has not demonstrated that a 6.0-metre pole is the only feasible solution.

Several alternatives appear possible:

A. Underground Electrical Service

The coach house is located close to the back lane power pole, which already includes a transformer.

Underground electrical service is commonly used in West Vancouver for accessory buildings.

I have not seen any engineering information showing that underground service is not feasible or that a 6.0-metre pole is required instead.

B. Lower Mast or Shorter Pole

I have not seen technical documentation explaining why a pole closer to the 3.70-metre bylaw limit cannot be used.

C. Placement Closer to the Main Building

The proposed pole is approximately 2.80 metres from the back lane fence.

Placing the pole closer to the main building would reduce its visual impact.

D. Placement Deeper into the Property

Based on the June 19, 2024, minutes, the following properties had significantly deeper setbacks for similar structures:

- 836 Esquimalt Ave: 5.30 m
- 2264 Inglewood Ave: 7.10 m
- 2484 Ottawa Ave: 7.27 m
- 2460 Ottawa Ave: 6.96 m

In comparison, this proposal combines:

- One of the tallest poles
- With one of the shallowest setbacks

This makes the structure more visually prominent than what appears typical in the neighbourhood.

E. Electrical and Engineering Details Not Provided for Review

During my visit to City Hall, I was able to view the architectural drawing on the screen.

However, no electrical, engineering, or BC Hydro-related documentation was available for me to review.

As s.22(1) I believe it is important to understand the full scope of the proposed electrical upgrade, including:

- How the wiring will run from the coach house to the proposed pole
- Whether any new overhead wiring will be introduced
- Whether additional electrical load is planned, such as EV charging capacity
- Whether a third-party electrical engineer has prepared a load calculation or service-upgrade plan
- Whether BC Hydro has reviewed or provided input on the proposed service configuration
- Whether the existing transformer can support any increased load
- How the wiring and service connection relate to the need for a 6.0-metre pole

These details are important for understanding the technical, visual, and safety implications of the proposal.

Without access to this information, it is difficult for me, s. 22(1) to fully assess the necessity of the variance or whether the electrical demand driving this request is the result of voluntary upgrades rather than a true hardship.

4. The Proposed Setback from the Back Lane Is Shallow

The pole is proposed to be approximately 2.80 metres from the back lane fence, as informed by the City Planner Manager.

Compared to the setbacks listed in the June 19, 2024, minutes and reference to item 3D on this presentation, this distance is unusually shallow—especially when combined with a 6.0-metre height.

This significantly increases the structure's visibility and its overall impact on the back lane.

5. Significant Impact on My Property

The proposed 6.0-metre pole will:

- [REDACTED] s.22(1)
- Introduce a visually intrusive utility structure
- Likely add overhead wiring, increasing visual clutter
- Reduce the aesthetic quality [REDACTED] s.22(1)
- Reduce [REDACTED] s.22(1)
- Potentially affect property value
- Alter the character of the back lane

This impact is avoidable and results from design choices, not from a hardship of the land.

6. Neighbourhood Character and Pattern

From what I have observed, other properties with upgraded electrical service in West Vancouver have:

- Lower poles
- Poles placed deeper into the lot
- Configurations that more closely align with the intent of the height and setback regulations

This proposal does not align with that pattern.

Conclusion

Based on the information available to me:

- The variance accessory structure height 6.0 - meter is large in scale
- The coach house structure itself is unchanged; the requested height variance applies only to a new 6.0-metre utility pole and associated wiring. This height is not required for the functioning of the building and appears to be a design choice rather than a necessity.
- The situation appears to arise from voluntary development choices rather than site-specific constraints.
- Reasonable alternatives appear possible and were not demonstrated to be unworkable, including different wiring configurations that would avoid the need for a pole of this scale.

- Key electrical and engineering details were not available for review, limiting the ability of assess necessity.
- The proposed location and 6.0-meter height create a significant impact on the use and ^{s.22(1)} including obstruction ^{s.22(1)}
^{s.22(1)}
- The proposal does not appear consistent with the general pattern in the neighbourhood and results in inappropriate development of the site.
 - The intent of the bylaw is to prevent tall or visually intrusive structures from being located near the lane. A 6.0-metre pole contradicts that intent by creating the very impact the bylaw seeks to avoid.
 - The proposed 2.80-metre setback from the back lane is unusually shallow, which increases the visual impact of a 6.0-metre pole.

Taken together, these factors demonstrate that the requested variance would create undue hardship ^{s.22(1)} The scale, placement, and impacts of the proposal exceed what is reasonable or necessary, and the applicant has not shown that strict compliance with the bylaw would cause them hardship. As a result, the variance does not meet the criteria required for approval under the Board of Variance framework.

Thank you for your time and consideration.

Sincerely,

^{s. 22(1)}

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