

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, FEBRUARY 18, 2026**

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**BOARD MEMBERS:** Chair L. Radage and Members H. Naderi, D. Simmons, T. Webb, and R. Yaworsky.

**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. Introduction**

Staff introduced the Board Members and described the hearing procedure. A Board member commented.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

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

CARRIED

**4. Adoption of the January 21, 2026 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on January 21, 2026.

It was Moved and Seconded:

THAT the January 21, 2026 Board of Variance hearing minutes be adopted as circulated.

CARRIED

**5. Time Limit of Board of Variance Orders**

Chair Radage read out the following statement regarding Time Limit of Order Approving a Variance and noted that the time limit applied to each application approved by the Board:

Pursuant to section 542(3) of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw, and the Order sets a time limit within which the construction of the building or

structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Further, if that construction is not substantially started within 2 years after the Order was made, or within a longer or shorter time period established by the Order, the permission of the Board terminates and the bylaw applies.

**6. Application 26-004 (1490 Nelson Avenue)**

Staff confirmed the following requested variances regarding an addition and alteration:

- 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.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

N. An (1490 Nelson Avenue), T. Yang (FS Pacific Development Ltd, representing the owner of 1490 Nelson Avenue), and P. Costa (representing the owner of 1490 Nelson Avenue) described the variance application for an addition and alteration 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.

Staff responded to a Board member’s question.

Members of the Board considered:

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

Having read the application dated January 6, 2026, 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 N. An, T. Yang, and P. Costa:

It was Moved and Seconded:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 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.

CARRIED

**7. Application 26-005 (4437 Piccadilly North)**

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

- a) 1.39 m to Minimum Side Yard Setback
- b) 2.41 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	February 9, 2026	1
Redacted	February 17, 2026	2

Staff provided permit history of the subject property.

B. Chapman (representing the owner of 4437 Piccadilly North) displayed building plans, described the variance application for a private power (accessory structure), and responded to Board members' questions. Staff provided procedural information 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 January 19, 2026, 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 B. Chapman:

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 26-005 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.

CARRIED

*(Chair Radage and Member Yaworsky opposed)*

**8. Application 26-006 (1259 14th Street)**

Staff confirmed the following requested variances regarding an addition:

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

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 12, 2025	1
Redacted	January 12, 2025	2
Redacted	January 12, 2025	3

Redacted	January 13, 2025	4
Redacted	January 9, 2026	5
Redacted	February 6, 2026	6

Staff provided permit history of the subject property.

P. Salusbury (1259 14th Street) and C. Burgers (Burgers Architect, representing the owner of 1259 14th Street) described the variance application for an addition 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 January 20, 2026, 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 P. Salusbury and C. Burgers:

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 26-006 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.

CARRIED

**9. Application 26-007 (2368 Mathers Avenue)**

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

- 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.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
C. Wiebe	February 10, 2026	1

Staff provided permit history of the subject property.

C. Hegarty and I. Hegarty (2368 Mathers Avenue) and C. Wiebe (Whyte Mechanical, representing the owner of 2368 Mathers Avenue) 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.

C. Wiebe responded to a Board member's question.

Members of the Board considered:

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

Having read the application dated January 20, 2026, 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. Hegarty, I. Hegarty, and C. Wiebe:

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 26-007 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.

CARRIED

**10. Application 26-008 (2265 Ottawa Avenue)**

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

- a) 0.77 m to Minimum Side Yard Setback
- b) 2.30 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	February 3, 2026	1
Redacted	February 6, 2026	2
Redacted	February 8, 2026	3
Redacted	February 18, 2026	4

Staff provided permit history of the subject property.

A. Coletta (Alia Electrical Ltd, representing the owner of 2265 Ottawa Avenue) described the variance application for a power pole (accessory structure) and responded to Board members' questions. Staff provided procedural information.

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

P. Mehrani (West Vancouver resident) spoke in opposition to the requested variances and commented regarding: the proposed location of the pole and wires; the requested height variance; views; and the subject address' garage conversion; and responded to a Board member's 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 January 20, 2026, 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 A. Coletta and P. Mehrani:

It was Moved and Seconded:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 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.

CARRIED

*(Chair Radage and Member Yaworsky opposed)*

#### **11. Application 26-009 (6235 Nelson Avenue)**

Staff confirmed the following requested variances regarding an interior renovation and addition:

- 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.

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 19, 2026	1
Redacted	January 19, 2026	2
Redacted	January 19, 2026	3

Staff provided permit history of the subject property.

N. Schatz (6235 Nelson Avenue) described the variance application for an interior renovation and addition. N. Schatz and staff 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 January 21, 2026, 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 N. Schatz:

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 26-009 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.

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 26-004 (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.

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 March 18, 2026 at 5 p.m.

**15. Adjournment**

It was Moved and Seconded:

THAT the February 18, 2026 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 6:32 p.m.

Certified Correct:

[Original signed by Chair]

CHAIR

[Original signed by Secretary]

SECRETARY