



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

April 15, 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 April 15, 2026 Board of Variance hearing agenda be approved as circulated.

4. Adoption of Minutes

RECOMMENDATION:

THAT the March 18, 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 26-011 (1348 Mathers Avenue) regarding a private power pole (accessory structure) with the following variances:**
- a) 6.70 m to Front Yard Setback
 - b) 1.36 m to Minimum Side Yard Setback
 - c) 2.40 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 26-011 regarding a private power pole (accessory structure) at 1348 Mathers Avenue with variances of:

- 6.70 m to Front Yard Setback
- 1.36 m to Minimum Side Yard Setback
- 2.40 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated March 2, 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 26-011 regarding a private power pole (accessory structure) at 1348 Mathers Avenue with variances of:

- 6.70 m to Front Yard Setback
- 1.36 m to Minimum Side Yard Setback
- 2.40 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated March 2, 2026 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-011 (1348 Mathers Avenue) to the next Board of Variance hearing.

7. Application 26-012 (1925 Russet Way) regarding a private power pole (accessory structure) with the following variances:

- a) 8.20 m to Front Yard Setback
- b) 1.54 m to Minimum Side Yard Setback
- c) 2.40 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 26-012 regarding a private power pole (accessory structure) at 1925 Russet Way with variances of:

- 8.20 m to Front Yard Setback
- 1.54 m to Minimum Side Yard Setback
- 2.40 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated March 2, 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 26-012 regarding a private power pole (accessory structure) at 1925 Russet Way with variances of:

- 8.20 m to Front Yard Setback
- 1.54 m to Minimum Side Yard Setback
- 2.40 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated March 2, 2026 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-012 (1925 Russet Way) to the next Board of Variance hearing.

8. Application 26-013 (1217 Keith Road) regarding an emergency generator with the following variances:

- a) 3.66 m to Front Yard Setback
- b) 0.12 m to Minimum Side Yard Setback.

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 26-013 regarding an emergency generator at 1217 Keith Road with variances of:

- 3.66 m to Front Yard Setback
- 0.12 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated March 13, 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 26-013 regarding an emergency generator at 1217 Keith Road with variances of:

- 3.66 m to Front Yard Setback
- 0.12 m to Minimum Side Yard Setback

BE NOT ALLOWED pursuant to the plans dated March 13, 2026 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 26-013 (1217 Keith Road) to the next Board of Variance hearing.

9. Receipt of Oral and Written Submissions

RECOMMENDATION:

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

- Application 26-011 (1348 Mathers Avenue)
- Application 26-012 (1925 Russet Way)
- Application 26-013 (1217 Keith Road)

up to and including April 15, 2026 be received.

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

11. Next Hearing

The next Board of Variance hearing is scheduled for May 20, 2026.

12. Adjournment

RECOMMENDATION:

THAT the April 15, 2026 Board of Variance hearing be adjourned.

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

BOARD MEMBERS: Members H. Naderi and D. Simmons. Chair L. Radage and Members T. Webb and 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. Introduction

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

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

CARRIED

4. Adoption of the February 18, 2026 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on February 18, 2026.

It was Moved and Seconded:

THAT the February 18, 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 26-010 (3171 Westmount Place)

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

- a) 7.42 m to Front Yard Setback
- b) 2.12 m to Accessory Structure Height.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property and responded to a Board member’s questions.

J. Shi and L. Yang (3171 Westmount Place) described the variance application for a power pole (accessory structure) 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.

L. Yang responded to Board members’ questions.

Members of the Board considered:

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

Having read the application dated February 13, 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 J. Shi and L. Yang:

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 26-010 regarding a power pole (accessory structure) at 3171 Westmount Place with variances of:

- 7.42 m to Front Yard Setback
- 2.12 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated January 20, 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

Member Yaworsky opposed

7. Receipt of Written and Oral Submissions

It was Moved and Seconded:

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

- Application 26-010 (3171 Westmount Place);

up to and including March 18, 2026, be received.

CARRIED

8. Public Question Period

There were no questions.

9. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for April 15, 2026 at 5 p.m.

10. Adjournment

It was Moved and Seconded:

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

CARRIED

The Board of Variance hearing adjourned at 5:19 p.m.

Certified Correct:

L. Radage, Chair

P. Cuk, Secretary

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NOTICE OF BOARD OF VARIANCE HEARING

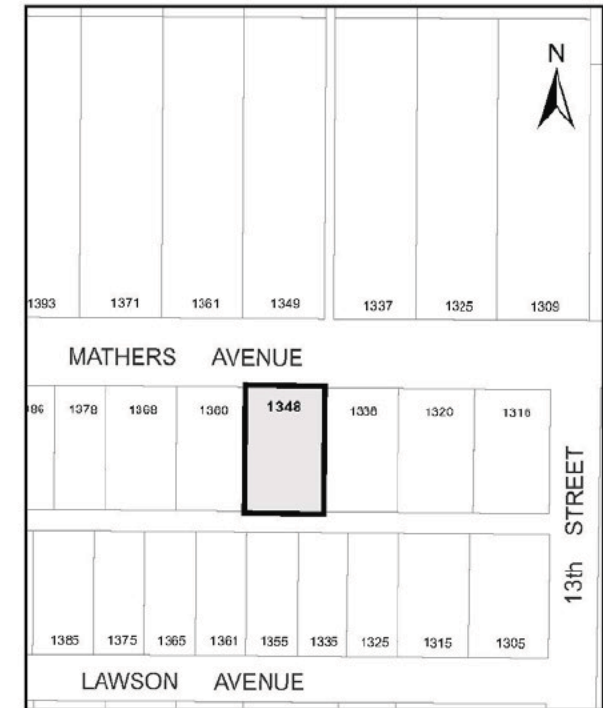
Subject property: **1348 Mathers Avenue**

A Board of Variance hearing will be held on:

**Wednesday, April 15, 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 1348 Mathers Avenue will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.60 m	0.90 m	6.70 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	2.26 m	0.90 m	1.36 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	6.10 m	2.40 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 April 15, 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

Board of Variance Application Form

[Redacted]

Address: 1348 Mathers Ave

[Redacted]

Name(s): Scheil Mohammadi - Vela Homes Phone #: 604-767-7450

Mailing Address: 204-998 Harbourside Dr. North Vancouver 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)

[Redacted]

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 #: _____

[Redacted]

- 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 [Redacted] s. 22(1) in the public agenda binder for the Board of Variance Hearing.

Applicant signature

Date

March 16 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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Re: Application for Variance – Private Power Pole
Property Address: 1348 Mathers Ave., West Vancouver

Dear Members of the Board,

We are writing in support of our application for variances related to the installation of a private power pole (accessory structure) at the above-noted property.

The proposed power pole does not comply with the Zoning Bylaw requirements with respect to setbacks and height. We are therefore requesting the following variances:

Variance Requested

Front Yard Setback: Required 7.60 m | Proposed 0.90 m | Variance 6.70 m
Side Yard Setback: Required 2.26 m | Proposed 0.90 m | Variance 1.36 m
Accessory Structure Height: Required 3.70 m | Proposed 6.10 m | Variance 2.40 m

Hardship

The need for these variances arises from site-specific conditions and servicing requirements that are unique to this property:

- The new residence is located significantly below the street elevation, creating a substantial vertical separation between the building and the municipal road
- The existing BC Hydro connection point is located on the opposite side of Mathers Ave.
- The distance from the available connection point to the building is considerable and exceeds typical servicing conditions

- BC Hydro has confirmed that due to technical limitations on span distance and cable deflection, a private power pole must be installed as close as possible to the street

These constraints are not self-created and are directly related to the topography of the site and the location of existing infrastructure.

Justification

- The proposed power pole location is the only practical and safe solution to provide electrical service to the property
- The installation has been coordinated with BC Hydro and complies with their servicing requirements
- Alternative compliant locations were explored but are not feasible due to distance, elevation differences, and technical limitations
- The variance will not negatively impact neighboring properties
- The request is reasonable given the physical constraints of the site

We respectfully request that the Board consider this application favorably, as the variances are necessary to allow proper and safe electrical servicing of the property.

Thank you for your time and consideration.

Sincerely,

Soheil Mohammadi
Vela Homes

██████████ s. 22(1)
604-767-7450

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

March 11, 2026

File: **BP119906**

s. 22(1)

Dear Sir/Madam

**RE: 1348 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, 2.26m 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	0.9 m	6.7 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	2.26 m	0.9 m	1.36 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	6.10 m	2.40 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 March 18th 2026**. The next Board of Variance Hearing is scheduled for **Wednesday April 15th 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.

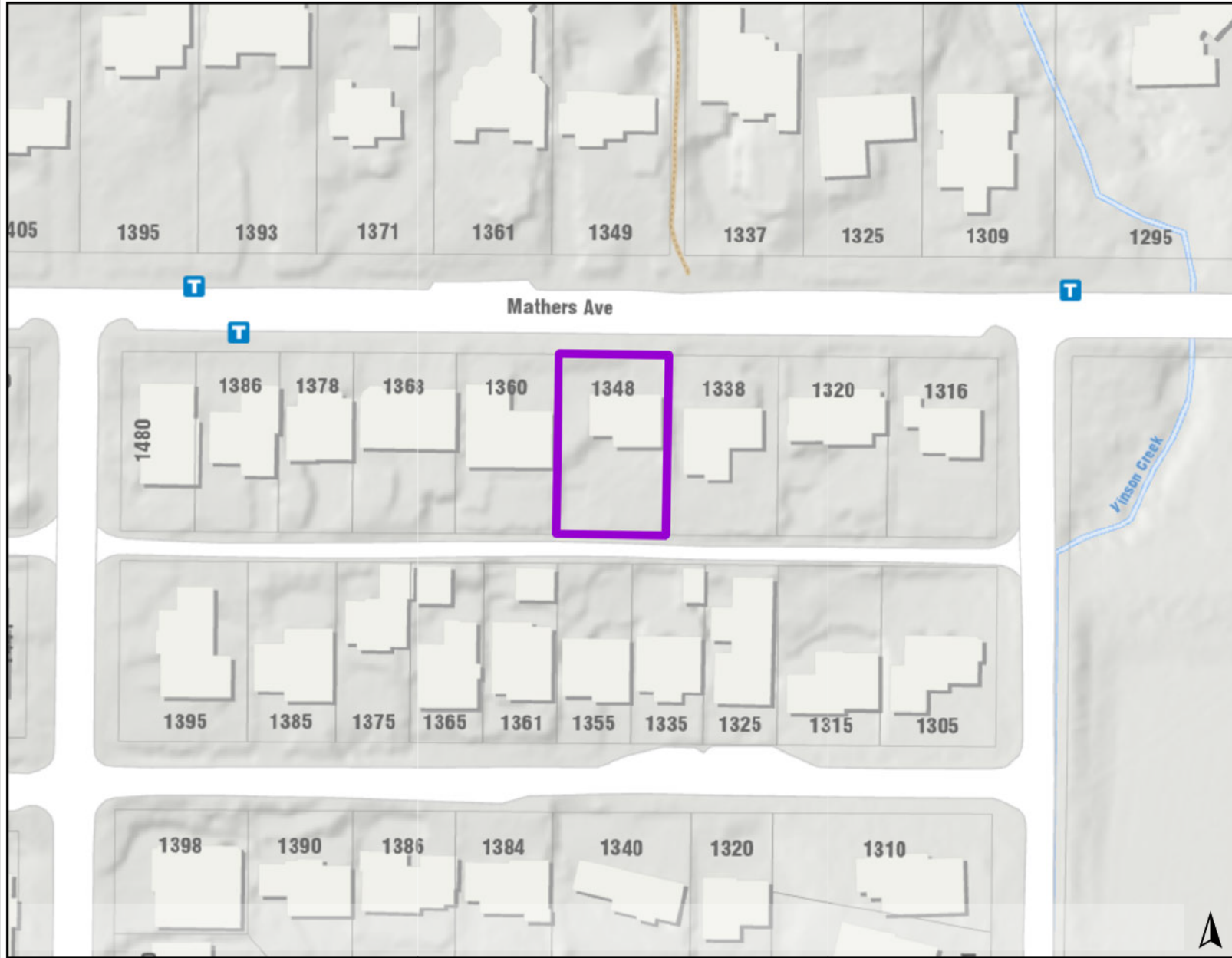
s. 22(1)



Joe Woodruff
Assistant Plans Examiner
jwoodruff@westvancouver.ca

Enclosure

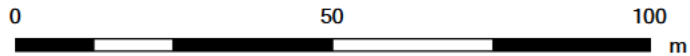
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels

Notes

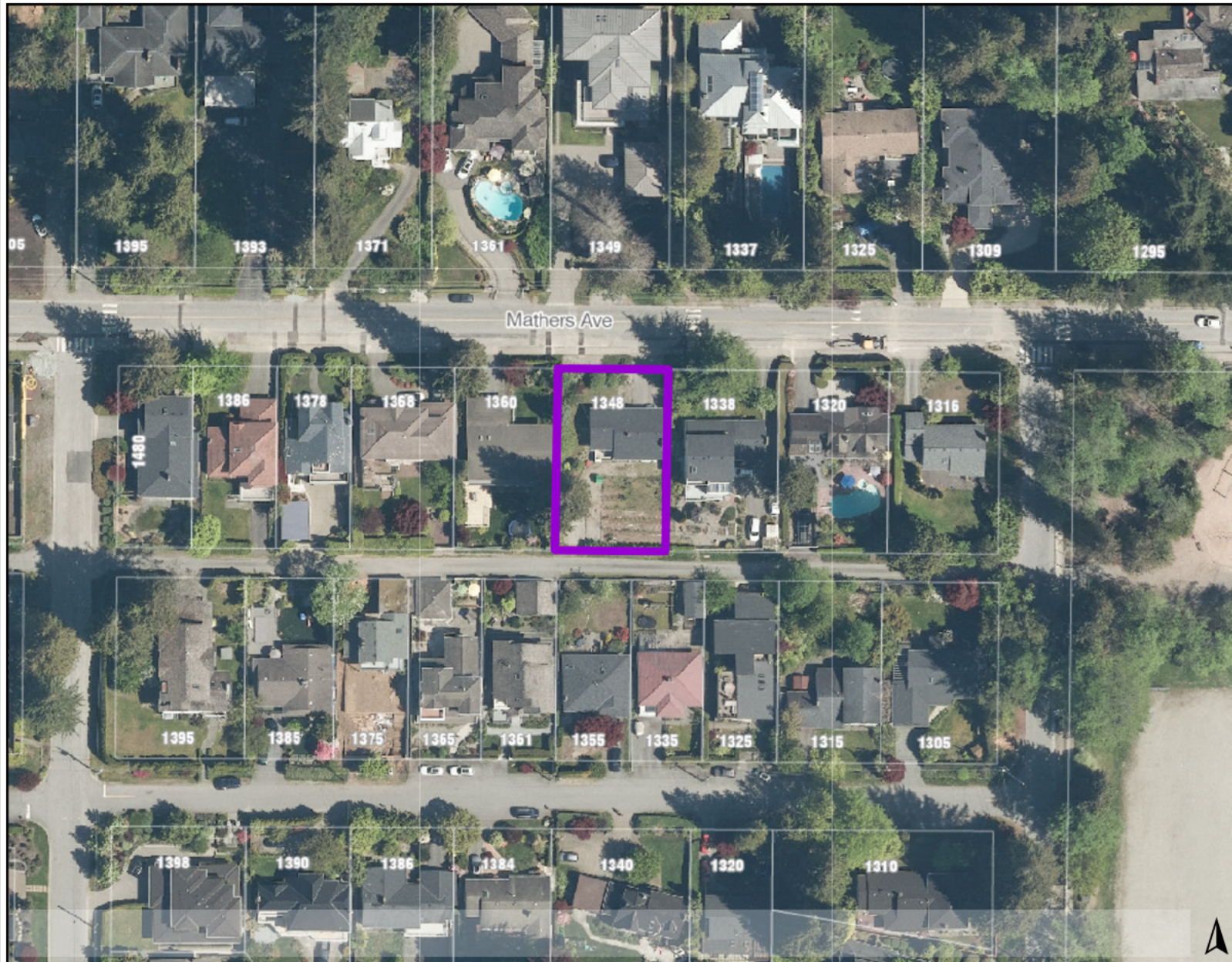


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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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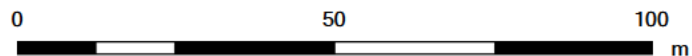
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Legend

- Parcels
- Parcels

Notes



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

NOTICE OF BOARD OF VARIANCE HEARING

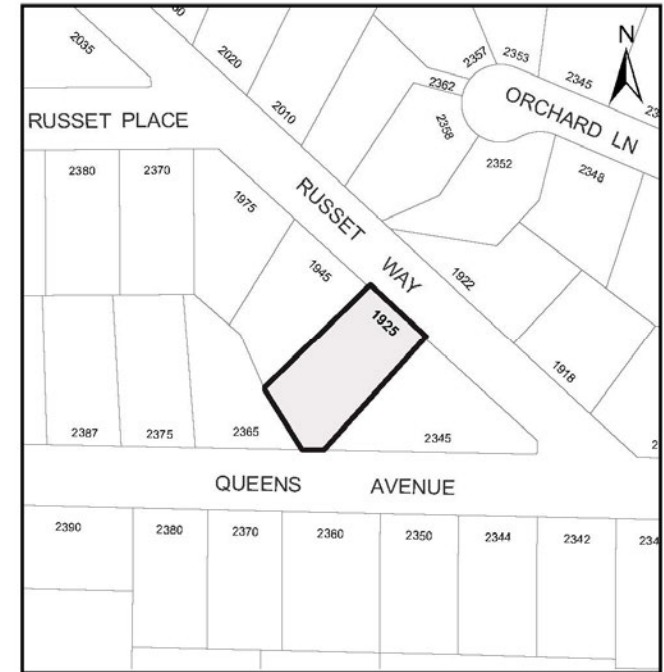
Subject property: **1925 Russet Way**

A Board of Variance hearing will be held on:

Wednesday, April 15, 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 1925 Russet Way will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	0.90 m	8.20 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	2.44 m	0.90 m	1.54 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	6.10 m	2.40 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 April 15, 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: 1925 Russet Way

Applicant *(please print clearly)*

Name(s): Soheil Mohammadi (Vela Homes) Phone #: 604-767-7450

Mailing Address: 204 - 998 Harbourside Dr. North Vancouver 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

Note: a copy of this application (redacted as necessary) and supporting documents will be available to the public _____ s. 22(1) the public agenda binder for the Board of Variance Hearing.

Applicant Signature: _____ Date: March 17, 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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Re: Application for Variance – Private Power Pole
Property Address: 1925 Russet Way, West Vancouver

Dear Members of the Board,

We are writing in support of our application for variances related to the installation of a private power pole (accessory structure) at the above-noted property.

The proposed power pole does not comply with the Zoning Bylaw requirements with respect to setbacks and height. We are therefore requesting the following variances:

Variance Requested

Front Yard Setback: Required 9.10 m | Proposed 0.90 m | Variance 8.20 m
Side Yard Setback: Required 2.44 m | Proposed 0.90 m | Variance 1.54 m
Accessory Structure Height: Required 3.70 m | Proposed 6.10 m | Variance 2.40 m

Hardship

The need for these variances arises from site-specific conditions and servicing requirements that are unique to this property:

- The new residence is located significantly below the street elevation, creating a substantial vertical separation between the building and the municipal road
- The existing BC Hydro connection point is located on the opposite side of Russet Way
- The distance from the available connection point to the building is considerable and exceeds typical servicing conditions

- BC Hydro has confirmed that due to technical limitations on span distance and cable deflection, a private power pole must be installed as close as possible to the street

These constraints are not self-created and are directly related to the topography of the site and the location of existing infrastructure.

Justification

- The proposed power pole location is the only practical and safe solution to provide electrical service to the property
- The installation has been coordinated with BC Hydro and complies with their servicing requirements
- Alternative compliant locations were explored but are not feasible due to distance, elevation differences, and technical limitations
- The variance will not negatively impact neighboring properties
- The request is reasonable given the physical constraints of the site

We respectfully request that the Board consider this application favorably, as the variances are necessary to allow proper and safe electrical servicing of the property.

Thank you for your time and consideration.

Sincerely,

Soheil Mohammadi
Vela Homes

██████████ s. 22(1)
604-767-7450

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

March 11, 2026

File: **BP119905**

s. 22(1)

Dear Sir/Madam

**RE: 1925 RUSSET WAY - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RS3 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Private Power Pole (Accessory Structure) will not comply with the Zoning Bylaw because it does not maintain the required 9.1m front yard setback, 2.44m Side yard setback, and 3.7m accessory structure height.

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

	Bylaw	Proposed	Variance
Front Yard Setback for Power pole	9.10 m	0.9 m	8.20 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 Setback for Power pole	2.44 m	0.9 m	1.54 m

- The Zoning Bylaw, Section 13.01(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	6.10 m	2.40 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 March 18th 2026**. The next Board of Variance Hearing is scheduled for **Wednesday April 15th 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

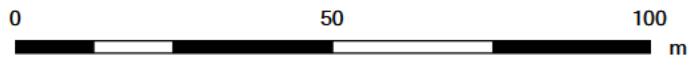
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels

Notes



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

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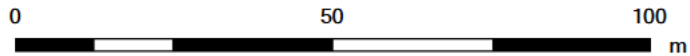
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Legend

- Parcels
- Parcels

Notes



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NOTICE OF BOARD OF VARIANCE HEARING

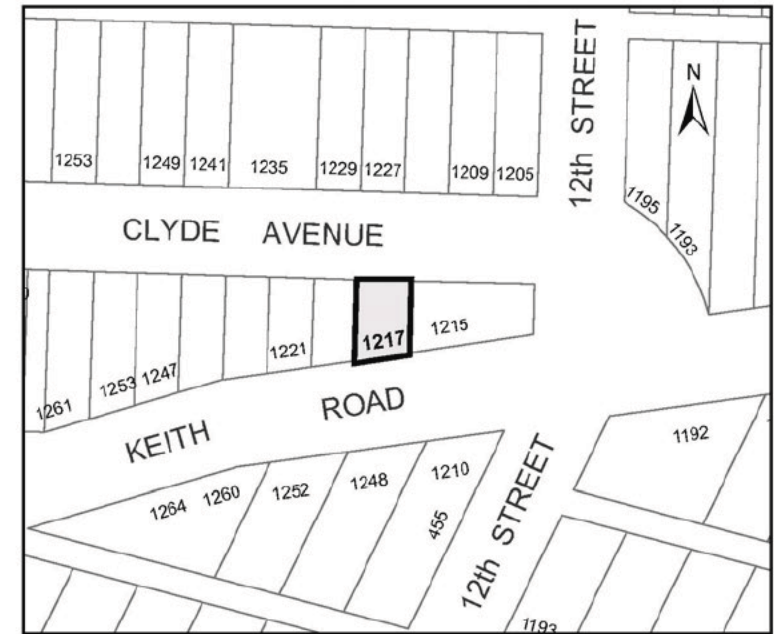
Subject property: **1217 Keith Road**

A Board of Variance hearing will be held on:

Wednesday, April 15, 2026 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities

The following variances for an emergency generator at 1217 Keith Road will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.60 m	3.94 m	3.66 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	1.40 m	0.12 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 April 15, 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

Board of Variance Application Form

Subject Property (please print clearly)

Address: 1217 KEITH ROAD WEST VANCOUVER V7J 1N1

Applicant (please print clearly)

Name(s): DAVID C. LEMONT Phone #: s. 22(1)
 Mailing Address: [Redacted] Cell #: s. 22(1)
 Email Address: [Redacted] Fax #: [Redacted]

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

Completed Application Must Include

- A letter (signed original) describing:**
 - a) The proposed construction;
 - b) The requested variance(s); and
 - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)
- Authorization of Registered Owners Form** (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).
- \$880 fee**

Note: a copy of this application (redacted as necessary) and supporting documents will be available to
[Redacted] s. 22(1) **the public agenda binder for the Board of Variance Hearing.**

[Redacted Signature]

MAR 17 2020

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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Board of Variance Hardship Letter- 1217 Keith Road.

Regarding our application for a standby generator at 1217 Keith Road, we have the following two conditions regarding hardship.

1. 1217 Keith Road lot is a "through site" with front yard setbacks required off of both Keith Road and Clyde Avenue. Even though this is a legal lot in West Vancouver there is nowhere on this property that conforms with the Zoning Bylaw due to the small size of the property.
2. We decided to knock down the small cottage and build a house on this property in 1997. Our architect [REDACTED] s. 22(1) and I met with your Engineering Dept so that we could maximize the FSR to have the basement suite drain to your municipal sewer as defined by the engineered drawings. The project went to the Board of Variance and was eventually approved despite some opposition to the build.

When we excavated for the basement, we found two issues with the property:

- a. The property had regular flow of water like a spring that remains constant regardless of the time of year. Additionally, the excavation exposed a clay base which acted as a pool for collecting the water.
- b. The other issue was that when we excavated for the draining to connect with the municipal sewer pipe the engineered drawing was off by several feet.

Because of that error we had to install a commercial grade system with dual sump to drain the water table to the ditch. For the past 29 years these same two pumps have been dumping 60 - 80 gallons at least every two hours.

For many years when our power goes out in the middle of the night, I would go outside to manually bucket out the water from our sump. Lately I have been using a manual transfer switch to connect to a portable generator but still must be outside to manage it during the outage. I have estimated that if the power goes out and I am unable to run the pumps I would have no more than 4 hours before the basement would start flooding.

[REDACTED] s. 22(1) we realize the immediate need to have a standby generator to prevent our finished basement suite from flooding.

Let me know if you have any questions or additional requirements regarding this.

[REDACTED] s. 22(1)

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

March 16, 2026

File: **BP119917**

s. 22(1)

Dear Sir/Madam

**RE: 1217 KEITH ROAD - WEST VANCOUVER
 BUILDING PERMIT APPLICATION – RD1 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Emergency generator 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.

- The Zoning Bylaw, Section 120.27(5); 120.06; 251.08 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for generator	7.6 m	3.94 m	3.66 m

- The Zoning Bylaw, Section 120.27(5); 251.10(2)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for generator	1.52 m	1.4 m	0.12 m

Comments:

This lot is a "through site" and front yard setbacks are required off of both Keith Road and Clyde Avenue.

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

Existing house was constructed as per DVP96-36 with variances to the front yard setbacks (from both Keith Road and Clyde Avenue) and floor area ratio.

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

- 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).
 - 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 18th March**. The next Board of Variance Hearing is scheduled for **Wednesday 15th April**. 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.

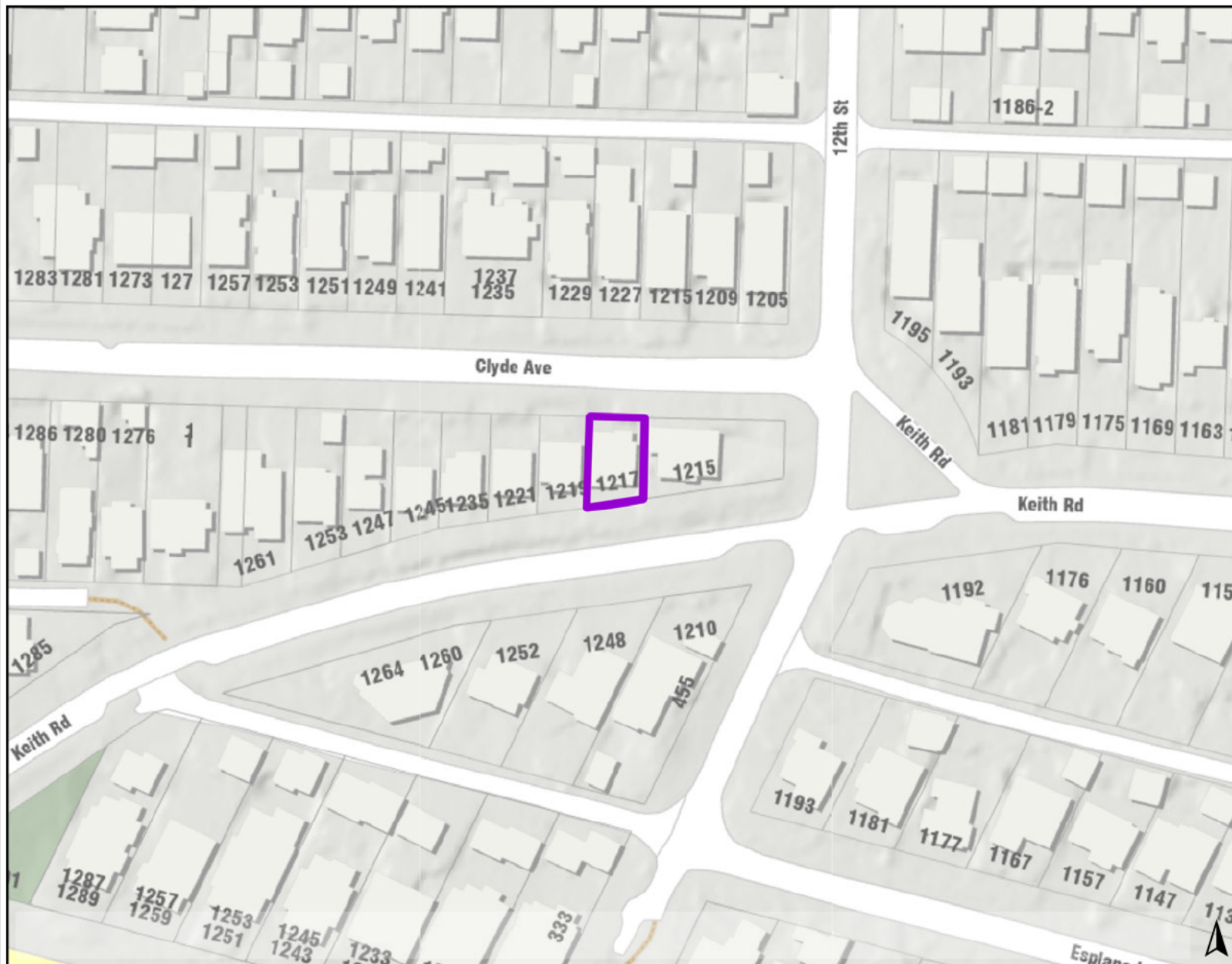
s. 22(1)



Joe Woodruff
Assistant Plans Examiner
jwoodruff@westvancouver.ca

Enclosure

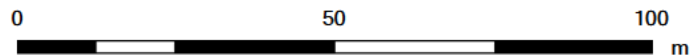
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels

Notes



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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

April 15, 2026

Supplemental Agenda Information Package

For Application 26-012 (1925 Russet Way)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 10, 2026	1
Redacted	April 10, 2026	2
Redacted	April 10, 2026	3
Redacted	April 12, 2026	4

Please add these supplemental items to the April 15, 2026 Board of Variance Agenda Package as indicated.

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Application 26-012
(1925 Russet Way)

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From: [REDACTED] s. 22(1)
Sent: Friday, April 10, 2026 11:34 AM
To: BoardOfVariance
Subject: Letter of Objection
Attachments: Board Of Varriance Objection regarding 1925 Russet way From [REDACTED] s. 22(1).pdf

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 Board Of Variance ,

Kindly see attached our letter of objection for your kind consideration.

Thank you,

Kind Regards

[REDACTED] s. 22(1)

[REDACTED] West Vancouver, BC [REDACTED] s. 22(1)

April 10, 2026

Board of Variance

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

Re: Formal Objection to Variance Application – 1925 Russet Way

Dear Members of the Board,

I am writing in my capacity [REDACTED] s. 22(1)
[REDACTED] s. 22(1) to formally object to
the above-noted application.

Having reviewed the proposal, I am of the firm view that the requested variances are **substantial, unjustified, and fall outside the intended scope of the Board of Variance’s authority.**

1. Failure to Meet the Statutory Test of “Undue Hardship”

The governing legislation is clear: variances may only be granted where **undue hardship arises from the physical characteristics of the land.**

In this case, no such hardship has been demonstrated.

The subject property is undergoing the construction of a **new, high-end custom residence**, where all aspects of layout, servicing, and infrastructure are determined through deliberate design. The need for these variances is therefore not driven by site constraints, but by **preferred design outcomes.**

This is a critical distinction. The Board is not empowered to accommodate design preferences or cost-driven decisions.

2. The Variances Are Material, Not Minor

The magnitude of the requested relief is significant:

- Front yard setback reduced by approximately **90%**
- Side yard setback materially reduced
- Height increased by approximately **65%**

Individually, each of these would raise concern. Collectively, they represent a **fundamental departure from the zoning framework**.

It is not credible to characterize such deviations as minor. This application, in substance, seeks relief that is more appropriately addressed through a **Development Variance Permit or rezoning process**, where broader planning considerations and public oversight apply.

3. Self-Created Circumstances Cannot Justify Relief

Any difficulty the applicant may be facing is a direct result of **choices made during the design and construction planning process**.

It is well established that **self-created hardship does not warrant a variance**.

For a project of this nature, it is entirely reasonable to expect that:

- Servicing infrastructure could be accommodated within compliant setbacks, or
- Alternative solutions, including **underground electrical servicing**, could be implemented

Cost or convenience considerations do not meet the threshold required for relief.

4. Adverse Impact on Streetscape and Neighbouring Properties

The proposal to locate a **tall utility structure in close proximity to the front property line** is inconsistent with the established character of the neighbourhood.

The combined effect of reduced setbacks and increased height will:

- Create a visually intrusive element within the streetscape
- Diminish the overall aesthetic consistency of the area
- Negatively affect the enjoyment of adjacent properties

This is precisely the type of impact zoning bylaws are intended to prevent.

5. Undermining the Integrity of the Zoning Bylaw

Approving this application would set a concerning precedent whereby **significant deviations from zoning requirements are permitted in the absence of true hardship.**

This undermines:

- The predictability of land use regulations
- Fairness among property owners
- The integrity of the planning framework as a whole

Compliance with zoning bylaws must not become optional based on preference or project design.

6. Improper Use of the Board of Variance Process

The nature and scale of this application strongly suggest that it is being advanced through the Board of Variance as a matter of expediency, rather than appropriateness.

The Board is intended as a **narrow relief mechanism**, not an alternative pathway for achieving outcomes that would otherwise require formal planning approval.

Conclusion

For all of the reasons outlined above, I respectfully submit that this application **fails to meet the fundamental criteria required for approval.**

I strongly urge the Board to **deny the requested variances in their entirety.**

Thank you for your consideration.

Yours truly,

s. 22(1)

s. 22(1)

s. 22(1)

West Vancouver, BC, s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, April 10, 2026 2:04 PM
To: BoardOfVariance
Subject: Objection to Variance Application-1925Russet Way

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.

Hi there

I am writing to confirm receipt of your notice about 1925 Russet Way, thank you !

I have carefully reviewed the information provided and fully understand the situation.

In response to this matter, I have already prepared a formal letter addressing the details and my position.

That letter has been sent separately and attachment to your office for your attention and further action.

Thank you for your notification and cooperation !

Best wishes!

Yours faithfully

[REDACTED] s. 22(1)

[REDACTED] s. 22(1) west Vancouver

10April2026

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April 10, 2026

Board of Variance

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

Re: Formal Objection to Variance Application – 1925 Russet Way

Dear Members of the Board,

I am writing in my capacity [REDACTED] s. 22(1)
[REDACTED] s. 22(1) to formally object to
the above-noted application.

Having reviewed the proposal, I am of the firm view that the requested variances are **substantial, unjustified, and fall outside the intended scope of the Board of Variance's authority.**

1. Failure to Meet the Statutory Test of "Undue Hardship"

The governing legislation is clear: variances may only be granted where **undue hardship arises from the physical characteristics of the land.**

In this case, no such hardship has been demonstrated.

The subject property is undergoing the construction of a **new, high-end custom residence**, where all aspects of layout, servicing, and infrastructure are determined through deliberate design. The need for these variances is therefore not driven by site constraints, but by **preferred design outcomes.**

This is a critical distinction. The Board is not empowered to accommodate design preferences or cost-driven decisions.

2. The Variances Are Material, Not Minor

The magnitude of the requested relief is significant:

- Front yard setback reduced by approximately **90%**
- Side yard setback materially reduced
- Height increased by approximately **65%**

Individually, each of these would raise concern. Collectively, they represent a **fundamental departure from the zoning framework**.

It is not credible to characterize such deviations as minor. This application, in substance, seeks relief that is more appropriately addressed through a **Development Variance Permit or rezoning process**, where broader planning considerations and public oversight apply.

3. Self-Created Circumstances Cannot Justify Relief

Any difficulty the applicant may be facing is a direct result of **choices made during the design and construction planning process**.

It is well established that **self-created hardship does not warrant a variance**.

For a project of this nature, it is entirely reasonable to expect that:

- Servicing infrastructure could be accommodated within compliant setbacks, or
- Alternative solutions, including **underground electrical servicing**, could be implemented

Cost or convenience considerations do not meet the threshold required for relief.

4. Adverse Impact on Streetscape and Neighbouring Properties

The proposal to locate a **tall utility structure in close proximity to the front property line** is inconsistent with the established character of the neighbourhood.

The combined effect of reduced setbacks and increased height will:

- Create a visually intrusive element within the streetscape
- Diminish the overall aesthetic consistency of the area
- Negatively affect the enjoyment of adjacent properties

This is precisely the type of impact zoning bylaws are intended to prevent.

5. Undermining the Integrity of the Zoning Bylaw

Approving this application would set a concerning precedent whereby **significant deviations from zoning requirements are permitted in the absence of true hardship.**

This undermines:

- *The predictability of land use regulations*
- Fairness among property owners
- The integrity of the planning framework as a whole

Compliance with zoning bylaws must not become optional based on preference or project design.

6. Improper Use of the Board of Variance Process

The nature and scale of this application strongly suggest that it is being advanced through the Board of Variance as a matter of expediency, rather than appropriateness.

The Board is intended as a **narrow relief mechanism**, not an alternative pathway for achieving outcomes that would otherwise require formal planning approval.

Conclusion

For all of the reasons outlined above, I respectfully submit that this application **fails to meet the fundamental criteria required for approval.**

I strongly urge the Board to **deny the requested variances in their entirety.**

Thank you for your consideration.

Yours truly,

s. 22(1)

s. 22(1)

s. 22(1)

West Vancouver, BC, s. 22(1)

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April 12, 2026

To: Board of Variance
District of West Vancouver
750 – 17th Street
West Vancouver, BC V7V 3T3

From: [REDACTED] s. 22(1)
[REDACTED] s. 22(1)
West Vancouver, BC [REDACTED] s. 22(1)

Re: 1925 Russet Way – Variance Application (Objection)

I am submitting this note to formally oppose the variance application for the above-mentioned property.

From my review, the proposal involves substantial reductions to required setbacks and a significant increase in the permitted height of an accessory structure. These changes go well beyond what would typically be considered minor in nature.

It is my understanding that the role of the Board of Variance is to provide relief only in situations where compliance with zoning bylaws is made difficult due to specific physical constraints of a property. In this case, the application appears to be associated with a new residential build, where decisions regarding layout and servicing would have been made during the design phase. As such, the need for these variances does not appear to arise from unavoidable site conditions.

In addition, there appear to be reasonable alternatives available, including different placement options or underground servicing solutions, which could allow the project to proceed in compliance with existing regulations.

I am also concerned about the impact on the streetscape. A structure of this height located so close to the front property line would be visually prominent and inconsistent with the general character of the surrounding area.

Finally, approving a request of this scale may create inconsistency in how zoning bylaws are applied, particularly where no clear hardship has been demonstrated.

For these reasons, I respectfully request that the application be declined.

Thank you for your consideration.

[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

April 15, 2026

On-Table Agenda Information Package

For Application 26-012 (1925 Russet Way)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 10, 2026	5

Please add these on-table items to the April 15, 2026 Board of Variance Agenda Package as indicated.

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Application 26-012
(1925 Russet Way)

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April 10, 2026

Board of Variance

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

Subject: Objection to Variance Application – 1925 Russet Way

Dear Members of the Board of Variance,

My name is [s. 22(1)] and I am the owner of the property located at [s. 22(1)]
West Vancouver, BC, [s. 22(1)] I am writing to formally express my opposition to the
variance application for **1925 Russet Way**.

1. Scale of Variances Is Significant

The requested changes to setbacks and height are considerable. Reducing the front yard setback to approximately **0.90 metres** and increasing the structure height to approximately **6.10 metres** represents a major deviation from the zoning bylaw.

Such changes go well beyond what would typically be considered minor.

2. Hardship Has Not Been Demonstrated

The Board of Variance is intended to address cases of **undue hardship arising from site-specific conditions**. In this instance, the proposal is associated with a **new residential construction**, where design and servicing decisions are planned in advance.

There is no clear indication that the property cannot reasonably comply with the existing bylaw requirements.

3. Availability of Reasonable Alternatives

For new builds, there are generally multiple feasible options available for infrastructure placement. Alternatives such as **relocating the structure within compliant setbacks or**

utilizing underground servicing should be explored before requesting substantial variances.

4. Impact on Neighbourhood Character

The placement of a tall utility structure in close proximity to the front property line will have a noticeable and negative impact on the **visual character of the streetscape**.

This type of installation is not consistent with the established pattern of development in the area.

5. Broader Planning Concerns

Approving variances of this magnitude may set an undesirable precedent and weaken the intent of zoning regulations intended to maintain consistency and fairness within the neighbourhood.

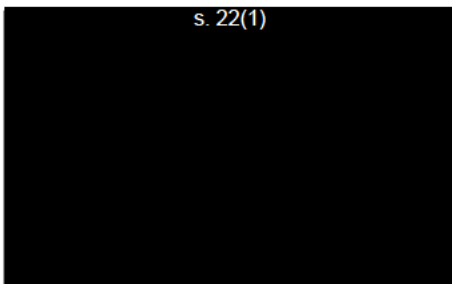
Conclusion

Given the extent of the requested variances and the absence of clear hardship, I respectfully request that the Board **deny this application**.

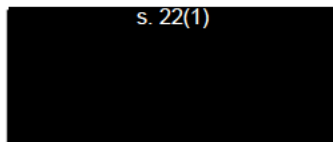
Thank you for your time and consideration.

Sincerely,

s. 22(1)



s. 22(1)



10 April 2026

West Vancouver, BC, s. 22(1)