

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, APRIL 15, 2026**

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

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

Acting Chair Yaworsky referred to the April 15, 2026 Board of Variance hearing agenda.

It was Moved and Seconded:

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

CARRIED

4. Adoption of the March 18, 2026 Minutes

Acting Chair Yaworsky referred to the minutes of the Board of Variance hearing held on March 18, 2026.

It was Moved and Seconded:

THAT the March 18, 2026 Board of Variance hearing minutes be adopted as circulated.

CARRIED

5. Time Limit of Board of Variance Orders

Acting Chair Yaworsky 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 26-011 (1348 Mathers Avenue)

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

- 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.

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.

S. Mohammadi (Vela Homes, representing the owner of 1348 Mathers Avenue) described the variance application for a private power pole (accessory structure) and responded to Board members’ questions.

Acting Chair Yaworsky 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 March 16, 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 S. Mohammadi:

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 26-011 regarding a private power (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.

CARRIED

7. Application 26-012 (1925 Russet Way)

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

- 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.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 10, 2026	1
Redacted	April 10, 2026	2
Redacted	April 10, 2026	3
Redacted	April 12, 2026	4
Redacted	April 10, 2026	5

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

S. Mohammadi (Vela Homes, representing the owner of 1925 Russet Way) described the variance application for a private power pole (accessory structure) and responded to Board members' questions.

Acting Chair Yaworsky 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 March 17, 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 S. Mohammadi:

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 26-012 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.

CARRIED

8. Application 26-013 (1217 Keith Road)

Staff confirmed the following requested variances regarding an emergency generator:

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

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 question.

D. Clement (1217 Keith Road) described the variance application for an emergency generator and responded to Board members' questions.

Acting Chair Yaworsky 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 March 17, 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 D. Clement:

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 26-013 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.

CARRIED

9. Receipt of Written and Oral Submissions

It was Moved and Seconded:

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

- Application 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.

CARRIED

10. Public Question Period

There were no questions.

11. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for May 20, 2026 at 5 p.m.

12. Adjournment

It was Moved and Seconded:

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

CARRIED

The Board of Variance hearing adjourned at 5:29 p.m.

Certified Correct:

[Original signed by Acting Chair]
ACTING CHAIR

[Original signed by Secretary]
SECRETARY