



**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**

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

### **4. Adoption of Minutes**

RECOMMENDATION:

THAT the June 17, 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 26-020 (1441 24th Street) regarding alterations and additions with the following variance:**

- a) 1 Parking Space for Single Family Dwelling.

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 26-020 regarding alterations and additions at 1441 24th Street with a variance of:

- 1 Parking Space for Single Family Dwelling
- BE ALLOWED pursuant to the plans dated June 1, 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 26-020 regarding alterations and additions at 1441 24th Street with a variance of:

- 1 Parking Space for Single Family Dwelling
- BE NOT ALLOWED pursuant to the plans dated June 1, 2026 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 26-020 (1441 24th Street) to the next Board of Variance hearing.

**7. Application 26-021 (984 Anderson Crescent) regarding a power pole (accessory structure) with the following variances:**

- a) 8.34 m to Front Yard Setback
- b) 0.76 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 26-021 regarding a power pole (accessory structure) at 984 Anderson Crescent with variances of:

- 8.34 m to Front Yard Setback
- 0.76 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated June 1, 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 26-021 regarding a power pole (accessory structure) at 984 Anderson Crescent with variances of:

- 8.34 m to Front Yard Setback
- 0.76 m to Minimum Side Yard Setback

BE NOT ALLOWED pursuant to the plans dated June 1, 2026 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 26-021 (984 Anderson Crescent) to the next Board of Variance hearing.

**8. Application 26-022 (988 Anderson Crescent) regarding a power pole (accessory structure) with the following variances:**

- a) 8.34 m to Front Yard Setback
- b) 0.76 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 26-022 regarding a power pole (accessory structure) at 988 Anderson Crescent with variances of:

- 8.34 m to Front Yard Setback
- 0.76 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated June 4, 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 26-022 regarding a power pole (accessory structure) at 988 Anderson Crescent with variances of:

- 8.34 m to Front Yard Setback
- 0.76 m to Minimum Side Yard Setback

BE NOT ALLOWED pursuant to the plans dated June 4, 2026 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 26-022 (988 Anderson Crescent) to the next Board of Variance hearing.

**9. Application 26-023 (1752 Ottawa Place) regarding a power pole (accessory structure) with the following variances:**

- a) 7.93 m to Front Yard Setback
- b) 3.23 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 26-023 regarding a power pole (accessory structure) at 1752 Ottawa Place with variances of:

- 7.93 m to Front Yard Setback
- 3.23 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated June 11, 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 26-023 regarding a power pole (accessory structure) at 1752 Ottawa Place with variances of:

- 7.93 m to Front Yard Setback
- 3.23 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated June 11, 2026 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 26-023 (1752 Ottawa Place) to the next Board of Variance hearing.

**10. Application 26-024 (3337 Marine Drive) regarding an addition with the following variances:**

- a) 1.95 m to Building Height
- b) 23.0 sqm to Floor Area.

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 26-024 regarding an addition at 3337 Marine Drive with variances of:

- 1.95 m to Building Height
- 23.0 sqm to Floor Area

BE ALLOWED pursuant to the plans dated May 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.

**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 26-024 regarding an addition at 3337 Marine Drive with variances of:

- 1.95 m to Building Height
- 23.0 sqm to Floor Area

BE NOT ALLOWED pursuant to the plans dated May 20, 2026 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 26-024 (3337 Marine Drive) to the next Board of Variance hearing.

**11. Application 26-025 (2308 Lawson Avenue) regarding a private power pole (accessory structure) with the following variances:**

- a) 6.69 m to Front Yard Setback
- b) 0.92 m to Minimum (East) Side Yard Setback
- c) 0.87 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 26-025 regarding a private power pole (accessory structure) at 2308 Lawson Avenue with variances of:

- 6.69 m to Front Yard Setback
- 0.92 m to Minimum (East) Side Yard Setback
- 0.87 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated June 10, 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 26-025 regarding a private power pole (accessory structure) at 2308 Lawson Avenue with variances of:

- 6.69 m to Front Yard Setback
- 0.92 m to Minimum (East) Side Yard Setback
- 0.87 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated June 10, 2026 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 26-025 (2308 Lawson Avenue) to the next Board of Variance hearing.

**12. Application 26-026 (555 Newcroft Place) regarding an addition and alteration with the following variance:**

- a) 0.047 (60.4 sqm) to Floor Area.

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 26-026 regarding an addition and alteration at 555 Newcroft Place with a variance of:

- 0.047 (60.4 sqm) to Floor Area

BE ALLOWED pursuant to the plans dated May 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 26-026 regarding an addition and alteration at 555 Newcroft Place with a variance of:

- 0.047 (60.4 sqm) to Floor Area

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

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 26-026 (555 Newcroft Place) to the next Board of Variance hearing.

**13. Receipt of Oral and Written Submissions**

RECOMMENDATION:

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

- Application 26-020 (1441 24th Street)
- Application 26-021 (984 Anderson Crescent)
- Application 26-022 (988 Anderson Crescent)
- Application 26-023 (1752 Ottawa Place)
- Application 26-024 (3337 Marine Drive)
- Application 26-025 (2308 Lawson Avenue)
- Application 26-026 (555 Newcroft Place)

up to and including July 15, 2026 be received.

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

**15. Next Hearing**

The next Board of Variance hearing is scheduled for September 16, 2026.

**16. Adjournment**

RECOMMENDATION:

THAT the July 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, JUNE 17, 2026**

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

**STAFF:** P. Cuk, Board Secretary; T. Yee, Building Inspector; and N. Shokar, 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 June 17, 2026 Board of Variance hearing agenda be approved as circulated.

CARRIED

**4. Adoption of the May 20, 2026 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on May 20, 2026.

It was Moved and Seconded:

THAT the May 20, 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 26-019 (651 Andover Place)**

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

- a) 0.22 m to Rear Yard Setback
- b) 1.4 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	June 4, 2026	1

Staff provided permit history of the subject property.

J. Chang (651 Andover Place) and N. Shtyrn (representing the owner of 651 Andover Place) described the variance application for a power pole (accessory structure). J. Chang, N. Shtyrn, 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 May 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 submissions of J. Chang and N. Shtyrn:

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 26-019 regarding a power pole (accessory structure) at 651 Andover Place with variances of:

- 0.22 m to Rear Yard Setback
- 1.4 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated May 12, 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. 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 26-019 (651 Andover Place);

up to and including June 17, 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 July 15, 2026 at 5 p.m. Board members commented.

**10. Adjournment**

It was Moved and Seconded:

THAT the June 17, 2026 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:12 p.m.

Certified Correct:

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L. Radage, Chair

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P. Cuk, Secretary

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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

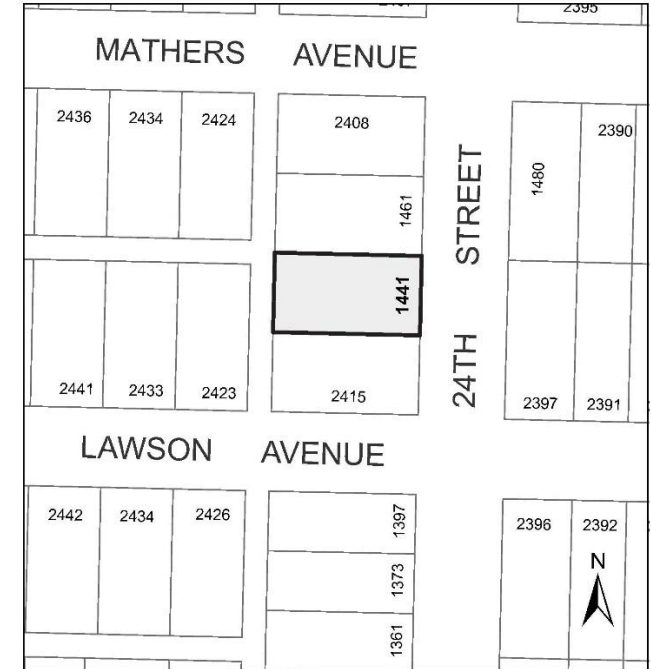
Subject property: **1441 24th Street**

A Board of Variance hearing will be held on:

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

**The following variance for alterations and additions at 1441 24th Street will be considered:**

	Bylaw Requirement	Proposed	Variance
Single Family Dwelling			
Parking Space	1 space	0 space	1 space



**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](mailto: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 July 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: 1441 24<sup>th</sup> St, West Vancouver, BC V7V 4H4

#### Applicant (please print clearly)

Name(s): Thomas and Kathryn Sizos Phone # [redacted] s. 22(1)  
Mailing Address: [redacted] Cell #: [redacted]  
Email Address: [redacted] s. 22(1) Fax #: n/a  
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]  
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 the public and will be placed in the public agenda binder for the Board of Variance Hearing.**

[redacted] s. 22(1)

June 9, 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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June 9, 2026

To: Secretary, Board of Variance  
c/o Board of Variance  
District of West Vancouver  
750 17<sup>th</sup> Street  
West Vancouver BC V7V 3T3

Re: Application to Board of Variance for 1441 24<sup>th</sup> St, West Vancouver V7V 4H4

Dear Board of Variance,

This letter is to explain why we were applying for a variance to the Board of Variance.

We purchased this home in October 2020, and conducted a renovation in 2025. s. 22(1)

s. 22(1)

One of the reasons why we purchased the house is that we liked the flat yard, as it is conducive to children getting lots of outdoors time, as well as room to plant a garden so we can encourage healthy eating for our family. We currently have a legal suite that is rented to s. 22(1) s. 22(1) also enjoy the backyard. The hardship that we are concerned about is that having to put a parking pad into the backyard will take up a significant portion of the area that the children can play and that we can grow a garden.

We do not believe that a parking pad will be significantly useful to the community by keeping cars off the roadways – we each have one vehicle, and our tenant in the basement only has one car. The cars that belong to the adults that live in this house are all parked in front of the property and do not take up space in front of anyone else's house.

We are requesting that the Board of Variance approves our variance allow us to not put in the parking pad in the backyard.

Thank you,

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

June 9, 2026

File: **BP119385**

[Redacted] s.22(1)  
[Redacted]  
[Redacted]

Dear Sir/Madam

**RE: 1441 24TH 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 proposed alterations and additions currently under construction under BP119385, do not comply with the Zoning Bylaw because it does not maintain the required number of parking spaces.

The Zoning Bylaw, Section 141.01(2)(a) requires one parking space:

	Bylaw	Proposed	Variance
Single family Dwelling Parking Space	1 space	0 space	1 space

**Comments:**

An additional parking space is not required for the existing secondary suite as there is a bus stop within 400m of the lot line as per DWV Zoning Bylaw section 141.01(2)(c)

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

Board of Variance Application #25-002 was approved on January 16, 2025 for variances to building height and floor area ratio for alterations to the house

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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 \$880 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday 17th June**. The next Board of Variance Hearing is scheduled for **Wednesday 15th July**. 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 604-921-3455 should you require any further information regarding this matter.

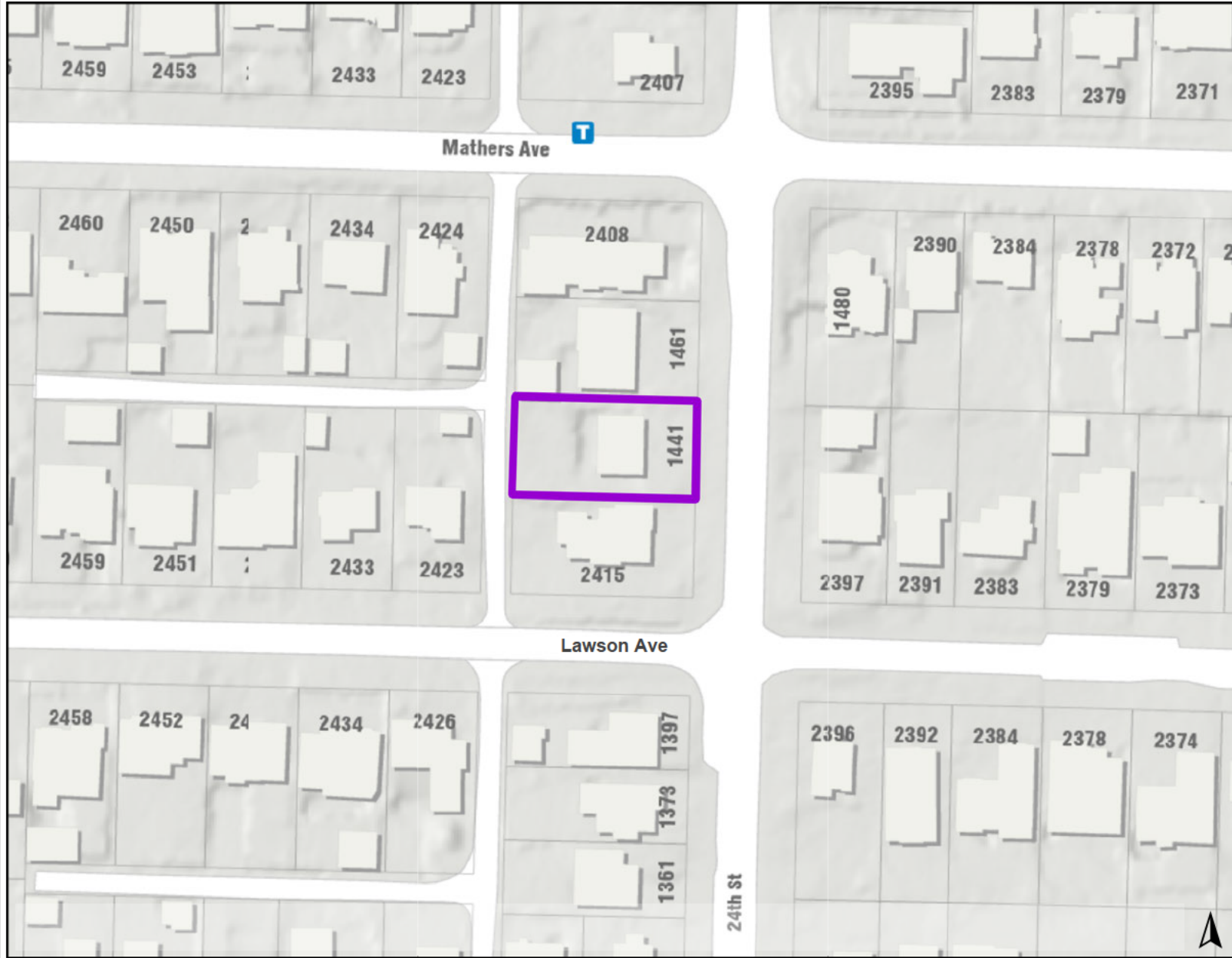
Thank you.

s. 22(1)

Nicole Colby  
Supervisor Residential Plans Examiners

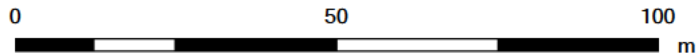
Enclosure

cc: Secretary, Board of Variance



Legend

Notes

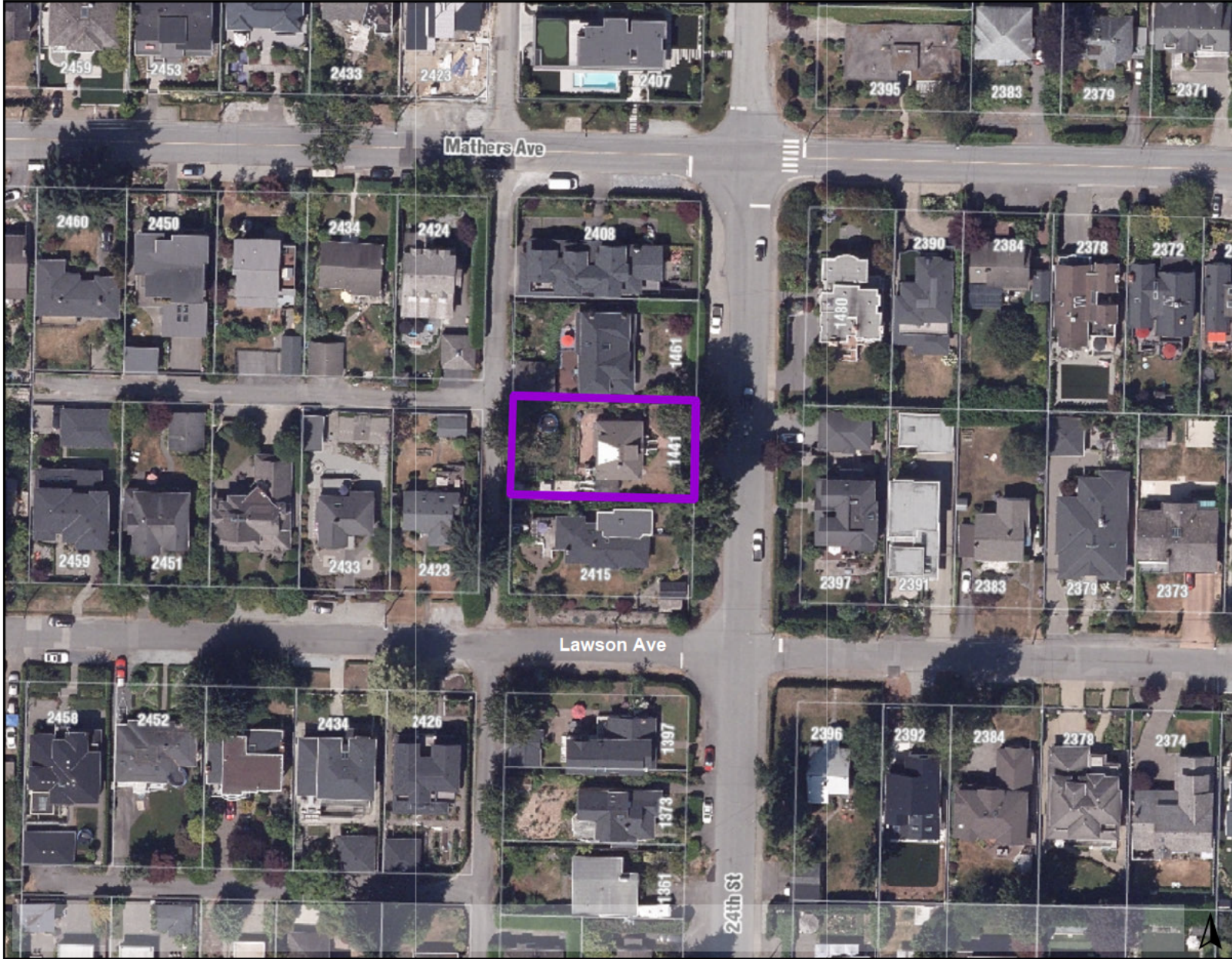


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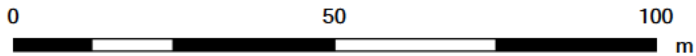
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Legend

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

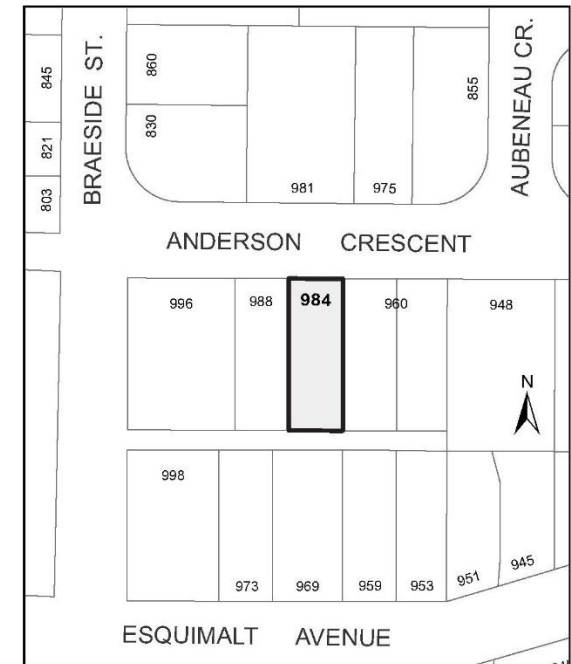
Subject property: **984 Anderson Crescent**

A Board of Variance hearing will be held on:

**Wednesday, July 15, 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 984 Anderson Crescent will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	0.76 m	8.34 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.76 m	0.76 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](mailto: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 July 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: 984 Anderson Crescent

### Applicant (please print clearly)

Name(s): Arnon Wilson Phone #: NA  
 Mailing Address: 2273 Mossy Rock Place Cell #: 604 848 8505  
 Email Address: Kialaha Construction@gmail.com Fax #: NA

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 #: NA  
 Mailing Address: [REDACTED] s. 22(1) Cell #: [REDACTED] s. 22(1)  
 Email Address: [REDACTED] Fax #: NA

### 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)  
 Applicant Signature

9 June 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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Dear Sir/ Madam

9 June 2026

Please find below the details for the variance application for 984 Anderson Crescent West Vancouver.

The proposed construction is to install a permanent power pole in within the property lines, but not within the prescribed building setbacks.

The variance we are seeking is to move the front yard setback for the power pole from the 9.1 m Bylaw to a proposed .76 m which would keep it within the property lines and would be a variance of 8.34 metres

And regarding the side yard setback to move it from the Bylaw 1.52 m to a proposed .76 m with a variance of .76 m.

The hardship caused by the compliance to the current bylaws would be that this would place the new power pole within 5 feet of the front door making it an unsightly addition to a new house, Please see the Survey showing the location and front door when placed with the current Bylaw in this situation.

Thank you for your consideration

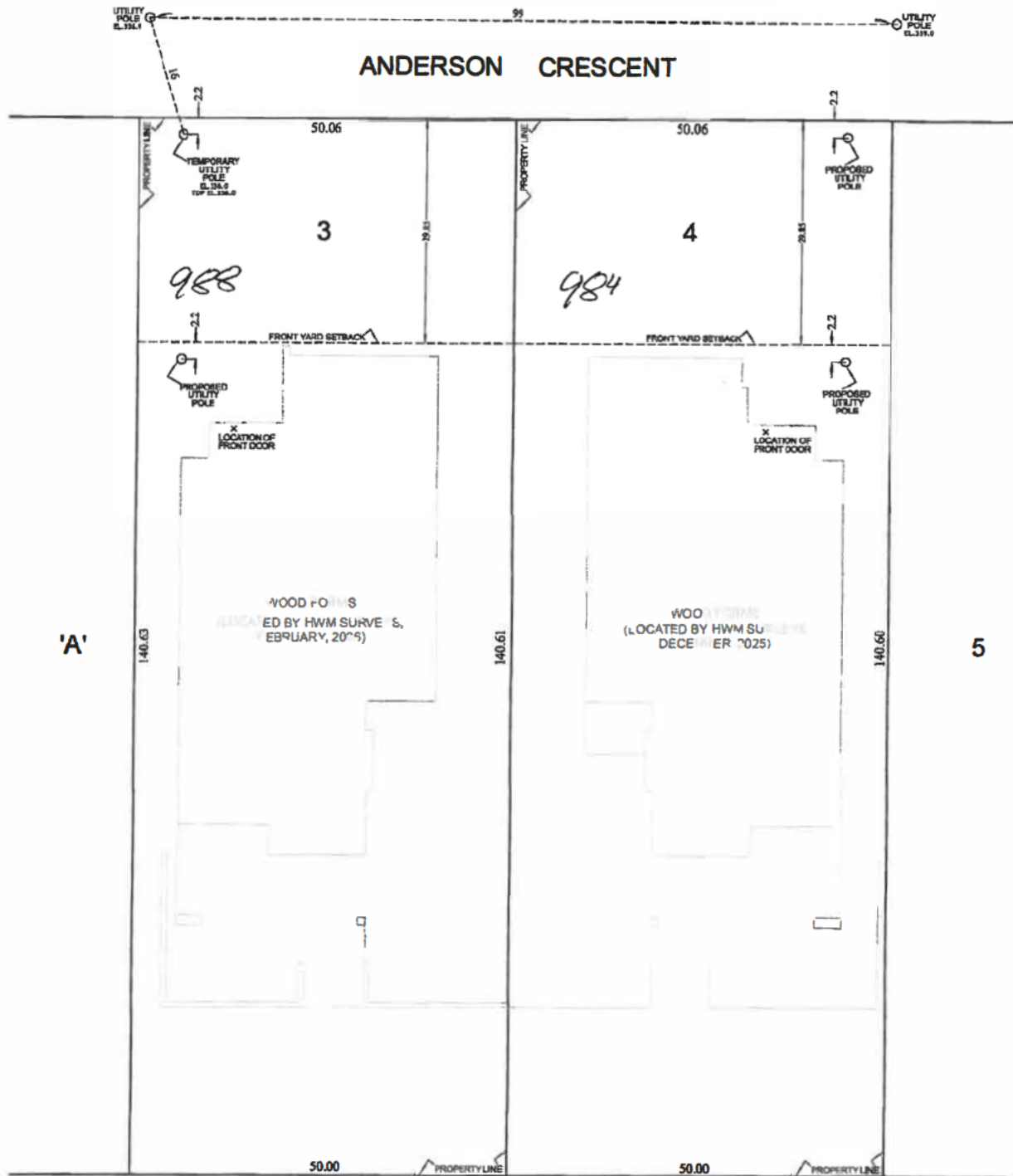
Sincerely

s. 22(1)

A large black rectangular redaction box covers the signature area. A small portion of a signature line is visible to the left of the box.

**PLAN SHOWING LOCATIONS OF PROPOSED POWER POLES ON LOT 3 AND LOT 4, BLOCK 2, SW 1/4 OF DISTRICT LOT 1049, PLAN 4092**

P.I.D. 003-249-875 (LOT 3)  
 P.I.D. 003-249-821 (LOT 4)  
 SCALE 1 INCH = 10 FEET



'A'

LANE

**LOTS NOTE:**  
 FOR COVENANT IN FAVOUR OF THE CORPORATION OF  
 THE DISTRICT OF WEST VANCOUVER, SEE C82083089

CERTIFIED CORRECT THIS 19TH DAY OF MAY, 2025



Alexander  
 Elliot Heath -  
 BCLS - ABCLS

B.C.L.S.

**ELEVATION**

ELEVATIONS FROM SITE SURVEY SHOWN ON ARCHITECT SITE PLAN

984 AND 988 ANDERSON CRESCENT  
 FB.3113 p.28 M5042-15 WV 8M

**THIS DOCUMENT IS NOT VALID UNLESS  
 PHYSICALLY BOUND AND SEALED**



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HOBBS, WINTER & MacDONALD  
 B.C. LAND SURVEYORS  
 113-828 HARBOURSIDE DRIVE,  
 NORTH VANCOUVER, B.C., V7P 8R9  
 TEL 604-965-1371 FAX 604-965-6204  
 EMAIL: admin@hwmurveyors.com

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

June 9, 2026

File: **BP120019**

s.22(1)

Dear Sir/Madam

**RE: 984 ANDERSON CRESCENT - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS3 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Power Pole (Accessory Structure) will not comply with the Zoning Bylaw because it does not maintain the required 9.1m front yard setback, and 1.52m side yard setback.

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

- 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	9.1 m	0.76 m	8.34 m

- The Zoning Bylaw, Section 203.09(1)(a) 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	0.76 m	0.76 m

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

- revise your plans to conform to the Zoning Bylaw; **or**
- make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055) ; **or**

- 
- 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 17th June**. The next Board of Variance Hearing is scheduled for **Wednesday 15th July**. 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  
Assitant plans examiner  
[jwoodruff@westvancouver.ca](mailto:jwoodruff@westvancouver.ca)

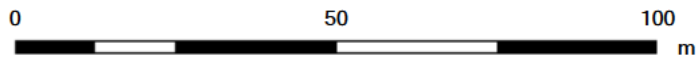
Enclosure

cc: Secretary, Board of Variance



Legend

Notes

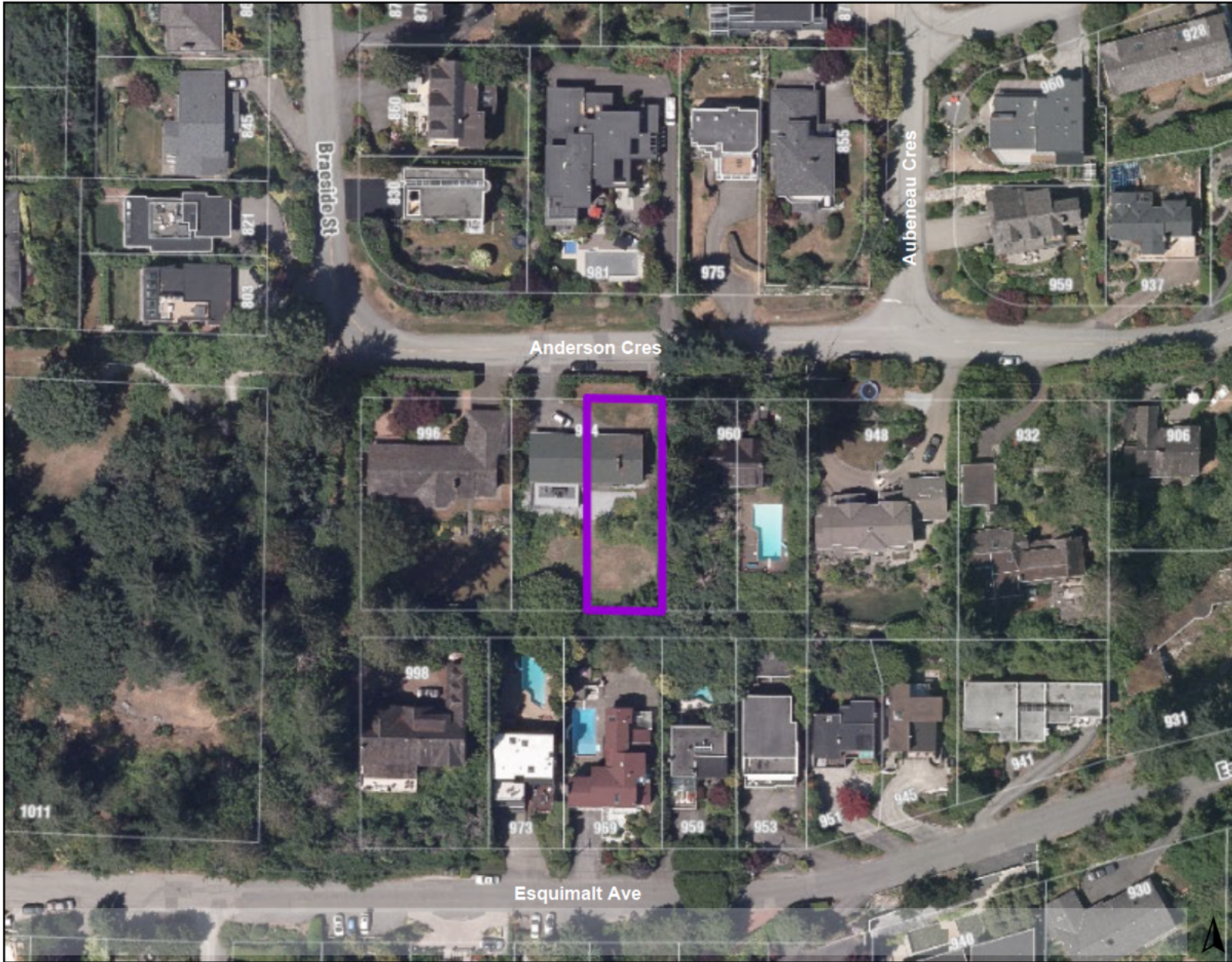


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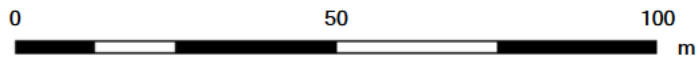
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Legend

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

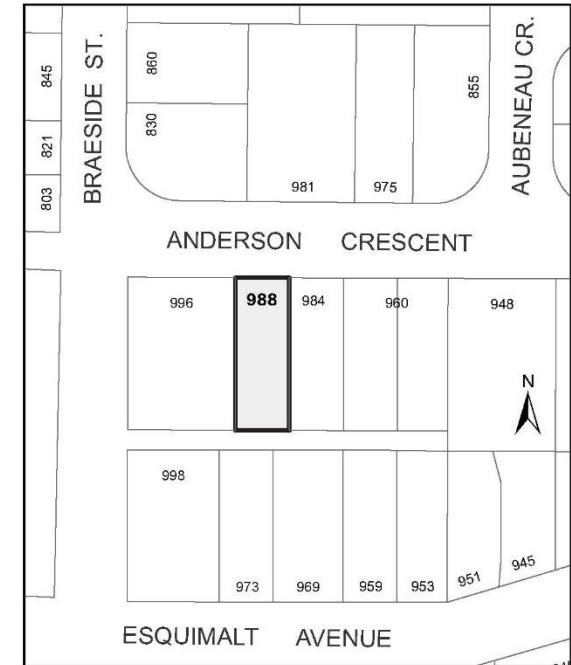
Subject property: **988 Anderson Crescent**

A Board of Variance hearing will be held on:

**Wednesday, July 15, 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 988 Anderson Crescent will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	0.76 m	8.34 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.76 m	0.76 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](mailto:boardofvariance@westvancouver.ca); or
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**Please provide written submissions no later than noon on July 15, 2026 to ensure their availability to the Board for the hearing.**

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## Board of Variance Application Form

### Subject Property (please print clearly)

Address: 988 Anderson Crescent

### Applicant (please print clearly)

Name(s): Arion Wilson Phone #: NA  
 Mailing Address: 2273 Massy Rock Place Cell #: 604 8988505  
 Email Address: Kialahaconstruction@gmail.com Fax #: NA

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]  
 Mailing Address: [REDACTED] s. 22(1) Cell #: [REDACTED]  
 Email Address: [REDACTED] s. 22(1) Fax #: NA

### 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) 9 June 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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Dear Sir/ Madam

9 June 2026

Please find below the details for the variance application for 988 Anderson Crescent West Vancouver.

The proposed construction is to install a permanent power pole in within the property lines, but not within the prescribed building setbacks.

The variance we are seeking is to move the front yard setback for the power pole from the 9.1 m Bylaw to a proposed .76 m which would keep it within the property lines and would be a variance of 8.34 metres

And regarding the side yard setback to move it from the Bylaw 1.52 m to a proposed .76 m with a variance of .76 m.

The hardship caused by the compliance to the current bylaws would be that this would place the new power pole within 5 feet of the front door making it an unsightly addition to a new house, Please see the Survey showing the location and front door when placed with the current Bylaw in this situation.

Thank you for your consideration

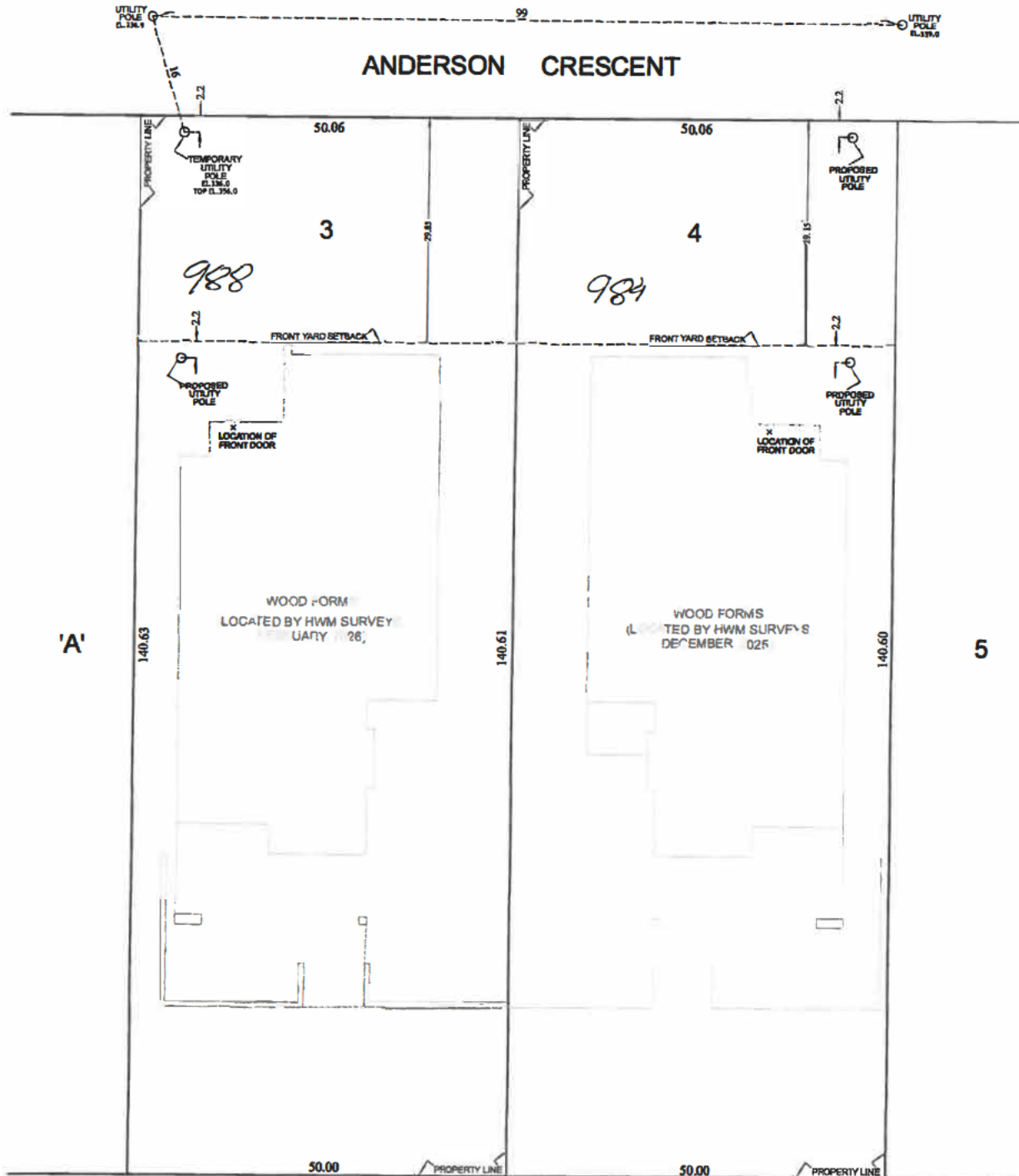
Sincerely

s. 22(1)

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

**PLAN SHOWING LOCATIONS OF PROPOSED POWER POLES ON  
LOT 3 AND LOT 4, BLOCK 2, SW 1/4 OF DISTRICT LOT 1049, PLAN 4092**

P.I.D. 003-249-875 (LOT 3)  
P.I.D. 003-249-921 (LOT 4)  
SCALE 1 INCH = 10 FEET



LOT 3 NOTE:  
FOR COVENANT IN FAVOUR OF THE CORPORATION OF  
THE DISTRICT OF WEST VANCOUVER, SEE 082083008

CERTIFIED CORRECT THIS 19TH DAY OF MAY, 2026



Alexander  
Elliot Heath -  
BCLS - ABCLS  
B.C.L.S.

ELEVATION  
ELEVATIONS FROM SITE SURVEY SHOWN ON ARCHITECT SITE PLAN

984 AND 988 ANDERSON CRESCENT  
FB.3113 p.28 M5642-15 WV SM

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED



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HOBBS, WINTER & MacDONALD  
B.C. LAND SURVEYORS  
113-828 HARBOURSIDE DRIVE,  
NORTH VANCOUVER, B.C. V7P 5R9  
TEL: 604-986-1371 FAX: 604-986-6204  
EMAIL: admin@hwm-surveys.com

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

June 9, 2026

File: **BP120025**

s.22(1)

a

Dear Sir/Madam

**RE: 988 ANDERSON CRESCENT - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS3 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Power Pole (Accessory Structure) will not comply with the Zoning Bylaw because it does not maintain the required 9.1m front yard setback, and 1.52 side yard setback.

- 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	9.1 m	0.76 m	8.34 m

- The Zoning Bylaw, Section 203.09(1)(a) 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	0.76 m	0.76 m

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

- revise your plans to conform to the Zoning Bylaw; **or**
- make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055); **or**

- 
- 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 17th June**. The next Board of Variance Hearing is scheduled for **Wednesday 15th July**. 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.

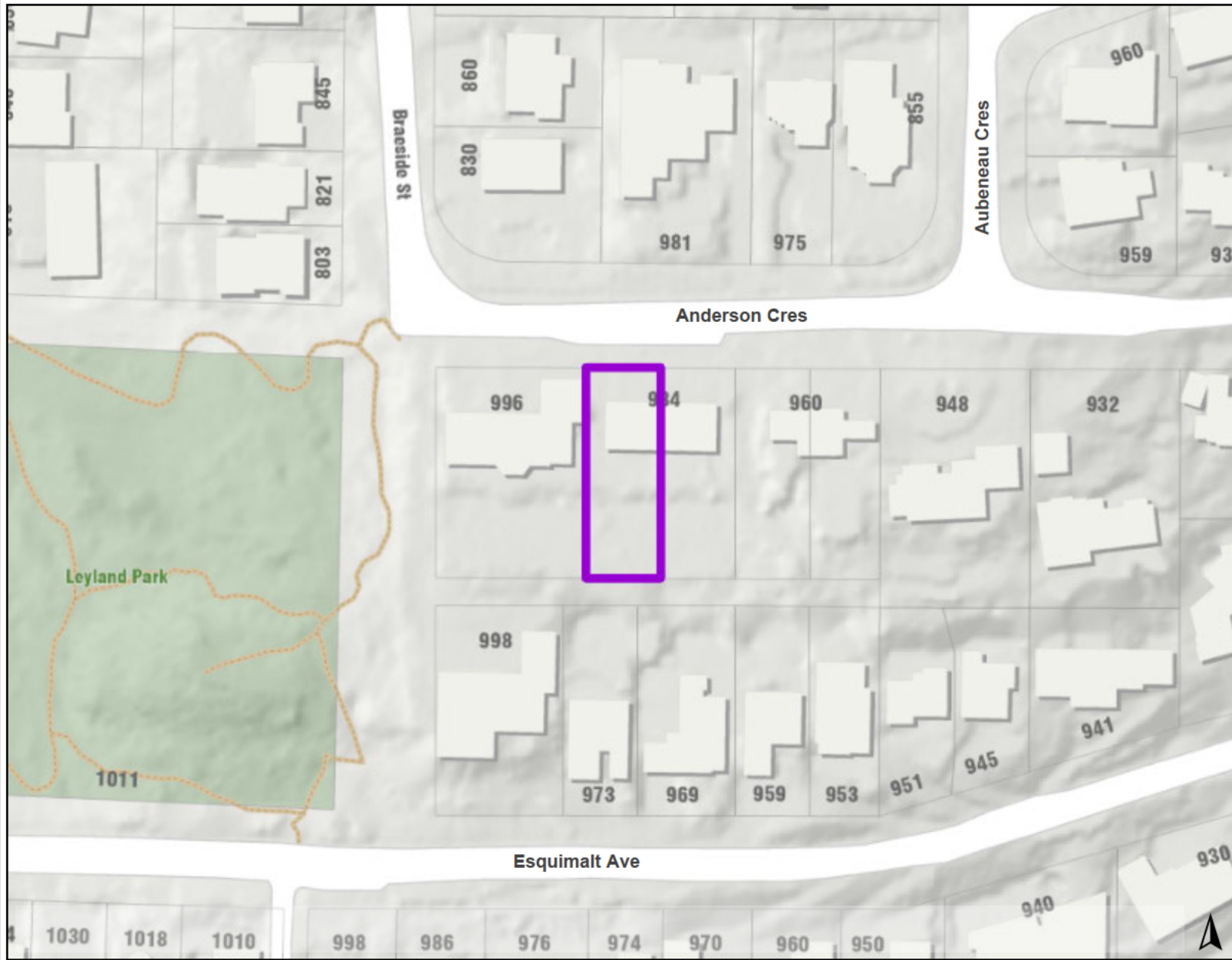
Thank you.

s. 22(1)

Joe Woodruff  
Assistant plans examiner  
[jwoodruff@westvancouver.ca](mailto:jwoodruff@westvancouver.ca)

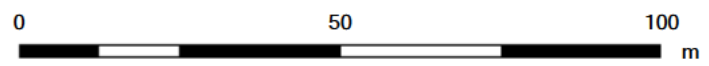
Enclosure

cc: Secretary, Board of Variance



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Notes

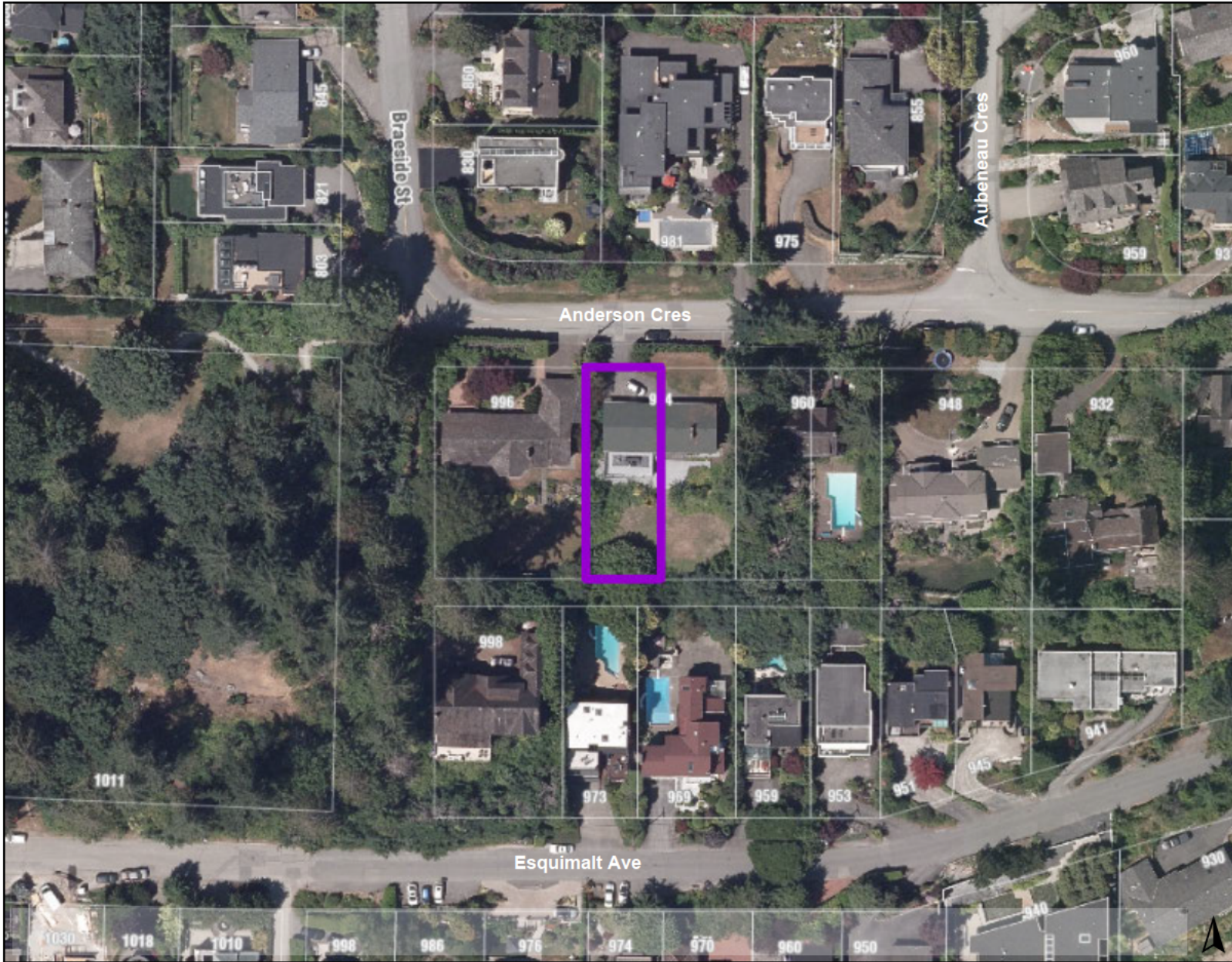


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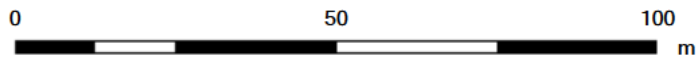
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## NOTICE OF BOARD OF VARIANCE HEARING

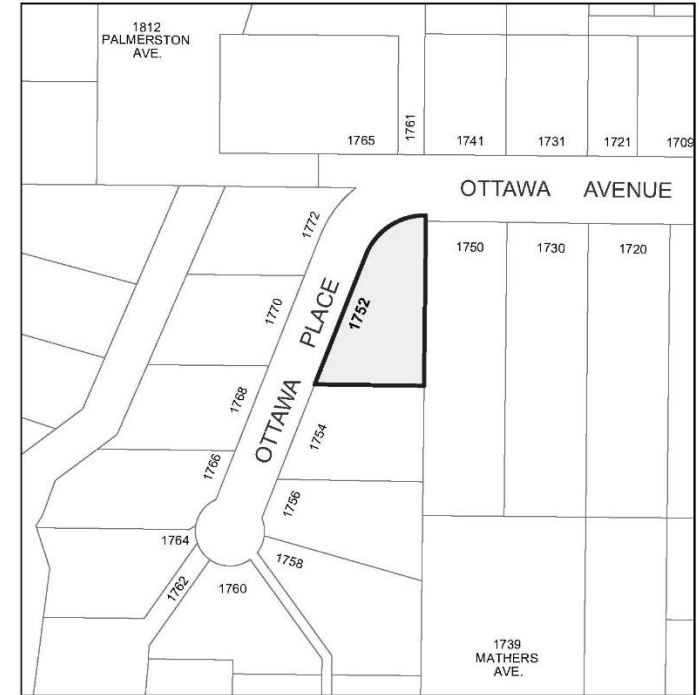
Subject property: **1752 Ottawa Place**

A Board of Variance hearing will be held on:

**Wednesday, July 15, 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 1752 Ottawa Place will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	1.17 m	7.93 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	6.93 m	3.23 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.

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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](mailto: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 July 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: 1752 OTTAWA PLACE

### Applicant (please print clearly)

Name(s): VESNA MOLBY Phone #: [Redacted] s. 22(1)  
 Mailing Address: [Redacted] s. 22(1) Cell #: [Redacted]  
 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]  
 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 the public and will be placed in the public agenda binder for the Board of Variance Hearing.**

[Redacted Signature] s. 22(1)  
 Applicant Signature

June 11, 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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June 1, 2026

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

**Re: Application to Board of Variance – Request for Relaxation of Height and Setback Requirements for Utility Power Pole**

Dear Members of the Board,

I am writing to request a variance to permit the installation of a private power pole within the required front yard setback at 1752 Ottawa Place.

The previous dwelling on the property, constructed in 1958, was served by overhead electrical lines extending from a utility pole located on the opposite side of the street. A tree situated on the property provided partial support for the service conductors and assisted in maintaining the required clearance over the roadway. Following the demolition of the dwelling and removal of the tree, this support structure no longer exists.

Regulations prohibit electrical service lines from contacting or relying on trees or vegetation for support. With the removal of the tree, the span between the existing utility pole and the proposed dwelling is too great to maintain the required vertical clearance above the roadway. As a result, the conductors would sag below the minimum clearance requirements, creating a safety concern.

BC Hydro has reviewed the existing conditions and determined that the electrical service should instead be supplied from a closer utility pole. To facilitate this connection and maintain the required clearances, a new intermediate pole is required. Without this additional pole, the span to the proposed dwelling would be excessive and would not comply with the applicable clearance requirements.

To address this issue, we are proposing the installation of a new private pole on the subject property to reduce the span length and ensure compliance with safety standards. The proposed location has been carefully selected to align with a neighboring private power pole, minimizing visual impact and maintaining consistency within the streetscape. From this pole, the electrical service will be routed underground to the new dwelling.

The hardship in this situation is technical and site-specific. Without the variance, it is not feasible to achieve the required clearance due to the excessive span distance, which would result in an unsafe condition over the roadway. The proposed 23.8 foot pole in the requested location will resolve this issue and provide a safe and code-compliant solution.

In summary, the requested variance, I feel, is minor, practical, and necessary to facilitate safe and effective electrical servicing to the property. It will not negatively impact neighboring properties, the character of the area, or the natural environment. I respectfully request your consideration and approval.

Thank you for your consideration.

Sincerely,

s. 22(1)

Vesna M

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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

June 11, 2026

File: **BP120040**

s.22(1)

Dear Sir/Madam

**RE: 1752 OTTAWA PLACE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS3 ZONE**

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

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

	Bylaw	Proposed	Variance
Front Yard Setback for power pole	9.1 m	1.17 m	7.93 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 grade as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Structure Height for power pole	3.7 m	6.93 m	3.23 m

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

- revise your plans to conform to the Zoning Bylaw; or
- make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055) ; or

- 
- 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 June 17th**. The next Board of Variance Hearing is scheduled for **Wednesday July 15th**. 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.

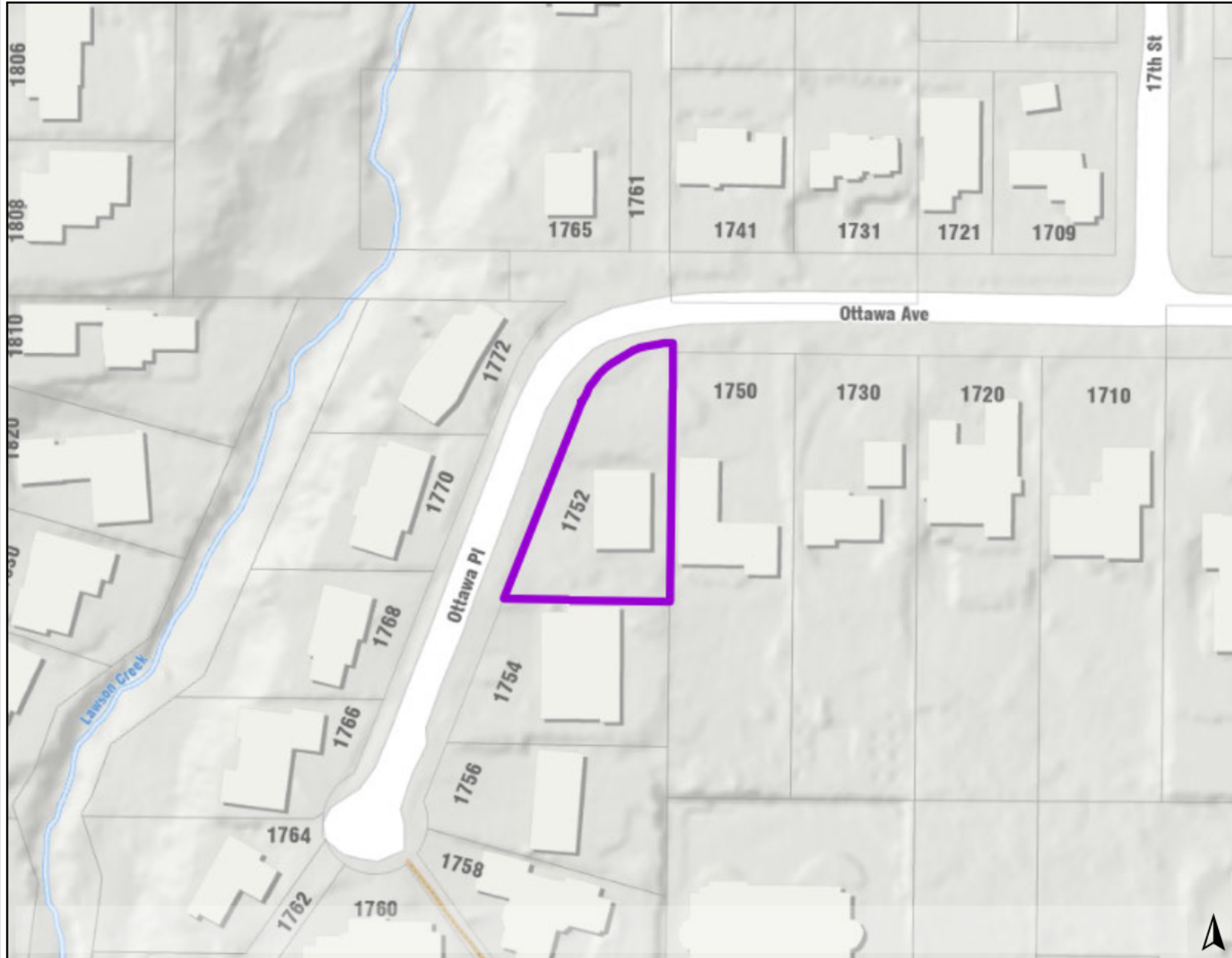
Thank you.

s. 22(1)

Joe Woodruff  
Assistant plans examiner  
[jwoodruff@westvancouver.ca](mailto:jwoodruff@westvancouver.ca)

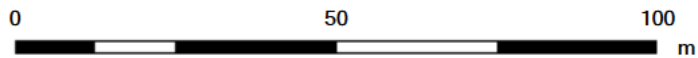
Enclosure

cc: Secretary, Board of Variance



Legend

Notes

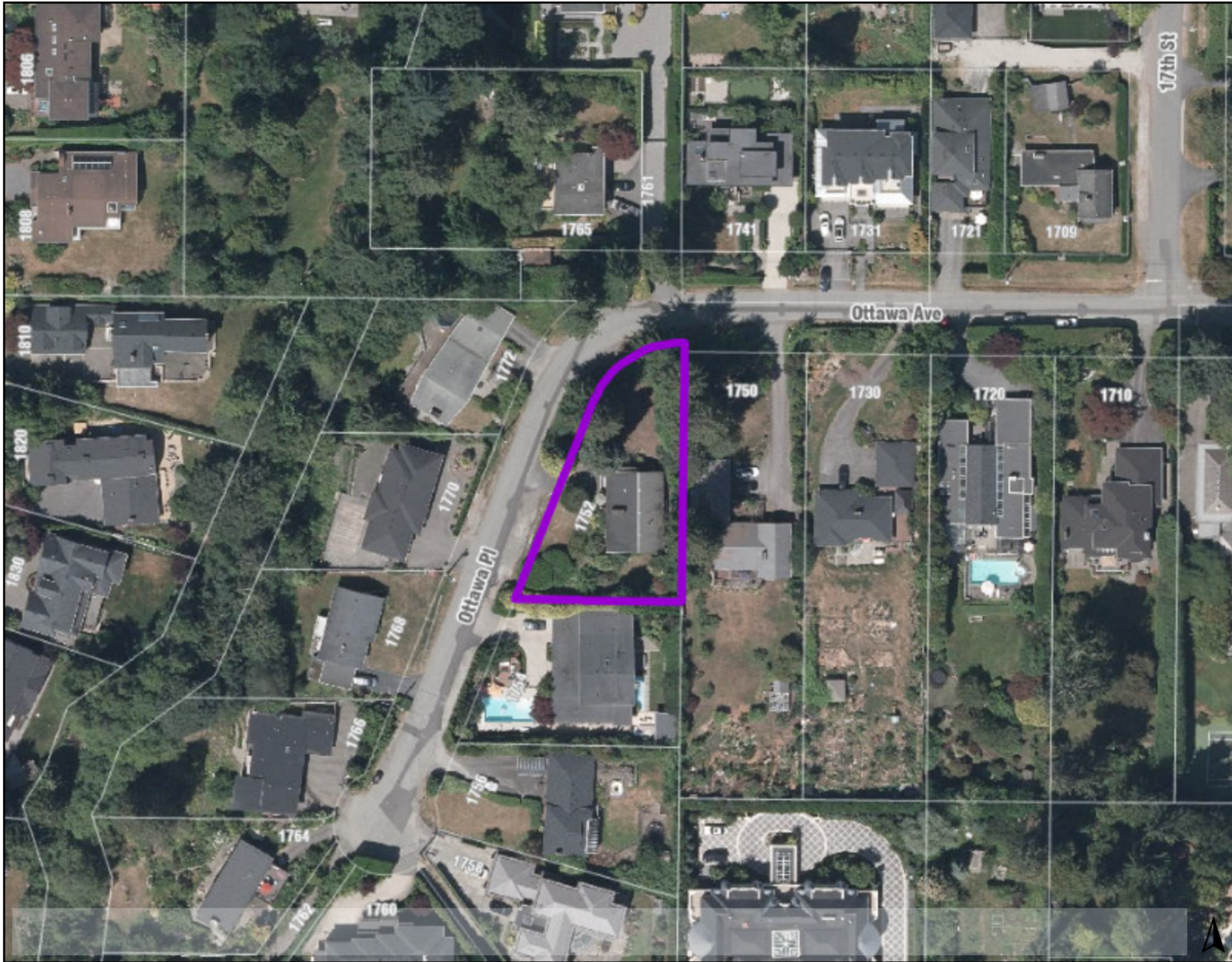


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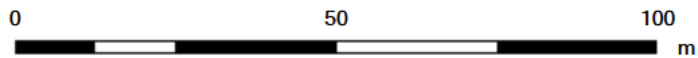
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Legend

Notes



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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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

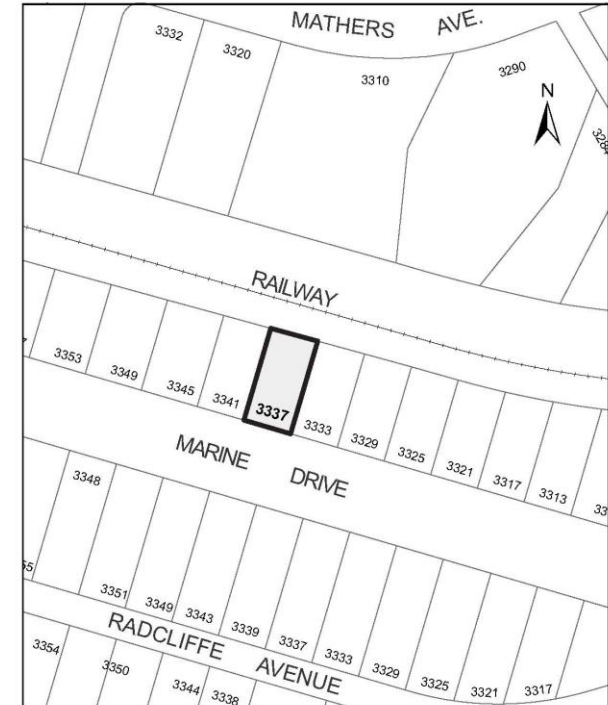
Subject property: **3337 Marine Drive**

A Board of Variance hearing will be held on:

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

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

Building Height	Bylaw Requirement	Proposed	Variance
	7.62 m	9.57 m	1.95 m
Floor Area	Bylaw Requirement	Proposed	Variance
	204.4 sqm	227.4 sqm	23.0 sqm



**To view plans, permit and variance information** contact Permits & Inspections at 604-925-7040.

**To view documents and written submissions, or to enquire about hearing procedures or results** contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations to the Board of Variance via electronic communication facilities please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at [boardofvariance@westvancouver.ca](mailto: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 July 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: 3337 Marine Drive, West Vancouver BC, V7V 1M8

### Applicant (please print clearly)

Name(s): David Leslie Phone #: \_\_\_\_\_

Mailing Address: s. 22(1) Cell #: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax #: \_\_\_\_\_

Interest of Applicant: s. 22(1) (Note: If the registered property is a registered property owner)

### Registered Owner (please print clearly)

Name(s): s. 22(1) Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Cell #: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax #: \_\_\_\_\_

### Completed Application Must Include

- A letter (signed original) describing:
- The proposed construction;
  - The requested variance(s); and
  - 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 s. 22(1) agenda binder for the Board of Variance Hearing.

June 14, 2026

Date

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: \_\_\_\_\_

LGDM-525451288-20853

LGDM-525451288-20883

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Variance Application – 3337 Marine Drive, West Vancouver

To: The West Vancouver Board of Variance, District of West Vancouver

Board Summary:

This application is a follow-on request arising from the implementation of a variance previously approved by the Board relating to the recognition of a long-standing attic-level room. During the subsequent building permit review process, it was determined that the existing stair configuration serving the attic level does not meet current Building Code requirements and must be reconfigured to provide a compliant stair run. To achieve this, a very small building envelope adjustment of approximately 2 square metres is required.

The requested variance is directly related to implementing the Board's previously approved variance and represents the minimum alteration necessary to satisfy current Building Code requirements identified during permit review. No additional habitable floor area, new room, or expansion of use is proposed. The variance is sought solely to facilitate a code-compliant access route to a space whose existence has already been recognized through the earlier variance process.

Dear Members of the Board,

I am writing in support of this variance application [REDACTED] s. 22(1) at 3337 Marine Drive, West Vancouver.

As the Board may recall, a previous variance application relating to the attic-level room was approved based on the long-standing nature of the space, which was constructed during renovations in the 1970s and has been reflected in BC Assessment records for decades despite not appearing in the City's archival building files. The Board recognized both the long-established nature of the room and the hardship that would result from requiring removal or decommissioning of a space that has existed as part of the home for more than forty years.

Following that approval, [REDACTED] s.22(1) the building permit process required to regularize the condition and ensure compliance with current regulations. During the pre-permit review, it was identified that the existing stair serving the attic level does not satisfy current Building Code requirements and must be reconfigured to provide a longer and safer stair run.

The stair is a long-standing feature associated with renovations undertaken in the 1970s and has existed in substantially its current form for decades. As with many older homes in West Vancouver, elements of original construction and historic renovations do not always align with contemporary code standards. The need for this modification only arose because the property is now being brought through a modern permitting and compliance process [REDACTED] s. 22(1).

The only practical way to achieve a stair configuration that meets current safety requirements within the constraints of the existing structure is through a very

modest building envelope adjustment of approximately 2 square metres. This change is purely functional and exists solely to accommodate the revised stair geometry. It does not create additional living space, increase occupancy, introduce a new use, or alter the character of the home.

The hardship remains substantially the same as described <sup>s. 22(1)</sup> previous application. <sup>s. 22(1)</sup> the property in good faith relying on official government records and had no reason to suspect inconsistencies between historic permit records and long-established conditions reflected in BC Assessment records. The need for this additional variance only emerged after the original variance approval and during efforts to comply with current Building Code requirements.

Importantly, the requested variance is not intended to obtain additional development rights, but rather to facilitate compliance with current Building Code requirements for a long-standing condition that predates <sup>s. 22(1)</sup> and has existed as part of the home for many decades.

Requiring removal or abandonment of the attic-level space because of this minor envelope deficiency would impose a disproportionate financial burden <sup>s.22(1)</sup> and would undermine the purpose and practical implementation of the Board's previous approval. The requested variance represents the minimum modification necessary to achieve a safe, code-compliant outcome while preserving a long-standing component of the home.

For these reasons, I respectfully request approval of this variance. The proposal enables compliance with current safety requirements, has negligible impact on surrounding properties, and represents the minimum relief necessary to address an unforeseen issue identified during the permit process. Approval would allow completion of the regularization process already supported by the Board while achieving a safer and more code-compliant outcome.

Thank you for your consideration.

Kind regards,

David Leslie

<sup>s. 22(1)</sup>

West Vancouver,

Visual Representation – proposed stairwell envelope in green



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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

June 5, 2026

File: **BP119812**

s.22(1)  
 [Redacted]  
 [Redacted]  
 [Redacted]

Dear Sir/Madam

**RE: 3337 MARINE DRIVE – WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS4 ZONE**

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

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

	Bylaw	Proposed	Variance
Building Height For Addition	7.62 m	9.57 m	1.95 m

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

	Bylaw	Proposed	Variance
Floor Area For Addition	204.4 sqm	227.4 sqm	23.0 sqm

Comments:

- Lot size is 455.97 sqm
- The proposed addition is at the 3rd storey of the house.
- A variance to height for the building is not required.
- Proposed height variance is for addition only and measured to the top of proposed addition.
- The proposed addition will add 2.0 sqm to previously approved floor area. Floor area was approved to 225.4 sqm (Appeal 26-001).

The following variances exist and are listed for reference only:

- Appeal 2896 (Nov 1977) – Variances approved for front yard, east side yard, and combined side yard setbacks. No changes to these variances proposed.
- Appeal 26-001 (Jan 2026) – Variances approved for added storey (3 plus crawlspace), height, and floor area.

---

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 \$880 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday 17th June**. The next Board of Variance Hearing is scheduled for **Wednesday 15th July**. 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.

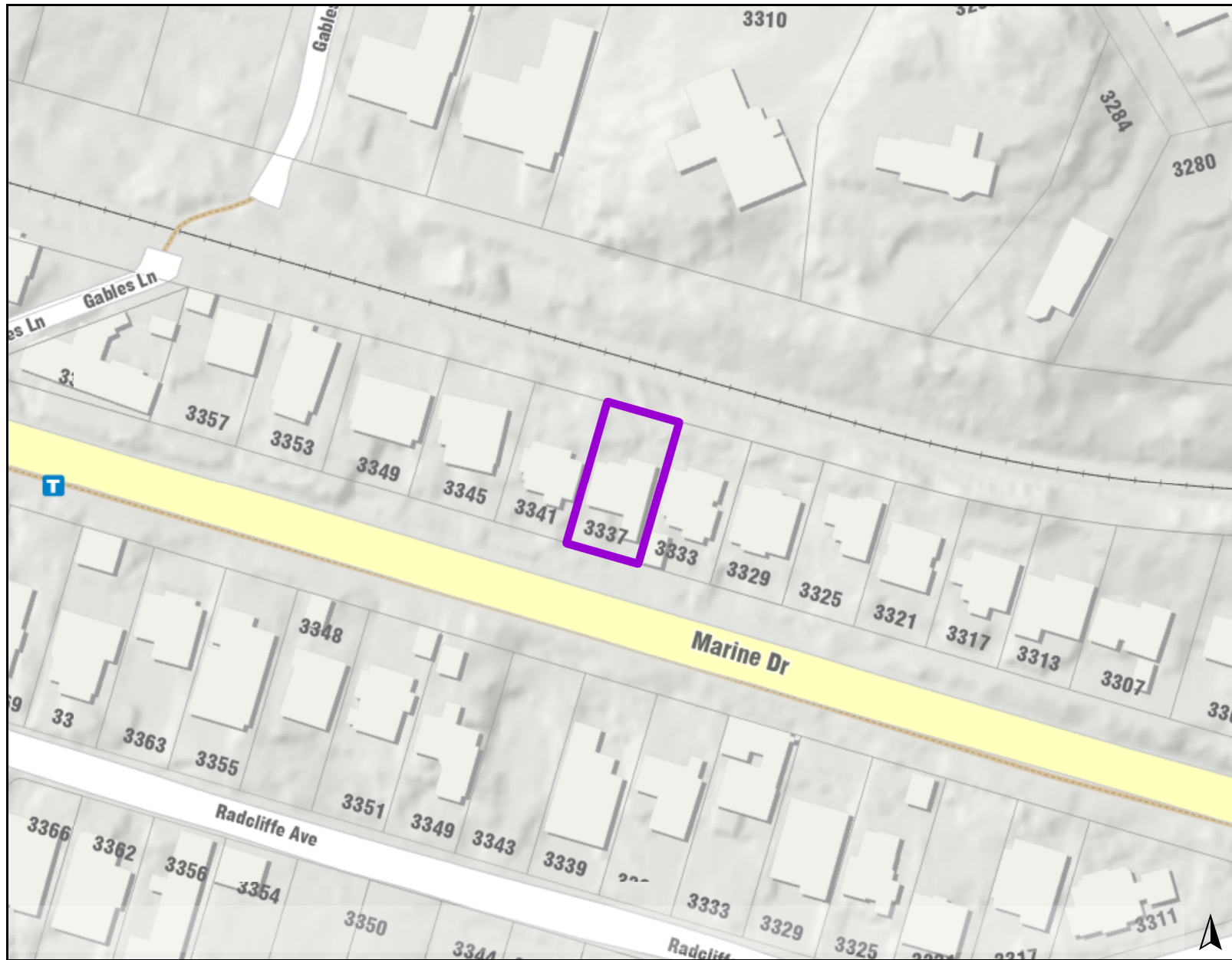
Thank you,

s. 22(1)

Amanda Procter  
Plans Examiner  
[aprocter@westvancouver.ca](mailto:aprocter@westvancouver.ca)

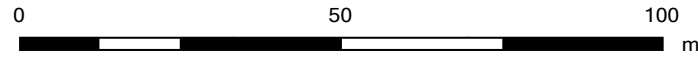
Enclosure

cc: Secretary, Board of Variance



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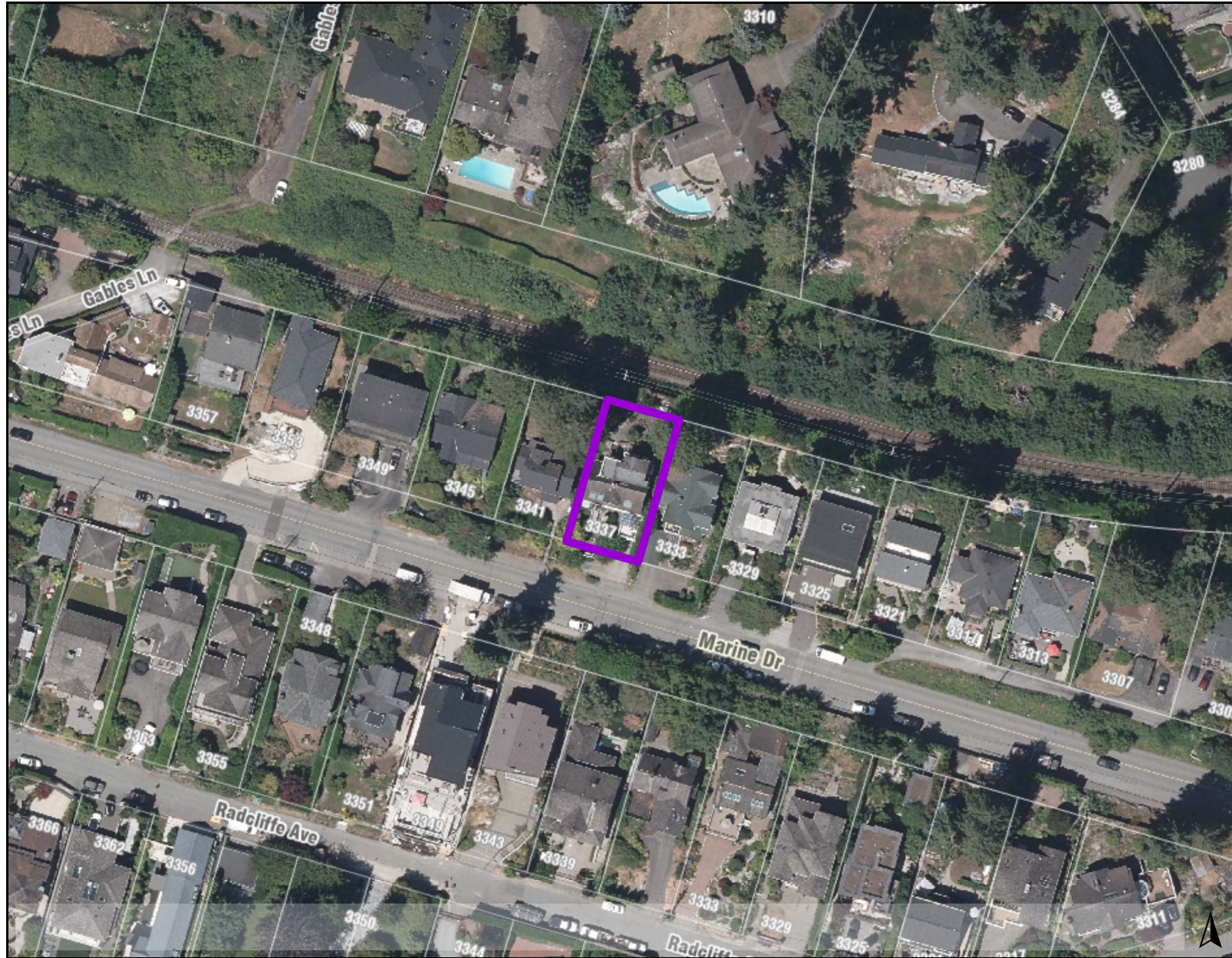


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## NOTICE OF BOARD OF VARIANCE HEARING

Subject property: **2308 Lawson Avenue**

A Board of Variance hearing will be held on:

**Wednesday, July 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 2308 Lawson Avenue will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	7.60 m	0.91 m	6.69 m
Minimum (East) Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.83 m	0.91 m	0.92 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	4.57 m	0.87 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](mailto: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 July 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:** 2308 Lawson Avenue, West Vancouver, B.C.

**Applicant** (please print clearly)

**Name(s):** Mehrdad Majidnejadi **Phone #:** \_\_\_\_\_

**Mailing Address:** 1406 Pemberton Avenue, North Vancouver **Cell #:** 778-885-6658

**Email Address:** Marblebc@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 #:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_ **Fax #:** \_\_\_\_\_

**Completed Application Must Include**

- A letter (signed original) describing:**
- The proposed construction;
  - The requested variance(s); and
  - 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 \_\_\_\_\_ be access to the public agenda binder for the Board of Variance Hearing.**

Applicant Signature \_\_\_\_\_

Date June 15/26

**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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June 15, 2026

BOARD OF VARIANCE  
DISTRICT OF WEST VANCOUVER  
750 17th Street, West Vancouver, BC

Dear Board of Variance Members,

**Re: 2308 Lawson Avenue, West Vancouver, BC**  
PID: 004-159-462

We are requesting a variance to permit the installation of a private power pole on the above-noted property. The proposed residence will receive electrical service from the existing BC Hydro pole via an overhead connection to a private pole, and then by underground service from the private pole to the residence.

The proposed privately owned power pole is 15 feet (4.57 m) in height and require side and Front yard setbacks of 3 feet (0.91 m).

Over the past few months, we worked closely with BC Hydro and the electrical inspector to evaluate alternative locations and servicing options for the utility pole. After reviewing the site conditions, utility servicing requirements, and safety considerations, it was determined that the proposed location is the only practical and feasible location for the pole.

The proposed residence is approximately 95 feet away, from the existing BC Hydro pole. BC Hydro requires the connection distance to remain within allowable limits for overhead service. Due to the location of the building envelope, site grading, and servicing requirements, relocating the pole elsewhere on the property is not feasible.

In addition, the property contains a significant slope on the south side. The steep terrain, together with the driveway location on the east side of the property, substantially limits the available locations for the private power pole. Installing the pole within the building envelope would interfere with the proposed residence and site layout, while alternative locations would not satisfy BC Hydro's servicing requirements.

Given these constraints, viable options are very limited. The proposed location requiring a side yard setback variance to 3 feet (0.91 m) is the only feasible solution to provide safe and reliable electrical service to the residence. Without the requested variance, establishing permanent power service while maintaining the intended development of the property would be impractical.

The need for the variance is caused by the unique physical characteristics of the property, particularly the steep slope on the south side and the site servicing constraints, and is not the result of any actions taken by the property owner.

We respectfully request that the Board of Variance consider and approve this application based on the unique site conditions and hardship described above.

Sincerely,

s. 22(1)

Marble Construction  
Mehrdad Majidnejadi

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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

June 12, 2026

File: **BP120034**

s.22(1)

Dear Sir/Madam

**RE: 2308 LAWSON 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 7.6 m front yard setback, 1.83 m side yard setback, and 3.7 m 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 Private Power Pole	7.6 m	0.91 m	6.69 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 (East) Side Yard Setback for Private Power Pole	1.83 m	0.91 m	0.92 m

- The Zoning Bylaw, Section 130.01(7)(b) 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 Private Power Pole	3.7 m	4.57 m	0.87 m

---

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 \$880 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday 17th June**. The next Board of Variance Hearing is scheduled for **Wednesday 15th July**. 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](mailto:aprocter@westvancouver.ca)

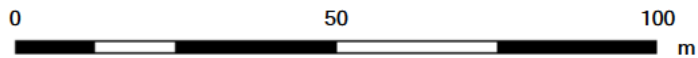
Enclosure

cc: Secretary, Board of Variance



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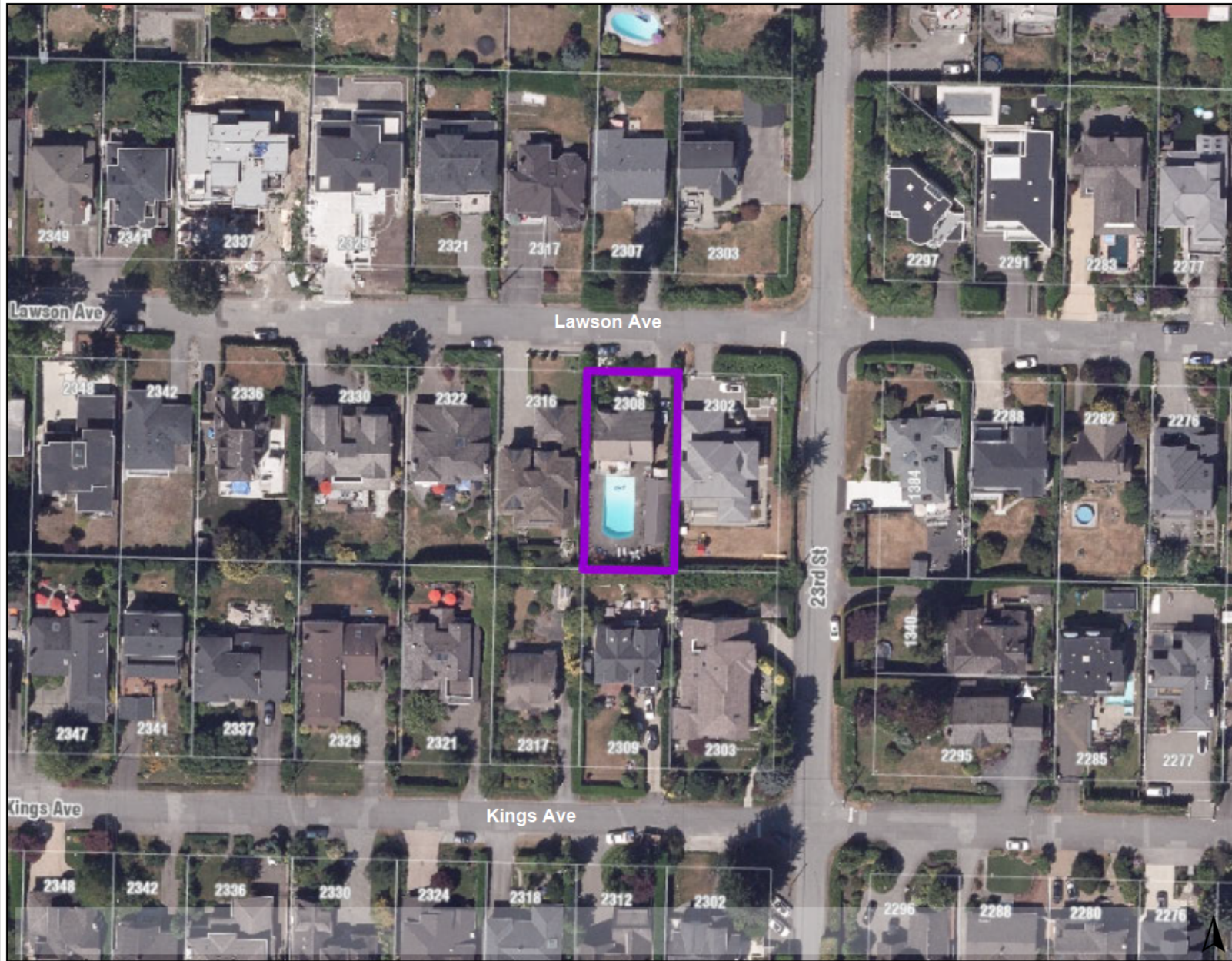


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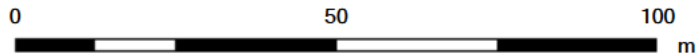
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District of West Vancouver  
 750 17th Street, West Vancouver, BC V7V 3T3  
 t: 604-925-7004 f: 604-925-7006

## NOTICE OF BOARD OF VARIANCE HEARING

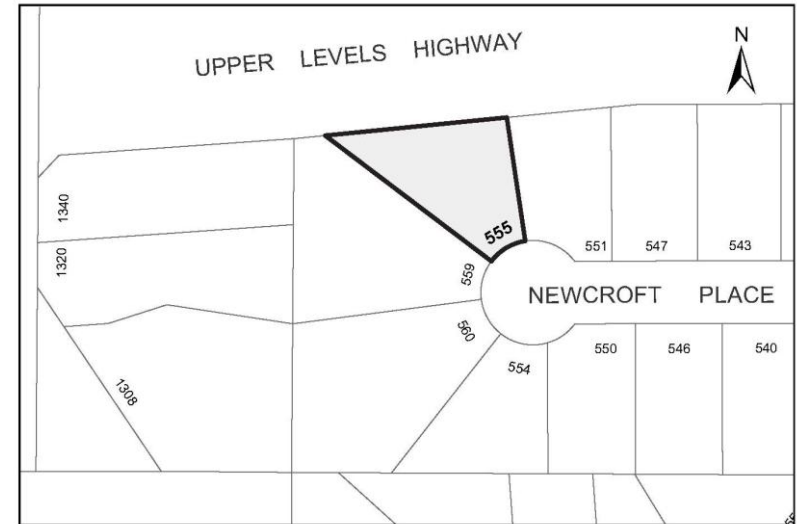
Subject property: **555 Newcroft Place**

A Board of Variance hearing will be held on:

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

**The following variance for an addition and alteration at 555 Newcroft Place will be considered:**

Floor Area	Bylaw Requirement	Proposed	Variance
	0.300 (386.6 sqm)	0.347 (447.0 sqm)	0.047 (60.4 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](mailto: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 July 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: 555 Newcroft Place

## Applicant *(please print clearly)*

Name(s): Kayvan Memary

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: \_\_\_\_\_

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)

June, 17, 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:     E m a i l     Date: June 17, 2026

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June 17, 2026

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

**Re:** Request for FAR Variance - 555 Newcroft Place, West Vancouver, BC V7T 1W9

**Owner:** [REDACTED] s. 22(1)

Dear Board Members:

I am writing on behalf of the owner to respectfully request a variance permitting a maximum FAR of 35% of site area for the restoration of the fire-damaged dwelling.

The proposed floor area, including the existing accessory building approved in 1994, exceeds the current 30% FAR.

### **Background and hardship**

This application arises from an unfortunate fire-damage event. The owner is not seeking a voluntary discretionary expansion; the work is required to restore the dwelling and address existing records and siting conditions

Based on District archive records and Attachment 1, Area A is shown on the survey; however, District staff have advised that it cannot be accepted as an approved floor area because supporting plans have not been located, resulting in some ambiguity from the homeowner's perspective.

The available records also do not appear to include building permit records for Areas B and C.

### **Proposed response to existing conditions**

- Demolish Area A to improve compliance with the 9.1 m rear yard setback and the highway easement. Based on Attachment 1, Area A is approximately 518.75 sq. ft. (48.19 sq. m).
- Enclose/cover of existing Area C with a new roof, approximately 420 sq. ft. (39 sq. m), to provide a functional family room. Removing Area C and the related stair access solely to revert to the original 1967 approved plan would create practical hardship. This area is already substantially surrounded by the existing dwelling on three sides; therefore, the proposal is not expected to negatively affect neighbouring properties or the established character of the surrounding community.
- Provide a legal secondary suite, creating an additional rental housing opportunity while bringing the dwelling into a clearer permit-reviewable condition.

We respectfully request that the Board of Variance approve the requested variance to permit a maximum FAR of 35% of site area for the proposed restoration and related improvements.

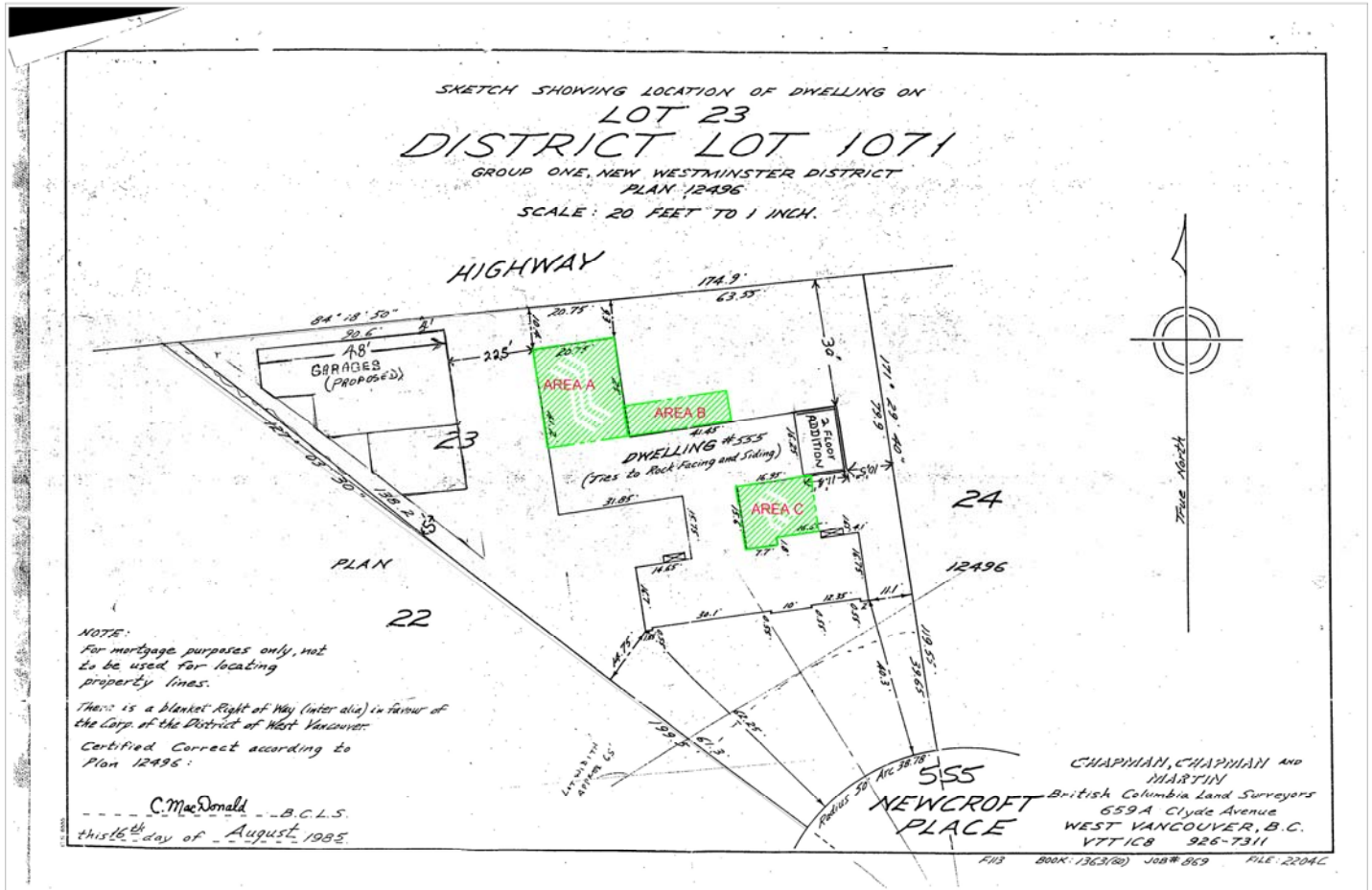
Thank you for your time and consideration.

Sincerely,

Kayvan Memary

Attachment: Attachment 1 - Sketch identifying Areas A, B, and C

Sketch identifying Areas A, B, and C referenced in the variance request letter



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

June 5, 2026

File: **BP120008**

s.22(1)

Dear Sir/Madam

**RE: 555 NEWCROFT PLACE – 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 floor area ratio.

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

	Bylaw	Proposed	Variance
Floor Area	0.30 (386.6 sqm)	0.347 (447.0 sqm)*	0.047 (60.4 sqm)

Comments:

- Lot area is 1288.7 sqm
- \*Existing house includes areas built without permits. House will be renovated to remove existing additions and build new additions.

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

- Existing non-conforming garage.

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

- revise your plans to conform to the Zoning Bylaw; **or**
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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.

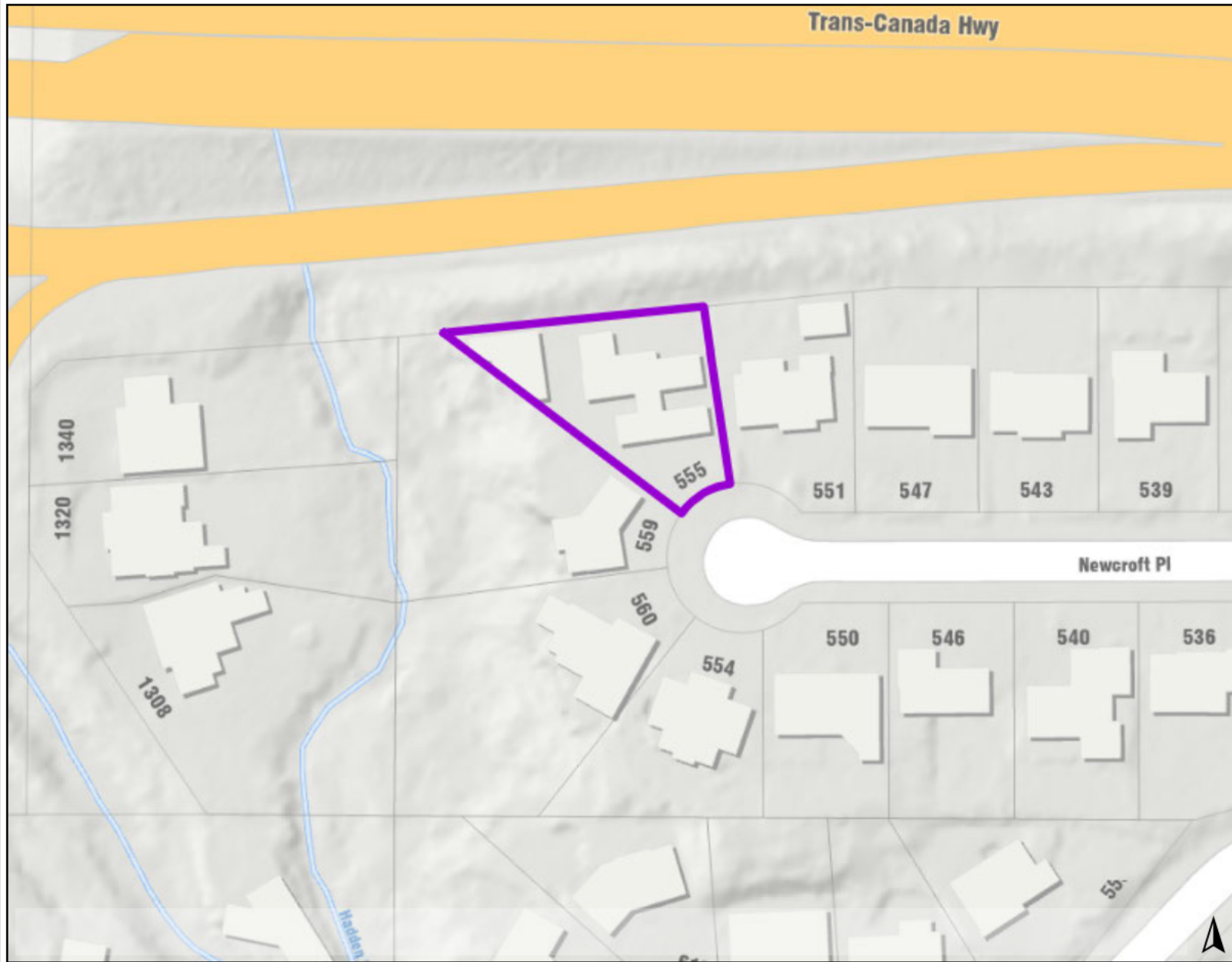
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s. 22(1)

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Plans Examiner  
[aprocter@westvancouver.ca](mailto:aprocter@westvancouver.ca)

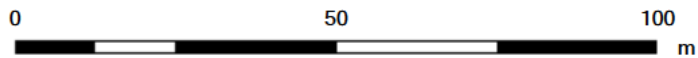
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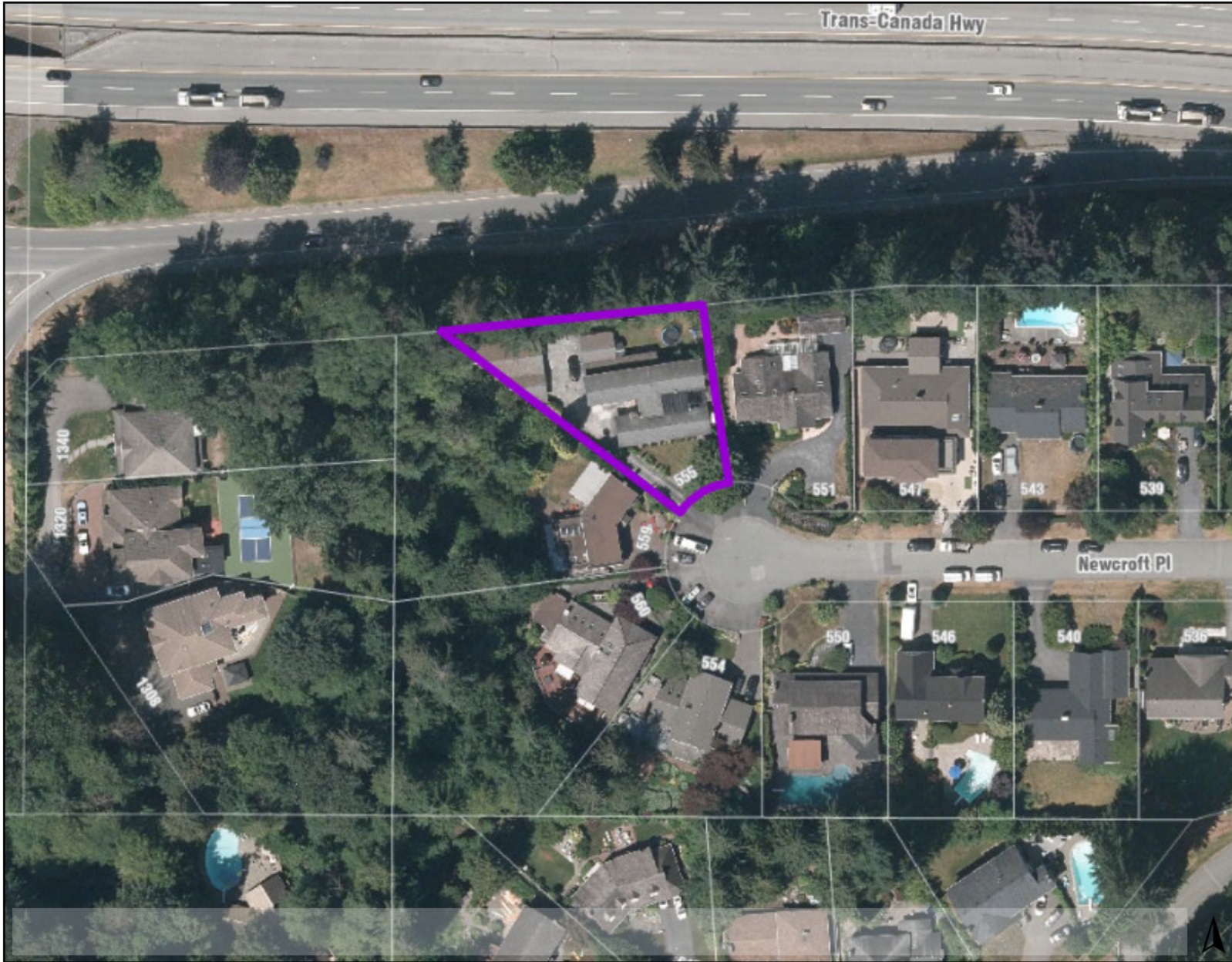


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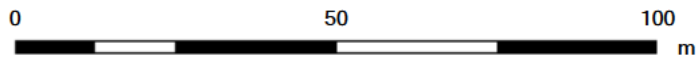
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