

**DISTRICT OF NORTH VANCOUVER  
BOARD OF VARIANCE**

Minutes of the Board of Variance of the District of North Vancouver held at 5:01 p.m. on Thursday, March 19, 2026 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** James Paul, Chair  
Guy Akester, Vice-Chair  
Laura Lee Richard  
Neville York

**Absent:** Robert Griesdale

**Staff:** Genevieve Lanz, Director – Legislative Services and Corporate Officer  
Nima Karimabadi, Manager – Building and Inspections  
Ashley Galloway, Supervisor – Plan Review  
Veronica Milburn-Brown, Residential Plans Reviewer  
Cheryl Archer, Confidential Council Clerk  
Jillian Holden, Administration Clerk

**Also in**

**Attendance:** Malcolm Fraser, Applicant  
Thanvir Singh, Builder

**1. Adoption of Minutes**

**1.1 February 19, 2026, Board of Variance Meeting**

**MOVED by James Paul**

**SECONDED by Laura Lee Richard**

THAT the minutes of the February 19, 2026 Board of Variance meeting are adopted.

**CARRIED**

**2. Hearing of Applications**

James Paul, Chair, welcomed members of the public to the meeting and provided an overview of the procedures for the meeting.

**2.1 2165 West Keith Road**

**Staff Presentation**

Staff reported that the property is located in the Single-Family Residential Pemberton Heights Zone (RSPH) and is subject to a Development Permit Area for Streamside

Protection. The applicant has been working with the Environment Department for this application. The proposal is for new construction of a single-family dwelling and a demolition permit has been issued for the existing home, which is located on two legal lots at 2161 and 2165 West Keith Road. Staff noted that there are additional setbacks required for the Streamside Development Permit Area.

The variances requested on the property are as follows:

1. Principal Dwelling Front Yard Setback variance of 2.88 ft (0.88 m).
2. Parking Structure Front Yard Setback variance of 6.91 ft (2.11 m).
3. Veranda Front Yard Setback variance of 2.42 ft (0.74 m).
4. Principal Dwelling 3/12 or Greater Roof Height variance of 0.44 ft (0.13 m).
5. Roof Projection Front Yard Setback variance of 4.31 ft (1.31 m).

In response to a question from the Board, staff advised that height variance is on the downward slope of the lot.

#### **Applicant Presentation of Hardship**

The applicant drew attention to the following points and hardships:

- The proximity of the creek presents a hardship;
- Natural conditions of the site are out of their control;
- Groundwater was found to be too high to allow for a basement or crawlspace;
- The variances are required to build a home with a functional floorplan; and,
- The design is for a small house.

In response to a question from the Board, the applicant clarified that their engineer performed a drainage and water level test and determined that a basement and crawlspace cannot be accommodated due to the water level. As a result, they lose some buildable square footage and the heating, ventilation and air conditioning (HVAC) system must be integrated into the main floorplan.

In response to a question from the Board, the applicant advised that the District Engineering Department is not supportive of pumping water from the site into the municipal system, noting that water is 18 inches below the surface, the hardness of the ground does not allow for sufficient drainage, and they cannot drain water into the creek. They explored a design with a rock pit and were not able to proceed as it would require releasing water either into the municipal system or the creek.

In response to a question from the Board, the applicant advised that it would be more practical to have the HVAC system in a crawlspace.

In response to a question from the Board, the applicant advised that all requested variances are for the front part of the house and that it would be difficult to build to the back of the property due to impact of the creek on the building envelope.

In response to a question from the Board, the applicant advised that they had considered not including an enclosed garage and decided it would be suitable to the area and more practical to have at least one enclosed parking space in a garage.

### **Representations from Notified Persons**

Nil

### **Representations from the Public**

Nil

### **Discussion**

The Chair spoke in support of the application, noting that the Streamside Protection Area causes issues and it is reasonable to move the location of the house to the front of the lot, a one-car garage is included in the design, and that the water table creates a hardship. The Chair noted that the size of the proposed dwelling is approximately 1,800 square feet, which is fairly small without a basement, the proposal is compatible with the neighbourhood, and although it would be further forward than other houses in the neighbourhood, this would not be detrimental to the neighbourhood character.

Laura Lee Richard spoke in support of the application, noting the proposed house is modest in size and in character with the neighbourhood, the requested variances are minor, the applicant made an effort to minimize the requested variances, the topography of the property creates a hardship, and the proposal does not defeat the intent of the Zoning Bylaw.

Guy Akester spoke in opposition to the application, noting that the application is for new construction and that a professional developer would perform due diligence prior to purchasing a property. Mr. Akester acknowledged the streamside setbacks create a hardship and stated that the garage could have been moved further back on the property to reduce the required variances, the grade of the property should support drainage, the proposal pushes the house closer to the street than neighbouring properties, and that the issues were foreseeable.

Neville York spoke in opposition to the application, noting that while the streamside setbacks and water table cause issues, the variances could be reduced for new construction.

**MOVED by James Paul**  
**SECONDED by Laura Lee Richard**

THAT Board of Variance Application BOV2025-00017 2165 West Keith Road presented at the March 19, 2026 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
	Principal Dwelling Front Yard Setback	25 ft (7.62 m)	-	22.12 ft (6.74 m)	2.88 ft (0.88 m)
	Parking Structure Front Yard Setback	25 ft (7.62 m)	-	18.09 ft (5.51 m)	6.91 ft (2.11 m)
	Veranda Front Yard Setback	21 ft (6.4 m)	-	18.58 ft (5.66 m)	2.42 ft (0.74 m)
	Principal Dwelling 3/12 or Greater Roof Height	24 ft (7.32 m)	-	24.44 ft (7.45 m)	0.44 ft (0.13 m)
	Roof Projection Front Yard Setback	21 ft (6.4 m)	-	16.69 ft (5.09 m)	4.31 ft (1.31 m)

**DEFEATED**

Opposed: Guy Akester and Neville York

**3. OTHER BUSINESS**

Nil

**4. NEXT MEETING**

The next regular meeting of the Board of Variance is scheduled for Thursday, April 16, 2026.

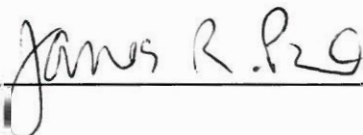
**5. ADJOURNMENT**

**MOVED by James Paul**  
**SECONDED by Guy Akester**

THAT the March 19, 2026 Board of Variance Meeting is adjourned at 5:26 p.m.

**CARRIED**

Chair



Committee Clerk

