

February 6, 2026
Case: BOV2026-00001

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 809 East Kings Road

Proposal: The proposed work is an addition

What: 2 variances to the Zoning Bylaw

Variance: The variances for the proposed construction on this property are as follows:

1. Parking structure front setback variance of 6.54 ft (1.99 m).
2. Roof projection variance of 3.04 ft (0.93 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Parking structure front setback	20 ft (6.1 m)	34.26 ft (10.44 m)	13.46 ft (4.1 m)	6.54 ft (1.99 m)
	Roof Projection	16 ft (4.88 m)	n/a	12.96 ft (3.95 m)	3.04 ft (0.93 m)

You may contact Veronica Milburn-Brown, Supervisor, Residential Plans Review at milburnbrv@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact input@dnv.org for instructions on how to download the application package.

The Board of Variance Meeting will be held in a hybrid format, both in person in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia, and virtually via Zoom on **Thursday, February 19, 2026 at 5:00 pm.**

If you have comments on the proposed variances, you may:

- Participate in the meeting via Zoom (please contact input@dnv.org for instructions for online participation);
- Email your comments to input@dnv.org for distribution to the members of the Board of Variance; or,
- Write a letter to the attention of the Corporate Officer at the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, February 18, 2026. Submissions are circulated to the Board as they are received and may be provided to the applicant upon request. Personal information such as name and contact information will be redacted from the copy provided to the applicant, however, the content of your submission will remain intact.

Regards,

A handwritten signature in black ink, appearing to read 'Genevieve Lanz', written in a cursive style.

Genevieve Lanz
Corporate Officer

What is the Board of Variance?

The Board of Variance is a Council-appointed committee of five North Vancouver residents who consider requests to vary the Zoning Bylaw for renovations or new construction.



February 6, 2026
Case: BOV2026-00003

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 1506 Roxbury Avenue

Proposal: The proposed work is retaining walls

What: 2 variances to the Zoning Bylaw.

Variance: The variances for the proposed construction on this property are as follows:

1. Maximum Retaining Wall Height variance of 1 ft (0.3 m).
2. Maximum 35 Degrees Between Walls variance of 10 degrees.

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Maximum Retaining Wall Height	3 ft (0.91 m)	2.4 ft (0.73 m)	4 ft (1.22 m)	1 ft (0.3 m)
	Maximum 35 Degrees Between Walls	35 degrees		45 degrees	10 degrees

You may contact Lisa Koncsik, Supervisor, Residential Plans Review at KoncsikL@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact input@dnv.org for instructions on how to download the application package.

The Board of Variance Meeting will be held in a hybrid format, both in person in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia, and virtually via Zoom on **Thursday, February 19, 2026 at 5:00 pm.**

If you have comments on the proposed variances, you may:

- Participate in the meeting via Zoom (please contact input@dnv.org for instructions for online participation);
- Email your comments to input@dnv.org for distribution to the members of the Board of Variance; or,
- Write a letter to the attention of the Corporate Officer at the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, February 18, 2026. Submissions are circulated to the Board as they are received and may be provided to the applicant upon request. Personal information such as name and contact information will be redacted from the copy provided to the applicant, however, the content of your submission will remain intact.

Regards,

A handwritten signature in black ink, appearing to read 'Genevieve Lanz', written in a cursive style.

Genevieve Lanz
Corporate Officer

What is the Board of Variance?

The Board of Variance is a Council-appointed committee of five North Vancouver residents who consider requests to vary the Zoning Bylaw for renovations or new construction.



February 6, 2026
Case: BOV2026-00004

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 4569 Prime Street

Proposal: The proposed work is a carport

What: 3 variances to the Zoning Bylaw.

Variance: The variances for the proposed construction on this property are as follows:

1. Parking Structure Street Setback variance of 12.25 ft (3.73 m).
2. Roof Projection variance of 9.75 ft (2.97 m).
3. Parking Structure Roof Height variance of 1 ft (0.3 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Parking Structure Street Setback	20 ft (6.1 m)		7.75 ft (2.36 m)	12.25 ft (3.73 m)
	Roof Projection	16 ft (4.88 m)		6.25 ft (1.91 m)	9.75 ft (2.97 m)
	Parking Structure Roof Height	12 ft (3.66 m)		13 ft (3.96 m)	1 ft (0.3 m)

You may contact Veronica Milburn-Brown, Supervisor, Residential Plans Review at milburnbrv@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact input@dnv.org for instructions on how to download the application package.

The Board of Variance Meeting will be held in a hybrid format, both in person in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia, and virtually via Zoom on **Thursday, February 19, 2026 at 5:00 pm.**

If you have comments on the proposed variances, you may:

- Participate in the meeting via Zoom (please contact input@dnv.org for instructions for online participation);

- Email your comments to input@dnv.org for distribution to the members of the Board of Variance; or,
- Write a letter to the attention of the Corporate Officer at the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, February 18, 2026. Submissions are circulated to the Board as they are received and may be provided to the applicant upon request. Personal information such as name and contact information will be redacted from the copy provided to the applicant, however, the content of your submission will remain intact.

Regards,

A handwritten signature in black ink, appearing to read 'Genevieve Lanz', written in a cursive style.

Genevieve Lanz
Corporate Officer

What is the Board of Variance?

The Board of Variance is a Council-appointed committee of five North Vancouver residents who consider requests to vary the Zoning Bylaw for renovations or new construction.



February 6, 2026
Case: BOV2025-00019

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 4060 Delbrook Avenue

Proposal: The proposed work is an upper storey addition

What: 1 variance to the Zoning Bylaw.

Variance: The variance for the proposed construction on this property is as follows:

1. Upper Storey 75% Regulation variance of 319 ft² (29.64 m²).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSD	Upper Storey 75% Regulation	923 ft ² (85.75 m ²)	1202 ft ² (111.67 m ²)	1242 ft ² (115.38 m ²)	319 ft ² (29.64 m ²)

You may contact Lisa Koncsik, Supervisor, Residential Plans Review at KoncsikL@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact input@dnv.org for instructions on how to download the application package.

The Board of Variance Meeting will be held in a hybrid format, both in person in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia, and virtually via Zoom on **Thursday, February 19, 2026 at 5:00 pm.**

If you have comments on the proposed variances, you may:

- Participate in the meeting via Zoom (please contact input@dnv.org for instructions for online participation);
- Email your comments to input@dnv.org for distribution to the members of the Board of Variance; or,
- Write a letter to the attention of the Corporate Officer at the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, February 18, 2026. Submissions are circulated to the Board as they are received and may be provided to the applicant upon request. Personal information such as name and contact information will be redacted from the copy provided to the applicant, however, the content of your submission will remain intact.

Regards,

A handwritten signature in black ink, appearing to read "Genevieve Lanz". The signature is stylized and cursive.

Genevieve Lanz
Corporate Officer

What is the Board of Variance?

The Board of Variance is a Council-appointed committee of five North Vancouver residents who consider requests to vary the Zoning Bylaw for renovations or new construction.



February 6, 2026
 Case: BOV2026-00002

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 3817 Sunset Blvd

Proposal: The proposed work is an addition

What: 6 variances to the Zoning Bylaw

Variance: The variances for the proposed construction on this property are as follows:

1. Minimum Front Yard Setback variance of 4.5 ft (1.37 m).
2. Roof Overhang Into Front Setback variance of 2.5 ft (0.76 m).
3. Minimum Setback to Veranda variance of 1.17 ft (0.36 m).
4. Minimum Setback to Veranda Roof Overhang variance of 1.17 ft (0.36 m).
5. Minimum Side Yard Setback variance of 1.1 ft (0.33 m).
6. Minimum Projection into Front Yard Setback for Bay Window variance 3.5 ft (1.06 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Minimum Front Yard Setback	25 ft (7.62 m)	30.1 ft (9.17 m)	20.5 ft (6.25 m)	4.5 ft (1.37 m)
	Roof Overhang Into Front Setback	21 ft (6.4 m)	30.1 ft (9.17 m)	18.5 ft (5.64 m)	2.5 ft (0.76 m)
	Minimum Setback to Veranda	21 ft (6.4 m)	30.1 ft (9.17 m)	19.83 ft (6.04 m)	1.17 ft (0.36 m)
	Minimum Setback to Veranda Roof Overhang	19 ft (5.79 m)	29.3 ft (8.93 m)	17.83 ft (5.43 m)	1.17 ft (0.36 m)
	Minimum Side Yard Setback	6 ft (1.82 m)	4.9 ft (1.49 m)	4.9 ft (1.49 m)	1.1 ft (0.33 m)
	Minimum Projection into Front Yard Setback for Bay Window	23 ft (7.01 m)	30.1 ft (9.17 m)	19.5 ft (5.94 m)	3.5 ft (1.06 m)

You may contact Lisa Koncsik, Supervisor, Residential Plans Review at KoncsikL@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact input@dnv.org for instructions on how to download the application package.

The Board of Variance Meeting will be held in a hybrid format, both in person in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia, and virtually via Zoom on **Thursday, February 19, 2026 at 5:00 pm.**

If you have comments on the proposed variances, you may:

- Participate in the meeting via Zoom (please contact input@dnv.org for instructions for online participation);
- Email your comments to input@dnv.org for distribution to the members of the Board of Variance; or,
- Write a letter to the attention of the Corporate Officer at the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, February 18, 2026. Submissions are circulated to the Board as they are received and may be provided to the applicant upon request. Personal information such as name and contact information will be redacted from the copy provided to the applicant, however, the content of your submission will remain intact.

Regards,



Genevieve Lanz
Corporate Officer

What is the Board of Variance?

The Board of Variance is a Council-appointed committee of five North Vancouver residents who consider requests to vary the Zoning Bylaw for renovations or new construction.