



March 6, 2026
Case: BOV2025-00017

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 2165 West Keith Road

Proposal: The proposed work is new construction of a single-family dwelling.

What: 5 variances to the Zoning Bylaw.

Variance: The variances for the proposed construction on this 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).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSPH	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)

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, March 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, March 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.