



355 West Queens Road
North Vancouver, BC V7N 4N5
604-990-2311
DNV.org

July 2, 2026
Case: BOV2026-00009

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 2052 West Keith Road

Proposal: The proposed work is a carport

What: 2 variances to the Zoning Bylaw

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

1. Parking Structure Front Yard Setback variance of 13.22 ft (4.03 m)
2. Maximum Building Depth variance of 5.72 ft (1.74 m)

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSPH	Parking Structure Front Yard Setback	25 ft (7.62 m)	n/a	11.78 ft (3.59 m)	13.22 ft (4.03 m)
	Maximum Building Depth	65 ft (19.81 m)	52.3 ft (15.94 m)	70.72 ft (21.56 m)	5.72 ft (1.74 m)

You may Ashley Galloway, Supervisor, Plans Review at gallowaya@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 Skyline Meeting Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia, and virtually via Zoom on **Thursday, July 16, 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, July 15, 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', with a stylized, cursive script.

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.



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July 2, 2026
Case: BOV2026-00008

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 3880 Sunset Boulevard

Proposal: The proposed work is a retaining wall

What: 1 variance to the Zoning Bylaw

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

1. Retaining wall height variance of 4.71 ft (1.44 m)

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Retaining wall height within required setback	3 ft (0.91 m)	n/a	7.71 ft (2.35 m)	4.71 ft (1.44 m)

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Genevieve Lanz
Corporate Officer

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