



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

September 4, 2026
Case: BOV2026-00010

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 2552 Panorama Drive

Proposal: The proposed work is a retaining wall and parking structure

What: 2 variances to the Zoning Bylaw.

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

1. Retaining Wall Height variance of 7 ft (2.13 m).
2. Parking Structure Side Yard Setback variance of 3 ft (0.91 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Retaining Wall Height	3 ft (0.91 m)	n/a	10 ft (3.05 m)	7 ft (2.13 m)
	Parking Structure Side Yard Setback	4 ft (1.22 m)	n/a	1 ft (0.3 m)	3 ft (0.91 m)

You may contact 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 Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia, and virtually via Zoom on **Thursday, September 17, 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, September 16, 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.