DISTRICT OF NORTH VANCOUVER

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

November 6, 2026
Case: BOV2026-00011

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 4681 Strathcona Road
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. Retaining Wall Height variance of 7.37 ft (2.25 m).
2. Subsequent Retaining Wall Setback variance of 24.75 degrees.

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS1-5	Retaining Wall Height	3ft (0.91m)	n/a	10.37 ft (3.16 m)	7.37 ft (2.25 m)
	Subsequent Retaining Wall Setback	35 degrees	n/a	59.75 degrees	24.75 degrees

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, November 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, November 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.