



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON
WEDNESDAY, JULY 6, 2016 AT 10:00 AM IN THE COUNCIL CHAMBER,
CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC**

MEMBERS PRESENT

Laurence Putnam, Chair
Pam Chilton, Vice-Chair
Noordin Somji
Natalia Pisarek
Anna Hardy

STAFF MEMBERS

Tanis Huckell, Committee Clerk
Julie Peters, Assistant City Clerk
Annie Dempster, Planning Technician 2,
Community Development
Karen Piechota, Plan Checker 2,
Community Development

The meeting was called to order at 10:00 am.

ADOPTION OF MINUTES

Moved by Anna Hardy, seconded by Pam Chilton

THAT the following Minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, February 3, 2016.

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS

2. **Variance: 232 East 27th Street**

Moved by Pam Chilton, seconded by Noordin Somji

THAT the application of Nicholas Vipond, representing the owners of 232 East 27th Street, North Vancouver, BC, and legally described as Lot 50, Block 237, DL 546, Plan 3293, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 5: “Residential Zone Regulations”:

1. Section 509(5) “Siting (Principal Building)” (c) to reduce the required 1.524 meters (5 feet) setback from the Interior Side Lot Line to 1 meter (3.3 feet) for the wall of the Dwelling; and
2. Section 410 Siting Exceptions (1)(b)(i) to reduce the required 0.76 meters (2.5 feet) setback from the Interior Side Lot Line for the eaves and gutters to 0.55 meters (1.8 feet) to the eaves and gutters;

be **GRANTED** in accordance with the plans submitted to the City of North Vancouver dated June 6, 2016.

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS – Continued

3. Variance: 628 West 17th Street

Moved by Anna Hardy, seconded by Noordin Somji

THAT the application of Deirdre Spencer, Terra Firma Design, representing the owners of 628 West 17th Street, North Vancouver, BC, and legally described as Lot 6, Block C, DL 547, Plan 1148, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 5: “Residential Zone Regulations”:

1. Section 509(5) “Siting (Principal Building)” (b) to reduce the required 12.25 meters (40.19 feet) setback from the Rear Lot Line to 11.3 meters (37 feet) for the wall of the Dwelling;

be **GRANTED** in accordance with the plans submitted to the City of North Vancouver dated June 8, 2016.

CARRIED UNANIMOUSLY

4. Variance: 457 West 15th Street

Moved by Natalia Pisarek, seconded by Noordin Somji

THAT the application of Jonathan Ehling, representing the owners of 457 West 15th Street, North Vancouver, BC, and legally described as Lot B, Block 46, DL 271, Plan 14347, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 5: “Residential Zone Regulations”:

1. Section 509(5) “Siting (Principal Building)” (c) to reduce the required 1.524 meters (5 feet) setback from the Interior Side Lot Line to 0.85 meters (2.8 feet) for the wall of the Dwelling; and
2. Section 410 Siting Exceptions (1)(b)(i) to reduce the required 0.76 meters (2.5 feet) setback from the Interior Side Lot Line for eaves and gutters to 0.55 meters (1.8 feet) to the eaves and gutters;

be **GRANTED** in accordance with the plans submitted to the City of North Vancouver dated June 8, 2016.

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS – Continued

5. Variance: 919 East 4th Street

Moved by Pam Chilton, seconded by Anna Hardy

THAT the application of Jennifer Dom, representing the owners of 919 East 4th Street, North Vancouver, BC, and legally described as Lot 1, Block 10, DL 272, Plan EPP51776, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 5: “Residential Zone Regulations”:

1. Section 509 (4) “Height” a) be varied to allow the principal building to “not exceed a Height Envelope of 6.3 metres (20.7 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum geodetic of 10 metres (32.8 feet)”;
2. Section 906 (4)(i) “Driveway Slope” be varied to allow the driveway ramp to slope up to 12.5 % in the first 6.096 metres (20 feet) from the property line; and
3. Section 906 (4)(j) “Steep Driveway” be varied to allow a driveway ramp with a slope exceeding 5% (1:20) to have a surface of at least 1.83 metres (6 feet) in length with a slope of 12.5% or less, before it meets the street or lane;

be **GRANTED** in accordance with the plans submitted to the City of North Vancouver dated June 10, 2016.

CARRIED UNANIMOUSLY

ANY OTHER BUSINESS

Nil.

ADJOURNMENT

Moved by Laurence Putnam, seconded by Pam Chilton

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:45 am.

Certified a true and accurate record of the Board of Variance meeting of July 6, 2016.

“Original Signed By”

“Signed on November 2, 2016”

Laurence Putnam, Chair

Date