



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON
WEDNESDAY, MAY 3, 2017 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
Natalia Pisarek

ABSENT

Anna Hardy
Noordin Somji

STAFF MEMBERS

Tanis Huckell, Committee 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 Laurence Putnam, seconded by Natalia Pisarek

THAT the following Minutes be adopted, as circulated:

1. Board of Variance Meeting Minutes, March 1, 2017.

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS

2. **Variance: 723 West 21st Street, North Vancouver, BC**

A point of order was raised as to the appropriateness of the Board of Variance in reviewing this appeal.

The Chair called for a recess at 10:30am and reconvened at 10:40am.

The Planning Technician 2 clarified that the application to the City's Board of Variance is appropriate under Section 540 of the *Local Government Act*, which states that a person may apply to a board of variance under Section 542 of the *Act* if "a bylaw respecting the siting, size or dimensions of a building or other structure" would cause the person hardship.

Sections 542(c)(iv) and (v) of the *Local Government Act* state that "a minor variance may be permitted if the board of variance...is of the opinion that the variance or exemption does not...vary permitted uses and densities under the applicable bylaw, or defeat the intent of the bylaw."

The City's zoning bylaw is structured in a way that the square footage of an accessory building is not included in a lot's density when it is for the purposes of storage of a

vehicle. This application is therefore relevant because it is respecting the size, siting and dimensions of a building.

Moved by Natalia Pisarek, seconded by Pam Chilton

THAT the application of Farhad Sanai, Owner, 723 West 21st Street, North Vancouver, BC, and legally described as Lot 9, Block 22, DL 552, Plan 3412, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, for Parts 4 and 5: “Residential Zone Regulations”:

1. Section 509 (5) “Siting (Principal Building)” (c) be varied to reduce the required 1.524 meter (5 feet) setback from the Interior Side Lot Line to allow the 1.98 square meter (21.4 square foot) main floor addition to the Principal Building to be setback a minimum of 1.09 meter (3.6 feet) to the West Interior Side Lot Line.
2. Section 509 (4) “Height” (a) be varied to increase the maximum Height Envelope of 4.57 metres (15 feet) by 0.06 meter (0.19 feet) to allow the 1.98 square meter (21.3 square foot) main floor addition to the Principal Building have a maximum Height Envelope of 4.63 metres (15.18 feet).
3. Section 514 “Size, Shape, and Siting of Accessory Buildings” (1) “Floor Area” (a) be varied to permit the accessory garage to exceed the maximum floor area of 55.74 square metres (600 square feet) by 5.98 square meters (64.4 square feet) for a maximum floor area of 61.72 square metres (664.4 square feet).
4. Section 514 “Size, Shape, and Siting of Accessory Buildings” (2) “Height” be varied to increase the maximum accessory building height of 3.658 metres (12 feet) from the Building Grades at the Rear Lot Line by 2.152 meters (7.065 feet) to permit the accessory garage to not exceed a height of 5.81 meters (19.065 feet) from the Building Grades at the Rear Lot Line.
5. Section 514 “Size, Shape, and Siting of Accessory Buildings” (4) “Siting” be varied from requiring the Accessory Building (garage) be sited in the rear 25% of the Lot Depth, measured from the Rear Lot Line, to permit the Accessory Building (garage) be sited in the rear 47.3% of the Lot Depth, measured from the Rear Lot Line.
6. Section 514 “Size, Shape, and Siting of Accessory Buildings” (5) (c) shall be varied to reduce the required 3.048 metres (10 feet) setback from the Accessory Building to the Principal Building on the Lot to 1.98 meters (6.5 feet) from the Accessory Building (garage) to the Principal Building (rear deck).

be **GRANTED** as set out in the plans submitted to the City of North Vancouver dated April 5, 2017.

CARRIED UNANIMOUSLY

3. Variance: 2109 Grand Boulevard

Moved by Pam Chilton, seconded by Natalia Pisarek

THAT the application of Robert Blaney, Robert Blaney Design, representing the owners of 2109 Grand Boulevard, North Vancouver, BC, and legally described as Lot B, Block 220, DL 546/550, Plan 14358, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, for Parts 4 and 5: “Residential Zone Regulations”:

1. Section 509(5) “Siting (Principal Building)” (a) be varied to reduce the required 7.62 meter (25 feet) setback from the Front Lot Line to 4.97 meter (16.3 feet) for the wall of the proposed addition to the Principal Building to the Front Lot Line (Grand Boulevard).
2. Section 410 Siting Exceptions (1) (b) (ii) be varied to permit the eaves and gutters of the proposed addition to project beyond the face of the Principal Building by 0.61 meters (2 feet) to the Front Lot Line thereby allowing the eaves and gutters on the Principal Building to be setback 4.36 meters (14.3 feet) from the Front Lot Line (Grand Boulevard).
3. Section 509 (3) “Lot Coverage” be varied to increase of the maximum allowable Lot Coverage for the Principal Building by 5% to allow the Principal Building Lot Coverage to not exceed 35%.

be **GRANTED** as set out in the plans submitted to the City of North Vancouver dated April 7, 2017.

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 11:15 am.

Certified a true and accurate record of the Board of Variance meeting of May 3, 2017.

“Laurence Putnam”

“June 7, 2017”

Laurence Putnam, Chair

Date