



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON
WEDNESDAY, NOVEMBER 1, 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
Noordin Somji
Anna Hardy

STAFF MEMBERS

Tanis Huckell, Committee Clerk
Andrew Yu, Planning Technician 2,
Community Development
Karen Piechota, Plan Checker 2,
Community Development

ABSENT

Natalia Pisarek

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

ADOPTION OF MINUTES

Moved by Laurence Putnam, seconded by Pam Chilton

THAT the following Minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, October 4, 2017.

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS

2. **Variance: 245 West 23rd Street, North Vancouver, BC**

The applicant presented a variance request that would allow legalization of the following existing unauthorized structures:

- a main level rear (south) deck with an adjoining walkway along the west elevation;
- an upper level rear (south) deck; and
- fencing and a trellis structure along the property's western edge.

The applicant described that if approved, the appeal would rectify the issues as follows:

- the variance would allow the existing main level rear deck and adjoining walkway to be 0.2 feet from the western interior side lot line, and 28.8 feet from the rear (south) lot line;
- the variance would allow the existing upper level rear deck to be 34.2 feet from the rear (south) lot line;
- the variance would allow the existing fence and trellis structure along the western edge of the property to remain, with minor modifications at the rear portion of the fence adjacent to the walkway and main level rear deck; and
- the variance would allow the lot coverage of the principal building (which includes the attached decks) to reach a maximum of 39% of the lot area (as opposed to the maximum of 30% permitted under the Zoning Bylaw).

APPEAL APPLICATIONS – Continued

2. Variance: 245 West 23rd Street, North Vancouver, BC – Continued

SUBMISSIONS

- Letter dated October 29, 2017, from D. Wilkinson, 247 West 23rd Street, North Vancouver, expressing opposition to the proposal, citing loss of privacy.
- Letter dated October 30, 2017, from S. Trifonas, 243 West 23rd Street, North Vancouver, expressing opposition to the proposal, citing water drainage issues.

Moved by Pam Chilton, seconded by Noordin Somji

THAT the application of Sarah Rogers, Owner, 245 West 23rd Street, North Vancouver, BC, and legally described as Lot 32, Block 205A, DL 545, Plan 3179, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 4: General Regulations and Part 5: Residential Zone Regulations:

1. Section 410(1) “Siting Exceptions for One Unit and Two Unit Residential Zones” (e)(i) be varied to reduce the required 0.76 metre (2.5 feet) setback from the western interior Side Lot Line to 0.06 metres (0.2 feet) for the main level deck walkway.
2. Section 410(1) “Siting Exceptions for One Unit and Two Unit Residential Zones” (e)(iii) be varied to reduce the required 12.27 metre (40.25 feet) setback from the Rear (south) Lot Line to 8.78 metres (28.8 feet) for the main level rear deck and to 10.42 metres (34.2 feet) for the upper level rear deck.
3. Section 412 “Size, Shape and Siting of Accessory Structures in One Unit and Two Unit Residential Zones” (2) “Siting” (a) and (c) be varied to state the following with regards to Siting of Accessory Structures including fences:
 - (a) When not exceeding 1.98 metres (6.5 feet) in Height may be sited on any portion of the Lot (*as opposed to 1.22 metres [4 feet]*);
 - (c) When not exceeding 2.82 metres (9.25 feet) in Height for fences and 3.35 metres (11 feet) in Height for trellises may be sited to the rear of the front face of a Principal Building on the Lot (*as opposed to 1.83 metres [6 feet]*).
4. Section 412 “Size, Shape and Siting of Accessory Structures in One Unit and Two Unit Residential Zones” (2) “Siting” (d) be waived to permit Accessory Structures exceeding 1.83 metres (6 feet) in Height to be sited within the required setback distances for Principal Buildings in the RS-1 Zone from the Rear, Front, and western Interior Side Lot Lines.

APPEAL APPLICATIONS – Continued

2. Variance: 245 West 23rd Street, North Vancouver, BC – Continued

5. Section 509(3) “Lot Coverage” be varied to increase the permitted Lot Coverage for the Principal Building from 30% to 39%.

be **GRANTED** as per the plans submitted to the City of North Vancouver dated October 6, 2017.

CARRIED

ANY OTHER BUSINESS

Nil.

ADJOURNMENT

Moved by Laurence Putnam, seconded by Anna Hardy

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:24 am.

Certified a true and accurate record of the Board of Variance meeting of November 1, 2017.

“Laurence Putnam”

March 7, 2018

Laurence Putnam, Chair

Date