



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON WEDNESDAY,  
OCTOBER 3, 2012 AT 10:00 A.M. IN THE COUNCIL CHAMBER, CITY HALL, 141  
WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, B.C.**

---

**MEMBER ATTENDANCE:**

Mr. Abi Tur, Chair  
Mr. Michael Barber  
Mr. Noordin Somji  
Mr. Raymond Vesely, Vice-Chair  
Ms. Gordana Askraba

**STAFF ATTENDEES:**

Ms. Penny Lurbiecki, Assistant City Clerk  
Mr. Christopher Wilkinson, Planner  
Community Development  
Mr. John De Ruiter, Manager, Inspections  
Community Development

The meeting was called to order at 10:00 a.m.

**1. ADOPTION OF MINUTES**

Moved by Mr. Michael Barber, seconded by Mr. Noordin Somji

**THAT** the following minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, August 1, 2012.

**CARRIED UNANIMOUSLY**

**2. APPEAL**

Mr. Paul Butler, Paul Butler Designs Inc.  
1629 William Avenue, North Vancouver, B.C.

**Applicant Presentation:**

- The house has two nonconforming walls;
- The setbacks are nonconforming;
- To have the house conform to existing building regulations it would need to be demolished and rebuilt.

**Staff Presentation:**

- A brief description of the application was presented;
- The lot was created between 1900 and 1910 with an irregular shape;
- The applicant is requesting to extend the life of the nonconformity as the work proposed would involve substantial upgrades to the existing structure;
- There is a City owned right-of-way south of this site abutting the rear lot lines of those lots to the south with no plan to open up the lane;
- There were no comments from the public or the Engineering, Parks & Environment Department.

The Board then discussed the appeal of Mr. Paul Butler, Paul Butler Designs Inc., 1629 William Avenue, North Vancouver, B.C.

Moved by Ms. Gordana Askraba, seconded by Mr. Noordin Somji

**THAT** the application of Mr. Paul Butler of Paul Butler Designs Inc., representing 1629 William Avenue, North Vancouver, B.C., more particularly known as Lot 5, Block 7, DL 616, Plan 1478, requesting a variance to the City's Zoning Bylaw re: "Size, Shape and Siting of Buildings for One-Unit Residential Use...", Part 5

1. Section 509 (5) (a) "Size, Shape and Siting of Buildings for One Unit Residential Use..." to reduce the minimum required front yard setback for the Principal Building, measured from the Front Lot Line, from 7.62 metres (25 feet) to 7.47 metres (24.5 feet).
2. Section 509 (5) (c) "Size, Shape and Siting of Buildings for One Unit Residential Use..." to reduce the minimum required side yard setback for the Principal Building, measured from the southern interior Side Lot Line, from 1.52 metres (5 feet) to 0.76 metres (2.5 feet).

be **GRANTED** as per the plans submitted to the City of North Vancouver dated August 30, 2012.

**CARRIED UNANIMOUSLY**

### **3. APPEAL**

Mr. Paul Taylor  
884 West 19<sup>th</sup> Street, North Vancouver, B.C.

#### **Applicant Presentation:**

- Ms. Tracey Edwards of Steven Edwards Construction gave a presentation on behalf of Mr. Paul Taylor;
- The garage has been at its current location since 1942;
- To relocate the garage there would be a large amount of time and complexity involved.

#### **Staff Presentation:**

- A brief description of the application was presented;
- The building has been existing in its current location without incident since 1942;
- The application would not result in further contravention or further projection into the rear yard setback;
- There were no comments from the public or the Engineering, Parks & Environment Department.

#### **Comments or Questions from the Gallery:**

- Mr. I. Klose, 845 West 20<sup>th</sup> Street, North Vancouver, B.C., spoke regarding the "fireplace in the garage and garbage on the property".

The concerns of Mr. Close were addressed by staff and the applicant's representative.

The Board then discussed the appeal of Mr. Paul Taylor, 884 West 19<sup>th</sup> Street, North Vancouver, B.C.

Moved by Mr. Raymond Vesely, seconded by Mr. Michael Barber

**THAT** the application of Mr. Paul Taylor, representing 884 West 19<sup>th</sup> Street, North Vancouver, B.C., more particularly known as Lot B, Block 26, DL 552, Plan 20375, requesting a variance to the City’s Zoning Bylaw re: “Size, Shape and Siting of Buildings for One-Unit Residential Use...”, Part 5:

1. Section 514 (5)(a) “Size, Shape and Siting of Accessory Buildings” to reduce the required minimum rear yard setback from the Rear Lot Line from 1.22 metres (4 feet) to 0 metres.

be **GRANTED** as per the plans submitted to the City of North Vancouver dated September 7, 2012.

**CARRIED**

#### **4. ANY OTHER BUSINESS**

At the August 1, 2012 Board of Variance Meeting, it was requested that a survey be conducted of the various times that other Board of Variance Committees meet around the lower mainland for discussion at the October 3, 2012 Board of Variance Meeting. The table below shows this survey and is listed in the order of meeting times.

**Other Lower Mainland Municipalities Board of Variance Meeting Times**

<b>Municipality</b>	<b>Day of Week</b>	<b>Time of Meeting</b>	<b>Notes</b>
Surrey	2nd Wednesday	<b>9:00 AM</b>	
Maple Ridge	1st Tuesday	<b>9:00 AM</b>	
City of NV	1st Wednesday	<b>10:00 AM</b>	as required
Abbotsford	3rd Tuesday	<b>10:00 AM</b>	when requested
Delta	3rd Wednesday	<b>1:00 PM</b>	
Burnaby	1st Thursday	<b>1:00 PM</b>	
Vancouver	2nd Wednesday	<b>2:15 PM</b>	
New Westminster	last Friday	<b>2:30 PM</b>	as required
White Rock	Wednesdays	<b>3:30 PM</b>	only 5 meetings in 2012 (Feb, Apr, Jun, Sep, Nov)
District of NV	3rd Thursday	<b>5:00 PM</b>	
Port Moody	1st Thursday	<b>6:30 PM</b>	
West Vancouver	3rd Wednesday	<b>7:00 PM</b>	not in August and December
Coquitlam	4th Tuesday	<b>7:00 PM</b>	not in August and December
Langley	4th Wednesday	<b>7:00 PM</b>	
Richmond	scheduled as required	<b>scheduled as required</b>	Last meeting was Wed, July 18, 2012 at 4:00 and the meeting before that was in 2000.
Chilliwack			does not have a Board of Variance committee

Board members were asked what times they would prefer to meet on every first Wednesday of the month on an as needed basis and the results were as follows:

<b>Board Member</b>	<b>Time Preference</b>
Mr. Raymond Vesely	Evening (5pm or 6pm)
Mr. Michael Barber	Evening (6pm or 7pm)
Mr. Noordin Somji	Evening (5pm or 6pm)
Mr. Abi Tur	As is
Ms. Gordana Askraba	As is

As there is interest in changing the time that the Board of Variance meets staff advised that they will report back to the Board of Variance on this issue.

**5. ADJOURNMENT**

It was moved by Mr. Noordin Somji, seconded by Ms. Gordana Askraba

**THAT** the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 10:46 a.m.

Certified true accurate records of the October 3, 2012 Board of Variance meeting:

***“Original Signed By”***

\_\_\_\_\_  
Abi Tur, Chair

***“Signed on February 6, 2013”***

\_\_\_\_\_  
Date