



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON
WEDNESDAY, OCTOBER 4, 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
Andrew Yu, 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 Pam Chilton

THAT the following Minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, September 6, 2017.

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS

2. Variance: 306 East Keith Road

The applicant presented a variance request to reduce the required 15 foot setback distance between the proposed driveway crossing and the point of intersection of the lane and street to 10 feet (as measured from the intersection of property lines). The resulting distance between the driveway crossing and the northwest corner of the lot would be 10 feet, as opposed to 15 feet.

SUBMISSIONS

- N. Burnett, 322 East Keith Road, North Vancouver, submitted a letter in opposition to the proposed variance, citing concerns regarding visibility.

Moved by Natalia Pisarek, seconded by Laurence Putnam

THAT the application of Behrouz Monadizadeh, Owner, 306 East Keith Road, North Vancouver, BC, and legally described as Lot 25, Block 107, DL 274, Plan 878, requesting a variance to "Zoning Bylaw, 1995, No. 6700", for Part 9: Parking and Access Regulations:

Continued...

APPEAL APPLICATIONS – Continued

2. Variance: 306 East Keith Road – Continued

1. Section 906(4) “Access Points, Driveway Slope and Vision Clearance” (f) “Setbacks from Intersections” be varied to reduce the required 4.52 metre (15 feet) setback distance between a driveway crossing and the point of intersection between a Street and a lane to 3.05 metres (10 feet).

be **GRANTED** as per the plans submitted to the City of North Vancouver dated August 4, 2017.

CARRIED

3. Variance: 418 East 20th Street

The applicant presented a variance request to allow a portion of the building along the west elevation to project 9 inches (0.75 feet) beyond the maximum permitted height envelope of 15 feet to the top of Plate of the upper storey.

SUBMISSIONS

- J. Kugyelka and K. Hodgson, 2011 Grand Boulevard, North Vancouver, spoke and submitted a letter in opposition to the proposed variance, citing concerns regarding height.
- D. Carrothers, 1945 Grand Boulevard, North Vancouver, spoke and submitted a letter in opposition to the proposed variance, citing concerns regarding height and visibility.
- B. Jeanes, 2041 Grand Boulevard, North Vancouver, spoke in opposition to the proposed variance, citing concerns regarding height.

Moved by Natalia Pisarek, seconded by Pam Chilton

THAT the application of Michael and Diana Macartney, Owners, 418 East 20th Street, North Vancouver, BC, and legally described as Lot 9, Block 10, DL 550, Plan 3953, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, for Part 5: Residential Zone Regulations:

1. Section 509(4) “Height (Principal Building)” (a) be varied to state the Height Envelope shall not exceed 4.80 metres (15.75 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 of 9.14 metres (30 feet).

be **GRANTED** as per the plans submitted to the City of North Vancouver dated August 1, 2017.

DEFEATED

ANY OTHER BUSINESS

Nil.

ADJOURNMENT

Moved by Laurence Putnam, seconded by Pam Chilton

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:39 am.

Certified a true and accurate record of the Board of Variance meeting of October 4, 2017.

“Laurence Putnam”

Laurence Putnam, Chair

“November 1, 2017”

Date