



AGENDA FOR A MEETING OF THE BOARD OF VARIANCE TO COMMENCE AT 10:00 AM IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC ON WEDNESDAY, MARCH 7, 2018.

CALL TO ORDER

ADOPTION OF MINUTES

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

APPEAL APPLICATIONS

2. **Mason Kent, Designer, Mason Kent Design Inc.
341 Tempe Crescent, North Vancouver, BC**

The applicant is requesting a variance to the City's Zoning Bylaw, 1995. No. 6700 for Part 5: Residential Zone Regulations:

- Section 509(4) "Height (Principal Building)" (a) be varied to state the Height Envelope shall not exceed 6.86 metres (22.5 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).

The Zoning Bylaw restricts the Height Envelope of Principal Buildings in the RS-1 Zone to 4.57 metres (15 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). The applicant proposes to construct a new single-family dwelling on the subject property in which a portion of the upper level along the building's west elevation would project beyond the boundary created by the inward 45-degree angle of the permitted Height Envelope by 2.29 metres (7.5 feet).

The appeal, if approved, would restrict the Height Envelope of the building to 6.86 metres (22.5 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). The 2.29 metres (7.5 feet) increase from 4.57 metres (15 feet) would bring the entirety of the proposed building within the Height Envelope.

The subject property is zoned RS-1 which allows for One-Unit Residential Use. A single-family dwelling dating from 1927 is currently situated on the lot. The City received Building Permit applications on January 25, 2018 to demolish this building and permit construction of a new single-family dwelling (with a secondary suite) and an accessory detached rear garage on the property.

The proposal does not comply with Height Envelope regulations in the Zoning Bylaw as described above, and staff may not issue the building permit unless the subject variance request is granted.

ANY OTHER BUSINESS

ADJOURN