



**AGENDA FOR A MEETING OF THE BOARD OF VARIANCE TO COMMENCE AT 10:00 AM IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC ON WEDNESDAY, SEPTEMBER 6, 2017.**

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**CALL TO ORDER**

**ADOPTION OF MINUTES**

1. Board of Variance Meeting Minutes, July 5, 2017.

**APPEAL APPLICATIONS**

2. **Charles Moorhead, Architect, GreatSpace Homes  
308 East 18<sup>th</sup> Street, North Vancouver, BC**

The applicant is requesting the following 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 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 9.75 metres (32 feet).

The City has received a Building Permit application to renovate the existing principal dwelling on the subject lot. The proposed scope of work includes interior renovations, addition of a secondary suite on the basement level, removal of a main level portion at the rear of the dwelling, addition of a rear deck and front porch, and addition of three dormers on the upper level (along the west, north and east elevations) to increase useable floor space.

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 plans submitted by the applicant show the proposed dormers along the west and north elevations projecting beyond the 9.14 metre (30 feet) maximum by up to 0.61 metres (2 feet).

The appeal, if approved, would restrict the Height Envelope of the building 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 9.75 metres (32 feet). The 0.61 metre (2 feet) increase from 9.14 metres (30 feet) would bring both proposed dormers along the west and north elevations within the Height Envelope.

**ANY OTHER BUSINESS**

**ADJOURN**