



MINUTES OF THE BOARD OF VARIANCE MEETING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON WEDNESDAY, JULY 3, 2019

PRESENT

BOARD MEMBERS

L. Putnam, Chair
P. Chilton, Vice-Chair
A. Hardy
P. Ohrnberger

STAFF MEMBERS

T. Huckell, Committee Clerk / Secretary
S. Galloway, Manager, Planning
M. Wray, Planner 1
C. Alexander, Planning Technician 2
R. Leung, Plan Checker 1

ABSENT

N. Pisarek

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

ADOPTION OF MINUTES

Moved by L. Putnam, seconded by P. Chilton

THAT the following Minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, February 6, 2019

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS

2. Variance: 1957 Sutherland Avenue, North Vancouver, BC

The applicant presented a variance request that would permit a new covered at-grade porch on the rear side of the property. Additionally, it would bring the existing legally non-conforming Principal Building's setbacks into conformance with the Zoning Bylaw.

Moved by P. Chilton, seconded by P. Ohrnberger

THAT the application of Holly Flynn, Owner, 1957 Sutherland Avenue, North Vancouver, BC, and legally described as Lot 20, Block 12, DL 550, Plan 9445, requesting a variance to "Zoning Bylaw, 1995, No. 6700", Part 5: Residential Zone Regulations:

- Section 509(5) "Siting (Principal Building)" (b) be varied to reduce the minimum required 8 metres (26.2 feet) or 0.35 times the Lot depth, whichever is greater, from the Rear Lot Line to 4.5 meters (15 feet) from the Rear Lot Line

be GRANTED as per the plans submitted to the City of North Vancouver dated June 4, 2019.

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS – Continued

3. Variance: 411 West 28th Street, North Vancouver, BC

The applicant presented a variance request that would permit a small addition of 12 square feet to the existing rear deck and permit the widening by 1 foot of the existing stairs with a new landing. Additionally, it would bring the existing legally non-conforming Principal Building’s Rear Siting and Lot Coverage into conformance with the Zoning Bylaw.

Moved by A. Hardy, seconded by P. Ohrnberger

THAT the application of Joys Chow, Relative Form Architecture Studio, representing the owners of 411 West 28th Street, North Vancouver, BC, and legally described as Lot 9, Block 242, DL 544, Plan 6377, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 5: Residential Zone Regulations:

- Section 509(5) Siting (Principal Building) (b) to be varied to reduce the minimum required 8 metres (26.2 feet) or 0.35 times the Lot depth, whichever is greater, from the Rear Lot Line to 11.6 metres (38.2 feet); and
- Section 509(3) Lot Coverage (Principal Building) shall not exceed a maximum Lot Coverage of 30% be varied to not exceed a Lot Coverage of 37%

be GRANTED as per the plans submitted to the City of North Vancouver dated June 5, 2019.

CARRIED UNANIMOUSLY

ANY OTHER BUSINESS

Nil.

ADJOURNMENT

Moved by L. Putnam, seconded by P. Chilton

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:10 am.

Certified a true and accurate record of the Board of Variance meeting of July 3, 2019.

“Laurence Putnam”

December 4, 2019

Laurence Putnam, Chair

Date