



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON
WEDNESDAY, OCTOBER 7, 2015 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

Noordin Somji

STAFF MEMBERS

Julie Peters, Committee Clerk
Annie Dempster, 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 Natalia Pisarek

THAT the following Minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, September 9, 2015.

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS

2. **Variance: 923 East 4th Street, North Vancouver, BC**

- One letter of opposition was received.

Moved by Natalia Pisarek, seconded by Pam Chilton

THAT the application of Jennifer Dom, representing the owners of 923 East 4th Street, North Vancouver, BC, and legally described as Lot A, Block 10, DL 272, Plan 3875, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 5: “Residential Zone Regulations”:

1. Section 509 (4) Height a) be varied to allow the principal building to “not exceed a Height Envelope of 7.5 metres (24.6 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 9.9 metres (32.5 feet)”; and
2. Section 509 (5) Siting (Principal Building) c) be varied to allow the principal building to be sited not less than 1.4 meters (4.6 feet) from the east interior side lot line;

be **GRANTED** as per the plans submitted to the City of North Vancouver dated August 23, 2015.

CARRIED UNANIMOUSLY

APPEAL APPLICATIONS – Continued

3. Variance: 2132 Mackay Avenue, North Vancouver, BC

Deferred from the September 9, 2015 Board of Variance meeting.

Moved by Natalia Pisarek, seconded by Laurence Putnam

THAT the application of Ray Vesely, Apex Western Homes Ltd., representing the owners of 2132 Mackay Avenue, North Vancouver, BC, and legally described as Lot 4, Block 10, DL 552, Plan 4693, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 5: “Residential Zone Regulations”, Part 9: “Parking and Access Regulations”, and Part 2 “Interpretation”:

1. Section 509(5)(a) “Siting (Principal Building)” to reduce the required 7.62 meters (25 feet) setback from the Front Lot Line to 4.5 meters (15 feet);
2. Section 907(2)(a) “Parking Location” to be varied to allow one, unenclosed, off-street parking space to be located in front of the face of the Principal Building; and
3. Vary the definition of “Height Envelope” to read “a three dimensional space by vertically projecting interpolated Building Grades from the two west Lot Lines and from the Top of Bank elevations, as determined by a Registered BC Land Surveyor, at the north and south property lines for the two east Lot Lines higher than the geodetic height of the top of plate of any Storey, to the maximum Height level (for RS-1 see Figure 5-2)”;

be **GRANTED** as per the plans submitted to the City of North Vancouver dated August 10, 2015.

CARRIED

4. Variance: 2124 Mackay Avenue, North Vancouver, BC

Deferred from the September 9, 2015 Board of Variance meeting.

- One letter of support was received.

Moved by Natalia Pisarek, seconded by Laurence Putnam

THAT the application of Ray Vesely, Apex Western Homes Ltd., representing the owners of 2124 Mackay Avenue, North Vancouver, BC, and legally described as Lot 5, Block 10, DL 552, Plan 4693, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 5: “Residential Zone Regulations”, Part 9: “Parking and Access Regulations”, and Part 2 “Interpretation”:

1. Section 509(5)(a) “Siting (Principal Building)” to reduce the required 7.62 meters (25 feet) setback from the Front Lot Line to 4.5 meters (15 feet);

Continued...

APPEAL APPLICATIONS – Continued

4. Variance: 2124 Mackay Avenue, North Vancouver, BC – Continued

2. Section 907(2)(a) "Parking Location" to be varied to allow one, unenclosed, off-street parking space to be located in front of the face of the Principal Building; and
3. Vary the definition of "Height Envelope" to read "a three dimensional space by vertically projecting interpolated Building Grades from the two west Lot Lines and from the Top of Bank elevations, as determined by a Registered BC Land Surveyor, at the north and south property lines for the two east Lot Lines higher than the geodetic height of the top of plate of any Storey, to the maximum Height level (for RS-1 see Figure 5-2)";

be **GRANTED** as per the plans submitted to the City of North Vancouver dated August 10, 2015.

CARRIED

ANY OTHER BUSINESS

Nil.

ADJOURNMENT

Moved by Laurence Putnam, seconded by Pam Chilton

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:29 am.

Certified a true and accurate record of the Board of Variance meeting of October 7, 2015.

"Original Signed By"

"Signed on November 4, 2015"

Laurence Putnam, Chair

Date