



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON  
WEDNESDAY, SEPTEMBER 9, 2015 AT 10:00 AM IN THE COUNCIL  
CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC**

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**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 10:03 am.

**ADOPTION OF MINUTES**

Moved by Pam Chilton, seconded by Natalia Pisarek

**THAT** the following Minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, May 6, 2015.

**CARRIED UNANIMOUSLY**

**APPEAL APPLICATIONS**

2. **Variance: 654 West 17<sup>th</sup> Street, North Vancouver, BC**

Moved by Natalia Pisarek, seconded by Laurence Putnam

**THAT** the application of Mohammad Reza Sairafi, representing the owners of 654 West 17<sup>th</sup> Street, North Vancouver, BC, and legally described as Lot C, Block 23, DL 547, Plan 1148, requesting a variance to “Zoning Bylaw, 1995, No. 6700”, Part 9: “Parking and Access Regulations” and Part 5: “Residential Zone Regulations”:

1. Section 907(2)(a) “Parking Location” to be varied to allow two, tandem, off-street parking stalls behind the front face of the principal building; and
2. Section 509(3) “Lot Coverage” to be varied to permit the total combined lot coverage for the principal building to be increased from 30% to 32% to allow the proposed front porch;

be **GRANTED** as per the plans submitted to the City of North Vancouver dated July 9, 2015.

**CARRIED**

## **APPEAL APPLICATIONS – Continued**

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

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 **DEFERRED** to the next meeting of the Board of Variance.

**CARRIED UNANIMOUSLY**

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

Moved by Laurence Putnam, seconded by Pam Chilton

**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);
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

**APPEAL APPLICATIONS – Continued**

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

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 **DEFERRED** to the next meeting of the Board of Variance.

**CARRIED UNANIMOUSLY**

**ANY OTHER BUSINESS**

Nil.

**ADJOURNMENT**

Moved by Laurence Putnam, seconded by Natalia Pisarek

**THAT** the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 10:24 am.

Certified a true and accurate record of the Board of Variance meeting of September 9, 2015.

***“Original Signed By”***

***“Signed on October 7, 2015”***

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Laurence Putnam, Chair

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Date