

**DISTRICT OF NORTH VANCOUVER
BOARD OF VARIANCE**

Minutes of the Board of Variance of the District of North Vancouver held at 5:02 p.m. on Thursday, July 18, 2024 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: James Paul, Chair
Lee Gavel
Laura Lee Richard
Neville York

Absent: Guy Akester, Vice-Chair

Staff: Genevieve Lanz, Director – Legislative Services and Corporate Officer
Lisa Koncsik, Acting Supervisor – Residential Plans Review
Veronica Milburn-Brown, Acting Supervisor – Residential Plans Review
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

Also in

Attendance: Alex Voth, Applicant
Kenneth Hvid, Owner

1. Adoption of Minutes

1.1 June 20, 2024, Board of Variance Meeting

MOVED by James Paul

SECONDED by Neville York

THAT the minutes of the June 20, 2024 Board of Variance meeting are adopted.

CARRIED

2. Hearing of Applications

James Paul, Chair, welcomed members of the public to the meeting and provided an overview of the procedures for the meeting.

2.1 4737 Strathcona Road

Staff Presentation

Staff reported that the property is located in the RS4 Zone and that the lot area is 8,242 square feet. The house was built in 1932, is not on the Heritage Registry, and is located in a Development Permit Area for Slope Hazard. The proposal is for a garage.

The variances requested on the property are as follows:

1. Roof Projection variance of 6.79 feet (2.07 metres).
2. Garage Front Yard Setback variance of 7.19 feet (2.19 metres).
3. Parking Structure Floor Above Natural Grade variance of 4.5 feet (1.37 metres).

In response to a question from the Board, staff advised that there is nothing underneath the garage.

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- The hardship is due to the steep topography of the property;
- Other properties on the same street have similar topography;
- Without variances, the slope of the driveway would be 27 percent;
- Moving the location of the garage avoids the steeper grade;
- The proposal is for a garage that creates two parking spaces within and two spaces outside the structure;
- The proposed structure would allow safe access to the home; and,
- Neighbours have provided letters of support for the project.

In response to a question from the Board, the owner confirmed that the garage located on the property to the south of the subject property is not connected to any other structure.

Representations from Notified Persons

- Nil

Representations from the Public

- Nil

Discussion

Lee Gavel spoke in support of the application, noting that the steep topography of the site is a hardship, the requested variances are minor, and the design is compatible with neighbouring properties.

Laura Lee Richard spoke in support of the application, noting agreement with the comments by the previous speaker.

Neville York spoke in support of the application, noting that the steep topography of the site is a hardship and that the application has neighbourhood support.

The Chair spoke support of the application, noting agreement with the comments by the previous speakers.

MOVED by Lee Gavel

SECONDED by Laura Lee Richard

THAT Board of Variance Application BOV2024-00010 4737 Strathcona Road presented at the July 18, 2024 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Roof Projection	16 ft (4.88 m)	n/a	9.21 ft (2.81 m)	6.79 ft (2.07 m)
	Garage Front Yard Setback	20 ft (6.1 m)	n/a	12.81 ft (3.9 m)	7.19 ft (2.19 m)
	Parking Structure Floor Above Natural Grade	4 ft (1.22 m)	n/a	8.5 ft (2.59 m)	4.5 ft (1.37 m)

CARRIED

3. CORRESPONDENCE

Nil

4. NEXT MEETING

The next regular meeting of the Board of Variance is scheduled for Thursday, September 19, 2024.

5. ANY OTHER BUSINESS

Genevieve Lanz, Director – Legislative Services and Corporate Officer, thanked Lee Gavel for his service and provided information on the recruitment process for a member of the Board to fill the position he is vacating.

6. ADJOURNMENT

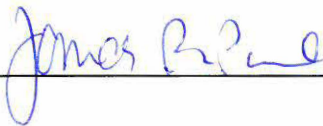
MOVED by James Paul

SECONDED by Lee Gavel

THAT the July 18, 2024 Board of Variance Meeting is adjourned at 5:17 p.m.

CARRIED

Chair



Committee Clerk

