

**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, June 15, 2023 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: James Paul, Chair
Guy Akester, Vice-Chair
Lee Gavel
Neville York

Absent: Laura Lee Richard

Staff: James Gordon, Municipal Clerk
Lisa Koncsik, Plans Reviewer
Veronica Milburn-Brown, Plans Reviewer
Cheryl Archer, Confidential Council Clerk
Hedvig Pellerud, Committee Clerk

Also in Attendance: Kevin Li, Applicant
BaoRui Yang, Owner
Curtis Krahn, Synthesis Design

1. Adoption of Minutes

1.1 May 18, 2023, Board of Variance Meeting

MOVED by Guy Akester

SECONDED by Lee Gavel

THAT the minutes of the May 18, 2023 Board of Variance meeting are adopted as amended.

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 1938 Cardinal Crescent

Staff Presentation

Staff reported that the property is located in the RS3 Zone and that the lot area is approximately 13,808 square feet. The house was built in 1973, is not on the Heritage Registry, and is located in Development Permit Areas for Slope Hazard and Wildfire Hazard. The applicant is working with the Environment Department regarding the Slope Hazard.

Staff advised that the proposal is to allow the construction of a new parking structure, noting that an application in November 2022 was denied. The current application involves smaller variances than the previous application. Staff noted that the variances are required to build a parking structure due to the slope of the lot.

The variances requested on the property are as follows:

1. Parking Structure Straight-in entry Setback variance of 20 ft (6.1 m).
2. Parking Structure Flat Roof Height Variance variance of 11.5 ft (3.51 m).
3. Parking Structure Floor Height Above Natural Grade variance of 15.5 ft (4.72 m).
4. Parking Structure in the Required Front Yard variance of 99 ft² (9.2 m²).
5. Total Parking Structure & Accessory Building variance of 143 ft² (13.28 m²).

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- The property is steeply sloped, with a total change in grade of 82 feet;
- The application is to allow construction of parking pad at street level;
- At the November 2022 Board of Variance meeting, the Board provided feedback that a two-car parking pad would be more acceptable than the three-car parking pad in that application;
- There are multiple generations living in the household;
- The driveway to the existing garage shares access with 1922 Cardinal Crescent;
- The change in grade from the street level of the driveway to the existing garage is 42 feet;
- The average slope of the driveway is 18 percent;
- There is a tight turn on the driveway that is difficult to navigate;
- There are many mature trees on the site that they would like to retain;
- In consultation with the Environment Department, their geotechnical consultant and arborist, a design has been created that requires only three trees to be removed;
- The existing garage is used to secure vehicles when the owners are out of the country and the proposed parking pad would be used for day-to-day parking;
- There are four adults in the family and they own more than three vehicles;
- Parking pads are required to comply with the Zoning Bylaw as if it were a garage, with the roof height calculated to the top of the guard rail;
- The parking pad is not a building or structure;
- The parking pad needs to be elevated due to the slope of the property;
- The applicant has consulted with the neighbours and made adjustments from their feedback including architectural screening; and,
- None of their neighbours have given any negative feedback about the application.

In response to a question from the Board, staff advised that the existing garage is proposed to be retained.

In response to a question from the Board, staff clarified that the Total Parking Structure & Accessory Building variance is required for this application as the combined area of the proposed parking pad and the existing garage are considered. Staff further clarified that an additional accessory structure would not be permitted on the property if this application is approved.

In response to a question from the Board, the applicant advised that the neighbour who did not provide a letter of support does not oppose the application.

In response to a question from the Board, the applicant advised that the driveway to the existing garage is proposed to be retained.

In response to a question from the Board, the applicant advised that there is very little street parking in the area and the roadway is very narrow. The applicant further noted that parking in Deep Cove is challenging.

Representations from Notified Persons

Nil

Representations from the Public

Nil

Discussion

Guy Akester spoke in support of the application, noting that hardships exist in the narrowness of the roadway, the tight turn and steep slope of the driveway, lack of street parking in the area, and steep slope of the property. Mr. Akester stated that the requested variances are reasonable and the application does not defeat the intent of the Zoning Bylaw.

Neville York spoke in support of the application, noting that hardships exist in the narrowness of the roadway and the steep slope of the property. Mr. York noted that the requested variances have been reduced from the previous application and that improvements to the guardrail design have been included.

Lee Gavel spoke in support of the application, noting agreement with the comments of the other Board members. Mr. Gavel noted that the eighteen percent slope of the driveway does not conform to a reasonable design standard.

The Chair spoke in support of the application, noting agreement with the comments of the other Board members, particularly the lack of street parking in the area and the steeply sloping property.

MOVED by Guy Akester
SECONDED by Neville York

THAT Board of Variance Application BOV2023-00011 1938 Cardinal Crescent presented at the June 15, 2023 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Parking Structure Straight-in entry Setback	20 ft (6.1 m)	0 ft (0 m)	0 ft (0 m)	20 ft (6.1 m)
	Parking Structure Flat Roof Height Variance	12 ft (3.66 m)	0 ft (0 m)	23.5 ft (7.16 m)	11.5 ft (3.51 m)
	Parking Structure Floor Height Above Natural Grade	4 ft (1.22 m)	0 ft (0 m)	19.5 ft (5.94 m)	15.5 ft (4.72 m)
	Parking Structure in the Required Front Yard	361 ft ² (33.54 m ²)	0 ft ² (0 m ²)	460 ft ² (42.73 m ²)	99 ft ² (9.2 m ²)
	Total Parking Structure & Accessory Building	800 ft ² (74.32 m ²)	483 ft ² (44.87 m ²)	943 ft ² (87.6 m ²)	143 ft ² (13.28 m ²)

CARRIED

3. CORRESPONDENCE

Nil

4. NEXT MEETING

The next regular meeting of the Board of Variance is scheduled for Thursday, July 20, 2023.

5. ANY OTHER BUSINESS

Nil

6. ADJOURNMENT

MOVED by James Paul
SECONDED by Lee Gavel

THAT the June 15, 2023 Board of Variance Meeting is adjourned at 5:23 p.m.

CARRIED

Chair



Committee Clerk

