

**DISTRICT OF NORTH VANCOUVER
BOARD OF VARIANCE**

Minutes of the Board of Variance of the District of North Vancouver held at 5:00 p.m. on Thursday, September 21, 2023 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: James Paul, Chair
Laura Lee Richard (via Zoom)
Neville York (via Zoom)

Absent: Guy Akester, Vice-Chair
Lee Gavel

Staff: James Gordon, Municipal Clerk
Veronica Milburn-Brown, Acting Supervisor – Residential Plans Review
Jennifer Tehrani, Residential Plans Reviewer
Cheryl Archer, Confidential Council Clerk
Chris Reynolds, Committee Clerk

Also in Attendance: Roberto Cavallari, Applicant/Owner

1. Adoption of Minutes

1.1 July 20, 2023, Board of Variance Meeting

MOVED by James Paul

SECONDED by Neville York

THAT the minutes of the July 20, 2023 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.

2.1 715 Huntingdon Crescent

Staff Presentation

Staff reported that the property is located in the RS3 Zone. The house is currently under construction, is not on the Heritage Registry, and is not located in a Development Permit Area. The proposal is for a swimming pool. Staff noted that the property is on a corner and that the Zoning Bylaw requires that the shortest property line is considered the front of the property. A building permit has been issued for the main dwelling, with a 27 foot setback at the front and 27.5 feet at the back.

The variance requested on the property is as follows:

1. Swimming Pool Rear Setback variance of 6 ft (1.83 m).

In response to a question from the Board, staff advised that the mechanical room conforms to the Zoning Bylaw.

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- The house has been designed under 3,000 square feet to retain more of the outdoor space for recreation use for the family, including children;
- The proposed pool design is 15 feet in width in order to maintain a safe distance from the dwelling;
- Other locations on the property were explored and none were suitable;
- The street side would not have required any setback, but was not a suitable space;
- The mechanical room has been fully constructed;
- The only other possible location would have required variances and had poor privacy;
- The front door is on the long side, but is considered the side of the property due to the Zoning Bylaw requirements,
- The proposed pool is 30 feet from Huntingdon Crescent; and,
- They intend to include landscaping to maintain privacy between their yard and their neighbours.

Representations from Notified Persons

Nil

Representations from the Public

Nil

Discussion

Neville York spoke in support of the application, noting that the property is a corner lot and the requested variance is minor.

Laura Lee Richard spoke in support of the application, noting that the variance is required due to the definition of the front yard for a corner lot and that landscaping screening is planned to mitigate the impact on neighbours.

The Chair spoke in support of the application, noting agreement with the other members' reasons.

MOVED by Neville York

SECONDED by Laura Lee Richard

THAT Board of Variance Application BOV2023-00013 715 Huntingdon Crescent presented at the September 21, 2023 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Swimming Pool Rear Yard Setback	10 ft (3.05 m)	N/A	4 ft (1.22 m)	6 ft (1.83 m)

CARRIED

3. CORRESPONDENCE

Nil

4. NEXT MEETING

The next regular meeting of the Board of Variance is scheduled for Thursday, October 19, 2023.

5. ANY OTHER BUSINESS

Nil

6. ADJOURNMENT

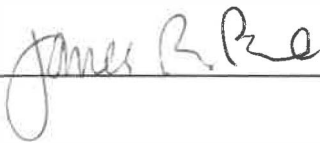
MOVED by James Paul

SECONDED by Neville York

THAT the September 21, 2023 Board of Variance Meeting is adjourned at 5:16 p.m.

CARRIED

Chair



Committee Clerk

