

**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, January 16, 2025 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: James Paul, Chair
Robert Griesdale
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
Cheryl Archer, Confidential Council Clerk
Allison James, Administration Clerk

Also in

Attendance: Pam Chilton, Applicant
Kaveh Goldan, Builder

1. Adoption of Minutes

1.1 October 17, 2024 Board of Variance Meeting

MOVED by James Paul

SECONDED by Neville York

THAT the minutes of the October 17, 2024 Board of Variance meeting are adopted.

CARRIED

1.2 November 21, 2024 Board of Variance Meeting

MOVED by Laura Lee Richard

SECONDED by Robert Griesdale

THAT the minutes of the November 21, 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 3076 Paisley Road

Staff Presentation

Staff reported that the property is located in the RSMF Zone. The house was built in 1948, is not on the Heritage Registry, and is not located in a Development Permit Area. The proposal is for an addition and interior renovation including removing and

rebuilding an existing non-conforming section in the same location. It is not known whether the house complied with the Zoning Bylaw at the time it was built as the drawings are not on file. Staff noted that the portion at the rear of the property that is non-conforming is being removed.

The variances for the proposed construction on this property are as follows:

1. Principal Dwelling Side Yard Setback variance of 2.3 feet (0.7 metres).
2. Principal Dwelling Eave Projection Setback variance of 2.79 feet (0.85 m).
3. Principal Dwelling Combined Side Yard Setback variance of 2.6 feet (0.79 metres).

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- The existing portion of the building that is non-conforming may have previously been a carport, is deteriorating, and has no foundation;
- The proposal is to demolish the non-conforming portion on the side of the property and rebuild in the same location, which requires variances;
- They approached 12 neighbouring properties to discuss the application and provide the plans;
- Of these, three gave positive feedback, one was uncertain, and eight were not home at the time;
- Two small bedrooms are proposed to be rebuilt as one master bedroom;
- Many other homes in the area have rebuilt much larger than the proposal;
- The size is comparable to the neighbouring properties; and,
- The liveable area would need to be drastically reduced to comply with the Zoning Bylaw.

In response to a question from the Board, the applicant advised they cannot build lower to reduce the eave projection setback variance.

In response to a question from the Board, the applicant advised that the owner does not want to make the bedroom wider to reduce the setback variance due to an existing egress door and does not want to take on additional debt for a larger project. The intent is to update the existing home.

In response to a question from the Board, the applicant advised that there is no foundation under the section subject to the variances. All new construction will have a new foundation.

In response to a question from the Board, the applicant advised that there are two exits to the yard, including a sliding door.

In response to a question from the Board, the applicant advised that there is no letter of support from the neighbour on the affected property line.

In response to a question from the Board, the applicant advised that there are no existing windows on the outer wall, and none are proposed.

In response to a question from the Board, the applicant advised that all the siding will be replaced in the affected area with fire resistant material.

Representations from Notified Persons

Nil

Representations from the Public

Nil

Discussion

Robert Griesdale spoke in support of the application, noting that the proposed design is subtle and making the room narrower would make it an odd shape.

Neville York spoke in support of the application, noting that the requested variances are minor and are required on the side of the property.

Laura Lee Richard spoke in support of the application, noting that the requested variances are minor and the home is proposed to be retained in its rancher form.

The Chair spoke in opposition to the application, noting that the proximity to the property line is of concern and if the adjacent neighbour wanted to do something similar, it would be too close to conform to the Building Code. The Chair questioned why other designs were not attempted, including rearranging the primary bedroom and ensuite washroom, and expressed doubt that a different design would have been more expensive.

MOVED by Robert Griesdale

SECONDED by Neville York

THAT Board of Variance Application BOV2024-00023 3076 Paisley Road presented at the January 16, 2025 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSMF	Principal Dwelling Side Yard Setback	4 ft (1.22 m)	1.7 ft (0.52 m)	1.7 ft (0.52 m)	2.3 ft (0.7 m)
	Principal Dwelling Eave Projection Setback	3 ft (0.91 m)	-	0.21 ft (0.06 m)	2.79 ft (0.85 m)
	Principal Dwelling Combined Side Yard Setback	10 ft (3.05 m)	7.4 ft (2.26 m)	7.4 ft (2.26 m)	2.6 ft (0.79 m)

CARRIED

Opposed: James Paul

2.2 3390 Vale Court

Staff Presentation

Staff reported that the property is located in the RSH Zone. The house was built in 1948, is not on the Heritage Registry. The property is located in a Development Permit Area for Streamside Protection and the applicant is working with the Environment Department. The proposal is to demolish the existing non-conforming parking structure and build a larger parking structure in the same location. Staff noted the top of bank limits the buildable area and that the principal dwelling is also existing non-conforming.

The variances for the proposed construction on this property are as follows:

1. Parking Structure Front Yard Setback variance of 3.17 feet (0.97 metres).
2. Roof Projection variance of 0.17 feet (0.05 metres).

In response to a question from the Board, staff advised that it is unknown if the structure conformed to the Zoning Bylaw at the time it was built.

In response to a question from the Board, staff advised that staff from the Environment Department could better advise what portion of the house, if any, could be set back further.

Applicant Presentation of Hardship

The builder drew attention to the following points and hardships:

- The owner/applicant was not able to attend the meeting;
- The existing carport is flush with front of home;
- In order to conform with the current Zoning Bylaw, the parking structure would need to be built further back than its current location;
- The Environment Department has approved moving the structure closer to the rear of the property;
- The owner would prefer to build the new garage flush with the house as it would be more aesthetically pleasing and would have less impact on the rear of the property; and,
- The proposal is to replace the existing carport with a garage to allow for storage.

In response to a question from the Board, the builder advised that new foundations are required for the proposed construction.

In response to a question from the Board, the builder advised that they did not receive any input from neighbouring properties.

Representations from Notified Persons

Nil

Representations from the Public

Nil

Discussion

Neville York spoke in support of the application, noting that the requested variances are minor, the depth of the lot and the top of bank and slope at the rear of the lot are hardships, and keeping the face of the garage even with the house makes sense.

Laura Lee Richard spoke in support of the application, noting that the requested variances are minor and the very steep bank at the rear of the property is a hardship.

Robert Griesdale spoke in support of the application, noting that the requested variances are minor, building further from the top of bank is preferable, and having the garage and house even with one another is reasonable.

The Chair spoke in support of the application, noting the existing structures are non-conforming, the proposal fits with the existing carport, and the top of bank is a consideration.

MOVED by Neville York

SECONDED by Laura Lee Richard

THAT Board of Variance Application BOV2024-00022 3390 Vale Court presented at the January 16, 2025 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSH	Parking Structure Front Yard Setback	20 ft (6.1 m)	17.79 ft (5.42 m)	16.83 ft (5.13 m)	3.17 ft (0.97 m)
	Roof Projection	16 ft (4.88 m)	-	15.83 ft (4.82 m)	0.17 ft (0.05 m)

CARRIED

3. CORRESPONDENCE

Nil

4. NEXT MEETING

The next regular meeting of the Board of Variance is scheduled for Thursday, February 20, 2025.

5. ANY OTHER BUSINESS

Genevieve Lanz, Director – Legislative Services and Corporate Officer, advised that Rhonda Schell will join the District in the near future as the new Deputy Corporate Officer.

6. **ADJOURNMENT**

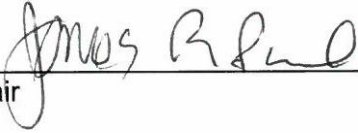
MOVED by James Paul

SECONDED by Robert Griesdale

THAT the January 16, 2025 Board of Variance Meeting is adjourned at 5:38 p.m.

CARRIED

Chair

A handwritten signature in blue ink, appearing to read "James Paul", written over a horizontal line.

Committee Clerk

A handwritten signature in blue ink, appearing to read "Robert Griesdale", written over a horizontal line.