

**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, February 20, 2025 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: James Paul, Chair
Guy Akester, Vice-Chair
Robert Griesdale
Laura Lee Richard
Neville York

Staff: Genevieve Lanz, Director – Legislative Services and Corporate Officer
Rhonda Schell, Deputy Corporate Officer
Lisa Koncsik, Acting Supervisor – Residential Plans Review
Veronica Milburn-Brown, Acting Supervisor – Residential Plans Review
Cheryl Archer, Confidential Council Clerk
Jillian Holden, Administration Clerk

Also in

Attendance: Parham Baghaie, Owner/Applicant
Darin Frers, Owner/Applicant
Attilio Merola, Notified Person

1. Adoption of Minutes

1.1 January 16, 2025, Board of Variance Meeting

MOVED by James Paul

SECONDED by Guy Akester

THAT the minutes of the January 16, 2025 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 3761 Fromme Road

Staff Presentation

Staff reported that the property is located in the RS3 Zone and the construction date of the house is unknown. The house is on the District's Heritage Inventory (1993), and is not located in a Development Permit Area. The proposal is for a parking structure on an existing parking pad. Staff noted that the required setback for a corner lot is 20 feet and that the property has a steep slope.

The variances requested on the property are as follows:

1. Parking structure corner lot setback variance of 18.59 feet (5.67 metres).
2. Roof projection variance of 15.6 feet (4.75 metres).

In response to a question from the Board, staff advised that front of the property has the shortest lot line.

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- Advised that they have lived in the house for 20 years and do not know the history of the property prior to that time;
- Noted renovations have been completed in the past;
- Advised that the original parking pad was constructed as a rock wall with no mortar approximately eight years ago and it needed to be replaced due to deterioration;
- Stated that they planned a new engineered wall on the same footprint and considered adding covered parking;
- Noted the northwest corner would have allowed for a larger parking area, but construction was not possible due to a prohibitively large rock in the space;
- Stated that the proposed location is the only place parking can be located on the property;
- Advised that the parking structure was redesigned when they found the roof size was not in compliance with the Zoning Bylaw;
- Noted the roof line of the proposed structure is approximately 23 feet from Fromme Road and hedging would retain the natural view for neighbours;
- Noted the proposal is for a simple open carport to provide protection from the elements, designed with six posts and a cover; and,
- Advised that he has spoken with all of the neighbours regarding the proposal.

In response to a question from the Board, the applicant advised that they intend to use screw tile footings and not a slab. He noted that screw tile footings are new technology and are environmentally sensitive. The applicant further advised that the driveway has been regraded to reduce the slope as it had been dangerously steep.

In response to a question from the Board, the applicant advised that they considered locating the structure in the northwest corner but were unable to do so due to a massive rock in that location, which is likely why the parking pad had been placed in its original location.

In response to a question from the Board, staff advised that the height of the structure to the roof is 13.76 feet and the internal height is 8.5 feet.

Representations from Notified Persons

Nil

Representations from the Public

Nil

Discussion

Guy Akester spoke in support of the application, noting that while the variances are somewhat large, in this case clear hardship exists in the siting of the house and driveway, and the massive rock at the only alternative location. Mr. Akester noted that the proposed structure is modest and not overly intrusive, and that it will not be visible to neighbours.

Robert Griesdale spoke in support of the application, noting agreement with the previous comments, that there is overwhelming support from the neighbours, the proposal is to cover the existing parking area, and it cannot be converted to a garage in the future.

Laura Lee Richard spoke in support of the application, noting that corner lots present unique challenges, and that the proposed variances are minor and are within the intent of the Zoning Bylaw.

Neville York spoke in support of the application, noting agreement with the previous comments, that corner lots have different setbacks, there is substantial boulevard space and neighbour support, and that the proposed structure would not block sightlines.

The Chair spoke in support of the application, noting that the siting of the existing house and parking pad as well as topography and very large rock leave no other locations for the parking structure.

MOVED by Guy Akester

SECONDED by Robert Griesdale

THAT Board of Variance Application BOV2025-00001 3761 Fromme Road presented at the February 20, 2025 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Parking structure corner lot setback	20 feet (6.1 metres)	n/a	1.41 feet (0.43 metres)	18.59 feet (5.67 metres)
	Roof projection	16 feet (4.88 metres)	n/a	0.4 feet (0.12 metres)	15.6 feet (4.75 metres)

CARRIED

2.2 832 Calverhall Street

Staff Presentation

Staff reported that the property is located in the RSKL Zone. The house was built in 1959, is not on the Heritage Registry, and is not located in a Development Permit Area. The proposal is to convert an existing parking structure to a coach house. Staff advised that the main house and a carport were constructed in 1959 and there is no

record of when the carport was converted to a garage. Staff advised that a Stop Work Order was issued by the District as work was being done on the parking structure without permits. The existing garage is non-conforming and the proposed coach house conversion would not conform to the Zoning Bylaw.

The variances requested on the property are as follows:

1. Rear Yard Setback variance of 3.02 feet (0.92 metres).
2. Side Yard Setback variance of 3.43 feet (1.05 metres).
3. Eave Projection (Side) variance of 3 feet (0.91 metres).

In response to a question from the Board, staff advised that the District has a record of a permit for the original carport, but there is no record of a permit issued for the conversion to a garage. The Stop Work Order was issued as plumbing, electrical, and other work was done without permits.

In response to a question from the Board, staff advised that the Stop Work Order was issued when the work was near completion.

In response to a question from the Board, staff confirmed that the proposed structure would have its own kitchen facilities.

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- Advised that they are a family of five with a baby on the way;
- The coach house is proposed to be occupied by his mother to assist the family with child care;
- Stated that converting the existing garage to a coach house is the most affordable option and that there are existing servicing connections in place;
- Stated that the main house cannot be increased in size or moved;
- Opined that the proposal would not change anything in the neighbourhood;
- Noted the proposed coach house would use the existing garage footprint;
- Opined that the proposed coach house would have no impact on neighbours; and,
- Stated that the house is small and they would like to keep their family together.

Representations from Notified Persons

Nil

Representations from the Public

Nil

Discussion

Guy Akester spoke in opposition to the application, noting that the Board cannot consider that construction has occurred in their deliberations, hardship has not been demonstrated, and that there is neighbour opposition to the requested variances.

Mr. Akester noted that the requested variances would deepen the neighbourhood impact of an existing unpermitted conversion of the original carport to a garage.

Robert Griesdale spoke in opposition to the application, noting agreement with the previous Board member's comments and that there is a safety concern with people occupying a building that had already been converted from a carport to a garage without permits.

Neville York spoke in opposition to the application, noting agreement with the previous speakers' comments, emphasizing that hardship has not been demonstrated and that there is neighbourhood opposition, and no support letters had been received.

Laura Lee Richard spoke in opposition to the application, noting agreement with the previous speakers' comments. Ms. Richard noted that the requested variances are not minor, hardship has not been demonstrated, and the proposal does not fit with the neighbourhood.

The Chair spoke in opposition to the application, noting that the requested variances are not minor and that hardship has not been demonstrated.

MOVED by Guy Akester

SECONDED by Robert Griesdale

THAT Board of Variance Application BOV2025-00002 832 Calverhall Street presented at the February 20, 2025 Board of Variance meeting is **DENIED** as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSKL	Rear Yard Setback	4 feet (1.22 metres)	0.98 feet (0.3 metres)	0.98 feet (0.3 metres)	3.02 feet (0.92 metres)
	Side Yard Setback	4 feet (1.22 metres)	0.57 feet (0.17 metres)	0.57 feet (0.17 metres)	3.43 feet (1.05 metres)
	Eave Projection (Side)	3 feet (0.91 metres)	0 feet (0 metres)	0 feet (0 metres)	3 feet (0.91 metres)

CARRIED

3. CORRESPONDENCE

Nil

4. NEXT MEETING

The next regular meeting of the Board of Variance scheduled for Thursday, March 20, 2025 is cancelled due to lack of quorum and the next regular meeting will be held on Thursday, April 17, 2025.

5. ANY OTHER BUSINESS

Genevieve Lanz, Corporate Officer, introduced Deputy Corporate Officer Rhonda Schell.

6. ADJOURNMENT

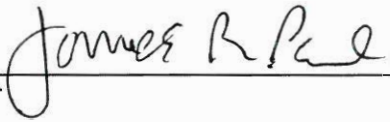
MOVED by James Paul

SECONDED by Robert Griesdale

THAT the February 20, 2025 Board of Variance Meeting is adjourned at 5:44 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, consisting of several loops, written over a horizontal line.