

April 4, 2025  
Case: BOV2025-00006

Dear Property Owner or Tenant:

**RE: Development Variance Requested in Your Neighbourhood**

**Address:** 3055 St. Annes Drive

**Proposal:** The proposed work is an addition

**What:** 2 variances to the Zoning Bylaw.

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

1. Veranda Front Yard Setback variance of 0.82 feet (0.25 metres).
2. Principal Dwelling Roof Projection Setback variance of 3.78 feet (1.15 metres).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSMF	Veranda Front Yard Setback	21 feet (6.4 metres)	n/a	20.18 feet (6.15 metres)	0.82 feet (0.25 metres)
	Principal Dwelling Roof Projection Setback	21 feet (6.4 metres)	n/a	17.22 feet (5.25 metres)	3.78 feet (1.15 metres)

You may contact Veronica Milburn-Brown, Supervisor, Residential Plans Review at [milburnbrv@dnv.org](mailto:milburnbrv@dnv.org) with any questions regarding the application. You are also welcome to review a copy of the application. Please contact [input@dnv.org](mailto:input@dnv.org) for instructions on how to download the application package.

The Board of Variance Meeting will be held in a hybrid format, both in person in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia, and virtually via Zoom on **Thursday, April 17, 2025 at 5:00 pm**.

If you have comments on the proposed variances, you may:

- Participate in the meeting via Zoom (please contact [input@dnv.org](mailto:input@dnv.org) for instructions for online participation);
- Email your comments to [input@dnv.org](mailto:input@dnv.org) for distribution to the members of the Board of Variance; or,
- Write a letter to the attention of the Corporate Officer at the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, April 16, 2025. Submissions are circulated to the Board as they are received and may be provided to the applicant upon request. Personal information such as name and contact information will be redacted from the copy provided to the applicant, however, the content of your submission will remain intact.

Regards,

A handwritten signature in black ink, appearing to read 'Genevieve Lanz', with a stylized, cursive script.

Genevieve Lanz  
Corporate Officer

*What is the Board of Variance?*

*The Board of Variance is a Council-appointed committee of five North Vancouver residents who consider requests to vary the Zoning Bylaw for renovations or new construction.*

April 4, 2025  
Case: BOV2025-00004

Dear Property Owner or Tenant:

**RE: Development Variance Requested in Your Neighbourhood**

**Address:** 4080 Goldie Court

**Proposal:** The proposed work is a new addition and garage

**What:** 3 variances to the Zoning Bylaw.

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

1. Parking Structure Street Setback variance of 8.5 feet (2.59 metres).
2. Parking Structure Eave Projection Setback variance of 6.4 feet (1.95 metres).
3. Paving Within the Required Front Yard variance of 69 feet<sup>2</sup> (6.41 metres<sup>2</sup>).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS5	Parking Structure Street Setback	20 feet (6.1 metres)	17.8 feet (5.43 metres)	11.5 feet (3.51 metres)	8.5 feet (2.59 metres)
	Parking Structure Eave Projection Setback	16 feet (4.88 metres)	16 feet (4.88 metres)	9.6 feet (2.93 metres)	6.4 feet (1.95metres)
	Paving Within the Required Front Yard	393 feet <sup>2</sup> (36.51 metres <sup>2</sup> )	252.22 feet <sup>2</sup> 23.43 metres <sup>2</sup>	462 feet <sup>2</sup> (42.92 metres <sup>2</sup> )	69 feet <sup>2</sup> (6.41 metres <sup>2</sup> )

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April 4, 2025  
Case: BOV2025-00007

Dear Property Owner or Tenant:

**RE: Development Variance Requested in Your Neighbourhood**

**Address:** 1137 Harris Avenue  
**Proposal:** The proposed work is a coach house  
**What:** 1 variance to the Zoning Bylaw.  
**Variance:** The variance for the proposed construction on this property is as follows:  
1. Coach House sited to the front of the principal dwelling

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Coach House Siting	Sited to the Rear of the Principal Dwelling	n/a	Sited to the Front of the Principal Dwelling	Sited to the Front of the Principal Dwelling

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April 4, 2025  
Case: BOV2025-00003

Dear Property Owner or Tenant:

**RE: Development Variance Requested in Your Neighbourhood**

**Address:** 3230 Highland Boulevard

**Proposal:** The proposed work is renovation of an existing single-family dwelling

**What:** 7 variances to the Zoning Bylaw.

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

1. Rear Yard Setback variance of 7.2 feet (2.19 metres).
2. Combined Front & Rear Setbacks variance of 15.8 feet (4.82 metres).
3. Flanking Street Setback variance of 1.38 feet (0.42 metres).
4. Parking Structure Front Setback variance of 4.7 feet (1.43 metres).
5. Maximum Building Depth variance of 15.3 feet (4.66 metres).
6. Roof Overhang Parking Structure variance of 4.2 feet (1.28 metres).
7. Roof Overhang Rear Setback variance of 4.7 feet (1.43 metres)

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSE	Rear Yard Setback	25 feet (7.62 metres)	28.22 feet (8.6 metres)	17.8 feet (5.43 metres)	7.2 feet (2.19 metres)
	Combined Front & Rear Setbacks	60 feet (18.29 metres)	54.62 feet (16.64 metres)	44.2 feet (13.47 metres)	15.8 feet (4.82 metres)
	Flanking Street Setback	17.28 feet (5.27 metres)	20.35 feet (6.20 metres)	15.9 feet (4.85 metres)	1.38 feet (0.42 metres)
	Parking Structure Front Setback	20 feet (6.1 metres)	n/a	15.3 feet (4.66 metres)	4.7 feet (1.43 metres)
	Maximum Building Depth	65 feet (19.81 metres)	76.25 feet (23.24 metres)	80.3 feet (24.48 metres)	15.3 feet (4.66 metres)
	Roof Overhang Parking Structure	16 feet (5.49 metres)	n/a	13.8 feet (4.21 metres)	2.2 feet (1.28 metres)
	Roof Overhang Rear Setback	21 feet (6.4 metres)	n/a	16.3 feet (4.96 metres)	4.7 feet (1.43 metres)

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April 4, 2025  
Case: BOV2025-00008

Dear Property Owner or Tenant:

**RE: Development Variance Requested in Your Neighbourhood**

**Address:** 1146 Cortell Street

**Proposal:** The proposed work is a garage, addition, and renovation of an existing single-family dwelling

**What:** 2 variances to the Zoning Bylaw.

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

1. Maximum Building Depth variance of 5.45 feet (1.66 metres).
2. Maximum Building Coverage variance of 166 square feet (15.42 square metres).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSPH	Maximum Building Depth	65 feet (19.81 metres)	32.45 feet (9.89 metres)	70.45 feet (21.47 metres)	5.45 feet (1.66 metres)
	Maximum Building Coverage	2622 feet <sup>2</sup> (243.59 metres <sup>2</sup> )	1275 feet <sup>2</sup> (118.45 metres <sup>2</sup> )	2788 feet <sup>2</sup> (259.01 metres <sup>2</sup> )	166 feet <sup>2</sup> (15.42 metres <sup>2</sup> )

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