

**DISTRICT OF NORTH VANCOUVER  
BOARD OF VARIANCE**

Minutes of the Board of Variance of the District of North Vancouver held at 5:01 p.m. on Thursday, September 18, 2025 in the Skyline Meeting 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:** Rhonda Schell, Deputy Corporate Officer  
Lisa Koncsik, Acting Supervisor – Residential Plans Review  
Veronica Milburn-Brown, Acting Supervisor – Residential Plans Review  
Kaitlin Hebron, Confidential Council Clerk  
Jillian Holden, Administration Clerk

**Also in**

**Attendance:** Jaime Montani, Owner/Applicant  
Christine Yang, Owner  
Fred Wu, Owner  
Tylee Yang, Applicant

**1. Adoption of Minutes**

**1.1 June 19, 2025, Board of Variance Meeting**

**MOVED by James Paul**

**SECONDED by Laura Lee Richard**

THAT the minutes of the June 19, 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 1850 Langworthy Street**

### **Staff Presentation**

Staff reported that the property is located in the RS4 Zone, the house was built in 1968, is not on the Heritage Registry, and is located in a Development Permit Area for Wildfire Hazard. The proposal is for an accessory building.

The variances requested on the property are as follows:

1. Accessory Building sited to the Front Yard.
2. Building Coverage variance of 44 sq. ft

In response to a question from the Board, staff advised that there is a municipal right of way for the road that is not built.

In response to a question from the Board, staff advised that the building coverage includes everything, including the shed and garage.

In response to a question from the Board, staff advised that Phyllis Road is currently not open.

### **Applicant Presentation of Hardship**

The applicant drew attention to the following points and hardships:

- Commented on current family needs and aging in place;
- Noted the accessory building is to be used as an office space;
- Commented on the irregularly shaped front yard;
- Commented on the use of a prefabricated structure in order to minimize neighbour and environmental disruptions;
- Noted the only viable location spans across an existing tree stump; and,
- Highlighted site constraints and environmental considerations.

In response to a question from the Board, the applicant advised that they explored using the garage as an alternative space, however, it is not a practical solution.

### **Representations from Notified Persons**

Nil

### **Representations from the Public**

Nil

**Discussion**

Robert Griesdale spoke in support of the application, noting the minimal variance for the site coverage, highlighted the unique lot, and noted the minimal impact on neighbours.

Laura Lee Richard spoke in support of the application, commenting on the unopened road and minor work related to the proposal.

Neville York spoke in support of the application, commenting on the flanking street and corner lot as well as the use of a prefabricated structure.

Guy Akester spoke in opposition to the application, stating he does not support the proposal in its entirety as it could be reduced in its mass to negate the need for the building coverage.

The Chair spoke in support of the application, noting the variance is minor and the hardship is the location of the house on the corner lot.

**MOVED by Robert Griesdale**

**SECONDED by Laura Lee Richard**

THAT Board of Variance Application BOV2025-00013 1850 Langworthy Street presented at the September 18, 2025 Board of Variance meeting is APPROVED as follows:

<b>Zone</b>	<b>Regulation</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
RS4	Accessory Building Front Yard	In rear or interior side yard	N/A	Front yard	Front Yard
RS4	Building Coverage	1669 ft <sup>2</sup> (155.05 m <sup>2</sup> )	1497 ft <sup>2</sup> (139.07 m <sup>2</sup> )	1598 ft <sup>2</sup> (148.45 m <sup>2</sup> )	44 ft <sup>2</sup>

**CARRIED**

Opposed: Guy Akester

## 2.2 4417 Starlight Way

### Staff Presentation

Staff reported that the property is located in the RS3 Zone, a building permit was issued in 2022 for a single-family home, is not on the Heritage Registry, and is not located in a Development Permit Area. The proposal is for construction of a new single-family dwelling.

The variances requested on the property are as follows:

1. Parking Structure Street Setback variance of 9.94 ft (3.03 m).
2. Parking Structure Eave Projection Setback variance of 7.94 ft (2.42 m).

In response to a question from the Board, staff advised that there is a curb on the street, not a sidewalk.

In response to a question from the Board, staff advised that there is quite a steep slope leading into the garage as the garage is much lower than the street.

In response to a question from the Board, staff advised that the location of the garage will not change, just the location of the door to the garage.

In response to a question from the Board, staff advised that the original garage slab was 851 feet and the proposed slab will be 855 feet to raise the garage to road level.

In response to a question from the Board, staff advised that the run of the driveway is approximately 22 feet.

In response to a question from the Board, staff advised that the eave projection stays the same, encroaching into the projection causes the variance otherwise it would have complied.

In response to a question from the Board, staff advised that the roof height changes from 15 feet to 13.18 feet due to the garage floor slab.

## **Applicant Presentation of Hardship**

The applicant drew attention to the following points and hardships:

- Noted in the original design the slope from the boulevard to the existing garage slab would be maxed out at 20%;
- Stated the current site conditions and grades have been changed around the building;
- Noted the proposed new slab starting at the property line will entail about a 14% slope;
- Stated this is the only way to make the garage accessible;
- Stated front entry access to the garage does not comply with the bylaw; and,
- Noted the current setback requirement imposes significant restrictions on the feasible use and development of the property.

In response to a question from the Board, the applicant advised that the whole structure of the garage is proposed to be raised.

In response to a question from the Board, the applicant advised that there is a need to install piles, so the west side of the property line does not collapse.

In response to a question from the Board, the applicant advised that pre-existing retaining walls have drastically changed the grade around the whole property.

In response to a question from the Board, the applicant advised that the driveway running from the east side of the site was approved in the original building permit.

In response to a question from the Board, the applicant advised that the Engineering Department did not allow having part of the driveway encroaching onto the boulevard.

In response to a question from the Board, the applicant advised that additional distance is needed to have a proper slope down to the garage.

In response to a question from the Board, the applicant advised that the original plans were approved, however, Engineering rejected the proposed driveway.

In response to a question from the Board, the applicant advised that the garage has not changed since it was built.

In response to a question from the Board, the applicant advised that the original driveway slope was at 20% from the curb and it will be 14% if access is granted for additional distance from the curb.

In response to a question from the Board, the applicant advised that the proposed slab in the garage has a slight slope for drainage.

In response to a question from the Board, the applicant advised that they would build a new suspended slab on either piles or extruded polystyrene foam (Styrofoam).

In response to a question from the Board, the applicant advised that the existing grades and finished grades would stay the same.

In response to a question from the Board, the applicant advised that 20% is the maximum allowable slope for a driveway.

### **Representations from Notified Persons**

Nil

### **Representations from the Public**

Nil

### **Discussion**

Guy Akester spoke in opposition to the application, noting the jurisdiction of the Board, neighbour opposition and stated the proposed variance defeats the nature of the bylaw.

Laura Lee Richard spoke in opposition to the application, noting the proposal does not align with the intent of the bylaw, and commented on the character of Starlight Way and the proposal does not fit within the neighbourhood.

Neville York spoke in opposition to the application, noting he understands the hardship, however, commented on the jurisdiction of the Board.

Robert Griesdale spoke in opposition to the application, noting the jurisdiction of the Board.

The Chair spoke in support of the application, noting a hardship resulting from District's restrictions to use the boulevard area to reduce the driveway slope percentage.

**MOVED by Guy Akester**  
**SECONDED by Laura Lee Richard**

THAT Board of Variance Application BOV2025-00011 4417 Starlight Way presented at the September 18, 2025 Board of Variance meeting is DENIED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Parking Structure Street Setback	20 ft (6.1 m)	-	10.06 ft (3.07 m)	9.94 ft (3.03 m)
RS3	Parking Structure Eave Projection Setback	16 ft (4.88 m)	-	8.06 ft (2.46 m)	7.94 ft (2.42 m)

**CARRIED**

Opposed: James Paul

**3. CORRESPONDENCE**

Nil

**4. NEXT MEETING**

The next regular meeting of the Board of Variance is scheduled for Thursday, October 16, 2025.

**5. ANY OTHER BUSINESS**

Nil

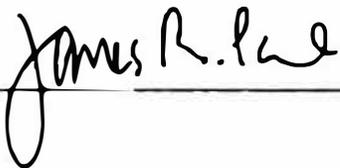
**6. ADJOURNMENT**

**MOVED by**  
**SECONDED by**

THAT the September 18, 2025 Board of Variance Meeting is adjourned at 5:58 p.m.

**CARRIED**

Chair



Committee Clerk

