

**DISTRICT OF NORTH VANCOUVER
BOARD OF VARIANCE**

Minutes of the Board of Variance of the District of North Vancouver held at 5:00p.m. on Thursday, November 20, 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 (via Zoom)
Robert Griesdale
Laura Lee Richard

Absent: Neville York

Staff: 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
Amanda Day, Administration Clerk

Also in

Attendance: Neal Fink, Owner
Allison Holden-Pope, Applicant
Fabia McNair, Applicant
Antonio Plata, Applicant
Emily Reddy, Applicant
Eric Sear, Owner

1. Adoption of Minutes

1.1 September 18, 2025, Board of Variance Meeting

MOVED by James Paul

SECONDED by Laura Lee Richard

THAT the minutes of the September 18, 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 3977 Lewister Road

Staff Presentation

Staff reported that the property is located in the RS3 Zone, the house was built in 1963 and is not located in a Development Permit Area. The proposal is for an addition and renovation. A portion of the home is existing non-conforming for rear yard setback and a variance is required due to the alteration of the structure with a new roof and insulation.

The variance requested on the property is as follows:

1. Principal Dwelling Rear Yard Setback variance of 7.5 ft (2.29 m)

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- The proposed work is a renovation and addition;
- The structure conformed to all District bylaws at the time it was built;
- The original structure is post-and-beam with vaulted ceilings;
- The owners would like to maintain the original structure and improve energy efficiency with envelope upgrades above requirements;
- The addition of insulation does not increase the useable floor area or noticeably alter the exterior;
- If the variance is not approved, the project will proceed without the additional insulation;
- The existing eaves are proposed to be removed, reducing the impact on the neighbouring property;
- The proposed work would not be visible from the street; and,
- The adjacent neighbours have all provided letters of support and have expressed their appreciation for the retention of the single-storey form.

Representations from Notified Persons

Nil

Representations from the Public

Nil

Discussion

Laura Lee Richard spoke in support of the application, noting that the requested variance is minor.

Robert Griesdale spoke in support of the application, noting that the requested variance is minor, there is no impact to the neighbouring properties, and the appearance of addition is consistent with the exterior of the existing home.

Guy Akester spoke in support of the application, noting that the proposal does not defeat the intent of the Zoning Bylaw and that the existing structure conformed with the bylaw at the time of original construction.

The Chair spoke in support of the application, noting that the requested variance is minor, is necessary in order to upgrade the home to current standards, and has the support of the neighbouring properties.

MOVED by Laura Lee Richard

SECONDED by Robert Griesdale

THAT Board of Variance Application BOV2025-00015 3977 Lewister Road presented at the November 20, 2025 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Principal Dwelling Rear Yard Setback	25 ft (7.62 m)	17.9 ft (5.46 m)	17.5 ft (5.33 m)	7.5 ft (2.29 m)

CARRIED

2.2 1672 Garden Avenue

Staff Presentation

Staff reported that the property is located in the RS4 Zone, the house was built in 2002, is not on the Heritage Registry, and is not located in a Development Permit Area. The proposal is for a parking and accessory structure in rear off the lane. Staff noted that an existing shed and gazebo are to be removed.

The variances requested on the property are as follows:

1. Parking Structure Eave Height variance of 2.59 ft (0.78 m)
2. Total Parking & Accessory in required rear yard variance of 9 ft² (0.83 m²)
3. Building Coverage variance of 33 ft² (3.07 m²)

In response to a question from the Board, the applicant advised that the adjacent neighbour has larger garage.

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- The proposed variances are minor and are within the intent of the Zoning Bylaw;
- The proposal is consistent with the neighbouring properties;
- Adjacent neighbours have provided letters of support;
- The intent is to move storage into the garage, including recreational items, and to allow for work on vehicles;
- The proposed structure is compliant with the British Columbia Building code and includes high quality rain protection and reinforced concrete.

In response to a question from the Board, the applicant advised that the garage would not be functional without the requested variances as there would be inadequate space for their minivan and they would require an additional shed for storage, which would not be possible to build as high as the proposed garage. The applicant noted that the additional height reduces the need to increase the building coverage to allow for storage space.

In response to a question from the Board, the applicant advised that the neighbour to the north has a much larger garage and likely had a variance as their building coverage appears to exceed the maximum permitted. The applicant advised that the neighbour to the east has a garage similar in height and total size to the proposal.

Representations from Notified Persons

Nil

Representations from the Public

Nil

Discussion

Guy Akester spoke in opposition to the application, noting that the proposed garage is much higher than usual and that the requested variances could have been minimized or eliminated with different design choices.

Laura Lee Richard spoke in support of the application, noting that the proposed garage is similar in size and siting to others in the neighbourhood.

Robert Griesdale spoke in support of the application, noting that the proposed garage is similar in size and siting to others in the neighbourhood and none of the neighbours have expressed opposition.

The Chair spoke in support of the application, noting that the proposed garage is similar in size and siting to others in the neighbourhood.

MOVED by Laura Lee Richard

SECONDED by Robert Griesdale

THAT Board of Variance Application BOV2025-00014 1672 Garden Avenue presented at the November 20, 2025 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/Allowed	Existing	Proposed	Variance
RS4	Parking Structure Eave Height	9 ft (2.74 m)	n/a	11.59 ft (3.53 m)	2.59 ft (0.78 m)
	Total Parking & Accessory in required rear yard	330 ft ² (30.66 m ²)	n/a	339 ft ² (31.49 m ²)	9 ft ² (0.83 m ²)
	Building Coverage	1410 ft ² (130.99 m ²)	1137 ft ² (105.63 m ²)	1443 ft ² (134.05 m ²)	33 ft ² (3.07 m ²)

CARRIED

Opposed: Guy Akester

2.3 4161 Lynn Valley Road

Staff Presentation

Staff reported that the property is located in the RS3 Zone, the house was built in 1979, is not on the Heritage Registry, and is located in a Development Permit Area for Slope Hazard, Wildfire Hazard, and Wildfire Interface Area and the application has been exempted by the Environment Department. The proposal is for a deck and carport addition and a separate application has been received and approved for a lift. The home is existing non-conforming for building coverage and floor space ratio (FSR). Staff noted that the application is exempt from FSR.

The variances requested on the property are as follows:

1. Parking Structure Front Yard Setback variance of 12.17 ft (3.71 m)
2. Eave Projection variance of 8.59 ft (2.62 m)
3. Building Coverage variance of 423 ft² (39.3 m²)

In response to a question from the Board, staff advised that there is no lane access at the rear of the property.

In response to a question from the Board, staff advised that there is an existing deck

In response to a question from the Board, staff confirmed that the setback requirement for the parking structure is 20 feet from the street and that attaching the garage to the house would make the structure non-compliant for building depth. As proposed, the carport is not attached to the home and does not exceed maximum overall depth.

In response to a question from the Board, staff advised that the rear deck is above living space.

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- The homeowner is becoming immobile;
- The lift can only be located at the front of the property;
- The deck and carport allow protection from the elements;
- They did not propose an attached garage as it would exceed the maximum building depth;
- A foyer had originally been proposed and was removed as it exceed maximum floor area and it was redesigned to provide a covered area without enclosure;
- The rear deck is proposed to be removed to allow more deck space at the front.

In response to a question from the Board, the applicant advised that proposed deck is nine feet deep.

In response to a question from the Board, the applicant advised that the existing deck will be demolished to accommodate the new lift.

In response to a question from the Board, the applicant advised that the lift is six inches beyond the edge of the house.

In response to a question from the Board, the applicant advised that there is approximately 20 feet between the front of carport and the lift.

Representations from Notified Persons

Nil

Representations from the Public

Nil

Discussion

Guy Akester spoke in opposition to the application, noting that the requested variances are not minor, there does not appear to have been any attempt to reduce or minimize the requested variances, and that exposure to the rain is not a hardship. Mr. Akester noted that the deck is proposed to be expanded across the full front of the house and its depth could have been reduced.

Laura Lee Richard spoke in opposition to the application, noting that the requested variances are not minor.

Robert Griesdale spoke in opposition to the application, noting that the requested variances are not minor and there were a number of ways the variances could have been significantly reduced.

The Chair spoke in opposition to the application, noting that the requested variances are not minor.

MOVED by Guy Akester

SECONDED by Laura Lee Richard

THAT Board of Variance Application BOV2025-00016 4161 Lynn Valley Road presented at the November 20, 2025 Board of Variance meeting is DENIED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Parking Structure Front Yard Setback	20 ft (6.1 m)	n/a	7.83 ft (2.39 m)	12.17 ft (3.71 m)
	Parking Structure Eave Projection	16 ft (4.88 m)	n/a	7.41 ft (2.26 m)	8.59 ft (2.62 m)
	Building Coverage	1384 ft ² (128.57 m ²)	1458 ft ² (135.45 m ²)	1807 ft ² (167.87 m ²)	423 ft ² (39.3 m ²)

CARRIED

3. CORRESPONDENCE

Nil

4. NEXT MEETING

The next regular meeting of the Board of Variance is scheduled for Thursday, January 15, 2026.

5. ANY OTHER BUSINESS

Nil

6. ADJOURNMENT

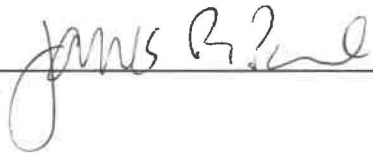
MOVED by James Paul

SECONDED by Robert Griesdale

THAT the November 20, 2025 Board of Variance Meeting is adjourned at 559 p.m.

CARRIED

Chair



Committee Clerk