

**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, May 21, 2026 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 (via Zoom)

**Staff:** Rhonda Schell, Deputy Corporate Officer  
Nima Karimabadi, Manager – Building and Inspections  
Veronica Milburn-Brown, Residential Plans Reviewer  
Cheryl Archer, Confidential Council Clerk  
Amanda Day, Administration Clerk  
Jillian Holden, Administration Clerk

**Also in**

**Attendance:** Jaime Montani, Owner/Applicant  
Lance Westfall, Owner/Applicant

**1. Adoption of Minutes**

**1.1 March 19, 2026, Board of Variance Meeting**

**MOVED by James Paul**

**SECONDED by Guy Akester**

THAT the minutes of the March 19, 2026 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 Single-Family Residential 6000 Zone (RS4), the house was built in 1968 and is not on the Heritage Registry. Staff advised that variances were approved for the property at the September 18, 2025 Board of

Variance meeting for Accessory Building in Front Yard and Building Coverage and, after construction, a building inspection confirmed that the accessory building encroaches on the side yard setback.

The variance requested on the property is as follows:

1. Accessory Building Side Yard Setback variance of 0.58 feet (0.18 metres)

#### **Applicant Presentation of Hardship**

The applicant drew attention to the following points and hardships:

- They intended to follow all bylaws and regulations at the time of construction;
- They made an error with the placement of the structure;
- They had assumed the retaining wall at the rear of property was the property line;
- Managing the project themselves may have been a mistake;
- They placed the accessory building with the intent to minimize the impact on their neighbours;
- Moving the structure would have significant environmental impacts, including waste of materials, and would inconvenience their neighbours; and,
- Opined that they have maintained the intent of the original variance and that the requested variance is minor.

#### **Representations from Notified Persons**

Nil

#### **Representations from the Public**

Nil

#### **Discussion**

Guy Akester spoke in support of the application, noting that the requested variance is minor, does not defeat the intent of the Zoning Bylaw, does not significantly affect the separation of properties, and that hardship has been demonstrated.

Robert Griesdale spoke in support of the application, noting that the requested variance is minor, meets the intent of the Zoning Bylaw, and does not impact the adjacent neighbour.

Laura Lee Richard spoke in support of the application, noting agreement with the points raised by the other members.

Neville York spoke in support of the application, noting that demolition of the structure would create significant waste and that the requested variance is very minor.

The Chair spoke in support of the application, noting that the requested variance is very minor and does not impact the adjacent neighbour.

**MOVED by Guy Akester**

**SECONDED by Robert Griesdale**

THAT Board of Variance Application BOV2026-00005 1850 Langworthy Street presented at the May 21, 2026 Board of Variance meeting is APPROVED as follows:

| Zone | Regulation                              | Required/<br>Allowed | Existing            | Proposed            | Variance            |
|------|-----------------------------------------|----------------------|---------------------|---------------------|---------------------|
| RS4  | Accessory Building<br>Side Yard Setback | 4 ft<br>(1.22 m)     | 3.42 ft<br>(1.04 m) | 3.42 ft<br>(1.04 m) | 0.58 ft<br>(0.18 m) |

**CARRIED**

## **2.2 4117 Fairway Place**

### **Staff Presentation**

Staff reported that the property is located in the Single-Family Residential 7200 Zone (RS3), the house was built in 1973 and is not on the Heritage Registry. The proposal is for an addition. Staff advised that a Building Permit was issued for the project and a Stop Work Order was issued after construction began. Staff noted that the steeply sloping property makes it difficult to comply with the Zoning Bylaw.

The variance requested on the property is as follows:

1. Eave Height variance of 5.22 ft (1.59 m).

In response to a question from the Board, staff advised that eave height is calculated from actual grade.

### **Applicant Presentation of Hardship**

The applicant drew attention to the following points and hardships:

- To comply with the Zoning Bylaw, they would need to move a wall 29 inches;
- They did not require two-inch rigid foam as the walls were sufficiently thick;
- There were several previous waterline breaks and the District's main line was upgraded;
- The excavation was lower than natural grade;

- They moved out during the summer for construction to fit with her work schedule;
- They were assured the project was permit-ready;
- Their child has a condition that requires supervision;
- The configuration of their home was not conducive to monitoring the child;
- The proposed addition moves their child's bedroom next to theirs;
- The rental house they were staying in was not safe for their child;
- They do not want to wait for the upcoming Zoning Bylaw amendments that would allow the project without a variance;
- Due to the setbacks, they could not place a bedroom at the front of the house; and,
- They had reduced the size of the garage.

In response to a question from the Board, the applicant advised that they had believed their designer was an architect and had taken their word on the impact of the depth of excavation. They hired an architect who told them the design did not comply, then hired another who was not qualified, and have since hired another architect. The current architect confirmed the excavation artificially lowered the elevation.

In response to a question from the Board, staff advised that eave height is calculated from natural grade, not from the excavation.

In response to a question from the Board, the applicant advised that the thickness of the walls does not affect the building height.

In response to a question from the Board, the applicant advised that area that would be lost to comply with the Zoning Bylaw would be approximately 42 square feet. The applicant noted they are 2.5 times over budget for the project.

The applicant noted that they did not include windows on the side with the adjacent neighbour to avoid privacy issues and that the proposal would have an impact on their view of a refinery. The other neighbour has a three-storey home that is taller than the existing home or proposed addition.

In response to a question from the Board, the applicant advised that 27 inches would be taken from the bedroom to comply with the Zoning Bylaw.

In response to a question from the Board, staff advised that wall needs to be moved eight feet to comply with the Zoning Bylaw, not 27 inches. Staff clarified how the eave height is calculated and how moving the wall would impact the calculation.

### **Representations from Notified Persons**

Nil

### **Representations from the Public**

Nil

### **Discussion**

Neville York spoke in support of the application, noting that the grade is a hardship and the requested variance is minor.

Laura Lee Richard spoke in support of the application, noting agreement with Mr. York's comments and that the proposal would not impact adjacent properties as the existing houses are large.

Robert Griesdale spoke in support of the application, noting written support from the two affected neighbours and that the steep slope of the property creates a hardship.

Guy Akester commented on the application, noting that a difficult project is not a hardship and that, while the slope of the property is a hardship, the requested variance is not minor, and should have been accounted for in the design as it is new construction.

The Chair spoke in support of the application, noting the steep slope of the property creates a hardship and that the proposal would not impact the adjacent neighbours, both of whom expressed support for the application. The Chair noted the variance is relatively large.

**MOVED by Neville York**

**SECONDED by Laura Lee Richard**

THAT Board of Variance Application BOV2025-00006 4117 Fairway Place presented at the May 21, 2026 Board of Variance meeting is APPROVED as follows:

| <b>Zone</b> | <b>Regulation</b> | <b>Required/<br/>Allowed</b> | <b>Existing</b> | <b>Proposed</b>      | <b>Variance</b>     |
|-------------|-------------------|------------------------------|-----------------|----------------------|---------------------|
| RS3         | Eave Height       | 21 ft<br>(6.4 m)             | n/a             | 26.22 ft<br>(7.99 m) | 5.22 ft<br>(1.59 m) |

**CARRIED**

Opposed: Guy Akester

**3. NEXT MEETING**

The next regular meeting of the Board of Variance is scheduled for Thursday, June 18, 2026.

**4. OTHER BUSINESS**

Nil

**5. ADJOURNMENT**

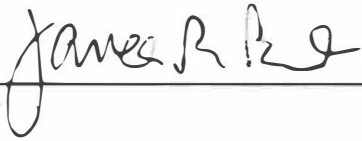
**MOVED by James Paul**

**SECONDED by Guy Akester**

THAT the May 21, 2026 Board of Variance Meeting is adjourned at 5:36 p.m.

**CARRIED**

Chair

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

Committee Clerk

A handwritten signature in cursive script, appearing to read "Guy Akester", written over a horizontal line.