

**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, January 18, 2024 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Absent: Lee Gavel

Staff: James Gordon, Municipal Clerk
Veronica Milburn-Brown, Plans Reviewer
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

Also in Attendance: Romana Eaton, Applicant
Sarb Dhillon, Owner

1. Adoption of Minutes

1.1 October 19, 2023, Board of Variance Meeting

**MOVED by JAMES PAUL
SECONDED by GUY AKESTER**

THAT the minutes of the October 19, 2023 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.

At the request of the Board, the presentations for applications 2.1 and 2.2 were considered concurrently.

2.1 3525 Anne Macdonald Way and 3521 Anne Macdonald Way

Staff Presentation

Staff reported that the properties 3525 Anne Macdonald Way and 3521 Anne Macdonald Way were created by a four-lot subdivision which was approved in July 2018. All four lots are accessed by a common property cul-de-sac located off of Anne Macdonald Way. As a condition of the subdivision application, all buildings had to be cited within boundaries of a sketch plan as well as minimum geodetic elevations were determined for all four of the lots. The proposed buildings, except square footings, cannot extend below these elevations due to the groundwater table in the area. The

minimum elevation for 3525 Anne Macdonald Way and 3521 Anne Macdonald Way is 369.69 feet.

The variances requested on the property at 3525 Anne Macdonald Way are as follows:

1. Principal Dwelling Height (4/12 Roof Slope) variance of 9.61 ft (2.93 m).
2. Principal Dwelling Height (Flat Roof Slope) variance of 3.23 ft (0.98 m).
3. Principal Dwelling Eave Height variance of 8.71 ft (2.65 m).

The variances requested on the property at 3521 Anne Macdonald Way are as follows:

1. Principal Dwelling Height (4/12 Roof Slope) variance of 7.84 ft (2.39 m).
2. Principal Dwelling Eave Height variance of 3.66 ft (1.12 m).

In response to a question from the Board, staff advised that the geotechnical engineer determined that there was perched ground water, impacting the minimum elevation requirements.

In response to a question from the Board, staff advised that the lowest point of the cul-de-sac located next to the driveway is 375.6 ft.

In response to a question from the Board, staff advised that there is a crawl space, however, nothing is allowed to be stored in it.

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- Noted the four-lot subdivision was unique in the way that it was established;
- Stated hardship stems from the fact that the private road/cul-de-sac was constructed across the four properties and was filled at a level that is quite a bit higher;
- Noted Lots 1 and 2, closer to Anne Macdonald Way were filled differently and therefore Lots 3 and 4 face issues;
- Noted hardship relates to trying to determine height based on the existing grade in the building envelope while trying to stay somewhat level to the access point of the property;
- Noted the design aligns with all other requirements; and,
- Noted neighbour support.

In response to a question from the Board, the applicant advised that the access road was put in by the original owner and developer of the subdivision.

In response to a question from the Board, the applicant advised that natural grade is approximately 8.5 ft. below the level of the road that was constructed.

In response to a question from the Board, staff advised that the proposed slope for the driveway at 3525 Anne Macdonald way is approximately 5% from the cul-de-sac to the garage.

In response to a question from the Board, staff advised that the height of the crawl space for both properties is approximately four feet.

Representations from Notified Persons

Nil

Representations from the Public

Nil

Discussion

Guy Akester spoke in support of the applications, noting that hardship is clear, the variances are minor in context of site, and noted neighbour support for the applications.

Laura Lee Richard spoke in support of the applications, noting the variances maintain the intent of the bylaw in the sense of what is being created.

Neville York spoke in support of the applications, noting that the hardship of the groundwater elevation justifies the variances.

The Chair spoke in support of the applications, noting that the water table and existing access road are hardships to the lots, and noted neighbour support for the applications.

The Board of Variance considered Item 2.1 3525 Anne Macdonald Way at this point.

**MOVED by GUY AKESTER
 SECONDED by LAURA LEE RICHARD**

THAT Board of Variance Application BOV2023-00015 3525 Anne Macdonald Way presented at the January 18, 2024 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS1	Principal Dwelling Height (4/12 Roof Slope)	24 ft (7.32 m)	N/A	33.61 ft (10.24 m)	9.61 ft (2.93 m)
	Principal Dwelling Height (Flat Roof Slope)	22 ft (6.71 m)	N/A	25.23 ft (7.69 m)	3.23 ft (0.98 m)
	Principal Dwelling Eave Height	21.98 ft (6.7 m)	N/A	30.69 ft (9.35 m)	8.71 ft (2.65 m)

CARRIED

The Board of Variance considered Item 2.2 3521 Anne Macdonald Way at this point.

MOVED by GUY AKESTER
SECONDED by LAURA LEE RICHARD

THAT Board of Variance Application BOV2023-00016 3521 Anne Macdonald Way presented at the January 18, 2024 Board of Variance meeting is APPROVED as follows:

Zone	Regulation	Required/Allowed	Existing	Proposed	Variance
RS1	Principal Dwelling Height (4/12 Roof Slope)	24 ft (7.32 m)	N/A	31.84 ft (9.7 m)	7.84 ft (2.39 m)
	Principal Dwelling Eave Height	24.4 ft (7.44 m)	N/A	28.06 ft (8.55 m)	3.66 ft (1.12 m)

CARRIED

3. CORRESPONDENCE

Nil

4. NEXT MEETING

The next regular meeting of the Board of Variance is scheduled for Thursday, February 15, 2024.

5. ANY OTHER BUSINESS

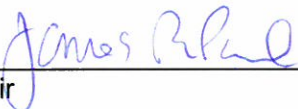
Nil


6. ADJOURNMENT

MOVED by JAMES PAUL
SECONDED by GUY AKESTER

THAT the January 18, 2024 Board of Variance Meeting is adjourned at 5:42 p.m.

CARRIED


Chair


Committee Clerk