

April 5, 2024
Case: BOV2024-00004

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

- Address:** 474 Montroyal Boulevard
Proposal: The proposed work is new construction with secondary suite
What: 6 variances to the Zoning Bylaw.
Variance: The variances for the proposed construction on this property are as follows:
1. Principal Dwelling Height variance of 2.77 ft (0.84 m).
 2. Principal Dwelling Eave Height variance of 2.02 ft (0.62 m).
 3. Retaining Wall Height variance of 1 ft (0.3 m).
 4. Subsequent Retaining Wall Setback variance of 8.23 degrees.
 5. Upper Storey Floor Area variance of 84 ft² (7.8 m²).
 6. Parking Structure Height variance of 1.55 ft (0.47 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Principal Dwelling Flat Roof Height	28 ft (8.53 m)	n/a	30.77 ft (9.38 m)	2.77 ft (0.84 m)
RS3	Principal Dwelling Eave Height	20.63 ft (6.29 m)	n/a	22.65 ft (6.9 m)	2.02 ft (0.62 m)
RS3	Retaining Wall Height	3 ft (0.91 m)	n/a	4 ft (1.22 m)	1 ft (0.3 m)
RS3	Subsequent Retaining Wall Setback	35 Degrees	n/a	43.23 Degrees	8.23 Degrees
RS3	Upper Storey Floor Area	1235 ft ² (114.73 m ²)	n/a	1319 ft ² (122.54 m ²)	84 ft ² (7.8 m ²)
RS3	Parking Structure Height	12 ft (3.66 m)	n/a	13.55 ft (4.13 m)	1.55 ft (0.47 m)

You may contact Jennifer Malcolm, Residential Plans Reviewer at malcolmj@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact Cheryl Archer at archerc@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 18 at 5:00 pm.**

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

- Participate in the meeting either in person or via Zoom (please contact Cheryl Archer for instructions for online participation);
- Email your comments to Cheryl Archer 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 17, 2024**.

Regards,



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 5, 2024
Case: BOV2024-00001

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 3725 Sunset Boulevard

Proposal: The proposed work is new construction

What: 2 variances to the Zoning Bylaw.

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

1. Principal Dwelling Height Flat Roof variance of 3.33 ft (1.01 m).
2. Principal Dwelling Eave Height variance of 0.40 ft (0.12 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Principal Dwelling Height Flat Roof	22 ft (6.71 m)	n/a	25.33 ft (7.72 m)	3.33 ft (1.01 m)
RS3	Principal Dwelling Eave Height	22.50 ft (6.86 m)	n/a	22.90 ft (6.98 m)	0.40 ft (0.12 m)

You may contact Jennifer Malcolm, Residential Plans Reviewer at malcolmj@dnv.org with any questions regarding the application. You are also welcome to review a copy of the application. Please contact Cheryl Archer at archerc@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 18 at 5:00 pm.**

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

- Participate in the meeting either in person or via Zoom (please contact Cheryl Archer for instructions for online participation);
- Email your comments to Cheryl Archer 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 17, 2024.

Regards,

A handwritten signature in black ink, appearing to read 'Genevieve Lanz', with a period at the end.

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.