

**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, July 15, 2021. The meeting was held virtually with participants appearing via video conference.

Present: Mr. J. Paul, Chair
Mr. G. Akester, Vice-Chair (5:03 p.m.)
Mr. L. Gavel
Ms. L. Richard
Mr. N. York

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. G. Lanz, Deputy Municipal Clerk
Ms. L. Koncsik, Plans Reviewer
Ms. V. Milburn-Brown, Plans Reviewer
Ms. S. Dale, Confidential Council Clerk
Ms. K. Hebron, Committee Clerk

Also in Attendance: Ms. Jessica Hanley, Applicant

1. Adoption of Minutes

1.1 June 17, 2021, Board of Variance Meeting

MOVED by Neville York

SECONDED by Guy Akester

THAT the minutes of the June 17, 2021 Board of Variance meeting are adopted.

CARRIED

2. Hearing of Application

Mr. James Paul, Chair, welcomed members of the public to the meeting and provided an overview of the procedures for the meeting.

2.1 374 Sea Shell Lane

This item was deferred to the September 16, 2021 Board of Variance meeting.

2.2 1942 Banbury Road

This item was deferred to the September 16, 2021 Board of Variance meeting.

2.3 1245 West 23rd Street

Staff Presentation

Staff reported that the property is located in the RSPH Zone. The house was built in 1967 and it is not on the heritage registry and is not in any Development Permit Areas. The lot area is 8,085 sq. ft. The proposed work is for a garage extension. A building permit has been issued to convert an existing non-conforming carport to a garage.

The variance requested on the property is as follows:

1. Parking Structure Setback variance of 7.83 ft. (2.39 m).
2. Roof Projection variance of 6.33 ft. (1.93 m).

In response to a question from the Board with regards to the construction of a garage at the rear of the property, staff advised that it is possible as long as the existing garage was removed and the access to the garage was enclosed.

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- The existing home does not support the needs of their young family;
- The family currently drives a hybrid, eco-friendly minivan and once the existing carport is enclosed there is not enough space to both park the vehicle which needs to be charged night and get out of the car;
- The family is active and the garage is a crucial space for function and storage; and,
- Advised that the owners would like to work within the existing footprint and due to the flat roof and existing hedge landscaping, the garage extension does not visually block the neighbours or is it intrusive to the street view.

In response to a question from the Board, the applicant advised that a garage could be constructed at the rear of the property; however, it would be a substantial financial hardship and the owners would like to work within the existing footprint.

Discussion

Mr. Lee Gavel spoke in opposition of the application, noting that this is not a minor variance.

Mr. Neville York spoke in opposition of the application, stating that there is not an undue hardship as the garage could be build in the rear of the property.

Ms. Laura Lee Richard spoke in opposition of the application, noting that there are other solutions as the garage could be built at the rear of the property. She further noted that the applicant could apply for a Development Variance Permit.

The Vice-Chair spoke in opposition of the application, noting that the carport sits out too far and the proposed variance would make it more pronounced. He further

stated that he struggles to see the hardship and it would defeat the intent of the Zoning Bylaw.

The Chair spoke in opposition of the application, and opined that there is not a strong enough hardship.

MOVED by Lee Gavel

SECONDED by Guy Akester

THAT Board of Variance Application BOV2021-00012 1245 West 23rd Street presented at the July 15, 2021 Board of Variance meeting is DENIED as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RSPH	Parking Structure Setback	25 ft. (7.62 m)	20.17 ft. (6.15 m)	17.17 ft. (5.23 m)	7.83 ft. (2.39 m)
RSPH	Roof Projection	21 ft. (6.4 m)	22.67 ft. (6.91 m)	14.67 ft. (4.47 m)	6.33 ft. (1.93 m)

CARRIED

3. CORRESPONDENCE

Nil

4. NEXT MEETING

The next regular meeting of the Board of Variance is scheduled for Thursday, September 16, 2021.

5. ANY OTHER BUSINESS

The Board thanked staff for providing the members with an information sheet which includes the standardized language of the motion and names of the applicant and notified individuals to help identify individuals.

6. ADJOURNMENT

MOVED by Guy Akester

SECONDED by Neville York

THAT the July 15, 2021 Board of Variance Meeting is adjourned at 5:28 p.m.

CARRIED



Chair



Committee Clerk