

February 4, 2022  
Case: BOV2022-00001

Dear Property Owner or Tenant:

**RE: Development Variance Requested in Your Neighbourhood**

**Address:** 3760 Dollarton Highway

**Proposal:** The proposed work is to remove an existing non-conforming area and re-build that area.

**What:** One variance to the Zoning Bylaw.

**Variance:** The variance for the proposed Addition on this property is as follows:  
1. Building Depth variance of 2.86 ft (0.87 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Building Depth	65 ft (19.81 m)	68.66 ft (20.93 m)	67.86 ft (20.68 m)	2.86 ft (0.87 m)

**Questions:** You may contact Veronica Milburn-Brown, Plans Reviewer, at [milburnbrv@dnv.org](mailto:milburnbrv@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](mailto:archerc@dnv.org) for instructions on how to download the application package.

The Board of Variance Meeting will be held on **February 17, 2022 at 5:00 pm**. Due to the COVID-19 pandemic, the meeting will be held virtually.

If you'd like to comment on the proposed variance(s) you can:

- Participate in the virtual meeting (instructions will be provided);
- Email Cheryl Archer at [archerc@dnv.org](mailto:archerc@dnv.org); or,
- Write a letter to District Hall at the address above.

Please note that written submissions must be received by 4:00 pm on Wednesday, February 16, 2022.

Regards,

 . for  
James Gordon  
Municipal Clerk

*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.*



February 4, 2022  
Case: BOV2022-00003

Dear Property Owner or Tenant:

**RE: Development Variance Requested in Your Neighbourhood**

**Address:** 3539 Church Street

**Proposal:** The proposed work is for New Construction w/ Coach House

**What:** Nine variances to the Zoning Bylaw.

**Variance:** The variances for the proposed New Construction w/ Coach House on this property are as follows:

1. Max Building Coverage variance of 577 ft<sup>2</sup> (53.6 m<sup>2</sup>).
2. Minimum Rear Yard Setback variance of 6' (1.83m).
3. Minimum Roof Setback variance of 4' (1.22m).
4. Location of Pedestrian Access variance.

Zone	Regulation	Required/Allowed	Existing	Proposed	Variance
RS4	Max Building Coverage	3042 ft <sup>2</sup> (282.6 m <sup>2</sup> )		3619 ft <sup>2</sup> (336.21 m <sup>2</sup> )	577 ft <sup>2</sup> (53.6 m <sup>2</sup> )
	Minimum Rear Yard Setback when parcel does not abut an open lane (Coach House)	10 ft (3.05 m)		4 ft (1.22 m)	6 ft (1.83 m)
	Minimum Roof Setback (Coach House)	6 ft (1.83 m)		2 ft (0.6 m)	4 ft (1.22 m)
	Pedestrian Access (Coach House)	3 ft (0.9m) wide pedestrian walkway from either: side lot line on flanking street/corner lot, or the front lot line if not a corner lot.		Use lane on side of property	Location of Access

**Questions:** You may contact Lisa Koncsik, Plans Reviewer, at [kosncsickl@dnv.org](mailto:kosncsickl@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](mailto:archerc@dnv.org) for instructions on how to download the application package.

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James Gordon  
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February 4, 2022  
Case: BOV2022-00002

Dear Property Owner or Tenant:

**RE: Development Variance Requested in Your Neighbourhood**

**Address:** 2682 Panorama Drive

**Proposal:** The proposed work is to construct a Parking Structure with Accessory Building below.

**What:** Nine variances to the Zoning Bylaw.

**Variance:** The variances for the proposed Parking Structure w/ storage below on this property are as follows:

1. Parking Structure Setback to Street variance of 19.25 ft (5.87 m).
2. Parking Structure Sideyard Setback variance of 0.75 ft (0.23 m).
3. Roof Overhang Front Setback variance of 16 ft (4.88 m).
4. Max Building Depth variance of 5.25 ft (1.6 m).
5. Max Height Parking Structure variance of 8.7 ft (2.65 m).
6. Max Height Parking Structure Floor above grade variance of 13.2 ft (4.02 m).
7. Maximum Building Coverage variance of 112 ft<sup>2</sup> (10.4 m<sup>2</sup>).
8. Parking Structure in Req'd Front Yard variance of 88 ft<sup>2</sup> (8.18 m<sup>2</sup>).
9. Location of Accessory Structure.

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Parking Structure Setback to Street	20 ft (6.1 m)		0.75 ft (0.23 m)	19.25 ft (5.87 m)
	Parking Structure Sideyard Setback	4 ft (1.22 m)		3.25 ft (0.99 m)	0.75 ft (0.23 m)
	Roof Overhang Front Setback	16 ft (4.88 m)		0 ft (0 m)	16 ft (4.88 m)
	Max Building Depth	65 ft (19.81 m)	40.16 ft (12.24m)	70.25 ft (21.41 m)	5.25 ft (1.6 m)
	Max Height Parking Structure	15 ft (4.57 m)		23.7 ft (7.22 m)	8.7 ft (2.65 m)
	Max Height Parking Structure Floor above Grade	4 ft (1.22 m)		17.2 ft (5.24m)	13.2 ft (4.02m)
	Maximum Building Coverage	1258 ft <sup>2</sup> (116.87 m <sup>2</sup> )	1412 ft <sup>2</sup> (131.17 m <sup>2</sup> )	1370 ft <sup>2</sup> (127.27 m <sup>2</sup> )	112 ft <sup>2</sup> (10.4 m <sup>2</sup> )
	Parking Structure in Req'd Front Yard	220 ft <sup>2</sup> (20.44 m <sup>2</sup> )		308 ft <sup>2</sup> (28.61 m <sup>2</sup> )	88 ft <sup>2</sup> (8.18 m <sup>2</sup> )
	Location of Accessory Structure	Rear or interior side yard		Front Yard	Front Yard

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Regards,

A handwritten signature in black ink, appearing to read "J. Gordon", followed by the word "for" in a smaller, simpler font.

James Gordon  
Municipal Clerk

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