

July 8, 2022  
Case: BOV2022-00007

Dear Property Owner or Tenant:

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

**Address:** 4121 Russell Court

**Proposal:** The proposed work is a new retaining wall

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

**Variance:** The variances for the proposed accessory building on this property are as follows:  
1. Max Retaining Wall Height variance of 7.42 ft (2.26 m).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Max Retaining Wall Height	3 ft (0.91 m)	6.5 ft (1.98 m)	10.42 ft (3.18 m)	7.42 ft (2.26 m)

You may contact Jacqueline Jorgenson, Supervisor, Residential Plans Review, at [jorgensonj@dnv.org](mailto:jorgensonj@dnv.org), along with 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 Kaitlin Hebron at [hebronk@dnv.org](mailto:hebronk@dnv.org) for instructions on how to download the application package.

The Board of Variance Meeting will be held virtually via Zoom on **Thursday, July 21, 2022 at 5:00 pm.**

If you have comments on the proposed variance(s) you can:

- Participate in the virtual meeting (instructions will be provided);
- Email Kaitlin Hebron at [hebronk@dnv.org](mailto:hebronk@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, July 20, 2022.

Regards,

Genevieve Lanz  
Deputy 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.*

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July 8, 2022  
Case: BOV2022-00006

Dear Property Owner or Tenant:

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

**Address:** 1938 Cardinal Crescent

**Proposal:** The proposed work is a new parking structure

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

**Variance:** The variances for the proposed accessory building on this property are as follows:

1. Parking Structure Straight-in entry setback variance of 20 ft (6.1 m).
2. Parking Structure Flat Roof Height Variance variance of 12 ft (3.66 m).
3. Parking Structure Floor Height Above Natural Grade variance of 12.5 ft (3.81 m).
4. Parking Structure in the Required Front Yard variance of 200 ft<sup>2</sup> (18.58 m<sup>2</sup>).
5. Total Parking Structure & Accessory Building variance of 244 ft<sup>2</sup> (22.67 m<sup>2</sup>).

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS3	Parking Structure Straight-in entry setback	20 ft (6.1 m)	0 ft (0 m)	0 ft (0 m)	20 ft (6.1 m)
RS3	Parking Structure Flat Roof Height Variance	12 ft (3.66 m)	0 ft (0 m)	24 ft (7.32 m)	12 ft (3.66 m)
RS3	Parking Structure Floor Height Above Natural Grade	4 ft (1.22 m)	0 ft (0 m)	16.5 ft (5.03 m)	12.5 ft (3.81 m)
RS3	Parking Structure in the Required Front Yard	361 ft <sup>2</sup> (33.54 m <sup>2</sup> )	0 ft <sup>2</sup> (0 m <sup>2</sup> )	561 ft <sup>2</sup> (52.12 m <sup>2</sup> )	200 ft <sup>2</sup> (18.58 m <sup>2</sup> )
RS3	Total Parking Structure & Accessory Building	800 ft <sup>2</sup> (74.32 m <sup>2</sup> )	483 ft <sup>2</sup> (44.87 m <sup>2</sup> )	1044 ft <sup>2</sup> (96.99 m <sup>2</sup> )	244 ft <sup>2</sup> (22.67 m <sup>2</sup> )

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