

November 4, 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 parking structure 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 of 12 ft (3.66 m).
3. Parking Structure Floor Height Above Natural Grade variance of 16.5 ft (5.02 m).
4. Parking Structure in the Required Front Yard variance of 200 ft² (18.58 m²).
5. Total Parking Structure & Accessory Building variance of 244 ft² (22.67 m²).

| 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) | 20.5 ft (6.24 m) | 16.5 ft (5.02 m) |
| RS3 | Parking Structure in the Required Front Yard | 361 ft ² (33.54 m ²) | 0 ft ² (0 m ²) | 561 ft ² (52.12 m ²) | 200 ft ² (18.58 m ²) |
| RS3 | Total Parking Structure & Accessory Building | 800 ft ² (74.32 m ²) | 483 ft ² (44.87 m ²) | 1044 ft ² (96.99 m ²) | 244 ft ² (22.67 m ²) |

You may contact Jacqueline Jorgenson, Supervisor, Residential Plans Review, at jorgensonj@dnv.org, along with Veronica Milburn-Brown, Plans Reviewer, at 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 for instructions on how to download the application package.

The Board of Variance Meeting will be held virtually via Zoom on **Thursday, November 17, 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; 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, November 16, 2022.

Regards

A handwritten signature in black ink, appearing to read 'Genevieve Lanz', written over the printed name.

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.

November 4, 2022
Case: BOV2022-00010

Dear Property Owner or Tenant:

RE: Development Variance Requested in Your Neighbourhood

Address: 2441 George Street

Proposal: The proposed work is an accessory building

What: Four variances to the Zoning Bylaw.

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

1. Accessory Building Minimum Setback from a Lane variance of 3.6 ft (1.1 m).
2. Accessory Building Minimum Setback Side Lot Line variance of 1.7 ft (0.52 m).
3. Minimum Setback Roof Overhang variance of 1.28 ft (0.39 m).
4. Maximum Building Coverage variance of 143 ft² (13.28 m²).

| Zone | Regulation | Required/ Allowed | Existing | Proposed | Variance |
|------|--|--|----------|--|--|
| RSPH | Accessory Building Minimum Setback from a Lane | 5 ft (1.52 m) | | 1.4 ft (0.43 m) | 3.6 ft (1.1 m) |
| RSPH | Accessory Building Minimum Setback Side Lot Line | 4 ft (1.22 m) | | 2.3 ft (0.7 m) | 1.7 ft (0.52 m) |
| RSPH | Minimum Setback Roof Overhang | 3 ft (0.91 m) | | 1.72 ft (0.52 m) | 1.28 ft (0.39 m) |
| RSPH | Maximum Building Coverage | 1351 ft ² (125.51 m ²) | | 1494 ft ² (138.79 m ²) | 143 ft ² (13.28 m ²) |

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