

**DISTRICT OF NORTH VANCOUVER
BOARD OF VARIANCE**

Minutes of the Board of Variance of the District of North Vancouver held at 5:01 p.m. on Thursday, February 15, 2024 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: James Paul, Chair
Guy Akester, Vice-Chair
Lee Gavel
Laura Lee Richard

Absent: Neville York

Staff: Genevieve Lanz, Acting Municipal Clerk
Lisa Koncsik, Supervisor – Residential Plans Review
Veronica Milburn-Brown, Supervisor – Residential Plans Review
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

Also in

Attendance: Maziar Rahmati, Applicant
Omar Sharif, Owner
Roselyn Stewart, Notified Person
Joseph, Designer, Panther Group

1. Adoption of Minutes

1.1 January 18, 2024, Board of Variance Meeting

MOVED by JAMES PAUL

SECONDED by LAURA LEE RICHARD

THAT the minutes of the January 18, 2024 Board of Variance meeting are adopted.

CARRIED

2. Hearing of Applications

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

2.1 2552 Panorama Drive

Staff Presentation

Staff reported that the property is located in the RS4 Zone and that the lot area is 5,223 square feet. The house was built in 2021, is not on the Heritage Registry, and is located in Development Permit Area for Wildfire Hazard. The proposal is for a parking structure addition.

The variance requested on the property is as follows:

1. Parking Structure Floor Height Above Natural Grade variance of 10.2 ft (3.11 m).

In response to a question from the Board, staff advised that there is no useability for the space underneath the floor as it would be filled in.

Applicant Presentation of Hardship

The applicant drew attention to the following points and hardships:

- Noted the effort to take neighbours into consideration when designing the proposal;
- Stated the owner would like to have an enclosed parking structure;
- Stated the natural topography of the location is sloping down;
- Noted the hardship is due to the steep topography of the location;
- Stated they have to build up in order to meet the current grade;
- Stated every property in this area has to adjust to the natural topography; and,
- Stated other options would contradict bylaws.

In response to a question from the Board, staff advised that the proposed parking structure would go behind the existing driveway.

In response to a question from the Board, the applicant stated the setback that positions the garage, foundation build up and evaluating which variances to apply as factors that influenced the proposal.

In response to a question from the Board, the applicant advised that they tried to take into consideration minimizing the impact of neighbours sightlines during the design process.

In response to a question from the Board, staff advised that they have seen this type of design before in this area.

Representations from Notified Persons

Rosalyn Stewart, 2500 Block Panorama Drive:

- Spoke in opposition to the application;
- Opined her residence is the most impacted by the proposal;
- Opined her view would be obstructed;
- Noted she had an architect look at the plans;
- Commented on the need to protect the integrity and character of the neighbourhood; and,
- Queried why such a tall parking structure is necessary.

In response to a question from the Board, staff advised that for garages, the height is measured from the top of the slab and noted the slab cannot be higher than four feet from grade.

In response to a question from the Board, staff advised that it is possible to build up the natural grade.

Representations from the Public

Nil

Discussion

Guy Akester spoke in opposition to the application, noting that the topography of the area creates hardship, however, it doesn't seem that all opportunities to reduce impact on neighbours concerns have been taken into consideration. Mr. Akester noted that asking for such a high internal clearance height exacerbates the view for neighbours.

Laura Lee Richard spoke in opposition to the application, noting the major variance being proposed and opined there are less impactful solutions.

Lee Gavel spoke in opposition to the application, noting potential obstructions to neighbours sightlines.

The Chair spoke in opposition to the application, noting objections received from neighbouring properties as well as the major variance.

MOVED by GUY AKESTER

SECONDED by LAURA LEE RICHARD

THAT Board of Variance Application BOV2024-00002 2552 Panorama Drive presented at the February 15, 2024 Board of Variance meeting is **DENIED** as follows:

Zone	Regulation	Required/ Allowed	Existing	Proposed	Variance
RS4	Parking Structure Floor Height Above Natural Grade	4 ft (1.22 m)	N/A	14.2 ft (4.33 m)	10.2 ft (3.11 m)

CARRIED

3. CORRESPONDENCE

Nil

4. NEXT MEETING

The next regular meeting of the Board of Variance is scheduled for Thursday, March 21, 2024.

5. ANY OTHER BUSINESS

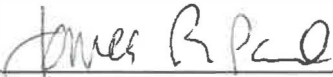
Nil

6. ADJOURNMENT

MOVED by JAMES PAUL
SECONDED by GUY AKESTER

THAT the February 15, 2024 Board of Variance Meeting is adjourned at 5:37 p.m.

CARRIED


Chair


Committee Clerk