



**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE ON
WEDNESDAY, AUGUST 7, 2013 AT 10:00 AM IN THE ATRIUM
COMMUNITY ROOM, CITY HALL, 141 WEST 14TH STREET, NORTH
VANCOUVER, BC.**

MEMBER ATTENDANCE:

Raymond Vesely, Vice-Chair
Michael Barber
Noordin Somji
Gordana Askraba

ABSENT

Abi Tur, Chair

STAFF ATTENDEES:

Penny Lurbiecki, Assistant City Clerk
Christopher Wilkinson, Planner,
Community Development
Wendy Tse, Planning Technician I,
Community Development
Tim Ryce, Assistant Manager, Inspections,
Community Development

The meeting was called to order at 10:00 am.

1. ADOPTION OF MINUTES

Moved by Noordin Somji, seconded by Gordana Askraba

THAT the following minutes be adopted as circulated:

1. Board of Variance Meeting Minutes, May 1, 2013.

CARRIED UNANIMOUSLY

2. APPEAL

Phil Rempel, Owner
2513 Jones Avenue, North Vancouver, BC

Applicant Presentation

- The applicant would like to add a washroom to the upper floor of his 'B' ranked heritage house. Currently no washrooms exist on the upper floor;
- Setbacks are non-conforming to the current Zoning Bylaw;
- Hardship is on the lot and that the house is a 'B' ranked heritage house on the City's 2013 Heritage Register.

Staff Presentation

- The City's Heritage Advisory Commission has approved the renovation with minor changes that have since been incorporated by the applicant in this application;
- The City's Building Department has no issues with the construction requested;
- There have been no inquiries from the public regarding this application.

Board Discussion

The Board then discussed the appeal of Phil Rempel, Owner, 2513 Jones Avenue, North Vancouver, BC.

3. MAIN MOTION

Moved by Noordin Somji, seconded by Gordana Askraba

THAT the application of Phil Rempel, representing 2513 Jones Avenue, North Vancouver, BC, more particularly known as Lot B, Block 225, DL 544, Plan 4966, requesting a variance to the City’s Zoning Bylaw Part 5: “Residential Zone Regulations”:

1. Section 509(5)(a) “Siting Principal Building” to decrease the minimum front yard setback, measured from the Principal Building to the eastern Lot Line, **from** 7.62 metres (25 feet) **to** 5.3 metres (17.5 feet); and,
2. Section 509(5)(c) “Siting Principal Building” to decrease the minimum side yard setback, measured from the Principal Building to the northern interior Lot Line, **from** 1.524 metres (5 feet) **to** 1.22 metres (4 feet).

be **GRANTED** as per the plans submitted to the City of North Vancouver dated July 3, 2013.

CARRIED UNANIMOUSLY

4. ANY OTHER BUSINESS

Christopher Wilkinson advised that he will no longer be attending Board of Variance meetings and that Wendy Tse will be attending all future Board of Variance meetings in his place and representing the Planning Department, Community Development.

5. ADJOURNMENT

It was moved by Gordana Askraba, seconded by Noordin Somji

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:12 am.

Certified true accurate records of the August 7, 2013 Board of Variance meeting:

“Original signed by”

Abi Tur, Chair

“Signed on December 4, 2013”

Date