

BOARD OF VARIANCE

Thursday, April 22, 2021

Meeting held electronically under Ministerial Order No. M192/2020 and
the Current Order of the Public Health Officer – *Gatherings and Events*

MINUTES

PRESENT:

Mr. Ross Hood - Member
Ms. Ginny Foo - Member
Ms. Hortensia Moreno - Member
Mr. Gerry Pomanski - Member
Ms. Cira Vasquez - Member

STAFF:

Mr. Hardev Gill - Planning Technician, Development Services
Mr. Michael Rancanello - Building Inspector
Ms. Nicole Ludwig - Assistant City Clerk/Secretary to the Board of Variance

Nicole Ludwig, Assistant City Clerk/Secretary to the Board of Variance called the meeting to order at 6:10 p.m.

Prior to the meeting, Ms. Ludwig provided instructions on how interested parties could speak to the application for 375 Simpson Street.

1.0 HOUSEKEEPING

1.1 Election of Chair for 2021

Following discussion, the Board agreed to appoint an Acting Chair for this meeting and revisit the election of Chair for 2021 at a future meeting.

MOVED and SECONDED

THAT Ross Hood be appointed as the Board of Variance Acting Chair for this meeting.

CARRIED.

All members present voted in favour of the motion.
(Ginny Foo absent for the vote)

Procedural Note: Mr. Hood assumed the chair at 6:13 p.m.

2.0 ADOPTION OF MINUTES

2.1 September 26, 2019

MOVED and SECONDED

THAT the minutes of the Board of Variance meeting held September 26, 2019, be adopted.

CARRIED.

All members present voted in favour of the motion.
(Ginny Foo absent for the vote)

3.0 APPLICATIONS

3.1 Application No. BV000347 – 375 Simpson Street

a) Secretary's Report regarding Public Notice and Title Search

Nicole Ludwig, Assistant City Clerk/Secretary to the Board of Variance, advised of the following:

- On April 8, 2021, 25 notices were mailed to owners and occupants located within the 50 meter notification area of 375 Simpson Street;
- No notices had been returned by meeting date;
- No additional submissions related to the application had been received since the agenda was published; and,
- A title search was conducted and no issues were found.

b) Submission by Development Services

Hardev Gill, Development Services, provided a presentation on the application. In response to questions, Mr. Gill advised that there is currently only one entrance, and noted that the requested setback is not terribly dissimilar to the neighbouring houses.

c) Submission by Applicant/Agent

Nancy Dheilly, agent for the applicant, provided a presentation on the application. In response to questions, Ms. Dheilly advised that there is enough space to do the work without impacting trees and plants on the lot.

- d) Submissions by interested parties

The Acting Chair called for speakers and none were present. The Secretary to the Board of Variance advised no speakers were logged in to speak

- e) Discussion/Decision

MOVED and SECONDED

WHEREAS, the Board of Variance has listened to all parties expressing an interest in the proposed variance and considered the information presented;

WHEREAS, the Board is of the opinion that the requested variance does not:

- i) Result in inappropriate development of the site;*
- ii) Adversely affect the natural environment;*
- iii) Substantially affect the use and enjoyment of adjacent land;*
- iv) Vary permitted uses and densities;*
- v) Defeat the intent of the bylaw; and*
- vi) Vary the application of an applicable bylaw in relation to residential rental tenure;*

WHEREAS, the Board finds that undue hardship would be caused to the applicant if Section 310.13 of the Zoning Bylaw, which regulate the required front yard setbacks in the Neighbourhood Residential District (RS-1), is complied with by not providing the owner with enough space to build a foundation creating a crawl space and a proper footing for the enclosed porch;

WHEREAS, the Board considers the requested variance to be minor;

THEREFORE BE IT RESOLVED THAT the Board of Variance hereby varies Section 310.13 of the New Westminster Zoning Bylaw to allow a front yard setback of 4.98 m rather than 5.79 m for 375 Simpson Street.

CARRIED.

All members present voted in favour of the motion.

4.0 NEXT HEARING.

Date: Thursday, May 27, 2021,
Time: 6 pm
Place: TBD

5.0 ADJOURNMENT

On MOTION, the meeting adjourned at 6:35 p.m.

Original Signed

Original Signed

Ross Hood
Chair

Nicole Ludwig
Secretary to the Board of Variance