

**Subject: Development Variance Permit 13.03 – 569 Granada Crescent**

**Date:** Sun, 15 Jun 2003 20:01:18 -0700

**From:** Brian Platts <bplatts@shaw.ca>

**To:** Don Bell <don\_bell@dnv.org>, Alan Nixon <alan\_nixon@dnv.org>, Ernie Crist <ernie\_crist@dnv.org>, Janice Harris <janice\_harris@dnv.org>, Lisa Muri <lisa\_muri@dnv.org>, Maureen McKeon Holmes <Maureen\_McKeonHolmes@dnv.org>, Richard Walton <rwalton@dnv.org>, NVD Council <dnvcouncil@dnv.org>

**CC:** Irwin Torry <Irwin\_Torry@dnv.org>, Richard Zerr <ZerrR@district.north-van.bc.ca>, FONVCA <fonvca@fonvca.org>

Mayor & Council:

I have no real objection to the requested variances to facilitate the renovation of this house. I am, however, once again questioning Staff's recommendation to "regularize" the existing legal non-conformities.

Allow me to put this issue in very simple terms. The owner of this house is coming to you and essentially asking a favour -- a favour to renovate his home beyond what the Zoning Bylaw allows. In this instance, not only is Staff recommending that you grant this favour, they have gone one step farther and basically said, "*because the homeowner has asked for this favour, we also recommend that Council grant him an ADDITIONAL favour -- the regularization of the home's existing legal non-conformities -- even though it is not necessary for the approval of the renovation.*" Why is this??? Why are homeowners who request the privilege to build beyond the Zoning Bylaw being handed, without even asking, additional legal rights? The majority who own non-conforming homes and who will never request an extra building variance are granted nothing.

As I pointed out to Council last week there literally hundreds if not thousands of legal non-conforming houses and other structures across the municipality. There is no need to change this status even if a DVP is requested. (The exception being a specific instance of hardship, i.e., being unable to sell a non-conforming house or obtain a mortgage ... even though "letters of comfort" are usually adequate and time is usually not a factor if the owner has planned ahead.)

For this variance at 569 Granada Crescent, I recommend you approve option #2 and issue Development Variance Permit 13.03 only for the proposed addition.

Sincerely,  
Brian Platts