

BOARD OF VARIANCE MEETING

Tuesday, September 26, 2023
7:00 p.m.

Council Chambers
3000 Guildford Way
Coquitlam, B.C.

Note: This meeting will be broadcast online at coquitlam.ca/webcasts.

CALL TO ORDER

ADOPTION OF MINUTES

1. **Minutes of the Board of Variance Meeting held on Tuesday, June 27, 2023**

Staff Recommendation:

That the Minutes of the Board of Variance Meeting held on Tuesday, June 27, 2023 be approved.

APPLICATION

2. **Owner/Applicant: Nicole Parisi – 3018 Ashbrook Place**

The application requests the following variance to the *City of Coquitlam Zoning Bylaw No. 3000, 1996*:

- Relaxation of the minimum front yard setback of the CD-29 Comprehensive Development zone from 6.0 metres to 0.15 metres and the interior side yard setback from 1.2 metres to 0.06 metres;
- Set aside regulation 2129 (9) to the required location of use as the current zone requires a minimum of 35% of the width of the first storey of the principal building (facing the front yard) to be located (at minimum) 1.0 metre in front of the garage door(s); and
- Set aside regulation 2129 (9) for the allowance of the detached residential building to be located in the front yard as the CD-29 zone envisions all newly constructed homes with attached garages to have access from the street, and all detached accessory buildings to be accessed from a rear lane if available.

If approved, the variance would facilitate building of a detached garage.

NEXT MEETING DATE – October 24, 2023

ADJOURNMENT