



## **BOARD OF VARIANCE/PARKING VARIANCE BOARD – SUMMARY MINUTES**

DATE: Wednesday, April 15<sup>th</sup>, 2026

TIME: 1:15 PM

PLACE: Townhall, Main Floor, City Hall

---

PRESENT: Gilbert Tan – Board Chair

Peter Gee

Leah Karlberg

Elizabeth MacKenzie

Namtez Sohal

ABSENT:

SECRETARY: Louis Ng

Assistant

SECRETARY: Carmen Lau

ALSO PRESENT: Joe Bosnjak, Supervisor (Director of Planning's Representative)

Sonia Erichsen, Manager (Director of Planning's Representative)

On April 15<sup>th</sup>, 2026 – The following sites were reviewed by the Board of Variance and **Zoning variances were reviewed ONLY for the specific regulations ('NOT' an appeal of decision).**

### **3617 Cameron Avenue – Board's summary minutes and decision**

#### **Appeal Description:**

**On April 15th, 2026 the Board of Variance reviewed the zoning variances required (and prior to submitting a development application to the City's Development Services) and was approved,** thereby granting a relaxation of the Zoning & Development By-law for development beyond the 'Building Line' on the north side of the site at 3617 Cameron Avenue, and subject to the following condition:

(1) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

#### **Board's summary and decision based on the following:**

*-the Director of Planning's Rep. (S. Erichsen attended and spoke at the meeting) – and stated that the City is unable to relax and/or approve the proposed development beyond the 'building line' at this site. Therefore, the Board of Variance must consider this zoning relaxation.*

*-the majority of the board members (5-0) voted in support of the development proposal – after reviewing the appellant's submission.*

*-the board's site office received six (6) support letters from the adjacent and nearby property owners, and no (0) opposition from the neighbourhood.*

---

### **3631 Cameron Avenue – Board's summary minutes and decision**

#### **Appeal Description:**

**On April 15th, 2026 the Board of Variance reviewed the zoning variances required (and prior to submitting a development application to the City's Development Services) and was approved,** thereby granting a relaxation of the Zoning & Development By-law for development beyond the 'Building Line' on the north side of the site at 3631 Cameron Avenue, and subject to the following condition:

(1) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

**Board’s summary and decision based on the following:**

*-the Director of Planning’s Rep. (S. Erichsen attended and spoke at the meeting) – and stated that the City is unable to relax and/or approve the proposed development beyond the ‘building line’ at this site. Therefore, the Board of Variance must consider this zoning relaxation.*

*-the majority of the board members (5-0) voted in support of the development proposal – after reviewing the appellant’s submission.*

*-the board’s site office received two (2) support letters from the adjacent and nearby property owners, and no (0) opposition from the neighbourhood.*

---

**4523 West 14<sup>th</sup> Avenue – Board’s summary minutes and decision**

**Appeal Description:**

Requesting a zoning relaxation of the minimum setback – distance to a Laneway House requirement of the Zoning & Development By-law and permission to retain a rear sundeck with a storage addition (beneath the sundeck) at the rear of this site.

**Technical Information:**

|                                      |            |
|--------------------------------------|------------|
| Required Setback to a Laneway House: | 20.00 Feet |
| Proposed:                            | 13.17 Feet |

This appeal was heard by the Board of Variance on April 15th, 2026 and was **DISALLOWED**.

**Board’s summary and decision based on the following:**

*-the Director of Planning’s Rep. (S. Erichsen) – stated that the City is strongly opposed to the unauthorized work completed without permits and noted non-compliance with both the Zoning By-law and the Vancouver Building By-law. The minimum required (clear) distance is 16.0 feet from the Laneway House to the unauthorized rear sundeck/storage addition.*

*-the majority of the board members (3-2) voted in opposition to the proposed unauthorized rear sundeck and storage addition were denied.*

*-the board’s site office received no (0) support letters, and one (1) opposition letter from the owners at 4517 West 14th Avenue.*

---

On April 15<sup>th</sup>, 2026 - The following site(s) were reviewed by the Board of Variance and **renewals and extensions were granted as required by Development Services.**

### **450 East Broadway**

**On April 15th, 2026 the Board of Variance approved an amendment request,** and allowing the appellants to retain approximately 380 square feet for outdoor area to be used in conjunction with this existing Health Care Office tenant at this existing mixed-use Building on this site **for the 'Life of the Business' (and exclusive use only to 'Mount Pleasant Optometry')** at 450 East Broadway (Related to Development Application No. DP-2023-00668), and subject to the following conditions:

- (1). That the approval is for the 'Life of the Business' (and exclusive use only to 'Mount Pleasant Optometry') at 450 East Broadway; and
- (2). That the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

### **Board's summary and decision based on the following:**

*-The Board of Variance approved the outdoor patio area and voted 5-0 in support, and approved the appellants to retain the outdoor patio for the 'Life of the Business' (and exclusive use to 'Mount Pleasant Optometry') at 450 East Broadway.*

*-No opposition from the neighbourhood and seven (7) support letters – including full support from the local BIA, the Mount Pleasant Community Policing Centre and from the Strata Council at 450 East Broadway.*