



BOARD OF VARIANCE/PARKING VARIANCE BOARD – SUMMARY MINUTES

DATE: Tuesday, May 19th, 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)

Shelley Dugaro, Supervisor (Director of Planning's Representative)

Payam Fouladianpour, Manager (Director of Planning's Representative)

On May 19th, 2026 - The Appellants for the following sites appealed the City's decision (Director of Planning's written decision) **issued by the City's Development Services:**

1144 Burrard Street – Board's summary minutes and decision

Appeal Description:

Appealing to delete Condition 1.1 in the prior-to approval letter issued under Development Permit No. DP-2025-00790 and requesting a density and floor space ratio (FSR) relaxation to add additional floor area (beyond 3.72 FSR or beyond 33,500 feet) to this approved hotel use with restaurant located on the main floor and providing 13 parking spaces having vehicular access from the lane on this existing site (Related to Development Application No. DP-2025-00790 - Interior and exterior alterations to enclose the hotel entry vestibule to the existing Hotel building).

Condition 1.1 - states that prior to the issuance of the development permit the applicant must be in compliance with the previously approved floor area (3.72 FSR or at 33,500 feet). Note to Applicant: The area of the meeting room and staff amenity, originally included in FSR under DP-2023-00301, cannot be converted to amenity to offset the increase in floor area as there is no provision to exclude amenity for Hotel use. As the Board of Variance approved floor area to be 33,480 square feet under DP-2023-00301, any increase to that must also be approved by the Board of Variance.

Technical Information:

Permitted Density & FSR:	3.00 (27,000 sq. ft.)
Existing (Approved by BOV):	3.72 (33,500 sq. ft.) [As per DP-2023-00301.]
Proposed:	3.92 (35,242 sq. ft.) [As per DP-2025-00790.]
1,742 sq. ft. or 5.2 % over existing	

Board of Variance History:

This appeal was heard by the Board of Variance on October 24th, 2023 and was ALLOWED, thereby granting a Floor Space Ratio (FSR) relaxation - as required under Condition 2.1 of the approved Development Application No. DP-2023-00301 and approved interior and exterior alterations and a change of use from a six story medical office building to hotel use with restaurant located on the main floor and providing 13 parking spaces having vehicular access from the lane on this existing site.

*Condition 2.1 has been FULFILLED and the Board approved and granted the FSR to 3.72 (33,500 feet). *Note: See the confirmation email from City staff on October 25th, 2023 – and confirming the proposed FSR to 3.72 (at 33,500 sq. feet) – including the canopy FSR.*

Discussion:

Sandro Mancini and Myles Wilby were present to speak in support of the appeal.

At the request of the Chair, the appellant agreed to dispense with the reading of the submission, which had been in the Members' possession prior to the meeting.

The appellant had no initial comments.

The Director of Planning's Representative

Mr. Bosnjak's initial comments were that the Director of Planning cannot approve FSR, and will defer to the Board for their decision.

The Board Chair stated that the Board's site office received (0) letters in Support and (0) letter in opposition to this appeal.

The Chair stated that if there were any interested parties in the audience who wished to speak to this appeal, they should raise their hand to be recognized and when recognized, state their full name and address and spell their surname for the record.

There were no comments.

Final Comments:

Mr. Bosnjak had no final comments.

The appellant had no final comments.

This appeal was heard by the Board of Variance on May 19th, 2026 and was ALLOWED, thereby DELETING Condition 1.1 as outlined under Development Permit No. DP-2025-00790 and approving additional floor area (beyond 3.72 FSR or beyond 33,500 feet – to 3.92 FSR) at this approved hotel use with restaurant located on the main floor and providing 13 parking spaces having vehicular access from the lane on this existing site (Related to Development Application No. DP-2025-00790 - Interior and exterior alterations to enclose the hotel entry vestibule to the existing Hotel building, and subject to the following conditions:

- (1) that the Board of Variance granted the density and floor area relaxation to 3.92 FSR – and allowing the Owners to add approx. 1,762 of additional floor area to this site; 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 City's Director of Planning is unable to support the additional FSR beyond 3.72 FSR, and the board did find a site hardship and accepted the Architect's proposed FSR calculations - and the specific locations of the additional floor area (from enclosing the entry vestibule, converting crawlspace areas to new storage rooms and increasing the ceiling height for the new commercial kitchen – and amounts to 1,762 sq. feet of new floor area).

-Owners' agents confirmed at the appeal hearing that they will continue to work with the City – and to obtain all the City permits to the satisfaction of the Director of Planning.

4666 Main Street – Board's summary minutes and decision

Appeal Description:

Appealing to delete Condition 1.1 in the prior-to approval letter issued under Development Permit No. DP-2025-00984 and requesting to develop a new five (5) storey mixed-use building, consisting of twelve (12) rental dwelling units, and one commercial rental unit (CRU) at grade with one level of underground parking, and having vehicular access from the lane.

Condition 1.1 - states that prior to the issuance of the development permit the applicant must be in compliance with Section 3.1.(d) Family Unit Mix requirement of the C-2 District Schedule.

Note to Applicant: Minimum 35% of the total dwelling units to have 2 or more bedrooms.

Technical Information:

Required Min. (%) Two Bedroom Units: 35%

Proposed: 33% (Four: Two-Bedrooms units)

Discussion:

Scott Kennedy and Firouzeh Sourì were present to speak in support of the appeal.

At the request of the Chair, the appellant agreed to dispense with the reading of the submission, which had been in the Members' possession prior to the meeting.

The appellant's initial comments were that it's a simple small building where it's all rental.

The Director of Planning's Representative

Mr. Bosnjak's initial comments were that this is an appeal for provide a 5 storey building. This project was approved subject to a prior to letter. The applicant is appealing condition 1. This is a small site with 12 units on site, where only 4 units is meeting the standard. The Director of Planning does not have the authority to relax the FSR, and will defer to the Board for their decision.

The Board Chair stated that the Board's site office received (0) letters in Support and (0) letter in opposition to this appeal.

The Chair stated that if there were any interested parties in the audience who wished to speak to this appeal, they should raise their hand to be recognized and when recognized, state their full name and address and spell their surname for the record.

There were no comments.

Final Comments:

Mr. Bosnjak's final comments were that the Director of Planning does not see any major concerns, and will defer to the Board for their decision.

The appellant had no final comments.

This appeal was heard by the Board of Variance on May 19th, 2026 and was ALLOWED, thereby DELETING Condition 1.1 as outlined under Development Permit No. DP-2025-00984 and APPROVED the construction of a new five (5) storey mixed-use building, consisting of twelve (12) rental dwelling units, and one commercial rental unit (CRU) at grade with one level of underground parking, and having vehicular access from the lane, and subject to the following conditions:

- (1) that the Board of Variance granted a zoning relaxation from 35% to having a minimum of 33% of new two-bedroom units at this site; 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 City's Director of Planning Representative acknowledged that this site is a smaller lot at 3,447 sq. feet and whereby the Owners are providing new rental units consisting of studio units, one-bedroom units and two-bedroom units. The Director of Planning is unable to grant a relaxation to the proposed 33% of two-bedroom units at this site, and the City's requires at minimum 35%.

-The board did find a site hardship to warrant a zoning relaxation with a proposal of building at minimum 33% consisting of new two-bedroom units at this site.

-Owners' agents confirmed at the appeal hearing that they will continue to work with the City – and to obtain all the City permits to the satisfaction of the Director of Planning.

On May 19th, 2026 – The following sites were reviewed by the Board of Variance and **Zoning variances were reviewed ONLY for the specific regulations.**

2980 Manitoba Street – Board’s summary minutes and decision

The board reviewed the following zoning variances and **APPROVED** exterior and interior alterations to add two (2) new dormers to the second floor of this existing single detached house on this inside no lane site, 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.

Technical Information:

<u>Permitted Density & FSR:</u>	0.65 (965 sq. ft.)
Existing non-conforming:	0.69 (1,019 sq. ft.)
Proposed:	0.71 (1,048 sq. ft.) [As per DP-2025-01031.]

<u>Required Side Yard:</u>	3.94 Feet
Proposed:	2.71 Feet [As per DP-2025-01031.]

<u>Required Rear Yard (North):</u>	35.10 Feet
Proposed to New Dormer:	22.08 Feet [As per DP-2025-01031.]

<u>Required Rear Yard (South):</u>	35.10 Feet
Proposed to New Dormer:	8.29 Feet [As per DP-2025-01031.]

Board’s summary and decision based on the following:

-The City’s Director of Planning Representatives (Mrs. Erichsen and Ms. Dugaro) acknowledged that this site is a smaller lot at 1,484 sq. feet and the Owners are proposing to retain and renovate this older home with having character merit. The Director of Planning supports up to 0.65 FSR for Character Homes and this development proposal with two (2) new dormers on the upper floor will be 0.71 FSR.

-The board did find a site hardship to warrant a zoning relaxation due to the age of the house (over 100+ years old), and the overall FSR overage will be just under 30 sq. feet over the existing non-conforming floor area at 0.69 FSR (and only a slight increase of the overall density and floor area)

-The board’s site office received one (1) support letter, and no (0) opposition letters from the neighbourhood granting this appeal.

352 West 21st Avenue – Board’s summary minutes and decision

The board reviewed the following zoning variance(s) and **APPROVED** exterior alterations to add stairs in the exterior side yard and a new rear deck for this existing single detached house with secondary suite on this inside with lane site, 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.

Technical Information:

Required Side Yard (East): 3.94 Feet

Proposed (Stairs to PL): 0.71 Feet [To the East property line.]

Board’s summary and decision based on the following:

-The City’s Director of Planning Representatives (Mrs. Erichsen and Ms. Dugaro) confirmed that the Director of Planning is unable to relax any development within the side yard under Section 10.8.1 of the Zoning By-law, and therefore the proposed side yard stairs has been refused.

-The board did find a site hardship to warrant a zoning relaxation as the new development (new Secondary suite) requires a higher ceiling height of 8-feet and with a new side entrance with stairs to be located within the side yard needs a zoning relaxation. The board confirmed that there will be a fire fighting access on the other side of the house, and will be code compliant.

-The board’s site office received no (0) support letters, and no (0) opposition letters from the neighbourhood granting this appeal.

Unit 401 – 234 East 5th Avenue – Board’s summary minutes and decision

The board reviewed the following zoning variances and **APPROVED** a mezzanine area (approx. additional 370 sq. feet **in Unit #401**). Related to Building Permit No. BP-2025-05130 - Interior alterations to provide residential improvements by adding a mezzanine to the double height area at this existing unit in this existing artist studio / dwelling unit building on this site, and subject to the following conditions:

(1) that the Board of Variance granted the density and floor area relaxation for **Unit #401**, and the Owners must obtain the required City’s DP-BU permits and shall be in compliance with all the ‘fire & safety’ regulations and the ‘Vancouver Building By-laws’ to the satisfaction of both the City’s Director of Planning and the Chief Building Official; and

(2) that the approved mezzanine area must remain ‘open’ and shall meet the maximum 40% allowance (meeting the ‘definition of an open mezzanine area’ in accordance with the board’s imposed condition on

May 19th, 2026). This includes the requirement to ‘remove any wall(s) / enclosed areas’ in order to be in compliance to the maximum 40% allowance; and

(3) 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 City’s Director of Planning Representative (Mrs. Erichsen) reviewed the history of the unauthorized additions (mezzanine areas) built without permits in both Units #401 and in #402. The DOP’s rep. further stated that even if the board allows the zoning density & floor area, the Owners may not comply with the building code requirements and by definition – and in Unit #401 has another one-storey addition within the dwelling unit, and this is not permitted under the City’s by-laws.

-The board did find a site hardship to warrant a zoning relaxation for the density and floor area since previous owners built these mezzanine areas many years ago, but the board does not support any enclosures (or any additional storey within a dwelling unit). And the board approved the mezzanine areas but must meet the definition of an ‘open mezzanine area’, and allowance up to 40% (maximum).

Unit 402 – 234 East 5th Avenue – Board’s summary minutes and decision

The board reviewed the following zoning variances and **APPROVED** a mezzanine area (approx. additional 276 sq. feet in **Unit #402**). Related to Building Permit No. BP-2025-05130 - Interior alterations to provide residential improvements by adding a mezzanine to the double height area at this existing unit in this existing artist studio / dwelling unit building on this site, and subject to the following conditions:

(1) that the Board of Variance granted the density and floor area relaxation for **Unit #402**, and the Owners must obtain the required City’s DP-BU permits and shall be in compliance with all the ‘fire & safety’ regulations and the ‘Vancouver Building By-laws’ to the satisfaction of both the City’s Director of Planning and the Chief Building Official; and

(2) that the approved mezzanine area must remain ‘open’ and shall meet the maximum 40% allowance (meeting the ‘definition of an open mezzanine area’ in accordance with the board’s imposed condition on May 19th, 2026). This includes the requirement to ‘remove any wall(s) / enclosed areas’ in order to be in compliance to the maximum 40% allowance; and

(3) 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 City's Director of Planning Representative (Mrs. Erichsen) reviewed the history of the unauthorized additions (mezzanine areas) built without permits in both Units #401 and in #402. The DOP's rep. further stated that even if the board allows the zoning density & floor area, the Owners may not comply with the building code requirements and by definition – and in Unit #401 has another one-storey addition within the dwelling unit, and this is not permitted under the City's by-laws.

-The board did find a site hardship to warrant a zoning relaxation for the density and floor area since previous owners built these mezzanine areas many years ago, but the board does not support any enclosures (or any additional storey within a dwelling unit). And the board approved the mezzanine areas but must meet the definition of an 'open mezzanine area', and allowance up to 40% (maximum).

On May 19th, 2026 - The following site(s) were reviewed by the Board of Variance and **renewals and extensions were granted as required by Development Services.**

3158 East 54th Avenue

An extension was approved by the Board of Variance on May 19th, 2026, and thereby granting permission to retain the Cannabis Store (Cannabis land-use renewal) for a further three (3) years, and APPROVED the new operational hours from 9:00 AM – 9:00 PM (new closing time to 9:00 PM) at this existing site (Related to Development Application No. DP-2024-00946), and subject to the following conditions:

- (1) the approval is for the exclusive use of “Kiwi Exchange Cannabis Corp.” and operated by Mr. John Olan, Mr. Robert Howes and Mr. Spencer Howes and doing business as (DBA): “Generation Cannabis” (the store front name);
- (2) the Board granted a limited-time approval for three (3) years from September 24th, 2026 and expires on: September 24th, 2029.
- (3) the Board may grant an extension on/or before the expiry date: September 24th, 2029;
- (4) the Board approved a limited-store hours from 9:00 AM to 9:00 PM (Seven days a week) The Cannabis Operators MUST comply with the Board's imposed store operational hours in accordance with the Board's new decision on May 19th, 2026; and
- (5) 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.

527 Est Hastings Street

An extension was approved by the Board of Variance on May 19th, 2026, and thereby APPROVING a Cannabis Store 'name-change' with a new operator, and also granting permission to retain the approved Cannabis Retail Store for a further period of time (Related to the last Development Application No. DP-2020-00321), and subject to the following conditions:

- (1) the approval is for the exclusive use of “1428242 BC Ltd.” and shall be operated by Matthew R. Greenwood, and doing business as (DBA): “UP IN SMOKE”; 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.

New Cannabis operator(s): Matthew R. Greenwood

New Company Name: 1428242 BC Ltd.

Doing-Business-As Name (DBA): 'UP IN SMOKE'