



BOARD OF VARIANCE/PARKING VARIANCE BOARD – SUMMARY MINUTES

DATE: Tuesday, June 16th, 2026

TIME: 1:15 PM

PLACE: Townhall, Main Floor, City Hall

PRESENT: Gilbert Tan – Board Chair

Peter Gee

Elizabeth MacKenzie

Namtez Sohal

ABSENT: Leah Karlberg

SECRETARY: Louis Ng

Assistant

SECRETARY: Carmen Lau

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

Justin Neal, Supervisor (Director of Planning's Representative)

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

On June 16th, 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:**

5660 Lincoln Street – Board's summary minutes and decision

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2025-00732 and a request to permit exterior and interior alterations and to retain the rear addition at this existing one-family dwelling, and a change of use request to a one-family dwelling with a Secondary Suite on this inside, with no lane site.

Development Application No. DP-2025-00732 was refused for the following reasons:

- The proposed development is not in compliance with Section 3.2.1.1. - Density and Floor area for a one-family dwelling with a secondary suite.*
- The proposed development is not in compliance with Section 3.2.2.6 - Minimum rear yard.*
- The proposed development is not in compliance with Section 11.3.1.6 - All rooms of a dwelling unit must remain accessible from within that dwelling unit. For the secondary suite.*
- Unsatisfactory Drawings and any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.*

Technical Information:

Permitted FSR (R1-1):	0.60 (2,381 sq. ft.)
Existing:	0.54 (2,163 sq. ft.)
Proposed:	0.69 (2,743 sq. ft.) [As per DP-2025-00732.]
362 sq. ft. or 15 % over maximum permitted	
580 sq. ft. or 27 % over existing	

Required Rear Yard:	35.10 Feet
Existing:	44.52 Feet
Proposed:	28.38 Feet [As per DP-2025-00732.]

Discussion:

Bruce Mesgara, Adora Escondo, and Jim Lehto 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 their daughter has been staying in their home for a few months, but they're very scared of their daughter due to drug use. They're looking for the Board to help them live more comfortable with a approval.

The Director of Planning's Representative

Ms. Dugaro's initial comments were that this was brought to the Director of Planning by way of complaint. There is a case file for the rear addition and this was a work without permit. The house was constructed in 1910. The Director of Planning does not see a site specific hardship, and asks the Board to uphold their decision.

The Board Chair stated that the Board's site office received six (6) 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:

Ms. Dugaro had no final comments.

The appellant's final comments were that the owners thought they were getting a permit through the contractor. The complaint to the City came from their daughter and not their neighbours.

This appeal was heard by the Board of Variance on June 16th, 2026 and was ALLOWED, thereby overturning the decision of the Director of Planning who refused Development Application No. DP-2025-00732 and APPROVED interior and exterior alterations and to retain the rear addition at this existing one-family dwelling, and a change of use request to a one-family dwelling with a Secondary Suite on this inside with no lane site, and subject to the following conditions:

- (1) that the Board of Variance relaxed the density and floor area to 0.69 FSR allowance and relaxed the rear yard to 28.38 feet (provided by the City, under DP-2025-00732);
- (2) that the proposed development MUST be in compliance with Section 11.3.1.6 - All rooms of a dwelling unit must remain accessible from within that dwelling unit, and to the satisfaction of the Director of Planning. Note: And also the Board of Variance will need to approve/stamp the re-designed Architectural plans with the new interconnection on the revised proposed plans.
- (3) that the 'bar-sink area' in the upper floor (main floor) rear addition MUST be removed; and
- (4) 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 majority of the Board members voted 3-1 in support of the appeal and found a site hardship to warrant the zoning relaxations – and the board accepted the appellants' submission and noting the age of the house (over 100+ years old), the lot size (at less than 4,000 sq. feet), and has character merits, and its location situated to nearby higher density zones.

- The City's representative confirmed for the board at the meeting that this home does not meet the zoning definitions for a 'character home' and therefore, does not qualify for the 0.65 (65%) FSR allowance – and the City's 0.60 (60%) Density and FSR is the maximum permitted FSR for this site.

-The Board's site office received six (6) letters of support and no (0) opposition letters from the neighbourhood.

2502 Point Grey Road – Board’s summary minutes and decision

Appeal Description:

Requesting a height relaxation (for the Number of Storeys only) of the RT-8 District Schedule and permission to add a 'new elevator enclosure' (includes the elevator service room and the elevator machine room) on the upper floor, with a new roof-deck and proposed at 3.5 storeys at this existing Multiple-Conversion Dwelling (MCD) with three dwelling units site (Related to Development Application No. DP-2026-00391 and DB-2023-03576).

Note: The overall Height for this development will be in compliance and it is only for the 'number of storeys' requiring a zoning relaxation.

Technical Information:

Height (Number of Storeys): 2.5

Existing (Non-conforming): 3.0

Proposed: 3.5 [New Elevator Enclosure, Roof Deck level.]

Discussion:

Neil Robertson was 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 the renovation started a couple years ago as the owner had some medical issues. The existing building was built in 1960 and was already non conforming. If they were to tear down the home, they can built a two storey home and it will not be over.

The Director of Planning’s Representative

Ms. Dugaro’s initial comments were that this is an appeal of regulation for the overall number of storeys. The Director of Planning cannot support the appeal due to not receiving any letters of support prior to the appeal, and will defer to the Board for their decision.

The Board Chair stated that the Board's site office received five (5) letters in Support and nine (9) letters 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.

Paula Mahon (2505 Cornwall Avenue) is not in support of the appeal

Paul Rogers (2505 Cornwall Avenue) is not in support of the appeal

Rita Green (2517 Cornwall Avenue) is not in support of the appeal

Annick Thompson (2515 Cornwall Avenue) is not in support of the appeal

Dr. Suzanne Cziraki (1455 Larch Street) is not in support of the appeal

Final Comments:

Ms. Dugaro had no final comments.

The appellant's final comments were that they're trying to work with the existing building as that is the hardship. They are also sympathetic to the neighbours but don't think it's a big ask to have the elevator.

This appeal was heard by the Board of Variance on June 16th, 2026 and was ALLOWED, thereby granting a height relaxation (for the 'Number of Storeys' only) under the RT-8 District Schedule and APPROVED a 'new elevator enclosure' (includes the elevator service room and the elevator machine room) on the upper floor, with a new roof-deck and allowing 3.5 storeys at this existing Multiple-Conversion Dwelling (MCD) site (Related to Development Application No. DP-2026-00391), and subject to the following conditions:

(1) that there must be a re-design of the approved 'elevator enclosure' at the roof-deck level, and the overall massing MUST be reduced in size and with its final form and development accepted and/or approved by the Director of Planning. NOTE: This imposed condition allows the Director of Planning to approve the final design of the elevator enclosure on the roof-deck prior to the issuance of Development Application No. DP-2026-00391.

(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 majority of the Board members voted 3-1 in support of the appeal and found a site hardship to warrant the zoning relaxation – and the board accepted the appellants' submission and that the overall height will be in the compliance and only the proposed elevator enclosure requires a zoning variance on the permitted roof-deck - and by zoning definition will be considered a 'half-storey'.

-The City's representative confirmed for the board at the meeting that a roof-deck is permitted at this site and also the overall height will be in compliance with the Zoning By-law. This site is existing non-conforming with 3.0 storeys, and with the addition of the elevator enclosure will be 3.5 storeys.

*-The Board's site office received nine (9) opposition letters and five (5) support letters regarding this appeal. *The Owners from 1455 Larch Street, 2505 Cornwall Avenue, 2515 Cornwall Avenue, and 2517 Cornwall Avenue also attended the appeal hearing and all spoke in opposition to the appeal on June 16th, 2026.*

2584 Point Grey Road – Board's summary minutes and decision

Appeal Description:

Requesting relaxations of Section 2.2.8(a)(i) (Height of the Accessory Building) and Section 2.2.8(c) (Accessory Building Area) of the RT-8 District Schedule and permission to raise the height of the approved garage (with a higher interior ceiling height – and a storage space proposed) at the rear providing two-parking spaces and having vehicular access from the lane.

Note: This site has an approved Development Permit issued under DP-2024-01175 and was approved by the Director of Planning and the permit was issued on February 05th, 2026. This development request will be a change request to the approved Development Permit No. DP-2024-01175).

Technical Information:

Permitted Height (Garage): 10.17 feet (3.1m)

Proposed: 12.17 feet [Height (3.71m) provided by the Appellants.]

Discussion:

Jonathan Katz and Tom Winkler 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. Neal's initial comments were that the garage complies with the height. They have not done a full review, and asks the applicant to apply for a minor amendment before coming back to the Board.

The Board Chair stated that the Board's site office received two (2) letters in Support and five (5) letters 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. Neal had no final comments.

The appellant's final comments were that this falls into the R1-1 guidelines. They're surprised with the opposition letters as the property behind them is higher than theirs.

This appeal was heard by the Board of Variance on June 16th, 2026 and was ALLOWED, thereby granting relaxations of Section 2.2.8(a)(i) (Height of the Accessory Building) and Section 2.2.8(c) (Accessory Building Area) of the RT-8 District Schedule and APPROVED permission to raise the height of the approved garage (with a higher interior ceiling height) at the rear providing two-parking spaces and having vehicular access from the lane, and subject to the following conditions:

(1) that Board of Variance approved the overall accessory (garage) height to a maximum height of 12.17 feet and granted additional accessory (garage) floor area, and with its final design and form of development accepted and/or approved by the Director of Planning. NOTE: The owners are required to submit a 'minor amendment development application'; 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 majority of the Board members voted 4-0 in support of the appeal and found a site hardship to warrant the zoning relaxation – and the board accepted the appellants' submission and that the existing site has an elevation grade change of 2.0 feet, and also compared to the RI-1 District Schedule which permits an accessory building height of 15.0 feet, and the proposal is at 12.17 feet.

-The City's representative confirmed that a 'minor amendment' development application is a requirement including a full-technical review prior to the issuance of all City permits.

-The Board's site office received two (2) support letters, and five (5) opposition letters prior to the meeting.

On June 16th, 2026 – The following sites were reviewed by the Board of Variance and **Zoning variances were reviewed as required by Development Services – in order to complete the City’s permit process.**

2179 West 41st Avenue – Board’s summary minutes and decision

The Board of Variance granted a zoning relaxation and APPROVED – the requested exterior alterations to increase the height of the front parapet at this existing Restaurant - Class 1 building, 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 majority of the Board members voted 4-0 in support of the appeal and found a site hardship to warrant a zoning relaxation – and the City’s Director of Planning is supportive of the changes to the front façade of the existing storefront at this site and an improvement to the streetscape along West 41st Avenue.

- The City’s representative submitted written comments to the board prior to the meeting – and is in support of the changes to the storefront.

-The Board’s site office received no (0) opposition letters from the neighbourhood.

4329 Osler Street – Board’s summary minutes and decision

The Board of Variance granted a zoning relaxation and APPROVED – a new Secondary suite to be located at the basement/cellar floor within this existing one-family dwelling site, and subject to the following conditions:

(1) that the Board of Variance approved the proposed Secondary suite – and the Owners are required to install larger windows in the bedrooms of the approved secondary suite, and shall be to the satisfaction of the Director of Planning;

(2) that the Owners are required to submit a proper Site Plan with grades of the lot, and including new elevations of the house and shall be to the satisfaction of the Director of Planning; 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 majority of the Board members voted 4-0 in support of the appeal and found a site hardship to warrant the zoning relaxation – and allowing the new Secondary Suite to be located in the cellar of the existing house. The board accepted the proposal and noting that it is livable with a ceiling height of 8.0 feet and with lots of natural light and ventilation.

-The City's representative confirmed for the board at the meeting that additional information including a new site plan with grades and new elevations of the house is a requirement to obtain the City's development and building permits (if the appeal is approved).

-The Board's site office received four (4) letters of support and no (0) opposition letters from the neighbourhood.

1488 West 47th Avenue – Board's summary minutes and decision

The Board of Variance granted a zoning relaxation and APPROVED – permission to construct a new Multiplex Development with a total of four (4) Dwelling Units at this existing one-family (corner) site without an existing lane and located at the corner of Granville Street and West 47th Avenue, and subject to the following conditions:

(1) that the final form of development of the proposed Multiplex Design must be in compliance with the guidelines and regulations to the satisfaction of the Director of Planning; 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 majority of the Board members voted 3-1 in support of the appeal and found a site hardship to warrant the zoning relaxation – and the board accepted the appellants' submission and that the existing site has an existing driveway (vehicular) access off West 47th Avenue.

-The City's representative confirmed that this site (without a lane) allows a duplex with two (2) secondary suites and providing four (4) dwelling units. The city supports a duplex development with secondary suites at this site.

-The Board's site office received no concerns from the neighbourhood prior to the meeting.

On June 16th, 2026 - The following site(s) were reviewed by the Board of Variance and **renewals and extensions were granted as required by Development Services.**

4914 Victoria Drive

An extension request was reviewed by the Board of Variance on June 16th, 2026 and was ALLOWED, thereby granting permission to retain the approved Cannabis Land-use for a further period of time, and subject to the following conditions:

- (1) that the approval is for the exclusive use of Paul Taylor operating the business as “A Bud Above Craft Boutique Ltd. (Incorporation #BC1160260)” and DBA (name): A Bud Above Craft Boutique;
- (2) the Board granted a limited-time approval for five (5) years and expires on: July 18th, 2031;
- (3) the Board may grant an extension on/or before the expiry date: July 18th, 2031 and
- (4) 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.

1676 Eats 10th Avenue

An extension request was reviewed by the Board of Variance on June 16th, 2026 and was ALLOWED, thereby granting permission to retain the approved Cannabis Land-use for a further period of time, and subject to the following conditions:

- (1) the approval is for the exclusive use of “Burb Cannabis Corp.” and operated by Stephen Dowsley and doing business as (DBA): “Burb”.
- (2) the Board granted a limited-time approval for five (5) years and expires on: June 20th, 2031;
- (3) the Board may grant an extension on/or before the expiry date: June 20th, 2031;
- (4) that the Board approved the new closing time to 11:00 PM (Seven Days a week); 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.

829 Davie Street

An extension request was reviewed by the Board of Variance on June 16th, 2026 and was ALLOWED, thereby granting permission to retain the approved Cannabis Land-use for a further period of time, and subject to the following conditions:

- (1) the approval is for the exclusive use of “Marigolds Cannabis Ltd. (1277913 BC Ltd.)” and shall be operated by George Spyridis and Robert L. Dick and doing business as (DBA): “Marigolds Cannabis”;
- (2) the Board granted a limited-time approval for five (5) years and expires on: July 28th, 2031;
- (3) the Board may grant an extension on/or before the expiry date: July 28th, 2031 and
- (4) 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.

1812 West 4th Avenue

An extension request was reviewed by the Board of Variance on June 16th, 2026 and was ALLOWED, thereby granting permission to retain the approved Cannabis Land-use for a further period of time, and subject to the following conditions:

- (1) that the approval is for the exclusive use of operator Joe Duc Le and operating the business under ‘Arcannabis Enterprises (BC) Inc.’ and doing-business-as (DBA): “Arcannabis Store”; and
- (2) that the Board granted a limited-time approval of five (5) and expires on July 14th, 2031 and the Board may grant an extension to the time limit on or before July 14th, 2031; and; 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.