



BOARD OF VARIANCE/PARKING VARIANCE BOARD – SUMMARY MINUTES

DATE: Tuesday, November 18th, 2025
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)
Justin Neal, Supervisor (Director of Planning’s Representative)

On November 18th, 2025 - The Appellants for the following sites appealed the City's decision (Director of Planning's written decision) **issued by the City's Development Services:**

2664 Birch Street – Board's summary minutes and decision

Appeal Description:

Appealing the decision of the Director of Planning who refused Minor Amendment Development Application No. DP-2025-00674 and a request to permit interior alterations with an addition of a secondary exit hallway to the lane at this existing Apartment Building for a total of ten (10) rental dwellings on this site.

NOTE: Related to the original (approved) Development Application No. DP-2024-00986 - permit issued by the Director of Planning approved interior and exterior alterations and to add two dwellings to this existing Apartment Building for a total of 10 rental dwellings on this site.

Additional new work includes:

- Revision to layout of existing attached garage.*
- Extension of existing chimney on roof to be cut and capped as per Structural seismic requirements.*
- Addition of a secondary exit hallway to the lane.*

Development Application No. DP-2025-00674 was refused for the following reason:

-Non-compliance – Regulations to the proposed development does not comply with the regulations the Zoning and Development By-law that affect the site.

Discussion:

Alistair Arnold and Bayan Ferzandi 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 this is a refusal to preform interior alterations with a addition of a secondary exit hallway to the lane at this existing apartment building. This was refused due to non compliance. The Director of Planning will defer to the Board for their decision as they do not have the authority to approve FSR.

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 applicant is asking for a increase in FSR, and the Director of Planning will defer to the Board for their decision.

The appellant's final comments were that this was not a design choice, it was implemented by the City. The FSR increase with the addition of this corridor. They have explored multiple option to see if it was possible, and were all denied. There is no change to the building and does not affect neighbouring properties.

This appeal was heard by the Board of Variance on November 18th, 2025 and was ALLOWED, thereby overturning the decision of the Director of Planning who refused Minor Amendment Development Application No. DP-2025-00674 and APPROVED interior alterations with an addition of a secondary exit hallway to the lane at this existing Apartment Building for a total of ten (10) rental dwellings on this site, and subject to the following conditions:

- (1) that the Board of Variance granted a zoning relaxation and approved the density & FSR to 1.78 FSR (as presented by the City's rep. - Mr. Joe Bosnjak); 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 5-0 in support of the appeal and found a site hardship to warrant a zoning relaxation – as the density & FSR increase to 1.78 FSR is a requirement in order to be in compliance with the Vancouver's Building By-law (new secondary exit and hallway requirement to comply with the City's fire and safety regulations).

-The Board's site office received no (0) letters and/or any concerns from the neighbourhood.

1905 Ogden Avenue – Board’s summary minutes and decision

Appeal Description:

Requesting a zoning relaxation for structural alterations to an existing 'non-conforming building' located in the R1-1 site, and a requirement under the Development Application No. DP-2025-00682 with a request to permit interior alterations to add approximately 109 square meter of floor area within this existing non-conforming Vancouver Maritime Museum.

Condition 1.1: States that prior to the issuance of the Development Permit, the applicants are required to seek the approval from the Board of Variance for any structural alterations completed at this existing non-conforming building site.

-and compliance with permitted uses as indicated under Section 2.1- Outright and Conditional Approval Uses of the R1-1 District Schedule.

Note to Applicant: The existing non-confirming Museum use at this site was previously approved by the Board of Variance on October 18, 1995, through appeal Z28678. Additions or alterations made to a non-conforming building requires the approval of the Board of Variance. The Director of Planning can and does support the proposed alterations subject to approval from the Board of Variance.

Board of Variance History:

On October 18, 1995 the Board of Variance granting permission to carry out addition and structural alterations to the existing Maritime Museum building which is a non-conforming use in the RS-1 District zone, and subject to the following condition:

(1). that the design of the development shall be to the satisfaction of the Director of Planning.

Discussion:

Colin Cooper and Diego Ortiz 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 this is to add floor area to the existing non conforming museum. The Director of Planning does not have the authority to approve this, but would like the Board to provide support and grant the appeal.

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 November 18th, 2025 and was ALLOWED, thereby granting a zoning relaxation for structural alterations to this existing 'non-conforming building' located in the R1-1 site. The board reviewed Condition 1.1 and granted structural alterations as required under the Development Application No. DP-2025-00682 and APPROVED interior alterations to add approximately 109 square meter of floor area within this existing non-conforming Vancouver Maritime Museum, 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 5-0 in support of the appeal and found a site hardship to warrant a zoning relaxation. The board supported the City's approval in principle (related to DP-2025-00682) and to allow structural alterations to proceed at this non-conforming 'use' site at the Vancouver Maritime Museum.

-The Board's site office received no (0) letters and/or any concerns from the neighbourhood.

On November 18th, 2025 - The following sites were reviewed by the Board of Variance and **Zoning variances were reviewed as required by Development Services.**

2133 West 57th Avenue – Tree removal request

This appeal was heard by the Board of Variance on November 18th, 2025 and was ALLOWED IN PART, thereby MODIFIED Condition 1.7 as outlined in the prior-to approval letter issued by the Director of Planning - relating to Development Permit No. DP-2025-00291.

The Board of Variance APPROVED the ‘removal of Site Tree #8 ONLY’ – and the Owners must retain Site Tree #7 at this site. Relating to Development Permit No. DP-2025-00291 - To develop a multiple dwelling “Multiplex” with two three-storey, two-unit front buildings, and a two-storey, two-unit rear building, with five parking spaces having vehicular access from the lane, 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 5-0 in support of ONLY the removal of the Site Tree #8, and the Owners are required to retain and keep Site Tree #7 at this site.

-The City’s representative (Mr. Justin Neal) provided the site’s history - and noting the importance of keeping the Site Tree #7 (a grown Western Cedar) and that parking three (3) cars on-site can be achieved if Tree #7 was retained at this proposed Multiplex development. Parking requirement has been met and therefore, there is no site hardship for the removal of Tree #7.

-The Board’s site office received no (0) letters of concern any/or any oppositions from the Neighbourhood.

2604 Charles Street – Request add a third (3rd) Dwelling Unit above the garage

This appeal was heard by the Board of Variance on November 18th, 2025 and was DISALLOWED.

Requesting a zoning relaxation of Section 3.2.1 (Density & Floor Area, FSR) regulations of the R1-1 District Schedule and to permit interior and exterior alterations to the existing garage with a 'land-use change' for adding a third (3rd) dwelling unit over the existing approved garage (under Development Permit No. DB-2022-03988).

Board's summary and decision based on the following:

- The majority of the Board members (voted 3-2), did not find a site hardship to support the appeal.
- The City's representative (Mr. Justin Neal) provided the site's history - and noting that the City approved a duplex development in November 2022 and with the Duplex development built in 2024. Mr. Neal further stated that the Director of Planning (DOP) supports a Multiplex development if it was 'new construction' approved under the R1-1 District Schedule – and built / constructed at the same time, and not adding a third (3rd) dwelling unit after the duplex development has already been approved and built.
- The Board's site office received a total of six (6) support letters and no (0) letters of concern any/or any oppositions from the Neighbourhood.

On November 18th, 2025 - The following sites were reviewed by the Board of Variance and **renewals and extensions were granted as required by Development Services.**

1125 West 12th Avenue

An extension request was heard by the Board of Variance on November 18th, 2025 and was APPROVED, thereby granting an extension of the previously approved Board of Decision expiring on December 03rd, 2025 for a further period of 1.5 years (from the December 03rd, 2025 to June 03rd, 2027). Relating to Development Permit No. DP-2023-00670 and the Board of Variance approving a 'total of 216 dwelling units' at 1125 West 12th Avenue with interior alterations permitted as required for life and safety requirements (and no exterior façade alterations or changes) at this existing residential building site, and subject to the following conditions:

- (1) that the Board of Variance 'quashed conditions 1.1 and 2.1' (as noted on page of this Board of Variance decision) and the Owners of 1125 West 12th Avenue must complete any 'life and safety upgrades/improvements' to this site as required by City of Vancouver – and shall be to the satisfaction of the Director of Planning.
- (2) that the Owners are required to submit a 'Minor Amendment Application' as requested by the City's representative (Mr. Joe Bosnjak) at the Appeal Hearing of November 18th, 2025. This requirement is due to new (updated) Architectural plans provided by the applicant; 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.

6945 Victoria Drive

This appeal was heard by the Board of Variance on November 18th, 2025 and was ALLOWED, thereby granting permission to retain the Cannabis Store (Cannabis land-use renewal) at this existing site for a further period of time (Related to Development Application No. DP-2020-00909), and subject to the following conditions:

- (1) that the approval is for the exclusive use of operators ‘Sagar Sanghera, Kiranjot Virk, and Tanvir Sidhu’ and operating under “1505731 BC LTD.”, and doing-business-as (DBA): “The Joint Cannabis Co.”; and
- (2) that the Board granted a limited-time approval for five (5) years and expires on March 11th, 2031 and the Board may grant an extension to the time limit on or before March 11th, 2031;
- (3) that the approved cannabis Store must be closed at 11:00 PM (Seven Days a week) at this site in accordance with the Board’s original decision on January 17th, 2023; 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.

On November 18th, 2025 - The following site(s) were **NOT** reviewed and/or heard by the Board of Variance:

833 East 50th Avenue – The Board of Variance requested an adjournment to February 2026 - for additional (new) drawings and photos of the proposed additions.