



BOARD OF VARIANCE/PARKING VARIANCE BOARD – SUMMARY MINUTES

DATE: Tuesday, December 02nd, 2025
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)
Sonia Erichsen, Manager (Director of Planning’s Representative)
Justin Neal, Supervisor (Director of Planning’s Representative)

On December 02nd, 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:**

5887 Prince Edward Street– Board's summary minutes and decision

Appeal Description:

Requesting a zoning relaxation for Section 3.1.1 (Density and Floor Area, FSR) as outlined in the Development Application No. DP-2025-00080 and a request to permit interior alterations to increase the mezzanine on the upper level by approximately 575 sq. feet to this existing church.

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 a relaxation of Section 3.2.1 Density and Floor Area of the R1-1 District Schedule.

Note to Applicant: Submission of detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations will be required. Area of double height areas are counted towards floor area.

Technical Information:

Permitted FSR (R1-1):	0.60 (4,983 sq. ft.)
Proposed:	1.55 (12,843 sq. ft.) [As per DP-2025-00080.]

Discussion:

Paul Fast 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 did not have any initial comments.

The Director of Planning's Representative

Mr. Bosnjak's initial comments were that this is to provide alteration to the mezzanine in a church. They're looking to add floor space to the mezzanine, and since the Director of Planning does not have the authority to relax FSR, they would like the Board to approve 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 December 02nd, 2025 and was ALLOWED. thereby granting a zoning relaxation for Section 3.1.1 (Density and Floor Area, FSR) as outlined in the Development Application No. DP-2025-00080 and APPROVED interior alterations to increase the mezzanine on the upper level by approximately 575 sq. feet to this existing church, 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 – as the additional floor area added is approx. 575 sq. feet (extension/expansion of the existing mezzanine area).

- The City's representative was not opposed to the granting of the appeal.

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

On December 02nd, 2025 - 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)**

5407 Earles Street

This appeal was heard by the Board of Variance on December 02nd, 2025 and was ALLOWED, thereby granting zoning relaxations of Sections 2.2.8 and 11.3.1.3 of the Zoning By-law, and APPROVED two (2) proposed 'lock-off units / suites" within the approved Duplex on the lower floor at this site (Related to Development Application No. DB-2025-03904), 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 2-1 in support of the appeal and found a site hardship to warrant the zoning relaxations – as presented by the Architect and that the proposed lock-off units will meet all the provisions of the livability requirements (and similar to a secondary suite).

- The City's representative was opposed to the appeal and noting the difference between lock-off units and secondary suites, and that a lock-off unit is typically for short-term rental and a secondary suite is usually for long-term rental.

-The Board's site office received twelve (12) support letters and no (0) opposition letters from the neighbourhood.

5228 Spencer Street

This appeal was heard by the Board of Variance on December 02nd, 2025 and was DISALLOWED.

Requesting the following zoning relaxations (Maximum site frontage, Minimum site depth, Minimum front yard depth, Minimum rear yard depth and Maximum building width) and a request to construct a Multiplex Development with a total of three (3) dwelling units at this site.

- *R1-1 Zoning By-law 3.1.2.3 Maximum site frontage for 3 units - 13.3m (43.64')*

Relaxation to use the EXISTING SITE FRONTAGE: 20.08m (65.88') for only 3 units.

- *R1-1 Zoning By-law 3.1.2.4 Minimum site depth for: (b) all other buildings - 30.4m (99.74')
Relaxation to use the EXISTING SITE DEPTH: 18.48m (60.63').*

- *R1-1 Zoning By-law 3.1.2.6 Minimum front yard depth - 4.9m (16.08')*

Relaxation to reduce the front yard setback to the PROPOSED: 3.88m (12.73').

- *R1-1 Zoning By-law 3.1.2.8 Minimum rear yard depth for: (b) all other buildings - 10.7m (35.1')
Relaxation to reduce the rear yard setback to the PROPOSED: 6.60m (21.66').*

- *R1-1 Zoning By-law 3.1.2.10 Maximum building width - 17.4m (57.08')*

Relaxation to increase the maximum building width to the PROPOSED: 17.65m (57.92').

Note to Board Members: This development proposal has not been reviewed by City staff members at Development Services.

Board's summary and decision based on the following:

-The majority of the Board members voted 4-0 in opposition to the granting of the appeal, and the board members did NOT find any site hardship to warrant the zoning relaxations (as noted-above).

- The City's representative was opposed to the appeal and noting that there is no site hardship to support the zoning relaxations.

-The Board's site office received no (0) written comments from the neighbourhood.

68 West 63rd Avenue

This appeal was heard by the Board of Variance on December 02nd, 2025 and was ALLOWED, thereby granting a zoning (setback) relaxation and APPROVED - the Owners to retain and/or keep the garage overhang with the construction completed and already built near the side yard property line, and the exterior garage cladding wall is built approx. 1.54 feet to the side property line (Related to Development Building Permit No. DB-2023-03081), 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 board approved the City's issued development and building permits, and supported the owners to retain / keep the approved garage 'as-built', including the garage roof overhang built to the side yard property line. The Board Chair noted that the Owners must still satisfy the requirements of the Vancouver Building By-law, and the board can only support the City's approved issued development permit.

- The City's representative confirmed that the Owners obtained the development and building permits as presented to the board, and that the garage was built in accordance to the approved plans.

-The Board's site office received no (0) written comments from the neighbourhood.

4617 West 15th Avenue

This appeal was heard by the Board of Variance on December 02nd, 2025 and was ALLOWED, thereby granting a zoning relaxation of Section 3.1.1 (Density and Floor Area, FSR) and APPROVED interior and exterior alterations by converting the existing crawlspace area in the basement into new habitable living space (new floor area) with a new Secondary suite at this existing one-family dwelling 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.

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 supported the conversion of the crawlspace area into new living space (and approved a zoning relaxation to 0.89 FSR).

- The City's representative confirmed that there are no changes to the exterior façade of the house and the changes will be within the basement level, and minimal impact to the neighbourhood.

-The Board's site office received three (3) support letters and no (0) opposition from the neighbourhood. One neighbour (from 4623 West 15th Avenue) attended and spoke in support of the appeal.

On December 02nd, 2025 - The following sites were reviewed by the Board of Variance and **renewals and extensions were granted as required by Development Services.**

5403 Victoria Drive (Cannabis Retail Store Renewal)

This appeal was heard by the Board of Variance on December 02nd, 2025 and was ALLOWED, thereby approved an extension and permit the retain of use - and using the approximately 2,209 sq. feet as a Cannabis Retail Store use for a further period of time at this existing mixed-use building on this site time (Related to Development Permit No. DP-2019-00452), and subject to the following conditions:

- (1) the approval is for the exclusive use of “Affinity Cannabis Store Inc.” and shall be operated by Jagvir Sandher (Jag Sandher) and Ropinder Sandher (Ruby Sandher), and doing business as (DBA): “Affinity Cannabis Store Inc.”. (Note: the lease agreement with the Landlord is: Affinity Cannabis Store Inc. and DBA: Affinity Cannabis Store Inc.)
- (2) the Board granted a limited-time approval and expires on: December 02nd, 2030;
- (3) the Board may grant an extension on/or before the expiry date: December 02nd, 2030; 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.

1032 Robson Street (Cannabis Retail Store Renewal)

This appeal was heard by the Board of Variance on December 02nd, 2025 and was ALLOWED, thereby granting permission to retain the approved Cannabis Land-use for a further period of time (Related to: Development Permit No. DP-2020-00705), and subject to the following conditions:

- (1) the approval is for the exclusive use of “Company: 1217024 BC Ltd.” and shall be operated by Jaspinder Dhami and Serge Biln and doing business as (DBA): “Inspired Cannabis - House of Brands”.
- (2) the Board granted a limited-time approval and expires on: January 12th, 2031;
- (3) the Board may grant an extension on/or before the expiry date: January 12th, 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. (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.

2139 East Hastings Street (Cannabis Retail Store Renewal)

This appeal was heard by the Board of Variance on December 02nd, 2025 and was ALLOWED, thereby granting an extension to retain the Cannabis land-use with approximately 501.88 square feet as a Cannabis Retail Store in this existing mixed-use building for a further period of time (Related to Development Application No. DP-2021-00817), and subject to the following conditions:

- (1) the approval is for the exclusive use of “The Village Collaborative Inc.” and shall be operated by Jeremy Jacob and Andrea Dobbs, and doing business as (DBA): “Village Bloomery”.
- (2) the Board granted a limited-time approval for five (5) years from January 11th, 2026 and expires on: January 11th, 2031;
- (3) the Board may grant an extension on/or before the expiry date: January 11th, 2031;
- (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 December 02nd, 2025 - The following site(s) were **NOT** reviewed and/or heard by the Board of Variance:

2250 Lillooet Street– The Board of Variance adjourned the appeal to February 2026 – at the request of the Owners.