

## **2037 Macdonald Street – Board Minutes and Decision**

**Appeal Section:** 573(1)(a) - Appeal of Decision (Covered Deck/Porch)  
**Legal Description:** Lot C, Block 30, District Lot 526 and Plan 8303  
**Lot Size:** Lot Area = 3,054.12 sq. feet.  
**Zone:** RT-7  
**Related By-Law Clause:** Section 4.7 (FSR)

### **Adjournment History:**

On June 01st, 2021 the Appellants requested an adjournment to allow additional time to provide the City's Director of Planning's DP-Refusal decision and related drawings. The Director of Planning's decision was pending in June 2021.

### **Appeal Description:**

Appealing the decision of the Director of Planning who refused Development Application No. DP-2019-01038 and a request to permit exterior alterations to this existing one-family dwelling.

### **Scope of work:**

-add awning to front of building over the front entry way.

### **Technical Information:**

Permitted FSR (RT-7): 0.60 (1,832 sq. ft.)  
Existing non-conforming: 1.10 (3,365 sq. ft.)  
Proposed: 1.16 (3,541 sq. ft.) [ As per DP-2019-01038.]

1,709 sq. ft. or 93 % over maximum permitted  
176 sq. ft. or 5 % over existing

### **Discussion:**

**Ms. Maria Lowe** 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.

**Ms. Lowe's initial comments were that** she would like the Board members to approve the awning.

### **The Director of Planning's Representative**

**Ms. Erichsen's initial comments were that** this is an appeal of decision. The refusal is for the addition of an awning in the front of the house. This property had been under

enforcement for 5 years now. The awning was initially installed, then taken down, then put up again. This awning projects significantly in comparison to other properties around. This home was built in 1910, it seems to be a character home and the awning does not match the character heritage. The Director of Planning looks to have the Board uphold their decision.

**The Board Chair stated** that the Board's site office received a petition with six support (6) letters and no (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. Erichsen had no final comments.**

**Ms. Lowe's final comments were that** she would like the awning to make life easier for everyone.

This appeal was heard by the Board of Variance on January 25th, 2022 and was ALLOWED in PART, thereby overturning the decision of the Director of Planning who refused Development Application No. DP-2019-01038 and approved exterior alterations to this existing one-family dwelling, and subject to the following conditions:

- (1) that the Board of Variance approved a partial cover with a maximum projection to 6.0 feet and shall be to the satisfaction of the Director of Planning;
- (2) that the front porch was approved with a partial cover (reduced) up to 6.0 feet projection; 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:**

- Existing house was built in 1910 with some character merits, and the Zoning By-law allows a projection of 1.8m/5.90 feet at this RT-7 site. The proposed new development (covered awning in the front yard) is not in compliance with the current (2022) Zoning By-law.
- Existing house is considered an existing non-conforming house and the existing floor area is already over the maximum allowance, with the awning cover will be an additional 176 sq. feet overage. Owner must meet the current Building Code to the satisfaction of the Director of Planning.

To: the Board of Variance

January 11, 2022

From:

Re: Permit Application for Awning re DP-2019-01038 AWNING

Dear Chairperson and the board members,

I am here asking you to help me to get the permit for the awning at the entrance outside the front porch and the stairwell.

We have gone through this winter, of rain and snow. With climate change, weather can get very harsh.

How important to keep not just dry but safe from the snow and rain.

I have people from different parts of the world from Germany, USA, Turkey, Ireland, Canada and so forth who have told me how important and necessary these structures, meaning the awning, are to keep them safe and also the danger from tripping over. They mentioned to me that it should be made mandatory to have cover over the entrance and the stairwell to protect people from heavy rainfall and snow.

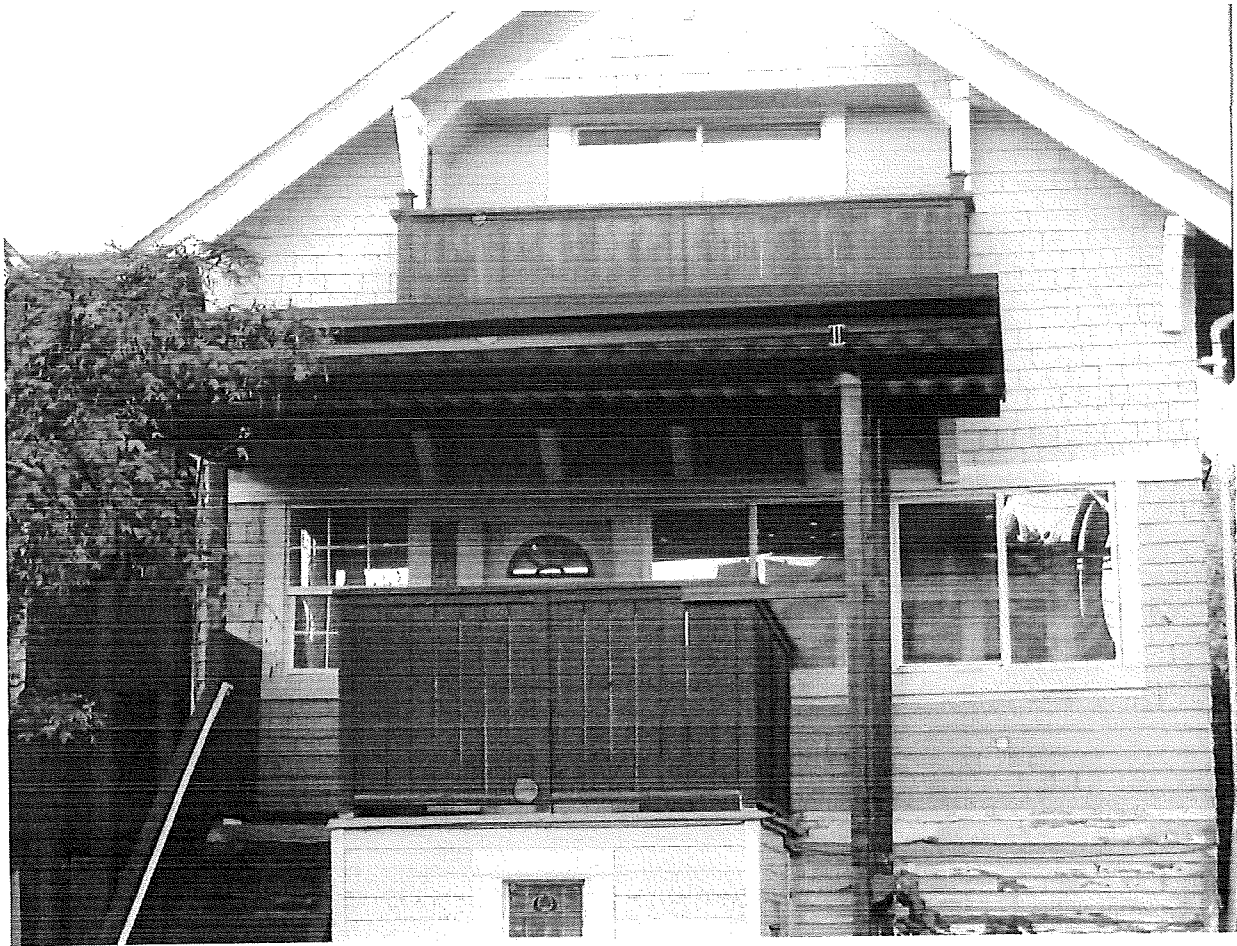
I recall year after year when I used to shovel the snow. It was really hard and dangerous. After I just cleared the snow, the steps and the front porch would be filed with snow and piling up.

The awning therefore is not just to provide safety and shelter but it is reducing the time to clear the snow.

I am getting older, soon be 73 and I will no longer able to stand on each step of the stairwell and frantically kept clearing the snow and it never ended as more and more snow covered wherever I just cleared.

The awning has been there for more than two years now and it is an important infrastructure. Our house is old classic style house but not heritage. Humans must find ways to overcome adversity and to make changes to make life easier for everyone. It is like when the automobile is discovered to make life easier, there is no point of going back to travel on horse carriages. Similarly, the awning is meant to provide cover and shelter, there is no point of getting hit by heavy rain and snow and to make everyone suffer unnecessary.

I am therefore asking everyone to give me a go ahead for the permit.



\*~~\*~~

COVER OVER

THE FRONT

PORCH AND

STAIRS.

January 10, 2022

**RE 2037 MACDONALD STREET, Vancouver, BC V6K 3Y2  
Development Application Number DP-2019-01038**

Please be advised that the Director of Planning has Refused DP-2019-01038 on January 5 2022, for the following reason(s):

- **Refusal 1 - Non-compliance** - Section 4.7. (Floor Space) of the RT-7 District Schedule; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;

Maximum allowed 60%	Existing	Proposed
1832 Sq. feet	3365 Sq. Ft feet	3541 sq. feet

- **Refusal 2 - Non-compliance** - Section 4.7.3.(g) (entries, porches and verandahs and covered porches above the first storey) of the RT-7 District Schedule; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;

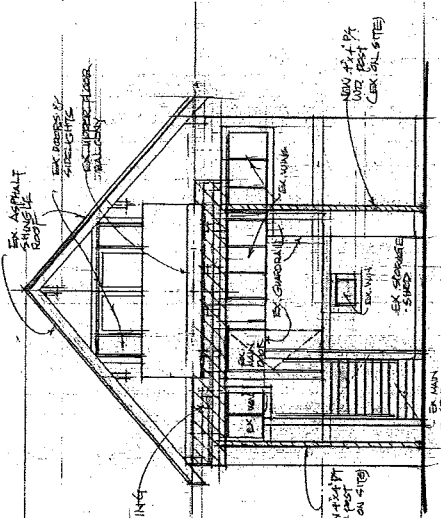
Maximum allowed 13 of allowable FSR%	Existing	Proposed New porch
242 Sq. feet	160 Sq. Ft feet	336 sq. feet

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

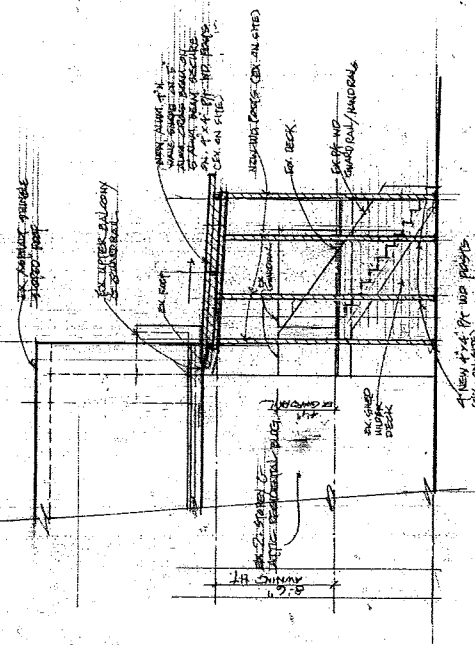
Yours truly,

A handwritten signature in cursive script, appearing to read "Laurie Baranyais".

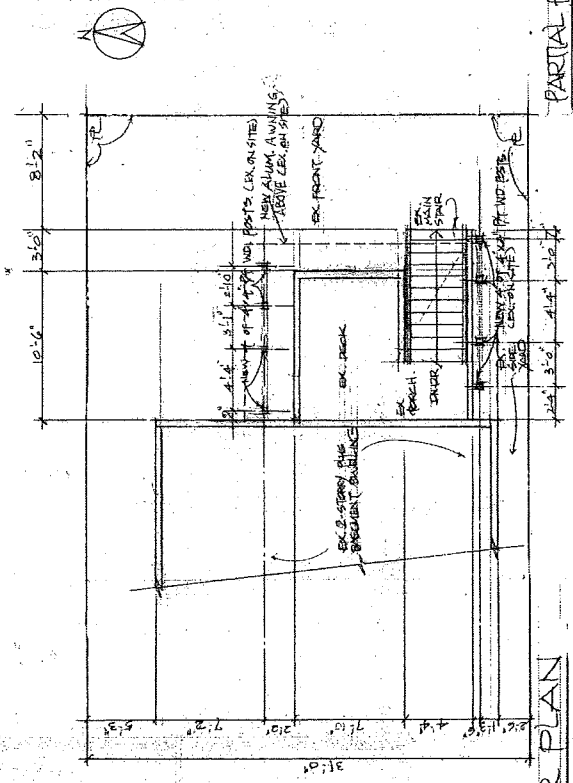
Laurie Baranyais  
laurie.baranyais@vancouver.ca  
(604) 871-6108



**EAST ELEVATION**



**SOUTH ELEVATION**



**PARTIAL FLOOR PLAN**

PROPOSED AVENUE © 2021/2019  
 MACDONALD STREET, YANCOUVER  
 ELEVATIONS & PARTIAL FLOOR PLAN  
 DRAWN BY: PETER NG 604-254-3579  
 SCALE: 1/8"=1'-0"  
 DATE: 25 NOV. 2021

**PARTIAL FLOOR PLAN**

**PARTIAL FLOOR PLAN**

A2