

3508 West 18th Avenue - Board Minutes and Decision

Appeal Section: 573(1)(a) & 573(1)(b) - Appeal of Regulation & Decision
Legal Description: East 16.5 Ft of Lot 10, of Lot 3, Block 28, District Lot 139 and Plan 4488
Lot Size: Lot Area = 2,013.99 sq. feet.
Zone: RS-5
Related By-Law Clause: Sections 4.8.1 (Site Coverage) and 4.8.5 (Impermeable Coverage)

Appeal Description:

Appealing the decision of the Director of Planning who refused Minor Amendment to Development Application No. DP-2022-00698 and a request to permit interior and exterior alterations to this existing one-family dwelling.

Scope of work includes: adding a garage in the rear of the site.

Development Application No. DP-2022-00698 was refused for the following reasons:

-Non-compliance with Section 4.8.1 (Site Coverage) of the RS-5 District Schedule and the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site.

Maximum permitted

Site Coverage: 40% (805 sq. feet)
Existing: 40% (798 sq. feet)
Proposed: 44% (893 sq. feet)

-Non-compliance with Section 4.8.5 (Impermeable Coverage) of the RS-5 District Schedule and the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site.

Maximum permitted

Site Impermeable Area: 60% (1,208 sq. feet)
Existing: 65% (1,309 sq. feet)
Proposed: 69% (1,409 sq. feet)

Discussion:

Ada Sakowics and Jim Bussey 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 they're requesting one parking spot on site, covered and closed. The bylaw prohibits them from building a garage.

The Director of Planning's Representative

Ms. Erichsen's initial comments were that this is a refusal to construct a garage in the rear building of the site. The site is 16.5 feet wide, which is small. The addition of the garage will put the site coverage and impermeability over. The Director of Planning is unable to support this appeal, they look to the Board to uphold their decision.

The Board Chair stated that the Board's site office received four (4) letters in Support 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.

The appellant had no final comments.

This appeal was heard by the Board of Variance on November 15th, 2022 and was ALLOWED, thereby overturning the decision of the Director of Planning who refused Minor Amendment to Development Application No. DP-2022-00698 and the Board APPROVED interior and exterior alterations to this existing one-family dwelling (all the scope of work noted-above), 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:

- Site Hardship included the age of the existing home (built in the mid-1980s) and the site's existing site width (16.50 feet – Lot Width) and with a Lot Area at 2,014 sq. feet).
- Site Impermeability regulation was adopted in May 2000, and this home was built in 1980s.
- No opposition from the neighbourhood with four (4) letters of Support from the neighbours.
- Owner's agent 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.

NOTE: AUDIO recording of this appeal is available upon request and please contact the Secretary to the Board of Variance at (604) 873-7723.

FORMWERKS ARCHITECTURAL

I · N · C · O · R · P · O · R · A · T · E · D

Letter of Hardship

Single Family Dwelling Renovation
3508 West 18th Avenue
Vancouver, B.C.

Architect:

Formwerks Architectural Inc. | Jim Bussey
Representatives: Matt Mauza
Ada Sakowicz

Summary:

Applying to the Board of Variance to request additional site coverage and impermeable area to facilitate the construction of a single-car garage.

Relevant Prior-to Conditions:

RS-5 - Site Coverage 4.8.1a

"The maximum site coverage for buildings shall be:

- a) 40 percent of the site area for all uses except for two-family dwellings and two family dwellings with secondary suite."

DE was issued with a shed accessory and site coverage conforming.

See pg Site Plan - A.01

RS-5 – Impermeable Materials 4.8.4 & 4.8.7

4.8.4:

"The area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

- (a) for the first parking space, the product of the distance, in meters as measured along the driveway center line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
- (b) for each additional parking space, 67 m² to accommodate vehicular access and maneuvering."

FORMWERKS ARCHITECTURAL

I · N · C · O · R · P · O · R · A · T · E · D

4.8.7: The Director of Planning may vary section 4.8.4 for buildings existing prior to October 8, 1996 to a maximum of 70 percent impermeable materials site coverage provided that:

- (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
- (b) the Director of Planning considers the advice of the City Engineer; and
- (c) the Director of Planning considers all applicable policies and guidelines adopted by Council.

Existing Impermeable: 1368.54 sq ft.
60% Impermeable: 1208.39 sq ft.
70% Impermeable: 1409.80 sq ft.

DE was issued with a shed accessory and site impermeable proposed at 1309.84 sq ft.

See pg Impermeable O 02

BOV REQUEST

Requesting variance to **site coverage** for an additional **87.67 sq ft** to allow for a 209 sq ft single car garage.

Allowable: 805.60 sq ft.
Total requested: 893.27 sq ft.

See pg Site Plan A 01.b & Garage Accessory A 12

Requesting variance to **site impermeability** to the max relaxation of 70 percent or 1409.80 sq ft (4.8.7).

Existing Impermeable: 1368.54 sq ft.
Previously Proposed (shed): 1309.84 sq ft.
Total Requested (garage): 1409.01 sq ft.

See pg Impermeable Existing + Proposed **Garage** O 02.b & Landscape and Planting Plan L 01.b

FORMWERKS ARCHITECTURAL

I · N · C · O · R · P · O · R · A · T · E · D

HARDSHIP

An unusually narrow site and existing non-conforming structure has resulted in a hardship of insufficient site coverage to accommodate secure and sheltered parking for a single vehicle.

Note: There is parking for only one car entitlement directly in front of the site.

See bottom of pg BOV ref B.01 for additional reference photos.

Please find 4 neighbour approval letters attached.

September 7, 2022

RE 3508 W 18TH AVENUE, Vancouver, BC V6S 1B1
Development Application Number DP-2022-00698

Please be advised that the Director of Planning has Refused DP-2022-00698 on September 2, 2022, for the following reason(s):

RECOMMENDATION SUMMARY:

Following a detailed review of the above noted application, I recommend REFUSAL for the following reasons:

- **Refusal 1 - Non-compliance** - Section 4.8.1 (Site Coverage) of the RS-5 District Schedule; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;

Maximum allowed	Existing	Proposed
40%	40%	44%
805 sq.ft.	798 sq.ft.	893 sq.ft.

- **Refusal 2 - Non-compliance** - Section 4.8.4 (Impermeable Coverage) of the RS-5 District Schedule; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;

Maximum allowed	Existing	Proposed
60%	65%	69%
1208 sq.ft.	1309 sq.ft.	1409 sq.ft.

-

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

Copyright Reserved
 The plan and design are, and all items remain the
 exclusive property of the architect and cannot be
 reproduced, stored in a retrieval system, or
 transmitted in any form or by any means, electronic,
 mechanical, photocopying, recording, or otherwise,
 without the prior written permission of the architect.
 For all alterations and variations on the job, the office
 shall be informed of any variation from the illustrations
 and specifications for the drawings.

ISSUED FOR:

- PRELIM ARCHITECT 20.11.23
- PRELIM ARCHITECT 20.12.10
- CLIENT REVIEW 21.02.25
- DESIGN DEVELOPMENT 21.03.11
- DEVELOPMENT 21.04.14
- ARCHITECT UPDATE 22.01.14
- CLIENT REVIEW 22.03.11
- DEVELOPMENT 22.03.16
- DEVELOPMENT 22.07.17
- DECLARATION 22.07.27
- BOV APPEAL 22.09.10

**FORMWERKS
 ARCHITECTURAL**
 1022 W. 52nd Avenue, Vancouver, BC V6J 1H5
 Tel: 604-530-7676 Phone: 604-541-1411

Project:

3502 W 18th Ave
 VANCOUVER, B.C.

Drawing Title:

STREETSCAPE

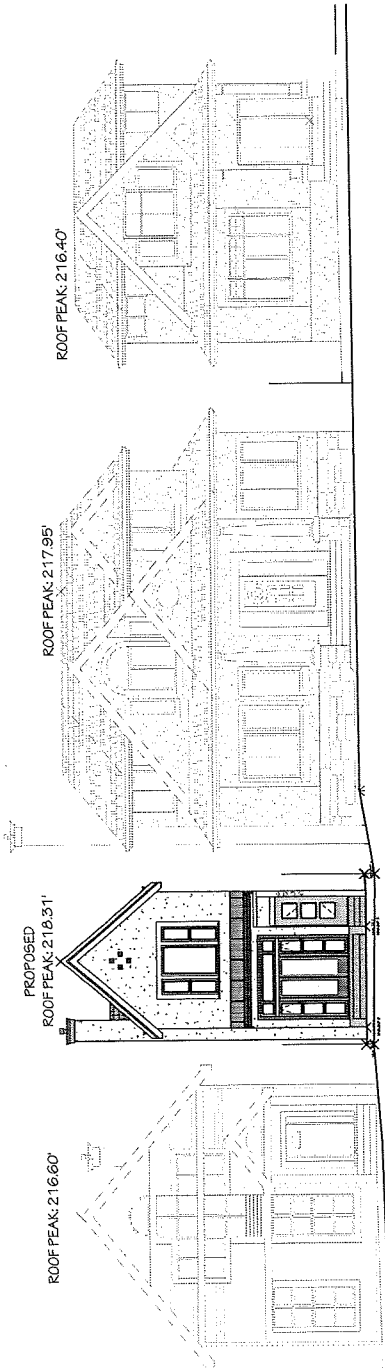
Drawn By: JAS SHEPHERD

Scale: 3/8" = 1'-0"

Date: July 2022

Sheet: 24/356

A 03



DOOR SILL: 199.97'

PROPOSED

DOOR SILL: 190.34'

DOOR SILL: 192.07'

DOOR SILL: 193.48'

CONTEXTUAL NOTES

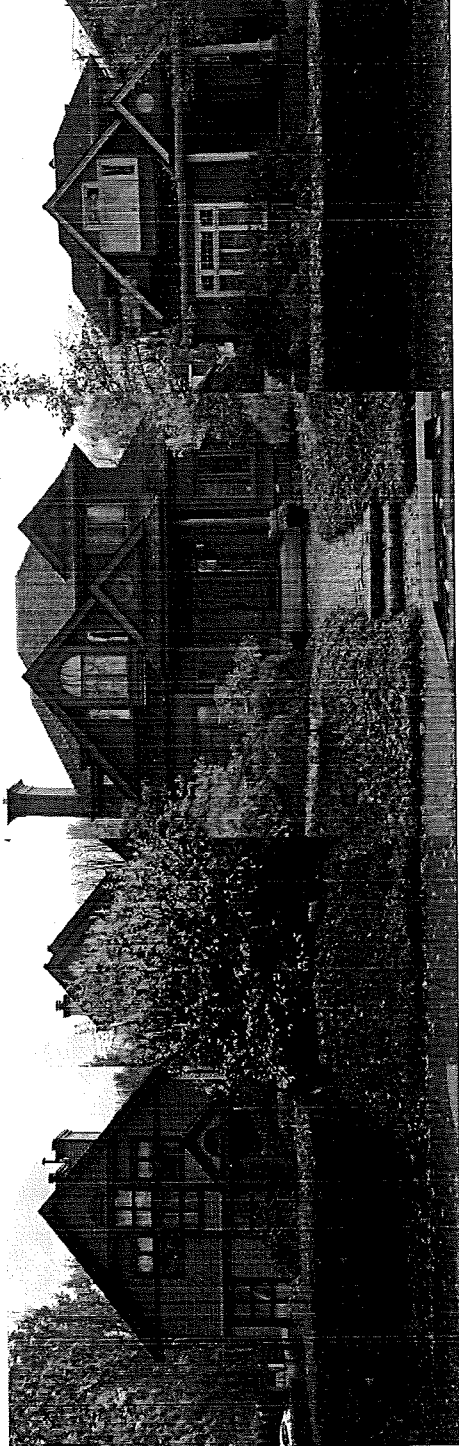
- Symmetric form with entry to side as with 3502, 3518 and 3522.
- Asymmetrical gabled entry as with 3502 and 3522.
- Front door glazing similar to window glazing on 3502.
- Rounded entrance, same as existing elevation and similar to 3518 and 3522.
- Round window mimics round accents over front entrance to 3518 and 3522.

3522 W 18TH AVE

3518 W 18TH AVE

3508 W 18TH AVE

3502 W 18TH AVE



Copyright Reserved
 The plans and design are, and at all times remain, the
 exclusive property of the architect and contractor.
 No part of these plans may be reproduced or transmitted
 in any form or by any means, electronic, mechanical,
 photocopying, recording, or by any information storage
 and retrieval system, without the prior written consent
 of the architect and contractor. The office
 shall be held harmless and liable for any and all
 claims, damages, and costs, including reasonable
 attorney's fees, arising out of the use of these plans
 and specifications for any purpose.

REVISIONS
 ISSUED FOR:

- 20.11.23 PRELIM ARCHITECT
- 22.02.19 RE-APP
- 22.02.25 CLIENT REVIEW
- 22.02.25 DESIGN DEVELOPMENT
- 22.03.11 DE APPLICATION
- 22.03.11 ARCHITECT UPDATE
- 22.03.14 DE APPLICATION
- 22.03.16 DE Re-Submission
- 22.03.16 DE APPLICATION
- 22.07.23 DE APPLICATION
- 22.08.13 BOV APPEAL



FORMWERKS ARCHITECTURAL
 1433 W 32ND AVENUE, VANCOUVER BC V6L 1H5
 TEL: 604-275-1276 FAX: 604-275-1441

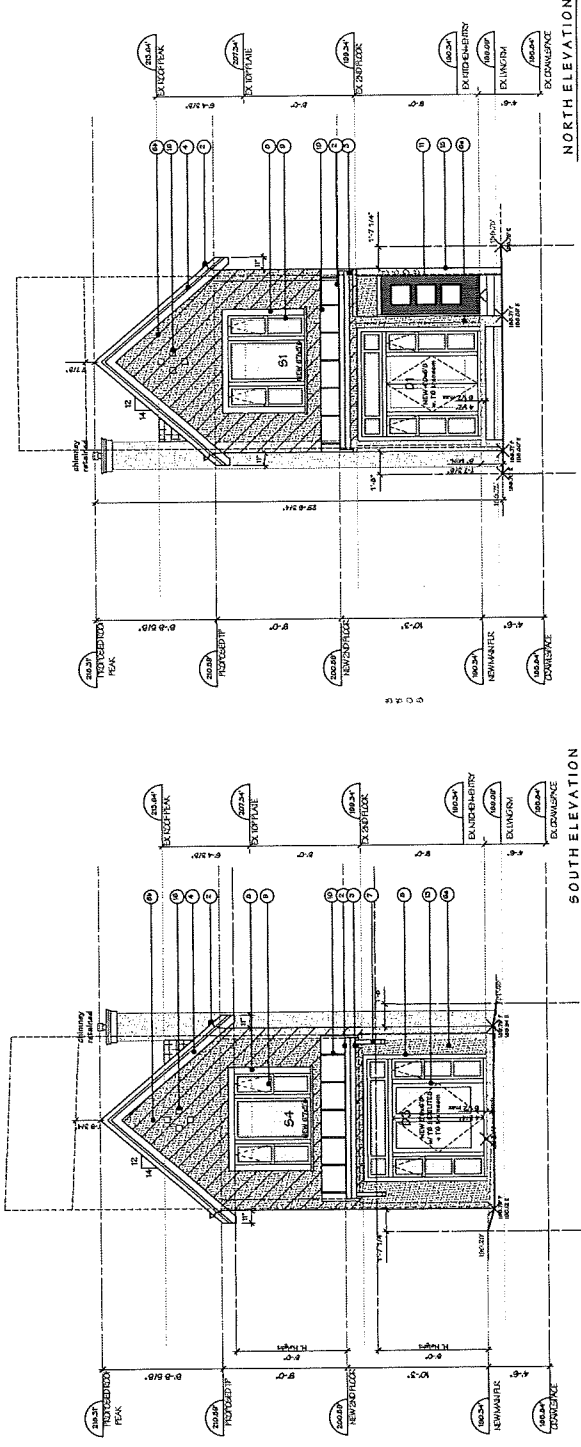
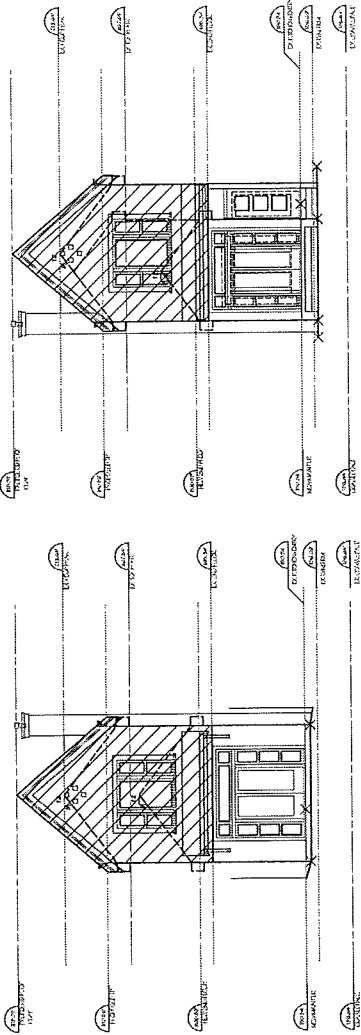
Project: 3500 W 18TH AVE
 VANCOUVER, B.C.

Drawing Title: ELEVATIONS

BROWN INT. 1/8
 SCALE: 1/4" = 1'-0"
 DATE: JAN 2022
 SHEET: 24X36
 A 05

ITEM	DESCRIPTION	NOTES
1	WOODEN FLOOR	WOODEN FLOOR
2	WOODEN ROOF	WOODEN ROOF
3	WOODEN WALLS	WOODEN WALLS
4	WOODEN CEILING	WOODEN CEILING
5	WOODEN TRIM	WOODEN TRIM
6	WOODEN DOORS	WOODEN DOORS
7	WOODEN WINDOWS	WOODEN WINDOWS
8	WOODEN STAIRS	WOODEN STAIRS
9	WOODEN BALUSTRADES	WOODEN BALUSTRADES
10	WOODEN FENCES	WOODEN FENCES
11	WOODEN SIGNAGE	WOODEN SIGNAGE
12	WOODEN LIGHT FIXTURES	WOODEN LIGHT FIXTURES
13	WOODEN HANDRAILS	WOODEN HANDRAILS
14	WOODEN BENCHES	WOODEN BENCHES
15	WOODEN TABLES	WOODEN TABLES
16	WOODEN SEATINGS	WOODEN SEATINGS
17	WOODEN FURNITURE	WOODEN FURNITURE
18	WOODEN DECORATIONS	WOODEN DECORATIONS
19	WOODEN ACCESSORIES	WOODEN ACCESSORIES
20	WOODEN FINISHES	WOODEN FINISHES

EXISTING VS. PROPOSED



Copyright Reserved
This plan and drawings, and all other results, the design, and construction of the project are the property of Formwerks Architectural and shall be held in confidence. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Formwerks Architectural. Formwerks Architectural shall be held responsible for all dimensions and conditions on this job. This office is not responsible for any information obtained from the dimensions and conditions on the drawing.

- REVISIONS**
- ISSUED FOR:
- PRELIM ARCHIBORST 20.10.20
 - CLIENT REVIEW 21.02.21
 - CLIENT REVIEW 21.02.25
 - CLIENT REVIEW 21.02.25
 - CLIENT REVIEW 21.02.25
 - DEVELOPMENT ARCHIBORST 21.02.26
 - DEVELOPMENT ARCHIBORST 21.02.26
 - DE APPLICATION 21.02.26
 - DEVELOPMENT ARCHIBORST 21.02.26
 - CLIENT REVIEW 21.02.26
 - CLIENT REVIEW 21.02.26
 - DE SUBMISSION 21.02.27
 - DE SUBMISSION 21.02.27
 - DE APPLICATION 21.02.27
 - BOV APPEAL 22.09.25



FORMWERKS ARCHITECTURAL
ARCHITECTS

1123 WEST AVENUE, VANCOUVER BC V6E 1K5
TEL: 604-682-8088

Project: 8508 W 19th AVE
VANCOUVER, B.C.

Drawing Title: ELEVATIONS

DATE: July 2023
SIZE: 24x36

A 06

SPATIAL CALCULATION

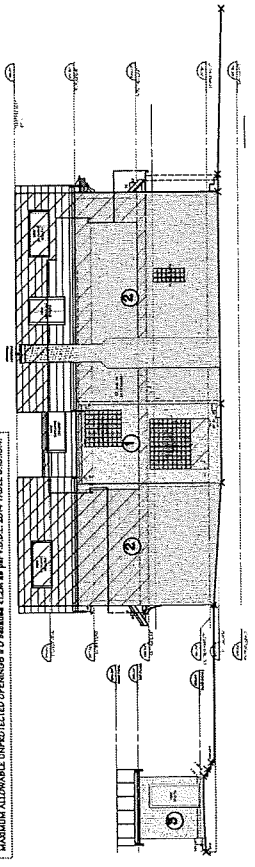
MAXIMUM ALLOWABLE UNPROTECTED OPENINGS = (P x S) x (204 x TABLE 8.10.5.4.1) x 17.224
= 1752.61 FT² (162,562 SQM)

MAXIMUM ALLOWABLE UNPROTECTED OPENINGS = 0.024 x SPACING
= 0.024 x 1752.61 FT = 42.06 SQM

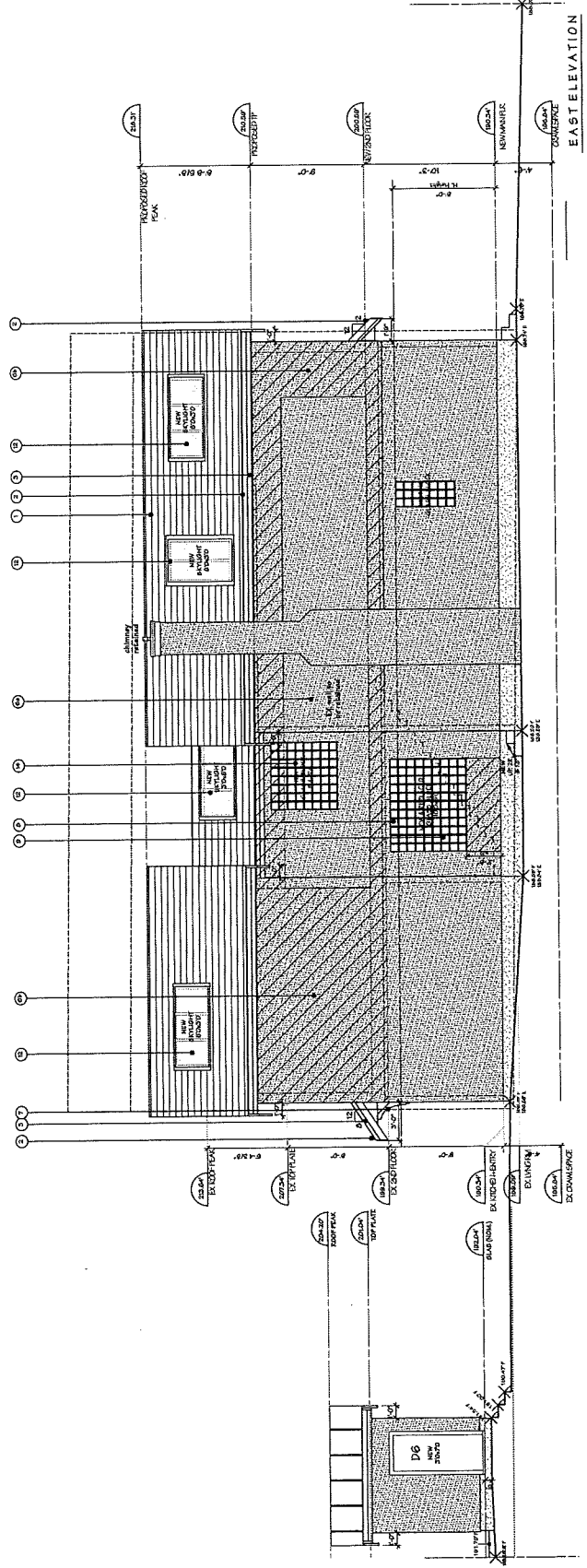
MAXIMUM ALLOWABLE UNPROTECTED OPENINGS = 0.024 x SPACING
= 0.024 x 1752.61 FT = 42.06 SQM

MAXIMUM ALLOWABLE UNPROTECTED OPENINGS = 0.024 x SPACING
= 0.024 x 1752.61 FT = 42.06 SQM

MAXIMUM ALLOWABLE UNPROTECTED OPENINGS = 0.024 x SPACING
= 0.024 x 1752.61 FT = 42.06 SQM



EXISTING VS. PROPOSED
GLAZED OPENING SPATIAL CALCULATION

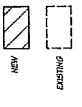


ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	GENERAL FINISH				
2	INTERIOR WALL				
3	INTERIOR FLOOR				
4	INTERIOR CEILING				
5	EXTERIOR WALL				
6	EXTERIOR FLOOR				
7	EXTERIOR CEILING				
8	WOOD SHUTTER DOOR				
9	WOOD SHUTTER DOOR				
10	WOOD SHUTTER DOOR				
11	WOOD SHUTTER DOOR				
12	WOOD SHUTTER DOOR				
13	WOOD SHUTTER DOOR				
14	WOOD SHUTTER DOOR				
15	WOOD SHUTTER DOOR				
16	WOOD SHUTTER DOOR				
17	WOOD SHUTTER DOOR				
18	WOOD SHUTTER DOOR				
19	WOOD SHUTTER DOOR				
20	WOOD SHUTTER DOOR				
21	WOOD SHUTTER DOOR				
22	WOOD SHUTTER DOOR				
23	WOOD SHUTTER DOOR				
24	WOOD SHUTTER DOOR				
25	WOOD SHUTTER DOOR				
26	WOOD SHUTTER DOOR				
27	WOOD SHUTTER DOOR				
28	WOOD SHUTTER DOOR				
29	WOOD SHUTTER DOOR				
30	WOOD SHUTTER DOOR				
31	WOOD SHUTTER DOOR				
32	WOOD SHUTTER DOOR				
33	WOOD SHUTTER DOOR				
34	WOOD SHUTTER DOOR				
35	WOOD SHUTTER DOOR				
36	WOOD SHUTTER DOOR				
37	WOOD SHUTTER DOOR				
38	WOOD SHUTTER DOOR				
39	WOOD SHUTTER DOOR				
40	WOOD SHUTTER DOOR				
41	WOOD SHUTTER DOOR				
42	WOOD SHUTTER DOOR				
43	WOOD SHUTTER DOOR				
44	WOOD SHUTTER DOOR				
45	WOOD SHUTTER DOOR				
46	WOOD SHUTTER DOOR				
47	WOOD SHUTTER DOOR				
48	WOOD SHUTTER DOOR				
49	WOOD SHUTTER DOOR				
50	WOOD SHUTTER DOOR				

Copyright Reserved
 This plan and design are, and all items remain the
 exclusive property of the architect and cannot be
 reproduced, stored in a retrieval system, or
 transmitted in any form or by any means, electronic,
 mechanical, photocopying, recording, or otherwise,
 without the prior written permission of the architect.
 All dimensions and quantities on this plan. The office
 shall be informed of any variation from the dimensions
 and quantities on the drawings.

REVISIONS
 ISSUED FOR:

- 2011.23 PRELIM ARCHIBORST
- 21.02.09 REVISED
- 21.02.09 CLIENT REVIEW
- 21.02.25 DESIGN DEVELOPMENT
- 21.03.16 DE APPLICATION
- 21.03.16 ARCHIBORST UPDATE
- 22.03.14 CLIENT REVIEW
- 22.03.14 DE Application
- 22.03.16 DE Application
- 22.07.27 DE APPLICATION
- 22.09.15 BOY APPEAL



FORMWERKS ARCHITECTURAL
 1322 W. 5th Avenue, Vancouver, BC V6H 1H5
 Phone: 603-5176

Project:
 3508 W 18th AVE
 VANCOUVER, B.C.

Drawing Title:
 ELEVATIONS

SHEET: A 07
 DRAWN BY: AS
 CHECKED BY: TP
 DATE: July 2022
 DEED: 24X36

SEATAL CALCULATION

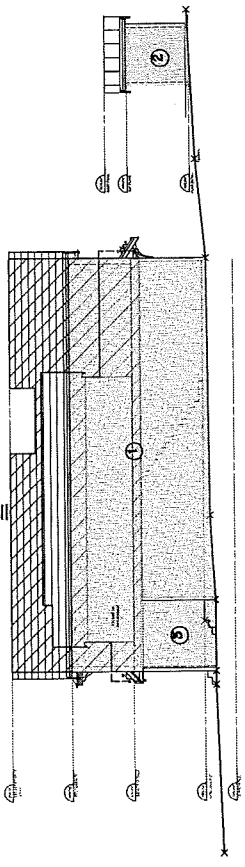
Item 1
 LIMITING DISTANCE = 17' (4M)
 MAXIMUM ALLOWABLE UNPROTECTED OPENINGS = 0

Item 2
 LIMITING DISTANCE = 17' (4M)
 MAXIMUM ALLOWABLE UNPROTECTED OPENINGS = 0

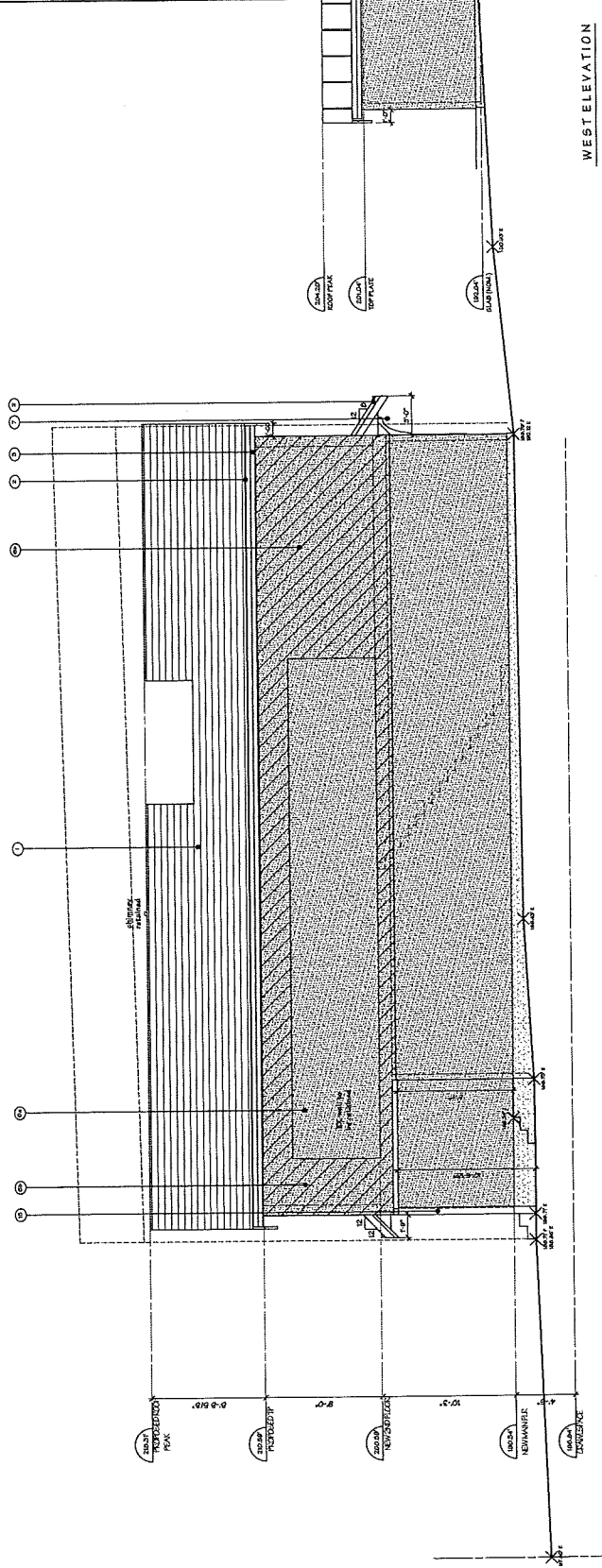
Item 3
 LIMITING DISTANCE = 17' (4M)
 MAXIMUM ALLOWABLE UNPROTECTED OPENINGS = 0

Item 4
 LIMITING DISTANCE = 17' (4M)
 MAXIMUM ALLOWABLE UNPROTECTED OPENINGS = 0

NO.	MATERIAL ITEM	SIZE	DESCRIPTION	NOTES
1	CONCRETE	12" THICK	FOUNDATION	AS PER SPEC
2	CONCRETE	8" THICK	FLOOR SLAB	AS PER SPEC
3	CONCRETE	4" THICK	CEILING	AS PER SPEC
4	WOOD	2x8	FLOOR JOIST	AS PER SPEC
5	WOOD	2x10	FLOOR JOIST	AS PER SPEC
6	WOOD	2x12	FLOOR JOIST	AS PER SPEC
7	WOOD	2x14	FLOOR JOIST	AS PER SPEC
8	WOOD	2x16	FLOOR JOIST	AS PER SPEC
9	WOOD	2x18	FLOOR JOIST	AS PER SPEC
10	WOOD	2x20	FLOOR JOIST	AS PER SPEC
11	WOOD	2x22	FLOOR JOIST	AS PER SPEC
12	WOOD	2x24	FLOOR JOIST	AS PER SPEC
13	WOOD	2x26	FLOOR JOIST	AS PER SPEC
14	WOOD	2x28	FLOOR JOIST	AS PER SPEC
15	WOOD	2x30	FLOOR JOIST	AS PER SPEC
16	WOOD	2x32	FLOOR JOIST	AS PER SPEC
17	WOOD	2x34	FLOOR JOIST	AS PER SPEC
18	WOOD	2x36	FLOOR JOIST	AS PER SPEC
19	WOOD	2x38	FLOOR JOIST	AS PER SPEC
20	WOOD	2x40	FLOOR JOIST	AS PER SPEC
21	WOOD	2x42	FLOOR JOIST	AS PER SPEC
22	WOOD	2x44	FLOOR JOIST	AS PER SPEC
23	WOOD	2x46	FLOOR JOIST	AS PER SPEC
24	WOOD	2x48	FLOOR JOIST	AS PER SPEC
25	WOOD	2x50	FLOOR JOIST	AS PER SPEC
26	WOOD	2x52	FLOOR JOIST	AS PER SPEC
27	WOOD	2x54	FLOOR JOIST	AS PER SPEC
28	WOOD	2x56	FLOOR JOIST	AS PER SPEC
29	WOOD	2x58	FLOOR JOIST	AS PER SPEC
30	WOOD	2x60	FLOOR JOIST	AS PER SPEC
31	WOOD	2x62	FLOOR JOIST	AS PER SPEC
32	WOOD	2x64	FLOOR JOIST	AS PER SPEC
33	WOOD	2x66	FLOOR JOIST	AS PER SPEC
34	WOOD	2x68	FLOOR JOIST	AS PER SPEC
35	WOOD	2x70	FLOOR JOIST	AS PER SPEC
36	WOOD	2x72	FLOOR JOIST	AS PER SPEC
37	WOOD	2x74	FLOOR JOIST	AS PER SPEC
38	WOOD	2x76	FLOOR JOIST	AS PER SPEC
39	WOOD	2x78	FLOOR JOIST	AS PER SPEC
40	WOOD	2x80	FLOOR JOIST	AS PER SPEC
41	WOOD	2x82	FLOOR JOIST	AS PER SPEC
42	WOOD	2x84	FLOOR JOIST	AS PER SPEC
43	WOOD	2x86	FLOOR JOIST	AS PER SPEC
44	WOOD	2x88	FLOOR JOIST	AS PER SPEC
45	WOOD	2x90	FLOOR JOIST	AS PER SPEC
46	WOOD	2x92	FLOOR JOIST	AS PER SPEC
47	WOOD	2x94	FLOOR JOIST	AS PER SPEC
48	WOOD	2x96	FLOOR JOIST	AS PER SPEC
49	WOOD	2x98	FLOOR JOIST	AS PER SPEC
50	WOOD	2x100	FLOOR JOIST	AS PER SPEC



EXISTING VS. PROPOSED
 - GLAZED OPENING SPATIAL CALCULATION



WEST ELEVATION