
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal No. Z36085 – 1366 Cartier Place

Appeal Section: 573(1)(b) - Appeal of Regulation (Minimum Site Area)
Legal Description: Group1, NWD and Plan BCP 45931
Lot Size: Lot Area = 3,860.10 sq. feet.
Zone: RT-2
Related By-Law Clause: Minimum Site Area

Appeal Description:

Requesting a relaxation of the Minimum Site Area regulations of the RT-2 District Schedule and requesting permission to permit the construction of a new two-family dwelling (a new Duplex) at 1366 Cartier Place.

Name of Appellant(s): **Subhash Gupta & Michael Geller**
4320 Selkirk Street
Vancouver, B.C.
V6H 4B3

This appeal was heard by the Board of Variance on **October 24th, 2023** and was **ALLOWED**, thereby granting a relaxation of the Minimum Site Area regulations of the RT-2 District Schedule and **approved the construction of a new two-family dwelling (Duplex) at 1366 Cartier Place,** and subject to the following conditions:

- (1) that the final form of development (final design) shall be 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 Board (voted 4-0 in support of the appeal) and found site specific hardship to warrant a relaxation of the minimum site area – so that new Duplex developments can be constructed on these 'vacant sites' at 1366, 1374 and 1388 Cartier Place.

-The City's representative also confirmed at the meeting that these three (3) sub-divided lots were approved by the City's Subdivision Officer back in 2011 - and a zoning relaxation is required for the 'minimum site area' regulation in order to permit Duplex developments at these sites.

-The Board's site office received no (0) opposition/support letters from the neighbourhood – and this is from the Board's Neighbourhood postcard notification.

***** IMPORTANT NOTE to the Appellants:**

The Board's decision is valid for one-year and the Owner(s) are required to obtain the City's Development-Building Permit **by October 24th, 2024.** Once the Board's decision expires, then the Owners are required to appeal (again) to request an extension.

Signed:



Secretary to the Board of Variance
Appeal No. Z36085 – 1366 Cartier Place

BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal No. Z36086 – 1374 Cartier Place

Appeal Section: 573(1)(b) - Appeal of Regulation (Minimum Site Area)
Legal Description: Group1, NWD and Plan BCP 45931
Lot Size: Lot Area = 3,914.80 sq. feet.
Zone: RT-2
Related By-Law Clause: Minimum Site Area

Appeal Description:

Requesting a relaxation of the Minimum Site Area regulations of the RT-2 District Schedule and requesting permission to permit the construction of a new two-family dwelling (a new Duplex) at 1374 Cartier Place.

Name of Appellant(s): **Subhash Gupta & Michael Geller**
4320 Selkirk Street
Vancouver, B.C.
V6H 4B3

This appeal was heard by the Board of Variance on **October 24th, 2023** and was **ALLOWED**, thereby granting a relaxation of the Minimum Site Area regulations of the RT-2 District Schedule and **approved the construction of a new two-family dwelling (Duplex) at 1374 Cartier Place,** and subject to the following conditions:

- (1) that the final form of development (final design) shall be 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 Board (voted 4-0 in support of the appeal) and found site specific hardship to warrant a relaxation of the minimum site area – so that new Duplex developments can be constructed on these 'vacant sites' at 1366, 1374 and 1388 Cartier Place.

-The City's representative also confirmed at the meeting that these three (3) sub-divided lots were approved by the City's Subdivision Officer back in 2011 - and a zoning relaxation is required for the 'minimum site area' regulation in order to permit Duplex developments at these sites.

-The Board's site office received no (0) opposition/support letters from the neighbourhood – and this is from the Board's Neighbourhood postcard notification.

***** IMPORTANT NOTE to the Appellants:**

The Board's decision is valid for one-year and the Owner(s) are required to obtain the City's Development-Building Permit **by October 24th, 2024.** Once the Board's decision expires, then the Owners are required to appeal (again) to request an extension.

Signed:



Secretary to the Board of Variance

Appeal No. Z36086 – 1374 Cartier Place

BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal No. Z36087 – 1388 Cartier Place

Appeal Section: 573(1)(b) - Appeal of Regulation (Minimum Site Area)
Legal Description: Group1, NWD and Plan BCP 45931
Lot Size: Lot Area = 3,864.70 sq. feet.
Zone: RT-2
Related By-Law Clause: Minimum Site Area

Appeal Description:

Requesting a relaxation of the Minimum Site Area regulations of the RT-2 District Schedule and requesting permission to permit the construction of a new two-family dwelling (a new Duplex) at 1388 Cartier Place.

Name of Appellant(s): **Subhash Gupta & Michael Geller**
4320 Selkirk Street
Vancouver, B.C.
V6H 4B3

This appeal was heard by the Board of Variance on **October 24th, 2023** and was **ALLOWED**, thereby granting a relaxation of the Minimum Site Area regulations of the RT-2 District Schedule and **approved the construction of a new two-family dwelling (Duplex) at 1388 Cartier Place,** and subject to the following conditions:

- (1) that the final form of development (final design) shall be 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 Board (voted 4-0 in support of the appeal) and found site specific hardship to warrant a relaxation of the minimum site area – so that new Duplex developments can be constructed on these 'vacant sites' at 1366, 1374 and 1388 Cartier Place.

-The City's representative also confirmed at the meeting that these three (3) sub-divided lots were approved by the City's Subdivision Officer back in 2011 - and a zoning relaxation is required for the 'minimum site area' regulation in order to permit Duplex developments at these sites.

-The Board's site office received no (0) opposition/support letters from the neighbourhood – and this is from the Board's Neighbourhood postcard notification.

***** IMPORTANT NOTE to the Appellants:**

The Board's decision is valid for one-year and the Owner(s) are required to obtain the City's Development-Building Permit **by October 24th, 2024.** Once the Board's decision expires, then the Owners are required to appeal (again) to request an extension.

Signed:



Secretary to the Board of Variance

Appeal No. Z36087 – 1388 Cartier Place

