

## **2981 McGill Street – Board Minutes and Decision**

Appeal Section: 573(1)(a) Appeal of Decision – DP Refusal  
Legal Description: Lot B of District Lot 342 and Plan 14972.  
Lot Size: Lot Area = 4,026 sq. feet.  
Zone: RS-1  
Related By-Law Clause: Section 4.7 (FSR)

### Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2022-00561 and a request to permit interior and exterior alterations and to validate the cover over the rear sundeck, to enclose a portion of the carport and convert the space into a new laundry room, installing a new window adjacent to laundry room and to enclose portion under the stairs (new storage area) at this existing single-family detached house site.

Development Application No. DP-2022-00561 was refused for the following reasons

-The proposed development does not comply with the regulations of the Zoning and

Development By-law (FSR, Floor Space Ratio – Floor Area) that affect the site.

### Technical Information:

Permitted FSR: 0.60 (2,415 sq. ft.)  
Existing: 0.60 (2,434 sq. ft.)  
Proposed: 0.71 (2,879 sq. ft.) [ as per DP-2022-00561.]

464 sq. ft. or 19 % over the maximum permitted  
445 sq. ft. or 18 % over existing

Permitted above-grade FSR: 2,205 sq. ft.  
Existing non-conforming: 2,434sq. ft.  
Proposed: 2,879 sq. ft. [ as per DP-2022-00561.]

674 sq. ft. or 31 % over the maximum permitted 445  
sq. ft. or 18 % over existing

Discussion:

Erica Lloyd-Jones 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's initial comments were that the home was built in 1973, this house changed hands on multiple occasion before she purchased it. She is looking to keep what was there since she moved in.

The Director of Planning's Representative

Mr. Chen's initial comments were that this is an appeal of floor area. The Director of Planning did refuse this application and would like the Board to concur with the decision, as this was done without permit, and was found by building inspectors during a short term rental inspection. The enclosure brought the floor area over.

The Board Chair stated that the Board's site office received no (0) letter 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:

Mr. Chen's final comments were that the floor space right now is about 72.5%, the maximum allowed is 70%.

The appellant's final comments were that she didn't do anything ill intentionally, she appreciate the opportunity in front of the Board.

This appeal was heard by the Board of Variance on February 14h, 2023 and was ALLOWED, thereby overturning the decision of the Director of Planning who refused Development Application No. DP-2022-00561 and approved interior and exterior alterations and approving the cover over the rear sundeck, to enclose a portion of the carport and convert the space into a new laundry room, installing a new window adjacent to laundry room and to enclose portion under the stairs (new storage area) at this existing single-family detached house 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 Board found site hardship to allow this appeal (older home with non-conforming by-laws)
- The Board also received Support letters from the surrounding neighbourhood and all accepted the proposed development.
- No Opposition from the neighbourhood (from the Board's neighbourhood notices)
- The Owners confirmed that they will continue working with the City and obtain all the required City's Development – Building permits to the satisfaction of the Director of Planning.

It is my permanent residence.

My 2 kids (now 12 and 14), live there with me every other week.

When I moved in to this 1973 Vancouver Special, the left-side space under the stairs, and the right-side space under the deck, were all enclosed with plywood, noting the right-side front-most plywood was added *inside* the supporting beams, a couple of feet back.

It's presumed that one of the previous owners over the 3-5 years the house changed hands 3 or so times, had the idea to move the washer and dryer from inside the home to the "carport" and enclose the area to create the room it has been since the outer plywood walls were added – a laundry room, and wood shelves for storage.

I don't know the number of new homeowners who obtain house plans or inquire about what has or has not been permitted to ensure everything is as it should be. In my case, neither the buying or selling realtors brought up anything about this, nor have any in the past, although I have always moved into essentially turn-key properties. You don't know what you don't know. I was doing it all on my own and no one in my sphere advised anything different.

I looked at what I bought and worked at figuring out how to make it better on a single income budget. Alongside the home inspection report which listed suggestions for protection against weather and pests, my decision was to add siding, soffit, fascia on the outside and, a ceiling, insulation, walls, and foam flooring on the inside.

When I first saw the 'laundry' room, it was filled with the existing renter's stuff, and there were cobwebs everywhere – it was no place to be dealing with clean clothes. Once the changes were done, this was a room that made sense; much more inviting and a necessary home to storage bins, the family bikes, and anything laundry related.

I never did and still don't, have any plans to change the room to something other than it is.

The Renfrew Street alley acts as the main street for many of the homes on Wall and McGill Streets - most people park at the back of their houses, like me. People walk, bike, scooter etc through this alley, heading to New Brighton Park, Empire Field, or as way to avoid the busy one-way Exit 25/McGill traffic. I don't have a back fence, and so with locking side doors, no visible stairs, my SUV parked here to show I'm home, all of this adds a greater level of security and peace of mind.

I've included some back story to demonstrate there was nothing ill-intentionally done when I moved in; that I just didn't know any different. I'd like the photos to show that I am a conscientious homeowner and neighbour in the city of Vancouver who has worked very hard to make mine and my kid's home a safe, sound and protected one.

. My request to you today is that the 'above grade floor area' please be approved. I would be grateful to see my case proceed where focus moves to any changes the room itself needs, for code compliance.

Thank you,



November 28, 2022

**RE 2981 MCGILL STREET, Vancouver, BC V5K 1H8**  
**Development Application Number DP-2022-00561**

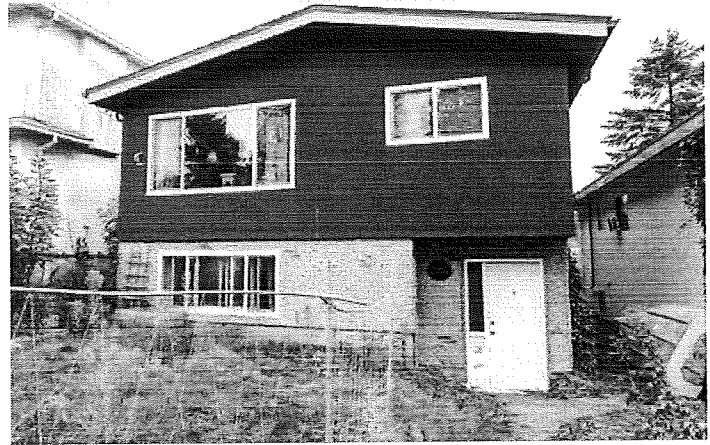
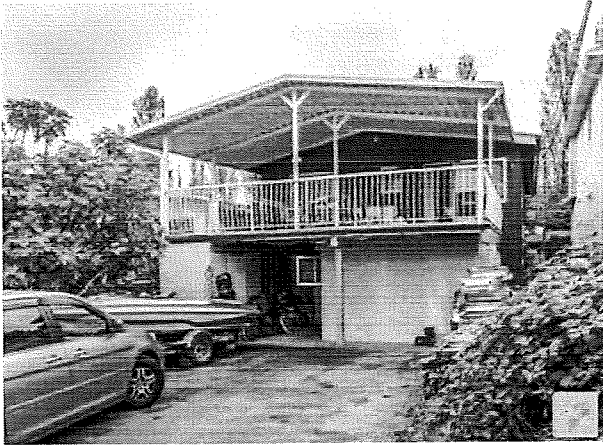
Please be advised that the Director of Planning has Refused DP-2022-00561 on November 28<sup>th</sup>, 2022, for the following reason(s):

- Above Grade Floor Area - the Director of Planning is not prepared to permit an increase in the above grade floor area as the proposed development does not satisfactorily comply with the criteria for relaxation, as set out in the RS-1 District Schedule;

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 Louis Ng, Secretary to the Board of Variance at [louis.ng@vancouver.ca](mailto:louis.ng@vancouver.ca) or by phone at 604.873-7723.

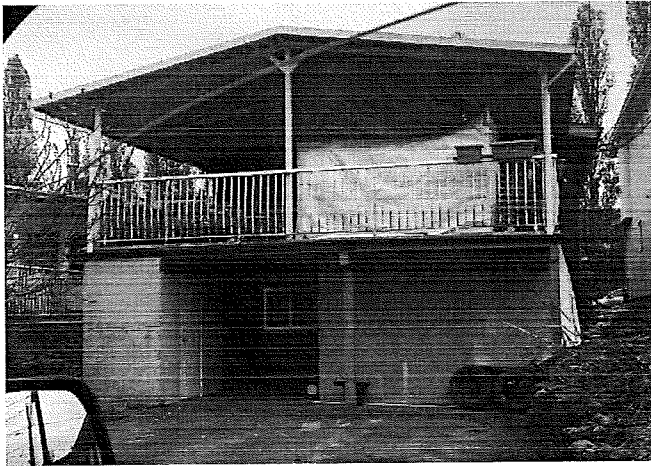
Yours truly,

Leanne Mueske  
Project Coordinator  
[leanne.mueske@vancouver.ca](mailto:leanne.mueske@vancouver.ca)  
604.829-9331



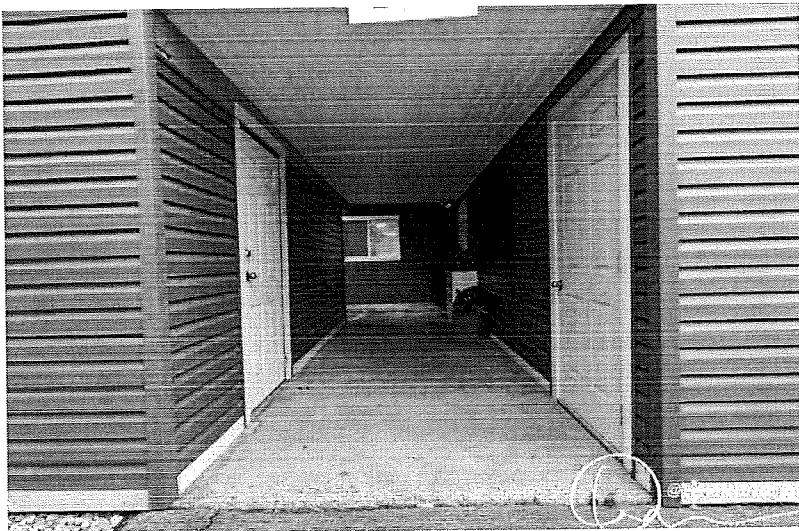
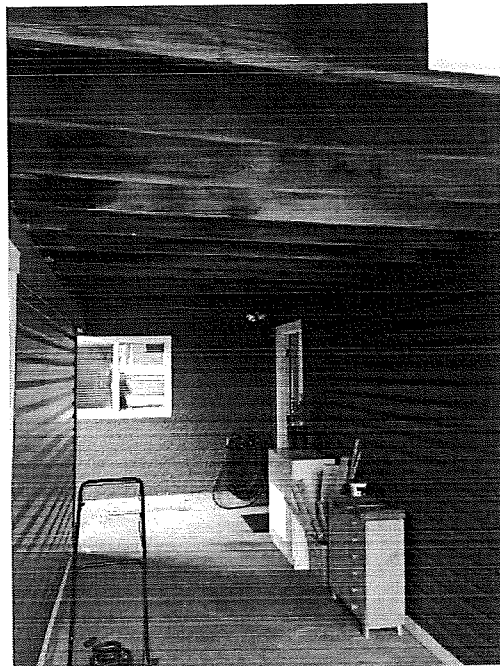
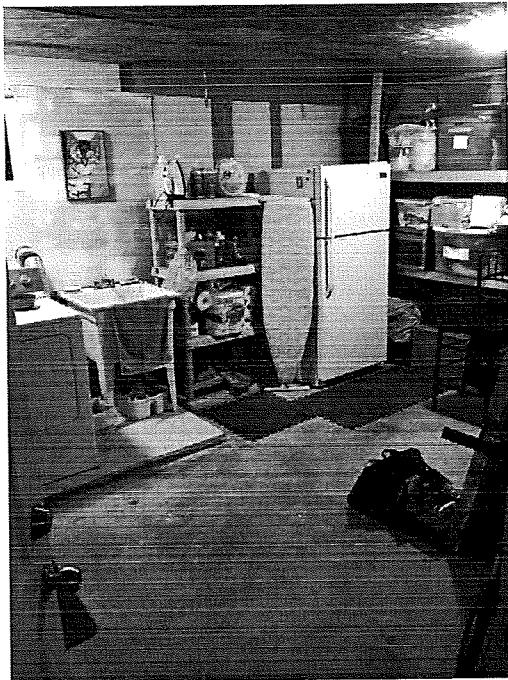
I moved in \_\_\_\_\_, 2017, after separating from my now-ex.

When I moved in to this 1973 Vancouver Special, the left-side space under the stairs, and the right-side space under the deck, were all enclosed with plywood; noting that the right-side front plywood was added *inside* the supporting beams.

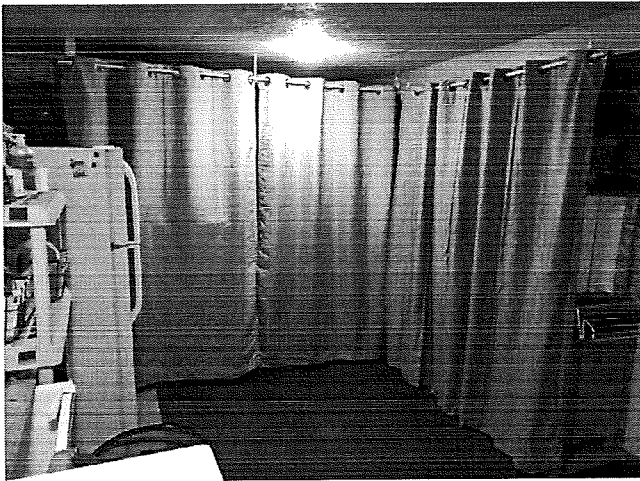
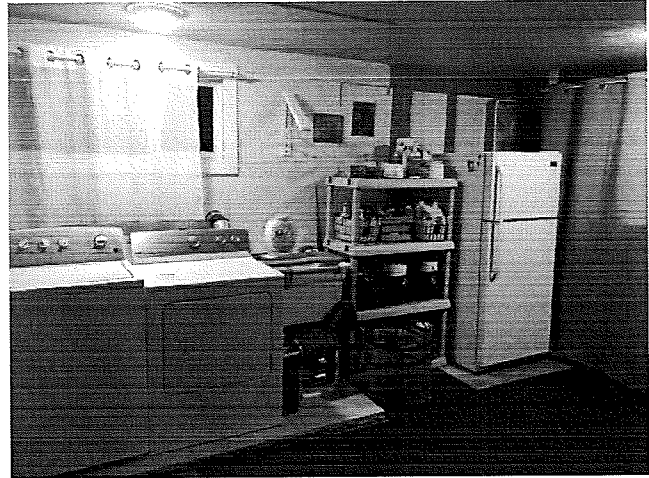
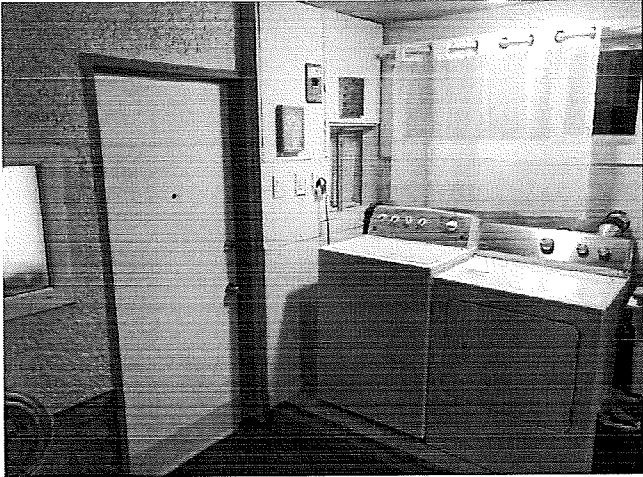


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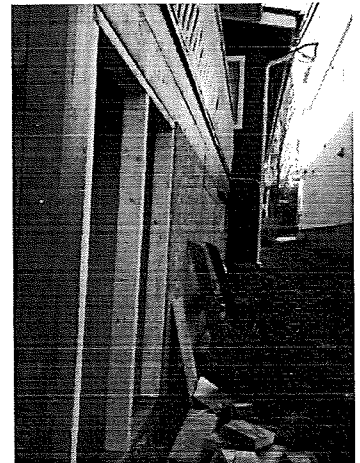
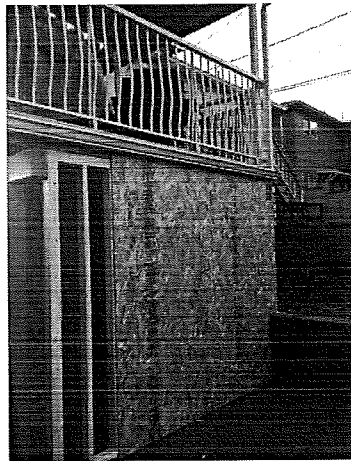
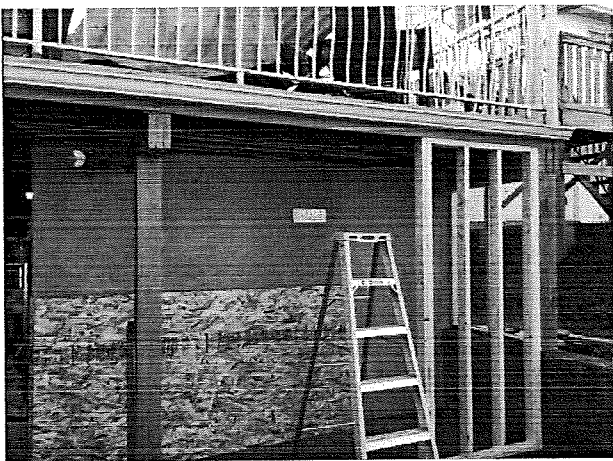
LAUNDRY ROOM updates underway & Outdoor covered walkway & thin Storage



**UPDATED LAUNDRY / STORAGE -**



**FRONT FRAMING ADDING FURTHER SUPPORT, PREPARING FOR SIDING**





**FRONT OF HOUSE WITH NEW PAINT BUT OLD YARD**



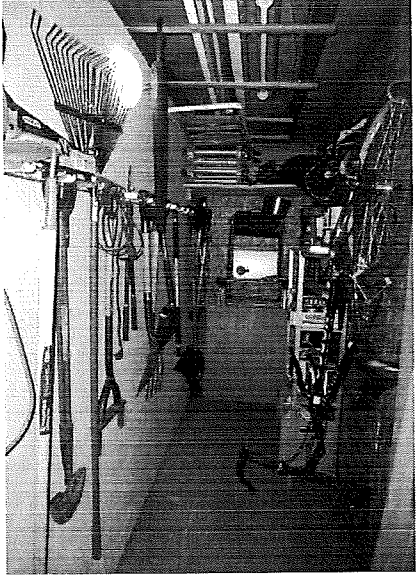
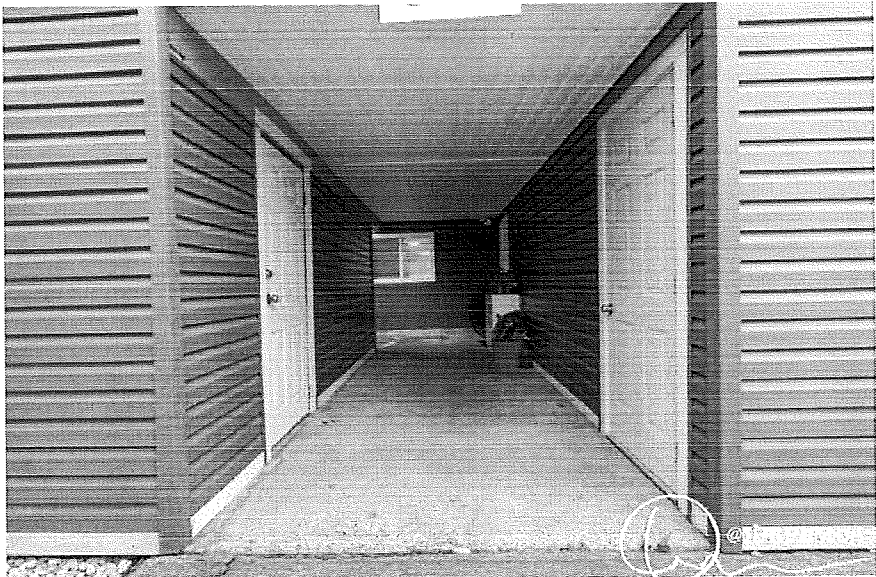
**FRONT OF HOUSE WITH NEW PAINT AND NEW LANDSCAPING**



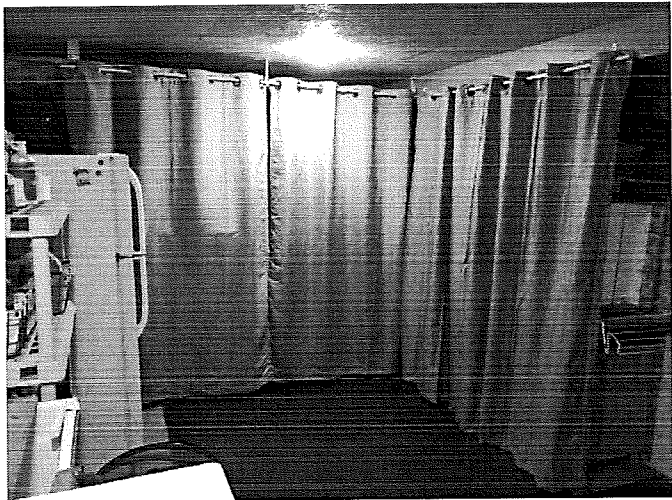
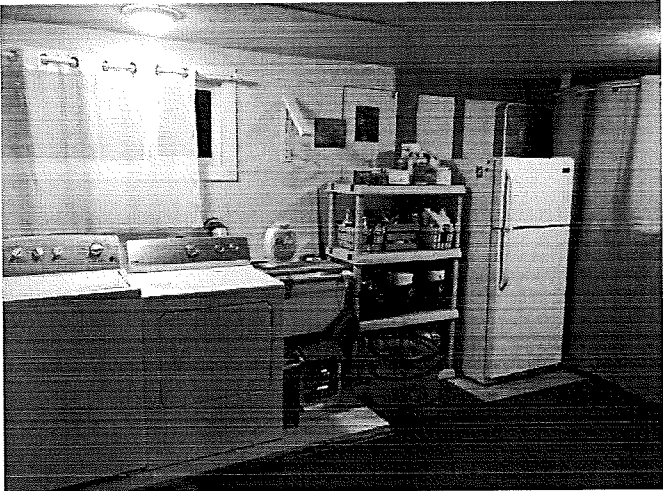
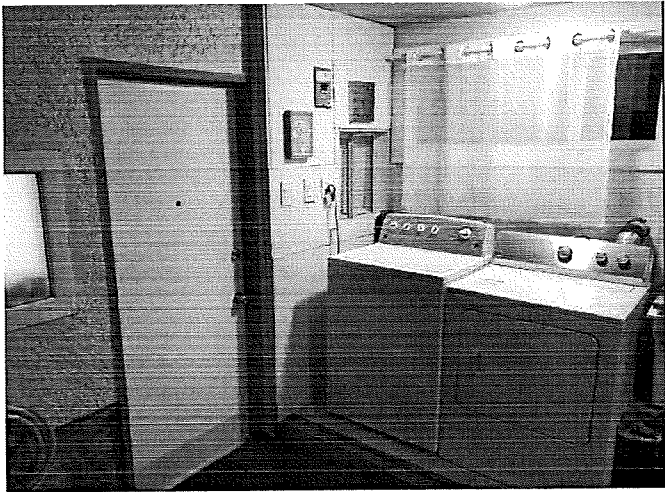
**BACK OF HOUSE FROM THE RENFREW ST ALLEY; UPDATED**



**OUTDOOR COVERED WALKWAY + NEW THIN STORAGE AREA (per 1<sup>st</sup> white door on the right)**



**UPDATED LAUNDRY / STORAGE -**



**FRONT OF HOUSE BEFORE, PER MLS LISTING**



**FRONT OF HOUSE AFTER, NEW PAINT + LANDSCAPING**

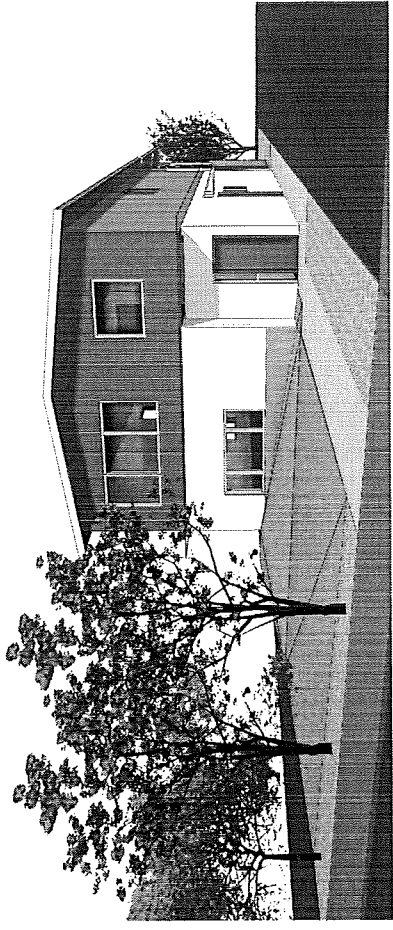


**BACK OF HOUSE - OLD**

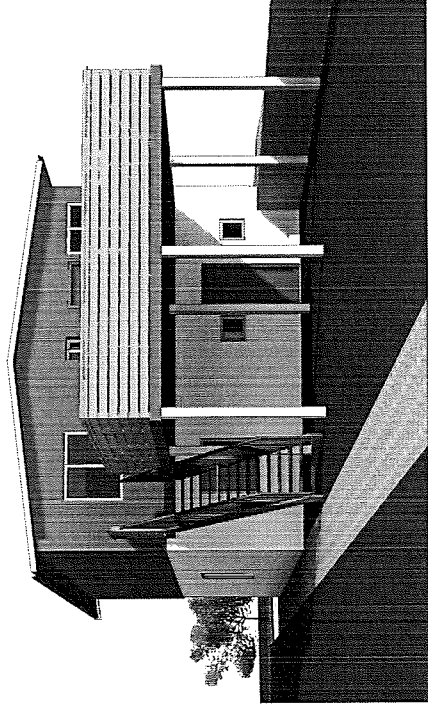


**BACK OF HOUSE - NEW**

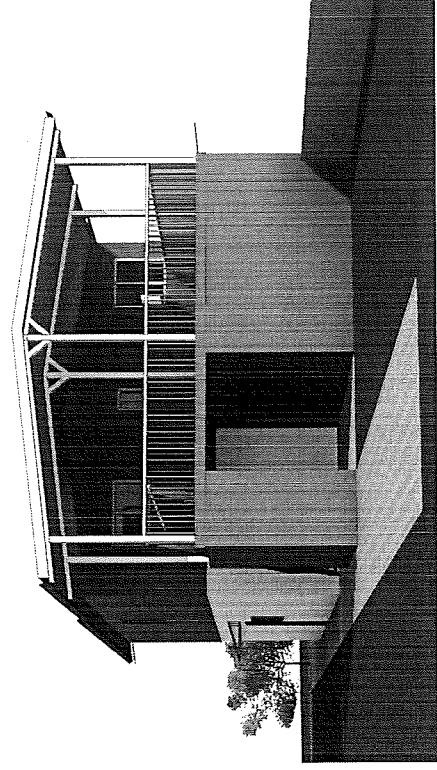




1 3D VIEW FROM MCGILL STREET  
SCALE



3 3D VIEW FROM LANE - 70'S DESIGN  
SCALE



2 3D VIEW FROM LANE - EXISTING  
SCALE

CONSULTANT

REVISIONS  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

REVISIONS  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

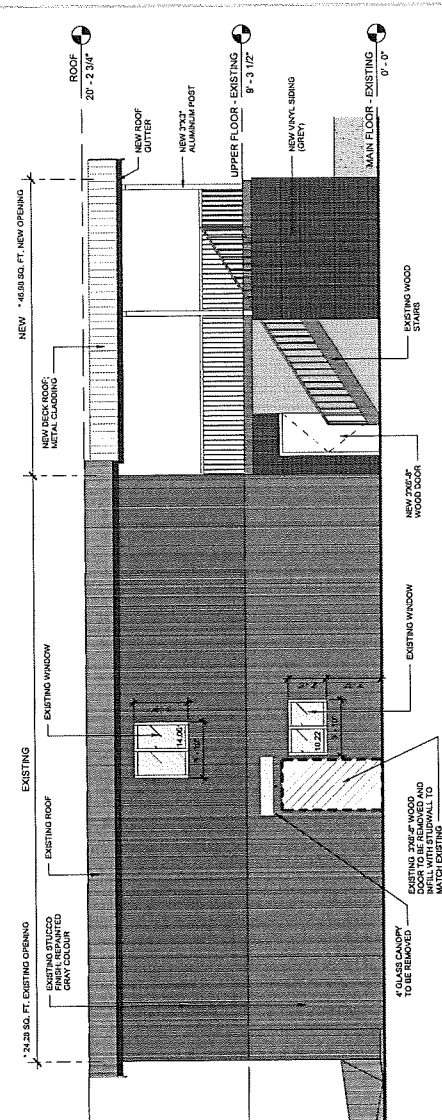
Drawn: ER  
Checked: ER  
Project Number: 2202

1111 VANCOUVER STREET, VANCOUVER, BC V6E 2V6  
TEL: 604.681.1111 FAX: 604.681.1112  
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© 2012 A+D ARCHITECTURE + DESIGN

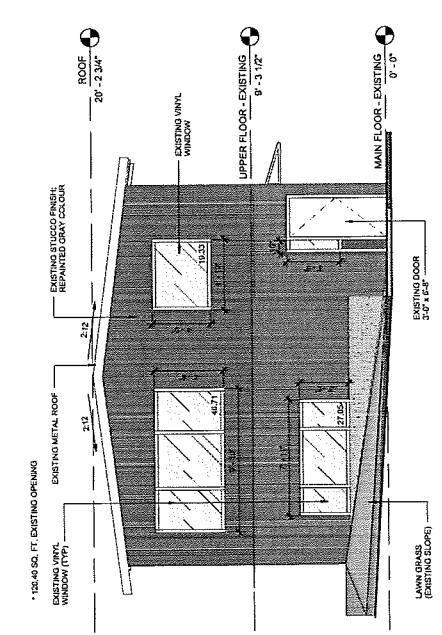
CONSULTANT  
 2024

REVISIONS  
 1. 11/15/24  
 2. 11/15/24

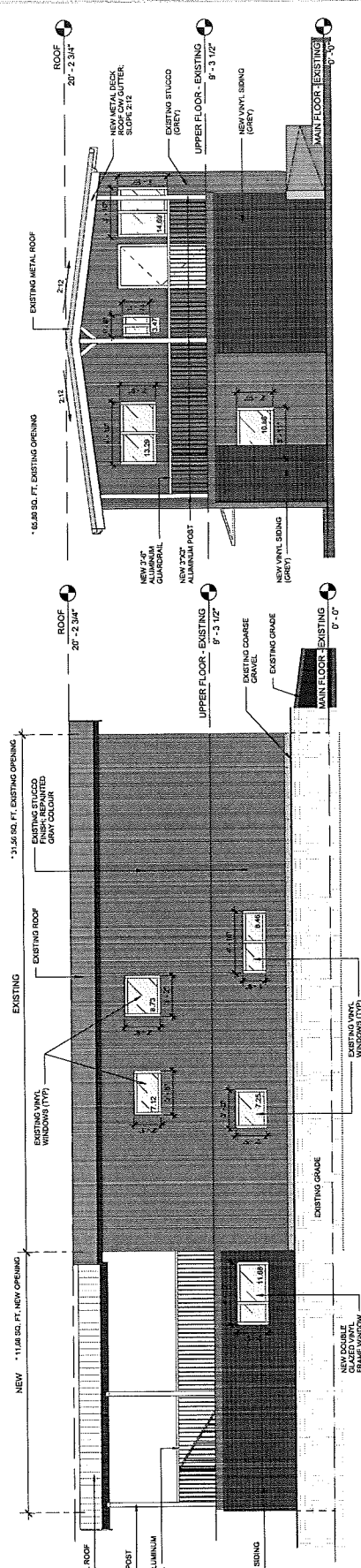
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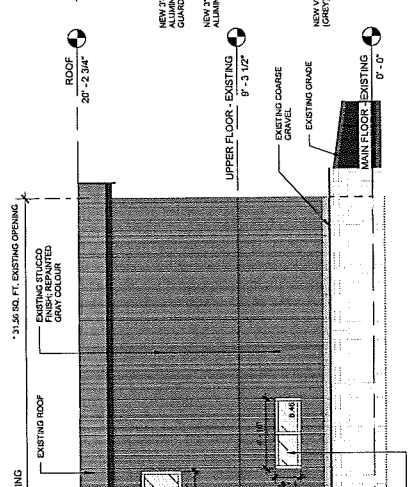
2 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

RESIDENTIAL  
 2981 MCGILL STREET  
 VANCOUVER, BC

Drawn: ER  
 Checked: ER  
 Project Number: 2202

ARCHITECTURE + DESIGN

BUILDING ELEVATIONS

ARCHITECTURE + DESIGN  
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