
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal No. Z36091 - 644 Woodland Drive – *UPDATED on December 18th, 2023 *****

Appeal Section: 573(1)(a) & 573(1)(b) - Appeal of Regulation & Decision
Legal Description: Lot 18, Block 12, District Lot 183 NWD of Block C, & Plan VAP 631
Lot Size: Lot Area = 4,026 sq. feet.
Zone: RM-4
Related By-Law Clause: Density (Floor Space Ratio), Rear Yard and Building Depth
-The Board of Variance overturned the DP-Application under DP-2023-00198, and granted all the zoning relaxations with a modified Floor Space Ratio allowance to 1.22 (FSR).

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2023-00198 and requesting to add one unit to previously approved project for a total of four (4) dwelling units at this site, and requesting to increase the Floor Space Ratio (FSR) from 1.0 to 1.33.

Name of Appellant(s): **Michael Lemon, Architect AIBC**
Unit 404 - 128 West 6th Avenue
Vancouver, B.C. V5Y 1K6

This appeal was heard by the Board of Variance on **November 21st, 2023** and was **ALLOWED**, thereby overturning the decision of the Director of Planning who refused Development Application No. DP-2023-00198 **and approved this development project with a total four (4) dwelling units permitted at this site,** and approved an increase of the Floor Space Ratio (FSR) from 1.0 to 1.22, and relaxed the rear yard & building depth provisions (**APPROVED the Architectural drawings as presented to the Board of Variance on November 21st, 2023**), 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 did find site hardship to support this corner lot proposal seeking four (4) units at this site – and due to the City's updated Zoning By-law allowing multiplex units in the new R1-1 By-law. This zone allows up to 1.45 FSR with the Director of Planning's approval, and this development proposal is seeking a density to 1.22 FSR (with areas exempt and thereby, the Board approving and accepted a reduced FSR calculations from 1.33 FSR to 1.22 FSR at this site).

-The Board's site office received ten letters in total. With eight (8) support letters from the neighbourhood in support of the four (4) units, and with two (2) opposition letters and only in support of three (3) units at this site.

-The Board (voted 3-2 in support of the appeal) and the majority of the board members approved this development proposal with four (4) units at this site.

-Owners confirmed at the appeal hearing that they will continue to work with the City – and to obtain all the City permits including meeting the requirements of the Vancouver Building By-law & Building Codes to the satisfaction of the Director of Planning.

***** 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 November 21st, 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

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