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**BOARD OF VARIANCE / PARKING VARIANCE BOARD**  
**APPEAL DECISION**

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**Appeal Decision: 2815 Point Grey Road**

**Appeal Section:** 573(1)(b) - Appeal of Regulation (Building Line)  
**Legal Description:** Lot B, Block 24, District Lot 192 and Plan 10976  
**Lot Size:** Irregular site (Lot Area = 32,580 sq. feet)  
**Zone:** RT-2  
**Related By-Law Clause:** Building Line (Development beyond the building line)

**Appeal Description:**

Requesting a relaxation of the Zoning & Development By-law and permission to add new development on the North portion of this existing site at 2815 Point Grey Road. Scope of work includes – a swimming pool, a hot tub, new landscaping and new stepped terraces and new patio areas as shown on the architectural plans as submitted.

Note: The proposal has been reviewed only for the By-law sections noted above. A technical check has not been done for any other aspect.

**Name of Appellant(s):** Sara Rahman and Russell Hollingsworth  
**Hollingsworth Architecture**  
2410 Marine Drive  
West Vancouver, B.C.  
V7V 1L1

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**This appeal was heard by the Board of Variance on May 21st, 2024 and was ALLOWED**, thereby granting a relaxation of the Zoning & Development By-law and permission to add new development on the North portion of this existing site at 2815 Point Grey Road. Scope of work includes – a new swimming pool, a new plunge pool, new landscaping and new stepped terraces and new patio areas as shown on the architectural plans as submitted, 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 accepted the Owner's development proposal and voted 4-0 in support of the new proposed changes on the North-end of the property and granted a zoning relaxation for development beyond the building line. New development includes: a new swimming pool (infinity pool) ranging from 2.0 feet to 4.0 feet (max. 4.0 feet depth pool), new plunge pool with new stepped terrace and patio areas.*

*-The Director of Planning was unable to relax the development beyond the building line, but was in support of the proposed design with minimal impact to the adjacent neighbours and further stated that the City supports the proposed foreshore preservation.*

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**Secretary to the Board of Variance**

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