
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal Decision: 3085 Point Grey Road

Appeal Section: 573(1)(b) - Appeal of Regulation (Building Line)
Legal Description: Lot A, Block 24, District Lot 1921 and Plan BCP 295
Lot Size: Irregular site
Zone: RS-2
Related By-Law Clause: Building Line (Development beyond the building line)

Appeal Description:

Requesting design changes on the North portion of this existing RS-2 District zone lot (See the previous board's decision from November 15th, 2022).

Board of Variance History:

On November 15th, 2022 the Board of Variance ALLOWED an appeal and granting a zoning relaxation (Section 14.3) of the Zoning & Development By-law and APPROVED development beyond the Building Line (granting an new 'in-ground swimming pool' – approx. 16 feet x 72 feet, with a maximum depth of approx. 4.0 feet deep) and will be located on the North portion of the existing RS-2 District zone lot.

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

This appeal was heard by the Board of Variance on April 23rd, 2024 and was ALLOWED, thereby granting a zoning relaxation (Section 14.3) of the Zoning & Development By-law and APPROVED development beyond the Building Line and accepted new design changes – with a proposed new hot tub with additional mobility-access entry points around the approved swimming pool and the hot tub. No changes to the previously approved swimming pool size at 16 feet (in width) x 72 feet (in overall length), with a maximum depth of approx. 4.0 feet deep (approved on November 15th, 2022), 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 personal hardship (medical condition) and voted 4-0 in support of the new proposed changes to include a new hot tub and additional mobility-access entry areas into the pool and to the approved hot tub. The Board confirmed with the Architects at the meeting on April 23rd, 2024 and that there will be 'no changes' to the previously approved in-ground swimming pool (on November 15th, 2022), located the North-end of the property and granted a zoning relaxation for development beyond the building line.

-No opposition from the neighbourhood with Letters of Support from the adjacent property owners.

-The City's representative was not opposed to the new changes and confirmed no impact to the neighbours.



Secretary to the Board of Variance

Appeal Decision: 3085 Point Grey Road