
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal Decision: Unit 3306 – 688 Abbott Street

Appeal Section: 573(1)(b) Appeal of Regulation – Additional Floor Area
Legal Description: Strata Lot 457, District Lot False Creek and Plan BCS 2313
Lot Size: Irregular site
Zone: CD-1 Site (#265, from 2009)
Related By-Law Clause: Section 7 (Floor Area and Density)

Appeal Description:

Requesting a relaxation of the Floor Area and Density regulations of the CD-1 site (#265, from 2009) and a request to convert approx. 66.0 sq. feet of the existing approved solarium into new habitable floor area within this Unit #3306 at 688 Abbott Street.

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): Kate Wong and Shawn Weber

This appeal was heard by the Board of Variance on May 21st, 2024 and was DISALLOWED. Requesting a relaxation of the Floor Area and Density regulations of the CD-1 site (#265, from 2009) and a request to convert approx. 66.0 sq. feet of the existing approved solarium into new habitable floor area within this Unit #3306 at 688 Abbott Street.

Board’s summary and decision based on the following:

-The Director of Planning’s representative (Mr. Tony Chen) requested the board to ‘strike the appeal’ from the record since this is a CD-1 site and a CD-1 Text Amendment was recommended to the appellants. The City’s Director of Planning Rep. further stated that the solarium area was excluded from the overall density (approved) calculations by City Council, and the removal of a glass entry doorway is not what the City approved back in 2009. The City’s rep. asked the board not to accept this appeal and uphold the original approved design.

-The majority of the Board members did NOT accept the Owners’ development proposal and voted 2-2 (and without a majority of votes), this appeal was denied (and ‘disallowed’). The majority of the board members did not find a site hardship to warrant a zoning relaxation and therefore disallowed the appeal.

OPTIONS for the Owners:

-The owners can seek a CD-1 Text Amendment as suggested by the City on May 21st, 2024.

-The owners can install the glass-entry door back to match the original City’s approval from 2009 – and work with the City to meet this requirement.



Secretary to the Board of Variance

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