
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal Decision: 2502 Point Grey Road

Appeal Section: 573(1)(b) - Appeal of Regulation (Height, No. of Storeys)
Legal Description: Lot 10, Block 180, District Lot 526 and Plan 848
Lot Size: Lot Area = 5,997 Sq. feet
Zone: RT-8
Related By-Law Clause: Section 3.1.2.3(a) (Height, No. of Storeys)

Appeal Description:

Requesting a height relaxation (for the Number of Storeys only) of the RT-8 District Schedule and permission to add a 'new elevator enclosure' (includes the elevator service room and the elevator machine room) on the upper floor, with a new roof-deck and proposed at 3.5 storeys at this existing Multiple-Conversion Dwelling (MCD) with three dwelling units site (Related to Development Application No. DP-2026-00391).

Note: The overall Height for this development will be in compliance and it is only for the 'number of storeys' requiring a zoning relaxation.

Name of Appellant(s): **Neil Robertson**
Stuart Howard Architects Inc.

This appeal was heard by the Board of Variance on **June 16th, 2026** and was **ALLOWED**, thereby granting a height relaxation (for the 'Number of Storeys' only) under the RT-8 District Schedule and **APPROVED** a 'new elevator enclosure' (includes the elevator service room and the elevator machine room) on the upper floor, with a new roof-deck and allowing 3.5 storeys at this existing Multiple-Conversion Dwelling (MCD) site (Related to Development Application No. DP-2026-00391), and subject to the following conditions:

- (1) that there must be a re-design of the approved 'elevator enclosure' at the roof-deck level, and the overall massing MUST be reduced in size and with its final form and development accepted and/or approved by the Director of Planning. **NOTE:** This imposed condition allows the Director of Planning to approve the final design of the elevator enclosure on the roof-deck prior to the issuance of Development Application No. DP-2026-00391.
- (2) 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 majority of the Board members voted 3-1 in support of the appeal and found a site hardship to warrant the zoning relaxation – and the board accepted the appellants' submission and that the overall height will be in the compliance and only the proposed elevator enclosure requires a zoning variance on the permitted roof-deck - and by zoning definition will be considered a 'half-storey'.

-The City's representative confirmed for the board at the meeting that a roof-deck is permitted at this site and also the overall height will be in compliance with the Zoning By-law. This site is existing non-conforming with 3.0 storeys, and with the addition of the elevator enclosure will be 3.5 storeys.

*-The Board's site office received nine (9) opposition letters and five (5) support letters regarding this appeal. *The Owners from 1455 Larch Street, 2505 Cornwall Avenue, 2515 Cornwall Avenue, and 2517 Cornwall Avenue also attended the appeal hearing and all spoke in opposition to the appeal on June 16th, 2026.*

***** 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 June 16th, 2027. 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



**STUART HOWARD
ARCHITECTS INC.**
ARCHITECTS AIBC - RAIC - AIA

Stuart Howard architect AIBC SAA FRAIC AIA Founding Principal

W. Neil Robertson architect AIBC MRAIC AIA Managing Principal

Sarah Brar architect AIBC MRAIC Principal

Steve Akers architect AIBC MRAIC Senior Associate

May 15, 2026
Letter of Hardship

**Board of Variance Appeal
Number of Storeys Relaxation**

Associated Permit Number: DB-2023-03576
Address: 2502 Point Grey Road, Vancouver, BC V6K 1A3
Legal Description: Lot 10 Block 180 Plan VA848 District Lot 526 NWD
PID: 015-099-270

Dear Board of Variance,

Please see below our Appeal for Variance to the Zoning and Development By-law, Section 3.1.2.3.(a) of the RT-8 District Schedule. Our appeal is only in regards to the number of storeys part of the maximum building height.

Hardship

Our DB Permit Revision application proposes an accessibility elevator enclosure to an existing building in order to provide for a senior citizen resident.

In an effort to repair and renovate the existing 3-unit, 3-storey building, and provide senior citizen access to the roof deck, we have taken the overall maximum building height seriously to respect the district schedule intention to maintain neighbourly building scale.

Overall Height

The City of Vancouver (CoV) recognizes and agrees that the proposed accessibility elevator enclosure is under the maximum overall building height per Section 3.1.2.3.(a) of the RT-8 District Schedule.

Number of Storeys

The Planning Department considers the proposed accessibility elevator enclosure as a partial storey being added to an already existing non-conforming 3-storey building.

According to Section 3.1.2.9. of the RT-8 District Schedule, the Director of Planning may vary the maximum building height to exceed 2 storeys; however, they will not do so without a letter of support from the neighbour to the south.

The neighbours were contacted and a plywood mock-up of the proposed accessibility elevator enclosure was installed onsite for their review. The neighbours will not supply our clients with a letter of support. Therefore, a relaxation for number of storeys will not be granted.

Rationale

A new 2-storey, 40ft wide development that is 8" taller than our proposed, in the same location would be approved outright, without the requirement for neighbour support.

A new 2-storey, 40ft wide development that is 4'-4" taller than our proposed, built to the south property line would also be approved outright, without the requirement for neighbour support.

The proposed accessibility elevator enclosure is only 15.5ft wide, and under the overall maximum height which would be permitted if it were a new 2-storey development.

Our appeal is made in combination with the following supporting documents:

- o Diagrams: *A3.15 BOV Appeal- Storey Number Relaxation*
- o Architectural plans: *2026.03.13_2502 Point Grey Rd_Reissued for DB Revision 2*
- o *RT-8 District Schedule*
- o *RT-8 Guidelines*
- o *Section 10 General Regulations*
- o *April 7, 2026 CoV email correspondence*
- o *May 7, 2026 CoV email correspondence*

Please do not hesitate to contact me should you have any questions.

Sincerely,



2026-05-15

W. Neil Robertson Architect AIBC, MRAIC, AIA
PRINCIPAL
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