
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal Decision: 2584 Point Grey Road

Appeal Section: 573(1)(b) - Appeal of Regulation (Garage Height & Area)
Legal Description: Lot 3, Block 180, District Lot 526 and Plan EPP 103108
Lot Size: Lot Area = 3,889 sq. feet
Zone: RT-8
Related By-Law Clause: Section 2.2.8(a)(i) (Height of the Accessory Building) and
Section 2.2.8(c) (Accessory Building Area).

Appeal Description:
Requesting relaxations of Section 2.2.8(a)(i) (Height of the Accessory Building) and Section 2.2.8(c) (Accessory Building Area) of the RT-8 District Schedule and permission to raise the height of the approved garage (with a higher interior ceiling height) at the rear providing two-parking spaces and having vehicular access from the lane.

Name of Appellant(s): **Jonathan Katz**
J&R Katz, Design & Architecture

This appeal was heard by the Board of Variance on **June 16th, 2026** and was **ALLOWED**, thereby granting relaxations of Section 2.2.8(a)(i) (Height of the Accessory Building) and Section 2.2.8(c) (Accessory Building Area) of the RT-8 District Schedule and **APPROVED** permission to raise the height of the approved garage (with a higher interior ceiling height) at the rear providing two-parking spaces and having vehicular access from the lane, and subject to the following conditions:

- (1) **that Board of Variance approved the overall accessory (garage) height to a maximum height of 12.17 feet and granted additional accessory (garage) floor area**, and with its final design and form of development accepted and/or approved by the Director of Planning. **NOTE: The owners are required to submit a ‘minor amendment development application’; and**
- (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 4-0 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 existing site has an elevation grade change of 2.0 feet, and also compared to the R1-1 District Schedule which permits an accessory building height of 15.0 feet, and the proposal is at 12.17 feet.*
- The City’s representative confirmed that a ‘minor amendment’ development application is a requirement including a full-technical review prior to the issuance of all City permits.*
- The Board’s site office received two (2) support letters, and five (5) opposition letters prior to the meeting.*

***** 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

