
BOARD OF VARIANCE / PARKING VARIANCE BOARD

APPEAL DECISION

Appeal Decision: 3019 Point Grey Road

Appeal Section: 573(1)(b) - Appeal of Regulation – Building Line
Legal Description: Lot A, Block 24, District Lot 192 and Plan VAP 9538
Lot Size: Irregular site
Zone: R1-1 (Formerly RS-2)
Related By-Law Clause: Development beyond the Building Line

Appeal Description:

Requesting a zoning relaxation with new development beyond the existing Building Line (Proposed changes from its previously approved design: new swimming pool & hot tub, stepped terraces and stairs, & new landscaping) on the North portion of 3019 Point Grey Road.

Previous Board decision (from September 17th, 2024):

*An extension request was reviewed on September 17th, 2024 and was **APPROVED**, thereby granting an extension (one-additional year) to allow the Owners to obtain the required DP-BU Permits from the City's Development Services. Related to Development Application No. DB-2022-04243: The Board of Variance granting zoning relaxations for new development beyond the Building Line (New proposal includes: new swimming pool & hot tub, stepped terraces and stairs, & new landscaping) on the North portion of 3019 Point Grey Road (New construction at this site):*

(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.

NOTE and related to Appeal No. Z35936 (Feb. 14th, 2023): The Owners must comply with the Tree-By-law and shall remove and replace the existing trees on-site at a 1 to 1 ratio, and shall be to the satisfaction of the Director of Planning.

Name of Appellant(s): **David Battersby and Taylor Johnson**
Battersby Howat Architects Inc.
#230 – 49 Dunlevy Avenue
Vancouver, B.C. V6A 3A3

This appeal was heard by the Board of Variance on **March 11th, 2025** and was **ALLOWED**, thereby granting a zoning relaxation with new development beyond the existing Building Line (the Board of Variance approved the proposed design changes: new swimming pool & hot tub, stepped terraces and stairs, & new landscaping) on the North portion of 3019 Point Grey Road, 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.

NOTE and related to Appeal No. Z35936 (Feb. 14th, 2023): The Owners must comply with the Tree-By-law and shall remove and replace the existing trees on-site at a 1 to 1 ratio, and shall be to the satisfaction of the Director of Planning.

***** 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 March 11th, 2026**. Once the Board's decision expires, then the Owners are required to appeal (again) to request an extension.



Secretary to the Board of Variance
Site Address: 3019 Point Grey Road