
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal Decision: 3020 St. Catherines Street

Appeal Section: 573(1)(a) - Appeal of Decision (**New Accessory Building**)
Legal Description: Lot D of Lots 22-24, Block C of Block 173, District Lot 264A and Plan 2773
Lot Size: Lot Area = 2,654.72 sq. feet
Zone: RT-5
Related By-Law Clause: Sections 3.2.1.1 (Density and Floor Area) and 3.2.2.6 (Site Coverage)

Appeal Description:
Appealing the decision of the Director of Planning who refused Development Application No. DP-2024-01120, and a request to construct a new detached accessory building at the rear of this site.

Development Application No. DP-2024-01120 was REFUSED for the following reasons:

*-Non-Compliance – Density and Floor Area 3.2.1.1 (a)
o Floor space ratio*

*-Non-Compliance – Regulation 3.2.2.6
o Site coverage*

Name of Appellant(s): Barbara Lang and Wong Wing Siu

This appeal was heard by the Board of Variance on **April 15th, 2025** and was **ALLOWED**, thereby **overturning** the decision of the Director of Planning who refused Development Application No. DP-2024-01120, and **APPROVED** the construction of a **new detached accessory building** at the rear of this site, 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 members voted 4-0 (with a majority in support of the appeal) and the board members did find a site hardship to allow the proposed development (a new proposed accessory building and approx. 8.50 feet by 18.50 feet in size = 157 sq. feet was approved).

-The City’s representative confirmed the proposed density & floor area and the development proposal is to 0.77 FSR (and 2% over and/or to 2,031 sq. feet) and a proposed site coverage to 0.48 (48%). Mrs. Erichsen further stated that the accessory building counts and included in the overall FSR for the site because the new accessory building does not meet the minimum standard size for a typical garage, and the proposed floor area overage is approx. 40 sq. feet over the maximum permitted FSR 0.75 (75%), and the new site coverage will be to 0.48 / 48%).

***** 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 April 15th, 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: 3020 St. Catherines Street