
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal Decision – 3319 Point Grey Road

Appeal Section: 573(1)(b) - Appeal of Regulation (New Storage, FSR)
Legal Description: Lot 9, Block 4, District Lot 540 and Plan 229
Lot Size: Irregular site (Lot Area = 3,743 sq. feet)
Zone: R1-1
Related By-Law Clause: Section 3.2.1 (Density & Floor Area)

Appeal Description:
Requesting a zoning relaxation of Section 3.2.1 (Density & Floor Area) regulations of the R1-1 District Schedule and a request to permit interior alterations and adding a new storage area (a new bike and equipment storage) within the basement floor at this existing one-family site.

Note: No exterior façade changes and the previous (approved) development proposal was for a ‘car-lift system’ and for vehicular use. New proposed bike storage area will be counted as new floor area (density) within the basement floor.

Name of Appellant(s): **Piers Cunnington and Clinton Cunnington**
Measured Architecture

This appeal was heard by the Board of Variance **on July 15th, 2025 and was ALLOWED.** thereby granting a zoning relaxation of Section 3.2.1 (Density & Floor Area) regulations of the R1-1 District Schedule and **APPROVED** interior alterations and adding a new storage area (a new bike storage and equipment storage room) within the basement floor at this existing one-family site, and subject to the following conditions:

(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 majority of the Board members voted 4-0 in support of the appeal, and thereby granting permission to convert a portion of the area in the basement into a new bike storage and outdoor equipment storage room (partial general storage area). In response to a question from the Board Chair, and that if the entire storage room is designated as a ‘Bike Storage’ with access to the exterior/outdoor space, then the Director of Planning can relax the area and can be exempted up to 48sq.m. (or up to 517 sq. feet in size). The City further explained the difference and the zoning interpretation between ‘bulk storage area’ vs. ‘designated bike storage’, and that the entire area can be exempt (approved) if it was listed as a ‘bike storage’ area only.

-The City’s Director of Planning representative (Mr. Chen) stated that the City is unable approve the requested additional floor area to 0.75 (75%) and will be up to the board to approve and grant the excess density and floor area.

-The Board’s site office received 15-letters from the neighbourhood in support of the appeal, and one (1) opposition letter from the adjacent property owner at 3325 Point Grey Road.

***** 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 July 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