
BOARD OF VARIANCE / PARKING VARIANCE BOARD

APPEAL DECISION

Appeal Decision – 446 West 13th Avenue (456 West 13th Avenue Decision on 2nd page)

Appeal Section: 573(1)(b) - Appeal of Regulation (B&B site, Additional Rooms)
Legal Description: Lot 4, Block C, District Lot 526 and Plan VAP 1530
Lot Size: Irregular site
Zone: RT-6
Related By-Law Clause: Section 11.9.2 of the Zoning & Development By-law.

Appeal Description:

Requesting a zoning relaxation under Section 11.9.2 of the Zoning & Development By-law and a request to permit interior alterations (only) to retain 'additional bedrooms' (a total of seven bedrooms) at this RT-6 site with a Bed & Breakfast land-use at this site.

Name of Appellant(s): Paul Findlay (Owner)
464 West 13th Avenue
Vancouver, B.C. V5Y 1W5

This appeal was heard by the Board of Variance on **October 21st, 2025** and was **ALLOWED**, thereby granting a zoning relaxation under Section 11.9.2 of the Zoning & Development By-law and a request to permit interior alterations (only) to retain 'additional bedrooms' (a total of seven bedrooms) at this RT-6 site with a Bed & Breakfast land-use 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.

Note: The Boom lift as noted in the City of Vancouver's Enforcement Letter was NOT part of the Board of Variance's approval - and the Owners are required to work with the City and resolve the storage location of the boom lift currently located at this site.

AND the Board's decision is valid for one-year, and the Owners were informed by the Board Chair THAT all the City's required permits (Development and/or Building permits and Business License) must be issued in order to continue operating the Bed & Breakfast at this site.

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 a zoning relaxation – and to permit the site at 446 West 13th Avenue to have seven (7) bedrooms to be used as a Bed & Breakfast at this site. The Board granted a zoning variance and understood by definition this existing Bed & Breakfast operating with seven bedrooms is not considered a 'Hotel' development. The board was in an agreement with the owners - and that this Bed & Breakfast at 446 West 13th Avenue provides boarding to the surrounding community/neighbourhood including patients/visitors from the Vancouver General Hospital.

-The City's representative (Mr. Joe Bosnjak, Manager) further confirmed that development and/or building permits are required (to make sure the proposed development is in compliance with the current Building Code/Building By-laws/Fire & Safety regulations).

-The Board's site office notified the neighbourhood prior to the appeal hearing, and the board received no (0) opposition letters from the neighbourhood, and the appellants submitted twenty-five (25) support letters.

***** 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 October 21st, 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

BOARD OF VARIANCE / PARKING VARIANCE BOARD

APPEAL DECISION

Appeal Decision – 456 West 13th Avenue

Appeal Section: 573(1)(b) - Appeal of Regulation (B&B site, Additional Rooms)
Legal Description: Lot 3, Block C, District Lot 526 and Plan VAP 1530
Lot Size: Irregular site
Zone: RT-6
Related By-Law Clause: Section 11.9.2 of the Zoning & Development By-law.

Appeal Description:

Requesting a zoning relaxation under Section 11.9.2 of the Zoning & Development By-law and a request to permit interior alterations (only) to retain 'additional bedrooms' (a total of eight bedrooms) at this RT-6 site with a Bed & Breakfast land-use at this site.

Name of Appellant(s): **Paul Findlay (Owner)**
464 West 13th Avenue
Vancouver, B.C. V5Y 1W5

This appeal was heard by the Board of Variance on **October 21st, 2025** and was **ALLOWED**, thereby granting a zoning relaxation under Section 11.9.2 of the Zoning & Development By-law and a request to permit interior alterations (only) to retain 'additional bedrooms' (a total of eight bedrooms) at this RT-6 site with a Bed & Breakfast land-use 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.

AND the Board's decision is valid for one-year, and the Owners were informed by the Board Chair THAT all the City's required permits (Development and/or Building permits and Business License) must be issued in order to continue operating the Bed & Breakfast at this site.

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 a zoning relaxation – and to permit the site at 456 West 13th Avenue to have eight (8) bedrooms to be used as a Bed & Breakfast at this site. The Board granted a zoning variance and understood by definition this existing Bed & Breakfast operating with seven bedrooms is not considered a 'Hotel' development. The board was in an agreement with the owners - and that this Bed & Breakfast at 456 West 13th Avenue provides boarding to the surrounding community/neighbourhood including patients/visitors from the Vancouver General Hospital.

-The City's representative (Mr. Joe Bosnjak, Manager) further confirmed that development and/or building permits are required (to make sure the proposed development is in compliance with the current Building Code/Building By-laws/Fire & Safety regulations).

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Secretary to the Board of Variance