
BOARD OF VARIANCE / PARKING VARIANCE BOARD

APPEAL DECISION

Appeal Decision: 676 West 50th Avenue

Appeal Section: 573(1)(b) - Appeal of Regulation (**Roof Deck Cover**)
Legal Description: Lot 33, Block 886, District Lot 526 and Plan VAP10043.
Lot Size: Lot Area = 6,842 sq. feet
Zone: R1-1
Related By-Law Clause: Section 3.2.1.1 (Density and Floor Area)

Appeal Description:

Requesting a zoning relaxation of Section 3.2.1.1 (Density and Floor Area) of the R1-1 District Schedule and a request to permit exterior alterations to permit the addition of an aluminum cover over the upper floor roof-deck at this existing one-family dwelling site.

Name of Appellant(s): **Baljit Kaur Sandhu**

This appeal was heard by the Board of Variance on **April 15th, 2025** and was **ALLOWED**, thereby granting a zoning relaxation of Section 3.2.1.1 (Density and Floor Area) of the R1-1 District Schedule and **APPROVED** exterior alterations to permit the addition of an aluminum cover over the upper floor roof-deck at this existing one-family dwelling site., and subject to the following conditions:

- (1) that this upper floor, roof-deck cover has been approved with an exclusive use clause and ONLY for the current Owners (April 15th, 2025) - 'Baljit Kaur Sandhu and her family members'. And if the current Owners (Baljit Kaur Sandhu) sell the property, then they "must remove" this roof-deck cover addition and all at the owners' expense; 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 Board members voted 3-1 (with a majority in support of the appeal) and the board members did find a site hardship to allow the proposed development (a proposed upper floor roof-deck cover counts as new floor area, and now approved to 0.73 / 73% FSR).

-The City's representative confirmed the proposed density & floor area and the development proposal will be to 5,015 sq. feet in floor area. The board members further imposed a condition in their final decision: and that this upper floor, roof-deck cover has been approved with an exclusive use clause and ONLY for the current Owners (April 15th, 2025) - 'Baljit Kaur Sandhu and her family members'. And if the current Owners (Baljit Kaur Sandhu) sell the property, then they "must remove" this roof-deck cover addition and all at the owners' expense.

-The Board's site office received two (2) support letters in total (and including one letter from the Vancouver Coastal Health), and no (0) opposition letters from the neighbourhood.

***** 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: 676 West 50th Avenue