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**BOARD OF VARIANCE / PARKING VARIANCE BOARD**  
**APPEAL DECISION**

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**Appeal No. Z35386 - 1278 Granville Street**

**Appeal Section:** 573(1)(a) Appeal of Decision  
**Legal Description:** Strata Plan of Parcel D, Block 103, District Lot 541 and Plan LMP31303.  
**Lot Size:** Irregular site  
**Zone:** DD  
**Related By-Law Clause:** Section 3(4) (Density)

**Appeal Description:**

Appealing the decision of the Director of Planning who refused Development Application No. DP-2016-00653, and requesting interior alterations and to provide an addition to the second floor and thereby increasing the number of dwelling units from 88 units to 90 units within this existing mixed- use building site. Note: There is a proposed Heritage density transfer from a donor site at 40 Powell Street.

**Name of Appellant(s):** **Nathalie Baker**  
**Eyford Partners**  
3000 - 650 West Georgia Street  
Vancouver, B.C.  
V6B 4N7

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This appeal was heard by the Board of Variance on **September 24<sup>th</sup>, 2019** and was **ALLOWED**, thereby **overturning** the decision of the Director of Planning who refused Development Application No. DP-2016-00653, and approved interior alterations and to allow an addition to the second floor and **thereby increasing the number of dwelling units from 88 units to 90 units** within this existing mixed- use building site, and subject to the following conditions:

(1) that the Board's approval is only valid subject to the Owner(s) obtaining approval for the Heritage density transfer in accordance with the Board's decision on September 24<sup>th</sup>, 2019. Note: Development Application No. DP-2016-00653 includes the proposed Heritage density transfer from a donor site at 40 Powell Street; and

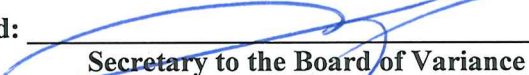
(2) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

**Additional note to the Appellants:**

Please note that all the plans and construction must comply with the requirements of the Building By-law. If there is a question regarding the Board's decision, please contact the Secretary to the Board at (604) 873-7723. The Board's decision recorded in the executive summary Minutes (signed by the Chair of the Board) lies.

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**Note:** Unless otherwise ordered by the Chief Building Official in writing, the owner(s) **must obtain a Development Permit within one-year from the hearing date** (on successful appeals / allowed appeals).

Signed:   
Secretary to the Board of Variance

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