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

Appeal No. Z35657 - 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 – Approved as presented)**

Appeal Description:

The Appellant is requesting the Board of Variance to consider an amendment appeal and a request to 'delete' Condition 1.0 (an imposed condition from Board of Variance Appeal No. Z35386 rendered on September 24th, 2019) and seeking an extension in order to complete the Development Permit process. **NOTE: Related to Development Application No. DP-2016-00653:** Interior alterations to provide an addition to the second floor thereby increasing the number of dwelling units from 88 to 90 in this existing mixed- use building, using a Heritage density transfer from a donor site at 40 Powell Street.

Board of Variance History:

On September 24th, 2019 the Board of Variance ALLOWED Appeal No. Z35386, 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 24th, 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.

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

This appeal was heard by the Board of Variance on **October 20th, 2020** and was **ALLOWED**, thereby **DELETING Condition 1.0** (an imposed condition from Board of Variance Appeal No. Z35386 rendered on September 24th, 2019) and approved an extension in order to complete the permit process for 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 **(and the Board of Variance also approved the density (FSR) – as submitted, and shown and/or presented on October 20th, 2020)** within this existing mixed- use building 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.

***** 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 20th, 2021**. Once the Board's decision expires, then the Owners are required to appeal (again) to request an extension.

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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