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

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**Appeal No. Z35701 - 678 East Hastings Street**

**Appeal Section:** 573(1)(a) Appeal of Decision  
**Legal Description:** Lot 12, Block 68, District Lot 196 and Plan VAP196  
**Lot Size:** Irregular Lot  
**Zone:** DEOD  
**Related By-Law Clause:**

**Appeal Description:**

Appealing the decision of the Director of Planning who refused Development Application No. DP-2019-00965 and a request to permit interior alterations and a change of use of approximately 430 square feet from an existing Health Care Office to a Small-scale Pharmacy, and to be used in conjunction with the existing Health Care Office use at this site.

Development Application No. DP-2019-00965 was refused for the following reason:

-the proposed development does not satisfactorily comply with the policies or guidelines that affect this site.

**Name of Appellant(s):** Gary Horvath  
0893129 B.C. Ltd.  
P.O. Box 92051  
West Vancouver, B.C.  
V7V 4X4



This appeal was heard by the Board of Variance on July 17<sup>th</sup>, 2020 and was **ALLOWED**, thereby **overturning** the decision of the Director of Planning who refused Development Application No. DP-2019-00965 and approved interior alterations and a change of use of approximately 430 square feet from an existing Health Care Office to a Small-scale Pharmacy, and to be used in conjunction with the existing Health Care Office use at this 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.

**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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