
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal Decision: 4212 Windsor Street

Appeal Section: 573(1)(b) - Appeal of Regulation (Crawlspace conversion)
Legal Description: Lot 2, Block 28, District Lot 391 & 392 and Plan VAP 2344
Lot Size: Lot Area = 3,481.50 sq. feet
Zone: R1-1
Related By-Law Clause: Sections S.2.2.1 (FSR, Floor Area)

Appeal Description:

Requesting a relaxation of the Floor Space Ratio regulations of the R1-1 District Schedule and a request to permit interior alterations and to convert the existing crawlspace area into new habitable area (new living space) at this existing one-family dwelling site (Related to Development Application No. DB-2024-00224).

The proposed floor area (FSR) exceeds the maximum permitted:

- Permitted FSR: (0.60) 2,090 sq. ft.
- Existing FSR: (0.60) 2,069 sq. ft.
- Proposed new FSR: (0.73) 2,532 sq. ft.

Note: The proposed floor area is approx. 442 sq. feet over the maximum FSR allowance.

Name of Appellant(s): Michelle O'Connor and Tim O'Connor

This appeal was heard by the Board of Variance on May 21st, 2024 and was ALLOWED, thereby granting a relaxation of the Floor Space Ratio regulations of the R1-1 District Schedule and APPROVED interior alterations and to convert the existing crawlspace area into new habitable area (new living space) at this existing one-family dwelling site (Related to Development Application No. DB-2024-00224), 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.

Board's summary and decision based on the following:

-The Director of Planning was unable to relax and/or support the excess floor with the conversion of the crawlspace area into new living space. The proposed development exceeds the maximum allowance at 0.73 FSR (approx. 442 sq. feet over the maximum allowance for this site).

-The Board accepted the Owner's development proposal and voted 4-0 in support of the new proposed development at this site.

-The board's site office also received no opposition and four (4) Support letters from the neighbourhood.



Secretary to the Board of Variance

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