
BOARD OF VARIANCE / PARKING VARIANCE BOARD
APPEAL DECISION

Appeal Decision: 62 West 11th Avenue

Appeal Section: 573(1)(a) - Appeal of Decision (DP-Refusal overturned)
Legal Description: Lot H, Block 37, District Lot 302 NWD and Plan VAP 22598
Lot Size: Lot Area = 6,147.90 sq. feet.
Zone: RT-6
Related By-Law Clause: Section 4.7 (FSR, Floor Area)

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2022-00248 and a request to permit interior alterations to include excavation of existing crawl-spaces to be full height with interior accessed residential storage. Three (3) crawlspaces in existing MCD and One (1) crawl space in existing 1FD Infill for an approximate additional of 1330.61 sqft of floor space in total for the site.

Scope of work includes - Converting the existing crawl space into walk-in storage for 62,64,66 & 68 West 11th Scope will involve removal of current cement layers and excavation of space to create new walk-in storage spaces.

Name of Appellant(s): George Petrellis and Konstantin Nikolaou

This appeal was heard by the Board of Variance on May 21st, 2024 and was ALLOWED, thereby overturning the decision of the Director of Planning who refused Development Application No. DP-2022-00248 and APPROVED interior alterations to include excavation of existing crawl-spaces to be full height with interior accessed residential storage. Three (3) crawlspaces in existing MCD and One (1) crawl space in existing 1FD Infill for an approximate additional of 1,330.61 sq. ft of floor space at this site, and subject to the following conditions:

- (1) that the approved new storage rooms shall ONLY be used for storage use – and cannot be used as living space (or habitable area) at any time in the future in accordance with the board’s decision on May 21st, 2024; 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 Director of Planning was unable to relax and/or support the excess floor area with the proposed conversion of crawlspace area into new storage areas. The proposed 1,330 sq. feet exceeds the maximum allowance of 0.75 FSR.

-The Board accepted the Owner’s development proposal and voted 3-0 in support of the new proposal of allowing storage areas (from the conversion of the crawlspace areas) at these units. The board further noted that the approved storage areas can ONLY be used as storage and cannot be used as living space at any time in the future. The board also noted no opposition from the neighbourhood.



Secretary to the Board of Variance

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