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

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**Appeal Decision: 3511 Triumph Street (3509 Triumph Street)**

**Appeal Section:** 573(1)(b) - Appeal of Regulation (Crawlspace Conversion)  
**Legal Description:** Strata Lot 1, Town of Hastings Lands Group 1  
New Westminster District, and Plan EPS 9707  
**Lot Size:** Lot Area = 4,025 sq. feet  
**Zone:** R1-1  
**Related By-Law Clause:** Section 3.2.1 (Density and Floor Area - beyond 60%)

**Appeal Description:**

Requesting a relaxation of Section 3.2.1 (Density and Floor Area) regulations of the R1-1 District Schedule and a request to permit the conversion of the existing crawlspace area into new living space (new habitable area, additional 223 sq. feet) within this existing two-family dwelling site with an infill building at the rear of the property.

**Scope of work includes the 'conversion of the crawlspace area' (223 sq. feet) within the dwelling unit at 3511 Triumph Street.**

**Technical Information:**

Permitted FSR (R1-1): 0.85 (3,421 sq. ft.)  
Existing: 0.85 (3,421 sq. ft.) [ COV, Issued BP2019-02648 in 2021.]  
Proposed: 0.90 (3,644 sq. ft.)

**Name of Appellant(s):** Danielle Tabo (Owner)

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This appeal was heard by the Board of Variance on **February 10<sup>th</sup>, 2026** and was **DISALLOWED.**

**Board's summary and decision based on the following:**

*-The majority of the Board members voted 4-1 in opposition to the appeal and the proposed density and FSR from 0.85 (85%) to 0.90 (90% FSR) was denied. The majority of the board members did not find a site hardship to warrant a further floor area relaxation of additional 223 sq. feet for the crawlspace conversion into new living (new habitable) floor area at the site.*

*-The Director of Planning's representative stated that this site has character merits and therefore, the Director of Planning already approved the maximum Density and FSR allowance to 0.85 FSR (85%) back in 2021. There is no site hardship to support an additional floor area (FSR) increase to 0.90 (90%), and the Director of Planning requested the board to deny the appeal.*

*-The Board's site office also received four (4) letters in support of the appeal, and no (0) opposition letters from the neighbourhood.*

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**Signed:** \_\_\_\_\_  
**Secretary to the Board of Variance**

*Site Address: 3511 Triumph Street (3509 Triumph Street)*