

**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES  
APRIL 25, 2024**

**Present:** Margaret Eckenfelder  
Rosa Munzer  
Rus Collins  
Joanne Thibault

**Absent:** Trevor Moat

**Staff:** Samantha Cole, Zoning Technician  
Alena Hickman, Planning Secretary

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The meeting was called to order at 12:30 pm.

**1. Minutes**

Minutes from the meeting held March 14, 2024

**Moved:** Rosa Munzer

**Seconded:** Rus Collins

That the minutes from March 28, 2024 be adopted as amended.

**Carried Unanimously**

**2. Appeals**

**12:30 Board of Variance Appeal #01011  
Murray Ball, Applicant  
1916 Shakespeare Street**

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Present Zoning: R1-B  
Present Use: SFD

The proposal is to raise the building, build an addition, and add a secondary suite.

**Bylaw Requirement**

**Relaxation Requested**

Section 1.2.4.a  
Section 1.2.4.a

Height of building relaxed from 7.6m to 9.48m.  
Number of storeys relaxed from 2 storeys to 3 storeys.

Section 1.2.4.c

Relaxation from roof deck not permitted to permitted.

Section 1.2.5.a

Front yard setback relaxed from 7.50m to 7.07m to the main face of the building and to 6.05m to the stairs that exceed 1.7m in height.

**Applicant**

- The applicants propose to rehabilitate an older home to create a multigenerational house with a secondary suite.

- The applicants would like to provide upgrades while keeping as much of the original character of the home as possible.
- When the house was purchased, it was advertised as “on rock”. Blasting to create a code compliant and comfortable suite is a costly hardship, so applicants are seeking a variance to build up.
- The house is already noncompliant in height, stories and setback because it was built before the new zoning was implemented.

### **Board**

- What is the actual overall height increase?
  - 2.2ft from the existing ridge to the new ridge.
- Curious as to why the shingled posts, railings and windows aren't being retained if the applicant would like to maintain character?
  - The applicants are trying to maximise the light with the triple windows. As for the railings, seismic upgrades do not accommodate the original structures, meaning that an alternative method is needed for seismic upgrades. The posts are purely an aesthetic preference, based on styles that exist in the neighbourhood.
- What is the exterior finish going to be?
  - Cedar shingles from the house will be retained and used. Possibly cement board higher up on the house.

### **Neighbours**

1572 Vining neighbour is concerned with the house being closer to the fence and worried about shading on the garden space.

- Why does the house need to be moved instead of digging down?
  - We are not moving the house closer to any property. The applicant has also done a sun study to show there will be no extensive shading to neighbouring properties or garden space.
- Does this mean all the other housing in the neighbourhood could have that same height?
  - No, other properties would have to seek variances for any work that does not comply with the zoning bylaw.

*Public portion of the meeting closed.*

### **Motion:**

**Moved:** Rus Collins

**Seconded:** Joanne Thibault

That the following variances be approved as requested.

**Bylaw Requirement**

**Relaxation Requested**

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**Carried Unanimously**

Meeting Adjourned at 12:40 p.m.

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