



**AGENDA – CITY OF VICTORIA BOARD OF VARIANCE
MEETING OF THURSDAY MARCH 23, 2023 AT 12:30 P.M.
VIRTUAL TEAMS MEETING**

1. Minutes

Minutes from the meeting held March 9, 2023

2. Appeals

12:30 Board of Variance Appeal #00973

**John Shields, Edda Creative, Applicant; Gregory Sabo & Jean Delaney, Owners
1511 Montgomery Avenue**

Present Zoning: R1-A
Present Use: Single Family Dwelling

The proposal is for a the construction of an accessory building to be located at the north east corner of the lot.

Bylaw Requirement

Relaxation Requested

Schedule F, section 1.

Placement relaxed from the rear yard to be partly within the side yard.

12:50 Board of Variance Appeal #00976

**Lindsay Baker, Aspire Custom Designs, Applicant; Donald & Diana Macdonald,
Owners
1368 Thurlow Road**

Present Zoning: R-2
Present Use: Strata Duplex

The proposal is for the construction of a new addition located at the north west side of the property.

Bylaw Requirement

Relaxation Requested

Section 2.1.3.c.

Floor area, relaxed for the first and second storeys combined from 280.0m² to 377.13m².

1:10 Board of Variance Appeal #00978
Paul Daley, Applicant
1608 Redfern Street

Present Zoning: R1-B
Present Use: SFD converted to Duplex

The proposal is for renovations which include converting from a duplex to a triplex, new front steps and legalize existing north side yard steps.

Bylaw Requirements

Relaxations Requested

Section 1.2.5.a.	Projection of front steps higher than 1.7m relaxed from 2.50m to 2.72m.
Section 1.2.5.c.	North side yard setback relaxed from 1.62m to 0.31m.
Section 1.2.5.d.	Combined side yard setback relaxed from 4.50m to 2.29m.
Schedule G, section 3.b.i.	To permit an exterior change at the front for steps greater than 1.5m in height.

1:30 Board of Variance Appeal #00977
Michael Rowe & Clara Smart, Owners; Scott Roberts, Contractor
258 Richmond Avenue

Present Zoning: R1-G
Present Use: Single Family Dwelling

The proposal is for renovations which include new deck landing with steps and hot tub located in the rear yard.

Bylaw Requirements

Relaxations Requested

Section 1.6.5.b.	Rear yard setback relaxed from 9.10m to 3.24m
Section 1.6.5.d.	Side yard setback (north) relaxed from 1.83m to 0.76m
Section 1.6.5.b	Rear yard setback relaxed from 9.1m to 0.53m
Section 1.6.5.d.	Side yard setback (north) relaxed from 1.83m to 0.34m
Schedule F, section 4.d.	Separation space between primary building relaxed from 2.4m to 0.57m
Section 1.6.6.b.	Overall site coverage relaxed from 30% to 52%
Schedule F, section 5.b.	Rear yard lot coverage relaxed from 25% to 44.4%