



**AGENDA – CITY OF VICTORIA BOARD OF VARIANCE
MEETING OF THURSDAY SEPTEMBER 9, 2021 AT 12:30 P.M.
VIRTUAL TEAMS MEETING**

1. Minutes

Approval of the August 12, 2021 Meeting Minutes.

Approval of the August 26, 2021 Meeting Minutes.

2. Appeal

12:30 Board of Variance Appeal #00913

**Lindsay Baker, Aspire Custom Designs, Applicant; Adam Smith, Owner.
841 Bay Street**

Present Zoning: R1-B
Present Use: Duplex Conversion

The proposal is to replace main floor projection into rear yard and upper floor deck/fire escape.

Bylaw Requirement

Relaxation Requested

Section 1.2.4.c
Section 1.2.5.b

Relaxation to permit roof deck
Rear yard setback relaxed from 7.5m to 4.9m

1:00 Board of Variance Appeal #00917

**Daniel Robbins, Sakura Developments, Applicant; Richard Egli, Owner
1023 Joan Crescent**

Present Zoning: R1-A
Present Use: Vacant

The proposal is to construct a new single-family dwelling on the existing vacant narrow lot.

Bylaw Requirements

Relaxations Requested

Section 1.1.5.d

Side yard setback (north) relaxed from 3.0m to 1.53m

**1:30 Board of Variance Appeal #00879
Hans De Goede, Applicant**

205 Simcoe Street

Present Zoning: C1-C
Present Use: Athletic club / Daycare for 16 children

The proposal is for additions (46m² total) located at the front of the property.

Bylaw Requirements

Relaxations Requested

Section 4.21.4.a	Front yard setback relaxed from 13.9m to 13.62m (matching existing building setback)
Section 4.21.4.b	Flanking street setback(Montreal Street) relaxed from 6.0m to 5.75m (matching existing building setback)
Section 4.21.5.a	Site coverage relaxed from 30% to 33.9%