

**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES  
APRIL 13, 2023**

**Present:** Trevor Moat, Chair  
Margaret Eckenfelder  
Rus Collins  
Joanne Thibault

**Absent:** Rosa Munzer

**Staff:** Thom Pebernat, Zoning Administrator  
Alena Hickman, Planning Secretary

---

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

**1. Minutes**

Minutes from the meeting held March 23, 2023

**Moved:** Margaret Eckenfelder

**Seconded:** Joanne Thibault

That the minutes from March 23, 2023 be adopted as amended.

**Carried Unanimously**

**2. Appeals**

**12:30 Board of Variance Appeal #00980**

**Devon Anderson, DA Design Group Inc. Applicant; Natasha Meens; Owner  
1911 Stanley Avenue**

---

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

The proposal is to raise the existing building, construct a deck and raised pool addition to the rear and convert the lower floor to a secondary suite.

**Bylaw Requirement**

**Relaxation Requested**

Section 1.2.4

Number of storeys relaxed from 2 to 3 (results from raising the building)

Section 1.2.5.b

Rear yard setback relaxed from 9.14m to 7.64m

Section 1.2.5.c

Side yard setback (north) relaxed from 1.65m to 1.44m (for deck/pool addition to match existing building line)

---

Schedule F Section 1	location relaxed from rear yard to side yard (existing position is not changing - deck addition causes this variance)
Schedule F Section 4.d	Separation space from principal building and accessory building relaxed from 2.4m to 1.99m

Devon Anderson, Applicant; was present.

### **Applicant**

- Current house lacks enough height in the basement to properly use the space. Applicants would like to build a secondary suite in this space for possible use by family members.
- Applicants would like to raise the house while maintaining its character and integrity.
- Even with the proposed height variance, the house will still be lower than the surrounding homes.
- Neighbour on the north side has been consulted and all his questions have been answered.

### **Board**

- Is the treatment of the front façade going to be changed?
  - It is meant to be preserved. We will address any cracking from the lifting of the house but otherwise, windows and façade will be preserved. That is the main goal.
- The house is simply being lifted, correct?
  - Yes.

### **Neighbours**

- Gloria Gray neighbour – I have concerns about noise, traffic and parking. How long will this project take?
  - At this point we don't have a fixed timeline. Ultimately it comes down to trade availability and permit process time.
  - Something like this would typically take about 6-8 months.
- What is the process?
  - Some demolition is required, then a team comes in to lift the house onto blocks. We support the house from below, build walls and then place the house back down on the new foundation. Potentially some plumbing will also need to be dug in.
- Do you have a timeline as to when the house will actually be lifted?
  - Once permits are issued, we would look to start right away. Two months, advance notice is required for lifting the house.

*Public portion of the meeting closed.*

- Appreciate the effort to conserve this vintage housing stock.
- Reasonable request.
- Providing more housing for family members, which is very positive.

**Motion:**

**Moved:** Margaret Eckenfelder

**Seconded:** Rus Collins

That the following variances be approved.

**Bylaw Requirement**

**Relaxation Requested**

Section 1.2.4

Number of storeys relaxed from 2 to 3 (results from raising the building)

Section 1.2.5.b

Rear yard setback relaxed from 9.14m to 7.64m

Section 1.2.5.c

Side yard setback (north) relaxed from 1.65m to 1.44m (for deck/pool addition to match existing building line)

Schedule F Section 1

location relaxed from rear yard to side yard (existing position is not changing - deck addition causes this variance)

Schedule F Section 4.d

Separation space from principal building and accessory building relaxed from 2.4m to 1.99m

**Carried Unanimously**

**12:50 Board of Variance Appeal #00965  
Justin Sully, Owner  
190 Olive Street**

Present Zoning:

R1-B

Present Use:

Single Family Dwelling

The proposal is for renovations to existing accessory building to add deck and stairs to upper floor and raise existing roof level 0.07m.

**Bylaw Requirement**

**Relaxation Requested**

Schedule F Section 3.a

Height of building relaxed from 3.5m to 4.23m (note: existing building is 4.16m currently)

Schedule F Section 4.a

Rear yard setback relaxed from 0.6m to 0.34m matching the existing building placement

Schedule F Section 4.b

Side yard setback (north) relaxed from 0.6m to 0.53m matching the existing building placement

Schedule F Section 4.d

Separation space from main building relaxed from 2.4m to 2.33m matching the existing building placement

Schedule F Section 5.b

Rear yard site coverage relaxed from 25% to 30.95%

Justin Sully, Owner; was present.

**Applicant**

- Applicant wishes to renovate an existing nonconforming backyard/garage, and create a large office so there is more space in the house for a growing family. It will also provide a place for extended family to stay when needed.
- The hardships are the existing nonconforming nature of the building and the unusual nature of the lot because of the easement.
- The roof is also in great disrepair and needs to be fixed.
- Applicant has spoken to neighbours to ensure everyone is informed and has received no objections.

**Neighbours**

- Brian Lord – neighbour to the north is in full support of this application.

*Public portion of the meeting closed.*

- Appreciate the consultation with neighbours.
- Reasonable request and attractive plans
- Appreciate the applicant’s presentation.

**Motion:**

**Moved:** Rosa Munzer

**Seconded:** Margaret Eckenfelder

That the following variances be approved:

**Bylaw Requirements**

**Relaxations Requested**

Schedule F Section 3.a

Height of building relaxed from 3.5m to 4.23m  
(note: existing building is 4.16m currently)

Schedule F Section 4.a

Rear yard setback relaxed from 0.6m to 0.34m  
matching the existing building placement

Schedule F Section 4.b

Side yard setback (north) relaxed from 0.6m to  
0.53m matching the existing building placement

Schedule F Section 4.d

]Separation space from main building relaxed from  
2.4m to 2.33m matching the existing building  
placement

Schedule F Section 5.b

Rear yard site coverage relaxed from 25% to  
30.95%

**Carried Unanimously**

Meeting Adjourned at 1:15 pm.

---