

**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES  
JANUARY 26, 2023**

**Present:** Margaret Eckenfelder - Chair  
Trevor Moat  
Rosa Munzer  
Rus Collins

**Absent:** Joanne Thibault

**Staff:** Nina Jokinen, Zoning Technician  
Alena Hickman, Planning Secretary

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

Minutes for the meeting of December 8, 2022 were approved moved by Margaret Eckenfelder, seconded by Rosa Munzer, carried unanimously as amended.

**1. Appeals**

**12:30 Board of Variance Appeal #00968  
Mary Heppner & Daniel Barrett, Applicants  
1555 Pembroke Street**

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Present Zoning: R1-B  
Present Use: SFD

The proposal is to construct a garden suite in the rear yard and remove the existing garage and rebuild set back from street.

**Bylaw Requirement**

**Relaxation Requested**

Schedule M Section 3.a  
Schedule F Section 1

Site coverage in rear yard varied from 25% to 32%  
Location of accessory building (garage) relaxed  
from rear yard to front yard location to match  
existing.

Schedule F Section 4.b

Side yard setback (west) relaxed from 0.6m to 0.4m

**Applicant**

- We designed a one-level garden suite with the assumption that it would have the least amount of impact on neighbours.
- The size of our deck is an issue because of the site coverage limit.
- Reducing the size of the deck to make the garden suite comply would have significant costs.
- We must do something with the garage eventually as the wall on the westerly side has been disturbed by an old maple tree and we will be running the suite services through the foundation of the garage.
- There is a rock wall in front of the house that is also heritage designated, so that will stay intact.

**Board**

- Is there a new water meter being installed?
  - The water service needs to be upgraded because of the garden suite addition.

**Neighbours**

- 2205 Victor Street neighbour has no issues with the variance and wonders whether any blasting will be required.
- Our intention is to have a small crawl space so we will excavate. It's an adaptable construction method and will depend on what we find. We hope there will be no need to blast.

*Public portion of the meeting closed.*

- Great design, reasonable & supportable request.
- Reconstruction of the garage is supportable.

**Motion:**

**Moved:** Trevor Moat

**Seconded:** Rosa Munzer

That the following variances be approved:

**Bylaw Requirement**

**Relaxation Requested**

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**Carried Unanimously**

Meeting Adjourned at 1:26 pm

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