

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
MARCH 11, 2021**

Present: Trevor Moat, Chair
Rosa Munzer
Margaret Eckenfelder

Absent: Rus Collins, Jaime Hall

Staff: Alena Hickman, BOV Secretary
Thom Pebernat, Zoning Administrator

The meeting was called to order at 1:00 pm.

1. Minutes

Minutes from the meeting held February 25, 2021

Moved: Margaret Eckenfelder

Seconded: Rosa Munzer

That the minutes from February 25, 2021 be adopted as amended.

Carried Unanimously

2. Appeals

**1:00 Board of Variance Appeal #00884
Shaun Watkins, Applicant
329 Vancouver Street**

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

The proposal is to construct a 2 storey 113m² (1220 sq. ft.) addition to the rear and side of the existing building and porch and stairs to the front.

Bylaw Requirements

Relaxations Requested

Section 1.2.5.a

Front steps projection into required front yard relaxed from 2.5m to 4.02m (note: existing building currently has a non-conforming setback of 6.5m)

Section 1.2.5.a

Front porch projection into required front yard relaxed from 1.6m to 2.5m (note: existing building currently has a non-conforming setback of 6.5m)

Section 1.2.5.c

Side yard setback (south) relaxed from 1.5m to 0.96m

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Section 1.2.5.d	Combined side yard setbacks relaxed from 4.5m to 3.25m
Section 1.2.5.e	Side yard (flanking street - Sutlej) relaxed from 3.5m to 2.29m
Section 1.2.5.f	Eave projection into rear yard relaxed from 0.75m to 1.06m
Section 5(2)(a)	of the Tree Preservation Bylaw No. 05-106 varied for removal of trees detailed on site plan facing Sutlej Street

Shaun Watkins, Applicant was present.

Correspondence submitted was acknowledged.

Applicant

- Our plan is to retain the existing small house as a dwelling and add a second two-storey dwelling next to it.
- The hardships are due to the small and irregular lot size and the location of the existing building already encroaching on three setbacks.
- We could see no other option that did not involve demolition of the existing structure.
- We wanted to build something that was fitting within the neighbourhood.
- We consulted with our neighbours to ensure we received everyone's opinions.
- This house is meant to be our forever family home for generations to come.

Neighbours

- Joan Halverson of 305-964 Heywood Avenue said she fully supports the application. Thinks it is tasteful and fits well within the neighbourhood.

Public portion of the meeting closed.

- Thoughtfully placed.
- A respectful design.
- In character with the neighbourhood.

Motion:

Moved: Margaret Eckenfelder

Seconded: Rosa Munzer

That the following variance be approved.

Carried Unanimously

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Bylaw Requirements	Relaxations Requested
Section 1.2.5.a	Front steps projection into required front yard relaxed from 2.5m to 4.02m (note: existing building currently has a non-conforming setback of 6.5m)
Section 1.2.5.a	Front porch projection into required front yard relaxed from 1.6m to 2.5m (note: existing building currently has a non-conforming setback of 6.5m)
Section 1.2.5.c	Side yard setback (south) relaxed from 1.5m to 0.96m
Section 1.2.5.d	Combined side yard setbacks relaxed from 4.5m to 3.25m
Section 1.2.5.e	Side yard (flanking street - Sutlej) relaxed from 3.5m to 2.29m
Section 1.2.5.f	Eave projection into rear yard relaxed from 0.75m to 1.06m
Section 5(2)(a)	of the Tree Preservation Bylaw No. 05-106 varied for removal of trees detailed on site plan facing Sutlej Street

1:30 Board of Variance Appeal #00877
Will Peereboom, Applicant
1520 Pembroke Street

Present Zoning: R-2
Present Use: Vacant

The proposal is for a new single-family dwelling with a secondary suite.

<i>Bylaw Requirements</i>	<i>Relaxations Requested</i>
Section 1.2.5.a	Front yard (Forbes St) setback relaxed from 7.50m to 3.51m
Section 1.2.5.b	Rear yard setback relaxed from 7.50m to 1.50m

Will Peereboom, Applicant; was present.

Applicant

- The hardship is what is considered the street frontage for this lot.
- Forbes is considered the frontage because it has the larger right of way.
- The lot as is, is only 13.4m wide and that would leave us with zero building envelope.
- Pembroke is the preferred and more reasonable frontage, because it is the narrower of the two street frontages.

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- If Pembroke were deemed to be the frontage, the proposed project would require no variances.

Public portion of the meeting closed.

- Reasonable approach.

Motion:

Moved: Rosa Munzer

Seconded: Margaret Eckenfelder

That the following variances be approved.

Bylaw Requirements

Relaxations Requested

Section 1.2.5.a

Front yard (Forbes St) setback relaxed from 7.50m to 3.51m

Section 1.2.5.b

Rear yard setback relaxed from 7.50m to 1.50m

Carried Unanimously

Meeting Adjourned at 1:35 pm.
