

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
MARCH 9, 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 February 9, 2023

Moved: Margaret Eckenfelder

Seconded: Rus Collins

That the minutes from February 9, 2023 be adopted as amended.

Carried Unanimously

2. Appeals

12:30 Board of Variance Appeal #00971

**Derek Breen - Mac Renovations Applicant; Matthew & Mackenzie Godard; Owners
137 Ladysmith Street**

Present Zoning: R-2
Present Use: Single-Family Dwelling

The proposal is for renovations which includes an upper floor addition.

Bylaw Requirements

Relaxations Requested

Section 1.2.4.a.

Height relaxed from 7.6m to 8.23m and number of storeys from 2 to 3.

Section 1.2.5.a

Front yard setback relaxed from 7.5m to 4.71m.

Section 1.2.5.c.

Side yard setback relaxed for west side from 1.5m to 0.57m and east side from 3.0m to 1.08m.

Section 1.2.5.d.

Combined side yard setbacks relaxed from 4.5m to 1.65m.

Derek Breen, Mac Renovations Applicant; Matthew & Mackenzie Godard; Owners were present.

Applicant

- The request for relaxations results from the fact that this house was sited towards the front of a narrow lot and does not comply with current zoning.
- Building a second storey to create more family space requires variances for the required setbacks.
- The addition will give the house long utility, benefit the streetscape and allow for legalization of an existing suite.

Board

- The neighbours who provided letters of support did not list addresses; can you please confirm these.
 - The Gwinn family reside at 141 Ladysmith Street and the Ryley's are at 135 Ladysmith Street.

Public portion of the meeting closed.

- *Reasonable request.*
- *Will improve the overall look of the house.*
- *The drawing package was clear and concise which was appreciated.*

Motion:

Moved: Margaret Eckenfelder

Seconded: Rus Collins

That the following variances be approved.

Bylaw Requirements

Relaxation Requested

Section 1.2.4.a.

Height relaxed from 7.6m to 8.23m and number of storeys from 2 to 3.

Section 1.2.5.a

Front yard setback relaxed from 7.5m to 4.71m.

Section 1.2.5.c.

Side yard setback relaxed for west side from 1.5m to 0.57m and east side from 3.0m to 1.08m.

Section 1.2.5.d.

Combined side yard setbacks relaxed from 4.5m to 1.65m.

Carried Unanimously

**12:50 Board of Variance Appeal #00970
Fan Jiaxin, Applicant
256 Superior Street**

Present Zoning:
Present Use:

R-2
Single-Family Dwelling

The proposal is for renovations which includes lifting and moving the house and a new secondary suite.

Bylaw Requirements

Relaxations Requested

Section 1.2.5.c.

Side yard setback (south east) relaxed from 3.0m to 1.52m.

Section 1.2.5.d

Combined side yard setback relaxed from 4.5m to 3.04m.

Fan Jiaxin, Applicant; was present.

Applicant

- Built in 1910, we would like to lift and renovate the existing house and create a secondary suite while staying within the current footprint.

Board

Public portion of the meeting closed.

- What is proposed is reasonable and will be a good addition to the community.

Motion:

Moved: Joanne Thibault

Seconded: Margaret Eckenfelder

That the following variances be approved:

Bylaw Requirements

Relaxations Requested

Section 1.2.5.c.

Side yard setback (south east) relaxed from 3.0m to 1.52m.

Section 1.2.5.d

Combined side yard setback relaxed from 4.5m to 3.04m.

Carried Unanimously

Meeting Adjourned at 1:15 pm.
