

**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES  
MAY 23, 2024**

**Present:** Trevor Moat  
Margaret Eckenfelder  
Rosa Munzer  
Rus Collins  
Joanne Thibault

**Staff:** Samantha Cole, Zoning Technician  
Alena Hickman, Planning Secretary

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

**1. Minutes**

Minutes from the meeting held May 9, 2024

**Moved:** Joanne Eckenfelder

**Seconded:** Rosa Munzer

That the minutes from May 9, 2024 be adopted as amended.

**Carried Unanimously**

**2. Appeals**

**12:30 Board of Variance Appeal #01014  
Iaian McDougall, Applicant  
1834 Stanley Avenue**

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Present Zoning: R1-B  
Present Use: Duplex

The proposal is to raise the building, replace the foundation, and construct a basement.

**Bylaw Requirement**

**Relaxation Requested**

Section 1.2.4.a  
Section 1.2.5.a  
Section 1.2.5.b  
Schedule G - 3.b.iii

Height of building relaxed from 7.6m to 8.34m.  
Front yard setback relaxed from 7.50m to 3.04m.  
Rear yard setback relaxed from 7.50m to 6.54m.  
Raising the building maximum relaxed from 0.60m to 0.72m.

**Applicant**

- The house needs a seismic upgrade and a new foundation.
- While this work is being done, the applicants would also like to lift the house to ensure there are no flooding issues in the future.
- The house will remain in the same location with the proposed setbacks.

**Board**

- Have you spoken to the neighbours regarding your proposed plans?
  - Yes, we have had an open line of communication with our neighbours on the project, and have had nothing but support.

**Neighbours**

- No neighbours present at this meeting

*Public portion of the meeting closed.*

- Modest request.
- Appreciate the house is staying in the same location.
- Appreciation for the thought and work being put in to preserve and improve this beautiful home.

**Motion:**

**Moved:** Rosa Munzer

**Seconded:** Joanne Thibault

That the following variances be approved as requested.

**Bylaw Requirement**

**Relaxation Requested**

Section 1.2.4.a  
Section 1.2.5.a  
Section 1.2.5.b  
Schedule G - 3.b.iii

Height of building relaxed from 7.6m to 8.34m.  
Front yard setback relaxed from 7.50m to 3.04m.  
Rear yard setback relaxed from 7.50m to 6.54m.  
Raising the building maximum relaxed from 0.60m to 0.72m.

**Carried Unanimously**

**12:50 Board of Variance Appeal #01019**

**Kieran Lynch, Applicant; Dimma Pacific Properties LTD, Owners  
822 Catherine Street**

Present Zoning: C1-C3  
Present Use: Vacant

The proposal is to move the previously approved mixed-use building to the west to accommodate to BC Hydro clearance requirements.

**Bylaw Requirement**

**Relaxation Requested**

Section 4.109.6.b

Rear yard setback relaxed from 6.00m to 3.72m.

**Applicant**

- The proposal is to move the mixed-use building previously approved by Council during a rezoning application.
- The building requires a 3m setback from the overhead wiring which currently does not exist.

- BC hydro had previously stated there may be room to move or bury the wires. With a new supervisor on this job, it's now confirmed that is not possible to move the wiring and moving forward we have no choice but to move the building.

**Board**

- No questions from Board members.

**Neighbours**

- No neighbours were present in the meeting.

*Public portion of the meeting closed.*

- There seems to have been some uncertainty with what BC hydro required.

**Motion:**

**Moved:** Joanne Thibault

**Seconded:** Rus Collins

That the following variances be approved as requested.

**Bylaw Requirement**

**Relaxation Requested**

Section 4.109.6.b

Rear yard setback relaxed from 6.00m to 3.72m.

**Carried Unanimously**

Meeting Adjourned at 12:38 p.m.

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