

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
MAY 25, 2023**

Present: Margaret Eckenfelder (Chair)
Rus Collins
Rosa Munzer
Joanne Thibault

Absent: Trevor Moat

Staff: Thom Pebernat, Zoning Administrator
Ayla Conklin, Planning Secretary

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

1. Minutes

Motion

Minutes from the meeting held May 11, 2023

Moved: Rosa Munzer

Seconded: Rus Collins

That the minutes from May 11, 2023 be adopted as amended.

Carried Unanimously

Rus Collins recused themselves from this item.

2. Appeals

**12:30 Board of Variance Appeal #00975
Jeff Weightman & Shannon Weightman, Applicants
1013 McCaskill Street**

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

The proposal is to construct an addition for a secondary suite, a main floor expansion, and to rebuild the front porch and stairs.

Bylaw Requirements

Relaxations Requested

Section 1.2.4.a

number of storeys relaxed from 2 to 2.5 for existing
attic floor level (no change to exterior of building)

Section 1.2.5.a

front porch and stairs projection relaxed from 1.6m
for porch to 1.74m and 2.5m for stairs to 2.91m

Section 1.2.5.d

combined side yard setback relaxed from 4.5m to
3.71m

Section 8(e) of the tree protection bylaw for removal of trees 187 and 189
Section 8(g) of the tree protection bylaw for removal of tree 186

Jeff Weightman & Shannon Weightman, Applicants; were present.
Kathryn Koshman, Designer, Zebra Group; was present.

Applicant

- Variances are requested to construct an addition to accommodate a growing family's need for more space.
- The existing basement is too low to be used as living space. The existing foundation cannot support an additional floor options to add living space are limited. The plan is to expand into the south side yard and to make the attic usable.
- Home was initially built too close to the front and north property lines so they are not-conforming so variances are required to retain the existing setbacks.
- The 1/2 storey variance is required to upgrade the attic.
- The stairs and deck are sagging which is a safety risk and repairs are required. The size of the porch makes it usable. The variances are required to increase the porch size and repair the stairs.
- The only construction access is from McCaskill Street, which may require tree removal.
- Proposing four replacement trees.

Public portion of the meeting closed.

- Appreciation for a clear presentation and high neighbour support.
- Support for the alterations rather than a complete redevelopment.

Motion:

Moved: Rosa Munzer

Seconded: Joanne Thibault

That the following variances be approved.

Bylaw Requirements

Relaxations Requested

Section 1.2.4.a

number of storeys relaxed from 2 to 2.5 for existing attic floor level (no change to exterior of building)

Section 1.2.5.a

front porch and stairs projection relaxed from 1.6m for porch to 1.74m and 2.5m for stairs to 2.91m

Section 1.2.5.d

combined side yard setback relaxed from 4.5m to 3.71m

Section 8(e) of the tree protection bylaw for removal of trees 187 and 189

Section 8(g) of the tree protection bylaw for removal of tree 186

Carried Unanimously

12:50 Board of Variance Appeal #00986
Jesse Garlick – Studio 531 Architects; Claire Monahan, Owner
936 Queens Avenue

Present Zoning: R1-B
Present Use: 5-Suite Conversion

The proposal is for a house conversion from 5 suites to 7 suites. The scope of work includes a new foundation, new entry steps and landings, and replacing the rear steps.

Bylaw Requirements

Relaxations Requested

section 1.2.4.a.

Relaxation to the height from 7.60m to 9.66m. The increase is technical in nature due to the lowering of the average grade initiated by the new in-ground steps and landing. The existing height is 9.63m, the height of the roof remains unchanged.

section 1.2.5.c.

Relaxation to the side yard setback from 1.52m to 1.00m to the east rear steps and 3.00m to 1.30m to the west rear steps.

Jesse Garlick, Applicant; was present. Nick Scruton and Tom Labelle, designers; were present.

Applicant

- Variances are to keep the property essentially as is.
- Adding two new entrances for the lower level suites which affects the average grade calculation and now results in the need for a height variance.
- Variance is also required to reconstruct the rear stairs, which are currently non-conforming.

Board

- What has been the response from neighbours?
 - Neighbours showed no objections.

Public portion of the meeting closed.

- Variances are extremely minor and supportable.

Motion:

Moved: Rus Collins

Seconded: Joanne Thibault

That the following variances be approved:

Bylaw Requirements

Relaxations Requested

section 1.2.4.a.

Relaxation to the height from 7.60m to 9.66m. The increase is technical in nature due to the lowering of the average grade initiated by the new in-ground steps and landing. The existing height is 9.63m, the height of the roof remains unchanged.

section 1.2.5.c.

Relaxation to the side yard setback from 1.52m to 1.00m to the east rear steps and 3.00m to 1.30m to the west rear steps.

Carried Unanimously

Meeting Adjourned at 12:58 pm
