



**AGENDA – CITY OF VICTORIA BOARD OF VARIANCE
MEETING OF THURSDAY JANUARY 28, 2021 AT 12:30 P.M.
VIRTUAL TEAMS MEETING**

1. Minutes

Approval of the December 10, 2020 Meeting Minutes.

Approval of the December 17, 2020 Meeting Minutes.

2. Appeal

12:30 Board of Variance Appeal #00885

**Karen Hillel Architect, Applicant; Parry Street Developments Ltd C/O, Homewood Constructors Ltd, Owners
928 Richmond Avenue**

Present Zoning: R1-42
Present Use: Under Construction

The proposal is for an amendment to strata building currently under construction.

Bylaw Requirements

Relaxations Requested

Section 1.134.4.a

Height relaxed from 5.0m (max.) to 5.2m

1:00 Board of Variance Appeal #00858

**Ryan Wylie, Applicant; Marc Nakhleh & Sarah Brabant, Owners
326 Arnold Avenue**

Present Zoning: R1-B
Present Use: SFD

The proposal is for renovations which includes a new front porch with steps and a new deck with steps at the rear. Interior renovations are to include a secondary suite. Also, the proposal seeks approval for the existing accessory building.

Bylaw Requirement

Relaxation Requested

Section 1.2.5.a

Front yard setback relaxed from 7.5m to 7.17m

Section 1.2.5.d

Rear yard setback relaxed from 11.02m to 8.78m

Schedule F Section 1

Location of accessory building relaxed from rear yard to side yard

Schedule F Section 4.b

Side yard setback (north) relaxed from 0.6m to 0.0m

Schedule F Section 4.d

Separation space from main building relaxed from 2.4m to 1.02m

Section 5(2)(a)

Of the Tree Preservation Bylaw No. 05-106 varied for removal of tree #3 (ornamental plum) located on the south side yard of the property adjacent to the existing deck as detailed in the August 5, 2020 Arborist Report on site plan on Schedule A.

**1:30 Board of Variance Appeal #00873
Heels Design & Drafting Services, Sara Comish & John Pullyblank, Owners
610 Linden Avenue**

Present Zoning:

R-2

Present Use:

Single Family Dwelling

The proposal is to add a secondary suite in the basement which requires new in-ground steps.

Bylaw Requirement

Relaxation Requested

Section 1.2.4 a)

Relaxation to the height of the building from 7.60m to 8.32m.

Note: Existing height is 8.21m.

**2:00 Board of Variance Appeal #00886
Ron Malzon, Applicant; Hugo Thauberger & Ida Thauberger, Owners
1020 Terrace Avenue**

Present Zoning:

R1-A

Present Use:

SFD

The proposal is for approval of amended roof projection at the southeast corner of the new addition.

Bylaw Requirement

Relaxation Requested

Section 1.1.5.b

Rear yard setback (west) relaxed from 14.93m to 8.5m