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

1. **Minutes:** Meeting of September 27, 2012

   **Moved:** Andrew Rushforth  
   **Seconded:** Peggy Pedersen

   That the minutes of September 27, 2012, be adopted

   Carried

2. Trevor Moat was introduced and welcomed to the Board.

3. The Board decided that the applicants and their representatives can remain at the table during deliberations.

4. **Appeals**

   **Board of Variance Appeal #00432**
   **Shawn Adye and Graham Turner, Applicants; Edie East, Executor**
   **1331 May Street, LOT 1**

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

   The proposal is to construct a new single family dwelling.

   **Bylaw Requirements**  
   **Relaxations Requested**

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Board of Variance Appeal #00433  
Shawn Adye and Graham Turner, Applicants; Edie East, Executor  
1331 May Street, LOT 2

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

The proposal is to construct a new single family dwelling.

**Bylaw Requirements** | **Relaxations Requested**
--- | ---
Section 1.2.5.a | Relaxation of the front yard setback from 7.5m (24.6') to 4.64m (15.2')
Section 1.2.5.b | Relaxation of the rear yard setback from 7.5m (24.6') to 6.00m (19.7')

Shawn Adye and Graham Turner (applicants) and Elisabeth Young and Norm McPhee (195 Olive Street, adjoining neighbours to Lot 2) were present.

The Secretary read the following correspondence for Lots 1 and 2:

- Letter from the applicants
- Petition in support from the following neighbours:
  - Lot 1
    - 1329, 1332, 1336, 1339 May Street
  - Lot 2
    - 1329, 1339 May Street
    - 194, 195 Olive Street
- Report from the Planning Department

**Applicant**

- Proposal does not present a radical change to the neighbourhood
- Generally good response from the neighbours; have changed plans and design at the request of the owners of 194 and 195 Olive Street (re Lot 2)
- Rear yard of 1339 May Street will lose some light, but the new house on Lot 2 will be further away than the existing one
- Moved house on Lot 2 and reduced size of windows to address privacy and view issues of 195 Olive Street
- Repositioned driveway from between the two houses to the south side of the Lot 2 house, with 11’ 6” separation
- Considered a garage within the Lot 2 house, but the slope of the driveway would not meet City regulations
- Changed materials and design of the houses so that they are not as similar (Arts and Crafts style with shake exterior for Lot 2 house as suggested by neighbours)
- Holly tree is not protected
- All drainage requirements will be addressed
Owners of 195 Olive Street re Lot 2
- Not in support of the proposal for two houses on two small lots
- Requested variances are not suitable for Olive Street or the property
- Recommend that the width of the Lot 2 house be decreased by 5' to increase the distance between her house and the new house; this would result in an adequate house of 1,806 ft²
- Object to the proximity of the Lot 2 house to her porch and the back windows of the new house to her kitchen window
- Prefers a car beside her house rather than a wall
- Boulevard tree, holly tree and fruit trees should be saved
- Concerned about drainage if too much vegetation is removed

Board
- Reasonable proposals, limited by the size of the existing lots

FOR LOT 1
Moved: Paul Osborne  Seconded: Andrew Rushforth

That the following variances be allowed:

Section 1.2.5.a  Relaxation of the front yard setback from 7.5m (24.6') to 4.64m (15.2')

Carried

FOR LOT 2
Moved: Paul Osborne  Seconded: Andrew Rushforth

That the following variances be allowed:

Section 1.2.5.a  Relaxation of the front yard setback from 7.5m (24.6') to 4.64m (15.2')

Carried

Opposed: Trevor Moat
Board of Variance Appeal #00430
Brad Jones Contracting, Applicant; Step One Design, Designers
John and Patricia Ratzke, Owners
1755 Hollywood Crescent

Present Zoning: R1-G - Single Family Dwelling (Gonzales)
Present Use: Single family dwelling

The proposal is to construct a two-car garage addition at the front of the existing single family dwelling.

Bylaw Requirements | Relaxations Requested
Section 1.6.3.b | Relaxation of the combined first and second storey floor area from $240\text{m}^2$ (2583.4 sq ft) to $269.31\text{m}^2$ (2898.9 sq ft)
Section 1.6.5.e | Relaxation of the east side yard setback from 2.3m (7.5') to 1.34m (4.4')
Section 1.6.5.f | Relaxation of the combined side yard setbacks from 5.4m (17.7') to 3.18m (10.4')

Brad Jones (applicant) and Mike Dunsmuir (designer, Step One Design) was present.

The Secretary read the following correspondence:
- Letter from the designer
- Letter from the owners to the neighbours
- Report from the Planning Department

Designer
- Proposed two-car garage is modest sized and will ease the off-street parking situation and provide security for vehicles
- Street parking is only allowed on the opposite side of the street and the sightlines are limited for backing out onto the street
- Due to the siting of the existing concrete front porch, the proposed garage will be built into the east side; it will also increase the allowable floor area of the house
- Proposal also includes removal of the existing narrow driveway and creation of a landscaped turnaround to allow vehicles to enter the road safely
- Width of existing single-car garage is not sufficient for a full-size vehicle; it will be used for bicycle storage

Applicant
- Contacted the following neighbours who were in support:
  o 1724-1726, 1734, 1739, 1765, 1777-1779 Hollywood Crescent

Board
- One-car garage would not require any variances
- Existing garage could be widened for a vehicle and bicycle storage
- Plenty of room on the property for surface parking and within the existing garage
- Limited parking on the street; however, zoning allows parking in the front yard
• Redesign of front porch would allow for the construction of an attached two-car garage, but there would not be room for a turnaround
• Proposed garage will be close to the adjoining property
• Potential damage to vehicles from saltwater spray poses a hardship related to the property

**Motion to Allow:**  Paul Osborne  
**No Seconder**

**Motion Failed**

**Motion to Decline:**  Peggy Pedersen  
**Seconded:**  Trevor Moat

**Opposed:**  Paul Osborne  
Andrew Rushforth  
Bruce Hallsor

**Motion Failed**

**Moved:**  Andrew Rushforth  
**Seconded:**  Paul Osborne

**That the following variances be allowed:**

Section 1.6.3.b  
Relaxation of the combined first and second storey floor area from 240m² (2583.4 sq ft) to 269.31m² (2898.9 sq ft)

Section 1.6.5.e  
Relaxation of the east side yard setback from 2.3m (7.5') to 1.34m (4.4')

Section 1.6.5.f  
Relaxation of the combined side yard setbacks from 5.4m (17.7') to 3.18m (10.4')

**Opposed:**  Peggy Pedersen  
Trevor Moat

**In Support:**  Bruce Hallsor

**Carried**
Board of Variance Appeal #00425  
John and Janice Pereira, Applicants/Owners; Bernard Karcher, Designer  
719 Connaught Street

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

The proposal is to enclose the existing carport and legalize the existing deck and stairs on the west side of the dwelling.

### Bylaw Requirements

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John and Janice Pereira (applicant/owners) were present.

The Secretary read the following correspondence:
- Letter from the applicants/owners
- Petition in support from the following neighbours:
  - 713, 714, 724, 729 Connaught Road
  - 705 Powderly Road
- Report from the Planning Department

### Applicants/Owners

- Proposal is to enclose the carport to create a garage for vehicle security and storage
- Vehicles have been broken into on two occasions
- Existing stairs provide access from the deck to the rear yard and a fire exit from the second storey of the house
- Area of carport will not increase
- Unable to contact owner of 720 Connaught Road

### Board

- Requested variances are minor
- Neighbours are in support

**Moved:** Peggy Pedersen  
**Seconded:** Paul Osborne

**That the following variances be allowed:**

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**Carried**

Adjourned: 1:50 pm
The Senior Planning Technician, applicants, owners, designer and neighbours were present during the deliberations.