

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
NOVEMBER 9, 2017**

Present: Andrew Rushforth, Chair
Margaret Eckenfelder
Jaime Hall
Rus Collins
Trevor Moat

Staff: Nina Jokinen, Planning Technician
Katie Lauriston, Secretary

The meeting was called to order at 12:25 pm.

1. **Minutes:** Meeting of October 26, 2017

Moved: Trevor Moat

Seconded: Margaret Eckenfelder

That the minutes of October 26, 2017 be adopted as amended.

2. **Appeals**

12:30 Board of Variance Appeal #00680

**Amrik Sahota, Dreamstone Developments Inc., Owner / Applicant; Kyle Leggett,
Java Designs, Designer.
3179 Somerset Street**

Present Zoning: R1-B – Single Family Dwelling District

Present Use: Vacant

The proposal is to construct a new single family dwelling with secondary suite.

Bylaw Requirements

Relaxations Requested

Part 1.2.4 (a)

Relaxation for the height from 7.60m to 8.20m

Part 1.2.4 (a)

Relaxation for the number of storeys from 2 to 3

Part 1.2.5 (b)

Relaxation for the rear yard setback from 7.50m to 7.31m

Amrik Sahota, Dreamstone Developments Inc., Applicant / Owner; Kyle Leggett and Norah Hallway of Java Designs, Designers, were present.

Designer

- The location of the services was measured, and they are just under a foot deep. The variances requested are not being changed.
- There is a foot to spare; instead of dropping the house down a foot the Applicant plan on having one foot of wiggle room.

Board

- What is the distance from the lot line to the basement, where the sewage outflow pipe exits?
 - 66.47ft, requiring a 2% grade.
- If a minimum 1.32ft height is required, how much wiggle room is necessary to achieve the height variance?
 - The Applicants could adjust the height, but the tradespeople want extra room just in case.
- How far down would the house have to be lowered to reduce the number of storeys?
 - It would have to go down by 6cm.

Neighbours

Katie Lauriston, Secretary, read a letter concerning the application from neighbour of 3195 Stevenson Place.

Applicant / Owner

The Applicant and Designers amended their plans and request for height variance from 8.2m to 8.14m. The Applicant and Designers also withdrew their request for variance for the number of storeys. The request for the rear yard setback remains unchanged.

Public portion of the meeting closed.

- The house being lowered ameliorates the height issue.
- The Board supports allowing exactly what is presented, with the only change being the house lowered by 6cm.

Moved: Trevor Moat

Seconded: Jaime Hall

That the following variances be allowed:

Bylaw Requirements

Relaxations Requested

Part 1.2.4 (a)

Relaxation for the height from 7.60m to 8.14m

Part 1.2.5 (b)

Relaxation for the rear yard setback from 7.50m to 7.31m

CARRIED UNANIMOUSLY

12:55 Board of Variance Appeal #00684

Peter O. Schiønning, SOS Design, Designer / Applicant; David and Romaine Hill, Owners.

1018 Bank Street

Present Zoning:
Present Use:

R1-G – Single Family Dwelling (Gonzales) District
Single Family Dwelling

The proposal is to enclose an attached carport to incorporate a new secondary suite and approve the existing shed location and north deck with steps.

Bylaw Requirements

Relaxations Requested

Part 1.6.5 (b)	Relaxation for the rear yard setback from 9.10m to 7.94m to the rear steps
Part 1.6.5 (e)	Relaxation for the north side yard setback from 2.18m to 0.94m to the deck
Part 1.6.5 (e)	Relaxation for the south side yard setback from 2.18m to 1.47m to the building
Part 1.6.5 (f)	Relaxation for the combined side yard setback from 5.40 to 2.41m
Part 1.6.6 (a)	Relaxation for the site coverage from 30.00% to 32.64%
Schedule F Section 4 (b)	Relaxation for the side yard setback from 0.60m to 0.55m for the shed

Peter O. Schiønning, SOS Design, Designer / Applicant; David and Romaine Hill, Owners, were present.

Designer / Applicant

- The requested variances already exist. The Owners wish to have a legal suite and a carport, neither of which affect the existing variances.

Public portion of the meeting closed.

Moved: Margaret Eckenfelder

Seconded: Trevor Moat

That the following variances be allowed:

Part 1.6.5 (b)	Relaxation for the rear yard setback from 9.10m to 7.94m to the rear steps
Part 1.6.5 (e)	Relaxation for the north side yard setback from 2.18m to 0.94m to the deck
Part 1.6.5 (e)	Relaxation for the south side yard setback from 2.18m to 1.47m to the building
Part 1.6.5 (f)	Relaxation for the combined side yard setback from 5.40 to 2.41m

Part 1.6.6 (a)

Relaxation for the site coverage from 30.00% to
32.64%

Schedule F Section 4 (b)

Relaxation for the side yard setback from 0.60m to
0.55m for the shed

CARRIED UNANIMOUSLY

Meeting Adjourned at 1:05 pm.
