

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
APRIL 26, 2018**

Present: Andrew Rushforth, Chair
Margaret Eckenfelder
Trevor Moat

Absent for a Portion of the Meeting Jaime Hall

Absent: Rus Collins

Staff: Nina Jokinen, Planning Technician
Katie Lauriston, Secretary

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

1. Minutes

Minutes from the meeting held March 22, 2018

Moved: Margaret Eckenfelder

Seconded: Jaime Hall

That the minutes from March 22, 2018 be adopted as amended.

Carried Unanimously

2. Appeals

**12:30 Board of Variance Appeal #00712
Duane Ensing and Megan McKeage, Villamar Design, Applicants / Designers;
Nathan Schaeffer and Katie Nieminen, Owners
3075 Albany Street**

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

The proposal is to renovate the existing single family dwelling which includes lifting the house and adding a secondary suite.

Bylaw Requirements

Relaxation Requested

Part 1.2.5 (b)

Decrease the rear yard setback from 7.73m to 6.80m

Note: existing is 6.80m.

Duane Ensing and Megan McKeage of Villamar Design, Applicants / Designers and Nathan Schaeffer and Katie Nieminen, Owners were present.

The correspondence submitted by the applicant in support of the application from Dean Smith of 3066 Albany Street, Clayton Snow of 3073 Albany Street, Anthony Waltham Smith of 3040 Carroll Street and Brock Paulin of 3079 Albany Street was acknowledged.

Designer

- The owners bought the house around December. Although they did not have a survey conducted, they were under the understanding that the house was conforming.
- The proposal requires a relaxation of the rear yard setback as part of renovations to increase the livability and flow of the future basement suite.
- The addition of the basement suite involves lifting the house. The new height does not exceed what is allowable for the zone, but does trigger an existing non-conforming rear yard setback.
- The addition is proposed on the northwest corner of the property, leaving the rear portion within the existing non-conforming setback. A 1m variance requested to keep space in place. There will be no visible change to the rear yard setback from the street, and the view for neighbours to the rear will be improved.
- The addition will have a 6m² footprint to add usable area below and above for future use.
- The roofline will also be changed to increase its appeal to the neighbours and owners.
- The hardship is that tearing down the portion of non-conforming building to make it comply to today's standards would be too much when the owners just want to lift the house and add small addition. The project would not be viable without the addition of the suite.

Board

- By how much will the house be raised?
 - 3 ft. maximum; the maximum height increase will still be 1m below what is allowed.
- Is there no window in the new living area due to fire code requirements?
 - This is incorrect in the plans; a window is planned for this location.
- Does the City have requirements for the maximum lift allowed?
 - Ms. Jokinen clarified that this was the case in a previous bylaw, but is now regulated through the building code.

Public portion of the meeting closed.

- Supportable, good neighbour support and benefits neighbourhood.

Motion:

Moved: Trevor Moat

Seconded: Jaime Hall

That the following variances be approved:

Part 1.2.5 (b)

Decrease the rear yard setback from 7.73m to 6.80m.

Carried Unanimously

Jaime Hall left the meeting at 12:45 pm.

3. Other Business

**Louis Horvat, Zebra Design, Applicant / Designer; Walter & Karen Madro, Owners
1980 Fairfield Place**

The Board considered whether an application would be accepted for submission for the above address.

- The Board will not deny the applicant's right to submit an application to the Board.

Motion:

Moved: Margaret Eckenfelder

Seconded: Trevor Moat

That an application for the above address be accepted for submission.

Carried Unanimously

Meeting Adjourned at 1:03 pm.
