

**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES  
APRIL 22, 2021**

**Present:** Trevor Moat, Chair  
Rosa Munzer  
Margaret Eckenfelder  
Jaime Hall

**Absent:** Rus Collins

**Staff:** Alena Hickman, BOV Secretary  
Thom Pebernat, Zoning Administrator

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

**1. Minutes**

Minutes from the meeting held March 25, 2021

**Moved:** Margaret Eckenfelder

**Seconded:** Jaime Hall

That the minutes from March 25, 2021 be adopted as amended.

**Carried Unanimously**

**2. Appeals**

**12:30 Board of Variance Appeal #00892  
Louis Horvat, Zebra Design; Applicant  
2639 Cedar Hill Road**

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Present Zoning: R-2  
Present Use: Single Family Dwelling

The proposal is for an addition to an existing single-family house and to change the use to a duplex.

***Bylaw Requirement***

***Relaxation Requested***

Section 2.1.3 c)	Increase the maximum floor area for the first and second stories combined from 280.00m <sup>2</sup> to 374.00m <sup>2</sup>
Section 2.1.5 b)	Reduce rear yard setback from 17.88m to 8.66m
Section 2.1.5 c)	Reduce the south side yard setback from 3.00m to 0.00m to the steps (outdoor feature)
Section 2.1.5 d)	Reduce the combined side yard setback from 4.50m to 4.31m

April 22, 2021

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Section 5(2)(a) of the Tree Preservation Bylaw No. 05-106 varied for removal of 40 cm deciduous tree along the north property line.

Louis Horvat, Applicant; Taylor McCarthy, Owner were present.

Correspondence submitted was acknowledged.

### **Applicant**

- The location of the existing house is giving rise to the need for variances to the side yard setbacks. Without the variances, we would be unable to keep the existing house intact and this would limit our ability to add to the “missing middle” in Victoria’s housing stock. This is the hardship. .
- There is a tree that will be too close to the building, and we are asking for a variance to the Tree Preservation Bylaw to remove it. We are offering two trees in its place.
- The intent is to maintain the existing home and to update the inside. The interior is much more heritage style rather than the exterior.
- It is considered a two storey home as per the bylaw because of the way it fits into the slope of the lot. It still meets height limitations and does not exceed overall building size requirements.
- The existing house does not have covered parking. We proposed to have covered parking for both houses by placing it between the two. There is no other space for parking on this site.
- We have placed the garages in a space as to create more privacy.

### **Board**

- Was your intent to use design elements to inform the design of the new home in the back?
  - Partially. The existing home is mostly modern in design, so we wanted to take some elements such as the windows and pull that in.
- Will the house paint be the same colour?
  - I think the plan is to paint the house a light colour, but no specific colours have been chosen.

*Public portion of the meeting closed.*

- Preserving the existing house and keeping it out of the landfill makes this a good project.
- Thank you to the applicant for being very clear in in your submission letter.

### **Motion:**

**Moved:** Jaime Hall

**Seconded:** Margaret Eckenfelder

That the following variance be approved.

**Carried Unanimously**

April 22, 2021

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**Bylaw Requirement**

**Relaxation Requested**

Section 2.1.3 c)

Increase the maximum floor area for the first and second stories combined from 280.00m<sup>2</sup> to 374.00m<sup>2</sup>

Section 2.1.5 b)

Reduce rear yard setback from 17.88m to 8.66m

Section 2.1.5 c)

Reduce the south side yard setback from 3.00m to 0.00m to the steps (outdoor feature)

Section 2.1.5 d)

Reduce the combined side yard setback from 4.50m to 4.31m

Section 5(2)(a)

of the Tree Preservation Bylaw No. 05-106 varied for removal of 40 cm deciduous tree along the north property line.

Meeting Adjourned at 1:00 pm.

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