

**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES  
AUGUST 26, 2021**

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

**Absent:** Rus Collins

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

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

**1. Appeals**

**12:30 Board of Variance Appeal #00916  
Nicole Burgess, Applicant  
1529 Amphion Street**

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

The proposal is to raise the existing building 0.6m and convert for secondary suite.

**Bylaw Requirements**

**Relaxations Requested**

Section 1.2.5.a

Variance for projection of front stair height relaxed from 1.7m to 2.9m with projection relaxed from 2.5m to 3.02m

Nicole Burgess, Applicant; was present.

Applicant

- The house was built in 1958.
- The owners would like to update, legitimize, and improve the functionality of the existing unauthorized suite.
- The owners plan to increase the height of the suite by 24 inches which requires two more front steps to be added in the front yard setback.
- The basement is very uneven, and the existing foundation would be hard to even out by digging down which is why the owners have decided to lift it instead.

Board

- Have you had any feedback from neighbours?

- I haven't spoken to all neighbours, but I have spoken to the ones directly affected and they are all very much in support.

*Public portion of the meeting closed.*

- Very minor request.
- The house will be an improvement to the neighbourhood.
- Great design.
- Happy the applicant has been in contact with neighbours.

**Motion:**

**Moved:** Margaret Eckenfelder

**Seconded:** Rosa Munzer

That the following variances be approved:

**Bylaw Requirements**

**Relaxations Requested**

Section 1.2.5.a

Variance for projection of front stair height relaxed from 1.7m to 2.9m with projection relaxed from 2.5m to 3.02m

**Carried Unanimously**

**1:00 Board of Variance Appeal #00920  
Nick Kardum, Backyard Bungalows, Applicant; Gary & Lisa Wickstrom, Owners  
2818 Shakespeare Street**

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Present Zoning: R-B – Single Family Dwelling  
Present Use: Single Family Dwelling

The proposal is to construct a garden suite in the rear yard.

**Bylaw Requirements**

**Relaxation Requested**

Schedule M - Section 2.c  
Schedule M - Section 3.a

Flanking street setback relaxed from 7.5m to 6.55m  
Rear yard site coverage relaxed from 25% to 29.7%

Nick Kardum, Applicant was present.

**Applicant**

- The garden suite is going to be designed for accessibility for the current homeowners to move into. A garden suite with an upper level could be built without variances. However, the owners have mobility issues and want to build on one level.

- We have provided outdoor space between the suite and the main house to minimize impact on the neighbours.
- For the homeowners, the proposed single-level suite is easiest accessed off the bedroom. The supporting posts which enable that design result in a footprint that exceeds the allowable site coverage.
- The flanking setback variance is triggered by the location of the posts.
- We spoke to all the neighbours, explained the plans and addressed any of their concerns.

**Board**

- There appears to be a mature, healthy apple tree between the main house and the proposed garden suite, but it is not shown on your site plan or mentioned in your proposal. Are you aware of it, and will it be preserved?
  - The applicant indicated he did not believe there is an apple tree in the yard.
- City staff advised the Board that if there is a significant tree on the property, this will be reviewed by the parks department before a building permit is issued.

*Public portion of the meeting closed.*

- Reasonable request.
- Support the single-story suite.
- Considerable improvement.
- Neighbours are not concerned, and the request is supportable.

**Motion:**

**Moved:** Margaret Eckenfelder

**Seconded:** Jaime Hall

That the following variances be approved:

**Bylaw Requirements**

**Relaxation Requested**

Schedule M - Section 2.c  
Schedule M - Section 3.a

Flanking street setback relaxed from 7.5m to 6.55m  
Rear yard site coverage relaxed from 25% to 29.7%

**Carried Unanimously**

Meeting Adjourned at 2:28 pm.

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