

Applicant

- Renovation of the existing deck is required because of rot.
- The existing upper deck was approved and is conforming. However, reconstruction with proper stairs does require a tiny bit of an increase in size which triggers the variance.
- The neighbours have seen the deck and plans and approve of the application.
- A variance to the rear yard setback is also required since the beams on the deck are rotting and need to be rebuilt. We would also like to properly anchor a fire escape ladder to the wall.

Board

- Can you define what a tiny bit of increase is?
 - It is a couple inches.
- The primary purpose of the deck is for fire egress, correct?
 - Yes.

Public portion of the meeting closed.

- This is for safety purposes; the structure has already been approved in its existing location.

Motion:

Moved: Margaret Eckenfelder

Seconded: Rus Collins

That the following variances be approved:

Bylaw Requirements

Relaxations Requested

Section 1.2.4.c
Section 1.2.5.b

Relaxation to permit roof deck
Rear yard setback relaxed from 7.5m to 4.9m

Carried Unanimously

Jaime Hall recused himself from the appeal of #00917 for 1023 Joan Crescent

**1:00 Board of Variance Appeal #00917
Daniel Robbins, Sakura Developments, Applicant; Richard Egli, Owner
1023 Joan Crescent**

Present Zoning: R1-A
Present Use: Vacant

The proposal is to construct a new single-family dwelling on the existing vacant narrow lot.

Bylaw Requirements

Relaxation Requested

The proposal is for additions (46m² total) located at the front of the property.

Bylaw Requirements

Relaxations Requested

Section 4.21.4.a

Front yard setback relaxed from 13.9m to 13.62m (matching existing building setback)

Section 4.21.4.b

Flanking street setback(Montreal Street) relaxed from 6.0m to 5.75m (matching existing building setback)

Section 4.21.5.a

Site coverage relaxed from 30% to 33.9%

Hans De Goede, Applicant, was present.

The correspondence concerning the application was acknowledged.

Applicant

- The building needs updates.
- The downstairs needs to have added space and needs to be made accessible which is a huge concern.
- By squaring off the two corners to add stairs and additional space for current users we would be over about 3.9% the allowable lot coverage.

Public portion of the meeting closed.

- Adopt variances as requested.
- For the increase in site coverage the functionality and function will be increased significantly.
- The design will enhance the existing building.

Motion:

Moved: Margaret Eckenfelder

Seconded: Rosa Munzer

That the following variance be approved:

Bylaw Requirements

Relaxation Requested

Section 4.21.4.a

Front yard setback relaxed from 13.9m to 13.62m (matching existing building setback)

Section 4.21.4.b

Flanking street setback(Montreal Street) relaxed from 6.0m to 5.75m (matching existing building setback)

Section 4.21.5.a

Site coverage relaxed from 30% to 33.9%

Carried Unanimously

Meeting Adjourned at 1:40 pm.
