



**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
MAY 22, 2025 12:00 P.M.**

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation.

PRESENT: Bernie Gaudet
Trevor Moat (Chair)
Don Monsour
Rosa Munzer

ABSENT: Margaret Eckenfelder

STAFF: Nina Jokinen, Senior Zoning Technician
Alicia Ferguson, Recording Secretary

Call to Order

The meeting was called to order at 12:07 p.m.

A. Minutes

Moved by: B. Gaudet
Seconded by: T. Moat

That the Minutes of the May 8, 2025, Board of Variance meeting be adopted.

CARRIED UNANIMOUSLY

D. Monsour declared a potential conflict of interest due to the proximity of his principal residence to the property under discussion. However, the property owner expressed no objection to his participation, and both parties agreed that the perceived conflict did not warrant recusal.

**B. Board of Variance Appeal No. 01036
Catherine Orr, MDI Landscape Architects (Applicant); Lisa Kratz (Owner)
1857 Hollywood Crescent**

Present Zoning: R1-B
Present Use: SFD

The proposal is for landscaping at the rear which includes retaining walls and steps.

Bylaw Requirements	Relaxations Requested
Section 1.6.5.b.	Rear yard setback relaxed from 15.33m to 1.75m
Section 1.6.5.d.	Side yard setback relaxed from 3.29m to 2.19m (north) and 0.00m (south)
Section 1.6.5.e.	Combined side yard setback relaxed from 5.40m to 2.19m

Applicant

- *Provided an overview of the site, emphasizing its waterfront location and significant grade changes between the upper and lower portions of the property.*
- *Existing retaining walls as in need of rebuilding due to them deteriorating, likely due to age and inadequate drainage.*
- *Proposed work includes rebuilding the retaining walls, with some minor realignment for structural and environmental reasons.*
- *The design prioritizes safety, stability, and environmental sensitivity, including input from geotechnical professionals.*
- *Indigenous vegetation on the property will be preserved, and new plantings will align with native species.*
- *The project includes stair reconstruction and other improvements not directly related to the variance but necessary for site safety and integrity.*

Neighbours

- *J. Harding, 1869 Hollywood Crescent, expressed support for the proposal. Noted similar slope and soil conditions on their property and observed clay movement likely impacting this property as well. No objections were raised, and the modest height of the proposed walls was appreciated.*
- *S. Aylwin, 1826 Hollywood Crescent, expressed support for the proposal, emphasizing the importance of enhancing waterfront stability for the broader neighbourhood.*

The public portion of the meeting was closed at 12:41 p.m.

Board

- *Emphasized the environmental value of restoring and protecting the riparian zone and the importance of stabilizing the property to prevent further damage.*
- *Appreciation was expressed for the applicant's commitment to maintaining indigenous plant*
- *The level of neighbour engagement and support was noted and appreciated.*

Motion:

Moved By: R. Munzer

Seconded By: D. Monsour

That the Board of Variance Appeal No. 010364 for 1857 Hollywood Crescent, be approved as requested.

CARRIED UNANIMOUSLY

Adjournment

The Board of Variance meeting held May 22, 2025, was adjourned at 12:42 p.m. by unanimous consent.