



**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
APRIL 24, 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)
Rosa Munzer

ABSENT: Margaret Eckenfelder

STAFF: Nina Jokinen, Senior Zoning Technician
Kamryn Allen, Recording Secretary

Call to Order

The meeting was called to order at 12:31p.m.

A. Minutes

Moved by: R. Munzer
Seconded by: B. Gaudet

That the Minutes of the March 27, 2025, Board of Variance meeting be adopted.

CARRIED UNANIMOUSLY

**B. Board of Variance Appeal #01032
Craig Windrim, Applicant/Owner; Erica Mattson, Owner
1646 Chandler Avenue**

Present Zoning: R1-G
Present Use: SFD

The proposal is to construct an addition and deck at the front of the building.

Bylaw Requirements Relaxation Requested

Section 1.6.5.d (east) side yard setback from 3.20m to 1.90m.

Applicant

- *There are currently two adults and two children living in the residence.*
- *The proposed addition is intended to provide more living space for the family as it continues to grow. The deck is in a deteriorating condition. The owner has undertaken some remedial repairs,*

but the deck requires a more substantial repair job due to ongoing rodent issues. As the family grows, they are looking to make small improvements to accommodate their evolving needs.

Board

- *The primary concern is that the existing house already encroaches into the setback.*
 - *A site survey was conducted, and based on the designer's assessment, the current structure appears to extend beyond the allowable set backs. For this reason, the required relaxation is to account for the existing encroachment. There was consideration of extending the dining room wall by an additional 8 to 12 inches to create a consistent line, however, the designer advised against this to avoid any further encroachment or overstepping the allowances of the bylaw. We are therefore proceeding with the current design as-is, in an effort to remain respectful of the regulations.*

Neighbours

- *No comments were made by the neighbours present.*

The public portion of the meeting was closed at 12:36 p.m.

Board

- *The requested variance appears to be minimal, and the proposed updates reflect a thoughtful modernization of the existing home, allowing it to remain functional and relevant for the future. The design choices were made with care to minimize any new variances and to work within the constraints of the current structure. The applicant's outreach to neighbors was acknowledged and appreciation was expressed for working to receive their support.*

Motion:

Moved By: B. Gaudet

Seconded By: R. Munzer

That the Board of Variance Appeal #01032 for 1646 Chandler Avenue, be approved as requested.

CARRIED UNANIMOUSLY

Adjournment

The Board of Variance meeting held April 24, 2025, was adjourned at 12:39 p.m. by unanimous consent.