



**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
FEBRUARY 13, 2025 12:00 P.M.**

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

PRESENT: Trevor Moat (Chair)
Margaret Eckenfelder
Bernie Gaudet

ABSENT: Peter Bretherton
Rosa Munzer

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

Call to Order

The meeting was called to order at 12:02 p.m.

A. Minutes

Moved by: Margaret Eckenfelder
Seconded by: Bernie Gaudet

CARRIED UNANIMOUSLY

**B. Board of Variance Appeal #01028
Dan Morisseau, Flintstones Renovations (Applicant)
Caitlin Blank & John Oram (Owners)
2303 Fernwood Road**

Present Zoning: R-2
Present Use: SFD

The proposal is to renovate an existing nonconforming single family dwelling. Included in these renovations are: a roof line extension, kitchen renovation including addition of a bay window, and entry reconfiguration.

Bylaw Requirements	Relaxations Requested
Section 1.2.4.a	Height from 7.6m to 7.69m
Section 1.2.5.b	Rear yard setback to the bay window from 7.62m to 7.37m.

Applicant

- *Ryan Wyllie, Latitude 48 Design Ltd., highlighted the proposal to update a century-old home including the code compliance issues with the staircases and roofline and the proposed changes to include relocating the stairs and extending the roofline.*
- *Detailed the minor variances being sought for height and setback due to technical calculations.*

Board

- *Inquired about the feedback received from the neighbours.*
 - *Verbal discussions with neighbours as supportive and highlighted the letter submitted from one of the neighbours in favour of the proposal.*

Neighbours

No neighbors were present for this portion of the meeting.

The public portion of the meeting was closed at 12:37 p.m.

Board

- *Improvements to the property outweighing the minimal impacts of the requested variances.*

Motion:

Moved By: Margaret Eckenfelder

Seconded By: Bernie Gaudet

That the Board of Variance Appeal #01028 for 2303 Fernwood Road, be approved as requested.

CARRIED UNANIMOUSLY

C. Board of Variance Appeal #01029 Kimberley Williams (Applicant/ Owner) 1906 Leighton Road

Present Zoning: R1-B

Present Use: SFD

The proposal is to renovate the existing home which includes lifting and placing the building further back (to the north) to accommodate for a suite and garage.

Bylaw Requirements	Relaxations Requested
Section 1.2.4.a.	Height from 7.60m to 8.37m
Section 1.2.5.a.	Front yard setback from 7.50m to 7.20m
Section 1.2.5.c.	East side yard setback from 1.50m to 0.70m to the foundation and 0.32m to the cantilever
Section 1.2.5.c.	West side yard setback from 3.00m to 1.14m
Section 1.2.5.d.	Combined side yards from 4.50m to 1.46m.

Applicant

- *Lyndsay Baker, Aspire Custom Designs Ltd., and Kimberley Williams, Owner, highlighted the proposal to renovate the character home.*
- *The potential impacts to the neighbour's tree and collaborative efforts with the neighbour and an Arborist to retain the tree were discussed.*
- *The structure post-lift with seismic walls and an ICF (Insulated Concrete Form) foundation.*
- *The new structure will retain the existing non-conforming footprint of the necessitating the variance.*
- *The lift will raise the house to 2.5 stories and the existing shed roof dormer, which has a high midpoint, will require a variance for the overall height of the house.*

Board

- *Inquired about the feedback received from the neighbours.*
 - *Discussions with neighbours as supportive, and in particular, the neighbour with the tree in question as expressing appreciation for the efforts to retain the tree, if possible.*
- *Clarification of the location of the cedar tree.*
 - *Approximately one foot in from the neighbours fence line, as seen on the Aerial Map feature in VicMaps on the City's website.*

Neighbours

No neighbors were present for this portion of the meeting.

The public portion of the meeting was closed at 1:02 p.m.

Board

- *The requested variances as minor and necessary to perform a lift on a tight lot, accommodating the improvements to quality, functionality, and an addition of a secondary suite.*
- *Appreciation for collaboration with neighbours and the enhancement of the house design.*

Motion:

Moved By: Bernie Gaudet

Seconded By: Margaret Eckenfelder

That the Board of Variance Appeal #01029 for 1906 Leighton Road, be approved as requested.

CARRIED UNANIMOUSLY

Adjournment

The Board of Variance meeting held February 13, 2025, was adjourned at 1:04 p.m. by unanimous consent.