

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
JANUARY 11, 2024**

Present: Trevor Moat- Chair
Margaret Eckenfelder
Rosa Munzer
Rus Collins
Joanne Thibault

Absent:

Staff: Samantha Cole, Zoning Technician
Alena Hickman, Planning Secretary

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

1. Appeals

**12:30 Board of Variance Appeal #01008
Stephen Albinati, Applicant; Stephen Albinati & Kathleen Morrison, Owners
10 Linden Avenue**

Present Zoning: R1-B
Present Use: Vacant

The proposal is to construct a new single-family dwelling with a secondary suite.

Bylaw Requirement

Relaxation Requested

Section 1.2.4.a	Height of building relaxed from 7.6m to 8.33m.
Section 1.2.4.a	Height of building relaxed from 2 storeys to 3 storeys.
Section 1.2.4.c	Relaxation from roof deck not permitted to permitted.

Applicant

- Our intention when we purchased the home was to renovate. This became financially untenable, and we had to make the tough decision to build a new home.
- We are planning to use any scraps from the old house in the new build. The rest of the salvageable pieces were sold or donated for reuse.
- We have aging parents and would like to have space for them.
- We have a hardship with not being able to build a basement garage that complies. We need this to accommodate my father with Parkinson's, who in the future will have mobility issues.
- We tried many different designs and configurations, but they didn't alleviate our need for these variances.
- Our neighbours are generally supportive.

Board

- Where on the proposed plan does it show that the stone will be reused?
 - It will be used for some landscaping and possibly a fire pit.
- The garage is only 11ft wide which seems small. Can you comment on that?
 - We didn't see the need to make it any bigger than necessary and we didn't think a ramp would be aesthetically pleasing.
- Is the intention for the basement entry stairs or a ramp?
 - We did look at a ramp, but the intent would be to have stairs. We are trying to build a flexible space that would accommodate for the future.
- Would you have been seeking variances if you had not torn the house down?
 - No. It would have been accepted as is because it was already existing.
- Can you describe the consultation you had with neighbours?
 - We spoke to many of our neighbours, answered questions and handed out drawings.

Neighbours

- The neighbour at 14 Linden Avenue is in support of the variances being requested.

Public portion of the meeting closed.

- Difficult to consider variances since this is a greenfield site.
- Neighbours are almost 100% in favour.
- Informative presentation that makes a good case for the variances requested.
- Appreciate the consultation with neighbours.

Motion:

Moved: Rus Collins

Seconded: Joanne Thibault

That the following variances be approved:

Bylaw Requirement

Section 1.2.4.a

Section 1.2.4.a

Section 1.2.4.c

Relaxation Requested

Height of building relaxed from 7.6m to 8.33m.

Height of building relaxed from 2 storeys to 3 storeys.

Relaxation from roof deck not permitted to permitted.

Carried Unanimously

Meeting Adjourned at 12:45 pm
