

MINUTES
BOARD OF VARIANCE
Held electronically via MS Teams
June 11, 2025 at 6:00 p.m.

Members: J. Uliana (Chair), A. Gill, S. Wang and K. Zirul

Regrets: C. Schlenker

Staff: Caitlin Yancoff, Senior Planning Technician; Andrew Sykes, Planning Technician; Preet Chaggar, Senior Committee Clerk and Angela Hawkshaw, Committee Clerk

Minutes: **MOVED by A. Gill and Seconded by K. Zirul: "That the Minutes of the Board of Variance meeting held May 14, 2025 be adopted as circulated."**
CARRIED

Inez Drive Addition
BOV #01129

Applicant: Jordan Grant
Property: 2885 Inez Drive
Variance: Relaxation Of The Minimum Front Lot Line Setback From 6.0 M (19.7 Ft) To 4.0 M (13.12 Ft).

The Notice of Meeting was read, and the applicant's letter was received.

Applicants: J. Grant, West Coast Custom Homes, applicant, T. Taillefer and V. Bailey, owners were present in support of the application, the following was noted:

- The central placement of the home and required setbacks restrict where the garden suite can be located.
- The home lacks an internal staircase due to previous basement suite renovations.
- The proposed variance is to allow a small addition that includes a bedroom, bathroom, and staircase.
- The proposal includes decommissioning the stove and connecting the two spaces to create compliant living arrangements.
- Design efforts ensure the addition aligns with the character of the neighbourhood.

Public input: Nil.

Discussions: The following was noted during Board discussion:

- The existing home was constructed before current zoning bylaws, making it challenging to comply with modern setback requirements.
- A key hardship is adapting the existing structure to meet the family's functional needs.
- The removal of the existing garage raises parking concerns.
- Adding to the rear would further reduce the already limited backyard space due to the lot's short depth.

MOTION: MOVED by K. Zirul and Seconded by A. Gill: "That the following request to vary from the requirements of Zoning Bylaw 2003, 210.4 (a) (i) further to

the construction of an addition on Amended Lot 1, Section 15, Victoria District, Plan 2936 (2885 Inez Drive) be APPROVED:

- **Relaxation of the minimum front lot line setback from 6.0 m (19.7 ft) to 4.0 m (13.12 ft).**

And further that if construction in accordance with the plans submitted to the Board in the application is not substantially started within two years from the date of this Order, the variances so permitted by this Order will expire.”

CARRIED

Leaside Avenue Garden Suite	Applicant: K. Bimb
	Property: 555 Leaside Avenue
BOV #01134	Relaxation of the minimum separation space between the principal building and a garden suite measured in a horizontal projection between roof overhangs including gutters and other projections from 4.0 m (13.1 ft) to 0.60 m (1.97 ft).

The Notice of Meeting was read, and the applicant's letter was received.

Applicants: K. Bimb and K. Bimb, applicants, were present in support of the application, the following was noted:

- The building is currently unused.
- The current location is the only feasible placement for the suite due to the right-of-way and easement.

Public input: Nil.

Discussions: The Planning Technician stated the following in response to questions:

- The variance pertains to separation space, not open site space.
- A bylaw notice was issued due to a complaint, indicating the space has been used improperly.
- Required separation distances are less for accessory buildings than for garden suites.
- Inspections may require internal alterations that will be addressed at the building permit stage.
- The building permit for the accessory structure was completed in 2022 and met the minimum separation requirements.

The following was noted during Board discussion:

- The right-of-way corresponds to the location of the pipe, and the required setback is determined by the pipe's depth.
- The application is seeking validation of an existing unauthorized dwelling unit.
- The statutory right-of-way on the property is acknowledged as a legitimate hardship that affects building placement.
- The existing building was permitted as an accessory structure.
- If the kitchen is removed, it can continue as a permitted accessory building.
- Only minor internal alterations are needed to meet zoning bylaw requirements.

MOTION: **MOVED by K. Zirul and Seconded by A. Gill : “That the following request to vary from the requirements of Zoning Bylaw 2003, Schedule H, 3 (a) (v) further to the construction of a garden suite at Lot B, Section 82, Victoria District, Plan 19100 (555 Leaside Avenue) be APPROVED:**

- **Relaxation of the minimum separation space between the principal building and a garden suite measured in a horizontal projection between roof overhangs including gutters and other projections from 4.0 m (13.1 ft) to 0.60 m (1.97 ft).**

And further that if construction in accordance with the plans submitted to the Board in the application is not substantially started within two years from the date of this Order, the variances so permitted by this Order will expire.”

The following discussion ensued:

- Converting accessory buildings to garden suites is becoming a common practice.

**The Motion was then Put and CARRIED
With S. Wang OPPOSED**

Kenmore Road Garden Suite BOV #01136	Applicant: Ron McNeil Property: 1646 Kenmore Road Variance: Relaxation of the minimum separation space from the principal dwelling from 4.0 m (13.12 ft) to 3.40 m (11.15 ft).
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The Notice of Meeting was read, and the applicant's letter was received.

Applicants: R. McNeil (McNeil Building Designs Ltd.) applicant, and T. Sethi and K. Sethi, owners were present in support of the application, the following was noted:

- The accessory building was originally designed and permitted under previous subdivision constraints.
- The building orientation was adjusted to meet environmental requirements.
- Construction began under an accessory building permit.
- Previous covenants no longer apply, allowing the structure to be converted to a garden suite.
- Due to the house length and adjusted building placement, the structure is now closer to the lot line, which requires a variance.

Public input: Nil.

Discussions: The applicant stated the following in response to questions from members of the Board:

- The garden suite foundation was started simultaneously with the main house foundation, approximately six months ago.

The Senior Planning Technician stated the following:

- On June 10, 2024, Saanich Council adopted Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10033, removing the requirement for a separate development permit for garden suites.

The following was noted during Board discussion:

- The hardship is that the structure already exists and may need to be demolished if the variance is not granted.

MOTION: **MOVED by A. Gill and Seconded by K. Zirul: “That the following request to vary from the requirements of Zoning Bylaw 2003, Schedule H, 3 (a) (v), further to the construction of a garden suite on Lot 1, Section 67, Victoria District, Plan 32982 (1646 Kenmore Road), be APPROVED:**

- **Relaxation of the minimum separation space from the principal dwelling from 4.0 m (13.12 ft) to 3.40 m (11.15 ft).**

And further that if construction in accordance with the plans submitted to the Board in the application is not substantially started within two years from the date of this Order, the variances so permitted by this Order will expire.”

CARRIED

Greenlea Drive Garden Suite BOV #01106	Applicant: S. Leel Property: 708 Greenlea Drive Variance: Relaxation of the maximum lot coverage from 35% to 41.49%. Relaxation of the minimum open site space requirement from 45% to 41.8%. Relaxation of the minimum separation space between the principal building and the garden suite from 4.0 m (13.1 ft) to 1.86 m (6.1 ft).
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The Notice of Meeting was read, and the applicant’s letter was received.

Applicants: S. Leel, applicant and A. Sanghera, R. Sanghera, J. Sanghera and B. Sanghera, owners, were present and in support of the application, the following was noted:

- The garden suite is intended to house aging family members and includes space for a live-in caretaker.
- The design fits the property and neighbourhood, with a commitment to follow all bylaws and standards.

Public input: Nil.

Discussions: The applicant stated the following in response to questions from members of the Board:

- The extra bedroom would serve as storage space and include a separate bathroom.
- The deck will be removed to allow more area for the suite.

The following was noted during Board discussion:

- The house’s location limits garden suite size and placement and exceeds lot coverage.

- The applicant is requesting a larger, three-bedroom garden suite instead of the typical one or two bedroom which increases the impact.
- The requested variance lacks sufficient hardship.

MOTION: **MOVED by A. Gill and Seconded S. Wang by: "That the following request to vary from the requirements of Zoning Bylaw 2003, 220.3 and Schedule H, 2 (a) and 3 (a) (v) further to the construction of a garden suite at Lot C, Section 9, Lake District, Plan VIP56135 (708 Greenlea Drive), be APPROVED:**

- Relaxation of the maximum lot coverage from 35% to 41.49%.
- Relaxation of the minimum open site space requirement from 45% to 41.8%.
- Relaxation of the minimum separation space between the principal building and the garden suite from 4.0 m (13.1 ft) to 1.86 m (6.1 ft).

And further that if construction in accordance with the plans submitted to the Board in the application is not substantially started within two years from the date of this Order, the variances so permitted by this Order will expire."

CARRIED
With K. Zirul Opposed

Adjournment: On a motion from A. Gill, the meeting was adjourned at 7:43 p.m.

J. Uliana, Chair

I hereby certify that these Minutes are a true and accurate recording of the proceedings.

Recording Secretary