

MINUTES
BOARD OF VARIANCE
Held electronically via MS Teams
August 27, 2025 at 6:00 p.m.

Members: J. Uliana (Chair), C. Schlenker, S. Wang and K. Zirul

Staff: Andrew Sykes, Planning Technician and Sharon Froud, Deputy Corporate Officer

Prior to the meeting, A. Gill declared a conflict of interest as he is the applicant for the variance request and did not participate as a Board member.

BOV #01140 Woodlands Place Houseplex	Applicant: Amandeep Gill Property: 3912 Woodlands Place Variance: Relaxation of the maximum height from 11.0 m (36.09 ft) to 12.07 m (39.60 ft).
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The Notice of Meeting was read, and the applicant's letter was received.

Applicants: A. Gill, applicant, was present in support of the application, the following was noted:

- The main challenge of the site is a significant grade difference across the lot, from 34.03 m at the front to 24.5 m at the rear corner. The average grade of the property is 28.64 m.
- The proposed main floor elevation (MFE) is 0.44 m lower than the neighboring home and nearly 1.0 m below road level.
- Variance is needed due to the 9.53 m grade difference caused by gully features at the rear of the property.
- It was noted that the driveway slope does not comply with Saanich Bylaw requirements; a variance is required to adjust the elevation appropriately.
- The retaining wall has been constructed as far back as permitted, constrained by arborist recommendations and park restrictions.
- The goal of the proposed variance is to raise the house sufficiently to make the driveway compliant while ensuring structural support on the steep lot.

Public input: K. Jensen, Green Vale Avenue

- New homes are perceived as excessively tall, creating privacy issues by overlooking neighbouring backyards and houses.
- Suggested the site should have been excavated deeper to reduce visibility into backyards.
- The development may result in significant vehicle congestion due to limited on-site parking and the lack of local public transit options.

Discussions: The following was noted during Board discussion:

- Saanich Council approved the subdivision application in November 2024.
- The development is considered appropriate for the site, with environmental protections (including trees) taken into account, and there is no substantial adverse impact on neighboring land or uses.

- Clear hardship recognized due to land topography, slope, and driveway limitations; house remains lower than neighboring homes.
- Neighbors' concerns were acknowledged; however, they relate to the broader development approved by Saanich Council, not to the variance under consideration.

MOTION: **MOVED** by K. Zirul and **Seconded** by C. Schlenker: "That the following request to vary from the requirements of Zoning Bylaw 2003, Schedule G, 5(a) further to the construction of a houseplex on Strata Lot 6, Section 44, Victoria District, Strata Plan EPS10585 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V (3912 Woodlands Place) be **APPROVED**:

- Relaxation of the maximum height from 11.0 m (36.09 ft) to 12.07 m (39.60 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

Adjournment: On a motion from C. Schlenker, the meeting was adjourned at 6:26 p.m.

J. Uliana, Chair

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

Recording Secretary