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**12:50 Board of Variance Appeal #00827**  
**David Yamamoto, Applicant; Alan Andrew, Owner**  
**161 Robertson Street**

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Present Zoning: R1-G - Four single family dwellings (cottages)  
Present Use: R1-G - Single Family Dwelling

The proposal is to convert crawlspace to basement area in a single-family dwelling currently under construction.

***Bylaw Requirement***

***Relaxation Requested***

Section 1.6.3 (c)

Increase the maximum floor area of all floor levels combined from 300m<sup>2</sup> to 372.77m<sup>2</sup>.

David Yamamoto, applicant; Alan Andrew & Stephanie Andrew, homeowners; were present.

Applicant

- The basement is being claimed for floor space because the original excavation was only done to the depth in which to permit the original crawlspace areas.
- Hardpan conditions were much lower than expected, making excavation deeper than originally planned.
- The property is still under the floor area ratio limit.
- There is no aesthetic change to the house.
- Wheelchair accessible space is important for our family because of some past personal experiences.

Board

- Has the excavation taken place?
  - Yes.
- Has the slab been poured?
  - Yes.
- Prior to getting the building permit what geotechnical investigation was taken?
  - The owners had a specialist, but no digging was done. The consultant had worked on the neighbour's project beside our house in 2008 and thought he had a good grasp on the soil conditions.
- What are the options moving forward if this application was denied?
  - The applicant would have to look into building the floor up, dropping the ceiling down or to drop in a mezzanine level.

*Public portion of the meeting closed.*

- This is a significant amount of space, 800sq ft added to the residence

**Motion:**

**Moved:** Jaime Hall

**Seconded:** Margaret Eckenfelder

That the following variances be declined:

Section 1.6.3 (c)

Increase the maximum floor area of all floor levels  
combined from 300m<sup>2</sup> to 372.77m<sup>2</sup>.

**Carried Unanimously**