

Rear Setback Variance Application

- Proposed Secondary Small-Scale Multi-Family Housing (SSMFH)
- 1004 Gosper Crescent, Esquimalt, BC

Project Overview

- SSMFH building proposed
- Existing principal building retained
- Located at rear of property
- Optimized land use within zoning intent

Zoning & Setback Requirement

- Required rear setback: 4.50 m
- Proposed setback: 2.3 m
- Minor and technical variance

Site Constraints

- Existing building limits placement
- Need for proper building separation
- Maintaining access and usable outdoor space
- Site conditions influence layout

Design Considerations

- Massing within limits
- Minimized shadowing and privacy impact
- Aligned with neighborhood pattern
- Maintains functional yard space

Impact Analysis

- No impact to privacy or sunlight
- No effect on drainage or grading
- Maintains neighborhood character

Compliance with Intent

- Meets zoning bylaw intent
- Adequate spacing maintained
- Supports safety and livability
- Consistent with planning goals

Benefits of Proposal

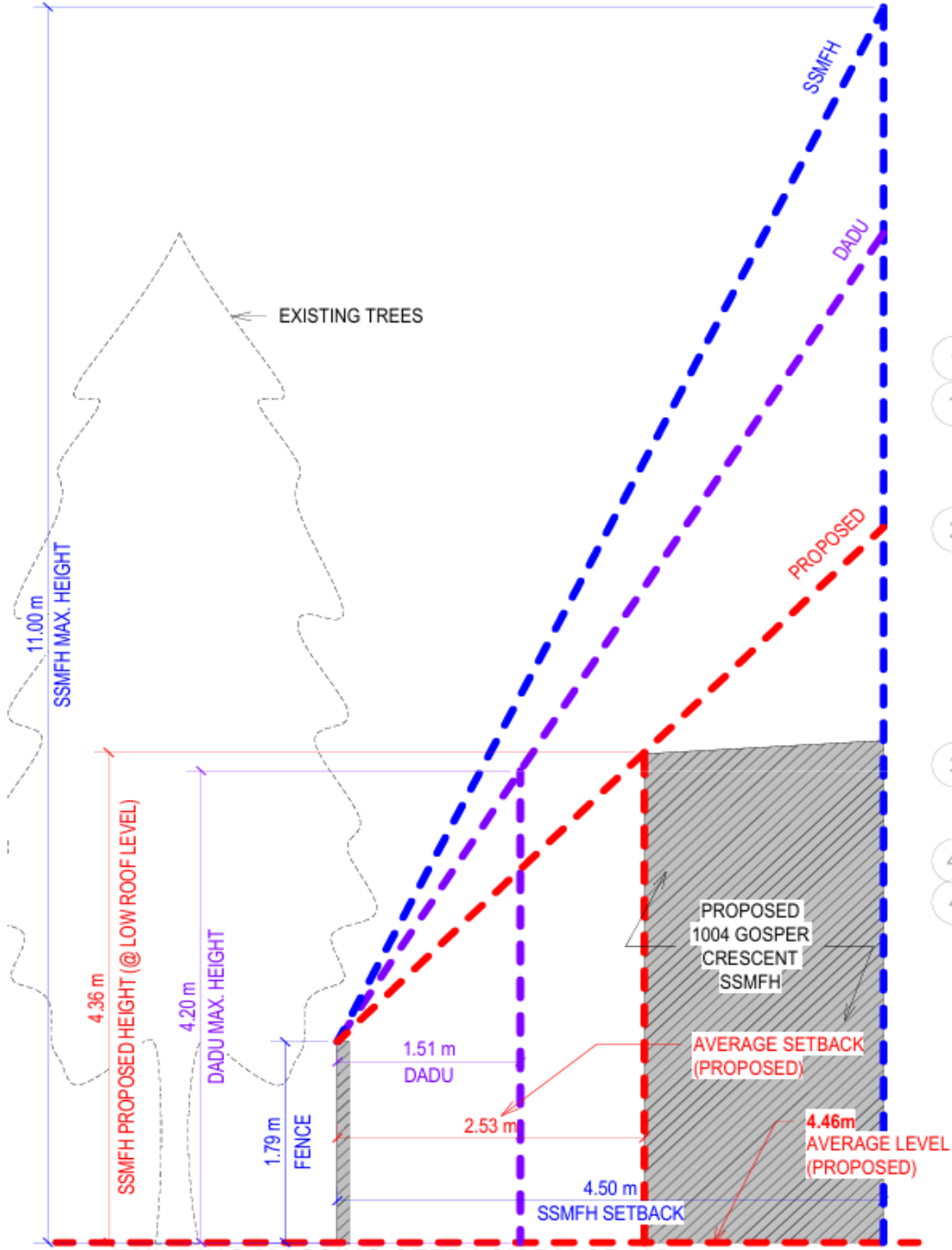
- Adds gentle density
- Supports housing needs
- Efficient land use
- Retains existing dwelling

Summary

- Minor variance request
- No negative impacts
- Design respects context
- Meets intent of regulations

Request

- Approval of rear setback variance
- Enable SSMFH construction
- Improved property use
- Aligned with planning objectives



1 BUILDING MASSING SETBACK DIAGRAM
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