

Variance Rationale Letter

Side Setback Variance – 604 Nelson St.

Regarding the proposed development at 604 Nelson St, Esquimalt, we are requesting a variance to reduce the required 3.0 m side setback along the exterior side lot line adjacent to Nelson Street to 1.167 m. This would result in an amendment to “Bylaw No. 3126, (10) Siting Exceptions.” This relaxation applies solely to the below-grade parking structure located beneath the first storey of the principal building.

The variance is necessary to allow for an efficient and functional underground parking layout within the constraints of the site. Maintaining the full 3.0 m setback below grade would significantly restrict the parking configuration, resulting in loss of as many as 52 parking stalls and limiting the ability to adequately serve the development.

Importantly, the encroachment is limited to the underground parkade only. There is no above-grade projection into the setback area. The principal building massing, streetscape interface, and pedestrian experience along Nelson Street remain fully compliant with the Land Use Bylaw requirements. As such, there are no impacts to light, privacy, or the visual character of the street.

The proposed design continues to meet the intent of the bylaw by maintaining appropriate urban design outcomes while enabling a practical site solution. The relaxation does not create adverse impacts to adjacent properties and allows the development to function as intended.

For these reasons, we request approval of the siting relaxation to reduce the minimum distance to the exterior side lot line to 1.167 metres in order to accommodate the parking structure located below the first storey of the principal building.

Thanks,

Nelson Esquimalt Developments Ltd.