

June 29, 2018

City of Nanaimo  
455 Wallace Street  
Nanaimo, BC

Attention: Board of Variance

**Re: Variance Rationale: Zoning Bylaw No. 4500 – Zone R1 - Side Yard Set Back**

Members of the Board,

We are writing to request a variance to the Side Yard Set Back allowed for an existing residence at 3217 Polaris Drive which would permit us to construct a second floor.

The variance requested is for .1m; from 1.5m to 1.4m. See Attached Site Plan

The foundation at 3217 Polaris and first floor will remain in the location it has been since it was originally constructed, the second story will be constructed on top of the existing foundation.

**Project Description:**

1643 square feet on the main floor being renovated with 791 square feet being added over the garage and master bedroom area.

In working with the designer to develop a residential home that would fit the existing foot print, the neighbourhood design was taken into consideration as well as the Owner's requirements and the environment. The outcome was the Ocean side, modern Craftsman style wood frame home that fits in with the existing neighborhood and the natural environment through the use of materials and design. See Attached Elevations A-1/6 and A-2/6

**Rationale:**

3712 Polaris Drive is located in the City of Nanaimo's waterfront Development Permit area and as such an Environmental Impact & Revegetation Assessment was conducted and the resulting DP001052 was issued for this property. In order to ensure minimal impact to existing area, the addition has been designed with no change to the house footprint. See Photograph A

By designing the addition using the existing house foundation the house continues to fit in with the design of the current neighborhood and does not impact adjacent property as the foundation has been in the existing location since it was originally constructed. See Photograph B



The addition has been designed in such a way that it will not change the lot coverage, location of the existing residence or vary the use or density.

- i) This will not affect or change density or permitted uses on the site. The neighboring residences are a range of one & two plus stories and take advantage of the ocean views. This would fit in with the existing residential scheme and would not "stick out like a sore thumb"
- ii) The environment impact of the renovation will be mitigated because of the use of the existing footprint. By allowing the variance it will minimize the impact and allow us to complete the addition and renovation and allow the natural environment to be better preserved, not affecting it.
- iii) The adjacent land is not affected at all by allowing the side yard variance of .1m as the foundation location will not be changing and has existed since construction.

The requested side yard variance ties into Development Permit No. DP001052 (attached).

Thank you for your consideration of this variance request.

If there are any questions, I can be reached at [REDACTED], or via e-mail: [REDACTED]

Regards [REDACTED]  
[REDACTED]

Ecklundson Construction Ltd.

Cc: [REDACTED] Ecklundson Construction Ltd.