

Mayor and Council
Town of View Royal

Re: Development Variance Permit Application – Nelson Square (100 Aldersmith Place)

Dear Mayor and Council,

On behalf of RealStream (100 Aldersmith) Inc., we are pleased to submit this Development Variance Permit application for Nelson Square, located at 100 Aldersmith Place, View Royal.

The purpose of this application is to seek relief from the off-street parking requirements of Zoning Bylaw No. 900 to facilitate a change in tenancy within the existing commercial development. Specifically, the application is intended to permit the replacement of the existing Scotiabank branch and drive-through with a future fast-service restaurant use within the existing building.

The existing Scotiabank lease is ending on November 30, 2026 and ownership is actively pursuing replacement tenancy opportunities for the space. Time sensitive discussions are currently underway with several prospective fast-service restaurant operators, including McDonald's, A&W, Starbucks and Subway. While no lease has been finalized, multiple parties have expressed interest in the location and have requested that leasing discussions proceed.

Nelson Square is an established commercial centre that currently accommodates a variety of community-serving businesses, including a daycare, restaurants, office uses, personal services, medical services and food preparation uses. No expansion of the existing buildings, site alterations, or changes to the overall development footprint are proposed as part of this application.

To support this application, ownership retained Bunt & Associates Engineering Ltd. to undertake an independent review of parking demand at the site and the City's parking bylaw requirements. As outlined in the attached report prepared by Bunt & Associates Engineering Ltd., observed parking demand at Nelson Square is

significantly lower than the parking requirements prescribed by the current bylaw. The study forecast the site's total peak demand at 67 spaces, within the existing supply of 68 parking spaces. Overall, the consultant concluded that the findings and recommendations of the study support the proposed parking variance.

The study also identified that a significant proportion of vehicles observed on-site were employee vehicles parked for extended periods. In response, ownership has prepared a Parking Management Plan that includes tenant communication measures, employee parking management strategies, customer parking prioritization measures, and ongoing monitoring of parking demand.

Ownership believes that the requested variance is appropriate given the findings of the parking study. Approval of the variance will support continued occupancy of an existing commercial building and the ongoing viability of a neighbourhood commercial centre without requiring expansion of the site or buildings.

Thank you for your consideration of this application. We respectfully request Council's support of the proposed Development Variance Permit.

Sincerely,
Nic Xylinas
DeLuca Veale Investment Counsel Inc.
on behalf of RealStream (100 Aldersmith) Inc.