

1215 Colville Rd, Esquimalt

ADU Variance Application

Why an ADU on this property?

- My husband is retired and I hope to retire in the next 5 years
- As we've both been self-employed for most of our careers, we have limited pension options.
- Our adult son has returned home and is currently living with us.
- The ADU will provide him with a separate living space and greater independence.
- Long-term, the ADU offers a solution for aging in place—if one of us passes, the other can live comfortably in the smaller unit.
- Eventually, one unit will be available as a long-term rental, contributing to local housing availability.

1215 Colville Rd.

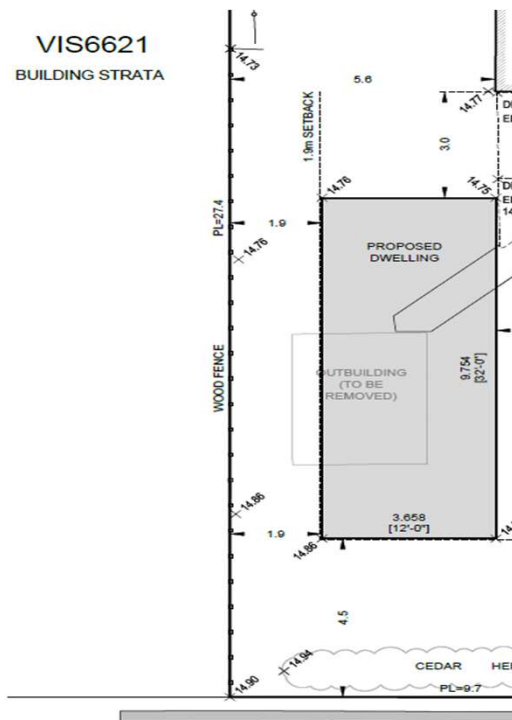


Existing storage shed is located 1.3 M from the fence line (which is what we want to remain the same)

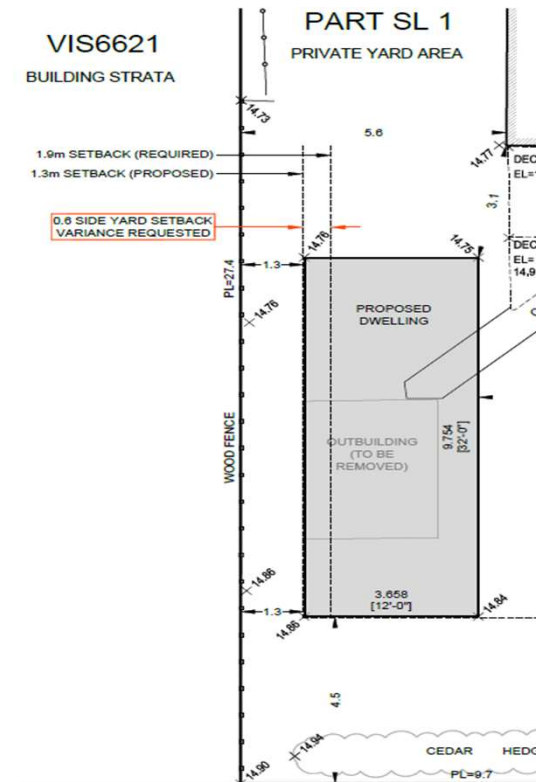


ADU Variance Request is for the Side Setback

Side Setback should be 1.9 M



Requesting it be allowed at 1.3M



Why the Request?

The bylaw requires a **1.9m (6 ft 3 in)** setback, creating unused space next to the existing wood fence.

We are requesting a **1.3m (4 ft 3 in)** setback, which allows us to make better use of the yard for functional outdoor space.

This variance would help us **maximize usable yard space** for both the main home and the ADU.

The **adjacent lot to the west has no structures** along the shared fence line, meaning the reduced setback would have **no impact on neighboring privacy or light access**.

1213 and 1215 Colville are two sides of a
Duplex



Parking spaces:

- Currently 1213 has a paved parking space in front of their carport
- 1215 also has a driveway and we will widen the space to allow for 2 adjacent parking spaces (1 extra for the ADU)
- We understand that the bylaw around parking provisions is being reconsidered and we wanted this request to be part of the variance request

[illegible]

My Additional Request:

As I have been away during the staff review of this application, I have not been in regular communication with Township staff throughout the process.

Since submitting the original request, I've become aware of other ADUs on Colville Road that have been granted rear setbacks smaller than those currently required on our property. In light of this, I would like to formally request a **rear setback variance** in addition to the side setback already submitted.

The adjustment would move the proposed structure **6 feet further back**, using the same design, but allowing us to make significantly better use of the remaining green space. This change would enhance the functionality and enjoyment of the yard for both homes on the property, without negatively impacting neighboring lots.

14 ft 9 inches (4.5 M)



Site plan for a proposed dwelling. The plan shows a rectangular lot with a proposed dwelling footprint. Key features and dimensions include:

- Proposed Dwelling:** A rectangular structure with a footprint of 36.58' x 52.6'.
- Setbacks:**
 - Front setback: 5.14'
 - Side setbacks: 14.76' (left), 14.88' (right)
 - Back setback: 8.10' (to the cedar hedge), 3.41' (to the rear property line)
- Existing Features:**
 - Wood fence along the left property line.
 - Cedar hedge along the rear property line.
 - Deck (EL = 14.91) and concrete (CON) area on the right side.
- Dimensions and Coordinates:**
 - Lot width: 52.6'
 - Lot depth: 36.58'
 - Property line coordinates: PL = 27.4 (top left), PL = 9.7 (bottom right)
 - Setback markers: 14.76', 14.88', 8.10', 3.41', 5.14'





15
PLAN 2546

COMMON PROPERTY
STRATAPLAN VIS2265

670.19 m²
7,213.88 sq ft

PART SL 1
PRIMARY DWELLINGS (DUPLIX)
ROOF PEAK EL=19.09
MAIN FLOOR EL=15.29
TOTAL BUILDING COVERAGE
1,777.3

PART SL 2
CARPORT
PARKING STALL
FOR SL 2

PART SL 2
PRIVATE YARD AREA

PART SL 1
PRIVATE YARD AREA

PROPOSED DWELLING
OUTBUILDING
(TO BE REMOVED)

NOTE: FENCE OBSERVED
BY DENSE HEDGE

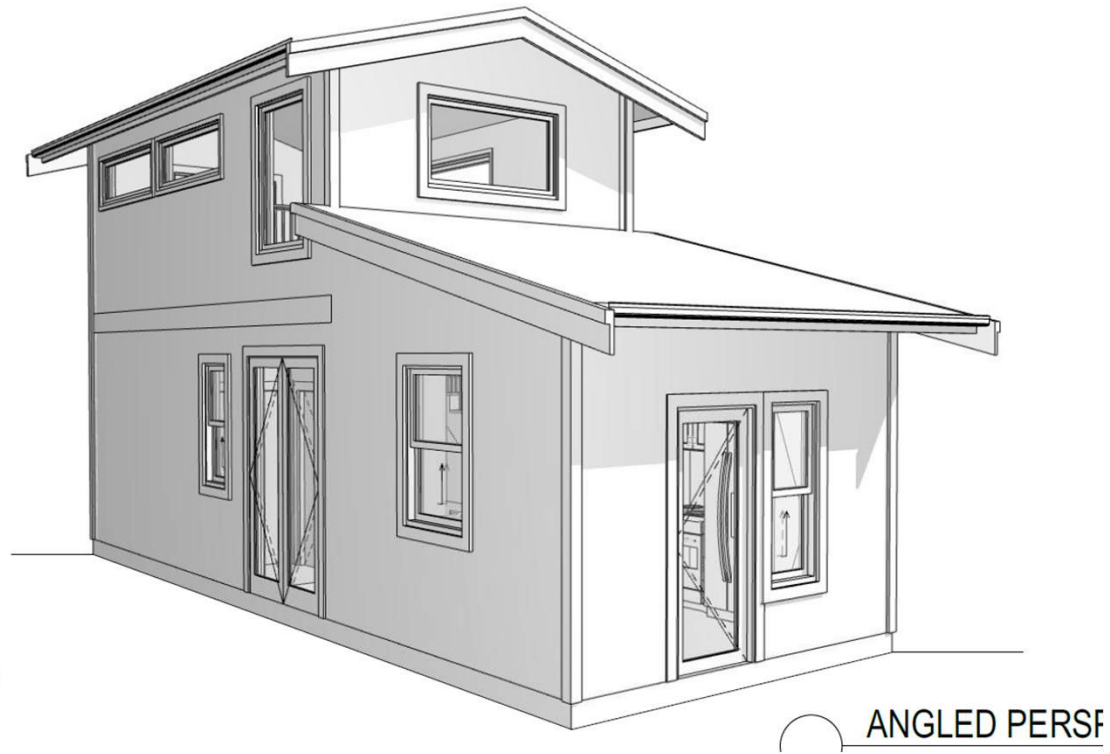
VIS6621
R111 ZONING STRATA

Exceptions to current guidelines:

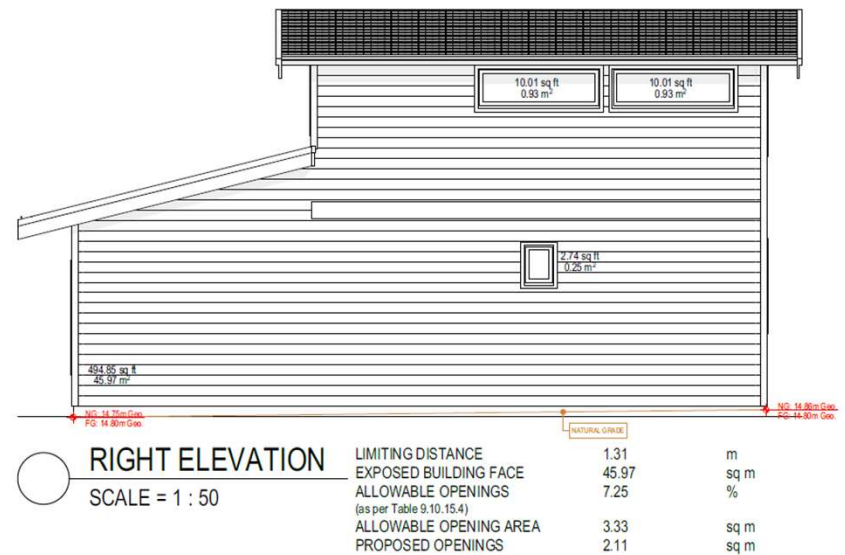
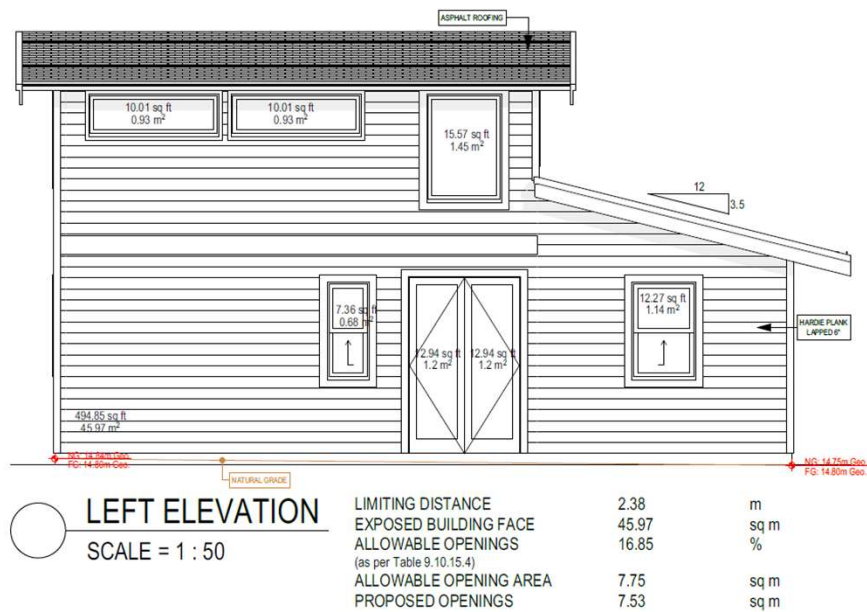
TOWNSHIP OF ESQUIMALT PROPOSED SMALL-SCALE DWELLING		
ADDRESS	1215 COLVILLE ROAD	
LOT SIZE	670.19m ² (7,213.88 ft ²)	
ZONING	RSM-2	
	PROPOSED	ALLOWED
FLOOR AREA		
FLOOR AREA FOR FIRST STOREY	37.44m ² (403ft ²)	
FLOOR AREA FOR SECOND STOREY	17.06m ² (183.68ft ²)	
TOTAL GROSS FLOOR AREA	54.50m ² (586.68ft ²)	
SITE COVERAGE		
SITE COVERAGE	31.24% 209.40m ² (2,253.95ft ²)	50% 335.10m ² (3,606.94ft ²)
PARKING STALLS ON SITE	3	
SETBACKS		
FRONT LINE	23.66m (77.63ft)	4.0m (13.12ft)
PROPOSED DWELLING UNIT INTERIOR SIDE	13.34m (43.76ft)	1.20m (3.94ft)
PROPOSED DWELLING UNIT INTERIOR SIDE <small>(USED FOR COMBINED SETBACK TOTAL)</small>	1.31m (4.30ft)	1.20m (3.94ft)
EXISTING DWELLING UNIT INTERIOR SIDE <small>(USED FOR COMBINED SETBACK TOTAL)</small>	1.10m (3.61ft)	1.20m (3.94ft)
COMBINED SIDE YARDS <small>PROPOSED DWELLING UNIT AND EXISTING DWELLING UNIT</small>	2.41m (7.91ft)*	3.0m (9.84ft)
REAR LINE	2.71m (8.91ft)*	4.50m (14.76ft)
BUILDING SEPARATION	2.57m (8.43ft)	2.50m (8.20ft)
HEIGHT		
NUMBER OF STOREYS	2	
AVERAGE GRADE	14.83m Geo.	
HIGHEST SLOPED ROOF HEIGHT	5.53m (18.13ft)	11.0m (36.09ft)

INDICATES VARIANCE(S)

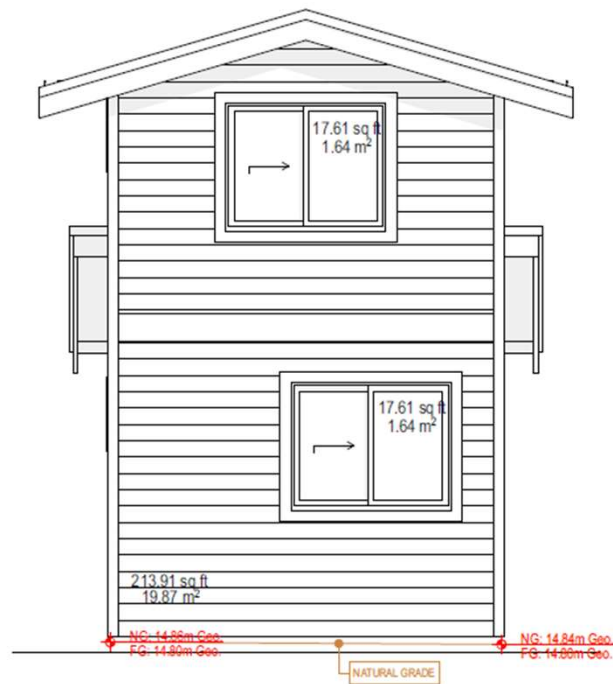
Artist Concept:



Side views:



Rear Exterior:



Interior:

