

1215 Colville Rd, Esquimalt

ADU Variance Application

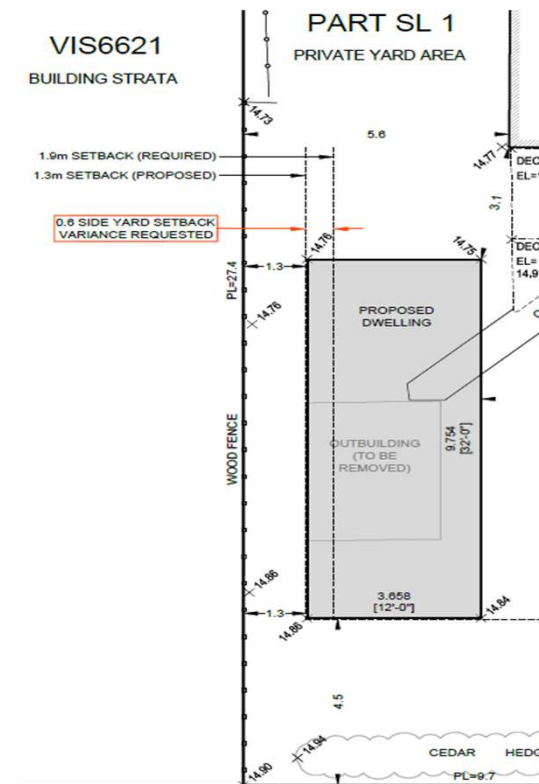
Why an ADU on this property?

- 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.
- **This ADU supports Esquimalt's goals of increasing housing diversity, multigenerational living, and long-term community stability.**

1215 Colville Rd.

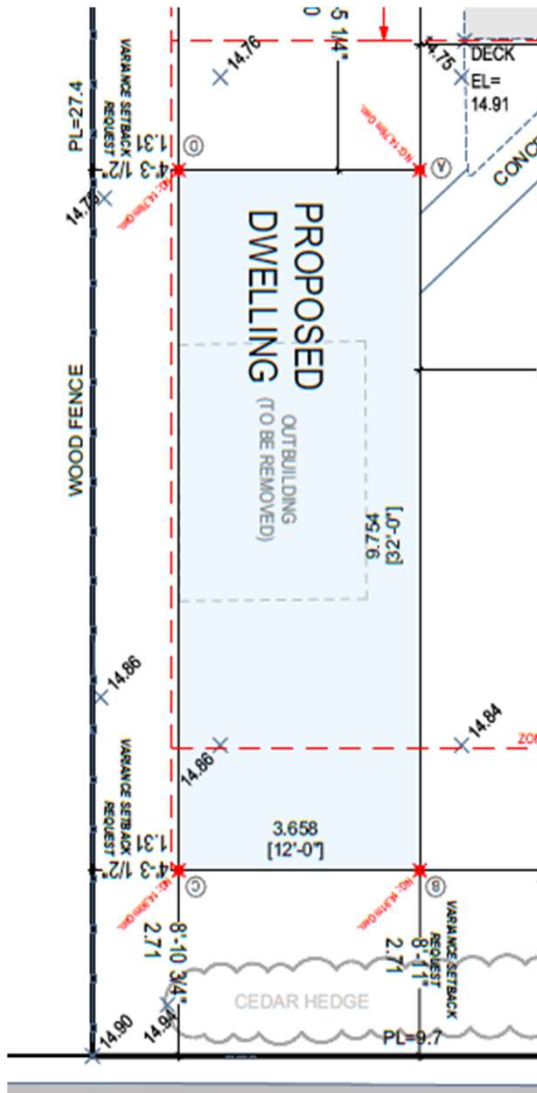


The existing storage shed is located 1.3m from the fence—this is where we propose the west side of the ADU to be built.



Rear Set back

Requesting the rear setback to be
reduced to 2.71M
(8 ft 10.75in)



Why the Variance Requests?

The bylaw requires a **1.9m (6 ft 3 in)** setback, resulting in an unused strip of land next to the existing wood fence. We are requesting a **1.3m (4 ft 3 in)** setback, which would allow for more efficient use of the yard as functional outdoor space.

We are also requesting a **rear setback reduction to 2.71m (8 ft 10.75 in)** from the required **4.5m (14 ft 9 in)**.

These variances would allow us to **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, so the reduced side setback would have **no impact on neighbouring privacy or sunlight access**.

Additionally, the **rear of the property backs onto the E&N Rail Trail**, meaning the reduced rear setback does not affect any neighbouring homes.

These requests are modest in scale, respect neighbour privacy, and enable us to make practical, long-term use of our limited space without disrupting the character of the neighbourhood.

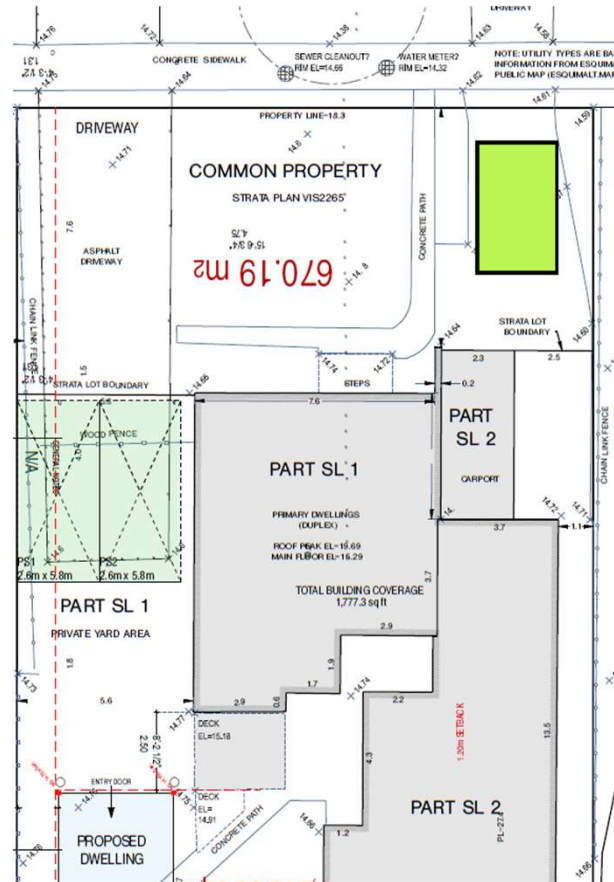
1213 and 1215 Colville are two sides of a
Duplex



Parking spaces

- 1213 currently has a paved parking space in front of its carport.
- 1215 also has a driveway, which we plan to widen to accommodate **two side-by-side parking spaces**, including one for the ADU.
- In total, **three on-site parking spaces** will be available—one for each of the three living spaces.

Proposed Parking Provisions



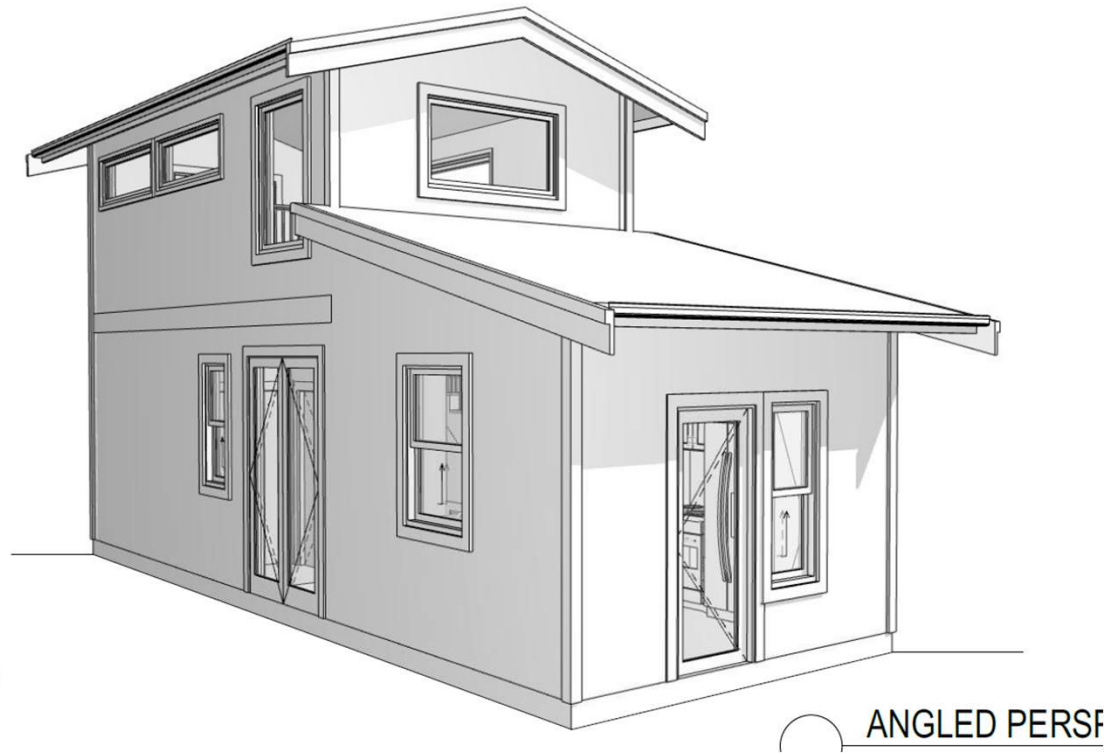




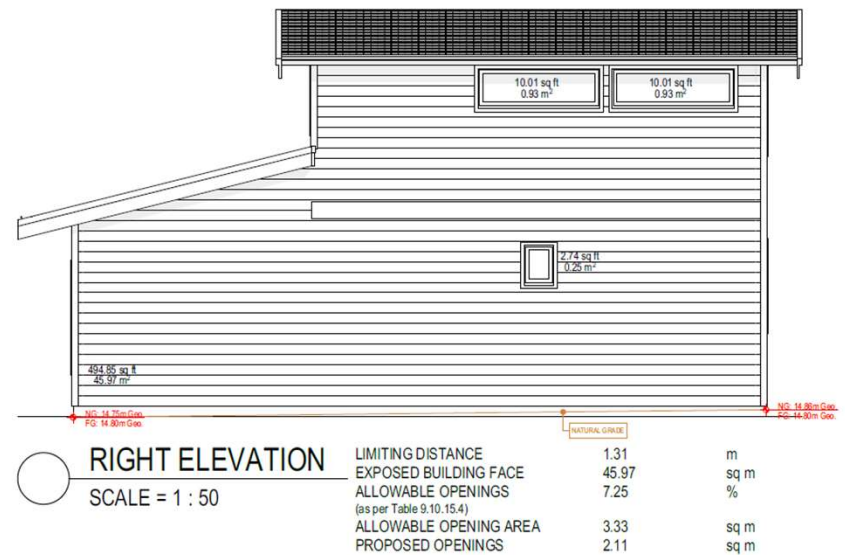
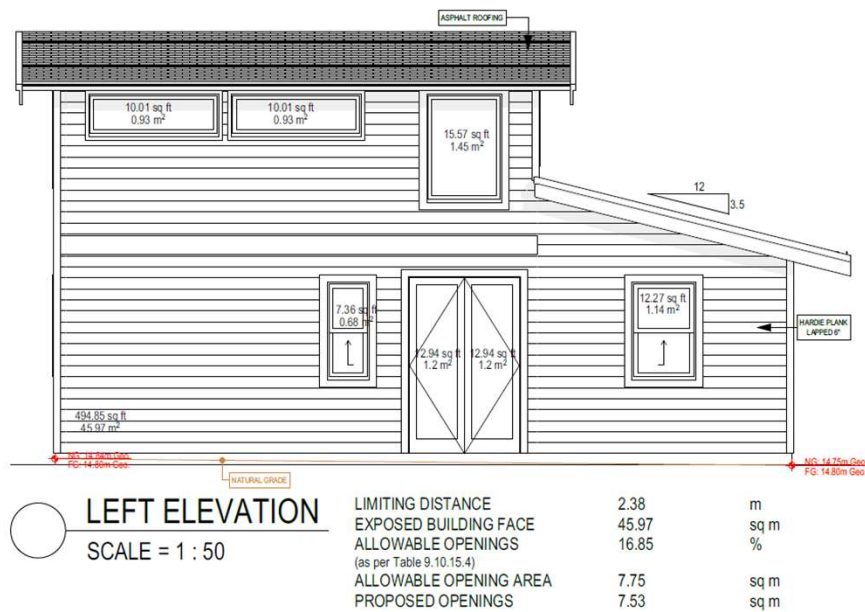
Site plan for VIS6621, showing the layout of the property and the proposed dwelling. The plan includes the following details:

- Property Dimensions:** The total area is 670.19 m² (7,213.88 sq ft).
- Part SL 1:** Primary dwellings (duplex) with a roof peak elevation of 19.09 and a main floor elevation of 15.29. Total building coverage is 1,777.3 sq m.
- Part SL 2:** Private yard area and a carport parking stall for SL 2.
- Proposed Dwelling:** A yellow-shaded area labeled "PROPOSED DWELLING" with dimensions 14.5' 10" x 8.7' 5". It is noted as an "OUTBUILDING (TO BE REMOVED)".
- Boundaries and Fences:** The plan shows the strata lot boundary, chain link fence, wood fence, and concrete driveway.
- Other Features:** A row of cedars, a shed, and a concrete pad are also indicated.

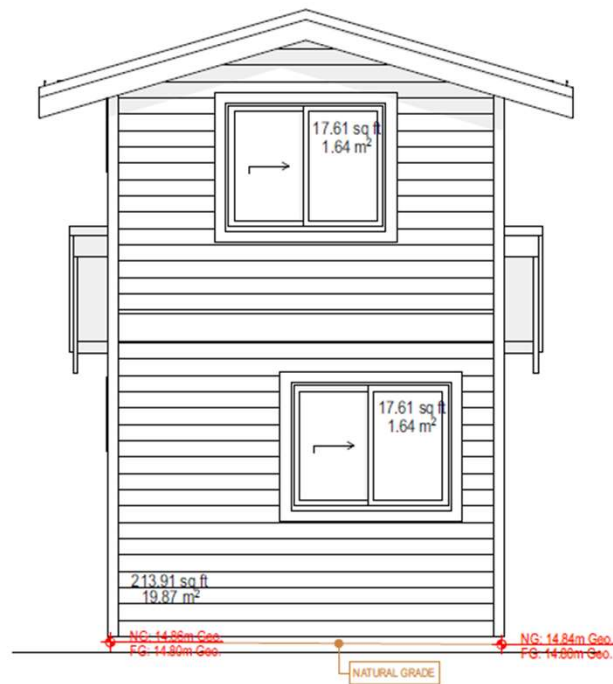
Artist Concept:



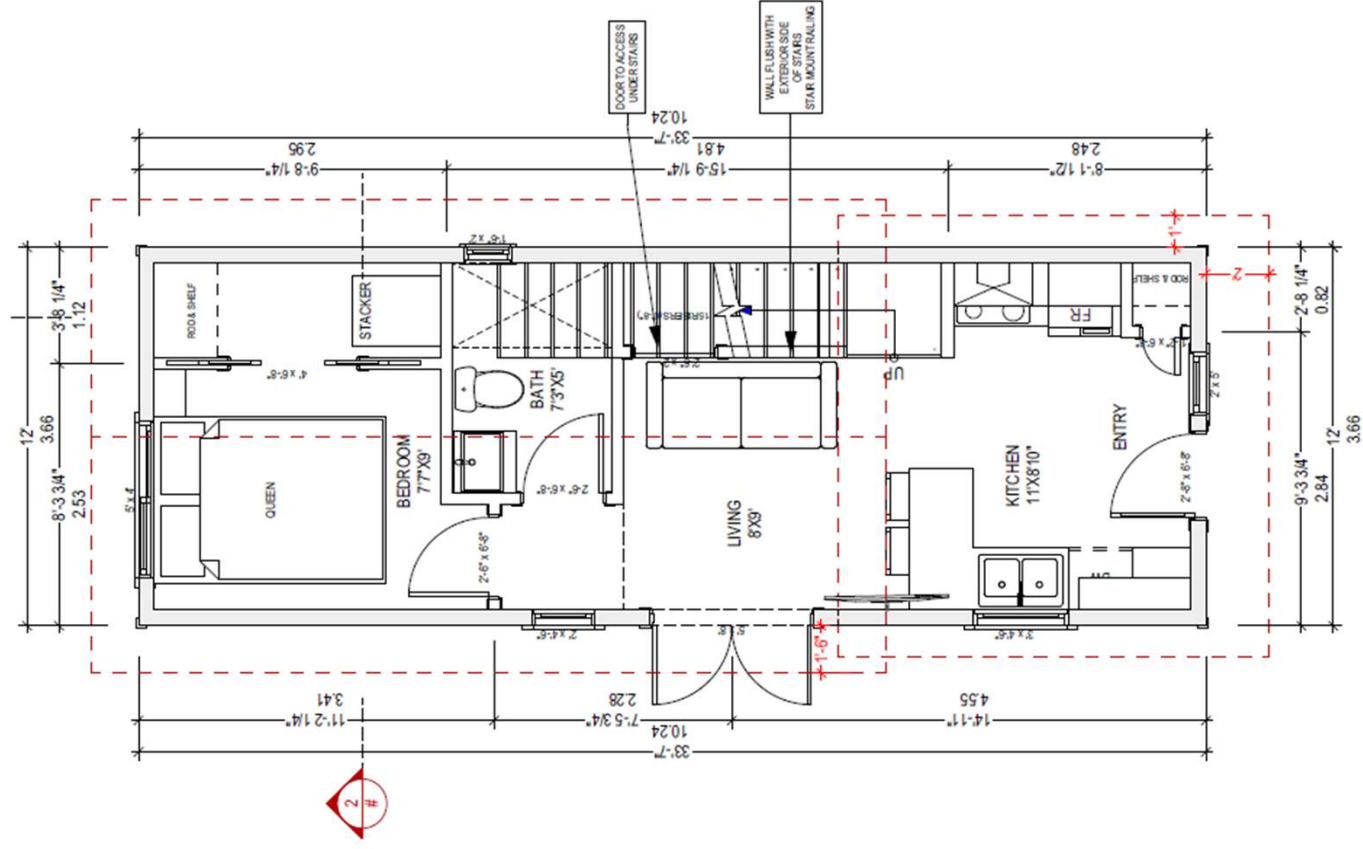
Side views:



Rear Exterior:



Interior:



FIRST STOREY PLAN (9'-0 3/4" CEILING HEIGHT)

SCALE = 1 : 50

FLOOR AREA: 403 sq ft (37.44m2)