

Variance Request to the Township of Esquimalt

Subject: Request for Variance - RSM-2 Zoning for Combined Side Yard Setbacks

Property Address: 1213 Colville Rd

I am requesting a variance to reduce the west side setback for our Accessory Dwelling Unit (ADU) from 1.9m to 1.3m. Our property is currently zoned RSM-2, which requires a combined side yard setback of no less than 3.0m. Given that the adjoining home (a duplex occupied by my daughter and son-in-law) has a setback of 1.1m, this leaves us with a required setback of 1.9m for our ADU.

Additional Supporting Argument for Parking Variance

In addition to our request for a setback variance, we respectfully request consideration for a variance to the current bylaw requiring parking spaces to be in tandem. Given the size and configuration of our semi-detached property at 1213 and 1215 Colville Rd, it is not feasible to accommodate three cars side by side in a tandem arrangement while also incorporating the ADU.

We propose that two parking spaces be designated at 1215 Colville Rd, with the existing parking space in the driveway at 1213 Colville Rd grandfathered into the allowance. This approach ensures the required three parking spaces are available while making the best use of our property layout.

We understand that this bylaw will be reviewed in 2025, and we believe our request aligns with the intent of future revisions, particularly considering the new provision allowing ADUs on semi-detached properties. Granting this variance would enable us to comply with parking requirements in a practical and equitable manner while supporting the Township's broader goals for housing development.

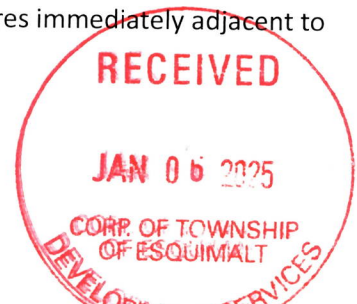
Thank you for your consideration of this request.

Background and Hardship:

- My husband and I are retired and semi-retired, respectively, and we have limited financial means. After years of traveling between Ontario to care for my late mother and our home in Esquimalt, we are now focused on creating a sustainable living arrangement.
- We are a multigenerational household. Our son will be living in the ADU until he is financially independent, and eventually, we may use it ourselves to downsize and rent our main home for supplemental income.
- Constructing an ADU is a financial necessity for us. It will ensure we have the flexibility to adapt to changing needs as we age while supporting our family.

Rationale for the Variance:

- **Location Consistency:** The ADU will be placed where our existing shed currently stands, meaning the setback is consistent with existing structures.
- **Limited Impact:** The 1.9m space would remain virtually unused greenspace and would not serve a functional purpose if kept open. Furthermore, there are no structures immediately adjacent to the proposed ADU site, preserving neighbors' privacy.



- **Quality of Living:** Without the variance, our backyard space would be significantly reduced, diminishing the livability of our outdoor area and our overall enjoyment of the property.
- **Community Benefit:** The ADU will provide housing for our son and, in the future, create a rental opportunity in an area where affordable housing is needed. It aligns with Esquimalt's goals of supporting diverse and sustainable housing options.

Thank you for considering our application and for your ongoing efforts to support sustainable and inclusive housing solutions within the Township of Esquimalt. We greatly appreciate your time and understanding as we work toward creating a multigenerational living arrangement that benefits our family and the community.

Barbare and Mervin Smith
Owners at 1215 Colville Rd., Esquimalt

