

Copy of correspondence forwarded to:

- Bill, Director of Development Services
- Council & CAO

**Molly Harris**

Corporate Services Assistant

Township of Esquimalt | Corporate Services

Tel: [1-250-414-7163](tel:1-250-414-7163) | [www.esquimalt.ca](http://www.esquimalt.ca)

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**From:** Dennis [REDACTED]  
**Sent:** October-30-25 3:53 PM  
**To:** Corporate Services <[Corporate.Services@esquimalt.ca](mailto:Corporate.Services@esquimalt.ca)>  
**Cc:** Vijay Bhangu [REDACTED]  
**Subject:** Support for Townhouse Rezoning - 903 Admirals Road

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Dear Mayor and Council,

I am writing as a long-time resident of Esquimalt to express my support for the proposed rezoning to permit the development of eight townhouses at 903 Admirals Road.

This proposal reflects thoughtful planning and aligns with both the Official Community Plan and the Province of British Columbia's Small-Scale Multi-Unit Housing (SSMUH) initiative. The provincial legislation encourages gentle infill and a broader range of housing options in residential areas, helping communities respond to the housing crisis and support middle-income households.

There are several reasons I support this proposal:

- The development offers eight family-oriented townhouses, each approximately 1,400 square feet, which are more attainable than the four large homes currently permitted under SSMUH legislation.
- The site is located within walking distance of CFB Esquimalt and is close to transit, cycling routes, parks, schools, employment, and shopping.
- The traditional design complements existing residential uses and fits well within the character of the neighbourhood.
- The proposal represents sensitive infill that is consistent with the OCP designation for the area.
- It provides a missing middle housing option, which is essential for families, seniors, and working professionals.

- A robust tree retention and replacement plan is included, ensuring environmental sensitivity and neighbourhood character are maintained.

This development is a responsible and timely response to the growing demand for diverse housing options in Esquimalt. I respectfully encourage Council to approve the rezoning and support this initiative.

Sincerely,

Dennis Murch  
1209 Highrock Place

## FW: 903 Admirals Road Proposed Development

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**From** Bill Brown <bill.brown@esquimalt.ca>  
**Date** Mon 2025-11-03 4:23 PM  
**To** James Davison <James.Davison@esquimalt.ca>

Hi James,

Please include this e-mail with your next staff report.

Thanks.

Bill

**Bill Brown, MCIP**  
Director of Development Services  
Township of Esquimalt | Development Services  
Tel: [1-250-414-7146](tel:1-250-414-7146) | [www.esquimalt.ca](http://www.esquimalt.ca)

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**From:** Molly Harris <Molly.Harris@esquimalt.ca>  
**Sent:** November-03-25 4:20 PM  
**To:** Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>  
**Subject:** FW: 903 Admirals Road Proposed Development

Copy of correspondence forwarded to:

- Council & CAO
- Bill, Director of Development Services

**Molly Harris**  
Corporate Services Assistant  
Township of Esquimalt | Corporate Services  
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**From:** Jeff\_Jen Carsience [REDACTED]  
**Sent:** November-02-25 4:35 PM  
**To:** Corporate Services <[Corporate.Services@esquimalt.ca](mailto:Corporate.Services@esquimalt.ca)>

**Cc:** Vijay Bhangu [REDACTED]  
**Subject:** 903 Admirals Road Proposed Development

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To Whom it may Concern,

We are writing you today, in regard to the proposed development of 8 townhomes at 903 Admirals Road.

We have reviewed the proposal and are in support of this development being built in our neighbourhood.

Families need appropriately sized homes to grow and stay in. These townhomes are that size and are suited to the needs of working families in Esquimalt.

We are also impressed with the care and attention this proposal is taking towards the trees that are currently at the site.

We hope that this proposal and others like it are able to move forward within the community. Esquimalt is a lovely place to raise a family.

Kind Regards,

Jennifer and Jeffrey Carsience  
860 Parklands Drive  
Esquimalt, BC

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- CAO

**Molly Harris**

Corporate Services Assistant

Township of Esquimalt | Corporate Services

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**From:** Brendan Carver [REDACTED]  
**Sent:** November-03-25 2:23 PM  
**To:** Corporate Services <[Corporate.Services@esquimalt.ca](mailto:Corporate.Services@esquimalt.ca)>  
**Cc:** [REDACTED]  
**Subject:** 903 Admirals Road- Rezoning Application

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Good day,

I am writing to you in support of the rezoning plan for 903 Admirals Road. I currently am the resident owner in Unit 4- 906 Admirals Road.

Reasons I support:

- The proposed plan for 903 Admirals Road provides a great opportunity to bring in crucial housing for middle- class families in Esquimalt. As a resident raising a young family in a townhouse myself, I can attest that this housing option allowed us to affordably upgrade from a condo in Esquimalt, and continue to live and work in the Esquimalt community, leveraging active and public transportation to the fullest extent.
- RAMTAR developments is currently edging on completion of a development of 904A Admirals Road, which is directly adjacent to my home. The finished product matches the look and feel of the existing neighbourhood structures, and does not feel intrusive. RAMTAR was very respectful during their project, respecting noise bylaws, and maintaining a tidy and safe worksite.

Please do not hesitate to reach out should you have any further questions.

Regards,

*Brendan Carver*

4-906 Admirals Road  
Esquimalt, BC V9A 2P4





Outlook

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**FW: Support for 903 Admirals Road Proposed Townhouse Development**

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**From** Molly Harris <Molly.Harris@esquimalt.ca>

**Date** Wed 2025-11-05 2:38 PM

**To** Bill Brown <bill.brown@esquimalt.ca>; Jonah Ross <Jonah.Ross@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>

Copy of correspondence forwarded to:

- Bill, Director of Development Services
- Jonah Ross, CS Advisor
- CAO

**Molly Harris**

Corporate Services Assistant

Township of Esquimalt | Corporate Services

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**From:** Carolyn Gregg [REDACTED]  
**Sent:** November-04-25 5:10 PM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Cc:** ramtardevelopments@shaw.ca  
**Subject:** Support for 903 Admirals Road Proposed Townhouse Development

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To Whom It May Concern:

I am writing to express my strong support for the proposed townhouse development at 903 Admirals Road in Esquimalt, BC.

I am excited about this initiative, which is designed to seamlessly fit into the existing landscape surrounding the property. This project also provides much-needed housing that aligns with the Municipality of Esquimalt's current housing plan. As a homeowner who was born and raised in Esquimalt, I recognize the need for affordable family housing, and I believe this development addresses that need comprehensively.

I am confident that this project will achieve its important outcomes and I am enthusiastic about the positive impact it will have on our community.

Please feel free to contact me at [REDACTED] if you require any additional information regarding my support for this valuable initiative.

Sincerely,  
Carolyn Gregg  
403 - 614 Fernhill Place,  
Esquimalt, BC

V9A 4Z1

Hugh Ferguson

864 Parklands Drive

V9A 4L5

VICTORIA, B.C.

To Mayor and Council,

This letter is being written in support of the rezoning application for 903 Admirals Road. I have looked at the drawings, and I think these townhouses are perfect for this property. There are townhouses all around this place and it only makes sense to infill with the new proposed townhouses.

Hugh Ferguson



**FW: Support for Rezoning at 903 Admirals Road**

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**From** Molly Harris <Molly.Harris@esquimalt.ca>

**Date** Wed 2025-11-05 3:10 PM

**To** Bill Brown <bill.brown@esquimalt.ca>; Jonah Ross <Jonah.Ross@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>

Copy of correspondence forwarded to:

- Bill, Director of Development Services
- Jonah Ross, CS Advisor
- CAO

**Molly Harris**

Corporate Services Assistant

Township of Esquimalt | Corporate Services

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**From:** Gregg, Jason [REDACTED]  
**Sent:** November-05-25 1:32 PM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Subject:** Support for Rezoning at 903 Admirals Road

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Dear Mayor and Council,

I am writing to share my endorsement for the townhouse proposal at 903 Admirals Road. As someone who has called Esquimalt home for many years, I see this initiative as a thoughtful response to our community's evolving housing needs.

This development is well-aligned with the Townhouse Residential designation in the Official Community Plan and supports the Province's direction towards more diverse, small-scale multi-unit housing. By introducing eight family-sized town homes, the project offers a practical alternative to the larger, less attainable homes currently permitted under SSMUH legislation.

Key aspects that stand out to me include:

- The site is ideally situated near CFB Esquimalt, public transport, cycling routes, parks, schools, and local amenities, making it convenient for a wide range of residents.
- The design respects the existing character of the area, blending seamlessly with nearby homes and enhancing the streetscape.
- The proposal represents a careful approach to increasing housing options without disrupting the neighbourhood's feel, consistent with the OCP's vision.
- By providing "missing middle" options, the development caters to families, seniors, and professionals who might otherwise struggle to find suitable accommodation in Esquimalt.
- The project includes a robust tree retention and replacement plan, developed in consultation with the Esquimalt Arborist, ensuring that environmental values and neighbourhood greenery are maintained.

Based on my interactions with the development team, Community feedback has been considered and concerns about parking, privacy, and tree impacts addressed in the planning process. The proposal exceeds bylaw requirements for onsite parking, incorporates privacy screening, and includes measures for tree protection and replacement.

In summary, I believe this project will contribute positively to Esquimalt by offering attainable, well-designed homes in a location that supports active, connected living. I encourage Council to approve the rezoning and help bring these new homes to our neighbourhood.

Thank you for your consideration.

Sincerely,  
Jason Gregg

838 Coles St.



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**Jason Gregg**

Manager, Business Intelligence, Research & Analytics

Victoria

[Office Address Directory](#)

[BCER Web Site](#)

We acknowledge and respect the many First Nations, each with unique cultures, languages, legal traditions and relationships to the land and water, on whose territories the

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**FW: Support for Townhouse Rezoning- 903 Admirals Road**

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**From** Molly Harris <Molly.Harris@esquimalt.ca>

**Date** Wed 2025-11-05 2:28 PM

**To** Bill Brown <bill.brown@esquimalt.ca>; Jonah Ross <Jonah.Ross@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>

Copy of correspondence forwarded to:

- Bill, Director of Development Services
- Jonah Ross, CS Advisor
- CAO

**Molly Harris**

Corporate Services Assistant

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**From:** W K [REDACTED]  
**Sent:** November-04-25 12:23 PM  
**To:** Corporate Services <[Corporate.Services@esquimalt.ca](mailto:Corporate.Services@esquimalt.ca)>  
**Cc:** [REDACTED]  
**Subject:** Support for Townhouse Rezoning- 903 Admirals Road

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Dear Mayor and Council,

As a resident of Highrock Avenue, I am writing to express my support for the proposed rezoning at 903 Admirals Road. I live at 1196 Highrock, and as someone familiar with the area, I believe this project represents a positive and appropriate addition to our neighbourhood.

The proposal aligns with Esquimalt's Official Community Plan (OCP) and reflects the Province's recent direction to encourage small-scale multi-unit housing. It offers a well-designed, family-friendly housing option that fits the character of our community while addressing the growing need for attainable homes.

Here are several reasons I support this application:

- The project includes eight family-oriented townhomes, each roughly 1,400 square feet, which are more accessible than the four large single-family houses currently allowed under SSMUH regulations.

- The location is highly walkable, close to CFB Esquimalt, transit, bike routes, parks, schools, employment, and shopping.
- The traditional architectural style complements surrounding homes and maintains the established character of the neighbourhood.
- The proposal represents sensitive infill that aligns with the OCP designation for this area.
- It contributes to the missing middle housing supply, offering options for families, seniors, and working professionals.
- A comprehensive tree retention and replacement plan ensures the project remains environmentally responsible and helps preserve neighbourhood character.

As someone who lives in the area, I appreciate the thoughtful and balanced approach taken with this proposal. It exemplifies the kind of **responsible, community-oriented growth** that benefits both current and future residents of Esquimalt.

Sincerely,

Wendy Keeping

1196 Highrock Ave

To Mayor and Council,

I am writing this letter in support of Ramtar Development's eight-townhome building project envisioned at 903 Admirals Road.

My own home located at 439 Fraser Street was built by Ramtar Developments and I witnessed firsthand their respect for community vision and compliance.

I have had the opportunity to view the detailed site plan and am impressed with the home design and minimal disruption to our community's ecology.

This location is perfect for this type of badly needed multiple housing solution.

I believe council recognizes the urgent need for multi-home projects that when done skillfully provide desperately needed housing for our growing population.

This project brings an obvious tax base enhancement and provides desperately needed accommodation for our seniors, professionals and workforce.

I would like to strongly encourage council to accept and expedite approval of this sorely needed addition to Esquimalt's housing inventory.

Kindest regards,

Robert McIsaac

Resident 439 Fraser Street Esquimalt, British Columbia

Darlene Scarr

871 Parklands Drive

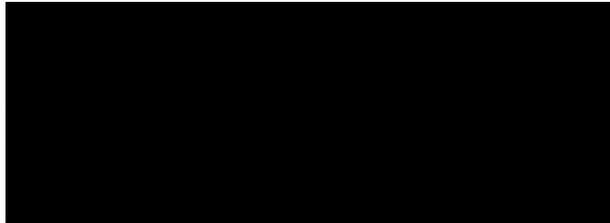
V9A 4L6

VICTORIA, B.C.

To Mayor and Council,

I have looked at the plans for this property, and I am encouraging mayor and council to support it. It is exactly what we need, we are in a housing crisis and these townhouses fit into the missing middle. This property is surrounded by townhouses and is located on a property that is designated townhouses in the Official Community Plan. Please support this application we need more homes.

Darlene Scarr



**From:** [Sherry & Steve Gregg](#)  
**To:** [Corporate Services](#)  
**Cc:** [Vijay Banghu](#)  
**Subject:** 903 Admirals Road Rezoning Application and Development  
**Date:** November-06-25 12:05:51 PM

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To Mayor and Council,

I have lived in the Township of Esquimalt for 60 plus years now. I have seen it slowly but surely flourish into the community it is today. Many things have changed over the years, many things have not. Many of the changes I have agreed with, some I have not. For the greater part the change has been for the better. I understand the potential here and what a great community this is. We have now become what I believe is one of the best communities in the area to live in. Most of the development I see going on in our community is only making it a better place for more to live in.

I have seen the site of the proposed townhouse development at 903 Admirals Road. One of the key issues for myself regarding building development in Esquimalt is the height. I believe we should be preserving our skyline as much as possible. Tall buildings that capture sunlight and create shadow zones on neighbouring properties, especially in the winter, should be avoided. People in Esquimalt who enjoy the sun at their place of residence one year should not find themselves in the shadows the following year.

The proposed townhouse development is well laid out and fits in with surrounding developments. The developer and designer have effectively utilised the existing site, providing some personal greenspace for each home, while minimising any impact on neighbouring properties. The townhouses will help some families find a home in our great community. I believe we need more of this type of housing in Victoria. I give this development my full support.

Kind Regards

Stephen Gregg

1187 Wychbury Avenue

Victoria, B.C.

V9A 5L1

**From:** [Cameron Harris](#)  
**To:** [Corporate Services](#)  
**Subject:** 903 Admirals  
**Date:** November-06-25 10:51:17 PM

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Dear Mayor and Council,

As a long-time resident of the community and a business owner in View Royal, I am writing to express my support for the proposed rezoning at 903 Admirals Road.

I feel strongly that the proposed infill aligns with the current Official Community Plan while also supporting the Province's recent direction on small-scale multi-unit housing. In addition, upon review of the neighbouring properties, it is evident that numerous lots are also being utilized in a multi-unit capacity.

As a medical provider, I hear firsthand the need for more housing from my patients: whether it be employees of CFB Esquimalt or students going to UVic, obtaining a residence in the community is difficult and more homes are needed.

Not often does an opportunity arise for infill development to occur with virtually no change to the character of a community. Given 903 Admirals' position and the current utilization of neighbouring properties, this proposal is one of those rare situations. As such, I believe the rezoning is appropriate and should be strongly considered.

Respectfully,  
Dr. Cameron Harris  
Victoria, BC

**From:** [Paul Pitts](#)  
**To:** [Corporate Services](#)  
**Cc:** [REDACTED]  
**Subject:** 903 Admirals rezoning / development proposal  
**Date:** November-08-25 12:34:47 PM

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***To whom it may concern.***

***I would like to support the proposed development / rezoning for the 903 Admirals location. After reviewing the plans and documents for the location and fully supporting the application as it aligns well with high density, affordability, and setting for the development location, I would have to concur with the application. I am also looking at downsizing in the future and would consider this type of residence as an attractive, accessible possible move to this type of housing while still maintaining our Esquimalt residency.***

***Thank you,***

***Paul Pitts  
1220 Rockcrest Ave  
Esquimalt, BC***

**From:** [Naomi Ellis](#)  
**To:** [Corporate Services](#)  
**Cc:** [REDACTED]  
**Subject:** [Spam] Support for Townhouse Rezoning - 903 Admirals Road  
**Date:** November-08-25 2:59:02 PM

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Dear Mayor and Council,

I am writing as a resident of Dunsmuir Road to express my support for the proposed rezoning at 903 Admirals Road. Living at 835 Dunsmuir, I am familiar with the area and believe this project is a thoughtful and much-needed addition to our neighbourhood.

The proposal aligns with the Official Community Plan and supports the Province's recent direction to enable small-scale multi-unit housing. It offers a well-designed, family-friendly housing option that fits the character of our community and responds to the growing need for attainable homes.

Here are the reasons I support this proposal:

- The development offers eight family-oriented townhouses, each approximately 1,400 square feet, which are more attainable than the four large homes currently permitted under SSMUH legislation.
- The site is located within walking distance of CFB Esquimalt and is close to transit, cycling routes, parks, schools, employment, and shopping.
- The traditional design complements existing residential uses and fits well within the character of the neighbourhood.
- The proposal represents sensitive infill that is consistent with the OCP designation for the area.
- It provides a missing middle housing option, which is essential for families, seniors, and working professionals.
- A robust tree retention and replacement plan is included, ensuring environmental sensitivity and neighbourhood character are maintained.

As a neighbour living nearby, I appreciate the care and consideration that has gone into this proposal. It reflects the kind of responsible growth that supports both current and future residents of Esquimalt.

Sincerely,

Naomi Ellis  
835 Dunsmuir Road

**From:** [Sean Bray](#)  
**To:** [Corporate Services](#)  
**Cc:** [REDACTED]  
**Subject:** Zoning application for 903 Admirals rd Esquimalt BC  
**Date:** November-10-25 10:57:50 AM

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To the Mayor and Council

My name is Sean Bray a resident at 1242 rockcrest Avenue for well over 15 yrs .  
I have had the privilege of being able to converse with a wide range of people in our community through work and community functions over the yrs . One of the main topics of discussion has been the cost of trying to enter the housing market..

Being in the construction industry myself it is obvious that Esquimalt is growing fast with the new projects nearing completion and several new starts .

Affordabilty seems to be the concern of many I have talked with.

I have looked at the proposal for 903 Admiral rd I believe this project will fill a much needed solution to new young families and military members wishing to enter the housing market .

The proposal addressed most if not all concerns that the municapalty might have.

I trust that with your experience and knowlegde in this matter your conclusion is that this proposal will be very beneficial to our community and that the zoning application should be granted as to allowed this project to proceed to the next step. Thank you for your consideration

Best Regard

Sean Bray

**Letter of Support for Rezoning Application – 903 Admirals Road, Esquimalt, B.C.**

**To: Mayor and Council, Township of Esquimalt**

**From: Stephen Eady and Anne Walsh, 850 Parklands Drive, Unit 43, Esquimalt**

**Regarding: Rezoning Application submitted by Mr. VijayBhangu**

We are writing in support of the rezoning application submitted by the applicant (Mr. Bhangu) to amend the zoning from RS-2 to a CD zone to accommodate an 8-unit townhouse to be located at **903 Admirals Road** in Esquimalt. We live in a townhouse complex (850 Parklands Drive), which is very close to the proposed development. We have reviewed the **Site Plan and Elevation** document that is available on the Esquimalt Zoning Application website. We have also reviewed the applicant's APC presentation entitled "**903 Admirals Road Proposed Townhome Development**", which provides detailed information about the proposed development.

We strongly support this application for rezoning for the following reasons:

- The proposed development provides an affordable housing option which is essential for families, seniors and working professionals. This is necessary to mitigate the current housing crisis that we are experiencing in Greater Victoria.
- The development offers eight family-oriented townhouses, which are more attainable than the four large homes currently permitted under SSMUH legislation.
- Presently this property is surrounded by townhouses, and the proposed design complements existing residential uses and fits well within the character of the neighbourhood.
- The proposal includes a tree retention and replacement plan, which is important for our neighbourhood.
- We are also familiar with another housing complex that the applicant is currently building at the corner of Parklands Drive and Admirals Road in Esquimalt. We are impressed with the high quality of workmanship that the applicant is providing for that complex, and we believe that the proposed townhouse complex at 903 Admirals will be built to a similar high standard.

For the reasons stated above, we strongly support this application for rezoning, and we hope that the information provided here will be considered by Mayor and Council in making a decision to approve the rezoning of this property.

Respectfully submitted by

**Stephen Eady and Anne Walsh  
850 Parklands Drive, Unit 43, Esquimalt  
10 November 2025**