



KORS Development Services Inc.  
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Mikaila Montgomery  
Planner 1 - Development Services  
Township of Esquimalt  
1229 Esquimalt Road,  
Esquimalt, BC V9A 3P1

February 9, 2023

Re: Rezoning Application for 1072/1076 Colville Rd – Revised Application

Dear Ms. Montgomery,

Further to your email of October 19, 2022 and the APC comments, we attach the revised the revised building and landscape drawings for this rezoning application as follows;

1. Additional windows have been added to the side elevations to increase the amount of natural light in the suites;
2. Separate storage areas have been added to the plans for both the main unit and the suites;
3. Secure bike parking has been added for the suites in the sunken patio areas which include a plug-in for E-bikes and in the garages for the main units;
4. Bike rolling strips have been added to the site plan adjacent to the steps leading to the suites as suggested;
5. I reviewed your suggestion that the suite parking be located at the sides of the buildings rather than in the front with the design team. In order to make that space, a significant revised design would need to be created. The maneuverability of access in and out of the suite parking would also be impacted. To address the comment, we have revised the landscape plan to show additional landscape screening at the front to reduce the visual impacts from the street. We would like to proceed with a parking exception through a variance as you outlined in your email (let me know if there are additional application forms to be completed); and
6. An EV charging station is now shown on the plans for each parking space.

These revisions are included in the attached duplex design plans and landscape plans. Upon review of these revised plans, please don't hesitate to call the undersigned at (250) 686-7125 if you have any questions or additional comments.

Yours truly,

L. Denise Kors, P.Eng. LEED Ap  
Land Development Manager  
Kors Development Services