

Molly Harris

From: Terri Layman [REDACTED]
Sent: November-10-25 2:23 PM
To: Council
Subject: Rezoning 903 Admirals

Categories: Inputted in to Mail Log

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Hello Council Members

As someone who lives next door and president of Strata Council I am **NOT** in favour of rezoning from RS-2 to CD Mo 170 to allow 8 townhouses.

As none of these townhomes would be below market (where need is greatest) and these 8 townhomes would not be fitting within the environment. Many mature trees would need to be removed to allow such density not to mention what it would do to parking availability and add even more to the traffic along Admirals Road.

Concerned neighbour

Terri Crawford

Molly Harris

From: Valencia Dsouza [REDACTED]
Sent: November-11-25 6:30 PM
To: Corporate Services
Cc: [REDACTED]
Subject: [Spam] Support for 903 Admirals Road Townhouse Proposal

Categories: LATE ITEM, Inputted in to Mail Log

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Dear Mayor and Council,

My name is Valencia D'Souza, a proud resident of the Esquimalt community residing at 850 Parklands Drive. I wanted to share my strong support for the proposed townhouse development at 903 Admirals Road.

As someone who cares deeply about our community, I've seen how hard it's become for families, young people, and even long-time residents to find housing they can actually afford in Esquimalt. It's heartbreaking watching people who want to stay here- close to work, schools, and family-being priced out. That's why I appreciate projects like this one.

This proposal offers eight well-designed, family-oriented homes that fit right into the existing neighbourhood. It's the kind of "missing middle" housing that Esquimalt genuinely needs; something between large, expensive single-family homes and dense apartment buildings.

I also want to recognize Vijay and Ramtar Developments for their thoughtful, respectful approach. They've clearly taken the time to listen to neighbours, work with the Town's arborist, and create a plan that balances growth with care for the environment. The strong tree retention and replacement plan, the privacy screening, and the traditional architectural style all show a real effort to make this development blend naturally with the community.

I see this as gentle, responsible infill that reflects Esquimalt's character and helps address our housing crisis without compromising what makes this area special. It's close to CFB Esquimalt, schools, parks, and transit-so it makes sense for families and working professionals alike.

We need more housing like this: thoughtful, family-friendly, attainable, and community-minded. I truly hope the Council will support this rezoning and allow this project to move forward.

Thank you for considering my comments, and for your ongoing efforts to guide our community through these challenging housing times.

Warm regards,
Valencia D'Souza

I understand my letter may form part of the public record. I kindly ask that my personal contact information not be published publicly, though I'm happy for Council to have it for verification purposes.

Molly Harris

From: Michael Rice [REDACTED]
Sent: November-13-25 8:57 AM
To: Corporate Services
Subject: Support for Rezoning Application at 903 Admirals Road

Categories: LATE ITEM, Inputted in to Mail Log

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Dear Esquimalt Council Members,

I am writing as a resident of Esquimalt to express my support for the proposed townhouse development at 903 Admirals Road.

This project addresses several critical needs in our community:

Housing Affordability: The development offers eight family-oriented townhouses (approximately 1,425 square feet each) that provide a more attainable housing option compared to the four large homes currently permitted under SSMUH legislation. This is particularly important given the ongoing housing crisis in British Columbia.

Strategic Location: The site is ideally positioned within walking distance of CFB Esquimalt and close to transit, cycling routes, parks, schools, shopping, and supporting sustainable transportation and community connectivity.

Neighbourhood Compatibility: The traditional design complements existing residential uses, and the property is already surrounded by townhouses, making this development a natural fit. It represents a sensitive infill consistent with the OCP designation for the area.

Missing Middle Housing: This project provides essential housing options for families, seniors, and working professionals, a housing type our region desperately needs.

Environmental Responsibility: The tree retention and replacement plan demonstrates environmental sensitivity while maintaining neighbourhood character.

I support an approval in this rezoning application.

Sincerely,
Michael Rice
858 Parklands Dr.
Esquimalt, BC

Molly Harris

From: Phil Turner [REDACTED] >
Sent: November-13-25 2:42 PM
To: Corporate Services
Cc: [REDACTED]
Subject: 903 Admirals rd .

Categories: LATE ITEM, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and council , I am writing in my support of the development proposal at 903 Admirals. This proposal seems like a good use of this property and adds more attainable homes than larger single homes. The design is in keeping with other townhouse properties in the municipality.
P . Turner. 1-615 Drake Ave, Esquimalt.

Molly Harris

From: Andrew Holenchuk [REDACTED] >
Sent: November-13-25 6:15 PM
To: Corporate Services
Cc: Vijay Bhangu
Subject: 903 ADMIRALS ROAD PROPOSED TOWNHOME DEVELOPMENT - For Nov 17, 2025 Council Meeting

Categories: LATE ITEM, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,
cc: Vijay Bhangu - Ramtar Developments

I am writing in full support of the proposed townhouse development at 903 Admirals Road. As a long-time Esquimalt resident of 53yrs, community supporter, and real estate professional who has worked throughout this area for nearly two decades, I strongly believe this project is exactly the kind of appropriate, gentle density Esquimalt needs—placed in the right location, with the right housing form, at the right time.

Why I Support This Proposal

1. It Delivers the Missing Middle Housing Our Community Desperately Needs

Esquimalt—and British Columbia more broadly—is experiencing a significant housing shortage. Families, seniors, and working professionals are being priced out of single-family homes with few alternative options that offer space, comfort, and affordability.

This project provides eight family-oriented, 3-bedroom townhomes at approximately 1,425 sqft each, which is far more attainable than the four large single-family homes currently permitted under existing SSMUH rules.

This is exactly the type of housing gap we need to fill.

2. Ideal Location for Smart Density

The site is in a walkable, transit-rich, well-connected pocket of Esquimalt—near parks, schools, cycling routes, shopping, employment, and especially CFB Esquimalt, which is a major local employer.

Families living here will realistically be able to walk, bike, or bus to work and amenities, reducing traffic and supporting climate-friendly goals.

3. The Housing Type Fits the Neighbourhood Character

The property is already surrounded by townhouses and small-lot residential forms.

The proposed traditional design complements what already exists—and the density level aligns perfectly with the Townhouse Residential OCP designation, ensuring continuity and neighbourhood cohesion.

This is sensitive, respectful infill—exactly how density should be added.

4. Strong Tree Retention and Environmental Sensitivity

The developer has taken meaningful steps to address tree preservation and ecological considerations:

- 54 trees analyzed
- 30 protected, including 8 on neighbouring properties
- 22 retained onsite, including bylaw-protected trees
- 23 replacement trees planted
- Cash-in-lieu provided for additional trees
- Collaboration with the Esquimalt arborist
- Salvage plans for native plants where appropriate

Environmental and urban-forest values have clearly been respected.

5. Thoughtful Site Planning That Supports Families

The design includes:

- Private outdoor patios for each home
- Shared green spaces
- Visitor parking exceeding bylaw requirements
- Emergency vehicle access
- Landscaped buffering for neighbours
- Privacy fencing and hedging
- A minimal blasting footprint (limited to the northwest corner)

The overall plan shows responsible, integrated development that considers both future residents and current neighbours.

6. The Community Consultation Was Done Properly

The builder held an open house, distributed over 200 flyers, and addressed feedback around parking, blasting, trees, privacy, and form & character.

Many community members indicated they were pleased to see townhomes proposed for this site.

7. This Is Good Planning, Good Housing, and Good Timing

This project checks every box:

- ✓ Supports OCP
- ✓ Matches surrounding zoning
- ✓ Responds to the housing crisis

- ✓ Creates attainable family homes
- ✓ Strengthens a walkable urban neighbourhood
- ✓ Preserves mature trees wherever possible
- ✓ Fits the character and scale of the area

In my professional opinion—and personal belief—this is the kind of project that improves neighbourhood vitality, supports families, enhances community options, and reflects the future Esquimalt is working toward.

Final Thoughts

I strongly encourage Council to approve the rezoning application for 903 Admirals Road.

This project will bring much-needed housing options to an area that is perfectly suited for this level of density, while respecting the existing community fabric and environmental considerations.

Thank you for your time and for your ongoing commitment to thoughtful community development.

Please feel free to contact me if you would like any additional perspective.

Warm regards,

Andrew Holenchuk

Esquimalt Resident

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Molly Harris

From: Jeff McConnell [REDACTED]
Sent: November-13-25 7:50 PM
To: Corporate Services
Cc: Vijay Bhangu
Subject: Support for proposed rezoning of 903 Admirals Road

Categories: LATE ITEM, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I am writing in support of the proposed rezoning application for 903 Admirals Road.

The proposed townhouse development is exactly what the Township needs to address housing needs in our community. Adding eight townhouses provides more attainable housing for families versus the four large homes currently permitted under SSMUH legislation.

The proposed development represents thoughtful infill that is consistent with the OCP designation for the area. The property is currently surrounded by townhouses, and the traditional design proposed complements the existing residential uses and fits within the character of the neighbourhood.

I would also note the development includes a robust tree retention and replacement plan, ensuring environmental sensitivity and neighbourhood character are maintained. I am also pleased to see parking needs has been thoughtfully considered in the proposal.

As you are aware, the CRD and British Columbia in general is in a housing crisis. This type of development provides a missing middle housing option, which is essential for families, seniors, and working professionals. I would ask that you consider this continuing need for attainable housing in your deliberations on this rezoning application.

Jeff McConnell
1213 Rockcrest Avenue
Esquimalt, BC

Sent from [Outlook](#)

Molly Harris

From: Tom Campbell [REDACTED]
Sent: November-13-25 8:06 PM
To: Corporate Services
Cc: Bhangu VJ
Subject: Rezoning Application
Attachments: To Mayor and Council.docx

Categories: LATE ITEM, Inputted in to Mail Log

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Good Day

Please see letter in support of rezoning application;

Thanks,

Tom Campbell
939 Reeve Pl
[REDACTED]

Sent from my iPhone

To Mayor and Council,

I have looked at the development proposed for 903 Admirals Road and I am in full support of it.

The 8 townhouses fit in nicely with the surrounding other townhouses. The property is identified as townhouse by the Official Community Plan. I am shocked this has taken so long to be proposed.

In our current situation of a lack affordable housing for people to live in, I highly recommend Mayor and Council to support this proposal.

Tom Campbell

939 Reeve Place

Victoria , B.C.

V9A 4R5

To Mayor and Council,

As a long-term Esquimalt resident I am pleased to see this proposal of 8 townhouses. It aligns well with the existing neighborhood, and it looks as though it is long past due for this development to take place in this location. These 8 townhouses will replace one resident, which will give our housing inventory a needed help.

I strongly encourage Mayor and Council to support this development.

A black rectangular redaction box covering the signature of Stephen Hussey.

Stephen Hussey

451 Lampson Street

Esquimalt , B.C.

V9A5Z4

Molly Harris

From: John Antill [REDACTED]
Sent: November-15-25 9:22 AM
To: Corporate Services
Cc: Vijay Bhangu
Subject: 903 Admirals Road - Proposed Townhome Rezoning Application

Categories: Inputted in to Mail Log, LATE ITEM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mayor and Council,

I understand that the rezoning application for the 903 Admirals Road townhome development is scheduled for discussion at the November 17, 2025, council meeting. I am familiar with the proposed development as I attended the July 2024 public open house. I have also reviewed the supporting documentation and plans for the development available on the Township of Esquimalt's website. The proposed townhouse development will contribute much needed additional housing in our growing community and the application appears to have responsibly and thoughtfully met the development requirements for the Township including the OCP. I support the development application.

Thank you,

John Antill
1225 Rockcrest Pl. Esquimalt

The Corporation of the Township of Esquimalt
Development Services

RE: Rezoning application of 903 Admirals Rd., PID 001-096-028

Dear Council;

I own unit 7, 896 Admirals Rd, directly across from the property in question. I do not have an issue with the application to rezone the parcel from RS-2 to CD no. 170, but I have some concerns about the provision of adequate parking and considerations for subsequent steps when permitting up to 8 units, where previously there was a single unit house.

These eventual parking concerns are also shared by my strata corporation and on behalf of the strata I would like to bring your attention to some current parking issues which will only be exacerbated with the potential addition of seven units (plus the one existing) if parking is not considered at the outset of the development.

Currently public parking is available on the north side of Admirals Rd. (Isbister to Parklands) directly across from the proposed rezoning address. Parking during the day is used by Admirals Rd. residents, tenants, their visitors and tradespeople working at the surrounding addresses and used by workers at Seaspan Victoria Shipyards. Over demand in this area has been accommodated in the past by public and residential parking on the lower portion of Parklands Drive but that parking will now be diminished by the new duplex development at this location.

On evenings and weekends, residents etc. use the Admirals Rd. parking but in a number of cases residents will park their larger commercial vehicles on this curb as they are too large to fit in their residential parking areas (i.e. parking in surrounding strata properties) or they park to take advantage of the busy road to advertise their business. These large vehicles make the visibility of access to Admirals Rd. very dangerous for all of the strata and private house driveways in this location and in some cases require vehicles to completely block the bike lane to see oncoming traffic when entering Admirals Rd. The bottom of the driveway at 896 Admirals Rd. has road markings to prevent parking within a certain distance of the driveway space but this is consistently ignored.

Additionally, there are vehicles that seem permanently parked along this portion of road for weeks at a time and appear to be broken down.

Adding up to 7 more units worth of street parking to this already congested area will be intolerable and increase safety concerns if sufficient parking is not included in the expected development plans for 903 Admirals Rd.

I ask Council to consider this in the rezoning discussion and provide appropriate direction to Community Planning and Development in anticipation of development permit application(s).

Sincerely,

A black rectangular redaction box covering the signature of Lynn Brunsdon.

Lynn Brunsdon,
Owner, Unit 7

Treasurer, on behalf of Strata VIS 3825 (896 Admirals Rd)

Cc Jackie Waggoner, President
Margaret Smith, Vice President
Beth Greenwood, Secretary

Molly Harris

From: Jodi Roach [REDACTED]
Sent: November-16-25 11:23 AM
To: Corporate Services
Cc: [REDACTED]
Subject: Letter of Support - 903 Admirals Road

Categories: LATE ITEM, Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention Mayor & Council,

I am writing today in support of Ramtar Development's proposed townhome development at 903 Admirals Road.

Myself, Jodi Roach, and my partner, Russ Barry, own and live at 843 Parklands Drive and are in full support of this addition to addressing missing middle housing in our community.

We live just up the road from Ramtar's current work on Parklands Drive. We were supportive of the Parklands Drive project and are pleased to see the same thoughtful approach to the Admirals Road proposal. We have found Ramtar to be considerate neighbours during the construction process which further bolsters our support.

Greater Victoria remains in need of housing and densification is necessary – particularly affordable options for families. This townhome proposal clearly has been designed with this demographic front of mind. Ramtar have a proven understanding of the neighbourhood, and a track record of builds here.

We are pleased to see the plan for the Admirals Road townhomes addresses challenges with parking and that the design maintains the form and character of the neighbourhood. While we love the many trees in our neighbourhood, we recognize that some removal is necessary to address the housing needs. We are pleased to see that Ramtar has taken a measured approach here.

Thoughtfully designed, affordable, 3-bedroom homes are sorely lacking in our city and we are supportive of steps taken to address this gap. It is a pleasure to be able to support a strong community member and considerate neighbour in helping to meet this need.

Jodi Roach

843 Parklands Drive

Molly Harris

From: Greg Rabski [REDACTED]
Sent: November-16-25 8:55 PM
To: Corporate Services
Cc: [REDACTED]
Subject: 903 Admirals rezoning support letter

Categories: LATE ITEM, Inputted in to Mail Log

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To the members of Esquimalt city council and staff,

My name is Greg Rabski. My wife and I, and [REDACTED] have been proud to call Esquimalt home since 2017. I am writing to you today to express my support for the rezoning of the property at 903 Admirals Rd. There are a number of reasons I think it is an ideal townhouse site, and a perfect spot for providing 'missing middle' housing to our community. I believe changing the zoning on this property to allow the proposed townhouses is a great idea for the community. I can completely understand the controversy around 10 and 20 story high rises, but this seems like such a natural fit and here is why.

The property is already designated in the OCP as a townhouse development site. Obviously, council, city staff and the majority of Esquimalt citizens believe it is a good spot for townhouses, otherwise the OCP would say otherwise. 903 Admirals is surrounded by townhouses on both sides for blocks and blocks so to say it doesn't fit, doesn't make sense.

903 Admirals is right along the major transportation route in and out of town. I don't see why we would not allow a very minor increase in density on the main arterial road where the major bus route and bike lanes are. In addition to this, Seaspan and the CFB is less than a five-minute walk away so why not add a few extra housing units close to these major employers who are praying for more housing options, especially units that appeal to families to move into. There are several elementary schools, two middle schools and a high school within a 5-to-10-minute bike ride away, as well as the pool and hockey rink. Let's add a few extra townhouses into an ideal spot like that.

British Columbia, Greater Victoria, and Esquimalt are doing an excellent job at creating more housing in this amazing place for the existing population, as well as for the folks coming here from the rest of Canada and all over the world, but so many of these units are in tall high rise buildings which I don't think are even close to as liveable for families as the townhouses being proposed. These are great looking, not too crowded, well designed and sensitively placed into the neighborhood. The private patios, privacy fencing and hedges, green spaces, and visitor parking make them very appealing, and will be at a price point that is actually affordable to the average family.

Another feature I am impressed with is the amount of trees being saved and added, as well as the cash in lieu that can help plant more trees in our community where they are needed most. The minimal blasting and traditional design will allow them to be built in a timely matter and with minimal impact to surrounding neighbors.

In conclusion, I think this is a perfect spot for a very well thought out project. The missing middle is indeed exactly what Esquimalt is missing and 903 Admirals could not be a better fit.

Thank you for time and effort in helping make Esquimalt the best community around.

Regards,
Greg Rabski

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Dear Mayor and Council,

Subject: Support for Rezoning at 903 Admirals Road

We are writing to express our support for the proposed rezoning at **903 Admirals Road**. As owners of **715 Luscombe Place** located in the Esquimalt community, we are familiar with this neighbourhood and believe the proposal represents a thoughtful and much-needed addition to our area.

This project aligns with the Official Community Plan and supports the Province's recent direction to enable more small-scale multi-unit housing. It provides a practical response to our current housing challenges by introducing family-oriented homes in a highly appropriate location, close to CFB Esquimalt, transit, cycling routes, parks, schools, and local services.

The traditional form and character of the townhomes are respectful of the existing neighbourhood, maintaining the area's charm while offering new opportunities for families and professionals who want to live in Esquimalt. Importantly, the proposal strikes an effective balance, rather than four large homes that would be unattainable for many, it offers **eight well-designed townhouses** at a more accessible price point. The inclusion of a strong tree retention and replacement plan further demonstrates a commitment to environmental stewardship and neighbourhood quality.

In our view, this development reflects responsible, community-minded growth and will contribute positively to Esquimalt's continued vibrancy and inclusiveness. **I encourage Council to approve the rezoning and allow this project to proceed.**

Sincerely,

Rov and Arjin Dosanjh

715 Luscombe Road

Esquimalt, BC V9A 7L6