



Township of Esquimalt
1229 Esquimalt Road
Victoria BC V9A 3P1

April 30, 2026

Re: 1073 Colville Road, Development Variance Permit application

To Mayor Desjardin and Members of the Township of Esquimalt Council,

On behalf of our client Ronbir Sandhu, we are applying for a subdivision at 1073 Colville Road, to create two lots and construct two new triplexes; one unit also contains a secondary suite. The property is currently zoned RD-1; in order to subdivide, relaxation of the minimum lot areas is required.

The proposed property faces a street and backs onto a lane, giving an unique opportunity to subdivide and develop on both frontages of the lot. The proposed subdivided lots – Lot A facing the lane and Lot B facing Colville Road - will be 415.83M² and 490.03M² respectively, which are below the required lot area minimum.

After consultation with the Planning and Development Services Department at the township of Esquimalt, our client decided to proceed with the design of two triplexes. We also spoke to Mayor and Council members to try to assess the desired density appropriate for the property and area, and whether the dual-facing development option was supported in principle. The current proposal incorporates multiple rounds of feedback received from these meetings, as well as correspondence from Esquimalt Staff. Conversations with staff have been ongoing for several years and the development proposal has been subjected to numerous twists and turns of provincial and municipal policies changes in the interim.

The project will offer much-needed housing options for the area, with a modest increase in density. They are comprised of two-bedroom and three-bedroom units, and will be suitable

for a wide variety of household types. They will provide some alternative to condominium living, with ground oriented townhome units.

The proposal is well in sync with the objectives of the Official Community Plan (OCP) because it supports the Anticipated Housing Needs in the next five years. Objectives of the OCP include creation of secondary suites, and to consider new townhouse residential proposals. The proposal aligns with recent changes in Provincial and Municipal zoning regulations, Small Scale Multi Unit Housing and other guidelines.

The property lies near to major transit routes and nearby villages, employment centres, parks, schools, grocery stores, shopping, medical centres and other amenities. As well as being easily accessible by vehicle, this property provides an exceptional opportunity due to its location adjacent to the E&N Rail Trail at the rear lane, which makes it an ideal spot from which to commute and travel by bicycle to nearby communities and beyond.

These proposed new homes address current and future growing demand for family housing and density in the neighbourhood, without contributing to urban sprawl. We are pleased to put forward this proposal in light of current residential challenges in the Township. Considering that the proposed new homes would contribute visual harmony and texture to the streetscape, as well as desired additional housing stock, we hope that the merits of the proposal are apparent and that the variances are deemed supportable.

We thank you for your time and consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rus Collins', with a stylized, cursive script.

Rus Collins

Zebra Design & Interiors Group, Inc.