



September 18, 2017

Township of Esquimalt
1229 Esquimalt Rd.
Esquimalt BC,
V9A 3P1

Dear Mayor and Council of the Township of Esquimalt,

This proposal requests re-zoning of an existing two-family lot to multi-unit residential to permit a proposal for 5 townhouses in two buildings. Since the lot is situated in the Enhanced Design Control Residential zone, an amendment to the OCP is also requested.

We believe the project is highly suited to re-zoning and amendment (for inclusion in the multi unit residential DP area) for the following reasons:

1. The lot is situated to make use of existing infrastructure: a major traffic and cycling route and immediate access to Gorge Park is an ideal combination for townhouses. Shopping plazas of course are handily nearby.
2. There is an evolving scenario of high density use along Tillicum Rd., beginning with the apartment complex on the Gorge, and the recent 10 unit townhouse adjacent to this proposal, thereby "reflecting the size and scale of adjacent developments" (OCP 9.3.5.a)
3. The proposal is "designed and sited to minimize visual intrusion into the privacy of surrounding homes." (OCP 9.3.5.b). The townhouse design allows only 2 windows on each side of the two buildings to overlook the neighbouring yards. The northerly townhouses therefore have relatively private rear yards. In our westerly rear yard, the neighbours' rear yard is elevated a meter above our ground floor and a neighbours' mature hedge assures mutual privacy. (OCP 9.3.5.b)

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4. The proposal is intensively landscaped, and seeks to work with the existing topography by being terraced and landscaped, especially at the street (supports 9.3.5.d). It also is integrated with the character of the northerly townhouse, continuing the low rock wall as the first of two tiers.
5. The garages are entirely screened from the street, the drive aisle being parallel to Tillicum, and behind the building facing the street. (supports OCP 9.3.5.e)
6. The design integrates well with the adjacent townhouse project, and employs similar massing as well as a similar, but amplified, landscaping scheme (terraces, etc.) due to the steeper grade on this site. At the same time, we have employed a dramatically contrasting colour and materials palette.

We believe that for these reasons, the project warrants serious consideration for amendment and re-zoning. We have worked closely and in consultation with Esquimalt planning staff and appreciate their assistance. Thank you for your kind consideration of this proposal and trust the above as sufficient for advancement.

Sincerely,

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

Rus Collins