



903 ADMIRALS ROAD

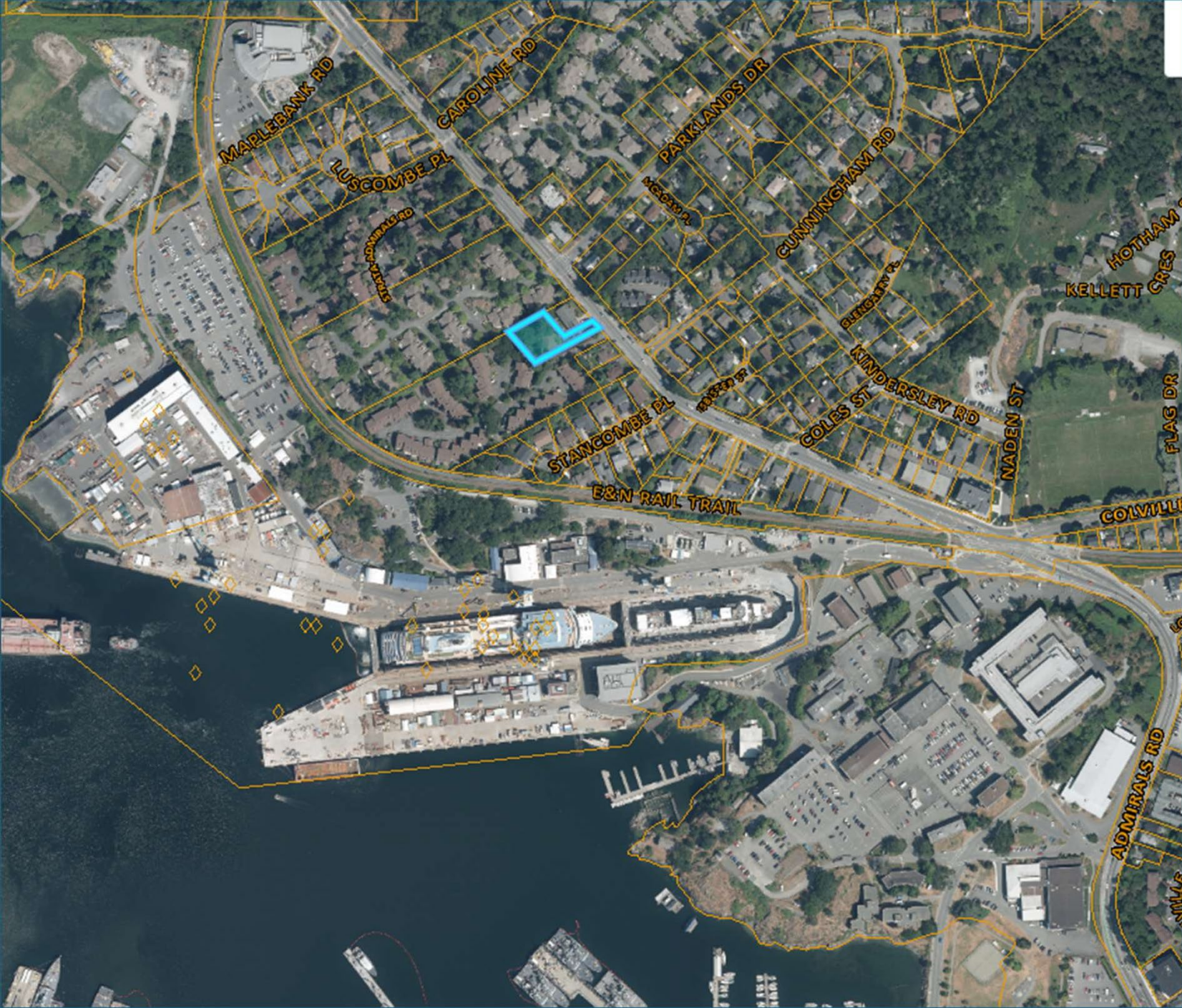
PROPOSED 8 -TOWNHOME DEVELOPMENT

DEVELOPMENT PERMIT – JULY 6TH , 2026

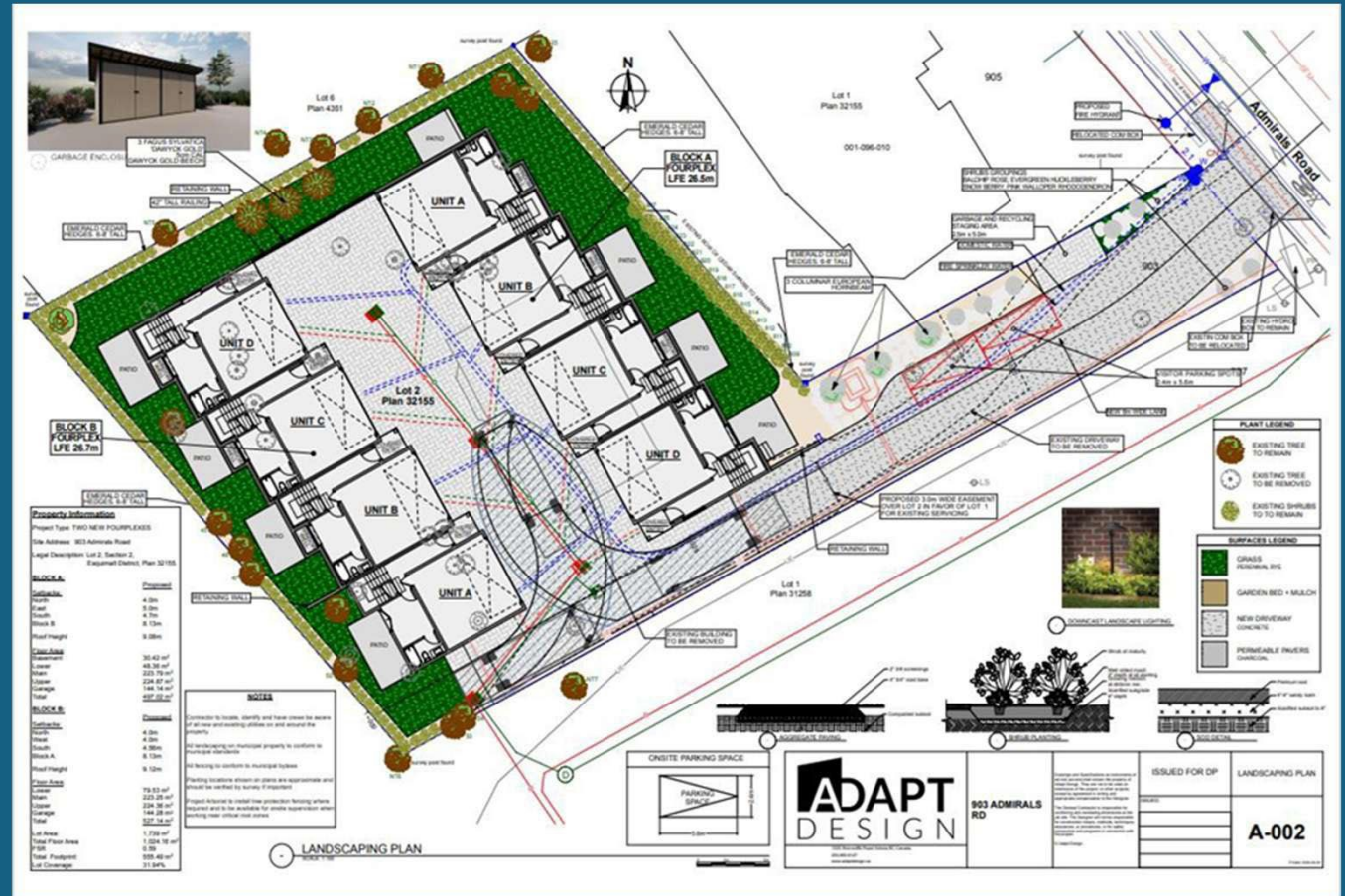
903 Admirals Road– Project Team

- Owner –Vijay Bhangu, a 36-year Esquimalt resident of the Rockheights neighborhood. His company, Ramtar Developments Ltd., is a local construction firm that has built 9 residential projects in Esquimalt since 2000.
- Designer – Josh Collins at Adapt Design
- Environmental – Concrete Jungle Forestry – Donald Skinner MSc.
- Arborist – Capital Tree Services – Keegan Durovich & Rita Slanina, ISA Certified Arborists
- Civil Engineer – J.E. Anderson and Associates – Colton Killip P.Eng.
- Landscape Design – Erin Renwick at Greenspace Designs
- Presenter – Rachael Sansom at Grayland Consulting

Location



903 Admirals Road Proposed Townhomes



- Two blocks of 4 townhomes with a shared access driveway.
- Two visitor parking stalls on site .
- Private outdoor patio areas for each home.
- Emergency vehicle access.
- This project complies with the CD170 Zone– no variances are requested.

Committee Comments

APC – DRC Design Review, March 2026.

It was noted that housing is needed and can be balanced to preserve or enhance native environments and adequate housing in optimal locations.

A summary of the changes as requested:

- Protection for many existing trees, rock outcroppings, and native plantings has been provided where feasible. No retaining walls are required.
- Trees have been correctly identified for location, species and size.
- New landscaping material and tree plantings compliment existing native plants and biodiversity.
- Landscape plans include climate adaptive species.
- Permeable areas have been increased to reduce stormwater flows to municipal systems and may allow for reduced irrigation. An on-site, storm water retention system is included in the design.

As noted, the new landscape plans by Greenspace Designs address the committee recommendations. This is the third version brought to Committee and Mayor and Council since the original application.

DPA – 1 Natural Environment

- ✓ Retain existing trees, vegetation and rock outcrops where possible
- ✓ Preservice and enhance native tree and shrub clusters
- ✓ Reduce blasting and retaining walls
- ✓ Use narrow driveways and reduce parking stalls
- ✓ Use native plant and trees species, non-invasive and drought tolerant
- ✓ Provide habitat
- ✓ Avoid monoculture
- ✓ Protect and minimize root damage
- ✓ Canadian Landscape Standards applied
- ✓ Preserve, restore and enhance treed areas
- ✓ Use stormwater retention
- ✓ Increase permeable surfaces



Existing Conditions



Rock outcrop to be preserved



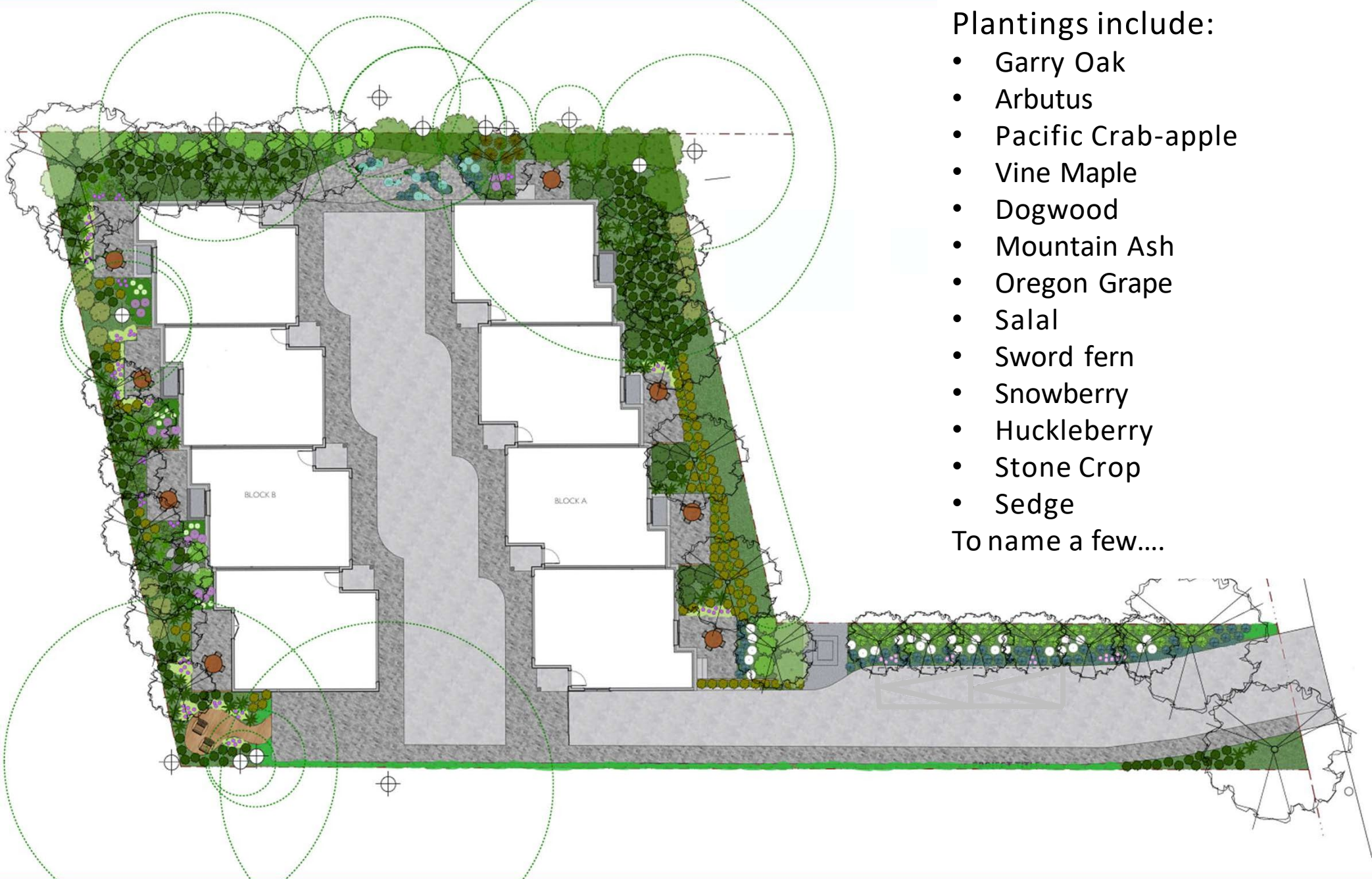
Hedge to remain

Rear Yard -
impacted by
residential use.



Existing Driveway

New Landscape Plan

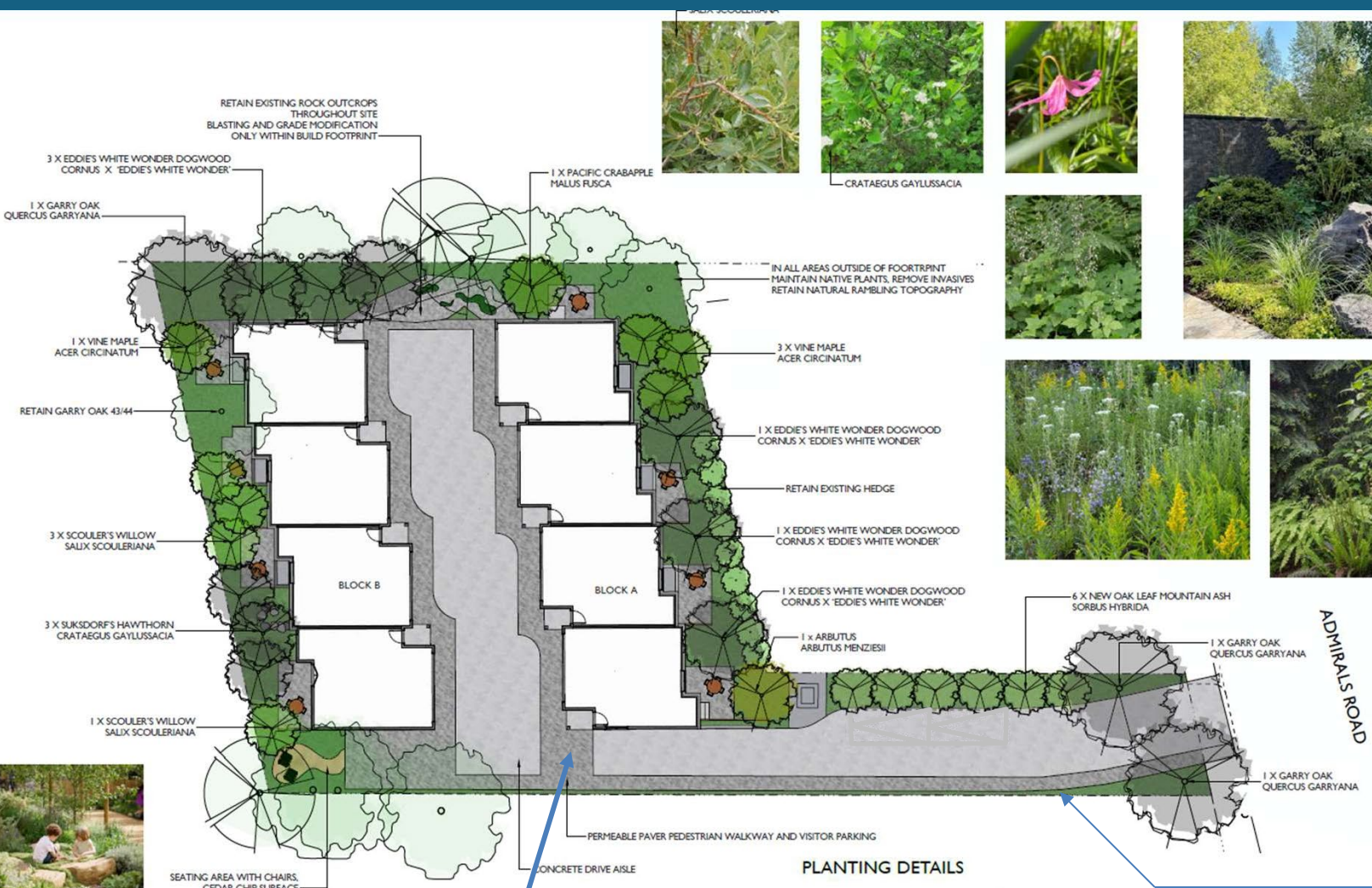


Plantings include:

- Garry Oak
- Arbutus
- Pacific Crab-apple
- Vine Maple
- Dogwood
- Mountain Ash
- Oregon Grape
- Salal
- Sword fern
- Snowberry
- Huckleberry
- Stone Crop
- Sedge

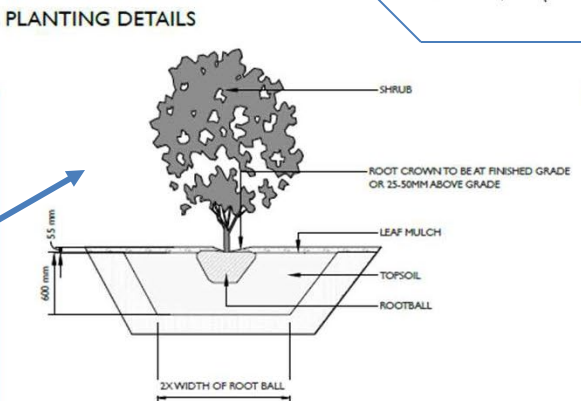
To name a few....

Landscape & Tree Planting Plan



Increased permeable areas

Tree planting to "Canadian Landscape Standards" for soil volumes and irrigation to ensure survival



Greenspace Designs
Sustainable Landscape Design

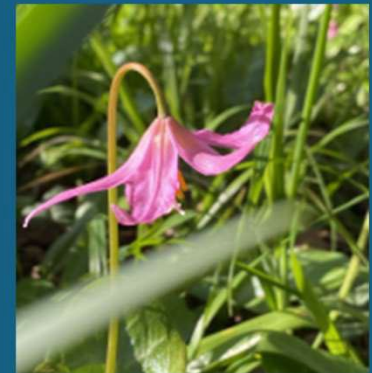
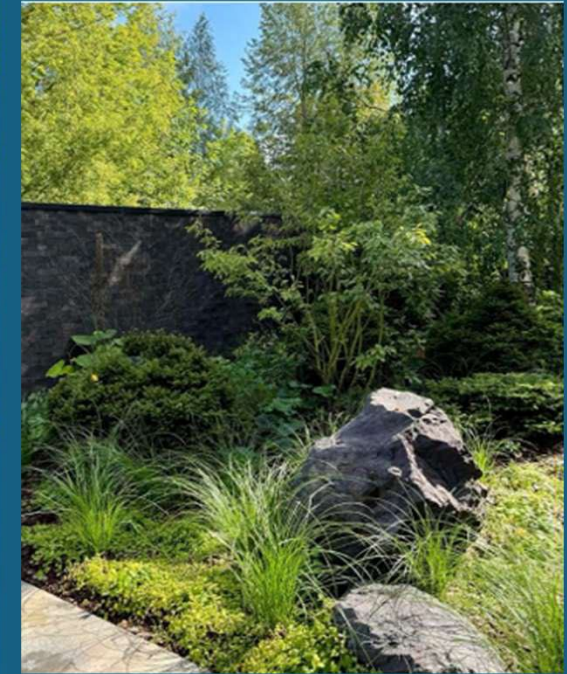
■ PROJECT TITLE ■
PROPOSED LANDSCAPE CONCEPT for
903 ADMIRALS ROAD, ESQUIMALT BC

■ PAGE TITLE ■
CONCEPT PLAN, PAGE ONE OF FIVE


■ DATE ■ MAY 11, 2026 ■ SCALE ■ 1:150



Landscape Features



Landscape plans incorporate existing rock outcrops, native plant and trees species, as well as private seating area for residents.

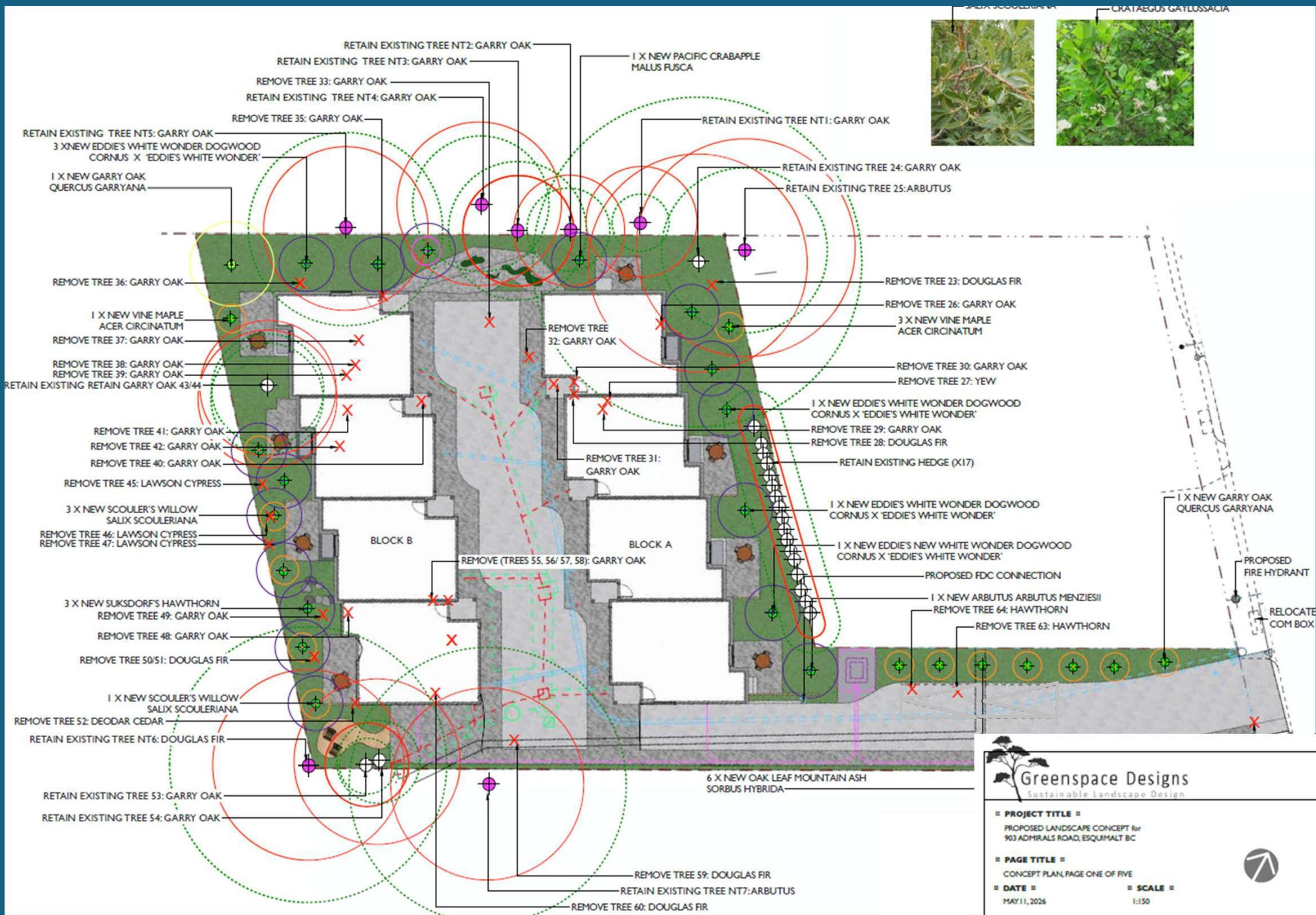
 Greenspace Designs Sustainable Landscape Design		
PROJECT TITLE ■ PROPOSED LANDSCAPE CONCEPT for 903 ADMIRALS ROAD, ESQUIMALT BC		
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DATE ■ MAY 11, 2026	SCALE ■ 1:150	

Tree Preservation & Replacement Plan

Owner and Project Arborist have worked with the Esquimalt Arborist to best manage the trees per Esquimalt Bylaws.

- Total of 54 on site trees.
- Retention of 21 onsite trees, including 4 bylaw protected trees. Neighbour trees will be protected.
- 28 replacement trees to be planted on site— a variety of species that are environmentally compatible and resilient.
- Cash in lieu for replacing 33 trees and the security deposit will be \$19,800.00. Replacing 28 trees will refund \$8,400.00 to the developer, leaving the Township \$11,400.00. On top of the cash, the developer will donate another \$5,000.00, which brings total to \$16,400.00, or roughly 54 trees at \$300.00 a tree, for the Township to enjoy for many years to come.

Tree Preservation & Replacement Plan



DPA 3 - Enhanced Design Control & DPA 6 - Multi Family Residential

- ✓ Traditional Design Scheme - articulated front façades, windows and rooflines break up the massing of the buildings.
- ✓ Staggered buildings add dimension.
- ✓ Usable outdoor space – patio areas for each home.
- ✓ A variety of traditional materials suit the surrounding neighbourhood, including roof lines.
- ✓ Limited side windows, retention of existing hedges and perimeter tree & minimize impacts to surrounding homes.
- ✓ A variety of plantings and trees within the landscape plan.
- ✓ Double garages have a carriage style design to compliment the homes.
- ✓ Complementary roof pitches.
- ✓ Minimal blasting and grading.
- ✓ Lighting will be night sky appropriate.



Block A - Elevations



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



Block B - Elevations



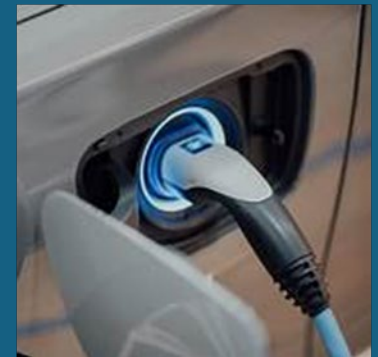
DPA 7 - Energy and GHG Reduction

- ✓ Tree retention and replanting of a variety of trees and shrubs to provide shade and water retention.
- ✓ Solar ready electrical panels (note that roofs are owned by the strata, so the strata would have to agree to solar panel installations).
- ✓ Windows placed for privacy; however, sunlight will reach into homes.
- ✓ Windows will open for natural ventilation.



DPA 7 - Energy and GHG Reduction Cont.

- ✓ Private patios provided for each home.
- ✓ Parking is “in building” to reduce paved surfaces.
- ✓ Exterior lighting to meet dark sky criteria and safety standards.
- ✓ Electric heat pumps are proposed.
- ✓ Durable exterior cladding (cement fibre panels and shingles, rock veneer and asphalt shingles)
- ✓ Wood frame construction and local products where feasible.
- ✓ All appliances to be “Energy Star” rated.
- ✓ Constructed to Step 3 (or better) of the BC Building Code.



DPA 8 - Water Conservation

- ✓ Storm Water Management systems will be designed and certified by Professional Engineers per Esquimalt Bylaws.
- ✓ Landscape areas are permeable.
- ✓ Trees to be retained and replanted per the arborist & forester's recommendations.
- ✓ Native and native compatible species recommended for reduced irrigation needs.
- ✓ Any irrigation will be per Canadian Landscape Standards.
- ✓ All plumbing fixtures will be "low flow".





Thank you!