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Planning Department
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC
V9A 3P1

Attention: Alex Tang:



OCP Amendment and Rezoning Application for 681 and 685 Admirals Road

WESTURBAN Developments Ltd. has submitted an application to amend the OCP and the zoning on the properties located at 681 and 685 Admirals Road for the purpose of developing a 50-unit purpose-built rental apartment building, with a parking ratio of 0.94 (including visitors) and a Floor Area Ratio (FAR) of 2.0.

The properties are currently being used for single-family dwellings. However, they are surrounded by higher density development and under utilized as per the Official Community Plan (OCP) designation.

Compliance with the Official Community Plan:

The subject properties are currently designated "Medium Density Residential", supporting for up to six storeys and a FAR of 2.0 (as defined under Esquimalt Zoning Bylaw No. 2050). The OCP policies support the development of a variety housing types and encourages the development of rental accommodation, with priority given to projects that:

- Reduces single occupancy vehicle use;
- Support transit service;
- Located within close proximity to employment centres; and
- Accommodate young families.

The proposed development meets the all the conditions above:

- A car share program is being discussed and considered;
- the subject properties are along at least two bus routes;
- The subject properties are located right across from the Base (the largest employment centre within the municipality);
- The unit sizes will include studios, 1-bedrooms, 2-bedrooms and 3-bedrooms to accommodate a variety of income and family sizes.

Building Amenities:

The following building amenities are being offered for the rezoning:

- EV charging stations – propose 6 charging with electrical roughed-in to provide more in the future;
- 1year bus passes for tenants;
- Car-share program;
- rental covenant with the municipality; and
- Diverse rental unit mix – Studios, 1-bedrooms, 2-bedrooms and 3-bedrooms.

Please do not hesitate to call Frank Limshue, Development Manager, should you have any questions or concerns.

Thank you,

A handwritten signature in black ink that reads "Frank Limshue". The signature is written in a cursive, slightly slanted style.

Frank Limshue, MCIP
Development Manager