



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Minutes - Final

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Advisory Planning Commission

Tuesday, April 15, 2025

7:00 PM

Esquimalt Council Chambers

Present: 5 - Chair Nathaniel Sukhdeo
Vice Chair Kelsey Tyerman
Member Ally Dewji
Member Mike Nugent
Member TJ Schur

Regrets: 2 - Member Sean Pol MacUisdin
Member Mark Seebaran

Council Liaison: Councillor Tim Morrison

Staff: James Davison, Manager of Development Services
Alex Tang, Planner
Victoria McKean, Committee Coordinator/Recording Secretary

1. CALL TO ORDER

Chair Sukhdeo called the meeting to order at 7:00 PM and acknowledged the Songhees and Kosapsum Nations on whose traditional territory we live, we learn, and we do our work.

2. LATE ITEMS

Moved by Member Nugent, seconded by Member Schur: That the Draft Parking Bylaw be added to the agenda as a late item. Carried Unanimously.

3. APPROVAL OF THE AGENDA

Moved by Member Nugent, seconded by Member Dewji: That the agenda be approved as amended with the inclusion of the late item. Carried Unanimously.

4. MINUTES

1) [25-117](#) Minutes of the Advisory Planning Commission Meeting held on March 18, 2025.

Moved by Member Schur, seconded by Member Nugent: That the Minutes of the Advisory Planning Commission meeting held on March 18th, 2025 be adopted as corrected. Carried Unanimously.

5. STAFF REPORTS

- 1) [25-103](#) Rezoning Application - 621 Constance Avenue, Staff Report No. APC-25-005

Alex Tang, Planner, introduced the applicant from Waymark Architecture who provided a presentation to the Commission. The applicant and staff responded to questions from the Commission.

Commission comments included the following:

- Parking availability in the area seems to be disappearing, the parking on offer may require some residents to park on the street;
- The height, density, and unit mix is supportable;
- How deliveries are managed is of concern, the inclusion of a surface-level loading zone may be beneficial;
- Proximity to larger buildings may be an issue for this property;
- The design of the 2- and 3-bedroom units is appreciated;
- The approach to the boulevard and sidewalk is appreciated.

Moved by Chair Sukhdeo, seconded by Member Tyerman: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to regulate the proposed development of a 6-storey residential building consistent with the architectural plans provided by Waymark Architecture and the landscape plan provided by Small and Rossell Landscape Architects, Inc., to be located at 621 Constance Avenue, be approved as it addresses the housing needs of the community.

Moved by Member Dewji, seconded by Member Schur: That the motion be amended to include the following condition for approval:

- that the applicant work with staff to ensure that the density and unit count proposed reflects the character of the neighbourhood and considers adjacent properties to the east.

Carried Unanimously.

MAIN MOTION AS AMENDED:

That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to regulate the proposed development of a 6-storey residential building consistent with the architectural plans provided by Waymark Architecture and the landscape plan provided by Small and Rossell Landscape Architects, Inc., to be located at 621 Constance Avenue, be approved as it addresses the housing needs of the community with the following condition:

- that the applicant work with staff to ensure that the density and unit

count proposed reflects the character of the neighbourhood and considers adjacent properties to the east.

Carried Unanimously.

2) [25-105](#) Development Variance Permit Application - 1215 Colville Road, Staff Report No. APC-25-007

Moved by Member Dewji, seconded by Member Schur: That the Esquimalt Advisory Planning Commission recommends to Council to approve the development variance permit consistent with the architectural plan provided by Carma Design Group, including the following variances for the property located at 1215 Colville Road:

Zoning Bylaw, 1992, No. 2050, 40.3 (7) (a) (iii)- Siting Requirements: Principal Building: Combined Side Setback: A 0.6-metre decrease to the requirement that the two Principal Building Setbacks shall not together measure less than 3.0 metres [i.e. from 3.0 metres to 2.4 metres]

Zoning Bylaw, 1992, No. 2050, 40.3 (7) (a) (iv)- Siting Requirements: Principal Building: Rear Setback: A 1.8-metre decrease to the requirement that no Principal Building shall be located within 4.5 metres of a rear lot line [i.e. from 4.5 metres to 2.7 metres]

as it retains the residential character of the neighbourhood while providing additional housing options. Carried Unanimously.

3) [25-108](#) Temporary Use Permit Application - 429 Lampson St - Staff Report No. APC-25-003

James Davison, Manager of Development services, introduced the item.

Moved by Chair Sukhdeo, seconded by Member Schur: That the Esquimalt Advisory Planning Commission recommends to Council that the Temporary Use Permit TUP00015 to allow the temporary uses of a Sales Centre, consisting of a sales office, display suites, and parking, at 429 Lampson St be approved as it fits the needs of the community. Carried Unanimously.

4) [25-104](#) Rezoning Application - 909 McNaughton Avenue, Staff Report No. APC-25-006

Alex Tang, Planner, introduced the item and the applicant. Staff and the applicant responded to questions from the committee.

Comments from the commission included the following:

- The proposal is appreciated and supportable;
- Language immersion is important;

- Sound dampening for neighbours is considerate;
- Esquimalt is a beautiful place to raise children;
- Members are in support of more child care centres.

Moved by Member Schur, seconded by Member Tyerman: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to permit the additional use of Group Children's Day Care Centre, to the property located at 909 McNaughton Avenue be approved. Carried Unanimously.

6. ADJOURNMENT

Moved by Member Schur, seconded by Member Tyerman: That the meeting be adjourned at 8:22 PM. Carried Unanimously.

NATHANIEL SUKHDEO, CHAIR
ADVISORY PLANNING COMMISSION
THIS 20TH DAY OF MAY, 2025

VICTORIA MCKEAN
COMMITTEE COORDINATOR
CERTIFIED CORRECT