



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

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

Advisory Planning Commission

Tuesday, August 20, 2024

7:00 PM

Esquimalt Council Chambers

Present: 5 - Member Filippo Ferri
Member Mike Nugent
Member Sean Pol MacUisdin
Vice Chair Nathaniel Sukhdeo
Member Mark Seebaran

Regrets: 2 - Chair Michael Angrove
Member TJ Schur

Council Liaison: Councillor Andrea Boardman

Staff Present: Bill Brown, Director of Development Services
Mikaila Montgomery, Planner I
Victoria McKean, Recording Secretary

1. CALL TO ORDER

The Vice Chair called the meeting of the Advisory Planning Commission to order at 7:00 PM and recognized and acknowledged the Songhees and Esquimalt Nations on whose traditional territory we live, we learn, and we do our work.

2. LATE ITEMS

1) [24-350](#) Amendment to Item 6 1) Development Variance Permit - 612 Head Street - APC-24-007

Moved by Member MacUisdin, seconded by Member Ferri: That Item 5. 1) be added to the agenda. Carried Unanimously.

In Favour: 5 - Member Filippo Ferri, Member Mike Nugent, Member Sean Pol MacUisdin, Vice Chair Nathaniel Sukhdeo and Member Mark Seebaran

3. APPROVAL OF THE AGENDA

Moved by Member Nugent, seconded by Member Ferri: That the agenda be approved as amended to include Item 5. 1). Carried Unanimously.

4. COMMUNICATIONS

- 1) Introduction of New Staff: Victoria McKean, Committee Coordinator

The Director of Development introduced Victoria McKean, Committee Coordinator.

5. MINUTES

- 1) [24-345](#) Minutes of the Advisory Planning Commission meeting held on May 21, 2024.

Moved by Member MacUisdin, seconded by Member Nugent: That the minutes of the May 21, 2024 meeting of the Advisory Planning Commission be adopted. Carried Unanimously.

In 5 - Member Filippo Ferri, Member Mike Nugent, Member Favour: Sean Pol MacUisdin, Vice Chair Nathaniel Sukhdeo and Member Mark Seebaran

6. STAFF REPORTS

- 1) [24-340](#) Development Variance Permit - 612 Head Street - APC-24-007

Mikaila Montgomery, Planner, provided an overview of the staff report.

Commission Questions and Comments (staff and applicant responses in *italics*):

- The Engineering Department had concerns regarding the large variance required under the current parking bylaw, is that the extent of Engineering's concerns? *The Engineering Department's concerns are limited to parking. The parking bylaw is in the process of being updated, and under the new bylaw the variance would be smaller.*

- With respect to parking demands, was there consideration given to the impact on neighbouring businesses, specifically relating to takeout customers? *Takeout customers were not specifically considered in parking and traffic analysis. The daycare operation hours and the neighbouring restaurant operation hours are not in conflict with one another, so there are not concerns regarding parking/traffic overflow.*

- Under the new proposed parking bylaw, what would parking requirements be? *As the new parking bylaw is not yet adopted, staff cannot comment on specific requirements, but the variance would be smaller under the new bylaw.*

- Is there a current lease/contract for the child care operator? *As the operator of the daycare owns the building, a lease is not required.*

- Is the location zoned exclusively for child care, or are other uses permitted? *The location is zoned for many uses, not exclusively child care.*

Discussion:

- Members expressed support for the application, and views it as a positive addition to the community and well located within the Township.
- Members appreciated the inclusion of bike racks to offset parking needs, and highlighted accessible parking spaces currently available.
- Members expressed concern regarding parking needs.
- Members appreciated that the variance requested would be smaller under the proposed parking bylaw, recognising that it is yet to be enacted.

Moved by Member Ferri, seconded by Member MacUisdin: That the Advisory Planning Commission recommends that Council approve Development Variance Permit - 612 Head Street - APC-24-007. Motion carried.

In Favour: 4 - Member Filippo Ferri, Member Sean Pol MacUisdin, Vice Chair Nathaniel Sukhdeo and Member Mark Seebaran

Opposed: 1 - Member Mike Nugent

7. UPDATE ON APPLICATIONS PREVIOUSLY CONSIDERED

The Director of Development services advised the Commission that most large applications are still underway and that no major building permits have been issued recently.

8. ADJOURNMENT

Moved by Member MacUisdin, seconded by Member Nugent: That the meeting be adjourned at 7:14 PM. Carried Unanimously.

NATHANIEL SUKHDEO, VICE CHAIR
ADVISORY PLANNING COMMISSION
CERTIFIED CORRECT THIS 19th DAY
OF NOVEMBER, 2024

VICTORIA MCKEAN
RECORDING SECRETARY