



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

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

Advisory Planning Commission

Tuesday, April 21, 2026

7:00 PM

Esquimalt Council Chambers

Present: 7 - Chair Nathaniel Sukhdeo
Vice Chair Kelsey Tyerman
Member Ally Dewji
Member Sean Pol MacUisdin
Member TJ Schur
Member Mark Seebaran
Member Zak Zawaduk

Regrets: Councillor Meagan Brame

Council

Liaisons: Councillor Tim Morrison

Staff: James Davison, Manager of Development Services
Bill Brown, Director of Development Services
Alex Tang, Planner
Kirsten Dafoe, Planner
Victoria McKean, Committee Coordinator/Recording Secretary

1. CALL TO ORDER

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

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

Moved by Member MacUisdin, seconded by Member Schur: That the agenda be approved as circulated. Carried Unanimously.

4. MINUTES

1) [26-151](#) Minutes of the Advisory Planning Commission meeting held on March 17, 2026

Moved by Member Tyerman, seconded by Member MacUisdin: That

the minutes of the Advisory Planning Commission meeting held on March 17, 2026 be adopted as circulated. Carried Unanimously.

5. STAFF LIAISON UPDATE

The Manager of Development Services provided an update on the following items:

- Development Variance Permit for 640 Lampson Street;
- Development Application Procedures and Fees Bylaw;
- GHG Reduction Building Retrofits Report;
- Small-Scale Multi-Family Housing Options Report; and
- Community Health Needs Assessment Report.

6. STAFF REPORTS

- 1) [26-067](#) Rezoning Application – 1140 & 1148 Esquimalt Road, Staff Report No. APC-26-007

Alex Tang, Planner, introduced the Staff Report and the applicant, who presented a PowerPoint to the Commission.

Commission comments included the following:

- Support was expressed for this typology of housing as it provides a unique housing design that promotes social interaction, multi-generational living, and community through common spaces and amenities;
- It was suggested that the applicant consider how the building fits in with the existing streetscape and that additional thought might be given to how the frontage might be re-designed to compliment the neighbourhood character.

Moved by Member Zawaduk, seconded by Member MacUisdin: That the Esquimalt Advisory Planning Commission recommends that Council approve the rezoning application to regulate the proposed development of a 6-storey residential building consistent with the architectural plans provided by Cornerstone Architecture and the landscape plan provided by LADR Landscape Architects, to be located at 1140 & 1148 Esquimalt Road, as it is consistent with the Official Community Plan, other developments along the Esquimalt Road corridor, and promotes social connection which is a key wellness indicator.

Moved by Member Dewji, seconded by Member Sukhdeo: That the motion be amended to include a condition that the applicant consider the design of the Esquimalt Road frontage to compliment the neighbourhood character. Carried Unanimously.

Main Motion as Amended: That the Esquimalt Advisory Planning Commission recommends that Council approve the rezoning

application to regulate the proposed development of a 6-storey residential building consistent with the architectural plans provided by Cornerstone Architecture and the landscape plan provided by LADR Landscape Architects, to be located at 1140 & 1148 Esquimalt Road, subject to the condition that the applicant consider the design of the Esquimalt Road frontage to compliment the neighbourhood character as it is consistent with the Official Community Plan, other developments along the Esquimalt Road corridor, and promotes social connection which is a key wellness indicator. Carried Unanimously.

- 2) [26-122](#) Development Variance Permit Application – 1004 Gosper Crescent, Staff Report No. APC-26-009

Kirsten Dafoe, Planner, introduced the Staff Report and the applicant, who presented a PowerPoint to the Commission.

Moved by Member MacUisdin, seconded by Member Schur: That the Commission recommend that Council approve the Development Variance Permit application to authorize the proposed rear setback for a Small-Scale Multi-Family Housing development at 1004 Gosper Crescent, with the variance outlined in the "Purpose of Application" section of Staff Report No. APC-26-009 because it provides low-density infill housing during a housing crisis. Carried Unanimously.

- 3) [26-136](#) Rezoning Application - 1048 Craigflower Road, Staff Report No. APC-26-011

This item was deferred to a future Advisory Planning Commission meeting.

- 4) [26-125](#) Bylaw to amend "Zoning Bylaw, 1992, No. 2050" concerning Deer Fencing Staff Report APC-26-010

Jacob Liszowski, Planner, introduced the Staff Report.

Moved by Member Sukhdeo, seconded by Member MacUisdin: That the Commission recommend that Council give first, second, and third readings to "Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2026, No. 3183" to incorporate Deer Fencing. Carried Unanimously.

- 5) [26-150](#) Review of the preliminary results of the Development Capacity Study: Draft Findings Report Version 1.1 April 2026 APC-26-012

The Director of Development Services introduced the Staff Report and the consultants, Michael Myer and Russell Prentice, who presented a PowerPoint to the Commission.

Commission comments included the following:

- Concern was expressed regarding the capacity of sewage, water, and electrical infrastructure, including sewage connection points in constrained

areas and identified system degradation, and clarification was requested regarding how these factors may impact overall development capacity, particularly in the context of potential growth associated with CFB Esquimalt;

- Concern was expressed regarding the accuracy of the transit data provided, and it was noted that while the study identifies traffic volumes, additional analysis of transportation capacity-including user ratios, arterial versus local traffic, and identified pinch points-should be included, as traffic congestion is both an existing and perceived concern and may warrant reconsideration as a constraint to growth;
- It was suggested that development capacity analysis be expanded to include additional community metrics, such as childcare capacity, commercial services, local economic activity, and employment opportunities, to better reflect the needs of a diverse and growing population;
- It was suggested that greater integration and interconnectivity between data, mapping, and analysis be incorporated, including clearer identification of capacity and constraints in the executive summary, and consideration of how land use, recreation facilities (including schools), transportation networks, surrounding geographic constraints, and limited commercial and industrial space interact;
- It was suggested that tools or mechanisms be developed to encourage timely development and discourage land holding;
- It was noted that the report serves as a valuable tool to inform decision-making, support advocacy and collaboration related to shared infrastructure and services, and demonstrate capacity to external partners, and interest was expressed in understanding how public input will inform the report;
- It was noted that consideration of CFB Esquimalt, employment, and the availability of commercial and industrial space is essential to understanding development in Esquimalt.

7. ADJOURNMENT

Moved by Member Dewji, seconded by Member Zawaduk: That the meeting be adjourned at 8:44 PM. Carried Unanimously.

NATHANIEL SUKHDEO, CHAIR
ADVISORY PLANNING COMMISSION
THIS 19TH DAY OF MAY, 2026

VICTORIA MCKEAN
COMMITTEE COORDINATOR
CERTIFIED CORRECT