



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

Advisory Planning Commission

Tuesday, June 17, 2025

7:00 PM

Esquimalt Council Chambers

Present: 5 - Vice Chair Kelsey Tyerman
Member Ally Dewji
Member Sean Pol MacUisdin
Member TJ Schur
Member Mark Seebaran

Regrets: 2 - Chair Nathaniel Sukhdeo
Member Mike Nugent

Council Liaisons: Councillor Megan Brame
Councillor Tim Morrison

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

1. CALL TO ORDER

Vice Chair Tyerman called the meeting to order at 7:01 PM and acknowledged with respect the Songhees and X^wsepsəm Nations on whose traditional territories 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 Dewji: That the agenda be approved as circulated. Carried Unanimously.

4. MINUTES

1) [25-227](#) Minutes of the Advisory Planning Commission meeting held on May 20, 2025

Moved by Member Dewji, seconded by Member MacUisdin: That the minutes of the Advisory Planning Commission meeting held on May 20, 2025 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

- 1) [25-095](#) Rezoning Application - 1007 Arcadia Street, Staff Report No. APC-25-004

Alex Tang, Planner, introduced the staff report and the applicant, Rachel Sansom, who presented a PowerPoint to the Commission. Staff and the applicant responded to questions from the Commission.

Commission comments included the following:

- Appreciation was expressed for the electric vehicle charging capabilities, below-market rate unit, and amount of parking provided.

Moved by Member Dewji, seconded by Member MacUisdin:

That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 6-unit residential development consistent with the architectural plan and landscape plan provided by Adapt Design, to be located at 1007 Arcadia Street be approved as the implementation of these new housing components fits well and meets the evolving character of the neighbourhood. Carried Unanimously.

- 2) [25-220](#) Official Community Plan Recalibration Discussion

The Director of Development Services introduced Jakub Lisowski, Planner, who presented a PowerPoint to the Commission.

Commission comments included the following:

- There is certainly a need for housing, but there are also concerns about demands on infrastructure and levels of development;
- Engagement process is of concern given the short timeline of the project, this seems to be informing the public rather than an opportunity for engagement.
- There is a lot of opportunity for external stakeholders, but not much for the public in terms of consultation.

Moved by Member MacUisdin, seconded by Member Seebaran: That the Advisory Planning Commission recommends that Council proceed with the Official Community Plan Recalibration, as presented in Appendix A of Staff Report No. APC-25-012 in order to conduct a recalibration prior to the 2026 OCP review and to remain compliant with Provincial legislation. Carried Unanimously.

- 3) [25-226](#) Parking Bylaw, 2025, No. 3089

The Director of Development Services introduced the item and responded to questions from the Commission.

Commission comments included the following:

- Disappointment was expressed about the absence of an approach to permitted on-street parking as there is a high level of on-street parking in Esquimalt and enforcement of parking violations is an issue;
- The decision to treat electric vehicles differently than other vehicles was questioned, as electric vehicles still have a large carbon footprint;
- The lack of parking for affordable housing units was questioned;
- A bolder approach would be appreciated, would prefer to see a more holistic approach to parking instead of piecemeal;
- This is a good first step that should proceed, but further work is needed in relation to on-street parking;
- Considering cash in-lieu of parking would be beneficial, Council is encouraged to look at models that are currently in place in other municipalities.

Moved by Vice Chair Tyerman, seconded by Member Dewji: That the Advisory Planning Commission recommends to Council that Parking Bylaw, 2025, No. 3089 proceed to second and third reading as it meets the transportation needs of the community. Carried Unanimously.

6. ADJOURNMENT

Moved by Member MacUisdin, seconded by Member Dewji: That the meeting be adjourned at 8:20 PM. Carried Unanimously.

KELSEY TYERMAN, VICE CHAIR
ADVISORY PLANNING COMMISSION
THIS 15TH DAY OF JULY, 2025

VICTORIA MCKEAN
COMMITTEE COORDINATOR
CERTIFIED CORRECT