



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

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

Advisory Planning Commission

Tuesday, October 21, 2025

7:00 PM

Esquimalt Council Chambers

Present: 4 - Chair Nathaniel Sukhdeo
Member Ally Dewji
Member Sean Pol MacUisdin
Member Mark Seebaran

Regrets: 3 - Vice Chair Kelsey Tyerman
Member Mike Nugent
Member TJ Schur

Council

Liaison(s): Councillor Tim Morrison

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

1. CALL TO ORDER

Chair Sukhdeo called the meeting to order at 7:00 PM

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 amended to remove Item 5.2 – Development Variance Permit Application for 622 Admirals and renumber the remaining items. Carried Unanimously.

Moved by Member Seebaran, seconded by Member Dewji: That the agenda be adopted as amended. Carried Unanimously.

4. MINUTES

1) [25-381](#) Minutes of the Advisory Planning Commission meeting held on September 16, 2025

Moved by Chair Sukhdeo, seconded by Member MacUisdin: That the minutes of the Advisory Planning Commission meeting held on September 16, 2025 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

- 1) [25-368](#) Development Variance Permit Application - 429 Lampson St - Staff Report No. APC-25-023

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

Moved by Chair Sukhdeo, seconded by Member MacUisdin: That the Advisory Planning Commission recommend to Council to either approve the Development Variance Permit application to vary Parking Bylaw, 2025, No. 3089 to permit 93% (up from a permitted maximum of 40%) of permitted parking on an adjacent parcel as described within Staff Report No. APC-25-023 as it accommodates the immediate needs of the community and the development. Carried Unanimously.

- 2) [25-372](#) Development Variance Permit Application – 950-952 Lampson Place, Staff Report No. APC-25-025

Staff introduced the item and responded to questions from the Commission.

Commission comments included the following:

- More information, such as final unit count, would assist in providing a recommendation;
- It is difficult to assess the need for the variance without more information provided regarding the impact to the owner and the community;
- If the variance was not granted, it is unclear what could be made of the site.

Moved by Member Seebaran, seconded by Chair Sukhdeo: That the Advisory Planning Commission recommends to Council to approve the Development Variance Permit application to authorize a proposed reduced rear setback at 950-952 Lampson Place, with the variance outlined in the "Purpose of Application" section of staff report no. APC-25-025 as the aerial photos confirm that the closest neighbour is a parking lot and the other neighbours appear at some distance to the secondary building. DEFEATED with Members Dewji and MacUisdin opposed.

Moved by Chair Sukhdeo, seconded by Member Dewji: That the Advisory Planning Commission recommends to Council that the Development Variance Permit application to authorize a proposed reduced rear setback at 950-952 Lampson Place, with the variance

outlined in the "Purpose of Application" section of staff report no. APC-25-025, be approved with the condition that further details be provided to staff regarding the comments made by the Commission. Carried Unanimously.

3) [25-327](#) Rezoning Application - 903 Admirals Rd - Staff Report No. APC-25-021

The Manager of Development Services introduced the item and the applicant, who presented a PowerPoint to the Commission. Staff and the applicant responded to questions from the Commission.

Commission comments included the following:

- Concern was expressed about privacy impacts to the most immediate neighbour given the height of the proposed townhouse units;
- More information was requested about the garry oak meadow and whether consultation has been conducted with First Nations;
- Support was expressed for the redevelopment of this site as it is missing middle townhouses that would benefit the community, but more context for the site would be helpful.

Moved by Chair Sukhdeo, seconded by Member MacUisdin: That the Advisory Planning Commission recommends to Council that the Rezoning Application to authorize the construction of eight townhouse units at 903 Admirals Road, outlined in Staff Report No. APC-21-021, be approved with the condition that further information be provided regarding the assessment of the absence of a garry oak meadow ecosystem on the site as the proposal fits the needs of the community. Carried Unanimously.

6. ADJOURNMENT

Moved by Member MacUisdin, seconded by Member Dewji: That the meeting be adjourned at 7:51 PM. Carried Unanimously.

NATHANIEL SUKHDEO, CHAIR
ADVISORY PLANNING COMMISSION
THIS 18TH DAY OF NOVEMBER 2025

VICTORIA MCKEAN
COMMITTEE COORDINATOR
CERTIFIED CORRECT