



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

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

Advisory Planning Commission

Tuesday, November 19, 2024

7:00 PM

Esquimalt Council Chambers

Present: 7 - Chair Michael Angrove
Member Filippo Ferri
Member Mike Nugent
Member Sean Pol MacUisdin
Vice Chair Nathaniel Sukhdeo
Member TJ Schur
Member Mark Seebaran

Council Liaison: Councillor Andrea Boardman
Councillor Tim Morrison

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

1. CALL TO ORDER

Chair Angrove called the meeting to order at 7:00 PM and recognized and acknowledged the Songhees and Kosapsum 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 Chair Angrove, seconded by Member Sukhdeo that the agenda be amended to move Item 5.2 before 5.1. Carried Unanimously.

Moved by Member MacUisdin, seconded by Member Sukhdeo that the agenda be approved as amended. Carried Unanimously.

4. MINUTES

- 1) [24-513](#) Minutes of the Advisory Planning Commission meeting held on May 21, 2024.
- 2) [24-514](#) Minutes of the Advisory Planning Commission meeting held on August 20, 2024.

Moved by Member Ferri, seconded by Member Nugent: That the minutes of the Advisory Planning Commission meetings held on May 21, 2024 and August 20, 2024 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

- 1) [24-511](#) Rezoning Application - 1209 Lyall Street - Staff Report No. APC-24-009

James Davison, Manager of Development Services, introduced the staff report and the applicant who provided a presentation to the Commission. Staff and the applicant answered questions from the Commission.

Commission comments included the following:

- This is an interesting piece of architectural history; appreciate the proposal and glad that the space is being preserved.

Moved by Member Sukhdeo, seconded by Member MacUisdin: That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning which would allow the construction of a 32m² Brewery Tasting Room and licensed retail store on the premises be approved. Carried Unanimously.

- 2) [24-506](#) OCP Amendment and Rezoning Application – 1340 Sussex Street & 1337 Saunders Street, Staff Report No. APC-24-008

Alex Tang, Planner, introduced the staff report and the applicants who provided a presentation to the Commission. Staff and the applicants answered questions from the Commission.

Commission comments included the following:

- Given the pressure of affordable housing, why was park space chosen over affordable or accessible housing, especially since below-market units are being removed with this project design. There are already park amenities in the area, and it does not justify the granting the requested height of the building.

- A member expressed that they would not consider a room without a window a bedroom, and would therefore classify 58 of the units currently labeled as 2 bedroom units as 1 bedroom plus den.

- A different design that would incorporate windows, particularly in rooms classed as bedrooms, would be appreciated.

- Consider maximizing the commercial space by having access through the park.

- The amount of proposed parking is perhaps not enough, especially for tenants who require having access to a personal vehicle.

- A member expressed that they felt the amenities being offered to the community in exchange for this large request are not enough, and they would like to see more benefit to the community than what is offered in this proposal.
- Having a park on top of a parking garage is of concern; the parking garage may need updating that would require the park being disturbed.
- Concern was expressed regarding the viability of the commercial space. The amount of commercial space on offer is very small relative to the size of the project.
- Affordability, accessibility, and aging in place are important, and members were not confident that this proposal supports this.
- It does not seem likely that any of the existing tenants will be able to remain in the location, unless or until there is a better plan to support them. This project represents a decrease in affordable housing.
- A member expressed that they are inclined to support the proposal with the inclusion of additional amenities, affordable units, and accessible units.

Moved by Member MacUisdin, seconded by Member Schur: That the Esquimalt Advisory Planning Commission recommends to Council that the Official Community Plan amendment and rezoning application to authorize the proposed development of a 21-storey mixed-use building consistent with the architectural plans provided by Arcadis Architects and the landscape plan provided by LADR Landscape Architects, to be located at 1340 Sussex Street and 1337 Saunders Street be forwarded to Council with a recommendation to deny the application as the application does not enhance the neighbourhood with valuable amenities nor significantly add commercial space for the requested zoning space. Motion carried. Member Sukhdeo opposed.

3) [24-515](#) Update on Applications Previously Considered

There were no updates from staff.

6. ADJOURNMENT

Moved by Member Ferri, seconded by Chair Angrove: That the Advisory Planning Commission be adjourned at 8:42 PM. Carried Unanimously.

MICHAEL ANGROVE, CHAIR
ADVISORY PLANNING COMMISSION
CERTIFIED CORRECT THIS DAY
OF , 2025

VICTORIA MCKEAN
RECORDING SECRETARY