



**CORPORATION OF THE  
TOWNSHIP OF ESQUIMALT**  
**Agenda - Final**  
**Advisory Planning Commission**

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

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Tuesday, March 18, 2025

7:00 PM

Esquimalt Council Chambers

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*Advisory Committee Meetings will be streamed live on the following link:  
<https://esquimalt.ca.legistar.com/Calendar.aspx>*

**1. CALL TO ORDER**

**2. LATE ITEMS**

**3. APPROVAL OF THE AGENDA**

**4. ELECTION OF CHAIR AND VICE CHAIR**

**5. MINUTES**

- 1) [25-086](#) Minutes of the Advisory Planning Commission meeting held on November 19, 2024.

*Attachments:* [Minutes of the Advisory Planning Commission meeting held on November 19, 2024.](#)

**6. STAFF REPORTS**

- 1) [25-080](#) Informational Documents for Commission Members

*Attachments:* [Terms of Reference - Bylaw 2792](#)  
[Guide to Motions](#)  
[Operational Guidelines for Council Committees - ADMIN-45](#)  
[Role of Staff Liaison - ADMIN 61](#)  
[Council Code of Conduct - ADMIN 80](#)  
[Code of Conduct for Employees - M-PER-07](#)  
[Respectful Workplace Policy - M-PER-20](#)  
[Council Procedure Bylaw - Bylaw 3081](#)

- 2) [25-082](#) OCP Amendment and Rezoning Application - 1005 Tillicum Rd - File No. APC-25-001

***Recommendation:***

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 four-storey mixed-use development, with 32 residential and one commercial unit, consistent with the architectural plans provided by XV Architecture and the landscape plan provided by 4SITE Landscape Architecture and Site Planning, to be located at 1005 Tillicum Rd [LOT 1, SECTION 10, ESQUIMALT

DISTRICT, PLAN 27609], be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.

*Attachments:* [APPENDIX A: 1005 Tillicum Rd Aerial Map](#)  
[APPENDIX B: Rationale Letter \(002\) 1005 Tillicum DRC March 3 2025](#)  
[APPENDIX C: Architectural Plans](#)  
[APPENDIX D: Landscape Plan](#)  
[APPENDIX E: Green Building Checklist](#)  
[APPENDIX F: Arborist Report](#)  
[APPENDIX G: Servicing Plan](#)  
[APPENDIX H: Stage 1 Preliminary Site Assessment \(no appendices\)](#)  
[APPENDIX I: Stage 2 Preliminary Site Assessment \(no appendices\)](#)  
[APPENDIX J: Transportation Review and Parking Analysis](#)  
[APPENDIX K: Applicant Presentation](#)

- 3) [25-083](#) Development Variance Permit Application – 1075 Tillicum Road, Staff Report No. APC-25-002

***Recommendation:***

That the Esquimalt Advisory Planning Commission recommends to Council to either approve, approve with conditions, or deny the development variance permit consistent with the architectural plan provided by Urban West Architecture, including the following variances for the property located at 1075 Tillicum Road:

**Zoning Bylaw, 1992, No. 2050, 67.134 (8) (a) (i)- Siting Requirements: Principal Building: Front Setback:** A 1.9-metre decrease to the requirement that no Principal Building shall be located within 6.0 metres of the Front Lot Line [i.e. from 6.0 metres to 4.1 metres]

**Zoning Bylaw, 1992, No. 2050, 67.134 (8) (a) (ii)- Siting Requirements: Principal Building: Interior Side Setback:** A 0.9-metre decrease to the requirement that no Principal Building shall be located within 2.9 metres of the northern Interior Side Lot Line [i.e. from 2.9 metres to 2.0 metres]

**Zoning Bylaw, 1992, No. 2050, 67.134 (8) (a) (iii)- Siting Requirements: Principal Building: Interior Side Setback:** A 1.7-metre decrease to the requirement that no Principal Building shall be located within 3.5 metres of the southern Interior Side Lot Line [i.e. from 3.5 metres to 1.8 metres]

**Zoning Bylaw, 1992, No. 2050, 67.134 (8) (a) (iv)- Siting Requirements: Principal Building: Rear Setback:** A 1.0-metre decrease to the requirement that no Principal Building shall be located within 6.5 metres of the Rear Lot Line [i.e. from 6.5 metres to

5.5 metres]

*Attachments:* [Appendix A: Floor Plan of the 2nd Storey with Requested Variances Bubbled](#)

4) [25-087](#) Update on Applications Previously Considered

**7. ADJOURNMENT**