



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

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

### Advisory Planning Commission

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Tuesday, March 18, 2025

7:00 PM

Esquimalt Council Chambers

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**Present:** 6 - Chair Nathaniel Sukhdeo  
Vice Chair Kelsey Tyerman  
Member Ally Dewji  
Member Sean Pol MacUisdin  
Member Mike Nugent  
Member TJ Schur

**Regrets:** 1 - Member Mark Seebaran

**Council Liaisons:** Councillor Jacob Helliwell  
Councillor Tim Morrison

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

#### 1. CALL TO ORDER

Victoria McKean, Committee Coordinator, called the meeting to order at 7:00 PM and acknowledged with respect the Lekwungen-speaking peoples on whose traditional territory the Township stands, specifically the Songhees and Kosapsum Nations whose historic connections with these lands and waters continue to this day.

#### 2. LATE ITEMS

There were no late items.

#### 3. APPROVAL OF THE AGENDA

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

#### 4. ELECTION OF CHAIR AND VICE CHAIR

The Committee Coordinator called for nominations for the Chair of the Commission. Member Sukhdeo was nominated and elected Chair for 2025.

Chair Sukhdeo called for nominations for the Vice Chair of the Commission. Member Tyerman was nominated and elected Vice Chair for 2025.

## 5. MINUTES

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

Moved by Member Nugent, seconded by Member MacUisdin: That the minutes of the Advisory Planning Commission meeting held November 19, 2024 be approved as circulated. Carried Unanimously.

## 6. STAFF REPORTS

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

This item was received.

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

James Davison, Manager of Development Services, introduced the staff report. Xenia Vins, applicant, provided a presentation and responded to questions from the Commission.

Commission comments included the following:

- The density of the proposed application is suitable for the site and respectful
- The green space and retention of trees with the proposed design is appreciated
- The amount of parking offered is adequate for the number of units proposed
- The approach to the transfer trail is appreciated
- Left turns in and out of the property may be difficult during rush hour traffic
- The commercial space on the ground floor should be considered carefully and planned

Moved by Chair Sukhdeo, seconded by Member MacUisdin that: 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 approved as it fits the needs of the community for housing density. Carried Unanimously.

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

James Davison, Manager of Development Services, introduced the staff

report and responded to questions from the Commission.

Moved by Member Nugent, seconded by Member MacUisdin: That the Esquimalt Advisory Planning Commission recommends to Council to approve 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]. Carried Unanimously.

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

There was no update from staff.

**7. ADJOURNMENT**

Moved by Member MacUisdin, seconded by Member Schur: That the meeting be adjourned at 7:56 PM. Carried Unanimously.

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NATHANIEL SUKHDEO, CHAIR  
ADVISORY PLANNING COMMISSION  
CERTIFIED CORRECT  
THIS 15TH DAY OF APRIL, 2025

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VICTORIA MCKEAN  
RECORDING SECRETARY