



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

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

Advisory Planning Commission

Tuesday, August 19, 2025

7:00 PM

Esquimalt Council Chambers

Present: 6 - Vice Chair Kelsey Tyerman
Member Ally Dewji
Member Sean Pol MacUisdin
Member Mike Nugent
Member TJ Schur
Member Mark Seebaran

Regrets: 1 - Chair Nathaniel Sukhdeo

Council

Liaisons: Councillor Megan Brame

Staff: Bill Brown, Director of Development Services
Kirsten Dafoe, Planner
Victoria McKean, Committee Coordinator/Recording
Secretary

1. CALL TO ORDER

Vice Chair Tyerman called the meeting to order at 7:00 PM and recognized the Songhees and Xwsepsəm 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 Dewji, seconded by Member MacUisdin: That the agenda be approved as circulated. Carried Unanimously.

4. MINUTES

1) [25-303](#) Minutes of the Advisory Planning Commission meeting held on July 15, 2025

Moved by Member Nugent, seconded by Member MacUisdin: That the Minutes of the Advisory Planning Commission meeting held on July 15, 2025 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

- 1) [25-229](#) Rezoning and Official Community Plan Amendment –
868 Old Esquimalt Road, Staff Report No. APC-25-014

Kirsten Dafoe, Planner, introduced the item and the applicant, who presented a PowerPoint to the Committee. Staff and the applicant responded to questions from the Commission.

Commission comments included the following:

- The building is well designed and provides good housing options for the community, but the proposal may be too dense;
- The intent, design, and land use of the proposal is appreciated and maximizes the potential of the lot;
- It is hard to determine whether the affordable unit amenity justifies the proposed density, but Council is well-equipped to make that decision;
- The shared outdoor green space may be difficult for all units to utilize since the only access is through the laneway, it might be beneficial to examine relocating this green space to the centre or adding other access points;
- The provided space for garbage may not be sufficient for the number of units;
- The density of the proposal is appreciated, town homes are a great housing option that we need more of in our communities;
- The green space provided is small, but the property is located next door to a large green space and other park amenities are nearby;
- The bike storage is of concern and may be more effective if redesigned;
- The creation of good, livable units should be prioritized and the affordable housing amenity is very valuable, density is needed and the character of Old Esquimalt Road is varied and will likely experience further changes, planning for the future is of importance and adding density to this neighbourhood is appropriate;
- The design minimizes the impact of the density by facing the narrow end of the design towards Old Esquimalt Road;
- This is the type of housing our community needs;
- Less density leads to more community green space, and reducing the number of units from 6 to 7 would facilitate this, in addition the affordable housing agreement may be cumbersome in the future.

Moved by Member Nugent, seconded by Member Seebaran:

That the Advisory Planning Commission recommends to Council to approve the Official Community Plan amendment and rezoning application to authorize the proposed development of a 7-unit townhouse residential development at 868 Old Esquimalt Road because it fills the need for family housing, subject to the following condition:

- that the proposal be reduced to 6 units from 7, and that a bylaw be added to the strata by the developer that parking only happen in designated spots. DEFEATED.

Members Dewji, MacUisdin, Schur and Vice Chair Tyerman opposed.

Moved by Member Dewji, seconded by Member Tyerman:

That the Advisory Planning Commission recommends to Council to deny the Official Community Plan amendment and rezoning application to authorize the proposed development of a 7-unit townhouse residential development at 868 Old Esquimalt Road because while the additional density provides an affordable housing amenity, the proposal compromises the character of Old Esquimalt Road. DEFEATED.

Members MacUisdin, Seebaran, Schur, Nugent, and Vice Chair Tyerman opposed.

Moved by Member MacUisdin, seconded by Member Seebaran:

That the Advisory Planning Commission recommends to Council to approve the Official Community Plan amendment and rezoning application to authorize the proposed development of a 7-unit townhouse residential development at 868 Old Esquimalt Road, because the proposal provides much needed densification of missing middle town homes, provides a below market residential space in perpetuity, and fits within the potential future character of Old Esquimalt road. CARRIED.

Member Dewji opposed.

2) [25-289](#) Development Variance Permit Application - 301-503 Park Place, Staff Report No. APC-25-016

Kirsten Dafoe, Planner, introduced the item and the applicant. Staff and the applicant responded to questions from the Commission.

Commission comments included the following:

- A sign should be architecturally complementary and the proposed design seems to be clashing with the building;
- The signage would not be visible from Esquimalt Road, so the logic of the request is not supportable;
- This may set a precedent that does not suit Town Square.

Moved by Member MacUisdin, seconded by Member Nugent:

That the Advisory Planning Commission recommends to Council to deny the Development Variance Permit application to authorize the proposed third-floor window signs at 301-503 Park Place, with the variances outlined in the "Purpose of Application" section of staff report no. APC-25-016 because it would significantly detract from the

character of the building and may set a precedent for other businesses. Carried Unanimously.

3) [25-295](#) Development Variance Permit Applications – 527 Lampson Street, Staff Report No. APC-25-017

Kirsten Dafoe, Planner, 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:

- The proposed single driveway is the right approach for the lot, and the proposed layout is beneficial to the community;
- The requested variance is reasonable;
- The application's design and use is appreciated;
- Having two stratas on one lot may result in some conflict;
- The proposed on-site parking seems appropriate and designed to alleviate stress on on-street parking;
- This is a great addition of "missing middle" housing.

Moved by Member Schur, seconded by Member Seebaran:

That the Advisory Planning Commission recommends to Council to approve the Development Variance Permit applications to authorize the proposed building siting and parking dimensions at 527 Lampson Street, with the variances outlined in the "Purpose of Application" section of staff report no. APC-25-017, because it provides much needed housing and densification along Lampson Street. Carried Unanimously.

4) [25-301](#) Zoning Bylaw Amendment – Removal of Temporary Use Permit Section

Bill Brown, Director of Development Services, introduced the item and responded to questions from the Commission.

Moved by Vice Chair Tyerman, seconded by Member MacUisdin:

That the Advisory Planning Commission recommends to Council approve the Zoning Bylaw Amendment to remove the Temporary Use Permit Section because it will align with the Official Community Plan and updated provincial legislation. Carried Unanimously.

6. ADJOURNMENT

Moved by Member MacUisdin, seconded by Member Schur: That the meeting be adjourned at 8:24 PM. Carried Unanimously.

KELSEY TYERMAN, VICE CHAIR

ADVISORY PLANNING COMMISSION

THIS 16TH DAY OF SEPTEMBER, 2025

VICTORIA MCKEAN

COMMITTEE COORDINATOR

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