



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

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

Advisory Planning Commission

Tuesday, June 16, 2026

7:00 PM

Esquimalt Council Chambers

Present: 4 - Vice Chair Kelsey Tyerman
Member Ally Dewji
Member Mark Seebaran
Member Zak Zawaduk

Regrets: 3 - Chair Nathaniel Sukhdeo
Member Sean Pol MacUisdin
Member TJ Schur

Council

Liaisons: Councillor Meagan Brame
Councillor Tim Morrison

Staff: Bill Brown, Director of Development Services
Charles Davie, Manager of Engineering
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 acknowledged with respect the Songhees and Xwsepsem 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 Member Dewji, seconded by Member Zawaduk: That the agenda be approved as circulated. Carried Unanimously.

4. MINUTES

1) [26-246](#) Minutes of the Advisory Planning Commission meeting held on May 19, 2026

Moved by Member Dewji, seconded by Member Zawaduk: That the minutes of the Advisory Planning Commission meeting held on May 19, 2026 be adopted as circulated. Carried Unanimously.

5. STAFF LIAISON UPDATE

The Director of Development Services provided an update to the Commission on the following items:

- Rezoning Application - 1048 Craigflower Road;
- Deer Fencing Bylaw;
- Development Variance Permit - 604 Nelson Street;
- Small-Scale Multi-Family Workshop;
- Open House Development Capacity Study; and
- Short-Term Rental Policy Discussion.

6. STAFF REPORTS

- 1) [26-244](#) Development Variance Permit Application - 646 Head Street - Staff Report No. EPW-26-005

The Manager of Engineering introduced the applicant, Xenia Vins, who presented a PowerPoint to the Commission. Staff and the applicant responded to questions from the Commission.

Commission comments included the following:

- Limiting driveway access points to preserve pedestrian safety is understandable, but since Bryden Court is a low-frequency cul-de-sac, risk to pedestrians is low and this variance improves the proposed development.

Moved by Member Dewji, seconded by Member Zawaduk: That the Advisory Planning Commission recommends that Council approve deny the Development Variance Permit Application for 646 Head Street that proposes to permit an additional driveway access for a proposed Small-Scale Multi-Family Housing development, as it is an improvement to the overall neighbourhood context. Carried Unanimously.

- 2) [26-198](#) Development Variance Permit Application – 322 Plaskett Place; Staff Report No. APC-26-013

Kirsten Dafoe, Planner, introduced the Staff Report and the applicant, who presented a PowerPoint to the Commission.

Commission comments included the following:

- There is a lack of clarity on the neighbourhood context and any potential impact to neighbours;
- There may be legal implications as the structure and it is difficult to provide a recommendation without first receiving a legal opinion;
- The structure extends past the boundary of the lot, and the natural boundary may not reflect the current extent of title;
- This variance may be supportable with additional context and information.

Moved by Member Dewji, seconded by Member Seebaran: That the

Commission recommend that Council deny the Development Variance Permit application to authorize the siting for the previously unpermitted accessory building at 322 Plaskett Place, with the variances outlined in the "Purpose of Application" section of staff report no. APC-26-013, as more information about the structure, site context, and proposed variance is required. Carried Unanimously.

3) [26-219](#) Development Variance Permit Application – 721 Aldebury Street, Staff Report No. APC-26-014

Kirsten Dafoe, Planner, introduced the Staff Report and the applicant, who presented a PowerPoint to the Commission.

Commission comments included the following:

- Many municipalities are reducing light industry and the industry is losing space to operate and must make decisions about which municipalities can support them;
- The applicant has done due diligence to select a site that will work and there is ample justification for this variance request.

Moved by Member Tyerman, seconded by Member Dewji: That the Advisory Planning Commission recommend that Council approve the Development Variance Permit application to reduce the number of required parking spaces for the proposed scientific laboratory business at 721 Aldebury Street, with the variances outlined in Staff Report No. APC-26-014, as the variance will support light industry while providing sufficient parking to the operator. Carried Unanimously.

4) [26-245](#) Development Variance Permit Application - 1073 Colville Street - Staff Report No. APC-26-016

The Director of Development Services introduced the Staff Report and the applicant, who presented a PowerPoint to the Commission.

Commission comments included the following:

- The floor space ratio is consistent with other municipalities and setbacks are being maintained;
- There are duplexes and multifamily housing in the neighbourhood already, so this proposal fits the neighbourhood context;
- This is an efficient use of the lot that brings more housing to our community.

Moved by Member Tyerman, seconded by Member Seebaran: That the Advisory Planning Commission recommend that Council approve the Development Variance Permit DVP00187 to authorize a minimum lot size reduction for the purpose of creating one additional lot through subdivision, as the proposal provides missing middle housing. Carried

Unanimously.

7. ADJOURNMENT

Moved by Member Seebaran, seconded by Member Zawaduk: That the meeting be adjourned at 8:12 PM. Carried Unanimously.

KELSEY TYERMAN, VICE CHAIR
ADVISORY PLANNING COMMISSION
THIS DAY OF , 2026

VICTORIA MCKEAN
COMMITTEE COORDINATOR
CERTIFIED CORRECT