



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

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

Advisory Planning Commission

Tuesday, March 17, 2026

7:00 PM

Esquimalt Council Chambers

Present: 6 - Chair Nathaniel Sukhdeo
Vice Chair Kelsey Tyerman
Member Ally Dewji
Member Sean Pol MacUisdin
Member TJ Schur
Member Zak Zawaduk

Regrets: 1 - Member Mark Seebaran

Council

Liaisons: Councillor Meagan Brame
Councillor Tim Morrison

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

1. CALL TO ORDER

Chair Sukhdeo called the meeting to order at 7:00 PM and acknowledged with respect the Songhees and Xw̱sepsəm Nations on whose traditional territory we live, we learn, and we do our work.

2. LATE ITEMS

Moved by Member Dewji, seconded by MacUisdin: That the agenda be amended to add Esquimalt Road Active Transportation Improvements Phase 2. Carried Unanimously.

3. APPROVAL OF THE AGENDA

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

4. MINUTES

1) [26-106](#) Minutes of the Advisory Planning Commission meeting held February 17, 2026

Moved by Member Zawaduk, seconded by Member Tyerman: That the minutes of the Advisory Planning Commission meeting held February

17, 2026 be approved as circulated. Carried Unanimously.

5. STAFF LIAISON UPDATE

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

- 640 Lampson Street Boulevard Variance;
- 885 Lampson Street Parking Variance;
- 851 Old Esquimalt Road Rezoning Application;
- Short-Term Rental Policy;
- 1209 Lyall Street Rezoning Application;
- Future Small-Scale Multi-Unit Housing Review;
- Future review of Development Capacity Study.

6. STAFF REPORTS

- 1) [26-058](#) Development Variance Permit Application – 445 Grafton Street, Staff Report No. APC-26-004

Kirsten Dafoe, Planner, introduced the staff report 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:

- This is a challenging lot and there has been an effort to maintain and re-establish trees as feasible;
- The setbacks seem reasonable;
- The house fits within the character of the neighbourhood.

Moved by Chair Sukhdeo, seconded by Member MacUisdin: That the Commission recommend that Council approve the Development Variance Permit application to authorize the siting for the proposed single-family dwelling at 445 Grafton Street, with the variances outlined in the "Purpose of Application" section of staff report no. APC-26-004 because the application has minimal impacts on the neighbourhood and is consistent with the low-density aims of the Official Community Plan, and provides an easement to the park. Carried Unanimously.

- 2) [26-066](#) Development Variance Permit Application – 942 Wollaston Street, Staff Report No. APC-26-006

Kirsten Dafoe, Planner, introduced the staff report and the applicant, who presented a PowerPoint to the Commission.

Commission comments included the following:

- The requested setback is appropriate.

Moved by Member MacUisdin, seconded by Member Tyerman: That

the Commission recommend that Council approve the Development Variance Permit application to authorize the proposed rear setback at 942 Wollaston Street, with the variances outlined in the "Purpose of Application" section of Staff Report No. APC-26-006, because the application supports the ongoing need for affordable rental space. Carried Unanimously.

3) [26-096](#) Development Variance Permit Application – 604 Nelson Street, Staff Report No. APC-26-008

The Director of Development Services introduced the item.

Commission comments included the following:

- The revised approach of 6 storeys and fewer units is a reflection of the marketplace and allows the developer to move forward;
- Variance requested does not result in a significant impact to the area.

Moved by Chair Sukhdeo, seconded by Member Zawaduk: That the Esquimalt Advisory Planning Commission recommends to Council to approve the development variance permit consistent with the architectural plan provided by Formed Alliance Architecture Studio, including the following variances for the property located at 604 Nelson Street:

Zoning Bylaw, 1992, No. 2050, 67.151 (9) (a) (ii)- Siting Requirements: Principal Building: Setback: A 3.0-metre decrease to the requirement that no Principal Building shall be located within 3 metres of the Lot Line abutting Nelson Street [i.e. from 3.0 metres to 0 metres], specifically for the parking structure that is situated below the First Storey of a Principal Building.

subject to the condition that staff do not have concerns with the requested setback because the variance does not significantly impact the neighbourhood. Carried Unanimously.

4) Esquimalt Road Active Transportation Improvements Phase 2

The Commission discussed the Esquimalt Road Active Transportation Improvements Phase 2.

Commission comments included the following:

- Concerns were expressed regarding accessibility of Esquimalt Road;
- Cycling infrastructure on Esquimalt Road is needed;
- Phase 2 of this project should be pursued rather than delayed;
- Implementing this project will benefit many demographics which require safe cycling infrastructure.

The Director of Development Services advised the Commission that a response to a question raised regarding traffic signals at Esquimalt Road and Nelson Street would be provided to all members via email after the meeting.

7. ADJOURNMENT

Moved by Member Schur, seconded by Member MacUisdin: That the meeting be adjourned at 7:51 PM. Carried Unanimously.

NATHANIEL SUKHDEO, CHAIR
ADVISORY PLANNING COMMISSION
THIS 21ST DAY OF APRIL 2026

VICTORIA MCKEAN
COMMITTEE COORDINATOR
CERTIFIED CORRECT