



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

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

Advisory Planning Commission

Tuesday, May 19, 2026

7:00 PM

Esquimalt Council Chambers

Present: 5 - Member Ally Dewji
Member Sean Pol MacUisdin
Member TJ Schur
Member Mark Seebaran
Member Zak Zawaduk

Regrets: 2 - Chair Nathaniel Sukhdeo
Vice Chair Kelsey Tyerman

Council
Liaisons: Councillor Meagan Brame
Councillor Tim Morrison

Staff: James Davison, Manager of Development Services
Alex Tang, Planner
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 Songhees and Xwsepsem Nations on whose traditional territory we live, we learn, and we do our work.

In the absence of the Chair and Vice Chair, the Commission elected an Acting Chair from among the members present.

Moved by Member Seebaran, seconded by Member Dewji: That Member MacUisdin be elected as Acting Chair for the May 19, 2026 Advisory Planning Commission meeting. Carried Unanimously.

Acting Chair MacUisdin assumed the role of Acting Chair.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

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

agenda be approved as circulated. Carried Unanimously.

4. MINUTES

- 1) [26-209](#) Minutes of the Advisory Planning Commission meeting held on April 21, 2026

Moved by Member Seebaran, seconded by Member Schur: That the minutes of the Advisory Planning Commission meeting held on April 21, 2026 be adopted as circulated. Carried Unanimously.

5. STAFF LIAISON UPDATE

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

- Small-Scale Multi-Family Options Report;
- Rezoning Application - 851 Old Esquimalt Road;
- Development Permit Application - 340 Sussex/1337 Saunders; and
- Development Variance Permit Application - 942 Wollaston Street.

6. STAFF REPORTS

- 1) [26-136](#) Rezoning Application - 1048 Craigflower Road, Staff Report No. APC-26-011

Alex Tang, Planner, introduced the staff report and the applicant who presented a PowerPoint to the Commission.

Commission comments included the following:

- The proposed setback of the development is not in alignment with the neighbourhood, and if a variance is granted a precedent may be set that harms the character of the surrounding area;
- Galley style developments are not a preferred typology;
- If the space between the two proposed developments was removed, the setbacks could be adjusted to fit the neighbourhood context;
- This proposal is not aligned with the scale and massing of the neighbourhood, and while development is necessary, it should be implemented in a way that complements our existing communities;
- The rationale for justifying 6 units as opposed to 4 is not evident;
- The proposal's design could be elevated and improved for this prominent location;
- While galley style developments have been implemented in Esquimalt, they were approved in different neighbourhood contexts. This neighbourhood is predominantly single-family homes that are not imposing in massing or scale, and this proposal feels unsuited for the neighbourhood;
- Support was expressed for densification and development generally in Esquimalt and there may be an opportunity for this proposal to complement the neighbourhood with some changes to the design of the proposal.

Moved by Member Dewji, seconded by Member Schur: That the Esquimalt Advisory Planning Commission recommends that Council deny the rezoning application to authorize the proposed development of a 6-unit residential development consistent with the architectural plan and landscape plan provided by BDD Homes, to be located at 1048 Craigflower Road, as there is not sufficient rationale to support a 6-unit proposal, and additional consideration of the exterior of the proposed development should be conducted. Carried Unanimously.

7. ADJOURNMENT

Moved by Member Dewji, seconded by Member Seebaran: That the meeting be adjourned at 7:37 PM. Carried Unanimously.

SEAN POL MACUISDIN, ACTING CHAIR
ADVISORY PLANNING COMMISSION
THIS 15TH DAY OF JUNE, 2026

VICTORIA MCKEAN
COMMITTEE COORDINATOR
CERTIFIED CORRECT