



Committee of the Whole Report For the Meeting of April 2, 2026

To: Committee of the Whole **Date:** March 19, 2026

From: Karen Hoese, Director, Planning and Development

Subject: **Temporary Use Permit Application No. 00033 for 602 Esquimalt Road**

RECOMMENDATION

That Council, after giving notice, consider the following motion:

- “1. That Council authorize the issuance of Temporary Use Permit No. 00033 for 602 Esquimalt Road, in accordance with plans submitted to the Planning and Development department on December 15, 2025, to permit the additional use of Home Occupation, subject to:
 - a. The proposed development meeting all City zoning bylaw requirements under Zoning Regulation Bylaw (No. 80-159).
2. That the Temporary Use Permit expires three years from the date of this resolution.”

LEGISLATIVE AUTHORITY

In accordance with section 493 of the Local Government Act, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Temporary Use Permit (TUP) application for the property located at 602 Esquimalt Road. The proposal is to temporarily permit Home Occupation use, which will enable the applicant to rent out their existing residential unit on a short-term basis.

The following points were considered in assessing this application:

- This Temporary Use Permit application, which would enable Home Occupation use for up to three years, is considered consistent with the *Official Community Plan, 2025 (OCP)* designation of Urban Industrial Reserve (UIR).
- This TUP application is considered consistent with the *Rezoning and Development Policy* guidance for the Urban Industrial Reserve (UIR).

- The subject property is zoned M-2, Light Industrial District, which permits a residence for a watchman as ancillary use on the lot, but does not permit Home Occupation uses.
- If approved, the TUP would be issued for a period of three years. The applicant may submit a one-time renewal for a subsequent period of up to three years.
- No variances are proposed as part of this application.

DESCRIPTION OF PROPOSAL

The proposal is to add Home Occupation as a temporary use of the existing residence for a watchman unit within the industrial building at 602 Esquimalt Road. The proposal does not include adding general residential as a permitted use to the M-2, Light Industrial District zoning. Approval would enable the operation of Short-Term Rental via the Home Occupation use regulated by *Schedule D* of the *Zoning Regulation Bylaw (No. 80-159)*. No additional development or construction is proposed as part of this TUP and no variances are proposed. If approved, the TUP would be valid for three years.

The zoning data table attached to this report provides a more detailed comparison of the proposal to the existing M-2, Light Industrial District zone.

BACKGROUND

The applicant is the owner/operator of Cinderbloc Studios, an arts hub hosting photoshoots, art galleries, live music performances, weddings and other events at 602 Esquimalt Road. Cinderbloc Studios consists of a larger warehouse unit in the building (Unit #602-D), not subject to this TUP application, and a dwelling unit (Unit #602-C), which is the applicant's permanent residence and is permitted as a residence for a watchman as ancillary use on the lot. Unit #602-C is the subject of this TUP application.

The existing residence for a watchman unit currently functions as a principal residential dwelling unit with bedroom, living, washroom and cooking facilities. This Temporary Use Permit, if approved, would temporarily provide the existing suite the same Home Occupation rights as other residential properties in the city. The applicant would be permitted to apply for a Short-Term Rental business licence to rent out their dwelling unit in accordance with the regulations of *Schedule D* of the *Zoning Regulation Bylaw*.

Land Use Context and Site Development Potential

The area surrounding the subject site is characterized by a variety of land uses including light industrial, commercial, multi-family residential and single family residential (see *Figure 1* below).

The subject site is presently occupied by an industrial building with a dog groomer on the ground floor (Units #602-A and #602-B), a residence for a watchman suite on the second floor (Unit #602-C), and a warehouse unit on the second floor (Unit #602-D). The TUP application would only impact Unit #602-C.

Under the existing M-2, Light Industrial District Zone, the property could be developed to a density of 3.0:1 Floor Space Ratio (FSR) with a range of industrial, commercial, service, and arts and culture uses being supported.



Figure 1: Subject Site Aerial Photo

COMMUNITY CONSULTATION

Instream Application Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the application has been posted on the Development Tracker from the date the application was received by the City. The application was also referred to the Vic West CALUC for a 30-day comment period. At the time of writing this report, a letter from the CALUC had not been received.

Consultation Prior to Consideration of Approval

In accordance with the City's *Land Use Procedures Bylaw*, this Temporary Use Permit requires notice, sign posting and a meeting of Council to consider approval of the permit.

ANALYSIS

The following outlines the review of the application against City of Victoria policy and regulatory documents.

Official Community Plan

The *Official Community Plan 2025* (OCP) identifies this property as within the City's *Urban Industrial Reserve* (UIR) designation. The intent of this OCP designation and the vision for lands in the UIR is to foster employment, innovation, and economic prosperity, with specific emphasis placed on production, distribution, and repair (PDR) uses. The UIR is expected to support Victoria's economic vitality through industrial intensification with innovative and novel economic uses.

Land uses in the UIR are expected to be light-industrial on the ground-floor with light industrial and commercial uses above. Specific uses might include manufacturing, warehousing, assembly, research, technology, and distribution/creation of goods, materials, and services.

The proposed Temporary Use Permit to enable Home Occupation use on the property does not materially change the alignment with the OCP as the temporary use would operate through the existing dwelling unit. The proposal aligns with the land use and built form guidance by supporting the economic vitality of the subject property and enabling innovation for the existing business.

OCP policy also supports arts and culture uses anywhere in the City. Section 1.3.5 of the OCP specifically supports maximizing the use and functionality of industrial buildings by supporting arts and culture uses. The proposed TUP, in providing short-term accommodation for artists travelling to Victoria and supporting a local arts hub, aligns with this objective.

Rezoning and Development Policy

The *Rezoning and Development Policy* provides more detailed land use and built form guidance for specific parcels throughout the City. The subject site is identified as *Urban Industrial Reserve* (UIR) and, more specifically, Industrial Employment, in Figure 85 of the *Rezoning and Development Policy*.

The intent of the UIR is to preserve industrial lands in Victoria specifically for industrial uses. These lands should foster traditional and future industrial uses including entrepreneurship and innovation, technology, artisan production, and other employment-generating uses. Emphasis is placed on productive uses, not residential uses. Employment uses are supported on upper floors of industrial buildings.

A TUP for Home Occupation use aligns with these policies by increasing the productivity of the building through bolstering the employment opportunities and economic viability of the arts hub. The TUP does not enable broader residential use, but rather increases the functionality, economic vitality, and innovation of the current residential unit and business model. Approval of the TUP would not jeopardize or reduce the feasibility of more traditional industrial uses on this site in the future.

Further, the *Rezoning and Development Policy* encourages a range of economic uses including artisanal and artistic production on upper floors of multi-storey industrial buildings. The TUP application aligns well with these policies by supporting arts and culture uses and innovative entrepreneurship.

Regulatory Considerations

As an industrial-zoned property, the subject site was not included in the updated *Zoning Bylaw 2018*, which was adopted by Council on October 2, 2025, along with the *Official Community Plan 2025*.

Instead, the subject site remains subject to *Zoning Regulation Bylaw* (No. 80-159). Phase two of Zoning Modernization will update industrially zoned properties, including the subject site, to align with the City's new land use framework.

Home Occupation use supports a variety of small-scale, low-impact home-based land uses that are permitted in residential dwelling units such as:

- artist studios
- mail order
- small-scale making, processing, assembly
- manufacturing agent
- personal and professional services
- short-Term Rental
- teaching
- testing, servicing, repairing of goods.

These uses are considered generally compatible with the primary industrial use of the building.

CONCLUSIONS

The proposal to temporarily add Home Occupation as a permitted use of the existing residence for a watchman unit within the building located at 602 Esquimalt Road is considered supportable based on the alignment with the *Official Community Plan 2025* and the *Rezoning and Development Policy*. Therefore, it is recommended that Council approve the TUP for 602 Esquimalt Road.

ALTERNATE MOTION

That Council decline Temporary Use Permit Application No. 00033 for the property located at 602 Esquimalt Road.

Respectfully submitted,

Matt Kuziak
Planner
Development Services

Karen Hoese, Director
Planning and Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A Subject Map
- Attachment B Plans date stamped December 15, 2025
- Attachment C Letter from applicant to Mayor and Council dated December 15, 2025
- Attachment D Zoning Data Table