



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

A G E N D A

SPECIAL COMMITTEE OF THE WHOLE

Monday, June 15, 2009

5:45 p.m.

Esquimalt Council Chambers

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF THE AGENDA

4. STAFF REPORTS

(1) Esquimalt Village Plan, Staff Report No. DEV-09-038

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5. ADJOURNMENT

STAFF REPORT

DATE: June 8, 2009 **REPORT NO.** DEV-09-038
TO: Laurie Hurst, Acting Chief Administrative Officer
FROM: Barbara Snyder, Director of Development Services
SUBJECT: **ESQUIMALT VILLAGE PLAN**

RECOMMENDATION

1. That Council consider dealing with the Esquimalt Village Plan in 2 phases:
 - Phase 1) the area containing the old Municipal Hall, Town Square, old Public Works Yard, and Public Safety Building [Site 1];
 - Phase 2) the remainder of the plan area [Sites 2 and 3].
2. That the development of a comprehensive plan for the Esquimalt Village continue but that detailed planning for the redevelopment of Site 1 [described below] begin immediately to enable this site to be tendered to potential developers.

BACKGROUND

Planning for the "Esquimalt Village" began in December 2006 with public consultation beginning in 2007. At that time, planning for all of the municipally owned parcels within the project study area [see attached Air Photo No. 1] was felt to provide the best option for creating a vibrant and sustainable village centre.

The original briefing notes describe the project as:

- o *The Esquimalt Village Planning project is a comprehensive process to plan for the future of municipally owned land and facilities in the centre of our community.*
- o *Our goal is to be proactive in creating an exciting, lively and sustainable "heart" for our community that will meet the needs of existing and future community members.*

Since the initiation of the planning process, the concept of removing or substantially altering the Archie Browning Sports Centre has been examined more carefully. If the ABSC is substantially repaired, it may have many years of additional use. If Esquimalt is chosen as the site of a new regional curling facility, whether on the site of the current ABSC or elsewhere, this will have an effect on the type and number of ice sheets needed for municipal programs.

The first item under "Social Improvement" in the recently adopted 2009-2011 Strategic Plan reads:

"Eliminate option of no arena in the Esquimalt Village Plan".

.../2

The Strategic Plan also contains the following reference to the EVP under "Sustainable Economic Growth":

- o "Ensure plan [EVP] provides for phasing. Proceed quickly with an early phase [e.g. old hall/works yard site]".

Last year the consulting team proposed that, in addition to creating several development options for the Village Core, that the Core itself be separated into 3 distinct sites with development options for each.

- o **Site 1** Old Municipal Hall, Old Public Works Yard, Town Square and Public Safety Building.
- o **Site 2** Properties along both sides of the 500 block Fraser Street north of Carlisle Ave. and the Recreation Centre Parking Lot
- o **Site 3** Lands between Joffre Street and the Esquimalt Plaza including the ABSC and Parking Lot.

Planning for the Village has already identified several principles for redevelopment of the old Municipal Hall, Town Square, and old Public Works Yard [see attached Site Location and Detailed Plan Option - Site 1]. Since the old municipal hall was vacated 5 years ago, there has been interest in this site from developers, however, for several years the property was tied up in litigation; now developers are awaiting the results of the Esquimalt Village Plan which was originally to have been completed by 2008.

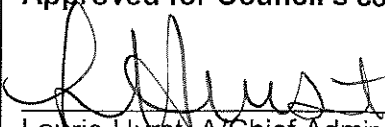
Esquimalt's commercial area extends from Constance Ave. on the west to Joffre St. on the east but the shops and services are located in small clusters [see Air Photo No. 2] rather than a continuous frontage of storefronts lining both sides of the road as is the case in most busy urban villages. Having what amounts to a vacant site in the middle of our downtown core does not create the impression of a prosperous commercial district and may appear as the end of the shopping district for visitors approaching from either east or west. Memorial Park on the north side of the street creates another perceived end to the commercial area.

Finalizing plans for Site 1 so that it can be tendered for development would signal that the municipality is moving forward with planning and implementing the EVP and help to restore public interest in this project. Completing Phase 1 of the EVP will allow the redevelopment of Site 1 thereby enhancing this part of Esquimalt Road and stimulating further investments and improvements within the commercial core.

Respectfully submitted,

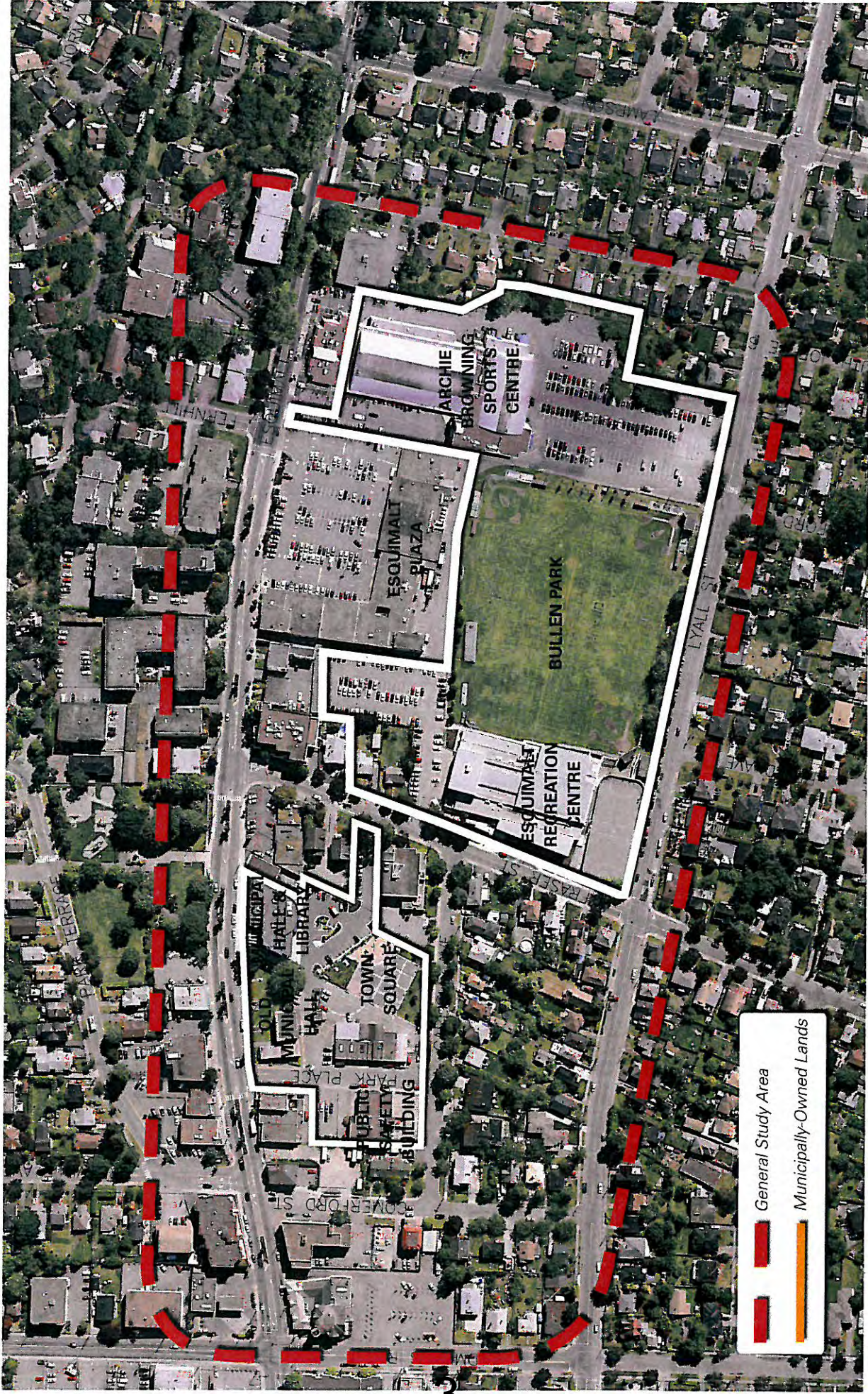


Barbara Snyder
Director of Development Services

<p>Approved for Council's consideration:</p>  <p>Laurie Hurst, A/Chief Administrative Officer</p> <p>Dated: <u>June 11/09</u></p>
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Esquimalt Village Project Study Area

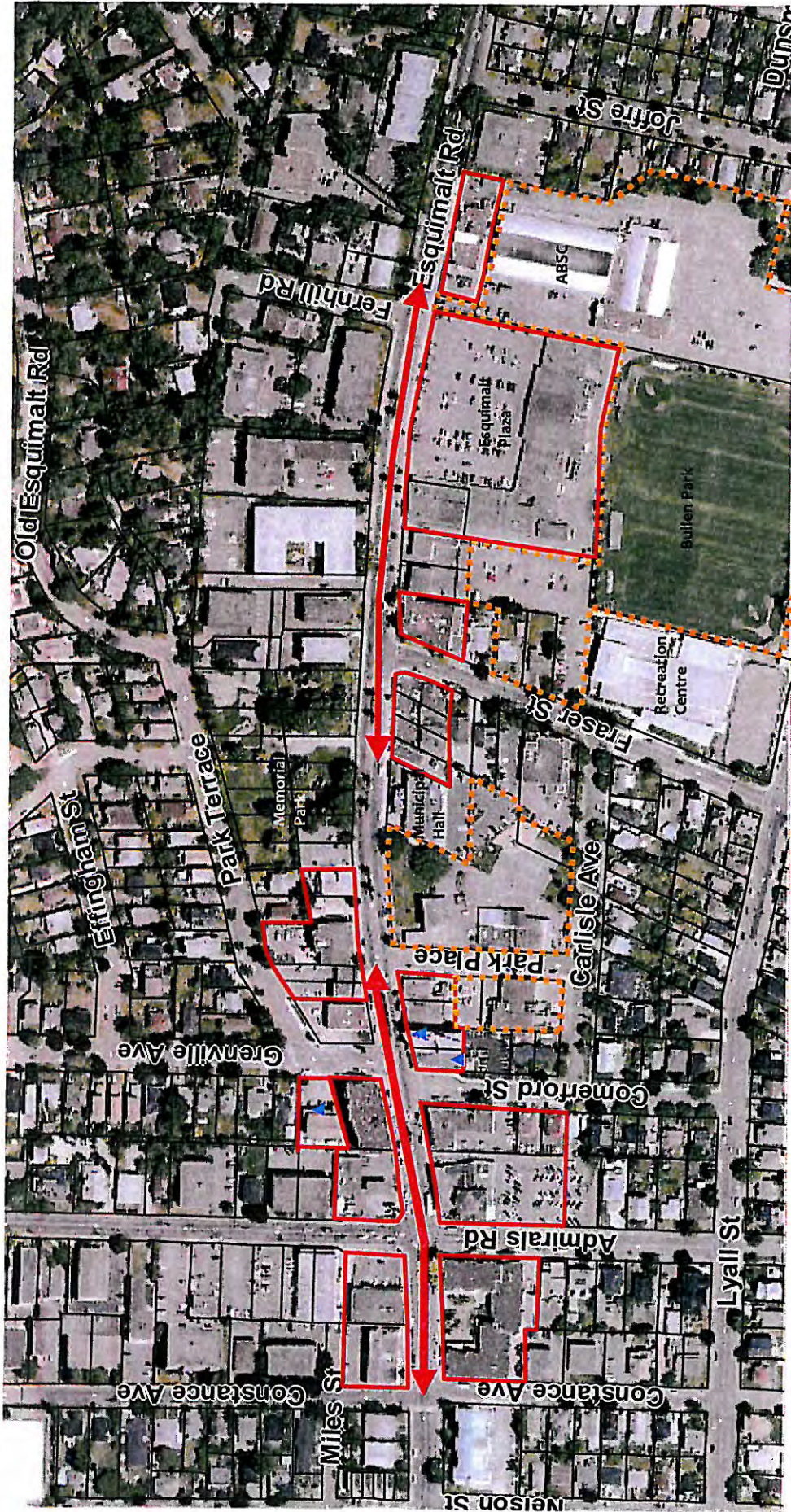
AIR PHOTO - No. 1



General Study Area
Municipally-Owned Lands

Esquimalt Village Project

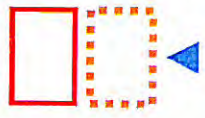




PROPERTIES THAT CONTAIN A COMMERCIAL USE
[Shops, Personal Services, Restaurants]

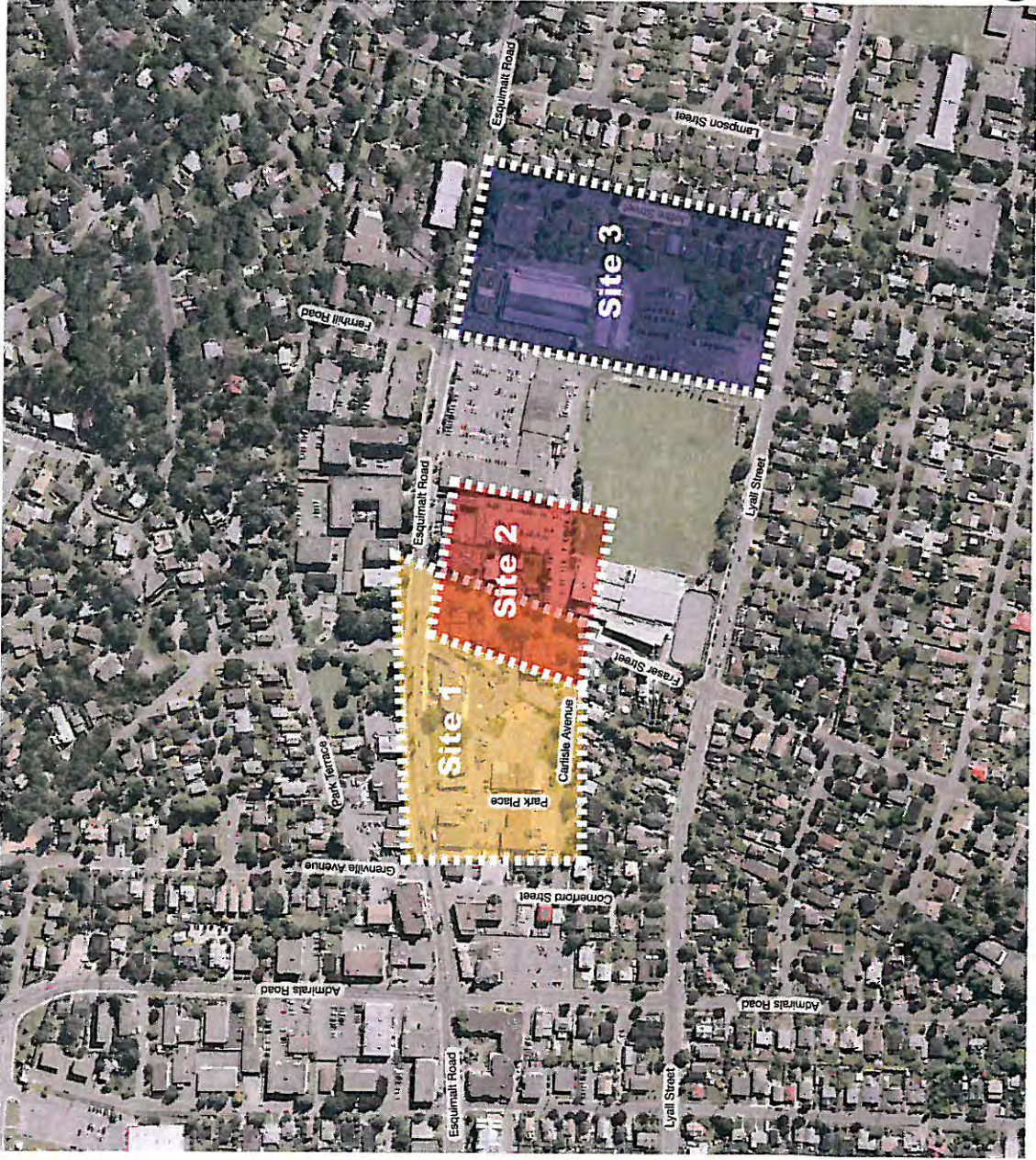
PROPERTIES WITHIN THE EVP STUDY AREA

PROPERTIES WITHIN VACANT COMMERCIAL SPACE



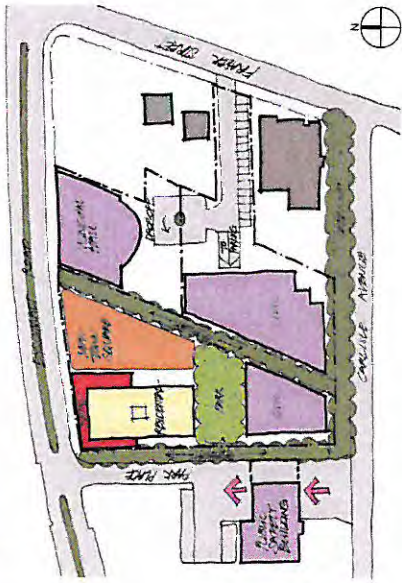
AIR PHOTO NO. 2

Site Locations



Detailed Plan Options - Site 1

Option 1



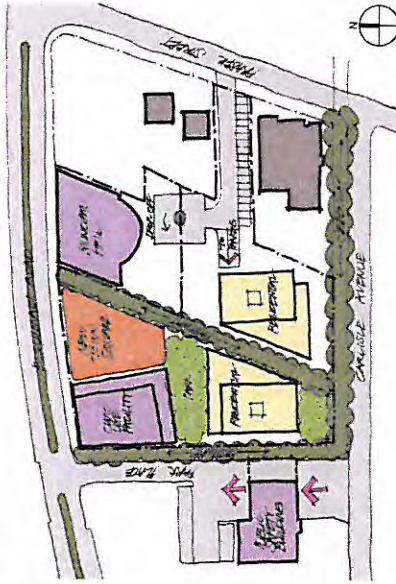
Option 1: Civic and Mixed Use

- Mixed-use redevelopment of old Municipal Hall site to create retail/commercial space on the ground level and residential units above. Underground parking for new mixed-use development.
- New town square relocated to Esquimalt Road frontage to increase visibility and connection to the street. Opportunity for enhanced animation of the town square with retail uses located directly adjacent.
- New civic development located along Carlisle Avenue, to accommodate potential community and cultural uses, relocated archives, seniors' centre and civic uses.
- Underground parking for public and civic uses beneath civic development.
- Expanded and reconfigured Public Safety Building.
- Enhanced greenway and public pathway connections within the Municipal Hall area.

Land Use Summary (new floor areas only in square metres):

Retail	600
Residential	8,000
Civic	3,800
TOTAL	12,400

Option 2



Option 2: Civic and Residential Use

- Civic redevelopment of old Municipal Hall site to accommodate potential community and cultural uses, relocated archives, seniors' centre and civic uses. Public and civic parking would be located under ground.
- New town square relocated to Esquimalt Road frontage to increase visibility and connection to the street. Opportunity for enhanced civic programming of town square with "bookended" civic buildings on either side.
- New residential development located along Carlisle Avenue, with underground parking.
- Expanded and reconfigured Public Safety Building.
- Enhanced greenway and public pathway connections within the Municipal Hall area.

Land Use Summary (new floor areas only in square metres):

Retail	0
Residential	12,000
Civic	1,600
TOTAL	13,600

Option 3



Option 3: Residential Use

- Mixed-use redevelopment of old Municipal Hall site, extending to Carlisle Avenue to create retail/commercial space on the ground level and residential units above.
- Underground parking for Municipal Hall and Library uses to be provided on mixed-use development site.
- New town square relocated to Esquimalt Road frontage to increase visibility and connection to the street. Opportunity for restaurant to be located adjacent to town square, providing additional animation of the outdoor space.
- Expanded and reconfigured Public Safety Building.
- Enhanced greenway and public pathway connections within the Municipal Hall area.

Land Use Summary (new floor areas only in square metres):

Retail	1,000
Residential	16,000
Civic	0
TOTAL	17,000