

Responses to Questions Regarding Development Capacity Study Request for Proposals – 2025-01

Addendum No. 1

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1. Q: Are you able to share an expected budget for this work?

A: The budget for this study is \$150,000.

2. Q: Is Esquimalt considering spatial capacity scenarios? Is the intent to look at the effects of alternate land use scenarios beyond the OCP and provincial requirements?

A: This study should focus on the proposed land use designations as set out in the Official Community Plan. Are there any development constraints based on the proposed land use designations? These constraints may be different for different areas of the Township. If this is the case, this should be illustrated on one or more GIS layers.

Note that the Township's OCP contains a "Present Land Use map" (Schedule A) and a "Proposed Land Use map" (Schedule B). The analysis should focus on the "Proposed Land Use map" (Schedule B).

3. Q: Regarding the fiscal capacity variable: What level of detail is required for this variable?

A: The analysis can be high level. The most important part of the fiscal capacity variable is a recommendation about whether or not the Township of Esquimalt should implement Development Cost Charges (DCC's) given its future development capacity. If the recommendation is that the Township of Esquimalt would likely benefit from the implementation of DCC's; a separate study will be conducted to determine the details of the charges.

4. Q: Regarding the water and sewer variables: Is hydraulic modeling or an engineers seal required for this project, or is Esquimalt considering a desktop assessment?

A: The successful proponent will rely on information already available for these items and is not required to produce hydraulic modeling. For Water, the successful proponent will be required to engage the City of Victoria to determine capacity limitations based on the information they have. For Sewer, the Township recently completed an updated sanitary sewer model that identifies capacity limitations with growth. A copy of the report, including maps showing growth scenarios and corresponding capacity limitations will be provided to the successful proponent. The successful proponent will be required to have the expertise to review / analyze the available information from the Township and City of Victoria to incorporate the results in the Development Capacity Study.

5. Q: In what capacity is the consultant expected to contact / inquire with the local FN? Has the Township presented the intentions of the project with the local FN? Does the Township have a FN liaison established?

A: This project has not been discussed directly with the neighboring First Nations. The Township of Esquimalt has a staff member who is responsible for liaising with First Nations. Primary contact with First Nations will be initiated through the Township.

6. Q: Will the City of Victoria's water distribution model be made available to the successful consultant for the purpose of identifying capacity constraints, or is the assessment expected to rely solely on findings from previous master planning studies.

A: For Water, the successful proponent will be required to engage the City of Victoria to determine capacity limitations based on the modelling that they have. The Township does not have direct access to the model.

7. Q: While the RFP primarily focuses on water and sanitary utilities, is there any expectation to assess the capacity of the existing stormwater system as part of this assignment, particularly given that rezoning for higher density will increase impervious surface area and runoff, or to account for climate change?

A: Assessment of the existing stormwater system is not required. The Township requires that there be no net increase in surface runoff when property is redeveloped. Although it is acknowledged that there will likely be some increase in stormwater runoff with redevelopment, it is not likely to be a major development constraint. Redevelopment also allows cross connections to be resolved which reduces flows into the stormwater system.

8. Q: Does the Township have any existing surveys, GIS files, or other documentation that identifies public tree locations and their sizing? If so, will this information be shared with the successful winner of the RFP?

A: Yes, the consulting team will have access to the Township's GIS tree layer which includes all public tree locations and sizes.