

Welcome!

Thank you for taking the time to learn more about the amenities associated with the McLoughlin Point Wastewater Treatment Plant

Since October 2016 the Township of Esquimalt has been in discussions with the CRD Core Area Wastewater Treatment Project Board on community amenities associated with locating a wastewater treatment plant at McLoughlin Point.

These discussions have resulted in proposals for adding, changing, or removing amenities from the existing McLoughlin Point zoning. Township Council now wants your feedback through this open house.



Township of
ESQUIMALT

The McLoughlin Point Proposal



Township of Esquimalt

North Facing



East Facing



South Facing



The McLoughlin Point Proposal includes a plant capacity of 108 million litres per day.

Lot coverage for the building on the site is approximately 8,670m² with a maximum building height of 15m.

The structural design life of the plant is 75 years.

The Operations and Maintenance Building will be built to LEED® Gold Certified Standards for resource efficiency.

Source: CRD

**Renderings are under revision to respond to Design Review Committee comments*

Current McLoughlin Point Timeline



Township of Esquimalt

Township rezoning and CRD Development Permit process

May 2016

Project Board established

September 2016

CRD Board selects McLoughlin Point and approves amenities valued at approximately \$20M for a wastewater treatment plant and an allowance of \$5M for design refinement in the Development Permit process.

October 2016

Discussions on zoning and amenities commence

January 11

Design Review Committee (development permit)

January 12 & 14, 2017

CRD Open Houses on Development Permit

January 17, 2017

Advisory Planning Commission (rezoning)

January 23, 2017

Esquimalt Open House on amenities

February 6, 2017

Council consideration of first and second reading of Zoning Amendment Bylaw

February 8, 2017

Second Design Review Committee meeting

February 20, 2017

Public Hearing on Zoning Amendment Bylaw

February 27, 2017

Council consideration of adopting Zoning Amendment Bylaw and approving Development Permit

Amenities 1: Added



Township of Esquimalt

What new amenities have been added through discussions between the Project Board and the Township?

A one-time contribution of \$17 million from the CRD to the Township to be used for capital projects in waterfront parks, recreation facilities and public safety facilities. This contribution is to be spent within approximately five years. The Township intends to lead robust public consultation prior to any expenditures on capital projects.



Municipal waterfront parks

\$7 million



Municipal community recreation buildings and spaces

\$5 million



Emergency services and public safety facilities

\$5 million

Amenities 2: Changed



Township of Esquimalt

What amenities have been changed through discussions between Project Board and the Township?

- Public art may be on-site or off-site within the Township
- Public open spaces on site reduced in size; may be located elsewhere in the community
- Green roof rather than wetland roof on Operations and Maintenance Building
- Lang Cove Pump Station noise and odour control upgrade
- Noise and odour control: objective measurements at property line
- No on-site walkway at completion; instead right-of-way for future construction
- Underground conduit for future utilities

Amenities 3: Removed



Township of Esquimalt

What amenities have been removed through discussions?

- **Barging of construction materials to site**
 - Contribution of \$8 – \$9 million to amenities reserve fund
- **Public pier and dock**
- **Ferry service to the site**
- **Themed fire hydrants**
- **Trail connectivity from site to West Bay**

Amenities 4: Unchanged



Township of Esquimalt

What amenities will remain from the existing zoning bylaw?

- On-site education and interpretive centre
- LEED® Gold Certification for the Operations and Maintenance Building
- Upgraded pump station at Macaulay Pt.
- Interpretive signage
- Air filter upgrades for local schools
- \$75,000 towards public open space
- \$100,000 towards public art
- Reinstatement of roads following construction
- Road and sidewalk improvements
- Liaison committee
- No biosolids treatment within Township boundaries
- Annual indexed contribution of \$55,000 to operating reserve fund

Traffic Management Plan



Township of Esquimalt

What does removing the barging of construction materials mean for the community?

\$8 – 9 million added to the amenity reserve fund to be used elsewhere in community

Increased truck traffic during construction, but traffic management plan to be in place

The CRD Core Area Wastewater Treatment Project Board will be submitting a traffic management plan by January 30, 2017 to the Township that includes the following specifications:

- routes
- staging area
- hours of operation
- safety and mitigation strategies

Note: Even with barging, there would be some truck traffic required during construction, including additional traffic associated with a concrete plant located on DND property.

Other Zoning Regulations



Township of Esquimalt

Setbacks from high water mark

- Minimum 7.5m; potential increase to 10m
- Increased setback allows for screening

Building height

- 15m permitted on site, with 5m along waterfront

Land Use

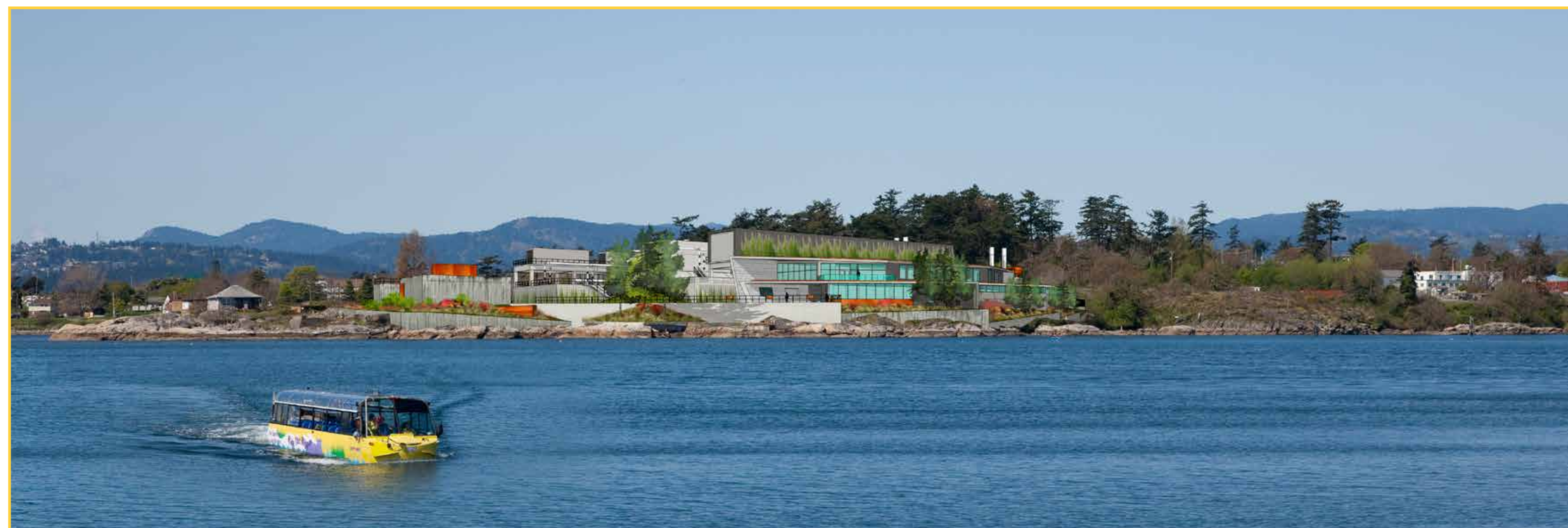
- Bulk storage removed

Parking

- Minimum of 18 spaces permitted based on traffic study
- Offsite parking proposed adjacent to the site

Visual screening

- Landscape buffers
- Green roof



Thank you for your comments



Township of Esquimalt

www.esquimalt.ca

