



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

## Legislation Details (With Text)

**File #:** 20-610      **Version:** 1      **Name:**  
**Type:** Staff Report      **Status:** Passed  
**File created:** 12/9/2020      **In control:** Advisory Planning Commission  
**On agenda:** 12/15/2020      **Final action:** 12/15/2020  
**Title:** Official Community Plan Amendment and Rezoning for the Proposed Public Safety Building at 500 Park Place

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Appendix A Key Map Showing Location of Proposed Public Safety Building, 2. Appendix B Architecture Package, 3. Appendix C Landscape Plan, 4. Appendix D Applicant's PowerPoint Advisory Planning Commission December 15, 2020

Date	Ver.	Action By	Action	Result
12/15/2020	1	Advisory Planning Commission	approved with conditions	Pass

## REQUEST FOR DECISION

**DATE:** December 3, 2020

Report No. APC-20-020

**TO:** Chair and Members of the Advisory Planning Commission.

**FROM:** Bill Brown, Director of Development Services

**SUBJECT:**

Official Community Plan and Zoning Bylaw Amendment for the proposed Public Safety Building.

Street Address: 500 Park Place (Schedule A)

Legal Description: Lot A Suburban Lot 40 Esquimalt District Plan EPP103969.

PID: 031-165-788

## RECOMMENDATION:

That the Advisory Planning Commission recommends to Council that the proposal to amend the Official Community Plan and Zoning Bylaw in order to accommodate a new Public Safety Building, generally consistent with the architectural plans prepared by HCMA (Schedule B), and the land scape plan prepared by Murdoch de Greeff dated, (Schedule C), to be located at 500 Park Place; (Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [PID 031-165-788]); be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the recommendation.

## RELEVANT POLICY:

Declaration of Climate Emergency

Local Government Act  
Official Community Plan Bylaw, 2018, No. 2922  
Zoning Bylaw, 1992, No. 2050  
Parking Bylaw, 1992, No. 2011  
Development Application Procedures and Fees Bylaw, No. 2791, 2012  
Advisory Planning Commission Bylaw, 2012, No. 2792  
Subdivision and Development Control Bylaw, 1997, No. 2175

## **STRATEGIC RELEVANCE:**

The proposed amendment to the Official Community Plan and Zoning Bylaw to allow for the redevelopment of the subject property to accommodate a new Public Safety Building supports two of Council's Strategic Priorities and associated strategic goals and operational strategies:

### **1) Strategic Priority: HEALTHY, LIVABLE AND DIVERSE COMMUNITY**

Strategic Goal: Fully utilize the \$17 million McLoughlin amenity funds to maximum potential.

Operational Strategy: Identify and facilitate the selection of projects to be funded by McLoughlin amenity funds in conjunction with public consultation (emergency services and public safety facilities, waterfront park improvements and recreation/public space improvements)

### **2) Strategic Priority: RESILIENT AND DIVERSE ECONOMIC ENVIRONMENT**

Strategic Goal: Develop and seek opportunities for the Municipal Lands within the Esquimalt Town Centre

Operational Strategy: Explore opportunities for Public Safety Building project in conjunction with McLoughlin amenity funds

## **BACKGROUND:**

Appendix A - Key Map showing the location of the proposed Public Safety Building  
Appendix B - Architectural and landscape drawings showing the general design intent for the redevelopment of the subject property.  
Appendix C - Landscape Plan  
Appendix D - Applicant's PowerPoint presentation.

## **PURPOSE OF APPLICATION:**

The Township of Esquimalt has initiated a planning and design process that will see the redevelopment of the subject site from a fire hall, police station, and parking lot, to a fully integrated mixed use public safety building with a retail/food services frontage along Esquimalt Road. In addition, the proposed building would contain offices for Community Safety Services including Bylaw Enforcement, the primary Emergency Operations Centre, and an office for the Capital Regional District. As the proposed development does not conform to the Zoning Bylaw or the Official Community Plan, both documents need to be amended.

At this time the Advisory Planning Commission is asked to comment on proposed: uses, setbacks, building height, distribution of mass, relationship to the public realm, and relationship to adjacent properties.

## CONTEXT:

Applicant: Laurie Hurst, Chief Administrative Officer

Owner: Corporation of the Township of Esquimalt

Designer: Architectural - HCMA Architecture and Design  
Landscape - Murdoch de Greef Inc.

Property Size: 810 m<sup>2</sup>

OCP Land Use Designation:

Current: North half is Commercial/Commercial Mixed Use  
South half is Institutional

Proposed: A unique land use designation will be created for this property that reflects the mixed institutional/commercial nature of the proposal.

Zone: The north half is Core Commercial [C-3]  
The south half is Public/Institutional [P-1]  
A site-specific zone will be created to accommodate the proposed Public Safety Building.

Existing Land Use: Firehall/Police Station and Parking Lot

Proposed Land Use: Public Safety Building (Fire, Police, Bylaw Enforcement, Emergency Operations Centre), small Capital Regional District office, and small-scale retail/food service along Esquimalt Road.

Surrounding Land Uses:

North: Commercial and institutional

South: Residential

East: Mixed-use residential/commercial/institutional

West: Residential and commercial

## **OCP ANALYSIS:**

The Official Community Plan contains little in terms of a policy framework related to the proposed Public Safety Building. It does contain a policy that, “recognizes the value of maintaining the Esquimalt Municipal Hall as the primary emergency operations centre”.

This will need to be amended to recognize that the proposed Public Safety Building will become the primary Emergency Operations Centre.

The Official Community Plan also contains policy related to the reduction of greenhouse gas emissions. The proposed Public Safety Building will strive to be carbon neutral, hence supporting the following policies:

### **13.3.3 Building Energy Efficiency**

Policy - Adopt best practices based on evolving building technologies and materials.

Policy - Encourage the adoption of passive, efficient, and renewable energy systems in new buildings and during building retrofits.

The subject parcel is located Development Permit Area No. 7 Energy Conservation & Greenhouse Gas Reduction. The project will be adjudicated against these guidelines when a development permit application is submitted.

## **ZONING ANALYSIS:**

The south half of the subject parcel is in the Public Institutional [P-1] zone and the north half in the Core Commercial [C-3] zone. Neither zone is appropriate for the proposed building so a site-specific new zone will be drafted. The new zone will be drafted that will accommodate the proposed uses, setbacks, building height, parking, and density.

## **PARKING ANALYSIS:**

The Parking Bylaw does not contain specific parking requirements for fire halls or police stations. The parkade will contain parking stalls for 41 police vehicles as well as two secure bays. In addition, a garage with the capacity for two vehicles with street level access to Park Place will accommodate the police department's K9 unit. Other than the fire truck bays, there is no on-site parking associated with any other proposed use on the parcel. Municipal staff will park at the Archie Browning Sports Centre. Visitors to the building will park on the street or in an adjacent parking lot.

## **COMMENTS FROM OTHER DEPARTMENTS:**

Community Safety Services: The Community Safety Services Director is the project lead for this building.

Engineering Services: Comments are not available currently.

Parks: Comments are not available currently.

Fire Services: As a future occupant of this building, Fire Services has been involved in the design process.

## **ISSUES:**

Staff would appreciate the Advisory Planning Commission's comments on the following:

- Does the Commission have any concerns with the proposed massing of the building?
- Does the Commission have any concern with the proposed siting of the building?
- Does the Commission have any concerns with the way that the building interfaces with the public realm and adjacent buildings?
- Does the Commission have any concerns with having two garbage/recycling rooms with access directly off Park Place?
- Does the Commission have any concerns with the proposed landscaping plan including the corner plaza?
- Does the Commission have any other concerns with the proposed development?

## **ALTERNATIVES:**

That the Advisory Planning Commission recommends to Council that the proposal to amend the Official Community Plan and Zoning Bylaw in order to accommodate a the new Public Safety Building, generally consistent with the architectural plans prepared by HCMA (Schedule A) and the land scape plan prepared by Murdoch de Greeff (Schedule B) to be located at 500 Park Place; (Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [PID 031-165-788]); be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the recommendation.

# Key Map Showing site of Proposed Public Safety Building



Legend

1: 2,000



Notes

101.6 0 50.8 101.6 Meters

ISSUED FOR REZONING & OCP AMENDMENT



Esquimalt Public Safety Building

**CIVIC ADDRESS:**  
500 Park Place, Esquimalt BC V9A 6Z9

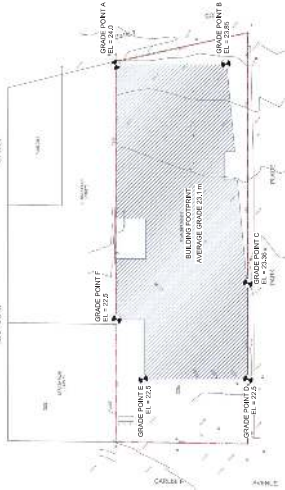
**LEGAL DESCRIPTION:**  
Lot A, Suburban Lot 40,  
Esquimalt District, Plan EPP103969

PROJECT TEAM:

- OWNER:**  
Township of Esquimalt  
1299 Esquimalt Rd  
Victoria BC V8Y 3P1  
T: 250.414.7100
- ARCHITECTURAL:**  
HCMA Architecture + Design  
205 - 26 Bastion Square  
Victoria, BC V8W 1H9 Canada  
T: 250.382.6650  
E: victoria@hcma.ca
- STRUCTURAL:**  
Herold Engineering Ltd.  
1200 Oak Street  
Victoria BC V8V 4T6  
T: 250.590.4875
- ELECTRICAL:**  
AES Engineering Ltd.  
500 - 3780 Carey Road,  
Victoria BC V8Z 6T6  
T: 250.381.6121  
E: victoria@aesengr.com
- LANDSCAPE:**  
Murdoch de Greef Inc.  
200-524 Cuddehul Road  
Victoria, BC V6Z 1G1  
T: 250.412.2891  
E: admin@mdldesign.ca
- CIVIL:**  
Anderson & Associates  
1200 Oak Street  
Victoria BC V8Z 4B7  
T: 250.727.2214
- MECHANICAL:**  
AME Group  
721 Johnson St,  
Victoria, BC V8W 1W8  
T: 250.382.5999  
F: 250.382.5998
- PROJECT MANAGER:**  
Core Project Management  
100-375 Lynn Avenue,  
North Vancouver, BC V7J 2C4  
T: 604.358.2774

PROJECT INFORMATION:

- CIVIC ADDRESS**  
500 Park Place, Esquimalt, BC V9A 6Z9
- LEGAL DESCRIPTION:**  
Lot A, Suburban Lot 40,  
Esquimalt District, Plan EPP103969
- SITE AREA:** 2810 m<sup>2</sup> (30,246.6 sf)
- GROSS FLOOR AREA (GFA - Parkade not included):** 6238 m<sup>2</sup> (67,145.3 sf)
- Main Floor Area: 1813 m<sup>2</sup> (19,515 sf)  
Second Floor Area: 1178 m<sup>2</sup> (12,679.5 sf)  
Third Floor Area: 915 m<sup>2</sup> (9,849 sf)  
Underground Parkade Area: 2332 m<sup>2</sup> (25,101.4 sf)
- FRONTAGE:** Esquimalt Rd 25.4 m  
Park Place 73.3 m
- PROPOSED BUILDING FOOTPRINT AREA:** 2096.5 m<sup>2</sup> (22,566.5 sf)
- LOT COVERAGE:** 74.6%
- FAR CALCULATION:** 1.4
- NUMBER OF STORIES:** 3
- PARKING PROVIDED:** 45 underground parking stalls
- BICYCLE PARKING:** 24 required, 24 provided
- LOADING:** 0 provided based on intended usage of facility as a Public Safety Building
- SETBACKS:**  
Front (Esquimalt Rd): 0m/7.5m required, 0m provided  
Side 1 (Park Place): 0m/7.5m required, 14.8m provided  
Side 2 (West): 0m/4.5m required, 0m provided  
Rear (Carlisle): 0m/4.5m required, 0m provided
- BUILDING HEIGHT:** 13.2m



1	REVISION FOR REZONING	BY DEC 2020
	DESCRIPTION	DATE
	PROFESSIONAL SEAL	



Esquimalt  
Public Safety  
Building

500 Park Place,  
Esquimalt BC V8A 6Z9

PROJECT # 20055  
SITE PLAN



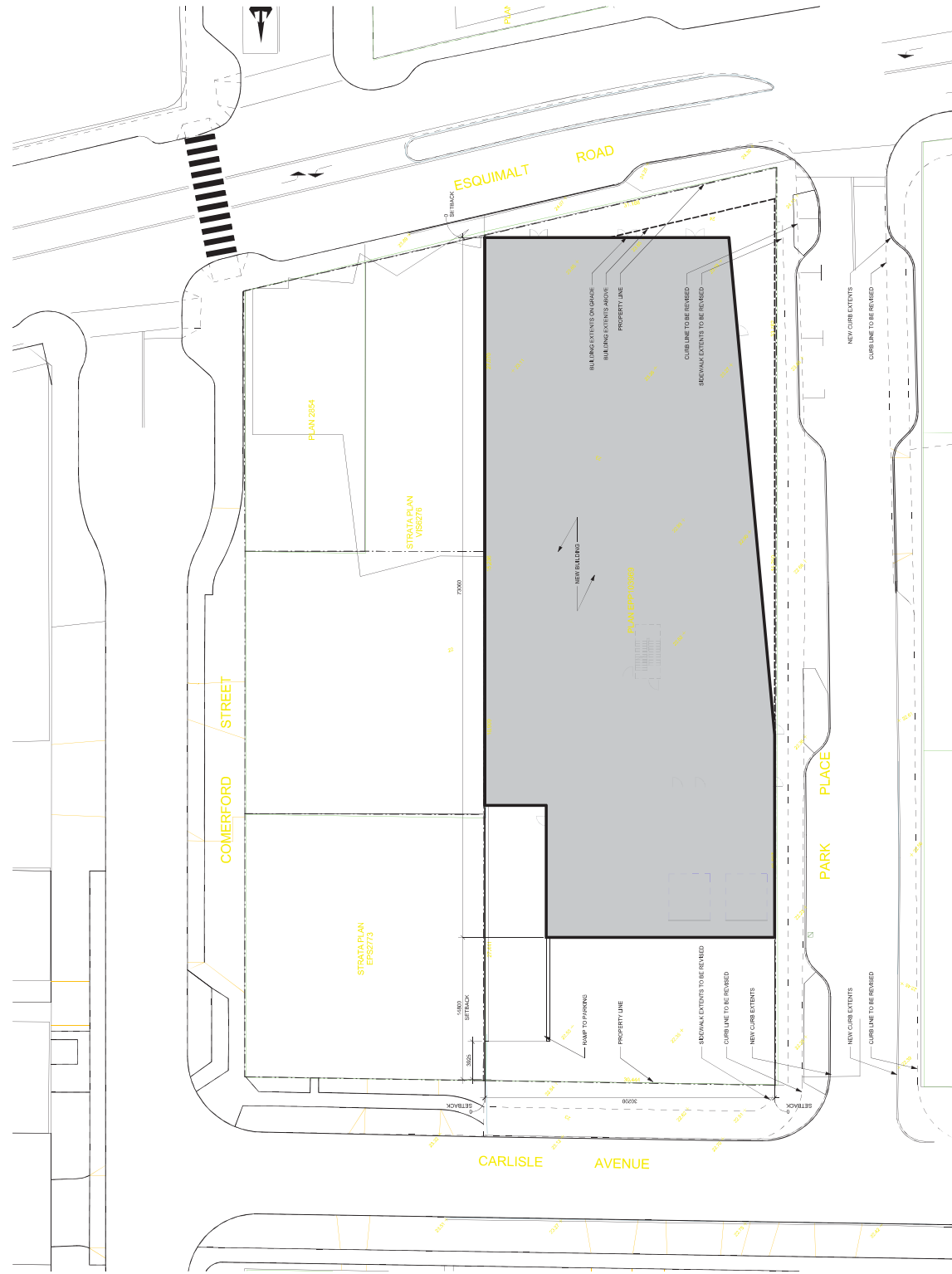
A101

SCALE: 1:200

Victoria BC, V8W 1A9 Canada T 250.375.6550

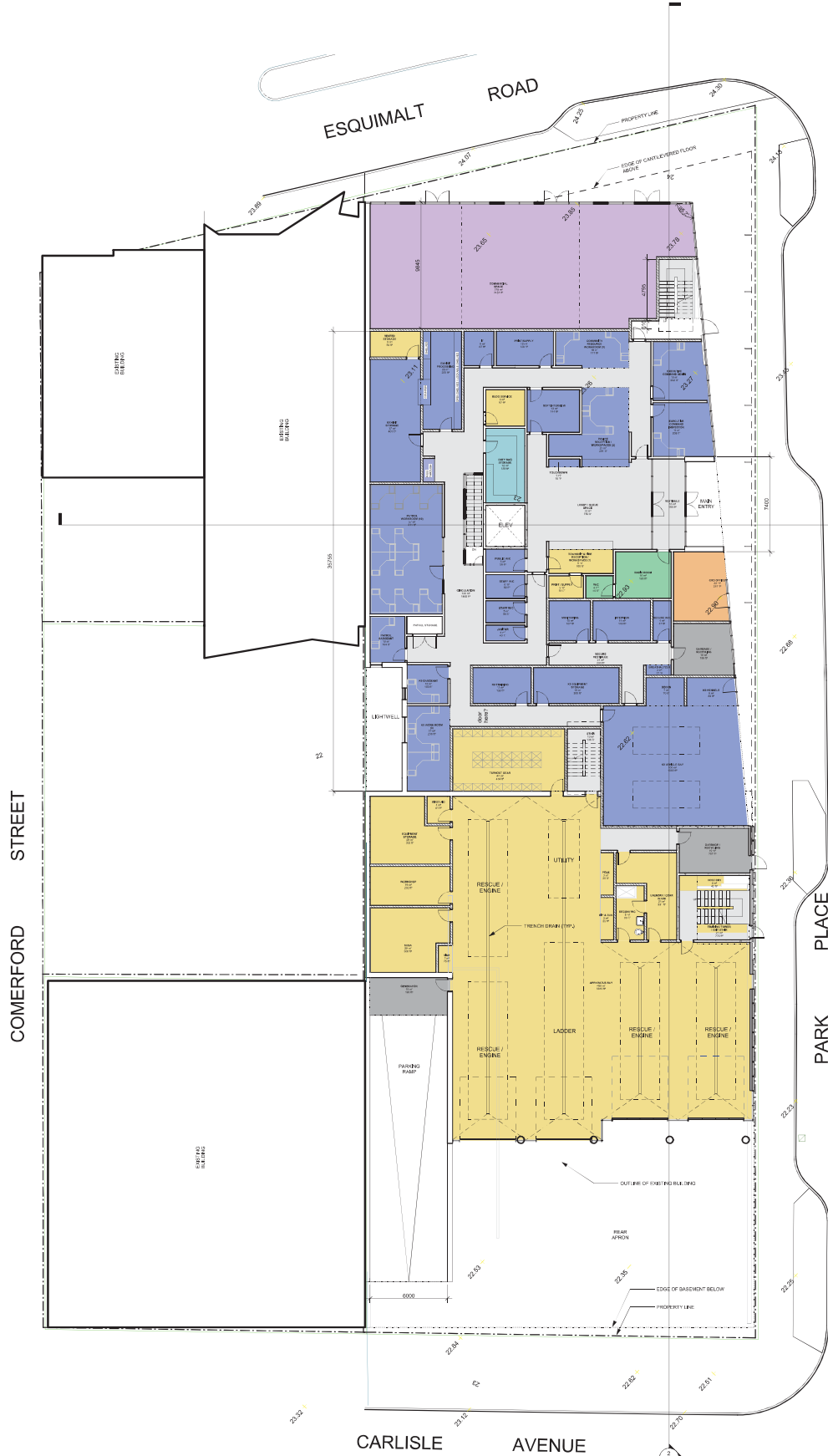
HCMa Architecture + Design 301 - 28 Station Square

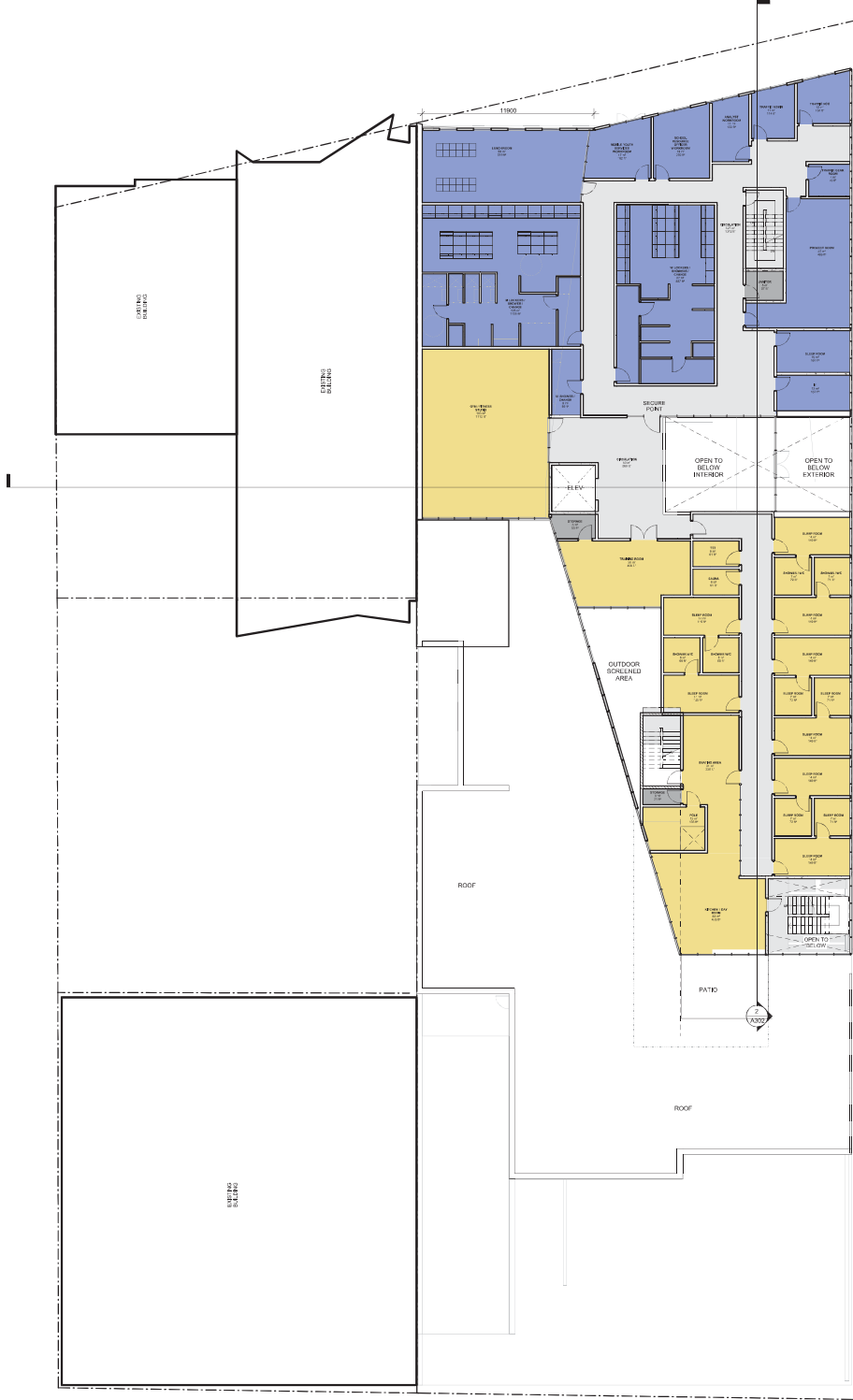
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1 SITE PLAN - REZONING

NOTE: SEE LANDSCAPE AND CIVIL FOR PROPOSED IMPROVEMENTS TO SITE





1	ISSUED FOR REZONING	01 DEC 2020
#	DESCRIPTION	DATE
	PROFESSIONAL SEAL	



Esquimalt  
Public Safety  
Building

500 Park Place,  
Esquimalt, BC V8A 6Z9

PROJECT # 20053  
FLOOR PLAN -  
LEVEL 3



A203

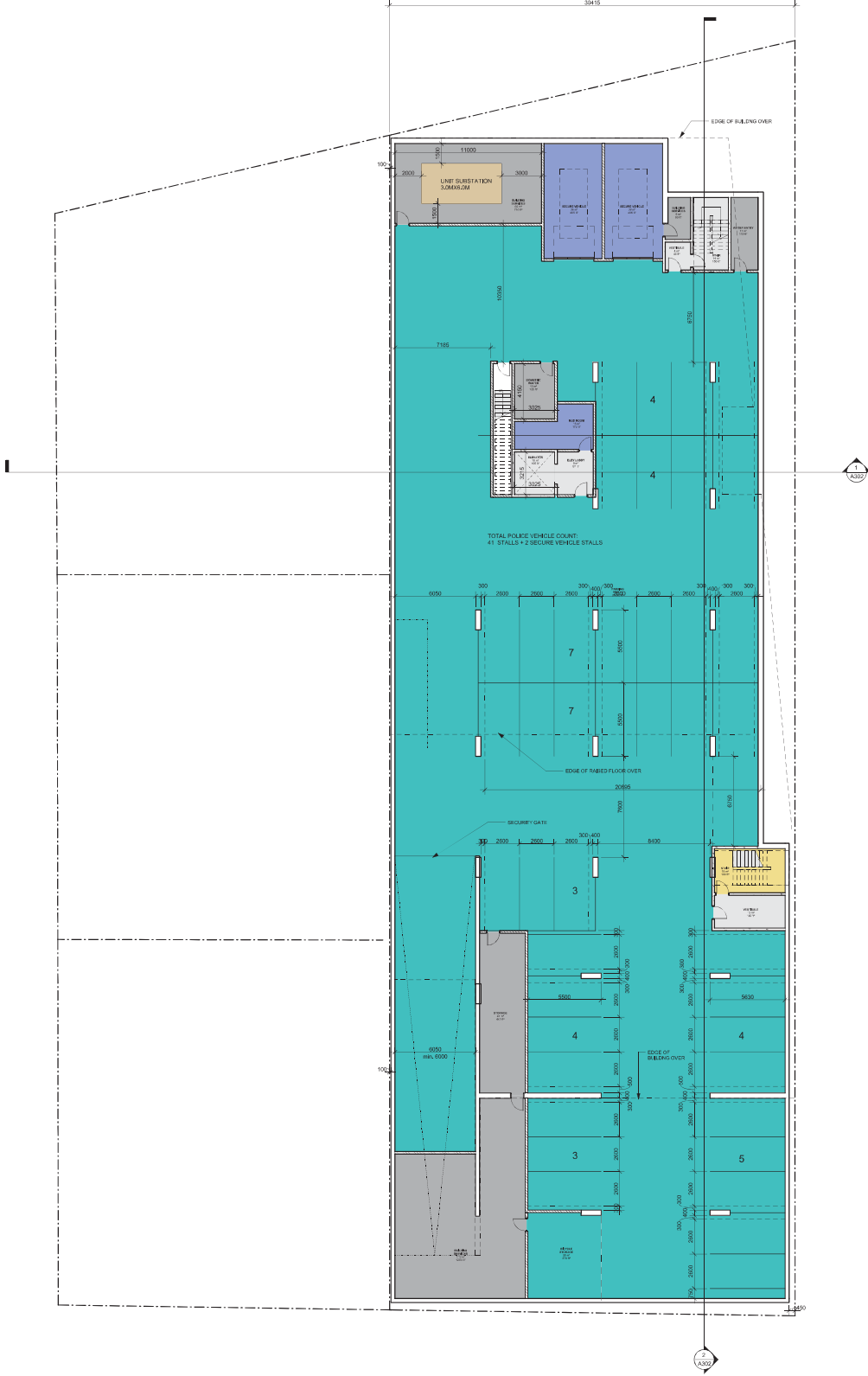
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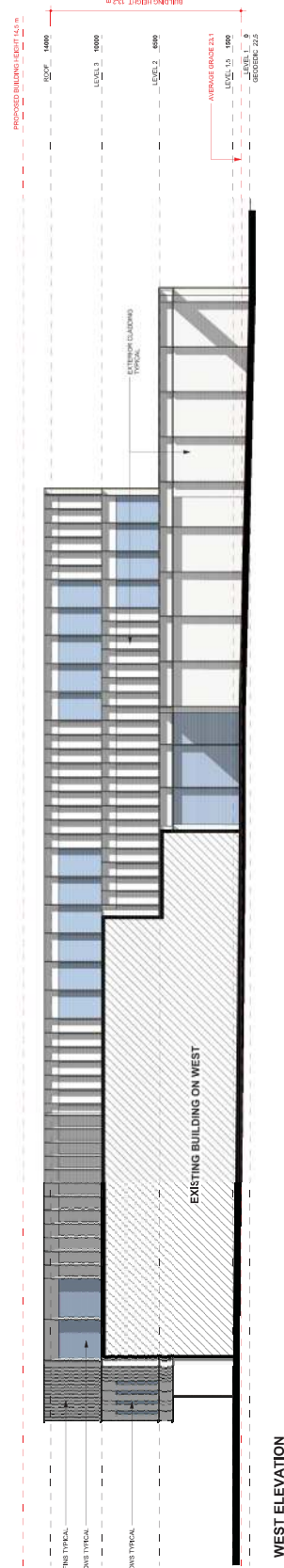
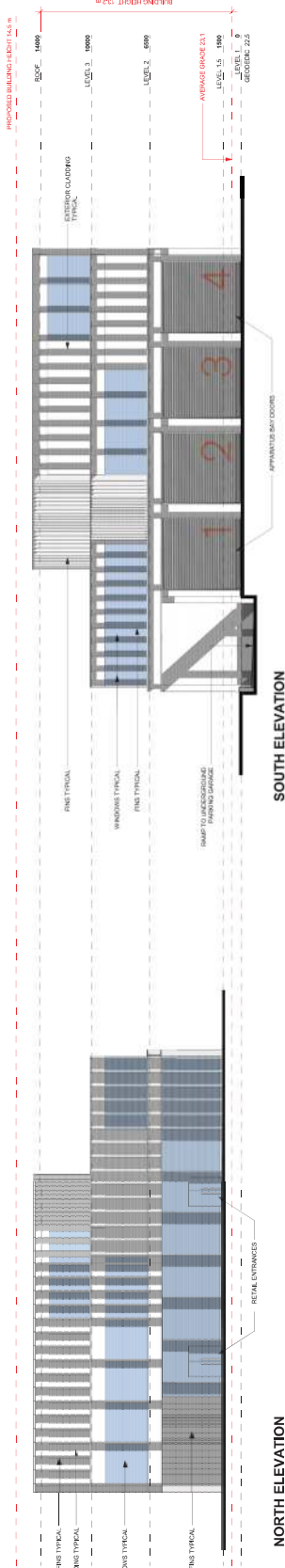
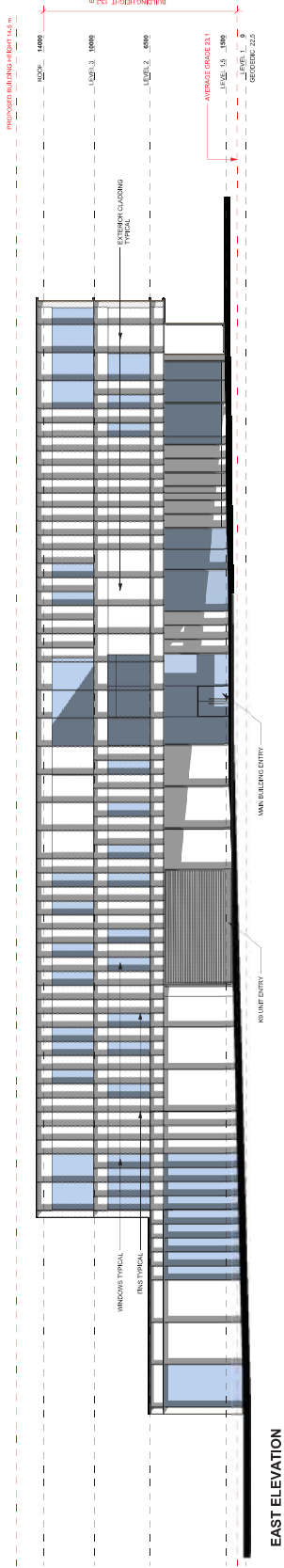
Victoria BC, V8W 1A9 Canada

HCMA Architecture + Design

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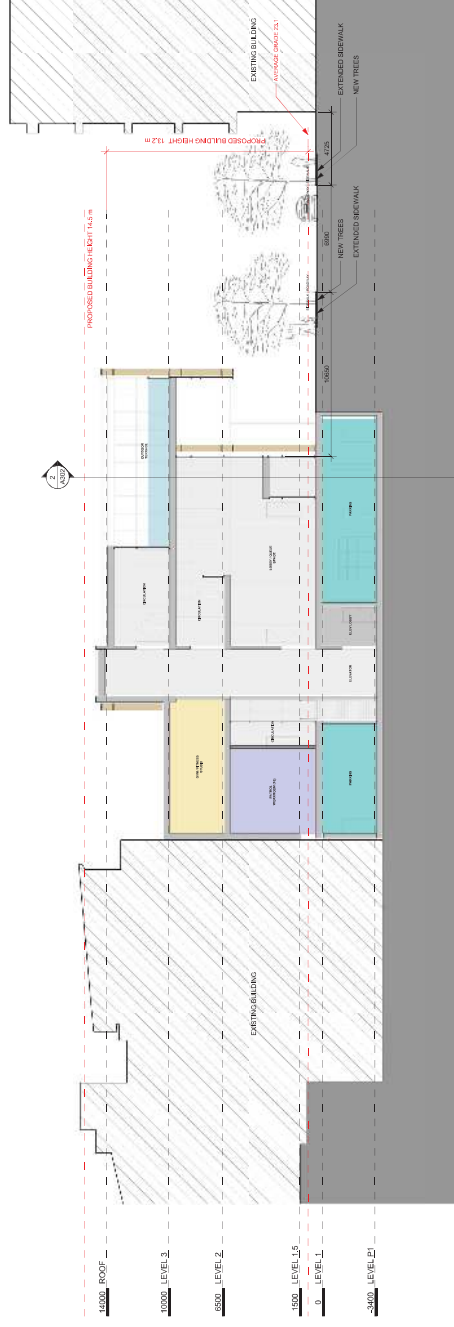
1	REVISION	DATE
1	ISSUED FOR PERMIT	01 DEC 2020
2	DESCRIPTION	DATE

PROJECT MANUAL

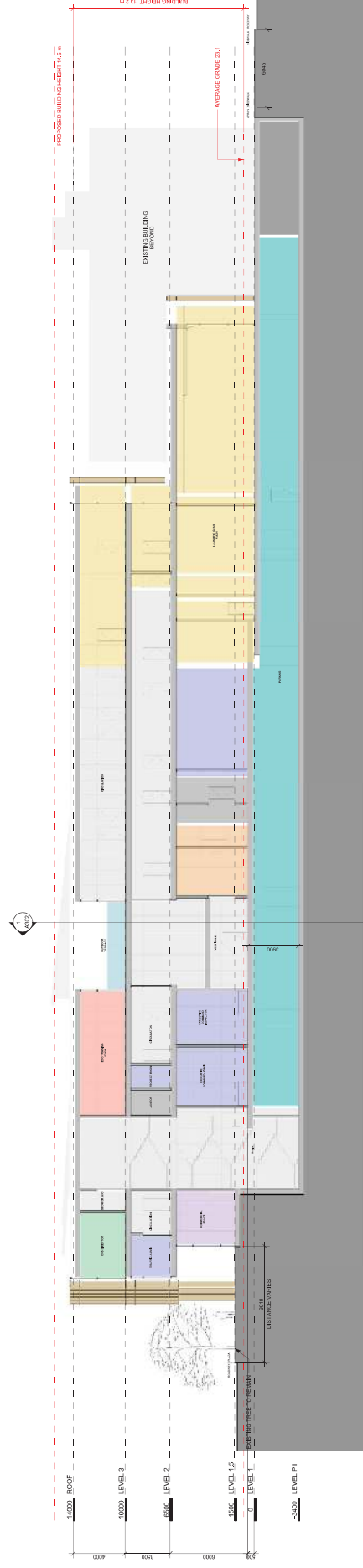


Esquimalt Public Safety Building
500 Park Place, Esquimalt, BC V8A 6Z9
PROJECT # 20005
BUILDING ELEVATIONS

A301
SCALE:



1  
TRANSVERSE SECTION  
1 : 150



2 LONGITUDINAL SECTION  
1:150

1	ISSUED FOR REZONING	01 DEC 2020
#	DESCRIPTION	DATE
PROFESSIONAL SEAL		



**Esquimalt  
Public Safety  
Building**

**500 Park Place,  
Esquimalt, BC V9A 6Z9**

PROJECT #:	2005
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## BUILDING SECTIONS

# A302

**SCALE: 1 : 150**



AERIAL VIEW LOOKING AT APPARATUS BAY



VIEW FROM ESQUIMALT ROAD



VIEW FROM THE CORNER OF ESQUIMALT RD. & PARK PLACE



VIEW FROM PARK PLACE LOOKING NORTH



VIEW FROM PARK PLACE LOOKING SOUTH



VIEW FROM ESQUIMALT ROAD LOOKING AT RETAIL UNITS



VIEW FROM PARK PLACE LOOKING AT THE MAIN ENTRY

1. BUILDING FOR  
RENDERING  
DESCRIPTION  
DATE  
PROFESSIONAL SEAL



Esquimalt  
Public Safety  
Building

500 Park Place,  
Esquimalt BC V8A 6Z9

PROJECT # 20055

BUILDING  
RENDERERS



A303

SCALE:

Victoria BC, V8W 1A9 Canada

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CARLISLE STREET

ESQUIMALT ROAD

FLOWERING SHRUB  
BORDER ALONG SIDEWALK.

VEHICLE PARKING (3)

PROPOSED NEW  
CURB ALIGNMENT.

PARK PL

STREET EDGE BUMP OUT TO DECREASE  
PEDESTRIAN CROSSING LENGTH AND  
SIGNIFY VEHICLE ENTRY POINT FOR K9 UNIT.

EXISTING TREES TO  
REMAIN (3)

PROPOSED EXTENSION OF EXISTING  
STREET RAIN GARDEN WITH ADDITION  
OF TWO NEW TREES.

NEW LIBRARY BREEZEWAY  
ALIGNMENT.

MAIN BUILDING ENTRY. ALIGNS  
WITH NEW LIBRARY BREEZE  
WAY ACROSS PARK PLACE.

K9 UNIT ENTRY.

PROPOSED WATER FEATURE  
ELEMENT WITH INTEGRATED  
SEATING BETWEEN PUBLIC SPACE  
AND POLICE CHIEF OFFICE.

PROPOSED SPECIAL  
PAVING TO INDICATING  
PUBLIC REALM.

PROPOSED PUBLIC  
SEATING AREA WITH  
TABLES AND CHAIRS.

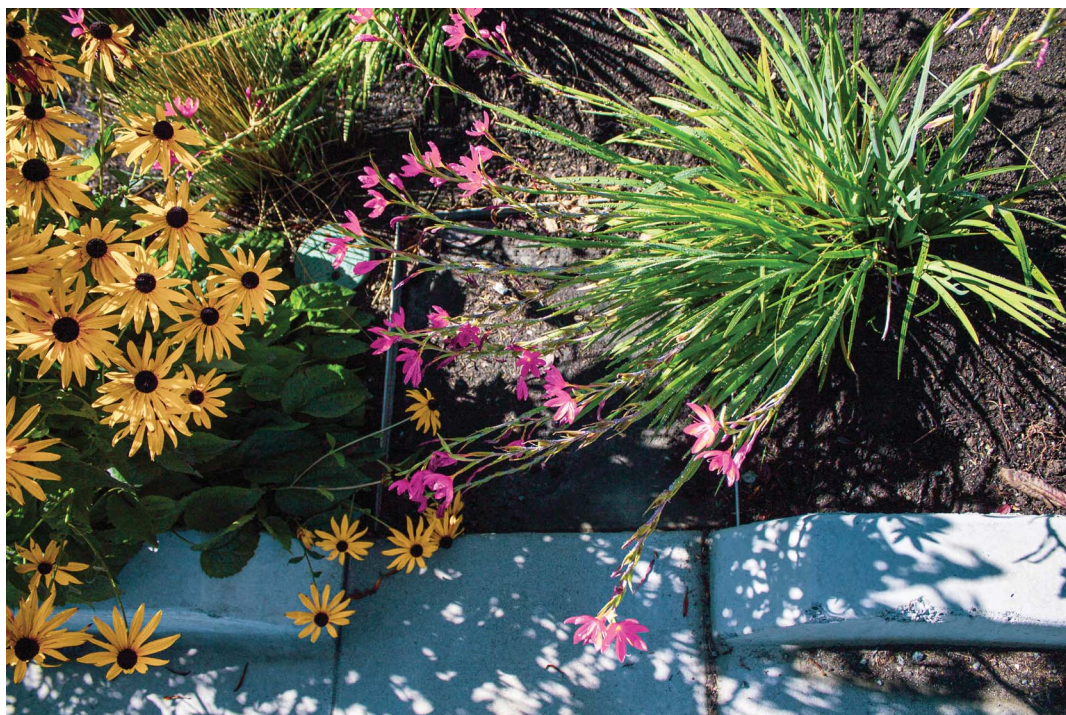
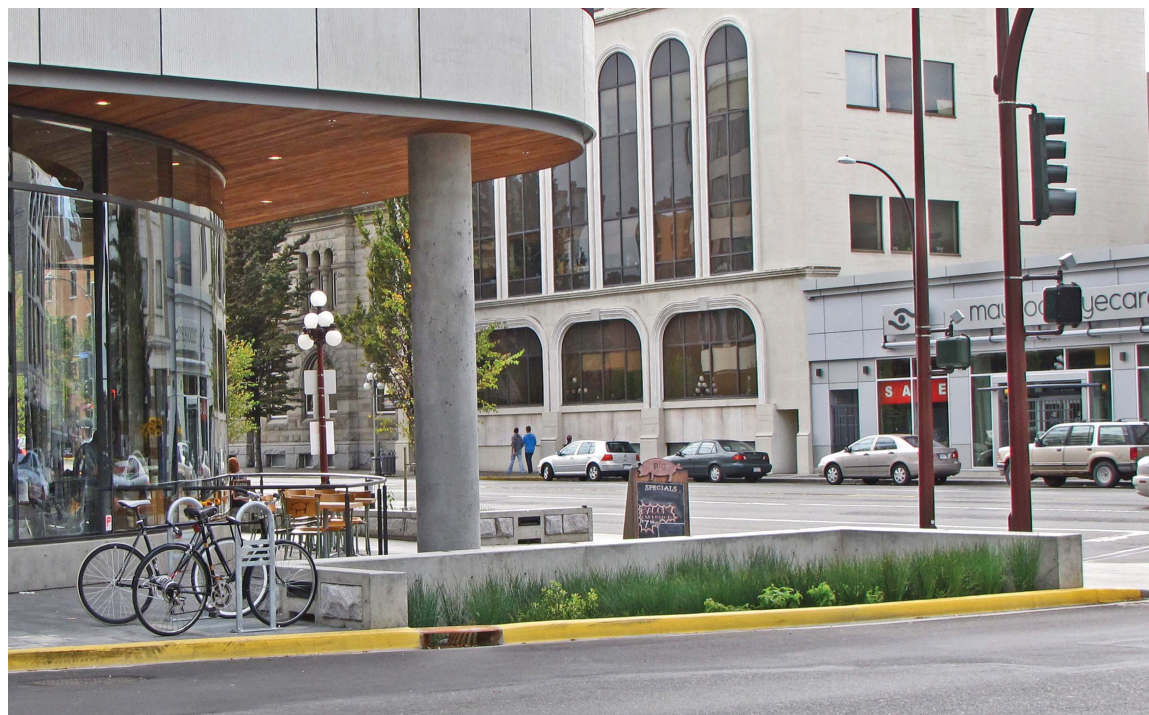
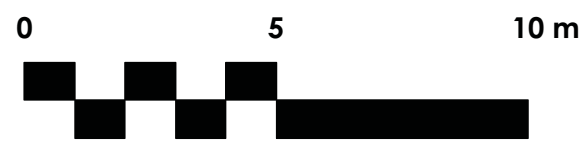
RETAINED STREET  
CROSSING.

PROPOSED RAIN GARDEN TO  
MATCH THE EXISTING PLANTING  
BUMP OUT ACROSS PARK PLACE.

PROPOSED NEW STREET  
TREE AND PLANTING.

VEHICLE PARKING (2)

PROPOSED CROSSWALK  
CONNECTION.



1 PRECEDENT IMAGES

Esquimalt  
Public Safety  
Building

500 Park Place,  
Esquimalt, BC

PROJECT #: 20005

LANDSCAPE  
PLAN



L100

SCALE: 1 : 150