



7 Notices
Mailed Sept 24, 2020

1229 Esquimalt Road
Esquimalt BC V9A 3P1
PHONE: 250-414-7100
FAX: 250-414-7111
www.esquimalt.ca

September 21, 2020
File OCP Amendment – Public Safety Building

Dear Potentially Affected Organization or Authority:

RE: Official Community Plan amendment to allow for the development of a new Public Safety Building

Address: 500 Park Place

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

At their regular meeting on August 17, 2020, Esquimalt Council authorized staff to refer information related to the proposed redevelopment of 500 Park Place to your organization/agency pursuant to Section 475 of the Local Government Act. The proposed redevelopment will require several amendments to Esquimalt's Official Community Plan. Under the provisions of Section 475, a Local Government, "must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected" as part of the process to amend an Official Community Plan.

The subject parcel is owned by the Corporation of the Township of Esquimalt, and is the proposed site of a new Public Safety Building. The proposed Public Safety Building will have a gross floor area of approximately 4381 m² and would house the following uses:

- Ground floor commercial along the Esquimalt Road frontage
- Fire Hall – suppression teams and equipment
- Fire administration offices
- Police Department
- Shared fitness, training, and meeting space
- Emergency Operations Centre
- Community Safety Services offices
- Capital Regional District office

The proposed amendment to the Official Community Plan would designate the subject property on both, "Schedule A Present Land Use", and, "Schedule B Proposed Land Use", to a site specific designation that would accommodate the proposed Public Safety Building. In addition, "Schedule F Public Parks and Facilities", would be amended to indicate that the entire parcel is designated as a "Public Facility". Also, "Schedule H Development Permit

Areas", would be amended to designate the parcel as a specific development permit area for the proposed Public Safety Building. A concomitant Development Permit Area containing design guidelines specific to the proposed Public Safety Building would also be created. Finally, a number of policies in the Official Community Plan would be amended or added in order to support the proposed Public Safety Building.

Please review the attached information and submit any written comments to Bill Brown, Director of Development Services, on or before October 30, 2020. Comments may be submitted by mail to the address above or by e-mail to bill.brown@esquimalt.ca. Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact Bill Brown at bill.brown@esquimalt.ca or by phone at 250-414-7146.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Dumas". The signature is fluid and cursive, with a large initial "R" and a stylized "Dumas".

Rachel Dumas,
Corporate Officer

Enclosure: Supporting Material

Proposed Esquimalt Public Safety Building

Initial OCP Amendment Referral



View from Esquimalt Road



The Project Objective

To develop a concept design for a new Public Safety Building that will serve the Township for the next **30 years** without major expansion

Not only will it meet the immediate needs but will provide **adequate space for future needs** if the Township chooses to move to a Municipal Police Department, and become less reliant on the Victoria Police Department.

The Program of Needs

Fire Hall – Suppression Teams + Equipment

Fire Administration Offices

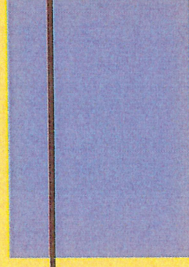
Police Department

Shared Fitness, Training and Meeting Spaces

Emergency Operations Centre

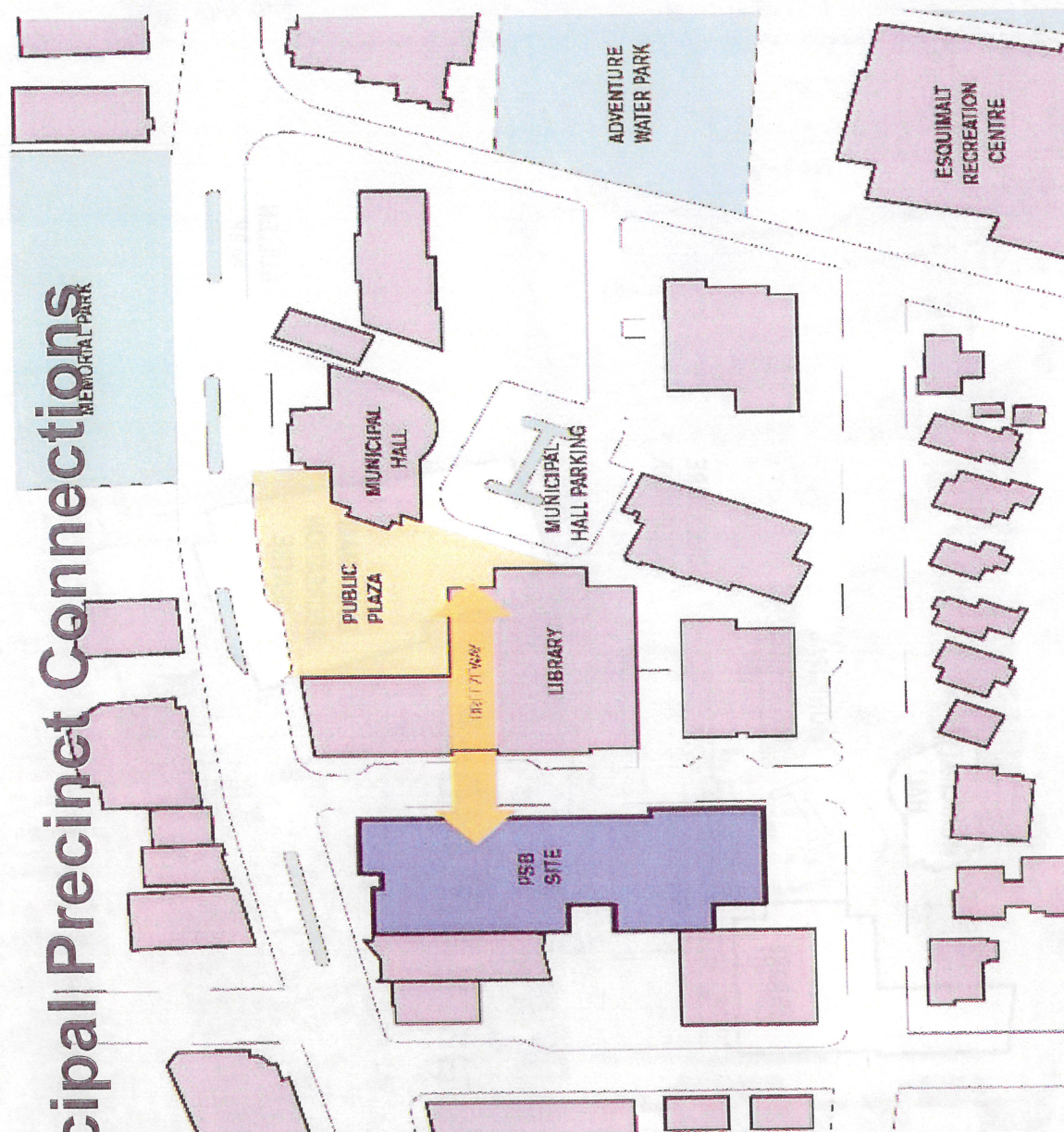
Community Safety Services Offices

Capital Regional District Offices



Gross Area of Building: 47,160sf

Municipal Precinct Connections



7

MEMORIAL
PARK

PUBLIC
PLAZA

MUNICIPAL
HALL

MUNICIPAL
HALL PARKING

LIBRARY

PSB
SITE

ADVENTURE
WATER PARK

ARCHIE
BROWNING
SPORTS CENTRE

ARCHIE
BROWNING
PARKING LOT

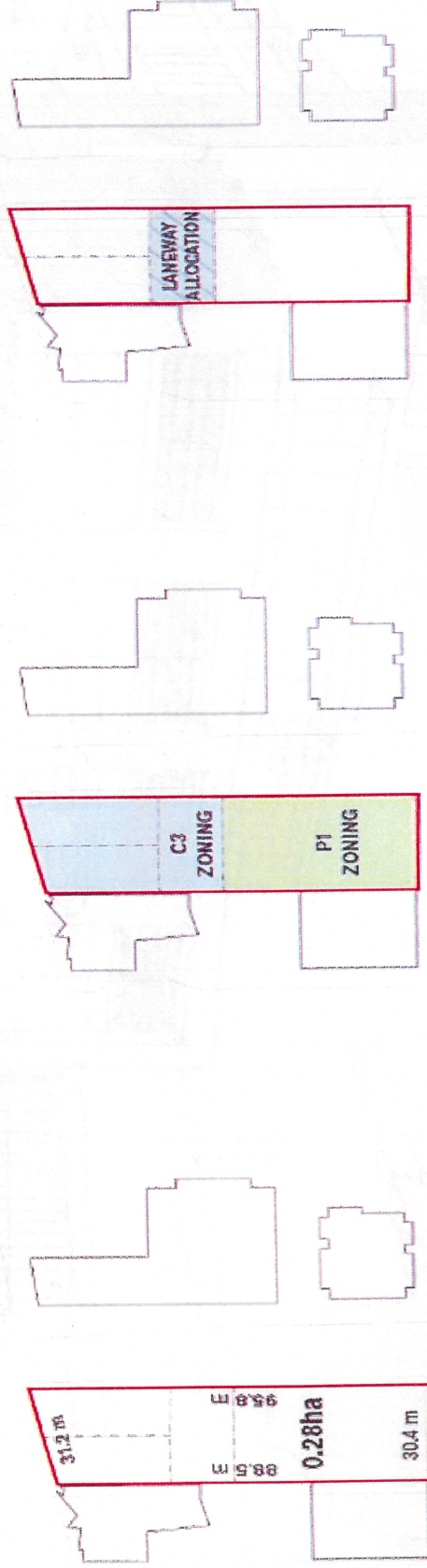
BULLEN
PARK

ESQUIMALT
RECREATION
CENTRE

Site Area = 30,140sf

Site Constraints

Site Area =
30,140sf



View from Carlisle Avenue – Fire Hall

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Capt(N) Sam Sader
Base Commander
PO Box 17000 Stn Forces
Canadian Forces Base Esquimalt
Esquimalt BC V9A 7N2

Conseil Scolaire Francophone De La
Colombie-Britannique
100 – 13511 Commerce Parkway
Richmond BC V6V 2J8

Esquimalt Chamber Of Commerce
103 – 1249 Esquimalt Road
Esquimalt BC V9A 3P2

School Board
School District No. 61 (Greater
Victoria)
556 Boleskine Rd
Victoria BC V8Z 1E8

Band Council
Songhees First Nation
1100 Admirals Rd
Esquimalt BC V9A 2P6

CRD BOARD, c/o SHEILA NORTON
Legislative Services
Capital Regional District
625 Fisgard ST
Victoria BC V8W 1R7

Band Council
Esquimalt Nation
1189 Kosapsum Cres
Esquimalt BC V9A 7K7

