



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Details (With Text)

File #: 21-313 **Version:** 1 **Name:**
Type: Staff Report **Status:** Passed
File created: 6/2/2021 **In control:** Council
On agenda: 6/14/2021 **Final action:** 6/14/2021
Title: OCP Amending Bylaw 3030 and Zoning Bylaw Amending Bylaw 3031, CD No. 138, Public Safety Building, Staff Report No. DEV-21-045

Sponsors:

Indexes:

Code sections:

Attachments: 1. Appendix A - Bylaw 3030 OCP Amendment 500 Park Place Public Safety Building, 2. Appendix B - Bylaw 3031 CD-138 500 Park Place Public Safety Building, 3. Appendix C - Key Map, 4. Appendix D - Architectural Drawing Set, 5. Appendix E - Landscape Plan, 6. Appendix F - Consultation for Public Safety Building Redevelopment_redacted AF, 7. Appendix G - Green Building Checklist, 8. Appendix H - Staff Presentation, 9. Appendix I - Architect's Presentation

Date	Ver.	Action By	Action	Result
6/14/2021	1	Council		

REQUEST FOR DECISION

DATE: June 2, 2021

Report No. DEV-21-045

TO: Laurie Hurst, Chief Administrative Officer

FROM: Bill Brown, Director of Development Services

SUBJECT:

Official Community Plan Amendment and Zoning Bylaw Amendment for the Proposed Public Safety Building at 500 Park Place

RECOMMENDATION:

1. That Council resolves that Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2021, No. 3030, attached to Staff Report No. DEV-21-045 as Appendix A, which would:

- Add a policy under Section 9.2 that would support the development of a Public Safety Building at 500 Park Place.
- Replace the policy under Section 9.2 so that the primary emergency operations centre would move from the Municipal Hall to the new Public Safety Building when it becomes operational.
- Amend Section 17.3.20 by adding the Public Safety Building to the list of developments exempted from requiring a development permit.

- Amend Schedule “B” being the “Proposed Land Use Designations” map, by designating all of PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place] as “Institutional”, noting that:
 - the portion shown cross-hatched on attached Schedule “A” of Bylaw No. 3030 is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is changing from “Commercial/Commercial Mixed-use” to “Institutional”; and
 - the portion previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 is already designated “Institutional”.
- Amend Schedule “F” being the “Public Parks and Facilities” map, by labelling all PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place] as “Public Facilities” noting that:
 - the portion shown cross-hatched on attached Schedule “B” of Bylaw No. 3030 is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is changing from no designation to “Public Facilities”; and
 - the portion previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 is already labelled “Public Facilities”.
- Amend Schedule “H” being the “Development Permit Areas” map, by colour-coding all PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place] as white, noting that:
 - the portion shown cross-hatched on attached Schedule “C” of Bylaw No. 3030 is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is removing the Development Permit Area “6 - Multi-Family Residential” designation; and
 - the portion shown hatched on Schedule “C” previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 is already colour-coded as white.

be given first and second readings.

2. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3031, attached to Staff Report DEV-21-045 as Appendix B, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place], to CD-138 [Comprehensive Development District No. 138], noting:

- the portion shown cross-hatched on attached Schedule ‘A’ of Bylaw No. 3031 is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is changing from C-3 [Core Commercial] to CD No. 138 [Comprehensive Development District No. 138]; and
- the portion shown hatched on attached Schedule ‘A’ of Bylaw No. 3031 is approximately the area previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 and is changing from P-1 [Public/Institutional] to CD No. 138 [Comprehensive Development District No. 138].

be given first and second readings.

3. That Council authorizes the Corporate Officer to schedule a Public Hearing for Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 3030, and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3031, mail notices and advertise for same in the local newspaper.

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:

Appendices

Appendix A: Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 3030

Appendix B: Zoning Bylaw 1992, No. 2050, Amendment Bylaw No. 3031 [CD-138]

Appendix C: Key Map showing the location of the proposed Public Safety Building

Appendix D: Architectural and landscape drawings showing the general design intent for the redevelopment of the subject property.

Appendix E: Landscape Plan

Appendix F: Community Consultation

Appendix G: Green Building Checklist
Appendix H: Staff PowerPoint presentation
Appendix I: Architect's PowerPoint presentation

Timeline

September 24, 2020 Letter sent to Potentially Affected Organizations or Authorities.
December 3, 2020 OCP Amendment and Rezoning Application Received.
December 9, 2020 Application reviewed by the Design Review Committee.
December 15, 2020 Application reviewed by the Advisory Planning Commission.
April 30, 2021 569 Neighbourhood Consultation Notices delivered to owners and occupants within 100 m of subject property.

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 ground-level commercial frontage along Esquimalt Road (Appendix "D"). In addition, the proposed building would contain offices for Community Safety Services including Bylaw Enforcement, the primary Emergency Operations Centre, flex space for community events, and an office for the Capital Regional District. The specific list of proposed uses is as follows:

- (a) Art Gallery
- (b) Arts and Craft Studios excluding Wood and Metal Working
- (c) Arts and Wellness Teaching Centre
- (d) Assembly Use
- (e) Business and Professional Office
- (f) Counselling Services
- (g) Educational Interpretive Centre
- (h) Fire Hall
- (i) Fitness Centre
- (j) Government Office
- (k) Police Station
- (l) Restaurant
- (m) Personal Service Establishment
- (n) Recreation Centre
- (o) Retail Store

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 Council is asked to consider the proposed: uses, setbacks, building height, distribution of mass, relationship to the public realm, and relationship to adjacent properties. It should be noted that, as is the case with most municipal buildings, a development permit will not be required for the proposed Public Safety Building. The Local Government Act does not contain provisions for establishing a development permit area to govern form and character of an institutional building.

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 m²

OCP Land Use Designation:

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

Proposed: Institutional

Zoning:

Current Zone: North half is Core Commercial [C-3]
South half is Public/Institutional [P-1]

Proposed Zone: Comprehensive District No. 138 [CD-138].

Land Use:

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 ground floor commercial along Esquimalt Road. See list of specific proposed uses under the "Purpose of Application" section above.

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 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.

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 Comprehensive Development No. 138 [CD-138] Zone has been specifically drafted for the proposed development.

Building Height: The maximum building height will be 15.0 metres (3-storeys) which is consistent with the adjacent building to the west.

Lot Coverage: The maximum site coverage for the parkade is 100 percent. The maximum lot coverage of the Principal Building at the First Storey is 73 percent and the maximum lot coverage for the Principal Building at or above the Second Storey is 50 percent.

Siting Requirements:

<u>Building</u>	<u>Esquimalt Road</u>	<u>Park Place</u>	<u>Carlisle Avenue</u>	<u>Interior Side Lot Lines</u>
<u>Principal</u>	<u>0.0</u>	<u>0.0</u>	<u>13.0 m</u>	<u>0.0</u>
<u>Parkade</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>

The proposed heights, setbacks, and lot coverage are compatible with the existing built form on this block. The Esquimalt Road setback is consistent with an urban design that promotes an interaction between the people on the street and the people inside the commercial spaces which adds to the dynamic of the street and the urban vibe of the area.

The proposed uses (see list of specific proposed uses in the “Purpose of Application” section above) are based on the various agreements with the Capital Regional District and commercial uses that are compatible with the location.

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 operational 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. 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. There will be no on-site parking for staff or visitors for the commercial uses along Esquimalt Road. There is parking available adjacent to Memorial Park.

COMMENTS FROM OTHER DEPARTMENTS:

Community Safety Services:

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

Engineering Services:

Some of the proposed street trees on Park Place will not be allowed as they interfere with services. The Engineering Department will also require extensive rebuilding of all or parts of Esquimalt Road, Park Place, and Carlisle Street.

Fire Rescue:

No concerns.

Parks and Recreation:

They have requested more detailed information regarding the street trees as well as more detailed information related to various herbaceous plant species.

Committee Recommendations

Recommendation from the Design Review Committee [DRC]

This application was considered at the regular meeting of the DRC held on December 9, 2020. They recommended that the application be forwarded to Council with recommendation to approve, as it is an appropriate site and use.

Recommendation from the Advisory Planning Commission [APC]

This application was considered at the meeting of the APC held on December 15, 2020. They recommended that the application be forwarded to Council with a recommendation to approve with consideration for: 1) Providing a family oriented space; 2) Consider earthquake resilience; 3) Review the layout to try and accommodate a single garbage room; 4) Adding bicycle parking; 5) Best possible energy standards; 6) Avoid an industrial look; 7) Keep the external Fins as a softer look; 8) Increase the massing of the third storey to fill up more space to take advantage of an ideal opportunity in an ideal location; 9) Landscaping on the Esquimalt Road side; and 10) Consider either the overhanging as a floating or substantially supported look. Reason: It provides a much needed public safety space, takes advantage of an ideal location, provides key commercial space and the look is headed in the right direction.

ISSUES:

1. Rationale for Selected Option

The existing fire hall and police station are reaching the end of their serviceable lifespan and do not

adequately meet the future needs of the Township. The proposed Public Safety Building is designed to provide a more integrated approach to public safety that will serve the needs of Township for the next 50 years. The proposed building will incorporate improved seismic protection and significant energy efficient design.

2. Organizational Implications

Once completed, the Public Safety Building will enhance the organizational efficiency of the Corporation by providing a building that has been specifically designed for the functions or the people and equipment that will be using it.

3. Financial Implications

The estimated cost of the Public Safety Building is \$42 million and is being funded by \$7.1 million from the amenity fund and \$35 million through borrowing.

4. Sustainability & Environmental Implications

The Public Safety Building is being designed to be carbon zero.

5. Communication & Engagement

There has been extensive community consultation. Over 500 notices were delivered to owners and occupiers of real property within 100 m of the site. Staff received one submission (Schedule "F"). In addition, rezoning signage has been installed on the site. Also, extensive amounts of information have been available on the Township's website. Furthermore, public hearing notices will be sent out to all owners and occupiers of real property within 100 m of the subject site and notices will be published in the local newspaper two times prior to the public hearing. A public hearing notice will also be put on the Township's web site.

ALTERNATIVES:

- 1) That Council give first and second readings to Bylaws No. 3030 and No. 3031 and authorize the Corporate Officer to schedule a public hearing.
- 2) That Council does not give first and second reading to Bylaws No. 3030 and No. 3031 and request that staff come back with revisions to the proposal or additional information.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3030

A Bylaw to amend Bylaw No. 2922, cited as the
"Official Community Plan Bylaw, 2018, No. 2922"

THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the *"Official Community Plan Bylaw, 2018, No. 2922, AMENDMENT BYLAW, 2021, No. 3030"*.
2. That Bylaw No. 2922, cited as the "Official Community Plan Bylaw, 2018, No. 2922" be amended as follows:

- (1) Add the following policy as the first policy in Section 9.2

"Support the development of a new Public Safety Building at 500 Park Place which will accommodate the Fire Department, Police Services, Community Safety Services, the primary Emergency Operations Centre, an office for the Capital Regional District, an indoor multi-purpose space and outdoor courtyard for general community and public recreation, plus commercial uses along the ground level street frontage on Esquimalt Road."

- (2) The following policy in Section 9.2 is amended by deleting:

"Recognize the value of maintaining the Esquimalt Municipal Hall as the primary emergency operations centre and Esquimalt Public Works Yard as a secondary site".

And replacing it with:

"Recognize the value of maintaining the Esquimalt Municipal Hall as the primary emergency operations centre until the new Public Safety Building becomes operational, and the Esquimalt Public Works Yard will be the secondary site."

- (3) Amending Section 17.3 "General Development Permit Area Exemptions" by adding "The Public Safety Building and" at the beginning of 17.3.20 such that it will read:
 - "20. The Public Safety Building and Municipal public works, undertaken or authorized by the Township of Esquimalt, provided that the activity does not disturb natural areas."
- (4) Amending the following PART 4 MAPS, as follows:

- (a) Schedule "B" being the "Proposed Land Use Designations" map, by designating all of PID 031-165-788, legally described as Lot A Suburban Lot 40

Esquimalt District Plan EPP103969 [500 Park Place] as “Institutional”, noting that:

- the portion shown cross-hatched on attached Schedule “A” is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is changing from “Commercial/Commercial Mixed-use” to “Institutional”; and
- the portion previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 is already designated “Institutional”.

(b) Schedule “F” being the “Public Parks and Facilities” map, by labelling all of PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place] as “Public Facilities” noting that:

- the portion shown cross-hatched on attached Schedule “B” is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is changing from no designation to “Public Facilities”; and
- the portion previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 is already labelled “Public Facilities”.

(c) Schedule “H” being the “Development Permit Areas” map, by colour-coding all of PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place] as white, noting that:

- the portion shown cross-hatched on attached Schedule “C” is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is removing the Development Permit Area “6 - Multi-Family Residential” designation; and
- the portion shown hatched on Schedule “C” previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 is already colour-coded as white..

Consultation under Section 475 of the *Local Government Act* considered by the Municipal Council on the ____ day of ____, 2021.

Referred to the School Board under Section 476 of the *Local Government Act*, by the Municipal Council on the ____ day of ____, 2021.

READ a first time by the Municipal Council on the ____ day of ____, 2021.

READ a second time by the Municipal Council on the ____ day of ____, 2021.

Considered, in accordance with Section 477 of the *Local Government Act*, by the Municipal Council in conjunction with (i) its financial plan, and (ii) applicable waste management plan(s) under Part 3 [Municipal Waste Management] of the *Environmental Management Act* the ____ day of ____, 2021.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ____ day of _____, 2021.

READ a third time by the Municipal Council on the ____ day of _____, 2021.

ADOPTED by the Municipal Council on the ____ day of _____, 2021.

BARBARA DESJARDINS
MAYOR

Deb Hopkins
CORPORATE OFFICER



1258

Grenville Ave

Esquimalt Rd

1231

1235

Comerford St

Park Pl

Carlisle Ave

Schedule 'A'
Bylaw No. 3030

533

1253

526

520

516

1249

1245

500

521



1258

Grenville Ave

Esquimalt Rd

1231

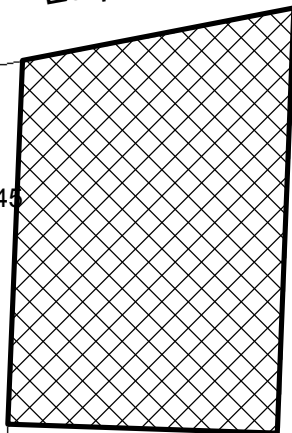
1235

Comerford St

Park Pl

Carlisle Ave

Schedule 'B'
Bylaw No. 3030



1249

1245

500

521

1253

526

520

516

533



1258

Grenville Ave

Esquimalt Rd

1249

1245

1231

1235

1253

Comerford St

Park Pl

533

526

520

500

521

Carlisle Ave

516

Schedule 'C'
Bylaw No. 3030

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3031

A Bylaw to amend Bylaw No. 2050, cited as the
"Zoning Bylaw, 1992, No. 2050"

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the *"ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW No.3031"*.
2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:
 - (1) by adding the following words and figures in Part 31, Zone Designations, in the appropriate alpha-numeric sequence:

"Comprehensive Development No. 138 (500 Park Place) CD No. 138"
 - (2) by adding the following text as Section 67.125 (or as other appropriately numbered subsection within Section 67):

67.125 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 138 [CD NO. 138]

In that Zone designated as CD No. 138 [Comprehensive Development District No. 138] no Building or Structure or part thereof shall be erected, constructed, placed, maintained, or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Section.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Art Gallery
- (b) Arts and Craft Studios excluding Wood and Metal Working
- (c) Arts and Wellness Teaching Centre
- (d) Assembly Use
- (e) Business and Professional Office
- (f) Counselling Services
- (g) Educational Interpretive Centre
- (h) Fire Hall
- (i) Fitness Centre
- (j) Government Office
- (k) Police Station
- (l) Restaurant
- (m) Personal Service Establishment
- (n) Recreation Centre

(o) Retail Store

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 2800 square metres.

(3) **Number of Principal Buildings**

Not more than one (1) Principal Building shall be located on a Parcel.

(4) **Building Height**

No Principal Building shall exceed a Height of 15.0 metres.

(5) **Lot Coverage**

- (a) Principal Building shall not cover more than 100% of the Area of the Parcel, including a parking structure.
- (b) That portion of the Principal Building constructed at the First Storey shall not cover more than 73% of the Area of the Parcel.
- (c) That portion of the Principal Building constructed at or above the Second Storey shall not cover more than 50% of the Area of the Parcel.

(6) **Siting Requirements**

(a) **Principal Building:**

<u>Building</u>	<u>Esquimalt Road</u>	<u>Park Place</u>	<u>Carlisle Avenue</u>	<u>Interior Side Lot Lines</u>
<u>Principal</u>	<u>0.0</u>	<u>0.0</u>	<u>13.0 m</u>	<u>0.0</u>
<u>Parkade</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>

(b) **Accessory Buildings:**

No Accessory Buildings shall be permitted.

(7) **Off-Street Parking**

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011(as amended), the number of off-street parking stalls shall be 41 underground parking stalls;
- (b) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011(as amended), commercial portions of the building shall be exempt from off-street parking requirements.

- (3) by changing the zoning designation of PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place], to CD-138 [Comprehensive Development District No. 138], noting
 - the portion shown cross-hatched on attached Schedule 'A' is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is changing

from C-3 [Core Commercial] to CD No. 138 [Comprehensive Development District No. 138]; and

- the portion shown hatched on attached Schedule 'A' attached is approximately the area previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 and is changing from P-1 [Public/Institutional] to CD No. 138 [Comprehensive Development District No. 138].
- (4) by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification effected by this bylaw.

READ a first time by the Municipal Council on the ---- day of -----, 2021.

READ a second time by the Municipal Council on the ---- day of -----, 2021.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ---- day of -----, 2021.

READ a third time by the Municipal Council on the ---- day of ----, 2021.

ADOPTED by the Municipal Council on the ---- day of ----, 2021.

BARBARA DESJARDINS
MAYOR

DEB HOPKINS
CORPORATE OFFICER



1258

Grenville Ave

Esquimalt Rd

1253

Comerford St

1249

1245

Park Pl

1229

1235

526

520

521

500

Schedule 'A'
Bylaw No. 3031

Key Map Showing site of Proposed Public Safety Building



Legend

1: 2,000



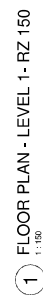
Notes

101.6 0 50.8 101.6 Meters

COMERFORD STREET



h&s
incorporated - design
2000-2001-2002
2003-2004-2005
2006-2007-2008
2009-2010-2011
2012-2013-2014
2015-2016-2017
2018-2019-2020
2021-2022-2023
2024-2025-2026
2027-2028-2029
2030-2031-2032
2033-2034-2035
2036-2037-2038
2039-2040-2041
2042-2043-2044
2045-2046-2047
2048-2049-2050
2051-2052-2053
2054-2055-2056
2057-2058-2059
2060-2061-2062
2063-2064-2065
2066-2067-2068
2069-2070-2071
2072-2073-2074
2075-2076-2077
2078-2079-2080
2081-2082-2083
2084-2085-2086
2087-2088-2089
2090-2091-2092
2093-2094-2095
2096-2097-2098
2099-2100-2101
2102-2103-2104
2105-2106-2107
2108-2109-2110
2111-2112-2113
2114-2115-2116
2117-2118-2119
2120-2121-2122
2123-2124-2125
2126-2127-2128
2129-2130-2131
2132-2133-2134
2135-2136-2137
2138-2139-2140
2141-2142-2143
2144-2145-2146
2147-2148-2149
2150-2151-2152
2153-2154-2155
2156-2157-2158
2159-2160-2161
2162-2163-2164
2165-2166-2167
2168-2169-2170
2171-2172-2173
2174-2175-2176
2177-2178-2179
2180-2181-2182
2183-2184-2185
2186-2187-2188
2189-2190-2191
2192-2193-2194
2195-2196-2197
2198-2199-2200
2201-2202-2203
2204-2205-2206
2207-2208-2209
2210-2211-2212
2213-2214-2215
2216-2217-2218
2219-2220-2221
2222-2223-2224
2225-2226-2227
2228-2229-2230
2231-2232-2233
2234-2235-2236
2237-2238-2239
2240-2241-2242
2243-2244-2245
2246-2247-2248
2249-2250-2251
2252-2253-2254
2255-2256-2257
2258-2259-2260
2261-2262-2263
2264-2265-2266
2267-2268-2269
2270-2271-2272
2273-2274-2275
2276-2277-2278
2279-2280-2281
2282-2283-2284
2285-2286-2287
2288-2289-2290
2291-2292-2293
2294-2295-2296
2297-2298-2299
2300-2301-2302
2303-2304-2305
2306-2307-2308
2309-2310-2311
2312-2313-2314
2315-2316-2317
2318-2319-2320
2321-2322-2323
2324-2325-2326
2327-2328-2329
2330-2331-2332
2333-2334-2335
2336-2337-2338
2339-2340-2341
2342-2343-2344
2345-2346-2347
2348-2349-2350
2351-2352-2353
2354-2355-2356
2357-2358-2359
2360-2361-2362
2363-2364-2365
2366-2367-2368
2369-2370-2371
2372-2373-2374
2375-2376-2377
2378-2379-2380
2381-2382-2383
2384-2385-2386
2387-2388-2389
2390-2391-2392
2393-2394-2395
2396-2397-2398
2399-2400-2401
2402-2403-2404
2405-2406-2407
2408-2409-2410
2411-2412-2413
2414-2415-2416
2417-2418-2419
2420-2421-2422
2423-2424-2425
2426-2427-2428
2429-2430-2431
2432-2433-2434
2435-2436-2437
2438-2439-2440
2441-2442-2443
2444-2445-2446
2447-2448-2449
2450-2451-2452
2453-2454-2455
2456-2457-2458
2459-2460-2461
2462-2463-2464
2465-2466-2467
2468-2469-2470
2471-2472-2473
2474-2475-2476
2477-2478-2479
2480-2481-2482
2483-2484-2485
2486-2487-2488
2489-2490-2491
2492-2493-2494
2495-2496-2497
2498-2499-2500
2501-2502-2503
2504-2505-2506
2507-2508-2509
2510-2511-2512
2513-2514-2515
2516-2517-2518
2519-2520-2521
2522-2523-2524
2525-2526-2527
2528-2529-2530
2531-2532-2533
2534-2535-2536
2537-2538-2539
2540-2541-2542
2543-2544-2545
2546-2547-2548
2549-2550-2551
2552-2553-2554
2555-2556-2557
2558-2559-2560
2561-2562-2563
2564-2565-2566
2567-2568-2569
2570-2571-2572
2573-2574-2575
2576-2577-2578
2579-2580-2581
2582-2583-2584
2585-2586-2587
2588-2589-2590
2591-2592-2593
2594-2595-2596
2597-2598-2599
2600-2601-2602
2603-2604-2605
2606-2607-2608
2609-2610-2611
2612-2613-2614
2615-2616-2617
2618-2619-2620
2621-2622-2623
2624-2625-2626
2627-2628-2629
2630-2631-2632
2633-2634-2635
2636-2637-2638
2639-2640-2641
2642-2643-2644
2645-2646-2647
2648-2649-2650
2651-2652-2653
2654-2655-2656
2657-2658-2659
2660-2661-2662
2663-2664-2665
2666-2667-2668
2669-2670-2671
2672-2673-2674
2675-2676-2677
2678-2679-2680
2681-2682-2683
2684-2685-2686
2687-2688-2689
2690-2691-2692
2693-2694-2695
2696-2697-2698
2699-2700-2701
2702-2703-2704
2705-2706-2707
2708-2709-2710
2711-2712-2713
2714-2715-2716
2717-2718-2719
2720-2721-2722
2723-2724-2725
2726-2727-2728
2729-2730-2731
2732-2733-2734
2735-2736-2737
2738-2739-2740
2741-2742-2743
2744-2745-2746
2747-2748-2749
2750-2751-2752
2753-2754-2755
2756-2757-2758
2759-2760-2761
2762-2763-2764
2765-2766-2767
2768-2769-2770
2771-2772-2773
2774-2775-2776
2777-2778-2779
2780-2781-2782
2783-2784-2785
2786-2787-2788
2789-2790-2791
2792-2793-2794
2795-2796-2797
2798-2799-2800
2801-2802-2803
2804-2805-2806
2807-2808-2809
2810-2811-2812
2813-2814-2815
2816-2817-2818
2819-2820-2821
2822-2823-2824
2825-2826-2827
2828-2829-2830
2831-2832-2833
2834-2835-2836
2837-2838-2839
2840-2841-2842
2843-2844-2845
2846-2847-2848
2849-2850-2851
2852-2853-2854
2855-2856-2857
2858-2859-2860
2861-2862-2863
2864-2865-2866
2867-2868-2869
2870-2871-2872
2873-2874-2875
2876-2877-2878
2879-2880-2881
2882-2883-2884
2885-2886-2887
2888-2889-2890
2891-2892-2893
2894-2895-2896
2897-2898-2899
2900-2901-2902
2903-2904-2905
2906-2907-2908
2909-2910-2911
2912-2913-2914
2915-2916-2917
2918-2919-2920
2921-2922-2923
2924-2925-2926
2927-2928-2929
2930-2931-2932
2933-2934-2935
2936-2937-2938
2939-2940-2941
2942-2943-2944
2945-2946-2947
2948-2949-2950
2951-2952-2953
2954-2955-2956
2957-2958-2959
2960-2961-2962
2963-2964-2965
2966-2967-2968
2969-2970-2971
2972-2973-2974
2975-2976-2977
2978-2979-2980
2981-2982-2983
2984-2985-2986
2987-2988-2989
2990-2991-2992
2993-2994-2995
2996-2997-2998
2999-3000-3001
3002-3003-3004
3005-3006-3007
3008-3009-3010
3011-3012-3013
3014-3015-3016
3017-3018-3019
3020-3021-3022
3023-3024-3025
3026-3027-3028
3029-3030-3031
3032-3033-3034
3035-3036-3037
3038-3039-3040
3041-3042-3043
3044-3045-3046
3047-3048-3049
3050-3051-3052
3053-3054-3055
3056-3057-3058
3059-3060-3061
3062-3063-3064
3065-3066-3067
3068-3069-3070
3071-3072-3073
3074-3075-3076
3077-3078-3079
3080-3081-3082
3083-3084-3085
3086-3087-3088
3089-3090-3091
3092-3093-3094
3095-3096-3097
3098-3099-3100
3101-3102-3103
3104-3105-3106
3107-3108-3109
3110-3111-3112
3113-3114-3115
3116-3117-3118
3119-3120-3121
3122-3123-3124
3125-3126-3127
3128-3129-3130
3131-3132-3133
3134-3135-3136
3137-3138-3139
3140-3141-3142
3143-3144-3145
3146-3147-3148
3149-3150-3151
3152-3153-3154
3155-3156-3157
3158-3159-3160
3161-3162-3163
3164-3165-3166
3167-3168-3169
3170-3171-3172
3173-3174-3175
3176-3177-3178
3179-3180-3181
3182-3183-3184
3185-3186-3187
3188-3189-3190
3191-3192-3193
3194-3195-3196
3197-3198-3199
3200-3201-3202
3203-3204-3205
3206-3207-3208
3209-3210-3211
3212-3213-3214
3215-3216-3217
3218-3219-3220
3221-3222-3223
3224-3225-3226
3227-3228-3229
3230-3231-3232
3233-3234-3235
3236-3237-3238
3239-3240-3241
3242-3243-3244
3245-3246-3247
3248-3249-3250
3251-3252-3253
3254-3255-3256
3257-3258-3259
3260-3261-3262
3263-3264-3265
3266-3267-3268
3269-3270-3271
3272-3273-3274
3275-3276-3277
3278-3279-3280
3281-3282-3283
3284-3285-3286
3287-3288-3289
3290-3291-3292
3293-3294-3295
3296-3297-3298
3299-3300-3301
3302-3303-3304
3305-3306-3307
3308-3309-3310
3311-3312-3313
3314-3315-3316
3317-3318-3319
3320-3321-3322
3323-3324-3325
3326-3327-3328
3329-3330-3331
3332-3333-3334
3335-3336-3337
3338-3339-3340
3341-3342-3343
3344-3345-3346
3347-3348-3349
3350-3351-3352
3353-3354-3355
3356-3357-3358
3359-3360-3361
3362-3363-3364
3365-3366-3367
3368-3369-3370
3371-3372-3373
3374-3375-3376
3377-3378-3379
3380-3381-3382
3383-3384-3385
3386-3387-3388
3389-3390-3391
3392-3393-3394
3395-3396-3397
3398-3399-3400
3401-3402-3403
3404-3405-3406
3407-3408-3409
3410-3411-3412
3413-3414-3415
3416-3417-3418
3419-3420-3421
3422-3423-3424
3425-3426-3427
3428-3429-3430
3431-3432-3433
3434-3435-3436
3437-3438-3439
3440-3441-3442
3443-3444-3445
3446-3447-3448
3449-3450-3451
3452-3453-3454
3455-3456-3457
3458-3459-3460
3461-3462-3463
3464-3465-3466
3467-3468-3469
3470-3471-3472
3473-3474-3475
3476-3477-3478
3479-3480-3481
3482-3483-3484
3485-3486-3487
3488-3489-3490
3491-3492-3493
3494-3495-3496
3497-3498-3499
3500-3501-3502
3503-3504-3505
3506-3507-3508
3509-3510-3511
3512-3513-3514
3515-3516-3517
3518-3519-3520
3521-3522-3523
3524-3525-3526
3527-3528-3529
3530-3531-3532
3533-3534-3535
3536-3537-3538
3539-3540-3541
3542-3543-3544
3545-3546-3547
3548-3549-3550
3551-3552-3553
3554-3555-3556
3557-3558-3559
3560-3561-3562
3563-3564-3565
3566-3567-3568
3569-3570-3571
3572-3573-3574
3575-3576-3577
3578-3579-3580
3581-3582-3583
3584-3585-3586
3587-3588-3589
3590-3591-3592
3593-3594-3595
3596-3597-3598
3599-3600-3601
3602-3603-3604
3605-3606-3607
3608-3609-3610
3611-3612-3613
3614-3615-3616
3617-3618-3619
3620-3621-3622
3623-3624-3625
3626-3627-3628
3629-3630-3631
3632-3633-3634
3635-3636-3637
3638-3639-3640
3641-3642-3643
3644-3645-3646
3647-3648-3649
3650-3651-3652
3653-3654-3655
3656-3657-3658
3659-3660-3661
3662-3663-3664
3665-3666-3667
3668-3669-3670
3671-3672-3673
3674-3675-3676
3677-3678-3679
3680-3681-3682
3683-3684-3685
3686-3687-3688
3689-3690-3691
3692-3693-3694
3695-3696-3697
3698-3699-3700
3701-3702-3703
3704-3705-3706
3707-3708-3709
3710-3711-3712
3713-3714-3715
3716-3717-3718
3719-3720-3721
3722-3723-3724
3725-3726-3727
3728-3729-3730
3731-3732-3733
3734-3735-3736
3737-3738-3739
3740-3741-3742
3743-3744-3745
3746-3747-3748
3749-3750-3751
3752-3753-3754
3755-3756-3757
3758-3759-3760
3761-3762-3763
3764-3765-3766
3767-3768-3769
3770-3771-3772
3773-3774-3775
3776-3777-3778
3779-3780-3781
3782-3783-3784
3785-3786-3787
3788-3789-3790
3791-3792-3793
3794-3795-3796
3797-3798-3799
3800-3801-3802
3803-3804-3805
3806-3807-3808
3809-3810-3811
3812-3813-3814
3815-3816-3817
3818-3819-3820
3821-3822-3823
3824-3825-3826
3827-3828-3829
3830-3831-3832
3833-3834-3835
3836-3837-3838
3839-3840-3841
3842-3843-3844
3845-3846-3847
3848-3849-3850
3851-3852-3853
3854-3855-3856
3857-3858-3859
3860-3861-3862
3863-3864-3865
3866-3867-3868
3869-3870-3871
3872-3873-3874
3875-3876-3877
3878-3879-3880
3881-3882-3883
3884-3885-3886
3887-3888-3889
3890-3891-3892
3893-3894-3895
3896-3897-3898
3899-3900-3901
3902-3903-3904
3905-3906-3907
3908-3909-3910
3911-3912-3913
3914-3915-3916
3917-3918-3919
3920-3921-3922
3923-3924-3925
3926-3927-3928
3929-3930-3931
3932-3933-3934
3935-3936-3937
3938-3939-3940
3941-3942-3943
3944-3945-3946
3947-3948-3949
3950-3951-3952
3953-3954-3955
3956-3957-3958
3959-3960-3961
3962-3963-3964
3965-3966-3967
3968-3969-3970
3971-3972-3973
3974-3975-3976
3977-3978-3979
3980-3981-3982
3983-3984-3985
3986-3987-3988
3989-3990-3991
3992-3993-3994
3995-3996-3997
3998-3999-4000
4001-4002-4003
4004-4005-4006
4007-4008-4009
4010-4011-4012
4013-4014-4015
4016-4017-4018
4019-4020-4021
4022-4023-4024
4025-4026-4027
4028-4029-4030
4031-4032-4033
4034-4035-4036
4037-4038-4039
4040-4041-4042
4043-4044-4045
4046-4047-4048
4049-4050-4051
4052-4053-4054
4055-4056-4057
4058-4059-4060
4061-4062-4063
4064-4065-4066
4067-4068-4069
4070-4071-4072
4073-4074-4075
4076-4077-4078
4079-4080-4081
4082-4083-4084
4085-4086-4087
4088-4089-4090
4091-4092-4093
4094-4095-4096
4097-4098-4099
4100-4101-4102
4103-4104-4105
4106-4107-4108
4109-4110-4111
4112-4113-4114
4115-4116-4117
4118-4119-4120
4121-4122-4123
4124-4125-4126
4127-4128-4129
4130-4131-4132
4133-4134-4135
4136-4137-4138
4139-4140-4141
4142-4143-4144
4145-4146-4147
4148-4149-4150
4151-4152-4153
4154-4155-4156
4157-4158-4159
4160-4161-4162
4163-4164-4165
4166-4167-4168
4169-4170-4171
4172-4173-4174
4175-4176-4177
4178-4179-4180
4181-4182-4183
4184-4185-4186
4187-4188-4189
4190-4191-4192
4193-4194-4195
4196-4197-4198
4199-4200-4201
4202-4203-4204
4205-4206-4207
4208-4209-4210
4211-4212-4213
4214-4215-4216
4217-4218-4219
4220-4221-4222
4223-4224-4225
4226-4227-4228
4229-4230-4231
4232-4233-4234
4235-4236-4237
4238-4239-4240
4241-4242-4243
4244-4245-4246
4247-4248-4249
4250-4251-4252
4253-4254-4255
4256-4257-4258
4259-4260-4261
4262-4263-4264
4265-4266-4267
4268-4269-4270
4271-4272-4273
4274-4275-4276
4277-4278-4279
4280-4281-4282
4283-4284-4285
4286-4287-4288
4289-4290-4291
4292-4293-4294
4295-4296-4297
4298-4299-4300
430



LEGEND

00 CIRCULATION
01 COMMUNITY ACCESS CENTRE
03 COMMUNITY SAFETY SERVICES
04 POLICE SERVICES
05 FIRE SERVICES
06 CAPITAL REGIONAL DISTRICT
08 BUILDING SUPPORT
09 COMMERCIAL



PASS

Consultants

Keywords:



Issued for	RE-ISSUED FOR
3	2021.05.28

Project title
Esquimalt Public Safety Building

Client
Township of Esquimalt

Site address
1900 Park place, Esquimalt BC

Sheet title
FLOOR PLAN - L2






Date Printed 5/27/2021 2:18:46 PM
Sheet number Revision number 3

RZ202



1 FLOOR PLAN - LEVEL 2 - RZ 150
1 : 150

LEGEND

	00 CIRCULATION
	04 POLICE SERVICES
	05 FIRE SERVICES
	07 SHARED SUPPORT
	08 BUILDING SUPPORT



125



Consultants

Key plan



3	2021.05.28	RE-ISSUED FOR REZONING
---	------------	---------------------------

Project title
Esquimalt Public Safety
Building

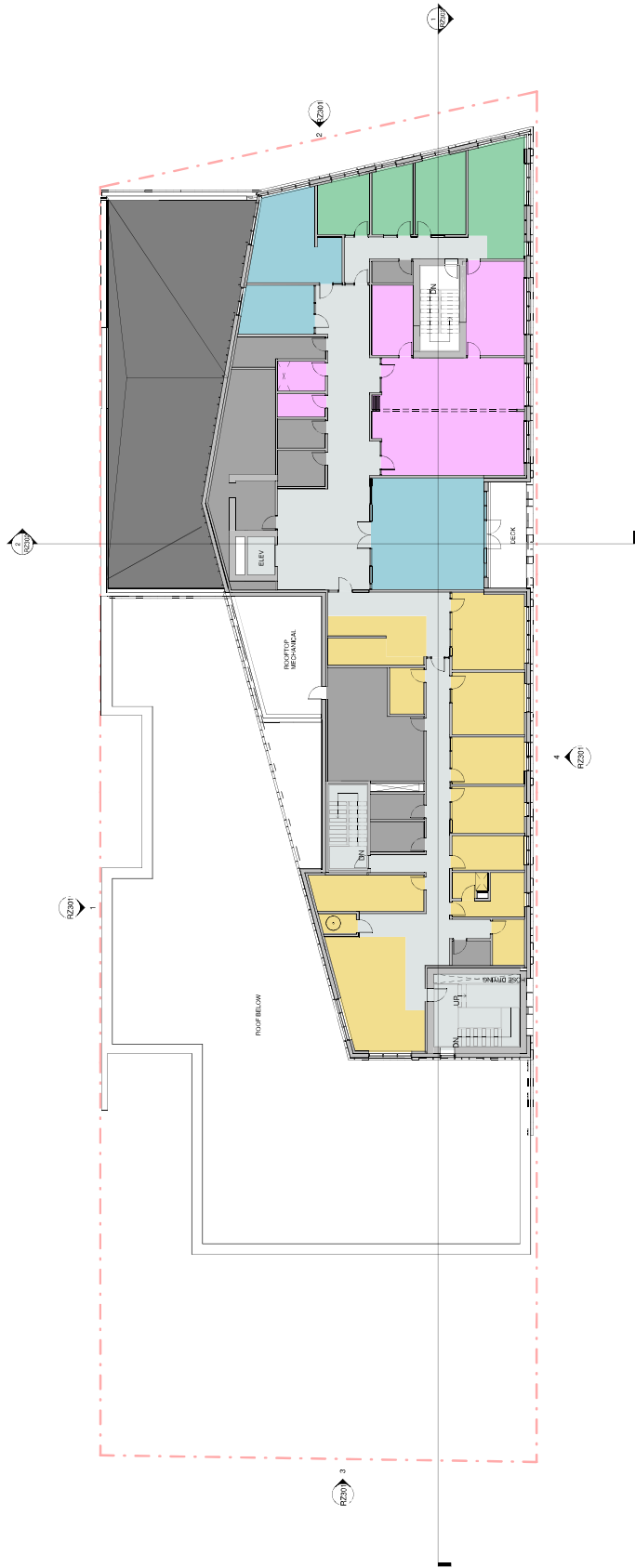
Client
Township of Esquimalt

Site address
500 Park Place, Esquimalt, BC

Sheet title
FLOOR PLAN - L3

Date Printed 5/27/2021 2:18:50 PM
Sheet number Revision number 3

RZ203



1 FLOOR PLAN - LEVEL 3 - RZ 150
1 : 125

LEGEND

00 CIRCULATION
02 EMERGENCY OPERATIONS CENTRE
03 COMMUNITY SAFETY SERVICES
06 FIRE SERVICES
07 SHARED SUPPORT
08 BUILDING SUPPORT



33



Consultants

Keywords:



3	2021.05.28	RE-ISSUED FOR REWORKING
---	------------	----------------------------

Project title
Esquimalt Public Safety Building

00 CIRCULATION
04 POLICE SERVICES
05 FIRE SERVICES
07 SHARED SUPPORT
08 BUILDING SUPPORT

1 FLOOR PLAN - PARKING - RZ 150
1:125

125

Date Printed 5/27/2021 2:18:53 PM
Sheet number Revision number 3

RZ204

KEYNOTES

KEYNOTE	KEYNOTE TEXT
1	FINISH FLOOR TO METAL CLADDING
2	FINISH FLOOR TO METAL CLADDING
3	FINISH FLOOR TO METAL CLADDING
4	FINISH FLOOR TO METAL CLADDING
5	FINISH FLOOR TO METAL CLADDING
6	FINISH FLOOR TO METAL CLADDING
7	FINISH FLOOR TO METAL CLADDING
8	FINISH FLOOR TO METAL CLADDING
9	FINISH FLOOR TO METAL CLADDING
10	FINISH FLOOR TO METAL CLADDING
11	FINISH FLOOR TO METAL CLADDING
12	FINISH FLOOR TO METAL CLADDING
13	FINISH FLOOR TO METAL CLADDING
14	FINISH FLOOR TO METAL CLADDING
15	FINISH FLOOR TO METAL CLADDING
16	FINISH FLOOR TO METAL CLADDING
17	FINISH FLOOR TO METAL CLADDING
18	FINISH FLOOR TO METAL CLADDING
19	FINISH FLOOR TO METAL CLADDING
20	FINISH FLOOR TO METAL CLADDING



Notes
1. All elevations are based on the existing ground level.
2. All elevations are based on the existing ground level.
3. All elevations are based on the existing ground level.
4. All elevations are based on the existing ground level.
5. All elevations are based on the existing ground level.
6. All elevations are based on the existing ground level.
7. All elevations are based on the existing ground level.
8. All elevations are based on the existing ground level.
9. All elevations are based on the existing ground level.
10. All elevations are based on the existing ground level.
11. All elevations are based on the existing ground level.
12. All elevations are based on the existing ground level.
13. All elevations are based on the existing ground level.
14. All elevations are based on the existing ground level.
15. All elevations are based on the existing ground level.
16. All elevations are based on the existing ground level.
17. All elevations are based on the existing ground level.
18. All elevations are based on the existing ground level.
19. All elevations are based on the existing ground level.
20. All elevations are based on the existing ground level.



Consultant

Key plan

Issued for
3 2023/03/20
RE ISSUED FOR
RECORD

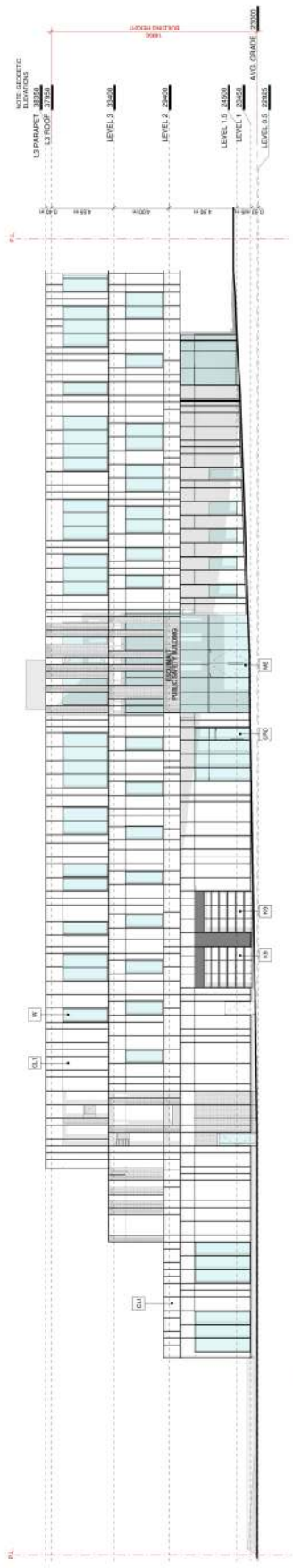
Project title
Esquimalt Public Safety
Building

Client
Township of Esquimalt
Site address
500 Park Place, Esquimalt, BC

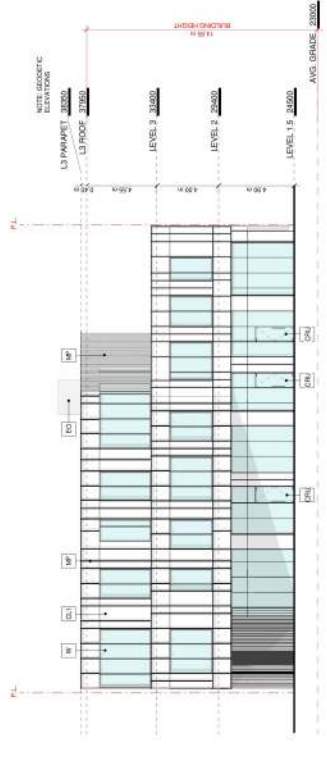
Sheet title
BUILDING ELEVATIONS

Date Printed: 2/2/2023 2:23:01 PM
Sheet number: 3
Revision number: 3

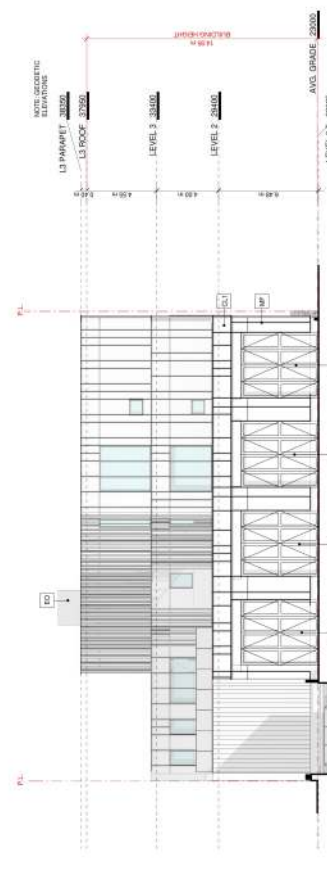
RZ301



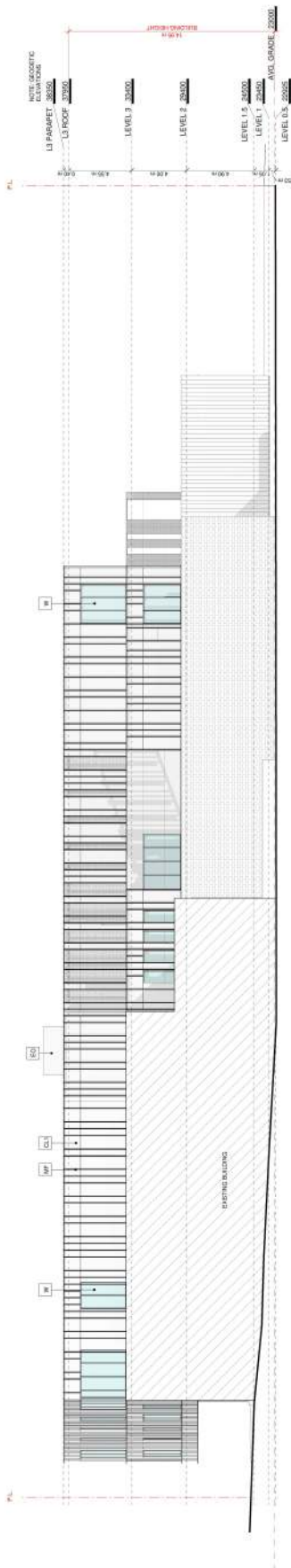
4 ELEVATION - EAST RZ
1:150



2 ELEVATION - NORTH RZ
1:150



3 ELEVATION - SOUTH RZ
1:150



1 ELEVATION - WEST RZ
1:150



33



Consultants

Keywords:

Issued for	RE-4 ISSUED FOR REZONING
3	2021.05.28

Project title
Esquimalt Public Safety
Building

Client
Township of Esquimalt

Site address
1900 Park place, Esquimalt BC

Sheet title
BUILDING SECTIONS

Date Printed 5/27/2021 2:21:37 PM
Sheet number Revision number 3

BZ302



LEGEND

- 00 CIRCULATION
- 01 COMMUNITY ACCESS CENTRE
- 02 EMERGENCY OPERATIONS CENTRE
- 03 COMMUNITY SAFETY SERVICES
- 04 POLICE SERVICES
- 05 FIRE SERVICES
- 07 SHARED SUPPORT
- 08 BUILDING SUPPORT



h&s
architects + design
500 Park Place, Esquimalt
Victoria BC, V8W 1H8
250.522.8550
h&sdesign.com

©2021 Copyright reserved. These drawings and the design contained herein are the property of H&S architects + design. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of H&S architects + design.

Seal



Consultants

Key plan

Revised for
3 2020/05/28
REVISSED FOR
REZONING

Project title
Esquimalt Public Safety
Building

Client
Township of Esquimalt
Site address
500 Park Place, Esquimalt, BC

Sheet title
BUILDING RENDERERS

Date Printed
Sheet number
2/27/2021 2:53:17 PM
Revision number: 3

RZ303



EAST VIEW - ALONG PARK PLACE



NORTH VIEW - ESQUIMALT ROAD



NORTH EAST VIEW - ESQUIMALT ROAD & PARK PLACE



SOUTH EAST VIEW - PARK PLACE AND CARLISLE

NOTE
RENDERINGS INDICATE GENERAL DESIGN INTENT AND ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS.
RENDERINGS ARE PROPOSED AND CONCEPTUAL IN NATURE.



hcm
architecture + design
400 - 675 W Hasting St
Vancouver BC V6B 1N2
604.732.6620
hcm.ca

©2021 Copyright reserved. These drawings and the design contained therein or which may be referred therefrom are, and at all times remain, the exclusive property of hcm architecture + design. hcm holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of hcm.

Seal



Consultants



Key plan

Issued for

3	RE-ISSUED FOR REZONING	28 MAY 2021
2	ISSUED FOR DD	17 FEB 2021
1	ISSUED FOR REZONING	13 NOV 2020
#	DESCRIPTION	DATE

Project title
Esquimalt Public Safety Building

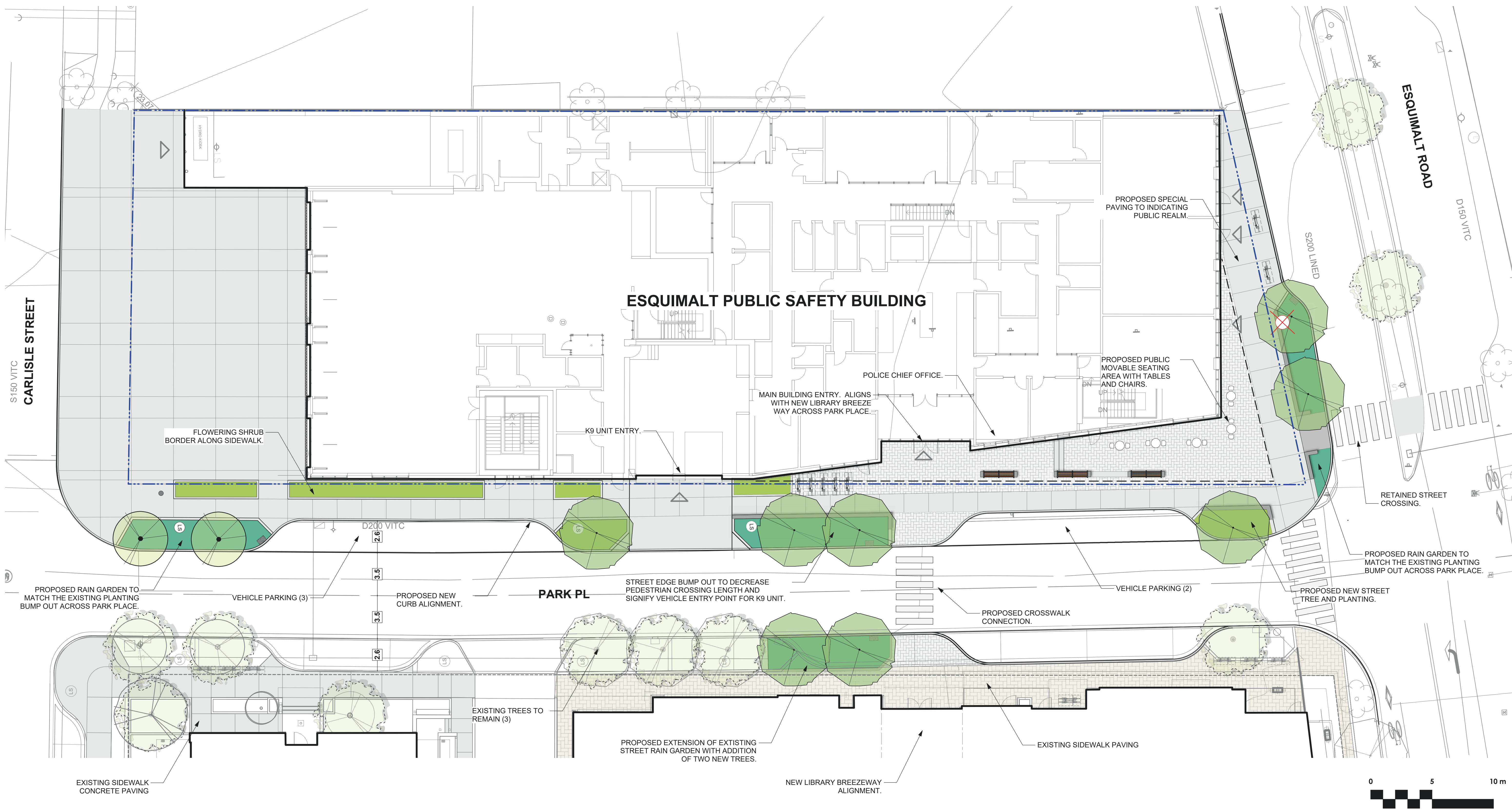
Client
Township of Esquimalt

Site address
500 Park Place, Esquimalt, BC

Sheet title
Landscape Plan

Date Printed 5/27/2021
Sheet number Revision number

L101



MATERIALS LEGEND

- Cast in Place Concrete
- Unit Paving - Pedestrian
To match existing across Park Pl
- Unit Paving - Existing
- Rain Garden Area
- Planting Area
- Concrete Retaining Wall - On Grade
See grading plan for heights
- Trench Drain

SITE FURNISHINGS LEGEND

- Bicycle Rack
14 Bicycle capacity
- Bench
- Lamp Standard
To match existing across Park Pl

EXISTING PLANT LEGEND

- Existing Tree to be retained
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).
- Existing Tree to be removed
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

GRADING LEGEND

- Existing Landscape Grade
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- TW Top of Wall
BW Bottom of Wall
TOC Top of Curb
BC Bottom of Curb
- TP Top of Pool
BP Bottom of Pool
TS Top of Stairs
BS Bottom of Stairs

LINE TYPE LEGEND

- Property line
- Right of Way
- SPEA
- RAR Setback
- Extent of Existing Treeline
- Extent of Roof, above
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

To: Blair McDonald, Director of Community Safety Services
c/o: Blair.mcdonald@esquimalt.ca

May 17, 2021

Re: Public Consultation on proposed amendments for the public safety building at 500 Park Place

As neighbours to the east, in Esquimalt Town Square, we are interested in how this development can best “achieve public interest outcomes”¹, specifically, those related to value-for-money, partnerships and public safety:

- 1) To reflect best practices and save time and resources, specifically in responding to social disorder calls and those with mental health and addictions issues, will this site support Police and Community Crisis Teams (PACT)²?
- 2) Will the site include holding cells?
 - a. If yes, what protocols and/or partnerships will be in place that will ensure that individuals released are sober and/or not causing social disorder in the adjacent community?
- 3) What traffic studies are, or will be, available to assess risks and mitigating strategies for first responders exiting the building and side streets?
 - a. To ensure the least disruption and limit the risks to residents, what is the best exit route for fire and Police to exit? (e.g. Esquimalt, Park Place, Carlisle)? And to commute to a scene across town (e.g. Lyall or Esquimalt)? Are the proposed building parkades aligned with the most efficient and safest exits for vehicles?
 - i. What are the best practices for ensuring public safety (vehicle and pedestrian) when fire and police vehicles exit the building to respond to emergency calls (e.g., what barriers or lights will be used?)
- 4) To support Esquimalt’s greenhouse gas reduction targets, and improve community safety, will there be restrictions put in place to prevent or limit idling of vehicles at this and other public spaces (e.g., I have witnessed police leaving their vehicles running and leaving their police dogs in their vehicles)?

Thank-you for considering these suggestions and questions as part of the planning and design processes. Should you have further questions or responses, please contact us at [REDACTED] or [REDACTED].

Sincerely,
Paul and Carol Arnold-Schutta, 107-1216 Carlisle Ave

¹ (2019) Government of British Columbia, Ministry of Municipal Affairs and Housing: *Development Approvals Process Review FINAL REPORT FROM A PROVINCE-WIDE STAKEHOLDER CONSULTATION*

² <https://www.publicsafety.gc.ca/cnt/cntrng-crm/crm-prvntn/nvntr/dtIs-en.aspx?i=10118>

Completed checklists form part of the application package reviewed by staff and ultimately, Council. New buildings and developments have impacts that last well beyond the construction period. Reducing the consumption of natural resources and increasing resilience to a changing climate are part of the challenge of building more sustainably. This checklist will help you identify and present how your project will help the Township meet its goals of becoming carbon neutral by 2050.

Applicant's Name _____

Site Address _____

1.0 Certification		Please check
1.1	Step Code (Please indicate level) <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	NO
1.2	EnerGuide rating	N/A
1.3	LEED	NO
1.4	Passive House	NO
1.6	Living building	NO
1.7	Other (Built Green BC, R-2000, Green Shores etc.) * Project designed to meet ZCB.	
2.0 Siting		
2.1	New buildings > 10 m ² are located > 20 m from the high water mark (HWM) of the Gorge Waterway.	Required
2.2	New buildings >10 m ² are located at least 10 m from the HWM from the outer coastline.	Required
2.3	Flood Construction Level has been established using sea level rise projections for the life of the building.	
2.4	Habitats of threatened and endangered species have been protected from impacts of development.	N/A
2.5	Buildings are located within disturbed or developed areas.	
3.0 Shoreline Protection Measures		
3.1	Landscaping within 10 m of the high water mark consists primarily of native plant and tree species.	Required
3.2	A conservation covenant has been signed to protect sensitive ecosystems within 10 m of the shoreline.	N/A
3.3	At least one native tree capable of (now or in the future) supporting the nest of a Bald Eagle, Osprey etc. has been retained or is planted within 30 m of the high water mark (HWM).	N/A
3.4	Removal of at least 30% of hardened shoreline and replacement with erosion control measures designed to improve the habitat of the shoreline.	N/A
3.5	Light from building and landscaping does not cast over water.	N/A
3.6	Wildlife habitat has been incorporated into seawall design.	N/A

civil

4.0 Stormwater Absorption and Treatment		Please Check
4.1	An on-site stormwater retention system has been designed to retain at least the first 3 cm of rainfall from each rain event.	NO
4.2	Stormwater will be treated for pollutants prior to release to the stormdrain system or to a surface water source.	NO
4.3	The project features a green roof.	NO
4.4	The total amount of impervious surface is not greater than 20%.	NO
5.0 Water Conservation		
5.1	The irrigation system has been designed to reduce potable water use by 50% compared to conventional systems.	N/A
5.2	Waterless urinals will be used.	NO
5.3	Water features use re-circulating water systems.	NO
5.4	Rainwater will be collected for irrigation purposes.	N/A
5.5	Toilet and kitchen sink drains are separate from other drains to the point of exit.	NO
5.6	An approved greywater reuse system will be installed.	NO
6.0 Trees/Landscaping		
6.1	The project is designed to protect as many native and significant trees as possible.	N/A
6.2	There will be no net loss of trees.	
6.3	Trees will be planted in soil volumes calculated to support the full grown size of the tree.	
6.4	At least 25% of replacement trees are large canopy trees.	
6.5	Topsoil will be protected from compaction, or stockpiled and reused.	N/A
6.6	Erosion control measures have been designed and installed to prevent erosion of topsoil.	N/A
7.0 Biodiversity		
7.1	New landscaping is predominantly native plant and tree species.	NO
7.2	Invasive species will be removed from landscaped areas.	N/A
7.3	At least two biodiversity features have been incorporated into the new or existing landscaping (see section 18.5.3 of the OCP for ideas).	
8.0 Energy Conservation		
8.1	The building is pre-plumbed for solar hot water.	Required
8.2	Install a greywater heat recovery unit.	NO
8.3	Passive cooling is supported through flow-through ventilation design, low E windows, solar shades, shade trees etc.	
8.4	Passive heating is supported via building orientation, window design and thermal mass.	
8.5	The building will have necessary structural support and conduit for Solar PV.	
8.6	Obtain minimum of 20% of building energy consumption through community based or on-site renewables, such as district energy, waste heat recovery, geothermal, solar PV, solar hot water.	N/A
8.7	Heating uses a low carbon heating source, such as air source heat pump.	

9.0 Transportation		Please Check
9.1	Building will have a car share or bus pass program for residents.	N/A
9.2	Enhanced facilities for bicyclists such as showers, lockers, storage etc.	
9.3	Charging infrastructure for E-bikes will be provided.	
9.4	EV charging conduit supplied to 100% of residential parking units.	N/A
9.5	30% of residential parking spaces include an electrical outlet or EV charging equipment.	N/A
9.6	Adequate space in the electrical system to provide EV charging for 100% of parking stalls.	SEE NOTES
9.7	For commercial buildings, Level 2 or Level 3 EV charging provided for employees and/or visitors.	
10.0 Materials/Waste		
10.1	Employs at least 3 advanced framing techniques described in the CHBA builder's manual to reduce unnecessary lumber and sheathing.	N/A
10.2	Uses at least two materials which are certified for recycled content.	
10.3	Uses engineered structural material for two major applications (>10% of floor area).	NO
10.4	5 major building elements made from >50% recycled content.	
10.5	Use foundation, floor and >50% of walls from existing building.	NO
10.6	Deconstruct at least 50% of existing building for material salvage.	NO
10.7	Use at least five major materials or systems produced in BC.	TBC
10.8	Use certified sustainably harvested wood for one major structural or finishing application (eg framing, plywood, floors)	
10.9	Eliminate use of wood from threatened trees.	
10.10	Recycling area provided within residential suites.	N/A
10.11	Recycling collection area for multi-family buildings.	N/A
10.12	Pickup of compostables provided in multi-family units.	N/A
10.13	Construction waste management practices used to reduce and separate waste and divert at least 50% from the landfill.	

Please include a brief description of how this project contributes to a reduction in greenhouse gas emissions and moves the municipality closer to its ultimate target of becoming carbon neutral by 2050 (use next page if needed).

The new Esquimalt Public Safety Building is designed to comply with the Zero Carbon Building Standard – Design Certification. This full electric building features a robust, passive envelope with high amount of insulation, triple glazing with double low-e coating in an high performance curtain wall and details will carefully be studied to minimize thermal bridging and improve airtightness. The efficient mechanical systems such as heat recovery ventilators, an air source heat pump for cooling and heating and an air source heat pump for domestic hot water, will contribute further in reducing the operational carbon emissions.

A life cycle assessment was also conducted and a sensitivity analysis is in progress to finalize material selection in order to achieve embodied carbon emission reductions.

Bylaws No. 3030 and 3031

Public Safety Building

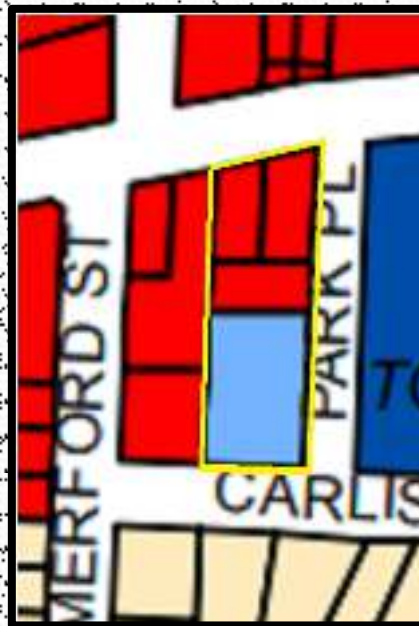
Township of
ESQUIMALT

Bylaw No. 3030 OCP Amendment

- Adds policy to Section 9.2 - Supporting the development of a new Public Safety Building in compliance with various agreements and with ground-floor commercial uses on Esquimalt Road.
- Amends policy in Section 9.2 to allow for the new PSB to become the primary EOC when operational.
- Adds the PSB as an DP exemption in Section 17.3

OCP Map Amendments

- Schedule “B” amended to designate the entire site as “Institutional”.



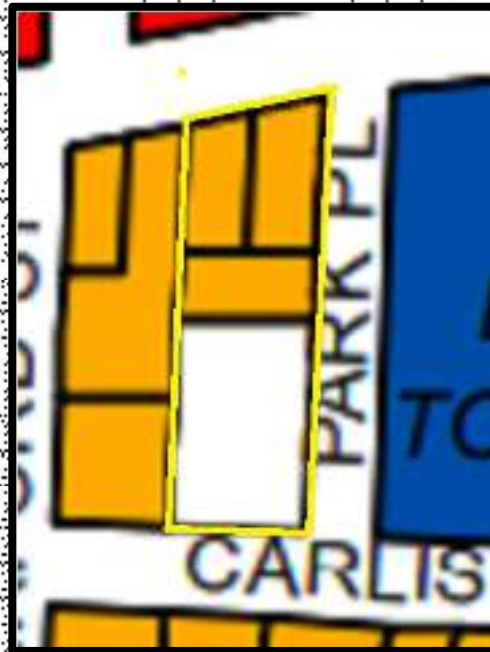
OCP Map Amendments

- Schedule “F” amended to designate the entire site as “Public Parks and Facilities”.

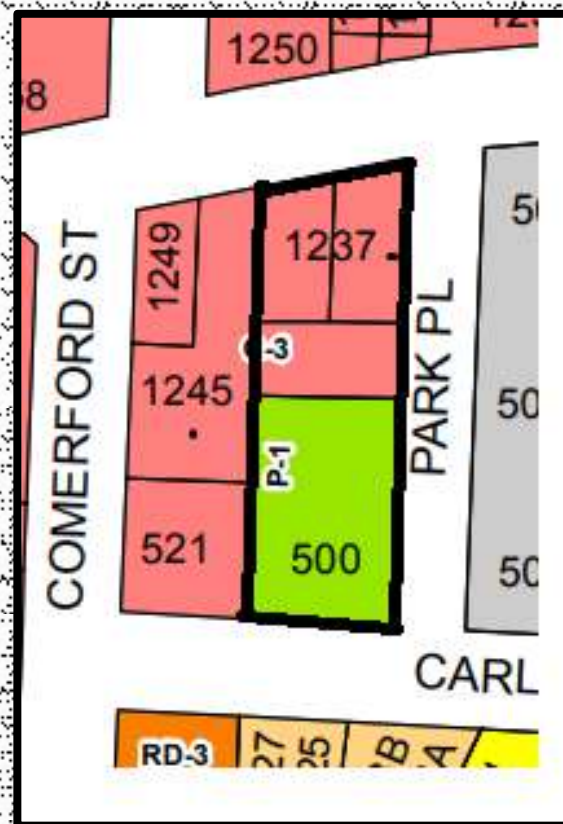


OCP Map Amendments

- Schedule “H” amended to remove the DP designations



Amend Existing Zoning to CD-138



Zoning Bylaw Amendments CD-138

- Permitting the following uses:
 - (a) Art Gallery
 - (b) Arts and Craft Studios excluding Wood and Metal Working
 - (c) Arts and Wellness Teaching Centre
 - (d) Assembly Use
 - (e) Business and Professional Office
 - (f) Counselling Services

Proposed Uses Continued

- (g) Educational Interpretive Centre
- (h) Fire Hall
- (i) Fitness Centre
- (j) Government Office
- (k) Police Station
- (l) Restaurant
- (m) Personal Service Establishment
- (n) Recreation Centre
- (o) Retail Store

Zoning Amendment Con't

- Max Building Height – 15 m
- Maximum Lot Coverage:
 - Parkade – 100%
 - First Floor – 73%
 - Second Floor and above – 50%
 - Setbacks – 0.0 m except for the building setback from Carlisle Avenue which is 13 m
- Parking – 41 operational stalls

Questions





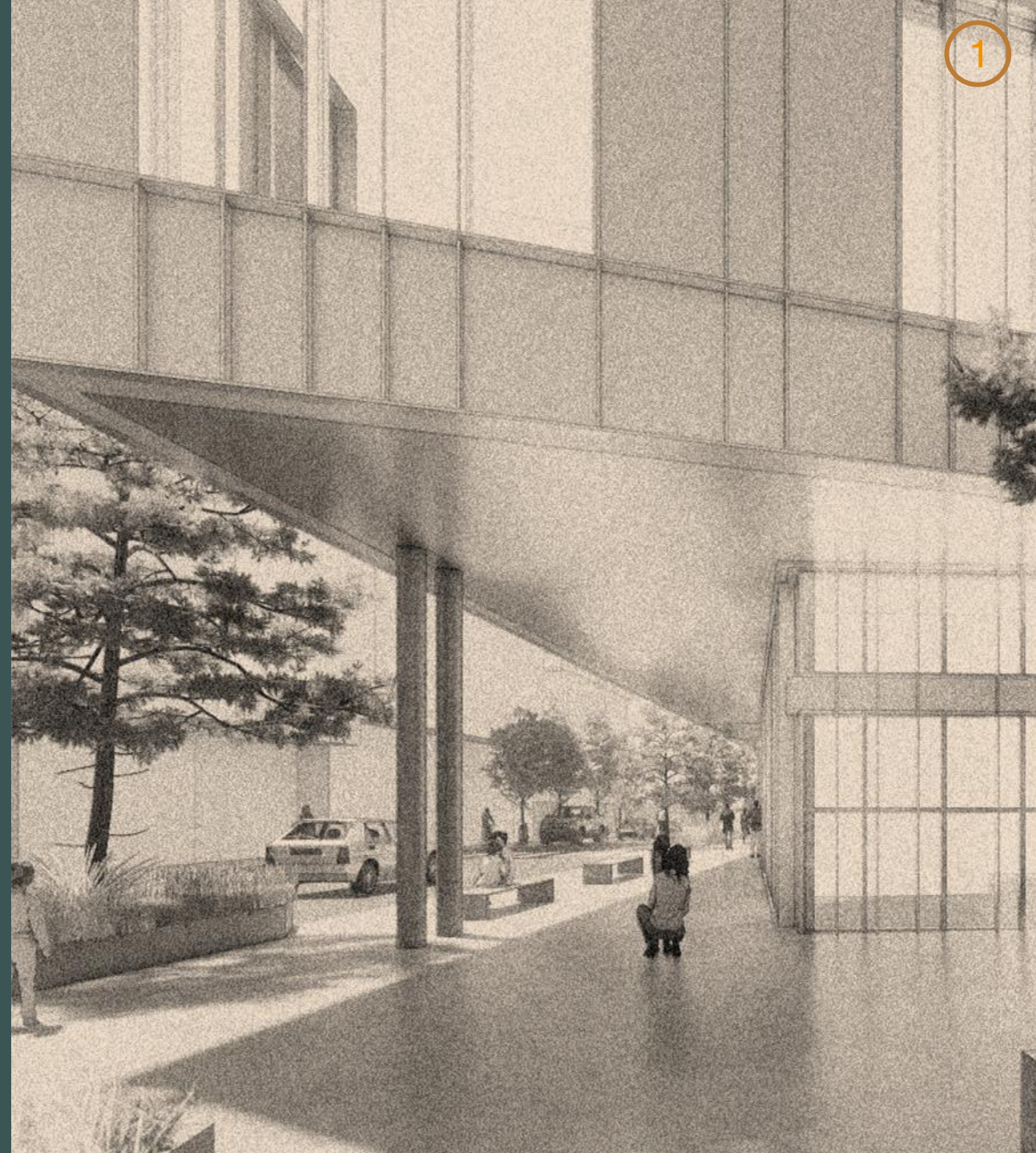
Township of
ESQUIMALT

Esquimalt Public Safety Building

Rezoning and OCP Amendment Application

Date
June 14, 2021

Meeting
Township of Esquimalt Council



Project Objective

To deliver a Public Safety Building that will serve the Township of Esquimalt for the next **50 + years** without major expansion.

Guiding Principle

A unified Public Safety Building that includes space for Police, Fire, CRD and Commercial tenant(s)

The Public Safety Building should express the cooperative working relationship of the Police and Fire departments in providing safety services for the People of Esquimalt.

Zoning Application Data - *Proposed*

Zone	Comprehensive Development
Uses	Police, Fire, CRD Office, Commercial, Retail
Height	3 storey, 14.85m
Setbacks	Front (Esquimalt Road) = 0 m Side 1 (Park Place) = 0 m Side 2 (West) = 0 m Rear (Carlisle Ave) = 14.05 m
Lot Coverage	72.7%
Parking	41 underground (service vehicles)

500 Park Place

Esquimalt Road

Municipal
Hall

Public
Plaza

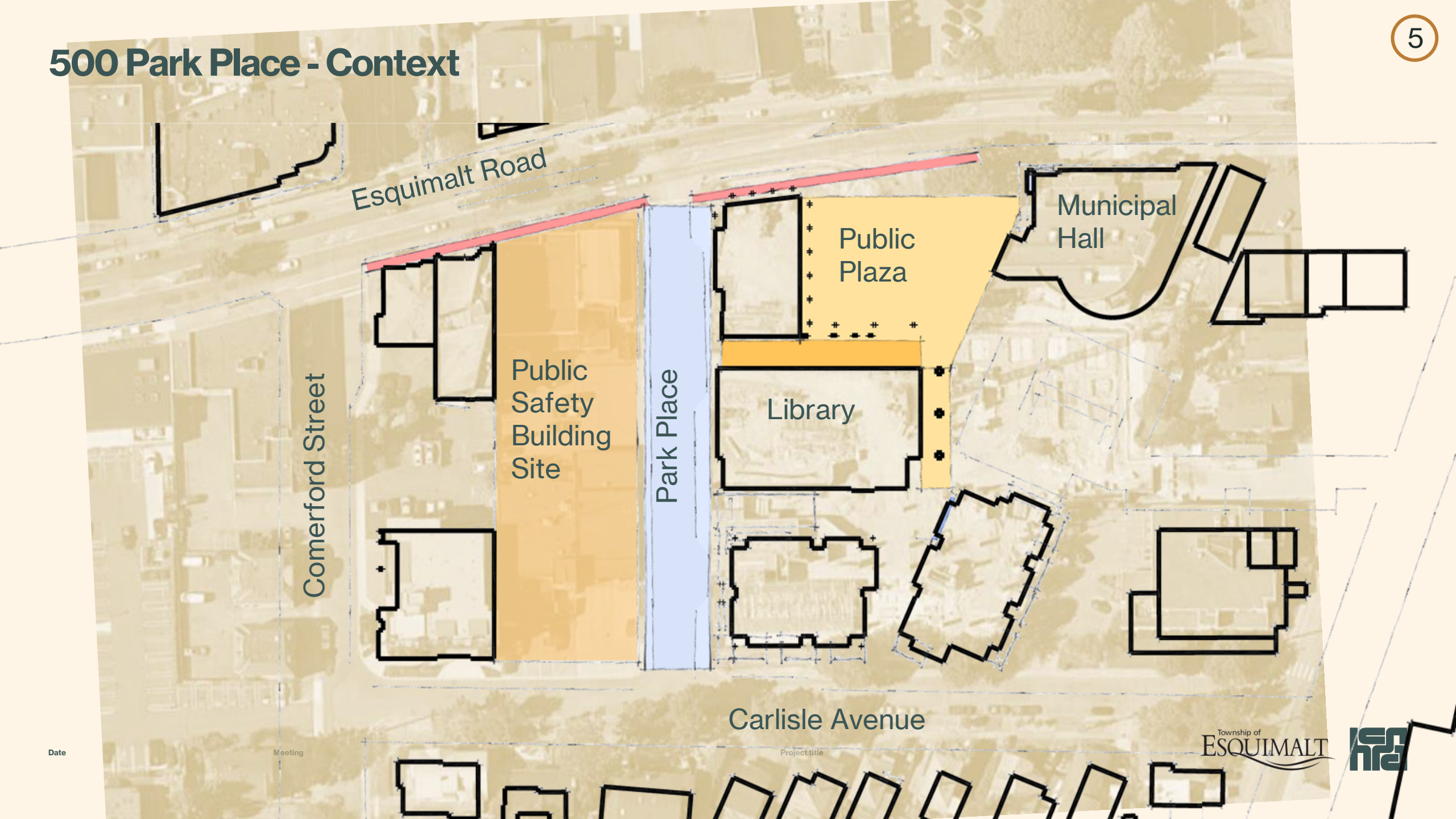
Library

Park Place

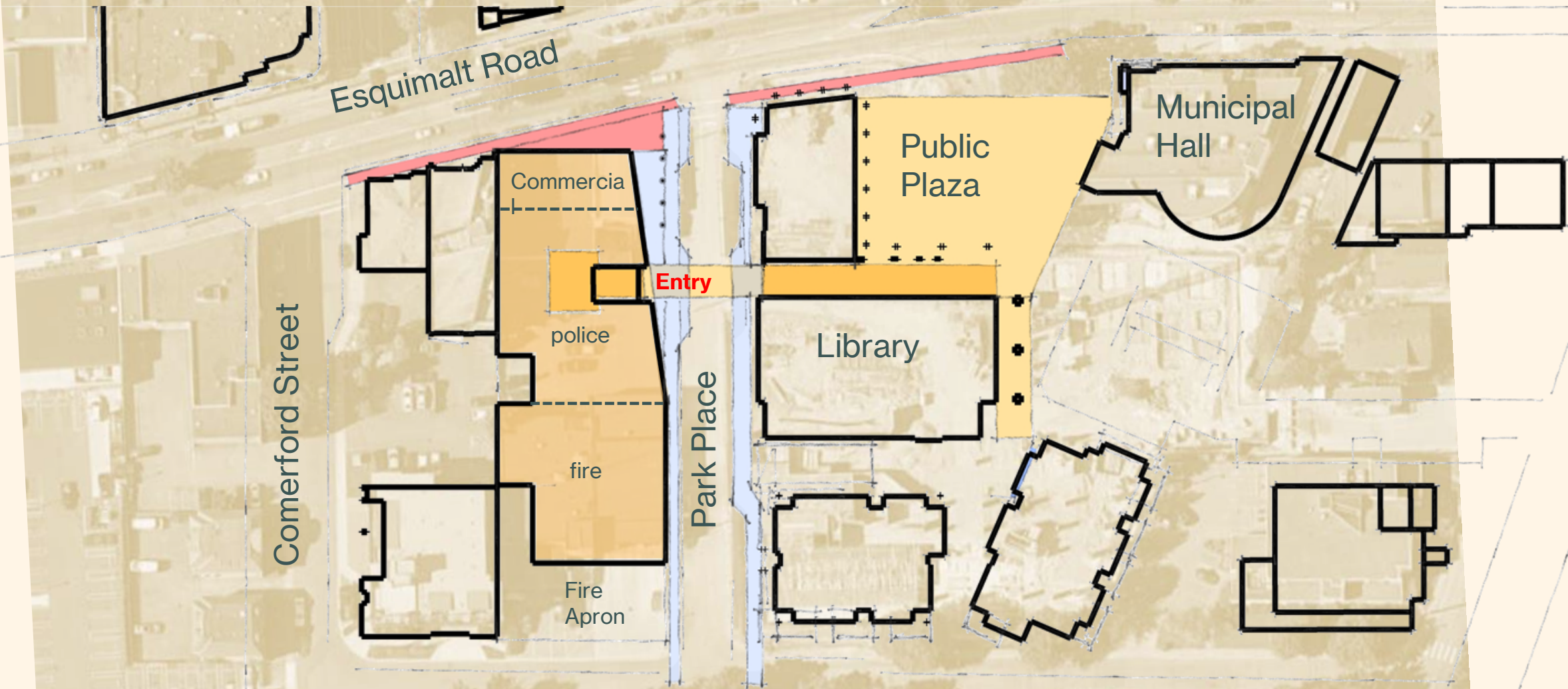
Comerford Street

Carlisle Avenue

500 Park Place - Context

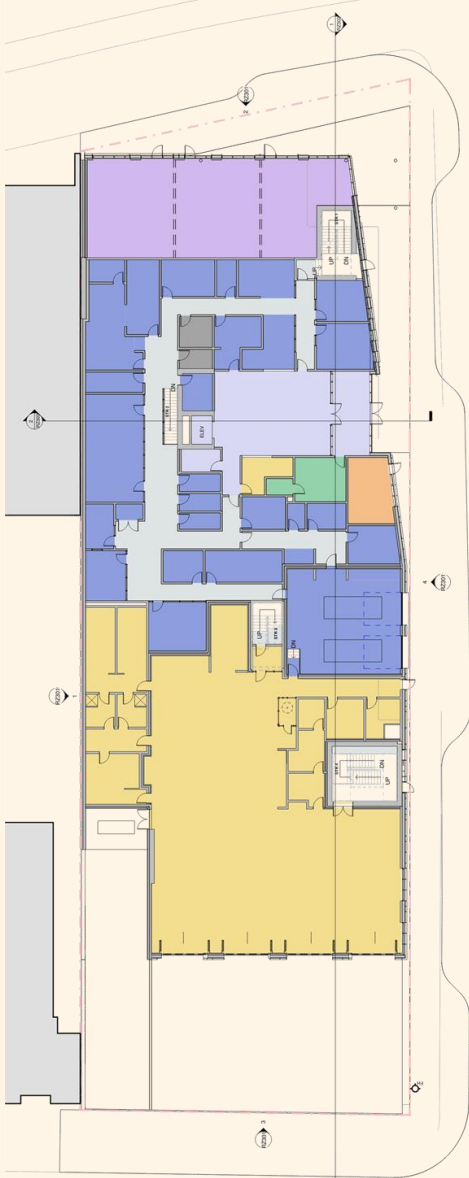


500 Park Place - Response

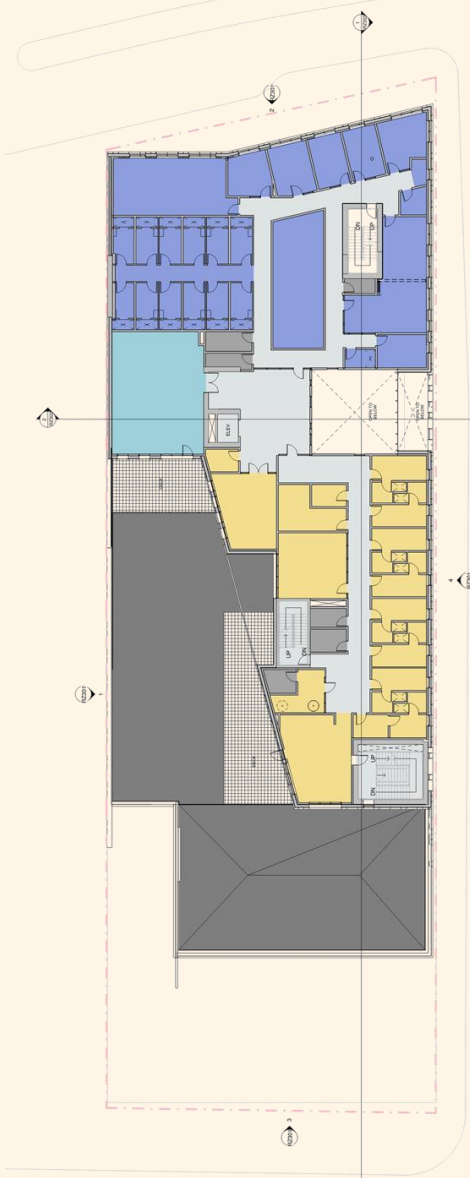


Floor Plans

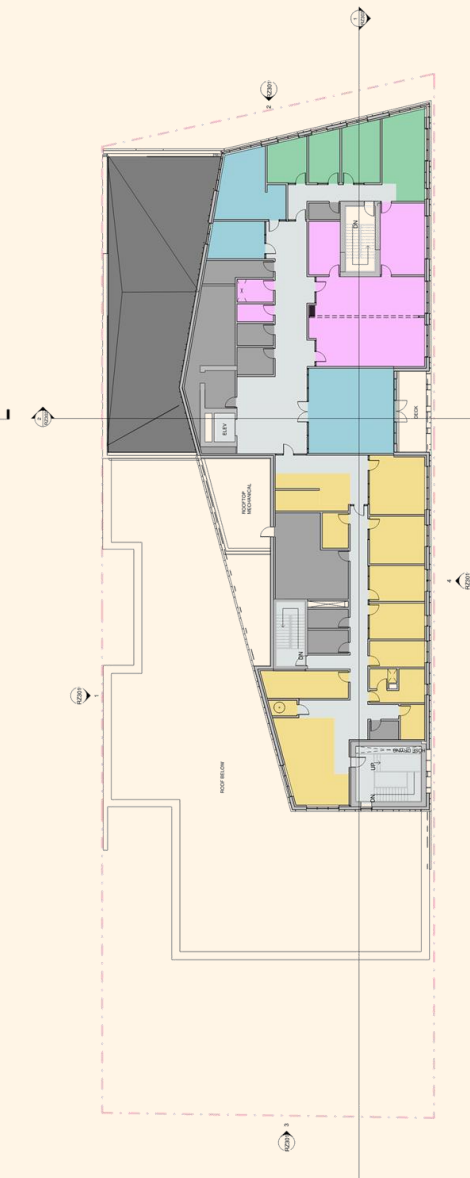
- LEGEND
- 00 CIRCULATION
 - 01 COMMUNITY ACCESS CENTRE
 - 03 COMMUNITY SAFETY SERVICES
 - 04 POLICE SERVICES
 - 05 FIRE SERVICES
 - 06 CAPITAL REGIONAL DISTRICT
 - 08 BUILDING SUPPORT
 - 09 COMMERCIAL



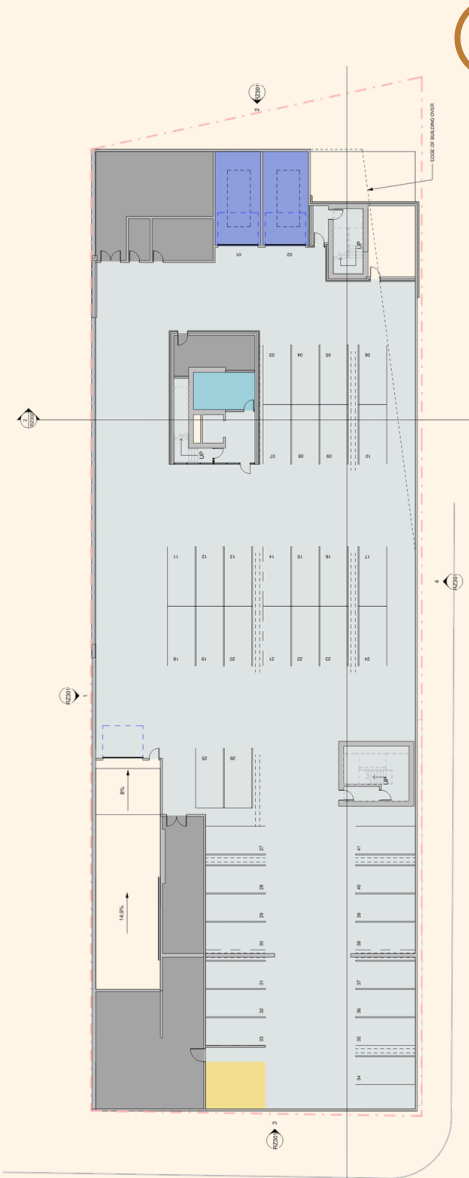
level - 1



level - 2



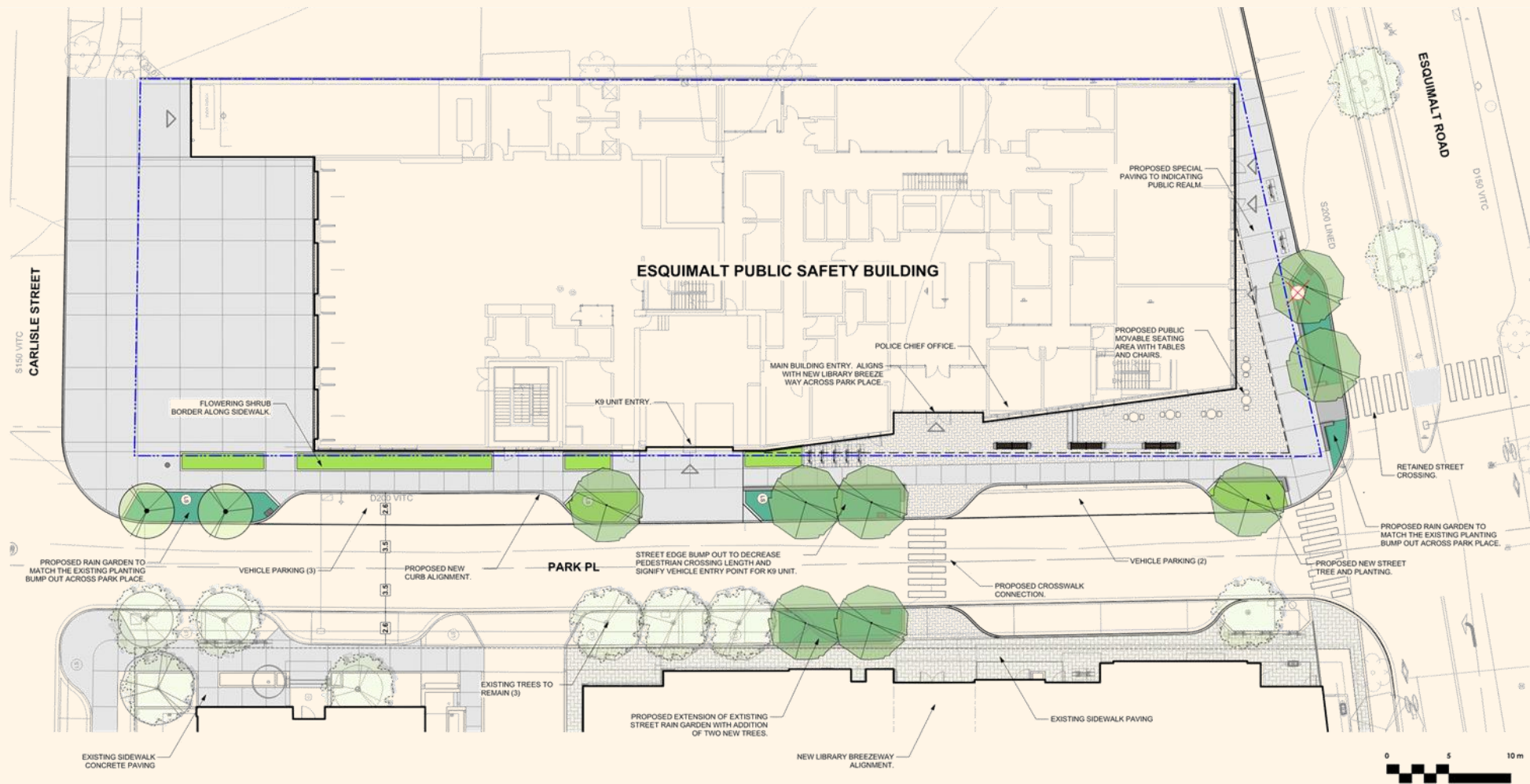
level - 3



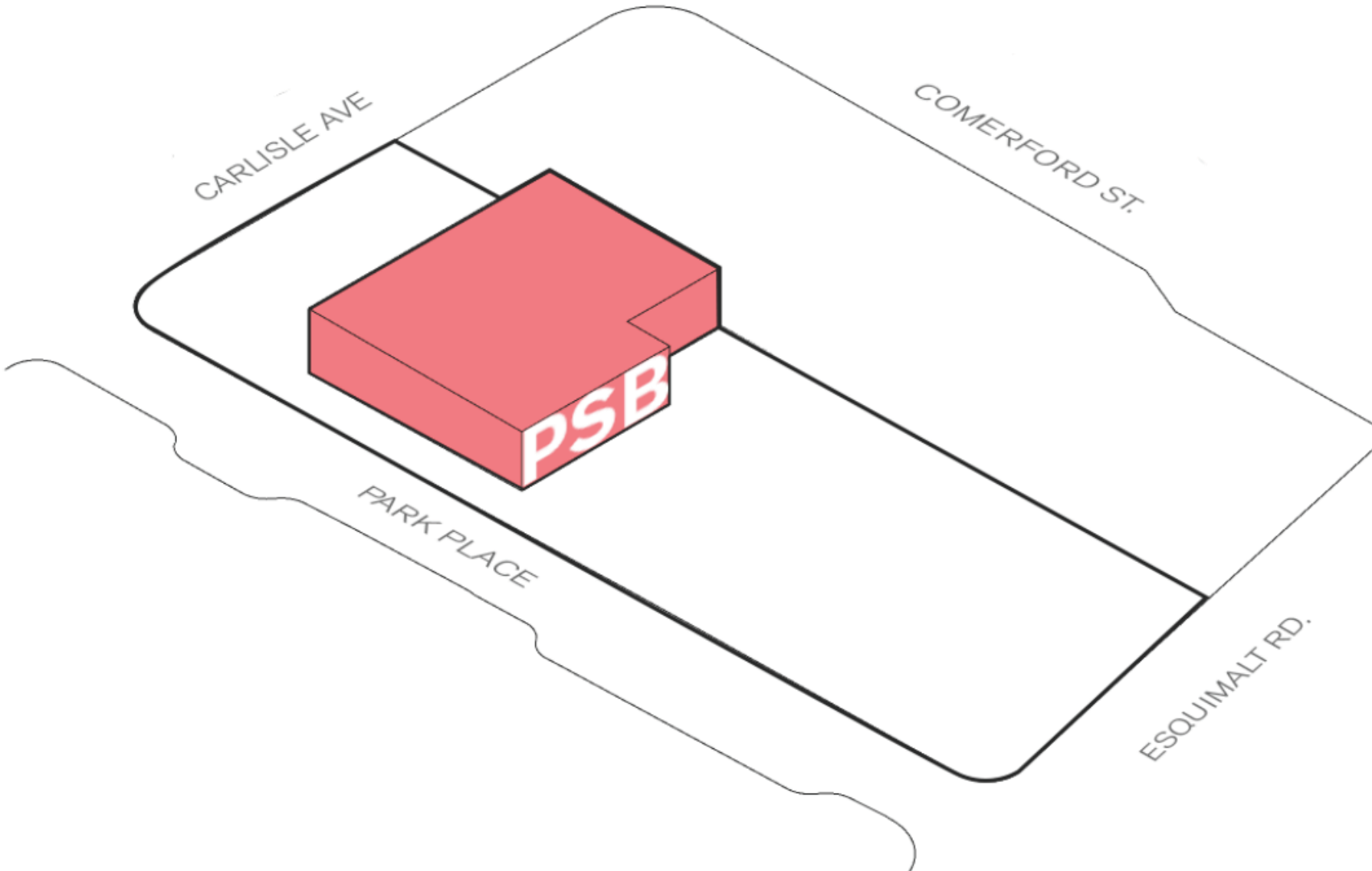
level - 0
Township of
ESQUIMALT



Landscape Plan



Massing on the site – *the design story*



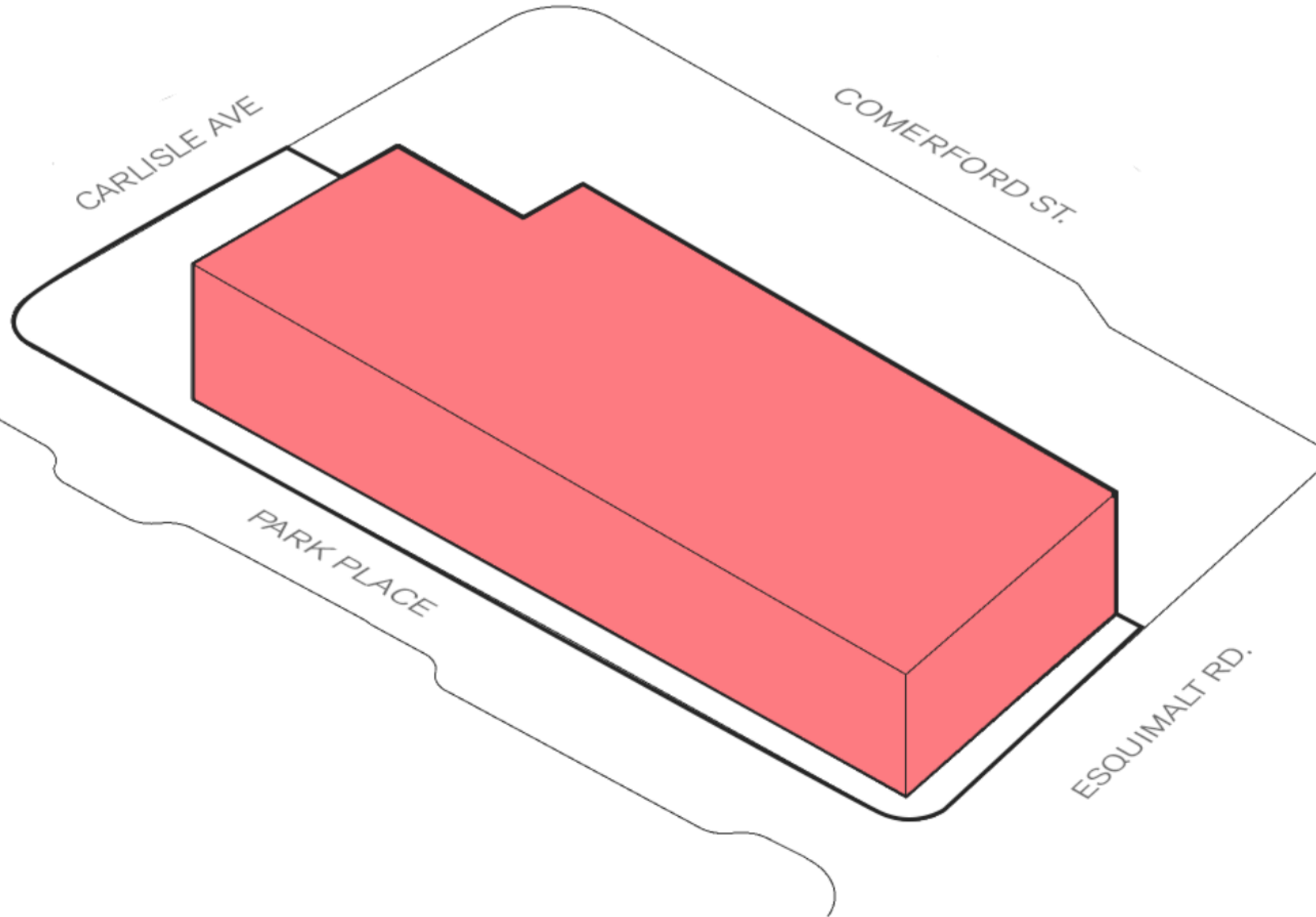
01 Existing Site

Existing Public Safety Building on the site is to be replaced. Police and Fire departments will be relocated temporarily nearby

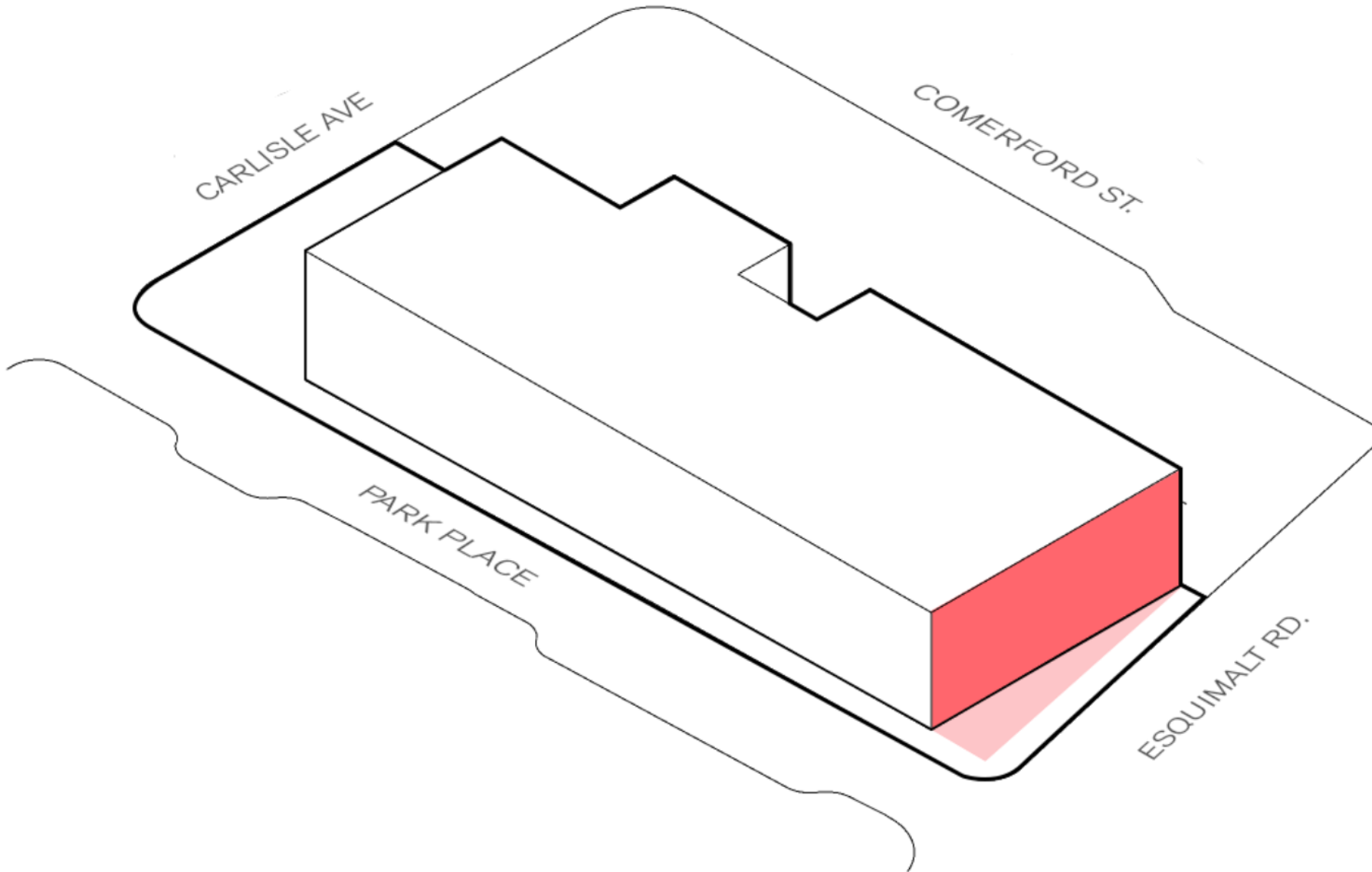
Massing on the site – *the design story*

02 Three Storey 'Block'

The design exercise starts with a simple 3 storey building block, filling up entire site



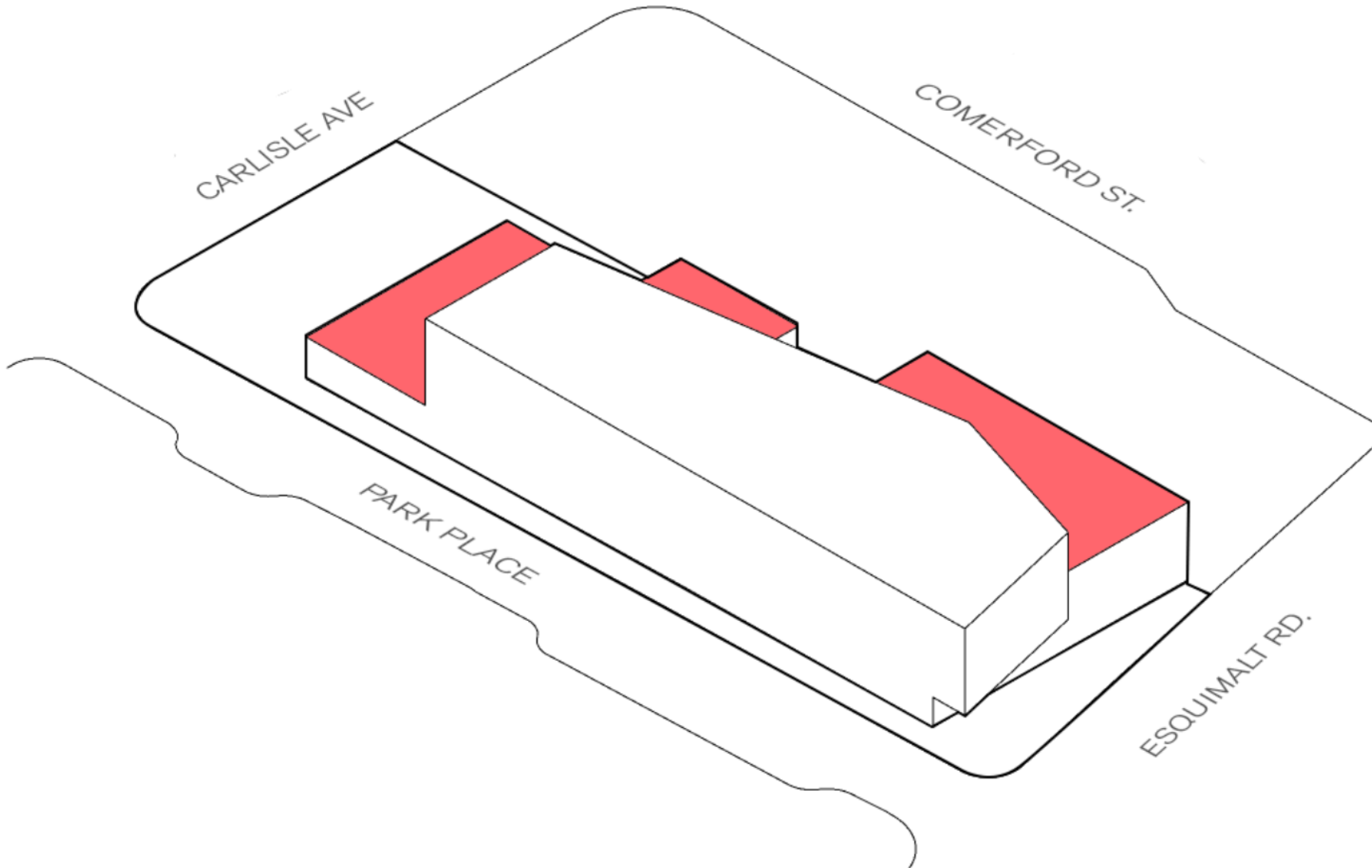
Massing on the site – *the design story*



04 Set back at Esquimalt Road

Setting back the north façade at an angle creates additional room on Esquimalt Road at the sidewalk level. Also opens up the corner at Esquimalt and Park.

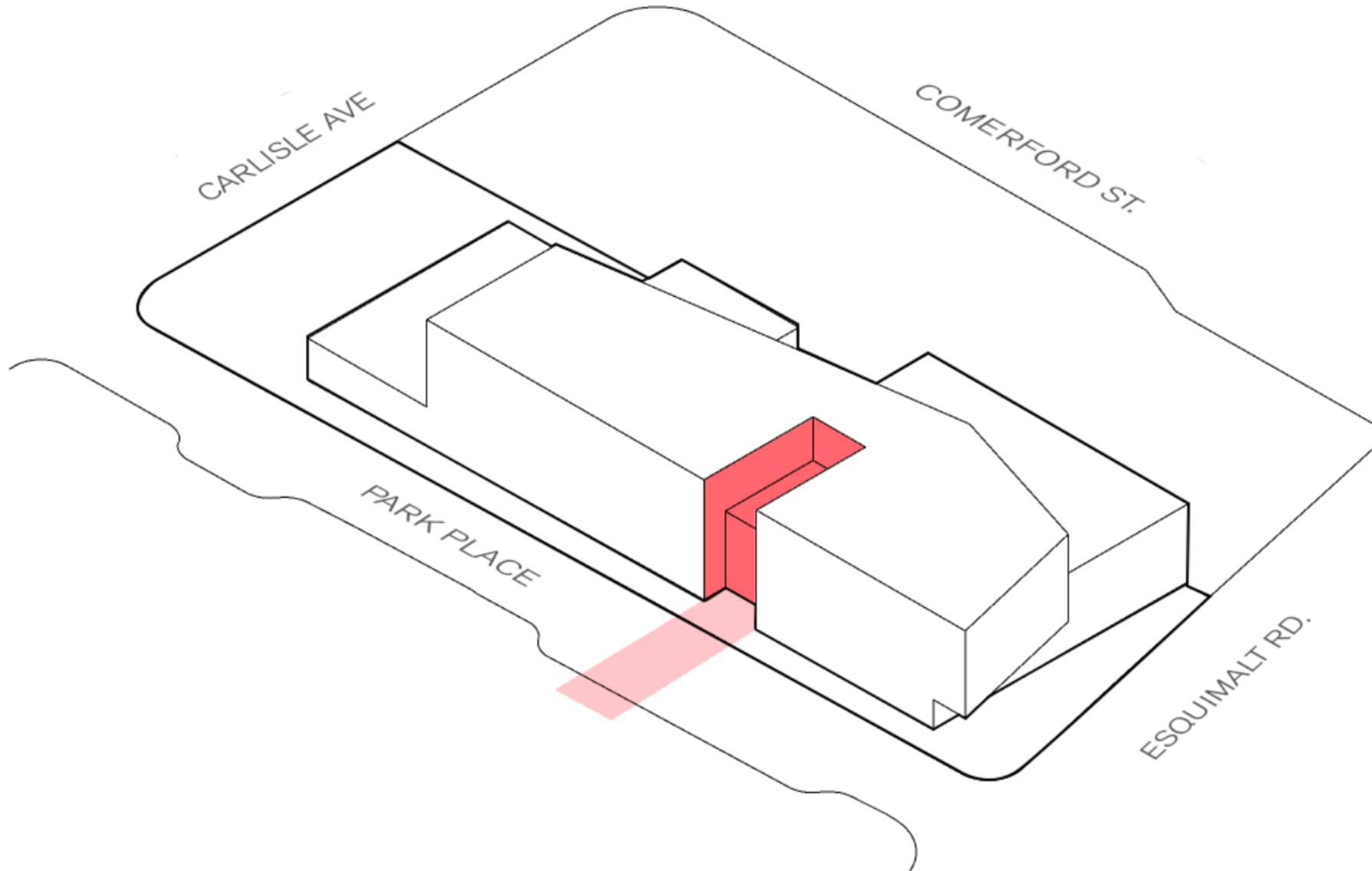
Massing on the site – *the design story*



05 Adjust massing to fit program

The level 2 and 3 floor plates are adjusted to suit the required program. Stepping down at the south over the apparatus bays respond to single family neighbourhood. Emphasizing massing towards Park Place complements the Esquimalt Town Square project.

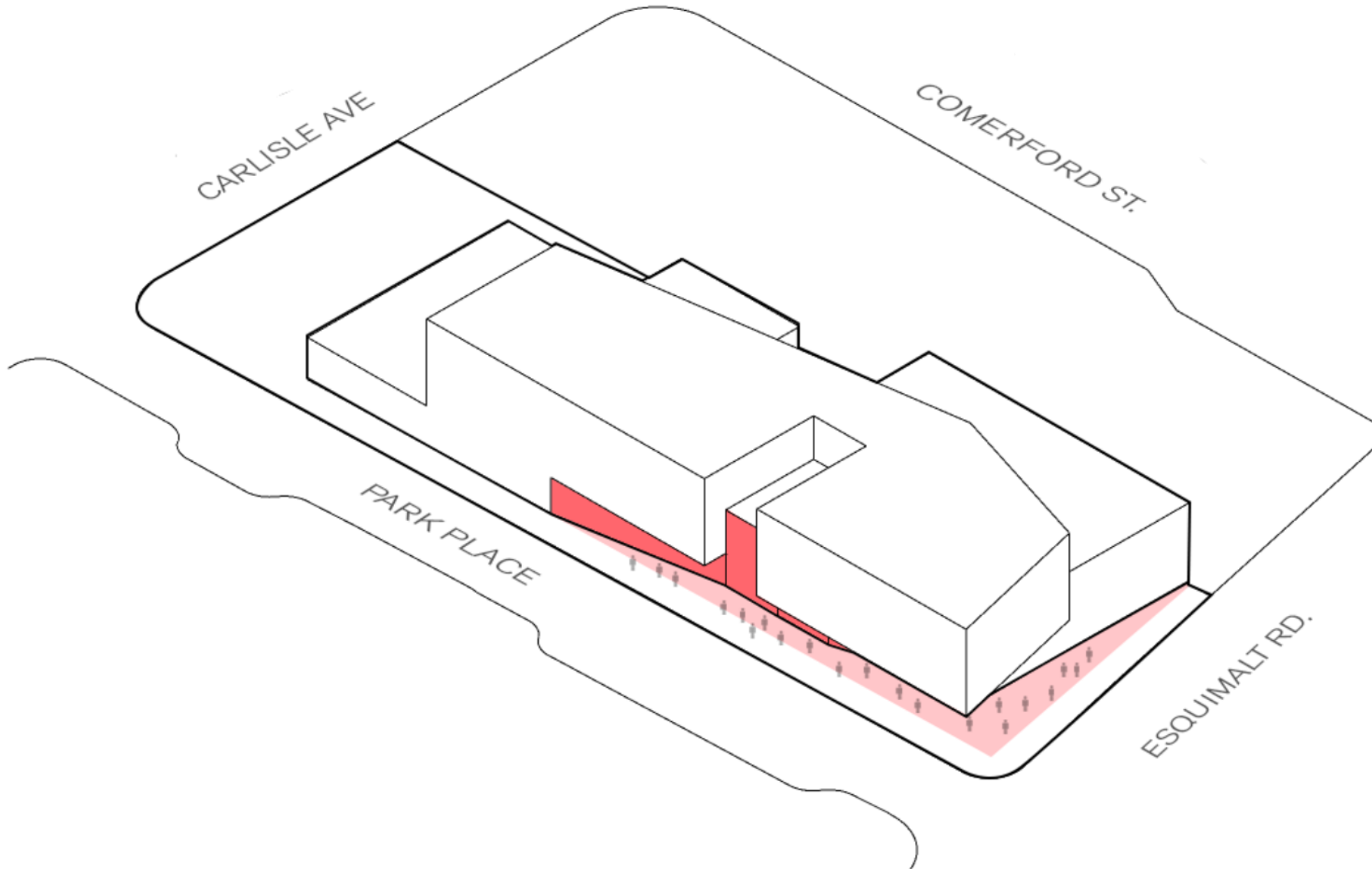
Massing on the site – *the design story*



06 Contextual Response

The main entrance to the Public Safety Building is placed across from the new library breezeway, making connections to Esquimalt Town Square project.

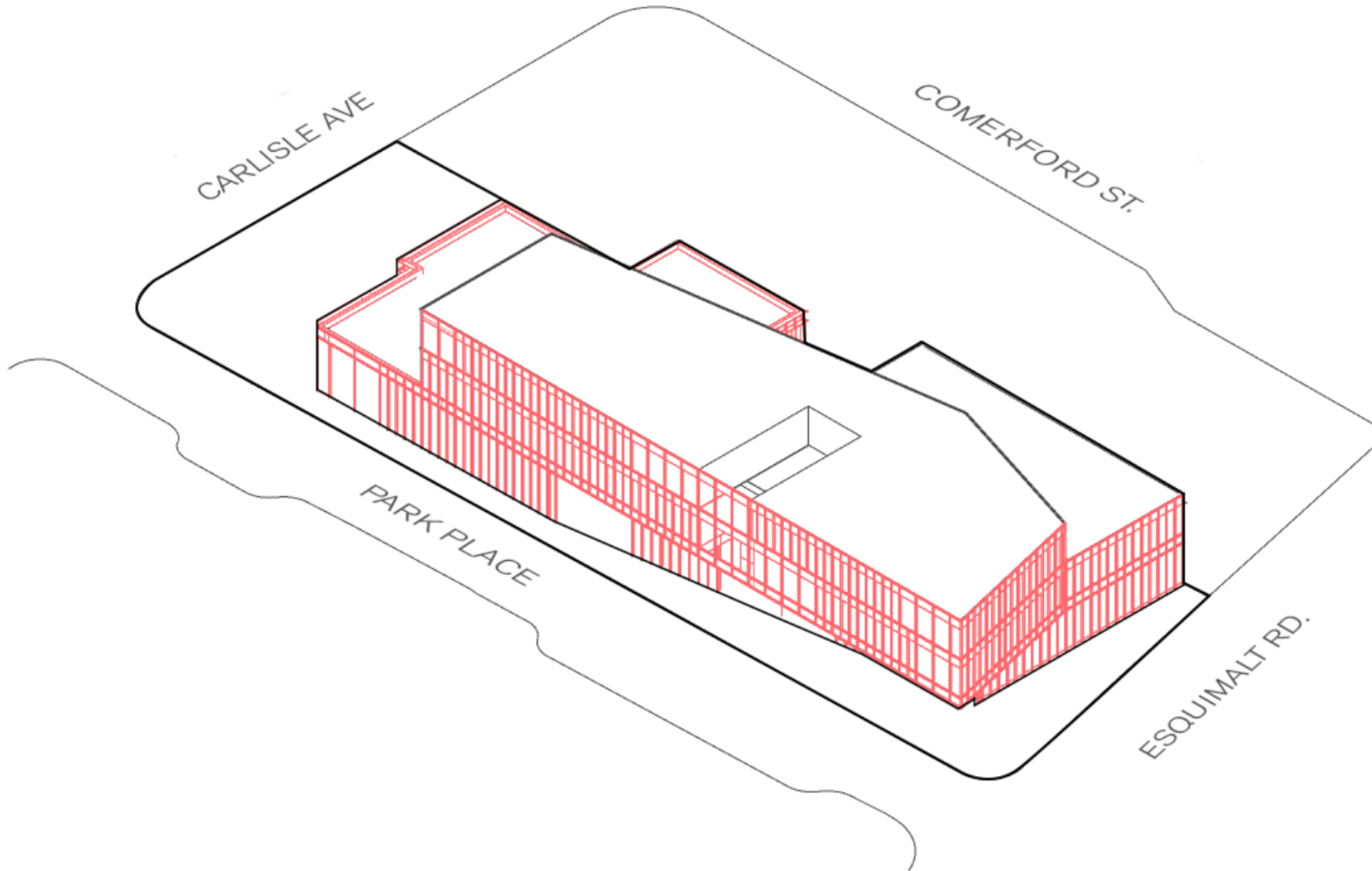
Massing on the site – *the design story*



07 Creating public space

The main floor level is set back at an angle along Park Place, from the main entrance to the street corner at Esquimalt and Park. Creates covered outdoor space, draws attention and guides pedestrians to the main entrance.

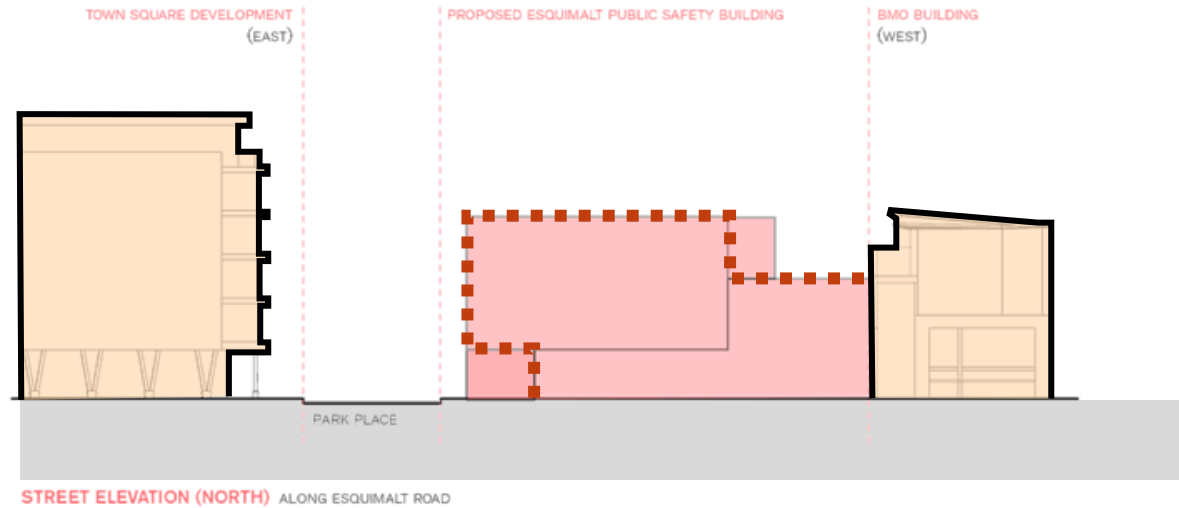
Massing on the site – *the design story*



08 Unified expression

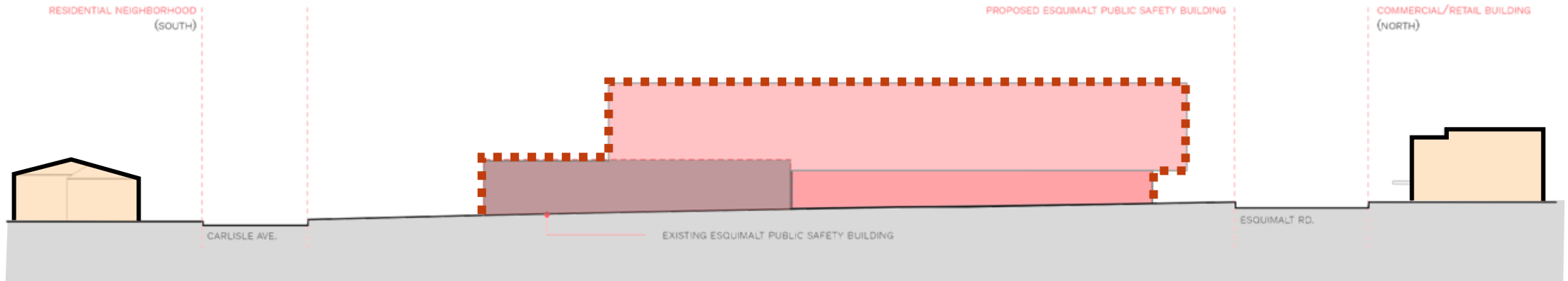
To emphasize the unified services of the Public Safety Building, the façade of the building is unified through a common treatment of horizontal bands and a vertical grid pattern. Complex building geometries are simplified.

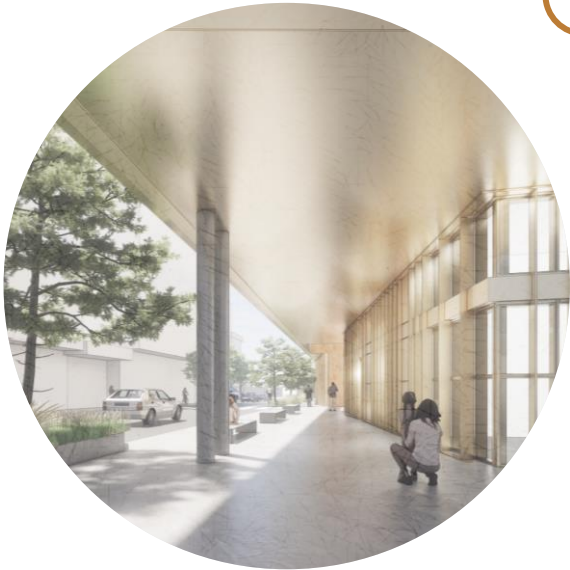
Massing on the site – context



09 Massing in context

The massing viewed in context with the neighbours in complementary. Park Place as a pedestrian oriented street is completed. The unique roofline of the building to the west is given 'space'. There will be very little change for the single-family residences across Carlisle Avenue, and Esquimalt Road will have an appropriately sized south wall.



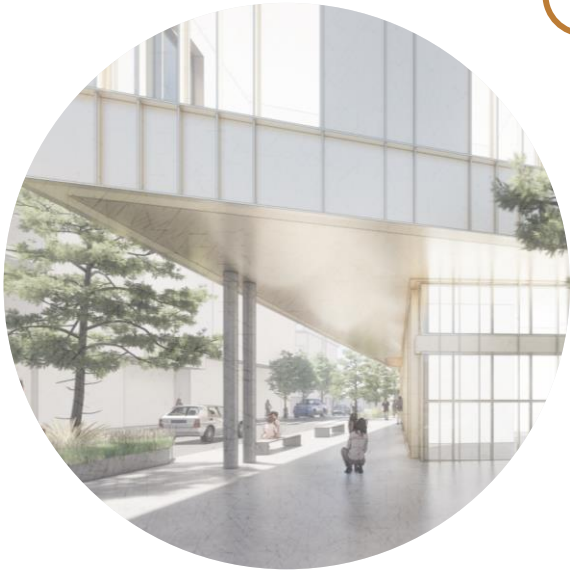


public space

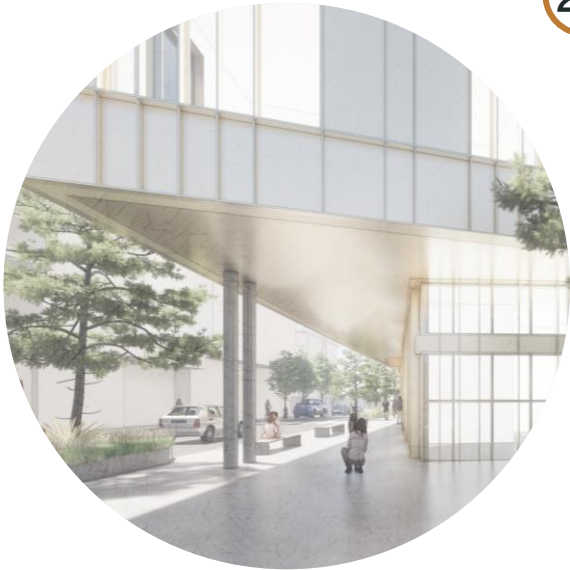
view from across esquimalt road



view from south end park place



view down park place



thank you