



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Details (With Text)

File #: 20-388 **Version:** 1 **Name:**
Type: Staff Report **Status:** Passed
File created: 8/11/2020 **In control:** Council
On agenda: 8/17/2020 **Final action:** 8/17/2020
Title: Official Community Plan Amendment Consultation List - 1237 Esquimalt Road, 510 Park Place, and 500 Carlisle Avenue, Staff Report No. DEV-20-057

Sponsors:

Indexes:

Code sections:

Attachments: 1. Appendix A - Consultation List for Public Safety Building OCP Amendment, 2. Appendix B - Public Safety Building Feasibility Study

Date	Ver.	Action By	Action	Result
8/17/2020	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: August 11, 2020

Report No. DEV-20-057

TO: Laurie Hurst, Chief Administrative Officer

FROM: Bill Brown, Director of Development Services

SUBJECT:

Official Community Plan Amendment Consultation List for 1237 Esquimalt Road, 510 Park Place, and 500 Carlisle Avenue (Schedule "A").

RECOMMENDATION:

That Council, having considered Sections 475 and 476 of the Local Government Act, authorize staff to circulate the Official Community Plan amendment concept plan, attached as Appendix "B" to Staff Report DEV-20-057, detailing the proposed development of the Public Safety Building to be located at:

Street Address: 1237 Esquimalt Road (West Lot)
PID: 006-386-407
Legal Description: Lot 273, Suburban Lot 40, Esquimalt District, Plan 2854

Street Address: 1237 Esquimalt Road (East Lot)
PID: 006-386-423
Legal Description: Lot 274, Suburban Lot 40, Esquimalt District, Plan 2854

Street Address: 510 Park Place

PID: 006-385-991
Legal Description: Lot 275, Suburban Lot 40, Esquimalt District, Plan 2854

Street Address: 500 Carlisle Avenue
PID: 029-349-320
Legal Description: Lot 1, Suburban Lot 40, Esquimalt District, Plan EPP36750

To those persons, organizations, and authorities identified in Appendix “A” of Staff Report DEV-20-057.

Note: The Township of Esquimalt has submitted a Reference Plan to the Land Titles Office that would consolidate the four lots into one lot with the following Legal Description: Lot A, Suburban Lot 40, Plan EPP103969.

RELEVANT POLICY:

Local Government Act
Official Community Plan Bylaw No. 2922
Host Community Impact 5-Year Agreement

STRATEGIC RELEVANCE:

Strategic Goal and Priority - Healthy, Livability, and Diverse Community: Fully utilize the McLoughlin amenity funds to maximum potential.

Operational Strategy - Finalize design and award construction tender for Public Safety Building (PSB) utilizing McLoughlin amenity funds.

BACKGROUND:

Appendix “A” - Official Community Plan Consultation List
Appendix “B” - Proposed Development Concept Plan

The four subject parcels are owned by the Township of Esquimalt. The Township has submitted a Reference Plan to the Land Titles Office which would consolidate the four parcels into one parcel with an area of 0.281 ha. The proposed Public Safety Building would be located on this parcel and would have a gross floor area of approximately 4381.3 m² (47,160 ft²) and would house the following uses:

- Ground Floor Commercial along Esquimalt Road
- 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 Offices

Further details are available in Appendix “B”.

Although Section 9.1 of the Official Community Plan states:

“Institutional uses are generally considered to be appropriate within any land use designation

and need not be specifically designated on the “Proposed Land Use Designation Map” (Schedule “B”).

staff feel that given that the Township places a strong value on transparency, it is advisable to amend both the “Present Land Use Designation Map (Schedule “A”) and the “Proposed Land Use Designation Map” (Schedule “B”) accordingly.

Currently, both the “present” and the “proposed” land use designations in the Official Community Plan are the same. The southern portion of the site (500 Carlisle Avenue), where the current Public Safety Building is located, is designated “Institutional”, and the northern portion of the site (510 Park Place, and 1237 Esquimalt Road) is designated “Commercial/Commercial Mixed-Use”. The proposed Public Safety Building would not conform to these designations, therefore, as noted above, it is recommended to amend both Schedule “A”, Present Land Use Designation, and Schedule “B”, Proposed Land Use Designation. The new land use designation would be specific to the proposed development.

In addition, Schedule “F”, being the map showing the location of Public Parks and Facilities, needs to be amended to indicate that the institutional use will expand to the northern portion of the parcel.

Also, Schedule “H”, being the map that designates Development Permit Areas, needs to be amended since the southern portion of the site has no designation and the northern portion of the site is designated as Multi-family Residential. Again, a site specific Development Permit Area will be created that is specific to the proposed development. A concomitant Development Permit Area section would be added to the Official Community Plan with all of the development permit guidelines. As with all properties in Esquimalt, the site is designated under the three environmental development permit areas, namely:

- DPA No. 1 - Natural Environment,
- DPA No. 7 - Energy Conservation & Greenhouse Gas Reduction, and
- DPA No. 8 - Water Conservation.

Finally, the third policy under section 9.2 states:

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

This will be amended by deleting, “maintaining the Esquimalt Municipal Hall as the primary emergency operations centre” and replacing it with, “having the primary emergency operations centre located in the Public Safety Building”

ISSUES:

1. Rationale for Selected Option

Section 475 of the Local Government Act states that a local government (i.e. Council) must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected and specifically must consider whether consultation is required with the following:

- (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- (ii) the board of any regional district that is adjacent to the area covered by the plan;
- (iii) the council of any municipality that is adjacent to the area covered by the plan;
- (iv) First Nations;
- (v) boards of education, greater boards and improvement district boards;
- (vi) the Provincial and federal governments and their agencies.

Section 476 of the Local Government Act requires that a local government must consult with the boards of education of any school district in an area affected by an amendment to an Official Community Plan.

2. Organizational Implications

The proposed amendments to the Official Community Plan will be dealt with as part of the normal operations of the Township.

3. Financial Implications

The proposed amendments to the Official Community Plan will not have significant financial implications. The financial implications of the actual project will be brought to Council by the Chief Administrative Officer or her delegate in a separate staff report.

4. Sustainability & Environmental Implications

The Township is committed to environmental leadership and will incorporate a wide spectrum of initiatives to reduce corporate greenhouse gas emissions, conserve water, and promote a healthy urban environment.

5. Communication & Engagement

The process to redevelop the subject property started with a public consultation process designed to obtain feedback from the public about features that they would like to see incorporated into the new Public Safety Building. This information was reviewed by Council and subsequent direction was given to staff to begin the design process. A conceptual design has been produced (Appendix "B") which has formed the basis for a series of amendments to the Official Community Plan including development of design guidelines. This has triggered the consultation process outlined above.

Once the amending bylaw has been drafted and given first and second reading, a public hearing will be required before the bylaw is given third reading and adopted.

ALTERNATIVES:

- 1) That Council authorize staff to circulate information that will form the basis of a series of

amendments to the Official Community Plan to the list of persons, organizations, and authorities in Appendix "A".

- 2) That Council amend the list in Appendix "A" by adding or removing persons, organizations, or authorities.
- 3) That Council not authorize staff to circulate information that will form the basis of a series of amendments to the Official Community Plan.

Official Community Plan Amendment
Consultation List

- 1) Esquimalt First Nation;
- 2) Songhees First Nation;
- 3) Esquimalt Chamber of Commerce;
- 4) Board, Capital Regional District;
- 5) Board, School District No. 61 (Greater Victoria);
- 6) Board, School District No. 93 (Conseil Scolaire Francophone de la Columbia Britanique); and
- 7) Department of National Defence (Base Commander, CFB Esquimalt).

Esquimalt Public Safety Building

Feasibility Study Outcomes

Hosted by
HCMA Architecture + Design

22nd June 2020

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

The Program of Needs – Operational Parking

Fire

6 Fire Apparatus (trucks) in 2 Tandem Bays + 2 Single Truck Bays

4 Operational Vehicles

Police

2 Secure Bays

17 Patrol Cars

2 K9 Unit Vehicles

25 Operational Vehicles

Basement Parking Area

25,006sf (83% of Site Area)

The Program of Needs

Not included

Holding Cells and Associated Uses

- Operational Cost

- Contract-Out these services

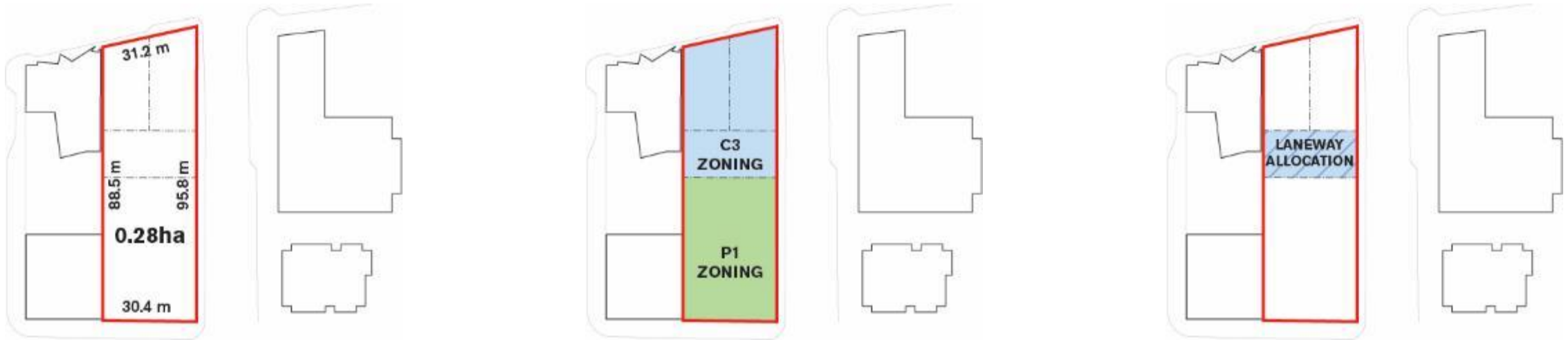
Residential Uses

- Parking Demand

- Legal Restrictions

- Access through stairs and elevators to the upper floors

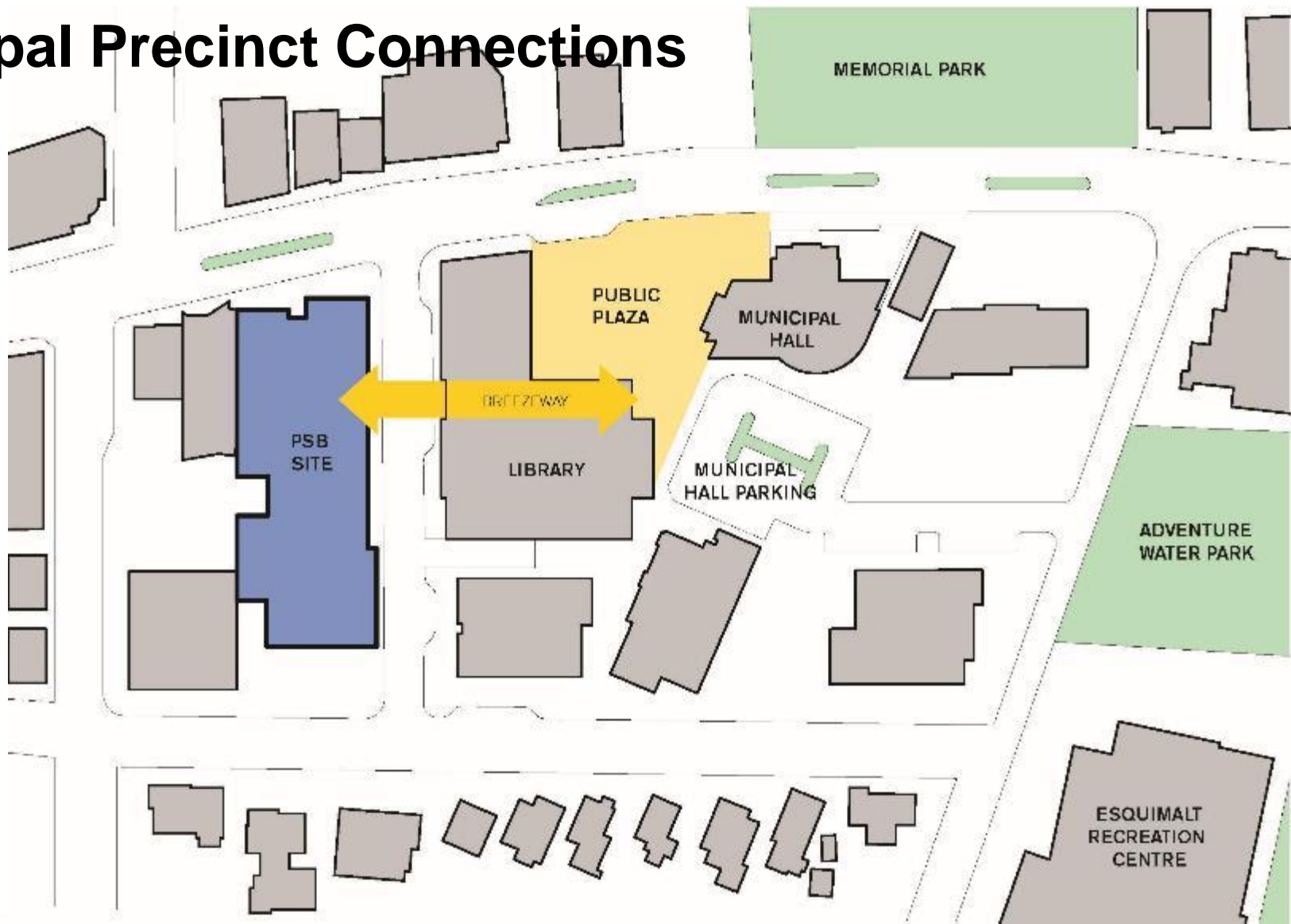
Site Constraints



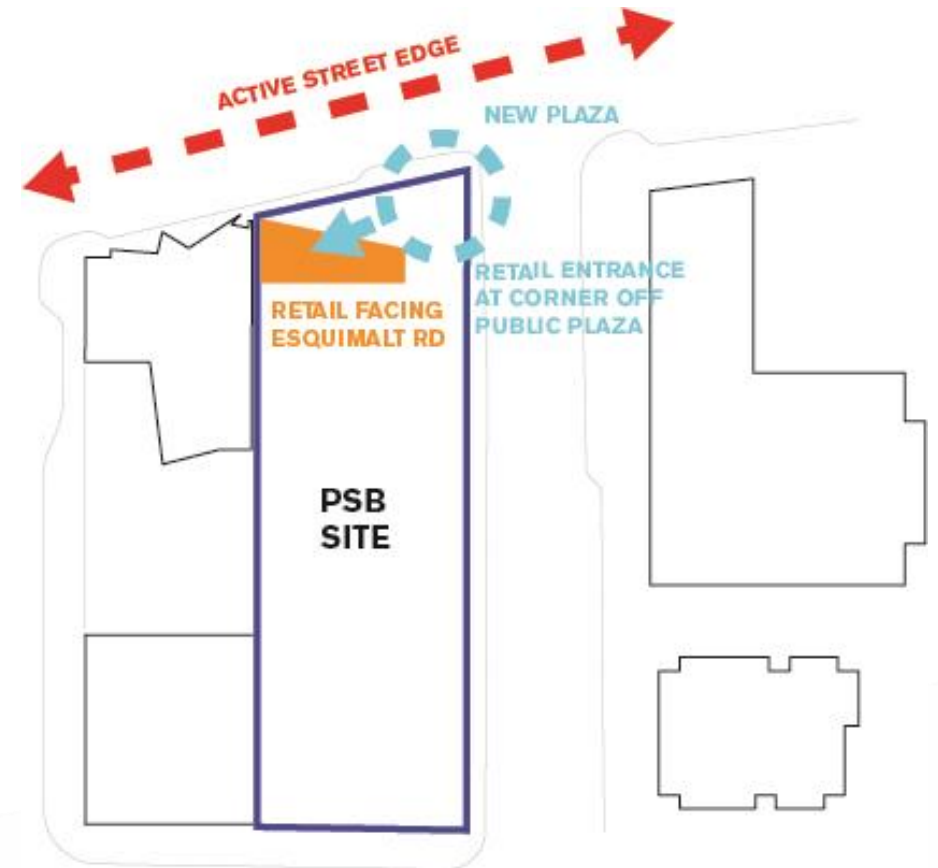
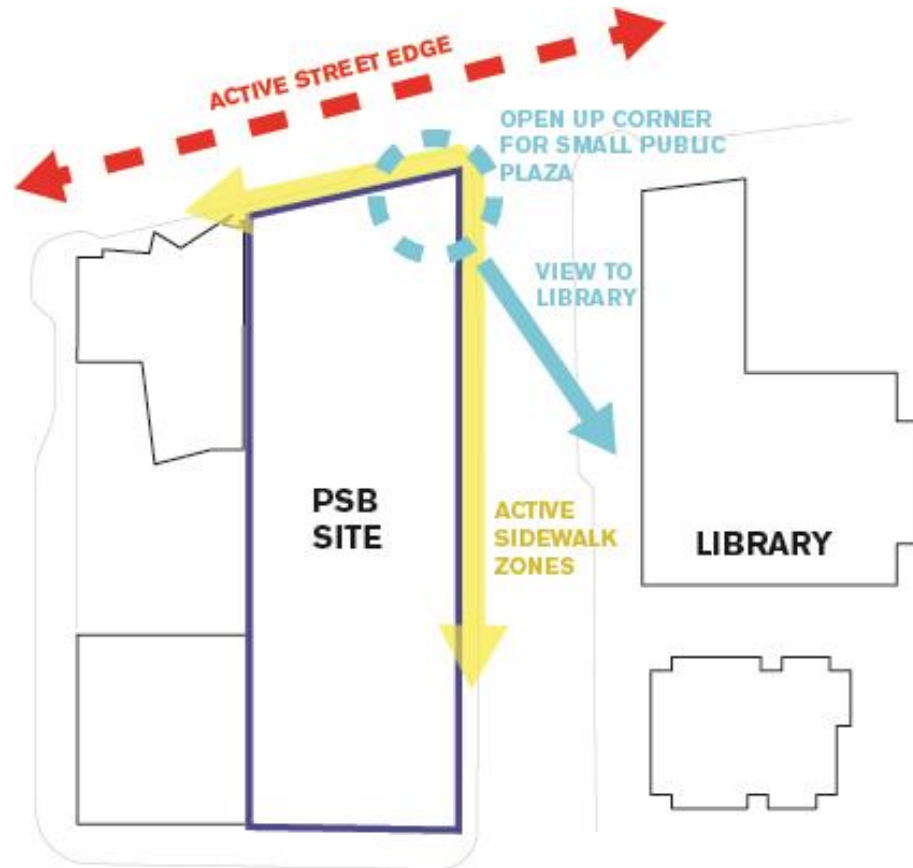
Site Area = 30,140sf



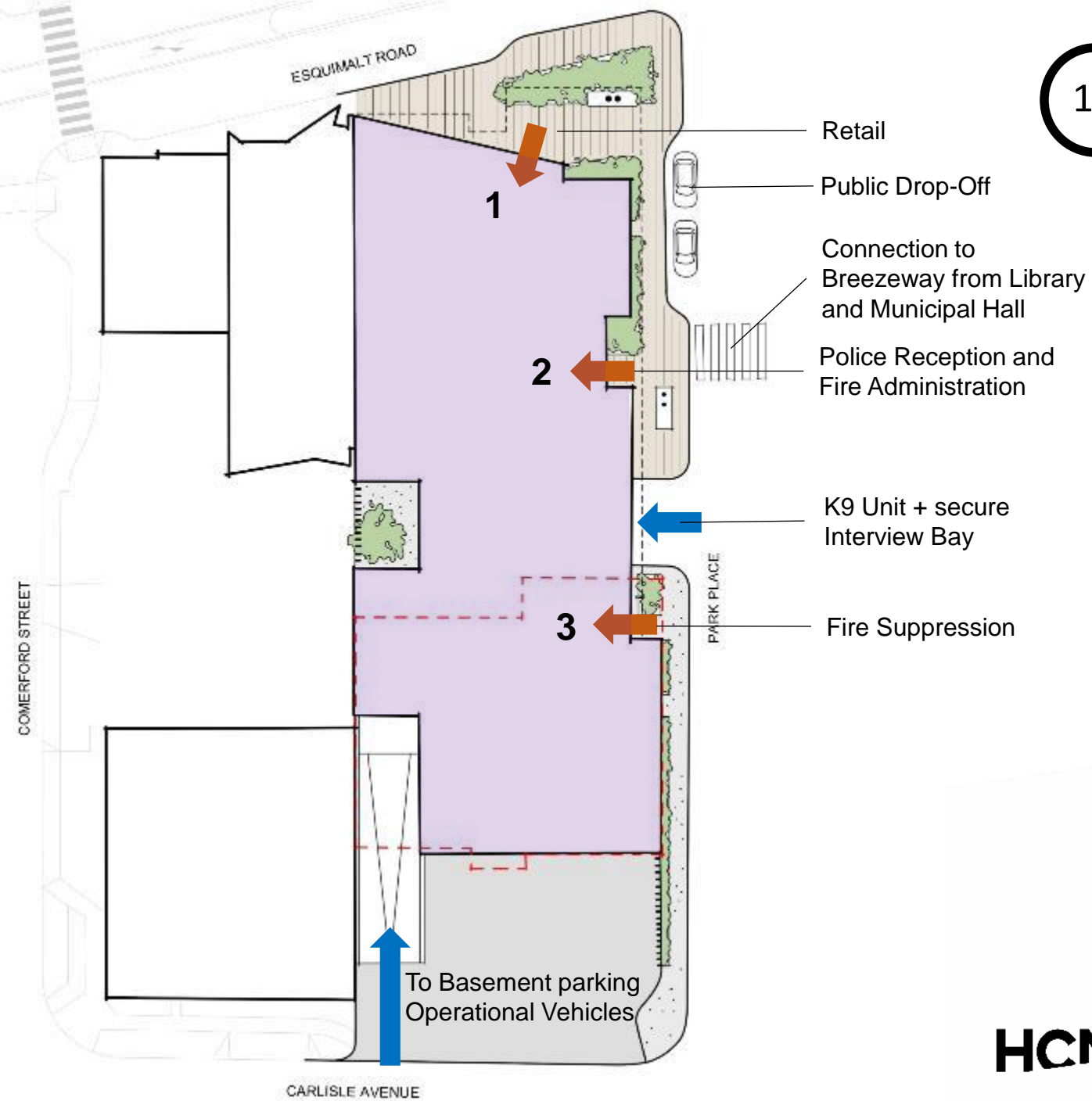
Municipal Precinct Connections



Public Space Activation + Retail Placement

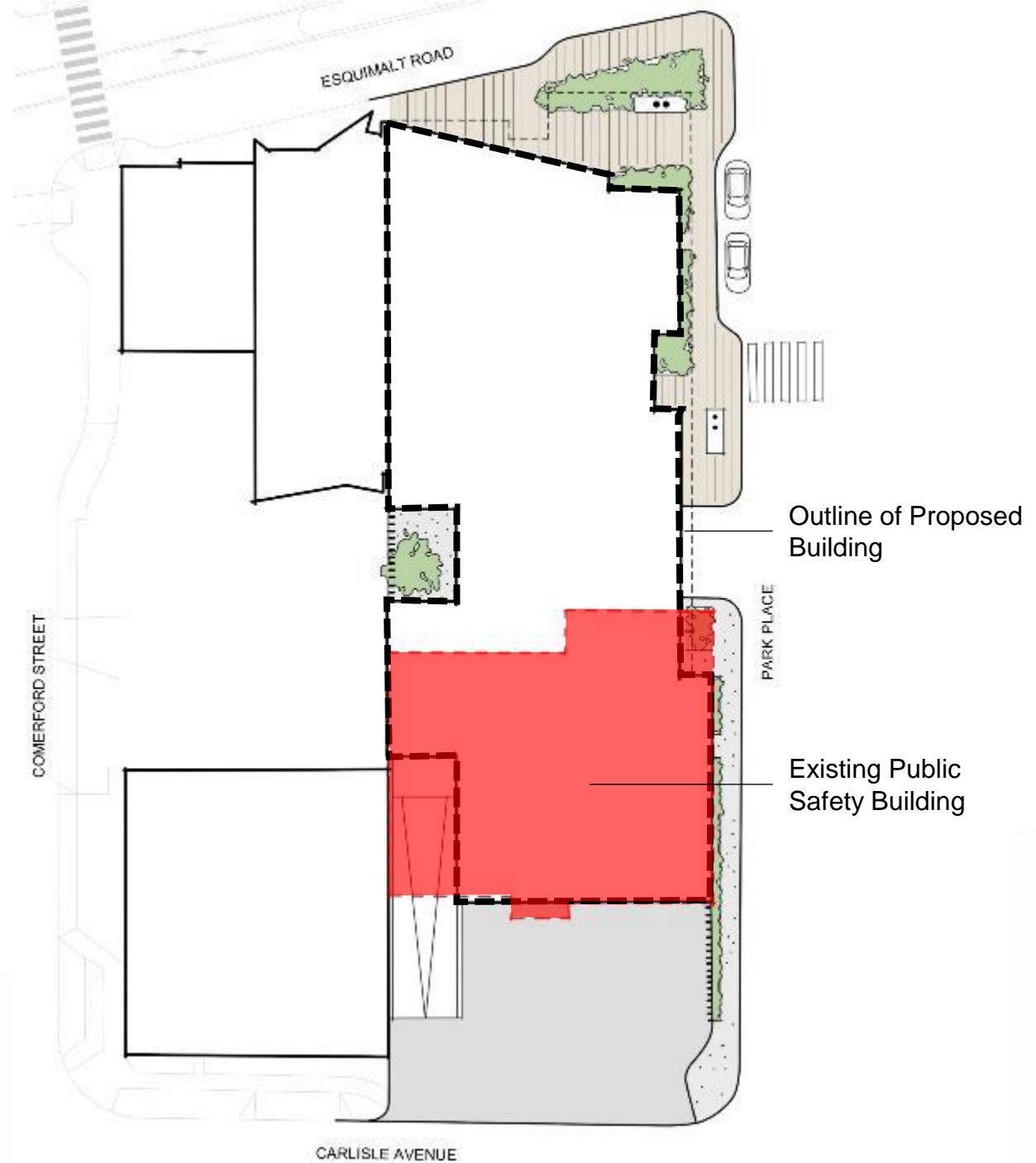


Site Plan – Entry Points



Site Plan – Phasing?

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Temporary Fire Hall at Archie Browning Parking Lot



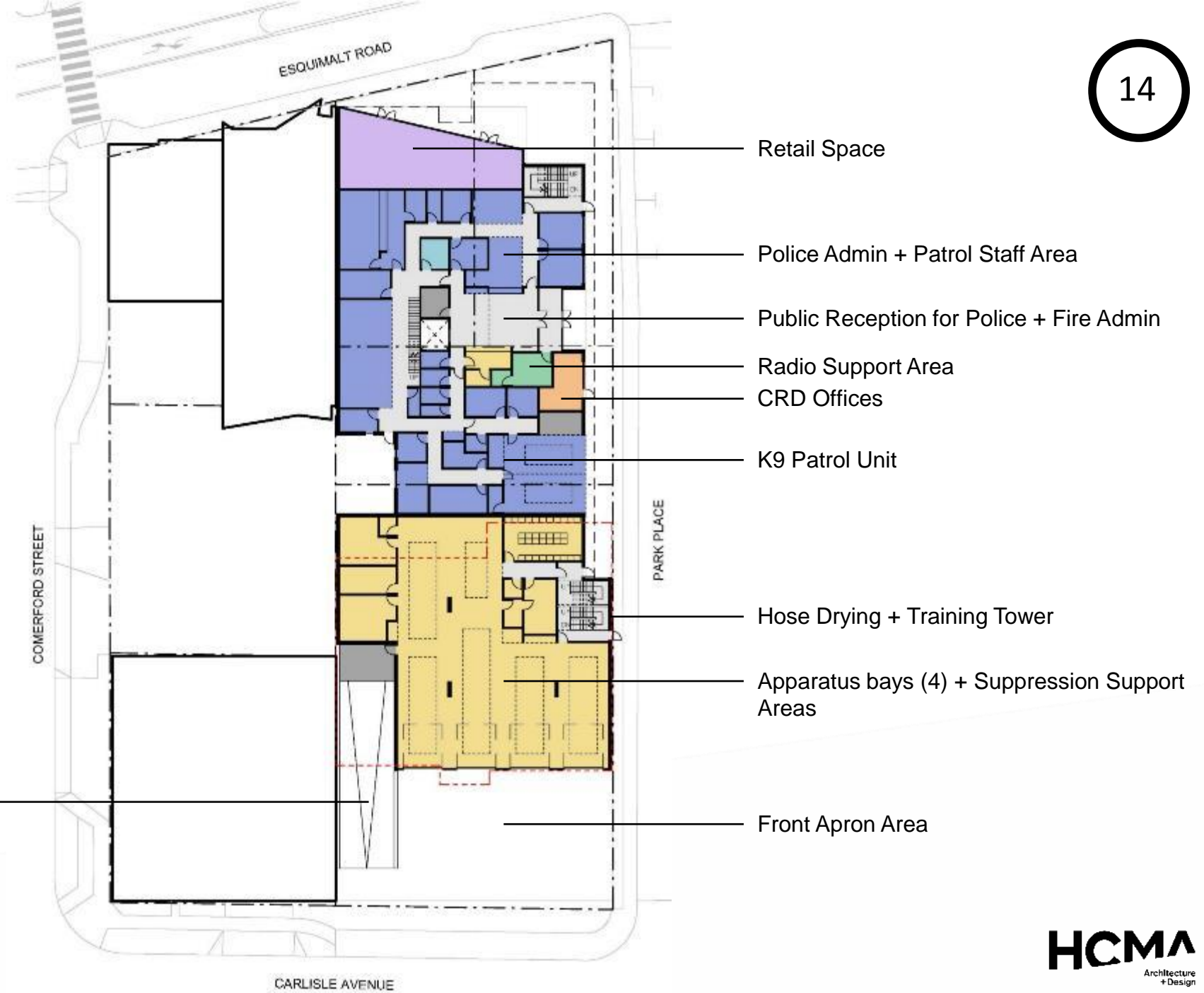
Temporary Police facility 398 Fraser Street



Level 1 Floor Plan

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Ramp to Secure Basement Parking



Level 2 Floor Plan

Lockers, Change,
Duty Bags

Investigation Project
Rooms

Shared Meeting
Rooms

Shared Fitness Area

Police Investigations, Lunch
Room

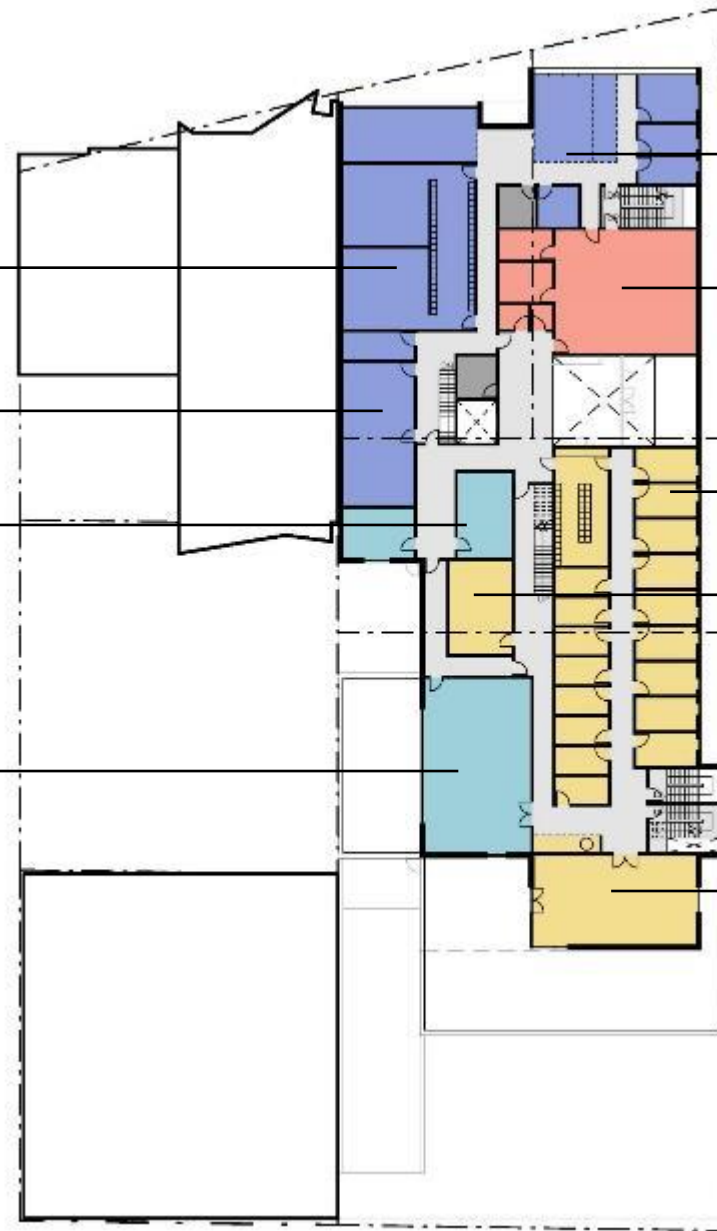
Emergency Operations Centre + Training
Room

Crew Quarters (Sleep Rooms)

Training Room

Hose Drying + Training Tower

Crew Quarters (Day Room + Kitchen)



Level 3 Floor Plan

Building Mechanical Rooms



Community Services Offices

Rooftop Terrace

Fire Administration Offices

Hose Drying + Training Tower

View from Esquimalt Road

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View from Esquimalt Road – Looking East

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View from Carlisle Avenue – Fire Hall



Project Costs

New Construction

\$29.6m - \$32.4m

Temporary Fire Hall

\$1.5m

- Soft Costs:
- Relocation of Fire + Police Operations
 - Demolition + Hazardous Abatement
 - Consultant Fees
 - Permit and Insurance Costs
 - Escalation + Contingency

Total Project Costs:

\$38.5 - \$43.6m