



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Details (With Text)

File #: 20-600 **Version:** 1 **Name:**
Type: Staff Report **Status:** Passed
File created: 12/3/2020 **In control:** APC Design Review Committee
On agenda: 12/9/2020 **Final action:** 12/9/2020
Title: Initial Review of 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

Date	Ver.	Action By	Action	Result
12/9/2020	1	APC Design Review Committee	approved	Pass

REQUEST FOR DECISION

DATE: December 3, 2020 Report No. DRC-20-008
TO: Chair and Members of the Advisory Planning Commission; Design Review Committee
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
Legal Description: Lot A Suburban Lot 40 Esquimalt District Plan EPP103969.
PID: 031-165-788

RECOMMENDATION:

That the Design Review Committee 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 and dated, received December 2, 2020, and the land scape plan prepared by Murdoch de Greeff dated, received December 2, 2020, 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

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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.

PURPOSE OF APPLICATION:

The Township of Esquimalt has initiated a planning 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 Design Review Committee is asked to comment on proposed: uses, setbacks, building height, distribution of mass, relationship to the public realm, relationship to adjacent

properties, and parking. The Design Review Committee will focus on specific design elements such as colour and materials as well as the architectural details when the development permit application is presented to the Committee for review at a future meeting.

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: 2810 m²

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.

COMMENTS FROM OTHER DEPARTMENTS:

Community Safety Services: The Community Safety Services Director is the project manager 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:

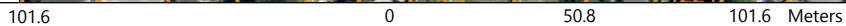
Staff would appreciate the Design Review Committee's comments on the following:

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

ALTERNATIVES:

That the Design Review Committee 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 and dated received December 2, 2020 and the land scape plan prepared by Murdoch de Greeff dated received December 2, 2020 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.

Legend



NAD_1983_UTM_Zone_10N
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Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Notes

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

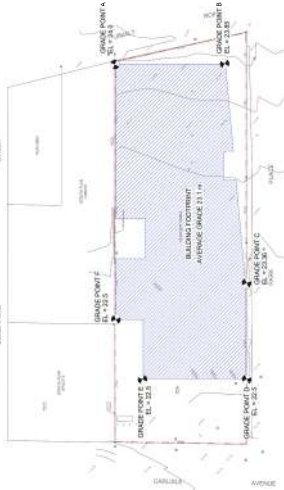
PROJECT TEAM:

- 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.
1210 Douglas Street
Victoria BC V8V 4T6
T: 250.590.4875
- ELECTRICAL:**
AES Engineering Ltd.
500 - 3785 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@mdidesign.ca
- CIVIL:**
Anderson & Associates
1210 Douglas Street
Victoria BC V8Z 4B7
T: 250.727.2214
- MECHANICAL:**
AME Group
721 Johnson St.
Victoria, BC V8W 1W8
T: 250.382.5989
F: 250.382.5988
- PROJECT MANAGER:**
Core Project Management
102-375 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 m² (30,246.6 sf)
- GROSS FLOOR AREA (GFA - Parkade not included):** 6238 m² (67,145.3 sf)
- Main Floor Area: 1813 m² (19,515 sf)
Second Floor Area: 1178 m² (12,679.3 sf)
Third Floor Area: 915 m² (9,849 sf)
Underground Parkade Area: 2332 m² (25,101.4 sf)
- FRONTAGE:** Esquimalt Rd 25.4 m
Park Place 73.3 m
- PROPOSED BUILDING FOOTPRINT AREA:** 2096.5 m² (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

- ZONING INFORMATION:**
Existing Zoning: P1 Public Institutional
Proposed Zoning: IBD
- 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



AVERAGE GRADE CALCULATION:

= (Point A + B + C + D + E + F) ÷ 6

= (24.0 + 23.85 + 23.36 + 22.5 + 22.5 + 22.5) ÷ 6

= 138.71 ÷ 6

= 23.1

- COVER SHEET
SITE PLAN
FLOOR PLAN - LEVEL 1
FLOOR PLAN - LEVEL 2
FLOOR PLAN - LEVEL 3
FLOOR PLAN - BASEMENT
BUILDING SECTIONS
BUILDING RENDERERS
LANDSCAPE PLAN
CIVIL

SHEET LIST:

- A000
A101
A201
A202
A203
A204
A205
A302
A303
A304
C000

1	BUILD FOR REZONING	BY DEC 2000
2	DESCRIPTION	DATE
	PROFESSIONAL SEAL	



Esquimalt Public Safety Building

500 Park Place,
Esquimalt BC V9A 6Z9

PROJECT # : 20005
COVER SHEET

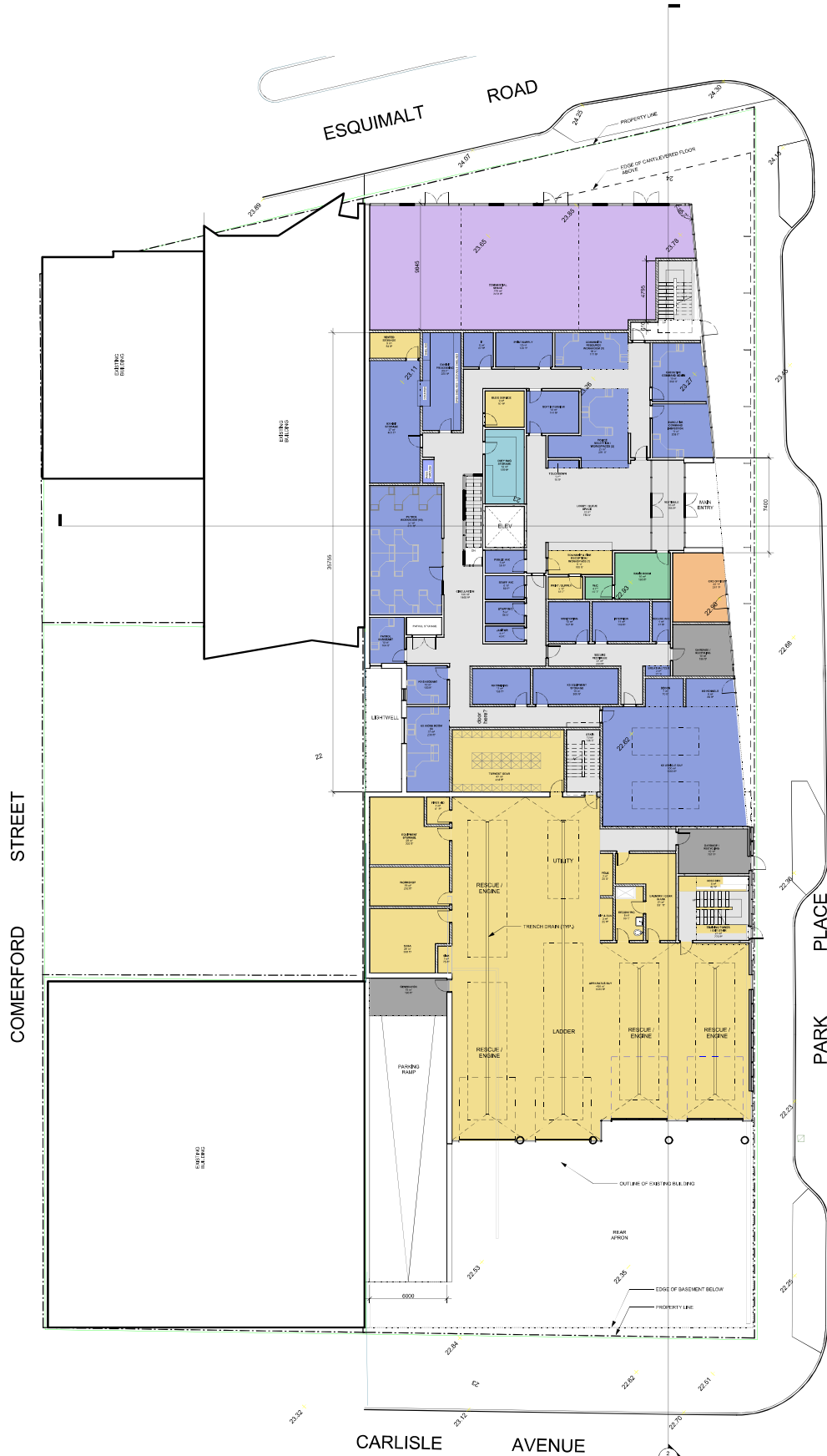
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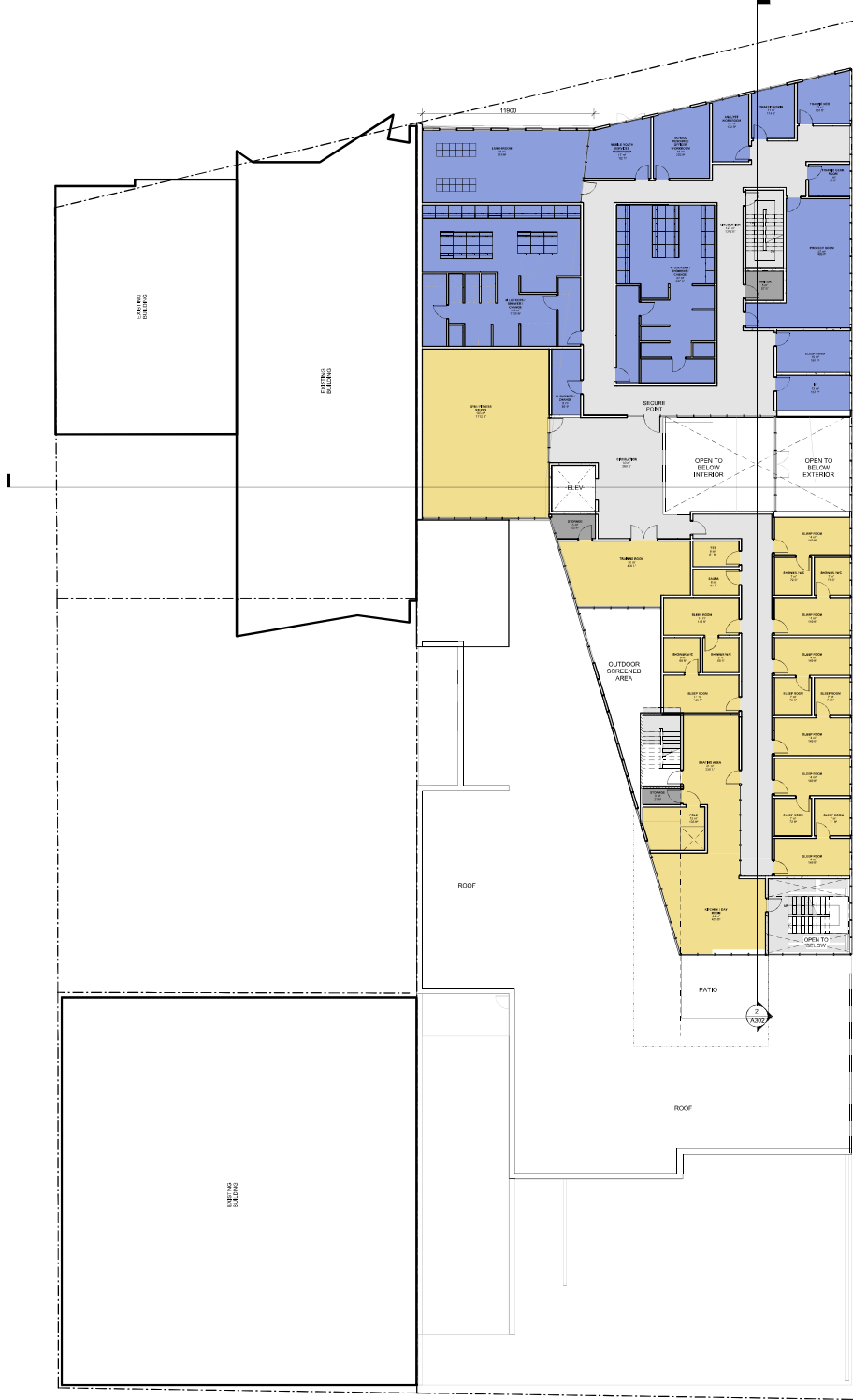
SCALE:

Victoria BC, V9W 1H9 Canada T: 250.382.6650

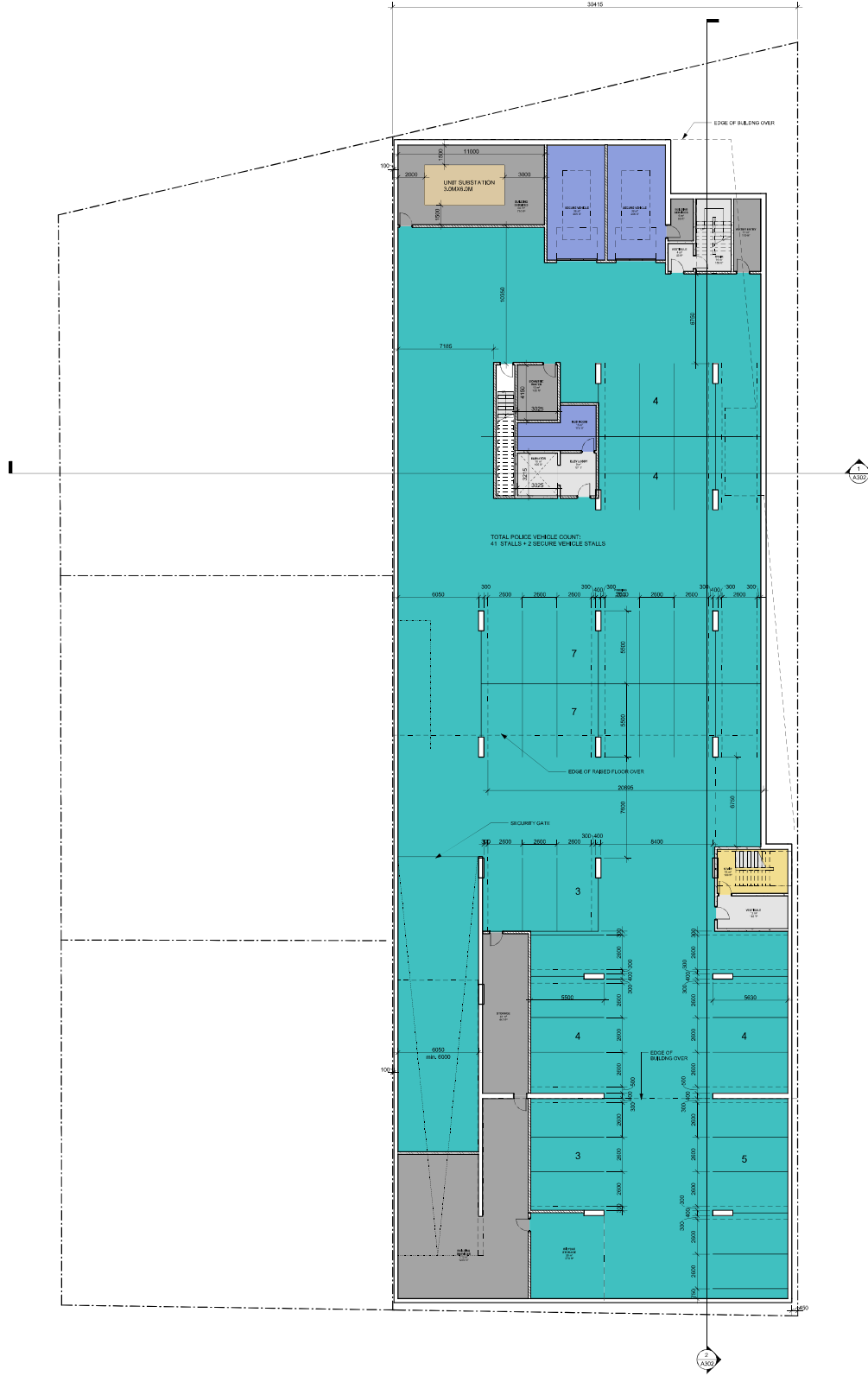
HCMA Architecture + Design

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**Esquimalt
Public Safety
Building**

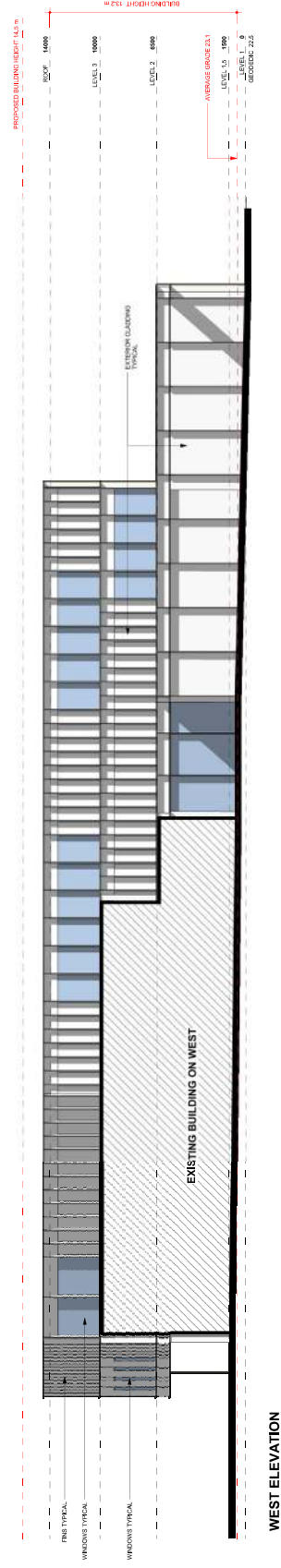
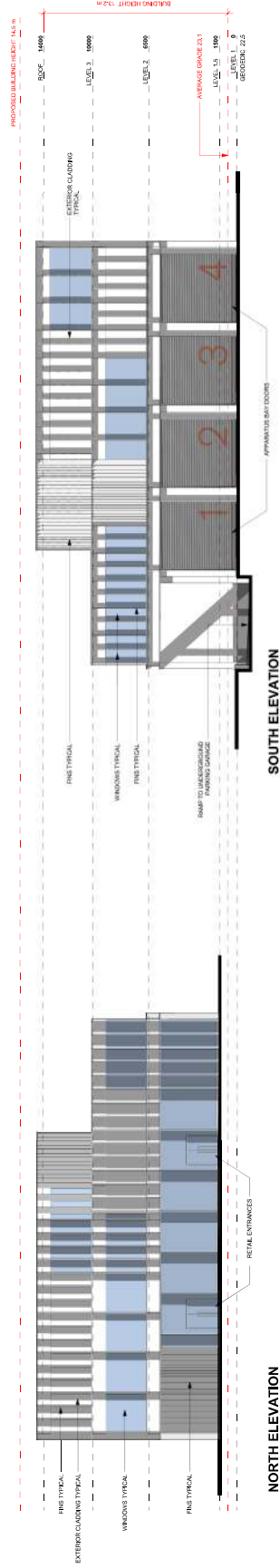
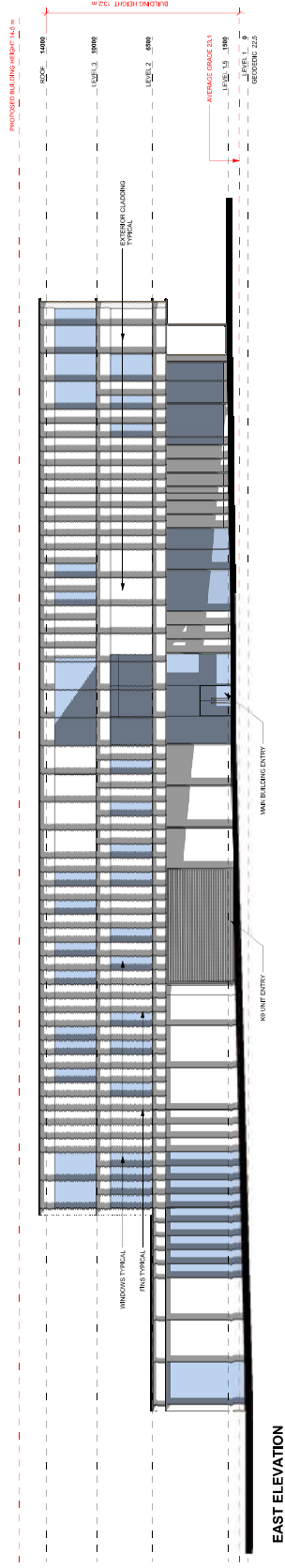
500 Park Place,
Esquimalt, BC V9A 6Z9

PROJECT N: 20095

BUILDING ELEVATIONS

A301

SCALE:





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

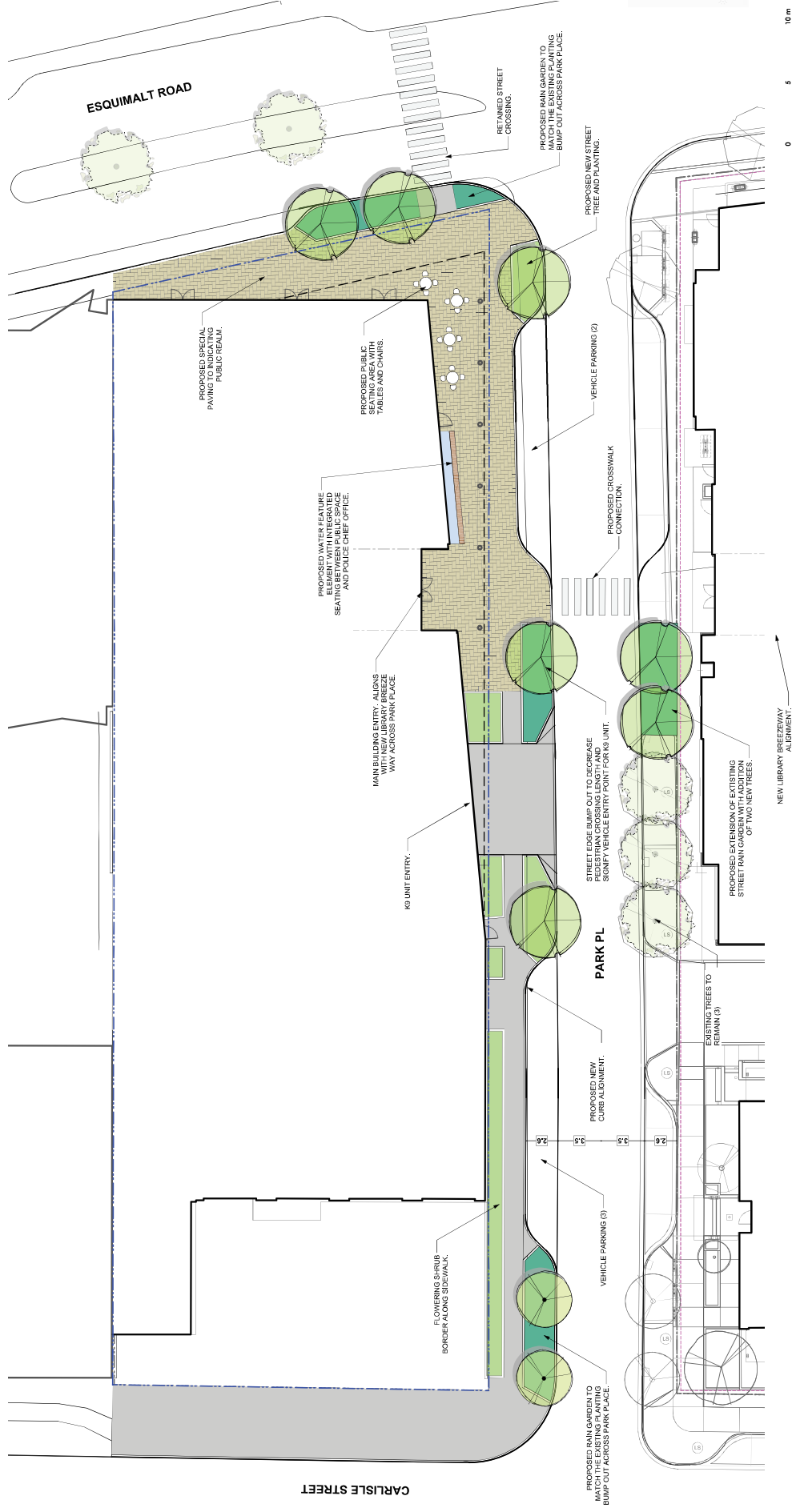
1. BUILDING FOR
RECORDING
DESCRIPTION
DATE
PROFESSIONAL SEAL



Esquimalt
Public Safety
Building
500 Park Place,
Esquimalt BC V8A 6Z9
PROJECT # 20055
BUILDING
RENDERS



A303
SCALE:



Esquimalt Public Safety Building

Design Review Committee

Hosted by

HCMA Architecture + Design

Client: Township of Esquimalt

Project Manager: CORE

Landscape Architect: Murdoch de Greeff

9th December 2020



Project Objective

- To deliver a Public Safety Building that will serve the Township of Esquimalt for the next **30 + years** without major expansion.

Guiding Principles for building design

- 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.

- A Public Safety Building that **looks to the future**

*The Public Safety Building of the future should be **approachable and inviting to the Public**, while also expressing a sense of **safety, security and civic pride**.*

Public Space Activation - Context

03



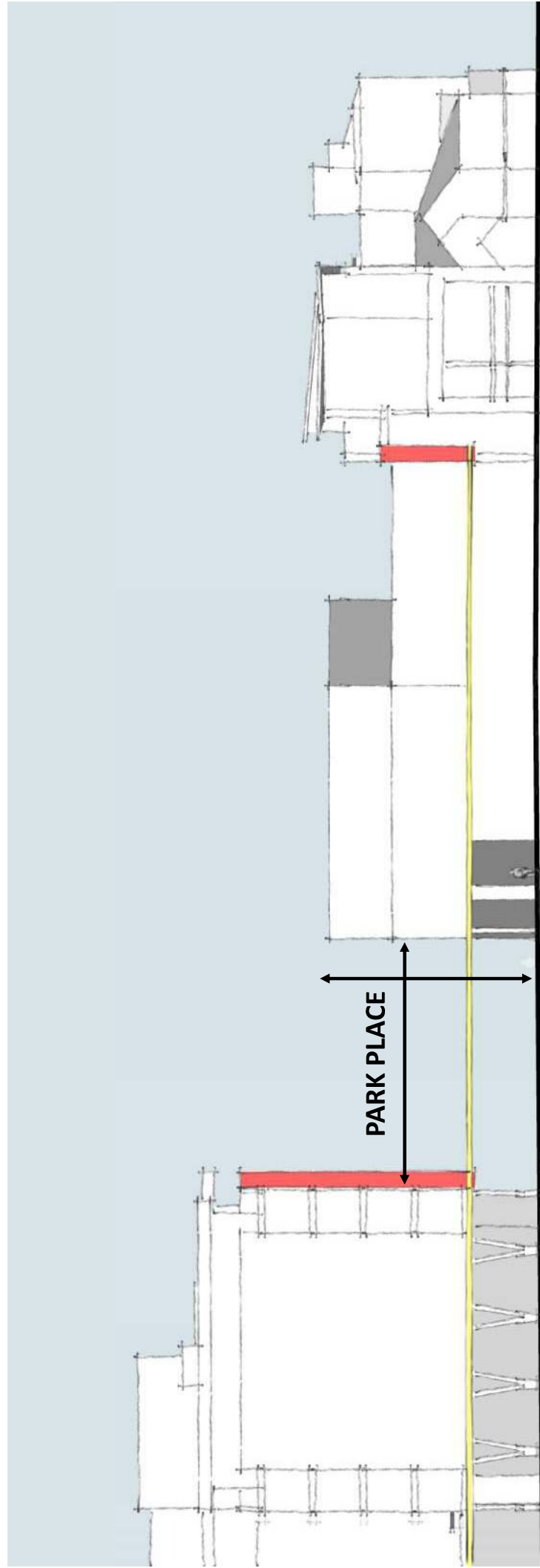
Public Space Activation - Connections

04



Public Space Activation – Context Response

05



BUILDING EXPRESSION

- *Single, Unified Public Safety Building*
- *Approachable and inviting to the Public, while also expressing a sense of safety, security and civic pride.*

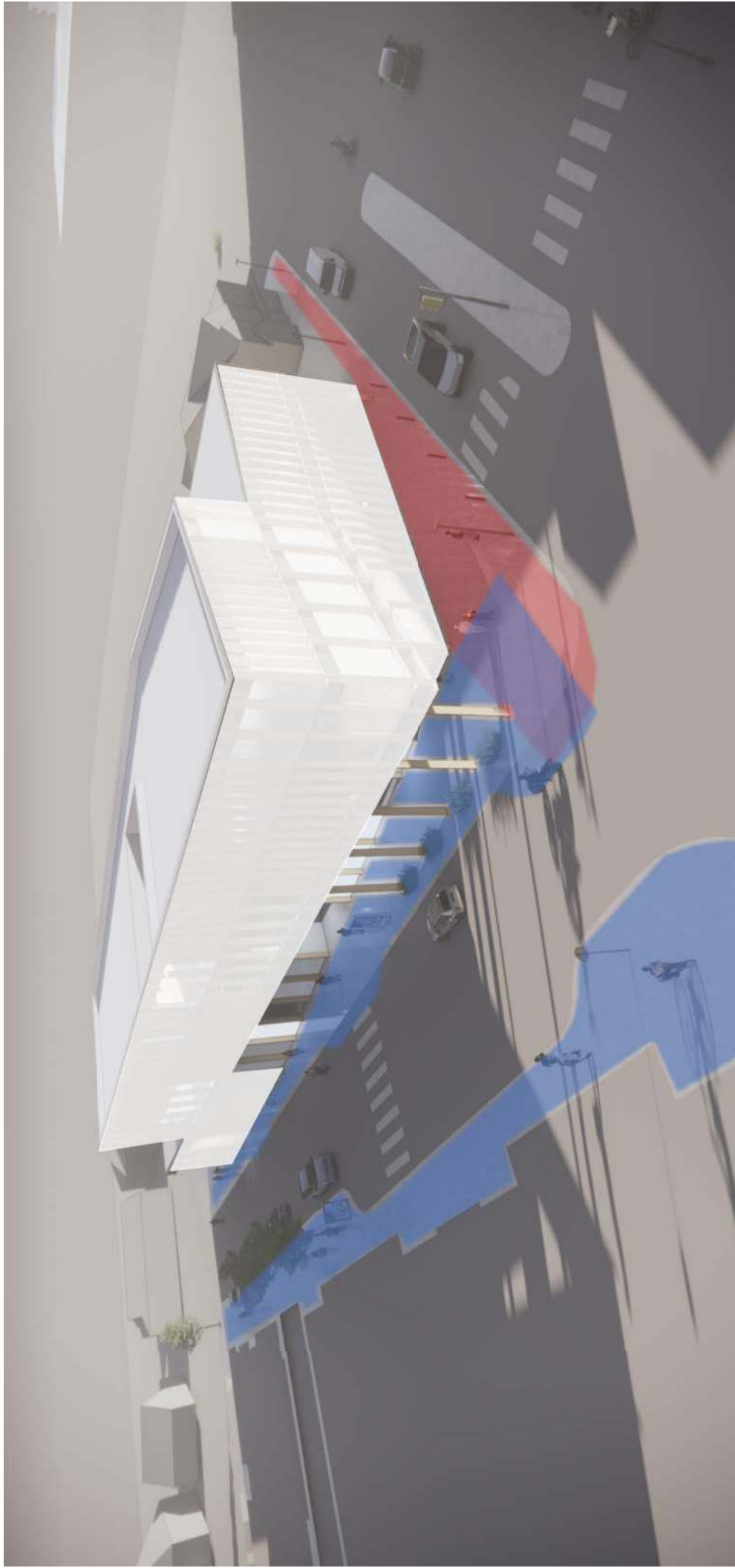
BUILDING CONCEPT – massing

07



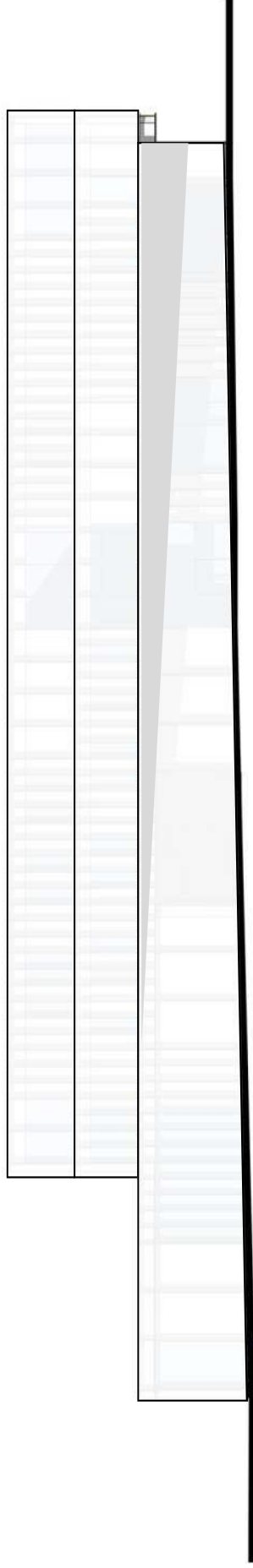
BUILDING CONCEPT – public space

08



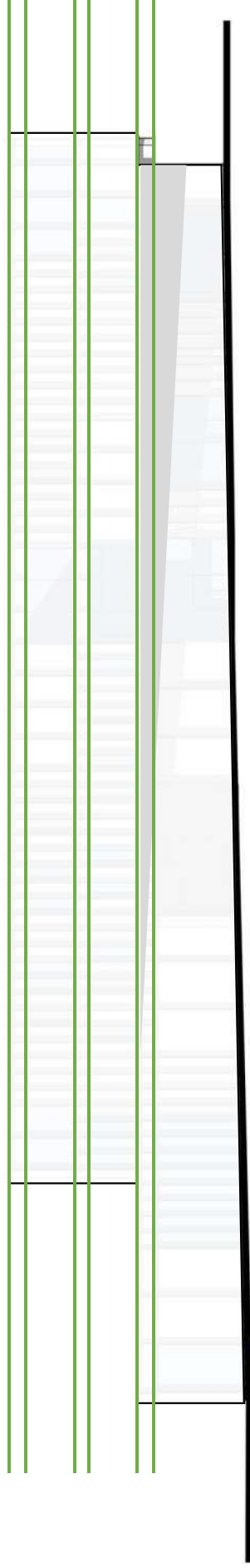
BUILDING CONCEPT – unified – simple massing

09



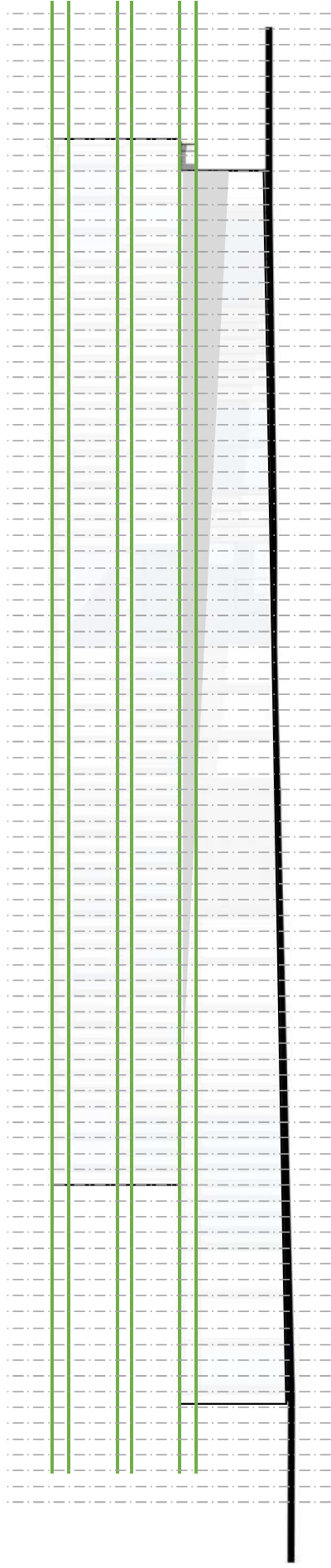
BUILDING CONCEPT – unified – datum

10



BUILDING CONCEPT – unified - façade grid

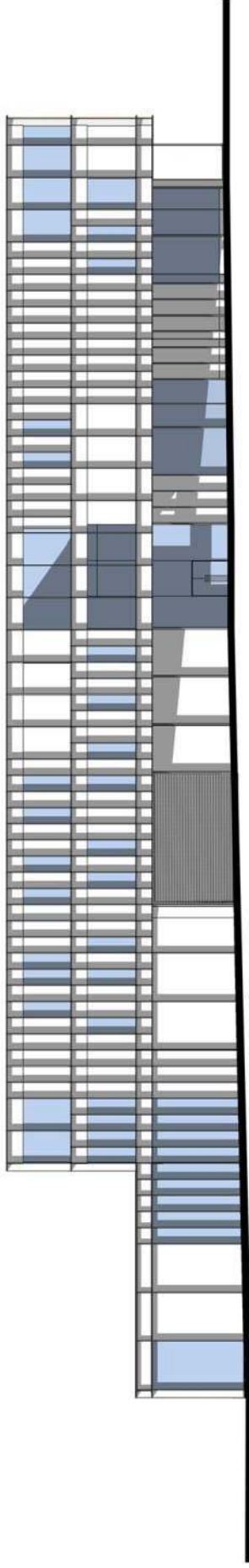
11



BUILDING CONCEPT – unified

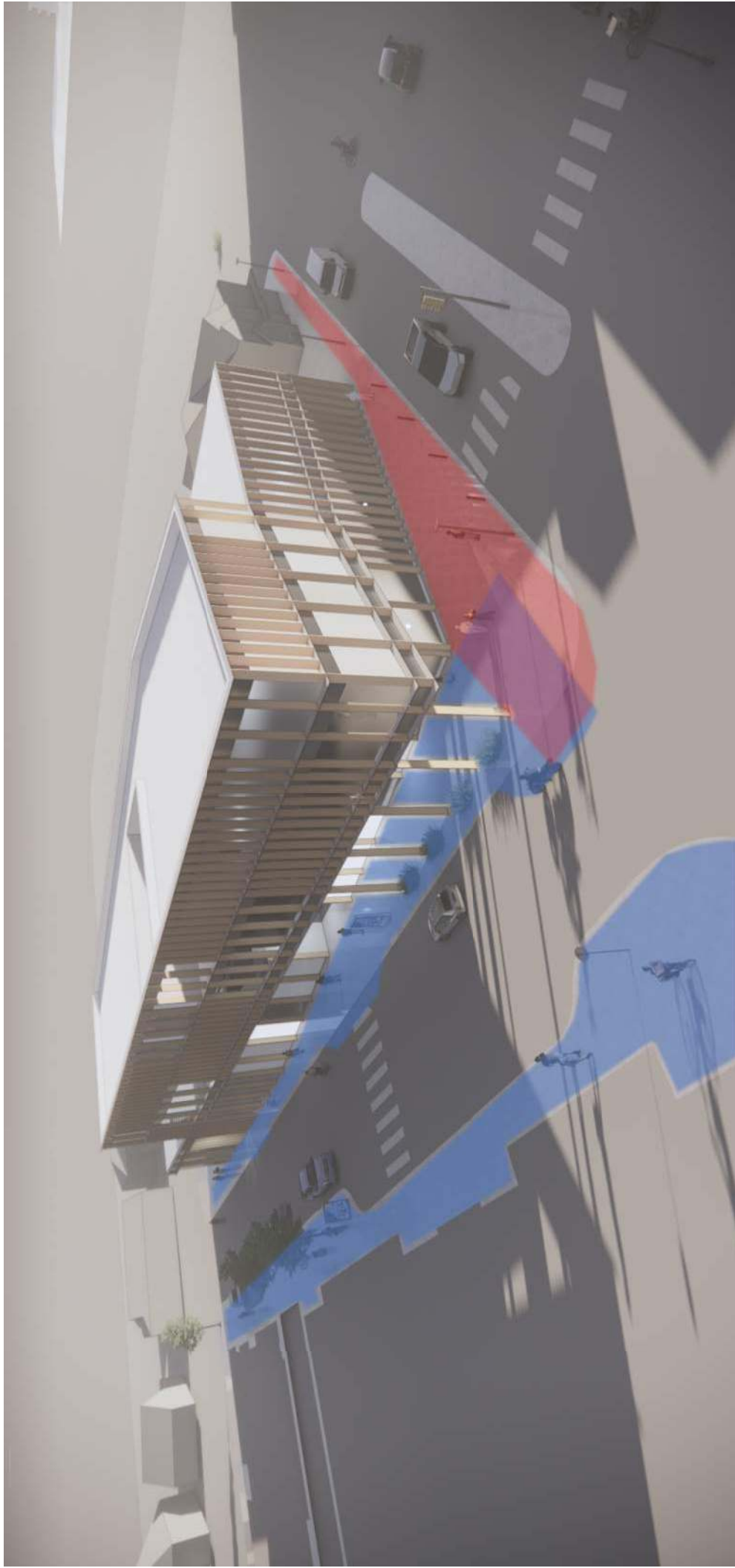


BUILDING CONCEPT – unified



BUILDING CONCEPT – civic precinct

14



BUILDING CONCEPTS CONTINUED

15



CONNECTIONS



FUNCTIONS REVEALED



BUILDING CONCEPT – fire department expressed



BUILDING CONCEPT – park place

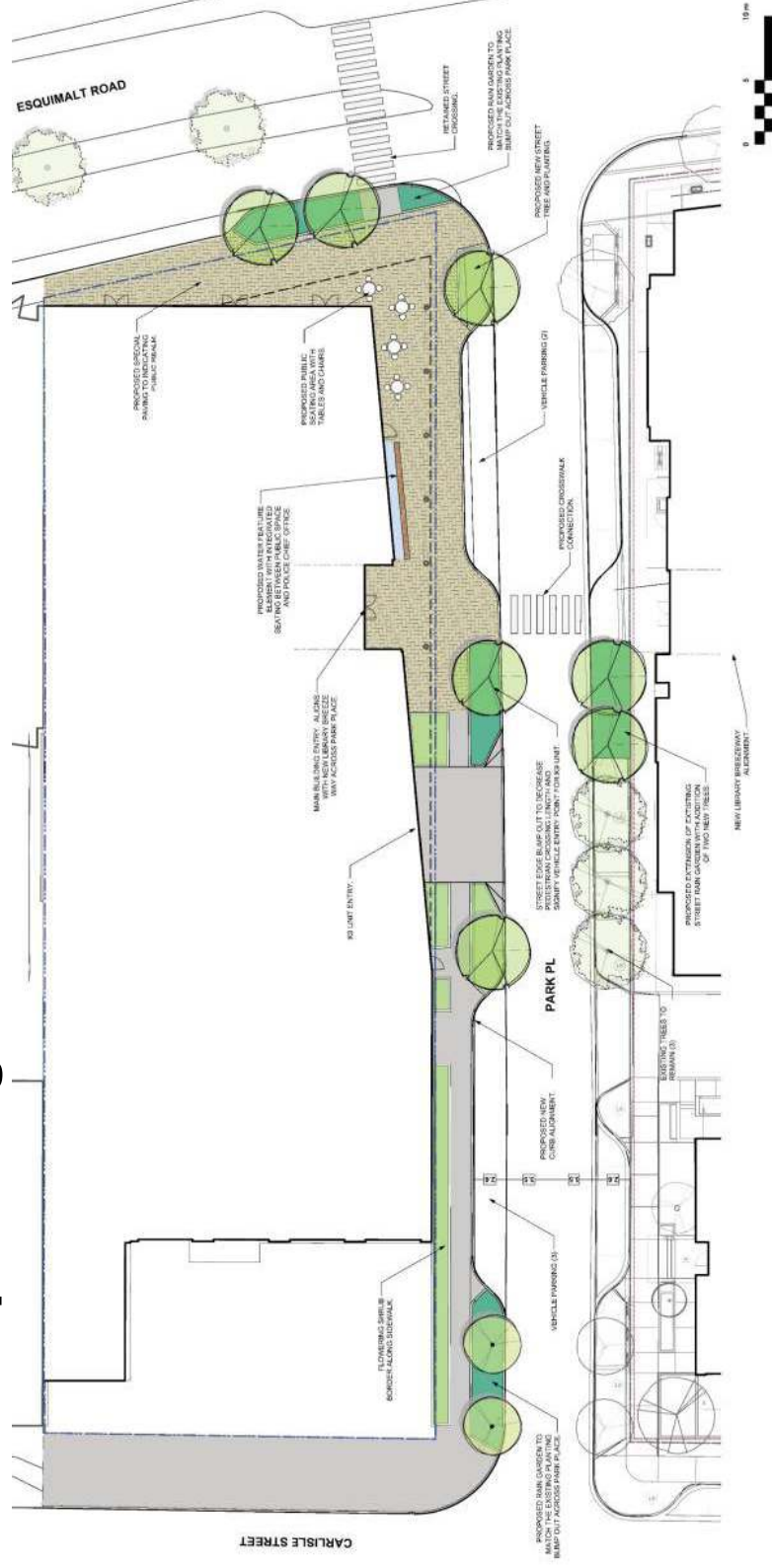


BUILDING CONCEPT – civic presence

18



Landscape Design



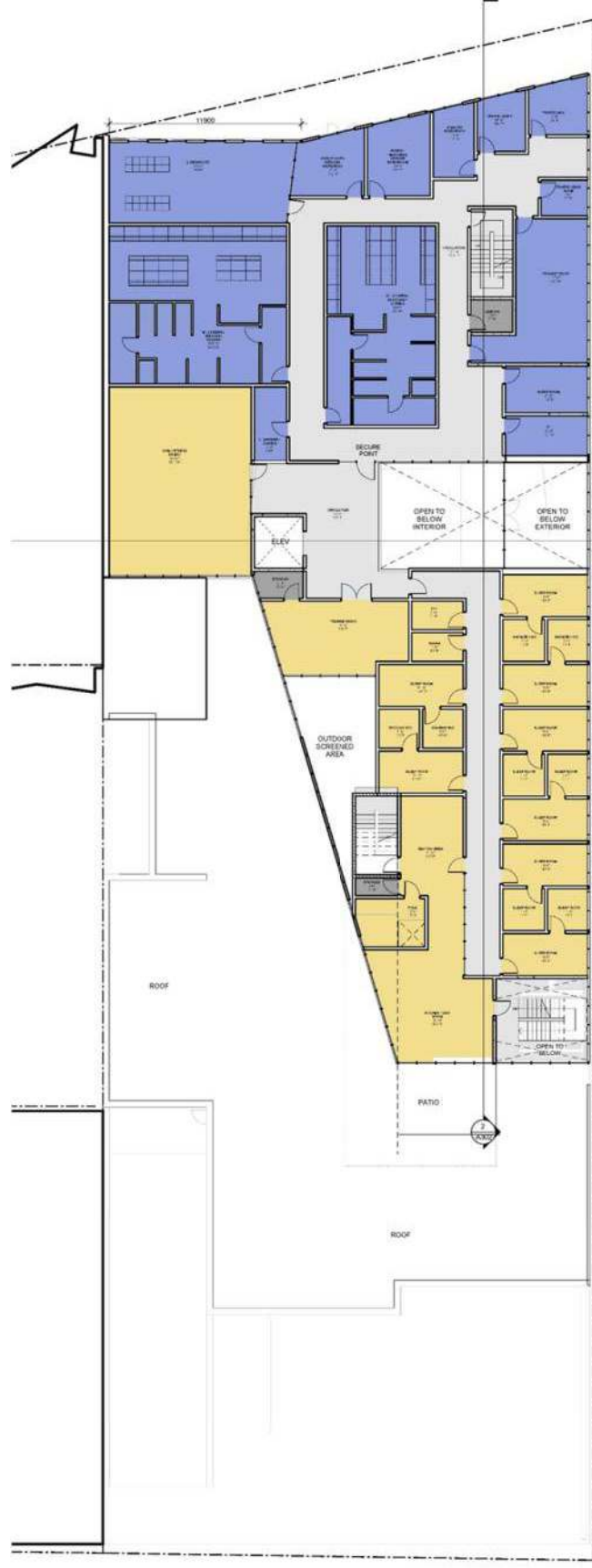
THANK YOU





Floor Plans – Level 1

R02



R03

