



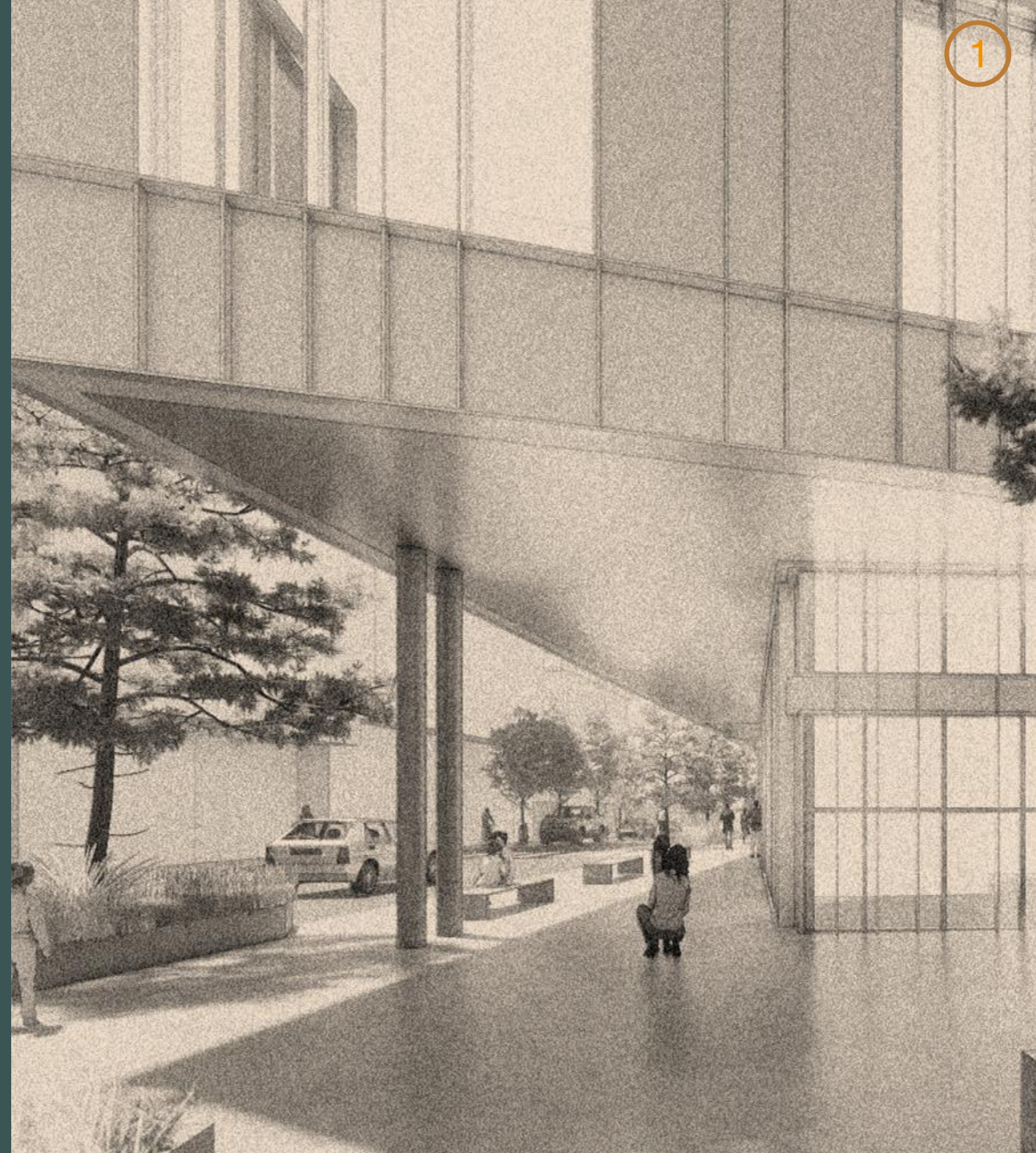
Township of  
**ESQUIMALT**

# 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

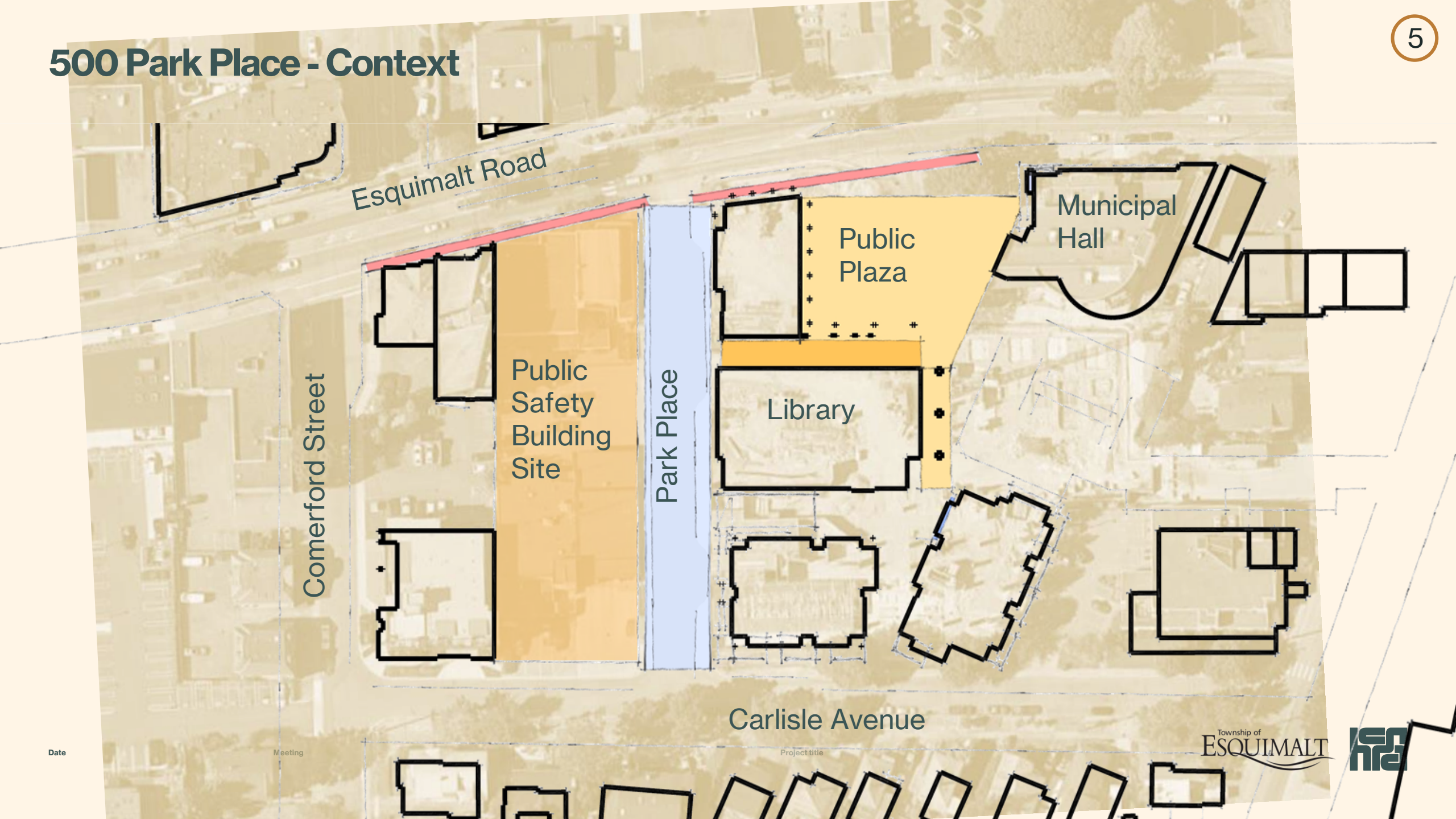
Park Place

Comerford Street

Carlisle Avenue



# 500 Park Place - Context





# 500 Park Place - Response



Date

Meeting

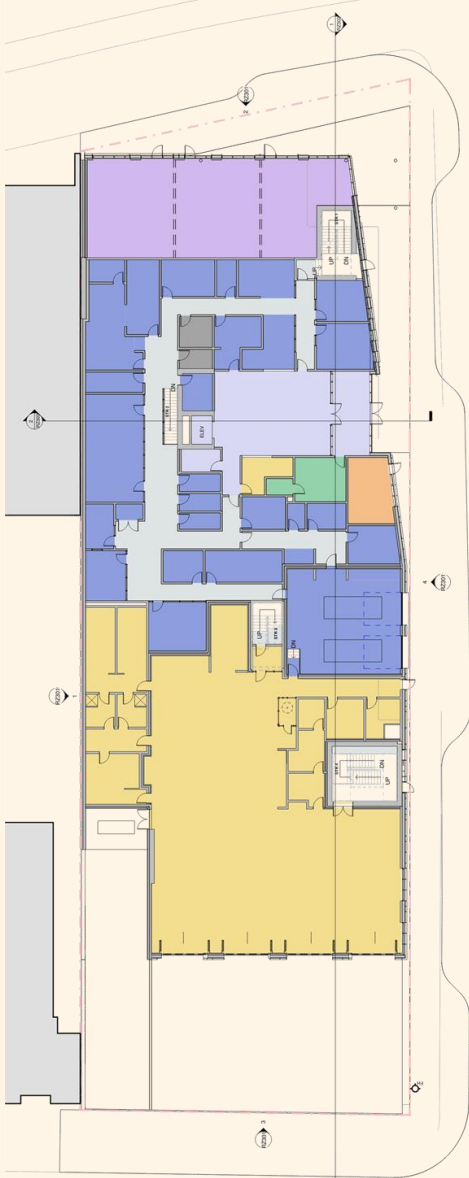
Project title

Township of  
ESQUIMALT

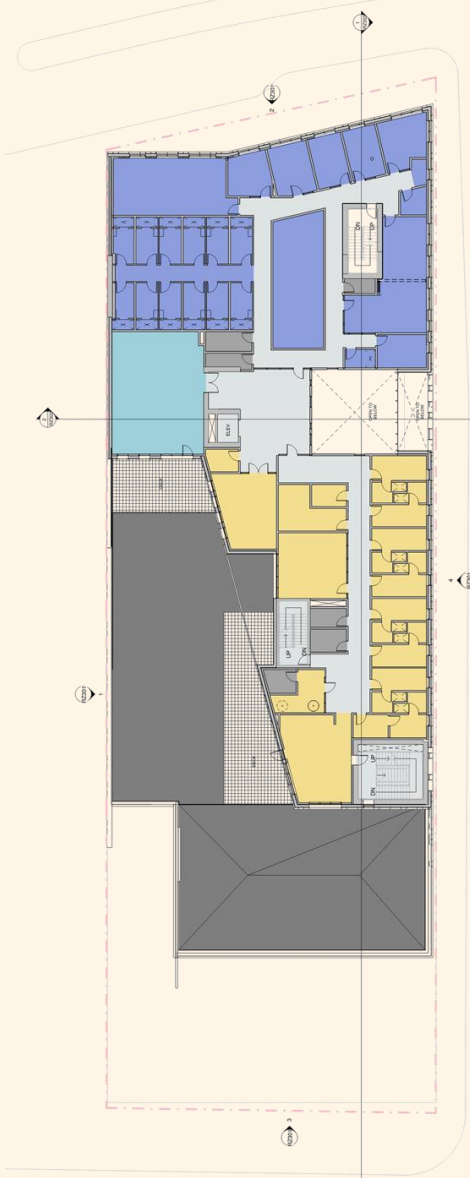


# Floor Plans

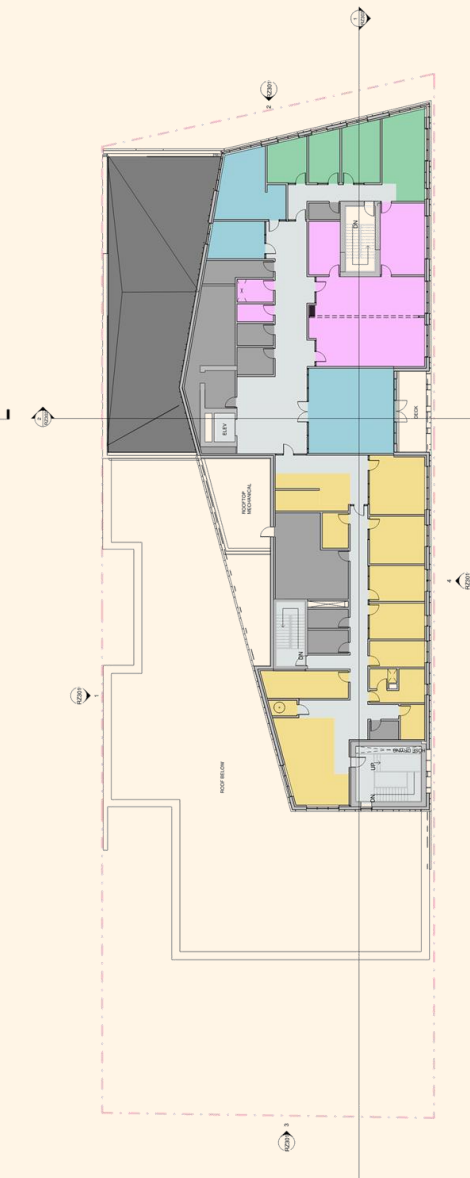
- LEGEND
- 00 CIRCULATION
  - 01 COMMUNITY ACCESS CENTRE
  - 03 COMMUNITY SAFETY SERVICES
  - 04 POLICE SERVICES
  - 05 FIRE SERVICES
  - 06 CAPITAL REGIONAL DISTRICT
  - 08 BUILDING SUPPORT
  - 09 COMMERCIAL



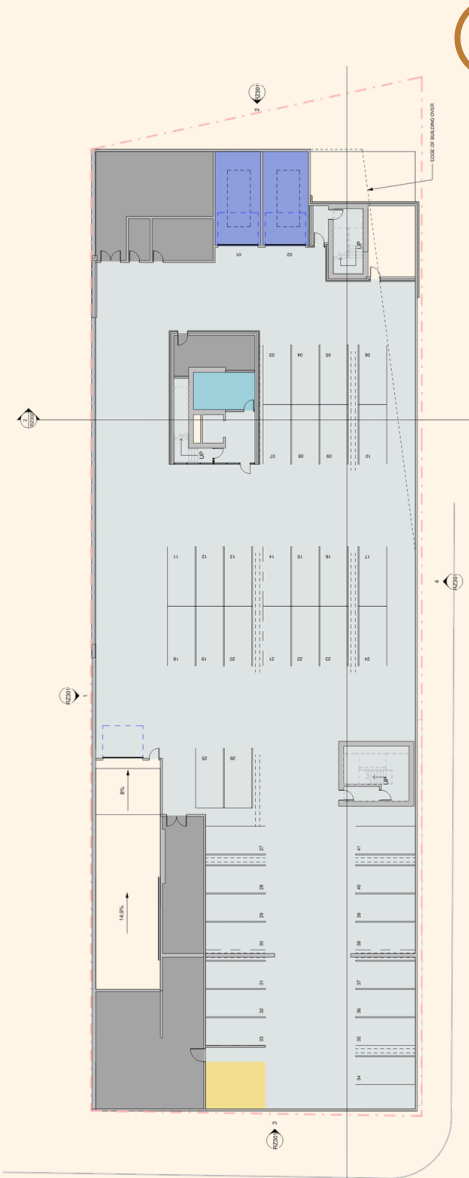
level - 1



level - 2



level - 3



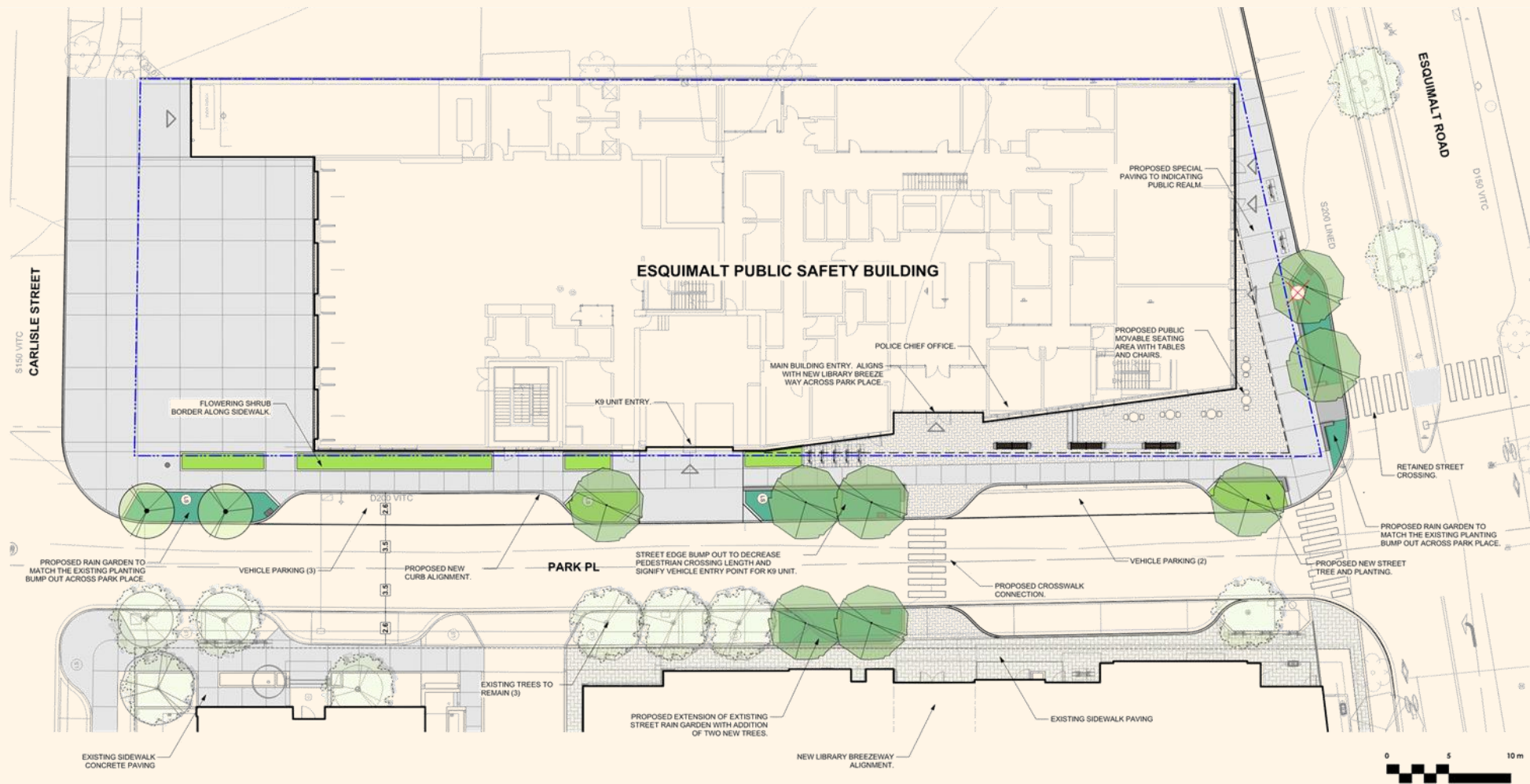
level - 0

Township of  
**ESQUIMALT**



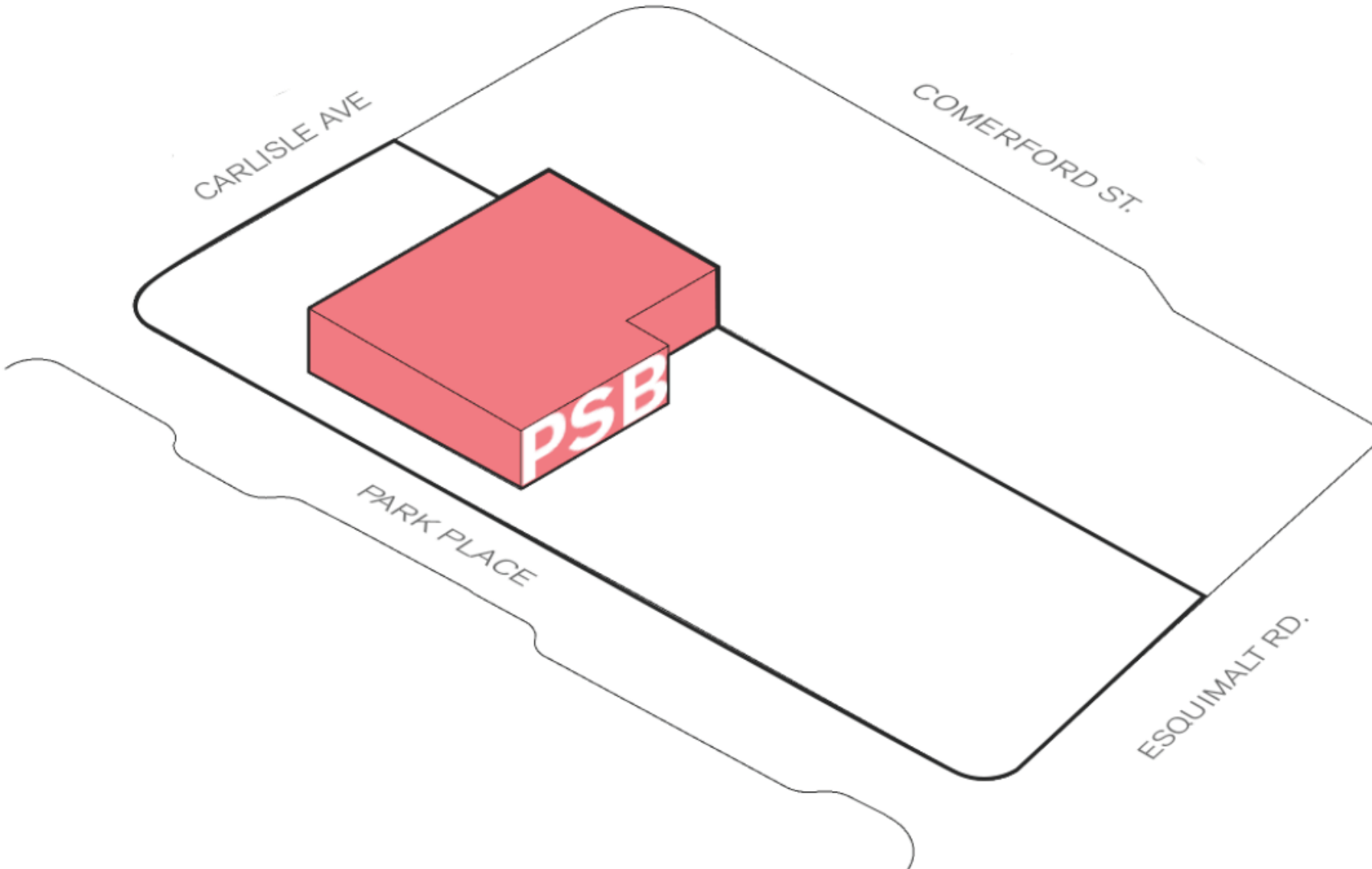


# Landscape Plan





# Massing on the site – *the design story*



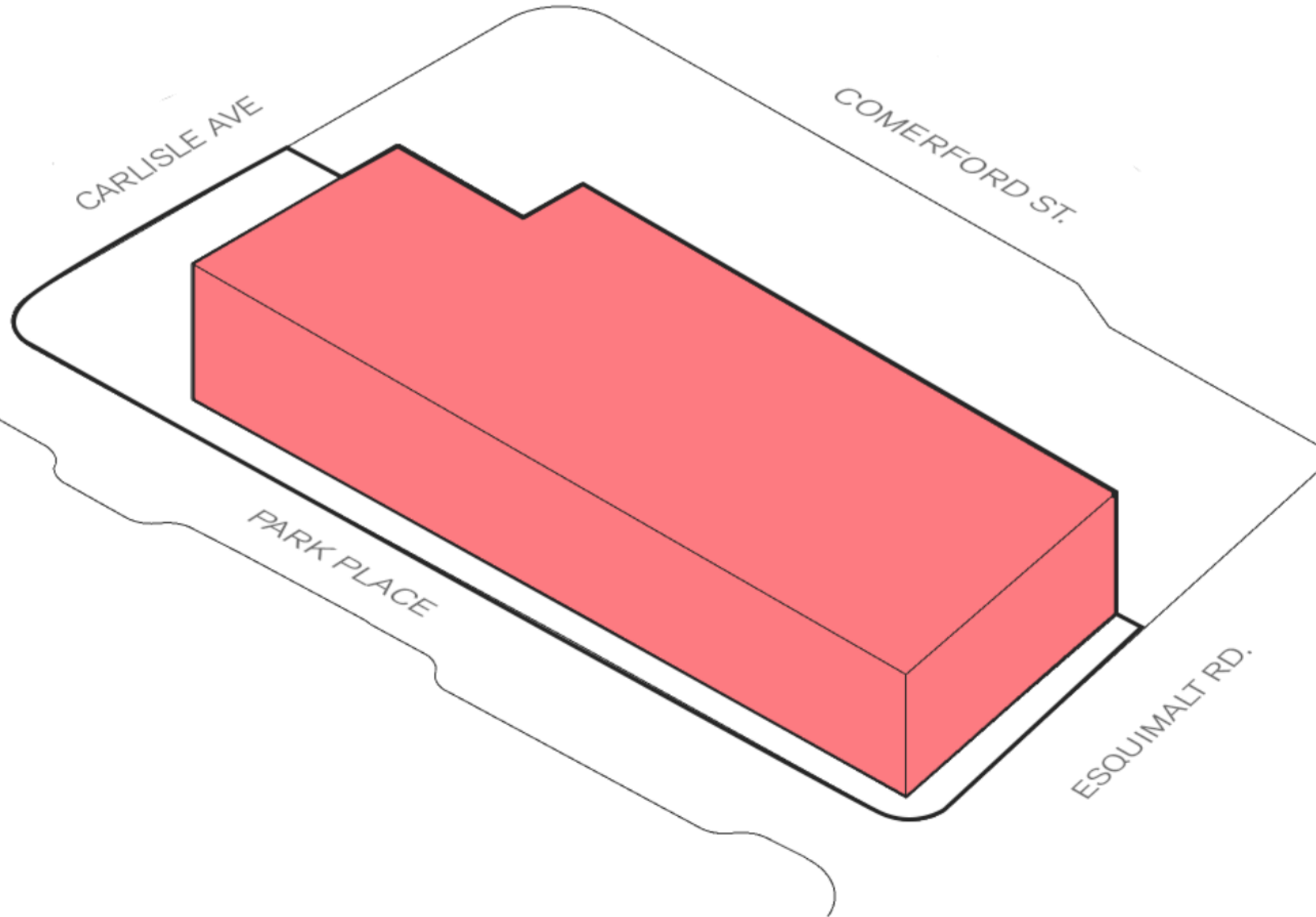
## 01 Existing Site

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*

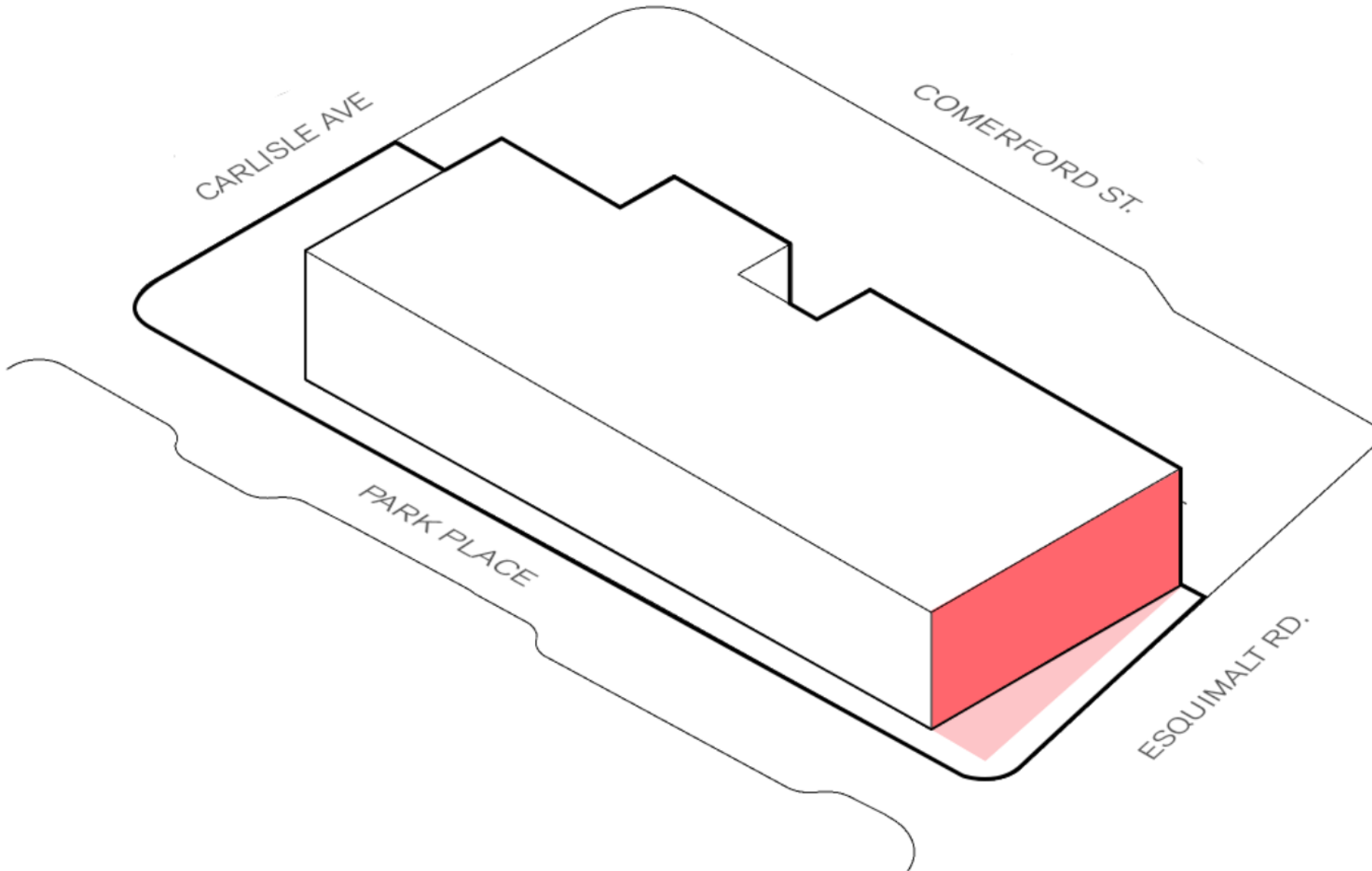
## 02 Three Storey 'Block'

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





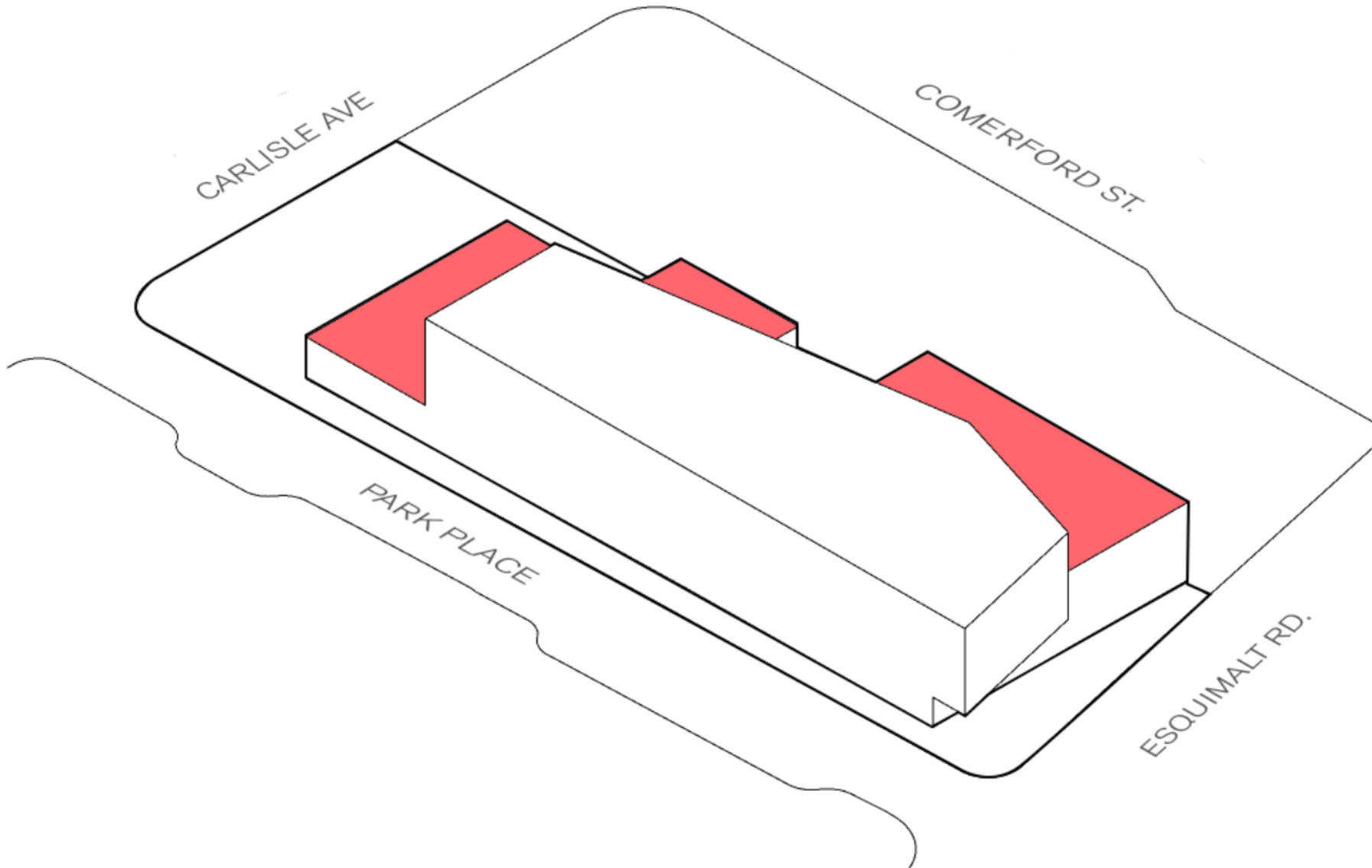
# Massing on the site – *the design story*



## 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*

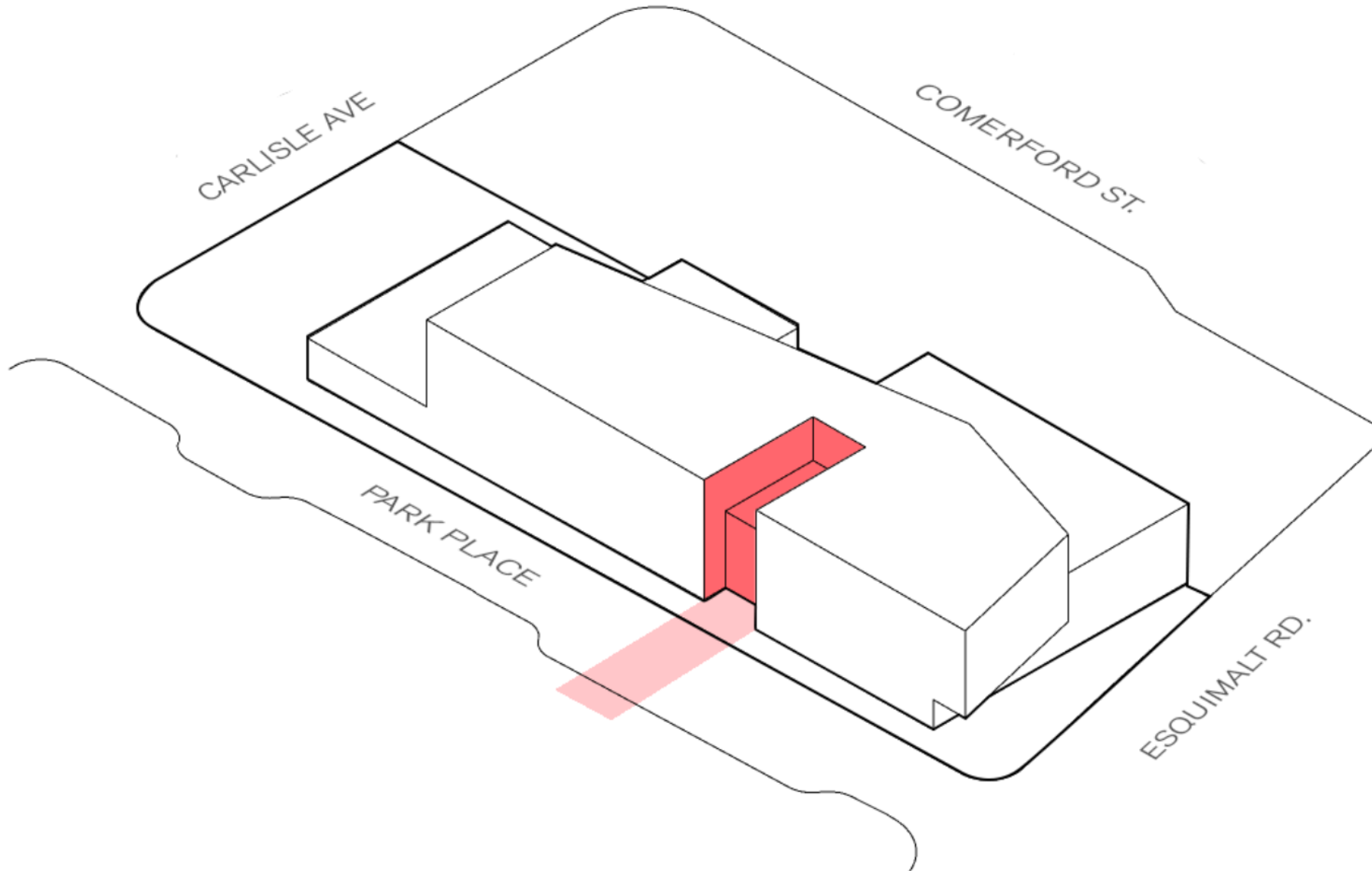


## 05 Adjust massing to fit program

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.



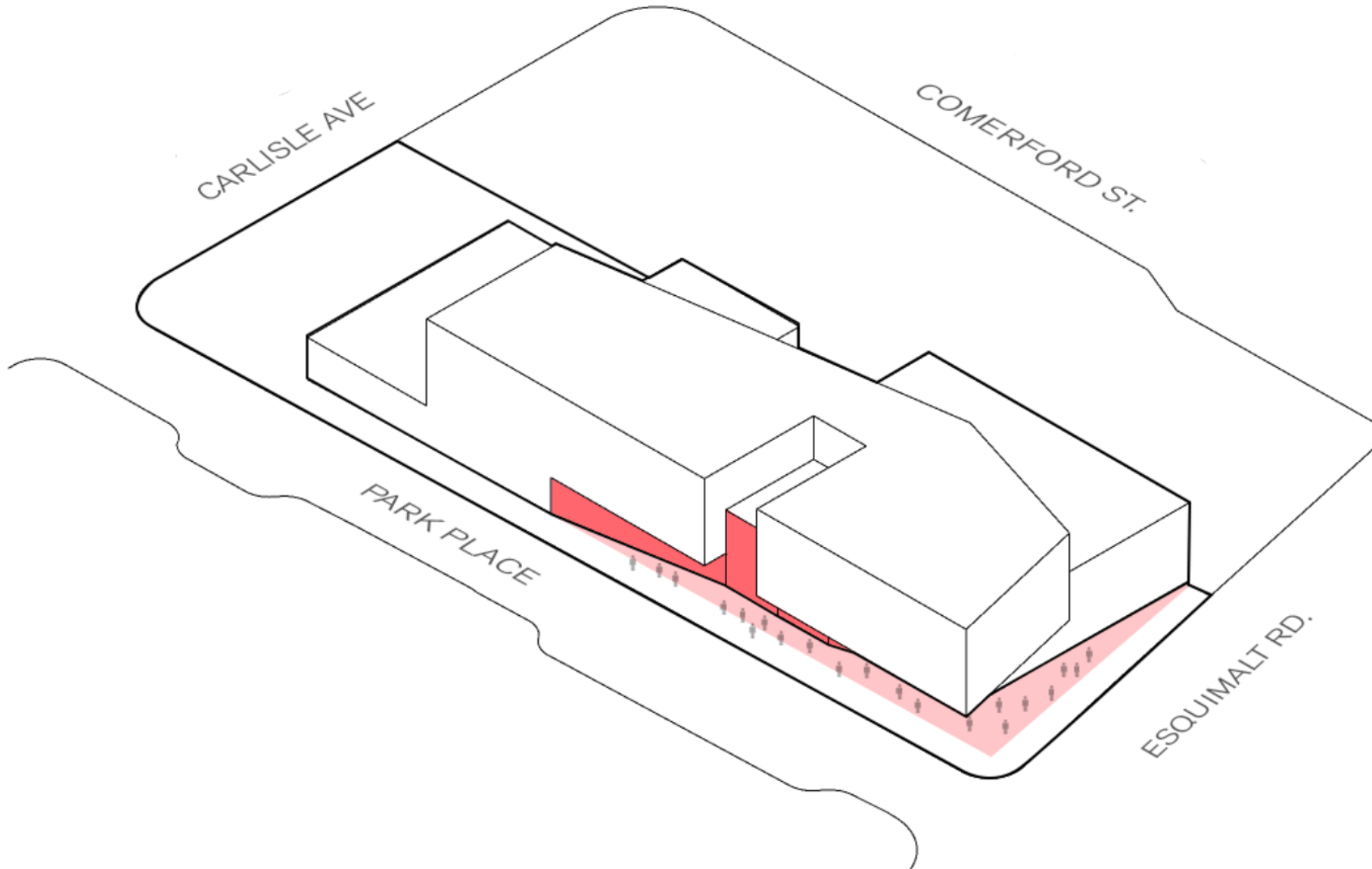
# Massing on the site – *the design story*



## 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*

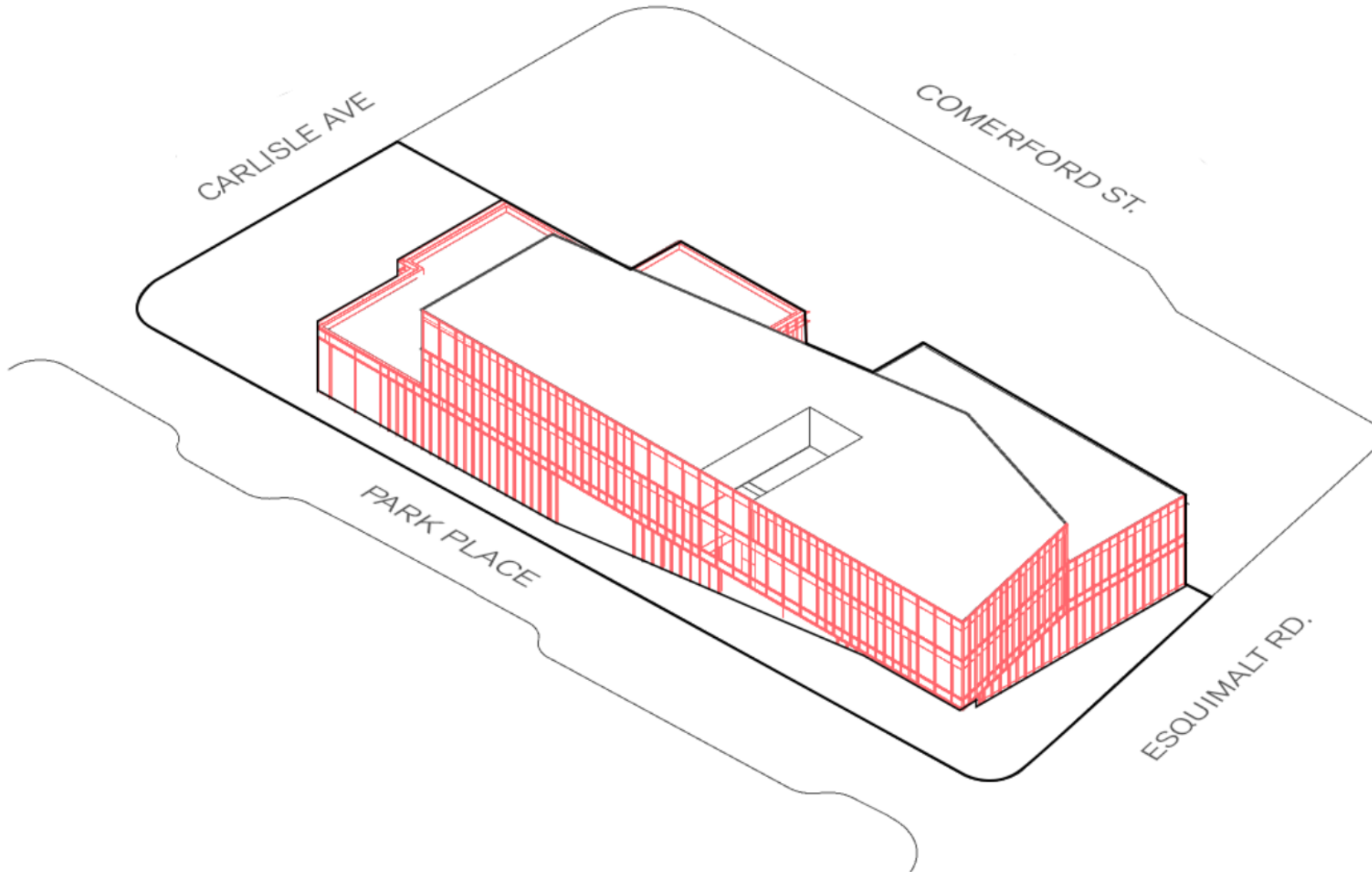


## 07 Creating public space

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.



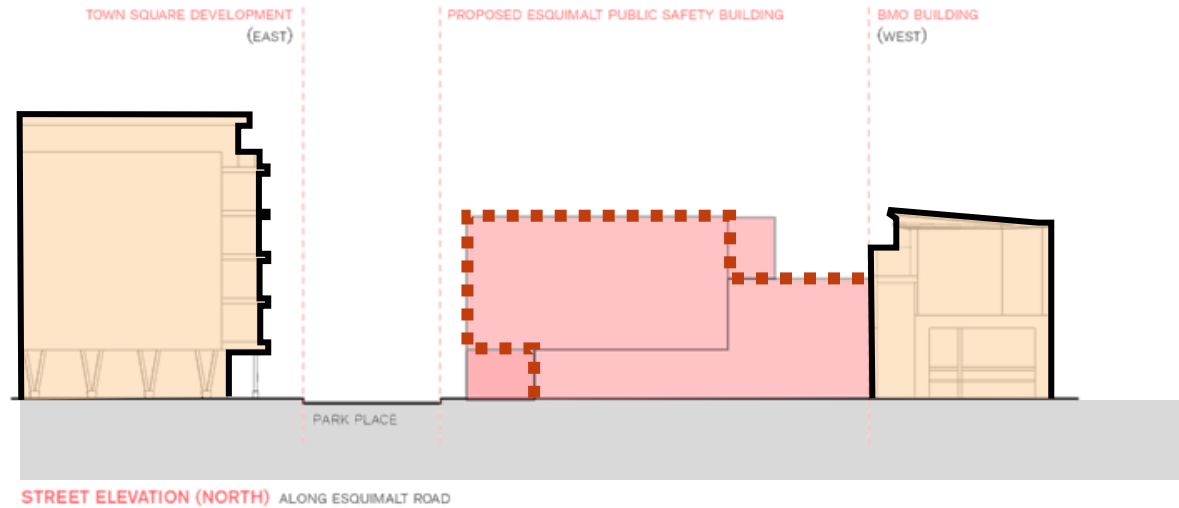
# Massing on the site – *the design story*



## 08 Unified expression

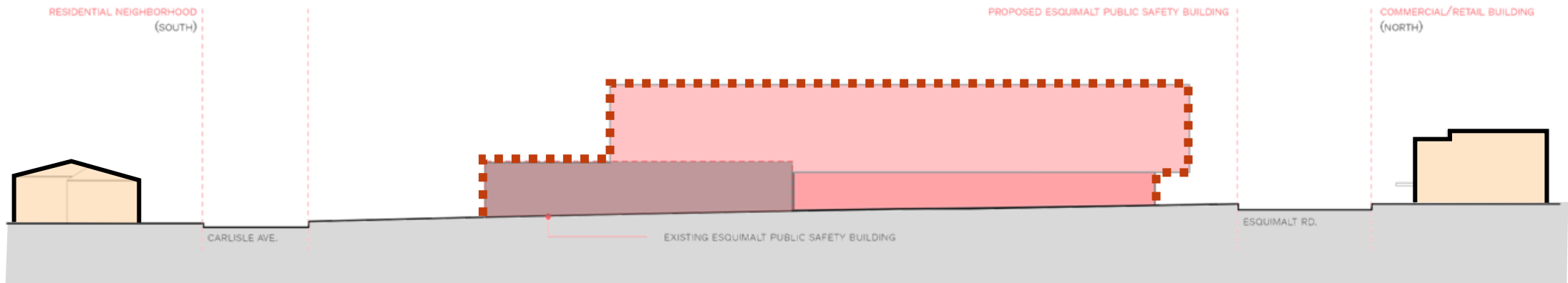
To emphasize the unified services of the Public Safety Building, the façade of the building is unified through a common treatment of horizontal bands and a vertical grid pattern. Complex building geometries are simplified.

# Massing on the site – context

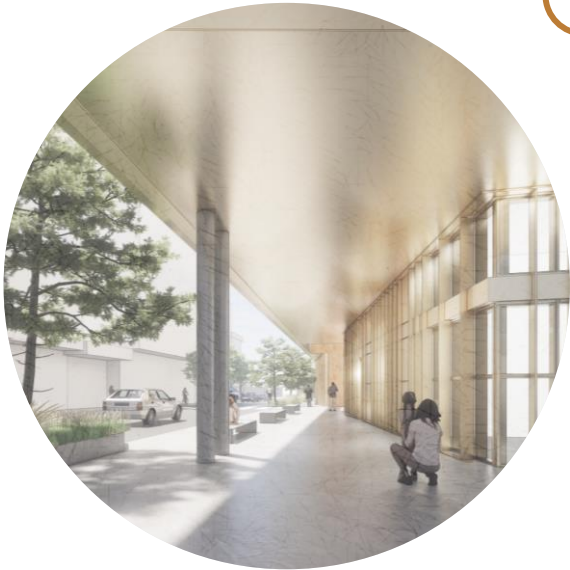


## 09 Massing in context

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.







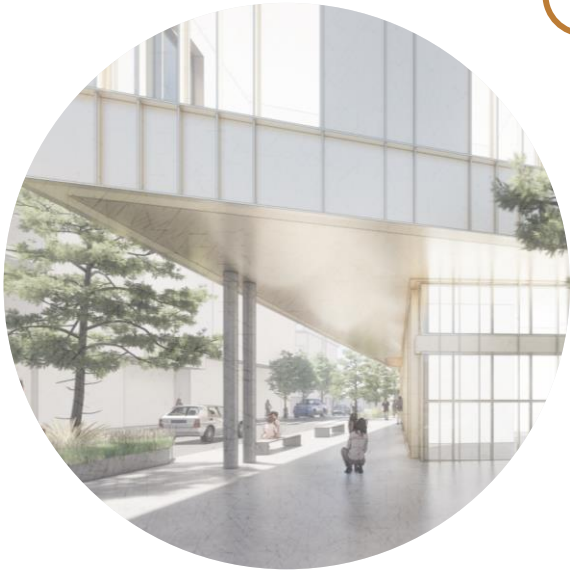
public space

view from across esquimalt road

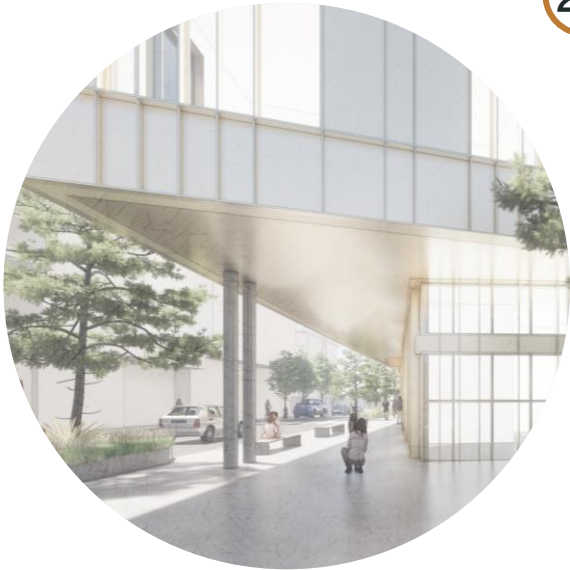


view from south end park place





view down park place



thank you