



June 22, 2021

NOTICE OF PUBLIC HEARING

PROPOSED PUBLIC SAFETY BUILDING

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS

Dear Resident,

There is an application for an Official Community Plan and Zoning Bylaw amendment in your neighbourhood. The Township is in the process of amending the Official Community Plan and the Zoning Bylaw to permit the building of a new Public Safety Building at 500 Park Place (see map on page 3).

What does this mean?

As part of the application process, the public has an opportunity to provide input to Council regarding the proposed changes.

These changes need to be considered by Council because they require an amendment to the Township's Official Community Plan Bylaw, 2018, No. 2922 and Zoning Bylaw, 1992, No. 2050. Find more information about zoning and the bylaws at Esquimalt.ca/development.

Purpose of the Application:

Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2021, No. 3030 would amend the Official Plan as follows:

- A new policy is added to Section 9.2 to support the development of the proposed Public Safety Building.
- An existing policy in Section 9.2 that recognizes the Municipal Hall as the primary emergency operations centre is replaced with a policy that will recognize the Municipal Hall as the primary emergency operations centre until the new Public Safety Building is operational.
- Section 17.3.20 is amended by adding "Public Safety Building" as a development permit exemption.
- Schedule "B" being the "Proposed Land Use Designations" map is amended by changing the approximate north half of Lot A, Esquimalt District Plan EPP103969 [500 Park Place] from "Commercial/Commercial Mixed-use" to "Institutional" so that the entire lot is "Institutional".

"Please turn over" 

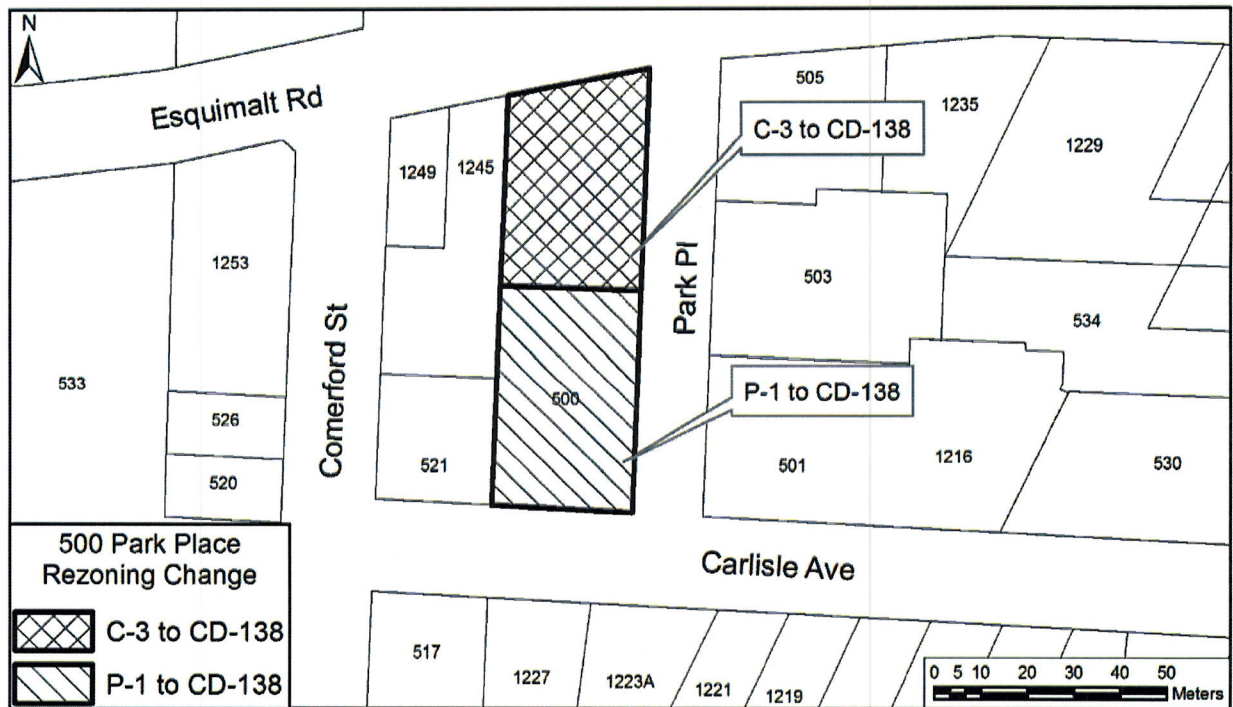
1229 Esquimalt Road
Esquimalt BC V9A 3P1
t. 250-414-7101
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www.esquimalt.ca

- Schedule “F” being the map showing the location of Public Parks and Facilities, is amended so that all of Lot A, Esquimalt District Plan EPP103969 [500 Park Place] is designated as “Public Facilities”.
- Schedule “H” being the “Development Permit Areas” map is amended by changing the entire Lot A, Esquimalt District Plan EPP103969 [500 Park Place] to white.

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2021, No. 3031 would amend the Zoning Bylaw as follows:

- The zoning designation of 500 Park Place (legal description below) would be changed from a combination of Public/Institutional [P-1] and Core Commercial [C-3] to Comprehensive Development No. 138 [CD-138].
- The following uses would be permitted in the CD-138 zone:
 - (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
- The minimum Parcel Size of fee simple Parcels created by subdivision would be 2800 square metres.
- The maximum building Height would be 15.0 metres.
- The maximum Lot Coverage for the parkade would be 100 percent, while the maximum Lot Coverage for the First Storey would be 73 percent and for the Second Storey and above, the maximum Lot Coverage would be 50 percent.
- The parkade would have 0.0 m setbacks on all sides. The setbacks for the Principal Building would be 0.0 m from Esquimalt Road, 0.0 m from Park Place, 0.0 m from the Interior Side Lot Line, and 13.0 m from Carlisle Avenue.
- There would be 41 parking stalls for operational vehicles located in the underground parkade.

Site Location:



Description of Land: 500 Park Place

- Parcel Identifier (PID): 031-165-788
- Legal Description: Lot A, Suburban Lot 40, Esquimalt District, Plan EPP103969

Input Opportunities:

The Municipal Council will consider this application at its Regular Meeting of Council commencing at 7 p.m., Monday, July 5, 2021 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC V9A 3P1. Pursuant to Ministerial Order 192, the public will not have physical access to the Municipal Hall; however, the Public Hearing will be streamed on the following link: <https://esquimalt.ca.legistar.com/Calendar.aspx>.

Affected persons may address Council by written submission before noon on July 5, 2021 to 1229 Esquimalt Road, Esquimalt, BC V9A 3P1, or by email to corporate.services@esquimalt.ca.

Affected persons may address Council by telephone to respond to comments during the electronic input portion of the Public Hearing by texting or calling 250-883-6426. To arrange to participate electronically by means of inclusion on the speakers' list, please call 250-414-7135 before 4:30pm on July 5, 2021 to speak with the Corporate Officer.

If the Ministerial Order and Public Health Order are revised after the publication of this notice in such a manner that a limited number of members of the public may be allowed into the Council Chamber; notification will be published on the Township's official website (<https://www.esquimalt.ca/>) along with details about the number of people who will be allowed into the Council Chambers and the methodology for determining who will be allowed into the Council Chambers.

Inspection opportunities:

Copies of Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2021, No. 3030 and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2021, No. 3031 may be inspected, and other information related to this application may be reviewed from June 23 until July 5, 2021:

- online, by visiting the municipal website at www.esquimalt.ca/PublicHearing
- upon request, at the Municipal Hall by booking an appointment either by emailing Bill Brown, Director of Development Services at bill.brown@esquimalt.ca or contacting Development Services staff via phone at 250-414-7103.

Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter, the Local Government Act, and the Freedom of Information and Protection of Privacy Act and will be used to assist Council members in decision making. Please note that your comments relating to this matter will form part of the Township's public record and may be included in a public agenda and posted on our website. Questions regarding the collection of personal information may be referred to the Corporate Officer at 250-414-7135 or corporate.services@esquimalt.ca.

More information about the project: Bill Brown; 250-414-7146

Thank you,

Anja Nurvo,
Interim Corporate Officer
250-414-7135