



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
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7/12/2021	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: July 5th, 2021

Report No. CSS-21-013

TO: Laurie Hurst, Chief Administrative Officer

FROM: Blair McDonald, Director of Community Safety Services

SUBJECT:

Public Safety Building - Building Regulation Bylaw Exemption

RECOMMENDATION:

That Council pass a resolution that directs staff waive enforcement of the sections of the Building Regulation Bylaw, 2017, No. 2899, that require copies of recent surveys to accompany Building Permit Applications for the temporary Police and Fire facilities.

RELEVANT POLICY:

Building Regulation Bylaw, 2017, No. 2899

STRATEGIC RELEVANCE:

Healthy, Livable and Diverse Community: fully utilize the McLoughlin amenity funds to maximum potential

BACKGROUND:

With the nearing completion of the Library Building, the Township is approaching the time when both Fire and Police Services will be required to vacate the "old" Public Safety Building and relocate to temporary facilities. The Police will be moving to a renovated "old" library space, and Fire will be moving to a temporary Firehall to be constructed at the south end of the Archie Browning Sports

Centre parking lot. Both the renovation of the library space and the construction of the temporary Firehall will require building permits. The Building Regulation Bylaw provides that every application for a building permit requires an up-to-date site survey.

The requirement for a site survey enables Township staff to ensure that any proposed construction on a particular parcel of land does not infringe on any other parcel of land or interfere with municipal works.

ISSUES:

1. Rationale for Selected Option

In this instance, staff are of the opinion that since both the “old” library space and the parking lot of Archie Browning are municipally held buildings/lands, the requirement under the Bylaw to provide surveys of these properties is unnecessary. There is no risk of either the renovation to the library space, nor the construction of the temporary firehall, to encroach on other parcels of land, and the ownership of the parcels where the intended construction is to occur is not in dispute. They are municipally held lands.

Obtaining surveys for these lands would cost approximately \$5000.00 and will delay both projects by a month or more. Additionally, a survey will provide no added value to either project; it will simply introduce delay and unnecessary cost.

2. Organizational Implications

The staff recommendation will allow for a saving of staff time and unnecessary cost in obtaining surveys that are not required to complete the temporary public safety facilities.

3. Financial Implications

The staff recommendation will save approximately \$5000.00 in survey costs.

4. Sustainability & Environmental Implications

There are no Sustainability or Environmental Implications.

5. Communication & Engagement

There is no requirement for communication and engagement other than this matter being reviewed by Council in a public meeting.

ALTERNATIVES:

1. That Council pass a resolution that directs staff waive enforcement of the sections of the Building Regulation Bylaw, 2017, No. 2899, that require copies of recent surveys to accompany Building Permit Applications for the temporary Police and Fire facilities.
2. That Council does not pass the recommended resolution.