

25 Esquimault Redevelopment Aug 5th Meeting Update

In order to communicate timely information for those not in attendance; I will provide a paraphrase of the night's events whilst we wait for Councillor Chiarelli to provide the material presented. That material I will then post....

City staff and councillor Chiarelli proposed a deviation from the redevelopment process discussed at our fall AGM in October. At that time the proposal was to have a single RFP sent out to developers for rebuilding of a new community centre (CC), remediation of the school site and redevelopment as one entity and in that order. It was proposed at that time by Councillor Chiarelli to have the RFP out end of January, the eyes of city staff seemed to indicate a different story which is what we've experienced.

City staff have subsequently performed due diligence and determined that the original plan would not fit into the budgetary profile approved by council and have proposed a different development process which involves a potentially different sequence of events and a different location for the new community centre.

The difficulties in this redevelopment arise around several key factors:

- The currently contaminated site must be monitored to be cleared of contaminants for 6 months before environmental approval by the province for redevelopment
- Environmental guidelines change Jan 1 2012 and those guidelines are more costly to meet.
- Onsite separation of demolished building material and designated substances.
- The only serviced location in the area is the skate shack area for the new CC.
- Potential "lame duck" council effective ~Sept. 10 if councillors seeking re-election fall below 75% (18 of 24). Currently we have 5 councillors not seeking re-election. The "lame duck" council is prohibited from approving capital projects above 50K until the new council is sworn in January 1.
- Next session for council is Aug 25th which drove the tight timelines.

These factors lead them to recommend the reconstruction of the CC in the skate shack area (including parking spaces for 8 vehicles) and to begin demolition and remediation. The city is making alternative arrangements for programming space and has indicated that no demolition will take place until after programming space arrangements have been made. The nature of the alternate arrangements is proposed to be at a local school e.g. St Paul's with appropriate school bus re-routing.

The councillor and I will continue to try to arrange for the new CC to be built before demolition in order to minimize disruption.

Site redevelopment would continue to occur under a community development corporation guidelines and the zoning of the site would be residential (the same as the rest of our neighbourhood) sometime in 2012 or later. The developer would be bound contractually to the redevelopment proposal alleviating concerns about an application for rezoning beyond residential during this process.

Approximately 4 months duration will be required to remove designated substances (asbestos), building material, and contaminated soil during which on-site sorting will be occurring. During this time there will be periods of significant construction activity.

Concerns I noted as being raised at the meeting as not being addressed:

- Tight bend on Nanaimo affecting school buses.
- Increased traffic on Nanaimo
- Insufficient parking spaces forcing on street parking
- Property Value decline during this time.

Rick asked for a show of hands for approval to bring to council the modified development proposal and a clear majority agreed. Approximately 70 residents were in attendance for the meeting.

PROPOSED COMMUNITY BUILDING LOCATION



Thanks
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