



**REPORT TO CORE AREA LIQUID WASTE MANAGEMENT COMMITTEE
MEETING OF WEDNESDAY, MARCH 13, 2013**

SUBJECT **DESIGN GUIDELINES FOR THE MCLOUGHLIN WASTEWATER TREATMENT PLANT**

ISSUE

A collaborative process is recommended to provide additional input and feedback for the Capital Regional District (CRD) Board to approve the architectural Design Guidelines for McLoughlin Point Wastewater Treatment Plant.

BACKGROUND

The rezoning application for the McLoughlin Wastewater Treatment Plant (McLoughlin) included design guidelines (Attachment 1) and conceptual building 'massing' diagrams for the indicative design with the intent of refining the design guidelines through the Esquimalt and Victoria Design Review Panels and public meetings as part of the rezoning process. The CRD had anticipated that the Design Guidelines would be refined through the rezoning process. It now appears that the rezoning process is being held up pending development of the design guidelines. The Design Guidelines need to be developed and approved by June 2013 for issuance to the selected proponents so as not to delay procurement and risk additional costs. Therefore, in order to get approval of the design guidelines, a design consultation process, (essentially a design charrette and public open house) is proposed to solicit ideas and feedback (refer to Attachment 2).

ALTERNATIVES

That the Core Area Liquid Waste Management Committee

1. Approve the Design Guideline Consultation Process (Attachment 2) and direct staff to implement the consultation process.
2. Refer the proposed consultation process back to staff for further development for resubmission to the Core Area Liquid Waste Management Committee on April 13, 2013.

IMPLICATIONS

Alternative 1

The CALWMC committee and members of the public have expressed the desire for the architecture of McLoughlin to reflect its prominent location at the entrance to Victoria Harbour. The proposed consultation process will provide an additional opportunity for the public and design professionals to generate design ideas to be reflected in the design guidelines and included in the Request for Proposal (RFP) document. It is essential that the design guidelines

provide clear direction to the proponents to reduce the risk of unacceptable designs being submitted in response to the RFP. The consultation process will reduce that risk. However, the design guidelines will most likely be interpreted differently by each proponent resulting in different architectural expressions. The treatment technology will determine the size and shape of the buildings and therefore influence the final appearance.

Alternative 2

As McLoughlin is on the critical path for completion of the project by 2018, any delay now essentially adds to the completion date of the project with the inherent risk of additional costs due to market conditions and inflation. It is essential that the schedule outlined in Attachment 2 be met if issuing the RFP in June is to be realized, given the CALWMC's direction to avoid public processes during the provincial election (April 15 to May 14). Information from potential proponents indicates that the current construction market conditions remain highly competitive. Waiting until second half of May to implement the consultation process would potentially result in a delay in issuing the RFP by about two months.

Financial Implications

In order to get the participation of local professionals it will be necessary to provide a honourarium for the three days involved in the consultation process. In addition, there will be the cost of renting a venue, providing nutrition to the participants, advertising and coordinating the public open house and reporting out on the results and public feedback. It is estimated that the incremental cost of the consultation process will be between \$22,000 and \$25,000.

RECOMMENDATION

That the Core Area Liquid Waste Management Committee approve the Design Guideline Consultation Process (Attachment 2) and direct staff to implement the consultation process.

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Core Area Wastewater Treatment Program

JH:hr

Attachments: 2

McLOUGHLIN WASTEWATER TREATMENT FACILITY DESIGN GUIDELINE CONSULTATION PROCESS

PURPOSE

The purpose of the Design Guideline Consultation Process is:

- to provide advice to the Core Area Liquid Waste Management Committee (CALWMC) and Capital Regional District Board on the design guidelines, (including landscape plan and building elevations), for the McLoughlin Wastewater Treatment Plant;
- to provide a broader spectrum of the community with an opportunity to generate ideas and potentially refine the design guidelines for the facility

CONSULTATION PROCESS

Introduction

The consultation process will consist of a 'Design Ideas Workshop', followed by an Open House that will develop visual imagery and refinement of the design guidelines. This will provide a broader spectrum of the community an opportunity to generate ideas and potentially refine the design parameters for the facility. The results of this process will inform possible revisions of the Design Guidelines to be brought to the CALWMC and Board for approval.

Design Ideas Workshop

The Ideas Workshop will engage respected local designers and key stakeholders in a collaborative process to generate ideas and visual representations of those ideas for the McLoughlin Point Wastewater Treatment Plant.

The Ideas Workshop will consist of a one and a half day (Thursday afternoon and Friday) design session, immediately followed (Saturday) with an Open House where workshop participants would interact with members of the public to explain the process and get feedback on the design ideas generated at the workshop.

The Design Ideas Workshop would commence with a site visit followed by a presentation on site of constraints and technical requirements (relating to the treatment process as well as seismic and tsunami design constraints). The workshop would continue with a facilitated 'brainstorming' session to generate design ideas based on the requirements, constraints, and the opportunities for the site and its prominent waterfront location. The design ideas would be graphically transcribed, with different images and design element options being identified and made available for public review on the following day.

The Design Ideas Workshop and feedback from the Open House will assist in identifying a preferred vision and an indicative architectural and landscape design of the McLoughlin Point Wastewater Treatment Plant. Based on the results of consultation process, the Design Guidelines would be revised as appropriate and submitted to the CALWMC and the CRD Board approval.

The approved Design Guidelines and indicative design will be included in the Request for Proposals to be issued in June.

SCHEDULE

In order to meet the June timeline to issue the RFP, the following schedule is recommended:

Ideas Workshop: Thursday April 11 and Friday April 12

Public Open House: April 13.

PARTICIPANTS

Township of Esquimalt

- Two members from its Design Review Committee
- One planning staff member

City of Victoria

- Two members of their Advisory Design Panel
- One planning staff member

Local Design Community (selected from names supplied by the Architectural Institute of BC and BC Society of Landscape architects: criteria: senior members of their respective Societies, knowledgeable of local conditions and respected for their experience in urban design, sustainability, and harbour planning)

- Two local architects
- One local landscape architect

Core Area Liquid Waste Management Committee

- Four members (appointed by the chair)

Core Area Wastewater Treatment Program Commission

- Commission Chair or Vice Chair

WORKSHOP FACILITATION AND OPEN HOUSE CO-ORDINATION

The workshop would be co-ordinated by CitySpaces Consulting with graphics and technical support provided by Core Area Wastewater Treatment Program staff and program consultants (Stantec).