

keay architecture ltd.

John Keay, Architect, AIBC

Nicole Parker, Architectural Technologist, AIBC

2nd Floor, 1124 Fort Street
Victoria, BC, V8V 3K8



o. 250-382-3823
e. info@keayarchitecture.com

February 20th, 2019

To: Mayor and Council
Township of Esquimalt
Planning Department
1229 Esquimalt Rd.
Esquimalt, B.C.

Re: Rationale for 1234 Esquimalt Rd. – Action Motorcycle

Dear Mayor and Council,

We have submitted revised drawings showing an updated parking plan for 1234 Esquimalt Road, Action Motorcycle. We are proposing enclosing part of the front entryway and the above balcony to create more interior retail space, increasing the interior area by 344sq.ft. (32sq.m.).

We understand you are looking for 56 car parking stalls; the revised parking plan shows a reduction in car parking stalls, from the existing 33 stalls to 18 stalls. However, the total number of stalls will increase due to the inclusion of motorcycle parking stalls, resulting in a parking stall total of 58. This will include 18 stalls for car parking and 40 stalls for motorcycles. Since Township of Esquimalt does not have a parking bylaw specific to motorcycle stall size, we have referred to the City of Vancouver's Park and Motorcycle Parking Dimensions, Section IV.A.

The proposed parking plan utilizes the site's space efficiently with a blend of car and motorcycle parking, maximizing the potential volume of parking that this site is capable of accommodating. Since the lot is unable to accommodate the 56 car parking stalls as requested by the Township of Esquimalt the proposed layout of parking stalls satisfies both the needs of the business and the total number of stalls. Since the purpose of the business is for the sale and repair of motorbikes and accessories, the proposed layout of parking is more beneficial to the client. The parking lot accessed by Esquimalt will remain unchanged, maintaining the car stall parking located there.

Sincerely,

A handwritten signature in black ink, which appears to read 'Nicole Parker', is written below the 'Sincerely,' text.

Nicole Parker, Architectural Technologist, AIBC
Associate



Official Community Plan

DPA No. 4: Commercial

Area

All lands designated Commercial on "Development Permit Areas Map" (Schedule "H") are part of DPA No. 4.

Designation

Development Permit Area No. 4 is designated for the purpose of establishing objectives for:

- Section 488 (1)(d) – revitalization of an area in which commercial use is permitted; and
- Section 488(1)(f) – form and character of commercial development. *Note: For DPA justification and exemptions please refer to the Official Community Plan, page 88.*

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP	1234 Esquimalt	Kerry Wilk

Section B

No.	Guideline	Comments
1	Facades should be appropriate to a pedestrian-oriented shopping area with windows facing the street and doors opening on to the street rather than on to a courtyard or laneway.	Entryway doors remain unchanged. Open to streetfacing landing.
2	Ornamental lighting that not only highlights the building but also increases the amount of light falling on to pedestrian areas should be used wherever possible. However, lighting should not create unnecessary glare or shine directly into neighbouring residential properties.	N/A
3	Buildings should be designed and sited to minimize the creation of shadows on public spaces	N/A



DPA No. 4: Commercial

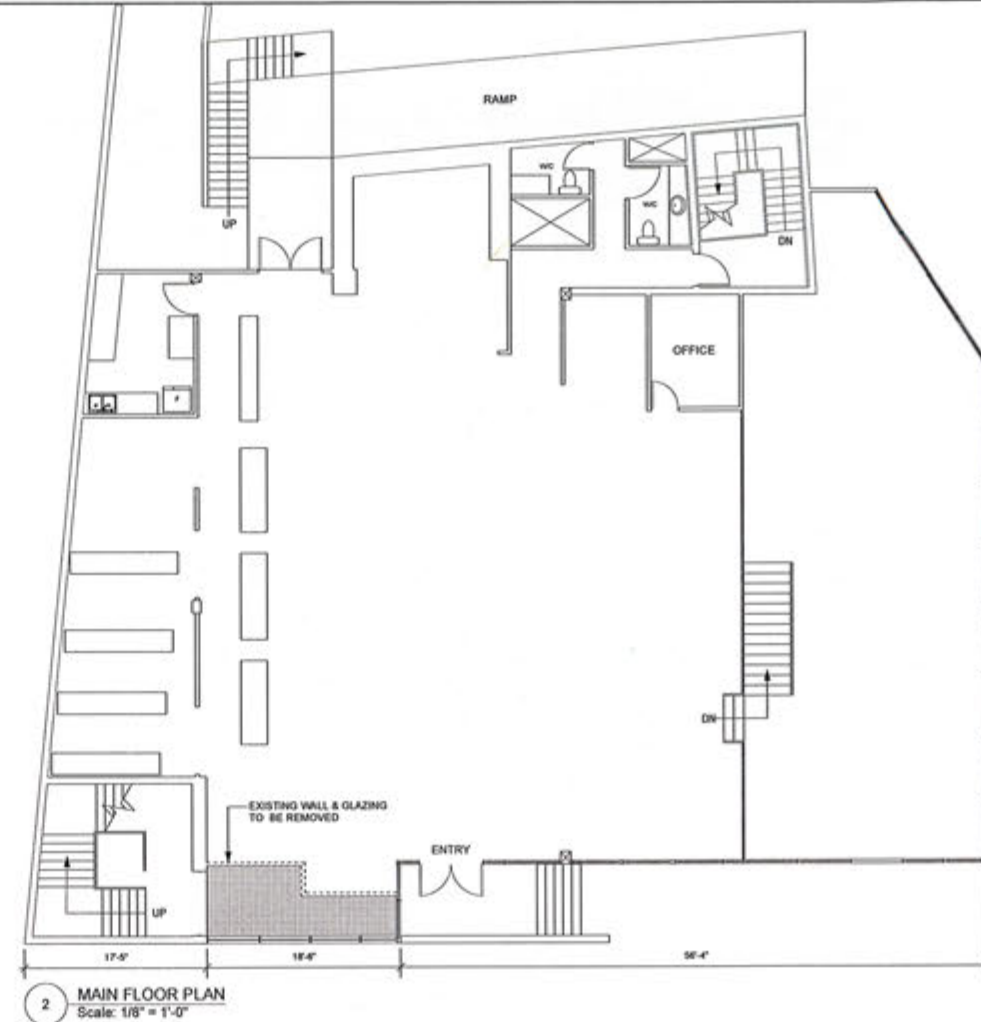
4	Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.	Entry already covered, remains unchanged.
5	Off-street parking areas should be located either at the rear of commercial buildings or underground. Surface parking should be screened with landscaping. Large parking areas should contain additional islands of landscaping.	Location of parking areas unchanged.
6.	The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.	N/A
7.	Buildings may be located at the front property line in order to create a pedestrian-oriented environment, except where vehicle visibility is affected and on those streets where setbacks are required for wider sidewalks, boulevard trees, bus stops and street furniture.	N/A
8.	Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.	N/A



DPA No. 4: Commercial

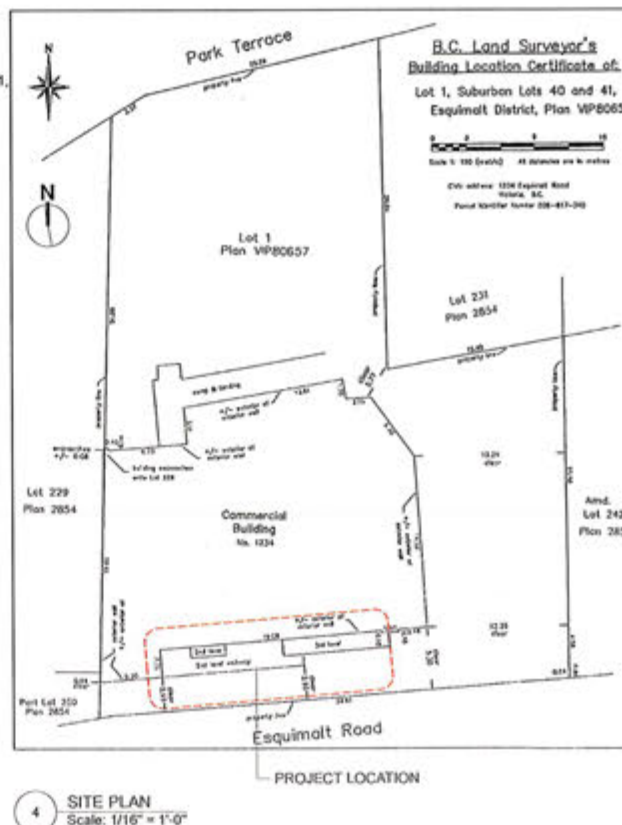
9.	Retention and protection of trees and the natural habitat is encouraged wherever possible.	N/A
10	Where new development is to occur within Esquimalt's commercial core, that development should add to the pedestrian appeal and overall appearance of the street through features such as easily accessible entrances, street furniture and public art, landscaping and attractive exterior finishing materials.	N/A





PROJECT INFORMATION TABLE		
	EXISTING	PROPOSED
ZONE:	C3	EXISTING
LOT AREA:	1,729 SQ. M.	UNCHANGED
TOTAL FLOOR AREA:	1,532.5 SQ. M.	1,584.5 SQ. M.
FLOOR SPACE RATIO:	88	90
SITE COVERAGE %:	84%	UNCHANGED
OPEN SITE SPACE %:	20%	UNCHANGED
HEIGHT OF BUILDING:	EXISTING	UNCHANGED
AVERAGE GRADE:	EXISTING	UNCHANGED
NUMBER OF STOREYS:	3	UNCHANGED
PARKING STALLS:	25	18
BIKE PARKING STALLS:	7	UNCHANGED
MOTORCYCLE STALLS:	29	40
BUILDING SETBACKS:		
EXISTING		
FRONT:	2.95M	UNCHANGED
REAR:	28.04M	UNCHANGED
SIDE (EAST):	+0.8M	UNCHANGED
SIDE (WEST):	12.35M	UNCHANGED
COMMERCIAL USE DETAILS		
TOTAL NUMBER OF UNITS:	3	2
UNIT TYPES:	RETAIL	UNCHANGED

LEGEND:
 CAR PARKING = 18 STALLS
 MOTORCYCLE PARKING = 40 STALLS
 (AS PER THE CITY OF VANCOUVER'S PARK & LOADING DESIGN SUPPLEMENT, MOTORCYCLE PARKING DIMENSIONS, Section 7.4.1.)
 BIKE RACKS = 7 STALLS



key
architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8W 2K8
 o. 250-382-3823 e. info@keyarchitecture.com

COMMENTS			
NO.	DESCRIPTION	DATE	BY
1.	DRAWINGS FOR REVIEW	10/26/18	AS
2.	DRAWINGS FOR MINOR DP SUB.	11/07/18	NP
3.	REV. DWGS FOR MINOR DP SUB.	03/11/19	NP

GENERAL NOTES
 Use of these drawings is limited to that identified in the Issuance column.
 Do not construct from these drawings unless marked "Issued for construction".
 All drawings, plans, models, designs, specifications and other documents prepared by Key Architecture Ltd. (KAL) and used in connection with this project remain the property of KAL. Whether the "work" is executed or not, KAL reserves the copyright in them and in the work executed from them.
 These drawings or other may not be reproduced or used in part or in whole, without the expressed and written consent of KAL.

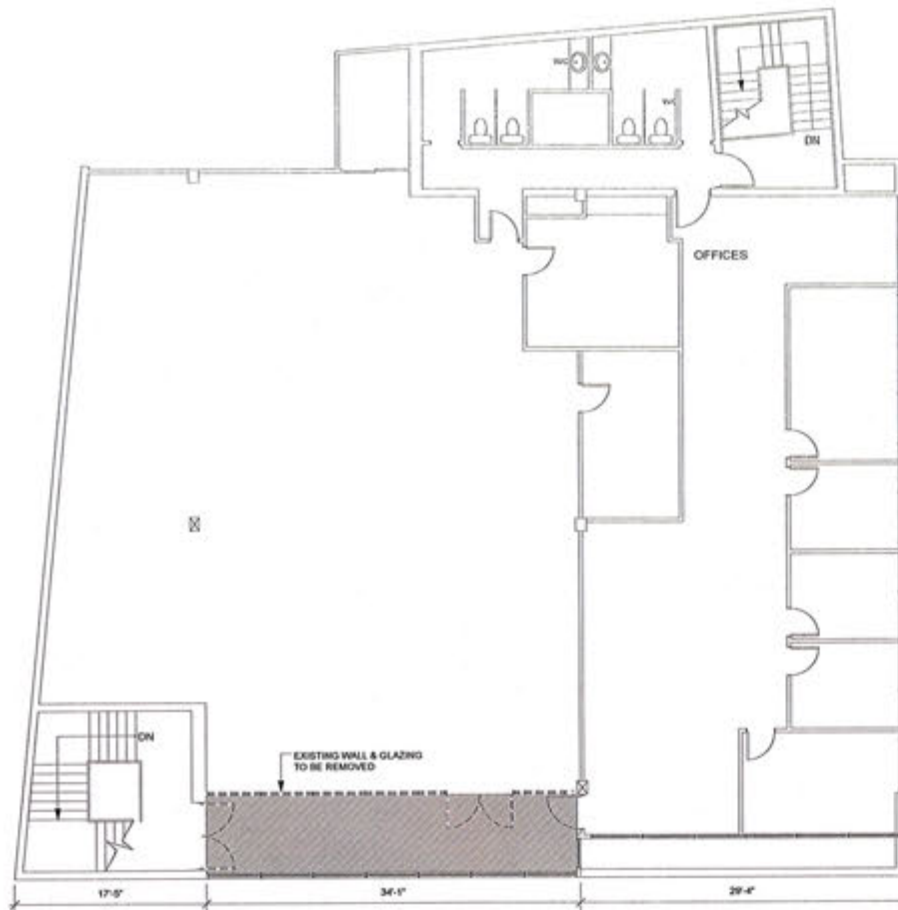


PROJECT
ACTION MOTORCYCLE

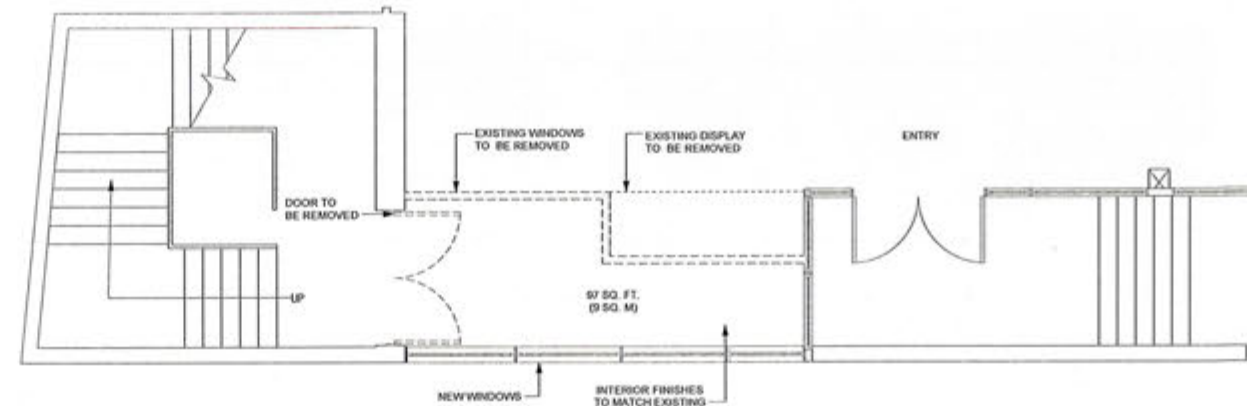
1234 ESQUIMALT ROAD,
VICTORIA, B.C.

SHEET TITLE
SITE PLAN & FLOOR PLANS,
PARKING PLAN

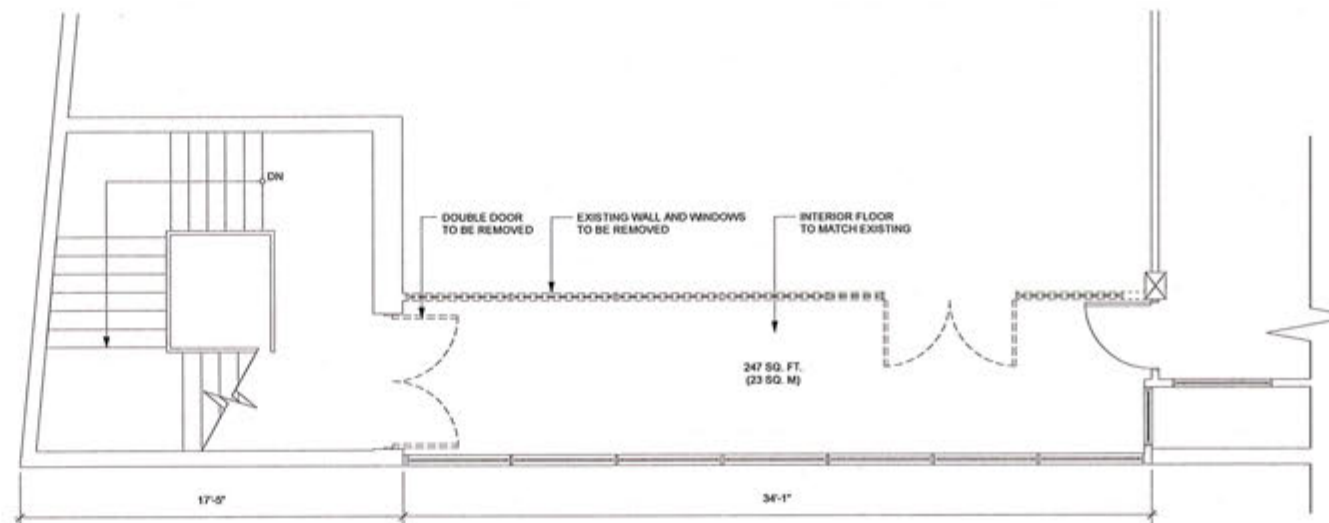
SCALE AS SHOWN	JOB No. 1862
DATE PLOTTED FEBRUARY 11/2019	A-01
DRAWN BY AS / NP	



1 UPPER FLOOR PLAN
Scale: 1/8" = 1'-0"



2 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"



3 UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"



4 PHOTOGRAPHS
Scale: 1/4" = 1'-0"

key
architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
t. 250-382-3823 e. info@keyarchitecture.com

COMMENTS			
NO.	DESCRIPTION	DATE	BY
1.	DRAWINGS FOR REVIEW	10/26/18	AS
2.	DRAWINGS FOR MINOR DP SUB.	11/27/18	NP
3.	REV. DWGS FOR MINOR DP SUB.	03/11/19	NP

GENERAL NOTES

Use of these drawings is limited to that identified in the transmission column. Do not construct from these drawings unless marked "Issued for construction". All drawings, plans, models, designs, specifications and other documents prepared by Key Architecture Ltd. (KA) and used in connection with this project remain the property of KA whether the "work" is executed or not. KA reserves the copyright in them and in the work executed from them. These drawings or other may not be reproduced or used in part or in whole, without the expressed and written consent of KA.



PROJECT
ACTION MOTORCYCLE

1234 ESQUIMALT ROAD,
VICTORIA, B.C.

SHEET TITLE
DETAIL FLOOR
PLANS,
UPPER FLOOR PLAN,
& PHOTOGRAPHS

SCALE AS SHOWN	JOB No. 1862
DATE PLOTTED FEBRUARY 11/2019	A-02
DRAWN BY AS / NP	

key
architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
t. 250-382-3823 e. info@keyarchitecture.com

COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	DRAWINGS FOR REVIEW	10/26/18	AS
2.	DRAWINGS FOR MINOR DP SUB.	11/27/18	NP
3.	REV. DWGS FOR MINOR DP SUB.	03/11/19	NP

GENERAL NOTES

Use of these drawings is limited to that identified in the Issuance column.
Do not construct from these drawings unless marked "Issued for construction".
All drawings, plans, models, designs, specifications, and other documents prepared by Key Architecture Ltd. (KA) and used in connection with this project remain the property of KA. Whether the "work" is executed or not, KA reserves the copyright in them and in the work executed from them.
These drawings or other may not be reproduced or used in part or in whole, without the expressed and written consent of KA.

RECEIVED

FEB 14 2019

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

PROJECT

ACTION MOTORCYCLE

1234 ESQUIMALT ROAD,
VICTORIA, B.C.

SHEET TITLE

ELEVATIONS

SCALE

AS SHOWN

JOB No.

1802

DATE PLOTTED

FEBRUARY 11/2019

A-03

DRAWN BY

AS / NP

NEW WINDOWS
(SHOWN COLOURED)

NEW WINDOWS
(SHOWN COLOURED)

1 EAST ELEVATION
Scale: 1/4" = 1'-0"

NEW WINDOWS
(SHOWN COLOURED)

NEW WINDOWS
(SHOWN COLOURED)

RAILING TO BE REDUCED
DUE TO WINDOWS

2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"