

ISSUED FOR REZONING & OCP AMENDMENT



Esquimalt Public Safety Building

CIVIC ADDRESS:  
500 Park Place, Esquimalt BC V9A 6Z9

LEGAL DESCRIPTION:  
Lot A, Suburban Lot 40,  
Esquimalt District, Plan EPP103969

PROJECT TEAM:

OWNER:  
Township of Esquimalt  
1299 Esquimalt Rd  
Victoria, BC V9A 3P1  
T: 250.414.7100

ELECTRICAL:  
AES Engineering Ltd.  
500 - 3795 Carey Road,  
Victoria, BC V8Z 6T8  
T: 250.381.6121  
E: victoria@aesengr.com

ARCHITECTURAL:  
HCMA Architecture + Design  
205 - 26 Bastion Square  
Victoria, BC v8W 1H9 Canada  
T: 250.382.6650  
E: victoria@hcma.ca

LANDSCAPE:  
Murdoch de Greef Inc.  
200-524 Culduthel Road  
Victoria, BC V8Z 1G1  
T: 250.412.2891  
E: admin@mdidesign.ca

STRUCTURAL:  
Herold Engineering Ltd.  
1051 Vancouver Street  
Victoria, BC V8V 4T6  
T: 250.590.4875

CIVIL:  
J.E.Anderson & Associates  
4212 Glanford Avenue  
Victoria, BC V8Z 4B7  
T: 250.727.2214

MECHANICAL:  
AME Group  
721 Johnson St.  
Victoria, BC V8W 1M8  
T: 250.382.5999  
F: 250.382.5998

PROJECT MANAGER:  
Core Project Management  
102-375 Lynn Avenue,  
North Vancouver, BC V7J 2C4  
T: 604.358.2774

PROJECT INFORMATION:

CIVIC ADDRESS  
500 Park Place, Esquimalt, BC V9A 6Z9

LEGAL DESCRIPTION:  
Lot A, Suburban Lot 40,  
Esquimalt District, Plan EPP103969

SITE AREA: 2810 m2 (30,246.6 sf)

GROSS FLOOR AREA (GFA - Parkade not included): 6238 m2 (67,145.3 sf)

Main Floor Area: 1813 m2 (19,515 sf)  
Second Floor Area: 1178 m2 (12,679.9 sf)  
Third Floor Area: 915 m2 (9,849 sf)  
Underground Parkade Area: 2332 m2 (25,101.4 sf)

FRONTAGE: Esquimalt Rd 25.4 m  
Park Place 73.3 m

PROPOSED BUILDING FOOTPRINT AREA: 2096.5 m2 (22,566.5 sf)

LOT COVERAGE: 74.6%

FAR CALCULATION: 1.4

NUMBER OF STORIES: 3

PARKING PROVIDED: 45 underground parking stalls

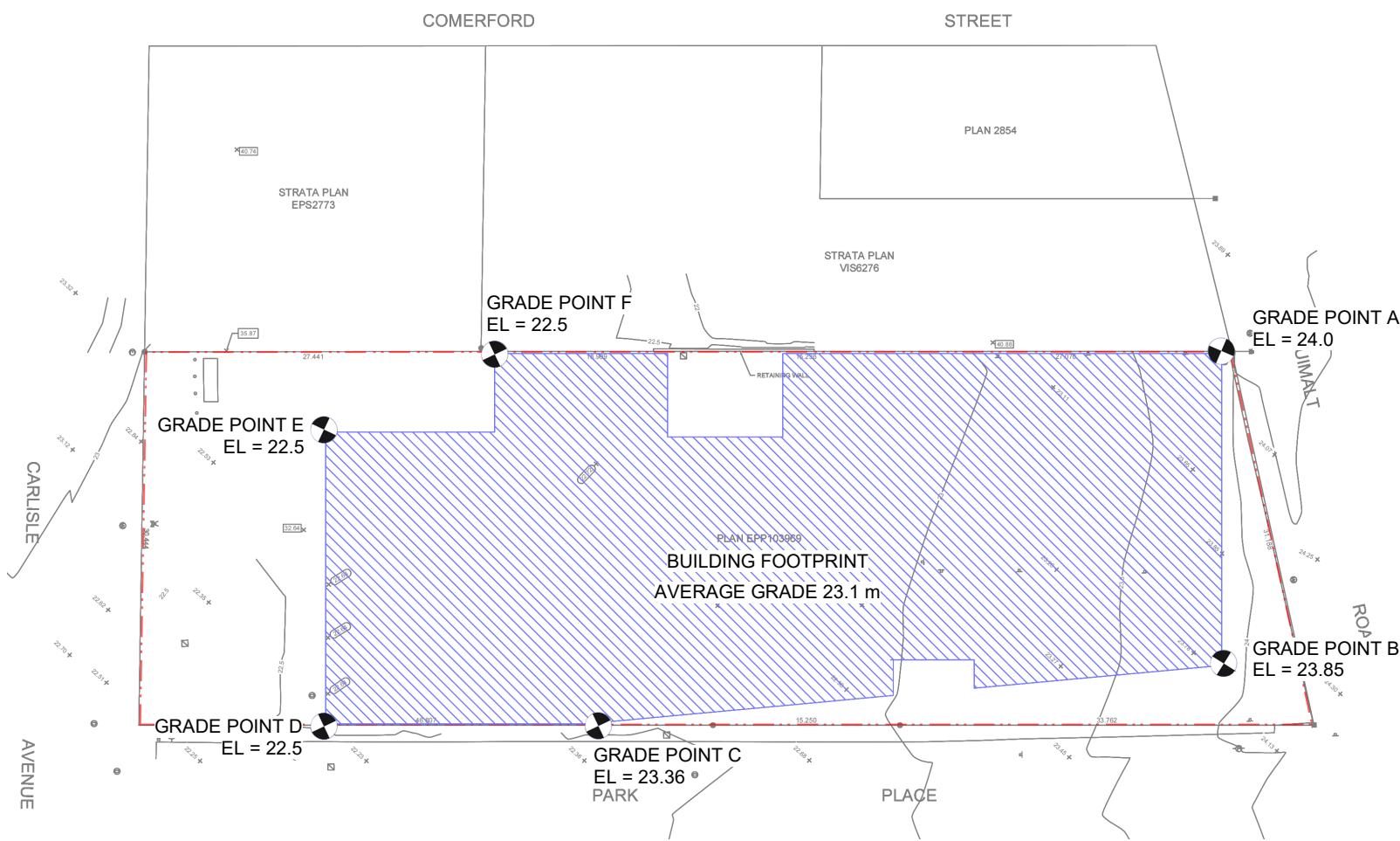
BICYCLE PARKING: 24 required, 24 provided

LOADING: 0 provided based on intended usage of facility as a Public Safety Building

ZONING INFORMATION:  
Existing Zoning: P1 Public Institutional  
Proposed Zoning: TBD

SETBACKS:  
Front (Esquimalt Rd): 0m/7.5m required, 0m provided  
Side 1 (Park Place): 0m/7.5m required, 14.8m provided  
Side 2 (West) : 0m/4.5m required, 0m provided  
Rear (Carlisle): 0m/4.5m required, 0m provided

BUILDING HEIGHT: 13.2m



SHEET LIST:

A000	COVER SHEET
A101	SITE PLAN
A201	FLOOR PLAN - LEVEL 1
A202	FLOOR PLAN - LEVEL 2
A203	FLOOR PLAN - LEVEL 3
A204	FLOOR PLAN - BASEMENT
A301	BUILDING ELEVATIONS
A302	BUILDING SECTIONS
A303	BUILDING RENDERERS
L100	LANDSCAPE PLAN
C###	CIVIL

AVERAGE GRADE CALCULATION:

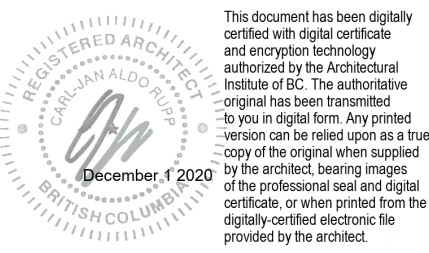
= (Point A + B + C + D + E + F) ÷ 6

= (24.0 + 23.85 + 23.36 + 22.5 + 22.5 + 22.5) ÷ 6

= 138.71 ÷ 6

= 23.1

1	ISSUED FOR REZONING	01 DEC 2020
#	DESCRIPTION	DATE



Esquimalt Public Safety Building

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PROJECT #: 20005

COVER SHEET

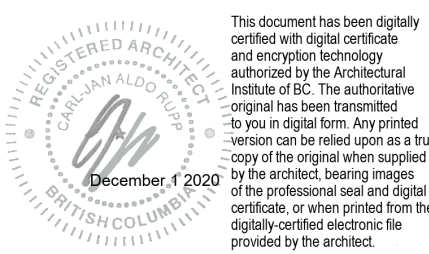
A000

SCALE:



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PROFESSIONAL SEAL



## Esquimalt Public Safety Building

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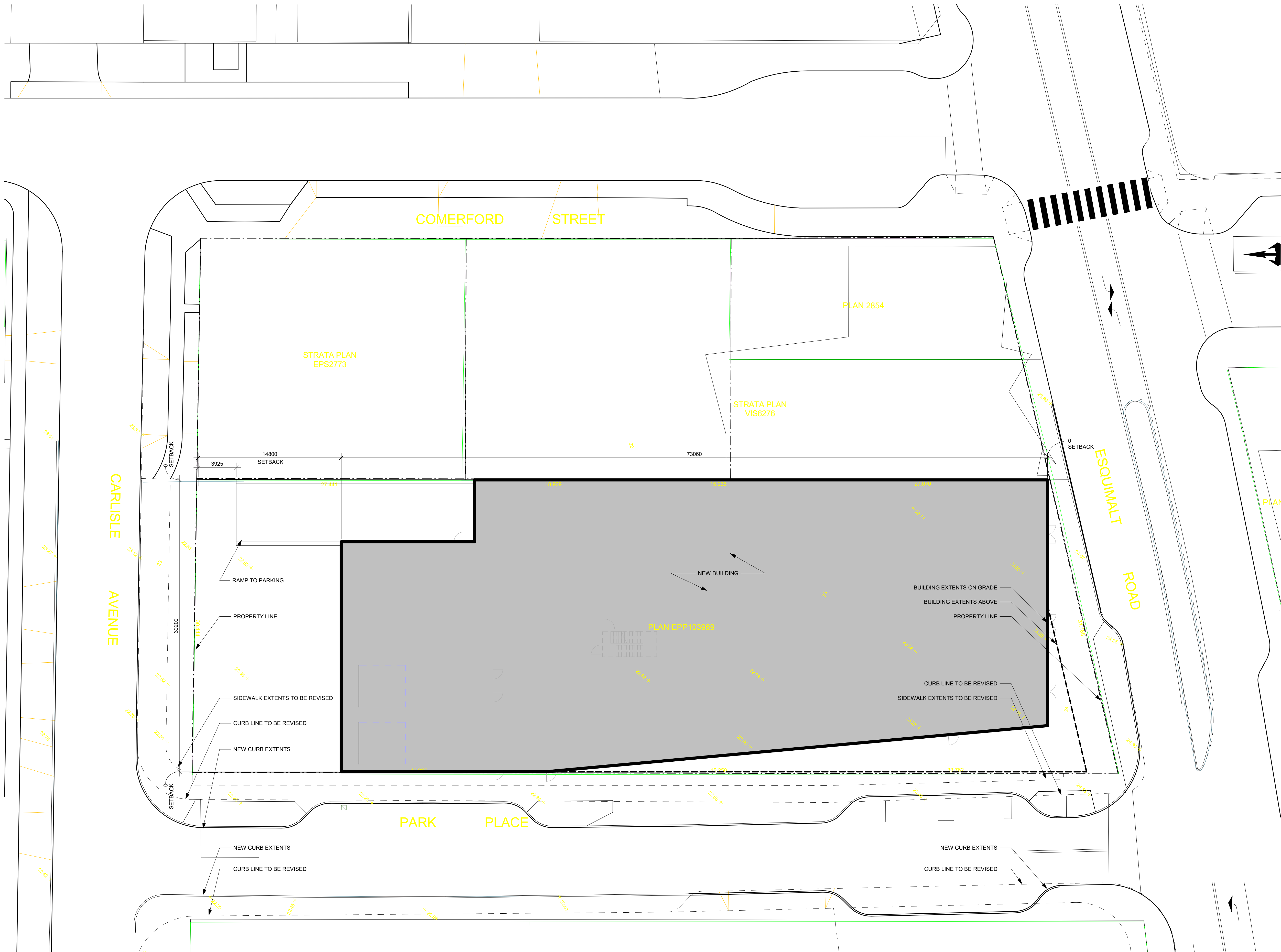
PROJECT #: 20005

## SITE PLAN



# A101

SCALE: 1 : 200

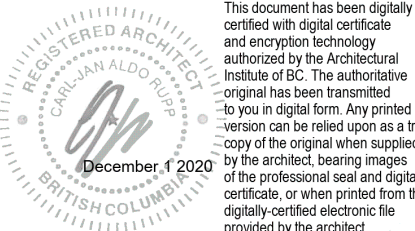


## 1 SITE PLAN - REZONING

1 : 200

NOTE: SEE LANDSCAPE AND CIVIL FOR PROPOSED REVISIONS TO SITE

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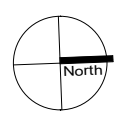


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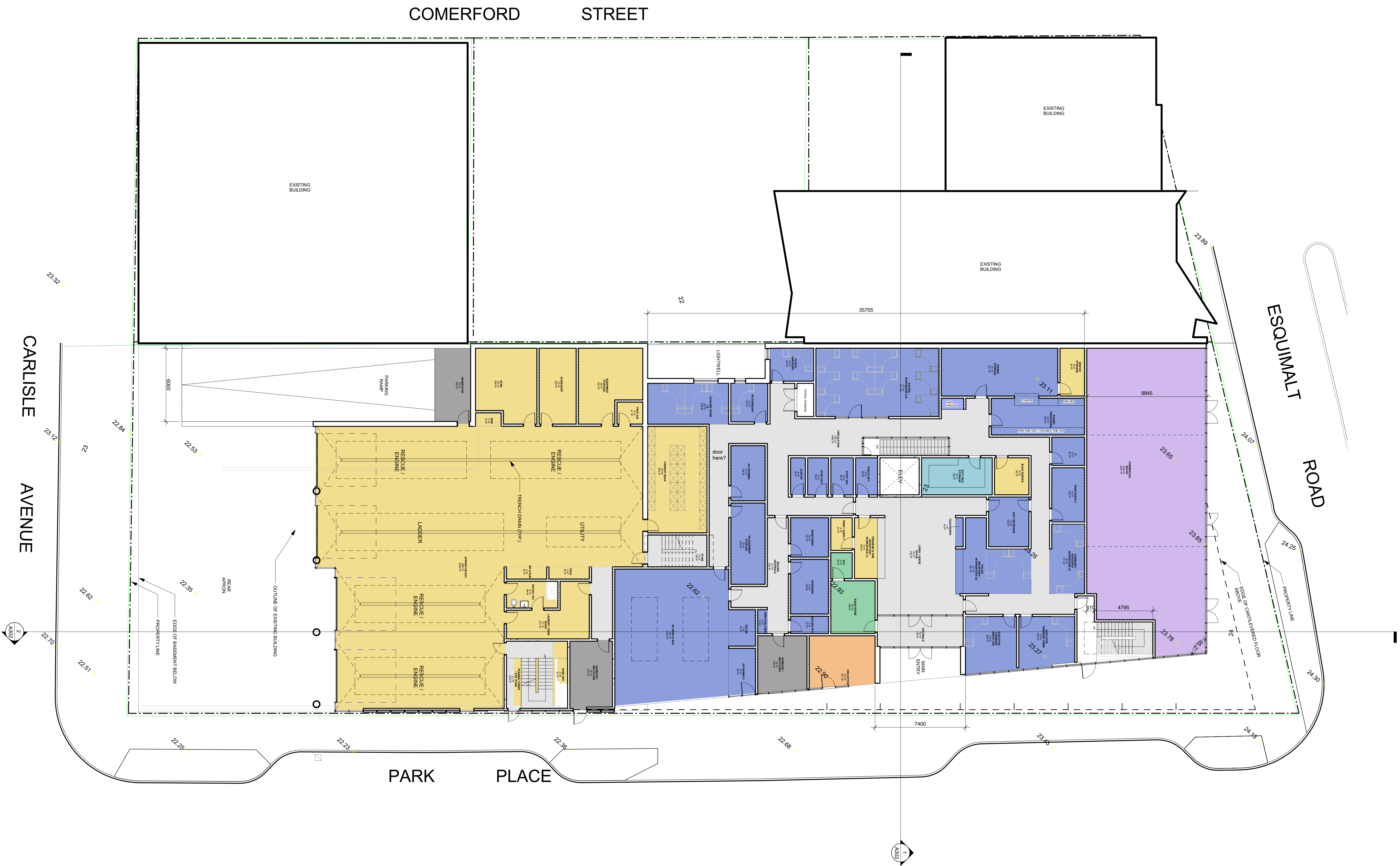
PROJECT #: 20005

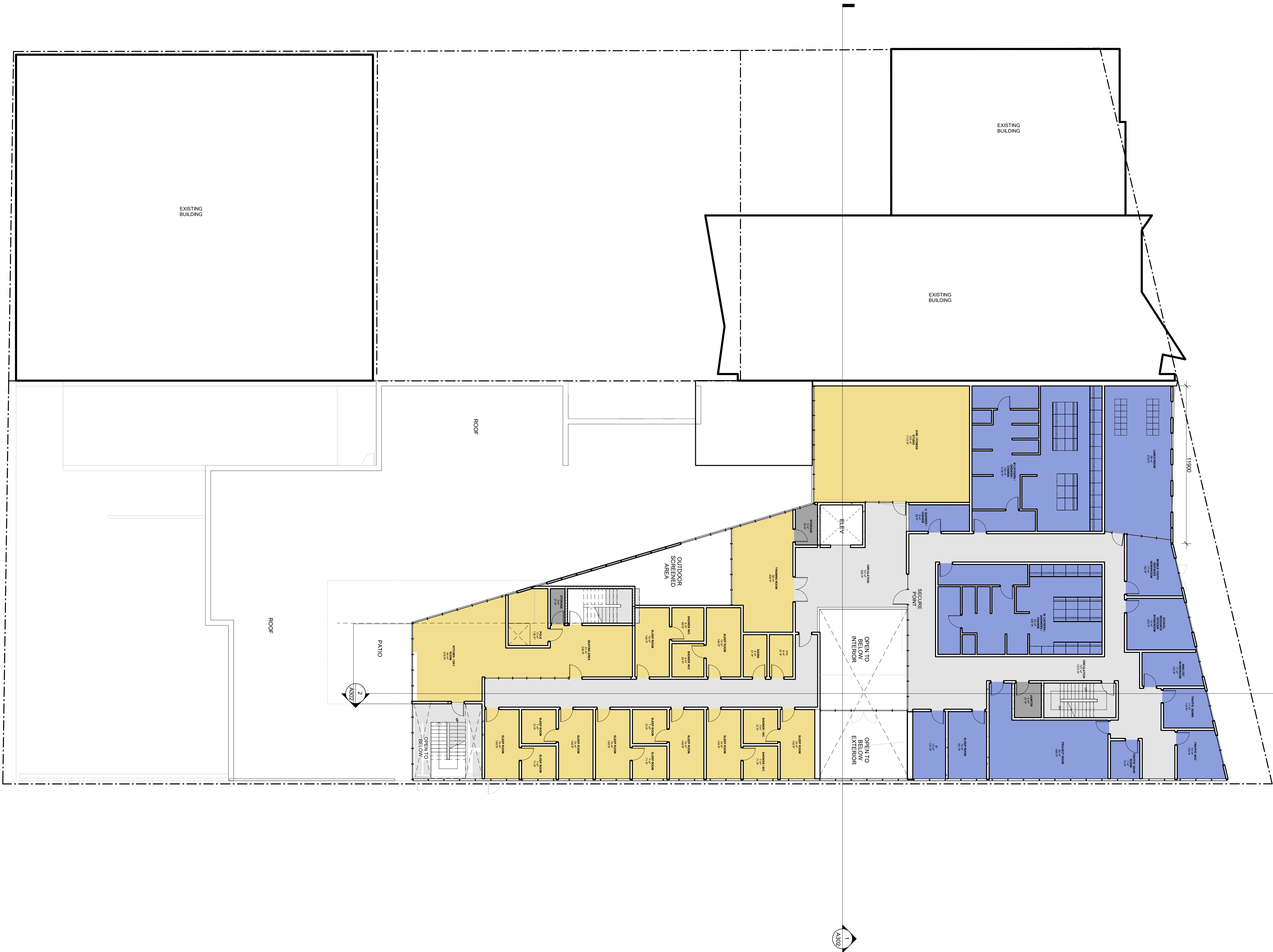
FLOOR PLAN - LEVEL 1



A201

SCALE: 1 : 150





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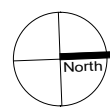
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## FLOOR PLAN - LEVEL 2



# A202

SCALE: 1 : 150





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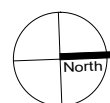
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## FLOOR PLAN - LEVEL 3



# A203

SCALE: 1 : 150

PROFESSIONAL SEAL

December 1 2020

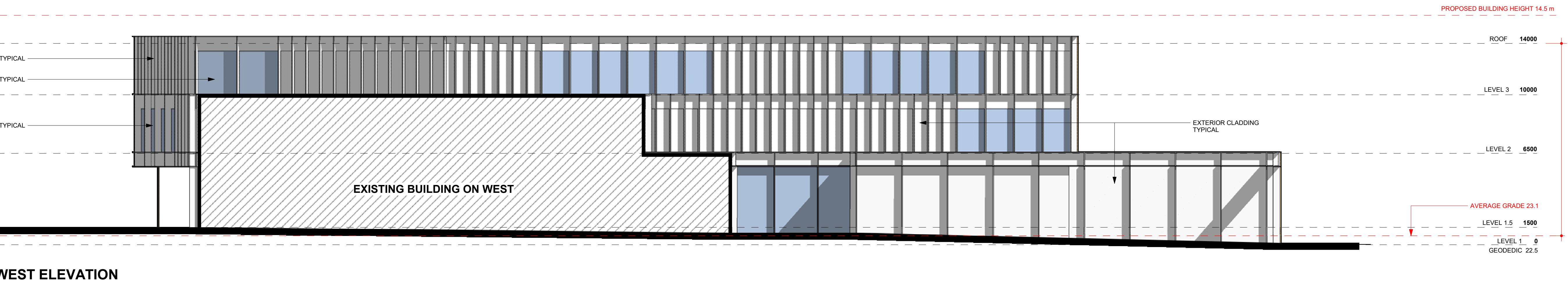
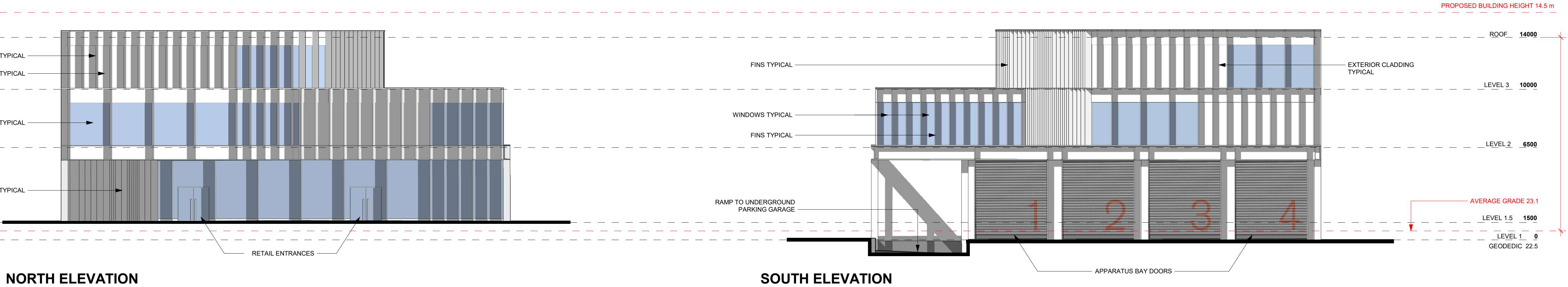
**500 Park Place,  
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## FLOOR PLAN - BASEMENT



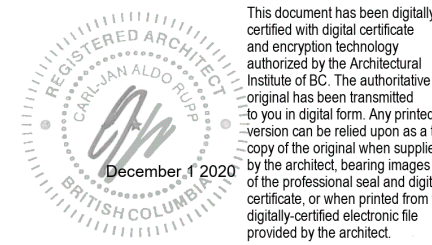
**SCALE:** 1 : 150





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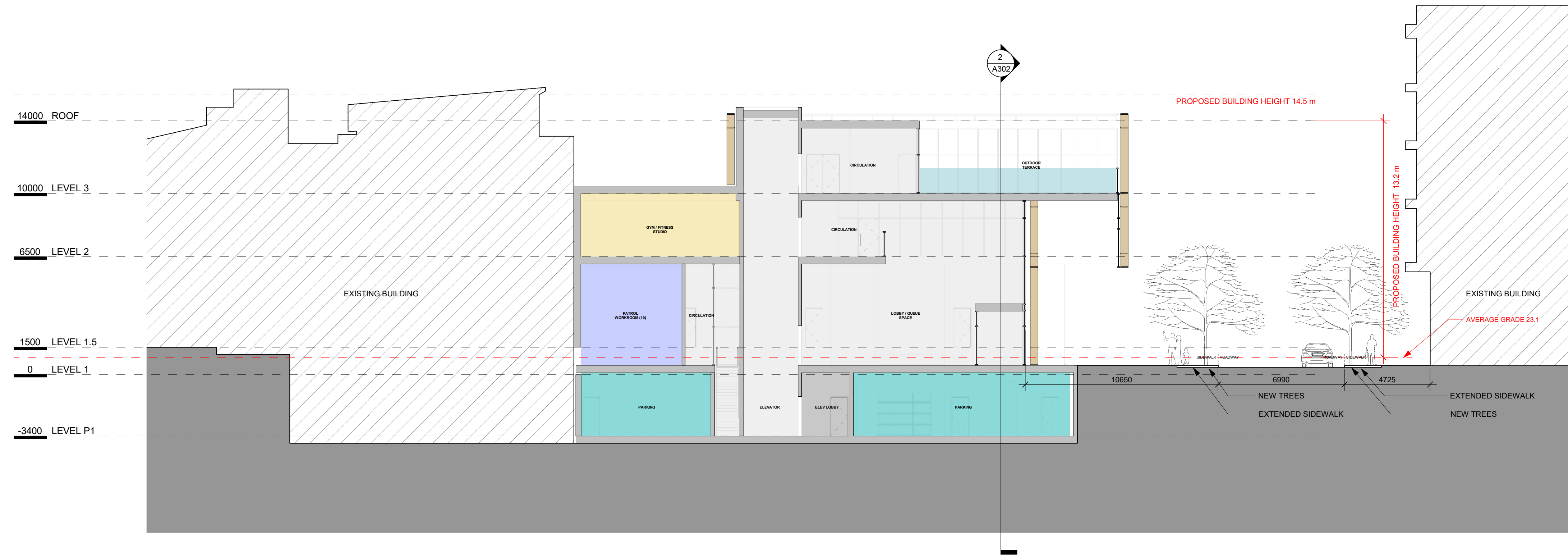
PROJECT #: 20005

## BUILDING ELEVATIONS

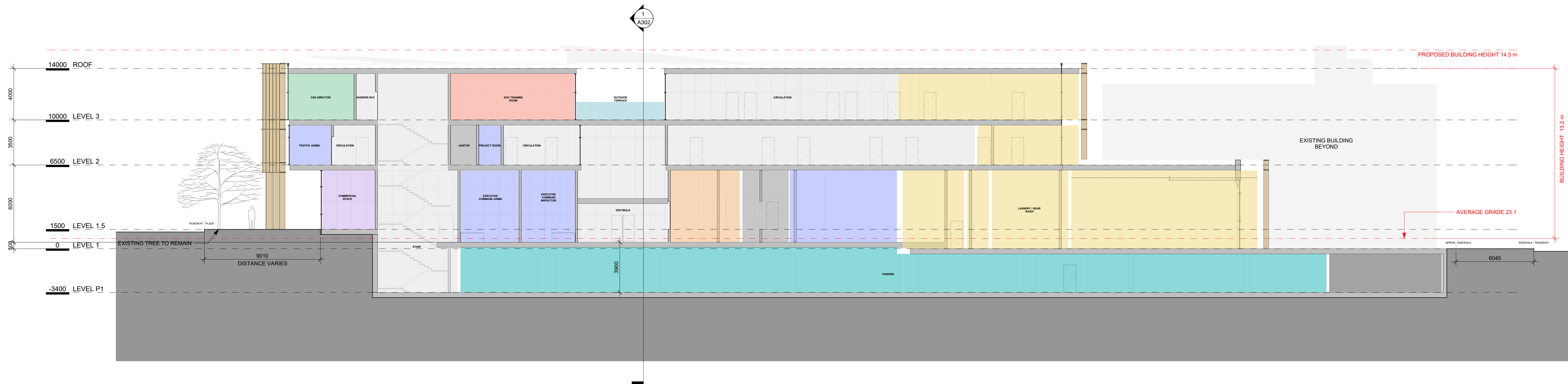
A301

SCALE:



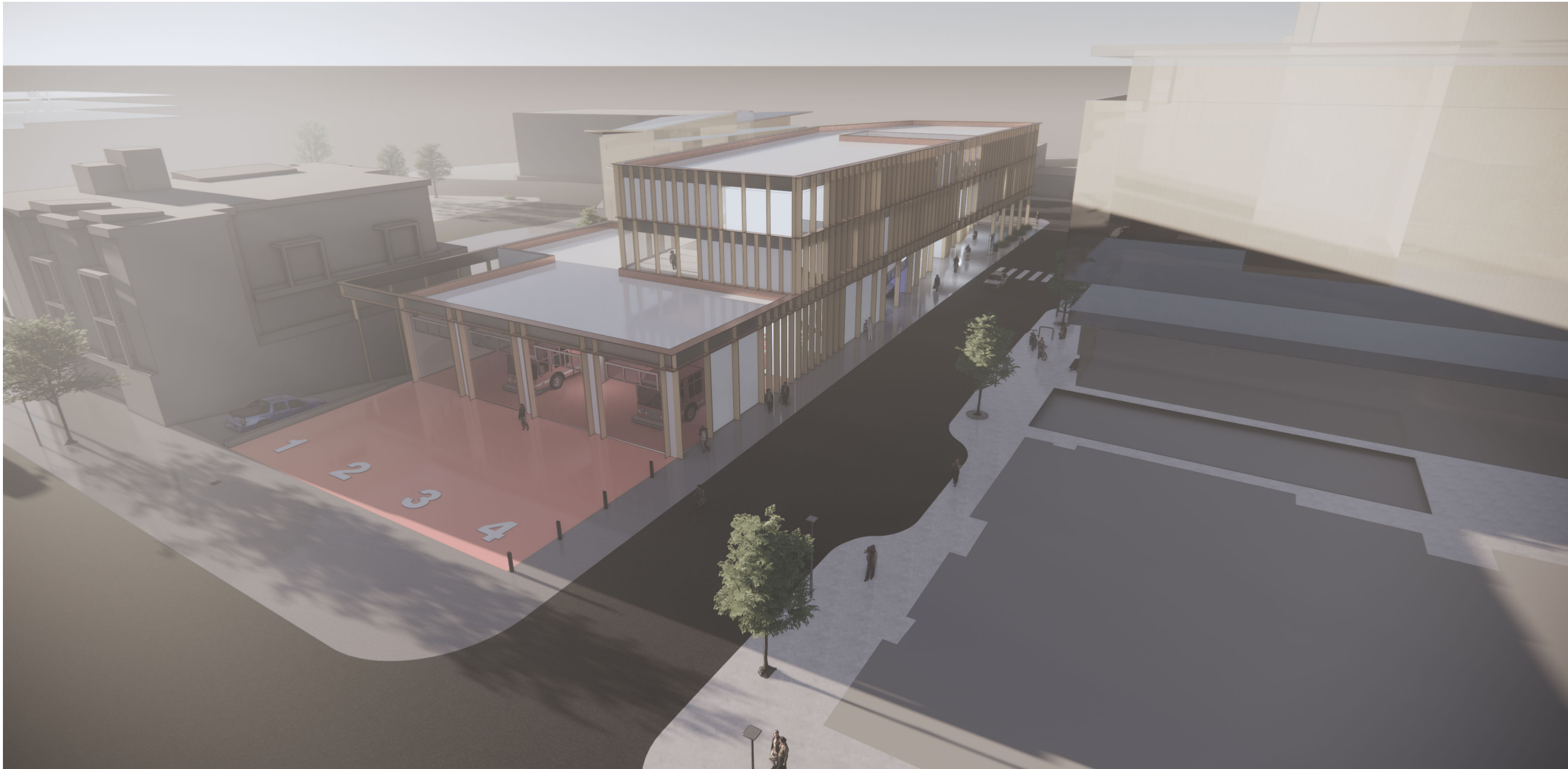


1 TRANSVERSE SECTION  
1 : 150



2 LONGITUDINAL SECTION  
1 : 150





AERIAL VIEW LOOKING AT APPARATUS BAY



VIEW FROM ESQUIMALT ROAD



VIEW FROM THE CORNER OF ESQUIMALT RD. & PARK PLACE



VIEW FROM PARK PLACE LOOKING NORTH



VIEW FROM PARK PLACE LOOKING SOUTH



VIEW FROM ESQUIMALT ROAD LOOKING AT RETAIL UNITS



VIEW FROM PARK PLACE LOOKING AT THE MAIN ENTRY

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## BUILDING RENDERS



A303

SCALE: