

RE-ISSUED FOR REZONING



NOTE:
RENDERINGS INDICATE GENERAL DESIGN INTENT AND ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS.
RENDERINGS ARE PROPOSED AND CONCEPTUAL IN NATURE.

PROJECT INFORMATION:

CIVIC ADDRESS

500 Park Place, Esquimalt, BC V9A 6Z9

LEGAL DESCRIPTION:

Lot A, Suburban Lot 40,
Esquimalt District, Plan EPP103969

SITE AREA: 2,810 m2 (30,246.6 sf)

GROSS FLOOR AREA (GFA - Parkade not included): 3,968.1 m2 (42,712.3 sf)

Main Floor Area: 1760.2 m2 (18,947 sf)
Second Floor Area: 1190.6 m2 (12,815.5 sf)
Third Floor Area: 1017.3 m2 (10,950.1 sf)
Underground Parkade Area: 2352.2 m2 (25,318.9 sf)

FRONTAGE: Esquimalt Rd 25.0 m
Park Place 74.3 m

PROPOSED BUILDING FOOTPRINT AREA: 2043 m2 (21,990.7 sf)

LOT COVERAGE: 72.7%

FAR CALCULATION: 1.4

NUMBER OF STORIES: 3

PARKING PROVIDED: 41 Underground/ 2 At Grade

BICYCLE PARKING: 24 Underground

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

ZONING INFORMATION:

Existing Zoning: C3 Core Commercial/ P1 Public Institutional
Proposed Zoning: Comprehensive Development

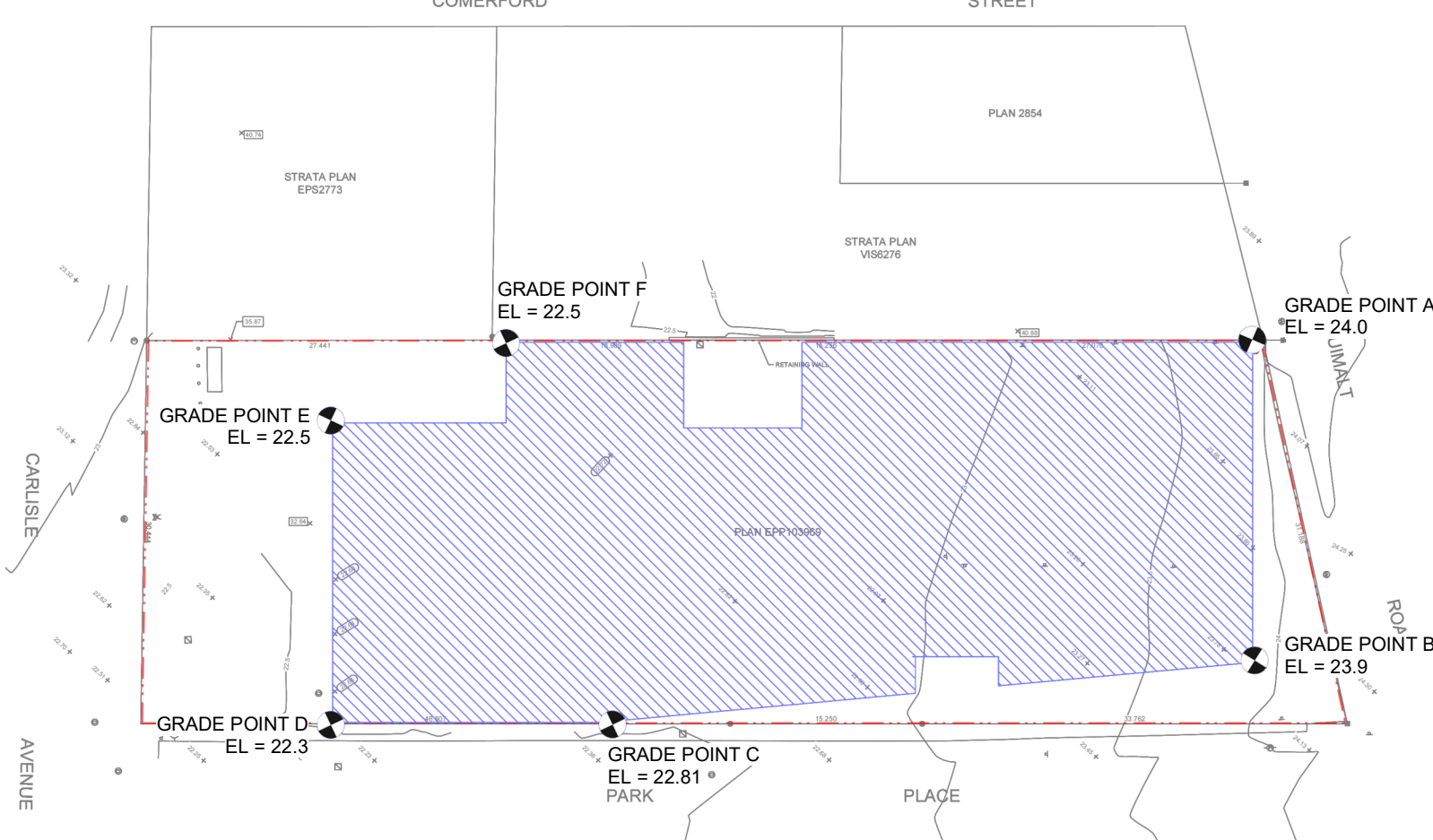
SETBACKS:

Front (Esquimalt Rd): 0m/7.5m required, 0m provided
Side 1 (Park Place): 0m/4.5m required, 0m provided
Side 2 (West) : 0m/4.5m required, 0m provided
Rear (Carlisle): 0m/7.5m required, 14.05m provided

BUILDING HEIGHT: 14.95m

AVERAGE GRADE CALCULATION:

= (Point A + B + C + D + E + F) ÷ 6
= (24.0 + 23.9 + 22.81 + 22.3 + 22.5 + 22.5) ÷ 6
= 138.01 ÷ 6
= 23.0



Esquimalt Public Safety Building

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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
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LANDSCAPE:

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E: admin@mdldesign.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

SHEET LIST:

ARCHITECTURAL
RZ000
RZ101
RZ201
RZ202
RZ203
RZ204
RZ301
RZ302
RZ303

COVER SHEET
SITE PLAN
FLOOR PLAN - LEVEL 1
FLOOR PLAN - LEVEL 2
FLOOR PLAN - LEVEL 3
FLOOR PLAN - BASEMENT
BUILDING ELEVATIONS
BUILDING SECTIONS
BUILDING RENDERERS

LANDSCAPE
L100

CIVIL
C1

LANDSCAPE PLAN

CIVIL SITE PLAN
PRELIMINARY SERVICING

SHADOW STUDY:

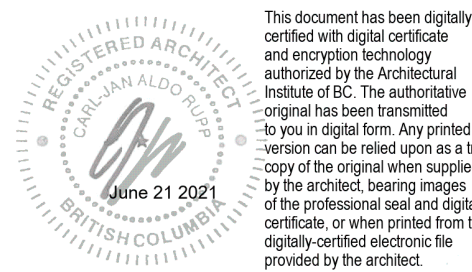


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Seal



Consultants

Key plan

Issued for

3 2021.05.28 RE-ISSUED FOR
REZONING
5 2021.06.21 RE-ISSUED FOR
REZONING

Project title
Esquimalt Public Safety
Building

Client
Township of Esquimalt

Site address
500 Park Place, Esquimalt, BC

Sheet title
COVER SHEET

Date Printed 6/21/2021 5:07:10 PM
Sheet number Revision number 5

RZ000

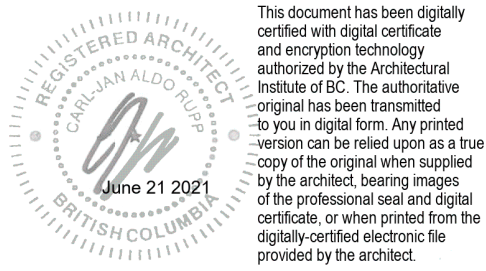
COMERFORD STREET



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Client
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Site address
500 Park Place, Esquimalt, BC

Sheet title
SITE PLAN

Date Printed 6/21/2021 5:07:11 PM
Sheet number Revision number 5

RZ101

CARLISLE AV

STRATA PLAN
EPS2773

PLAN 2854

STRATA PLAN
VIS6276

ESQUIMALT RD

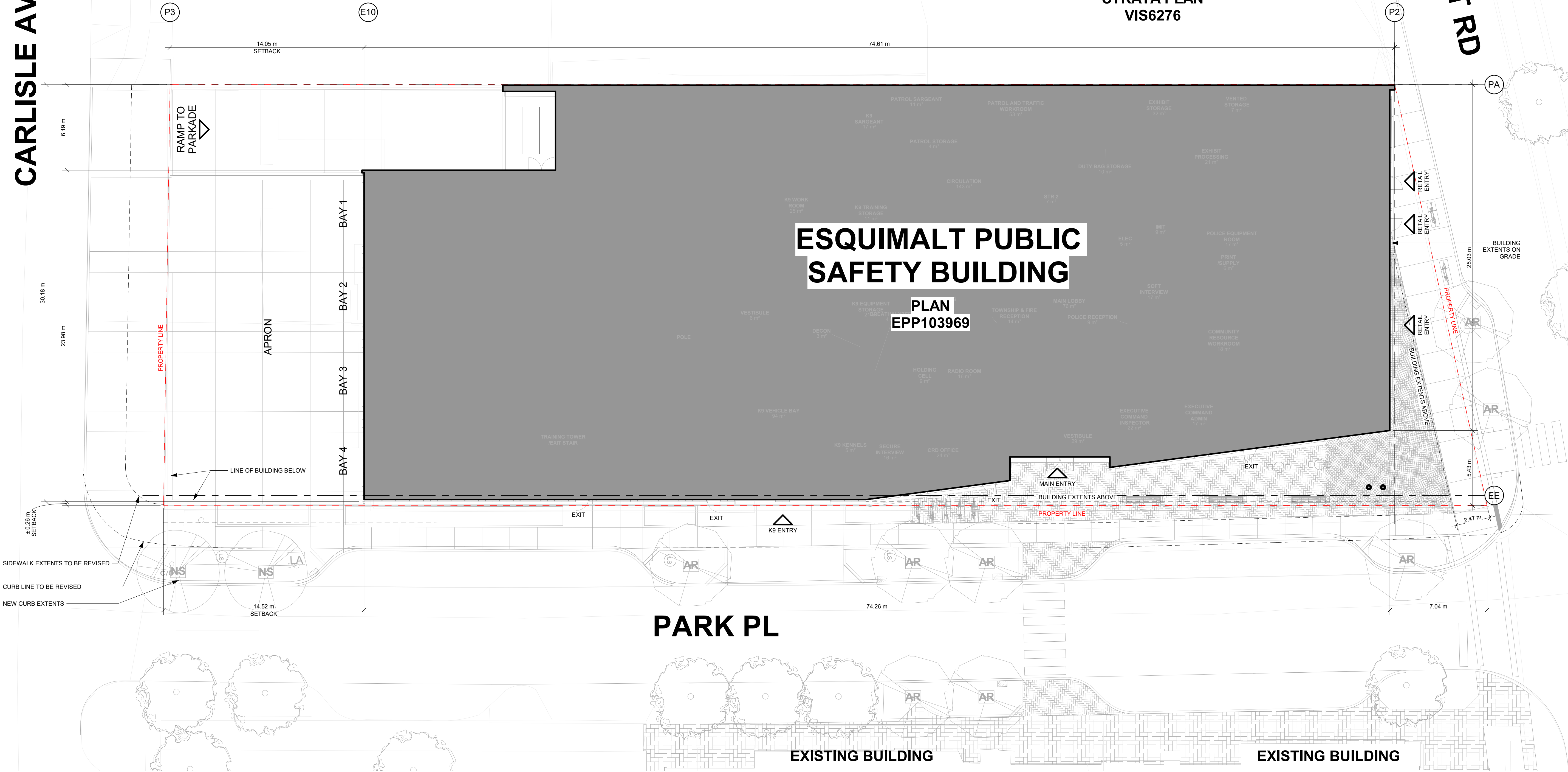
ESQUIMALT PUBLIC
SAFETY BUILDING

PLAN
EPP103969

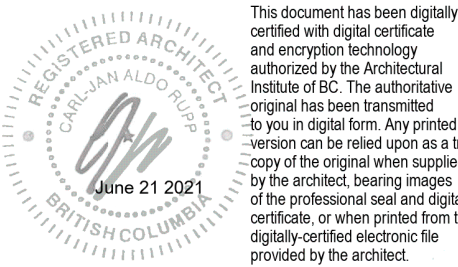
PARK PL

EXISTING BUILDING

EXISTING BUILDING



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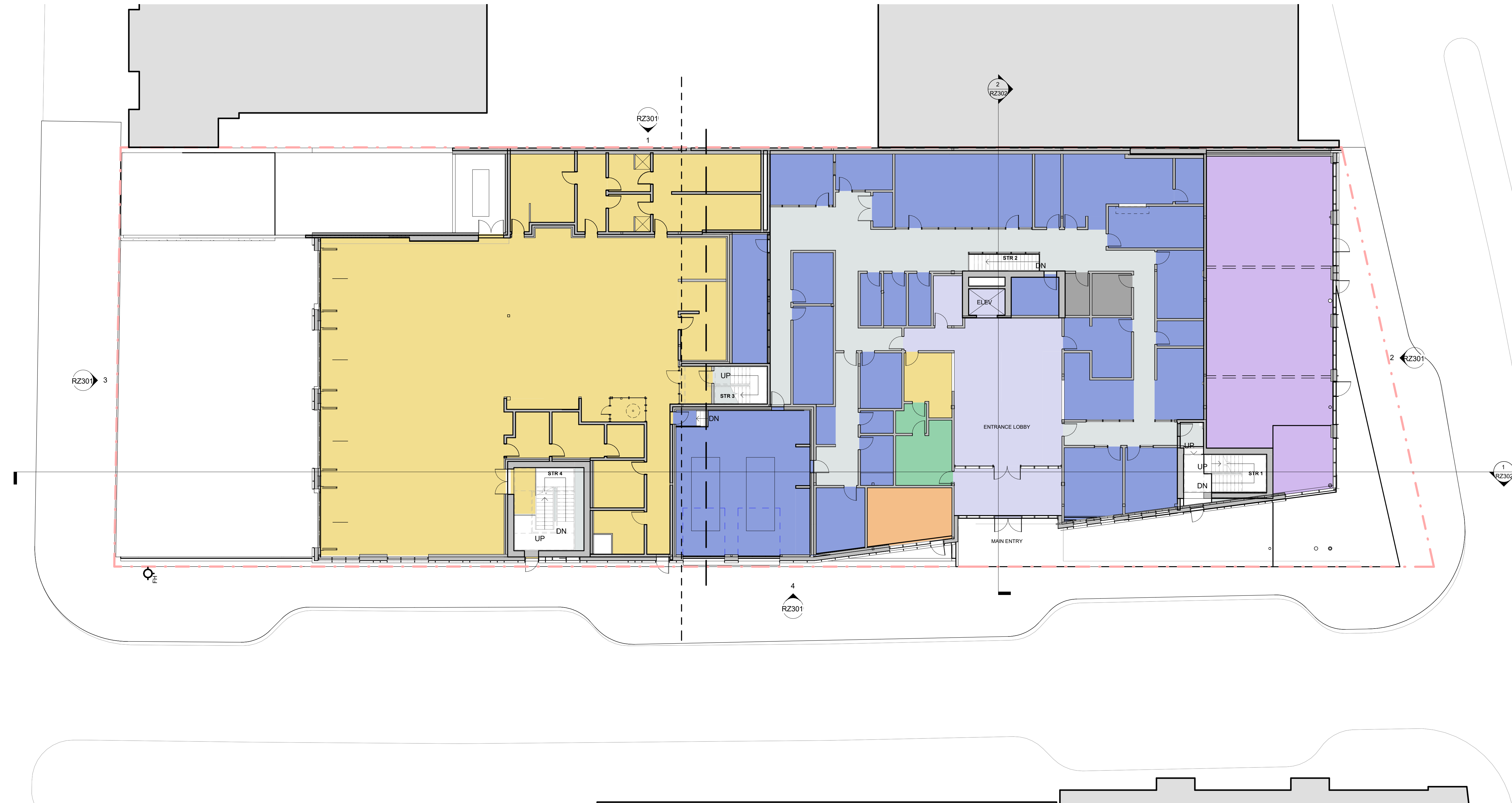
Client
Township of Esquimalt

Site address
500 Park Place, Esquimalt, BC

Sheet title
FLOOR PLAN - L1

Date Printed 6/21/2021 5:07:12 PM
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RZ201

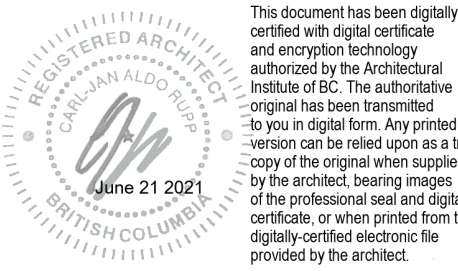


1 FLOOR PLAN - LEVEL 1
1: 150

LEGEND

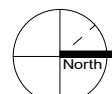
- 00 CIRCULATION
- 01 COMMUNITY ACCESS CENTRE
- 03 COMMUNITY SAFETY SERVICES
- 04 POLICE SERVICES
- 05 FIRE SERVICES
- 06 CAPITAL REGIONAL DISTRICT
- 08 BUILDING SUPPORT

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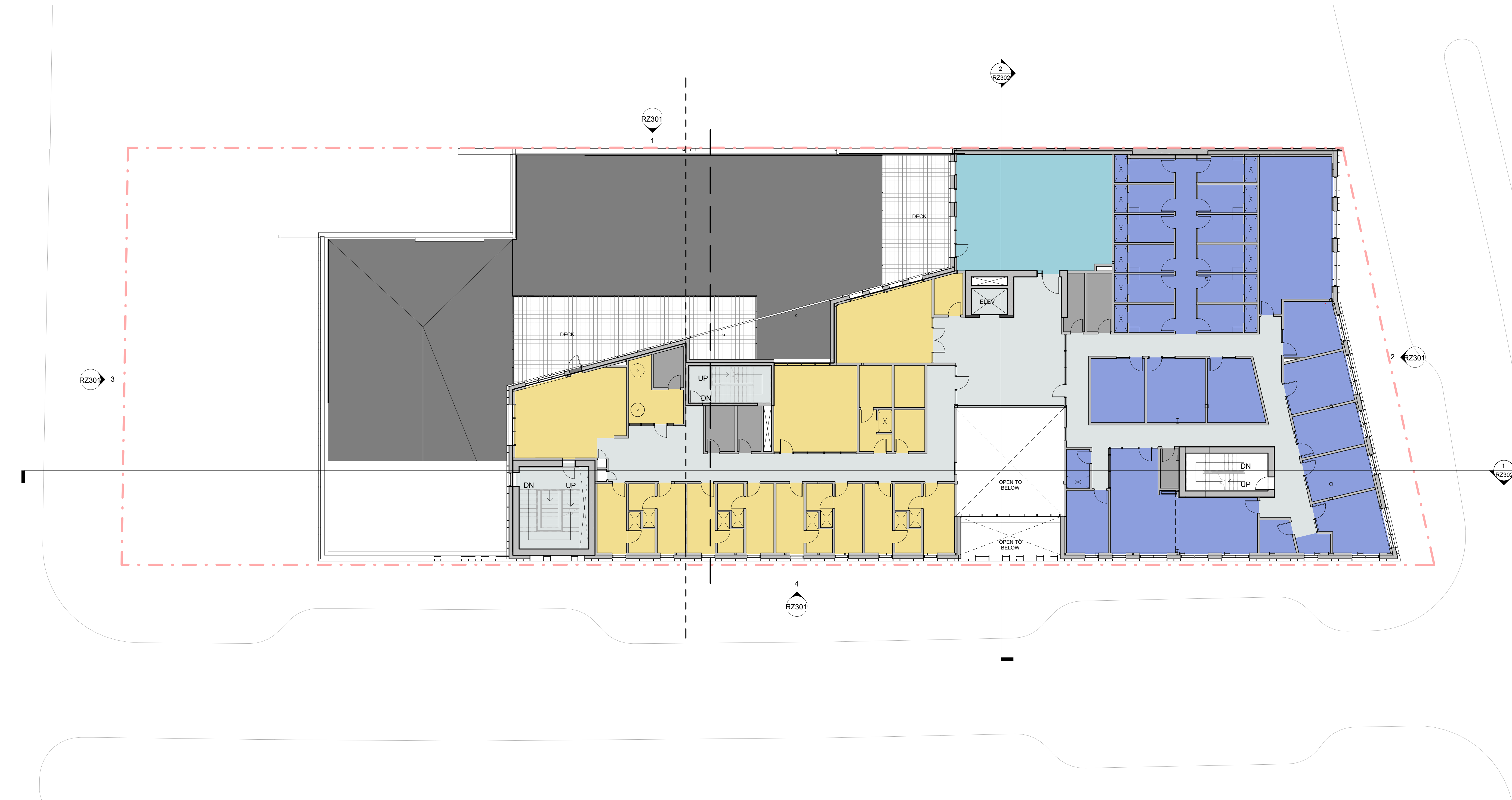
Client
Township of Esquimalt

Site address
500 Park Place, Esquimalt, BC

Sheet title
FLOOR PLAN - L2

Date Printed 6/21/2021 5:07:14 PM
Sheet number Revision number 5

RZ202

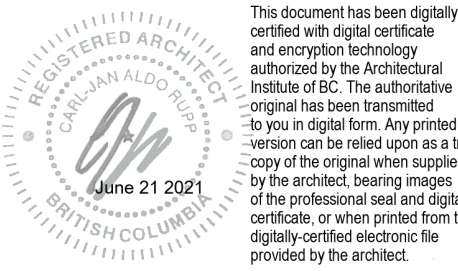


1 FLOOR PLAN - LEVEL 2
1 : 150

LEGEND

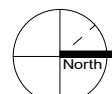
- 00 CIRCULATION
- 04 POLICE SERVICES
- 05 FIRE SERVICES
- 07 SHARED SUPPORT
- 08 BUILDING SUPPORT

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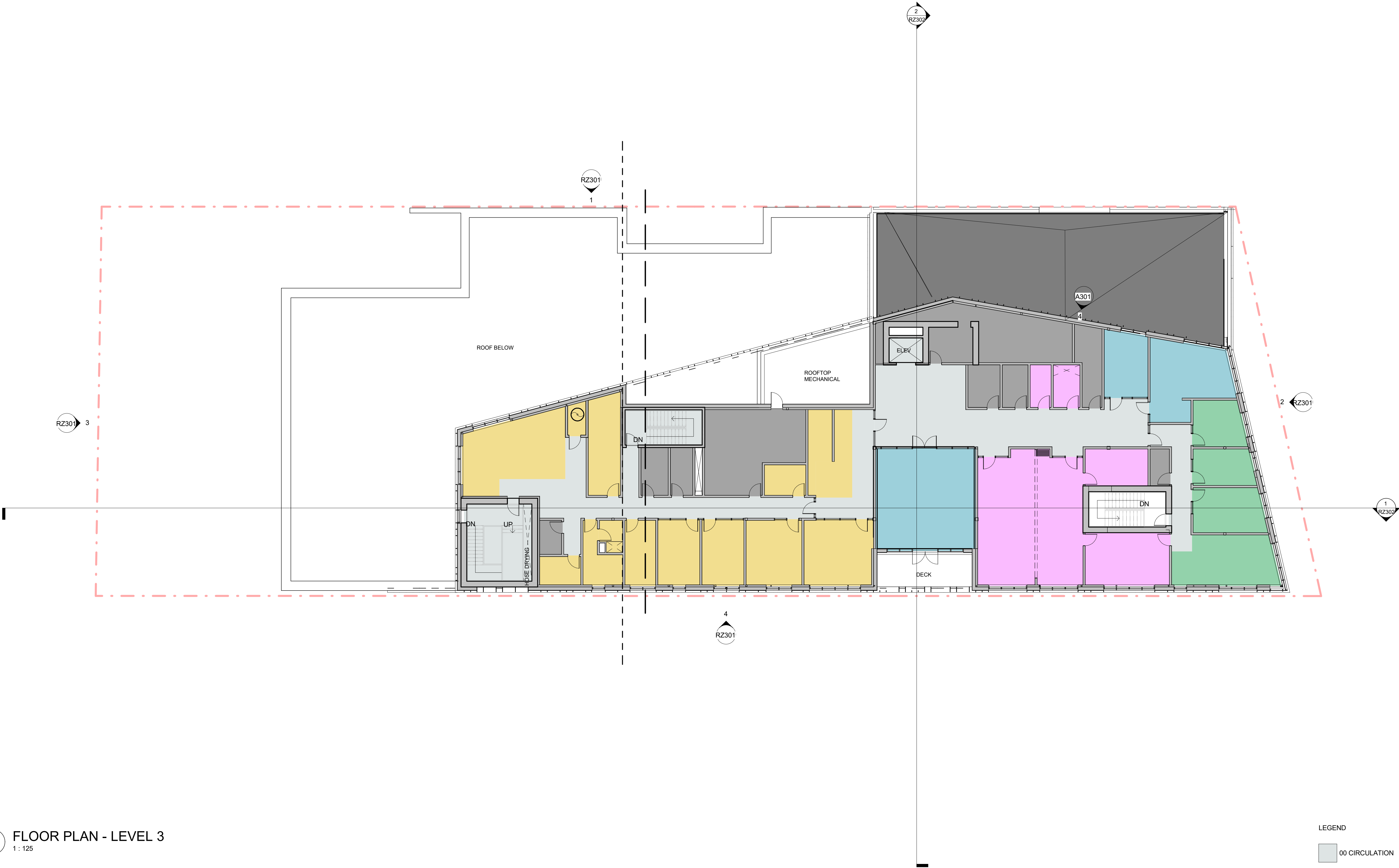
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FLOOR PLAN - L3

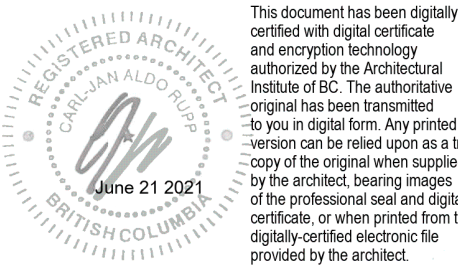
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Sheet number Revision number 5

RZ203

1 FLOOR PLAN - LEVEL 3
1 : 125

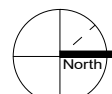


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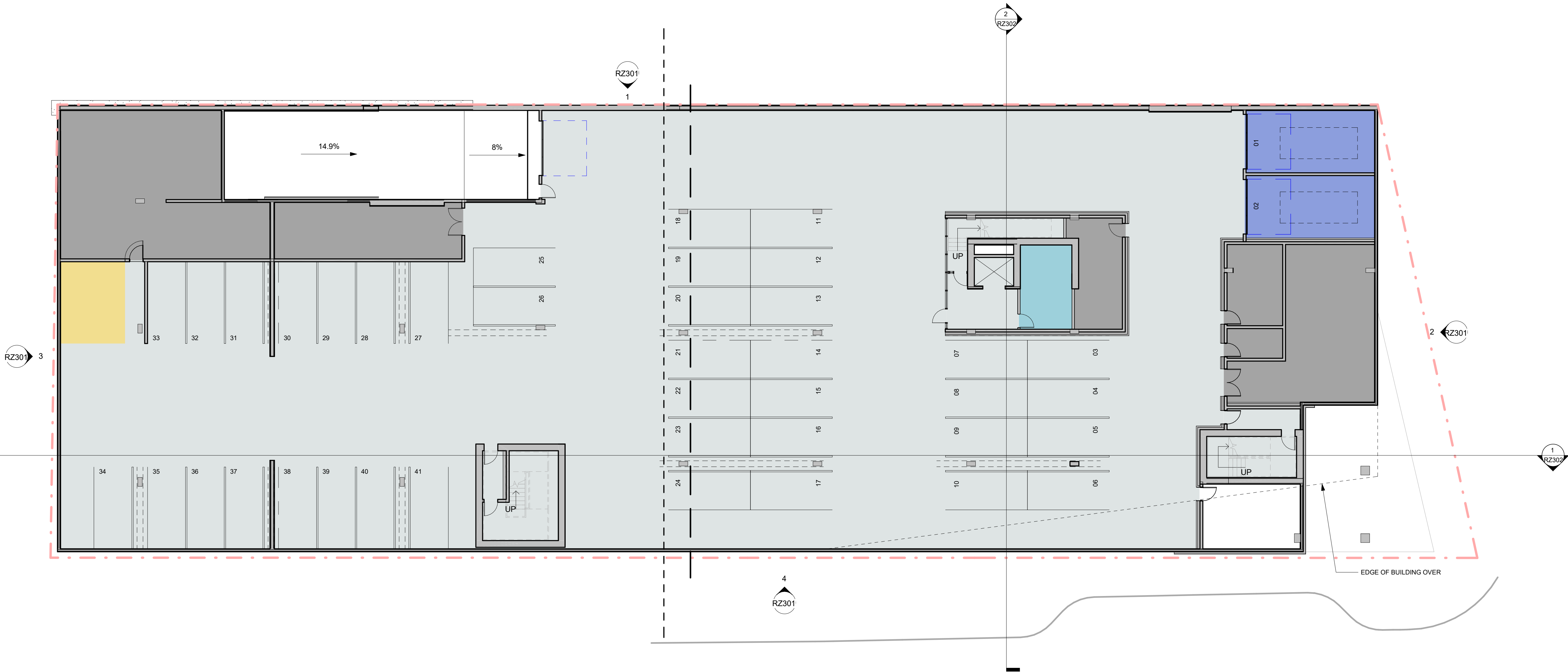
Client
Township of Esquimalt

Site address
500 Park Place, Esquimalt, BC

Sheet title
FLOOR PLAN - BASEMENT

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Sheet number Revision number 5

RZ204



1 FLOOR PLAN - BASEMENT
1 : 125

LEGEND

- 00 CIRCULATION
- 04 POLICE SERVICES
- 05 FIRE SERVICES
- 07 SHARED SUPPORT
- 08 BUILDING SUPPORT

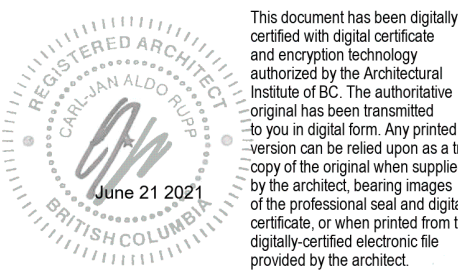


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Sheet title
BUILDING ELEVATIONS

Date Printed 6/21/2021 5:09:20 PM
Sheet number Revision number 5

RZ301

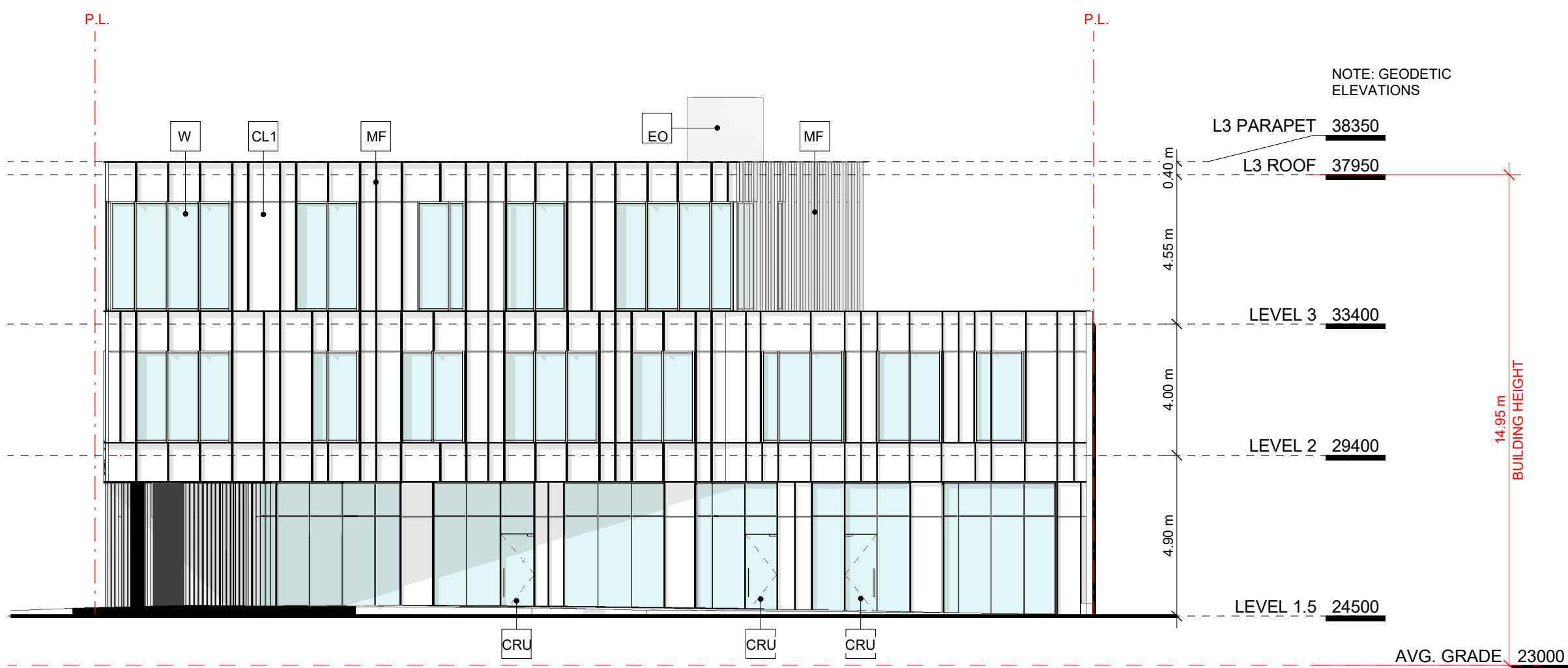
KEYNOTES

KEY VALUE	KEYNOTE TEXT
CL1	PRE-FINISHED METAL CLADDING
MF	METAL FIN
W	WINDOW
ME	MAIN ENTRY
K9	K9-UNIT ENTRY
CRD	CRD ENTRY
RE	RETAIL ENTRY
APP	APPARATUS BAY DOOR
EO	ELEVATOR OVERRUN



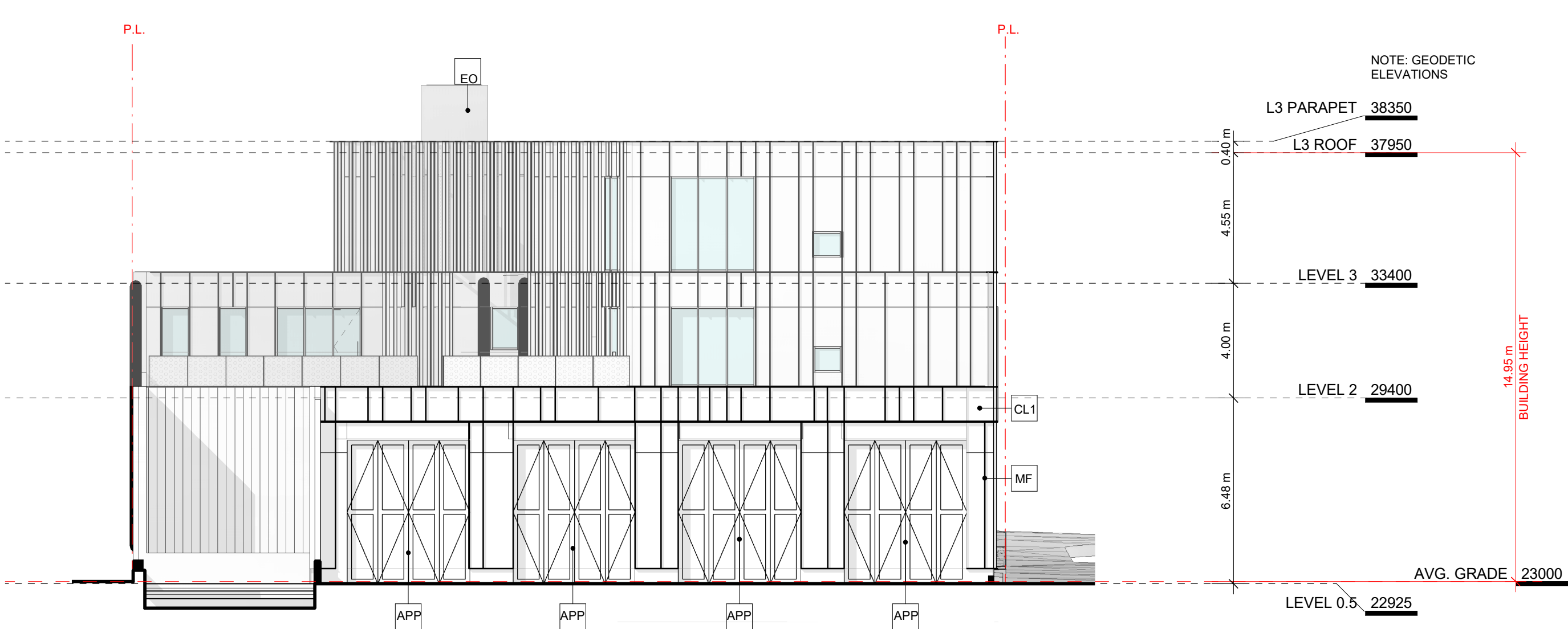
4 EAST ELEVATION

1 : 150



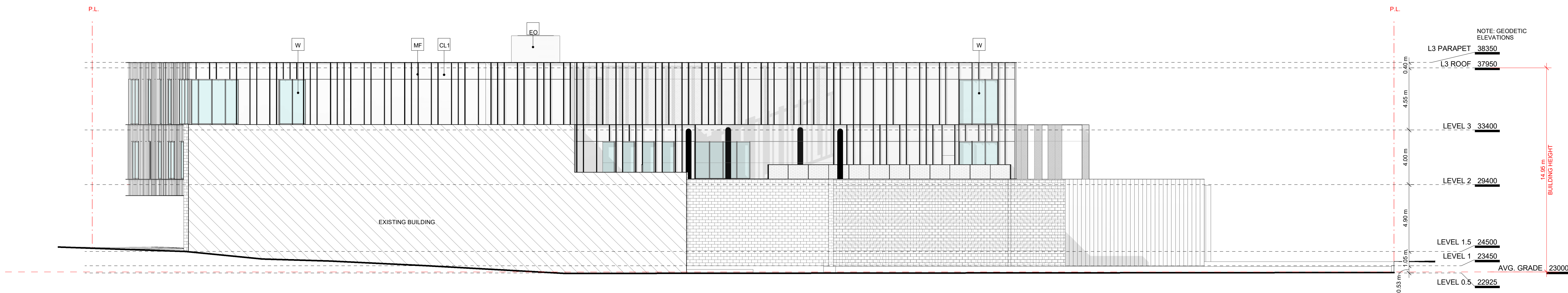
2 NORTH ELEVATION

1 : 150



3 SOUTH ELEVATION

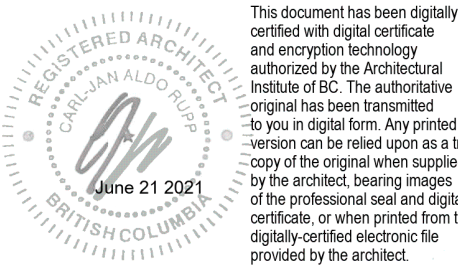
1 : 150



1 WEST ELEVATION

1 : 150

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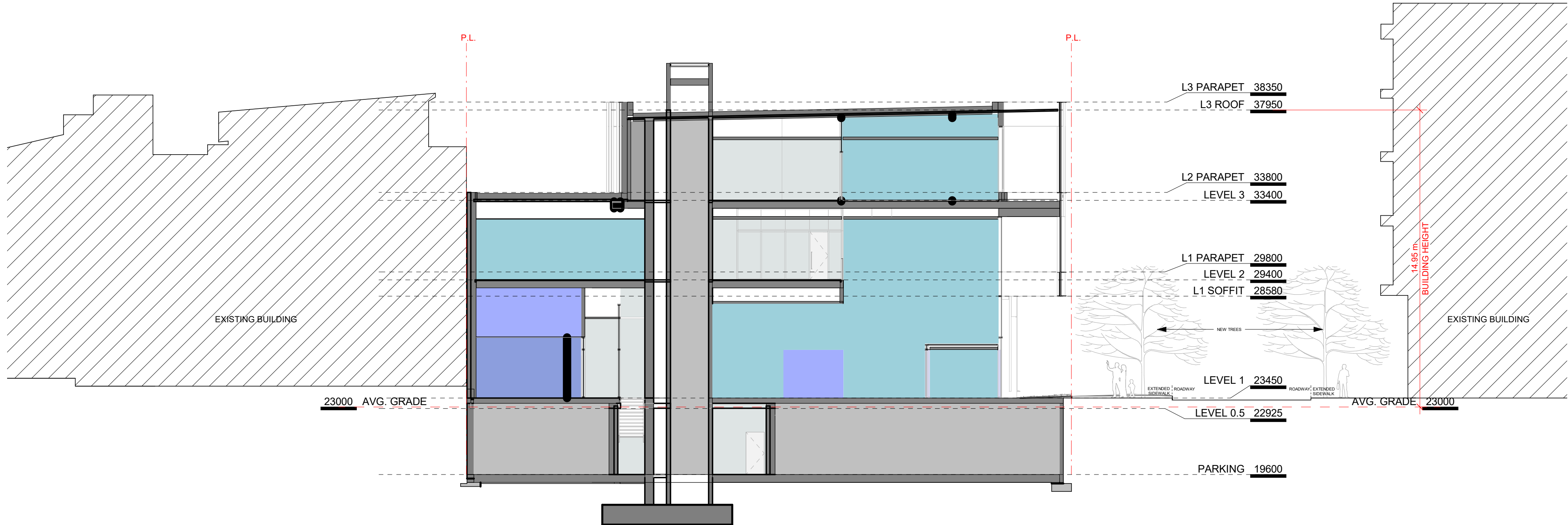
Client
Township of Esquimalt

Site address
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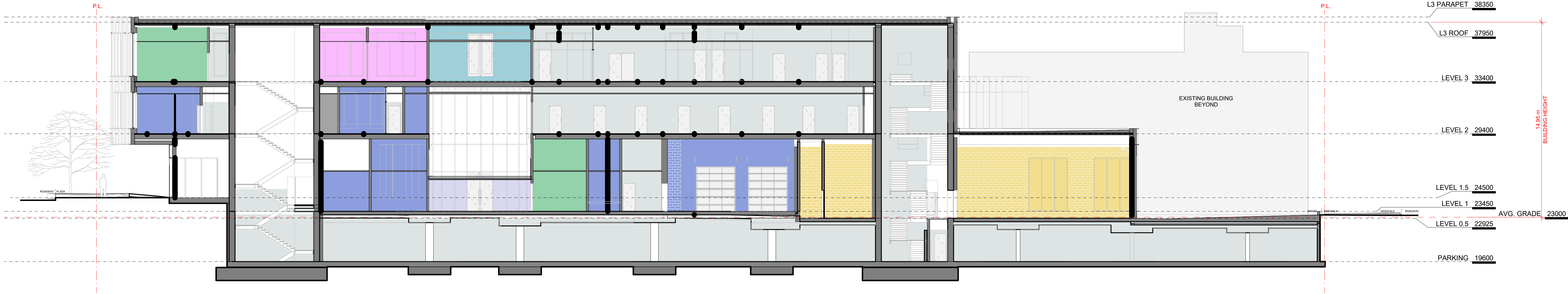
Sheet title
BUILDING SECTIONS

Date Printed 6/21/2021 5:09:23 PM
Sheet number Revision number 5

RZ302



2 TRANSVERSE SECTION
1 : 150



1 LONGITUDINAL SECTION
1 : 150

LEGEND

- 00 CIRCULATION
- 01 COMMUNITY ACCESS CENTRE
- 02 EMERGENCY OPERATIONS CENTRE
- 03 COMMUNITY SAFETY SERVICES
- 04 POLICE SERVICES
- 05 FIRE SERVICES
- 07 SHARED SUPPORT
- 08 BUILDING SUPPORT



NORTH EAST VIEW - ESQUIMALT ROAD & PARK PLACE



EAST VIEW - ALONG PARK PLACE



SOUTH EAST VIEW - PARK PLACE AND CARLISLE



NORTH VIEW - ESQUIMALT ROAD

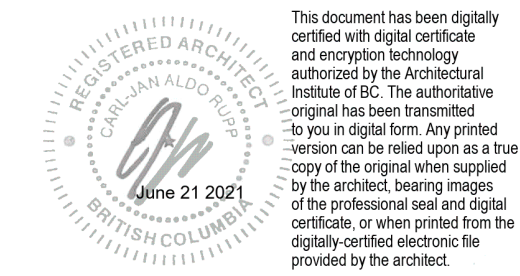
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CONSTRUCTION



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Township of Esquimalt

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Sheet title
BUILDING RENDERS

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RZ303