

SHEET LIST

ARCHITECTURE

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ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS:	2035 BEACON AVE. WEST, SIDNEY, BC
LEGAL ADDRESS:	LEASE AREA (PLAN EPP88346) ON LOT A, SECTION 11, RANGE 3 EAST, NORTH SAANICH DISTRICT, PLAN 38759
BUILDING USE:	MEDIUM HAZARD INDUSTRIAL
BUILDING AREA (MAIN FLOOR): EXISTING SHOPS/SHED	104.47 m ² 1,124.47 m ²
BUILDING 2	2,934.16 m ² 27,277.48 m ²
BUILDING 1	1,114.84 m ² 12,000.00 m ²
BUILDING AREA	3,753.46 m ² 40,401.95 m ²
GROSS FLOOR AREA:	EXISTING SHOPS/SHED 104.47 m ² 1,124.47 m ²
BUILDING 1	2,926.24 m ² 31,497.82 m ²
BUILDING 2	1,114.84 m ² 12,000.00 m ²
GROSS BUILDING AREA	4,145.55 m ² 44,622.29 m ²

ZONING BYLAW ANALYSIS (VICTORIA AIRPORT AUTHORITY)

1. ZONING:	M-1 INDUSTRIAL
2. SITE AREA:	EXIST. PROPERTY 8,877.01 m ² 0.88 hectares 84,905.56 m ² 2.18 acres
	NEW PROPERTY 2,269.69 m ² 0.23 hectares 27,886.80 m ² 0.64 acres
	TOTAL AREA 11,407.69 m ² 1.14 hectares 122,791.36 m ² 2.92 acres

3. SITE COVERAGE + BUILDING AREAS:			
BUILDING FOOTPRINT AREA CALCULATIONS			
SITE AREA	PROP. SITE	BUILDING AREA	MAXIMUM SITE COVERAGE
32.6 M	50 FT	50 M	50 FT
1,407.69 m ²	122,791.36 m ²	3,753.46 m ²	50.00%
		40,401.95 m ²	5,703.85 m ²
			61,395.69 m ²
GROSS FLOOR AREA CALCULATIONS			
LEVEL	OCCUPANCY	FLOOR AREA	F.A.R. CALCULATIONS
		BUILDING AREA	PROPOSED
		50 M	50 FT
EXISTING SHOPS/SHED			44,622.29 m ²
MAIN FLOOR	F2	104.47 m ²	1,124.47 m ²
		104.47 m ²	1,124.47 m ²
BUILDING 1			
MAIN FLOOR	D	392.08 m ²	4,220.34 m ²
MAIN FLOOR	F2	2,142.09 m ²	23,077.14 m ²
SECOND FLOOR	D	392.08 m ²	4,220.34 m ²
		2,926.24 m ²	31,497.82 m ²
BUILDING 2			
MAIN FLOOR	F2	1,114.84 m ²	12,000.00 m ²
MAIN FLOOR		1,114.84 m ²	12,000.00 m ²
TOTAL		4,145.55 m ²	44,622.29 m ²

4. BUILDING HEIGHT:	MAXIMUM HEIGHT: 15.00 m (49.21')	
	PROPOSED HEIGHT (B1): 9.83 m (31.98')	
	PROPOSED HEIGHT (B2): 9.55 m (31.33')	
5. REQUIRED SETBACKS:	REQUIRED	PROVIDED
FRONT YARD (NORTH):	0.0 m (0.00')	7.50 m (24.61')
SIDE YARD (EAST):	1.50 m (4.92')	4.13 m (13.55')
SIDE YARD (WEST):	1.50 m (4.92')	1.50 m (4.92')
REAR YARD (SOUTH):	6.00 m (19.68')	6.00 m (19.68')

6. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH VICTORIA AIRPORT AUTHORITY DEVELOPMENT REQUIREMENTS.

7. VEHICLE PARKING AND LOADING:
REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

VEHICLE PARKING REQUIREMENT CALCULATIONS						
LEVEL	PARKING CLASSIFICATION	BY-LAW DEFINITION USED	CALCULATION METHOD	LOCAL BY-LAW REQUIREMENTS	PERCENTAGE OF SPACES REQUIRED	SPACES (SM)
MAIN FLOOR	EXISTING INDUSTRIAL (SHED)	1 SPACE FOR EACH 90.0 S.M. (88.75 S.F.)	GROSS AREA	28.55 m ² 307.29 m ²	100	1
MAIN FLOOR	EXISTING INDUSTRIAL (SHOP)	1 SPACE FOR EACH 90.0 S.M. (88.75 S.F.)	GROSS AREA	75.92 m ² 817.18 m ²	100	1
BUILDING 1	EXISTING INDUSTRIAL	1 SPACE FOR EACH 28.5 S.M. (281.39 S.F.)	GROSS AREA	1,398.60 m ² 17,207.14 m ²	100	1
MAIN FLOOR	EXISTING OFFICE	1 SPACE FOR EACH 90.0 S.M. (88.75 S.F.)	GROSS AREA	392.08 m ² 4,220.34 m ²	100	1
MAIN FLOOR	PROPOSED INDUSTRIAL	1 SPACE FOR EACH 90.0 S.M. (88.75 S.F.)	GROSS AREA	543.48 m ² 5,800.00 m ²	100	1
SECOND FLOOR	EXISTING OFFICE	1 SPACE FOR EACH 28.5 S.M. (281.39 S.F.)	GROSS AREA	392.08 m ² 4,220.34 m ²	100	1
BUILDING 2	PROPOSED INDUSTRIAL	1 SPACE FOR EACH 90.0 S.M. (88.75 S.F.)	GROSS AREA	1,114.84 m ² 12,000.00 m ²	100	1
MAIN FLOOR	PROPOSED INDUSTRIAL	1 SPACE FOR EACH 90.0 S.M. (88.75 S.F.)	GROSS AREA	1,114.84 m ² 12,000.00 m ²	100	1
TOTAL VEHICLE PARKING SPACES REQUIRED:				4,145.55 m ² 44,622.29 m ²		65.35

VEHICLE PARKING PROVIDED	
PARKING TYPE	No. of SPACES
ACCESSIBLE PARKING	1
STANDARD PARKING	65
TOTAL PARKING SPACES PROVIDED:	66

STALL DIMENSIONS:	
STANDARD STALL:	2.70 m (8.86') W. 5.80 m (19.03') L.
PARALLEL STANDARD STALL:	3.00 m (9.84') W. 7.30 m (23.95') L.
ACCESSIBLE STALL:	4.00 m (13.12') W. 5.80 m (19.03') L.
SMALL CAR STALL (MAX. 15%):	2.50 m (8.20') W. 5.00 m (16.40') L.
LOADING STALL:	3.00 m (9.84') W. 9.00 m (29.53') L.
DRIVE AISLE WIDTH:	7.50 m (24.61') @ 90° (TWO WAY)

LOADING CALCULATION:	
TOTAL LOADING SPACES REQUIRED:	1 SPACE PER 180.0 S.M. (20,020.87 S.F.) OF INDUSTRIAL GROSS AREA
TOTAL LOADING SPACES REQUIRED:	3 (2.23)

KPA PROJECT No. 230934-A
PROJECT TEAM

ARCHITECT OF RECORD
KP ARCHITECTURE LTD.
489 - 3407 GLADYS AVENUE
ABBOTSFORD, BC V3G 3G3
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PRINCIPAL IN CHARGE: LARRY POOHORA, ARCHITECT ABC, MRAC

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PROJECT MANAGER: JENNIFER LYN

SURVEY
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PMD LANDSCAPE ARCHITECTS LTD.
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EMAIL: REBECCA@PMDLANDSCAPE.COM
PROJECT MANAGER: REBECCA WREDS



ISSUES AND REVISIONS

NO.	DATE	YMD	DESCRIPTION
2	20240704		ISSUE FOR ICP COMMENTS
4	20240919		RESUBMITTED FOR DEVELOPMENT PERMIT

TITAN BOATS EXPANSION & NEW BUILDING
2035 BEACON AVE. WEST, SIDNEY, BC V8L 5W5

SEAL



DRAWING TITLE
GENERAL NOTES & PROJECT DATA

PROJECT NO. 230934-A **DRAWING NO.** A101

This drawing has been prepared solely for the use of COLONY CONSTRUCTION and there are no representations of any kind made by KP Architecture Ltd. to any party with whom KP Architecture Ltd. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

CONTEXT MAP



1 PERSPECTIVE - B2 - SE
SCALE:



2 PERSPECTIVE - B1 - SE
SCALE:



3 PERSPECTIVE - B1 - NE
SCALE:



4 PERSPECTIVE - B1 & B2 - NW (FROM DRIVEWAY)
SCALE:

TITAN BOATS EXPANSION & NEW BUILDING
2035 BEACON AVE. WEST, SIDNEY, BC V8L 5W5

SEAL



DRAWING TITLE
PERSPECTIVES

PROJECT NO.
230934-A

DRAWING NO.
A102

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TITAN BOATS EXPANSION & NEW BUILDING

2035 BEACON AVE. WEST, SIDNEY, BC V8L 5W5

SEAL



DRAWING TITLE
SITE PLAN

PROJECT NO.
230934-A

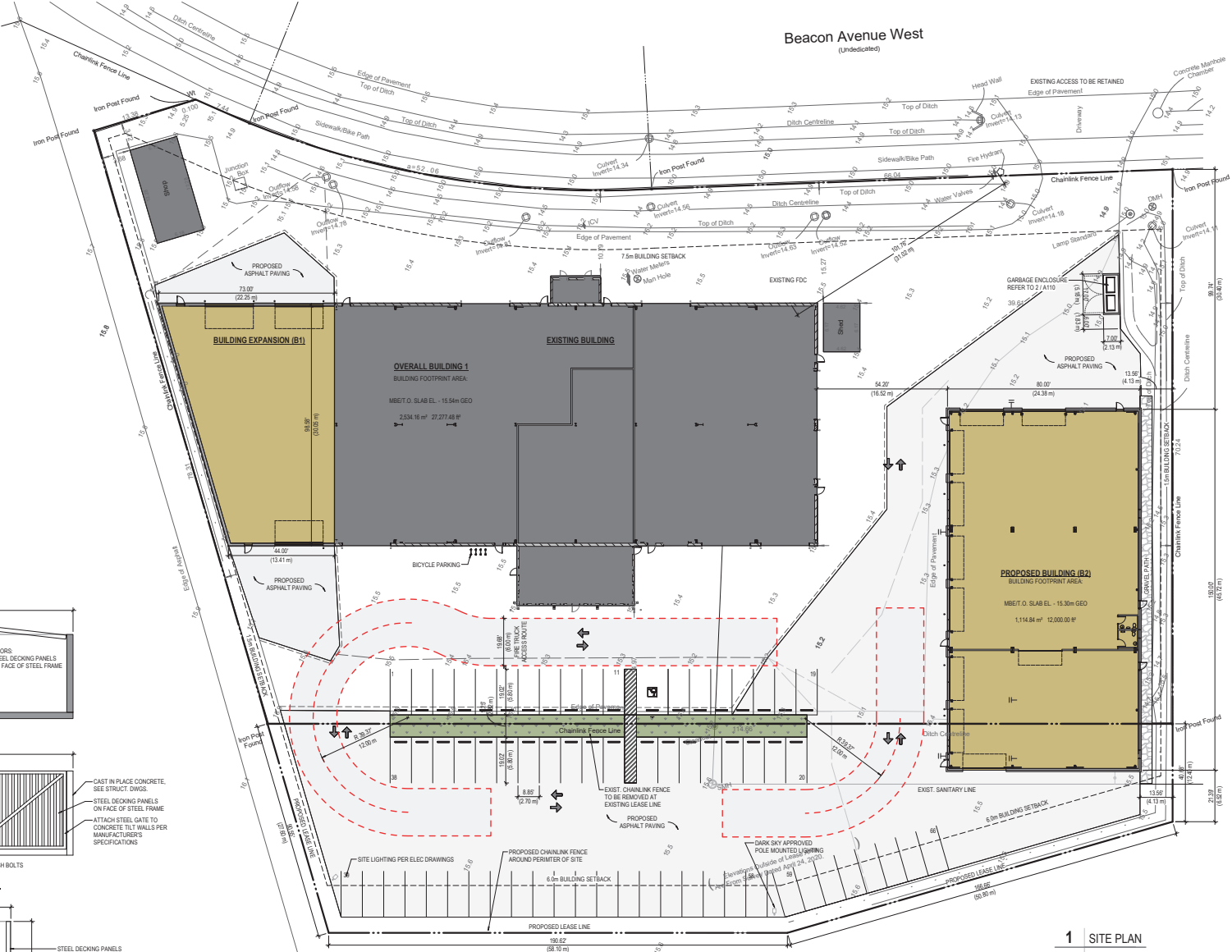
DRAWING NO.
A110

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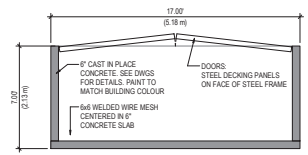


PROJECT NORTH

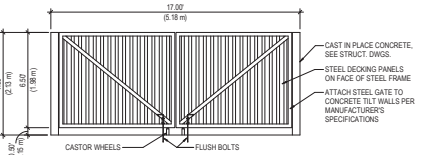
Beacon Avenue West
 (Undedicated)



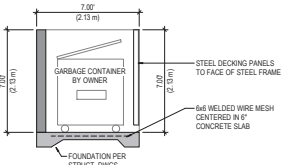
1 SITE PLAN
 SCALE: 1" = 20' 0"



PLAN



ELEVATION

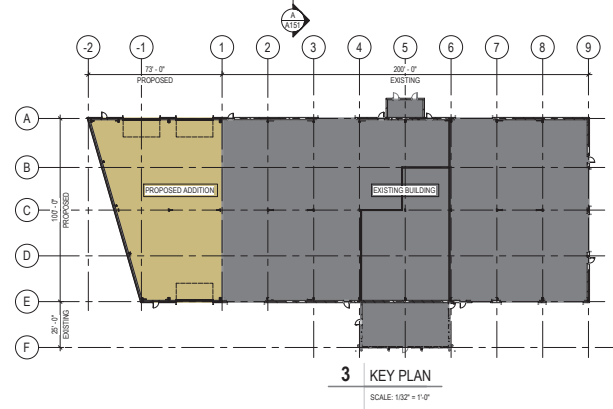
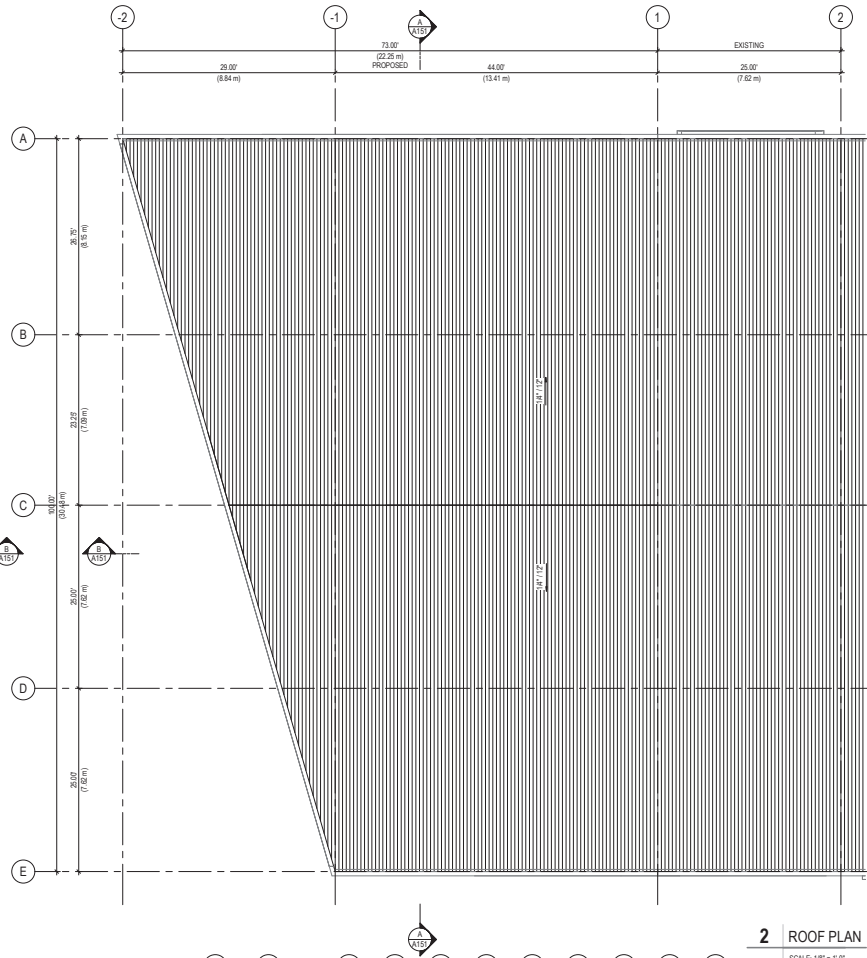
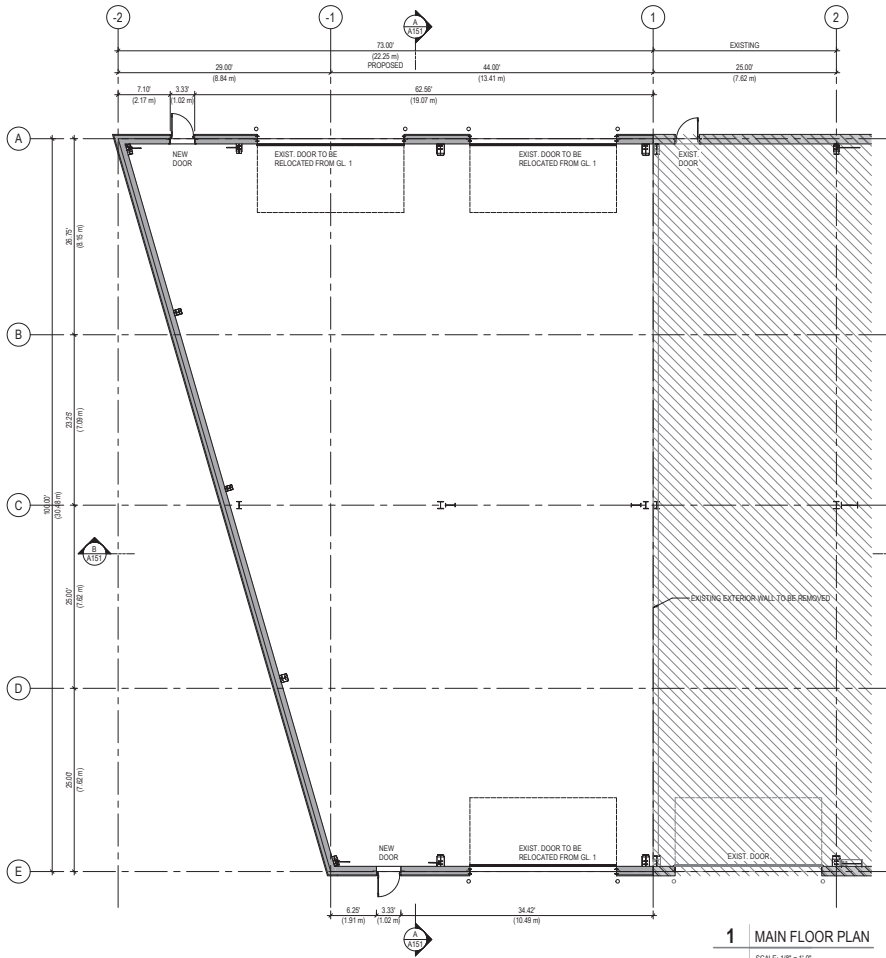


SECTION

2 GARBAGE ENCLOSURE

SCALE: 1/4" = 1'-0"

SITE LEGEND			
[Symbol]	PROPOSED BUILDING	[Symbol]	PERMEABLE ASPHALT PAVEMENT, SEE CIVIL DWGS
[Symbol]	EXISTING BUILDING	[Symbol]	MASONRY PAVEMENT, SEE LANDSCAPING DWGS
[Symbol]	LANDSCAPING, SEE LANDSCAPING DWGS	[Symbol]	GRNVEL
[Symbol]	BUILDING SIDEWALK	[Symbol]	MILCH, SEE LANDSCAPING DWGS
[Symbol]	CONCRETE PAD	[Symbol]	PMT CW BOLLARDS, SEE ELEC DWGS
[Symbol]	ASPHALT PAVEMENT, SEE CIVIL DWGS	[Symbol]	FIRE HYDRANT, SEE MECH DWGS
[Symbol]	PROPERTY LINE	[Symbol]	CATCH BASIN & LAWN DRAIN, SEE CIVIL & MECH DWGS
[Symbol]	EASEMENT ROW	[Symbol]	STRIP DRAIN, SEE CIVIL & MECH DWGS
[Symbol]	BUILDING SETBACK	[Symbol]	VEHICLE PAINTED TRAFFIC DIRECTION ARROW
[Symbol]	CHAINLINK MESH FENCE	[Symbol]	BUILDING FACADE LIGHTS, SEE ELEC DWGS
[Symbol]	CONCRETE SOUND BARRIER	[Symbol]	POST MOUNTED LIGHTS, SEE ELEC DWGS
[Symbol]	OMEGA FENCE	[Symbol]	SITE FURNITURE, SEE LANDSCAPING DWGS
[Symbol]	RETAINING WALL, SEE CIVIL & STRUCT. DWGS		



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ISSUES AND REVISIONS		
NO.	DATE Y/M/D	DESCRIPTION
2	2024/07/24	ISSUE FOR SP COMMENTS
4	2024/09/19	REISSUED FOR DEVELOPMENT PERMIT

TITAN BOATS EXPANSION (B1)

2035 BEACON AVE. WEST, SIDNEY, BC V8L 5W5

SEAL



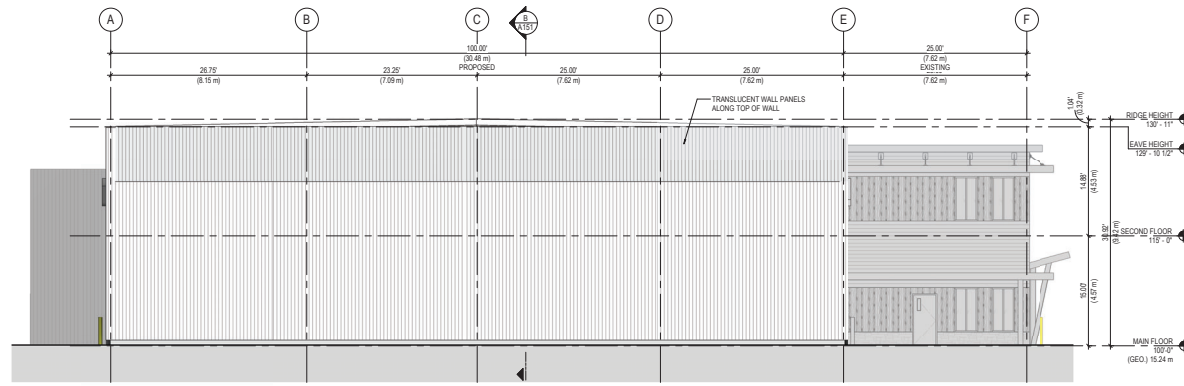
DRAWING TITLE
MAIN FLOOR & ROOF PLAN

PROJECT NO. **230934-A** DRAWING NO. **A121**



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PROJECT: 230934 - TITAN BOATS EXPANSION (B1)
DRAWING: MAIN FLOOR & ROOF PLAN (A121)
DATE: 2024-09-19
DRAWN BY: J. [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

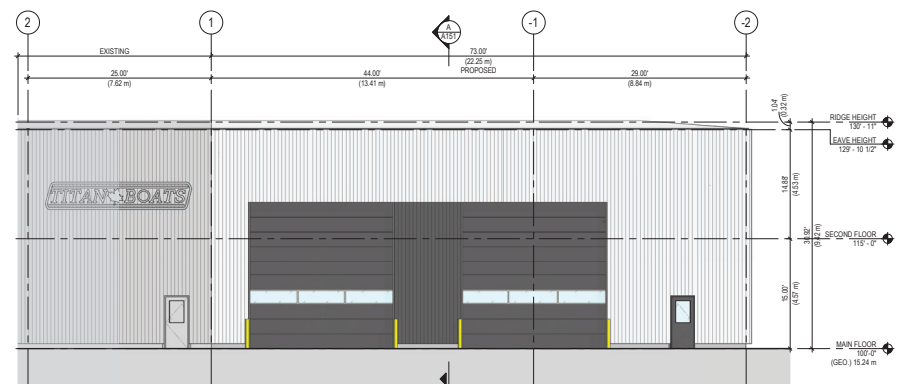
MATERIAL LEGEND	
TYPE	DESCRIPTION
A	PRE-FINISHED VERTICAL METAL CLADDING COLOUR: "SHADOWALL" COOL SOLAR WHITE (MATCH EXISTING BUILDING COLOURS)
B	STEEL OVERHEAD DOOR COLOUR: "SHADOWALL" COOL GREY STONE (MATCH EXISTING BUILDING COLOURS)
C	STEEL MAN DOOR COLOUR: "SHADOWALL" COOL GREY STONE (MATCH EXISTING BUILDING COLOURS)
D	BOLLARD PAINTED WITH ENAMEL PAINT COLOUR: YELLOW
E	PRE-FINISHED VERTICAL METAL CLADDING COLOUR: "SHADOWALL" COOL GREY STONE (MATCH EXISTING BUILDING COLOURS)

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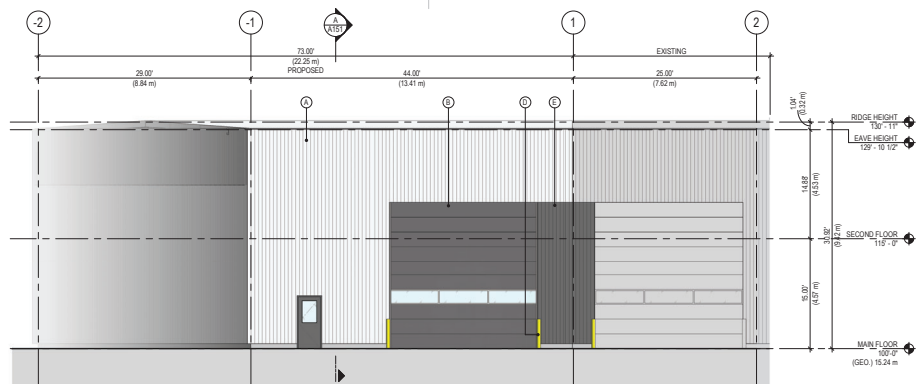
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ISSUES AND REVISIONS

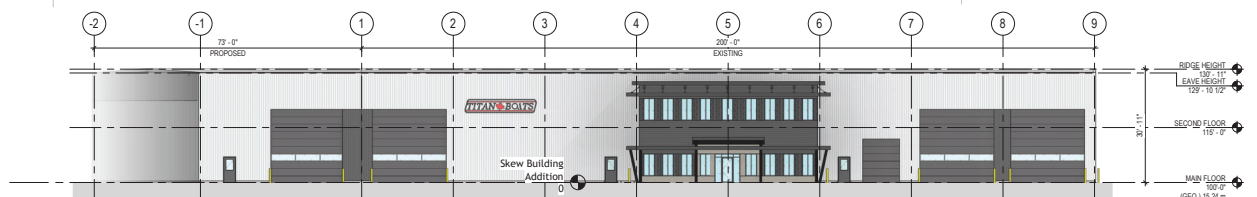
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2	2024/09/19		REISSUED FOR DEVELOPMENT PERMIT



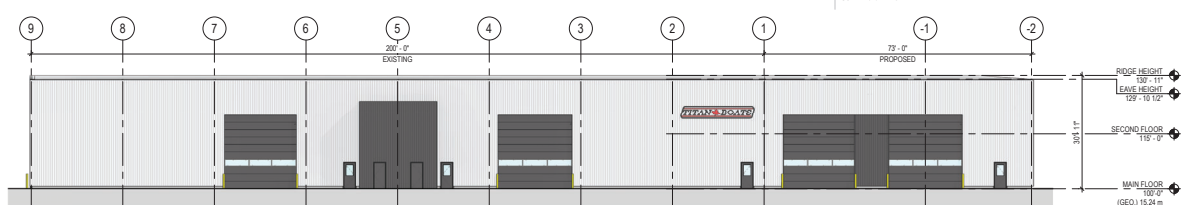
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION - KEY PLAN
SCALE: 1/16" = 1'-0"



5 NORTH ELEVATION - KEY PLAN
SCALE: 1/16" = 1'-0"

TITAN BOATS EXPANSION (B1)
2035 BEACON AVE. WEST, SIDNEY, BC V8L 5W5

SEAL



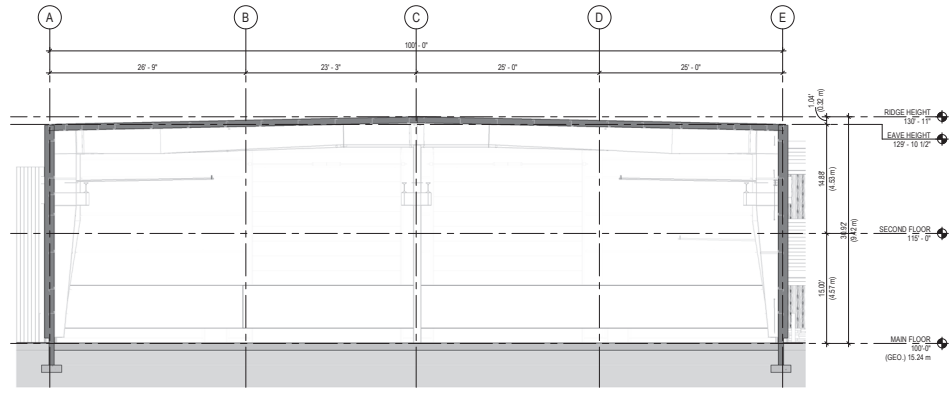
DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO.
230934-A

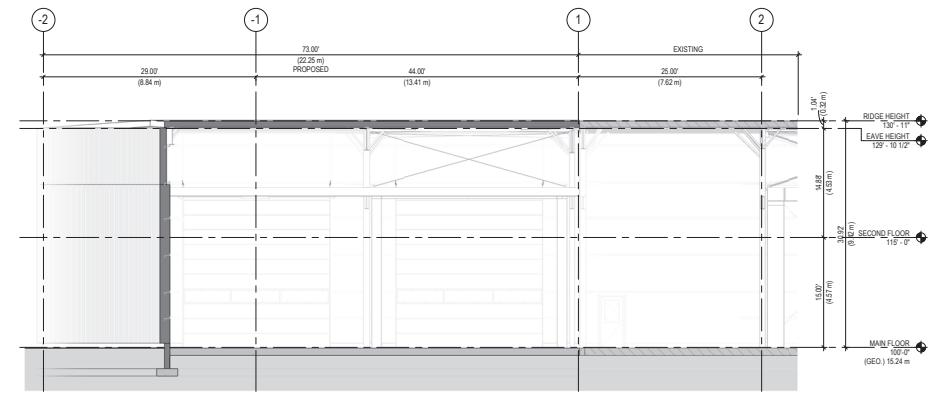
DRAWING NO.
A141

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PROJECTED BY: KPA ARCHITECTURE LTD. 1/16/2024 10:00 AM
DRAWN BY: KPA ARCHITECTURE LTD. 1/16/2024 10:00 AM
CHECKED BY: KPA ARCHITECTURE LTD. 1/16/2024 10:00 AM
DATE: 1/16/2024 10:00 AM



A BUILDING SECTION
SCALE: 1/8" = 1'-0"



B BUILDING SECTION
SCALE: 1/8" = 1'-0"

ISSUES AND REVISIONS

NO.	DATE	YMD	DESCRIPTION
2	2024/07/24		ISSUE FOR ICP COMMENTS
4	2024/09/19		ISSUED FOR DEVELOPMENT PERMIT

TITAN BOATS EXPANSION (B1)
2035 BEACON AVE. WEST, SIDNEY, BC V8L 5W5

SEAL

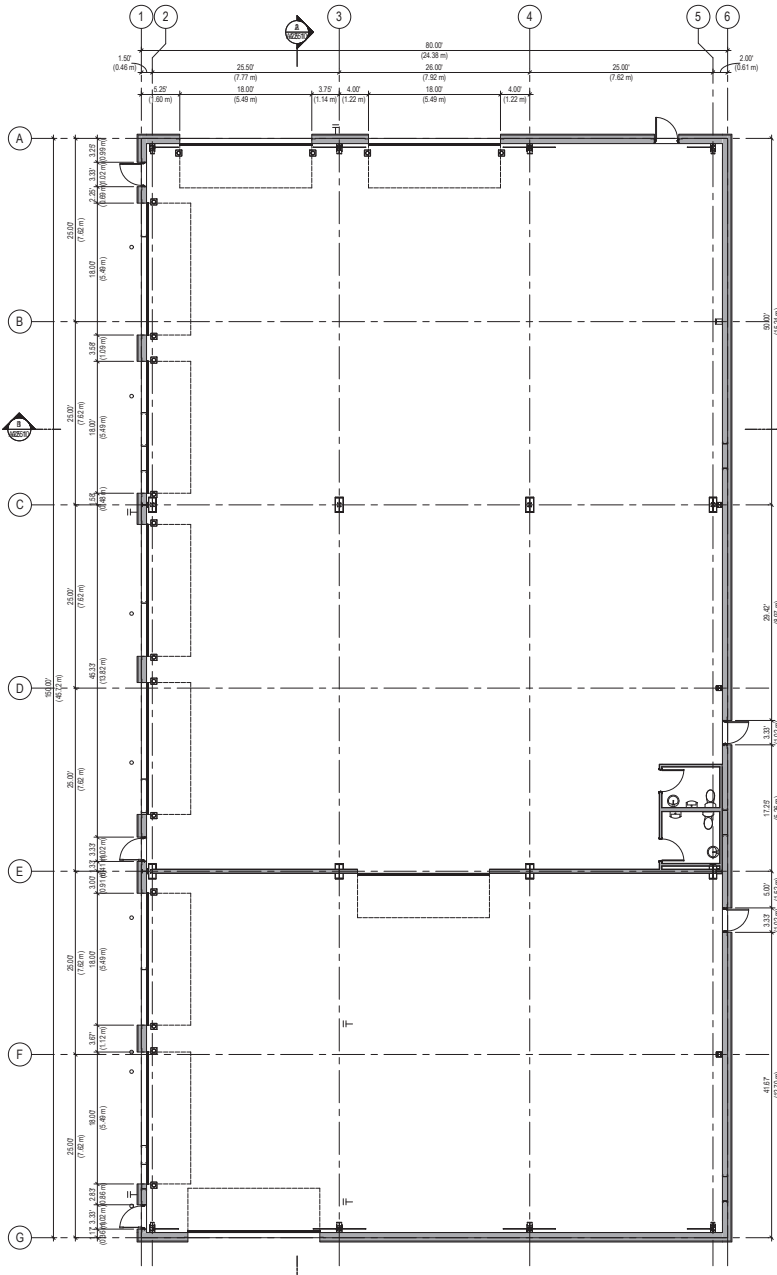


DRAWING TITLE
BUILDING SECTIONS

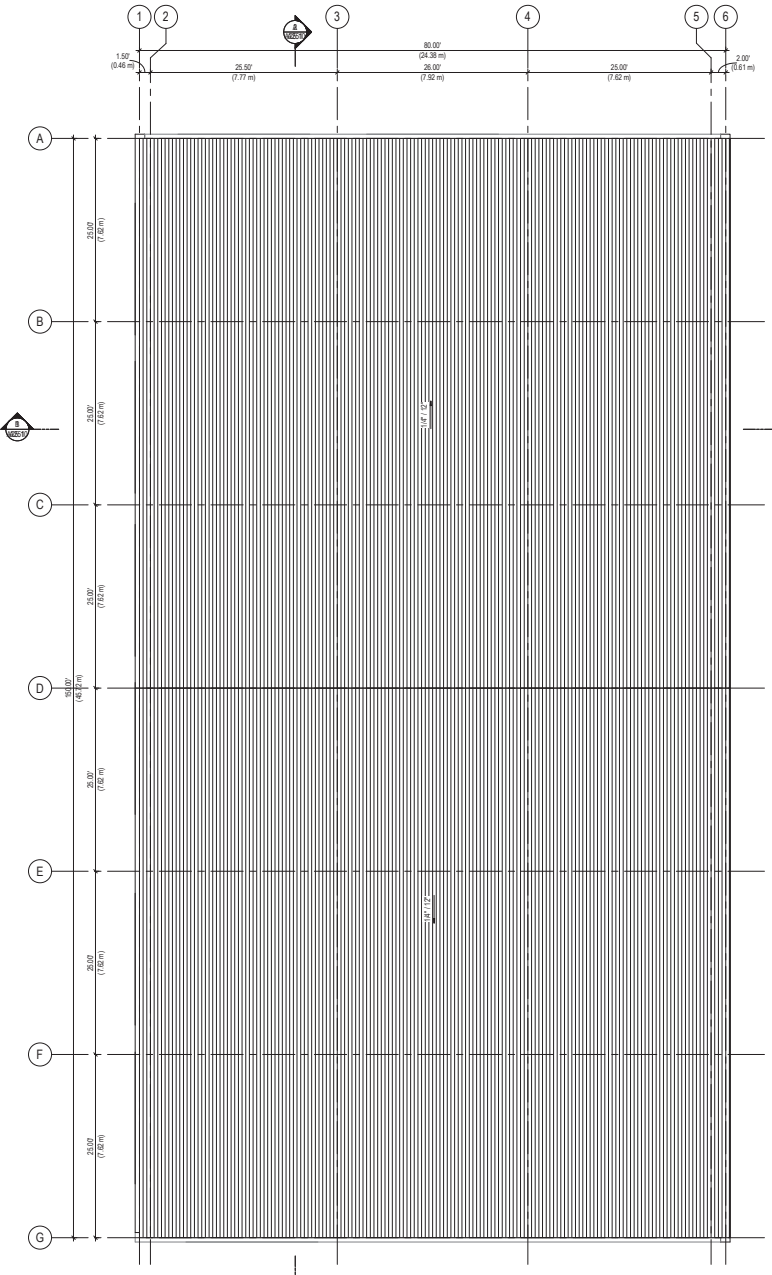
PROJECT NO. **230934-A** DRAWING NO. **A151**

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PROJECT: 230934-A - TITAN BOATS EXPANSION (B1) - 1/24/24
DRAWING: A151 - BUILDING SECTIONS
DATE: 2024-09-19
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
PROJECT LOCATION: 2035 BEACON AVE WEST, SIDNEY, BC V8L 5W5
CLIENT: COLONY CONSTRUCTION



1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

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ISSUES AND REVISIONS		
NO.	DATE YMD	DESCRIPTION
2	2024/07/24	ISSUE FOR CP COMMENTS
4	2024/09/19	REISSUED FOR DEVELOPMENT PERMIT

TITAN BOATS NEW BUILDING (B2)
2035 BEACON AVE. WEST, SIDNEY, BC V8L 5W5

SEAL



DRAWING TITLE
MAIN FLOOR & ROOF PLAN

PROJECT NO. **230934-A** DRAWING NO. **A221**

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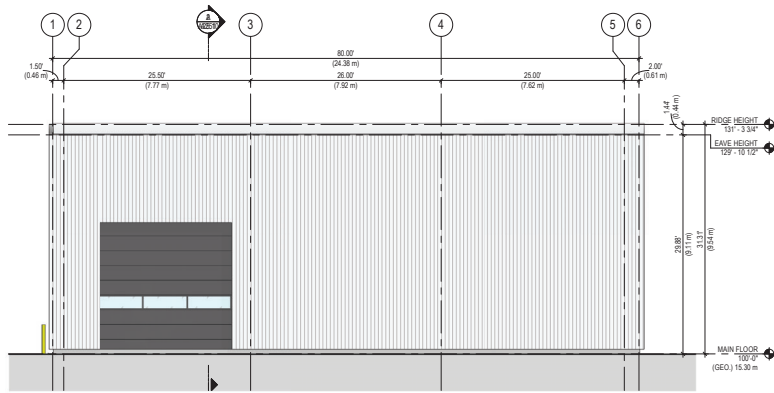


ARCHITECT: KP Architecture Ltd., 4810 200th Street, Abbotsford, BC V3G 2G3
 PROJECT NO. 230934-A
 DRAWING NO. A221
 DATE: 2024/09/19
 SCALE: 1/8" = 1'-0"



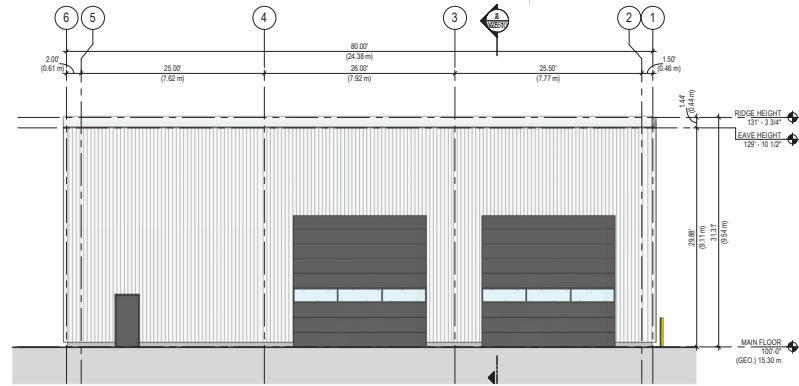
1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



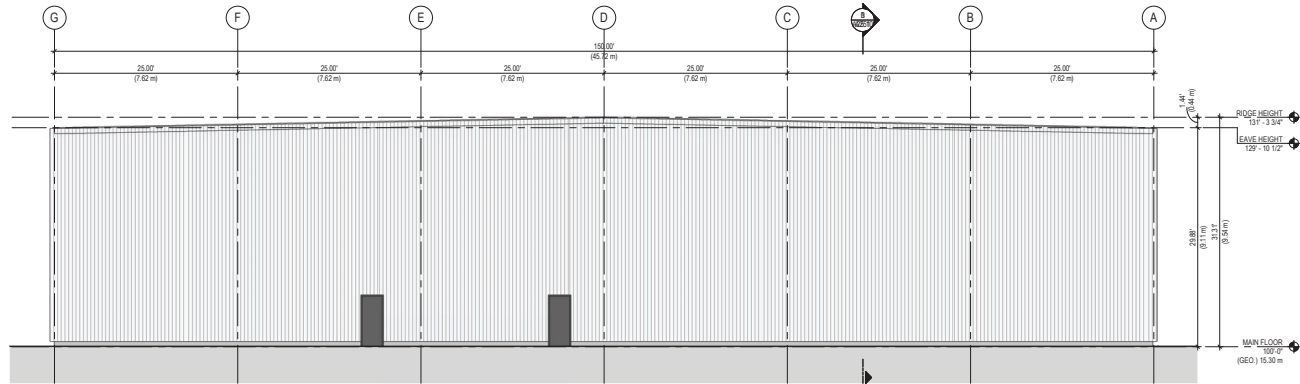
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



4 EAST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
TYPE	DESCRIPTION
A	PREFINISHED VERTICAL METAL CLADDING COLOUR: "SHADOWALL" COOL SOLAR WHITE (MATCH EXISTING BUILDING COLOURS)
B	STEEL OVERHEAD DOOR COLOUR: "SHADOWALL" COOL GREY STONE (MATCH EXISTING BUILDING COLOURS)
C	STEEL MAIN DOOR COLOUR: "SHADOWALL" COOL GREY STONE (MATCH EXISTING BUILDING COLOURS)
D	BOLLARD PAINTED WITH ENAMEL PAINT COLOUR: YELLOW

ABBOTSFORD
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ISSUES AND REVISIONS			
NO.	DATE	YMD	DESCRIPTION
1	2024/07/24		ISSUED FOR O/P COMMENTS
2	2024/09/19		REISSUED FOR DEVELOPMENT PERMIT

TITAN BOATS NEW BUILDING (B2)
2035 BEACON AVE. WEST, SIDNEY, BC V8L 5W5

SEAL

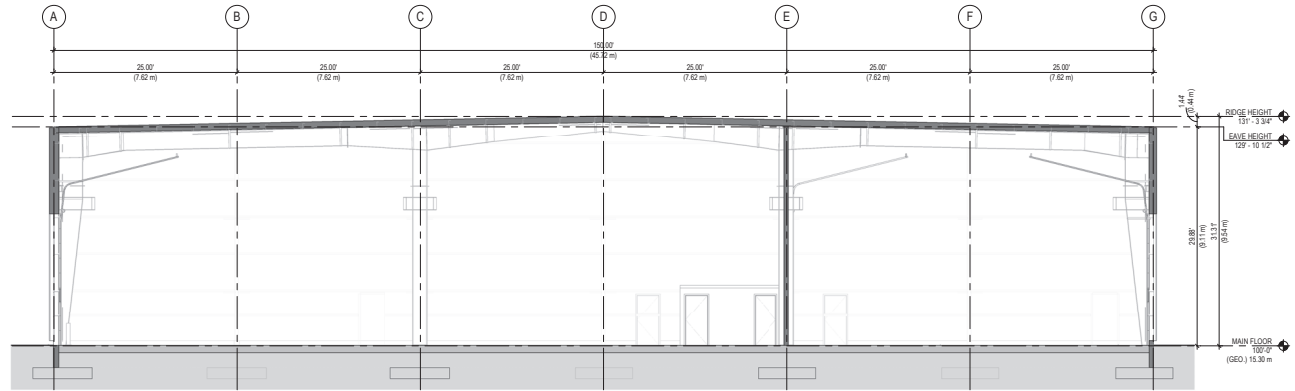


DRAWING TITLE
BUILDING ELEVATIONS

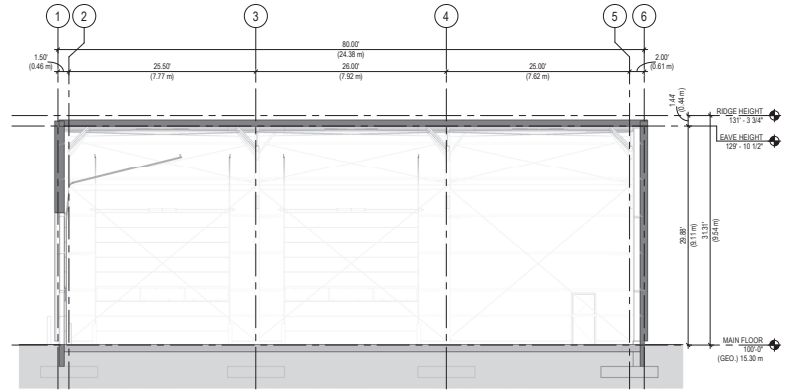
PROJECT NO.
230934-A

DRAWING NO.
A241

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A BUILDING SECTION
SCALE: 1/8" = 1'-0"



B BUILDING SECTION
SCALE: 1/8" = 1'-0"

TITAN BOATS NEW BUILDING (B2)
2035 BEACON AVE. WEST, SIDNEY, BC V8L 5W5

SEAL



DRAWING TITLE
BUILDING SECTIONS

PROJECT NO. **230934-A** DRAWING NO. **A251**

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