



DISTRICT of OAK BAY - MUNICIPAL BUILDING ANALYSIS

OPTIONS ANALYSIS

July 08, 2016



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C. Public Library

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Moore Wilson Architects Inc.



Executive Summary

Six key Municipal Buildings were identified by the Oak Bay Municipality for a Needs Assessment to include master programming, for functional, spatial and staff future needs. We have combined the work done on the Master Programming and Asset Management Plan to develop the Options Analysis for the Development Planning for the six buildings.

The six Municipal buildings included in the Needs Assessment/Master Program are:

- A. Municipal Hall
- B. Monterey Recreation Centre
- C. Public Library
- D. Public Works
- E. Fire Department
- F. Police Department

This information was then utilized to develop the planning for 4 Options Analysis for each building to include:

- Option 1 : Maintenance the existing facility
- Option 2: Potential renovations and additions to provide for future growth
- Option 3: New Replacement Building
- Option 4: New Replacement Building with Joint Services

The Options Analysis provided was developed by Moore Wilson Architects Inc., from several User Group Engagement Sessions, existing building assessments, the functional needs programming and analysis of the existing site layout, use, and zoning analysis.

Through our discussions with the Municipality Project Manager, Roy Thomassen, we were provided with the sites that were to be considered and analyzed for Options 3 and 4. Given that the buildings are currently sited in ideal locations for the services that are provided,

and limited options available within the Municipality these sites are logical and ideal choices. The Options Planning reveals the limitations and potential of each site for future growth and development.

The planning provided in Options 2, 3 and 4 serves as Concept Design Layouts, to determine if the building needs can be accommodated on the existing sites, and to cross check proposed building areas with actual layout areas. We note that the concept design is preliminary only and further design work related to schematic design would be part of a separate project.

The following description explains the framework the planning provided for each Option.

Option 1:

The Option 1 site plan drawings shows the existing site layout, use of site, building footprints and existing site data as it relates to the zoning bylaws for each site.

The existing Floors Plans identify the rooms with a room Number that relates directly to the Master Programming Documents. The existing room areas provided are compared to the proposed master program areas. The spaces identified in the Program that do not exist in the current building are noted in a chart on the floor plan drawings as 'Additional Functional Needs Spaces'.

Value of Option 1: The buildings were assessed by the architectural and engineering team, and an asset management plan was developed identifying the required maintenance and replacement items for a 20 year life span. The estimated value provided in the summary chart from the Building Assessment and Asset Management Report.

Option 2:

Through discussions with the User Groups for each of the buildings, the areas of functional, spatial and programmatic issues were identified, and areas for potential improvements were also discussed. The synthesis of this information is proposed in the concept design lay-



outs, shown include proposed additions and potential renovations to the interiors.

The site plans provided demonstrate a potential area for the expansion of the existing buildings and the impact on the site data, in relation to the zoning bylaws.

Option 3

This Option provides the planning for a replacement building for each of the facilities. In some cases, a stand alone replacement building was not an option due to site limitations or lack of site alternatives. In which case, the new building could only be considered in relation to sharing the building with another service, in Option 4.

In our discussions with the User Groups and building tours, we developed a sense of operational relationships that formed the basis of planning for the New Building Replacements. The first step in the Concept Planning, was to develop the Space Relationship Diagrams, creating a basis for the layout to evolve from. We considered direct and indirect relationships between departments, adjacencies and areas that benefit from a clustered arrangement.

The Site Planning analysis then defines the parameters of the layouts, through the available development area, vehicular, pedestrian and service access on-site and into the buildings, parking area, building orientation and accessory buildings. These parameters, also determined the maximum footprint available and number of stories needed for the proposed new buildings.

The proposed Concept Design demonstration one potential layout, and provides a gross floor area needed for a budget value. Further design layouts would be part of a separate project.

Option 4

This option combines building services that can benefit from being located on the same site and having shared services, such as common entrances, shared rooms, and potentially reducing the costs of

providing a new building. This option tends to reduce exterior envelop, roof areas, and circulation space from Option 3 concepts.

For some of the buildings, renovating the existing building does not provide for the functional or physical deficiencies of the existing buildings and in this case, we don't recommend Option 2 to be pursued, as Option 3 or 4 may provide the optimal solution for the staff to provide services from a functionally appropriate building.

The most prevalent constraint in this Option, tends to be available site area. The planning provided proposes a site and building layout that contains careful consideration of the site needs such as vehicular and pedestrian access, public interface, specific needs of the facility, parking, and site backs. We note that most facilities have an existing non compliant aspect within the zoning requirements, and the plans provided would require a Development Variance Permit due to site area limitations. Further development of the planning would be part of a separate project.



A. Municipal Hall

The Municipal Administration Hall is located in the heart of Oak Bay Village. Set back from Oak Bay Avenue with a Garry Oak grove in front, the building is of two-storey concrete and concrete-block construction and is not seismically restrained. Additions to the 1958 building or significant upgrades to the building have not occurred leaving this modernist building as significant risk of failure during a future substantial seismic event. The building is unsprinklered, and floor although it would be required to be so as per today's codes.

As a Public Building, it experiences 100-150 visitors a day, and can host events in the Council Chambers of up to 60 persons. Open parking is situated at the south west area of the site. There are two main entrances, to the Administration area of the upper level, and two lower level exterior entrances providing accessible entrances.

Option 1:

Maintaining the existing building, includes hvac replacements, seismic upgrade, code upgrades to guardrails, adding scuppers to roof drains, re-sloping areas of the roof, washroom replacements, millwork upgrades, replace domestic cold water upgrade.

The unsprinklered building is a Group D Classification for office space. As per current code requirements the construction can be non-combustible construction, however the size of the building exceeds the allowable area for a building with unrated floor assemblies. Additionally, the floor assembly is required to have a 45min fire resistance rating. Should this building be determined to continue to remain in use for its current purpose, we recommend that the building be upgraded with a sprinkler system, seismic upgrade and the provision of a 45 fire rating floor assembly.

The Municipal Hall Building has reached its maximum capacity for accommodating staff and will not be able to house growing staff and community needs. Given the fundamental Life Safety deficiencies and thermal inefficiencies caused by the building envelope and mechanical systems, we recommend careful consideration be

given to consider building replacement rather than investing significant funds into the building.

Option 2:

The Main Floor open workspace administration area counters and workstations are currently arranged in an inefficient layout. As Additional workstations are needed, they can be provided through an interior renovation of this area. We also propose an addition to the Oak Bay Ave. face of the Building that can renew the Municipal Hall image, and provide the meeting spaces the facility requires for the daily function operations. A partial interior renovation in the lobby area could also provide a Universally Accessible Washroom to meet facility needs and current code. Also identified as functional need is a Councilors shared office that provides workspace for the City Councilors as needed.

While these changes can provide some improvements to facility, we note that the existing Municipal Office Spaces are insufficient and are in poor condition. We would recommend any additions/renovations to occur with the existing building renovation scope defined in the Option 1, for seismic upgrade, sprinklers, hvac replacement. These recommendations are deficient in improving the thermal performance of the building. In order to make improvements in this aspect of the building, we would recommend proceeding to Option 3.

Option 3:

This Option considers a replacement building that offers an energy efficient, seismically designed building that meets accessibility and code life safety requirements. A new building provides many opportunities and a safer building to staff and the public. The inclusion of a town square can be designed into the site, and a open, daylight office space. We propose shifting some space back on the site, to make way for the public square, and this opens the administration space to interface with the public through the glazing. This approach provides a friendly image to the street and would integrate the community into the sharing the site for public events. If possible



the street events could be planned on this site to reduce street closures.

The Main level would be occupied for the staff that most frequently provide public interaction at the counters and in meetings. The Mayors Office and Councilors office would be, located near the Council Chambers. The Meeting rooms for the Staff with the Public are located in the foyer area so that staff can conduct meetings in the unrestricted area. Both the main floor and second floor would be a combination of offices and open workstations, meeting rooms and storage areas. The designation of spaces is only general as an example and would be completely flexible.

The 'L-shaped' plan is provide maximum daylight and views to all of the workspaces.

Option 4A:

This Option Combines the Option 2: Municipal Hall Addition/Renovation and a Public Library Addition.

As the Library Addition would occupy site area where existing parking spaces are located, we propose an underground parkade that would cut into the south end of the site.

The Library could be accessed from either entrance, at the front or side of the building, with a revised rear entrance that can offer the Library and Hall to be closed as needed. A separation of physical the buildings is proposed between the Municipal Hall and Library so that the Municipal Hall can retain the office layout and windows. The gap between the buildings could be utilized as an outdoor reading garden.

The main setback of this option is the same as Option 2, that is, the Municipal Hall would remain in an poor thermally performing building. Additionally the Library would have poor street exposure in this option.

Option 4B:

This Option proposes a combined Municipality and Public Library as a new building. This Option offers both services to have a public presence to the street, as well as providing space for a town square.

We have conceptually planned for the Library to be on the second level so that a parkade can be located below it, on the main level. The parkade provides level access into the Municipal Hall. The Municipal Hall and Library share the same Entrance Lobby, Elevator and stair.

In this concept layout, the Library will have its own presence projecting out of the Oak Bay facade on the second level.

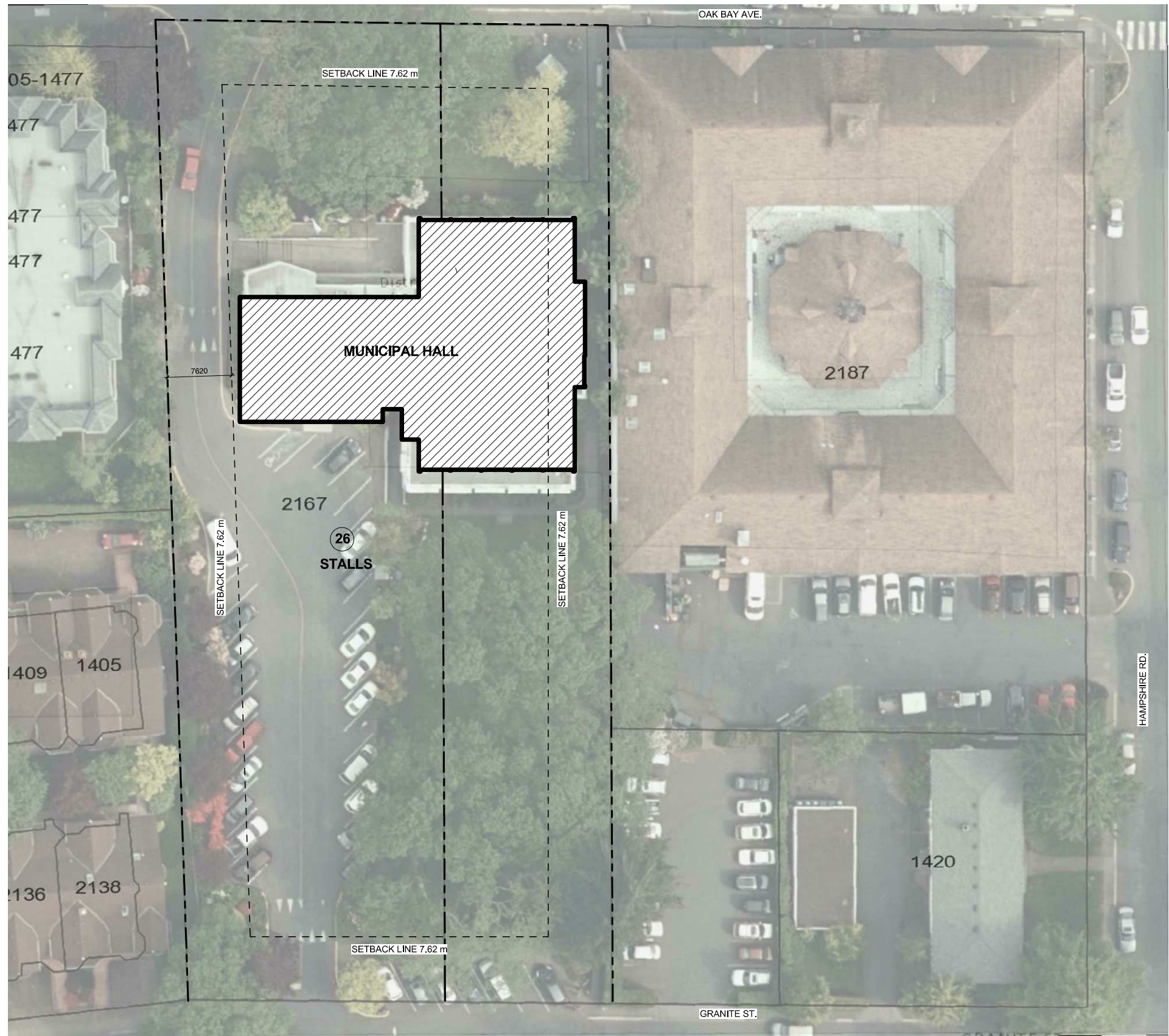
Similar to Option 3, the linear plan layout of the Municipal Hall permits daylighting and views internally of all of the office areas and a provides an external presence on the street. While the black box Council Chambers and storage rooms at the rear and interior of the buildings.

Option 4C:

This Option locates the Library on the Main floor and some flex space that maybe a Council Chamber or cafe, and the Municipal Hall on the second floor. This layout preserves a greater portion of the rear park and trees and could offer an more substantial town square. Additionally, some rear surface parking would remain, and underground parking could be accessed from the adjacent parking lot.



ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description					
Zoning	P-7 General Institutional / Office Use				
Lot Area	6,070 m ² [65,336.094 ft ²]				
Lot Coverage	Permitted	Existing			
	30%	14.5%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)	T.B.D.			
Building Footprint	879.05 m ² (9,462.02 sf)				
Gross Floor Area	Level 1 (Main Floor):	869.65 m ² (9,360.83 sf)			
	Basement (Lower Floor):	563.40 m ² (6,064.39 sf)			
	Total: 1,433.05 m ² (15,425.22 sf)				
Floor Area Ratio	Permitted	Existing			
	1.00	0.24			



SITE PLAN

OAK BAY MUNICIPAL HALL
 2167 Oak Bay Ave,
 Victoria B.C.

OPTION 1

EXISTING SITE PLAN



531 Herald Street, Victoria B.C.
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ADDITIONAL FUNCTIONAL NEEDS SPACES NOT PROVIDED IN EXISTING BUILDING	
DEPARTMENT	SPACE
ENTRY HALL & COUNCIL CHAMBER	07 Universal W/C 17 m ²
OFFICE SPACE MAYOR & COUSILLORS	11 Shared Office, Councillors 24 m ²
OFFICE SPACE, FINANCE	18 Meeting Room 12 m ² 21 Workstation, Finance Staff 38.4 m ²
OFFICE SPACE, CAO	25 Meeting Room 12 m ²
OFFICE SPACE, BUILDING & PLANNING	36 Meeting Room 12 m ²

ROOM SCHEDULE			
Number	Name	Area	Proposed Area
LEVEL 1			
0	ENGINEERING	4.1 m ²	12
02	WORKSTATIONS	44.1 m ²	120
03	HALL	127.3 m ²	130
03	COUNCIL CHAMBERS	100 m ²	130
04	POLICE BOARD / COMMITTEE RM.	49.7 m ²	20
05	STAFF	6.5 m ²	12
06	WOMEN'S W/C	9 m ²	15
06	MEN'S W/C	9.3 m ²	15
09	MAYOR'S OFF.	23.2 m ²	20
10	OFF., MAYOR'S CLERCK	10.6 m ²	12
16	SERVICE COUNTER	9.2 m ²	12
17	RECEP.	7.3 m ²	6.4
19	OFF., DIRECTOR	13.1 m ²	15
20	OFF., DEPUTY DIRECTOR	9.4 m ²	12.5
22	JANITOR	9.3 m ²	3
23	ADMIN WORKSTN.	4.1 m ²	6.4
23	ADIN CAO/ RECEPTION	4.3 m ²	6.4
23/ 24	CAO/ SUPPORT CLERK OFFICE	16.8 m ²	15
26	OFF., DIRECTOR CORP. SERVICE	12.2 m ²	15
27	OFF., DEPUTY CORP. SERVICE	8.3 m ²	12.5

ROOM SCHEDULE			
Number	Name	Area	Proposed Area
28	HR OFF.	11 m ²	12.5
29	MEETING RM.	5.9 m ²	12
30	DIRECTOR ENG'G OFF.	15.7 m ²	15
31	ENG'G. OFF.	12.9 m ²	12.5
33	OFF., ENG'G TECH	5.8 m ²	6.4
33	OFF., ENG'G TECH	7.8 m ²	6.4
33	WORKSTATION, ENG'G.	6.6 m ²	6.4
33	WORKSTATION, ENG'G.	6.6 m ²	6.4
37	DIR. OF BLDG. OFF.	12.6 m ²	15
38	OFFICE, PLANNER	10.7 m ²	9.2
39	BLDG INSP. OFF.	8.1 m ²	9.2
39	OFF.	4.6 m ²	9.2
41	WORKSTATIONS, ADMIN	6.6 m ²	19.2
41/ 32	WORKSTATION, ADMIN & ENG'G	8.7 m ²	25.6
42/ 34	ENG'G. & BLDG. PLANNING VAULT	16.5 m ²	40+20
43	COMMISSIONER	1.3 m ²	9.2
44	GENERAL OFF. WORKROOM	16.2 m ²	15
44	FILING RM.	7.8 m ²	
46	ADMIN VAULT	22.8 m ²	22
51	SHIPPING & RECEIVING	7.8 m ²	15
51	SHIPPING & RECEIVING	8.3 m ²	



- Department Legend**
- Entry Hall and Council Chamber
 - Office Space Mayor and Councillors
 - Office Space, Finance
 - Office Space, CAO
 - Office Space Engineering
 - Office Space, Building & Planning
 - Office Support



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OAK BAY MUNICIPAL HALL
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OPTION 1

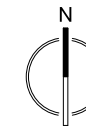
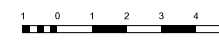
EXISTING MAIN FLOOR PLAN

ROOM SCHEDULE - BASEMENT			
Number	Name	Area	Proposed Area
BASEMENT			
0	STAIRS	16.3 m ²	
0	CORR.	68.7 m ²	
0-6	OBEP ADMIN.	7.3 m ²	
0-9	W/C	3.9 m ²	
0-10	STAFF	7.1 m ²	
0-11	OBEP SUPPLY ROOM	11.5 m ²	
0-23	VOLUNTEER RM.	37.8 m ²	
0-24	VOLUNTEER'S OFFICE	11.8 m ²	
0-25	EXIT VEST.	10.6 m ²	
01	WOMENS W/C (EXTERNAL ACCESS)	8.7 m ²	4
01	MEN'S W/C (EXTERNAL ACCESS)	7.9 m ²	4
12/13	OFFICE, READING, MEETING	39.5 m ²	40
14	ARCHIVES WORKROOM	18 m ²	15
15	ARCHIVES STO.	12.9 m ²	12
15	ARCHIVES STO.	8 m ²	12
35	ENG. STORAGE	6.1 m ²	30
37	MEETING ROOM	40.1 m ²	15
45	SERVER RM.	8.4 m ²	12
47	EQUIPMENT STO.	33.9 m ²	15
48	JAN.	5.1 m ²	3
49	MEN'S W/C	16 m ²	75
49	WOMEN'S W/C	15.3 m ²	
49	STAFF RM.	18.4 m ²	
50 / 35	ENG. STORAGE & LONG TERM SECURE VAULT	39.4 m ²	40
54	FURNACE	32 m ²	
55	ELEC.	8.2 m ²	



- Department Legend**
- Entry Hall and Council Chamber
 - Archives
 - Office Space Engineering
 - Office Space, Building & Planning
 - Office Support
 - Building Service Space

BASEMENT



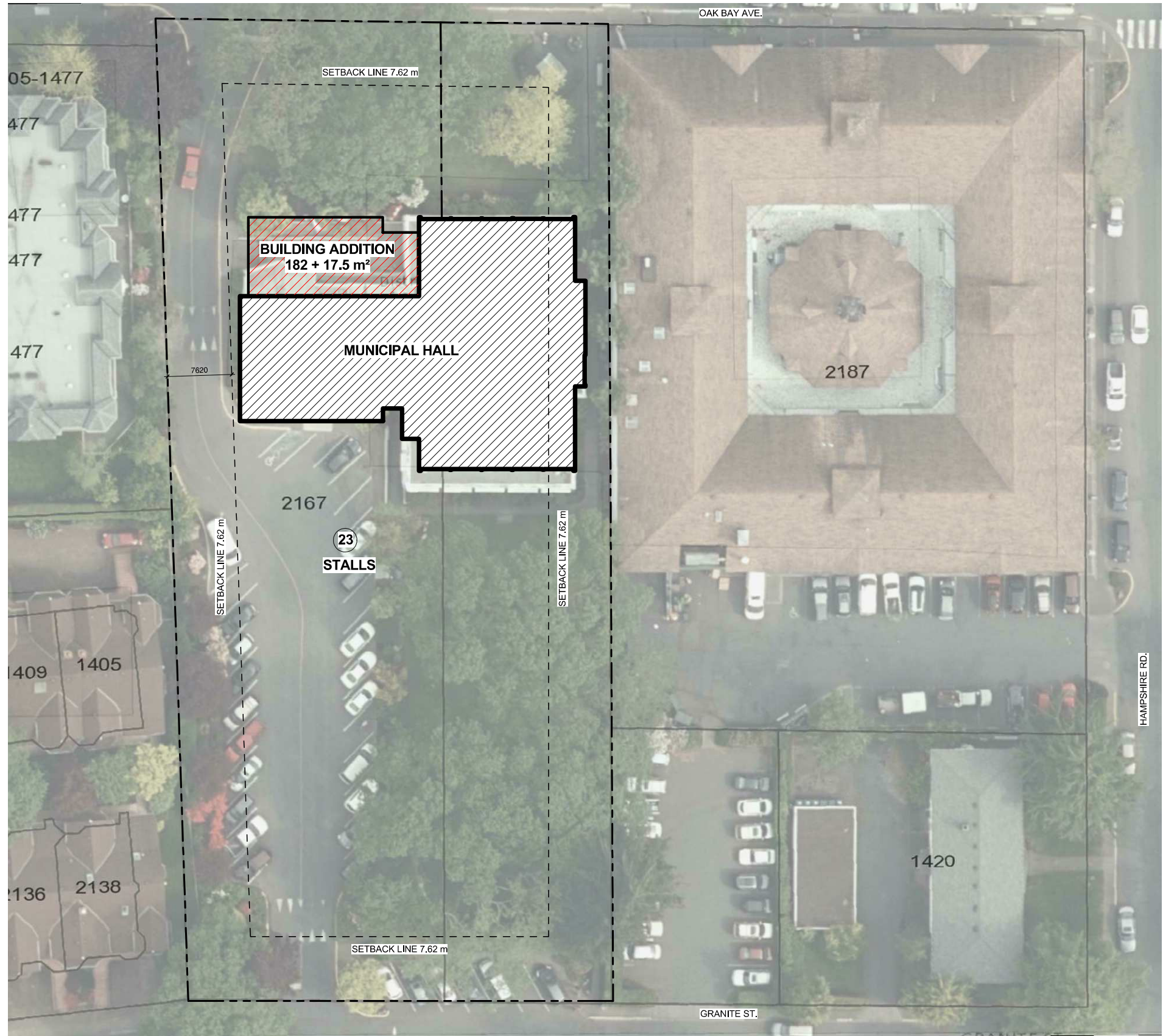
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OAK BAY MUNICIPAL HALL
2167 Oak Bay Ave,
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OPTION 1

EXISTING BASEMENT PLAN

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description					
Zoning	P-7 General Institutional / Office Use				
Lot Area	6,070 m ² [65,336.094 ft ²]				
Lot Coverage	Permitted	Proposed			
	30%	17.5%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)				
Building Footprint	879 m ² + 182 m ² Addition = 1,061 m ² (11,420.50 sF)				
Gross Floor Area	Level 1 (Main Floor):	869.65 m ² + 182 m ² Addition = 1,051.65 m ² (11,319.87 sF)			
	Basement (Lower Floor):	563.40 m ² + 17.5 m ² Addition = 580.90 (6,252.75 sF)			
	Total:	1,632.55 m ² (17,572.62 sF)			
Floor Area Ratio	Permitted	Proposed			
	1.00	0.27			



SITE PLAN

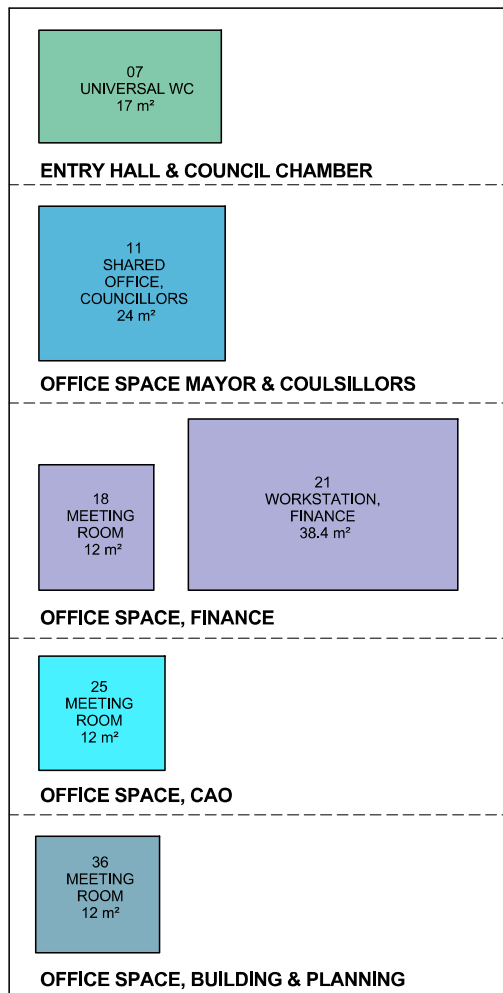


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OAK BAY MUNICIPAL HALL
2167 Oak Bay Ave,
Victoria B.C.

OPTION 2

**PROPOSED ADDITION
SITE PLAN**



ROOM SCHEDULE			
Number	Name	Area	Proposed Area
LEVEL 1			
	ENGINEERING	4.1 m ²	12
	RECEPTION/ ADMIN CAO	4 m ²	6.4
	RECEPTION	3.6 m ²	
02	HALL	126.9 m ²	120
03	COUNCIL CHAMBERS	100 m ²	130
04	POLICE BOARD/ COMMITTEE ROOM	54.4 m ²	20
05	STAFF	6.5 m ²	12
06	WOMEN'S W/C	9 m ²	15
06	MEN'S W/C	9.3 m ²	15
07	UNIVERSAL WC	13.7 m ²	17
09	MAYOR'S OFF.	23.2 m ²	20
10	OFF., MAYOR'S CLERCK	10.6 m ²	12
11	SHARED OFFICE COUNCILLORS	22 m ²	24
17	RECEP.	7 m ²	6.4
18	MEETING ROOM	12.6 m ²	12
19	OFF., DIRECTOR	13.1 m ²	15
20	OFF., DEPUTY DIRECTOR	9.4 m ²	12.5
21	WORKSTATIONS	36.9 m ²	38.4
22	JANITOR	9.3 m ²	3
23	ADMIN WORKSTN.	16.5 m ²	12.8
23/ 24	CAO/ SUPPORT CLERK OFFICE	16.8 m ²	15

ROOM SCHEDULE			
Number	Name	Area	Proposed Area
25	MEETING ROOM	33.2 m ²	
26	OFF., DIRECTOR CORP. SERVICE	12.2 m ²	15
27	OFF., DEPUTY CORP. SERVICE	8.3 m ²	12.5
28	HR OFF.	11 m ²	12.5
29	MEETING RM.	5.9 m ²	12
30	DIRECTOR ENG'G OFF.	15.7 m ²	15
31	ENG'G. OFF.	12.9 m ²	12.5
32	WORKSTATIONS, ADMIN	6.4 m ²	6.4
33	OFF., ENG'G TECH	5.8 m ²	6.4
33	OFF., ENG'G TECH	7.8 m ²	6.4
33	WORKSTATION, ENG'G.	6.4 m ²	6.4
33	WORKSTATION, ENG'G.	6.4 m ²	6.4
36	MEETING ROOM	32.2 m ²	12
37	DIR. OF BLDG. OFF.	12.6 m ²	15
38	OFFICE, PLANNER	10.7 m ²	12.5
39	BLDG INSP. OFF.	8.1 m ²	9.2
39	OFF.	4.6 m ²	9.2
41	WORKSTATION, ENG'G	6.4 m ²	19.2
41	WORKSTATION ADMIN	7.6 m ²	
42/ 34	ENG'G. & BLDG. PLANNING VAULT	16.5 m ²	40+20
43	COMMISSIONER	1.3 m ²	9.2
44	GENERAL OFF. WORKROOM	16.2 m ²	15
44	FILING RM.	7.8 m ²	
46	ADMIN VAULT	22.8 m ²	22
51	SHIPPING & RECEIVING	7.8 m ²	15



OAK BAY MUNICIPAL HALL
2167 Oak Bay Ave,
Victoria B.C.

OPTION 2

**PROPOSED ADDITION
MAIN FLOOR PLAN**



531 Herald Street, Victoria B.C.
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ROOM SCHEDULE - BASEMENT			
Number	Name	Area	Proposed Area
BASEMENT			
0	STAIRS	16.3 m ²	
0	CORR.	68.7 m ²	
0-6	OBEP ADMIN.	7.3 m ²	
0-9	W/C	3.9 m ²	
0-10	STAFF	7.1 m ²	
0-11	OBEP SUPPLY ROOM	11.5 m ²	
0-23	VOLUNTEER RM.	37.8 m ²	
0-24	VOLUNTEER'S OFFICE	11.8 m ²	
0-25	EXIT VEST.	10.6 m ²	
01	WOMENS W/C (EXTERNAL ACCESS)	8.7 m ²	4
01	MEN'S W/C (EXTERNAL ACCESS)	7.9 m ²	4
12/13	OFFICE, READING, MEETING	30.9 m ²	40
14	ARCHIVES WORKROOM	18 m ²	15
15	ARCHIVES STO.	12.9 m ²	12
15	ARCHIVES STO.	8 m ²	12
35	ENG. STORAGE	6.1 m ²	30
37	MEETING ROOM	40.1 m ²	15
45	SERVER RM.	8.4 m ²	12
47	EQUIPMENT STO.	33.9 m ²	15
48	JAN.	5.1 m ²	3
49	MEN'S W/C	16 m ²	75
49	WOMEN'S W/C	15.3 m ²	
49	STAFF RM.	18.4 m ²	
50 / 35	ENG. STORAGE & LONG TERM SECURE VAULT	39.4 m ²	40
54	FURNACE	32 m ²	
55	ELEC.	8.2 m ²	



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 - Archives
 - Office Space Engineering
 - Office Space, Building & Planning
 - Office Support
 - Building Service Space

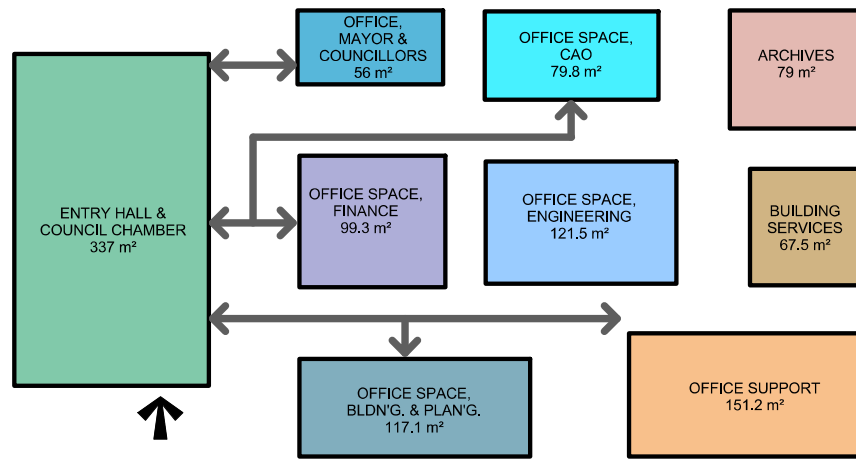


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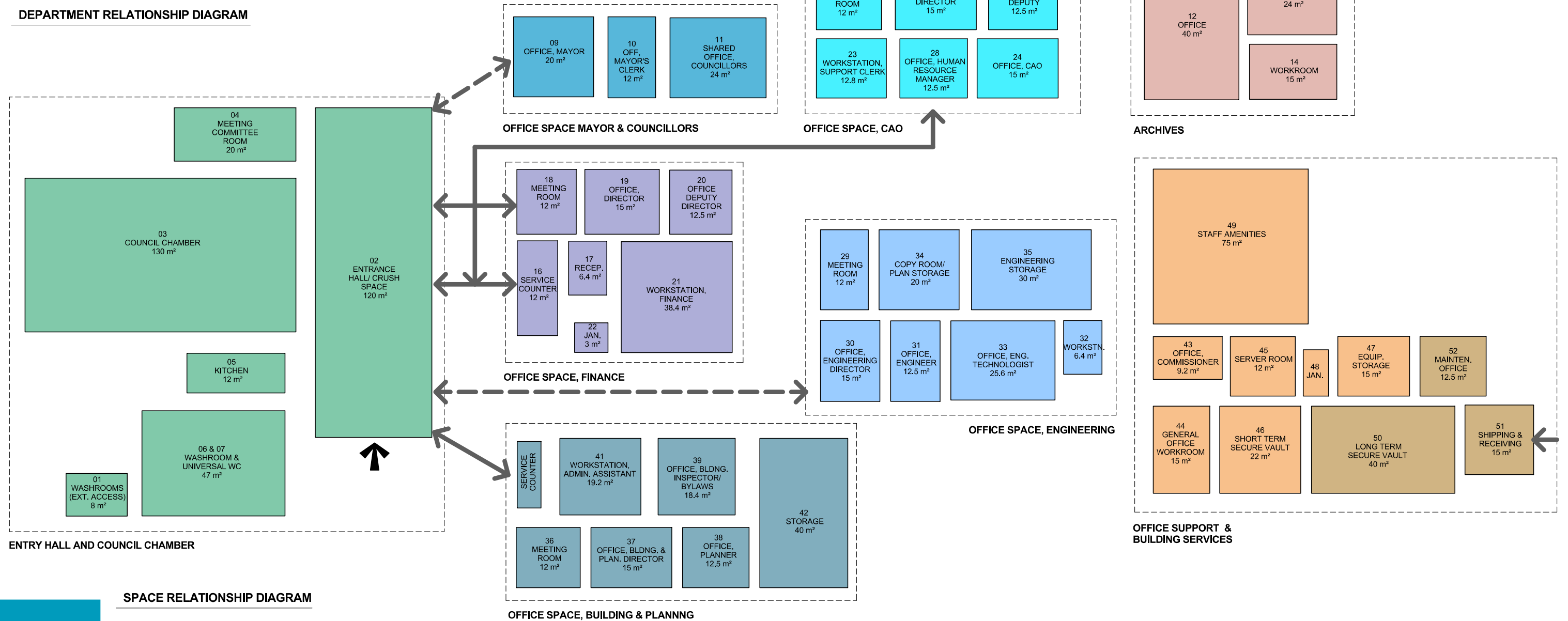
OAK BAY MUNICIPAL HALL
2167 Oak Bay Ave,
Victoria B.C.

OPTION 2

**PROPOSED ADDITION
LOWER LEVEL PLAN**



DEPARTMENT RELATIONSHIP DIAGRAM



SPACE RELATIONSHIP DIAGRAM



531 Herald Street, Victoria B.C.
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OAK BAY MUNICIPAL HALL
2167 Oak Bay Ave,
Victoria B.C.

OPTION 3

PROPOSED SPACE
RELATIONSHIP DIAGRAM

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-7 General Institutional / Office Use				
Lot Area	6,070 m ² [65,336.094 ft ²]				
Lot Coverage	Permitted	Proposed			
	30%	12.4%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)	T.B.D. More site information are required			
Building Footprint	750 m ² Mun Hall 1,090 m ² (8,073 ft ²) - Town Square 380 m ² is not included				
Gross Floor Area	Level 1:	750 m ² (8,073 ft ²)			
	Level 2:	750 m ² (8,073 ft ²)			
	Total:	1,500 m ² (16,145.87 ft ²)			
Floor Area Ratio	Permitted	Proposed			
	1.00	0.25			
Parking	Existing	Proposed			
	23 Stalls	27 Stalls Underground			



SITE PLAN

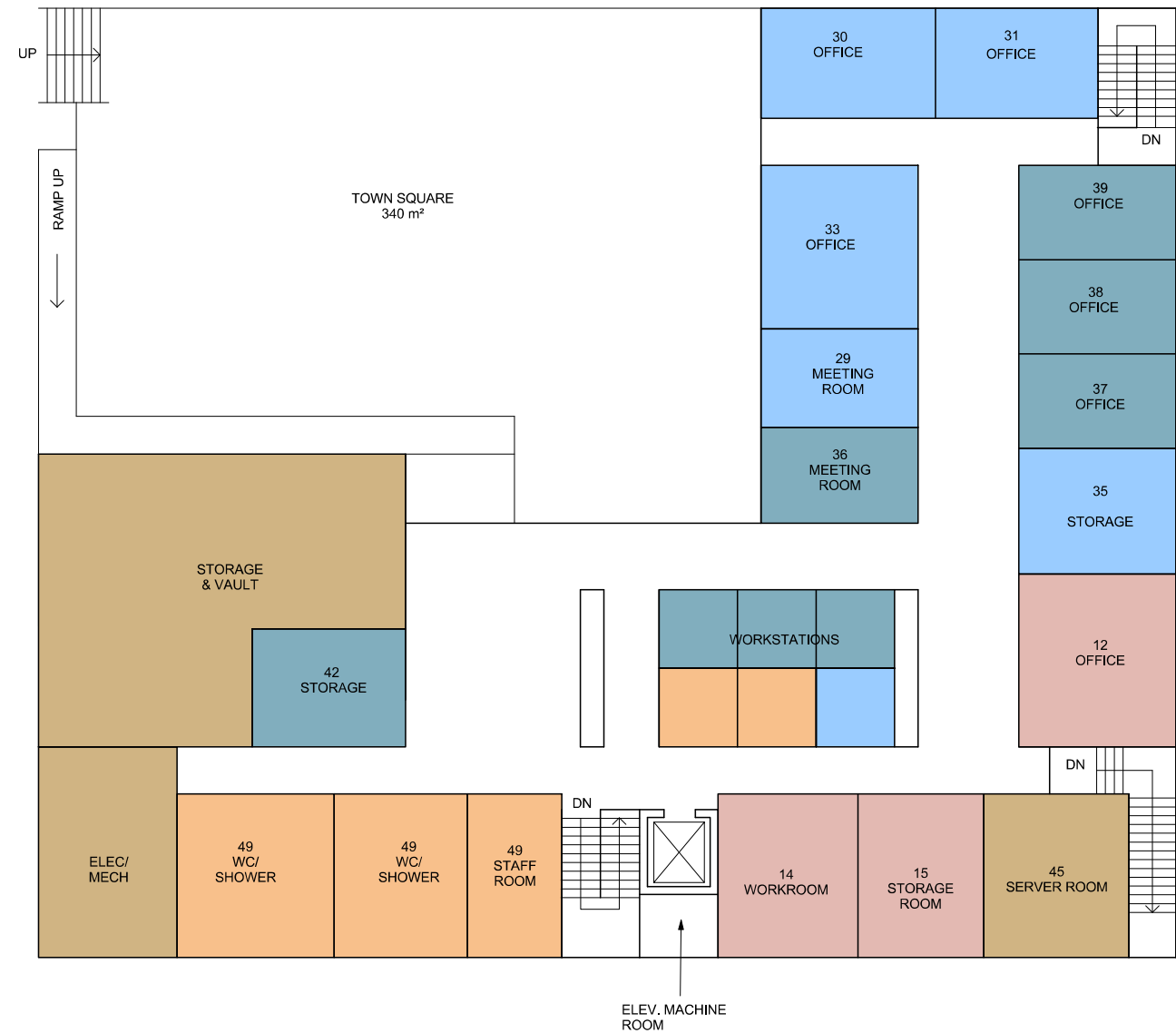
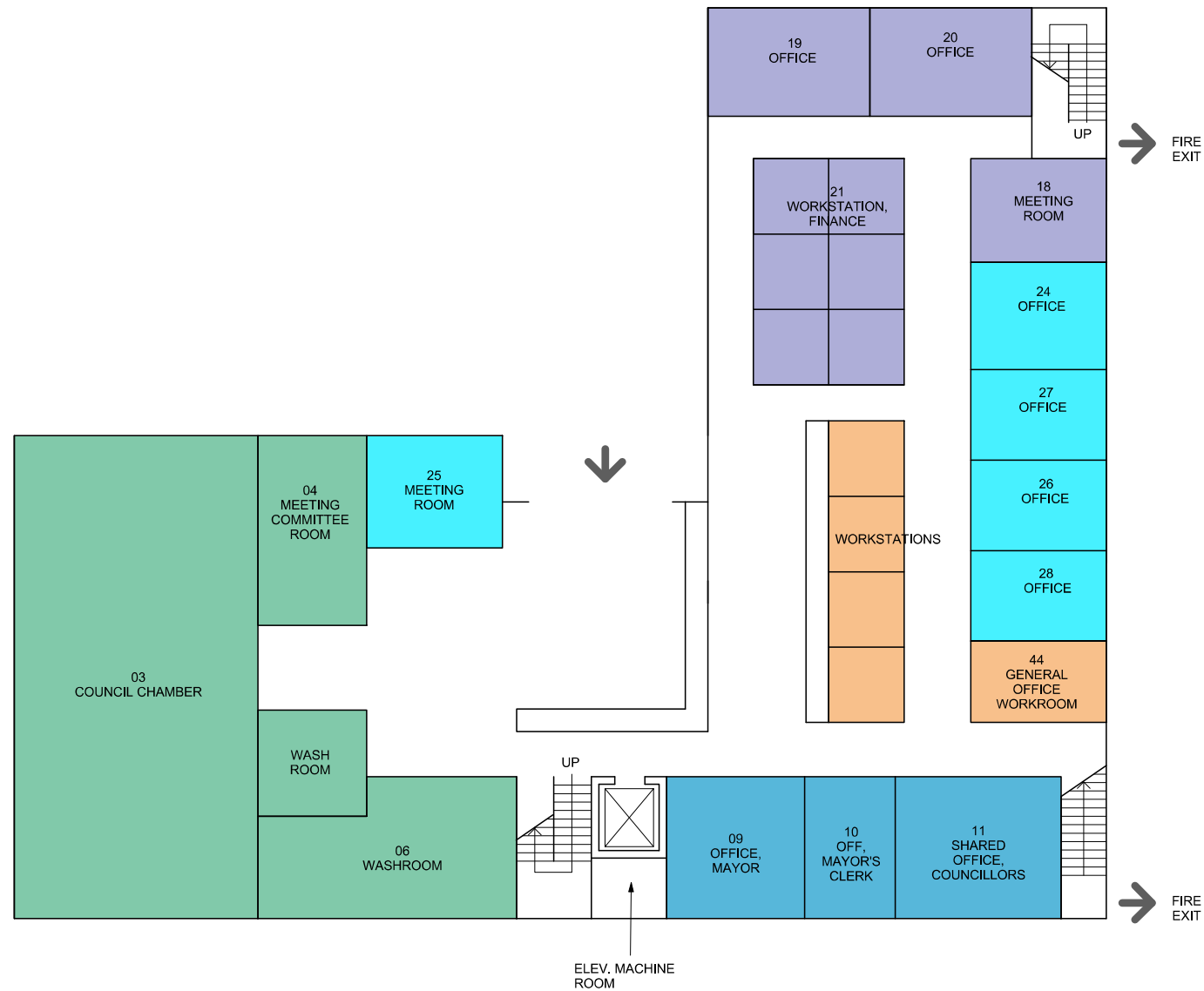


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OAK BAY MUNICIPAL HALL
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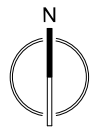
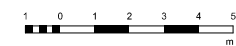
OPTION 3

PROPOSED SITE PLAN



MAIN LEVEL

LEVEL 2



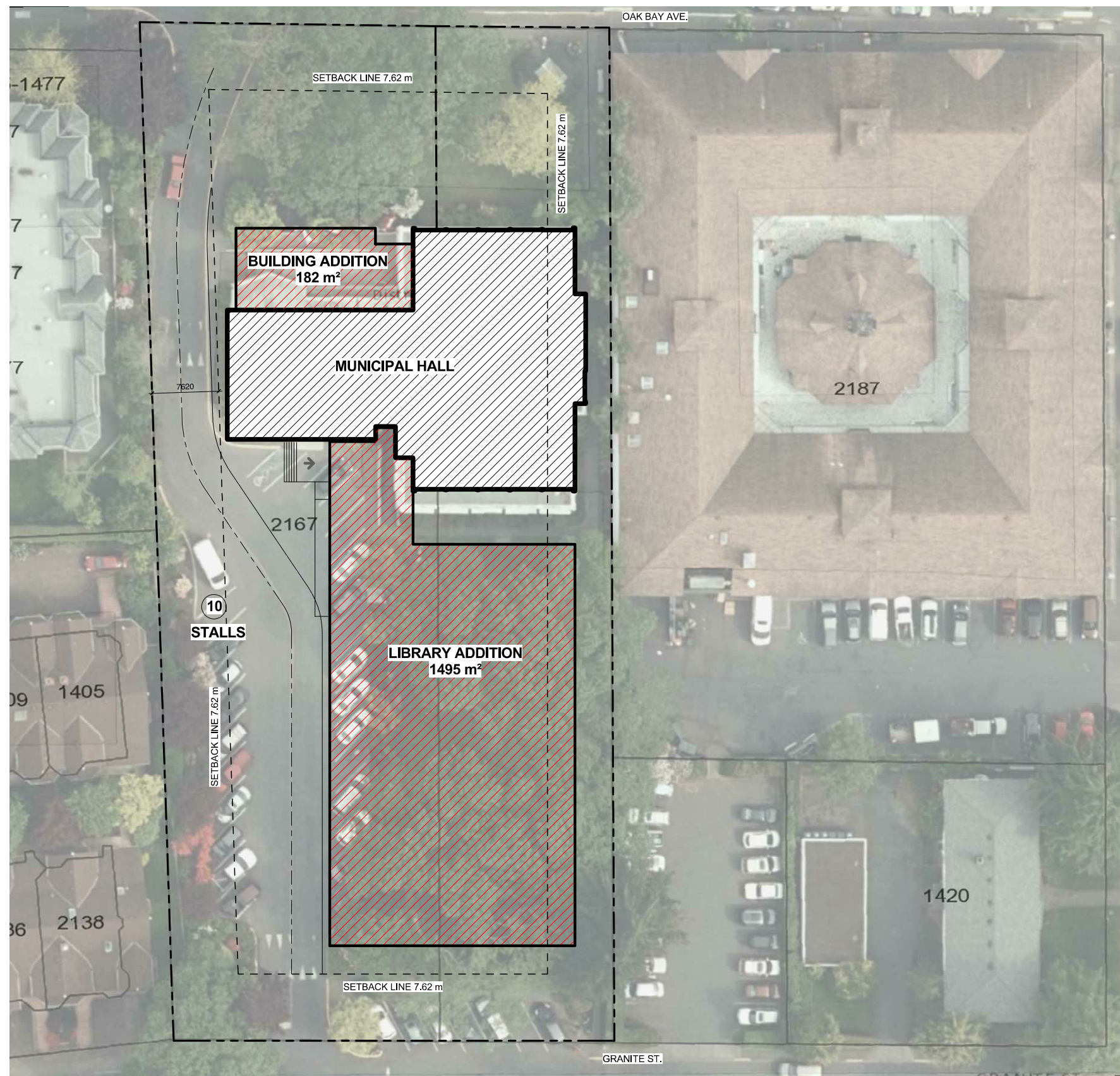
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OPTION 3

**PROPOSED NEW
BUILDING FLOOR PLANS**

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description					
Zoning	P-7 General Institutional / Office Use				
Lot Area	6,070 m ² [65,336.094 ft ²]				
Lot Coverage	Permitted	Proposed			
	30%	41%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed			4.00 m	
Building Height	Permitted	Proposed			
	14 m (46 ft)	T.B.D. More site information are required			
Building Footprint	879 m ² + 182 m ² Mun. Addition + 1448 m ² Library + = 2,509 m ² (27,006.65 ft ²)				
Gross Floor Area	Level 1(Main Floor): 869.65 m ² + 182 m ² Mun. Addition + 1398 m ² Library = 2,449.65 m ² (26,367.81 ft ²)				
	Basement (Lower Floor): 563.40 m ² + 17.5 m ² Mun.Addition = 580.90 (6,253 ft ²)				
	Total: 3,030.55 m ² (32,620.57 ft ²)				
Floor Area Ratio	Permitted	Proposed			
	1.00	0.50			
Parking	Existing	Proposed			
	10 Stalls	27 Stalls Underground			



SITE PLAN

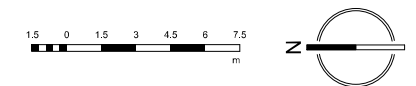
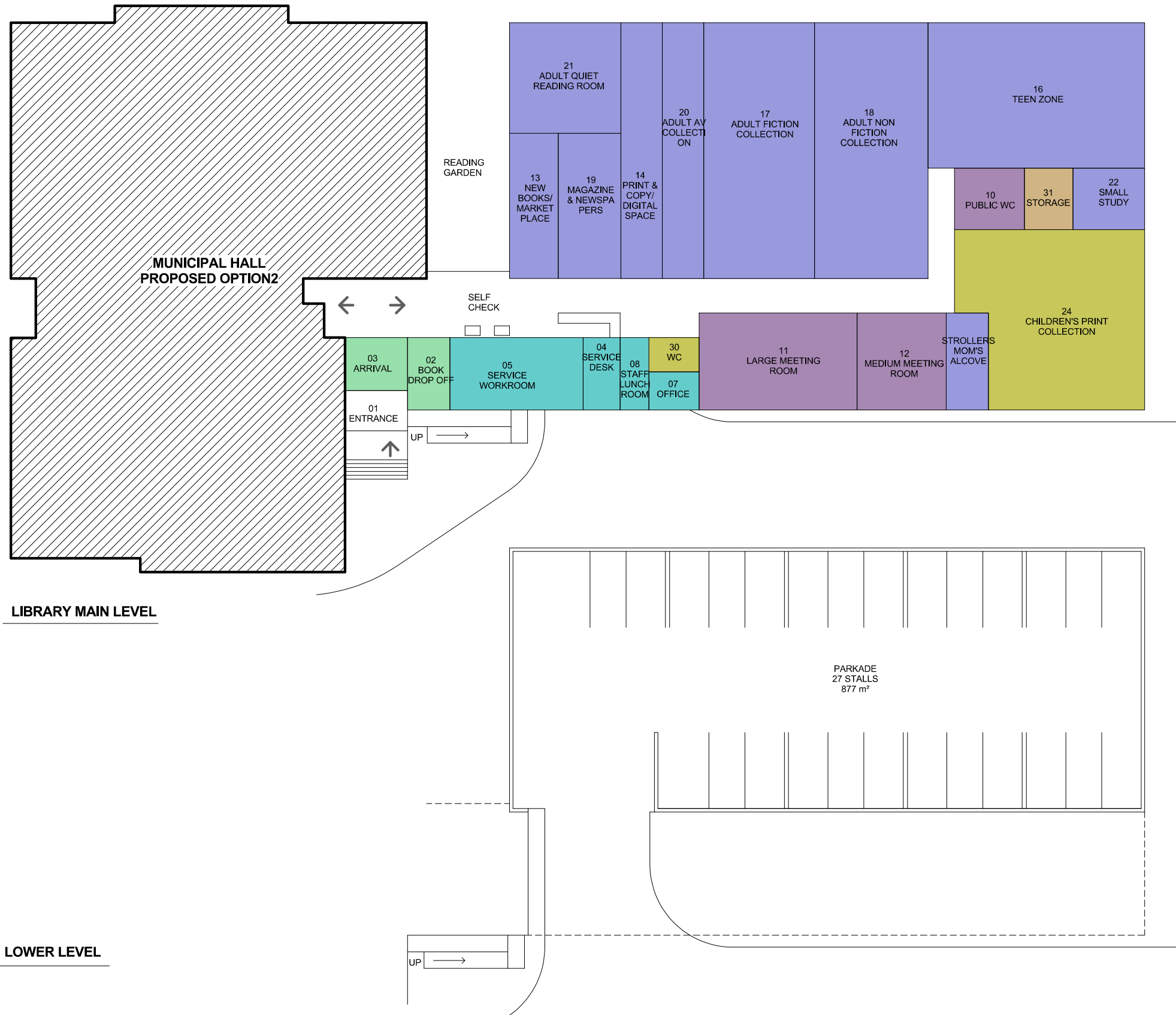
OAK BAY MUNICIPAL HALL & LIBRARY
 2167 Oak Bay Ave,
 Victoria B.C.

OPTION 4A

PROPOSED SITE PLAN



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OAK BAY MUNICIPAL HALL & LIBRARY
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OPTION 4A

**PROPOSED MAIN FLOOR
ADDITION**

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-7 General Institutional / Office Use				
Lot Area	6,070 m ² [65,336.094 ft ²]				
Lot Coverage	Permitted	Proposed			
	30%	32%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)	T.B.D. More site information are required			
Building Footprint	585 m ² Mun Hall + 1350 m ² Library = 1,935 m ² (20,828.17 ft ²)				
Gross Floor Area	Level 1:	585 m ² Mun Hall + 1350 m ² Library = 1,935 m ² (20,828.17 ft ²)			
	Level 2:	910 m ² Library (9,795.16 ft ²)			
	Total:	2,845 m ² (30,623.33 ft ²)			
Floor Area Ratio	Permitted	Proposed			
	1.00	0.47			
Parking	Existing	Proposed			
	10 Stalls	27 Stalls Underground			



SITE PLAN

OAK BAY MUNICIPAL HALL & LIBRARY
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OPTION 4B

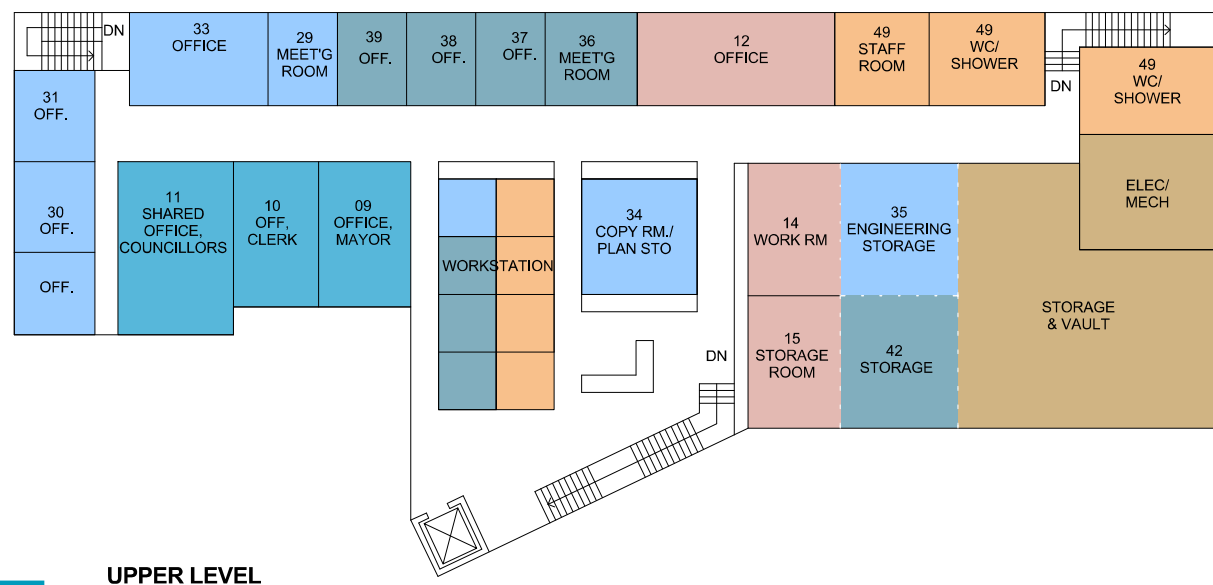
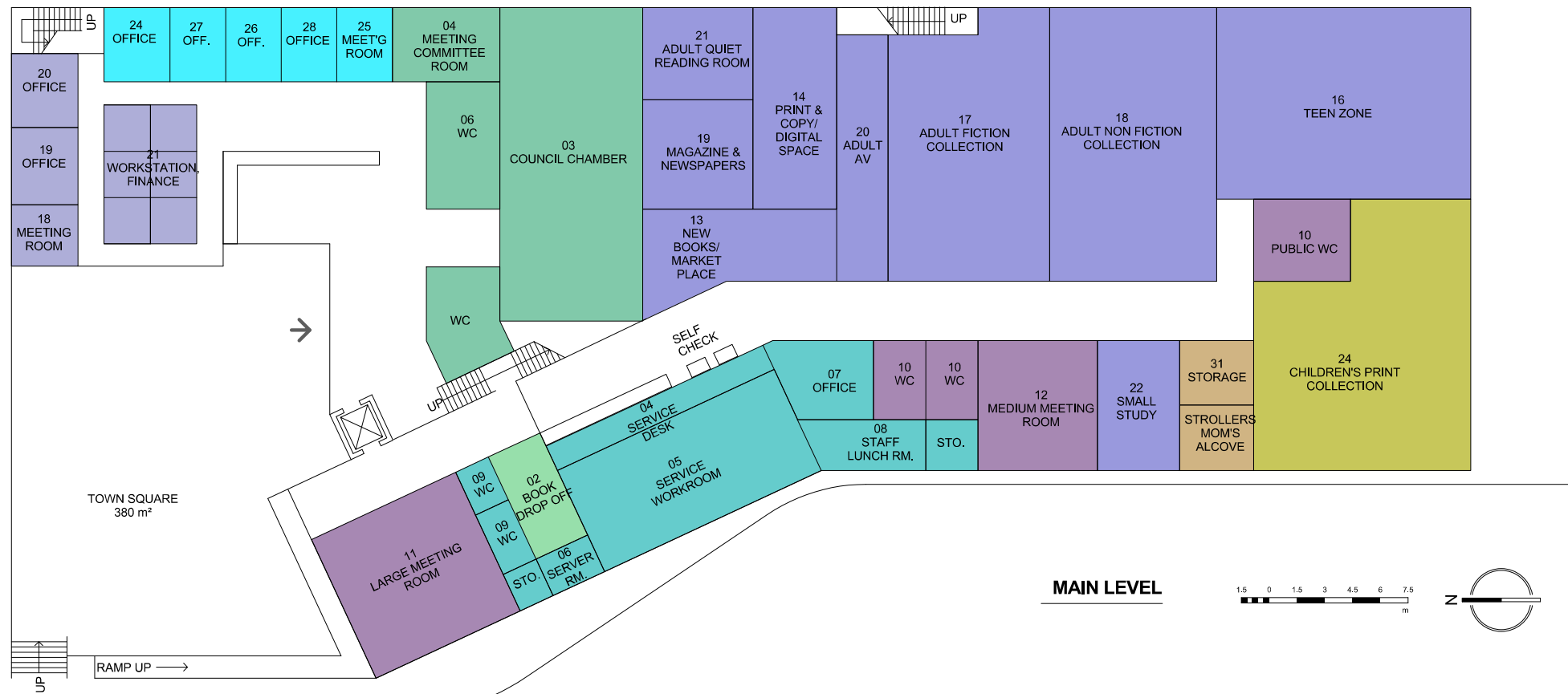
**PROPOSED NEW
BUILDING SITE PLAN**



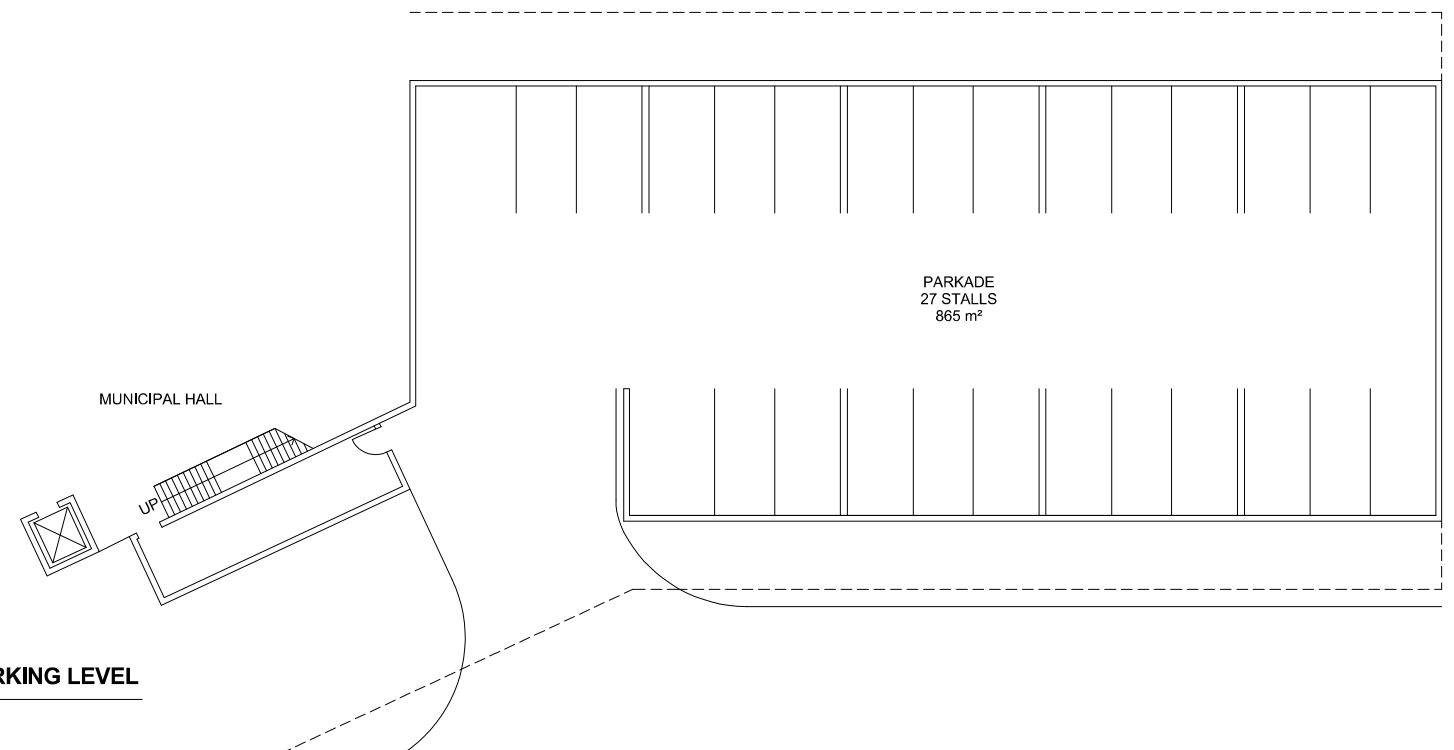
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FIRE EXIT



PARKING LEVEL



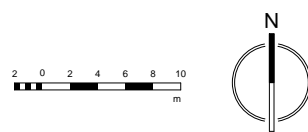
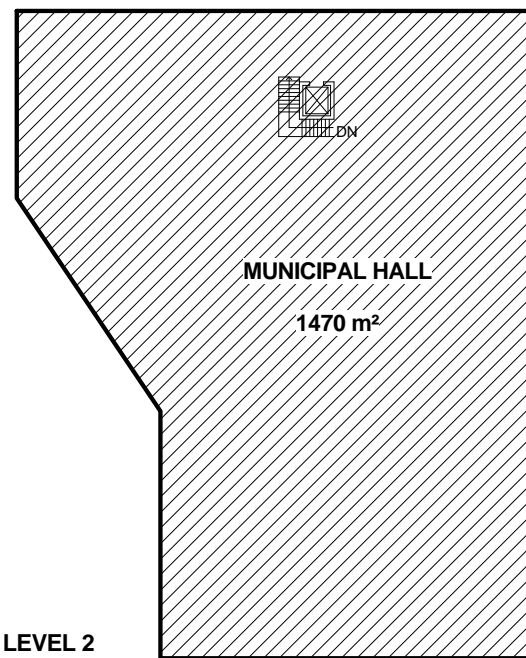
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OAK BAY MUNICIPAL HALL & LIBRARY
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OPTION 4B

PROPOSED NEW BUILDING FLOOR PLANS

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	.				
Zoning	P-7 General Institutional / Office Use				
Lot Area	6,070 m ² [65,336.094 ft ²]				
Lot Coverage	Permitted	Proposed			
	30%	24%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)	T.B.D. More site information are required			
Building Footprint	1,470 m ² Mun Hall (15,822.95 ft ²)				
Gross Floor Area	Level 1:	1,370 m ² Library (14,746.56 ft ²)			
	Level 2:	1,470 m ² Mun Hall (15,822.95 ft ²)			
	Total:	2,840 m ² (30,569.51 ft ²)			
Floor Area Ratio	Permitted	Proposed			
	1.00	0.47			
Parking	Existing	Proposed			
	14 Stalls	21 Stalls Underground			



SITE PLAN



OAK BAY MUNICIPAL HALL & LIBRARY
2167 Oak Bay Ave,
Victoria B.C.

OPTION 4C

PROPOSED SITE PLAN



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B. Monterey Recreation Centre

The Monterey Centre was originally constructed in 1971 as a Seniors' Centre with adjacent Public Library, apartments above and lower level parkade.

Several additions over the years has created an eclectic building, that is also very successful as an adult recreation facility due to the diversity of programming. While the facility has relatively few needs, there are some programs that the users would like to see at this facility that can only improve the users content with this facility.

Option 1:

The Option One drawing provides room identification and room size comparisons that relates to existing and the Master Program.

Option 2:

The functional needed spaces are identified in the chart include such spaces as additional reception space, a larger lounge, table tennis, teaching kitchen, public showers, Volunteer Services Office, Facilities Management Offices, shipping and receiving. The Facility can only expand to a limited area without seriously reducing the parking area. Should the Library remain where it is, the Facility could conceivably expand into the lower parkade and add a second above to the west, and create a street presence on Hampshire Rd. Alternately, a second one addition could be added to the east and create a street presence on Monterey Ave.

However, for this planning exercise it was determined that the most feasible option for the facility to expand was if the Library was relocated. Therefore, the Library was assumed to be relocated to the Municipal Hall site, and the concept plan shows one potential layout for the recreational use of the space. The open plan and high ceilings are ideally suited for the table tennis and teaching kitchen. Other spaces that would ideally fit into the building are Volunteer Services and Administration Offices.

A renovation/addition is proposed for the Monterey Entrance to provide a more cohesive, open space, with greater presence on

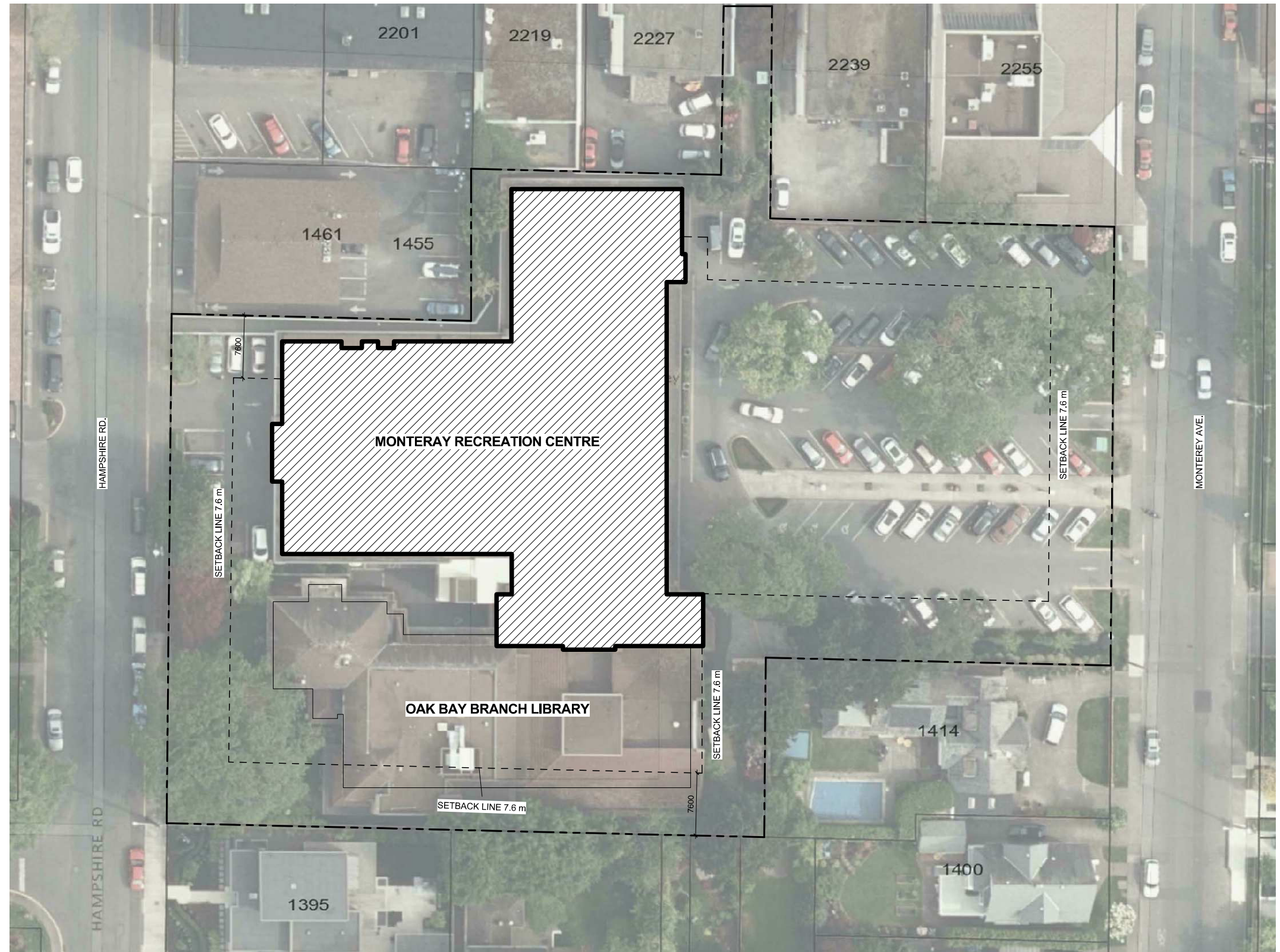
Monterey Ave. The open, are would accommodate a larger reception and lounge area that would renew the facility.

Option 3 and 4

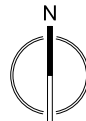
It was determined that this facility did not require a new replacement building, therefore these Options were not explored.



ZONING ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	1444 MONTEREY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-6 General Institutional / Residential Use				
Lot Area	7515.86 m ² (80,900.4 ft ²)				
Lot Coverage	Permitted	Existing			
	40%	38%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.6 m	7.6 m	7.6 m	7.6 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)	TBD			
Building Footprint	1,883.31 m ² Rec. Centre + 980.21 m ² Library= 2,863.52 m ² (30,822.67 ft ²)				
Gross Floor Area	Basement: 162.90 m ² Rec. Centre + 315.14 m ² Library= 478.04 m ² (5,145.58 ft ²)				
	Level 1: 1,835.31 m ² Rec. Centre + 955.07 m ² Library= 2,790.38 m ² (30,035.40 ft ²)				
	Total: 3,268.42 m ² (35,180.98 ft ²)				
Floor Area Ratio	Permitted	Existing	Proposed		
	1.00	0.43			



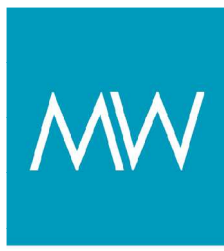
SITE PLAN



MONTEREY RECREATION CENTRE
1444 Monterey Ave,
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OPTION 1

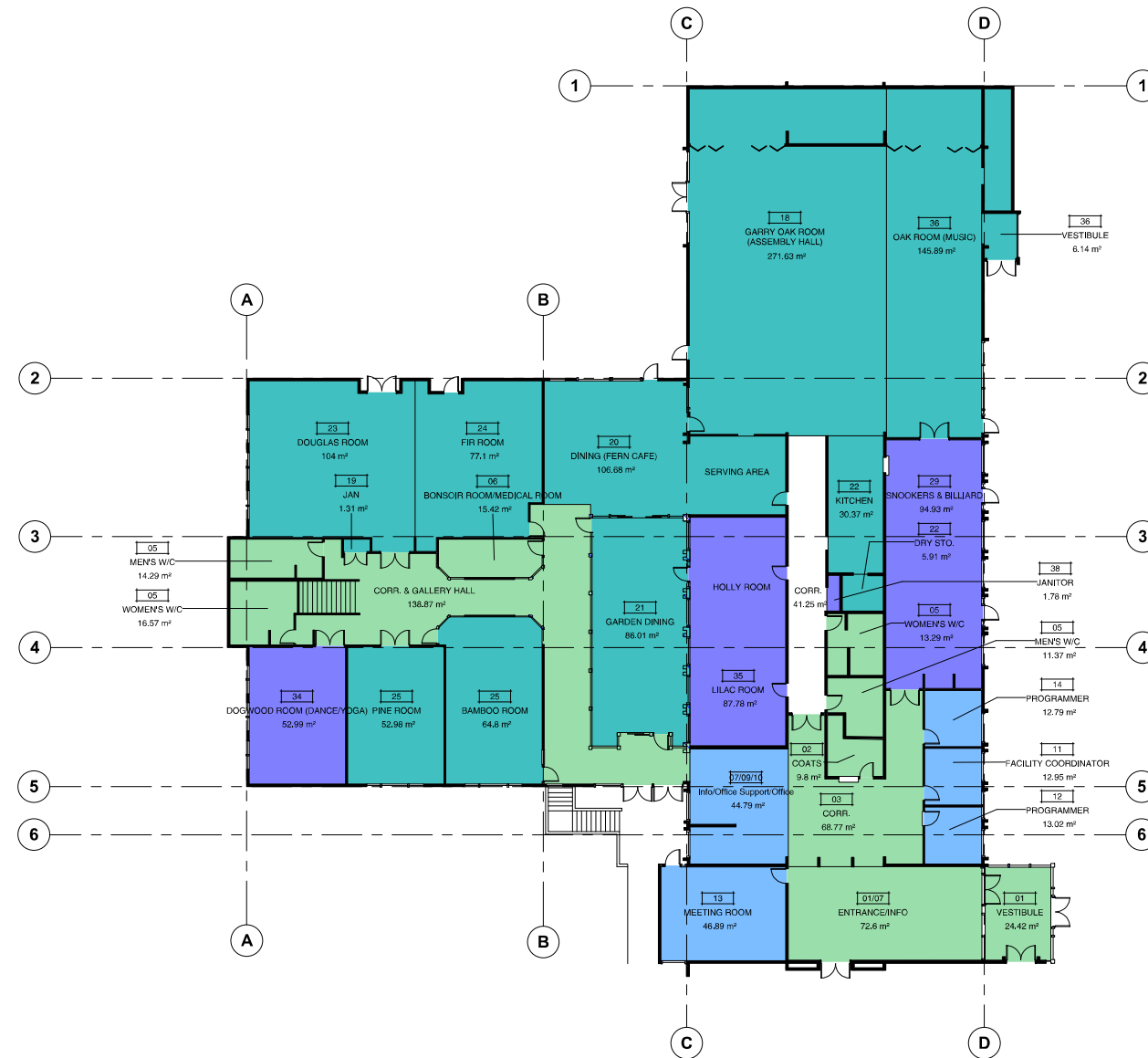
EXISTING SITE PLAN



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ADDITIONAL FUNCTIONAL NEEDS SPACES NOT PROVIDED IN EXISTING BUILDING			
DEPARTMENT	SPACE		
ENTRANCE HALL	04 Lounge 125 m ²		
ADMINISTRATION	15 Storage 10 m ²	08 Reception 24 m ²	
MULTIPURPOSE ACTIVITY SPACE	26 General Storage 30 m ²		
SPECIALIZED ACTIVITY SPACE	28 Table Tennis 120 m ²	33 Teaching Kitchen 84 m ²	37 Public Showers/Change 48 m ²
VOLUNTEER SERVICES	39 Office, Volunteer Services Director 30 m ²	40 Workroom 30 m ²	41 Storage 20 m ²
BUILDING SERVICES SPACES	42 Office, Facilities Management 12.5 m ²	43 Washroom Staff 4 m ²	44 Shipping and Receiving 20 m ²



Department Legend

- Entrance Hall
- Administration
- Multipurpose Activity Space
- Specialized Activity Space

ROOM SCHEDULE			
Number	Name	Area	Proposed Area
LEVEL 1			
0	CORR.	41.25 m ²	
0	CORR. & GALLERY HALL	138.87 m ²	
01	VESTIBULE	24.42 m ²	
01/07	ENTRANCE/INFO	72.6 m ²	40
02	COATS	9.8 m ²	30
03	CORR.	68.77 m ²	45
05	MEN'S W/C	11.37 m ²	45
05	WOMEN'S W/C	16.57 m ²	
05	MEN'S W/C	14.29 m ²	
05	WOMEN'S W/C	13.29 m ²	
06	BONSOIR ROOM/MEDICAL ROOM	15.42 m ²	?
07/09/10	Info/Office Support/Office	44.79 m ²	36.2
11	FACILITY COORDINATOR	12.95 m ²	12.5
12	PROGRAMMER	13.02 m ²	12.5

ROOM SCHEDULE			
Number	Name	Area	Proposed Area
13	MEETING ROOM	46.89 m ²	20
14	PROGRAMMER	12.79 m ²	12.5
18	GARRY OAK ROOM (ASSEMBLY HALL)	271.63 m ²	350
19	JAN	1.31 m ²	3
20	DINING (FERN CAFE)	106.68 m ²	70
21	GARDEN DINING	86.01 m ²	70
22	KITCHEN	30.37 m ²	65
22	DRY STO.	5.91 m ²	
23	DOUGLAS ROOM	104 m ²	175
24	FIR ROOM	77.1 m ²	160
25	PINE ROOM	52.98 m ²	240
25	BAMBOO ROOM	64.8 m ²	
29	SNOOKERS & BILLIARD	94.93 m ²	90
34	DOGWOOD ROOM (DANCE/YOGA)	52.99 m ²	90
35	LILAC ROOM	87.78 m ²	80
36	VESTIBULE	6.14 m ²	
36	OAK ROOM (MUSIC)	145.89 m ²	70
38	JANITOR	1.78 m ²	3

LEVEL 1

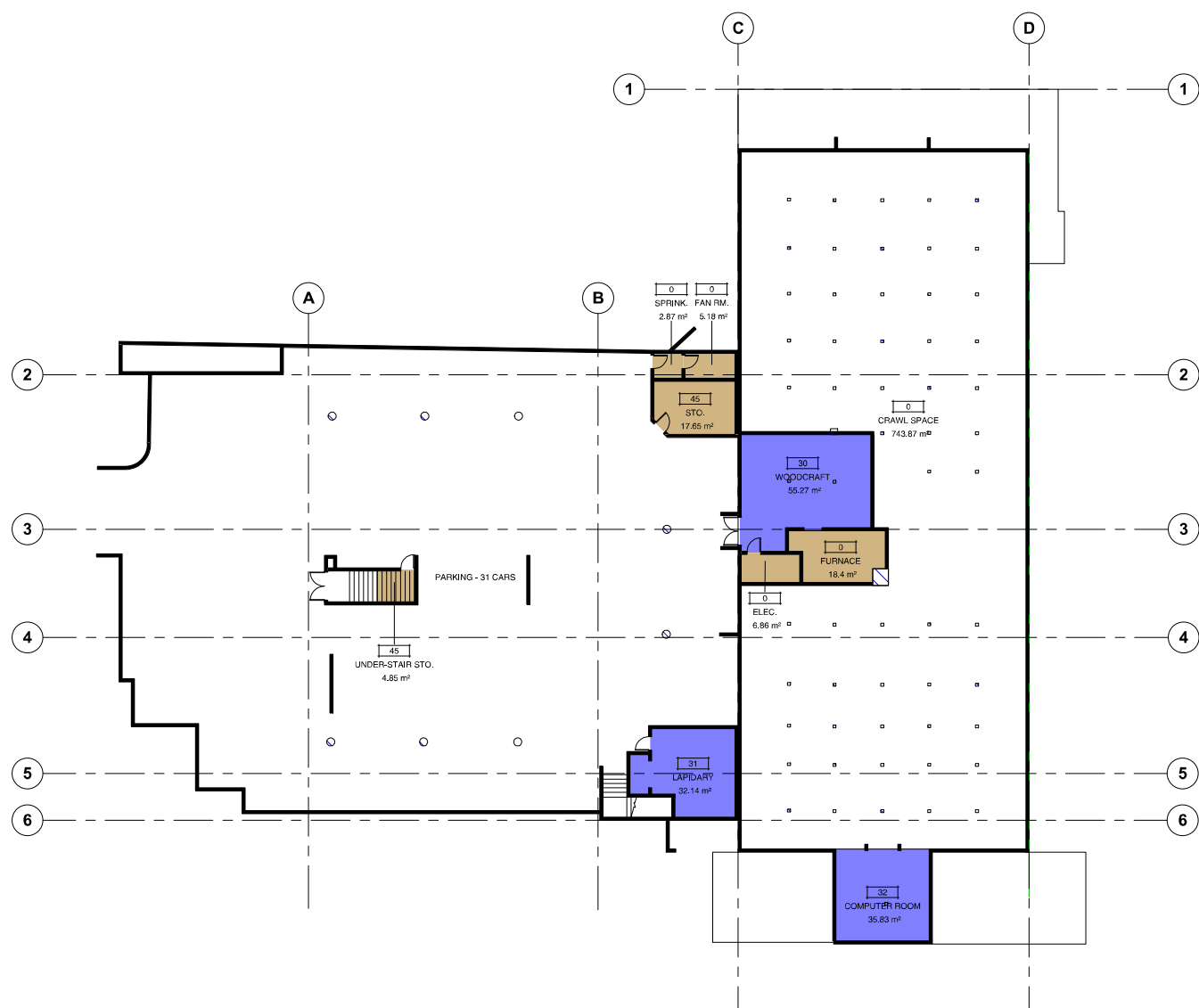


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MONTEREY RECREATION CENTRE
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OPTION 1

EXISTING MAIN FLOOR PLAN



Department Legend

- Specialized Activity Space
- Building Services Spaces

ROOM SCHEDULE - BASEMENT			
Number	Name	Area	Proposed Area

BASEMENT			
Number	Name	Area	Proposed Area
0	ELEC.	6.86 m ²	
0	FURNACE	18.4 m ²	
0	CRAWL SPACE	743.87 m ²	
0	SPRINK.	2.87 m ²	
0	FAN RM.	5.18 m ²	
30	WOODCRAFT	55.27 m ²	80
31	LAPIDARY	32.14 m ²	35
32	COMPUTER ROOM	35.83 m ²	35
45	STO.	17.65 m ²	40
45	UNDER-STAIR STO.	4.85 m ²	

BASEMENT



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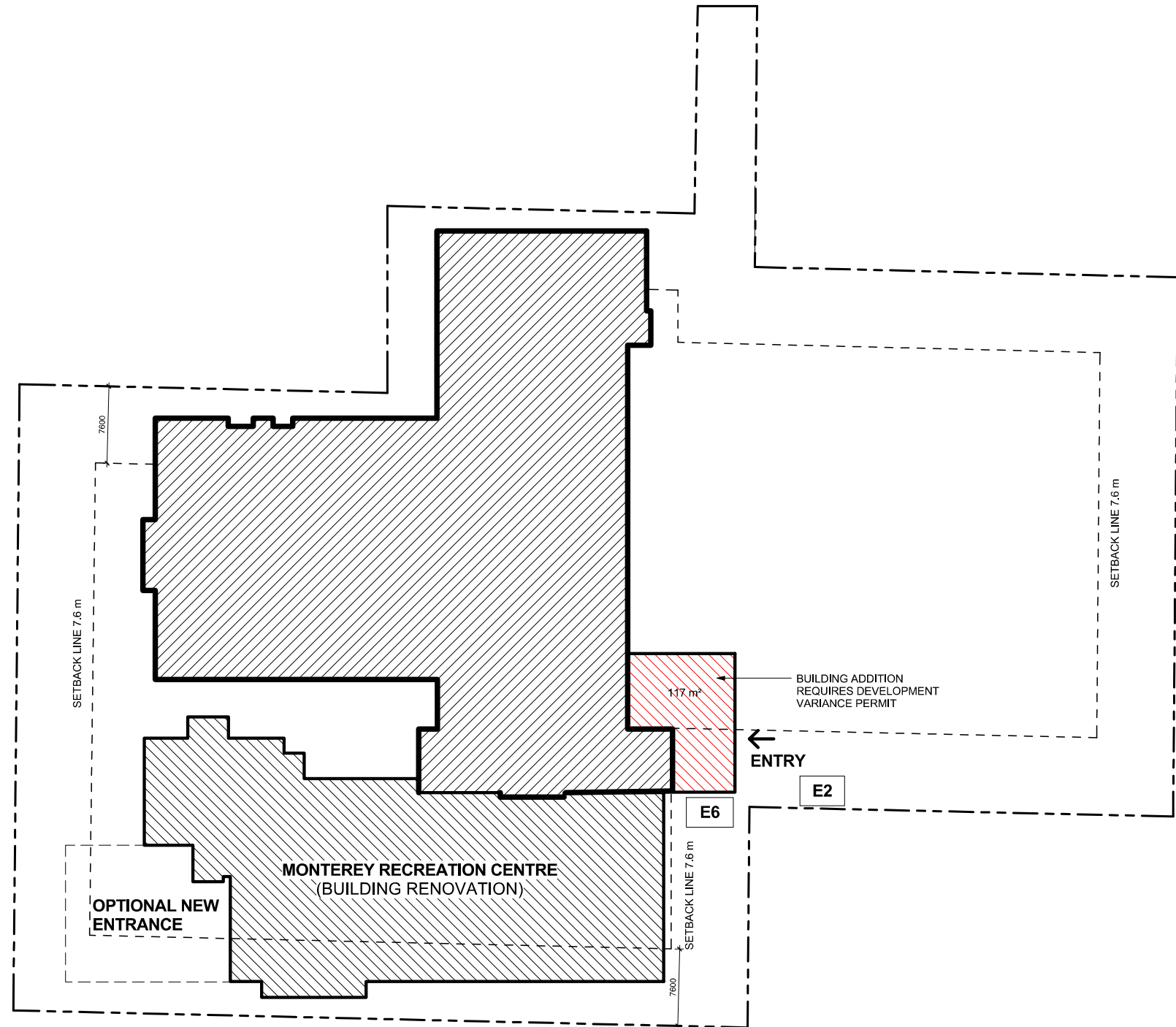
MONTEREY RECREATION CENTRE
1444 Monterey Ave,
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OPTION 1

EXISTING BASEMENT PLAN

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	1444 MONTEREY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-6 General Institutional / Residential Use				
Lot Area	7515.86 m ² (80,900.4 ft ²)				
Lot Coverage	Permitted	Proposed			
	40%	40%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.6 m	7.6 m	7.6 m	7.6 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)				
Building Footprint	1,883.31 m ² Rec Centre + 980.21 m ² Library+ 117 m ² Addition= 2,980.33 m ² (32,080 ft ²)				
Gross Floor Area	Basement: 162.90 m ² Rec Centre + 315.14 m ² Library= 478.04 m ² (5,145.60 ft ²)				
	Level 1: 1,835.31 m ² Rec Centre + 955.07 m ² Library+ 117 m ² Addition= 2,907.38 m ² (31,294.78 ft ²)				
	Total: 3,385.42 m ² (36,440.36 ft ²)				
Floor Area Ratio	Permitted	Proposed			
	1.00	0.45			

HAMPSHIRE RD.



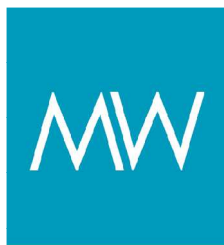
SITE PLAN



MONTEREY RECREATION CENTRE
1444 Monterey Ave,
Victoria B.C.

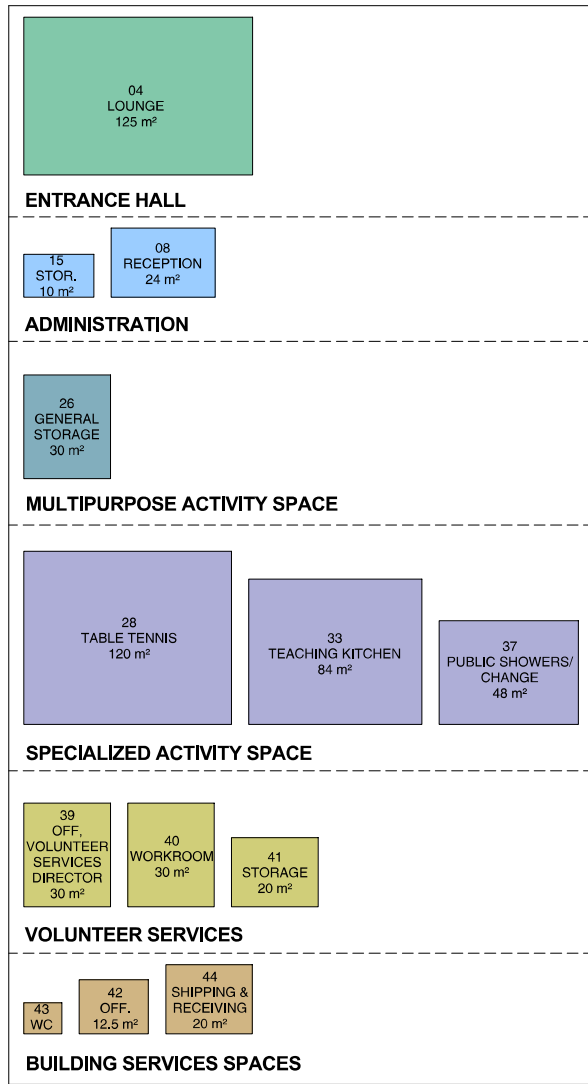
OPTION 2

**PROPOSED ADDITION
SITE PLAN**

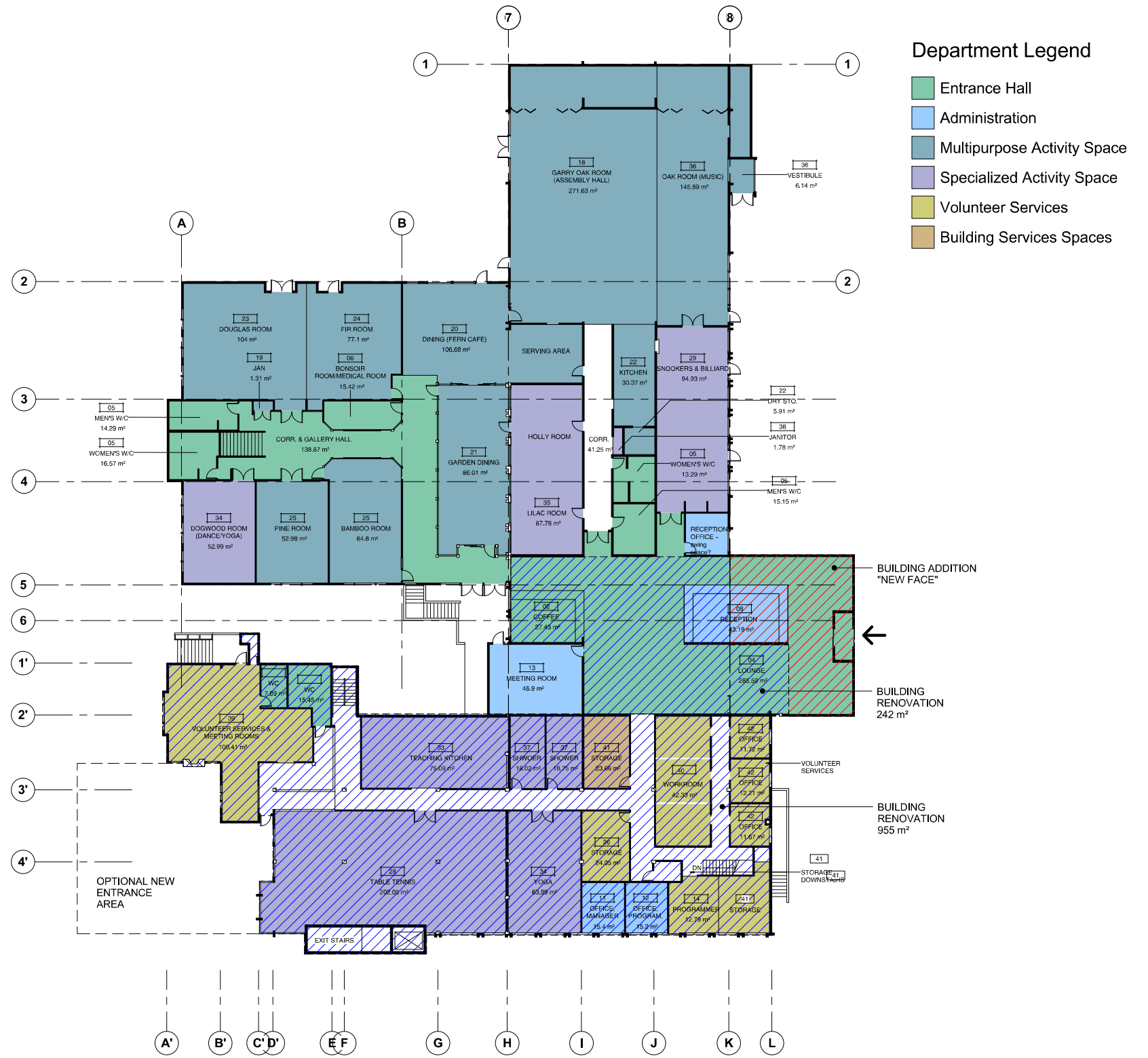


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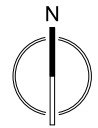
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FUNCTIONAL NEEDS SPACES



LEVEL 1



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MONTEREY RECREATION CENTRE
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OPTION 2

PROPOSED ADDITION
MAIN FLOOR PLAN

C. Public Library

The Oak Bay Library originally opened in December of 1971 with the Monterey Centre. A 5,300 ft², addition, to address growing library programming needs, was constructed in 1999 that joined the original building to the three-storey Tonkin heritage home on Hampshire Road.

The main floor contains reception, circulation, book stacks, computers and quiet study areas. At the north east corner of the main floor, a half set of stairs/ramp connects users to reading and programming rooms with the home. The heritage area has a comforting residential feel, with hardwood floors and heritage ornamental detailing that contrasts quite significantly with the main open and contemporary library spaces.

The lower level is split between the original basement and an open-air parkade. The original basement contains staff washrooms, kitchen, and storage and utility rooms that are very difficult for staff to access.

Option 1:

The continued maintenance and replacement costs for this building for the next 20 years is approximately \$570,000.00

The Library functionality is now deficient in all areas, including: reading space, children's programming space, library programming room size, insufficient workroom area, insufficient book marketing area, technology systems for book handling, access to staff areas on the lower level, out dated stacking systems, computer station quantities, poor access to community programming, etc. While the 1999 addition expanded the building significantly, it did not improve upon the Library's exposure and presence to the street.

This highly utilized Library is extremely successful with over 394,000 annual visits, however, it will be competing with newer updated Libraries soon, and we recommend that the Oak Bay Library also, significantly transforms to accommodate current and future needs of the community. While the Library is deficient of high technology infrastructure and services, the space needed to improve the Li-

brary public and staff operations is unavailable. Therefore, we recommend consideration towards a building expansion or relocation prior to providing the technical infrastructure that is needed throughout the library.

Option 2:

Given the technical and spatial restraints the Library is due for a major renovation and expansion. The Library entrance and service delivery is located on east from the Monterey parking lot. As the site area is constrained to the east a minimal expansion can be made on this side, into the setback area. This minimal expansion would increase the Book Drop, and Workroom to help provide an improved work area. An addition to the west could allow for a re-arrangement of the interior zones and provide some larger meeting rooms in the expansion area. The limitation of this Option due to the site limitations, and the Library Entrance is hidden within the shared entrance to the Monterey Recreation Facility and the Library street presence does not exist.

Option 3:

It was determined that there were not any sites that could ideally accommodate a stand alone Public Library. Therefore, an Option 4A and 4B were developed for the Library to share a building with the Municipal Hall.

Option 4A:

This Option Combines the Option 2: Municipal Hall Addition/Renovation and the Public Library Addition. As the Library Addition would occupy site area where existing parking spaces are located, we propose an underground parkade that would cut into the south end of the site. The site parking stalls may increase by 1stall with this proposed scheme.

The Library could be accessed from either entrance, at the front or side of the building, with a new side entrance that can offer the Library and Hall to be closed as needed. A separation of physical the buildings is proposed between the Municipal Hall and Library so that



the Municipal Hall can retain the office layout and windows. The gap between the buildings could be utilized as an outdoor reading garden.

The proposed Library concept layout offers a core area in the middle-rear area to provide a study area and washroom that offers some privacy between two library zones. The main setback of this option is the same as Option 2, that is, the Municipal Hall would remain in an poor thermally performing building. Additionally the Library would have poor street exposure in this option.

Option 4B:

This Option proposes a combined Municipality and Public Library into one new building. This Option offers both services to have a public presence to the street, as well as providing space for a town square.

We have conceptually planned for the Library to be on the second level so that a parkade can be located below it, on the main level. The parkade provides level access into the Municipal Hall. The Municipal Hall and Library share the same Entrance Lobby, Elevator and stair.

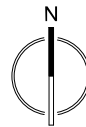
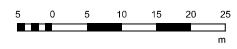
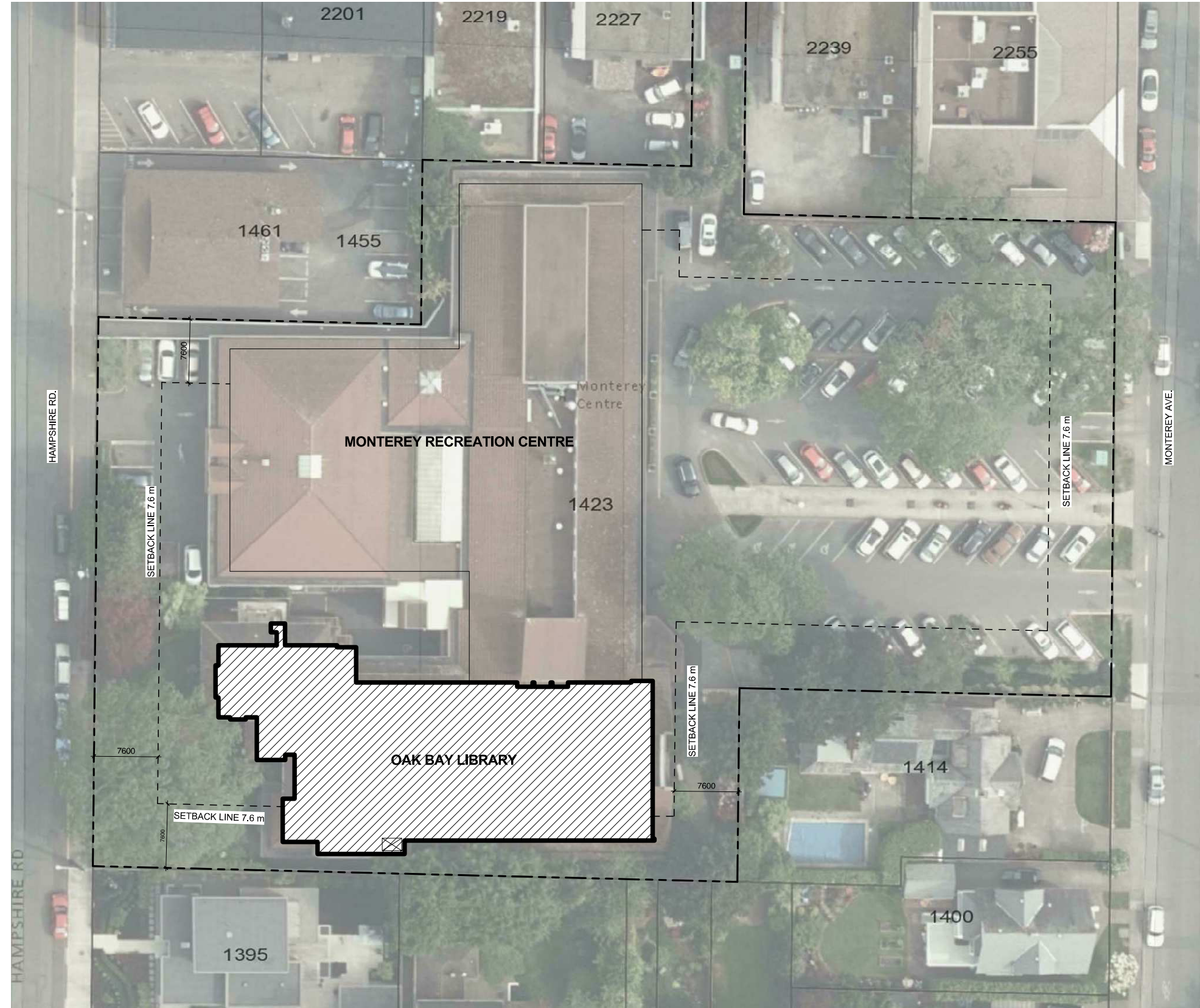
In this concept layout, the Library will have its own presence projecting out of the Oak Bay facade on the second level. The service spaces are proposed along the west facade, and open public areas in the central and east side of the building. As this concept encroaches on the Park, the building could be planned to occupy more of the existing parking lot and provide for one way traffic only.

Option 4C:

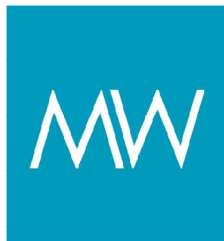
This Option locates the Library on the Main floor and some flex space that maybe a Council Chamber or cafe, and the Municipal Hall on the second floor. This layout preserves a greater portion of the rear park and trees and could offer an more substantial town square. Additionally, some rear surface parking would remain, and underground parking could be accessed from the adjacent parking lot.



ZONING ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	1442 MONTEREY AVENUE, VICTORIA, BC				
Legal Description					
Zoning	P-6 General Institutional / Residential Use				
Lot Area	7515.86 m ² (80,900.4 ft ²)				
Lot Coverage	Permitted	Existing			
	40%	38%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.6 m	7.6 m	7.6 m	7.6 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)				
Building Footprint	1,883.31 m ² Rec. Centre + 980.21 m ² Library= 2,863.52 m ² (30,822.67 ft ²)				
Gross Floor Area	Basement: 162.90 m ² Rec. Centre + 315.14 m ² Library= 478.04 m ² (5,145.58 ft ²)				
	Level 1: 1,835.31 m ² Rec. Centre + 955.07 m ² Library= 2,790.38 m ² (30,035.40 ft ²)				
	Total: 3,268.42 m ² (35,180.98 ft ²)				
Floor Area Ratio	Permitted	Existing	Proposed		
	1.00	0.43			



SITE PLAN



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OAK BAY LIBRARY
1442 Monterey Ave,
Victoria BC

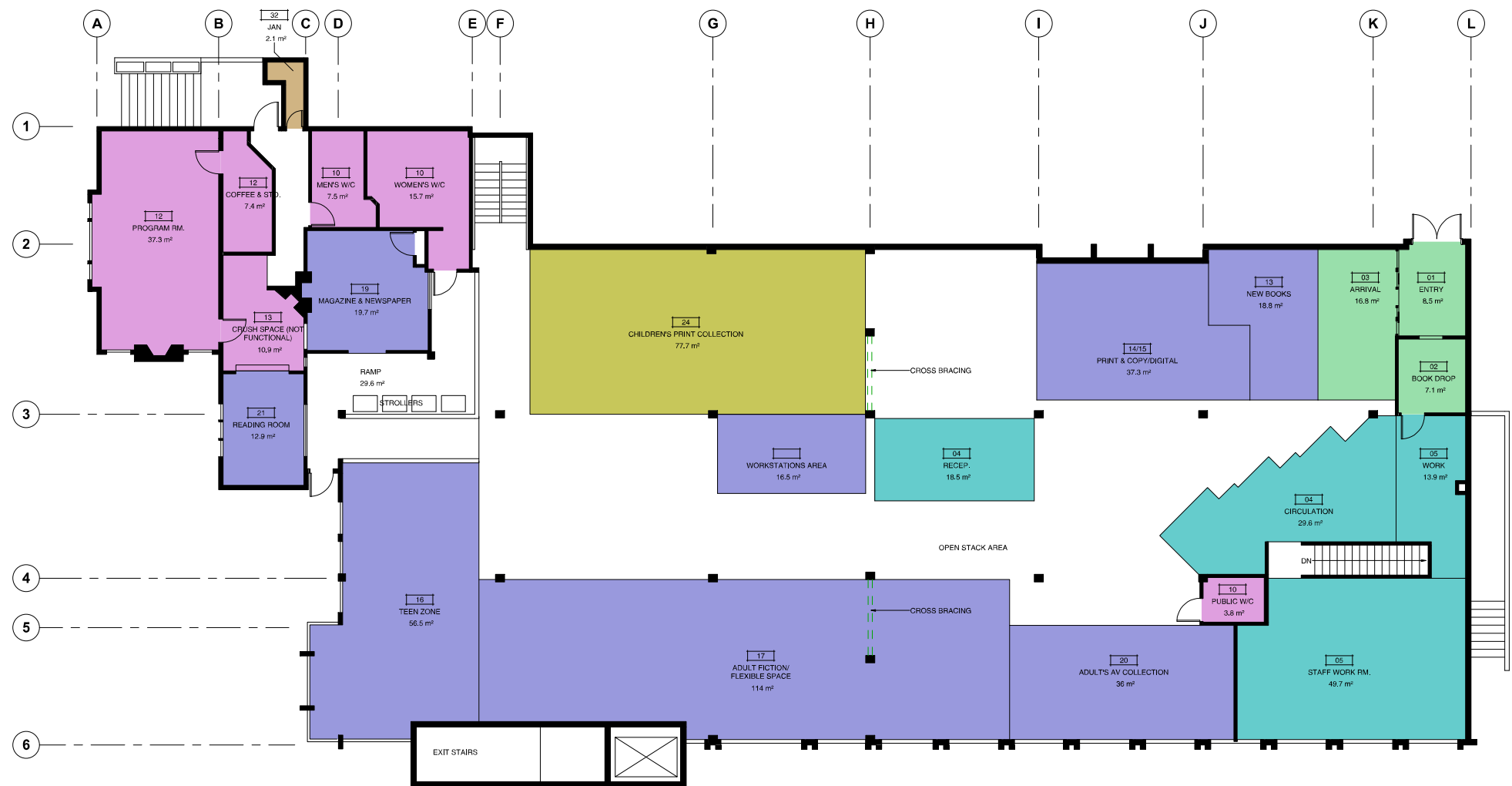
OPTION 1

EXISTING SITE PLAN

ADDITIONAL FUNCTIONAL NEEDS SPACES NOT PROVIDED IN EXISTING BUILDING	
DEPARTMENT	SPACE
SERVICE DESK AND STAFF AREA	09 Washroom, Staff 4 m ²
MEETING ROOMS	11 Large Meeting Room 80 m ²
ADULT COLLECTION RESOURCES	18 Adult Non Fiction Collection 148 m ² 22 Small Multipurpose Room 32 m ² 23 Storage 8 m ²
CHILDREN RESOURCES	29 Storage 8 m ² 30 Washroom, Family 9 m ²
BUILDING SERVICES SPACES	33 Shipping & Receiving 12 m ²

Department Legend

- Entry and Arrival
- Service Desk and Staff Area
- Meeting Rooms
- Adult Collection Resources
- Children's Resources
- Building Services Space



ROOM SCHEDULE			
Number	Name	Area	Proposed Area

LEVEL 1			
0	WORKSTATIONS AREA	16.5 m ²	85
0	RAMP	29.6 m ²	
01	ENTRY	8.5 m ²	4
02	BOOK DROP	7.1 m ²	20
03	ARRIVAL	16.8 m ²	20
04	RECEP.	18.5 m ²	12
04	CIRCULATION	29.6 m ²	
05	STAFF WORK RM.	49.7 m ²	24
05	WORK	13.9 m ²	
10	PUBLIC W/C	3.8 m ²	24
10	WOMEN'S W/C	15.7 m ²	
10	MEN'S W/C	7.5 m ²	
12	COFFEE & STO.	7.4 m ²	
12	PROGRAM RM.	37.3 m ²	37
13	CRUSH SPACE (NOT FUNCTIONAL)	10.9 m ²	
13	NEW BOOKS	18.8 m ²	40
14/15	PRINT & COPY/DIGITAL	37.3 m ²	50
16	TEEN ZONE	56.5 m ²	40

ROOM SCHEDULE			
Number	Name	Area	Proposed Area

17	ADULT FICTION/FLEXIBLE SPACE	114 m ²	148
19	MAGAZINE & NEWSPAPER	19.7 m ²	30
20	ADULTS AV COLLECTION	36 m ²	36
21	READING ROOM	12.9 m ²	36
24	CHILDREN'S PRINT COLLECTION	77.7 m ²	120
32	JAN	2.1 m ²	



LEVEL 1

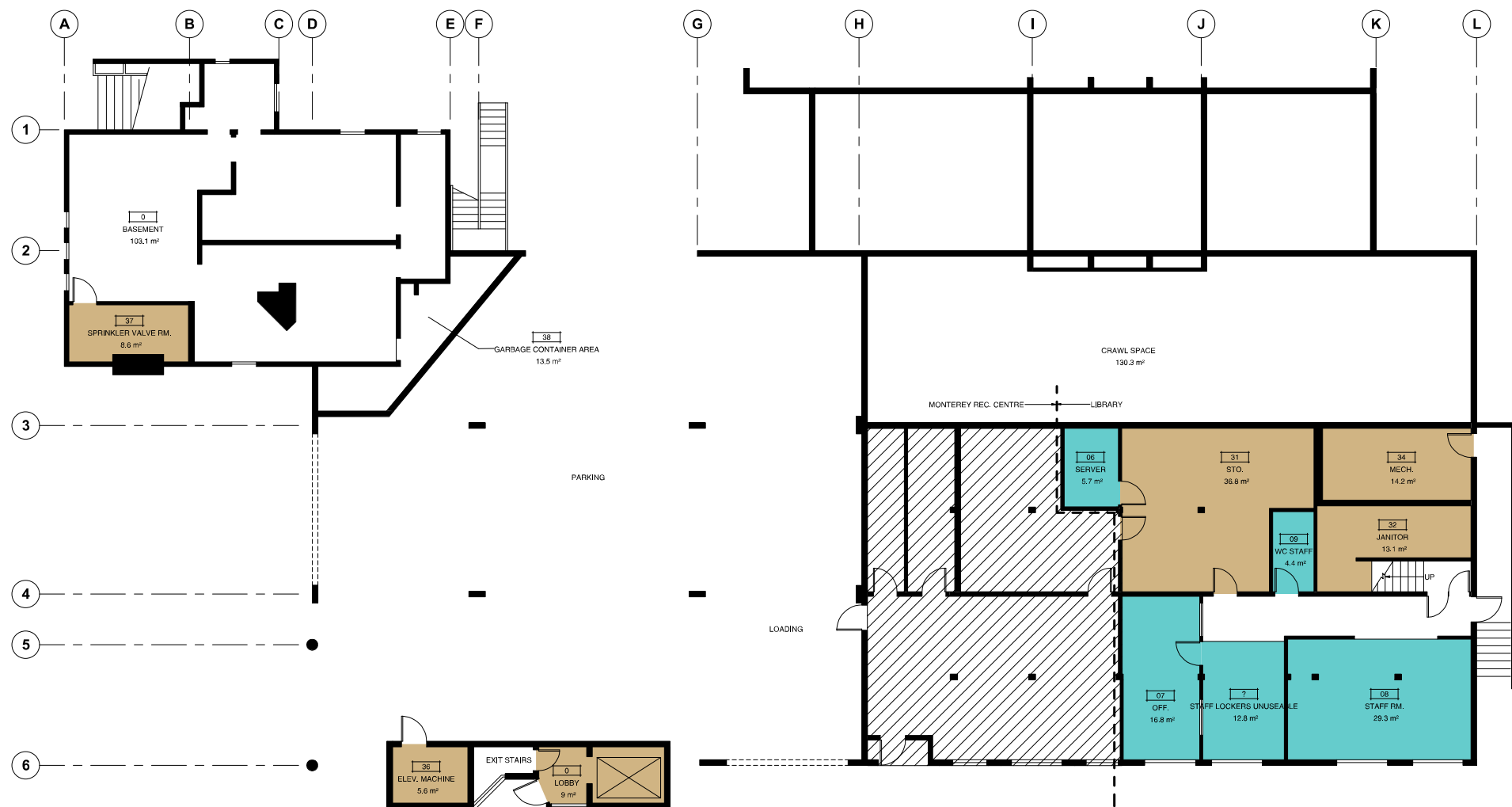


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OPTION 1

EXISTING MAIN FLOOR PLAN



ROOM SCHEDULE - BASEMENT			
Number	Name	Area	Proposed Area

BASEMENT			
0	CRAWL SPACE	130.3 m²	
0	BASEMENT	103.1 m²	
0	LOBBY	9 m²	
06	SERVER	5.7 m²	3
07	OFF.	16.8 m²	9.2
08	STAFF RM.	29.3 m²	10
09	WC STAFF	4.4 m²	4
31	STO.	36.8 m²	20
32	JANITOR	13.1 m²	3
34	MECH.	14.2 m²	
36	ELEV. MACHINE	5.6 m²	
37	SPRINKLER VALVE RM.	8.6 m²	
38	GARBAGE CONTAINER AREA	13.5 m²	
?	STAFF LOCKERS UNUSEABLE	12.8 m²	

Department Legend

- Service Desk and Staff Area
- Building Services Space

BASEMENT



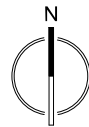
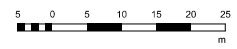
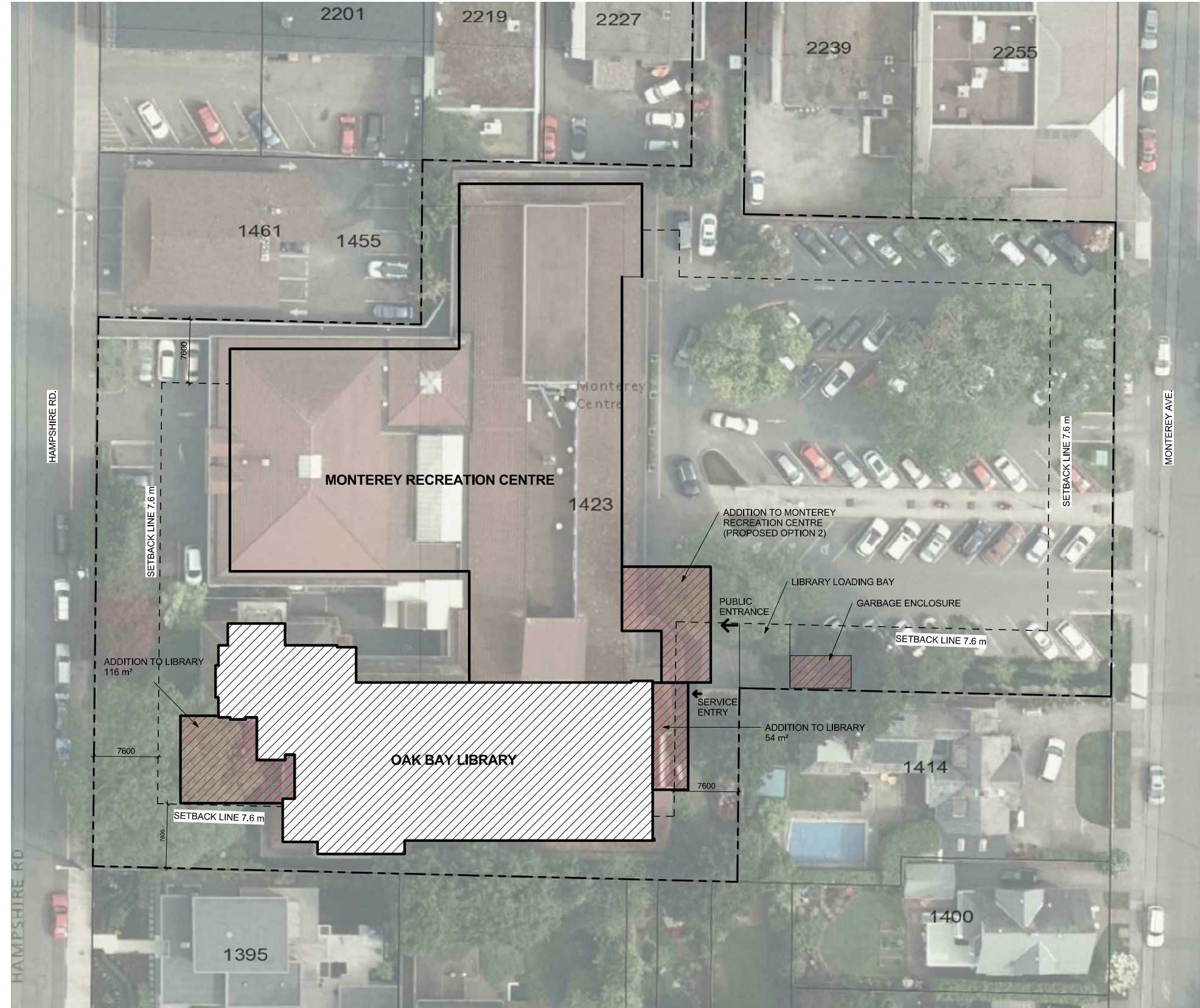
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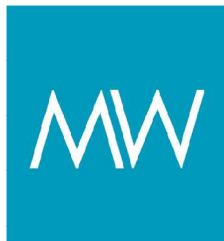
OPTION 1

EXISTING BASEMENT FLOOR PLAN

ZONING ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	1442 MONTEREY AVENUE, VICTORIA, BC				
Legal Description					
Zoning	P-6 General Institutional / Residential Use				
Lot Area	7515.86 m ² (80,900.4 ft ²)				
Lot Coverage	Permitted	Proposed			
	40%	42%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.6 m	7.6 m	7.6 m	7.6 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)				
Building Footprint	1,883.31 m ² Rec Centre + 980.21 m ² Library+ 287 m ² Addition= 3,150.52 m ² (33,911.9 ft ²)				
Gross Floor Area	Basement: 162.90 m ² Rec Centre + 315.14 m ² Library= 478.04 m ² (5,145.60 ft ²)				
	Level 1: 1,835.31 m ² Rec Centre +955.07 m ² Library+ 287 m ² Addition= 3077.38 m ² (33,124.64 ft ²)				
	Total: 3,555.42 m ² (38,270.22 ft ²)				
Floor Area Ratio	Permitted	Proposed			
	1.00	0.47			



SITE PLAN



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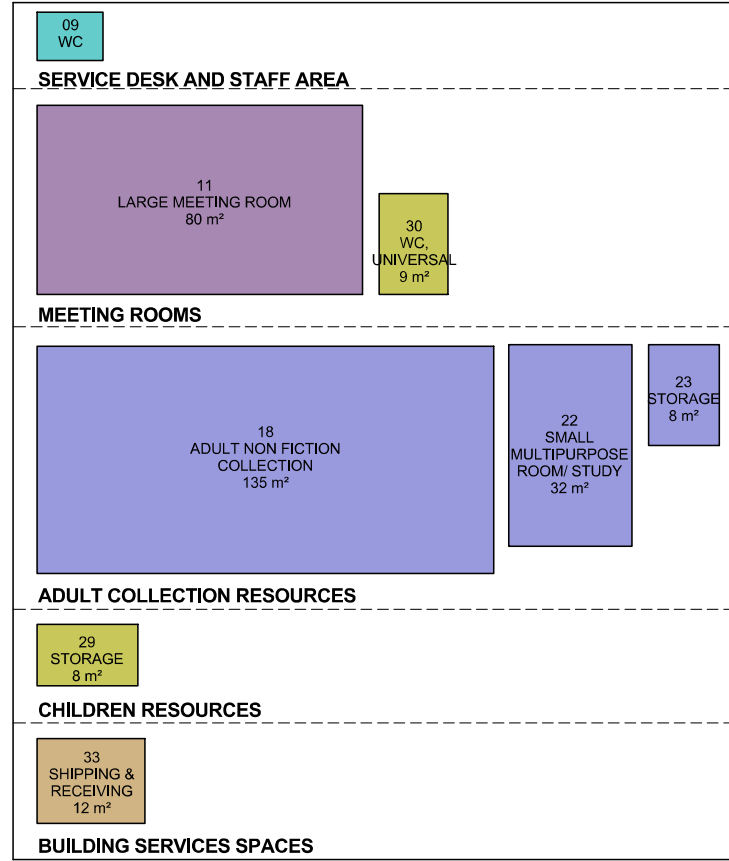
OAK BAY LIBRARY
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OPTION 2

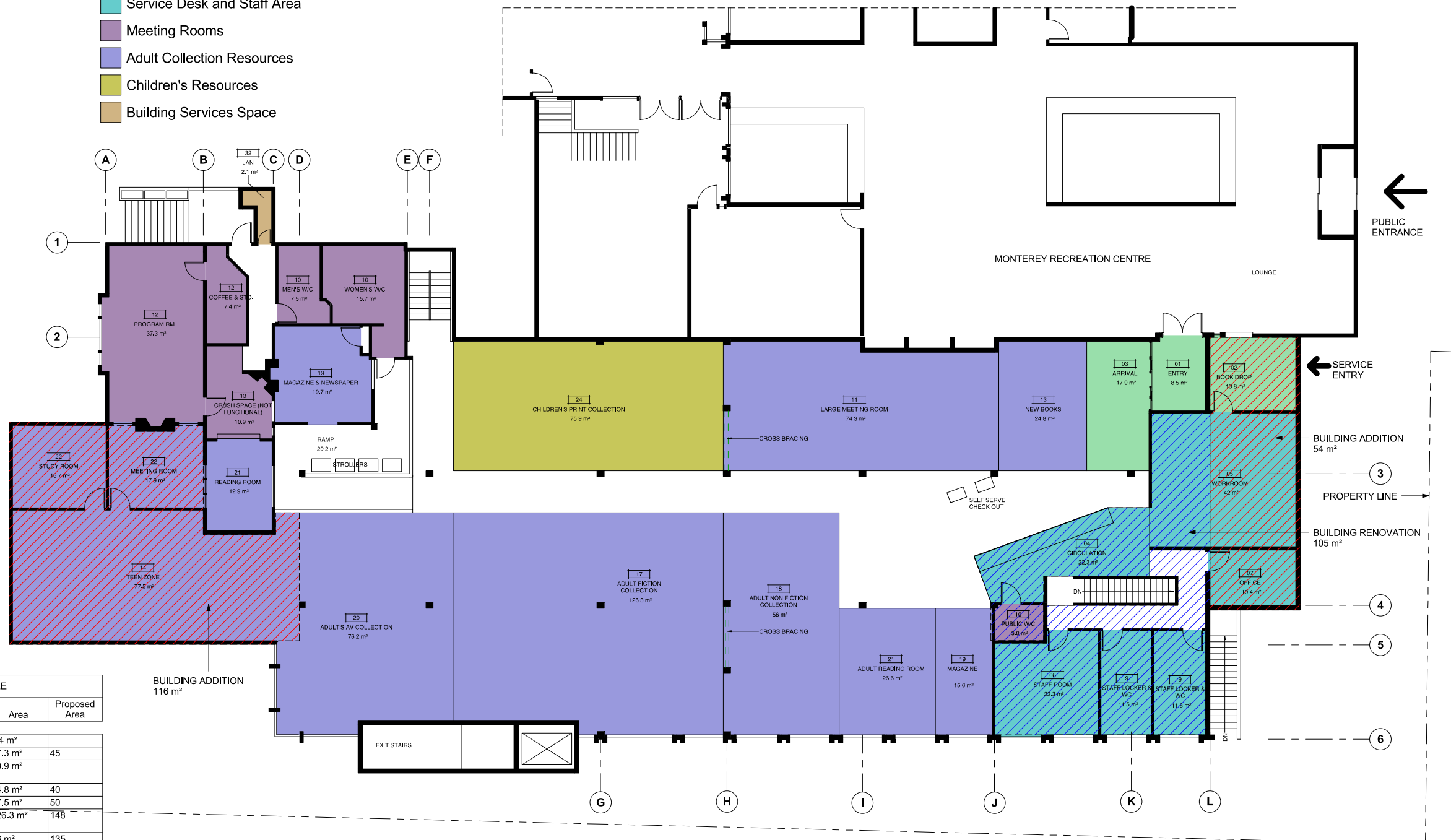
**PROPOSED ADDITION
SITE PLAN**

Department Legend

- Entry and Arrival
- Service Desk and Staff Area
- Meeting Rooms
- Adult Collection Resources
- Children's Resources
- Building Services Space



FUNCTUNAL NEEDS SPACES



ROOM SCHEDULE			
Number	Name	Area	Proposed Area

LEVEL 1			
Number	Name	Area	Proposed Area
0	RAMP	29.2 m²	
01	ENTRY	8.5 m²	4
02	BOOK DROP	13.8 m²	20
03	ARRIVAL	17.9 m²	20
04	CIRCULATION	22.3 m²	12
05	WORKROOM	42 m²	100
07	OFFICE	10.4 m²	9.2
08	STAFF ROOM	22.3 m²	10
9	STAFF LOCKER & WC	11.5 m²	
9	STAFF LOCKER & WC	11.6 m²	
10	PUBLIC W/C	3.8 m²	24
10	WOMEN'S W/C	15.7 m²	
10	MEN'S W/C	7.5 m²	
11	LARGE MEETING ROOM	74.3 m²	80

ROOM SCHEDULE			
Number	Name	Area	Proposed Area

12	COFFEE & STO.	7.4 m²	
12	PROGRAM RM.	37.3 m²	45
13	CRUSH SPACE (NOT FUNCTIONAL)	10.9 m²	
13	NEW BOOKS	24.8 m²	40
14	TEEN ZONE	77.5 m²	50
17	ADULT FICTION COLLECTION	126.3 m²	148
18	ADULT NON FICTION COLLECTION	56 m²	135
19	MAGAZINE & NEWSPAPER	19.7 m²	30
19	MAGAZINE	15.6 m²	
20	ADULT'S AV COLLECTION	76.2 m²	36
21	READING ROOM	12.9 m²	36
21	ADULT READING ROOM	26.6 m²	
22	STUDY ROOM	16.7 m²	32
22	MEETING ROOM	17.9 m²	
24	CHILDREN'S PRINT COLLECTION	75.9 m²	220
32	JAN	2.1 m²	

LEVEL 1

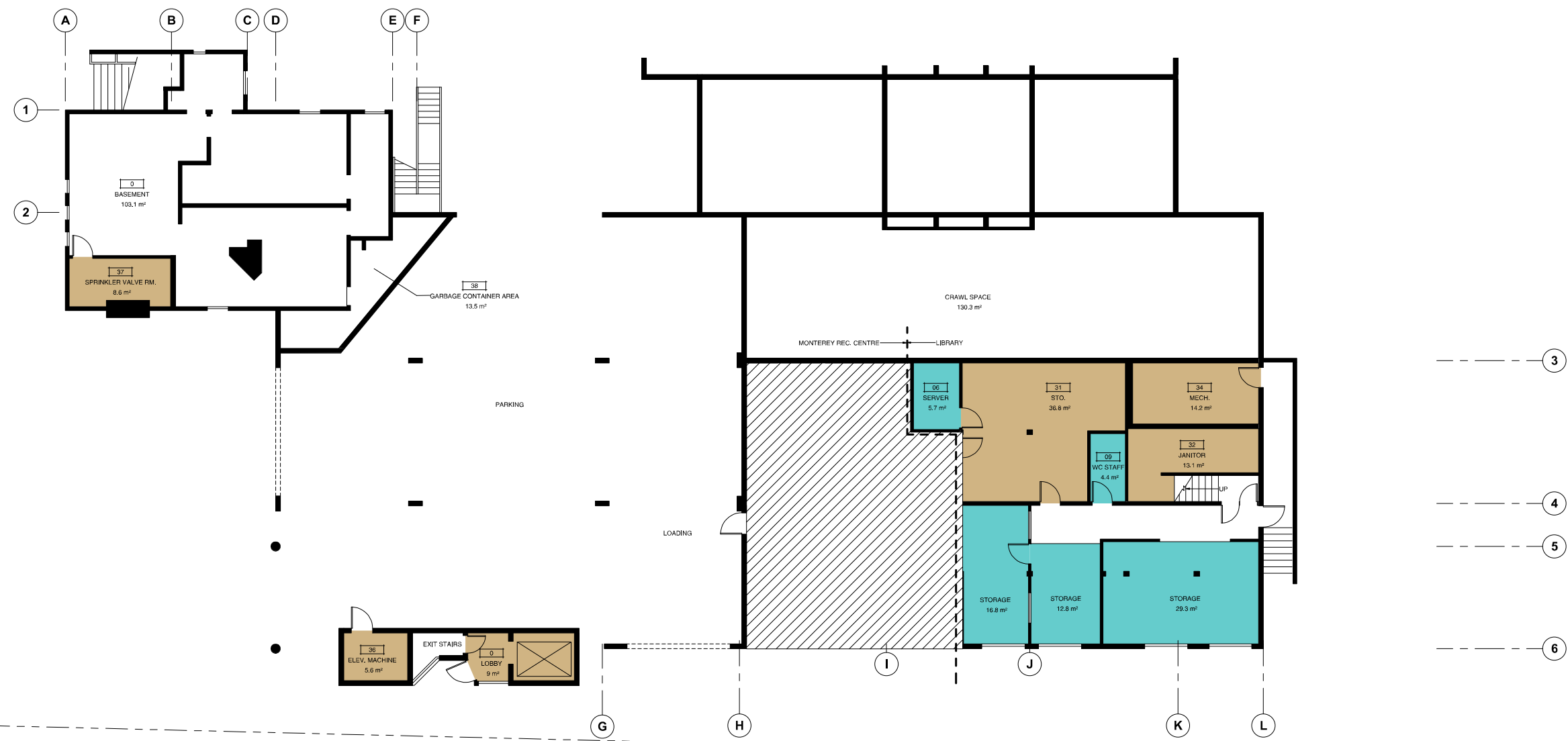


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OPTION 2

**PROPOSED ADDITION
MAIN FLOOR PLAN**



ROOM SCHEDULE - BASEMENT			
Number	Name	Area	Proposed Area
BASEMENT			
0	BASEMENT	103.1 m²	
0	LOBBY	9 m²	
06	SERVER	5.7 m²	3
09	WC STAFF	4.4 m²	4
31	STO.	36.8 m²	20
32	JANITOR	13.1 m²	3
34	MECH.	14.2 m²	
36	ELEV. MACHINE	5.6 m²	
37	SPRINKLER VALVE RM.	8.6 m²	
38	GARBAGE CONTAINER AREA	13.5 m²	
	STORAGE	29.3 m²	10
	STORAGE	12.8 m²	
	STORAGE	16.8 m²	9.2
	CRAWL SPACE	130.3 m²	

Department Legend

- Service Desk and Staff Area
- Building Services Space

BASEMENT

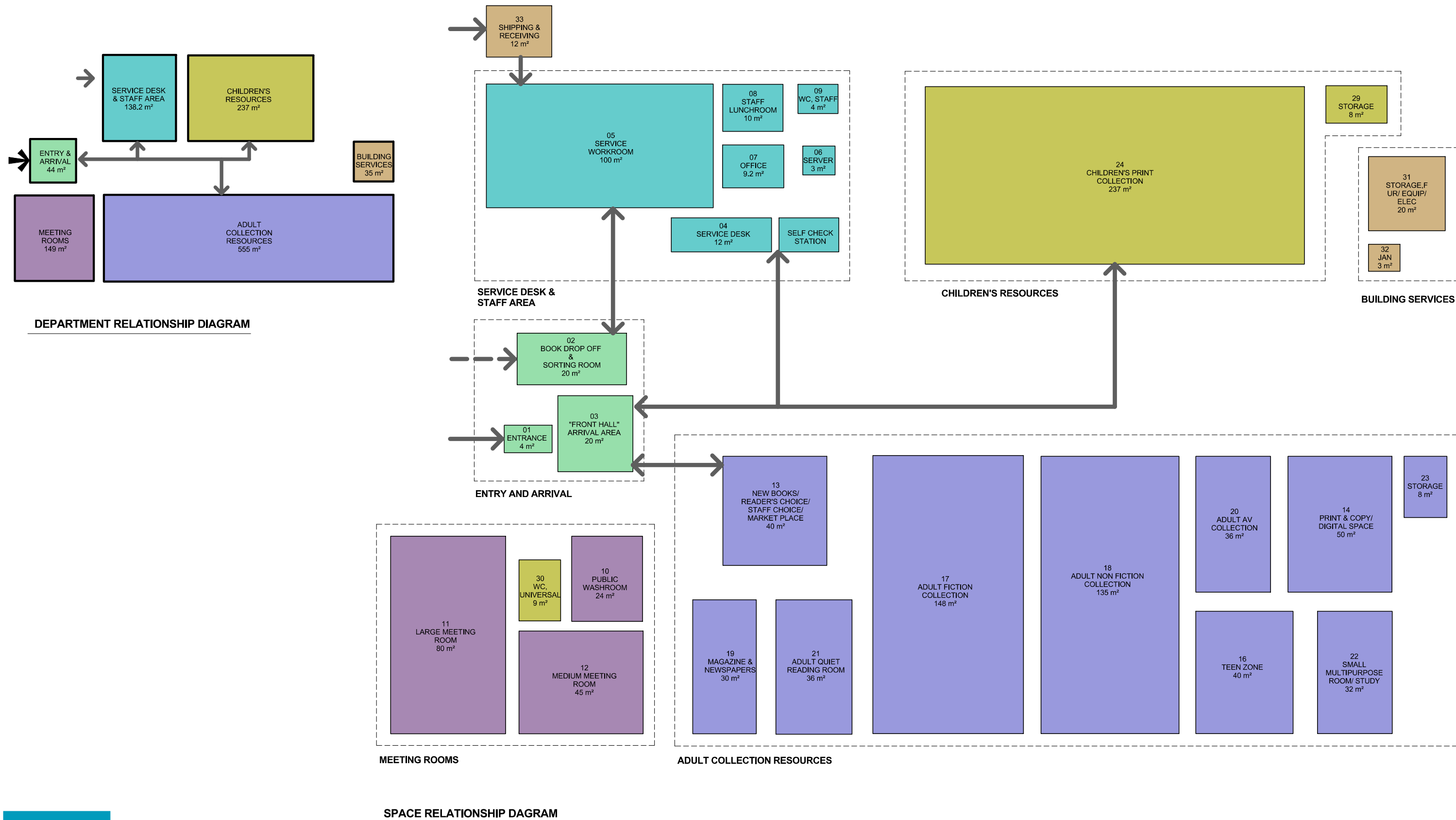


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OPTION 2

**PROPOSED ADDITION
BASEMENT FLOOR PLAN**



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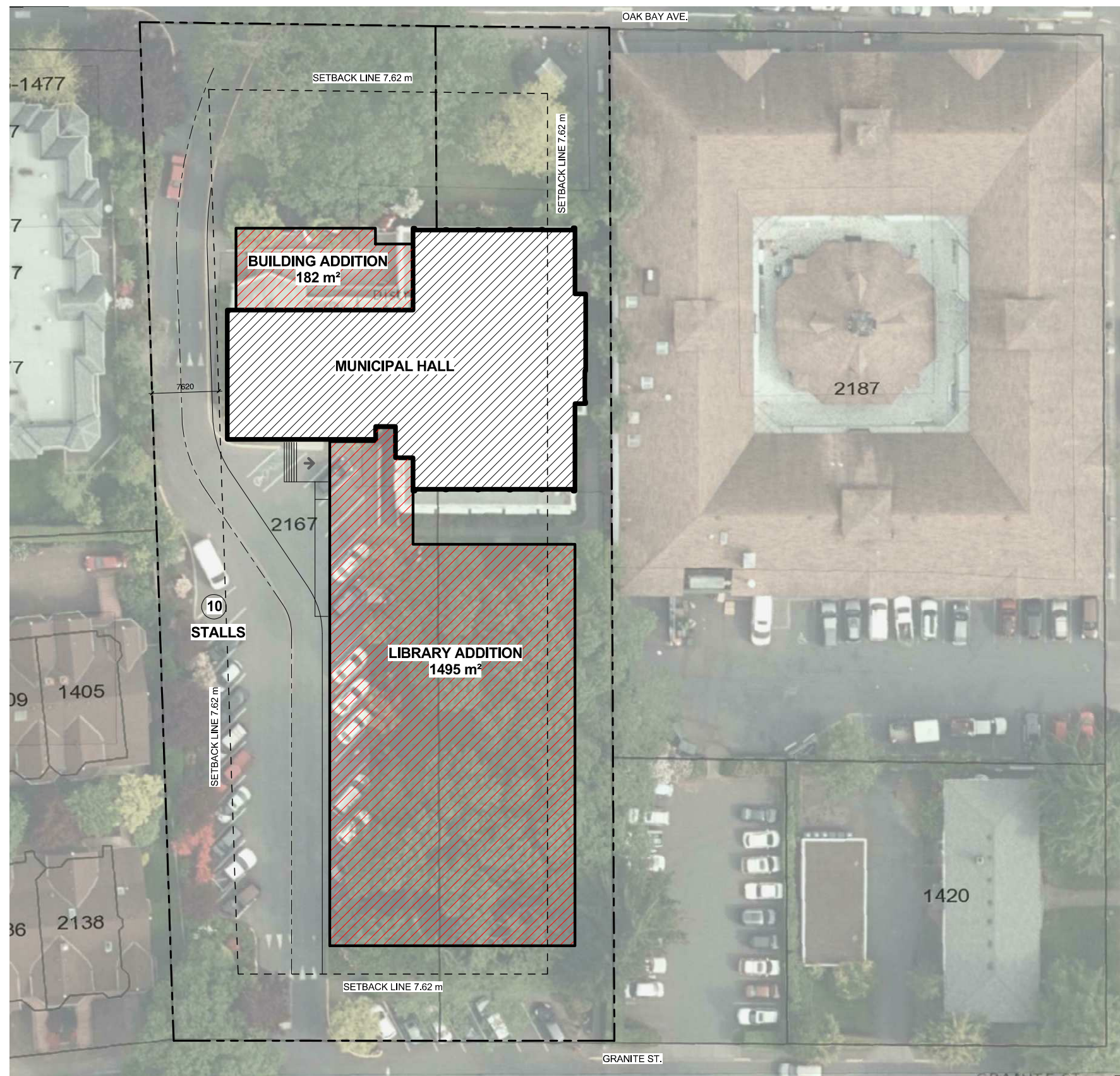
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OAK BAY LIBRARY
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Victoria BC

OPTION 3

**PROPOSED SPACE
RELATIONSHIP DIAGRAM**

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description					
Zoning	P-7 General Institutional / Office Use				
Lot Area	6,070 m ² [65,336.094 ft ²]				
Lot Coverage	Permitted	Proposed			
	30%	41%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed			4.00 m	
Building Height	Permitted	Proposed			
	14 m (46 ft)	T.B.D. More site information are required			
Building Footprint	879 m ² + 182 m ² Mun. Addition + 1448 m ² Library + = 2,509 m ² (27,006.65 ft ²)				
Gross Floor Area	Level 1(Main Floor): 869.65 m ² + 182 m ² Mun. Addition + 1398 m ² Library = 2,449.65 m ² (26,367.81 ft ²)				
	Basement (Lower Floor): 563.40 m ² + 17.5 m ² Mun.Addition = 580.90 (6,253 ft ²)				
	Total: 3,030.55 m ² (32,620.57 ft ²)				
Floor Area Ratio	Permitted	Proposed			
	1.00	0.50			
Parking	Existing	Proposed			
	10 Stalls	27 Stalls Underground			



SITE PLAN

OAK BAY MUNICIPAL HALL & LIBRARY
 2167 Oak Bay Ave,
 Victoria B.C.

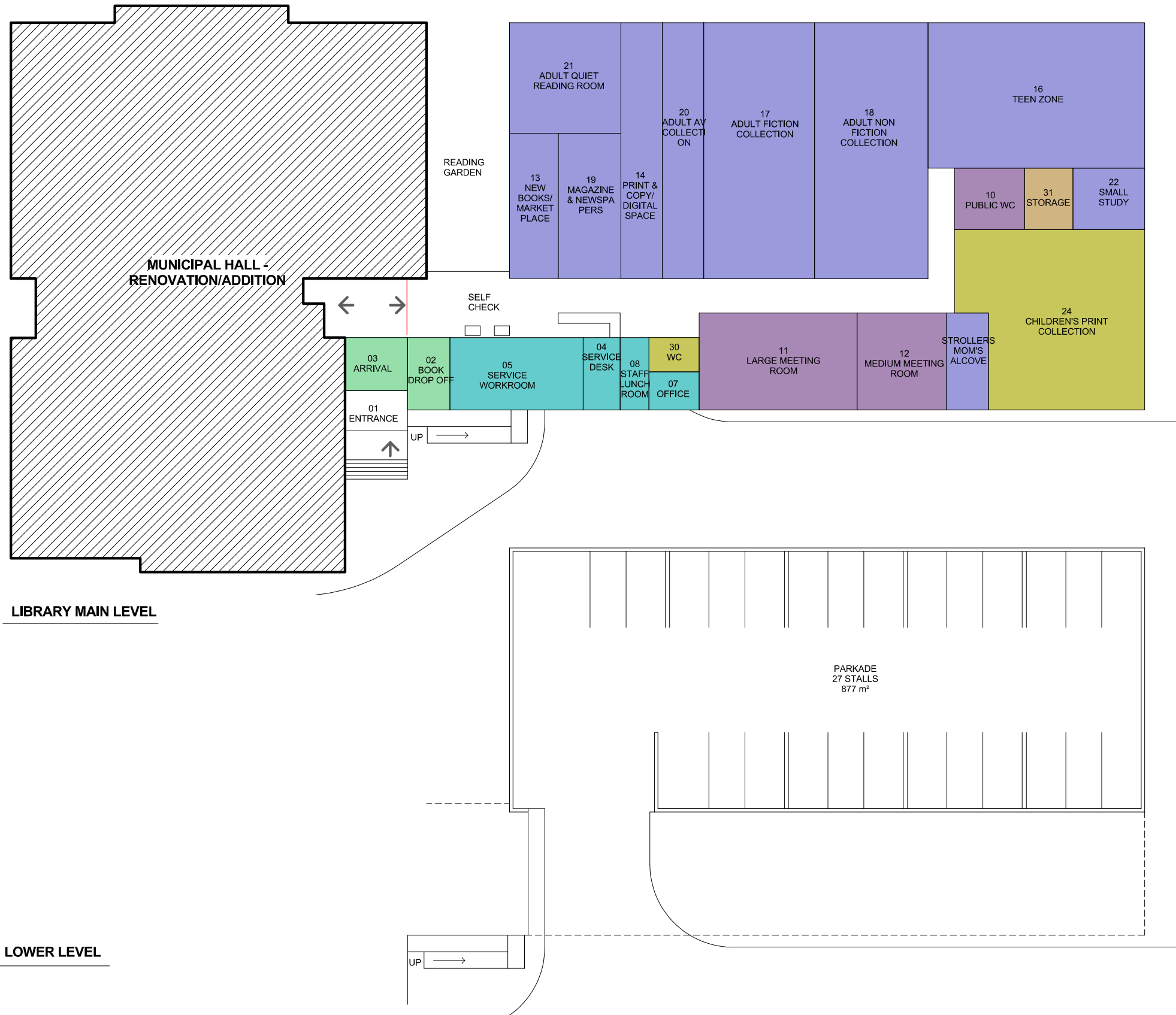
OPTION 4A

PROPOSED SITE PLAN



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LIBRARY MAIN LEVEL

LOWER LEVEL

OAK BAY MUNICIPAL HALL & LIBRARY
 2167 Oak Bay Ave,
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OPTION 4A

**PROPOSED MAIN FLOOR
 ADDITION**



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ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-7 General Institutional / Office Use				
Lot Area	6,070 m ² [65,336.094 ft ²]				
Lot Coverage	Permitted	Proposed			
	30%	32%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)	T.B.D. More site information are required			
Building Footprint	585 m ² Mun Hall + 1350 m ² Library = 1,935 m ² (20,828.17 ft ²)				
Gross Floor Area	Level 1:	585 m ² Mun Hall + 1350 m ² Library = 1,935 m ² (20,828.17 ft ²)			
	Level 2:	910 m ² Library (9,795.16 ft ²)			
	Total:	2,845 m ² (30,623.33 ft ²)			
Floor Area Ratio	Permitted	Proposed			
	1.00	0.47			
Parking	Existing	Proposed			
	10 Stalls	27 Stalls Underground			



SITE PLAN

OAK BAY MUNICIPAL HALL & LIBRARY
 2167 Oak Bay Ave,
 Victoria B.C.

OPTION 4B

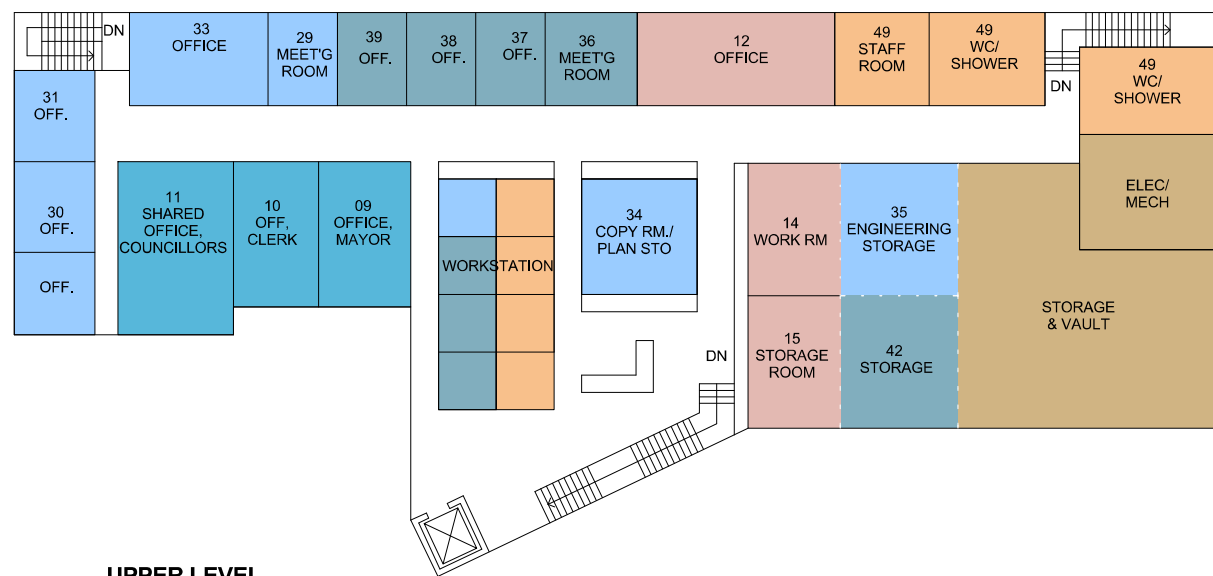
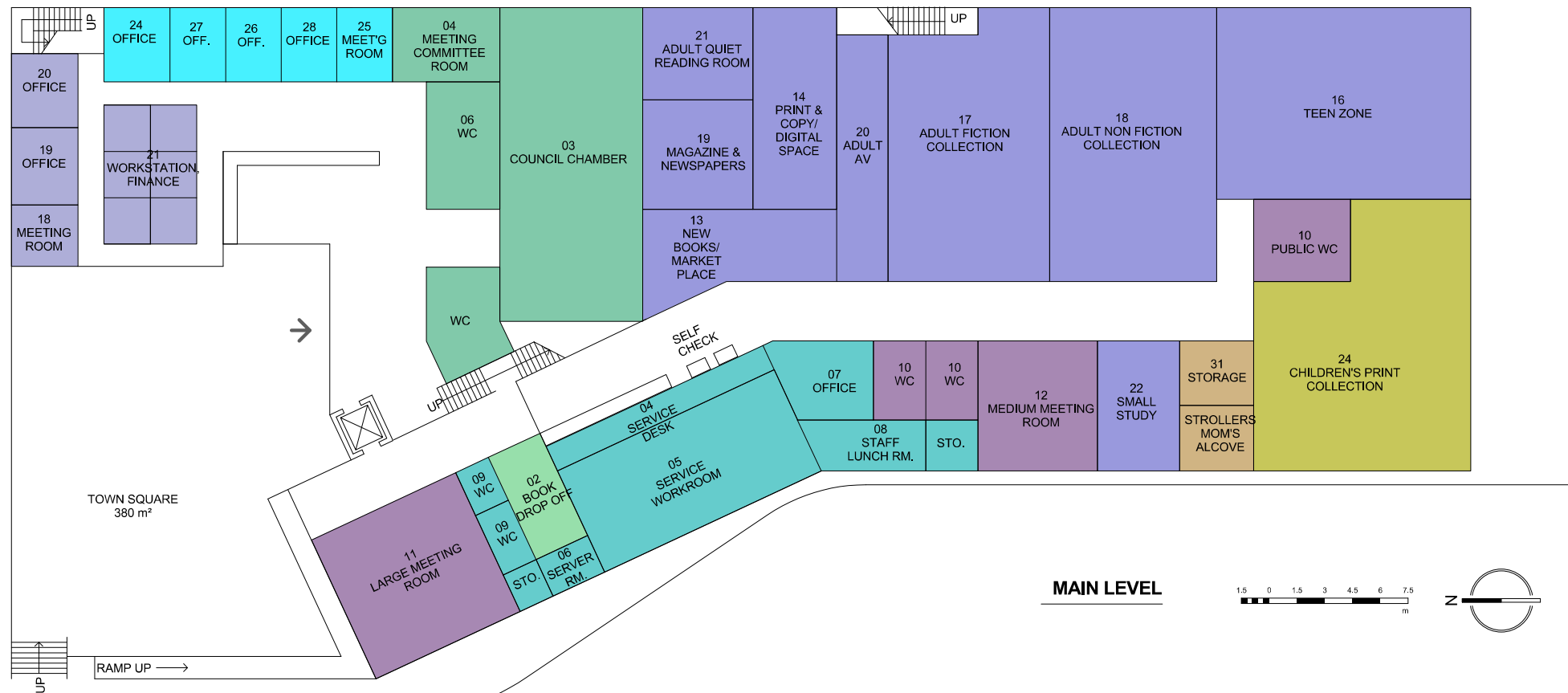
**PROPOSED NEW
 BUILDING SITE PLAN**



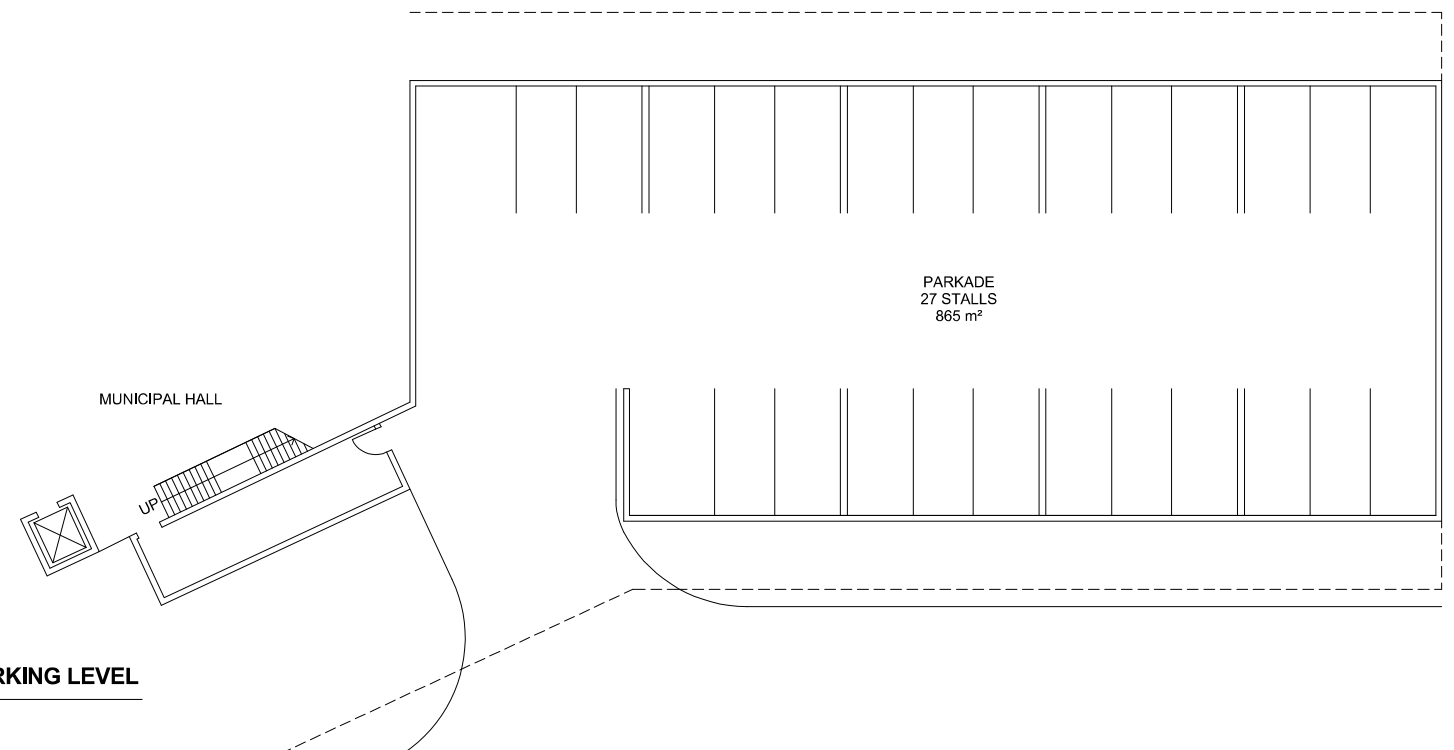
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FIRE EXIT



PARKING LEVEL



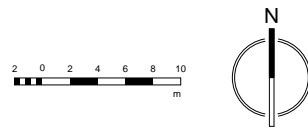
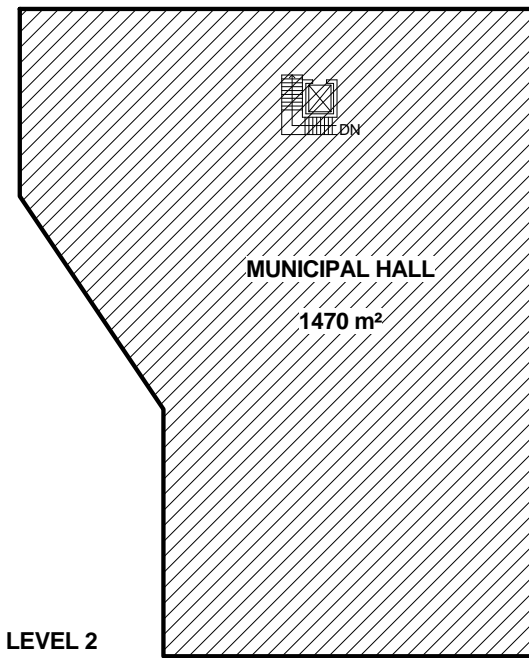
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OAK BAY MUNICIPAL HALL & LIBRARY
2167 Oak Bay Ave,
Victoria B.C.

OPTION 4B

PROPOSED NEW BUILDING FLOOR PLANS

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description					
Zoning	P-7 General Institutional / Office Use				
Lot Area	6,070 m ² [65,336.094 ft ²]				
Lot Coverage	Permitted	Proposed			
	30%	24%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (46 ft)	T.B.D. More site information are required			
Building Footprint	1,470 m ² Mun Hall (15,822.95 ft ²)				
Gross Floor Area	Level 1:	1,370 m ² Library (14,746.56 ft ²)			
	Level 2:	1,470 m ² Mun Hall (15,822.95 ft ²)			
	Total:	2,840 m ² (30,569.51 ft ²)			
Floor Area Ratio	Permitted	Proposed			
	1.00	0.47			
Parking	Existing	Proposed			
	14 Stalls	21 Stalls Underground			



SITE PLAN



OAK BAY MUNICIPAL HALL & LIBRARY
2167 Oak Bay Ave,
Victoria B.C.

OPTION 4C

PROPOSED SITE PLAN



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D. Public Works

The Public Works Yard, includes an Office and Storage building, houses administration and operations staff while also providing storage of municipal equipment.

Built in 1964, the original two-storey building addition was added in 1975 for Parks staff room and open-air storage.

The site is constrained by the size of the property and the split levels that separate site functions and limits access. There aren't clear separations of public and staff areas, which causes concern about safety issues with the large volumes of trucks moving on the site everyday.

The utilitarian building is constructed of concrete block exterior walls and wood-framed roof and floors. The walls and roof are not insulated, and windows are basic aluminum frame. The lower level is occupied by approx. 12 staff with workstations and is subject to significant off-site staff traffic. The upper level is underutilized as it is not suited to any functional needs at this time. The upper level is used primarily as storage, with a former sign shop which has since been discontinued. Parking for the building is designated within the Yard and perpendicular to the south elevation where the main entrance to the building is located.

The Maintenance Building does not meet the functional needs of servicing the size of vehicles that Public Works owns and maintains. The Garage Doors must remain open to accommodate the length of some vehicles which extend into the traffic yard space. Should some of the seasonal storage items find an alternate storage location we would recommend increasing the size of the storage garage, internally. The cost to doing this is significant and is reviewed in the Options Analysis.

Option 1:

While there is close to sufficient space in the buildings, the site arrangement cause significant inefficiencies and safety issues on site and the buildings are merely utilitarian with no thermal assemblies.

The cost to maintain the site buildings for 20 years is approximately \$912,100.00

Option 2:

This Option explores minimal renovations and additions to improve the site use, while it does not greatly improve the site to the extent that is needed.

This plan proposed demolishing the Parks Building and the adjacent covered storage building. The Parks building would be relocated as an addition to the Public Works building. The Addition would facilitate a new entrance to the Storage of Small Parts and include a Storage Clerk Office for inventory control. The Parks storage would be located at the rear. The Entrance to the Parks office would also provide stairs to the second floor and an elevator if needed. The Parks office space would then make use of the Public Works second floor which is currently under utilized.

The covered storage building would be rebuilt to proper heights so that a fork lift could be used to move heavy equipment and space would be opened up for parking in the north-west corner of the site.

The Shop Building currently cannot facilitate the larger municipal trucks and they are required to extend out the door when in the shop for maintenance and repair. We propose that the shop space be increased internally, noting that the existing walls are concrete block, and a beam, columns and footings must be added to create this opening for the expansion. We would also propose that the existing non-code compliant service pit be replaced with a hoist for approximately \$40,000.

These would be small improvements and this Option does not make enough changes to the site and buildings that are needed to improve the use, functionality and safety of the site.

Option 3:

This Option proposes the demolition of all site buildings and replace-



ment with a single - one/two storey building along the north property line. This arrangement expands the size of the yard for truck access and maneuvering. It also makes use of existing dead spaces between the existing buildings. Better access to all of the building functions is offered with main level access to the storage rooms and shops. The administration spaces are two storey spaces, as it appears to be the only feasible use for a second storey on this site. This Option resolves many issues with the current site. We also recommend that fences be provided at the upper level to prevent access to the roofs of the storage areas.

Option 3B

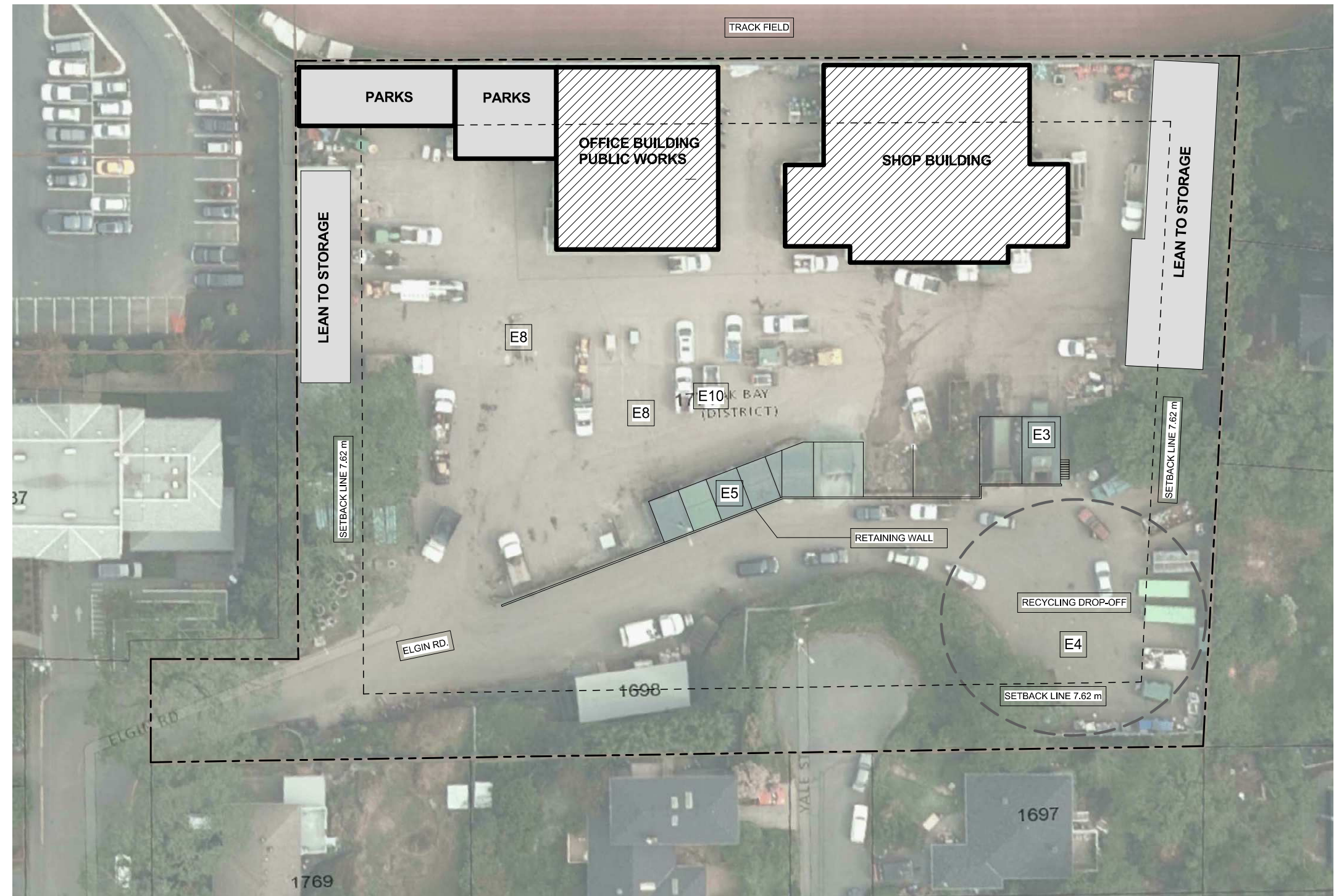
This option explores the ideal layout of the site and separates the public areas from the service area by relocating the recycling services to a separate site, and locating the Administration building on the upper area of the site.



To improve the site operations, safety and allow for future equipment storage, the optimal situation would be to move the Recycling Area to a separate site and locate the Administration Building to the higher site area. This arrangement would separate the public and service vehicular and pedestrian traffic, and allow for the service yard functionality that it requires.

A recycling site is proposed for Haro Rd and Cedar Hill Cross Road. This site would be designed with optimal safety for the public and with stormwater management and natural filtration in the form of drainage control to filter strips and raingardens. The stormwater would be filtered with controlled with slow flow into the storm system. The intension is to provide safer vehicular and access arrangement for the public to unload their recyclables by way of a separate vehicular traffic path from the trucks picking up the wastes during operations. The existing site cannot offer this due to access restrictions and spatial limitations of the site.

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	1771 ELGIN ROAD, VICTORIA, BC				
Legal Description	-				
Zoning	P-1 General Institutional Use				
Lot Area	8992.91 m ² . (96,798.88 ft ²)				
Lot Coverage	Permitted	Existing			
	30%	19.6%			
Building Setbacks	Front (South)		Rear (North)	Side (East) / Side (West)	
	Required		7.62 m	7.62 m	
	Proposed				
Building Height	Permitted	Proposed			
	14 m (45.9 ft)				
Building Footprint	1,764.23 m ² (18,990.01 ft ²) Including Lean to Storages				
Gross Floor Area	Level 1: 1,764.23 m ² (18,990.01 ft ²) Including Lean to Storages				
	Level 2: 403.97 m ² (4,348.30 ft ²)				
	Total: 2,168.20 m ² (23,338.31 ft ²)				
Floor Area Ratio	Permitted	Existing	Proposed		
	1.00	0.24			



SITE PLAN

MUNICIPAL YARD - OFFICE & SHOP BUILDING
 1771 Elgin Road,
 Victoria B.C.

OPTION 1

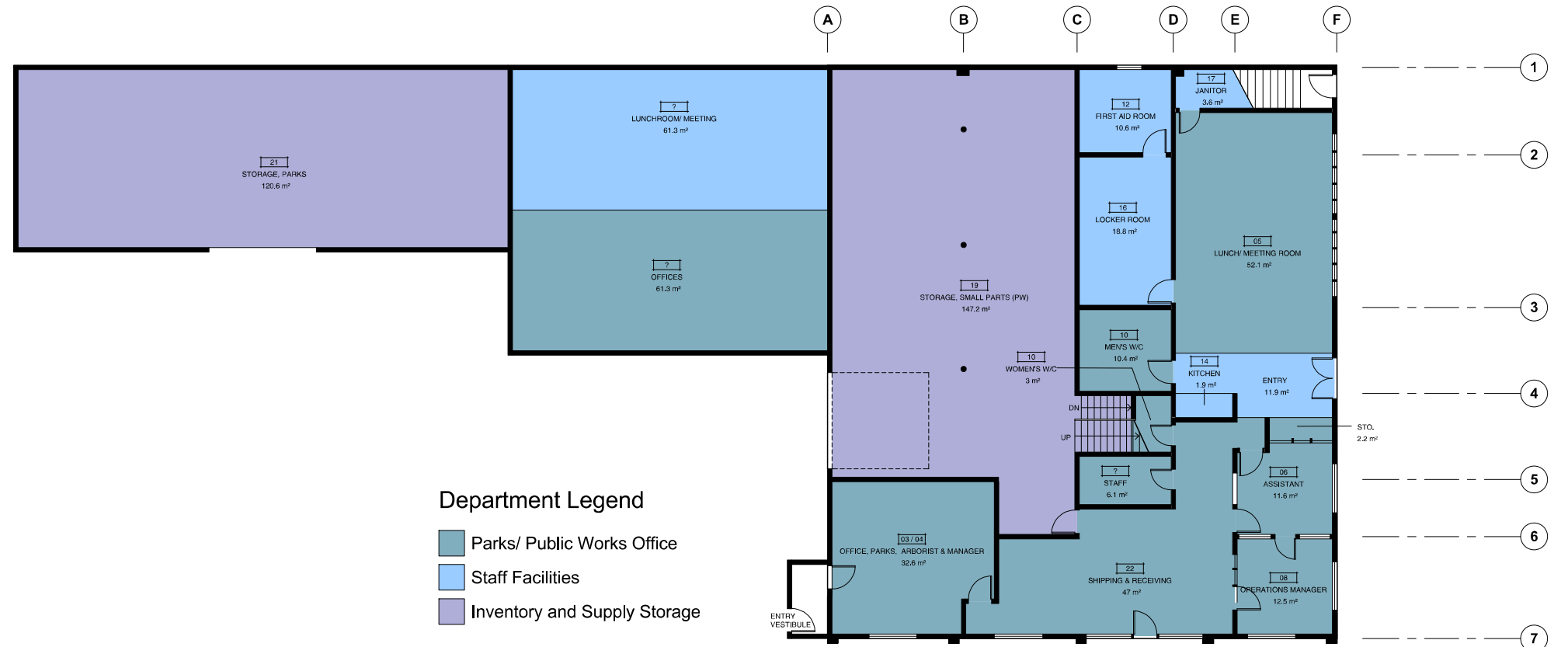
EXISTING SITE PLAN



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ADDITIONAL FUNCTIONAL NEEDS SPACES NOT PROVIDED IN EXISTING BUILDING			
DEPARTMENT	SPACE		
PARK / PUBLIC WORKS OFFICE	01 Entry & Reception 4 m ²	02 General Office 25 m ²	07 Office, Foremen 15 m ²
	13 Lunchroom 30 m ²	15 Storage 10 m ²	
STAFF FACILITIES			



Department Legend

- Parks/ Public Works Office
- Staff Facilities
- Inventory and Supply Storage

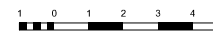
LEVEL 1

ROOM SCHEDULE - OFFICE BUILDING			
Number	Name	Area	Proposed Area
LEVEL 1			
STO.		2.2 m ²	
03 / 04	OFFICE, PARKS, ARBORIST & MANAGER	32.6 m ²	37.5
05	LUNCH/ MEETING ROOM	52.1 m ²	20
06	ASSISTANT	11.6 m ²	12.5
08	OPERATIONS MANAGER	12.5 m ²	12.5
10	MEN'S W/C	10.4 m ²	8
10	WOMEN'S W/C	3 m ²	
12	FIRST AID ROOM	10.6 m ²	10
14	KITCHEN	1.9 m ²	10
16	LOCKER ROOM	18.8 m ²	75
17	JANITOR	3.6 m ²	3
19	STORAGE, SMALL PARTS (PW)	147.2 m ²	140
21	STORAGE, PARKS	120.6 m ²	
22	SHIPPING & RECEIVING	47 m ²	10

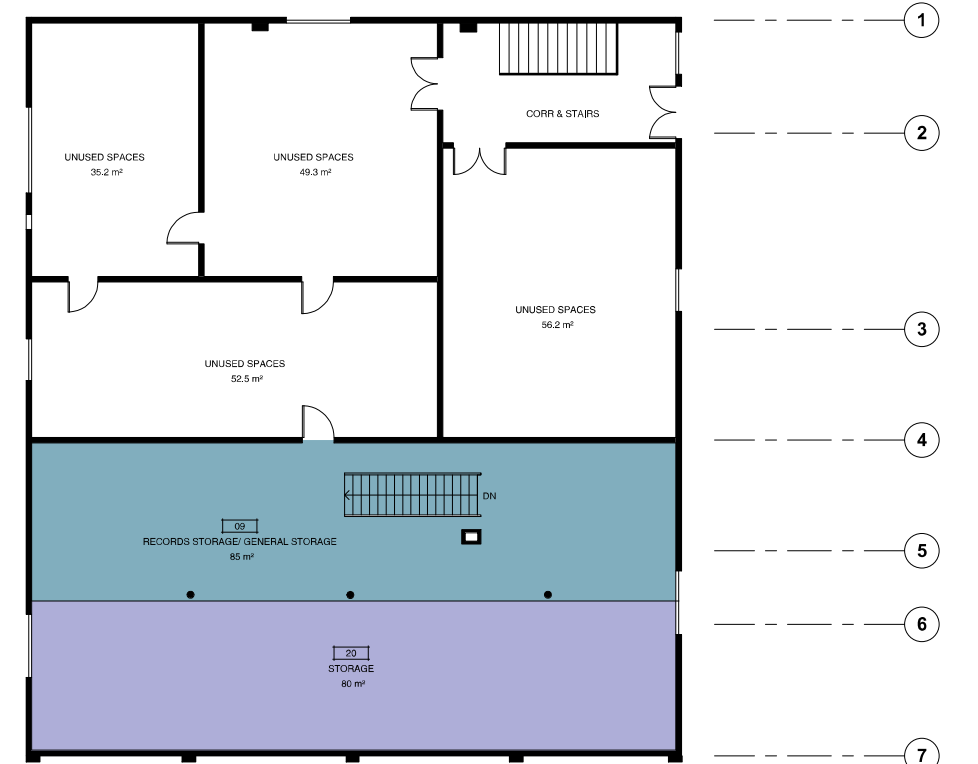
ROOM SCHEDULE - OFFICE BUILDING			
Number	Name	Area	Proposed Area
LEVEL 2			
?	STAFF	6.1 m ²	
?	OFFICES	61.3 m ²	
LEVEL 2			
	UNUSED SPACES	49.3 m ²	
	UNUSED SPACES	35.2 m ²	
0	UNUSED SPACES	52.5 m ²	
0	UNUSED SPACES	56.2 m ²	
0	CORR & STAIRS	23 m ²	
09	RECORDS STORAGE/ GENERAL STORAGE	85 m ²	85
20	STORAGE	80 m ²	80

Department Legend

- Parks/ Public Works Office
- Inventory and Supply Storage



LEVEL 2



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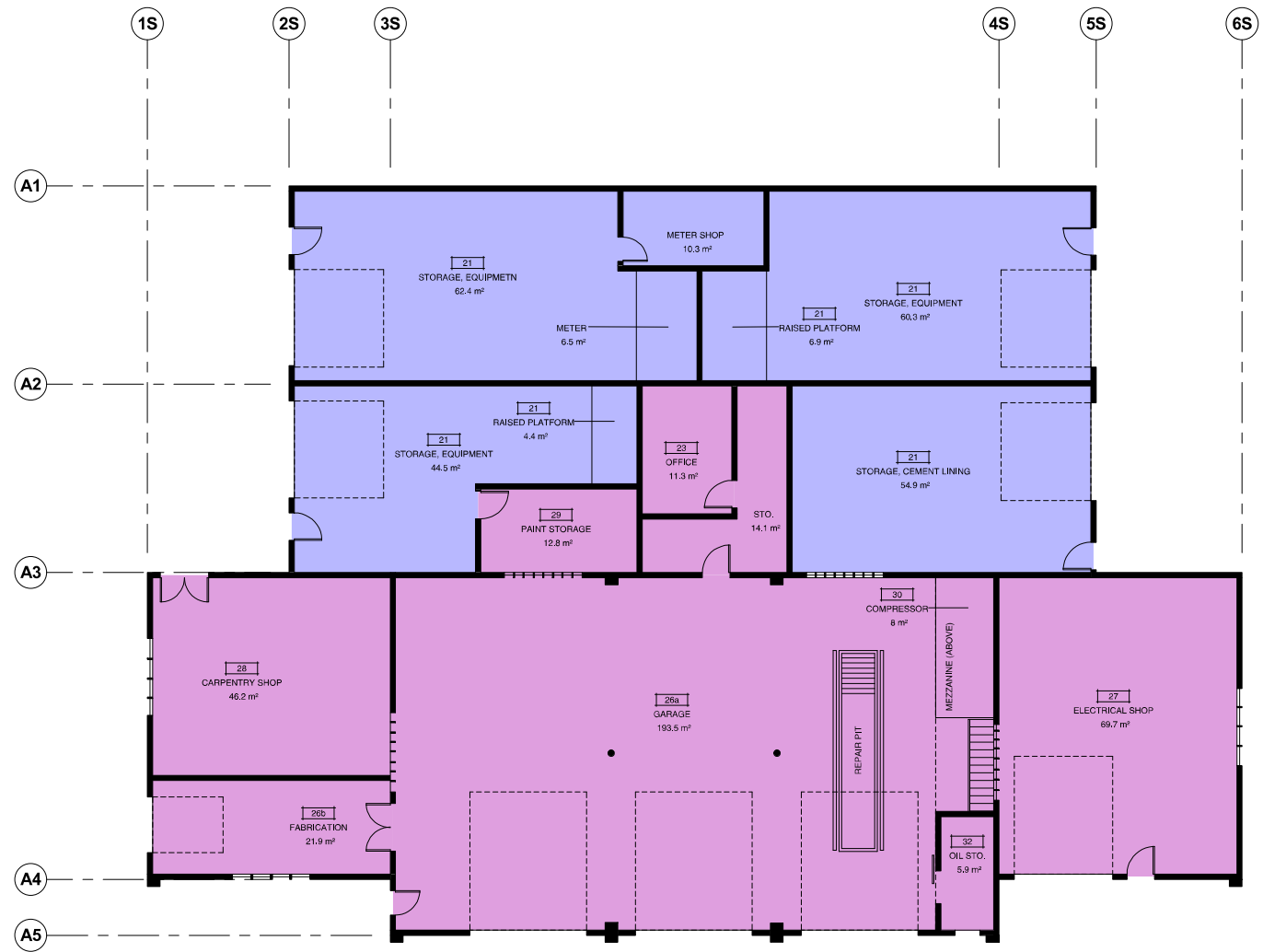
MUNICIPAL YARD - OFFICE BUILDING
1771 Elgin Road,
Victoria B.C.

OPTION 1

EXISTING FLOOR PLANS

ROOM SCHEDULE - SHOPS BUILDING			
Number	Name	Area	Proposed Area

LEVEL 1			
	METER SHOP	10,3 m ²	
	METER	6,5 m ²	
	STO.	14,1 m ²	
21	STORAGE, EQUIPMENT	60,3 m ²	230
21	STORAGE, EQUIPMETN	62,4 m ²	
21	STORAGE, CEMENT LINING	54,9 m ²	
21	STORAGE, EQUIPMENT	44,5 m ²	
21	RAISED PLATFORM	6,9 m ²	
21	RAISED PLATFORM	4,4 m ²	
23	OFFICE	11,3 m ²	12,5
26a	GARAGE	193,5 m ²	280
27	ELECTRICAL SHOP	69,7 m ²	70
28	CARPENTRY SHOP	46,2 m ²	46
29	PAINT STORAGE	12,8 m ²	13
30	COMPRESSOR	8 m ²	8
32	OIL STO.	5,9 m ²	
?	LUNCHROOM/ MEETING	61,3 m ²	



Department Legend

- Inventory and Supply Storage
- Repair Shop

LEVEL 1



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MUNICIPAL YARD - SHOP BUILDING
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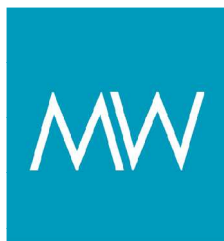
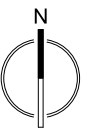
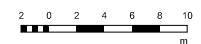
OPTION 1

EXISTING FLOOR PLAN

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	1771 ELGIN ROAD, VICTORIA, BC				
Legal Description					
Zoning	P-1 General Institutional Use				
Lot Area	8992.91 m ² . (96,798.88 ft ²)				
Lot Coverage	Permitted	Proposed			
	30%	16.2%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	14 m (45.9 ft)			
	Proposed	TBD			
Building Footprint	1,459 m ² Existing+ 130 m ² Addition= 1,589 m ² (17,103.85 ft ²)				
Gross Floor Area	Level 1: 1,459 m ² Existing+ 130 m ² Addition= 1,589 m ² (17,103.85 ft ²)				
	Level 2: 403.97 m ² + 36.5 m ² Addition= 440.47 m ² (4,741.18 ft ²)				
	Total: 2,029.47 m ² (21,845.03 ft ²)				
Floor Area Ratio	Permitted	Proposed			
	1.00	0.22			



SITE PLAN



Moore Wilson Architects

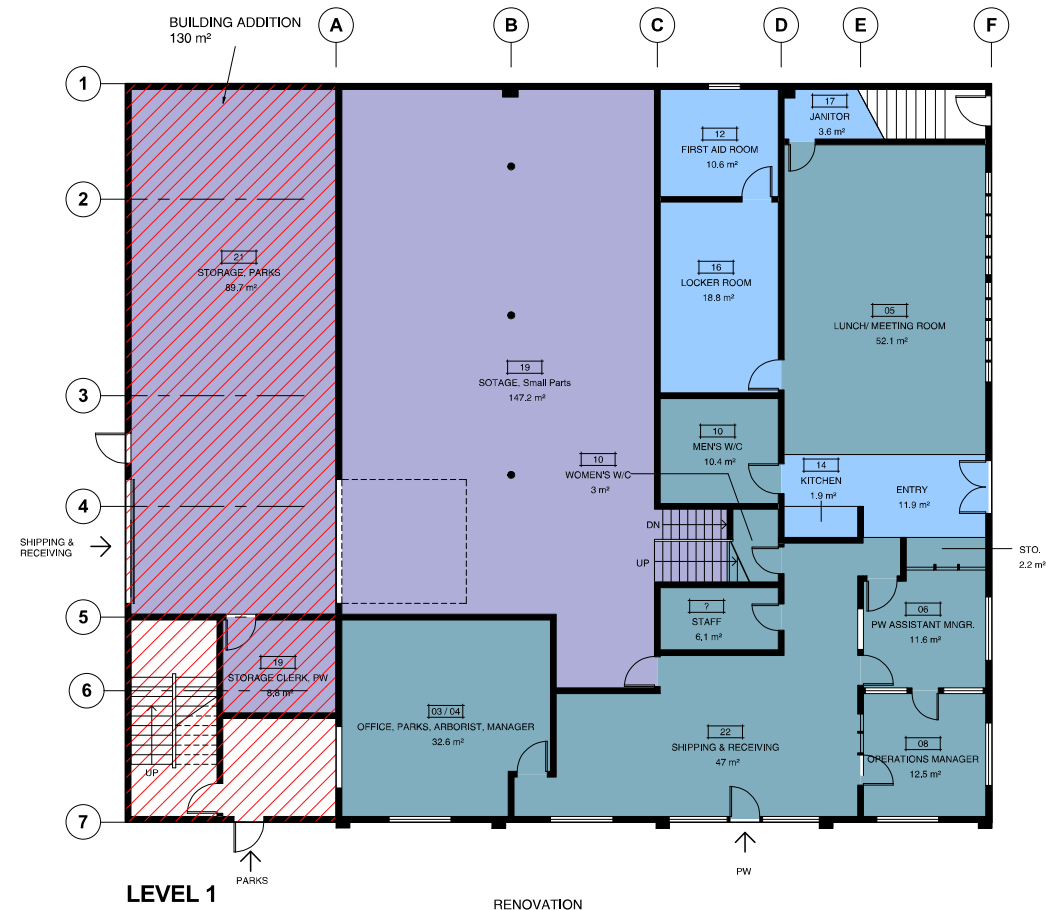
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MUNICIPAL YARD - OFFICE & SHOP BUILDING
1771 Elgin Road,
Victoria B.C.

OPTION 2

**PROPOSED ADDITION
SITE PLAN**

ADDITIONAL FUNCTIONAL NEEDS SPACES NOT PROVIDED IN EXISTING BUILDING			
DEPARTMENT	SPACE		
PARK / PUBLIC WORKS OFFICE	01 Entry & Reception 4 m ²	02 General Office 25 m ²	07 Office, Foremen 15 m ²
	13 Lunchroom 20 m ²	15 Storage 10 m ²	
STAFF FACILITIES			



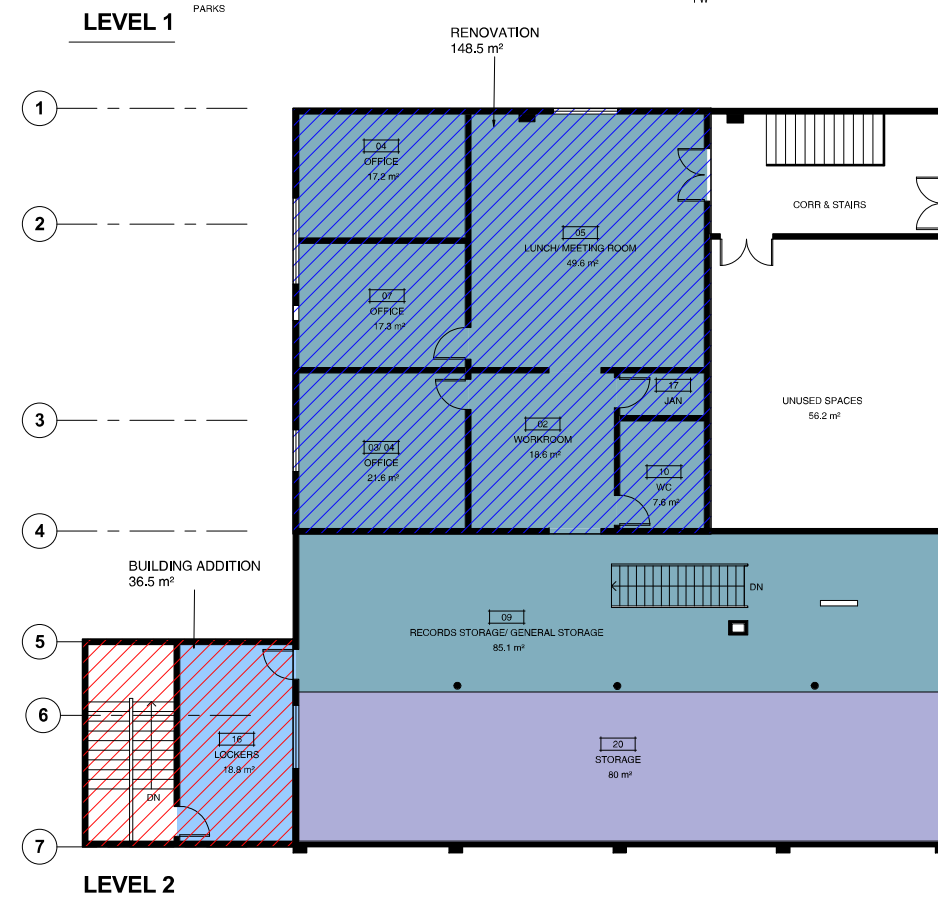
Department Legend

- Parks/ Public Works Office
- Staff Facilities
- Inventory and Supply Storage



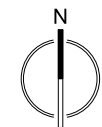
ROOM SCHEDULE - OFFICE BUILDING			
Number	Name	Area	Proposed Area
LEVEL 1			
STO.	STO.	2.2 m ²	
03 / 04	OFFICE, PARKS, ARBORIST, MANAGER	32.6 m ²	37.5
05	LUNCH/ MEETING ROOM	52.1 m ²	30
06	PW ASSISTANT MNGR.	11.6 m ²	12.5
08	OPERATIONS MANAGER	12.5 m ²	12.5
10	MEN'S W/C	10.4 m ²	8
10	WOMEN'S W/C	3 m ²	
12	FIRST AID ROOM	10.6 m ²	10
14	KITCHEN	1.9 m ²	10
16	LOCKER ROOM	18.8 m ²	75
17	JANITOR	3.6 m ²	3
19	SOTAGE, Small Parts	147.2 m ²	140
19	STORAGE CLERK, PW	8.8 m ²	
21	STORAGE, PARKS	89.7 m ²	

ROOM SCHEDULE - OFFICE BUILDING			
Number	Name	Area	Proposed Area
22	SHIPPING & RECEIVING	47 m ²	10
?	STAFF	6.1 m ²	
LEVEL 2			
0	UNUSED SPACES	56.2 m ²	
0	CORR & STAIRS	23 m ²	
02	WORKROOM	18.6 m ²	
03/ 04	OFFICE	21.6 m ²	
04	OFFICE	17.2 m ²	
05	LUNCH/ MEETING ROOM	49.6 m ²	
07	OFFICE	17.3 m ²	
09	RECORDS STORAGE/ GENERAL STORAGE	85.1 m ²	85
10	WC	7.6 m ²	
16	LOCKERS	18.8 m ²	
17	JAN	3 m ²	
20	STORAGE	80 m ²	80



Department Legend

- Parks/ Public Works Office
- Staff Facilities
- Inventory and Supply Storage



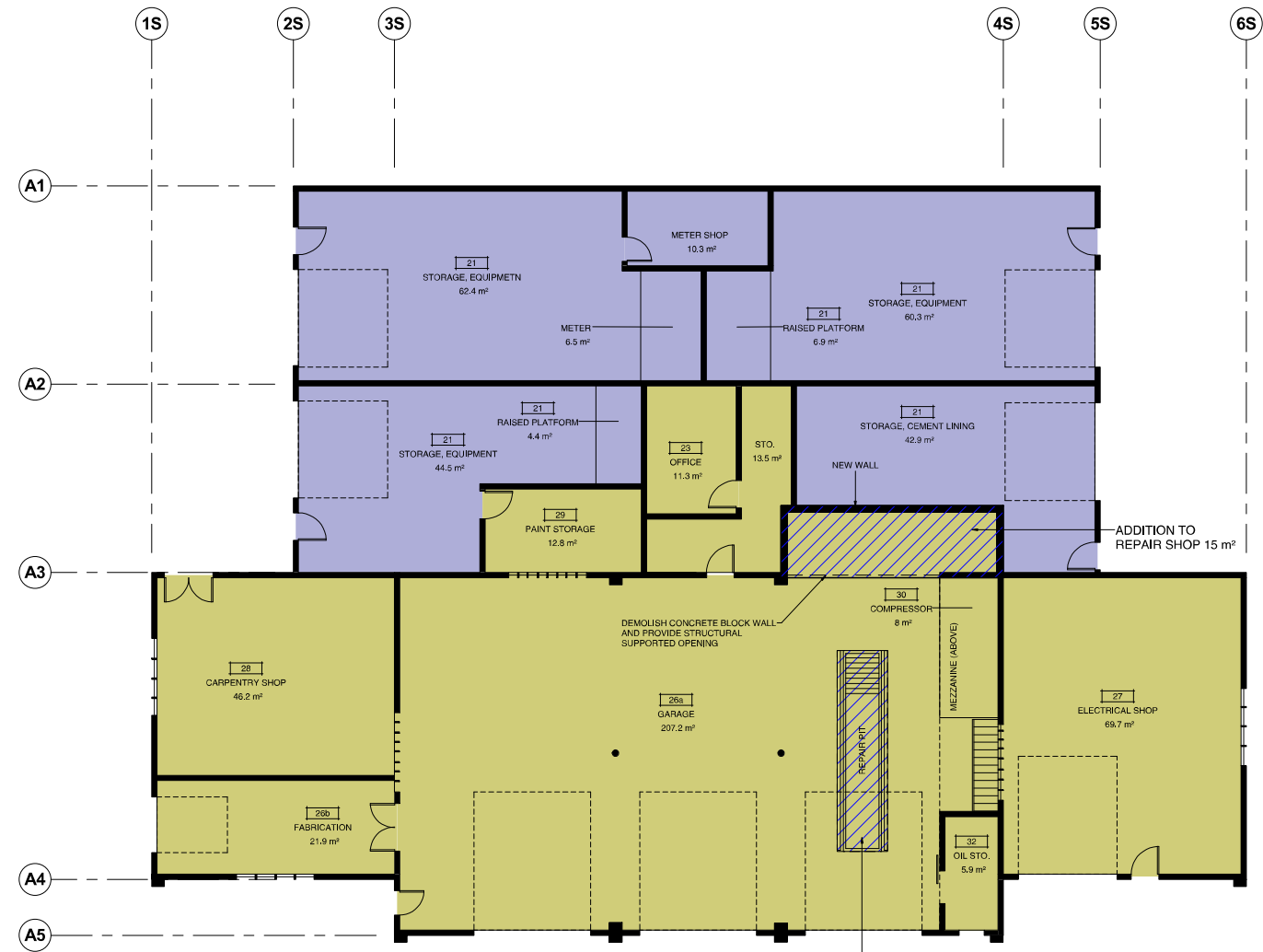
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MUNICIPAL YARD - OFFICE BUILDING

1771 Elgin Road,
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OPTION 2

PROPOSED ADDITION FLOOR PLANS

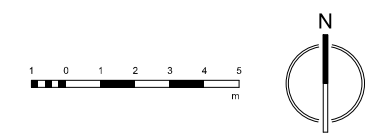


Department Legend

- Inventory and Supply Storage
- Repair Shop

ROOM SCHEDULE - SHOPS BUILDING			
Number	Name	Area	Proposed Area
Not Placed			
	STO.		Not Placed
LEVEL 1			
	METER SHOP	10.3 m ²	
	METER	6.5 m ²	
0	STO.	13.5 m ²	
21	STORAGE, EQUIPMENT	60.3 m ²	230
21	STORAGE, EQUIPMETN	62.4 m ²	
21	STORAGE, EQUIPMENT	44.5 m ²	
21	RAISED PLATFORM	6.9 m ²	
21	RAISED PLATFORM	4.4 m ²	
21	STORAGE, CEMENT LINING	42.9 m ²	
23	OFFICE	11.3 m ²	12.5
26a	GARAGE	207.2 m ²	280
27	ELECTRICAL SHOP	69.7 m ²	70
28	CARPENTRY SHOP	46.2 m ²	46
29	PAINT STORAGE	12.8 m ²	13
30	COMPRESSOR	8 m ²	8
32	OIL STO.	5.9 m ²	

LEVEL 1



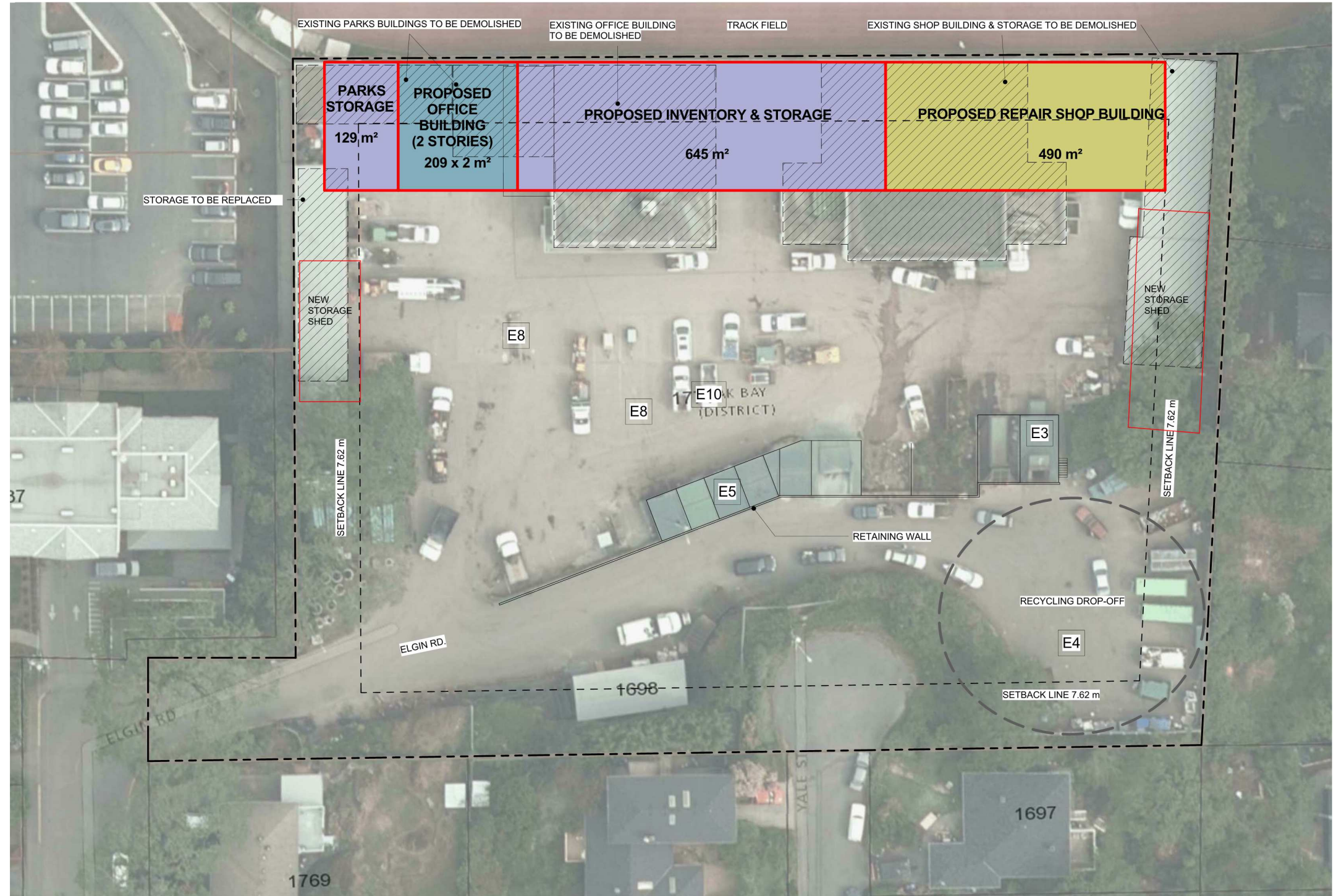
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MUNICIPAL YARD - SHOP BUILDING
1771 Elgin Road,
Victoria B.C.

OPTION 2

**PROPOSED ADDITION
FLOOR PLAN**

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	1771 ELGIN ROAD, VICTORIA, BC				
Legal Description					
Zoning	P-1 General Institutional Use				
Lot Area	8992.91 m ² , (96,798.88 ft ²)				
Lot Coverage	Permitted	Proposed			
	30%	16.3%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed	As Above	No Setback	As Above	3.50 m
Building Height	Permitted	Proposed			
	14 m (45.9 ft)	2 Stories			
Building Footprint	1,473 m ² (15,855.24 ft ²)				
Gross Floor Area	Level 1: 1,473 m ² (15,855.24 ft ²)				
	Level 2: 209 m ² (2,249.66 ft ²)				
	Total: 1,682 m ² (18,104.90 ft ²)				
Floor Area Ratio	Permitted	Proposed			
	1.00	0.19			



SITE PLAN



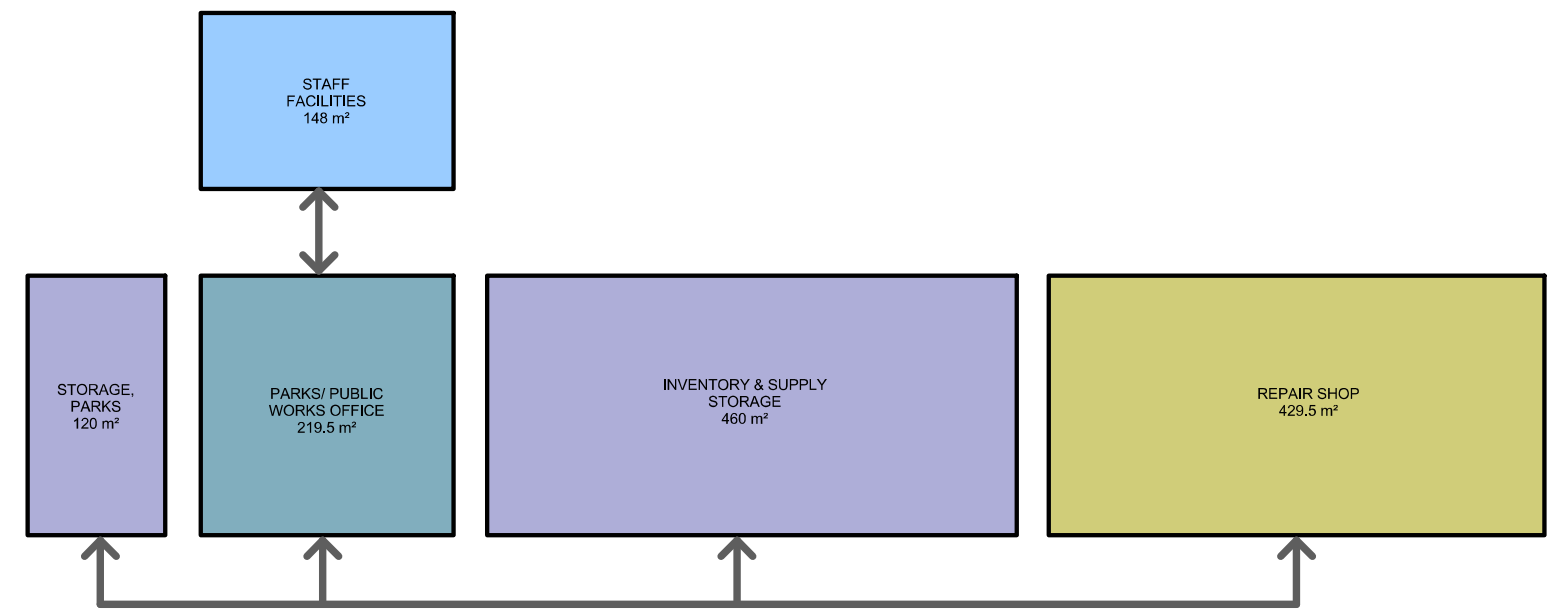
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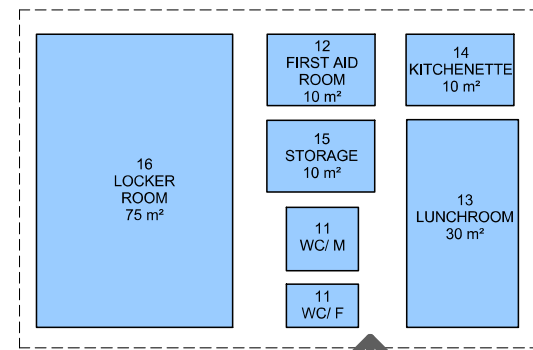
MUNICIPAL YARD - OFFICE BUILDING
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OPTION 3A

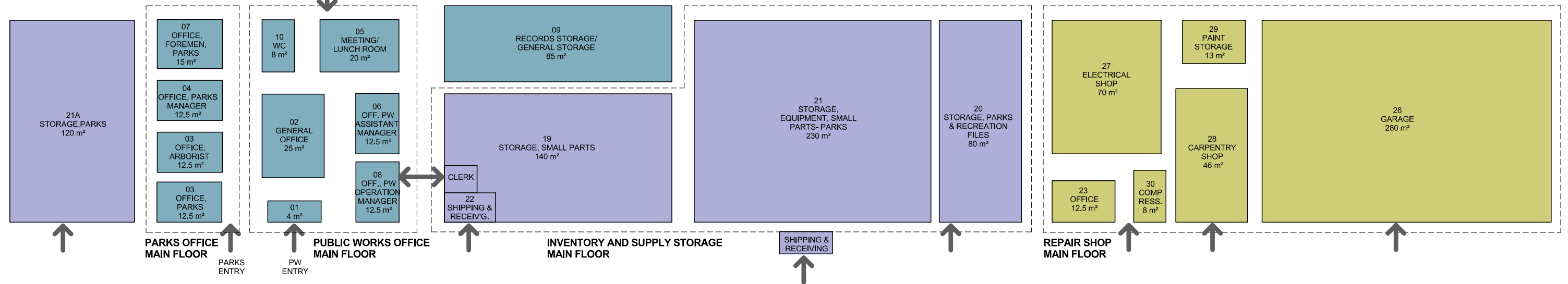
PROPOSED SITE PLAN



DEPARTMENT RELATIONSHIP DIAGRAM



STAFF FACILITIES 2ND FLOOR



SPACE RELATIONSHIP DIAGRAM

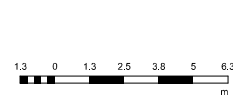
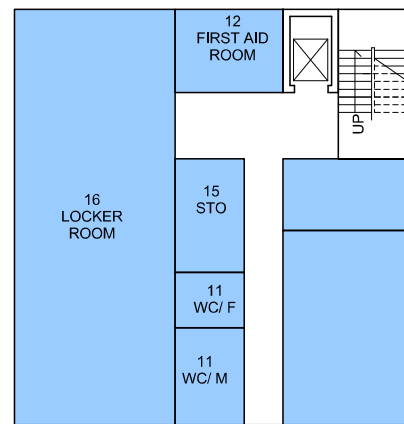
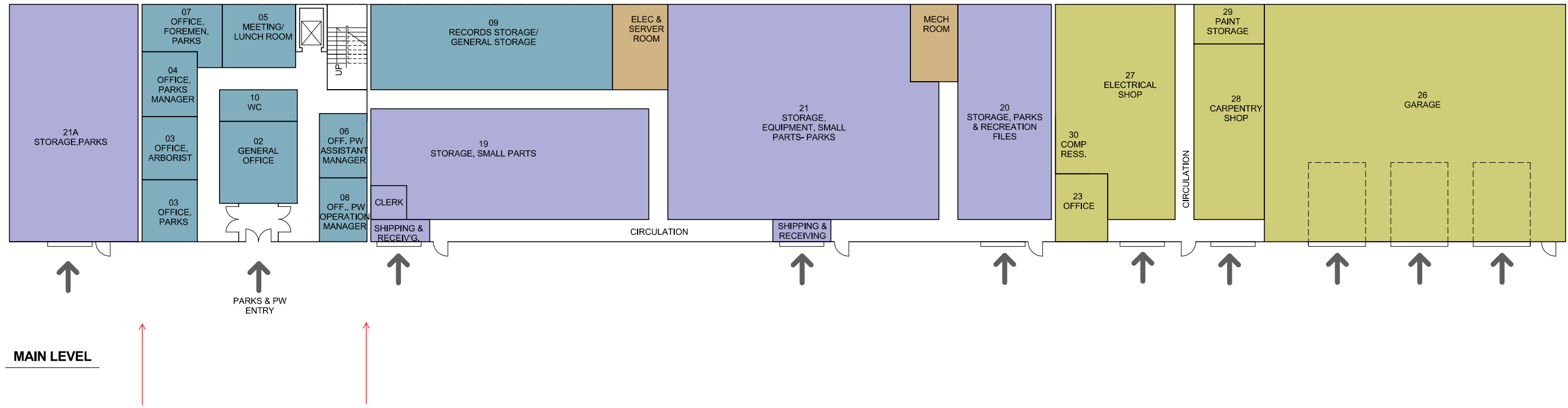


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MUNICIPAL YARD
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OPTION 3A

PROPOSED SPACE
RELATIONSHIP DIAGRAM



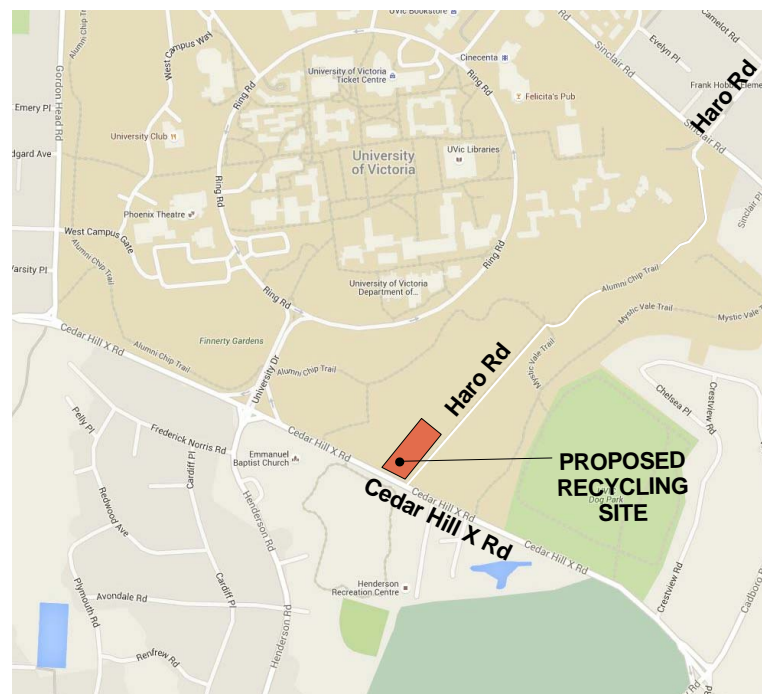
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MUNICIPAL YARD
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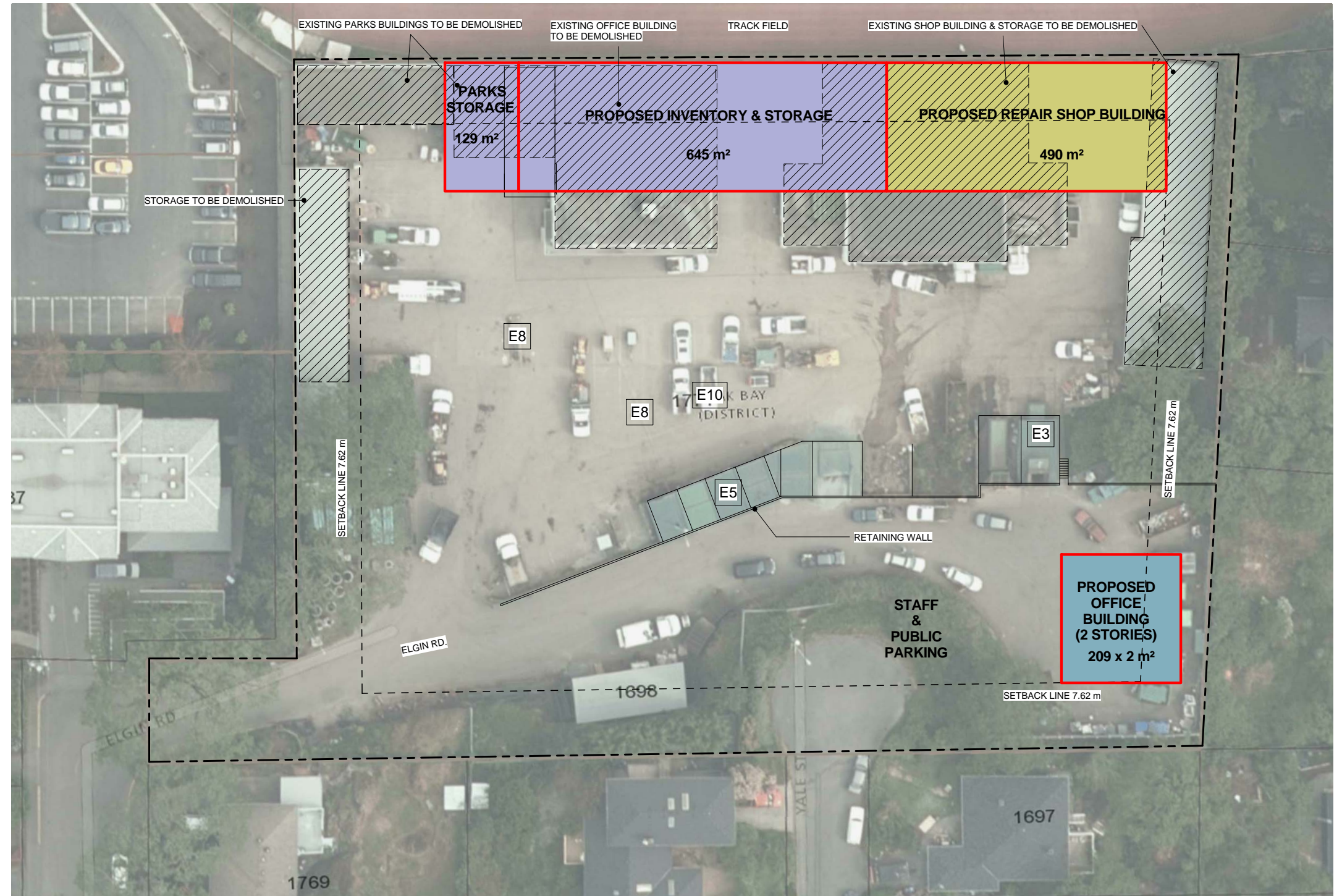
OPTION 3A

**PROPOSED NEW
BUILDING FLOOR PLANS**

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	1771 ELGIN ROAD, VICTORIA, BC				
Legal Description					
Zoning	P-1 General Institutional Use				
Lot Area	8992.91 m ² . (96,798.88 ft ²)				
Lot Coverage	Permitted	Proposed			
	30%	16.3%			
Building Setbacks		Front (South)	Rear (North)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed	As Above	No Setback	As Above	3.50 m
Building Height	Permitted	Proposed			
	14 m (45.9 ft)	2 Stories			
Building Footprint	1,473 m ² (15,855.24 ft ²)				
Gross Floor Area	Level 1: 1,473 m ² (15,855.24 ft ²)				
	Level 2: 209 m ² (2,249.66 ft ²)				
	Total: 1,682 m ² (18,104.90 ft ²)				
Floor Area Ratio	Permitted	Proposed			
	1.00	0.19			



RECYCLING SITE



SITE PLAN



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MUNICIPAL YARD - OFFICE BUILDING

1771 Elgin Road,
Victoria B.C.

OPTION 3B

PROPOSED SITE PLAN

E. Fire Department

The fire and police department are both located at 1703 Monterey Avenue. The Fire Department occupies a heritage-designated, facility whose original three-storey structure was built in 1938. In 1963 an addition to the west included 2 additional apparatus bays as well as an adjoining second-level and basement.

The ground floor entrance to the Fire Station is located on the east side of the building, with staff offices and dispatch areas.

The five apparatus bays take up the majority of the building's floor area. Utilities, storage, and an exercise area are located in the basement below the bays while a staff kitchen, washroom, lounge, meeting room and dormitory are located on the second-level. Two second-level decks are located on the north elevation and another is located on the east elevation out the back of the kitchen with picnic table seating.

Option 1:

The existing Fire Hall, has many constraints that limit its ability to functionally and spatially meet the requirements of the fire trucks. Currently, fire trucks are custom built to meet the size of apparatus bays and the ladder size is also limited for the same reason. Other limiting issues with the heritage building include, the lack of support services for female staff,

Given the restrictions of the building that cannot be feasibly addressed through renovations and expansions, we recommend the replacement of the facility rather than continued insufficient improvements. The cost of maintaining this building for 20 years will be approximately \$1,000,000.00

Option 2:

As the below surface conditions in front of the Fire Hall consist of a former garbage landfill, we cannot recommend any additions to the building to provide improvements.

Option 3:

We have provided a potential Concept Layout for a replacement Fire Department building. Due to the drive-thru requirements for the Apparatus Bays the site circulation must meet the maneuvering requirements of the trucks. This would prohibit the Police Station from remaining on the Site. The Boy Scout and Girl Guide buildings would also require to be removed. We note that these buildings are in poor condition, as they were built without rainscreen detailing and are clad in stucco. We can expect deterioration of the wood frame and potential mould conditions in the wall assemblies.

While the Administration, staff, public areas, are located on 2 floors, the footprint is quite significant on the site.

Option 4A:

This option offers some shared amenities with the Police Department in the public access area of the building. This flexibility allows for the 2 departments to book the meeting spaces for training and community meetings without bringing the public into secure areas. Additionally, Police Station functions such as finger printing can remain near the Administration check-in area, allowing staff to come into the public area and interact in this area of the building.

In this concept plan, most of the Police functional rooms are located on the main floor, with a rear entrance for patrol staff, services and the sally port. The separation on site between public areas and staff areas is essential in the planning of a new facility.

The Emergency Program Centre is proposed on the main floor near the public entrance, with secure access. Only Fire Department Staff can have access to the Apparatus Bays and Second Level Fire Department spaces. The second level is proposed location for the administration offices and staff facilities. A Health and Wellness Centre is proposed on the second level to be shared with the Police staff. Both Departments have their own separate direct access into the area.



Views into the Apparatus Bay are proposed from Dispatch Office and Fitness Room.

The Operations Maintenance and Operations Equipment is proposed to be located on east side of the Apparatus Bays so to separate the functional zones of the Fire Department as they relate to regularly occupied spaces and the storage/decontamination spaces. The intention is to improve the air quality within the building and isolate the areas of high air extraction and replacement.

This Option provides a similar site layout to Option 3, however, it accommodates a new Police Station on this site and offers synergies in the cost for the 2 facilities.

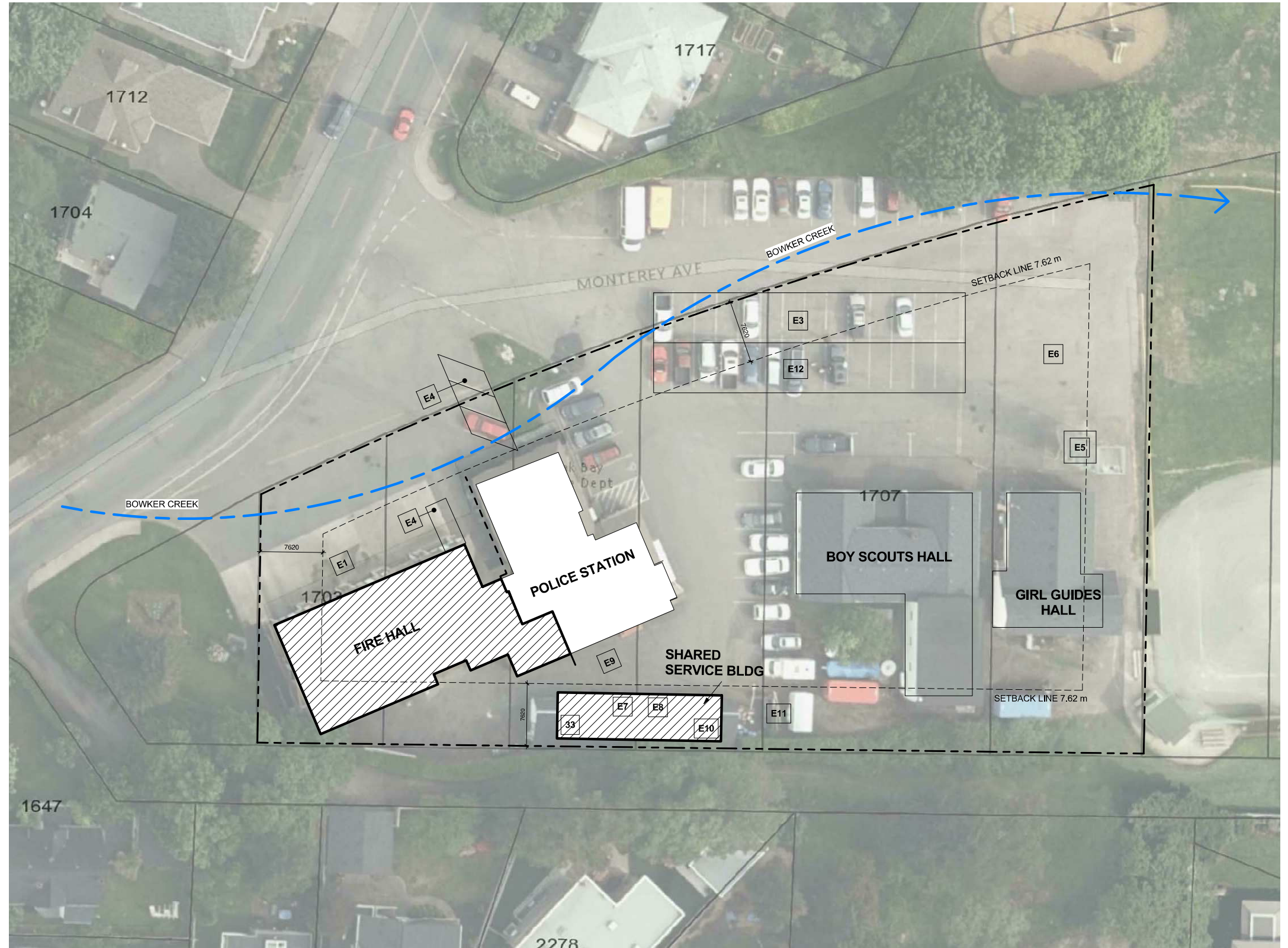
Option 4B:

This option demonstrates the site functionality improvements with a larger site. This plans shows expansion into the adjacent ball diamond. This option allows for the Police and Fire Department to locate all of the required functionally operational spaces on the main floor as needed. This arrangement also would provided for more site public parking for the park, Girl Guides and Boy Scouts. The staff parking needs for the fire and police department would

also be increased. The Municipality would need to determine if the ball diamond can be facilitated for on another park site, in order for this option to be considered.



ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description					
Zoning	P-1 General Institutional Use				
Lot Area	5648.1 m ² (60,795.64 ft ²)				
Lot Coverage	Permitted	Existing			
	30%	24%			
Building Setbacks		Front (North)	Rear (South)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (45.9 ft)				
Building Footprint	Police Stn	316.65 m ²			
	Fire Hall	413.5 m ²			
	Boy Scout & Girl Guide	505 m ²			
	Shared Service Bldg.	112 m ²			
	Total	1,347.15 m² (14,500.6 ft²)			
Gross Floor Area	Police Station	Level 1: 310 m ² + 112 m ² Shared Service Bldg Basement: 168.35 m ²			
	Fire Hall	Level 1: 406.5 m ² Level 2: 275 m ² Basement: 185 m ²			
	Boy Scouts & Girl Guide	Level 1: ~ 505 m ² Level 2: ~ 180 m ²			
	Total	2,141.85 m² (23,054.68 ft²)			
Floor Area Ratio	Permitted	Existing	Proposed		
	1.00	0.38			



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OAK BAY FIRE HALL
1703 Monterey Ave,
Victoria B.C.

OPTION 1

EXISTING SITE PLAN

ADDITIONAL FUNCTIONAL NEEDS SPACES - FIRE HALL NOT PROVIDED IN EXISTING BUILDING								
DEPARTMENT	SPACE							
PUBLIC ENTRANCE AND COMMUNITY ENGAGEMENTS	04 Resource Centre/Library 20 m ²	05 Meeting/Emergency Training Room 100 m ²	07 Public and Volunteer Washroom 10 m ²	09 Emergency Program Centre & Offices 44 m ²	10 Office Workroom 8 m ²	11 Office, Volunteers 18 m ²	12 Storage, Emergency Equip. & Supplies 18 m ²	13 Office, Fire Prevention 25 m ²
	14 Public Entry Foyer 10 m ²	19 Dispatch Office 16 m ²	22 Meeting Room 20 m ²	23 Office Workroom 12 m ²				
OPERATIONS - MAINTENANCE SUPPORT	30 Off., Maintenance Shop 25 m ²	31 Storage, Maintenance 15 m ²	32 SCBA- Self-Contained Breathing Apparatus Fill Station 30 m ²	34 Training Tower 36 m ²	02 Resource Centre/Library 20 m ²			
OPERATIONS - EQUIPMENT AND DECONTAMINATION	36 Storage, Bunker Gear 65 m ²	37 Storage, Portable Equipment 35.2 m ²	40 Laundry 14 m ²	42 Decontamination Washroom 8 m ²				
STAFF / RESIDENTIAL FACILITIES	51 Washroom/Locker-Room, Male 65 m ²	55 Washroom/Locker-Room, Female 28 m ²						

ROOM SCHEDULE - FIRE HALL			
Number	Name	Area	Proposed Area

BASEMENT			
	STAIRS	7.2 m ²	
	SUMP	3.4 m ²	40 m ²
	SUMP	1.4 m ²	
25	STO.	4.5 m ²	12 m ²
26/ 25	EMERGENCY MUNICIPAL SERVER & STO.	19.7 m ²	12 m ²
27/58	JANITOR/ MECH/ ELEC	19.9 m ²	3 m ²
32	SCBA	0.4 m ²	30 m ²
35	STO.	17.6 m ²	16 m ²
37	STO.	1.4 m ²	40 m ²
50	HEALTH & WELLNESS CENTRE	36 m ²	75 m ²
50	HEALTH & WELLNESS CENTRE	39.3 m ²	

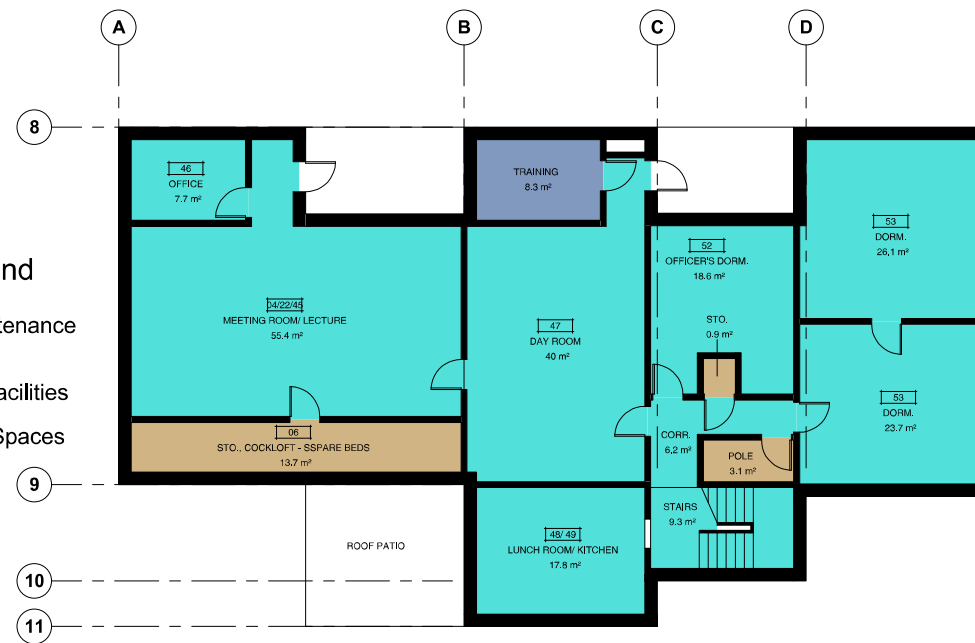
LEVEL 1			
	STAIRS	9.7 m ²	
01	PUBLIC ENTRY FOYER	9.6 m ²	10 m ²
08	OFF., EMERGENCY PROGRAM MANAGER	19 m ²	12.5 m ²
10	OFFICE WORKROOM	11.5 m ²	16 m ²
15	RECEP.	6 m ²	6 m ²
16	WORKSTATION	12 m ²	6.4 m ²
17/ 21	OFF., DEPUTY FIRE CHIEF/ ASSISTANT CHIEFS	17 m ²	20 m ²
18	OFF., INSPECTOR/ FIRE PREVENTION	13.6 m ²	25 m ²
20	OFF., FIRE CHIEF	12.1 m ²	15 m ²
28	APPARATUS BAY	92.1 m ²	440 m ²
28	APPARATUS BAY	59.9 m ²	
29	MAINTENANCE BAY	56.5 m ²	850 m ²
30	OFFICE, MAINTENANCE SHOP	15 m ²	25 m ²
32	SCBA	1 m ²	
44	NON PUBLIC EMPLOYEE ENTRY	2.3 m ²	3 m ²
51	W/C	17.7 m ²	65 m ²

ROOM SCHEDULE - FIRE HALL			
Number	Name	Area	Proposed Area

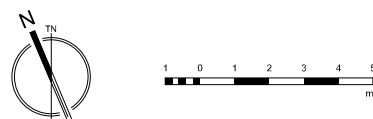
LEVEL 2			
	STAIRS	9.3 m ²	
	POLE	3.1 m ²	
	CORR.	6.2 m ²	
	TRAINING	8.3 m ²	0 m ²
	STO.	0.9 m ²	
04/22/4	MEETING ROOM/ LECTURE	55.4 m ²	52 m ²
06	STO., COCKLOFT - SSPARE BEDS	13.7 m ²	15 m ²
46	OFFICE	7.7 m ²	9.2 m ²
47	DAY ROOM	40 m ²	10 m ²
48/ 49	LUNCH ROOM/ KITCHEN	17.8 m ²	24 m ²
52	OFFICER'S DORM.	18.6 m ²	18 m ²
53	DORM.	23.7 m ²	30 m ²
53	DORM.	26.1 m ²	

Department Legend

- Operations - Maintenance Support
- Staff/Residential Facilities
- Building Services Spaces

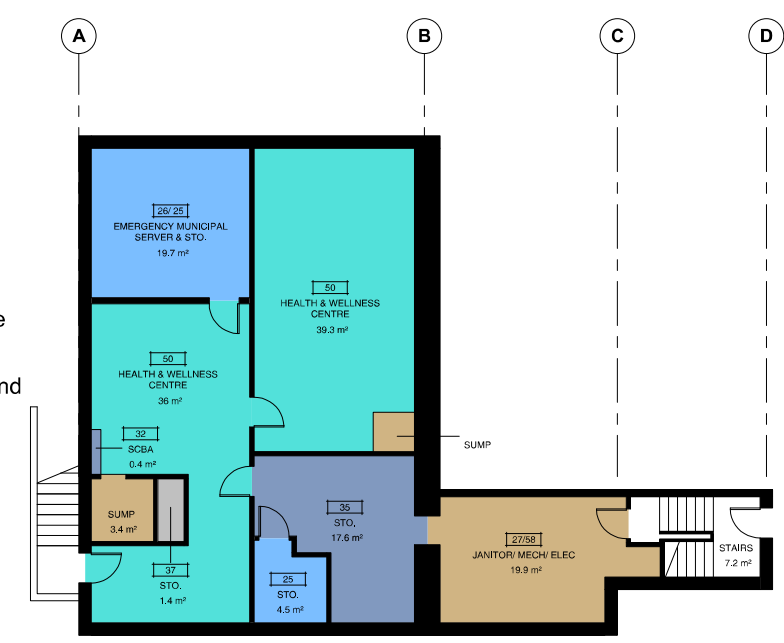


LEVEL 2

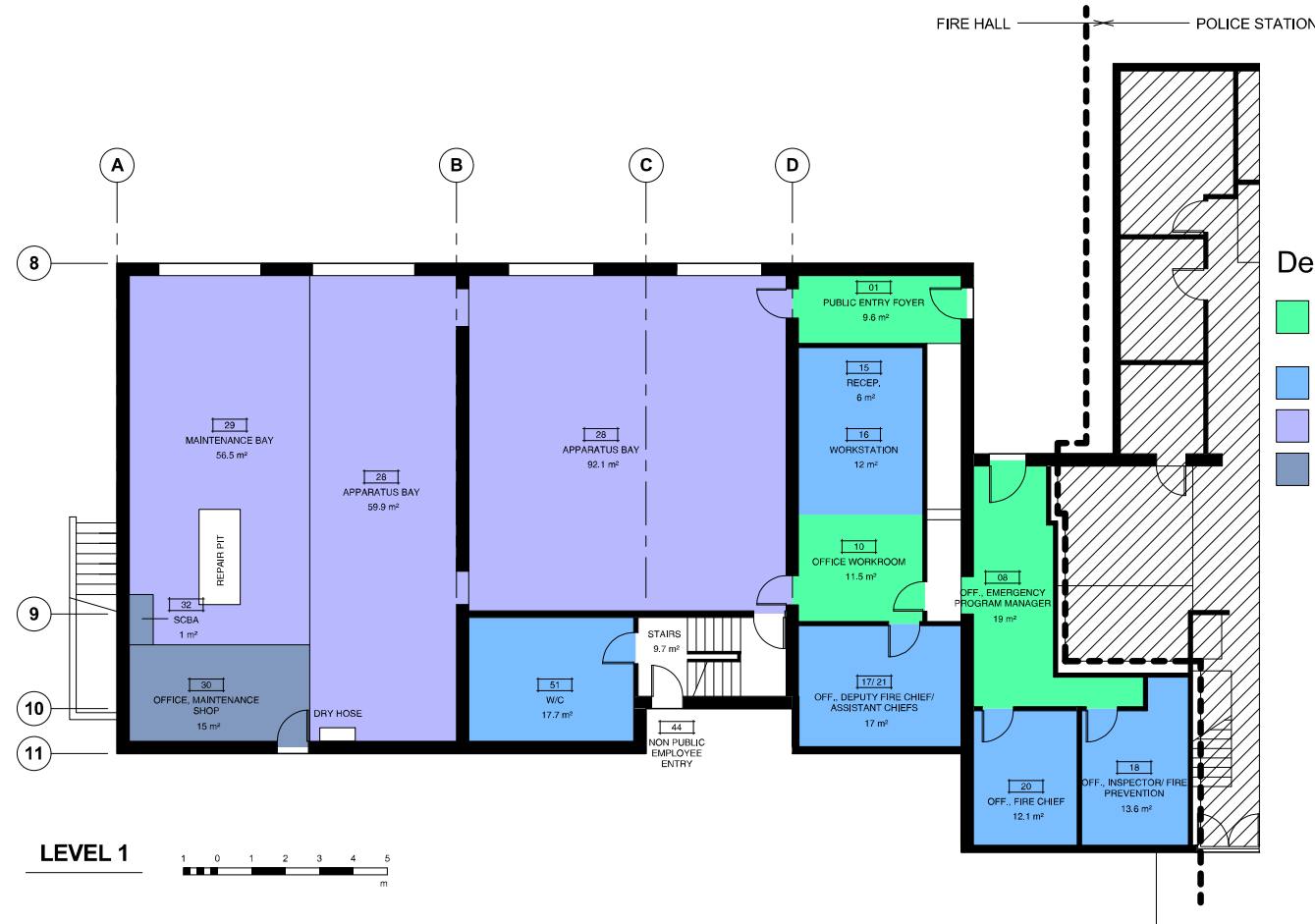
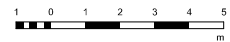


Department Legend

- Administrative Space
- Operations - Maintenance Support
- Operations - Equipment and Decontamination
- Staff/Residential Facilities
- Building Services Spaces



BASEMENT



LEVEL 1

Department Legend

- Public Entrance and Community Engagements
- Administrative Space
- Operations - Apparatus
- Operations - Maintenance Support



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OAK BAY FIRE HALL

1703 Monterey Ave,
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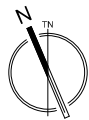
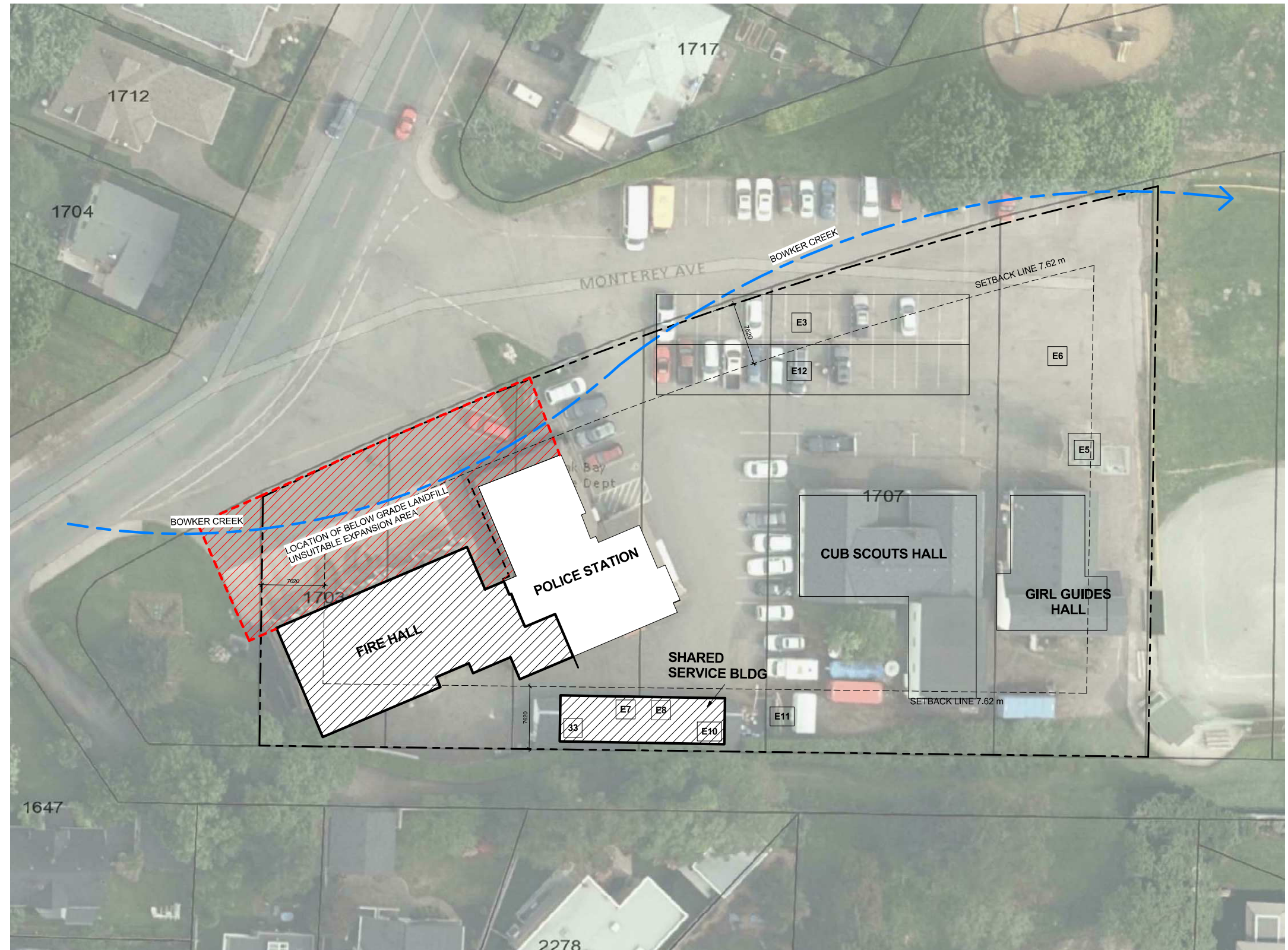
OPTION 1

EXISTING FLOOR PLANS

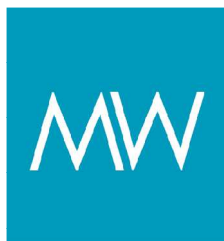
ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description					
Zoning	P-1 General Institutional Use				
Lot Area	5648.1 m ² (60,795.64 ft ²)				
Lot Coverage	Permitted	Existing			
	30%				
Building Setbacks		Front (North)	Rear (South)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (45.9 ft)				
Building Footprint	413.5 m ² (4,450.88 ft ²) Fire Hall + 112/2m ² (1,205.56/2 ft ²) Shared Service Building = 469.5 m ² (4,375.53 ft ²)				
Gross Floor Area	Basement: 185 m ² (1,991.32 ft ²) Fire Hall Level 1: 406.5 m ² (4,375.53 ft ²) Fire Hall + 112/2 m ² (1,205.56/2 ft ²) Shared Service Bldg. Level 2: 275 m ² (2,960.08 ft ²) Fire Hall				
	Total: 922.5 m ² (9,929.71 ft ²)				
Floor Area Ratio	Permitted	Existing		Proposed	
	1.00				

OPTION 2:

EXPANSION + RENOVATION OF THE EXISTING FIRE HALL IS NOT RECOMMENDED DUE TO THE SPACE AND OPENING LIMITATIONS OF THE APPARATUS BAYS AND SITE LIMITATIONS CAUSED BY EXISTING POOR SOIL QUALITY CREATED BY A PREVIOUS LAND FILL SITE. ADDITIONALLY, THIS AREA IS THE ORIGINAL EXISTING LOCATION OF BOWKER CREEK PERIODIC FLOODING OF THIS AREA THAT MAKES IT UNSUITABLE BUILDING EXPANSION AREA



SITE PLAN



Moore Wilson Architects

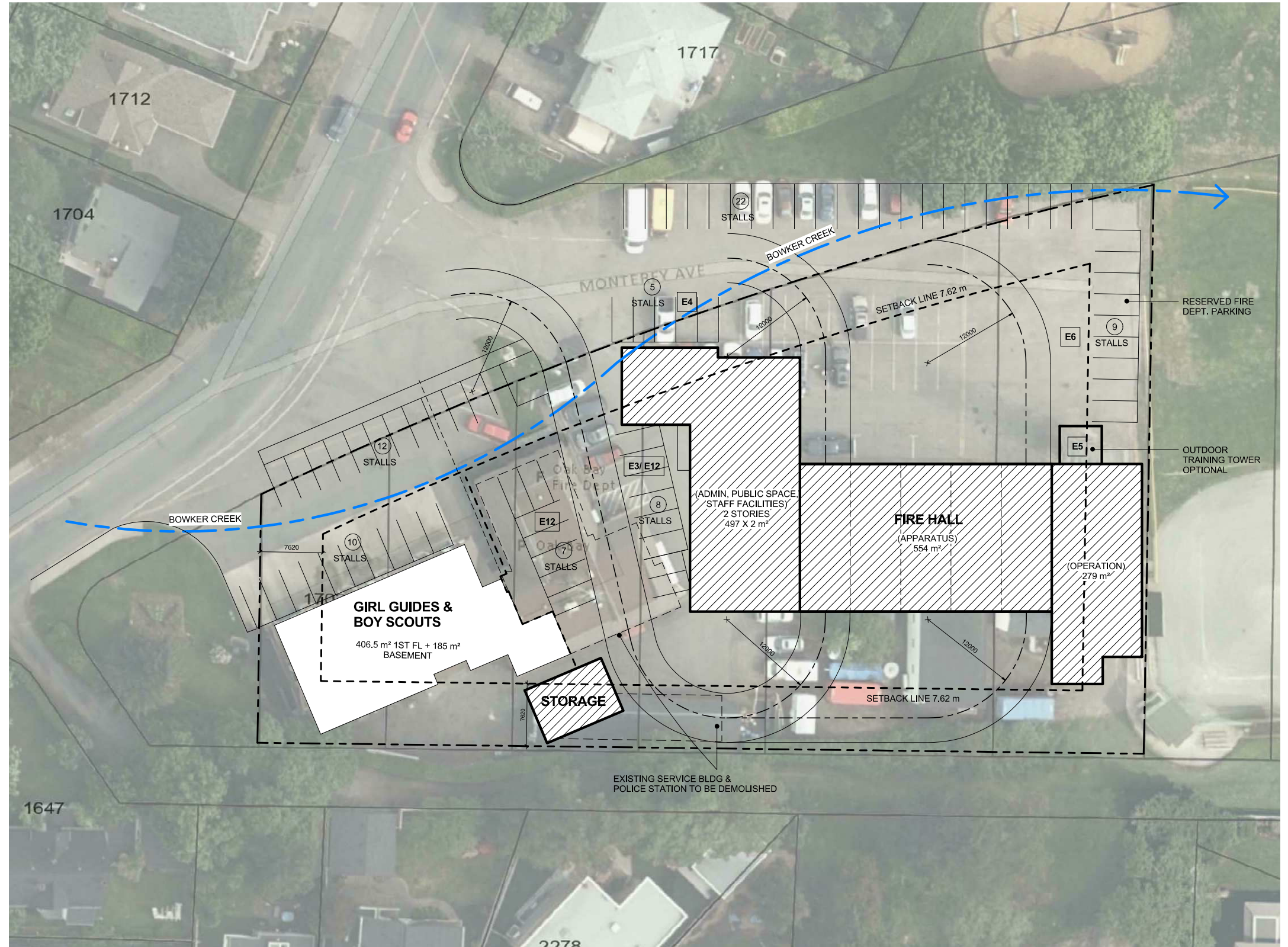
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OAK BAY FIRE HALL
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OPTION 2

**PROPOSED ADDITION
SITE PLAN**

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-1 General Institutional Use				
Lot Area	5648.1 m ² (60,795.64 ft ²)				
Lot Coverage	Permitted	Proposed			
	30%	32%			
Building Setbacks		Front (North)	Rear (South)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed	~ 0.6 m	~ 0.6 m	~ 0.6 m	
Building Height	Permitted	Proposed			
	14 m (45.9 ft)				
Building Footprint	Fire Hall & Storage	1400 m ²			
	Boy Scout	413.5 m ²			
Gross Floor Area	Fire Hall	Level 1: 1,330 m ² + 70 m ² Storage			
	Boy Scouts & Girl Guide	Level 1: 406.5 m ² Basement: 185 m ²			
Floor Area Ratio	Permitted	Proposed			
Parking	Existing	Proposed			
	25	48			
Total: 73 Stalls					



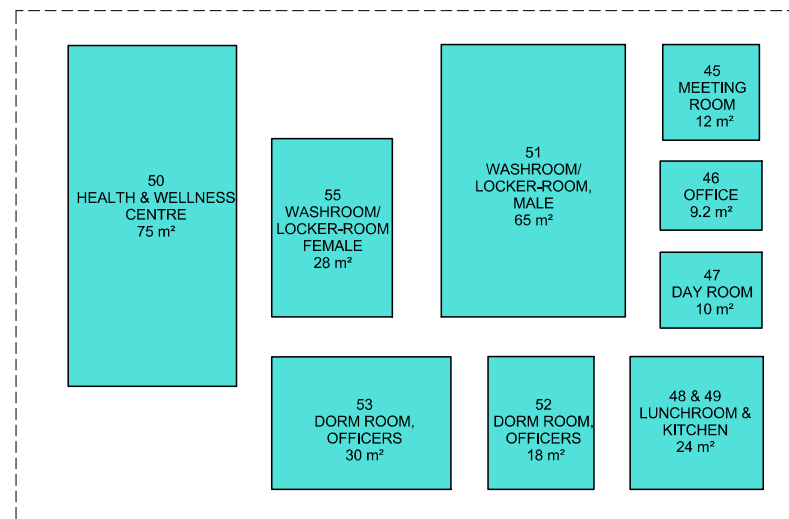
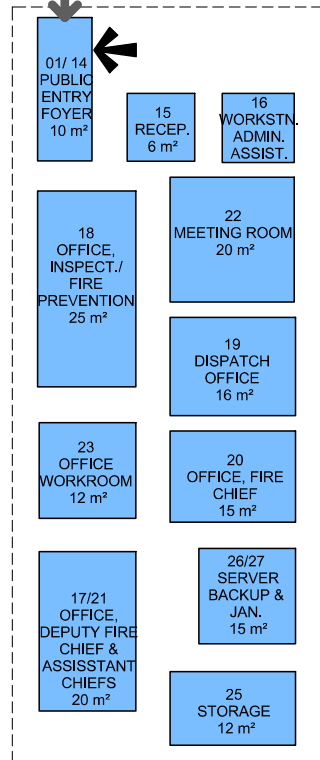
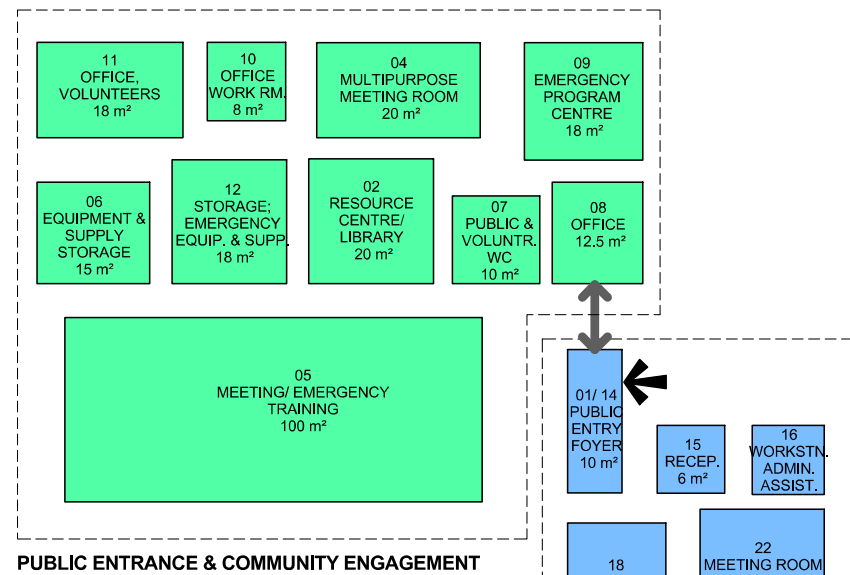
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OAK BAY FIRE HALL

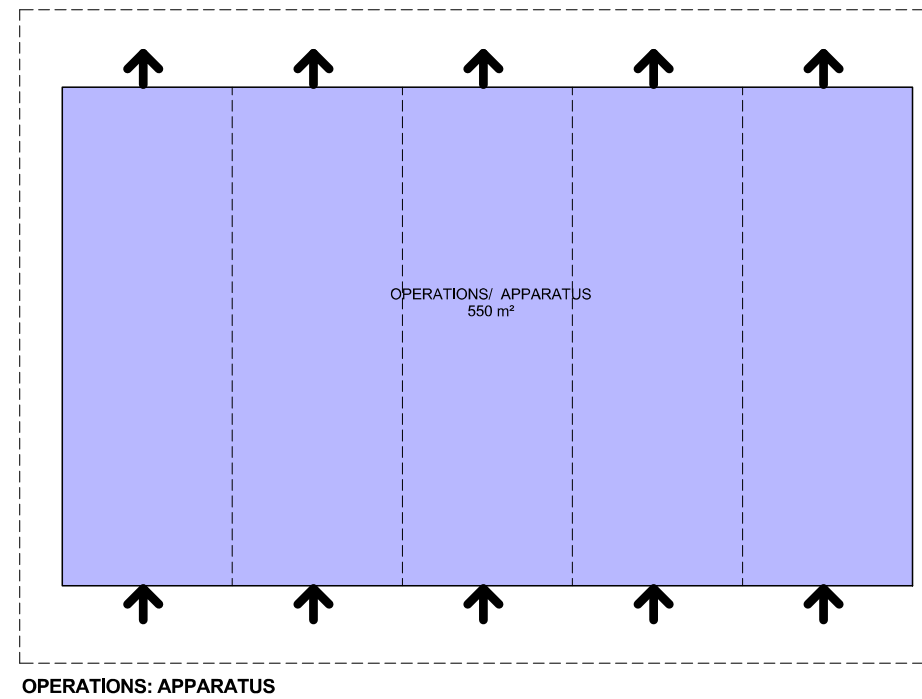
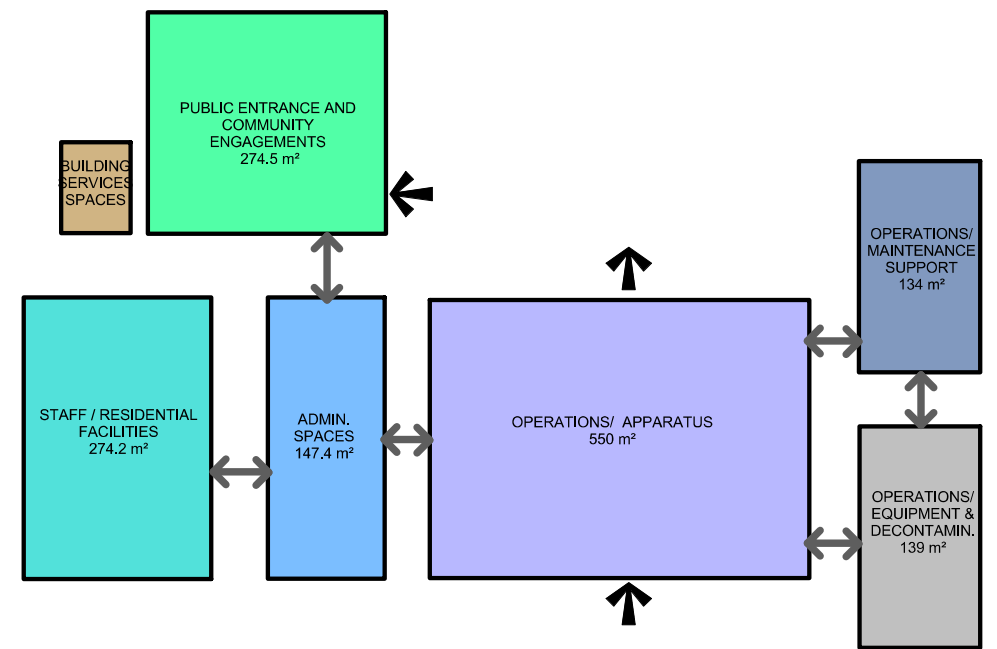
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OPTION 3

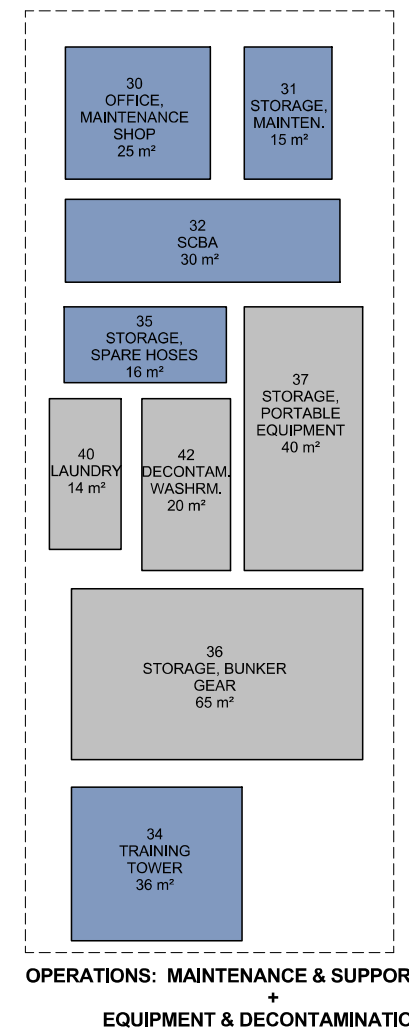
PROPOSED SITE PLAN



DEPARTMENT RELATIONSHIP DIAGRAM



SPACE RELATIONSHIP DIAGRAM

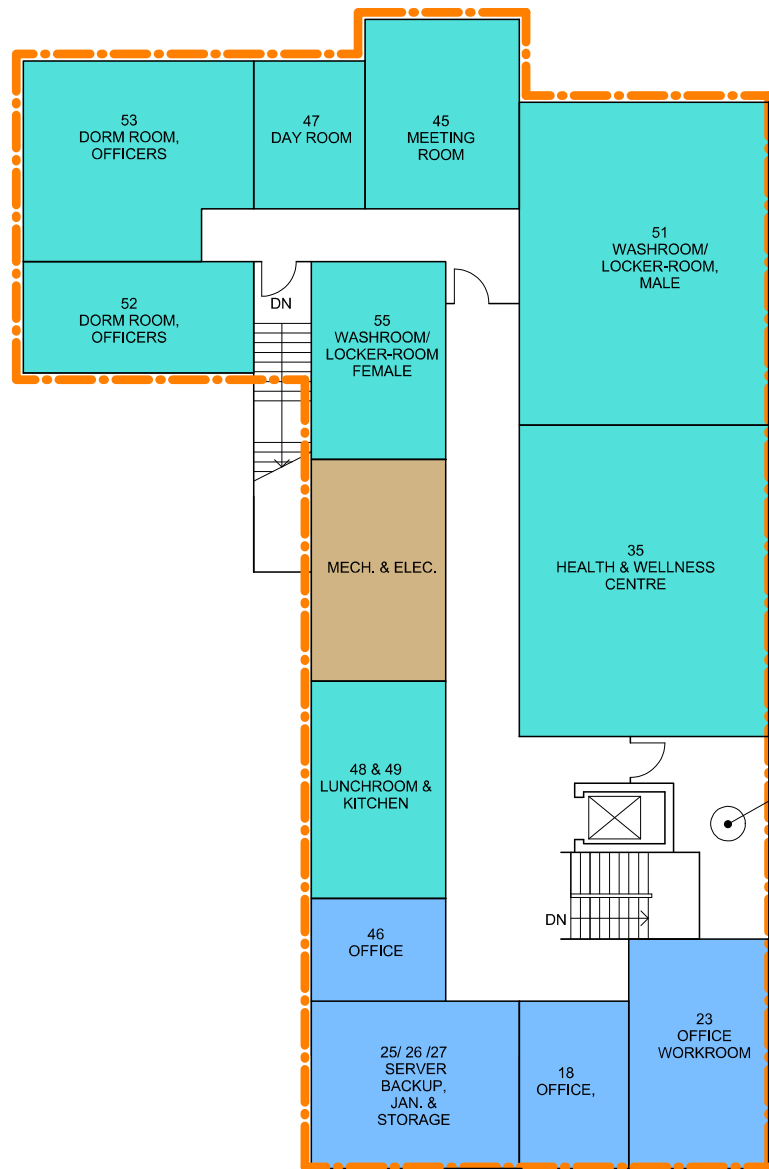


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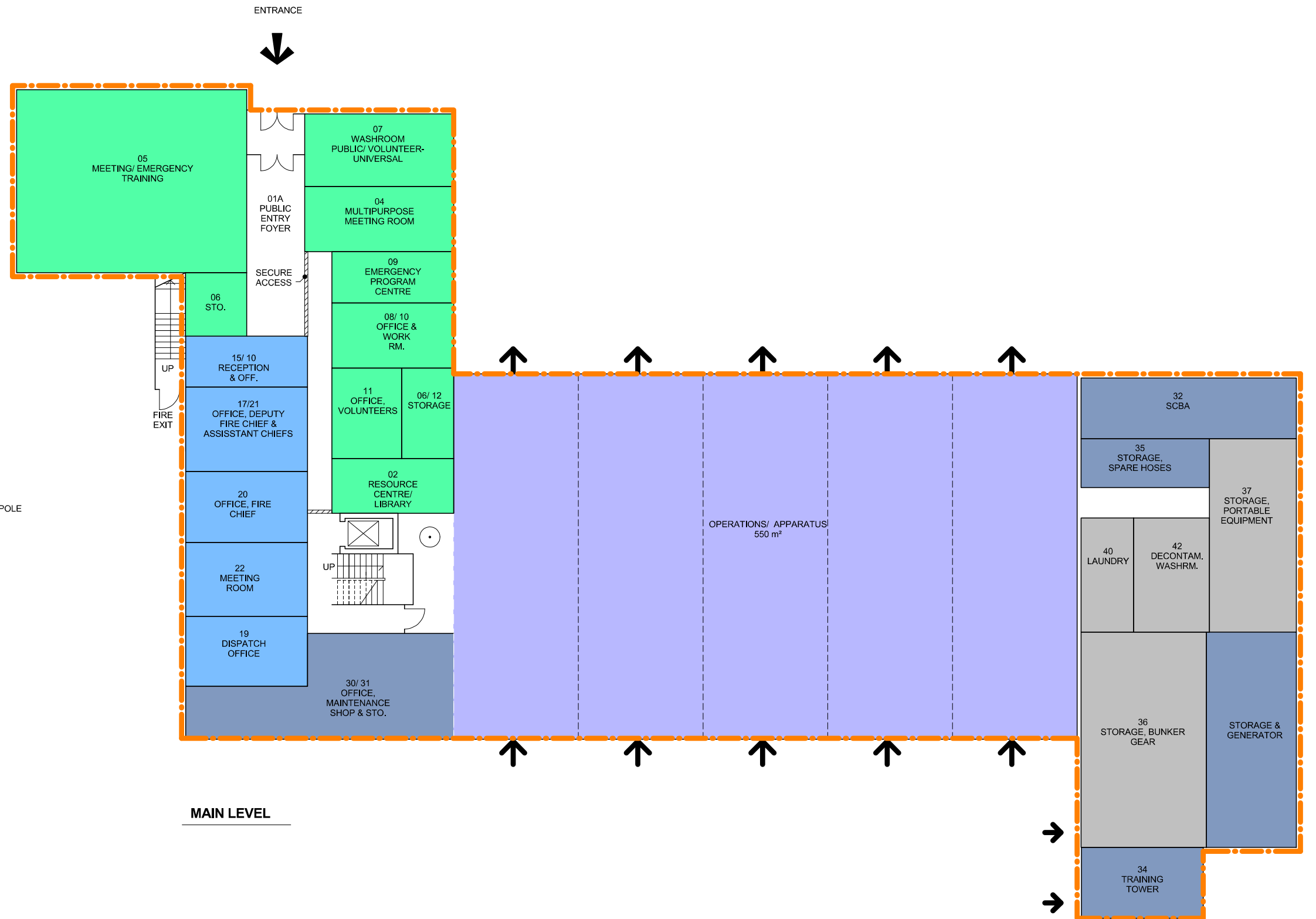
OAK BAY FIRE HALL
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OPTION 3

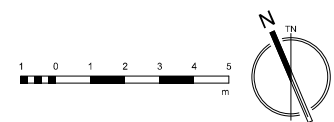
PROPOSED SPACE RELATIONSHIP DIAGRAM



LEVEL 2



MAIN LEVEL



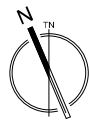
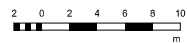
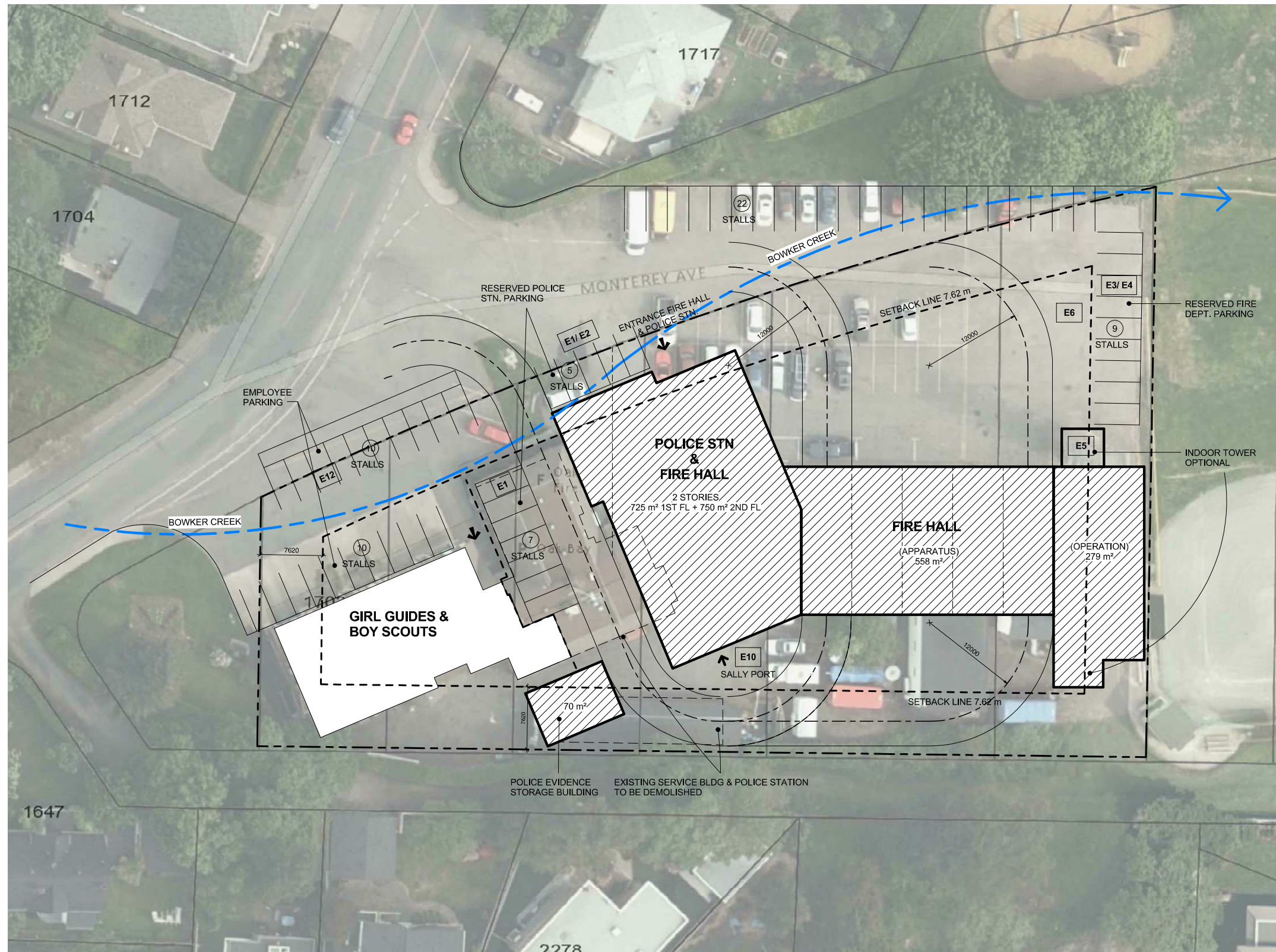
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OAK BAY FIRE HALL
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OPTION 3

PROPOSED FLOOR PLANS

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-1 General Institutional Use				
Lot Area	5648.1 m ² (60,795.64 ft ²)				
Lot Coverage	Permitted	Proposed			
	30%	36.2%			
Building Setbacks		Front (North)	Rear (South)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed	~ 4.0 m	~ 0.6 m	~ 0.6 m	
Building Height	Permitted	Proposed			
	14 m (45.9 ft)				
Building Footprint	Fire Hall & Police Stn + Evidence Storage 1632 m ²				
	Boy Scout & Girl Guide 413.5 m ²				
Gross Floor Area	Total = 2045.50 m ² (22,017.58 ft ²)				
	Police Stn & Fire Hall	Level 1: 1562 m ² + 70 m ² Evidence Storage			
	Boy Scouts & Girl Guide	Level 1: 406.5 m ² Level 2: 275 m ² Basement: 185 m ²			
	Total: 3,248.5 m ² (34,966.56 ft ²)				
Floor Area Ratio	Permitted	Proposed			
	1.00	0.57			
Parking	Existing	Proposed			
	22	41			
	Total: 63 Stalls				



SITE PLAN



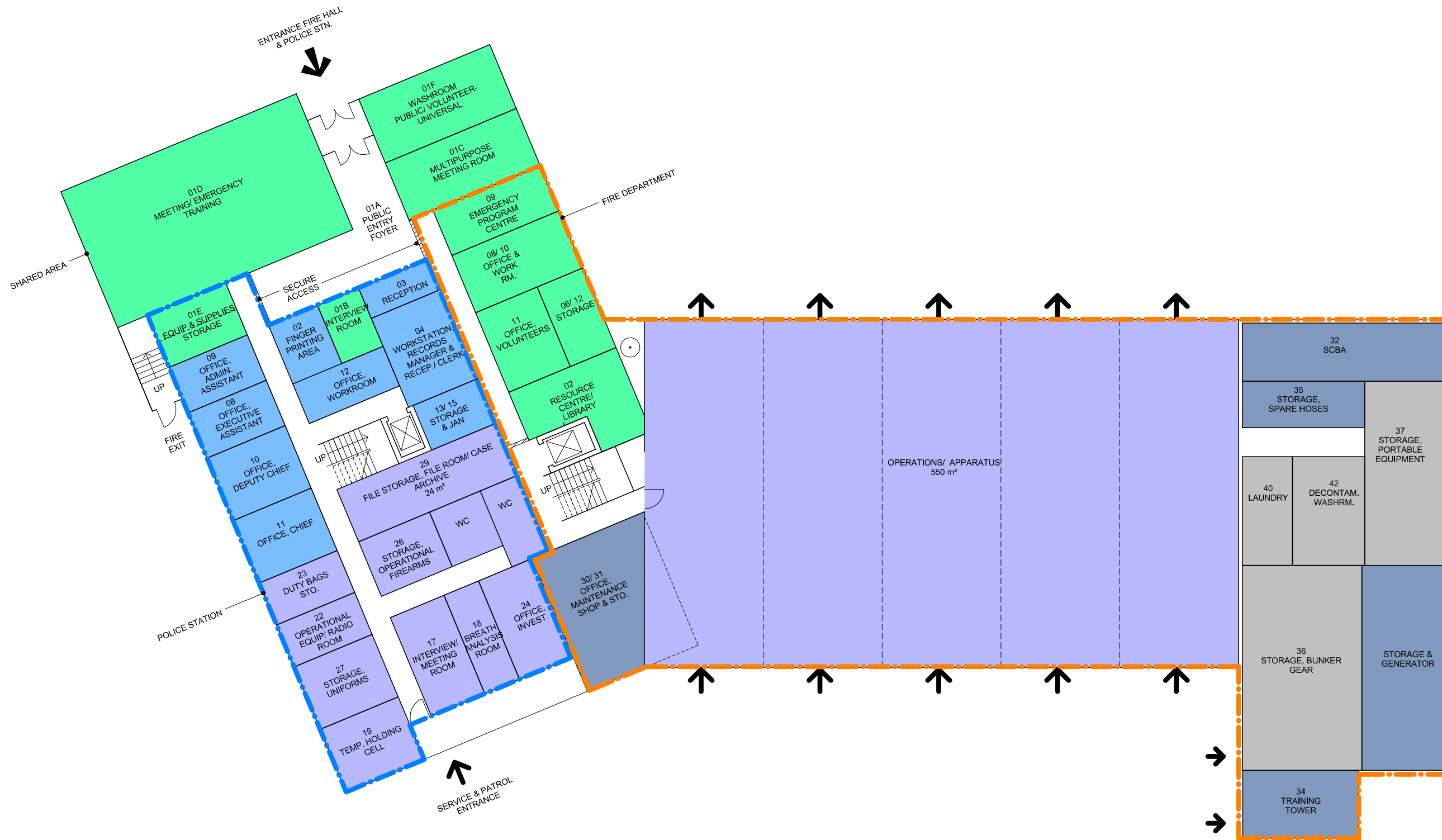
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OAK BAY FIRE HALL & POLICE STATION

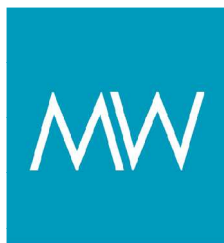
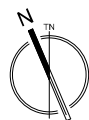
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OPTION 4A

PROPOSED SITE PLAN



MAIN LEVEL



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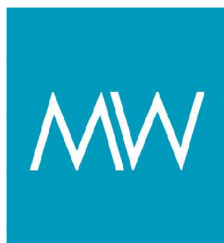
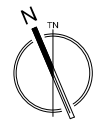
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OPTION 4A

**PROPOSED MAIN LEVEL
FLOOR PLAN**



LEVEL 2



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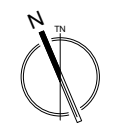
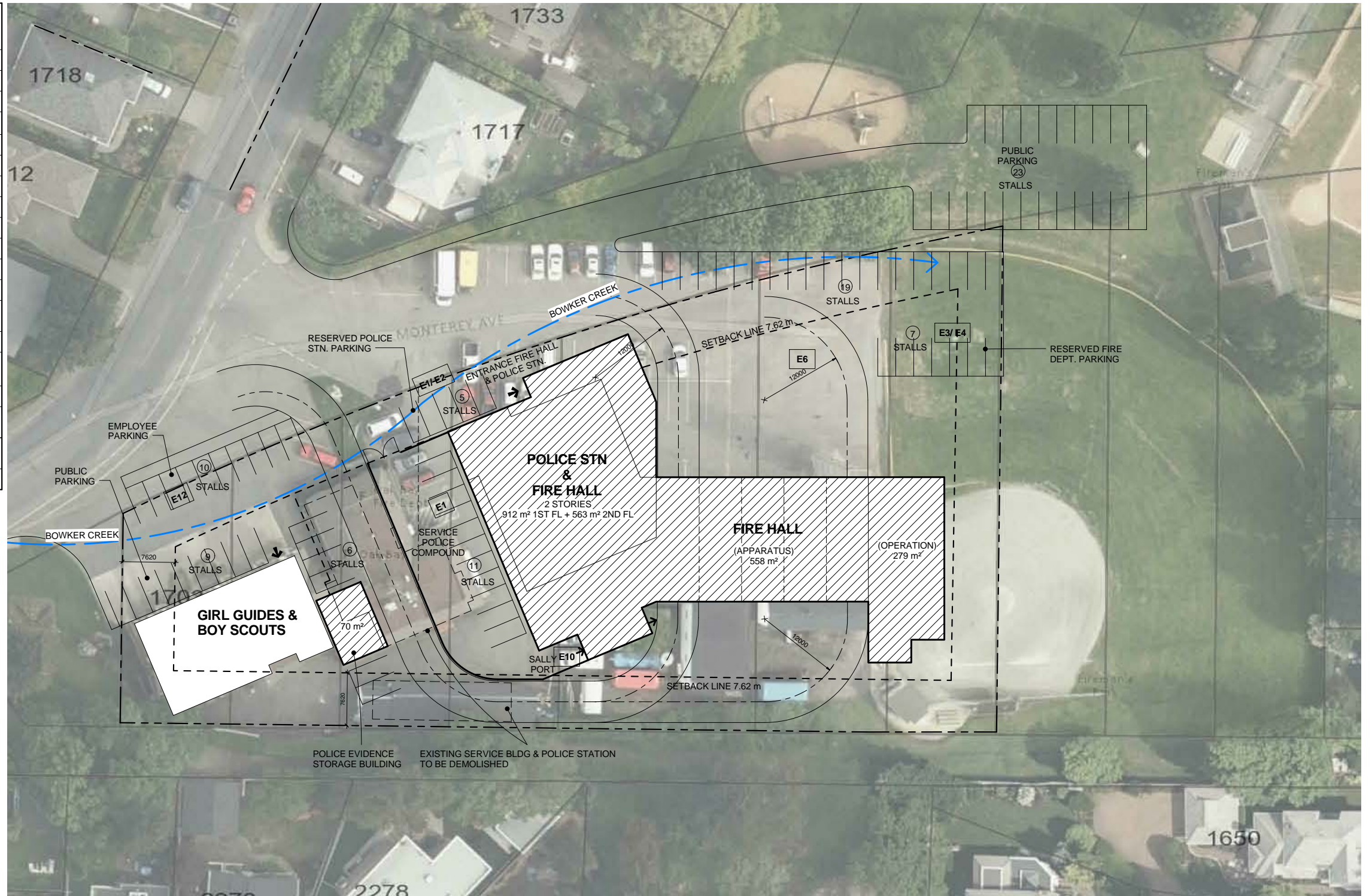
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OPTION 4A

**PROPOSED LEVEL 2
FLOOR PLAN**

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-1 General Institutional Use				
Lot Area	6,940 m ² (74,701.54 ft ²)				
Lot Coverage	Permitted	Proposed			
	30%	31.3%			
Building Setbacks		Front (North)	Rear (South)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed	-4.0 m	-0.6 m	-0.6 m	
Building Height	Permitted	Proposed			
	14 m (45.9 ft)				
Building Footprint	Fire Hall & Police Stn + Evidence Storage 1812 m ² Boy Scout & Girl Guide 364 m ² Total = 2,176 m ² (23,422.27 ft ²)				
Gross Floor Area	Police Stn & Fire Hall	Level 1: 1742 m ² + 70 m ² Evidence Storage Level 2: 563 m ²			
	Boy Scouts & Girl Guide	Level 1: 357 m ² Level 2: 275 m ² Basement: 185 m ²			
	Total:	3,192 m ² (34,358.4 ft ²)			
Floor Area Ratio	Permitted	Proposed			
	1.00	0.46			
Parking	Existing	Proposed			
	10	80			
	Total:	90 Stalls			



SITE PLAN

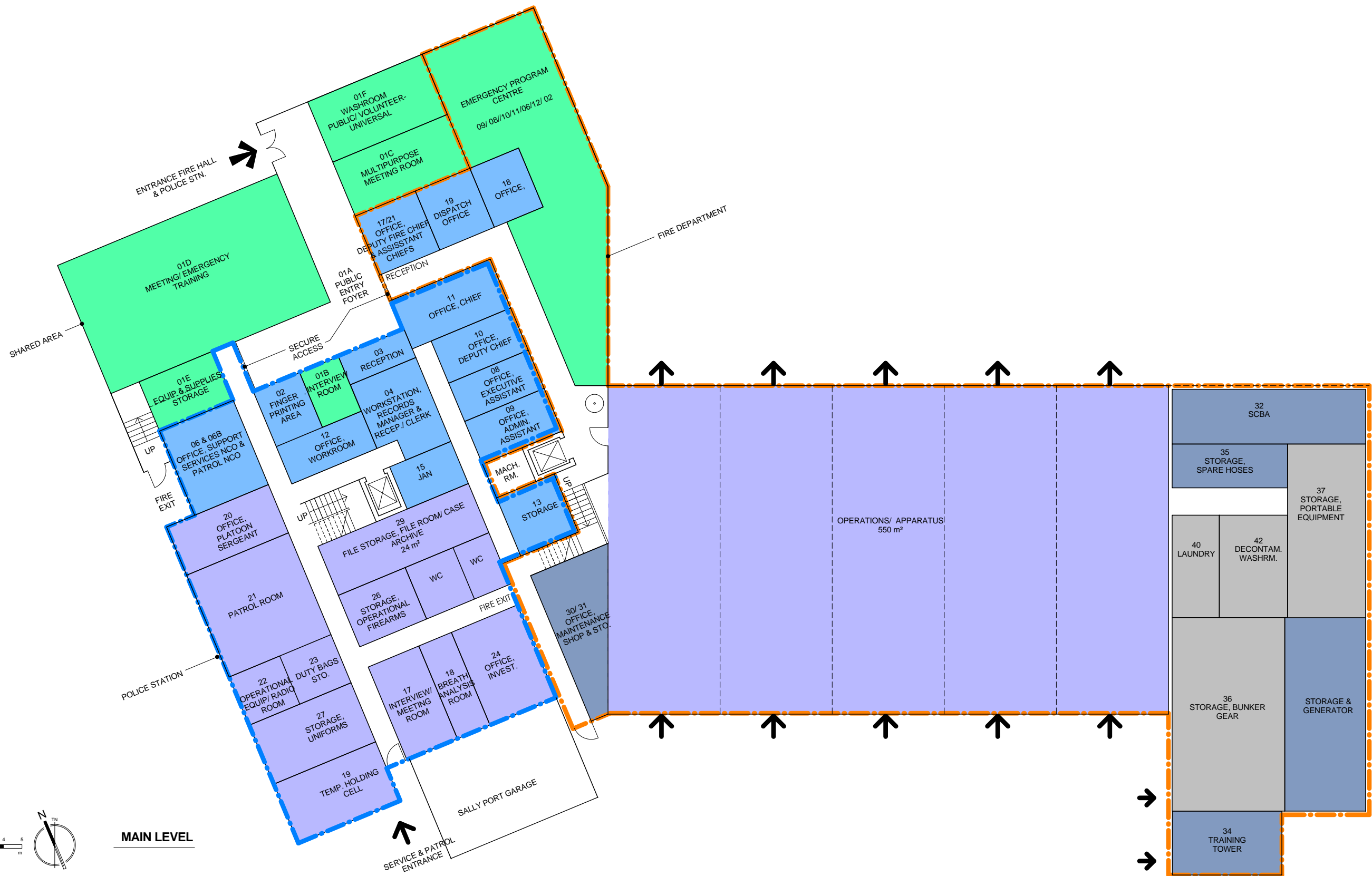


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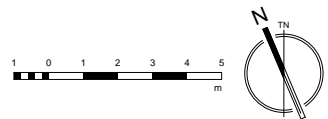
OAK BAY FIRE HALL & POLICE STATION
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OPTION 4B

PROPOSED SITE PLAN



MAIN LEVEL

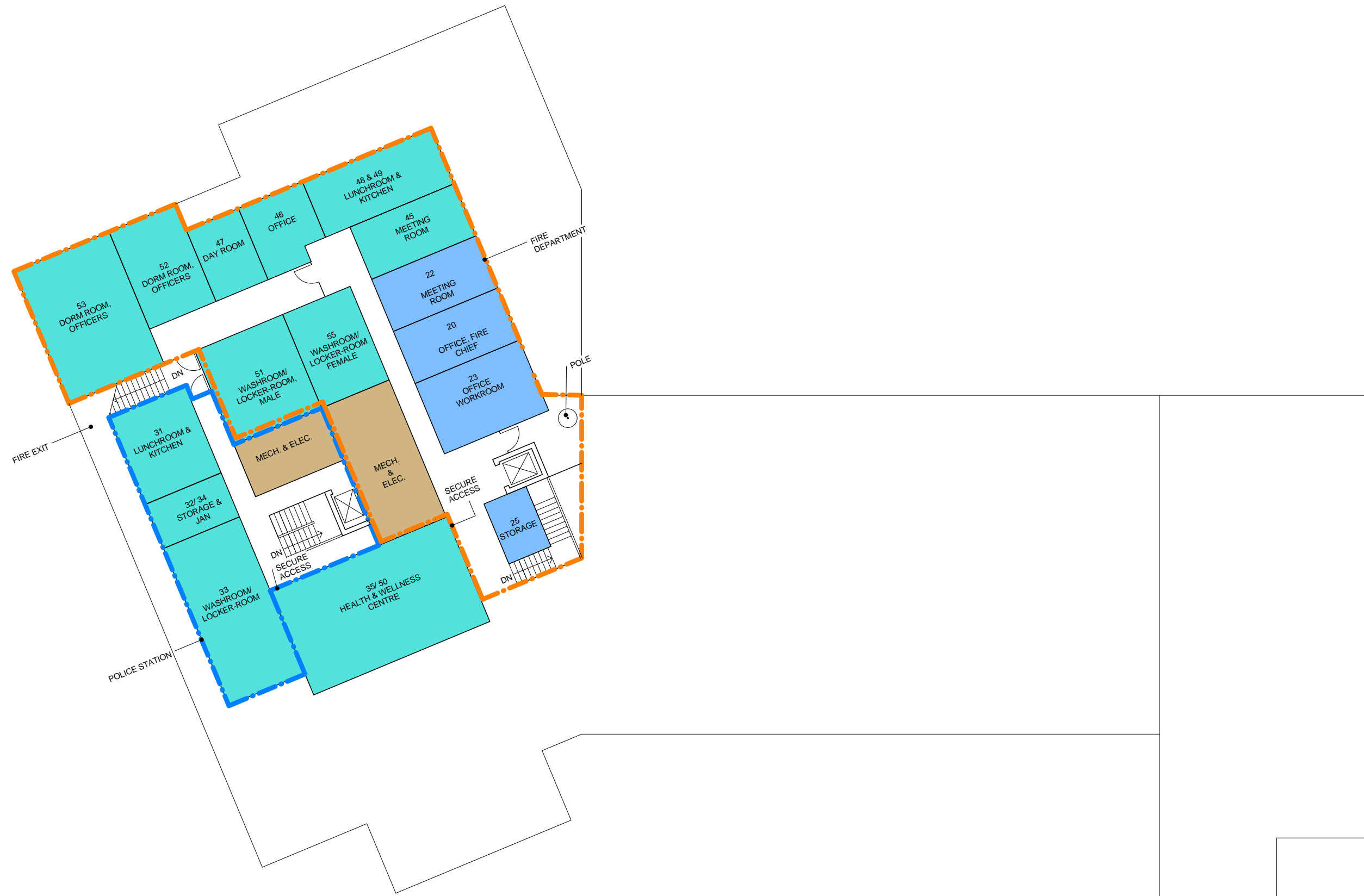


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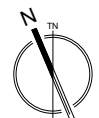
OAK BAY FIRE HALL & POLICE SATION
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OPTION 4B

**PROPOSED MAIN LEVEL
FLOOR PLAN**



LEVEL 2



OAK BAY FIRE HALL & POLICE SATION
 1703 Monteray Ave,
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OPTION 4B

PROPOSED LEVEL 2
 FLOOR PLAN



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F. Police Department

The fire and police department are both located at 1703 Monterey Avenue. In 1958 a 1,950 ft² police station was adjoined to the east, followed by a two more small additions. The police station consists of staff offices and kitchen, interview rooms, a holding cell, records, evidence, lockers, storage, washrooms, change rooms, and a meeting area.

This Police building would be considered a Group D Classification without Detention Quarters. By current code the building exceeds the allowable area for a building without sprinkler fire suppression. Additionally, the floor assembly and supporting structure are required to have a 45min fire resistance rating.

Option 1:

The existing building is very functionally deficient in the spaces required, as well as lacking in needed functional adjacencies, security and privacy. The building also requires significant upgrades that are reflective of the buildings age, and we note that the cost of upgrading for current fire resistance ratings and seismic upgrades have not been included, as they would be significant cost as a renovation. These important building life safety code requirements are fundamental to a Public Service Building, however, the current Police Station area provides for only 50% of the Police Station's spatial/functional needs. For this reason we do not recommend the code upgrades unless the building. For the basic maintenance of this building for 20 years is estimated at \$810,000.00

Option 2:

This option is not recommended to be explored as upgrades to the existing building would require a complete gutting and rebuild. We don't recommend this as a feasible solution given the level of below grade water tables and limitations of the building form.

Option 3:

The replacement of the Police Station in a 2-storey stand alone facility, could be accommodated on the site, while providing some site separation of the public and secure staff vehicle areas. The

intention of this option is to demonstrate the areas footprint and costs associated with providing a replacement building on this site. Should the Boy Scouts and Girl Guide buildings be removed in this Option, additional area would be provided for the Fire and Police Department needs and for public parking.

Option 4A:

This option offers some shared amenities with the Fire Department in the public access area of the building. This flexibility allows for the 2 departments to book the meeting spaces for training and community meetings without bringing the public into secure areas. Additionally, Police Station functions such as finger printing can remain near the Administration check-in area, allowing staff to come into the public area and interact in this area of the building.

In this concept plan, most of the Police functional rooms are located on the main floor, with a rear entrance for patrol staff, services and the sally port. The separation on site between public areas and staff areas is essential in the planning of a new facility.

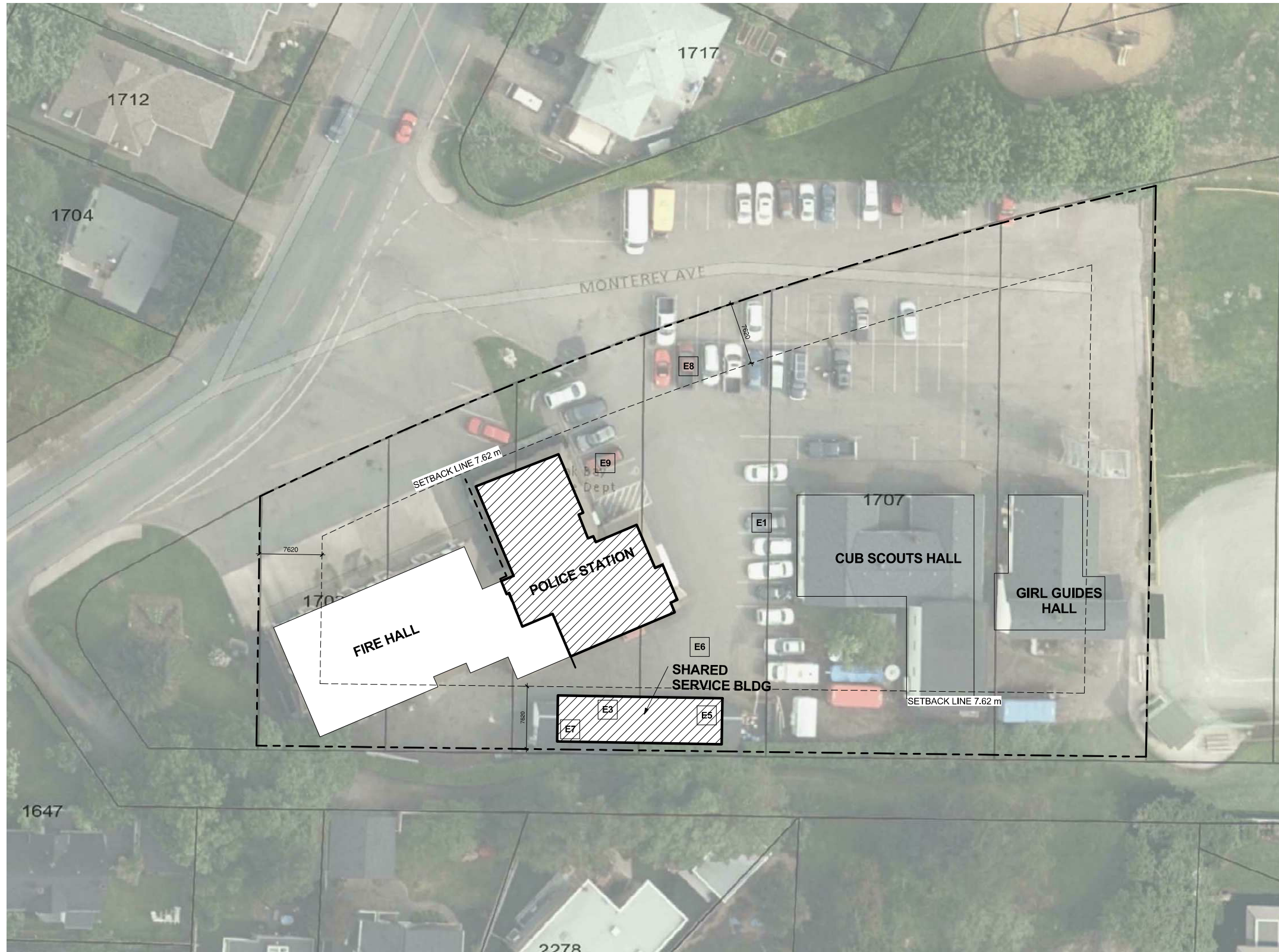
The concept layouts are to demonstrate the area needed to provide a new facility and the associated cost. The layouts would need to be explored further as a separate cost.

Option 4B:

This option demonstrates the site functionality improvements with a larger site. This plans shows expansion into the adjacent ball diamond. This option allows for the Police and Fire Department to locate all of the required functionally operational spaces on the main floor as needed. The Police would be able to have a secured patrol parking area adjacent to their facility access, which is not possible in the current site area. This arrangement also would provided for more site public parking for the park, Girl Guides and Boy Scouts. The staff parking needs for the fire and police department would also be increased. The Municipality would need to determine if the ball diamond can be facilitated for on another park site, in order for this option to be considered.



ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-1 General Institutional Use				
Lot Area	5648.1 m ² (60,795.64 ft ²)				
Lot Coverage	Permitted	Existing			
	30%	24%			
Building Setbacks		Front (North)	Rear (South)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed				
Building Height	Permitted	Proposed			
	14 m (45.9 ft)				
Building Footprint	Police Stn	316.65 m ²			
	Fire Hall	413.5 m ²			
	Boy Scout & Girl Guide	505 m ²			
	Shared Service Bldg.	112 m ²			
	Total	1,347.15 m² (14,500.6 ft²)			
Gross Floor Area	Police Station	Level 1: 310 m ² + 112 m ² Shared Service Bldg Basement: 168.35 m ²			
	Fire Hall	Level 1: 406.5 m ² Level 2: 275 m ² Basement: 185 m ²			
	Boy Scouts & Girl Guide	Level 1: ~ 505 m ² Level 2: ~ 180 m ²			
	Total	2,141.85 m² (23,054.68 ft²)			
	Floor Area Ratio	Permitted	Existing	Proposed	
	1.00	0.38			



SITE PLAN



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OAK BAY POLICE STATION
1703 Monterey Ave,
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OPTION 1

EXISTING SITE PLAN

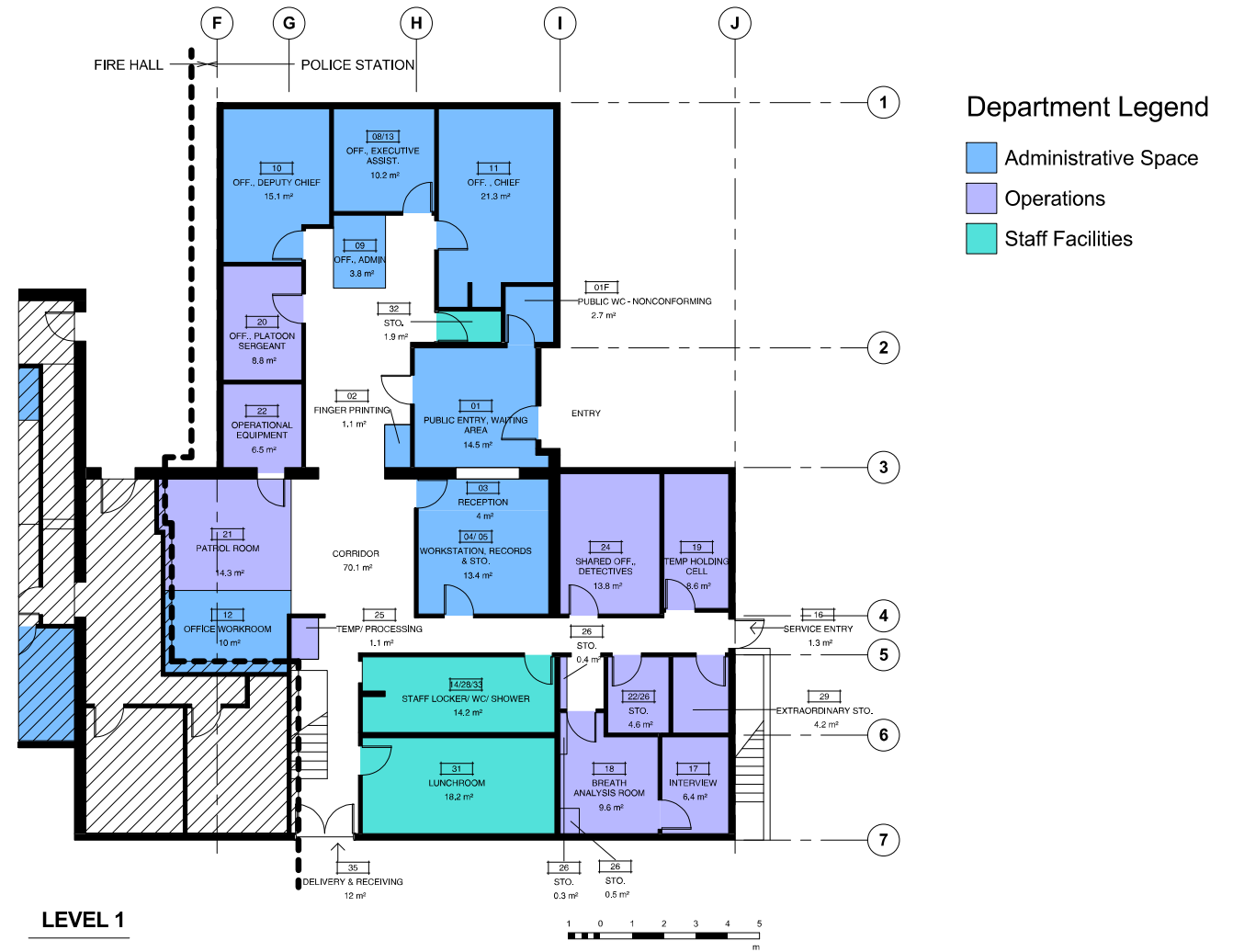
ADDITIONAL FUNCTIONAL NEEDS SPACES - POLICE STATION NOT PROVIDED IN EXISTING BUILDING					
DEPARTMENT	SPACE				
PUBLIC ENTRANCE AND COMMUNITY ENGAGEMENTS	01A Public Entry Foyer 10 m ²	01B Multipurpose Interview Room 10 m ²	01C Multipurpose Meeting Room 20 m ²	01D Meeting/Emergency Training Room 100 m ²	01E Equipment and Supply Storage 15 m ²
STAFF FACILITIES	35 Health & Wellness Centre 70 m ²	06B Patrol NCO			
EXTERIOR SPACE REQUIREMENTS	E10 Sally Port 35 m ²				

ROOM SCHEDULE - POLICE STATION			
Number	Name	Area	Proposed Area

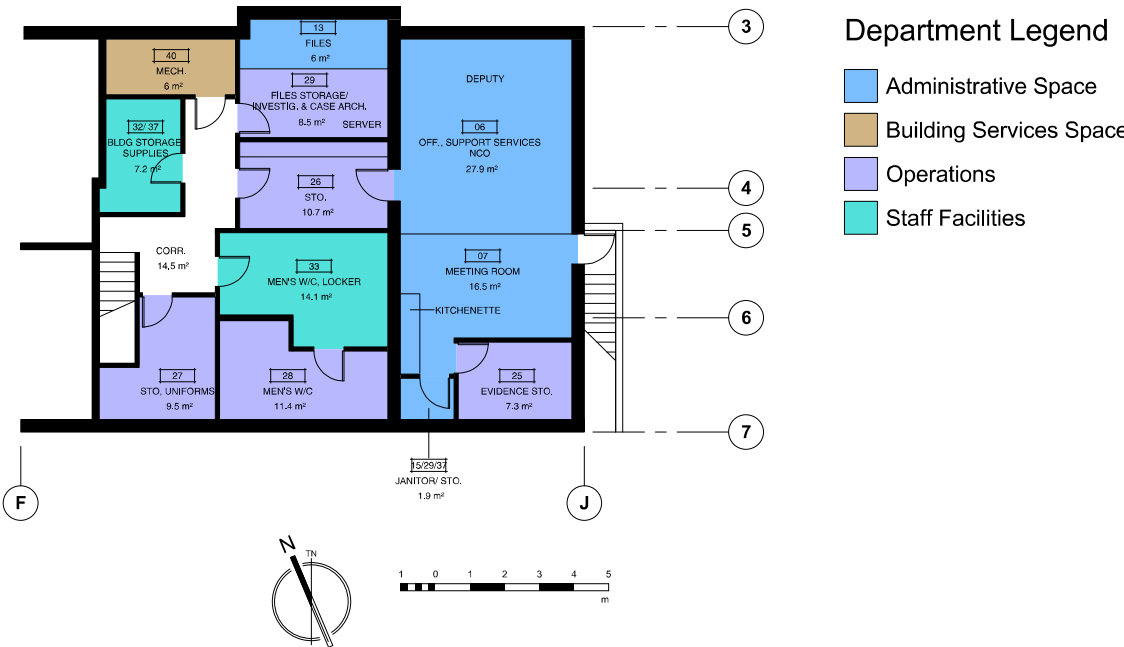
ROOM SCHEDULE - POLICE STATION			
Number	Name	Area	Proposed Area

BASEMENT			
Number	Name	Area	Proposed Area
06	CORR.	14.5 m ²	20 m ²
07	OFF., SUPPORT SERVICES NCO	27.9 m ²	20 m ²
13	MEETING ROOM	16.5 m ²	24 m ²
15/29/37	FILES	6 m ²	6 m ²
25	JANITOR/ STO.	1.9 m ²	3 m ²
26	EVIDENCE STO.	7.3 m ²	15 m ²
27	STO.	10.7 m ²	10 m ²
28	STO. UNIFORMS	9.5 m ²	20 m ²
29	MEN'S W/C	11.4 m ²	8 m ²
32/ 37	FILES STORAGE/ INVESTIG. & CASE ARCH.	8.5 m ²	24 m ²
33	BLDG STORAGE, SUPPLIES	7.2 m ²	20 m ²
35	MEN'S W/C, LOCKER	14.1 m ²	30 m ²
40	MECH.	6 m ²	12 m ²

LEVEL 1			
Number	Name	Area	Proposed Area
01	CORRIDOR	70.1 m ²	0 m ²
01F	PUBLIC ENTRY, WAITING AREA	14.5 m ²	0 m ²
02	PUBLIC WC	2.7 m ²	0 m ²
03	FINGER PRINTING	1.1 m ²	7.5 m ²
04/ 05	RECEPTION	4 m ²	4 m ²
04/ 05	WORKSTATION, RECORDS & STO.	13.4 m ²	18.8 m ²
08/13	OFF., EXECUTIVE ASSIST.	10.2 m ²	9.2 m ²
09	OFF., ADMIN	3.8 m ²	9.2 m ²
10	OFF., DEPUTY CHIEF	15.1 m ²	15 m ²
11	OFF., CHIEF	21.3 m ²	15 m ²
12	OFFICE WORKROOM	10 m ²	10 m ²
14/28/33	STAFF LOCKER/ WC/ SHOWER	14.2 m ²	8 m ²
16	SERVICE ENTRY	1.3 m ²	5 m ²
17	INTERVIEW	6.4 m ²	20 m ²
18	BREATH ANALYSIS ROOM	9.6 m ²	8 m ²
19	TEMP HOLDING CELL	8.6 m ²	18 m ²
20	OFF., PLATOON SERGEANT	8.8 m ²	15 m ²
21	PATROL ROOM	14.3 m ²	30.5 m ²
22	OPERATIONAL EQUIPMENT	6.5 m ²	30 m ²
22/26	STO.	4.6 m ²	0 m ²
24	SHARED OFF., DETECTIVES	13.8 m ²	24 m ²
25	TEMP/ PROCESSING	1.1 m ²	
26	STO.	0.3 m ²	
26	STO.	0.5 m ²	
26	STO.	0.4 m ²	
29	EXTRAORDINARY STO.	4.2 m ²	0 m ²
31	LUNCHROOM	18.2 m ²	20 m ²
32	STO.	1.9 m ²	10 m ²
35	DELIVERY & RECEIVING	12 m ²	12 m ²



LEVEL 1



BASEMENT



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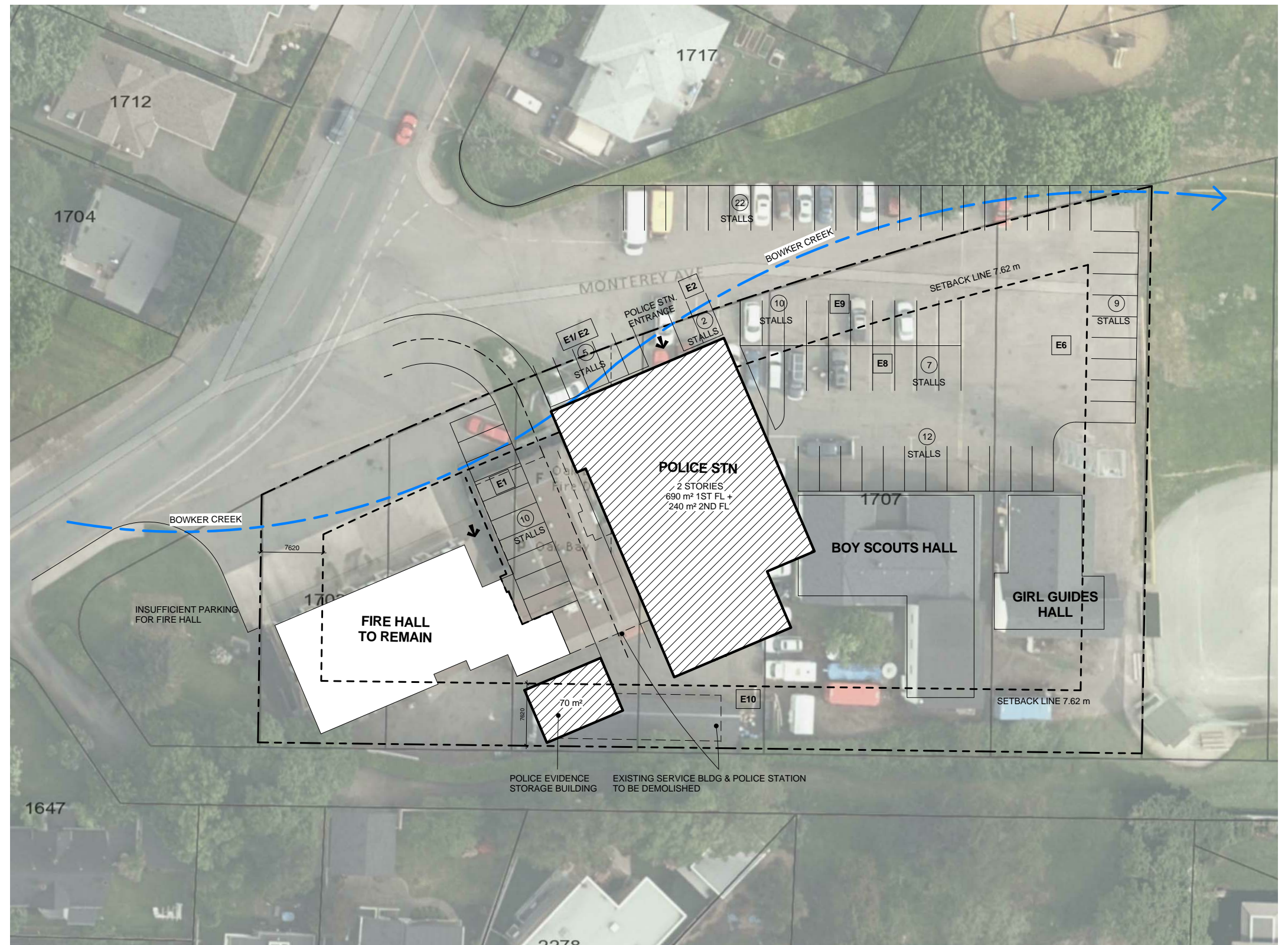
OAK BAY POLICE STATION

1703 Monterey Ave,
Victoria B.C.

OPTION 1

EXISTING FLOOR PLANS

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-1 General Institutional Use				
Lot Area	5648.1 m ² (60,795.64 ft ²)				
Lot Coverage	Permitted	Proposed			
	30%	30%			
Building Setbacks		Front (North)	Rear (South)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed	- 4.0 m	- 0.6 m	- 0.6 m	
Building Height	Permitted	14 m (45.9 ft)			
	Proposed				
Building Footprint	Police Stn & Evidence Storage	790 m ²			
	Fire Hall	413.5 m ²			
	Boy Scout & Girl Guide	505 m ²			
	Total=	1,708.5 m² (18,390.14 ft²)			
Gross Floor Area	Police Station	Level 1: 720 m ² + 70 m ² Evidence Storage Level 2: 240 m ²			
	Fire Hall	Level 1: 406.5 m ² Level 2: 275 m ² Basement: 185 m ²			
	Boy Scouts & Girl Guide	Level 1: - 505 m ² Level 2: - 180 m ²			
	Total:	2,581.5 m ² (27,787.03 ft ²)			
Floor Area Ratio	Permitted	1.00			
	Proposed	0.46			
Parking	Existing	39			
	Proposed	38			
Total: 77 Stalls					



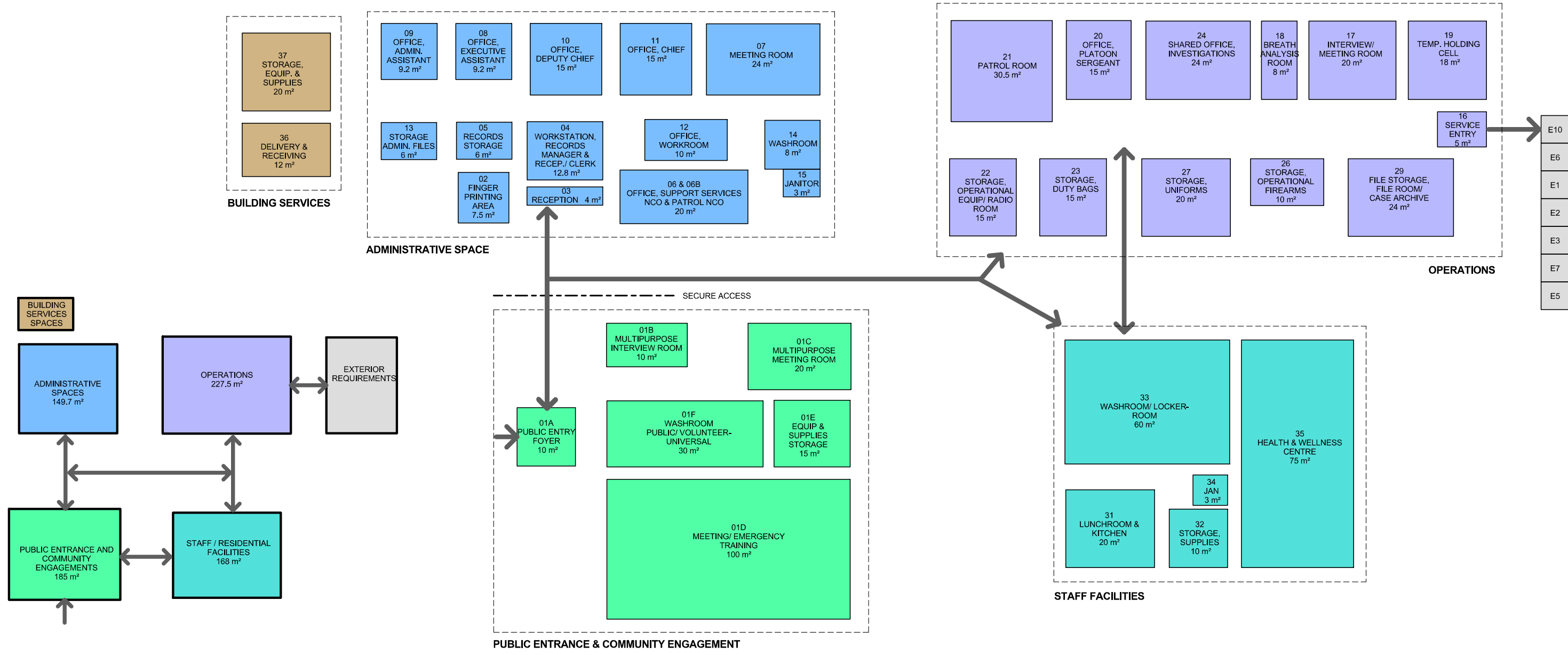
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OAK BAY POLICE STATION

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OPTION 3

PROPOSED SITE PLAN



DEPARTMENT RELATIONSHIP DIAGRAM

SPACE RELATIONSHIP DIAGRAM



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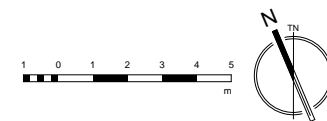
OPTION 3

PROPOSED SPACE RELATIONSHIP DIAGRAM



LEVEL 2

MAIN LEVEL



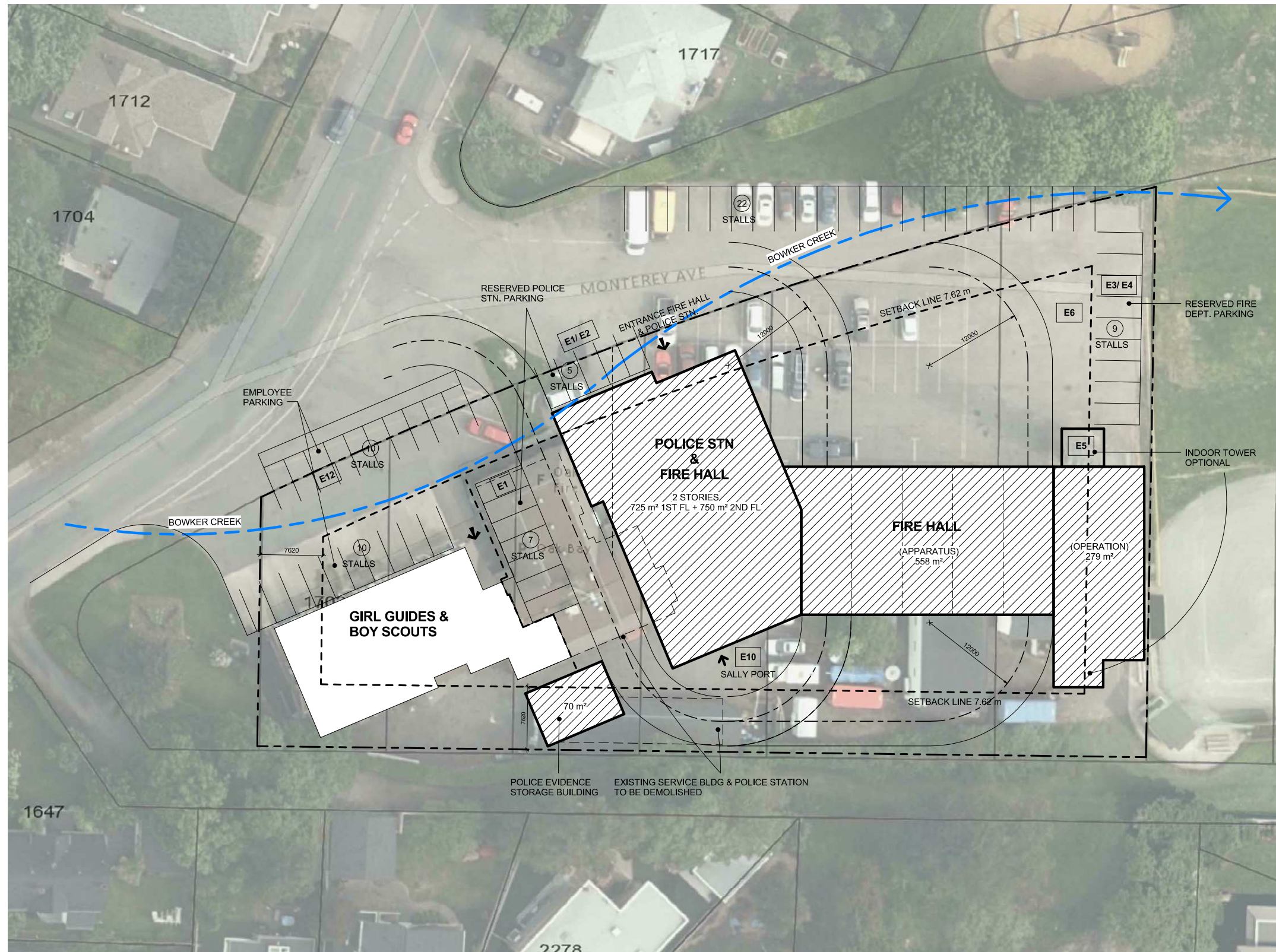
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OAK BAY POLICE STATION
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OPTION 3

PROPOSED FLOOR PLANS

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-1 General Institutional Use				
Lot Area	5648.1 m ² (60,795.64 ft ²)				
Lot Coverage	Permitted	Proposed			
	30%	36.2%			
Building Setbacks		Front (North)	Rear (South)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed	~ 4.0 m	~ 0.6 m	~ 0.6 m	
Building Height	Permitted	Proposed			
	14 m (45.9 ft)				
Building Footprint	Fire Hall & Police Stn + Evidence Storage 1632 m ²				
	Boy Scout & Girl Guide 413.5 m ²				
Gross Floor Area	Total = 2045.50 m ² (22,017.58 ft ²)				
	Police Stn & Fire Hall	Level 1: 1562 m ² + 70 m ² Evidence Storage			
	Boy Scouts & Girl Guide	Level 1: 406.5 m ²			
Floor Area Ratio	Permitted	Proposed			
	1.00	0.57			
Parking	Existing	Proposed			
	22	41			
	Total: 63 Stalls				



SITE PLAN



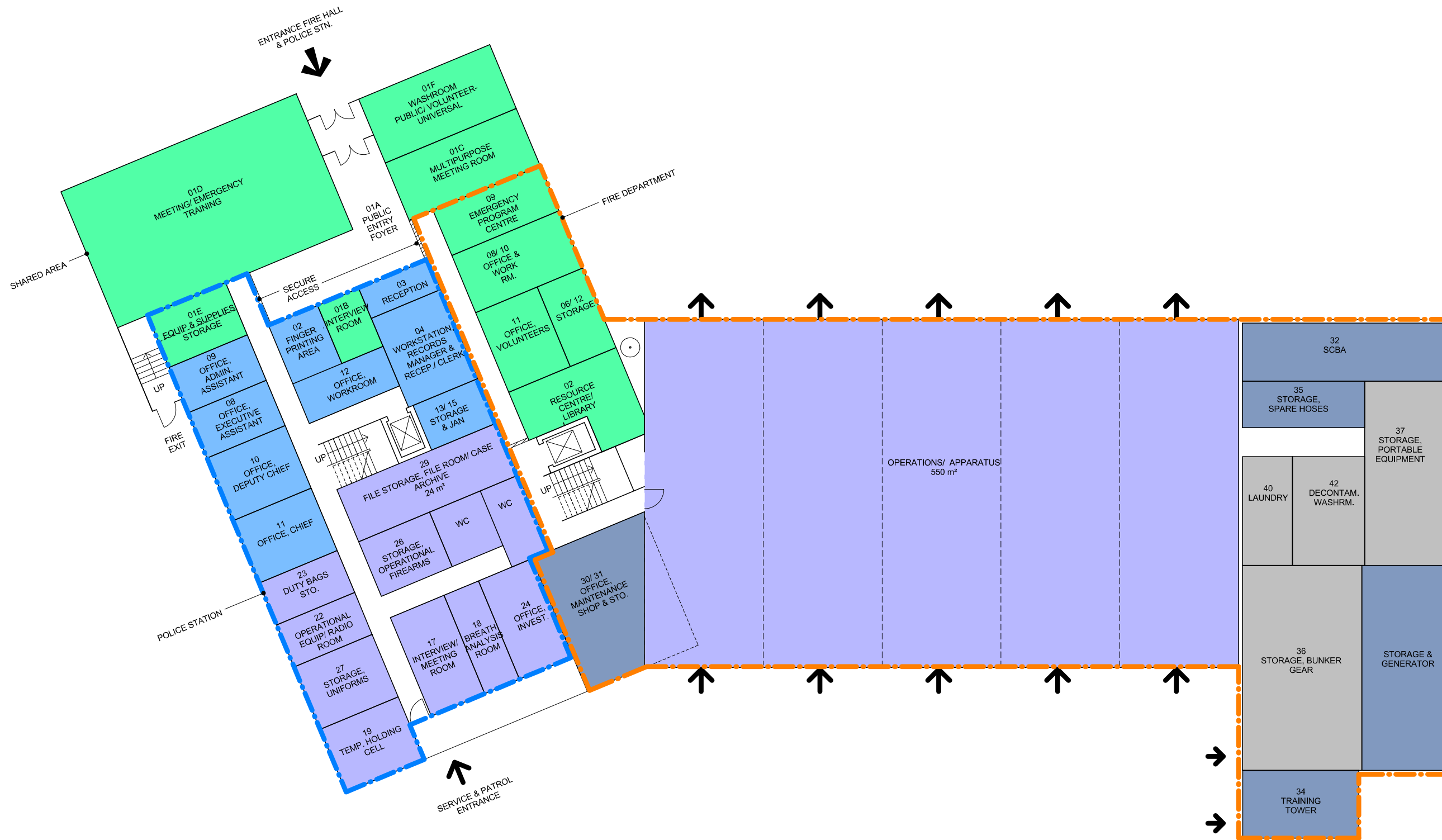
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OAK BAY FIRE HALL & POLICE SATION

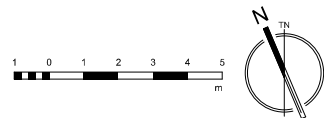
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OPTION 4A

PROPOSED SITE PLAN



MAIN LEVEL



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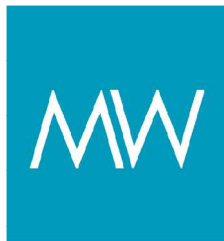
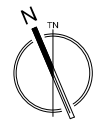
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OPTION 4A

**PROPOSED MAIN LEVEL
FLOOR PLAN**



LEVEL 2



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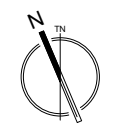
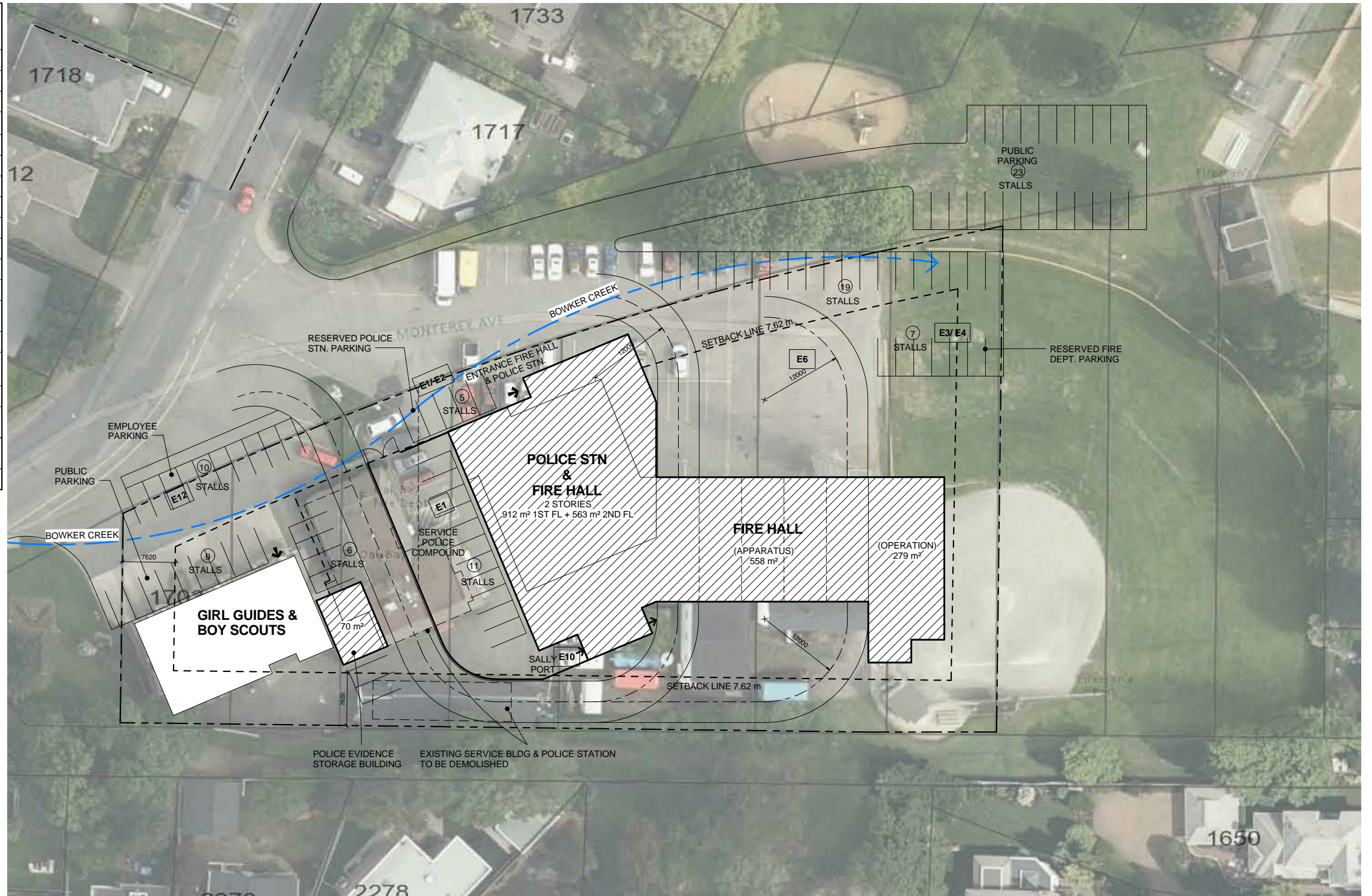
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OPTION 4A

**PROPOSED LEVEL 2
FLOOR PLAN**

ZONING					
ZONING BYLAW 3135 - ADOPTED SEPTEMBER 22, 1986 - CONSOLIDATED TO JUNE 22, 2015					
PROJECT DATA					
Owner	District of Oak Bay				
Municipal Address	2167 OAK BAY AVENUE, VICTORIA, BC				
Legal Description	-				
Zoning	P-1 General Institutional Use				
Lot Area	6,940 m ² (74,701.54 ft ²)				
Lot Coverage	Permitted	Proposed			
	30%	31.3%			
Building Setbacks		Front (North)	Rear (South)	Side (East)	Side (West)
	Required	7.62 m	7.62 m	7.62 m	7.62 m
	Proposed	-4.0 m	-0.6 m	-0.6 m	
Building Height	Permitted				
	14 m (45.9 ft)				
Building Footprint	Fire Hall & Police Stn + Evidence Storage 1812 m ² Boy Scout & Girl Guide 364 m ² Total = 2,176 m² (23,422.27 ft²)				
Gross Floor Area	Police Stn & Fire Hall	Level 1: 1742 m ² + 70 m ² Evidence Storage Level 2: 563 m ²			
	Boy Scouts & Girl Guide	Level 1: 357 m ² Level 2: 275 m ² Basement: 185 m ²			
	Total:	3,192 m ² (34,358.4 ft ²)			
Floor Area Ratio	Permitted	Proposed			
	1.00	0.46			
Parking	Existing	Proposed			
	10	80			
	Total: 90 Stalls				



SITE PLAN

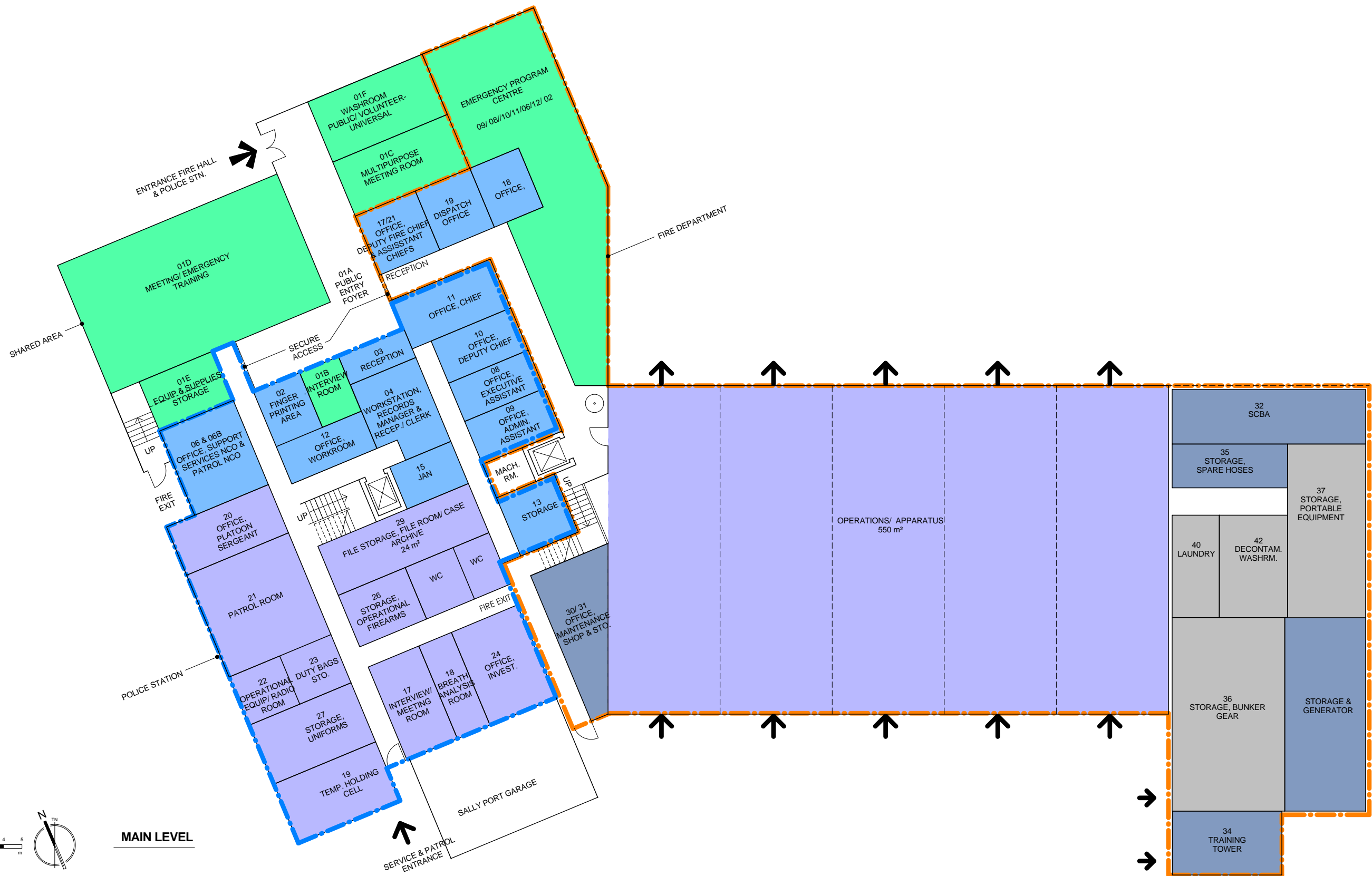


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OPTION 4B

PROPOSED SITE PLAN



MAIN LEVEL

OAK BAY FIRE HALL & POLICE SATION
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OPTION 4B

**PROPOSED MAIN LEVEL
 FLOOR PLAN**

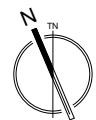


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LEVEL 2



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OPTION 4B

**PROPOSED LEVEL 2
FLOOR PLAN**

Class D Cost Review

The provided Class D cost Estimate offers a cost per square budget for the Renovations, Additions and Building Replacements as per the Yardsticks for Costing Gross Building Costs Examples. These estimates are very general and do not account for the specific requirements of the projects or site development costs.

The Buildings and their Options data have been summarized in the following chart. To determine potential efficiencies between the Options, cost comparisons can be done.

We recommend that for a more accurate costing, the projects be studied in a Schematic Design Phase with Consultant team input and a Class C cost estimate to be provided by a Cost Consultant.



Moore Wilson Architects Inc.



BUILDING	OPTION 1			OPTION 2			OPTION 3			OPTION 4		
	Municipal Hall - 20 Years Maintenance		Cost	Addition/ Renovation		Cost	New Replacement Building		Cost	Combined Services New Construction		Cost
A. MUNICIPAL HALL	Lot Coverage Permitted	30.0%	n/a	Lot Coverage Permitted	30.0%	n/a	Lot Coverage Permitted	30.0%		Mun. Hall/ Library- Opt 4B		
	Lot Coverage	14.5%	n/a	Lot Coverage	17.5%	n/a	Lot Coverage	12.4%	n/a	Lot Coverage (Permitted 30%)	32%	DVP Req'd
	Gross Floor Area	1,433.05 m ²		Addition Area	182+17.5 = 200 m ²	\$620,000	Gross Floor Area - Cost	1,500 m ²	\$5,000,000	Gross Floor Area	1500 m ² Mun Hall	\$5,000,000
	Floor Area Ratio (Permitted 1.0)	0.24	n/a	Renovation Area	164.5 m ²	\$300,000	Floor Area Ratio (Permitted 1.0)	0.25	n/a		1350 m ² Library	\$4,700,000
	20 yr Asset Management Estimated Value		\$2,000,000	Gross Floor Area	1,632.55 m ²	n/a	Town Square	340 m ²	\$200,000	Floor Area Ratio (Permitted 1.0)	0.47	n/a
				Floor Area Ratio	0.27					Parkade	1470sm	\$2,000,000
				20 yr Asset Management Estimated Value		\$2,000,000				Town Square	515 m ²	\$400,000
			Development Variance Permit iRequired		no		Development Variance Permit iRequired	yes			Development Variance Permit iRequired	yes
B. MONTEREY REC. CENTRE	Rec. Centre & Library - 20year maintenance		Cost	Addition/ Renovation		Cost						
	Lot Coverage	38%	n/a	Addition Area	117 m ²	\$400,000						
	Gross Floor Area	1942 m ² Including Basement		Renovation Area	242 + 955= 1,197 m ²	\$2,000,000						
	Floor Area Ratio (Permitted 1.0)	0.43	n/a	Lot Coverage	40.0%	n/a						
	20 yr Asset Management Estimated Value		\$2,415,000	Gross Floor Area	3,385.42 m ²							
				Floor Area Ratio	0.45	n/a						
			Development Variance Permit Required	0.45	Yes							
C. PUBLIC LIBRARY	Lot Coverage	38%	n/a	Addition/ Renovation		Cost				Mun. Hall/ Library- Opt 4C		
	Gross Floor Area	1270 m ² Including Basement		Lot Coverage Permitted	30.0%	n/a				Gross Floor Area	1570 m ² Mun Hall	\$5,000,000
	Floor Area Ratio (Permitted 1.0)	0.43	n/a	Addition Area	170 m ²	\$600,000					1370 m ² Library	\$4,780,000
	20 yr Asset Management Estimated Value		\$810,000	Renovation Area	105 m ² + technical upgrade	\$500,000				Parkade - same as above	1470sm	\$2,000,000
				Lot Coverage	42.0%	n/a				Lot Coverage (Permitted 30%)	41%	DVP Req'd
				Floor Area Ratio	0.47	n/a				Floor Area Ratio (Permitted 1.0)	0.50	
				Development Variance Permit Required		Yes				Development Variance Permit Required		Yes
D. PUBLIC WORKS (MUNICIPAL YARD)	Public Works		Cost	Addition/ Renovation		Cost	New Replacement Building		Cost			
	Lot Coverage (Permitted 30%)	19.6%	n/a	Addition Area	166.5 m ²	\$4,500,000	Lot Coverage (Permitted 30%)	16.3%	n/a			
	Gross Floor Area	1862 m ²		Renovation Area	163.5 + 10 Replacing Hydraulic Lift= 173.5 m ²	\$510,000	Gross Floor Area	1,682 m ²	\$5,100,000			
	Floor Area Ratio (Permitted 1.0)	0.24	n/a	Lot Coverage	16.2%	n/a	Floor Area Ratio (Permitted 1.0)	0.19				
	20 yr Asset Management Estimated Value		\$1,250,000	Gross Floor Area	2,029.47 m ²							
			Floor Area Ratio	0.22	n/a							
			Development Variance Permit Required		Yes		Development Variance Permit Required	Yes				
E. FIRE HALL	Fire Hall - 20year maintenance		Cost				New Replacement Building		Cost	Fire Hall/ Police Stn- Opt 4		
	Lot Coverage Permitted	30.0%	n/a				New Fire Hall Gross Floor Area	1,809 m ²	\$6,300,000	New Fire Hall & Police Stn Gross Floor Area	2,305 m ²	\$8,100,000
	Lot Coverage	24.0%	n/a				New Storage			New Storage	70	\$180,000
	Gross Floor Area	866.5 m ² + 112 m ² Shared Storage					Lot Coverage	32.0%	DVP Req'd	Lot Coverage (Permitted 30%)	36.2%	DVP Req'd
	Floor Area Ratio (Permitted 1.0)	0.38	n/a				Floor Area Ratio (Permitted 1.0)	0.44	n/a	Floor Area Ratio (Permitted 1.0)	0.57	n/a
20 yr Asset Management Estimated Value		\$900,000				Development Variance Permit is Required		yes	Development Variance Permit is Required		yes	
F. POLICE STATION	Police Station - 20year maintenance		Cost				New Replacement Building		Cost			
	Lot Coverage Permitted	30.0%	n/a				New Police Stn Gross Floor Area	1000 m ²	\$3,500,000			
	Lot Coverage	24.0%	n/a				New Storage	70	\$180,000			
	Gross Floor Area	478.5 m ² + 112 m ² Shared Storage					Lot Coverage (Permitted 30%)	28.0%				
	Floor Area Ratio (Permitted 1.0)	0.38	n/a									
	20 yr Asset Management Estimated Value		\$800,000				Floor Area Ratio (Permitted 1.0)	0.45	n/a			





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