

VECTOR YACHT SERVICES NEW BUILDING ISSUED FOR DP

2242, 2244 HARBOUR ROAD, SIDNEY, BC

Vector Yacht Services Ltd. Proposed
New Services Building

2244 Harbour Rd.



1
A.101

BUILDING AND SITE DATA TABLE

Area	
LOT 3	1,446.91m ²
LOT 4	1,709.78m ²
Total Site Area:	3,156.69m²
Total Gross Floor Area:	
New Building:	910.35m ²
Existing Building:	159.17m ²
Total Gross Building Area:	1,069.52m²
FSR (floor to site area ratio):	0.3388
Total Lot Coverage (Lot 3 & 4):	Building Areas: 743.22+159.17 = 902.39m ² / Site Areas: 3,156.7m ² = 29%
Setbacks:	Front: 1.0m Side: 0m Rear: 0m
Height:	max: 8.75m max allowable 9.5m (crest of road)

Project Description (Brief)

DEVELOPMENT PERMIT APPLICATION for 2242 and 2244 Harbour Rd. The Proposed Pre-Engineered Building (80' x 100') with Architectural Office and Corporate Space Added to the "Front" or Public side of the Pre-Engineered Building. The Two properties (Lots 3 & 4) will be consolidated to allow for this building to be built over both of them as shown on the Site Plan.

The 7 required on-site Parking spaces will be provided on the East side of the Pre-Engineered building.

THIS PROJECT REQUIRES NO VARIANCES.

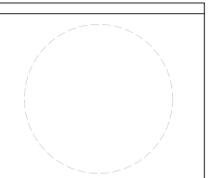
LIST OF CONSULTANTS

ARCHITECTURAL:
KILO Architecture Inc.
Keith Alexander Tetlow BA MArch Architect AIBC
1412-450 Simcoe St.
Victoria BC
V8V 1L4
keith@kiloarchitecture.com
(250) 896 9678

Drawing List:

- A.000 Cover Page
- A.001 Survey and Zoning
- A.101 Site and Landscape Plan
- A.210 Main Floor Plan
- A.211 Upper Floor Plan
- A.301 Building Sections
- A.350 Elevations
- A.351 Elevations
- A.352 Street Elevation and Shadow Study
- A.360 Perspectives

Project Title



Architect

Consultant

KILO Architecture Inc.

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION
3.	2024-06-14	DP Set
2.	2024-06-05	DP DRAFT
1.	2024-05-15	DP DRAFT

NO. DATE ISSUE NOTE

NO.	DATE	ISSUE NOTE

Project Manager Drawn By KAT

Date 2024-06-14 Reviewed By KAT

Project ID

Sheet Title

Cover Page

Sheet No.

A.000

ZONING INFORMATION

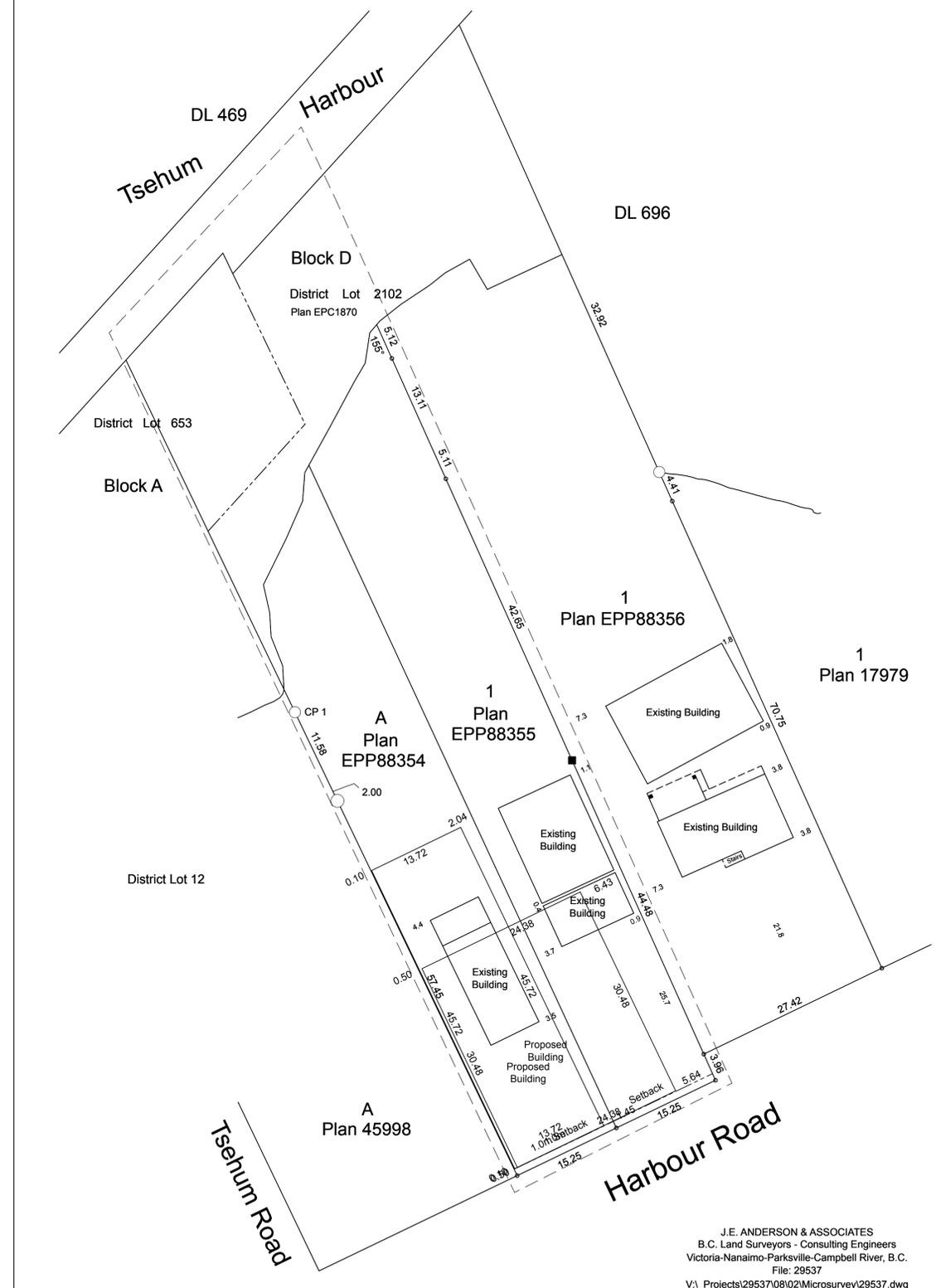


SKETCH PLAN OF LOT A, PLAN EPP88354 AND LOT 1 PLAN EPP88355 ALL OF DISTRICT LOT 2102, COWICHAN DISTRICT AND SECTION 15, RANGE 3 EAST, NORTH SAANICH DISTRICT



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.

Option 2



4.6 Permitted and Conditional Uses: Marine Zones

4.6.1 Permitted and Conditional Uses Table: Marine Zones

Use	W1	W1.2	W2	W3
Accessory Use, Building or Structure	P	P	P	P
Artist Studio	P	P	C (4.6.16)	
Boat Launch	P		C (4.6.3)	
Breakwater			P	P
Brew Pub	C (4.6.2) and (4.6.3)	C (4.6.2) and (4.6.3)		
Class 1 Restaurant	P	P	P	
Class 2 Restaurant	C (4.6.3)	C (4.6.3)	C (4.6.3)	
Customs Facility			P	
Townhouse Dwelling		C (4.6.4)		
Apartment Dwelling	C (4.6.4)	C (4.6.4)		
Education Facility	C (4.6.7)	C (4.6.7)	C (4.6.7)	
Fishing Pier				P
Home Occupation	C (4.6.5)	C (4.6.5)	C (4.6.5)	
Liveaboard			C (4.6.14)	
Manufacturing, Sale, Repair, or Maintenance of Boats or Marine Equipment	P	C (4.6.6)	C (4.6.6)	
Marina			P	
Marine Dry Storage	C (4.6.15)	C (4.6.15)		
Marine Fueling Station	P		P	
Marine Fuel Storage	C (4.6.11)			
Loading / Unloading of Marine Cargo	P			
Marine Rental or Charter Operation	C (4.6.8)	P	C (4.6.8)	
Office	C (4.6.10)	C (4.6.10)		
Outside Storage	C (4.6.10)	C (4.6.10)		
Personal Service Establishment	P			
Pub	C (4.6.3)	C (4.6.3)	C (4.6.3)	
Recreation Rental	C (4.6.12)	C (4.6.12)	C (4.6.12)	
Retail Sales	C (4.6.9)	C (4.6.9)		
Warehousing, Closed Storage or Distribution	C (4.6.9)	C (4.6.9)		

5.6 Buildings and Structures: Marine Zones

5.6.1 General Spatial Regulations Table: Marine Zones

Zone	Maximum Residential Density	Minimum Lot Area	Lot Coverage	Maximum Height	Maximum Storeys
W1	2 dwelling units per lot	1000sq	5.5m above the mean or historical high	30.5m	
W1.2	38 uph	800sq	70%		
W2				See above the natural boundary	
W3					

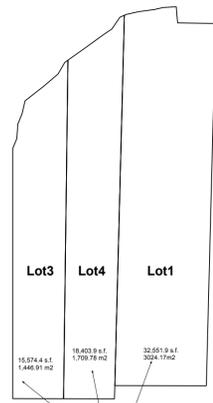
5.6.2 Setback Regulations Table: Marine Zones

Zone	Minimum Front Setback	Minimum Rear Setback	Minimum Side Interior Setback	Minimum Side Exterior Setback
W1	1m		See note 2	2m
W1.2	1m	5.5m	See note 2	4.5m
W2				
W3				

Notes:
 1. Refer to Section 5.6.2.3 for water lot setbacks.
 2. Refer to Section 5.6.2.1 for minimum side interior setbacks on land abutting OCP designated residential areas.

5.1.6 Permitted Projections into Setback

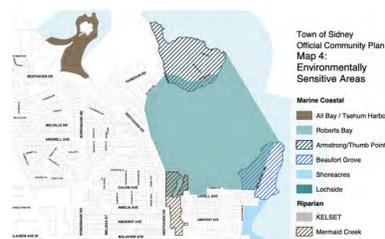
- The following building elements, or portions thereof may project into the required setbacks provided the projections do not exceed 0.6 metres:
 - gutters;
 - overhangs;
 - chimneys;
 - unenclosed porches, notwithstanding Sections 5.2.6.6.i, 5.3.6.1.k and 5.3.8.2.b; and
 - unenclosed and uncovered stairs and landings.
- Exterior cladding may project into the required setback, provided the projections do not exceed 0.15 metres.
- Bay windows may project into the required setback, provided that any portion of any bay window projecting into the setback does not exceed 1.1 square metres.
- Awnings and canopies may project only into the required front and exterior-side setback provided the projection does not exceed 1 metre.
- Pergolas are permitted in the front, exterior-side and rear yard setbacks, provided that a minimum setback of 1.5 metres from any lot line is maintained.
- Lighting standards, flag poles and utility poles are exempt from setbacks.
- Signs may project into the required setback provided that they meet the provisions of the Town of Sidney Sign Bylaw.



LOT AREAS
NB Lots 3&4 to be consolidated



SOURCE: CRD GIS MAP



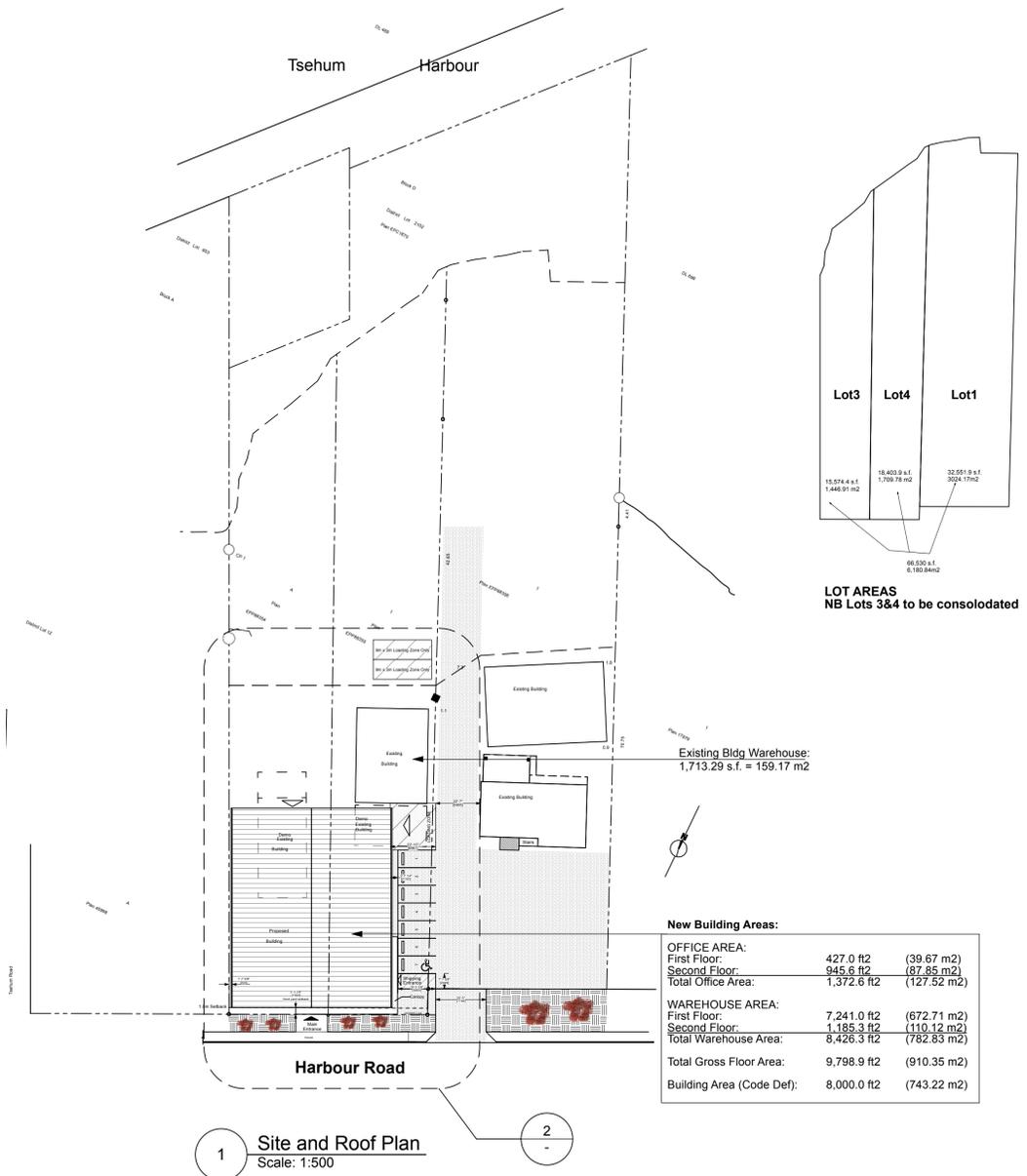
Town of Sidney
 Official Community Plan
 Map 4:
 Environmentally Sensitive Areas

Project Title	
Architect	
Consultant	KILO Architecture Inc.

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Date	Reviewed By
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Survey & Zoning



PARKING CALCULATION - (Lots 3 & 4)

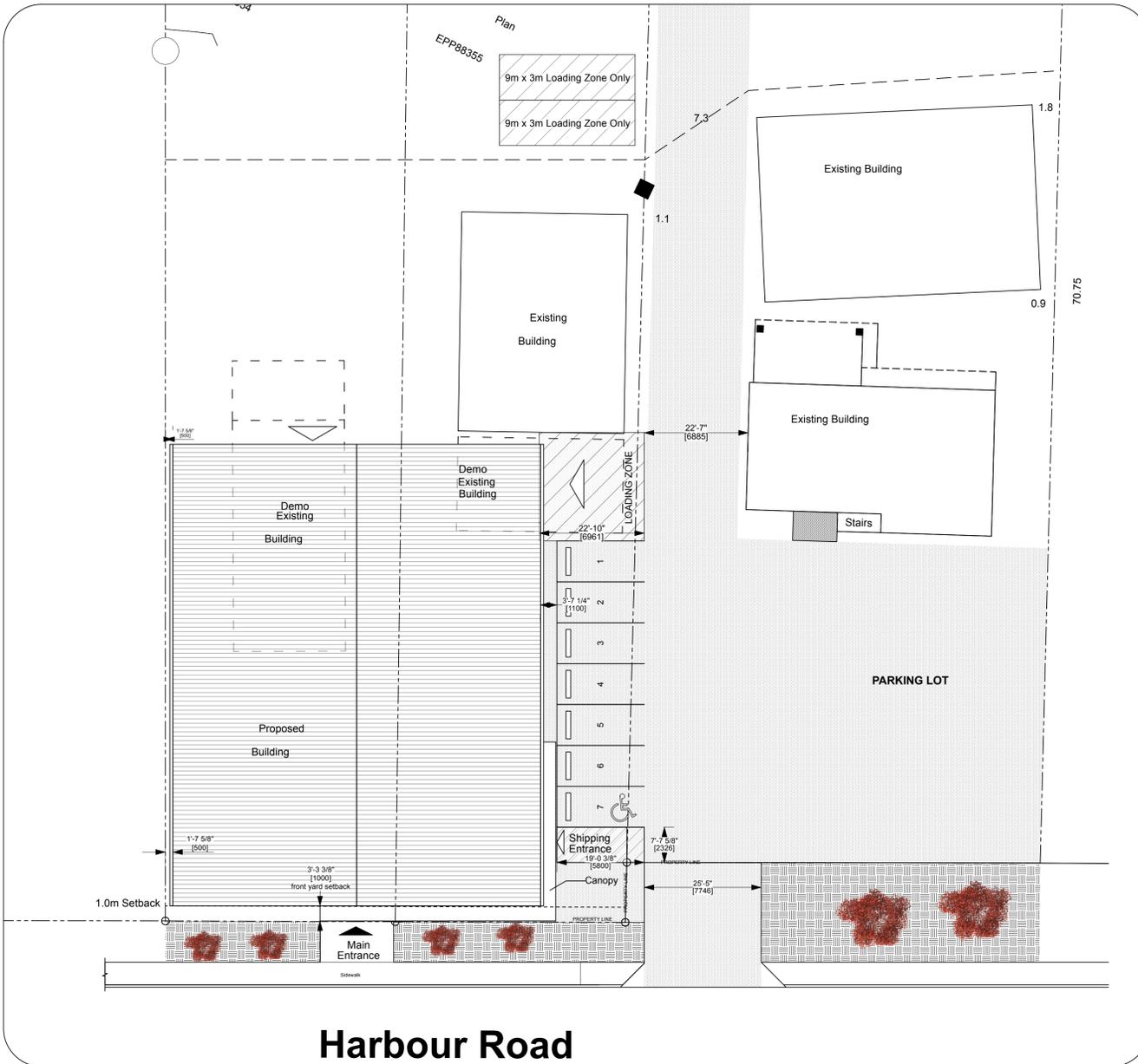
Warehouse Area: (1 space / 180m²)
Applicable Area:
159.17m² (existing building)
110.12m² (1,185.3ft²) Upper floor New Building
672.71m² (7,241ft²) Lower floor New Building
Total: 942m² * .8 = 753.6 / 180
Required Spaces **4.2**

Office Area: 1 space / 40m²
Applicable Area:
87.85 m² (945.6 s.f.) Upper floor New Building
39.67m² (427 s.f.) Lower floor New Building
Total: 127.45m² * .8 = 102. Divide by 40
Required Spaces **2.6**

Total Required Spaces: **4.2 + 2.6 = 6.8 = 7 Spaces**,
incl. 1 Accessible stall. Req. Two Loading Zones

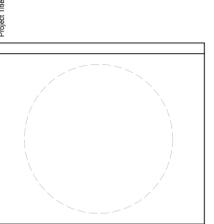
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LANDSCAPE KEYPLAN

	Fruit Tree -Apple, Cherry, Or Plum (Tbd)
	Grass



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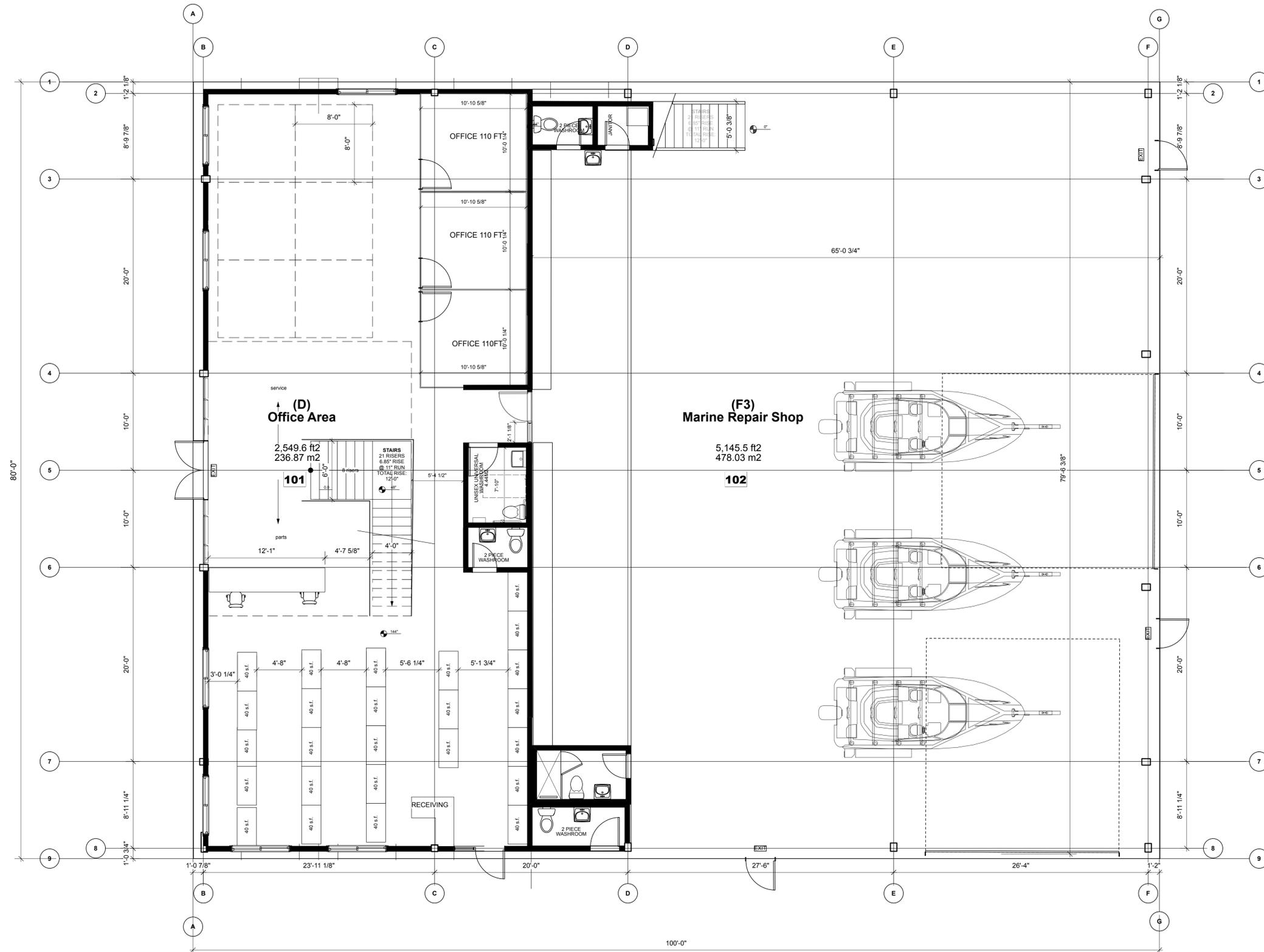
Project Manager
Date
2024-06-14
Project ID

Sheet Title
Site and Landscape Plan

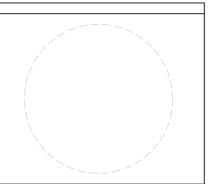
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A.101

**Vector Yacht Services Ltd. Proposed
New Services Building**

2244 Harbour Rd.



Project File



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Project Manager	Drawn By
	KAT

Date	Reviewed By
2024-06-14	KAT

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Sheet Title

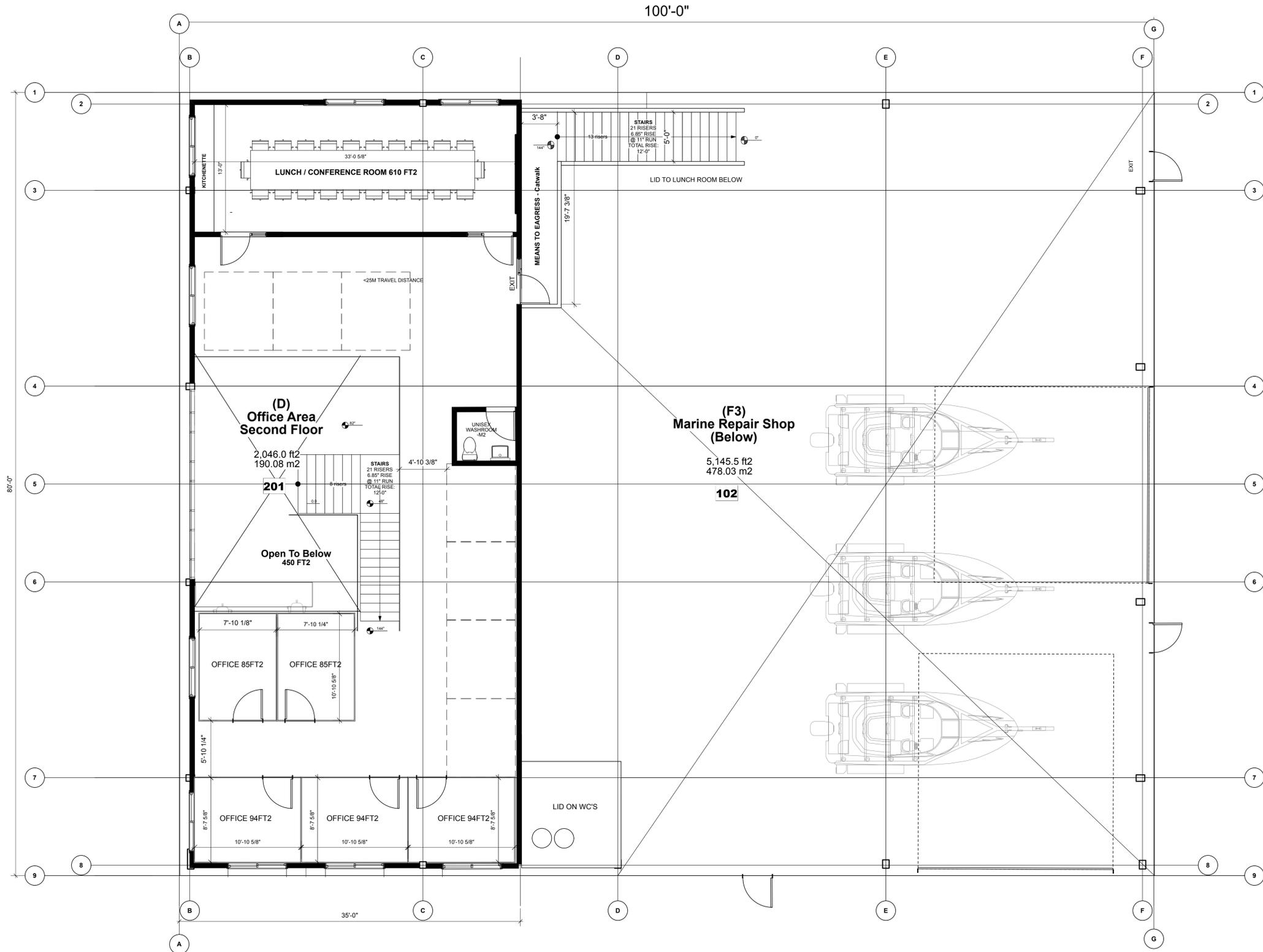
Main Floor Plan

Sheet No.

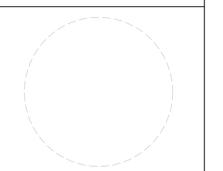
A.210

**Vector Yacht Services Ltd. Proposed
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KILO Architecture Inc.

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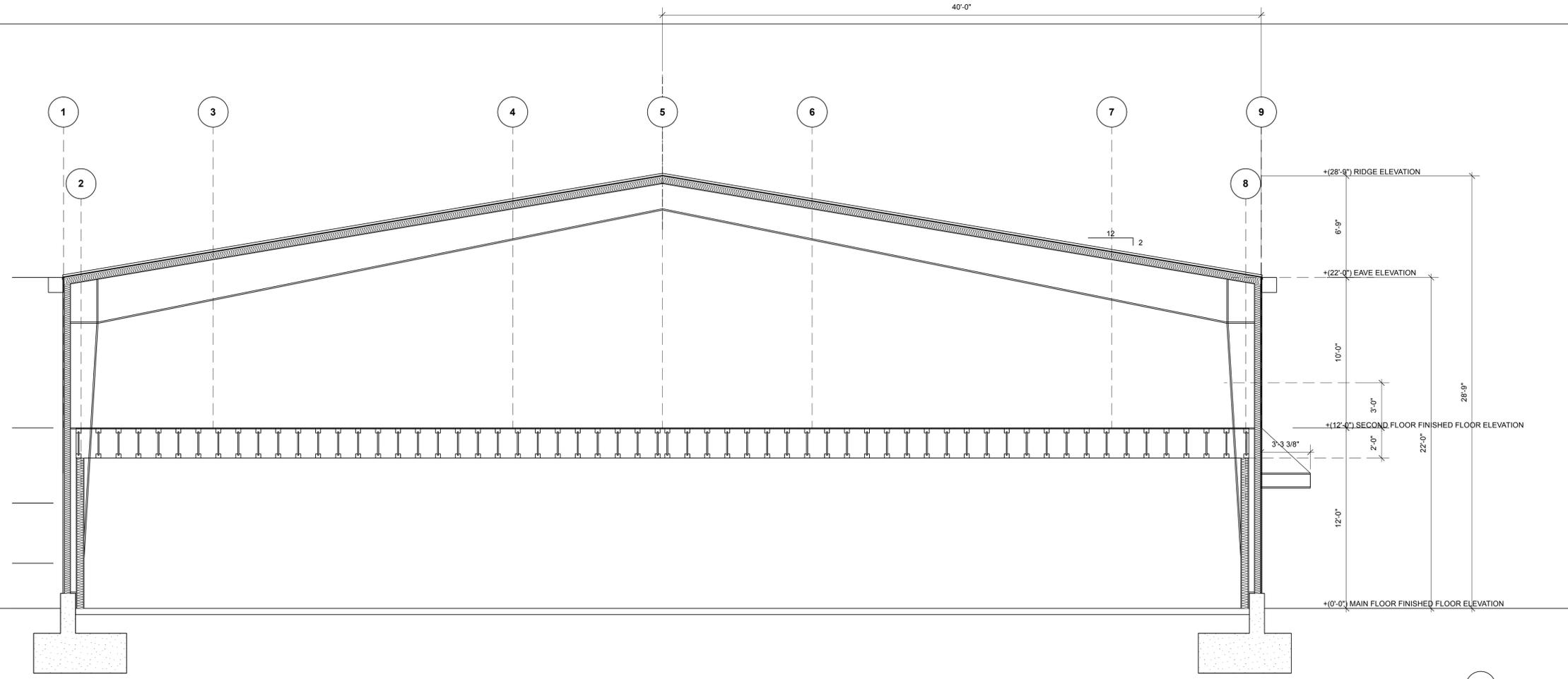
Project Manager	Drawn By
Date	Reviewed By
Project ID	

Sheet Title
Upper Floor Plan

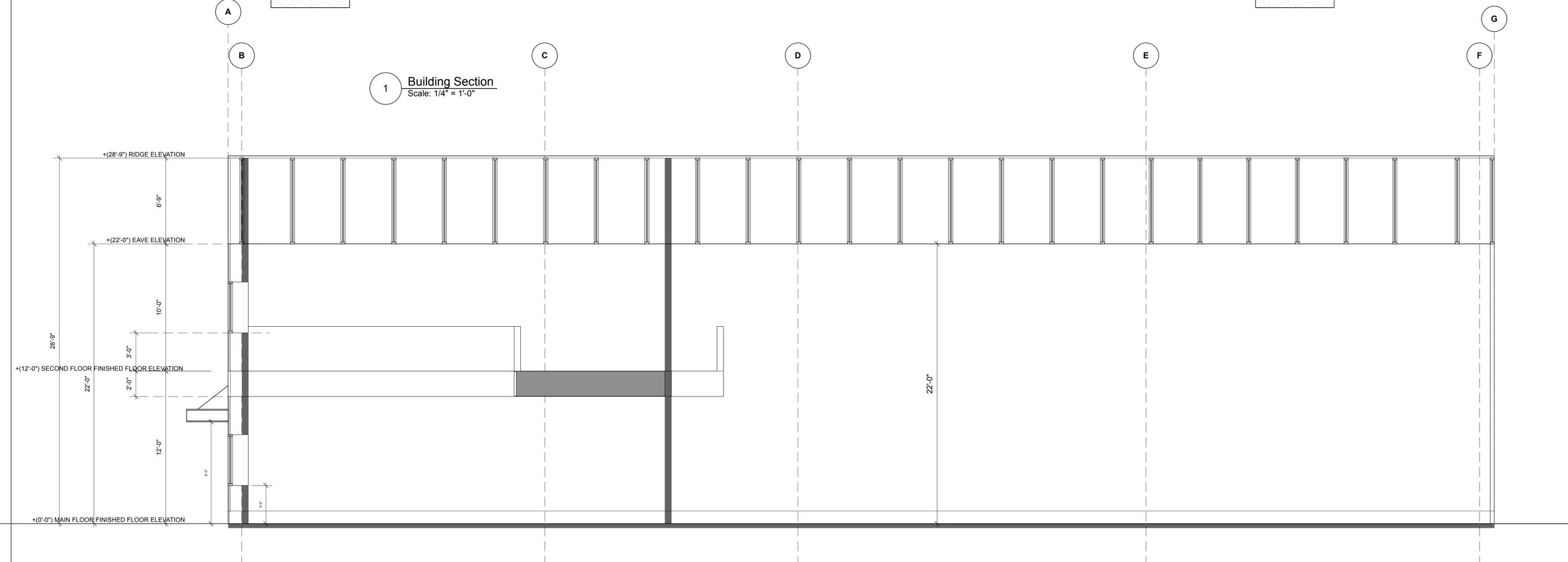
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**Vector Yacht Services Ltd. Proposed
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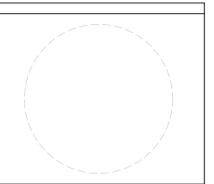


1 Building Section
Scale: 1/4" = 1'-0"



2 Building Section
Scale: 1/4" = 1'-0"

Project File



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Consultant
KILO Architecture Inc.

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Project Manager
Date
2024-06-14
Project ID

Drawn By
KAT
Reviewed By
KAT

Sheet Title
Building Sections

Sheet No.
A.301

**Vector Yacht Services Ltd. Proposed
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- ELEVATION KEYNOTES**
1. STANDING SEAM ROOFING
 2. METAL SIDING - MARINE BLUE IN COLOUR
 3. CONCRETE
 4. LANDSCAPING
 5. TEAK ACCENT
 6. WINDOWS
 7. STOREFRONT
 8. SIGNAGE
 9. STEEL CANOPY W/ TEAK SOFFIT
 10. BUSINESS SIGNAGE
 11. DOWNSPOUT (CHAIN)
 12. EXTERIOR LIGHTING
 13. FLAG

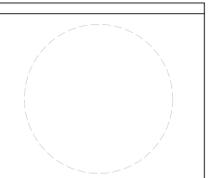


1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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

Project File



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KILO Architecture Inc.

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Project ID		

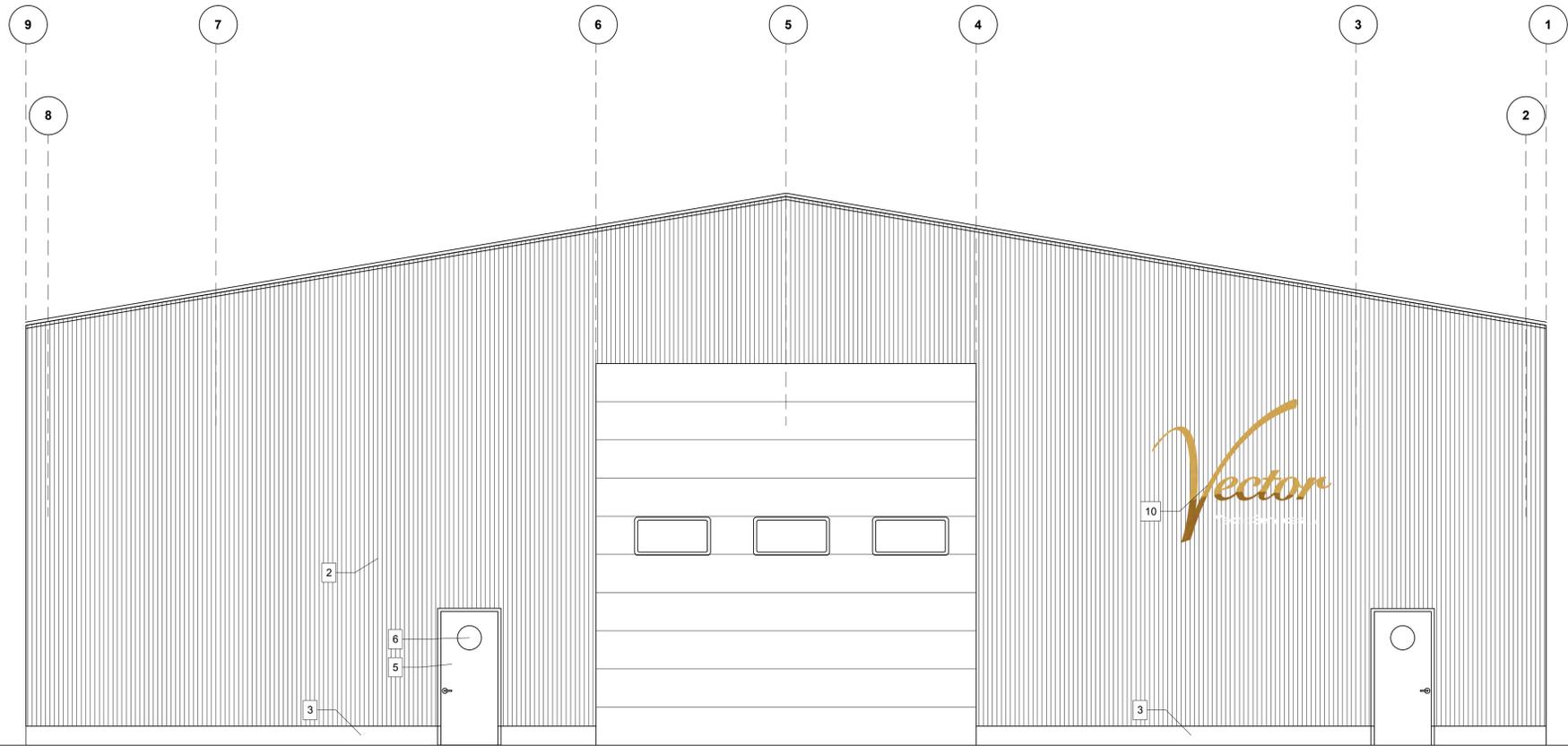
Sheet Title
Elevations

Sheet No.
A.350

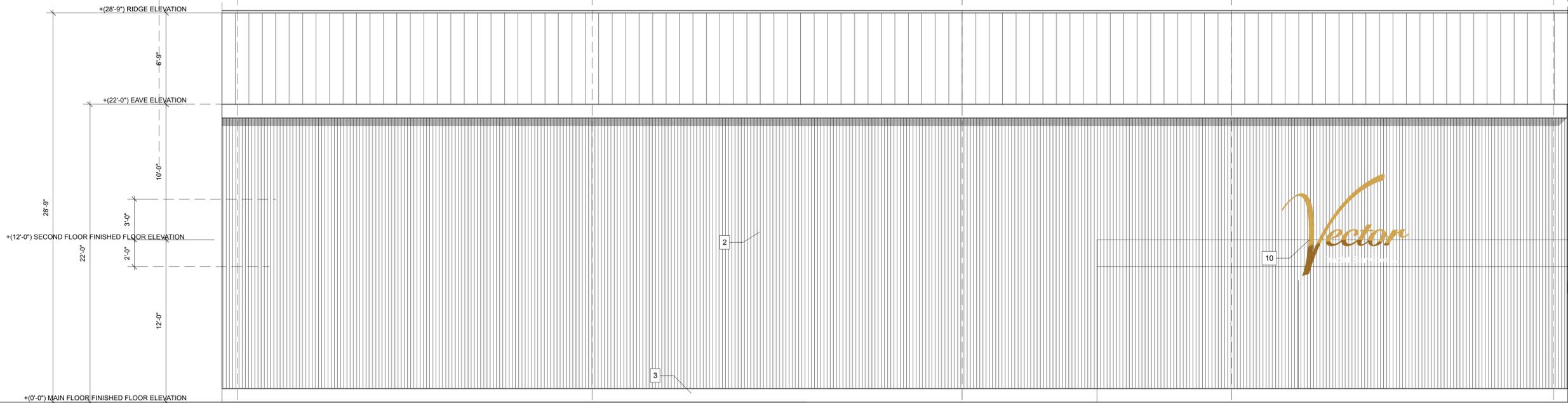
**Vector Yacht Services Ltd. Proposed
New Services Building**

2244 Harbour Rd.

- ELEVATION KEYNOTES**
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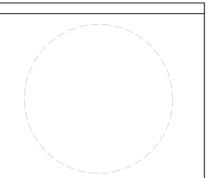


1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



5 WEST ELEVATION
Scale: 1/4" = 1'-0"

Project File



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Project ID		

Sheet Title

Elevations

Sheet No.

A.351

**Vector Yacht Services Ltd. Proposed
New Services Building**

2244 Harbour Rd.



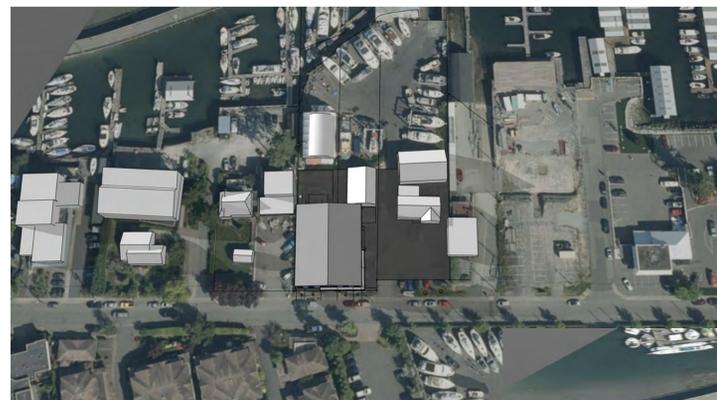
9AM SUMMER SOLSTICE



9AM EQUINOX



5PM SUMMER SOLSTICE



5PM EQUINOX

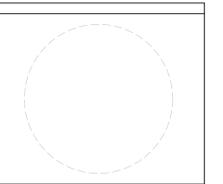
2 **Shadow Study**
Scale:

3 **Context**
Scale:



1 **COMPARATIVE STREET ELEVATION**
Scale: 1/4" = 1'-0"

Project File



Architect	
Consultant	KILO Architecture Inc.

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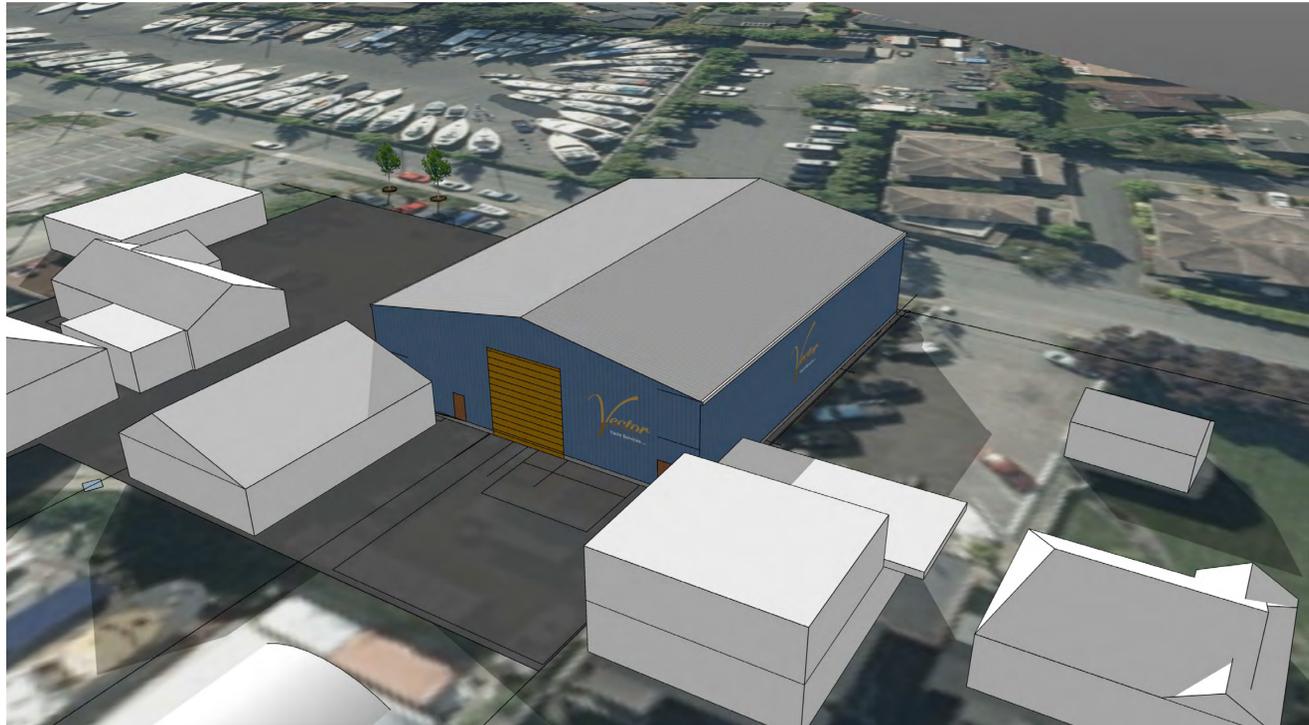
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Sheet Title

Context Elevations

Sheet No.

A.352

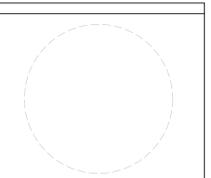


Various Perspectives

**Vector Yacht Services Ltd. Proposed
New Services Building**

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Project Title



Architect



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Project Manager Drawn By KAT

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Sheet Title

Perspectives

Sheet No.

A.360