

June 10, 2024

Letter to Mayor and Council of Victoria BC

The following describes the proposed bike shelter for Bickerton Court 250 Douglas Street Victoria BC.

Description of proposal

Bickerton Court is a condominium with 96 units. Presently there is only secure covered parking shed for 14 bicycles with additional free standing bicycle racks on the property accommodating another 16 bicycles. This proposed project is to build a new secure bicycle storage structure that will allow secure covered storage for 42 bicycles. By adding future two-tiered racks the shelter will be able to accommodate 96 bicycles. The structure will be located in the underused rear corner of the site. The proposed project is to be made from renewable and recycled building products and will incorporate a green roof to have less environmental impact. The green roof will also make the structure more attractive from the elevated views of the adjacent building suites.

The city of Victoria has invested a great deal into creating bike lanes throughout the city. This proposed structure will allow residents of this 1972 apartment building, that did not provide bicycle storage, a safe place to park both electric and regular bicycles on site allowing more residents to take advantage of the bicycle lane network.

Project benefits and amenities

This proposed project will provide much needed secure storage for nonelectric and electric bicycles. It will provide the owners and renters at Bickerton Court a safe place to store and retrieve their bicycles in a facility that does not detract from the buildings grounds and has very little impact on the environment. This facility will allow more residents to use bicycles as a means of transportation as they will have a safe, secure place to park their bikes.

Neighbourhood

Bickerton court is located on Douglas Street across from Beacon Hill Park. The neighborhood has several high-rise apartment buildings. Although the structure will be visible from some neighbouring buildings, it will be screened by existing trees and the green roof will make it very difficult to perceive.

Design and development permit guidelines

The design of the proposed structure meets the development guidelines. It observes the required setbacks and is located in a low-profile corner of the site. The proposed structure is in an area that is well screened from neighbouring properties by existing trees. Only one small tree is being removed to allow for its construction. Additional planting around the structure will be added to blend it in with the lush site development. The structure will also receive a green roof that will lessen its environmental footprint and make it more appealing from elevated views from Bickerton Court, and the glimpse of the structure that may be possible from neighbouring buildings.

The proposed structure will provide 42 additional bike parking stalls for the 96 suites located in Bickerton Court. The scale of the proposed structure will be of similar height to the adjacent existing parking garage. It has a very simple appearance and is made from materials that will not deteriorate over time.

There was some concern as how the proposed structure would affect the views of the suites that overlook the site. Out of respect to these residents and the neighboring properties, a green roof was proposed that will result in an overall improvement of this corner of the existing site.

Transportation

Bickerton Court was constructed in 1972 and as such the original design had no provision for bicycle parking. There are 96 suites over the area of 45m² and, as such, to meet the current development guidelines Bickerton Court would require 120 long term bicycle parking spaces and 10 short term parking spaces. There is currently 14 secure covered parking stalls and they do not meet the City of Victoria Schedule C requirements. There are presently 16 short term bicycle parking spaces.

The proposed structure will provide an additional 42 long term stalls that will meet the City of Victoria Schedule C requirements. There are also 9 additional bike lockers on site for long term bicycle storage and 4 racks providing 8 short term bicycle parking spaces.

Historically, Bickerton Court has had a policy where no residents can be under the age of 18 and, as such, the majority of the residents have been seniors. This policy is currently under review.

Heritage

Bickerton Court does not have heritage status nor do any of the neighbouring buildings.

Green building features

The proposed structure is a green project. The proposed project is to have a wood structure which is considered a renewable resource. The exterior wall cladding is to be a combination of plastic lumber, made from recycled plastic, and frosted glass which is recyclable and considered an environmentally friendly material. The proposed green roof will help with reducing the amount of hard surface run off. We are maintaining a crushed limestone path to the proposed structure to also reduce the amount of hard surface run off. Finally, the structure will not be heated and will incorporate energy efficient lighting.

Infrastructure

There is adequate public infrastructure and community /recreational services available to meet the needs of this proposal as no new services, sidewalks, or roads are required to facilitate this proposed project.

Sincerely



M.D. Westwood

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