

PROJECT DESCRIPTION:
THE PROJECT ENDEAVORS TO SENSITIVELY INFILL 60 NEW RESIDENTIAL APARTMENTS TO AN EXISTING MARINA PARKING LOT. THE PROPOSAL RESPECTFULLY ASKS THE COMMUNITY THAT IT BE CONSIDERED UNDER SIMILAR ZONING CONSTRAINTS THAT ARE APPLICABLE TO ITS SURROUNDING CONTEXT (RMS).

LEGAL DESCRIPTION: LOT B, SECTION 16, RANGE 2 EAST AND DISTRICT LOT 21, NORTH SAANICH DISTRICT, PLAN 45244
CURRENT ZONING: CD-37 LOT AREA: 6,424 SQ M (0.64 HECTRES)

ZONING	CD-37	RMS	PROPOSED
MINIMUM LOT AREA	900 SQ M	670 SQ M	6,424 SQ M (EXISTING)
MAXIMUM RESIDENTIAL DENSITY - BASE	53 UPH	0.75 FAR	-
MAXIMUM RESIDENTIAL DENSITY - BONUS	NA	1.3 FAR	0.95 FAR
MAXIMUM LOT COVERAGE	26%	55%	29%
MAXIMUM HEIGHT	15.4M	8M	14.5M
MAXIMUM STOREYS	4	2.5	4
MINIMUM FRONT YARD SETBACK	6M	4.5M	6M
MINIMUM REAR YARD SETBACK	7.5M	4.5M	7.5M
MINIMUM SIDE YARD SETBACK	6M	1.5M	5.35M (MEASURED TO BALCONY)

FLOOR AREA RATIO (FAR) CALC. (GROSS FLOOR AREA - LESS EXCLUSIONS) / LOT AREA
(9,043 m² + 122m² - 3,074 m²) / 6,424 m² = 0.948

UNIT SUMMARY (NEW AND EXISTING)

UNIT #	UNIT TYPE	QUANTIFICATIONS
101 - 116	RESIDENTIAL APARTMENTS	3x - 3 BED UNITS (1 - barrier free, 2-adaptable), 6x - 2 BED UNITS, 8x - 1 BED UNITS (1 - adaptable)
201 - 217	RESIDENTIAL APARTMENTS	3x - 3 BED UNITS (3 - adaptable), 7x - 2 BED UNITS (1 - adaptable), 7x - 1 BED UNITS (1 - barrier free)
301 - 315	RESIDENTIAL APARTMENTS	10x - 2 BED UNITS (3-adaptable, 1-BF), 5x - 1 BED UNITS (1 - adaptable)
401 - 411	RESIDENTIAL APARTMENTS	2x - 3 BED UNITS (2 - adaptable), 6x - 2 BED UNITS (2 - barrier free), 3x - 1 BED UNITS
3 BED / ADAPTABLE REQUIREMENT CALC.		8x - 3 BED UNITS (8 OF 60 = 13.3%), 9x - ADAPTABLE UNITS (12 OF 60 = 20%), 3x - BARRIER FREE UNITS (3 OF 60 = 5%)

PARKING SUMMARY - 101 TOTAL PARKING STALLS

PARKING COVERAGE RATIO CALC. - ABOVE GROUND PARKING AREA + DRIVE AISLES / SITE AREA = 2,569 SQ M / 6,424 SQ M = 40% SITE COVERAGE

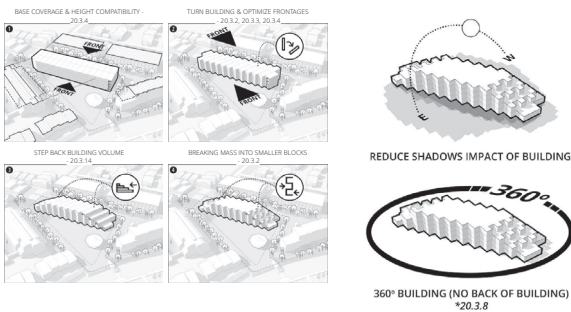
STALL QUANTITY #	STALL TYPE	NOTES
66	STANDARD (5.8M X 2.7M)	(33 UNDERGROUND, 33 SURFACE)
25 (25% OF TOTAL)	SMALL (5.0M X 2.5M)	(11 UNDERGROUND, 14 SURFACE)
6	BARRIER FREE (BCBC DIMS)	(2 UNDERGROUND, 4 SURFACE)
4	PARALLEL (7.0M X 2.5M)	(4 SURFACE)

STALL ASSIGNMENT- 68 RESIDENTIAL STALLS, 1 MARINA OFFICE STALL, 32 MARINA BERTH STALLS

BICYCLE STORAGE AND STALLS - 79 TOTAL

STALL QUANTITY #	STALL TYPE	NOTES
61	CLASS I	(47 PROVIDED BY WW OF STORAGE LOCKERS (2.5M X 2.0M) IN PARKADE, 14 IN BIKE STORAGE ROOM ON GROUND LEVEL)
18	CLASS II	(12 MULTIFAMILY, 6 MARINA OFFICE)

BASIS OF DESIGN DIAGRAMS- RESPONSES TO MULTI-FAMILY DESIGN GUIDELINES

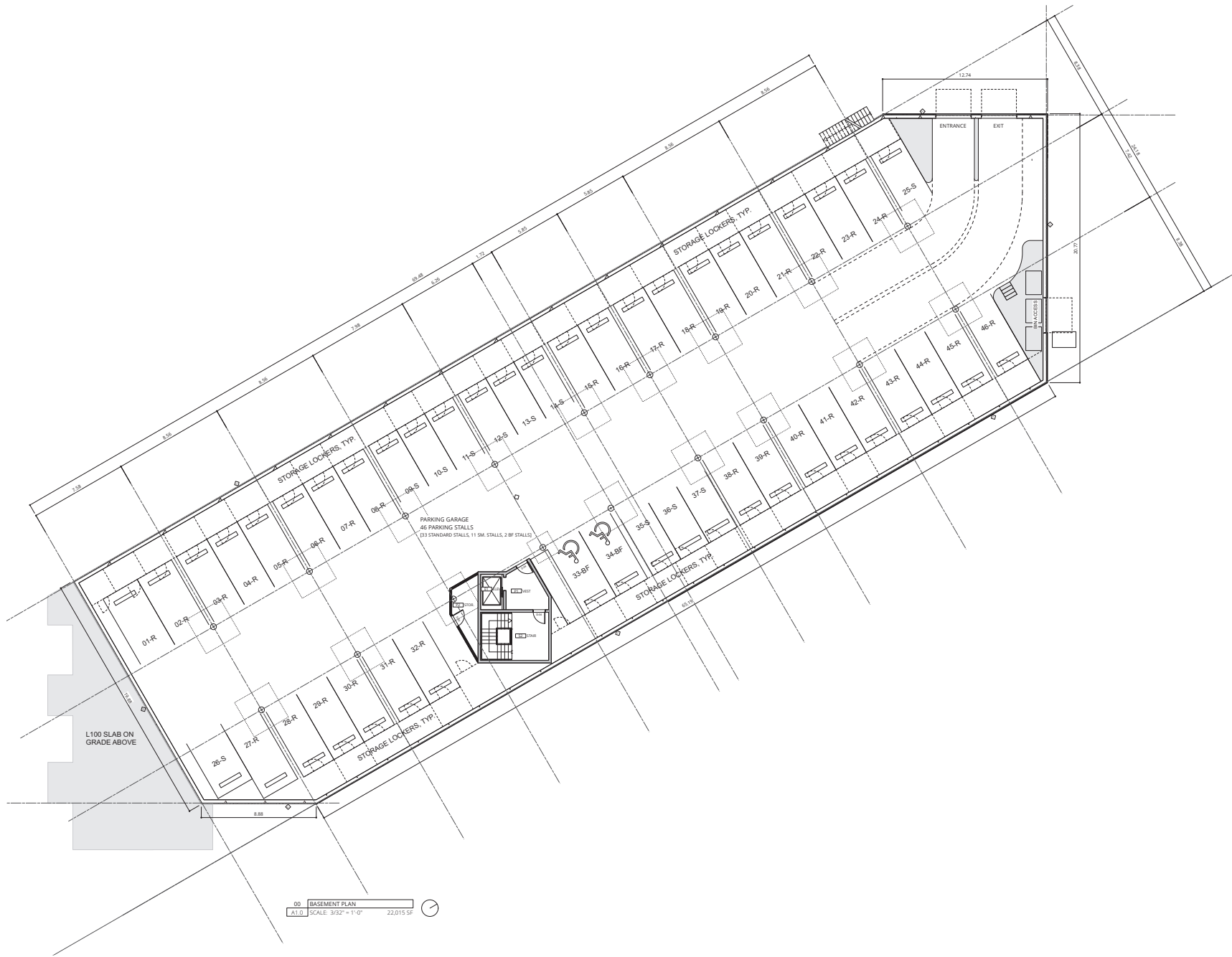


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GENERAL

A.O.0

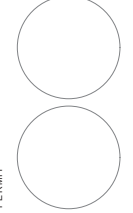


00 BASEMENT PLAN
 A1.0 SCALE: 3/32" = 1'-0" 22,015 SF

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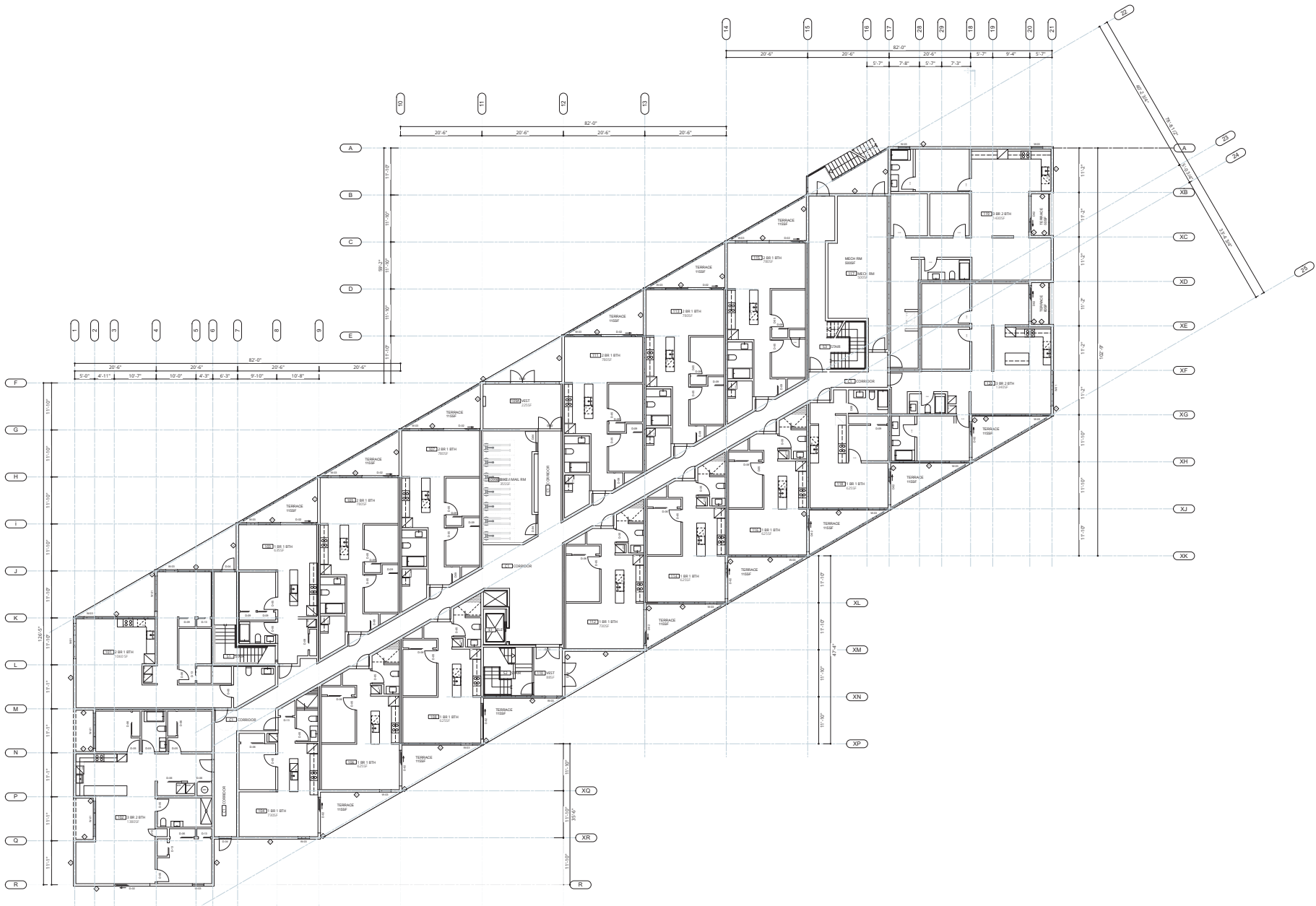
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122 Two Landing
 2050 White Birch Rd. Sidney BB

BSMT PLAN



01 L100 PLAN
 A1.1 SCALE: 3/32" = 1'-0"

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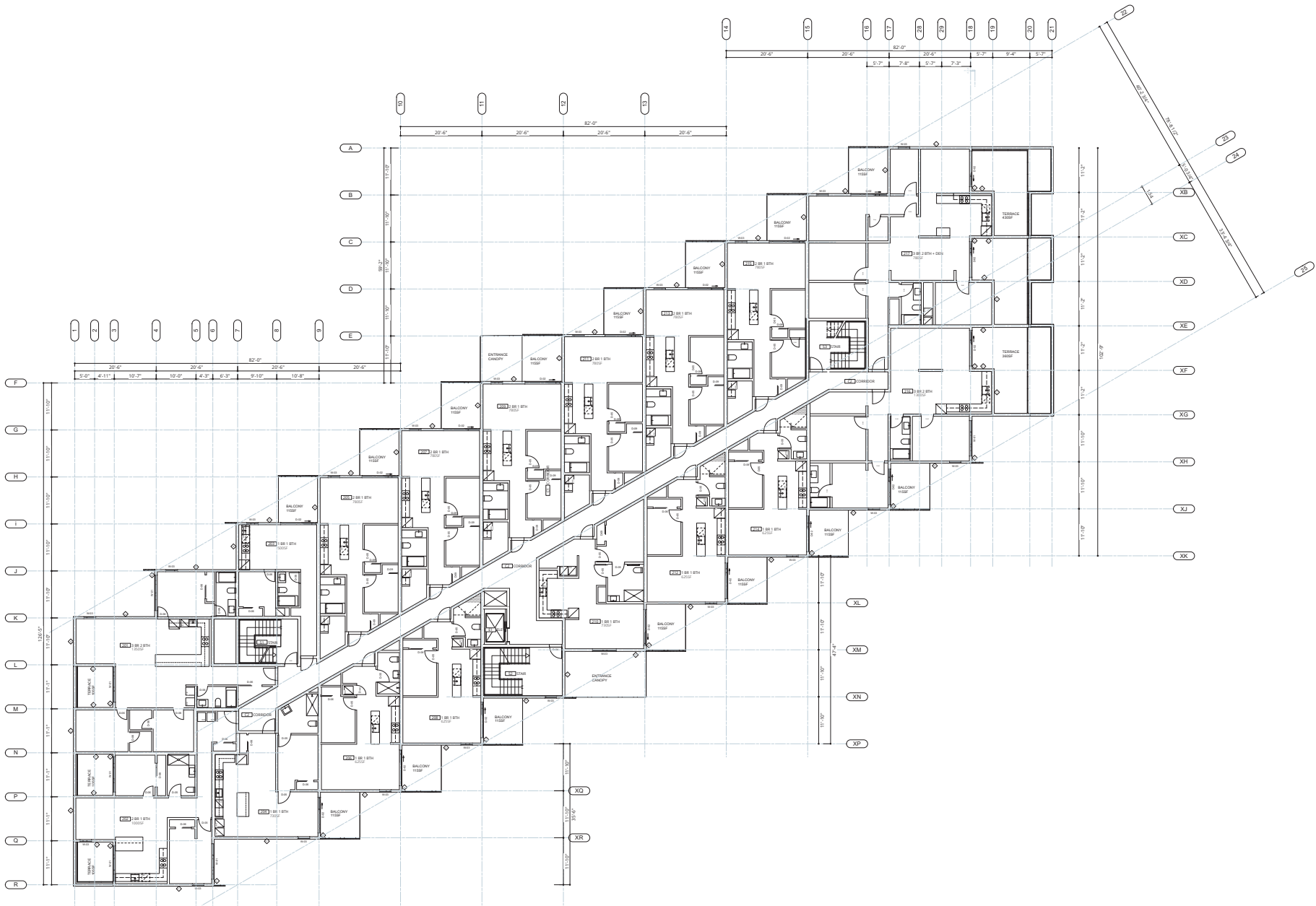
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L100 PLAN
 A1.1



01 L200 PLAN
A1.2 SCALE: 3/32" = 1'-0"

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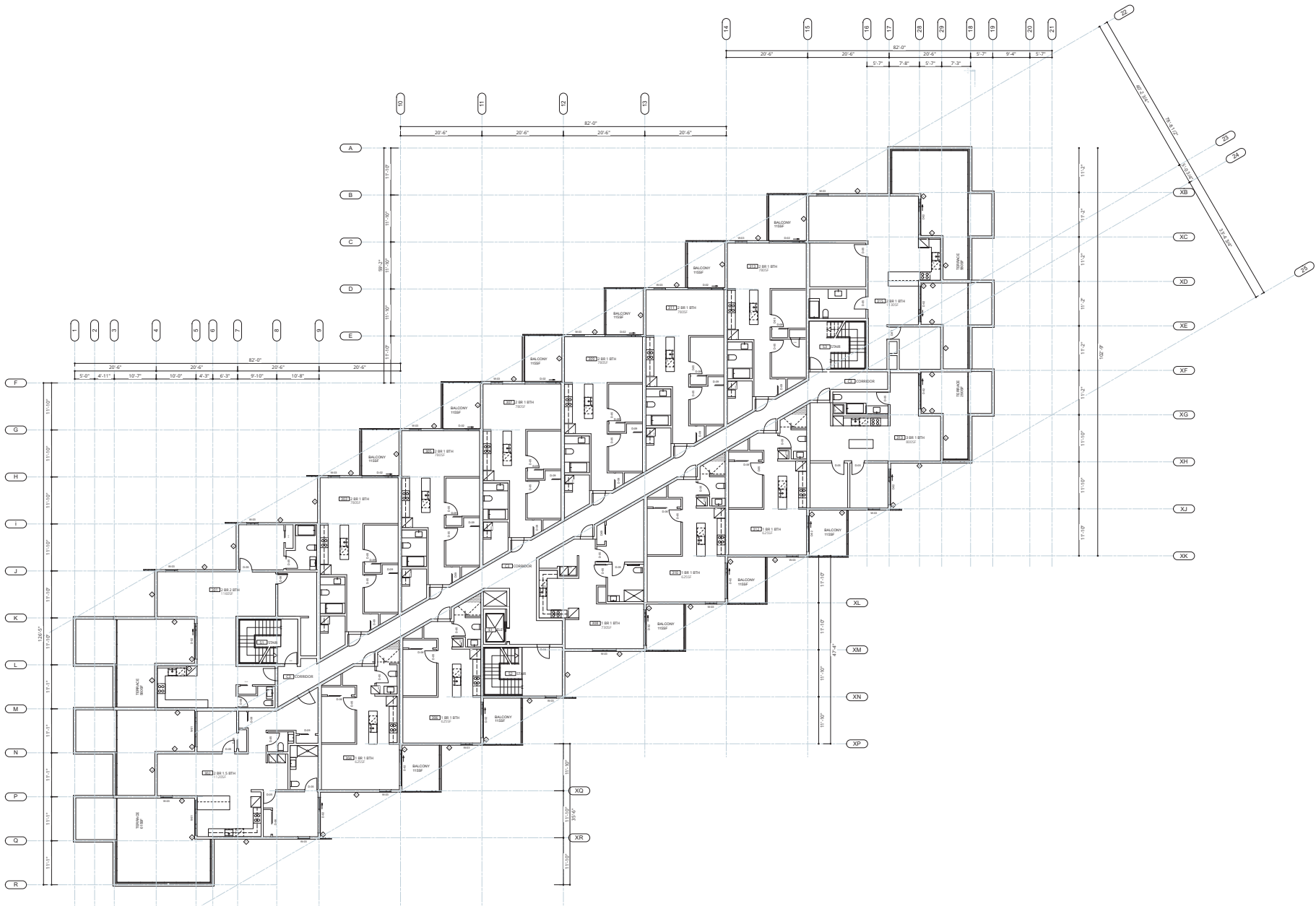
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2050 White Birch Rd. Sidney BC

L200 PLAN



01 L300 PLAN
A1.3 SCALE: 3/32" = 1'-0"

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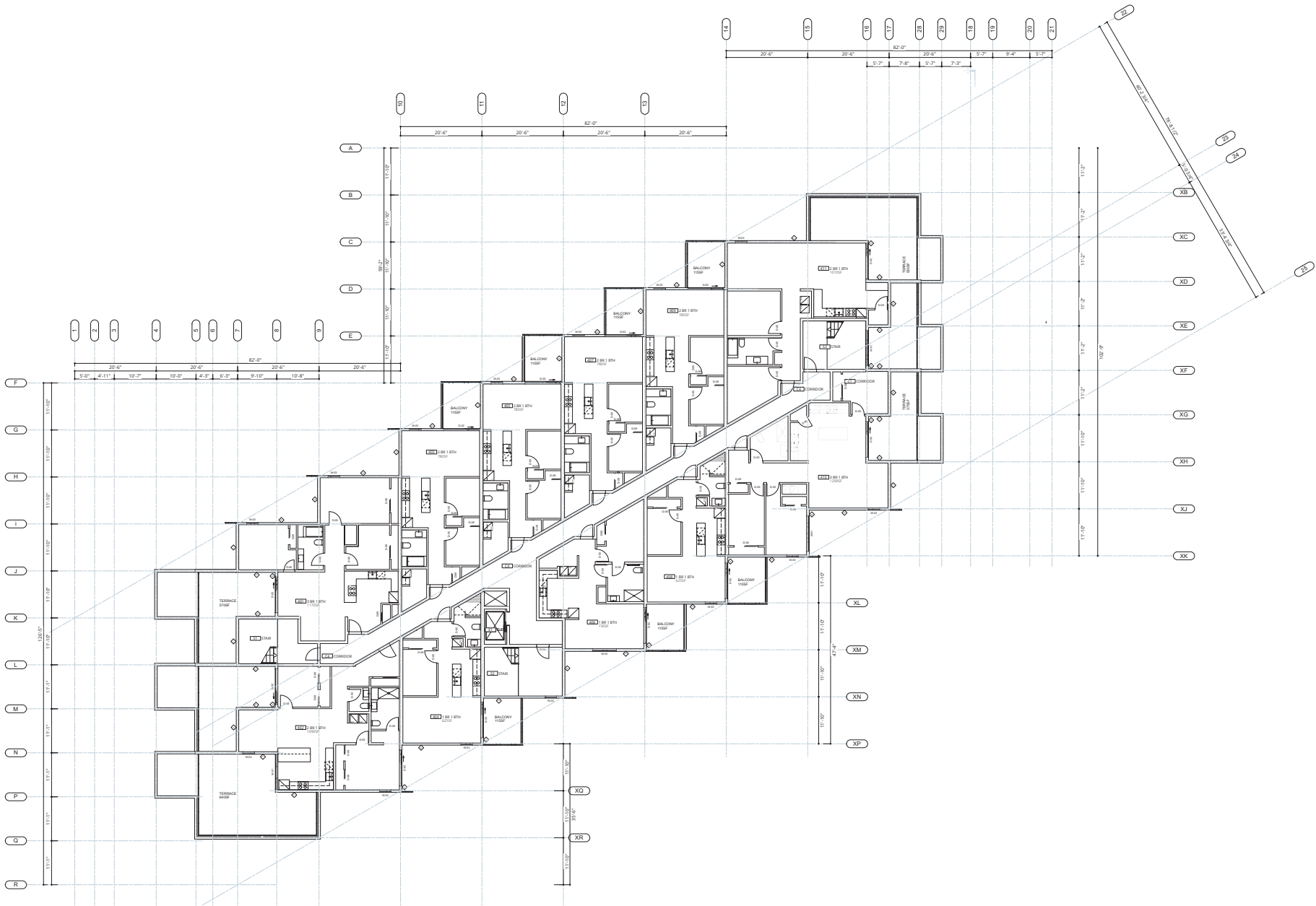
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122 Two Landing
2050 White Birch Rd, Sydney NSW

L300 PLAN



01 L400 PLAN
 A1.4 SCALE: 3/32" = 1'-0"

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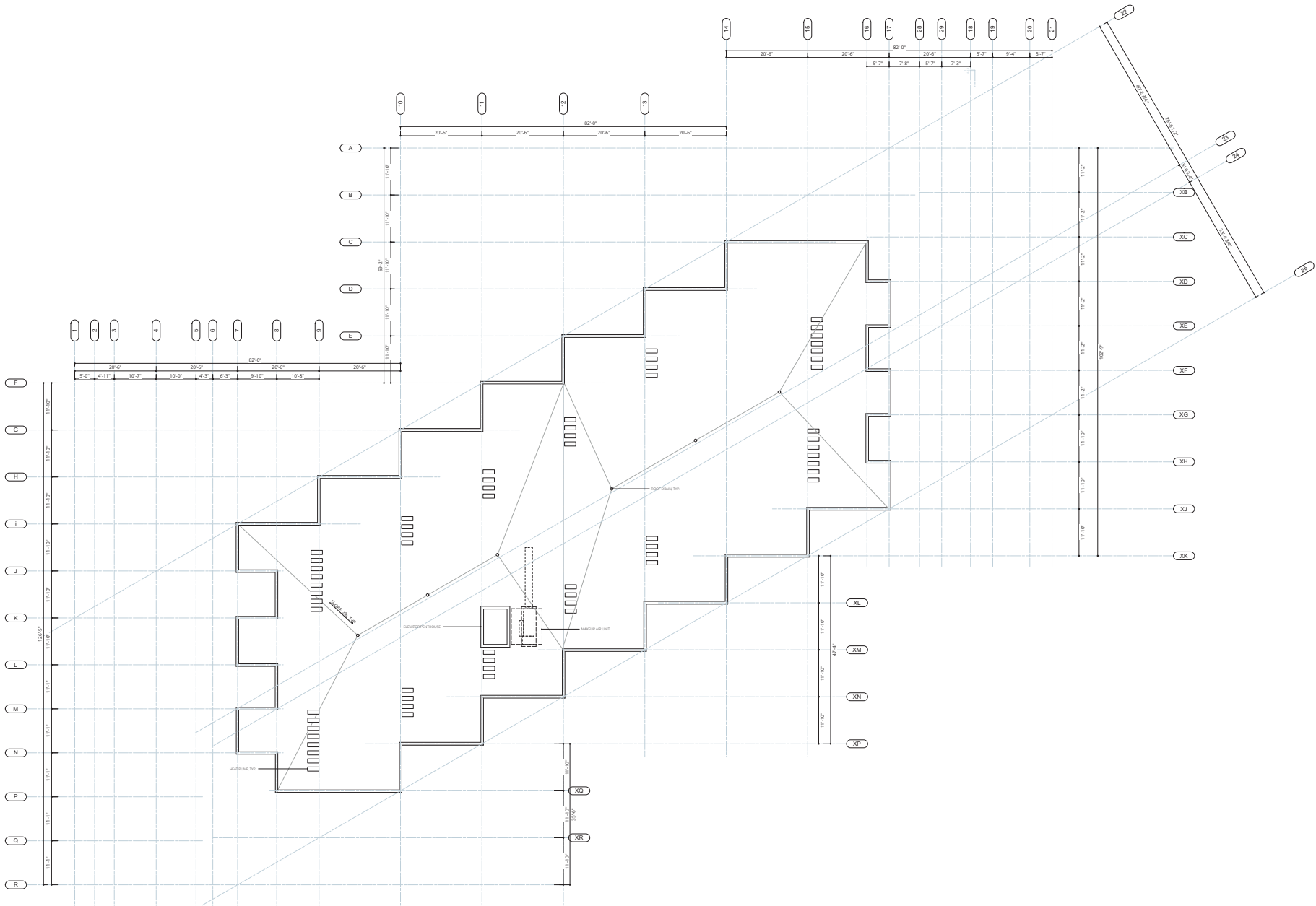
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122 Two Landing
 2050 White Birch Rd, Sidney BC

L400 PLAN



01 L400 PLAN
A1.4 SCALE: 3/32" = 1'-0"

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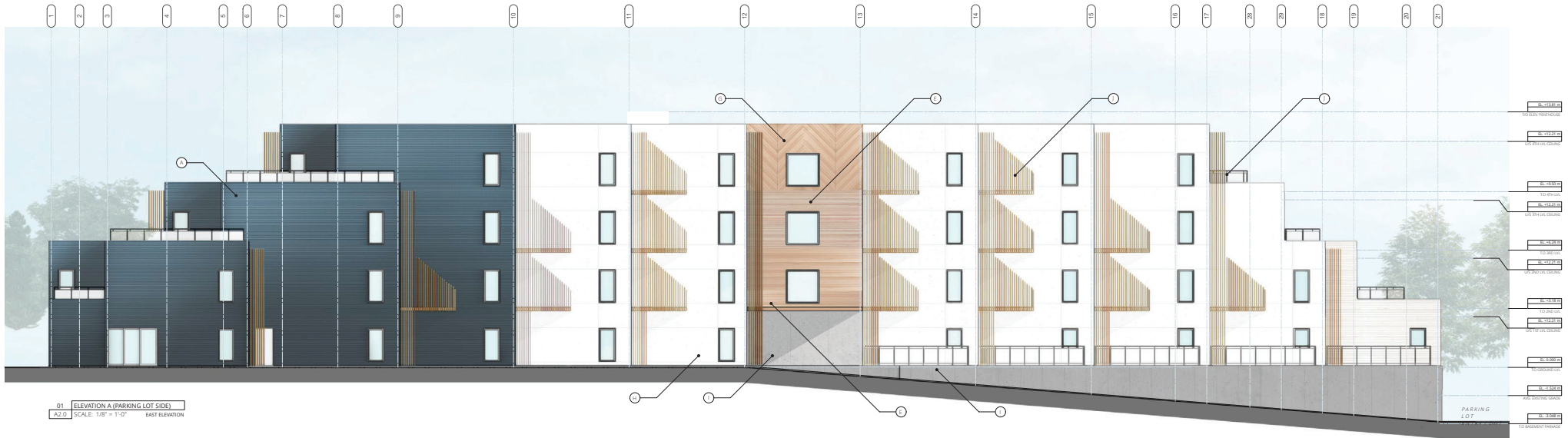
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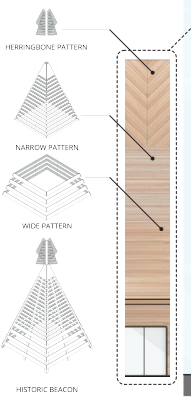
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81 George Ave Winnipeg MB R2B0K1
122 Treen Landing
2050 White Birch Rd. Sidney BC

ROOF PLAN



01 ELEVATION A (PARKING LOT SIDE)
A2.0 SCALE: 1/8" = 1'-0" EAST ELEVATION

01	1/8" x 1/2" (100)	1/8" x 1/2" (100)
02	1/2" x 1/2" (100)	1/2" x 1/2" (100)
03	1/2" x 1/2" (100)	1/2" x 1/2" (100)
04	1/2" x 1/2" (100)	1/2" x 1/2" (100)
05	1/2" x 1/2" (100)	1/2" x 1/2" (100)
06	1/2" x 1/2" (100)	1/2" x 1/2" (100)
07	1/2" x 1/2" (100)	1/2" x 1/2" (100)
08	1/2" x 1/2" (100)	1/2" x 1/2" (100)
09	1/2" x 1/2" (100)	1/2" x 1/2" (100)
10	1/2" x 1/2" (100)	1/2" x 1/2" (100)
11	1/2" x 1/2" (100)	1/2" x 1/2" (100)
12	1/2" x 1/2" (100)	1/2" x 1/2" (100)
13	1/2" x 1/2" (100)	1/2" x 1/2" (100)
14	1/2" x 1/2" (100)	1/2" x 1/2" (100)
15	1/2" x 1/2" (100)	1/2" x 1/2" (100)
16	1/2" x 1/2" (100)	1/2" x 1/2" (100)
17	1/2" x 1/2" (100)	1/2" x 1/2" (100)
18	1/2" x 1/2" (100)	1/2" x 1/2" (100)
19	1/2" x 1/2" (100)	1/2" x 1/2" (100)
20	1/2" x 1/2" (100)	1/2" x 1/2" (100)
21	1/2" x 1/2" (100)	1/2" x 1/2" (100)



The proposed distribution and pattern of siding is designed to reference and celebrate the historic beacon that once stood on Sidney Island, British Columbia.



02 ELEVATION B (PARKADE SIDE FROM PARKING LOT TURN OFF)
A2.0 SCALE: 1/8" = 1'-0" NORTH ELEVATION

- A grey swisspearl gravel fiber cement board
- B off white fiber cement board - wide
- C off white fiber cement board - narrow
- D off white fiber cement board - herringbone
- E engineered wood plank product - wide
- F engineered wood plank product - narrow
- G engineered wood plank product - herringbone
- H finely textured stucco rainscreen
- I cast in place concrete foundation wall
- J wood railings w/glass balcony guards

01	1/8" x 1/2" (100)	1/8" x 1/2" (100)
02	1/2" x 1/2" (100)	1/2" x 1/2" (100)
03	1/2" x 1/2" (100)	1/2" x 1/2" (100)
04	1/2" x 1/2" (100)	1/2" x 1/2" (100)
05	1/2" x 1/2" (100)	1/2" x 1/2" (100)
06	1/2" x 1/2" (100)	1/2" x 1/2" (100)
07	1/2" x 1/2" (100)	1/2" x 1/2" (100)
08	1/2" x 1/2" (100)	1/2" x 1/2" (100)
09	1/2" x 1/2" (100)	1/2" x 1/2" (100)
10	1/2" x 1/2" (100)	1/2" x 1/2" (100)
11	1/2" x 1/2" (100)	1/2" x 1/2" (100)
12	1/2" x 1/2" (100)	1/2" x 1/2" (100)
13	1/2" x 1/2" (100)	1/2" x 1/2" (100)
14	1/2" x 1/2" (100)	1/2" x 1/2" (100)
15	1/2" x 1/2" (100)	1/2" x 1/2" (100)
16	1/2" x 1/2" (100)	1/2" x 1/2" (100)
17	1/2" x 1/2" (100)	1/2" x 1/2" (100)
18	1/2" x 1/2" (100)	1/2" x 1/2" (100)
19	1/2" x 1/2" (100)	1/2" x 1/2" (100)
20	1/2" x 1/2" (100)	1/2" x 1/2" (100)
21	1/2" x 1/2" (100)	1/2" x 1/2" (100)

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Note* All Soffits to be composite metal panel, wood finish to match species provided on elevations

ELEVATIONS



01 ELEVATION C (PRIVATE ROAD)
A2.1 SCALE: 1/8" = 1'-0" WEST ELEVATION



02 ELEVATION D (WHITE BIRCH ROAD)
A2.1 SCALE: 1/8" = 1'-0" SOUTH ELEVATION

- 1 grey swisspearl gravel fiber cement board
- 2 off white fiber cement board - wide
- 3 off white fiber cement board - narrow
- 4 off white fiber cement board - herringbone
- 5 engineered wood plank product - wide
- 6 engineered wood plank product - narrow
- 7 engineered wood plank product - herringbone
- 8 finely textured stucco rainscreen
- 9 cast in place concrete foundation wall
- 10 wood railings w/glass balcony guards



Note* All soffits to be composite metal panel, wood finish to match species provided on elevations

- 101-1111-01 TO SUBMIT
- 101-1111-02 TO SUBMIT
- 101-1111-03 TO SUBMIT
- 101-1111-04 TO SUBMIT
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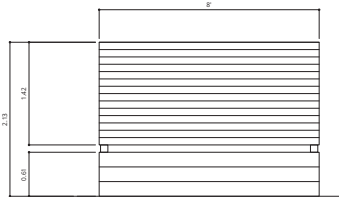
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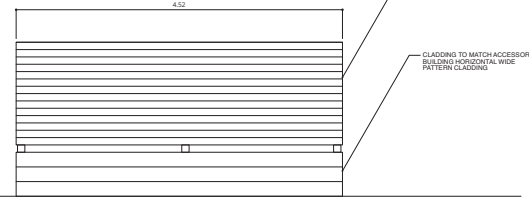




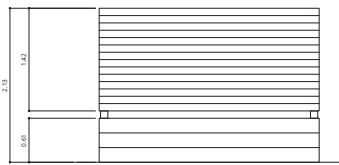
01 FLATTENED ELEVATION @ WHITE BIRCH RD
A2.2 SCALE: 1/16" = 1'-0"



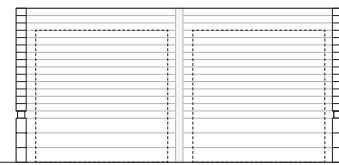
02 FLATTENED ELEVATION @ WHITE BIRCH RD
A2.2 SCALE: 3/8" = 1'-0"



03 NORTH ELEVATION GARBAGE ENCLOSURE
A2.2 SCALE: 3/8" = 1'-0"

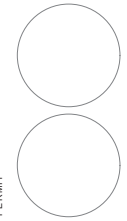


04 WEST ELEVATION GARBAGE ENCLOSURE
A2.2 SCALE: 3/8" = 1'-0"



05 SOUTH ELEVATION GARBAGE ENCLOSURE
A2.2 SCALE: 3/8" = 1'-0"

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122 Treen Landing
2050 White Birch Rd, Sidney, BC

STREET ELEVATION

A2.2



01 STREET RENDERING - FRONT
 A2.2 SCALE: NTS

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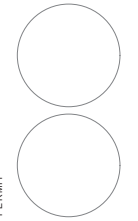
PERSPECTIVE RENDERING



01 BIRDS EYE RENDERING - BACK
 A2.3 SCALE: NTS

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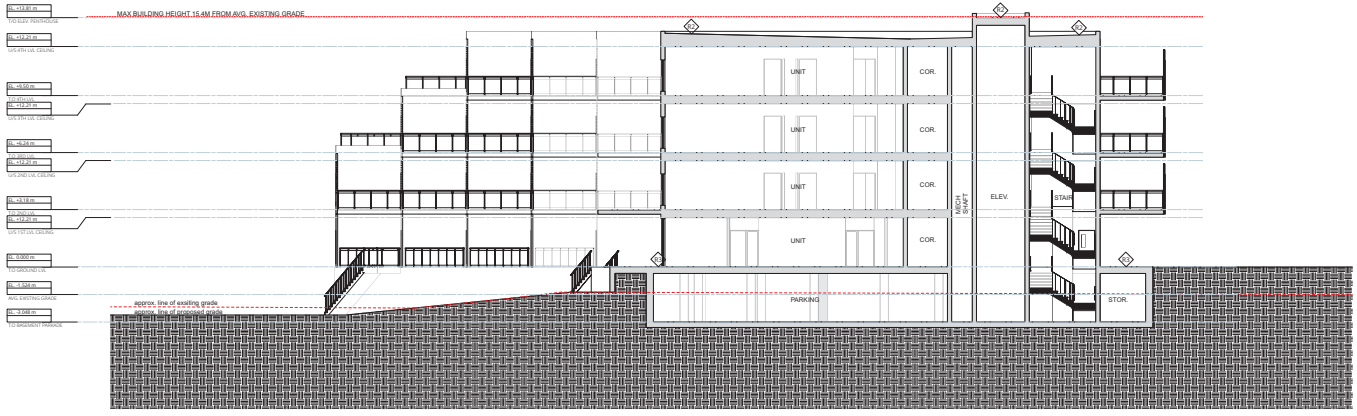


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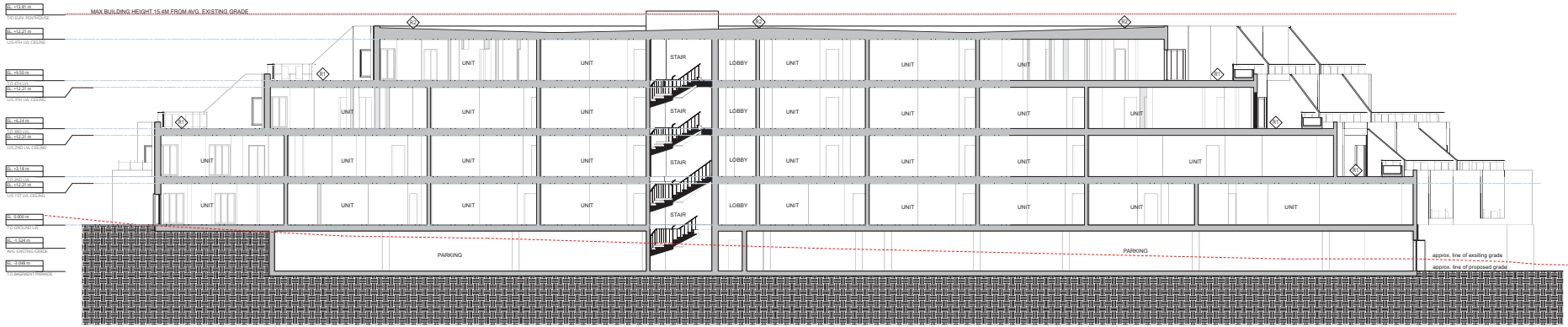
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allrg
 ARCHITECTS & PLANNERS
 811 George Ave Winnipeg MB R3B0K1
 122 Treen Landing
 2060 White Birch Rd, Sidney BC

PERSPECTIVE RENDERING



01 BUILDING SECTION A
A1.3 SCALE: 1/8" = 1'-0"

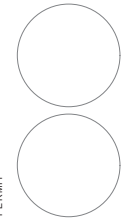


02 BUILDING SECTION B
A1.3 SCALE: 1/8" = 1'-0"

A ISSUED FOR DP 2023.06.07

DRAWN BY: 2023.06.07

PLOT DATE: 2023.06.07



ISSUED FOR DEVELOPMENT PERMIT
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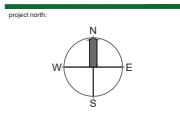
SECTIONS

A3.0

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- NOTES:
- 1) DO NOT SCALE THE DRAWING. WORK TO FIGURED DIMENSIONS ONLY.
 - 2) CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
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4★ SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

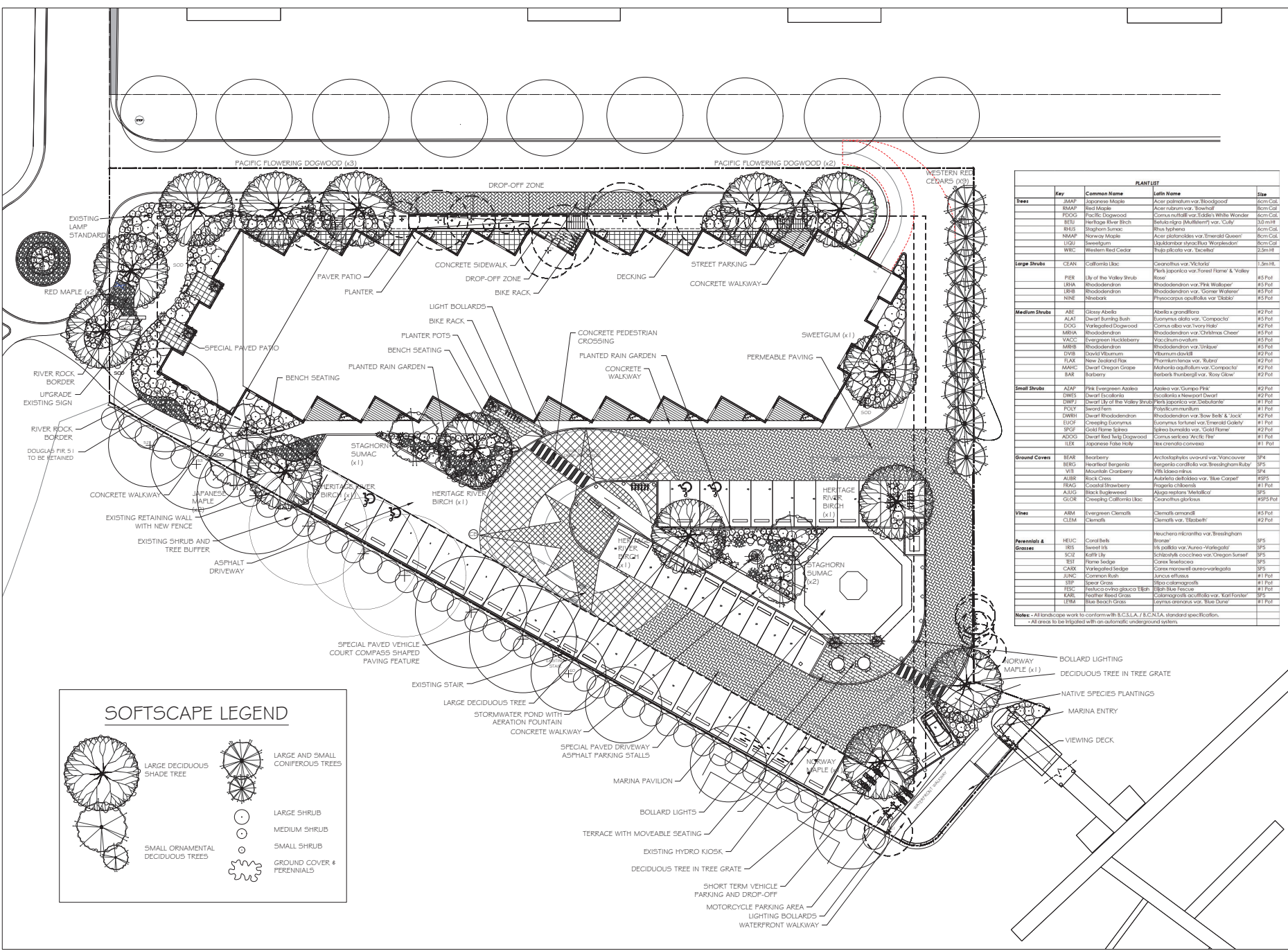


Project No: _____

Issue / Revision:

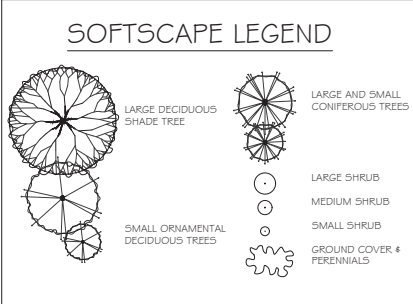
No.	Issue / Revision	Date
3	REVISED CONCEPT FOR DP	05/30/23
2	REVISED BUILDING PERMIT	08/16/22
1	PRELIM BUILDING PERMIT	07/07/22

No. Issued / Revisions



PLANT LIST				
Tree	Key	Common Name	Latin Name	Size
	BMMP	Japanese Maple	Acer palmatum var. Bloodgood	8cm Cal
	BMAR	Red Maple	Acer rubrum var. Sycamore	8cm Cal
	PDGD	Pacific Dogwood	Cornus nuttallii var. Eddies White Wonder	4cm Cal
	REBU	Heritage River Birch	Betula nigra 'Waldstein' var. Cutty	30 max
	REBU	Heritage River Birch	Betula nigra	8cm Cal
	NMAP	Norway Maple	Acer platanoides var. Emerald Queen	8cm Cal
	ISQI	Swallowtail	Triplaris americana 'Wormskater'	8cm Cal
	WRIC	Western Red Cedar	Thuja plicata var. Scedar	2.5m Ht
	CSAN	Callifolia Liboc	Conocarpus var. 'Victoria'	1.5m Ht
	PER	Bay of the Valley Shrub	Panicum japonicum var. Forest Flame & Valley	#5 Pot
	LRJA	Rhododendron	Rhododendron var. 'Pink Walker'	#5 Pot
	LRJB	Rhododendron	Rhododendron var. 'Corner Walker'	#5 Pot
	RONE	Rhododendron	Phylocarpus opulifolius var. 'Ukiah'	#5 Pot
	ABE	Glazy Abelia	Abelia x grandiflora	#2 Pot
	ALAJ	Overall Burning Bush	Euonymus alata var. 'Compacho'	#5 Pot
	DGDS	Variiegated Dogwood	Cornus alba var. 'Ivory Halo'	#2 Pot
	MARW	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot
	MACS	Evergreen Hackberry	Podocarpus noveboracensis	#5 Pot
	MRRB	Rhododendron	Rhododendron var. 'Unique'	#5 Pot
	VBIB	Black Viburnum	Viburnum dentatum	#2 Pot
	BLAX	New Zealand Flax	Phormium tenax var. 'Rubra'	#2 Pot
	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacho'	#2 Pot
	BKE	Berberis	Berberis thunbergii var. 'Boyo Gator'	#2 Pot
	ADAP	Pink Evergreen Azalea	Abelia var. 'Gumpo Pink'	#2 Pot
	DWES	Dwarf Escallonia	Escallonia Howard Dwarf	#2 Pot
	DWPF	Dwarf Ivy of the Valley Shrub	Panicum japonicum var. 'Dobutsumi'	#1 Pot
	ISQI	Swallowtail	Triplaris americana	#1 Pot
	DWBI	Dwarf Rhododendron	Rhododendron var. 'Bow Bells & Jack'	#2 Pot
	EDGF	Creeping Euonymus	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot
	ISQI	Gold Flame Spirea	Spiraea bumalda var. 'Gold Flame'	#2 Pot
	ADGD	Dwarf Red Ivy Dogwood	Cornus sericea 'Arctic Fire'	#1 Pot
	IBLK	Japanese Foliage Holly	Ilex crenata coronata	#1 Pot
	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver'	SP4
	BERG	Heartleaf Bergenia	Bergenia cordifolia var. 'Birmingham Ruby'	SP4
	VIB	Mountain Cranberry	Viburnum tinus	SP4
	AUBR	Rock Cress	Aubretia deltoidea var. 'Blue Carpet'	#9.5
	FRAC	Creeping Snowberry	Frankia sibirica	#1 Pot
	AJUG	Black Bugleweed	Ajuga reptans 'Metallic'	SP5
	GLOR	Creeping California Lilac	Ceanothus glaberrimus	#9.5 Pot
	ARMA	Evergreen Clematis	Clematis comandii	#5 Pot
	CLEM	Clematis	Clematis var. 'Blazeball'	#2 Pot
	HEUC	Gold Bell	Heuchera micrantha var. 'Broomingham'	SP5
	IRIS	Sweet Iris	Iris pallida var. 'Aureo-Variiegata'	SP5
	SCIF	Kaffir Lily	Schizanthus coccineus var. 'Oregon Sunset'	SP5
	REJF	Flame Hedge	Carex lasiocarpa	SP5
	CAAR	Variiegated Sedge	Carex morrowii aureo-variegata	SP5
	JUNC	Common Juniper	Juniperus communis	#1 Pot
	SIF	Sea Spurge	Sarcocolla	#1 Pot
	ESIC	Periwinkle	Periwinkle glauca 'Eliot'	#1 Pot
	LOKE	Prostrate Reed Grass	Calamagrostis canadensis var. 'Karl Foerster'	SP5
	LEWA	Blue Beach Grass	Lymnys caerulea var. 'Blue Dune'	#1 Pot

Notes: - All landscape work to conform with S.C.S.S.A. / I.C.S.A. standard specification.
- All areas to be irrigated with an automatic underground system.



Project Title: **MARINA PARK**

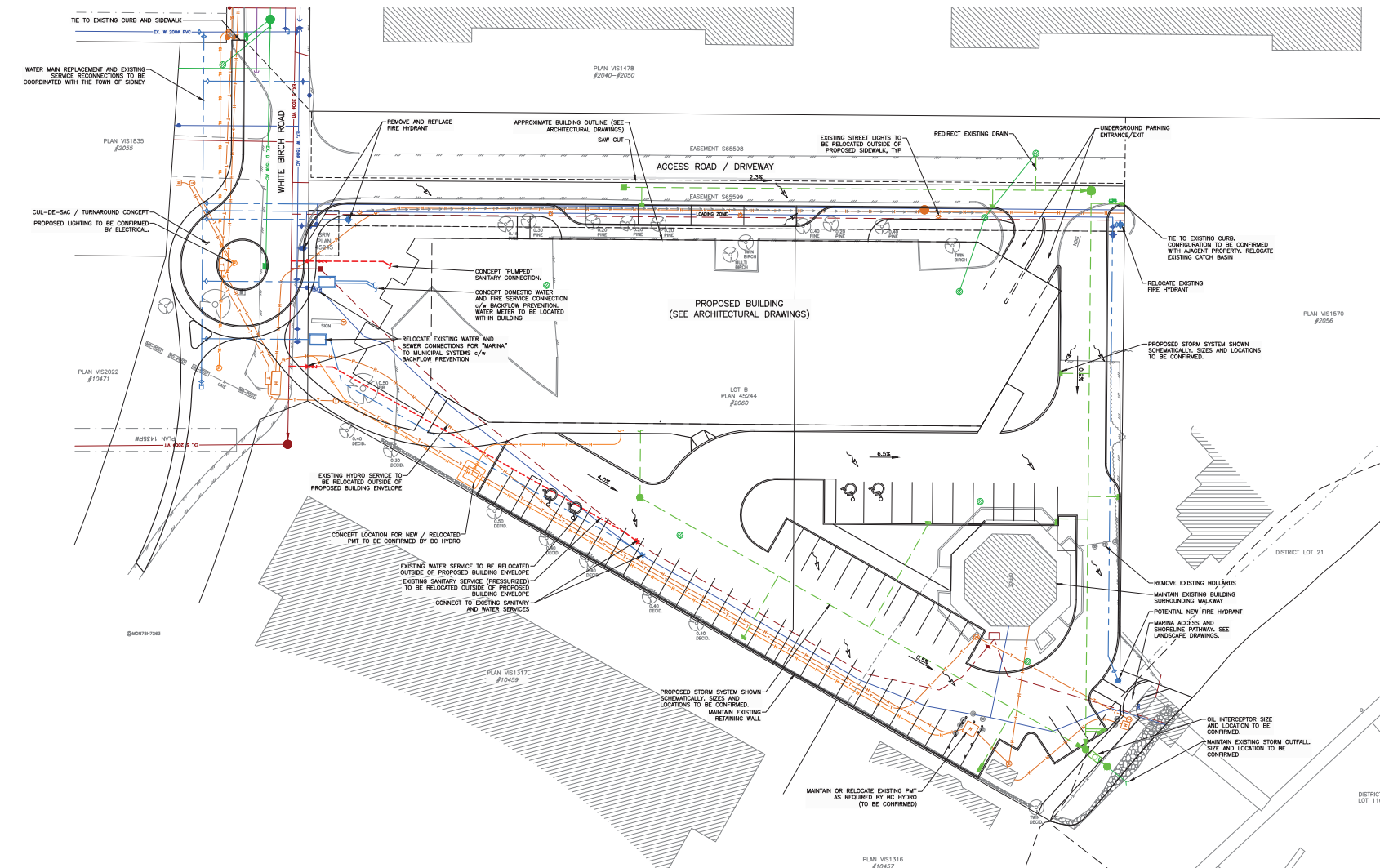
Drawing Title: **LANDSCAPE CONCEPT PLAN**

Project No.: 1

Date: 30 MAY, 2023 Scale: 1:200

Checked by: FORTH Drawn by: BF, RF

Sheet No. **L1**



- PLAN NOTES**
- 1) FOR PROPOSED BUILDING DETAILS, SEE ARCHITECTURAL DRAWINGS.
 - 2) FOR PROPOSED LANDSCAPING DETAILS, SEE LANDSCAPE DRAWINGS.
 - 3) LOCATIONS, COMPONENTS AND SIZES OF PROPOSED WATER, SANITARY AND STORM SERVICES ARE SHOWN SCHEMATICALLY FOR DISCUSSION PURPOSES ONLY.
 - 4) GRADING CONCEPT SHOWN FOR DISCUSSION PURPOSES ONLY.
 - 5) ELECTRICAL AND TELECOMMUNICATIONS SERVICES TO BE CONFIRMED BY ELECTRICAL DESIGNER.

CAUTION: EXISTING UTILITIES KNOWN TO BE IN THE PROJECT VICINITY ARE SHOWN SCHEMATICALLY AND INCLUDE, BUT ARE NOT LIMITED TO: BC HYDRO, CITY OF VICTORIA WATER/SANITARY/STORM DRAIN, FORTISBC, AND TELUS COMMUNICATIONS. FIELD LOCATES REQUIRED PRIOR TO CONSTRUCTION. HAND-DO WERE REQUIRED.

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

McElhannay
 500 - 3980 QUADRA STREET
 VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL

PROJECT: MARINA PARK MARINA REDEVELOPMENT
 2060 WHITE BIRCH ROAD
 TOWN OF SIDNEY, BC
 TITLE: CIVIL SITE SERVICING CONCEPT

SCALE: HORIZ: 1:250 VERT: N/A
 PROJECT NO. 22-053 ISSUED/REVISION
 APPROVING AUTHORITY FILE NO.
 DRAWING NO. 22-053-C01

JUNE 07, 2023
PRELIMINARY
 FOR DISCUSSION
 PURPOSES ONLY

