

COAST TEMPORARY PRESENTATION CENTRE

~~MAY 23, 2025 - ISSUED FOR DEVELOPMENT / BUILDING PERMIT~~

JULY 7, 2025 - RE-ISSUED FOR DEVELOPMENT / BUILDING PERMIT

ADDRESSES

CIVIC ADDRESS
9522 LOCHSIDE DRIVE, SIDNEY, BC

LEGAL ADDRESS
LOT 1, SECTION 8, RANGE 3 EAST AND OF SECTION 9, RANGE 3 AND 4 EAST, NORTH SAANICH DISTRICT, PLAN 9185, EXCEPT PART IN PLAN 1696RW

PID
005-566-711



PROJECT TEAM

DEVELOPER:
GMC Properties Inc.

ARCHITECT:
EKISTICS ARCHITECTURE INC.

SURVEYOR:
POLARIS LAND SURVEYING INC.

200 - 101 ISLAND HIGHWAY
VICTORIA, BC, V8B 1E8
T: 250 891 5673
E: jmilne@gmcprojects.com
CONTACT: JORDAN MILNE

201 - 103 WEST 6th AVENUE
VANCOUVER, BC, V5Y 1K3
T: 604 876 5050
E: blackwood@ekistics.ca
CONTACT: MARK BLACKWOOD

#138 - 2223A OAK BAY AVENUE
VICTORIA, BC, V8R 1G4
T: 250 412 3513
E: info@plsi.ca
CONTACT: JORDAN LITKE

DRAWING INDEX

ARCHITECTURAL	
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CODE SUMMARY

BRITISH COLUMBIA BUILDING CODE 2024		250523
OCCUPANCY (9.10.2.1):	D	
MAXIMUM BLDG. AREA (9.9.7.4):	600 m2	
PROPOSED BUILDING AREA:	156.17 m2	
BUILDING HEIGHT:	2 storeys	
SPRINKLERED:	n/a	
CONSTRUCTION TYPE:	Combustible	
OCCUPANCY LOAD:	Max. 60 Persons	
TRAVEL DISTANCE:	Max. 25m	
EXIT SIGN / EMERGENCY LIGHTING	Required	

STATISTICS

250523

EXISTING ZONING	CD44	(MIXED USE)		
PROPOSED ZONING	CD44	(TEMPORARY PRESENTATION CENTRE)		
SETBACKS	Front Yard (E)	Ext. Side Yard (N)	Int. Side Yard (S)	Rear Yard (W)
PERMITTED	4.5m	4.5m	0.3m	4.5m
PROPOSED ABOVE GRADE	12.21m	7.59m	54.05m	21.58m
HEIGHT				
PERMITTED	12.6m, 3 STOREYS			
PROPOSED	12.6m (PITCHED), 2 STOREYS (NO CHANGE)			
SITE AREA / DENSITY			(s.f.)	(m2)
FAR PERMITTED			1.42 FAR	
LOT 1 SITE AREA			17293.32	1606.60
PERMITTED AREA			24556.51	2281.37
PROPOSED AREA (s.f.)	MAIN FL. (s.f.)	UPPER FL. (s.f.)	SUBTOTAL AREA (s.f.)	(m2)
EXISTING	1593.78	1487.95	3081.76	286.3
PROPOSED TEMP. PRESENTATION CENTRE	1196.48	932.58	2128.58	197.8
UNOCCUPIED	397.24	555.39	952.63	88.5
TOTAL GROSS AREA:			3081.75	286.3
FAR PROPOSED			0.18 FAR	
PARKING	RATIO	REQUIRED	PROPOSED	
COMMERCIAL	1/40m2	5	8	
TOTAL		5	8	
Accessible Car	≤ 9 stalls	1	1	
Class A Loading		0	0	
BIKE PARKING	RATIO	REQUIRED	PROPOSED	
VISITOR BIKES (CLASS 2)	6/Bldg.	6	6	
AMENITY SPACE	RATIO	REQUIRED	PROPOSED	
OUTDOOR AMENITY	3m2/unit	0	0	
SITE COVERAGE	RATIO	ALLOWABLE	PROPOSED	
COVERAGE AREA	0.59	10203	1594	

EKISTICS

ARCHITECTURE

201-103 West 6th Ave.
Vancouver, BC Canada, V5Y 1K3
T: 604 876-5050
www.ekistics.com

REVISIONS

ISSUES	DATE
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PROJECT NUMBER	DE-24
DRAWN BY	KP
CHECKED BY	MB
DATE CHECKED	
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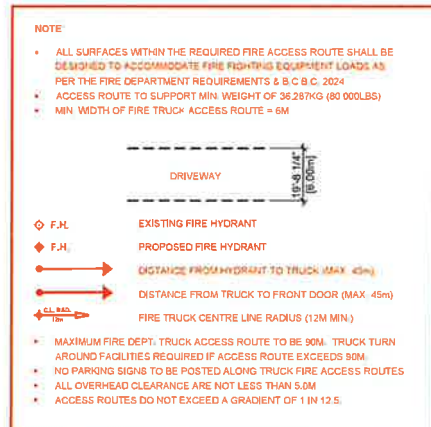


PROJECT
COAST TEMPORARY PRESENTATION CENTRE
9522 LOCHSIDE DR.
SIDNEY, BC

DRAWING TITLE
**COVER SHEET
STATISTICS
CODE SUMMARY**

DRAWING No.

A0.00



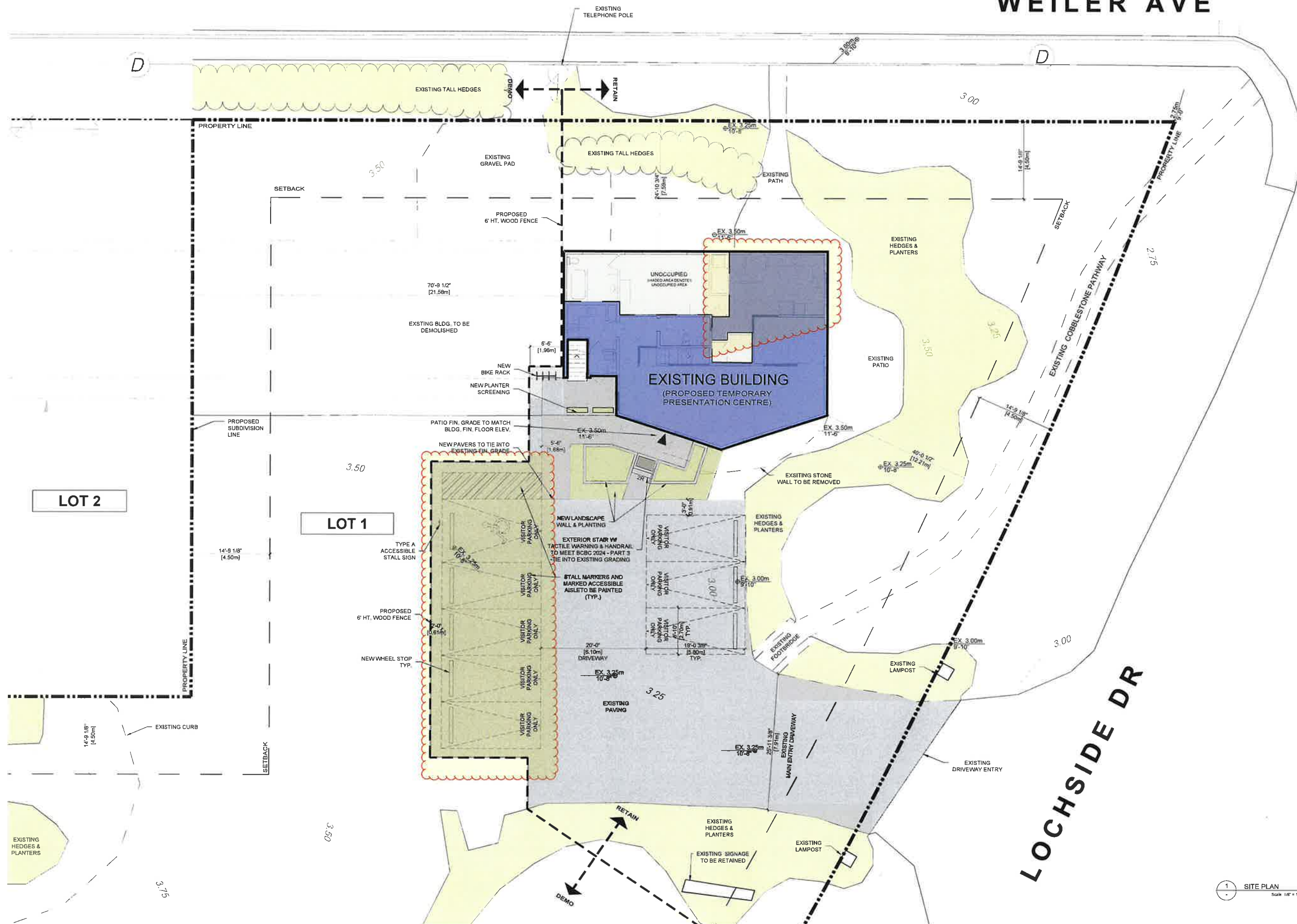
1 OVERALL SITE PLAN AND FIREFIGHTING PLAN
Scale 1/32" = 1'-0"

SIDNEY, BC

SITE PLAN

DRAWING No.

A1.01



REVISIONS	
1	
ISSUES	DATE
8	
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4	REISSUED FOR DP/SP APPLICATION 2025-07-07
3	ISSUED FOR DP / SP APPLICATION 2025-05-23
2	ISSUED FOR PRELIMINARY REVIEW 2025-05-09
1	ISSUED FOR PRELIMINARY REVIEW 2025-04-29
PROJECT NUMBER DE-26	
DRAWN BY KP	
CHECKED BY MB	
DATE CHECKED	
CONSULTANT	

PROJECT

**COAST TEMPORARY
PRESENTATION CENTRE**

9522 LOCHSIDE DR.

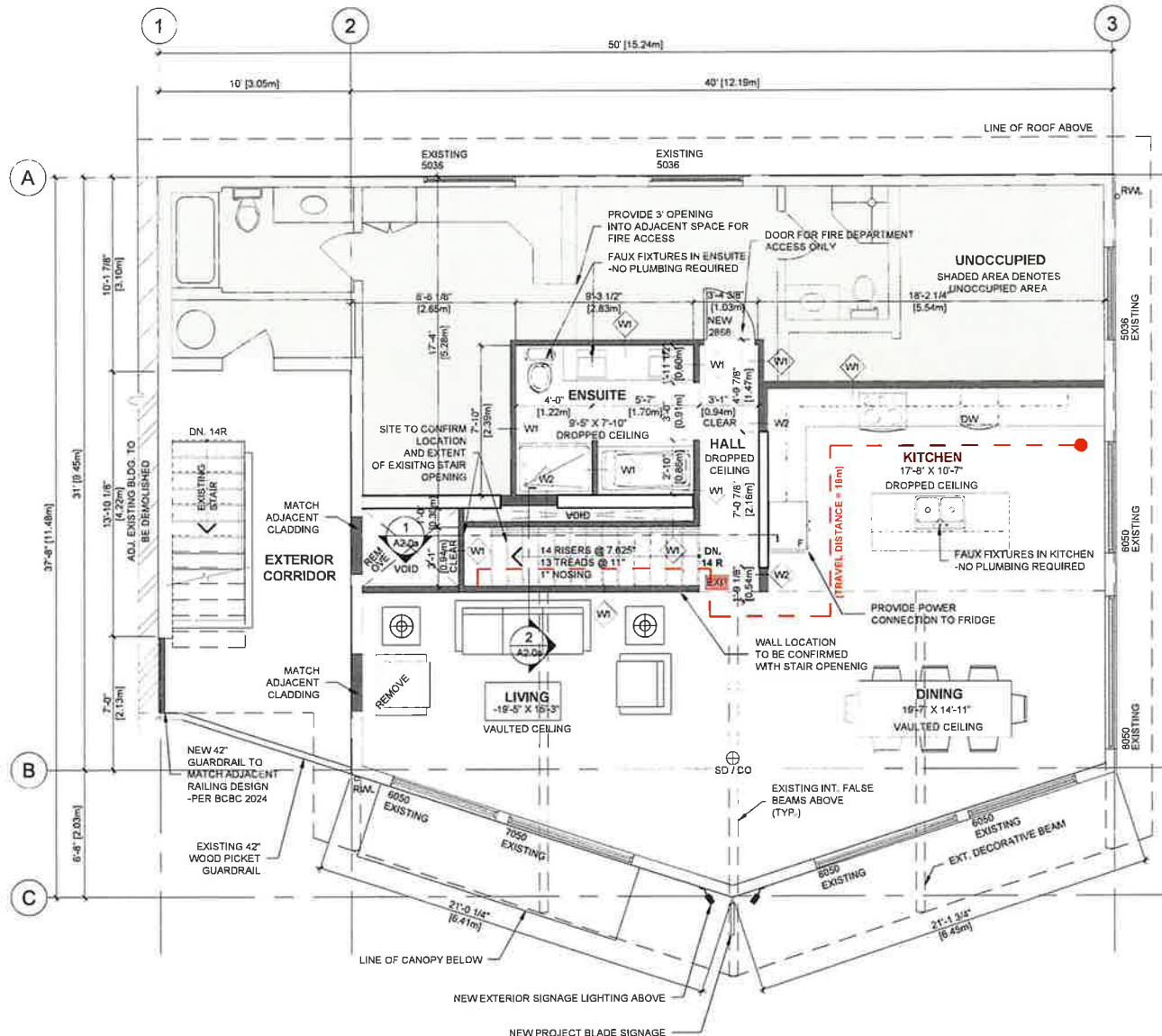
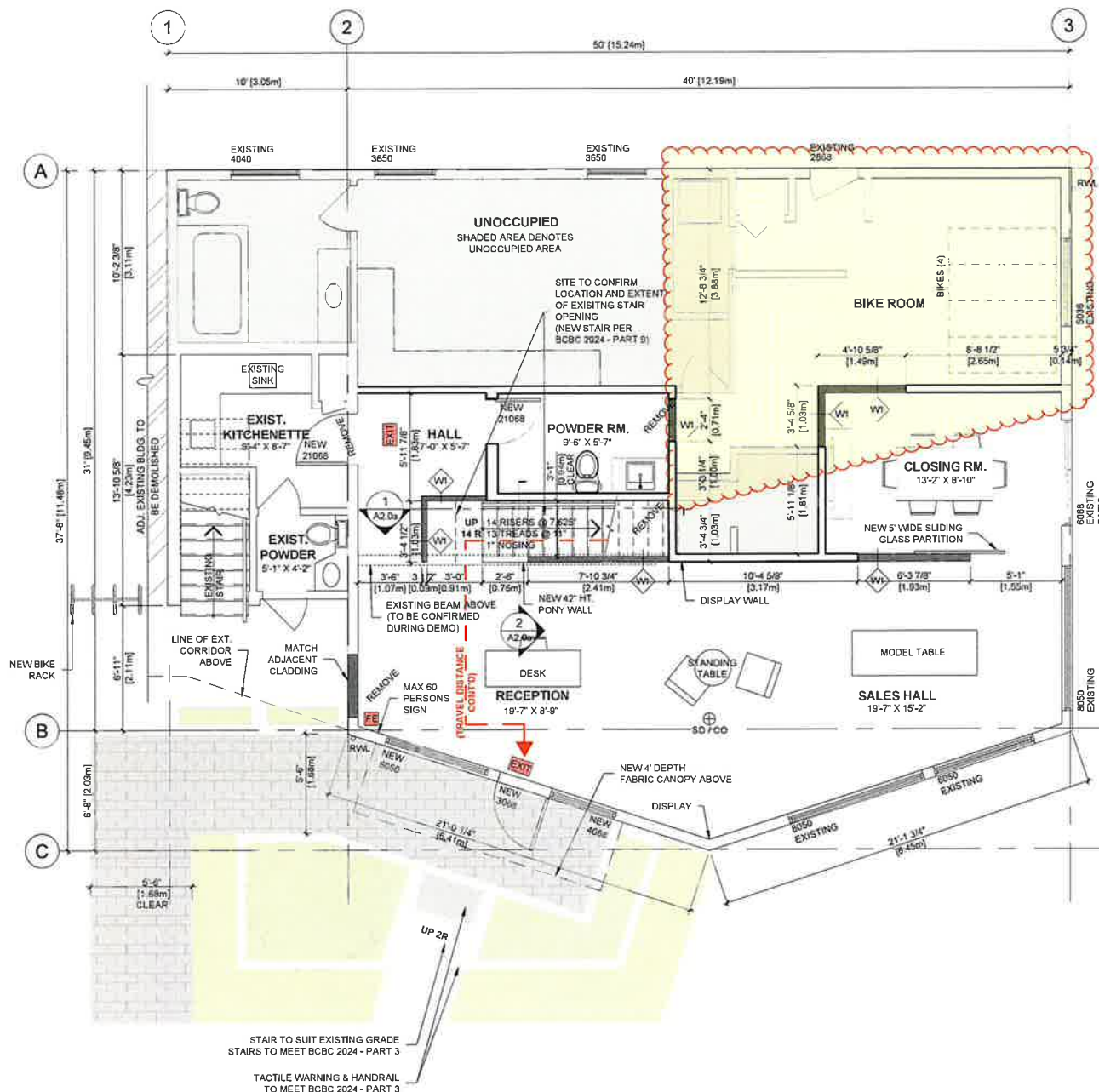
SIDNEY, BC

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SITE PLAN

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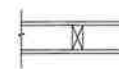
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TEMPORARY PRESENTATION CENTRE:

	S.F.	S.M.
- MAIN FLOOR UNOCCUPIED	397.24	36.91
- MAIN FLOOR PROPOSED PRESENTATION CENTRE	1,196.48	111.16
MAIN FLOOR SUB-TOTAL:	1,593.73	148.06
- UPPER FLOOR UNOCCUPIED	555.39	51.60
- UPPER FLOOR PROPOSED PRESENTATION CENTRE	932.58	86.64
UPPER FLOOR SUB-TOTAL:	1,487.98	138.24
GROSS FLOOR AREA =	3,081.70	286.30

WALL ASSEMBLIES:



TYP. PARTITION WALL

- 1/2" GWB (MATCH ADJACENT)
- 2x4 NOM. WOOD STUDS AT 16" O.C.
- 1/2" GWB (MATCH ADJACENT)



TYP. PARTITION WALL

- 1/2" GWB (MATCH ADJACENT)
- 2x4 NOM. WOOD STUDS AT 16" O.C.
- 1/2" GWB (MATCH ADJACENT)

LEGEND:

- EXISTING WALLS TO REMAIN
- WALLS / OBJECTS TO BE REMOVED
- PROPOSED NEW WALLS
- EXIT SIGN
- FIRE EXTINGUISHER
- SMOKE / CO2 DETECTOR

NOTE:

ALL EXISTING WALLS, WINDOWS, AND DOORS ARE SHOWN VIA THE AS-BUILT DWG'S INCLUDING FINISHES AND CLADDING. ENSURE ALL DIMENSIONS ARE SITE CONFIRMED. INTENT IS TO ALIGN WALLS WITH EXISTING CONDITIONS.

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1	ISSUED FOR PRELIMINARY REVIEW 2025-04-29

PROJECT NUMBER	DE-26
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PROJECT

COAST TEMPORARY PRESENTATION CENTRE

9522 LOCHSIDE DR.

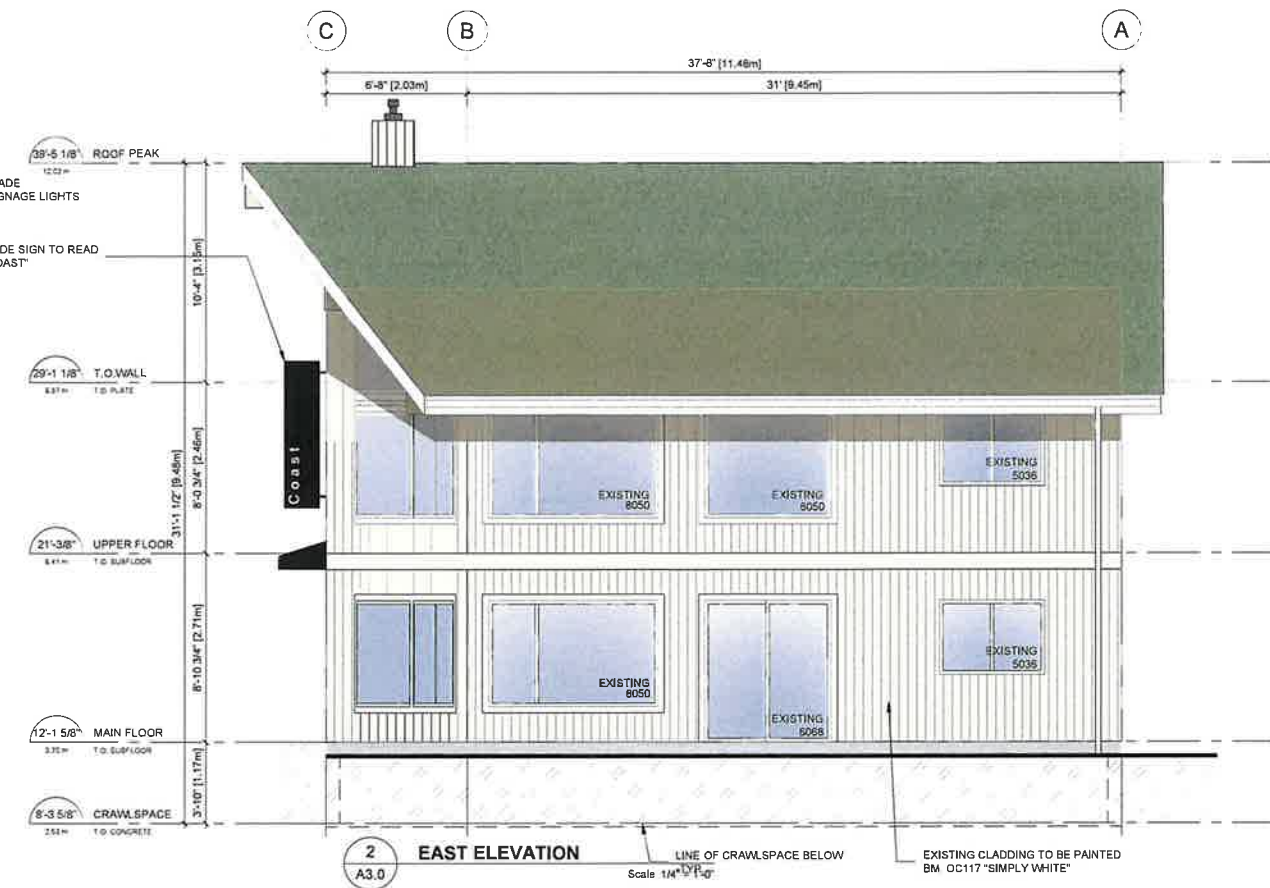
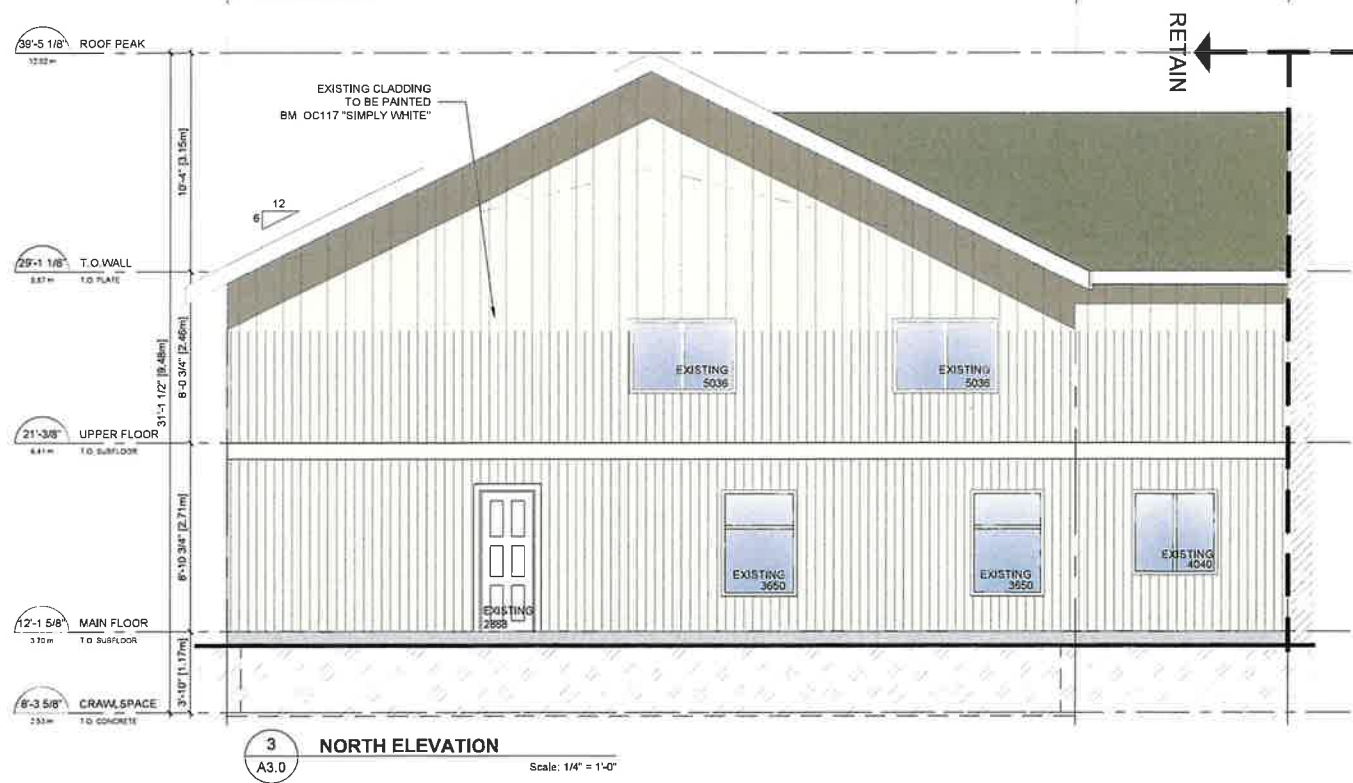
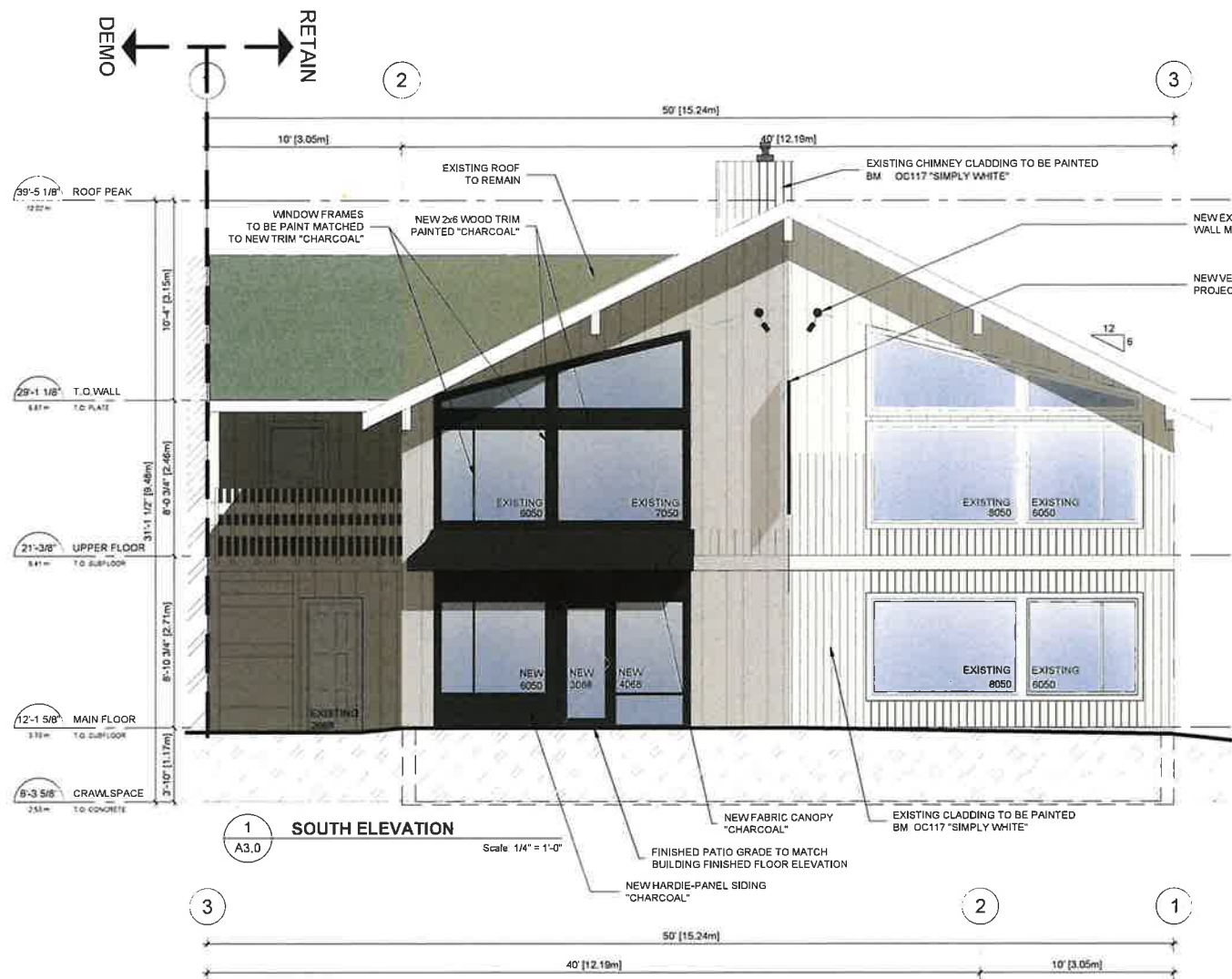
SIDNEY, BC

DRAWING TITLE

FLOOR PLANS ASSEMBLIES

DRAWING No.

A2.0



EKISTICS

ARCHITECTURE

201-103 West 8th Ave.
Vancouver, BC Canada, V6Y 1K3

T: 604 878-5050
www.ekistics.com

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PROJECT
COAST TEMPORARY
PRESENTATION CENTRE

9522 LOCHSIDE DR.

SIDNEY, BC

DRAWING TITLE

ELEVATIONS

DRAWING No.

A3.0