

# 9535 Canora Rd, Sidney BC Mary's Bleue Moon

## Horizontal Addition Interior Alteration Exterior Patio

Scope of work includes removal of existing patio at grade and front deck, stair and ramp, construction of a new elevated patio ramp and stair, a horizontal addition to the kitchen to add approximately 13m<sup>2</sup> area and selective demolition and refinishing of the kitchen area of the existing restaurant.



Front Perspective

| Sheet List DP |                                  |
|---------------|----------------------------------|
| A000.         | Cover                            |
| A100.         | Site Plan                        |
| A101.         | Context Photos                   |
| A200.         | Floor Plan Existing              |
| A201.         | Floor Plan                       |
| A202.         | Floor Plan Demolition            |
| A203.         | Roof Plan                        |
| A401.         | Elevation                        |
| A402.         | Site Elevation + West Elevations |

| PROJECT DIRECTORY                        |                    |  |  |
|--|--------------------|--|--|
| <b>OWNER</b>                             | <b>MECHANICAL</b>  |  |  |
| <b>Mary's Bleue Moon Ltd</b>             | <b>Org.</b>        |  |  |
| Nick Hopkins<br>nick@marysbleuemoon.com  | <b>Name/ email</b> |  |  |
| <b>ARCHITECTURAL</b>                     | <b>ELECTRICAL</b>  |  |  |
| <b>Fold Architecture Inc.</b>            | <b>Org.</b>        |  |  |
| 250-544-2780<br>hello@foldarchitects.com | <b>Name/ email</b> |  |  |
| <b>STRUCTURAL</b>                        | <b>CIVIL</b>       |  |  |
| <b>Org.</b>                              | <b>Org.</b>        |  |  |
| <b>Name/ email</b>                       | <b>Name/ email</b> |  |  |

| Revision Notes |   |
|----------------|---|
| #              | DESCRIPTION   |
| 1              | Occupant load corrected from 105 to 102 (94 patrons + 8 staff) per LCRB license and verified seat count |
| 2              | A000 Variance request clarified to include pergola height/ setback and fence/guard height               |
| 2              | A100 Existing site plan parking clarified   |
| 2              | A100 Addition side yard setback clarified   |
| 2              | A100 Proposed location and screening of recycling and garbage clarified                                 |
| 2              | A100 Area of new asphalt increased to 34.6m <sup>2</sup>  |
| 2              | A200 Clarified seasonal patio and parking configurations  |
| 2              | A201 Patio guard height indicated   |
| 2              | A201 Front setback to pergola/fence corrected to 1.5m   |
| 2              | A401 Existing roof top mechanical equipment indicated   |

| Project Information |                               |   |  |
|---------------------|-------------------------------|---|--|
| 0.5                 | Jurisdiction                  | Town of Sidney  |  |
| 1                   | Zone                          | C2-1 Neighbourhood Commercial Level 1   |  |
| 2                   | OCPL Land Use                 | -   |  |
| 3                   | Address                       | 9535 Canora Road, Sidney, BC  |  |
| 4                   | Legal Description             | Lot 3, Section 8, Ranges 2 and 3 East, North Saanich District, Plan VIP 54224 |  |
| 5                   | PID                           | 017-782-643   |  |
| 6                   | Description (Change of Use)   | Horizontal addition and interior alteration                                   |  |
| 7                   | Code Reference Part           | B.C.R.S. 2018, Part 4   |  |
| 8                   | Occupancy                     | A-2 Assembly (Restaurant)   |  |
| 9                   | Occupant Load                 | 94 patron seats + 8 staff = 102   |  |
| 10                  | Building Area m <sup>2</sup>  | 288m <sup>2</sup>   |  |
| 11                  | Building Height               | 4.0m  |  |
| 12                  | Number of Storeys             | 1   |  |
| 13                  | Number of Facing Streets      | 1   |  |
| 14                  | Sprinklered                   | No  |  |
| 15                  | Fire Department Response Time | <10 min   |  |
| 16                  | Energy Compliance Path        | N/A   |  |
| 17                  |                               |   |  |
| 18                  |                               |   |  |
| 19                  |                               |   |  |

| Zoning Compliance |  |   |                            |                              |          |  |
|-------------------|--|---|----------------------------|------------------------------|----------|--|
| Clause            | Description                                  | Permitted   | Existing                   | Proposed                     | Comments |  |
| 0                 | Jurisdiction                                 | Town of Sidney  |                            |                              |          |  |
| 0                 | Zone   | C2-1 Neighbourhood Commercial Lvl 1   |                            |                              |          |  |
| 4.4.1             | Permitted Use                                | C2-1 Class 2 Restaurant (Liquor)  |                            |                              |          |  |
| 4.4.7             | Noise Impacts                                | No Outdoor live music, indoor operations shall be soundproofed as to not extend beyond property boundaries  |                            | Class 2                      | Class 2  | Conditional 4.4.7, 4.4.11  |
| 4.4.11.a          | Commercial on ground store only              |   |                            |                              |          | Complies   |
| 4.4.11.b          | Individual businesses max gross area         | 100m <sup>2</sup>   | 255m <sup>2</sup>          | 268m <sup>2</sup>            |          | Variance Request   |
| 4.4.11.c          | Max (3) businesses                           | Max (3) businesses  | 1                          | 1                            |          | Complies   |
| 4.4.11.d          | Commerical units face offset                 | Commerical units face offset  | 0.5m                       | 0.5m                         |          | Complies   |
| 5.1.7             | Pergola Edge projection on setback           | 1.5m  | n/a                        | 1.5m                         |          | Variance Request   |
| 5.1.8             | Pergola Height                               | 3m  | n/a                        | 3.58m                        |          | Variance Request   |
| 5.1.9             | Height of accessory buildings and structures | Max exceed 5.0m, Not located within a front or exterior-ade yard, be located no less than 1.2m from any lot line. Not exceed a gross floor area greater than 25% of the rear yard area and have a width that does not exceed 50% of the width of the rear lot line. | 2m                         |                              |          | No change to Existing  |
| 5.1.9             | Accessory building setback                   | 1.2m  | 0.69m                      | 0.69m                        |          | Existing, non-conforming   |
| 5.4.1             | Max Lot Coverage                             | 50% (437 m <sup>2</sup> )   | 306.5 m <sup>2</sup> - 35% | 371.5 m <sup>2</sup> - 42.5% |          | Complies<br>Note : Coverage includes all patio and roof overhangs classified as "structure" pending resolution on which structures to include in final calculation |
| 5.4.1             | Max Building Height                          | 9m  | 4.6m                       | 4.6m                         |          | Complies   |
| 5.4.1             | Max Storeys                                  | 2   | 1                          | 1                            |          | Complies   |
| 5.4.2             | Front Setback                                | 0.6m  | 7.8m                       | 1.1m                         |          | Variance Request   |
| 5.4.2             | Side Setback (North)                         | 3m  | 1.09m                      | 1.09m                        |          | Variance Request   |
| 5.4.2             | Side Setback (South)                         | 3m  |                            |                              |          | Complies   |
| 5.4.2             | Rear Setback                                 | 5.5m  | 2.66m                      | 2.66m                        |          | Existing, non-conforming   |
| 5.4.3             | 2nd Apron                                    | 500mm (Min)   | 824mm                      | 374.9mm                      |          | Complies   |
| 5.4.3             | Fence Height                                 | 1.8 m Above Grade.  |                            |                              |          | Complies   |
| 6.1a              | Fence Height                                 | 1.2m for front and exterior side yards  | n/a                        | 1.72m                        |          | Variance Request   |
| 6.4.7             | Accessible Parking                           | For 10/25 required spaces   | 1 type A, 1 type B         | 1 type A, 1 type B           |          | Complies   |
| P4.11             | Parking - Required                           | 94 seats / 5 = 19 stalls  | 3 + 26 off-site            | 2 + 26 off-site              |          | Variance Request   |
| P4.12             | Loading                                      | Not required for buildings under 300m <sup>2</sup>  | 1                          | 1                            |          | Complies   |
| P5.4              | Bicycle Class 2                              | 2 x 1125 m <sup>2</sup>   | 0                          | 4                            |          | Complies   |
| P5.6              | Bicycle Class B                              | 6 (one standard bicycle rack)   | 0                          | 6                            |          | Complies   |



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| No. | Description        | Date     |
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| 1   | Issued for DPA     | 23.10.20 |
| 2   | Issued for DPA/DVP | 24.01.00 |
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| Mary's Bleue Moon Ltd.   |                       |
| <b>Mary's Bleue Moon</b> |                       |
| <b>Cover</b>             |                       |
| Project number           | Project Number        |
| Date                     | 11 Sept, 2023         |
| Drawn by                 | TD                    |
| Checked by               | MA                    |
| <b>A000.</b>             |                       |
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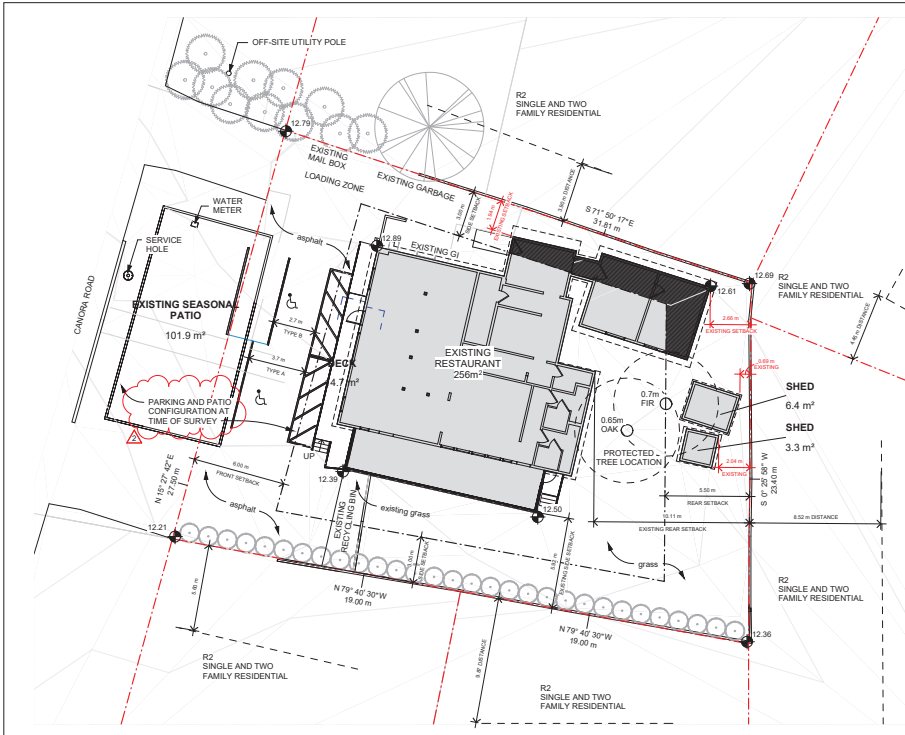
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| No. | Description        | Date     |
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Mary's Bleu Moon Ltd.  
**Mary's Bleu Moon**  
 Site Plan

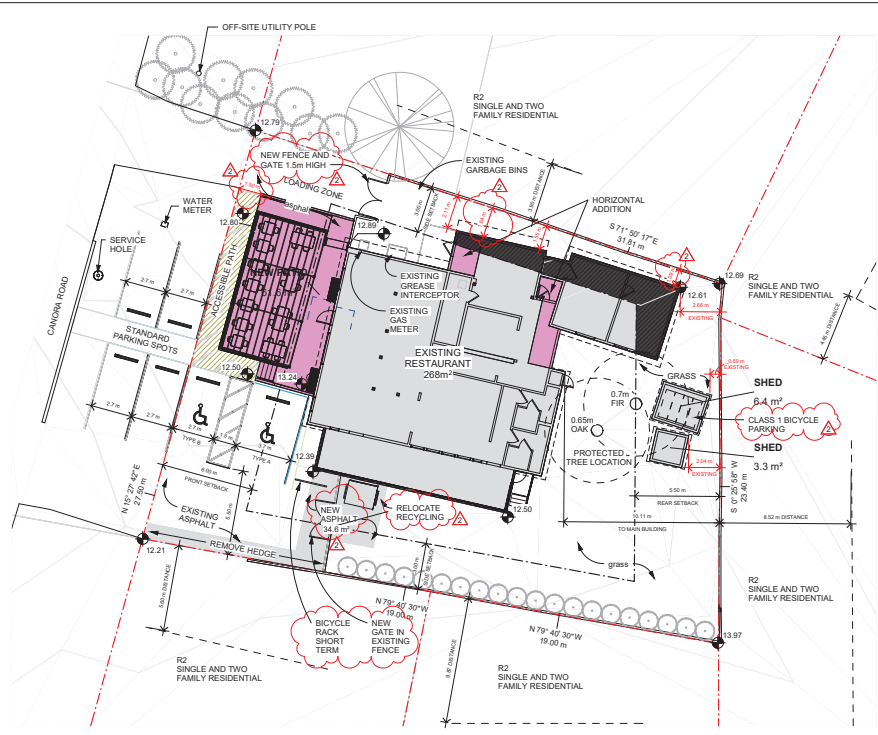
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 Date: **11 Sept, 2023**  
 Drawn by: **TD**  
 Checked by: **MA**

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1 Site Plan - Existing  
 1 : 150

LOT AREA: 874.9m²



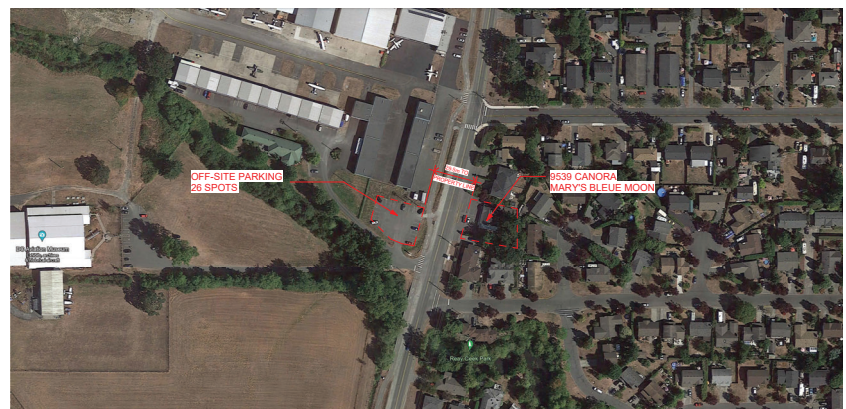
2 Site Plan - Proposed  
 1 : 150

LOT AREA: 874.9m²

SURVEY ID - VIP54224.

| Zoning Compliance |  |   |                    |                    |  |
|-------------------|--|---|--------------------|--------------------|--|
| Clause            | Description                                  | Permitted   | Existing           | Proposed           | Comments   |
| 0                 | Jurisdiction                                 | Town of Sidney  |                    |                    |  |
| 0                 | Zone   | C2-1 Neighbourhood Commercial Lot 1   |                    |                    |  |
| 4.4.1             | Permitted Use                                | C2-1, Class 2 Restaurant (Liquor)   |                    |                    |  |
| 4.4.7             | Noise Impacts                                | No Outdoor live music, indoor operations shall be soundproofed as to not extend beyond property boundaries  |                    |                    |  |
| 4.4.11.8          | Commercial on ground storey only             | Complies  |                    |                    |  |
| 4.4.11.9          | Individual businesses max gross area         | 100m² per business  | 255m²              | 268m²              | Variance Request   |
| 4.4.11.6          | Max (3) businesses                           | Max (3) businesses  | 1                  | 1                  | Complies   |
| 4.4.11.4          | Commercial units to face street              | Commercial units to face street   |                    |                    | Complies   |
| 5.1.6             | Eave projections in setbacks                 | 0.6 m   | 0.5m               | 0.5m               | Variance Request   |
| 5.1.6             | Parapet Height                               | 1.5m  | n/a                | 1.5m               | Complies   |
| 5.1.9             | Height of accessory Buildings and Structures | Not exceed 5.0 m. Not located within a front or exterior side yard, be located no less than 1.2m from any lot line. Not exceed a gross floor area greater than 25% of the rear yard area and have a width that does not exceed 50% of the width of the rear lot line. | 2m                 | 2m                 | No change to Existing  |
| 5.1.9             | Accessory building setback                   | 1.2m  | 0.68m              | 0.68m              | Existing, non-conforming   |
| 5.4.1             | Max Lot Coverage                             | 50% (437 m²)  | 306.5 m² = 35%     | 371.5 m² = 42.5%   | Note: Coverage includes all patio and roof overhangs classified as "structure" pending resolution on which structures to include in final calculation. |
| 5.4.1             | Max Building Height                          | 8m  | 4.6m               | 4.6m               | Complies   |
| 5.4.1             | Max Storeys                                  | 2   | 1                  | 1                  | Complies   |
| 5.4.2             | Front Setback                                | 6.0m  | 7.8m               | 1.1m               | Variance Request   |
| 5.4.2             | Side Setback (North)                         | 3m  | 1.05m              | 1.05m              | Variance Request   |
| 5.4.2             | Side Setback (South)                         | 3m  |                    |                    | Complies   |
| 5.4.2             | Rear Setback                                 | 5.5m  | 2.66m              | 2.66m              | Existing, non-conforming   |
| 5.4.3             | Lot Area                                     | 500 m² (Min)  | 874.9 m²           | 874.9 m²           | Complies   |
| 6.1               | Fence Height                                 | 1.8 m Above Grade.  |                    | 1.72m              | Variance Request   |
| 6.1a              | Fence Height                                 | 1.2m for front and exterior side yards  | n/a                |                    | Variance Request   |
| P-4.7             | Accessible Parking                           | For 10-25 required spaces   | 1 type A, 1 type B | 1 type A, 1 type B | Complies   |
| P-4.11            | Parking - Required                           | 94 seats / 5 = 19 stalls  | 3 + 26 off-site    | 2 + 26 off-site    | Variance Request   |
| P-4.12            | Loading                                      | Not required for buildings under 300m²  | 1                  | 1                  | Complies   |
| P-5.4             | Bicycle Class I                              | 2 + 1/125 m²  | 0                  | 4                  | Complies   |
| P-5.6             | Bicycle Class II                             | 6 (one standard bicycle rack)   | 0                  | 6                  | Complies   |

| Average Grade |                  |
|---------------|------------------|
| Count         | Elevation Points |
| 1             | 12.88            |
| 2             | 12.39            |
| 3             | 12.50            |
| 4             | 12.61            |
|               | + 50.38m /4      |
| Total         | 12.6m            |



Context Plan - Not to Scale



VIEW FROM CANORA RD, LOOKING EAST  
EXISTING PATIO



VIEW LOOKING NORTH EAST - FRONT ENTRY STEPS  
CONSERVATORY



VIEW LOOKING SOUTH EAST - EXISTING RAMP



VIEW LOOKING EAST - EXISTING RECYCLING BIN



VIEW LOOKING EAST, EXISTING SIDE ENTRY  
LOADING AREA



VIEW LOOKING WEST, REAR ALCOVE  
MAIN STRUCTURE TO THE LEFT  
OFFICE AND STORAGE TO THE RIGHT



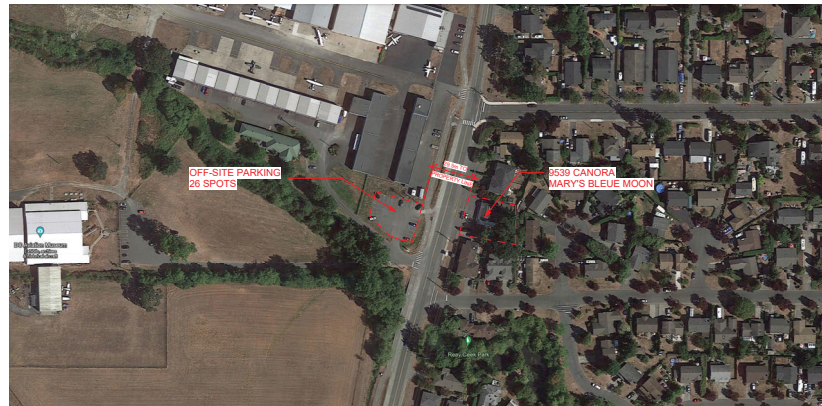
VIEW LOOKING NORTH, REAR ALCOVE



VIEW LOOKING NORTH EAST, HISTORIC PHOTO



VIEW LOOKING SOUTH WEST, FROM RAMP  
PARKING LOT PRE PATIO



Context Plan - Not to Scale

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Mary's Bleue Moon Ltd.  
**Mary's Bleue Moon**  
**Context Photos**

|                |                |
|----------------|----------------|
| Project number | Project Number |
| Date           | 11 Sept, 2023  |
| Drawn by       | TD             |
| Checked by     | MA             |

**A101.**

|         |                       |
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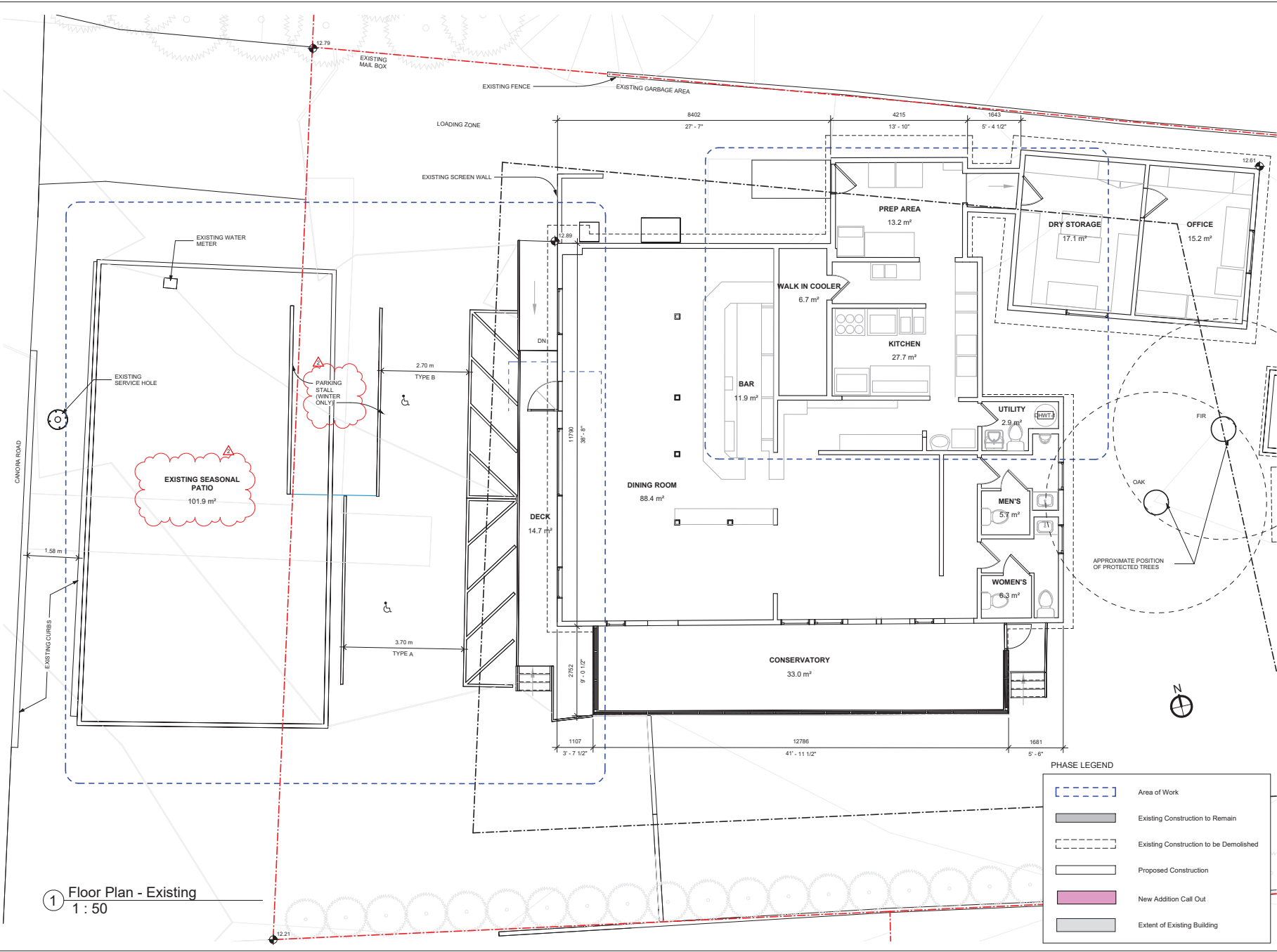
Mary's Bleu Moon Ltd.

**Mary's Bleu Moon  
Floor Plan Existing**

Project number: \_\_\_\_\_ Project Number: \_\_\_\_\_  
 Date: \_\_\_\_\_ Date: 11 Sept, 2023  
 Drawn by: \_\_\_\_\_ TD  
 Checked by: \_\_\_\_\_ MA

**A200.**

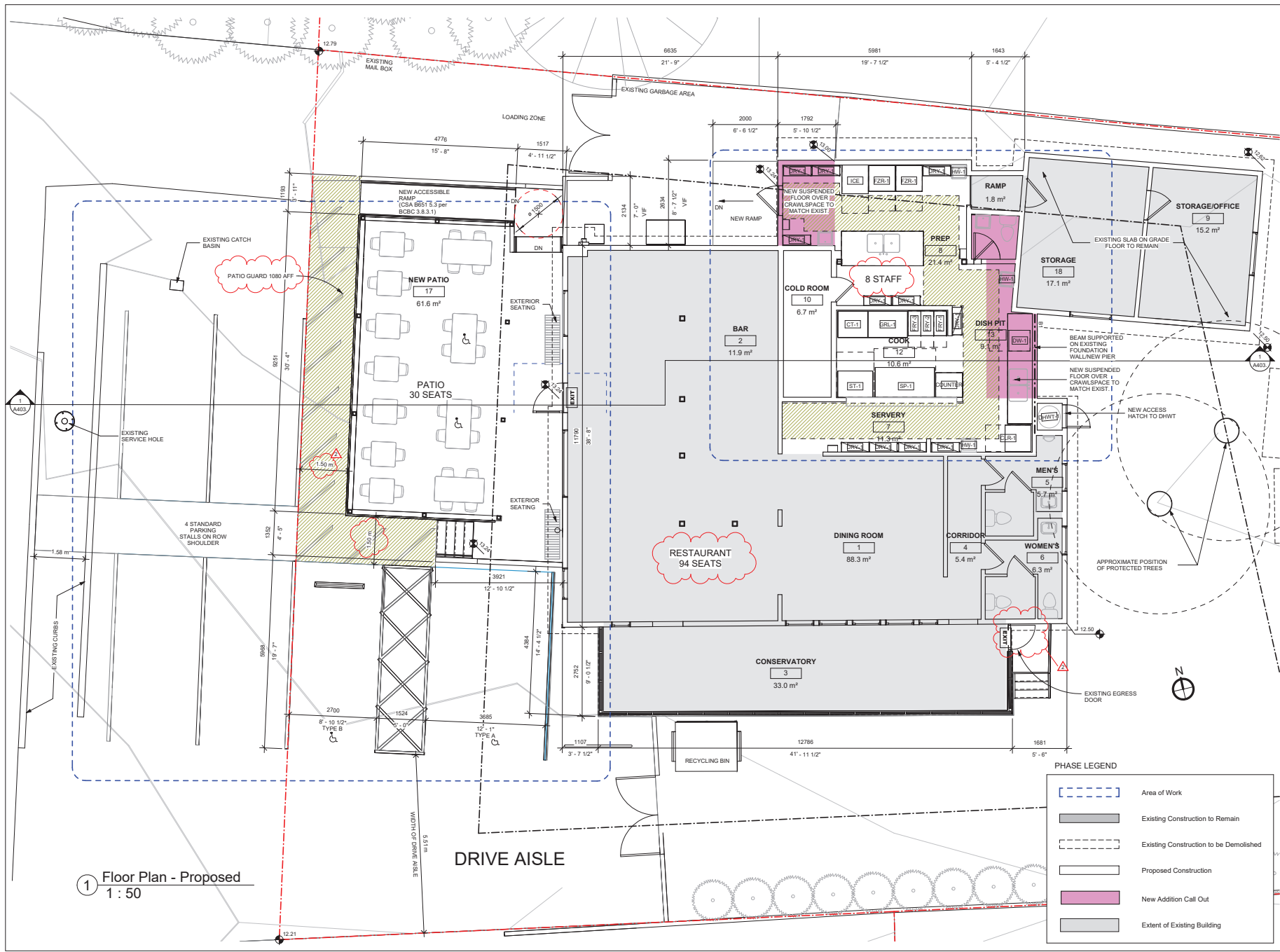
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1 Floor Plan - Existing  
1 : 50

**PHASE LEGEND**

- Area of Work
- Existing Construction to Remain
- Existing Construction to be Demolished
- Proposed Construction
- New Addition Call Out
- Extent of Existing Building



① Floor Plan - Proposed  
1 : 50

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| PHASE LEGEND |  |
|--------------|--|
|              | Area of Work                           |
|              | Existing Construction to Remain        |
|              | Existing Construction to be Demolished |
|              | Proposed Construction                  |
|              | New Addition Call Out                  |
|              | Extent of Existing Building            |

Mary's Bleu Moon Ltd.

### Mary's Bleu Moon Floor Plan

Project number                    Project Number                     
Date                                       11 Sept, 2023  
Drawn by                    TD  
Checked by                    MA

# A201.

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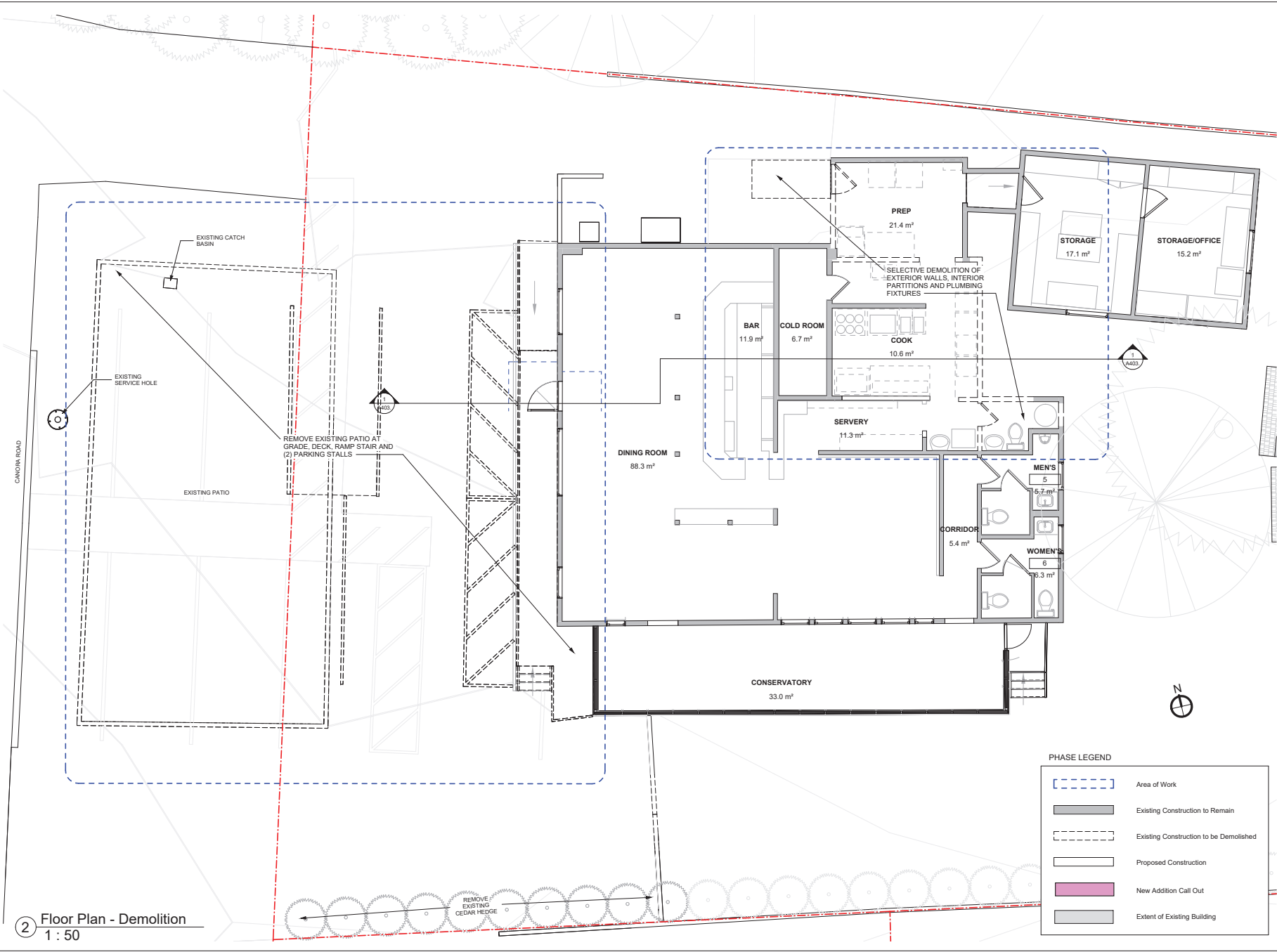
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Mary's Bleu Moon Ltd.

**Mary's Bleu Moon  
 Floor Plan Demolition**

|                |                |
|----------------|----------------|
| Project number | Project Number |
| Date           | 11 Sept, 2023  |
| Drawn by       | TD             |
| Checked by     | MA             |

**A202.**



**PHASE LEGEND**

|  |  |
|--|--|
|  | Area of Work                           |
|  | Existing Construction to Remain        |
|  | Existing Construction to be Demolished |
|  | Proposed Construction                  |
|  | New Addition Call Out                  |
|  | Extent of Existing Building            |

**2 Floor Plan - Demolition**  
 1 : 50



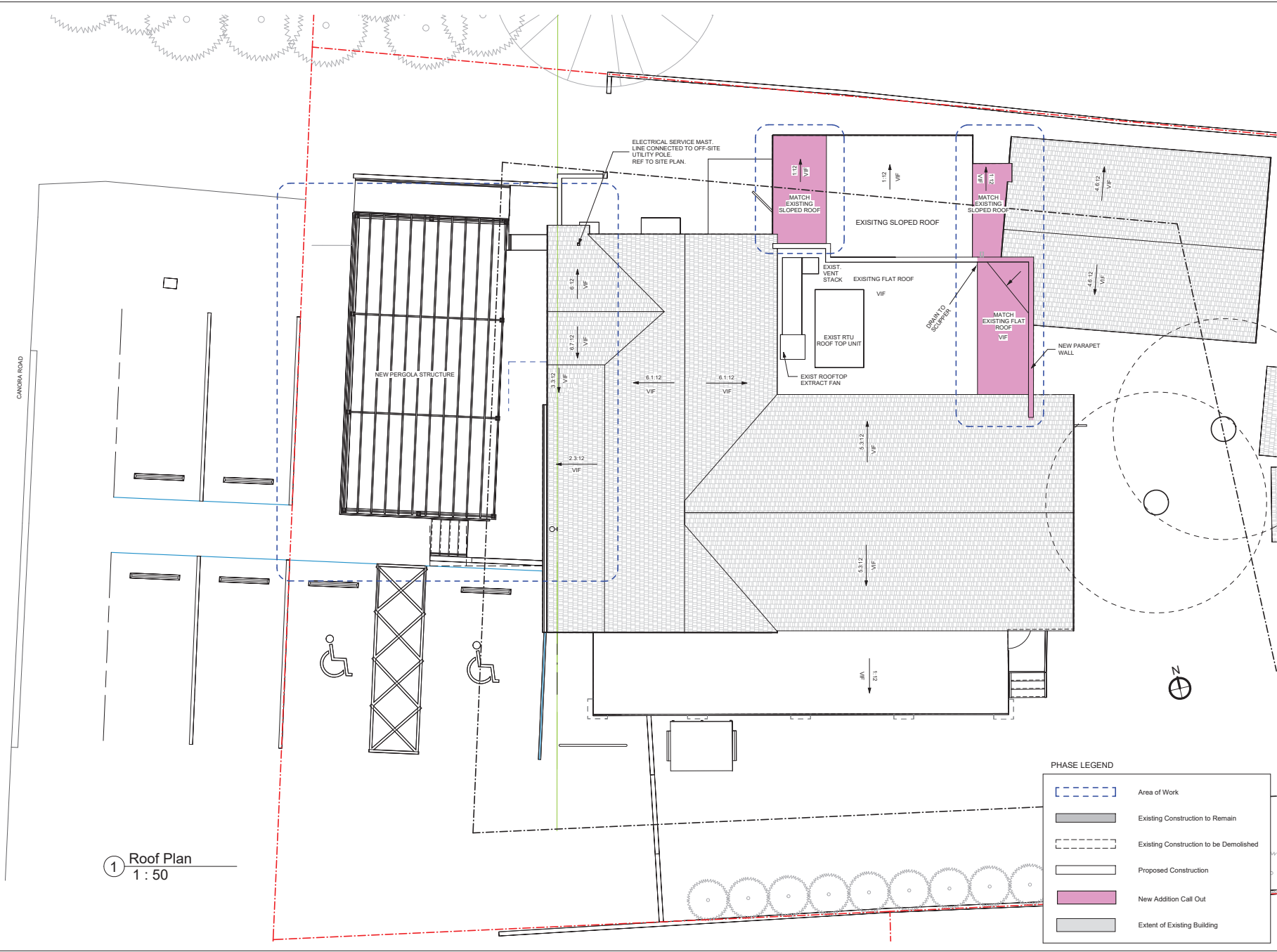
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Mary's Bleu Moon Ltd.

**Mary's Bleu Moon  
Roof Plan**

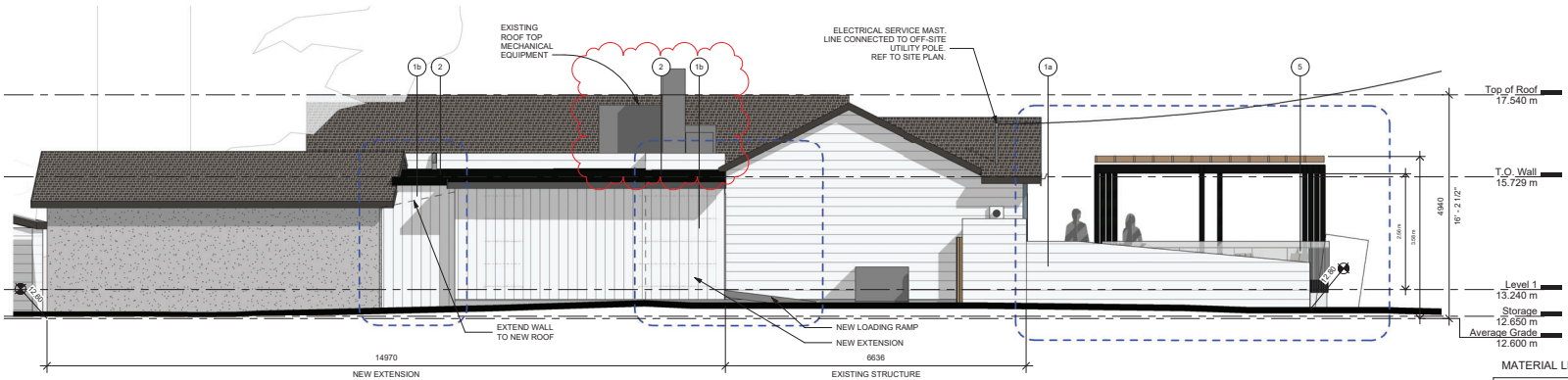
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| Project number | Project Number        |
| Date           | 11 Sept, 2023         |
| Drawn by       | TD                    |
| Checked by     | MA                    |
| <b>A203.</b>   |                       |
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① Roof Plan  
1 : 50

**PHASE LEGEND**

- Area of Work
- Existing Construction to Remain
- Existing Construction to be Demolished
- Proposed Construction
- New Addition Call Out
- Extent of Existing Building



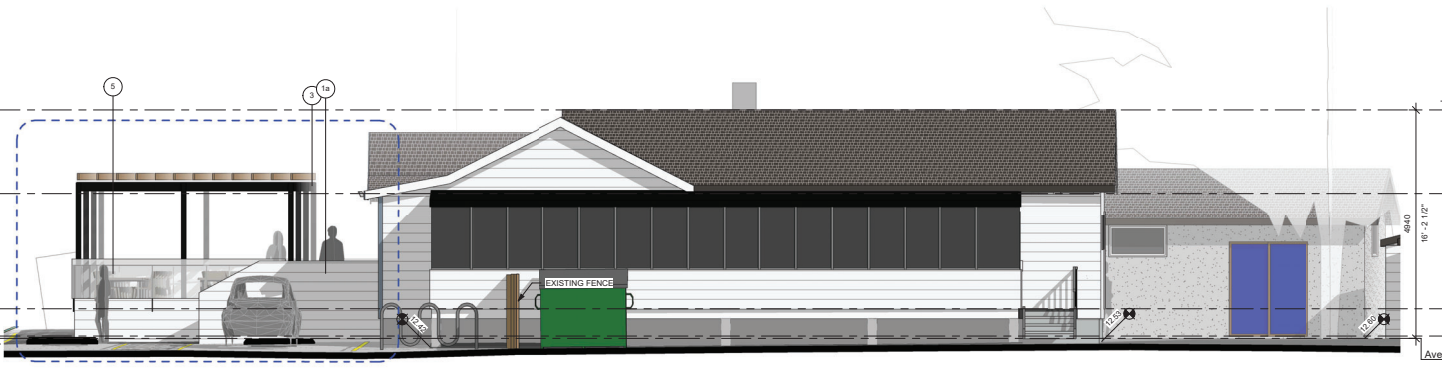
1 North Elevation Proposed  
 1 : 50

MATERIAL LEGEND - CALLOUT

| PRODUCT | DESCRIPTION                          | TAG |
|---------|--------------------------------------|-----|
|         | HORIZONTAL SIDING MATCH EXISTING     | 1a  |
|         | VERTICAL CEMENT PANEL MATCH EXISTING | 1b  |
|         | STEEL PERGOLA STRUCTURE BLACK        | 3   |
|         | CEDAR SUPPORT PURLINS                | 4   |
|         | GLASS PATIO GUARD                    | 5   |

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 Do not scale these drawings.

| No. | Description        | Date     |
|-----|--------------------|----------|
| 1   | Issued for DPA     | 23.10.20 |
| 2   | Issued for DPA/DVP | 24.01.09 |
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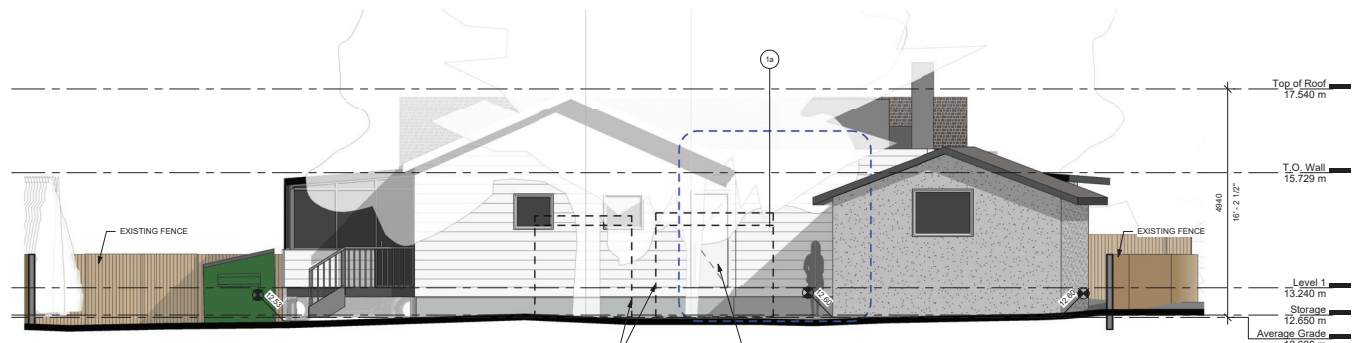
2 South Elevation Proposed  
 1 : 50

MATERIAL FINISHES - NEW

|    |   |   |             |
|----|---|---|-------------|
| 1a | HORIZONTAL LAP SIDING TO MATCH EXISTING | 5 | GLASS GUARD |
| 1b | VERTICAL CEMENT PANEL TO MATCH EXISTING | 6 |             |
| 2  | TORCH ON MEMBRANE                       | 7 |             |
| 3  | STEEL PERGOLA (BLACK)                   | 8 |             |
| 4  | CEDAR SUPPORT PURLINS                   | 9 |             |

PHASE LEGEND

|  |  |
|--|--|
|  | Area of Work                           |
|  | Existing Construction to Remain        |
|  | Existing Construction to be Demolished |
|  | Proposed Construction                  |
|  | New Addition Call Out                  |
|  | Extent of Existing Building            |



3 East Elevation Proposed  
 1 : 50

Mary's Bleu Moon Ltd.

**Mary's Bleu Moon Elevation**

|                |                |
|----------------|----------------|
| Project number | Project Number |
| Date           | 11 Sept, 2023  |
| Drawn by       | TD             |
| Checked by     | MA             |

**A401.**

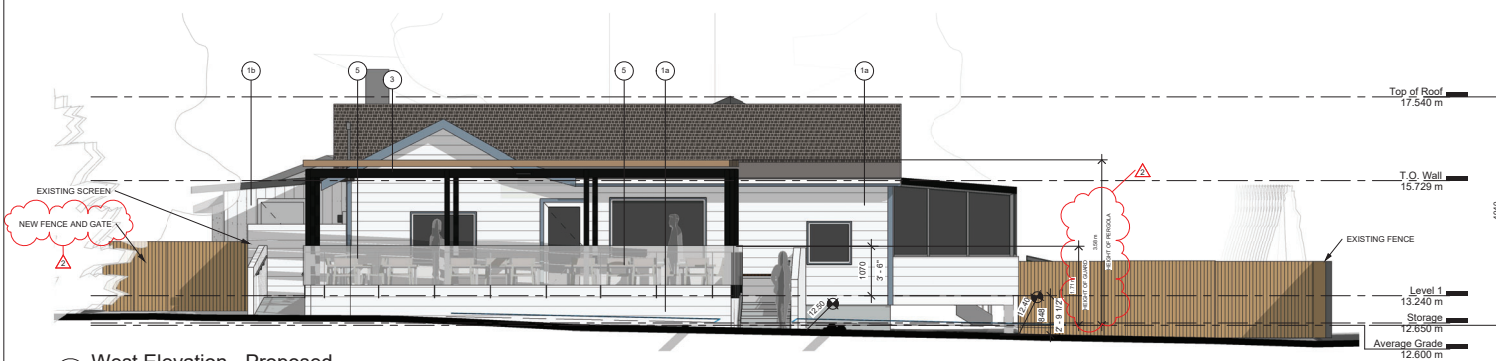
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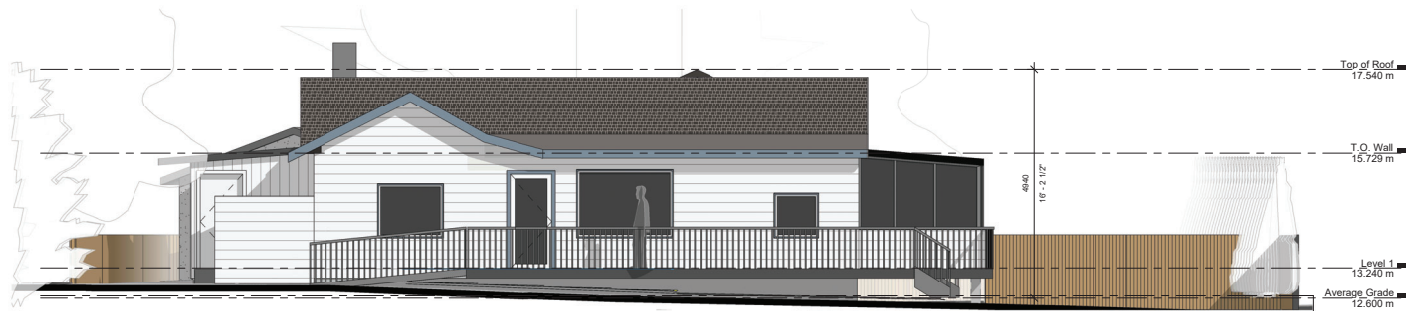


WELLER AVE ← → CANORA RD ← → NORTHBROOK DR

Site Elevation



1 West Elevation - Proposed  
1 : 50



2 West Elevation - Existing  
1 : 50

#### MATERIAL LEGEND - CALLOUT

| PRODUCT | DESCRIPTION                                | TAG |
|---------|--|-----|
|         | HORIZONTAL SIDING<br>MATCH EXISTING        | 1a  |
|         | VERTICAL CEMENT<br>PANEL<br>MATCH EXISTING | 1b  |
|         | STEEL PERGOLA<br>STRUCTURE<br>BLACK        | 3   |
|         | CEDAR SUPPORT<br>PURLINS                   | 4   |
|         | GLASS PATIO<br>GUARD                       | 5   |

#### MATERIAL FINISHES - NEW

|    |   |   |             |
|----|---|---|-------------|
| 1a | HORIZONTAL LAP SIDING TO MATCH EXISTING | 5 | GLASS GUARD |
| 1b | VERTICAL CEMENT PANEL TO MATCH EXISTING | 6 |             |
| 2  | TORCH ON MEMBRANE                       | 7 |             |
| 3  | STEEL PERGOLA (BLACK)                   | 8 |             |
| 4  | CEDAR SUPPORT PURLINS                   | 9 |             |

#### PHASE LEGEND

|  |  |
|--|--|
|  | Area of Work                           |
|  | Existing Construction to Remain        |
|  | Existing Construction to be Demolished |
|  | Proposed Construction                  |
|  | New Addition Call Out                  |
|  | Extent of Existing Building            |



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Mary's Bleu Moon Ltd.

### Mary's Bleu Moon Site Elevation + West Elevations

|                |                |
|----------------|----------------|
| Project number | Project Number |
| Date           | 11 Sept, 2023  |
| Drawn by       | TD             |
| Checked by     | MA             |

## A402.

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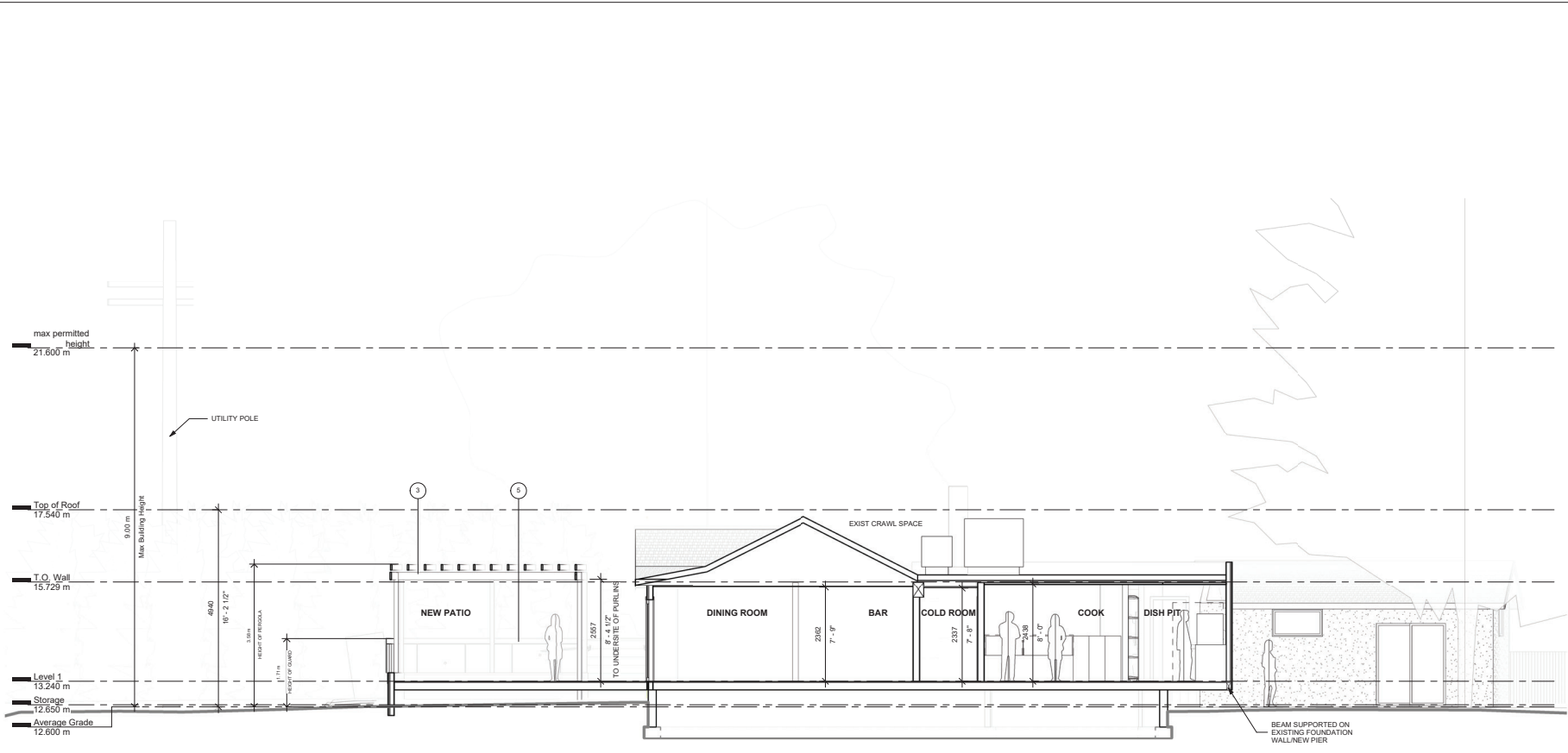


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① Longitudinal Section  
 1 : 50

PHASE LEGEND

  Area of Work

Existing Construction to Remain

  Existing Construction to be Demolished

Proposed Construction

New Addition Call Out

Extent of Existing Building

Mary's Bleu Moon Ltd.

## Mary's Bleu Moon Section

Project number Project Number

Date 11 Sept, 2023

Drawn by TD

Checked by MA

### A403.

Scale As Indicated

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