

RE-ISSUED FOR DEVELOPMENT VARIANCE PERMIT

9824 THIRD STREET
SIDNEY, BRITISH COLUMBIA

PROJECT NUMBER: 24.766
02 SEPTEMBER, 2025



#118 • 21 Erie St., Victoria, British Columbia
t 250.360.2888

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issue / revisions:		
2	REVISIONS TO DEVELOPMENT VARIANCE PERMIT	02 Sept '25
1	FOR DEVELOPMENT VARIANCE PERMIT	09 JULY'25
No.	Issued / Revisions	Date

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project title:
CONDOMINIUM
9824 THIRD STREET
SIDNEY, BC
drawing title:
COVER SHEET

project no.:		24.766	
date:	02 Sept.' 2025	scale:	AS NOTED
checked by:	LOWE	drawn by:	RM
sheet no.:			

A0.0

PROJECT INFORMATION

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LEGAL ADDRESS: LOT-14, BLOCK-7 SECTION - 11, RANGE 4 EAST, NORTH SAANICH DISTRICT, PLAN 381 P.I.D. 002-609-383

CIVIC ADDRESS: 9824 THIRD STREET SIDNEY, B.C.

ZONING DATA

ZONING: C1
SITE AREA: 5,986.85 sq.ft. (556.20 m²)
PROPOSED SRW DEDUCTION: 495.85 sq.ft. (46.07 m²)
ALLOWED / REQUIRED PROPOSED
LOT AREA: 250 m² (MINIMUM) 556.20m²
FAR: 2.4 2.37
BUILDING HEIGHT: 15.0 m. 14.99 m.
STOREYS: 4 storeys 4 storeys
TOTAL DW UNIT: 9
BUILDING GROUND COVERAGE: 472.30 m² (5,083.75 sq.ft.)
SITE COVERAGE (%): 84.91%
PARKING AREA AND ACCESS: 472.30 / 556.20 X 100 = 84.91
AISLE TOTAL COVERAGE(%) 50% 62.70% (AREA-348.74m²)

SETBACKS:
FRONT (THIRD ST.): 1.0 m 1.0 m
INTERIOR SIDE: 0.0 m 0.0 m
REAR SETBACK: 0.0 m 3.0 m

PARKING CALCULATION:
PARKING: 9+1 = 10 8
1 PER 400 RETAIL SHOP & 1 PER DW UNIT (INCLUDING 1 HC PARKING STALL)

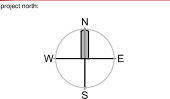
HC (ACCESSIBLE) PARKING: 2 STALL 1 STALL
(2 REQUIRED PARKING: 1 STALL HAS TO BE ACCESSIBLE STALL IN ALL USES)
ACCESS AISLES WIDTH: 5.5M 3.6M, (VARIANCE)
(FOR TWO-WAY TRAVEL)

GROUND FLOOR RETAIL AREA: [390.85 sq.ft.] (36.30 m²)
GROUND FLOOR TOTAL AREA: [1,381.20 sq.ft.] (128.30 m²)
2nd FLOOR AREA: [4,272.30 sq.ft.] (396.90 m²)
3rd FLOOR AREA: [4,272.30 sq.ft.] (396.90 m²)
4th FLOOR AREA: [4,272.30 sq.ft.] (396.90 m²)
GROSS FLOOR AREA: 14,198.10 sq.ft. (1,319,00m²)
BCBC BLDG. AREA: 410.5 m² (4,419.5 sq.ft.)
FAR: 2.37

TOTAL # OF UNITS: 9 (INCLUDING 3 ADAPTABLE UNITS)
TWO BEDRM+ DEN (ADAPTABLE) 3 TWO BEDRM 3 THREE BEDRM 3
BICYCLE PARKING: CLASS 1 1 PER DW UNIT 12 PROVIDED
CLASS 2 6 BIKE RACK PER BUILDING 3 BIKE RACK (VARIANCE)

AVERAGE GRADE: EXISTING NATURAL GRADE 7.7 M.
(7.8 + 7.7 + 7.6 + 7.5 / 4 = 7.7)

NOTE: ALL PARKING SPACES WILL HAVE ELECTRIC VEHICLE READY CHARGING INFRASTRUCTURE.



REVISIONS	
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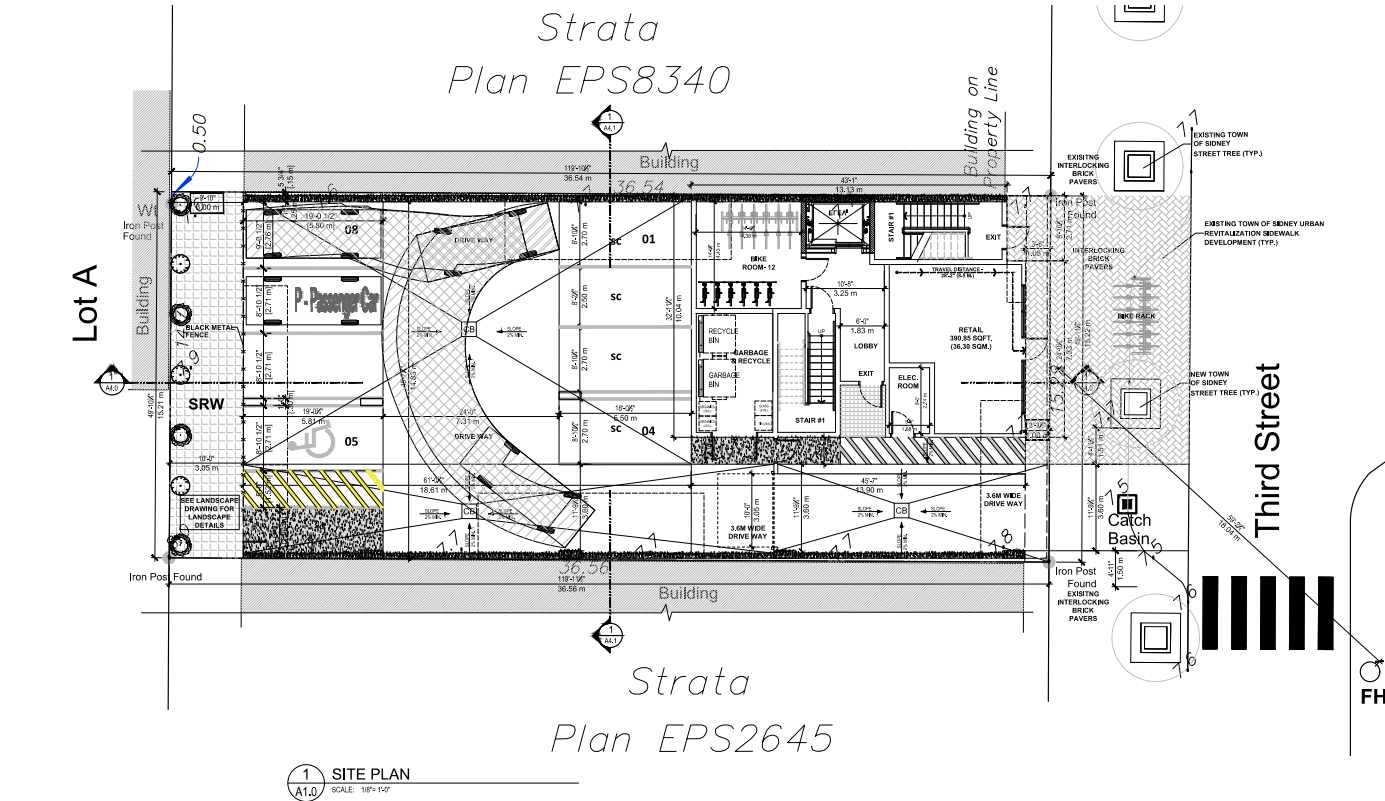
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project title:
CONDOMINIUM
9824 THIRD STREET
SIDNEY, BC
SHEET NO.
SITE PLAN & PROJECT DATA

project no.: 24.766
date: 02 Sept '2025 scale: AS NOTED
checked by: LOWE drawn by: RM
sheet no.:

A1.0



1 SITE PLAN
A1.0 SCALE: 1/8" = 1'-0"

BUILDING CODE DATA - 9824 THIRD STREET

BC BUILDING CODE: 2024 Part 3
BUILDING CLASSIFICATION:
3.2.2.52 GROUP C, up to 4 Storeys, sprinklered
Floor Assemblies to be 1 hr F.R.R.
3.2.2.61 GROUP D, up to 4 Storeys, sprinklered
Floor Assemblies to be 1 hr F.R.R.
3.2.2.67 GROUP E, up to 4 Storeys, sprinklered
Floor Assemblies to be 1 hr F.R.R.
3.2.2.86 GROUP F, Division 3 up to 4 Storeys, Sprinklered
Floor assemblies shall be fire separations and, if of combustible construction, shall have a fire resistance rating not less than 45 min.
F.R.R OF BUILDING COMPONENTS: 1 HR (B.C.B.C. 3.3.4.2,1)
F.R.R. BETWEEN SUITES: 1 HR (B.C.B.C. 3.3.4.2,1)
F.R.R. OF CORRIDOR: 45 MIN. (B.C.B.C. 3.3.1.4,2)
FIRE ALARM SYSTEM: YES (B.C.B.C. 3.2.4.1,1)
STANDPIPE SYSTEM: YES (B.C.B.C. 3.2.5,8)
EMERGENCY POWER: YES
UNIT ENTRY DOOR F.R.R.: 20 min. (B.C.B.C. 3.1.8.12.1,a,1)
ACCESSIBILITY: NOT REQUIRED TO: SERVICE ROOMS, ELEVATOR MACHINE ROOMS, ATTIC OR ROOF SPACES (B.C.B.C. 3.8.2.3.2)

SPATIAL SEPARATION (B.C.B.C. 3.2.3)						CONSTRUCTION OF EXPOSING BLDG. FACE (B.C.B.C. 3.2.3.7)		
	AREA OF EXPOSED BLDG. FACE	RATIO (L/H OR H/L)	LIMITING DISTANCE	OPENING PERMITTED %	OPENING PROPOSED %	F.R.R.	NON-COMBUSTIBLE CONSTRUCTION	NON-COMBUSTIBLE CLADDING
NORTH	26.37 m²	3.4:1	2.74 m	45 %	21 %	45 min.	N/A	YES
WEST	20.8 m²	2.6:1	3.00 m	60 %	38 %	45 min.	N/A	YES
SOUTH	26.37 m²	3.4:1	2.85 m	46 %	16.9 %	45 min.	N/A	YES
EAST	23.44m²	2.6:1	8.90 m	100 %	52 %	45 min.	N/A	YES

BC Land Surveyor's Site Plan Of:
Lot 14, Block 7, Section 11, Range 4 East,
North Saanich District, Plan 381.
P.I.D. 002-609-363

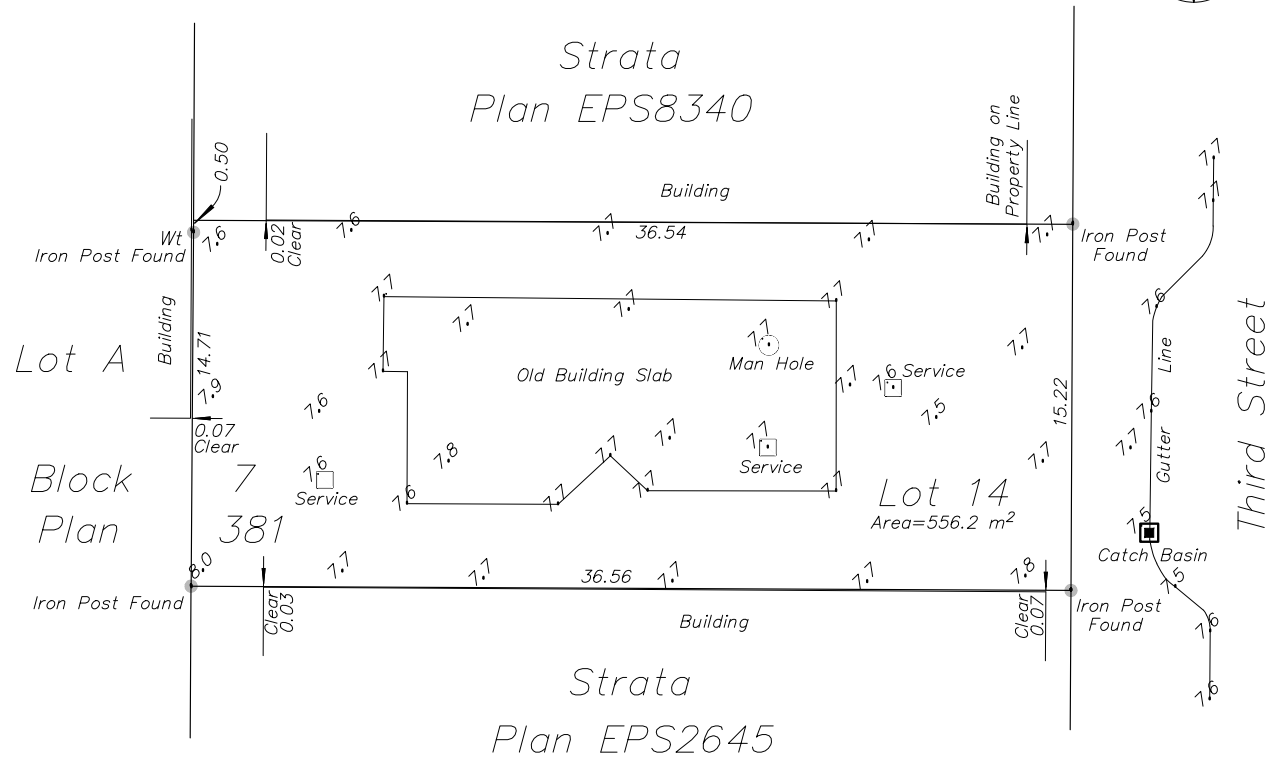
Civic Address: 9824 Third Street
Dated this 12th day of November, 2024.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC
and derived from OCM 79H0517.

This site plan is for building and design purposes and is
for the exclusive use of our client.

This document shows the relative location of the surveyed
structures and features with respect to the boundaries of
the parcel described above. This document shall not be used
to define property lines or property corners.



Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 180167A\SIT\NO

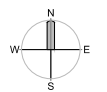
The subject property is affected by
the following registered documents:
CA8171409.

1 SURVEY PLAN
A1.1 SCALE: 1/8"=1'-0"

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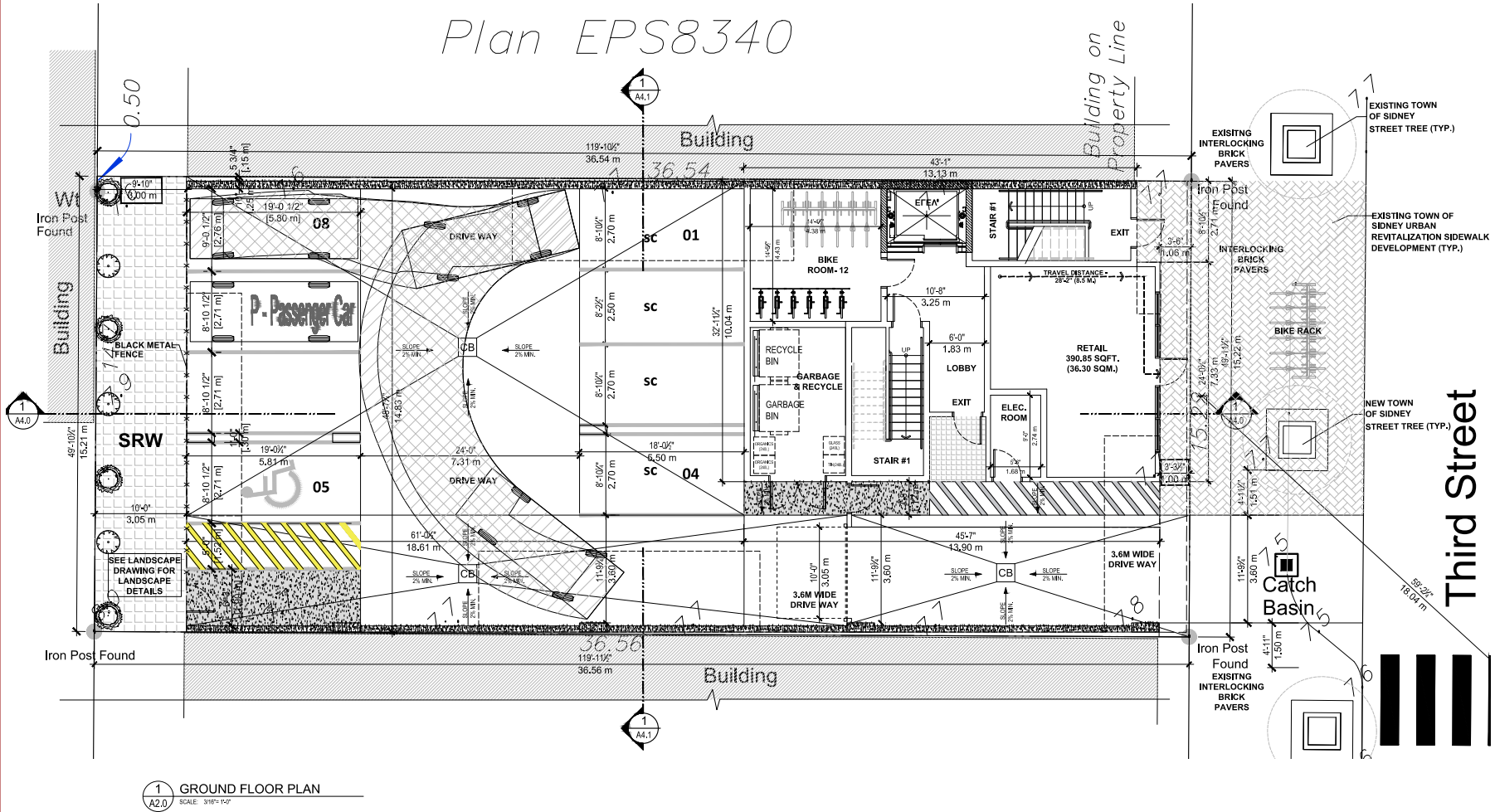


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SURVEY PLAN

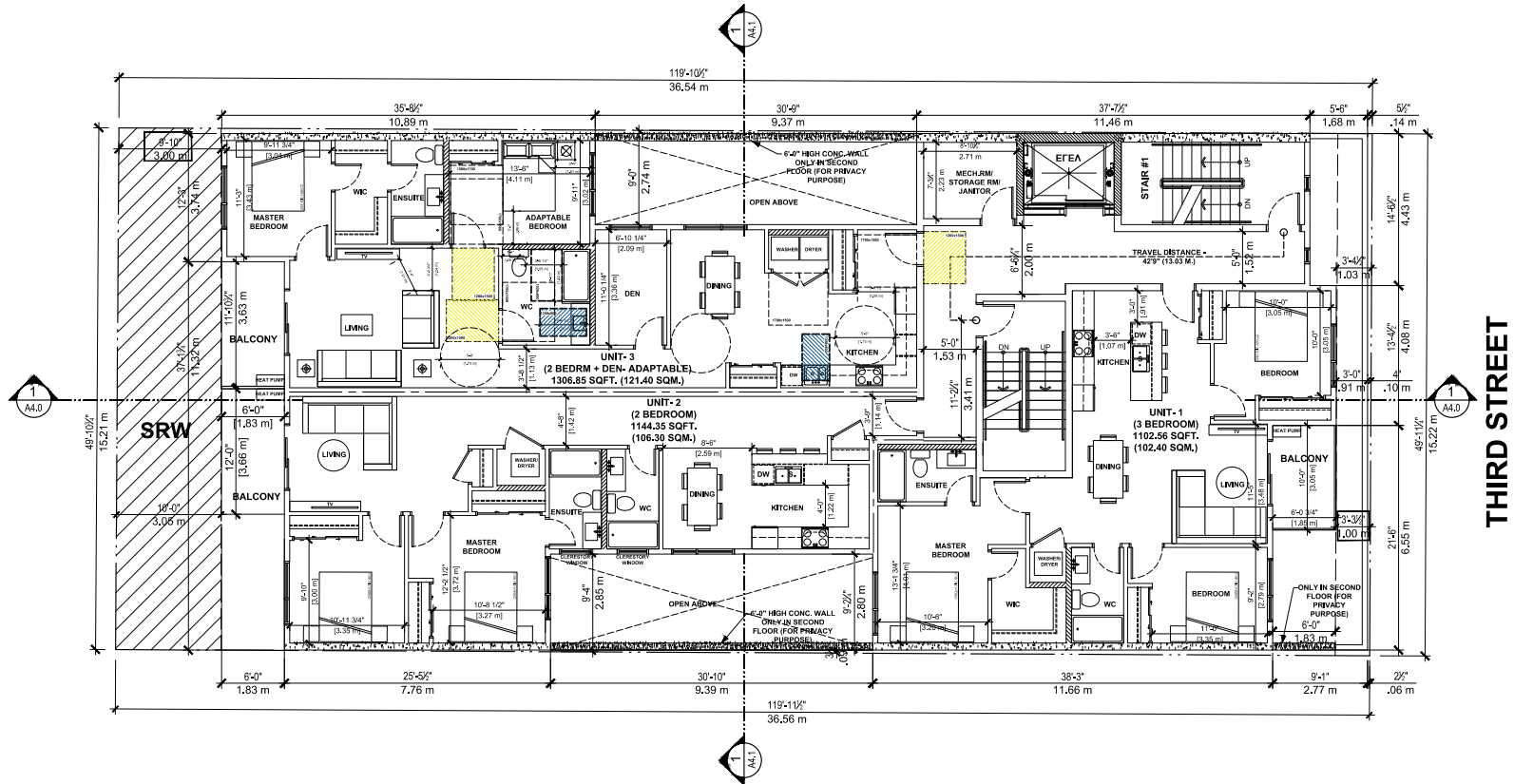
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A1.1



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1 TYPICAL (2ND, 3RD & 4TH) FLOOR PLAN
SCALE: 3/16\"/>

project north



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8824 THIRD STREET
VANCOUVER, BC

TYPICAL FLOOR PLAN

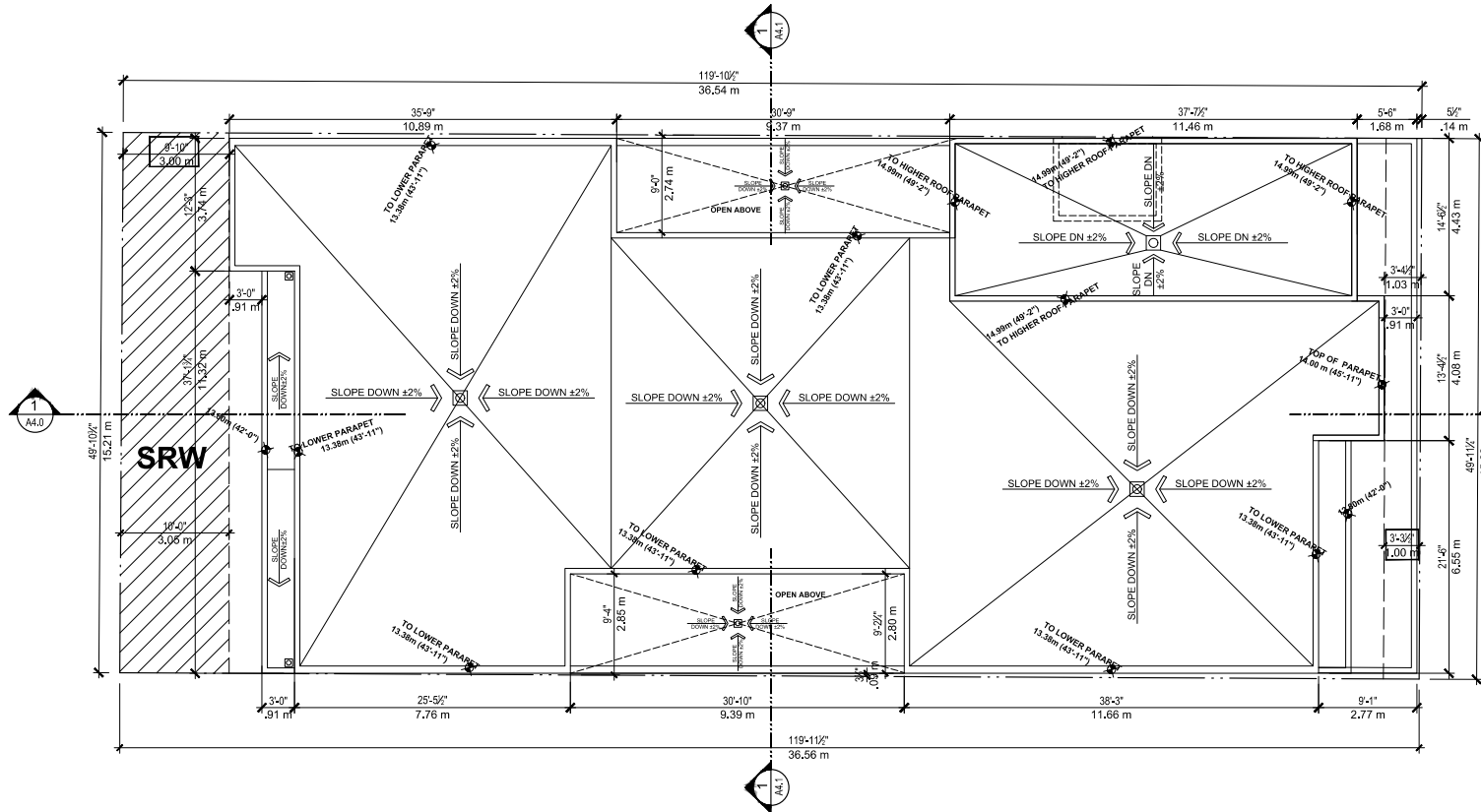
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A2.1



1 ROOF PLAN
A2.2 SCALE: 3/16" = 1'

THIRD STREET

project north



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drawing title:
ROOF PLAN

project no.: 24,766

date: 02 Sept '2025 scale: AS NOTED

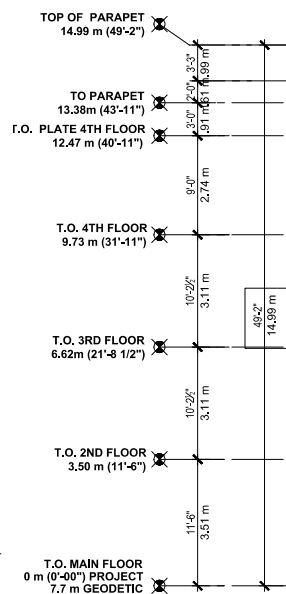
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A2.2



1 EAST ELEVATION AT THIRD STREET
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION (BACK ELEVATION)
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES & NOTES :

(F1)	HARDIE PANEL - AGED POWTER
(F2)	HARDIE PANEL- IRON GRAY
(F3)	HARDIE PANEL- LIGHT MIST
(F4)	HARDIE SIDING - RUSTIC SERIES SUMMER WHEAT
(F5)	EXPOSED CONCRETE W/ REVEAL LINES
(F5a)	EXPOSED CONCRETE W/ REVEAL LINES- PAINTED (LIGHT MIST)
(F5b)	EXPOSED CONCRETE W/ REVEAL LINES- PAINTED (AGED POWTER)
(F6)	K2 STONE VENEER - DARK GRAY
(F7)	VINYL WINDOW / DOOR - EXTERIOR BLACK FRAME CLEAR GLASS
(F8)	ALUMINIUM PICKET GUARDRAIL BLACK
(F9)	THROUGH-WALL METAL FLASHING COLOUR TO MATCH ADJACENT SIDING
(F10)	ROOF METAL CAP FLASHING BLACK
(F11)	STOREFRONT ALUMINIUM WINDOW / DOOR *COLOUR FRAME - BLACK
(F12)	ALUMINIUM VENTED SOFFIT - WOOD COLOR

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project title:
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8824 THIRD STREET
VANCOUVER, BC

ELEVATION

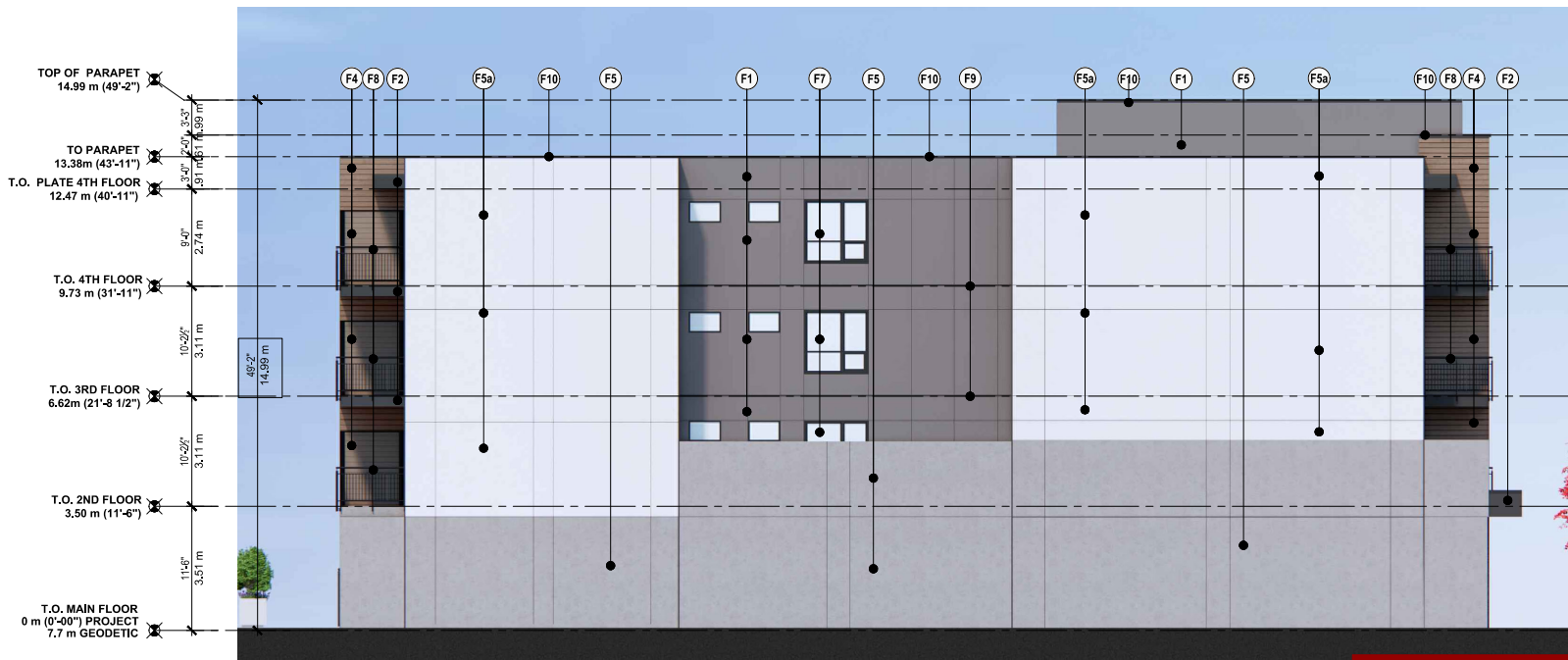
project no.: 24,766

date: 02 Sept 2025 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A3.0



1 NORTH (SIDE) ELEVATION
A3.1 SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES & NOTES :

- (F1) HARDIE PANEL - AGED POWTER
- (F2) HARDIE PANEL- IRON GRAY
- (F3) HARDIE PANEL- LIGHT MIST
- (F4) HARDIE SIDING - RUSTIC SERIES SUMMMER WHEAT
- (F5) EXPOSED CONCRETE W/ REVEAL LINES
- (F5a) EXPOSED CONCRETE W/ REVEAL LINES- PAINTED (LIGHT MIST)
- (F5b) EXPOSED CONCRETE W/ REVEAL LINES- PAINTED (AGED POWTER)
- (F6) K2 STONE VENEER - DARK GRAY
- (F7) VINYL WINDOW / DOOR - EXTERIOR BLACK FRAME
CLEAR GLASS
- (F8) ALUMINIUM PICKET GUARDRAIL
BLACK
- (F9) THROUGH-WALL METAL FLASHING
COLOUR TO MATCH ADJACENT SIDING
- (F10) ROOF METAL CAP FLASHING
BLACK
- (F11) STOREFRONT ALUMINIUM WINDOW / DOOR
*COLOUR FRAME - BLACK
- (F12) ALUMINUM VENTED SOFFIT - WOOD COLOR

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CONDOMINIUM

9824 THIRD STREET
SPANEY BC

ELEVATION

project no.: 24,766

date: 02 Sept' 2025 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A3.1

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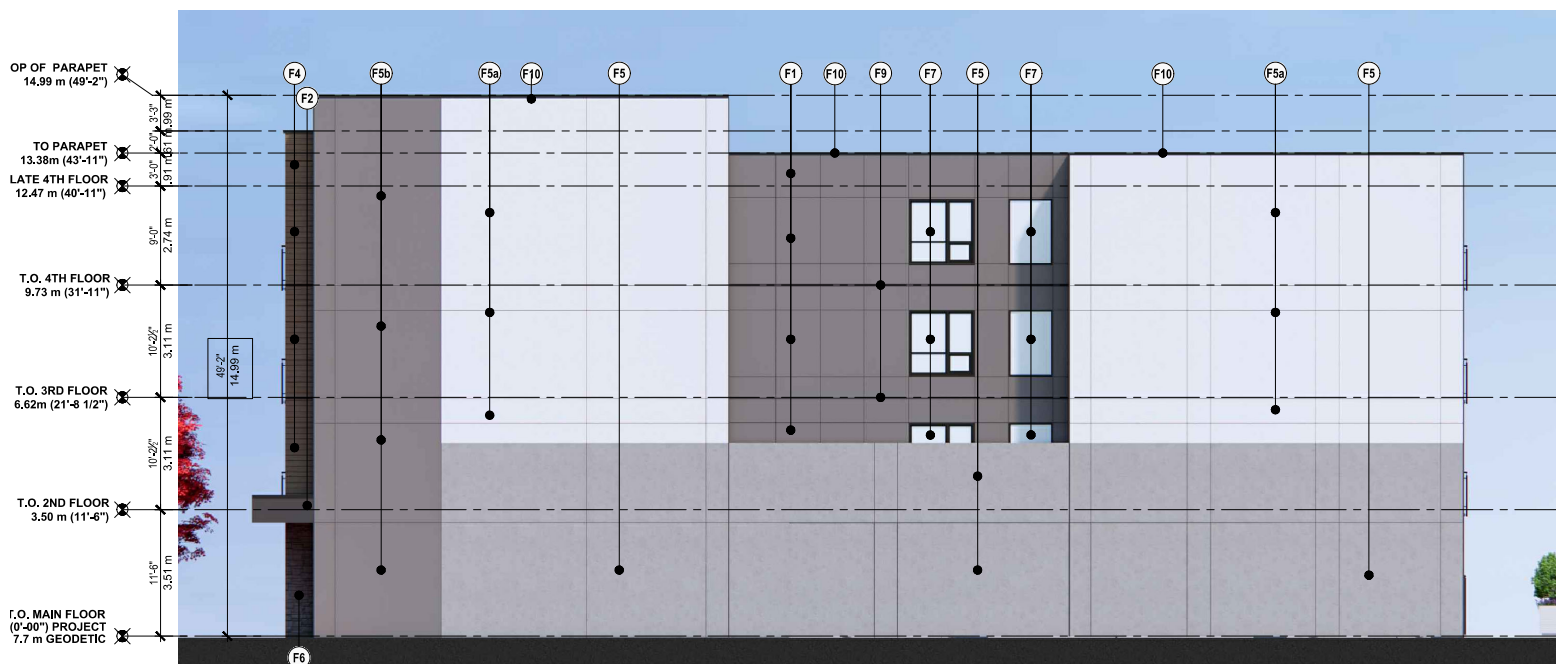
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CONDOMINIUM
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VANCOUVER, BC
drawing title:
ELEVATION

project no.: 24.766
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A3.2



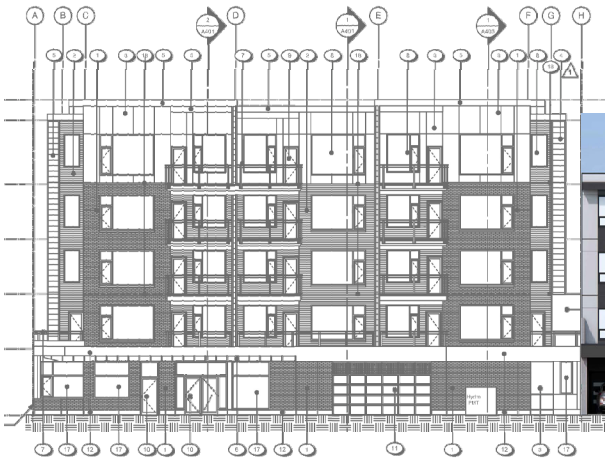
1 SOUTH (SIDE) ELEVATION
A3.2 SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES & NOTES :

- (F1) HARDIE PANEL - AGED POWTER
- (F2) HARDIE PANEL- IRON GRAY
- (F3) HARDIE PANEL-LIGHT MIST
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- (F9) THROUGH-WALL METAL FLASHING COLOUR TO MATCH ADJACENT SIDING
- (F10) ROOF METAL CAP FLASHING BLACK
- (F11) STOREFRONT ALUMINIUM WINDOW / DOOR *COLOUR FRAME - BLACK
- (F12) ALUMINIUM VENTED SOFFIT - WOOD COLOR

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5824 THIRD STREET
VANCOUVER, BC

**EAST ELEVATION
WITH CONTEXT**

project no.: 24,766

date: 02 Sept '2025 scale: AS NOTED

checked by: LOWE drawn by: RM/NA

sheet no.:

A3.3

1
A3.3 **EAST ELEVATION WITH CONTEXT**
SCALE: 3/32" = 1'-0"

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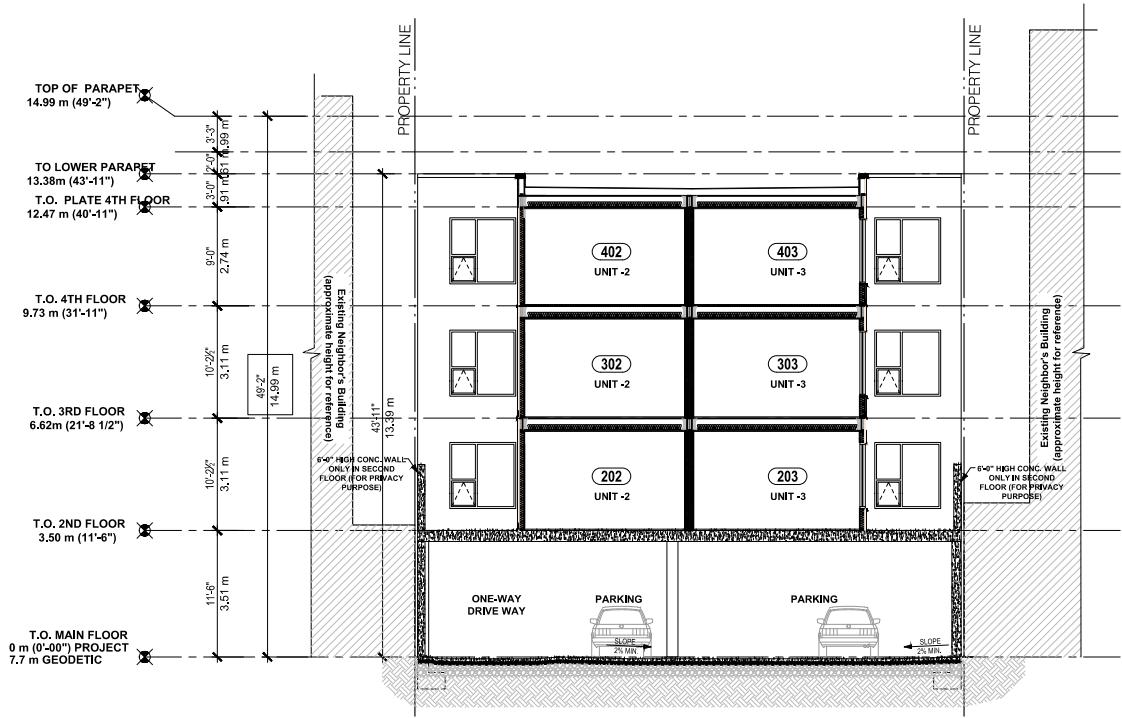
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drawing title:
SECTION

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A4.1



1 SECTION
A4.1 SCALE: 3/16"= 1'-0"

NOTE: THIS SECTION IS ONLY FOR DEVELOPMENT PERMIT PURPOSE NOT FOR CONSTRUCTION.



1
A5.0
PERSPECTIVE RENDERERS
SCALE: N.T.S.

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2	REVISIONS TO DEVELOPMENT VARIANCE PERMIT	02 Sept '25
1	FOR DEVELOPMENT VARIANCE PERMIT	06 JULY '25
No.	Issued / Revisions	Date

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia
V8T 1A5
t 250.360.2888



project title:
CONDOMINIUM

5824 THIRD STREET
VANCOUVER, BC

PERSPECTIVE
RENDERERS

project no.: 24,766

date: 02 Sept '2025 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A5.0



1
A5.1

STREETSCAPE RENDERING

SCALE: N.T.S.

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project notes

issue / revisions

2	REVISIONS TO DEVELOPMENT VARIANCE PERMIT	02 Sept '25
1	FOR DEVELOPMENT VARIANCE PERMIT	09 JULY '25
No.	Issued / Revisions	Date

alan lowe architect inc.

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project title:
CONDOMINIUM

8824 THIRD STREET
SPANISH BC

drawing title:
STREETSCAPE
RENDERING

project no.: 24,766

date: 02 Sept '2025 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A5.1



1
A5.2

STREETSCAPE RENDERING

SCALE: N.T.S.

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project notes:

issue / revision:		
2	REVISIONS TO DEVELOPMENT VARIANCE PERMIT	02 Sept '25
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No.	Issued / Revisions	Date

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tel 250.360.2888

scad:



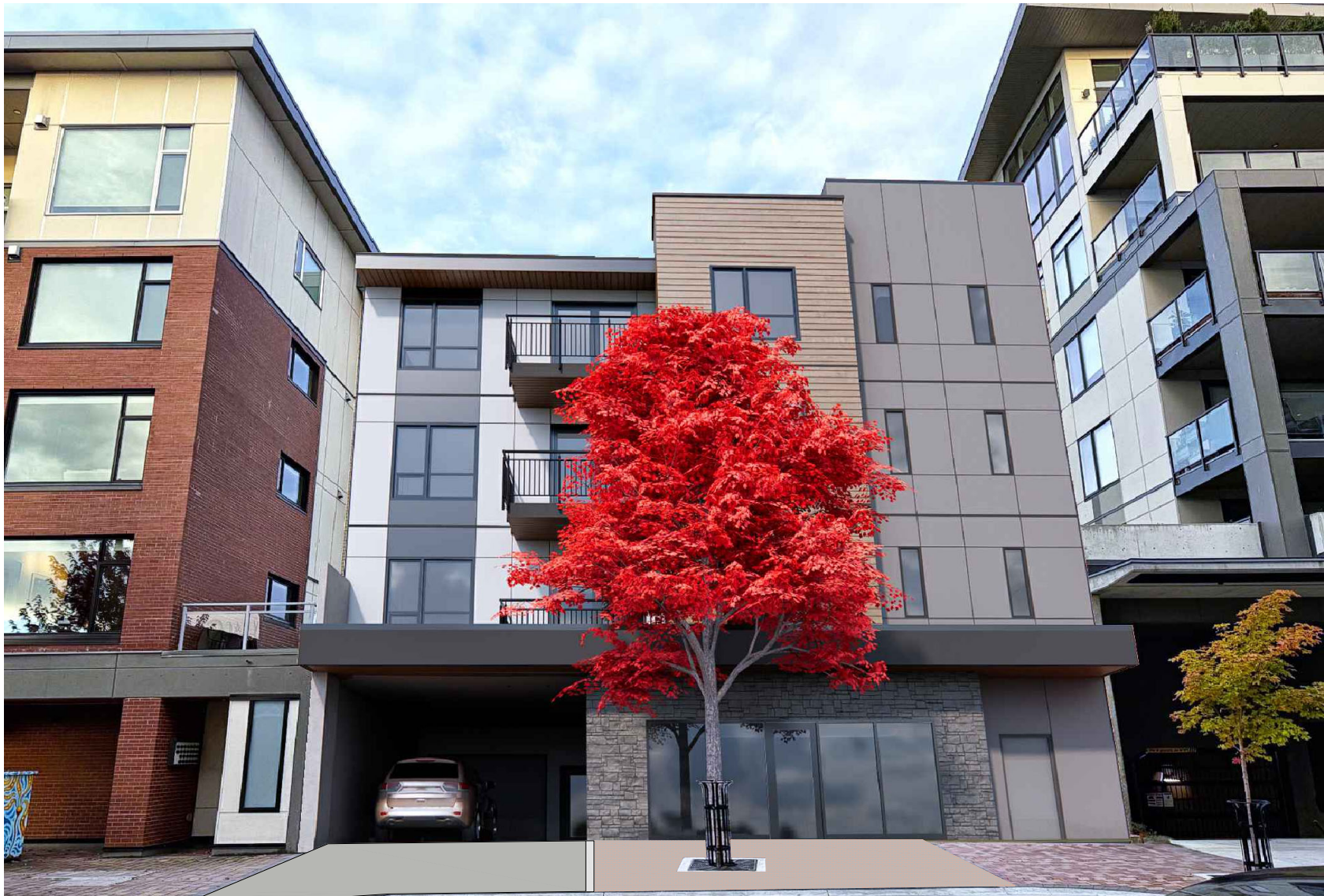
project title:
CONDOMINIUM

9824 THIRD STREET
VANCOUVER, BC

**STREETSCAPE
RENDERING**

project no.:	24,766
date:	02 Sept 2025
checked by:	LOWE
drawn by:	RM
sheet no.:	

A5.2



1 STREETScape RENDERING
A5.3 SCALE: N.T.S.

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project notes

issue / revisions

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project title:
CONDOMINIUM
8824 THIRD STREET
VANCOUVER, BC
STREETScape
RENDERING

project no.: 24,766
date: 02 Sept '2025 scale: AS NOTED
checked by: LOWE drawn by: RM
sheet no.:

A5.3