

BUILDING DESCRIPTION:		FOUR STOREY RESIDENTIAL BUILDING			
USE:	RESIDENTIAL UNITS				
ZONE:					
EXISTING:	RM7; MULTI-UNIT RESIDENTIAL – TIER 2 / RM6-R; MULTI-UNIT RESIDENTIAL – RENTAL				
PROPOSED:	RM7; MULTI-UNIT RESIDENTIAL – TIER 2				
SITE AREA:	3,761.9 m2	40,492 sq.ft.			
BUILDING AREA:	1,630.4 m2	17,549 sq.ft.			
FLOOR AREA:					
BUILDING AREA					
1st FLOOR	1,643.6 m2	17,691 sq.ft.			
2nd FLOOR	1,628.8 m2	17,533 sq.ft.			
3rd FLOOR	1,628.8 m2	17,533 sq.ft.			
4th FLOOR	1,628.8 m2	17,533 sq.ft.			
BICYCLE CLASS II	13.2 m2	141 sq.ft.			
TOTAL	6,553.2 m2	70,431 sq.ft.			
EXCLUSIONS					
BICYCLE CLASS II	13.2 m2	141 sq.ft.			
BICYCLE CLASS I	50.4 m2	542 sq.ft.			
STORAGE (59.4 x 3)	178.2 m2	1,917 sq.ft.			
TOTAL	241.8 m2	2,600 sq. ft.			
TOTAL FSR	6,311.4 m2	67,831 sq. ft.			
NUMBER OF UNITS:					
	1st	2nd	3rd	4th	TOTAL
STUDIO	2	3	3	3	11
1 BED	4	4	4	4	16
1 BED adapt	2	2	2	2	8
2 BED	6	6	6	6	24
2 BED adapt	2	2	2	2	8
3 BED	2	2	2	2	8
TOTAL	18	19	19	19	75

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2024 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:

- RESIDENTIAL - GROUP C
- PARKADE - GROUP F

BUILDING AREA:

- 1,630.4 m2

BUILDING HEIGHT:

- 4 STOREYS

NUMBER OF STREETS FACING:

- 2

CONSTRUCTION REQUIREMENTS:

- RESIDENTIAL - 3.2.2.52. Group C, up to 4 Storeys, Sprinklered
 - combustible or non-combustible construction
 - floor assemblies shall have a FRR not less than 1 hr.
- PARKADE - 3.2.2.86 Group F3, up to 4 Storeys, Sprinklered
 - combustible or non-combustible construction
 - floor assemblies shall have a FRR not less than 45 min.

CIVIC ADDRESS:
9972 THIRD STREET

LEGAL DESCRIPTION:
LOT A, SECTION 12, RANGE 4 EAST,
NORTH SAANICH DISTRICT, PLAN EPP135507

REGISTERED OWNER

Highstreet Ventures
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V1Y 9S4

Mr. Eric Delorme
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email: cwindjack@ladrla.ca

CIVIL ENGINEER
J.E. Anderson & Associates
4212 Glanford Avenue
Victoria, B.C.
V8Z 4B7

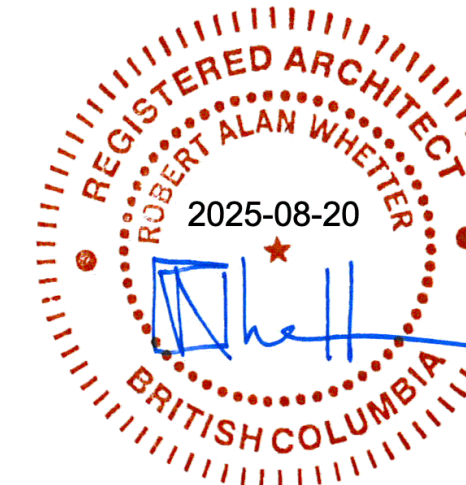
Mr. Ross Tuck
tel: (250) 727 2214
fax: (250) 727-3395
email: rtuck@jeanderson.com

Bazett Land Surveying Inc.
2080 Cliffe Avenue
Courtenay, BC, V9N 2L3
File: EPP135507.dwg

A0.01	Project Data
A1.01	Site: Existing and Proposed
A2.00	Parkade Plan
A2.01	Main Floor Plan
A2.02	Typical Floor Plan
A2.05	Roof Plan
A3.01	North & East Elevations
A3.02	South & West Elevations
A3.02	Street Elevations
A4.01	Building Sections
A6.01	Shadow Studies

L1.00 Landscape Concept Plan

1 of 2 Vehicle Turning Radius, Ground Parking
2 of 2 Vehicle Turning Radius, Under Ground Parkade

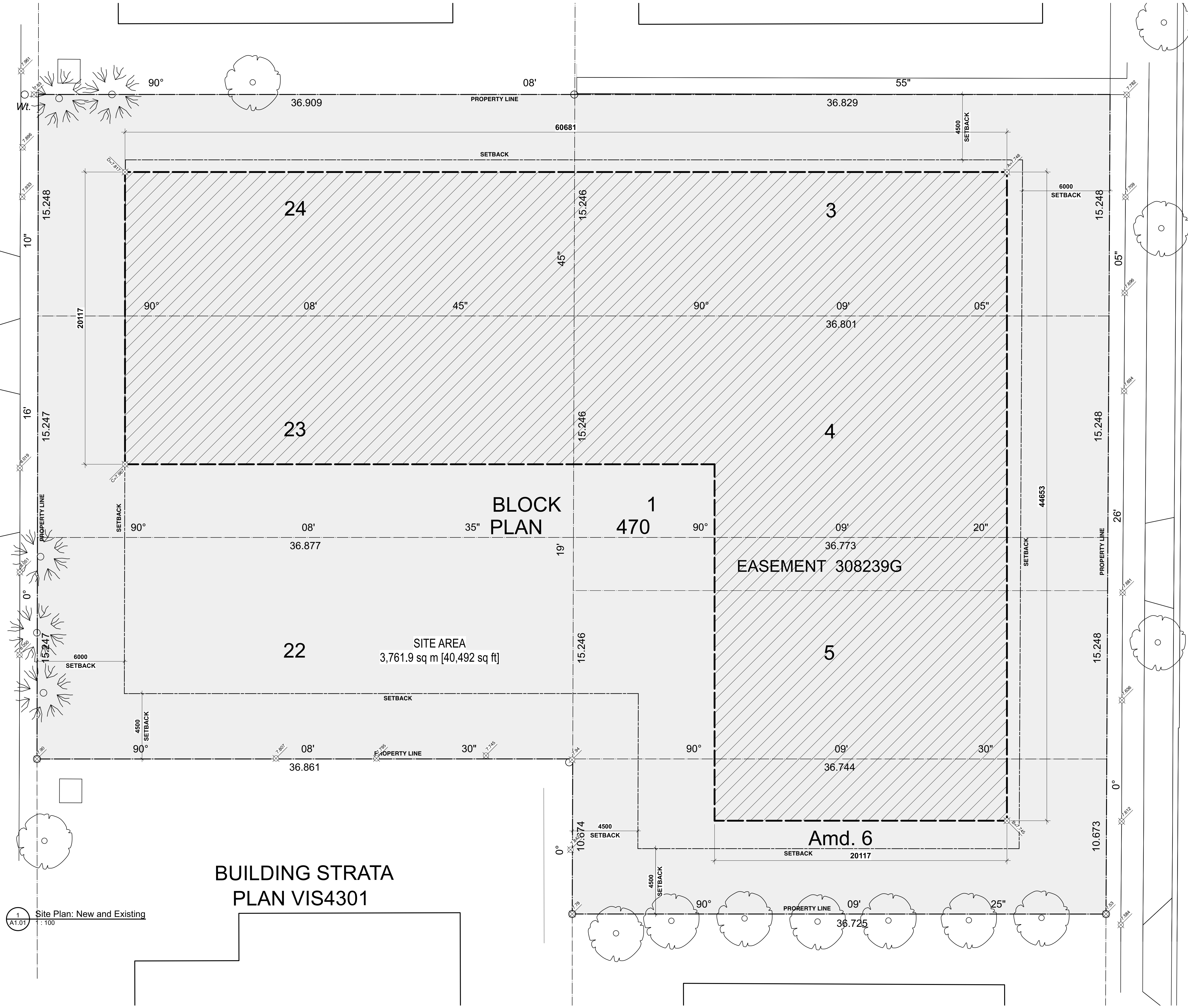


FOURTH

STREET

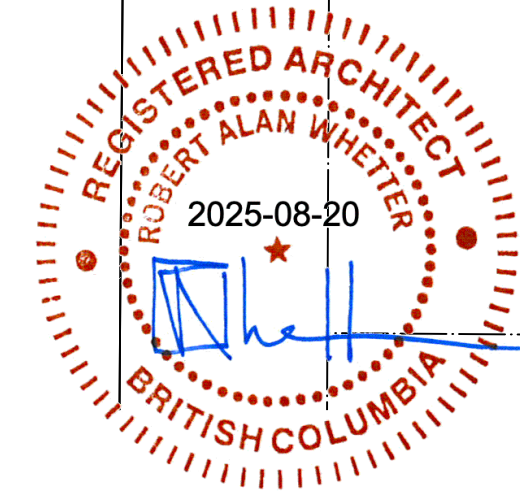
THIRD

STREET



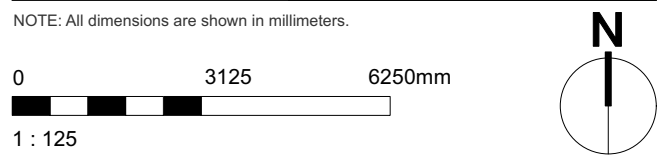
BUILDING STRATA
PLAN VIS4301

1 Site Plan: New and Existing
A1.01 1:100



AVERAGE GRADE CALCULATION (in meters)	
GRADE POINT	
A	7.748
B	7.745
C	7.867
D	7.817
TOTAL	31.277
AVERAGE GRADE	7.819
in feet and inches 25'-7 7/8"	

2	20 AUG 2025	Re-issued for Reasoning / DVP
1	14 JUL 2025	Re-issued for Reasoning / DVP
Rev	0	Date 03 FEB 2025 Description Issued for Reasoning / DVP
proj date	20 AUG 2025	drawing file 2442-A200 Floor Plans
drawn by	gar	checked by r2w
scale	1:100	project number 2442



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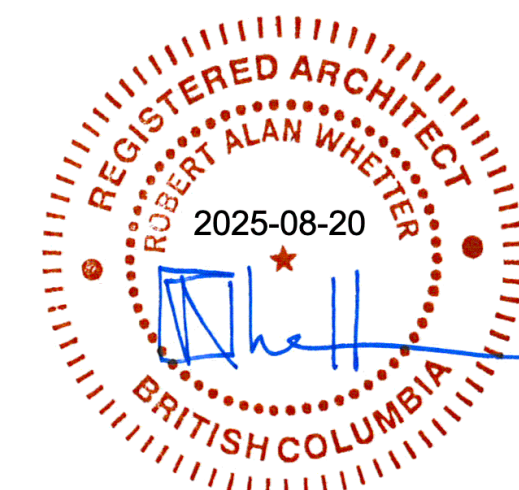
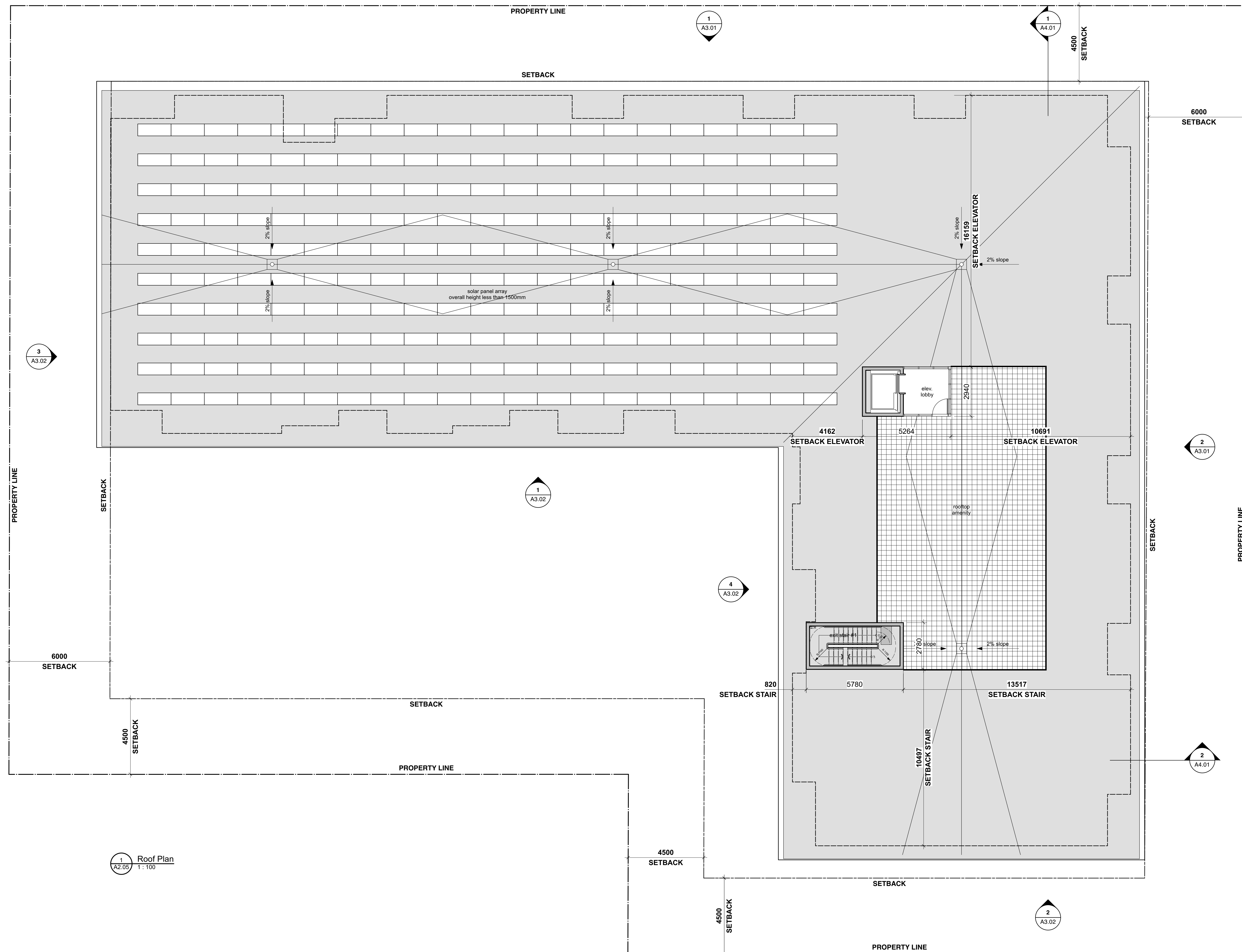
project name
Sidney - Highstreet
Third and Fourth Street, Sidney BC

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drawing no.
Site Plan: New and Existing

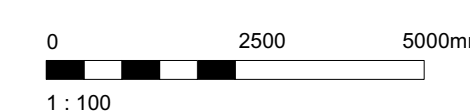
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A1.01

revision no.
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scale	1:100	project number	2442

NOTE: All dimensions are shown in millimeters.



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project name

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Third and Fourth Street, Sidney BC

Roof Plan

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A2.05revisão no.
2



1 North Elevation
A3.01 1:100



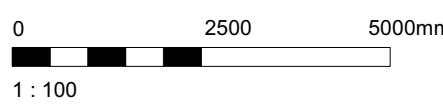
2 East Elevation
A3.01 1:100

MATERIALS & FINISH KEY

- STONE VENEER, DARK GREY
- FIBER CEMENT PANEL PAINTED, OFF WHITE
- FIBER CEMENT Siding, WOOD FINISH
- PARGE CONCRETE, LIGHT GREY
- TRIPLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS
- TEMPERED GLASS DOOR IN ALUMINUM WINDOW WALL SYSTEM
- METAL DOOR FRAME, POLISHED, PAINTED
- PREFINISHED METAL ROLL UP DOOR
- PREFINISHED ALUMINUM GUARD WITH TEMPERED GLASS PANEL
- PREFINISHED METAL FLASHING & PARAPET FASCIA
- THRU WALL PREFINISHED METAL FLASHING
- PREFINISHED VENTED METAL SOFFIT

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Rev	0	03 FEB 2025 Description Issued for Reasoning / DVP
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scale	1:100	project number 2442

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Sidney - Highstreet
3rd and 4th Street

North & East Elevations

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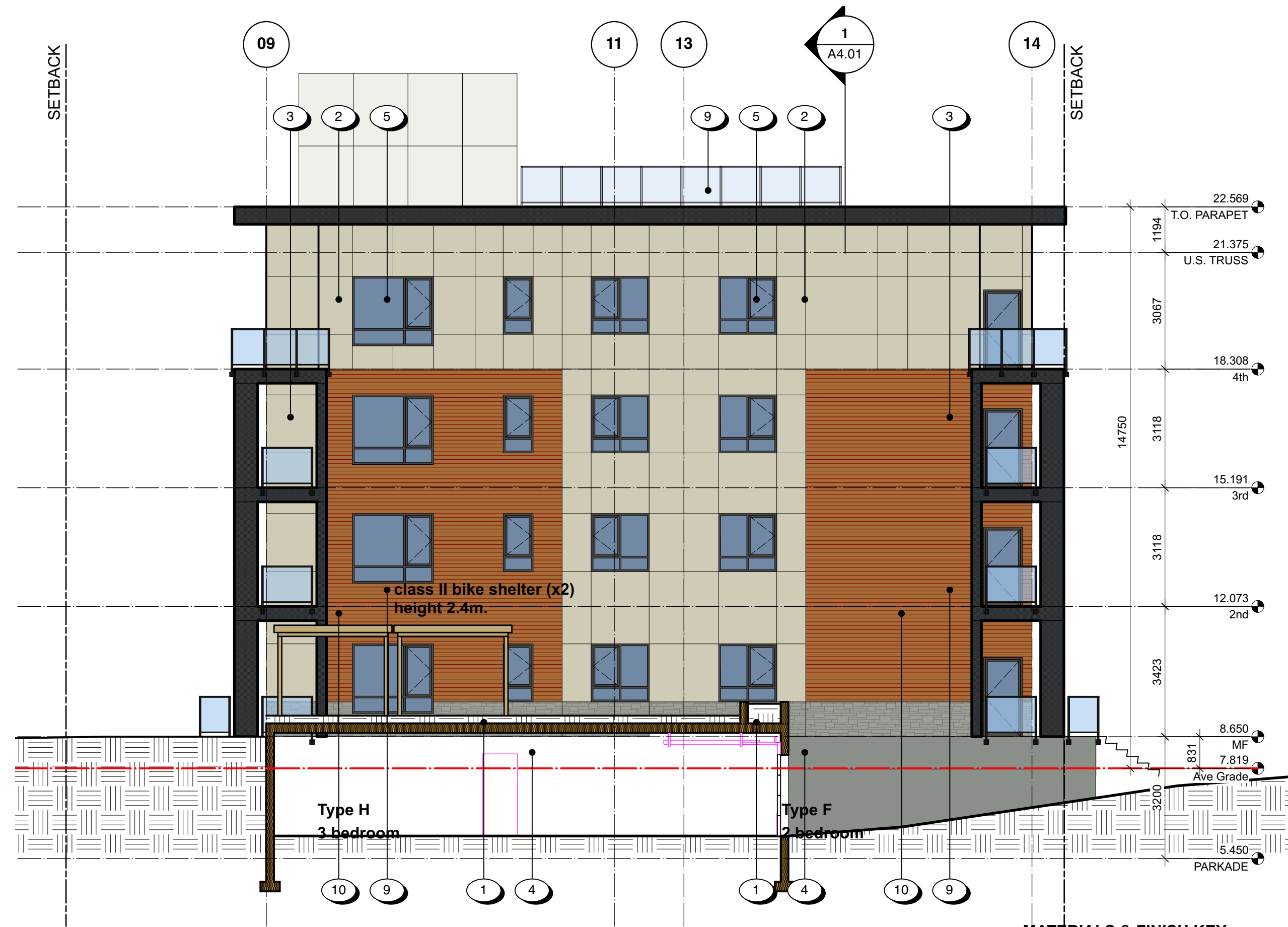
revision no.

A3.01

2



1 South Elevation
A3.02 1:100



2 South Elevation
A3.02 1:100

MATERIALS & FINISH KEY

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- FIBER CEMENT PANEL PAINTED, OFF WHITE
- FIBER CEMENT SIGNED WOOD FINISH
- PARGET CONCRETE, LIGHT GREY
- TRIPLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS
- TEMPERED GLASS DOOR IN ALUMINUM WINDOW WALL SYSTEM
- METAL DOOR FRAME, PAINTED
- PREFINISHED METAL ROLL UP DOOR
- PREFINISHED ALUMINUM GUARD WITH TEMPERED GLASS PANEL
- PREFINISHED METAL FLASHING & PARAPET FASCIA
- THRU WALL PREFINISHED METAL FLASHING
- PREFINISHED VENTED METAL SOFFIT



3 West Elevation
A3.02 1:100



4 West Elevation
A3.02 1:100

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proj date	20 AUG 2025	drawing file	2442-A200 Floor Plans
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0 2500 5000mm
1:100

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drawings
South & West Elevations

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A3.02

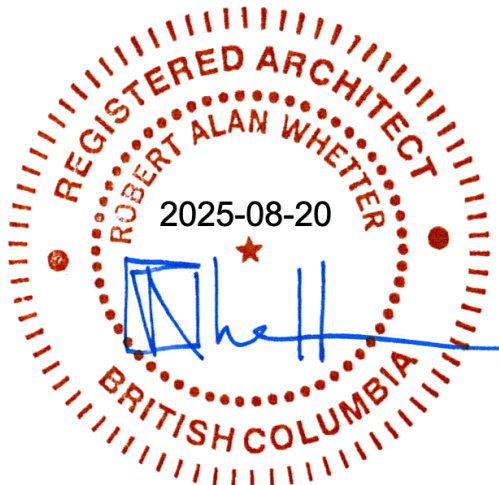
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9942 THIRD STREET

2447 HENRY AVENUE

1 East Elevation
A3.03 1:200



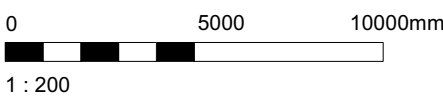
9993 FOURTH STREET

9945 FOURTH STREET

2 West Elevation
A3.03 1:200

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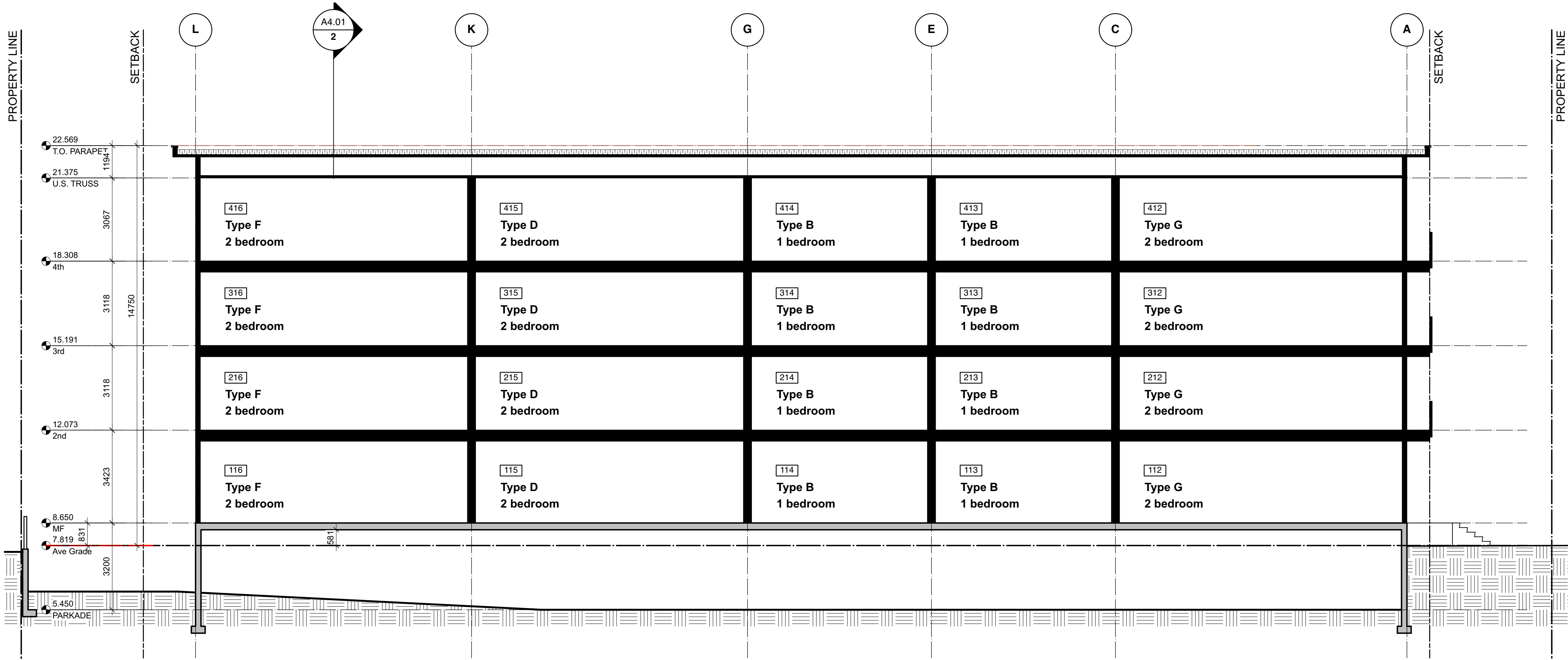
Sidney - Highstreet
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Street Elevations

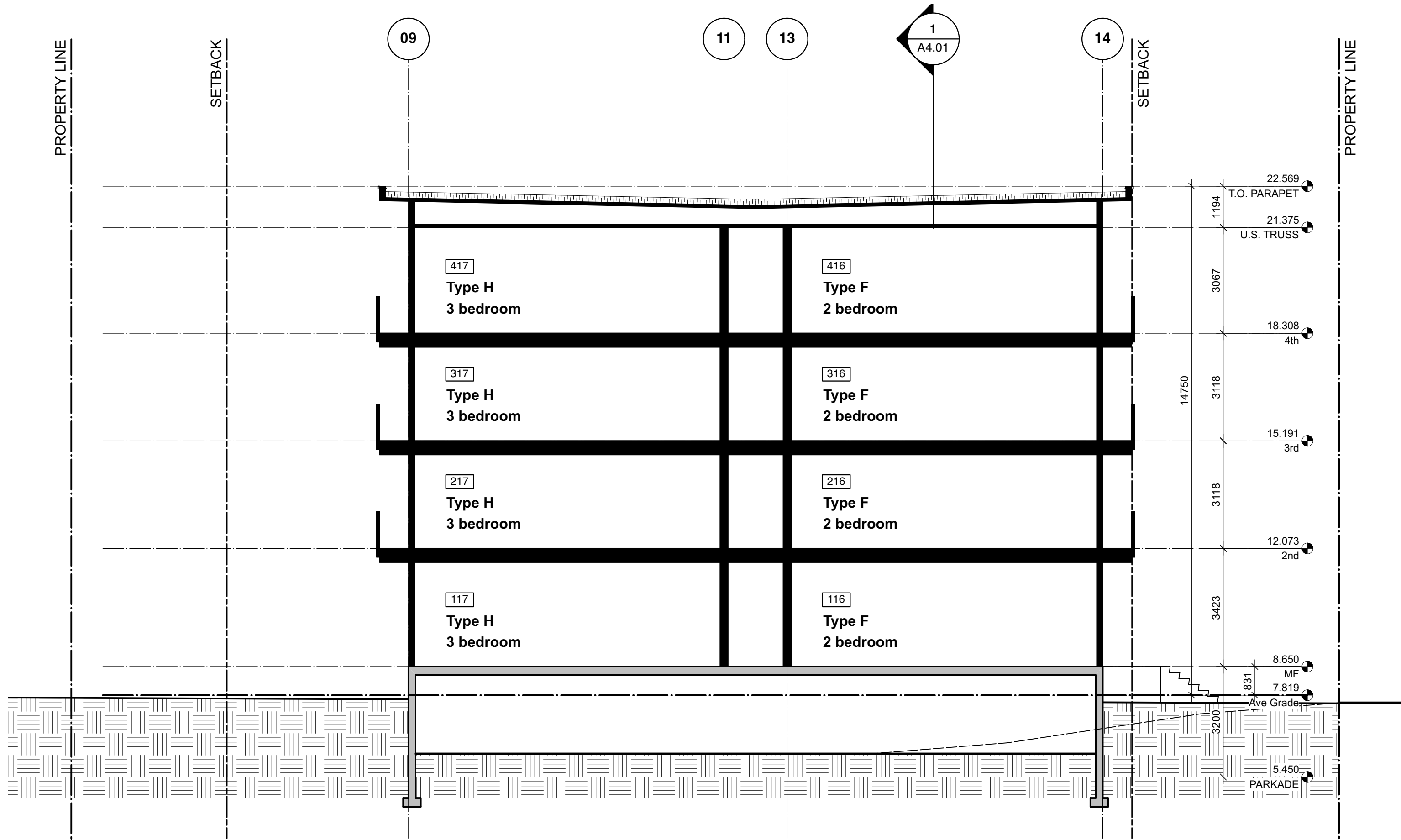
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A3.03

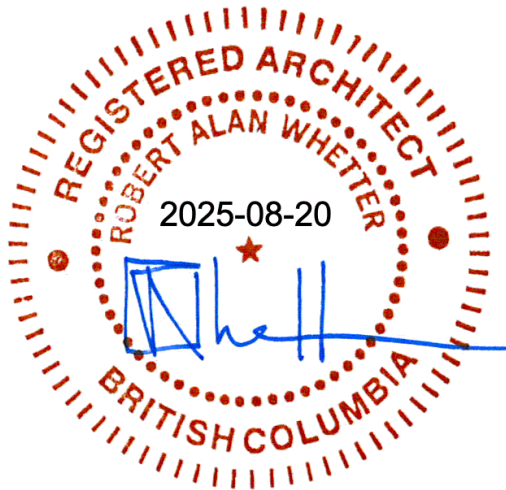
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1 East Elevation
A4.01 1: 100

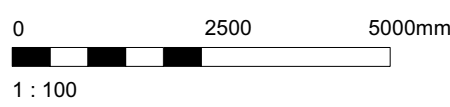


2 North Elevation
A4.01 1: 100



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Building Sections

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A4.01

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project name

Swanlea Affordable Housing
898 Sevenoaks Road
Victoria

location

Shadow Studies

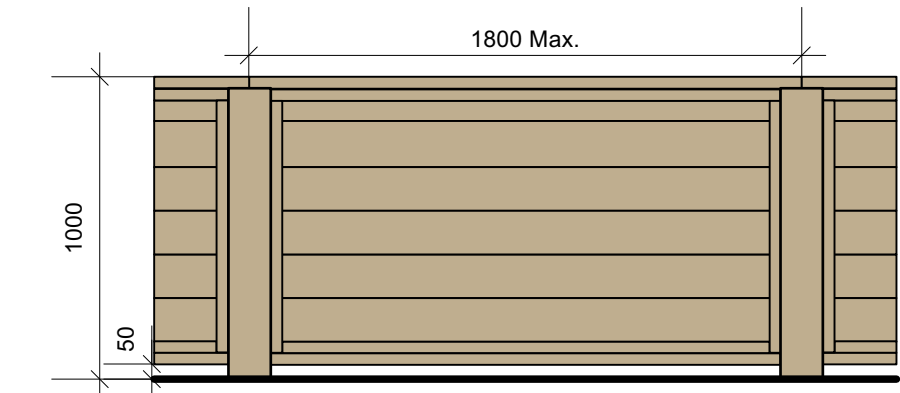
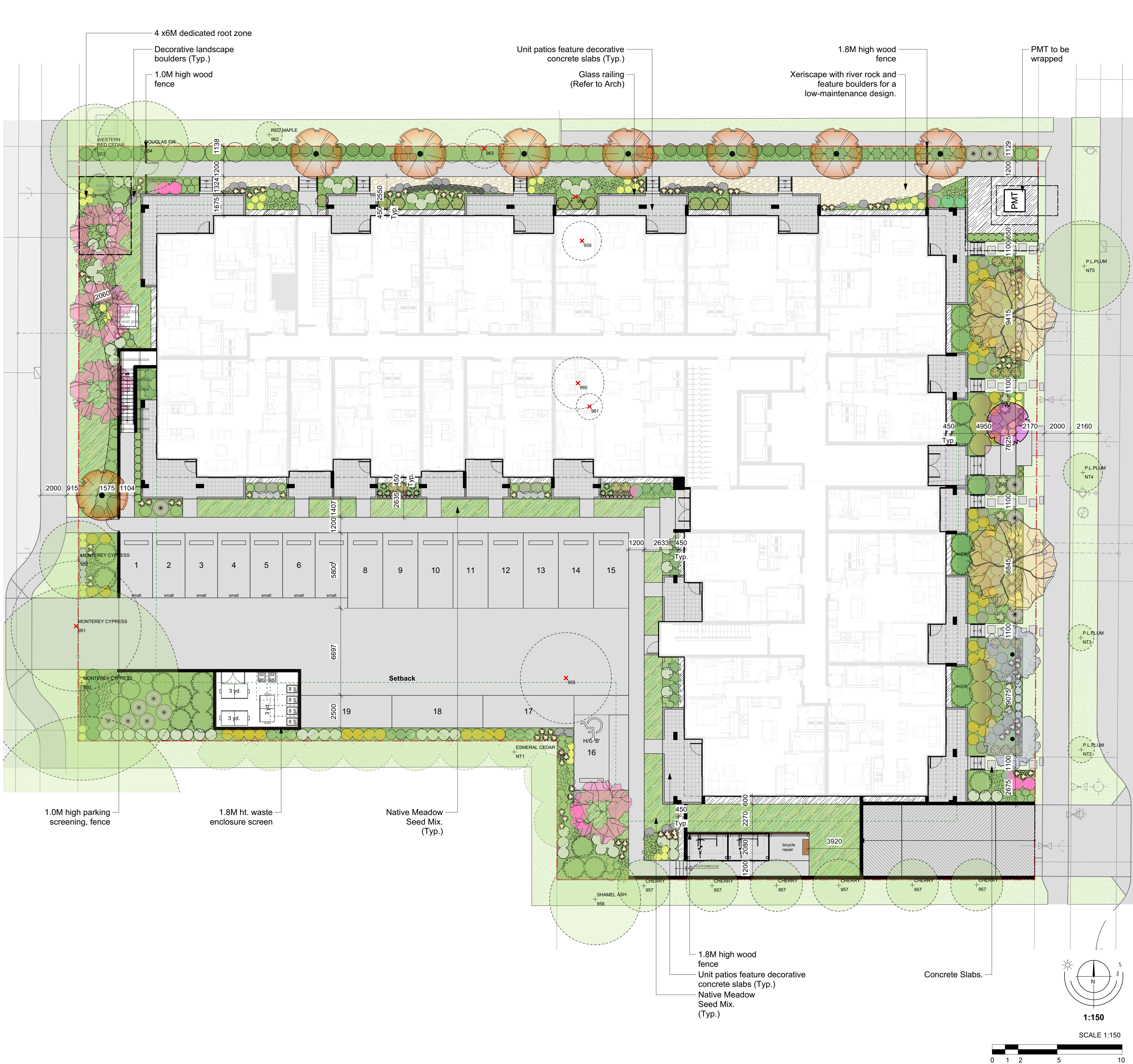
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drawing no.

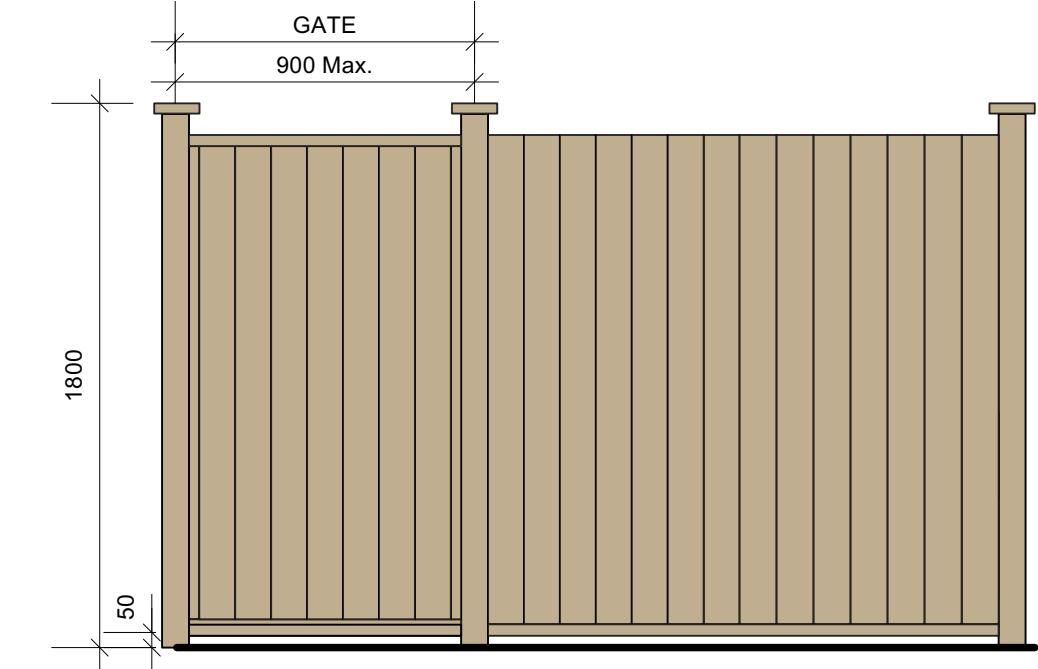
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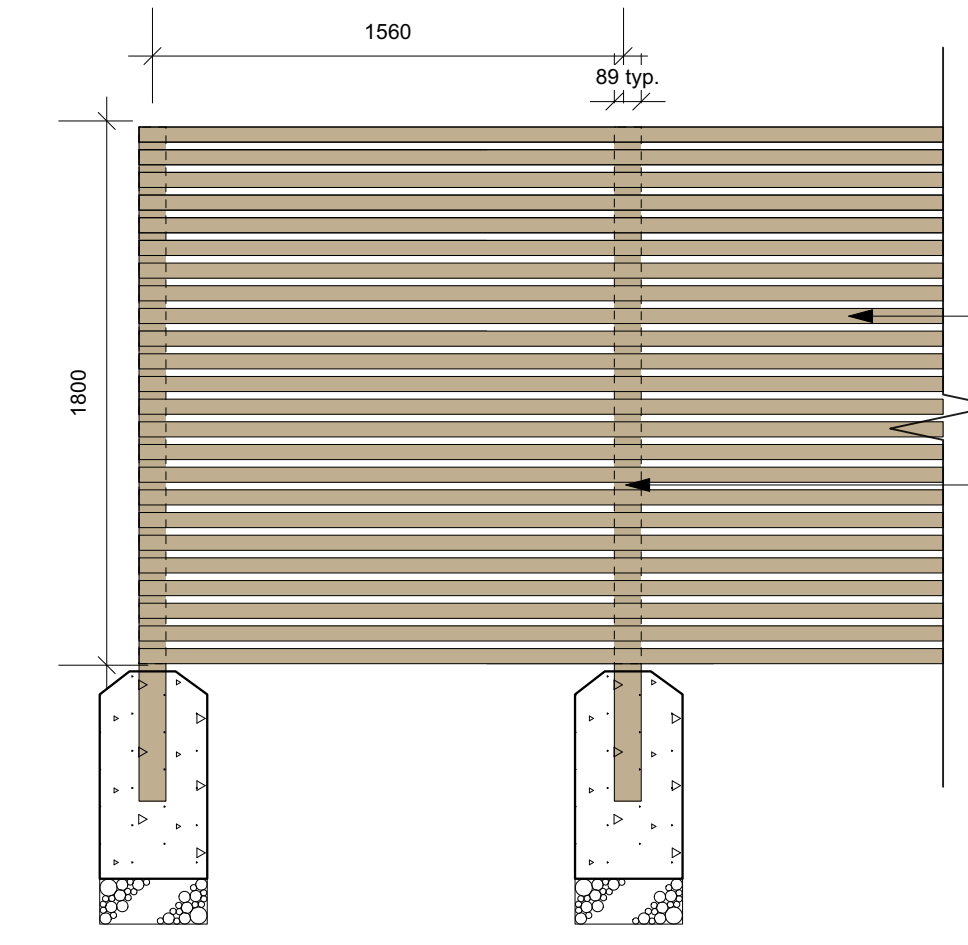
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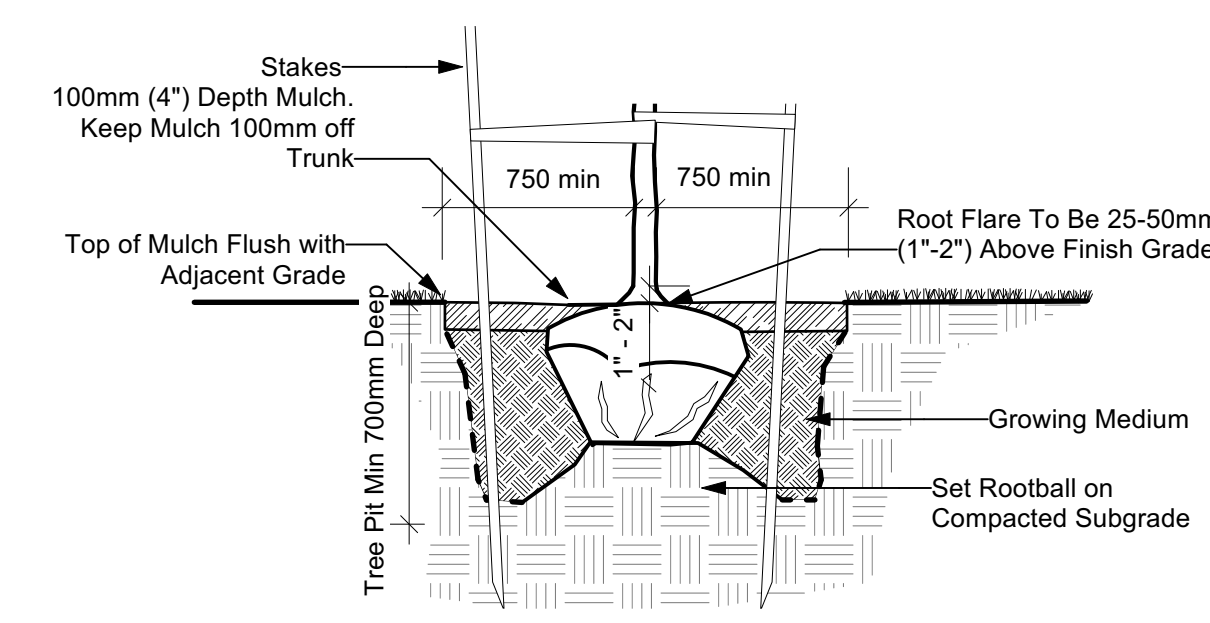
1 1.0M Ht. Wood Privacy Screen - Typ.
1:25



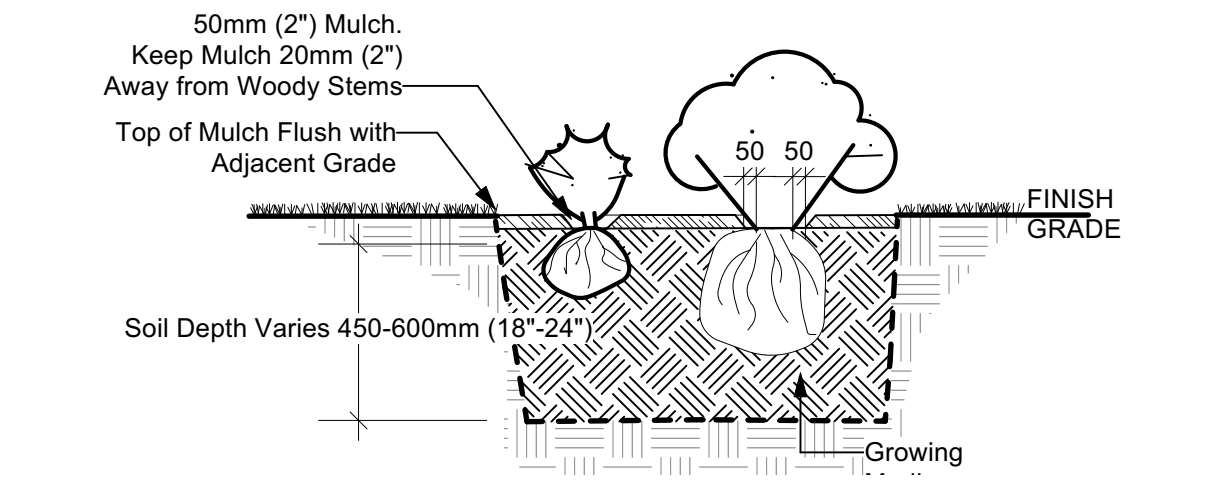
2 1.80M Ht. Wood Fence - Typ.
1:25



5 1.80M Ht. Wood Waste Enclosure Screen
1:25



3 Tree Planting at Grade - Typical Detail
Scale: 1:30

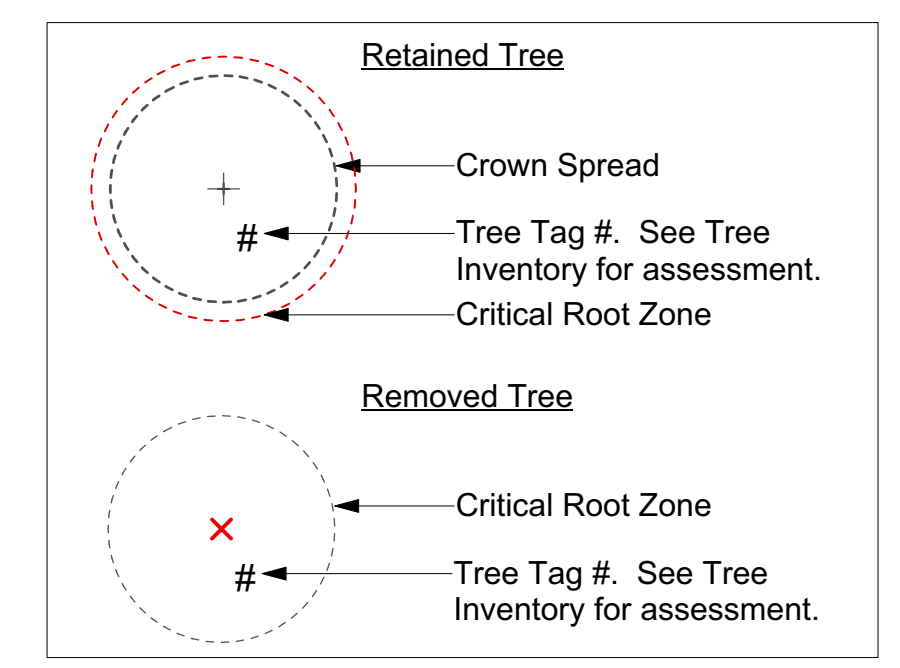


4 Shrub Planting at Grade - Typical Detail
Scale: 1:30

RECOMMENDED PLANT SPECIES LIST

Trees			
Total: 17	Botanical Name Cornus kousa 'Salom' Koeleruteria paniculata Magnolia 'Little Gem' Parrotia persica Prunus sargentii	Common Name Red Flowering Kousa Dogwood Golden Rain Tree Little Gem Magnolia Persian Ironwood Columnar Sargent Cherry	Size 5cm cal 5.0 cm cal 5cm cal 6cm cal 6cm cal
Large Shrubs Total: 87			
	Botanical Name Holidiscus discolor Mahonia aquifolium Philadelphus 'Belle Etoile' Ribes sanguineum Rosemarinus officinalis 'Blue Spire'	Common Name Oceanspray Tall Oregon Grape Belle Etoile Mock Orange Red Flowering Currant Blue Spire Rosemary	Size #5 pot #5 pot #7 pot #5 pot #5 pot
Medium Shrubs Total: 159			
	Botanical Name Cistus x hybridus Cornus sanguinea 'Midwinter Fire' Hydrangea macrophylla 'Lanarth White' Mahonia aquifolium Nandina domestica 'Plum Passion' Rosa gymnocarpa Spiraea thunbergii 'Ogon' Symphoricarpos albus	Common Name White Rockrose Red Twig Dogwood Lanarth White Hydrangea Tall Oregon Grape Plum Passion Heavenly Bamboo Balding Rose Golden Bridalweath Spirea Snowberry	Size #5 pot #5 pot #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot
Small Shrubs Total: 143			
	Botanical Name Gaultheria shallon Lavandula officinalis Mahonia repens Nandina domestica 'Fire Power' Rhododendron 'Janet Blair'	Common Name Salal English Lavender Creeping Oregon Grape Fire Power Heavenly Bamboo Rhododendron	Size #1 pot #1 pot #1 pot #1 pot #1 pot
Perennials, Annuals and Ferns Total: 411			
	Botanical Name Blechnum spicant Calamagrostis x acutiflora 'Karl Foerster' Camassia quamash Echinacea purpurea 'Magnus' Helictotrichon sempervirens Nasella tenuissima Ophiopogon planiscapus 'Nigrescens' Perovskia atriplicifolia Polyschum munitum Salvia officinalis Stipa tenuissima	Common Name Deer Fern Karl Foerster Feather Reed Grass Common Camas Purple Coneflower Blue Oat Grass Mexican Feather Grass Black Mondo Grass Russian Sage Sword Fern Common Sage Mexican Feather Grass	Size #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
Groundcovers Total: 59			
	Botanical Name Arctostaphylos uva ursi 'Vancouver Jade' Fragaria chiloensis Thymus praecox arcticus	Common Name Vancouver Jade Kinnickinnick Coastal Strawberry Wild Thyme	Size #1 pot #1 pot #1 pot
Vines Total: 4			
	Botanical Name Hydrangea anomala petiolaris	Common Name Climbing Hydrangea	Size #1 pot

TREE MANAGEMENT LEGEND



1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

9981 Fourth Street | Landscape Concept Plan