

PROJECT STATISTICS

FIRST STREET CONDO

		DATE: 14-Sep-2026					
SITE INFORMATION	SITE INFORMATION						
	CIVIC ADDRESS		9731 FIRST STREET, SIDNEY, BC, V8L 3E1				
	SITE AREA		556 m²	5,987 SF			
			EXISTING		REQUIRED		
	ZONING		C1	C1	C1		
	FLOOR AREA RATIO (FAR)		-	2.4 (3.0 BONUS)	2.25		
	SITE COVERAGE		-	N/A	68.6%		
	FIRST STOREY PARKING AREA		-	50.0%	61.0%		
	BUILDING HEIGHT				15.00 m (Max)	49.21' (Max)	14.60 m
SETBACKS	FRONT (FIRST STREET)		1.00 m (Min)	3.28' (Min)	2.31 m	7.58'	
	REAR (EAST)		4.50 m (Min)	14.76' (Min)	4.57 m	14.99'	
	INTERIOR SIDE (NORTH)		0.00 m (Min)	0.00' (Min)	0.07 m	0.23'	
	INTERIOR SIDE (SOUTH)		0.00 m (Min)	0.00' (Min)	0.03 m	0.10'	
BUILDING DATA							
MULTIFAMILY UNITS		DESCRIPTION	# OF UNITS	AREA		TOTAL AREA	
UNIT A		1BR+1BATH	3	56 m²	602 SF	168 m²	1,806 SF
UNIT B		2BR+2BATH	3	81 m²	874 SF	244 m²	2,622 SF
UNIT C		1BR+1BATH	3	69 m²	744 SF	207 m²	2,232 SF
UNIT D		3BR+2BATH	3	104 m²	1,123 SF	313 m²	3,369 SF
TOTALS			12			932 m²	10,029 SF
FLOOR AREAS		GROSS				NET	
LEVEL 1				113 m²	1,213 SF		
LEVEL 2				380 m²	4,091 SF		
LEVEL 3				380 m²	4,091 SF		
LEVEL 4				380 m²	4,091 SF		
TOTAL				1,253 m²	13,486 SF		
COMMERCIAL RETAIL UNIT (RETAIL)				36 m²	390 SF		
BUILDING FOOTPRINT AREA				382 m²	4,107 SF		
PARKING DATA							
PARKING TYPE		REQUIRED				PROPOSED	
COMMERCIAL RETAIL UNIT (RETAIL)		1.0				0	
RESIDENTIAL (Payment In Lieu)							
RESIDENTIAL		Parking Bylaw Reference		12.0	8		
TOTAL PARKING		13.0				8	
PARKING DATA		PARKING STALL MIX		Required	%	Proposed	%
		Standard Stall		-	-	8	100%
		Small Car Stall (% Max)		-	-	2	25%
		Accessible Stall		0	-	1	13%
BICYCLE PARKING		Bicycle Parking Bylaw Reference		10		10	
		Class I		10	100%	10	100%
		Class II		6	60%	6	60%



LOCATION PLAN N.T.S.



EXISTING STREET VIEW

FIRST STREET CONDO

CONDO BUILDING

ISSUED FOR DEVELOPMENT PERMIT

CIVIC ADDRESS:

9731 FIRST STREET, SIDNEY, BC, V8L 3E1

LEGAL DESCRIPTION:

LOT 2, BLOCK 19, SECTION 10, RANGE 4 EAST, NORTH SAANICH DISTRICT,
PLAN 381, PID: 009-111-387



CONCEPTUAL RENDERING

CONSULTANT LIST

CLIENT:
JERRY WAKEFIELD CONSTRUCTION INC
2085 STN MAIN
SIDNEY, BC, V8L 3S3

ARCHITECT:
UNION ARCHITECTURE INC.
315-2840 Peatt Road,
LANGFORD, BC, V9B 3V4
CONTACT: ROB PRINGLE (ARCHITECT AIBC)

DRAWINGS - ARCHITECTURAL...

DP01	COVER SHEET
DP02	FLOOR PLAN - LEVEL 1 & 2
DP03	FLOOR PLAN - LEVEL 3 & 4
DP04	ROOF PLAN
DP05	ELEVATIONS - NORTH & EAST
DP06	ELEVATIONS - SOUTH & WEST
DP07	BUILDING SECTIONS
DP08	STREETSCAPE RENDERING

UNION
ARCHITECTURE

315-2840 PEATT ROAD, LANGFORD, BC, V9B 3V4
info@unionarchitecture.ca
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.

NO. 1 ISSUED FOR: 1
DATE: 2024-09-14
ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME:
FIRST STREET CONDO

PROJECT ADDRESS:
9731 FIRST STREET,
SIDNEY, BC, V8L 3E1

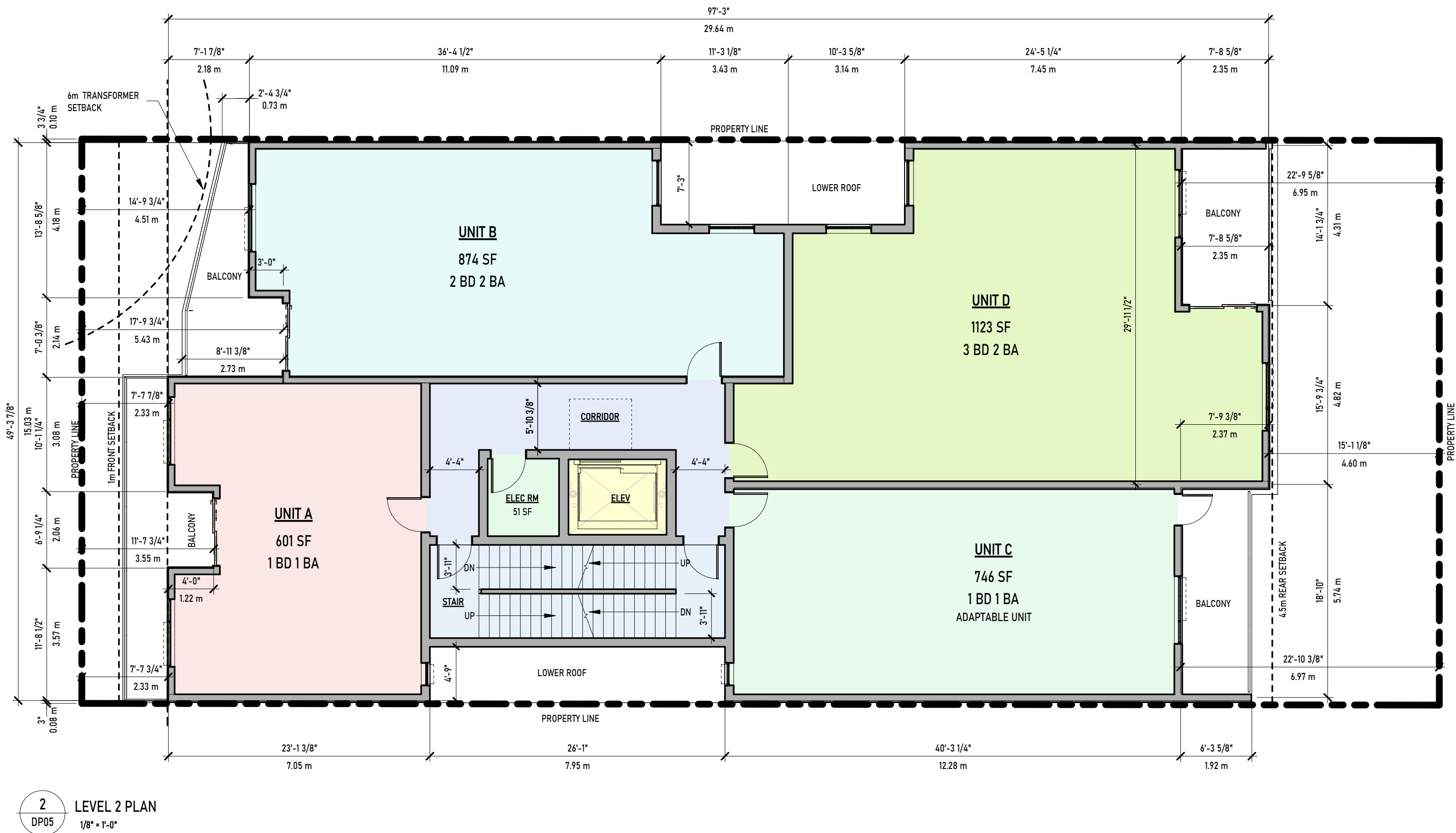
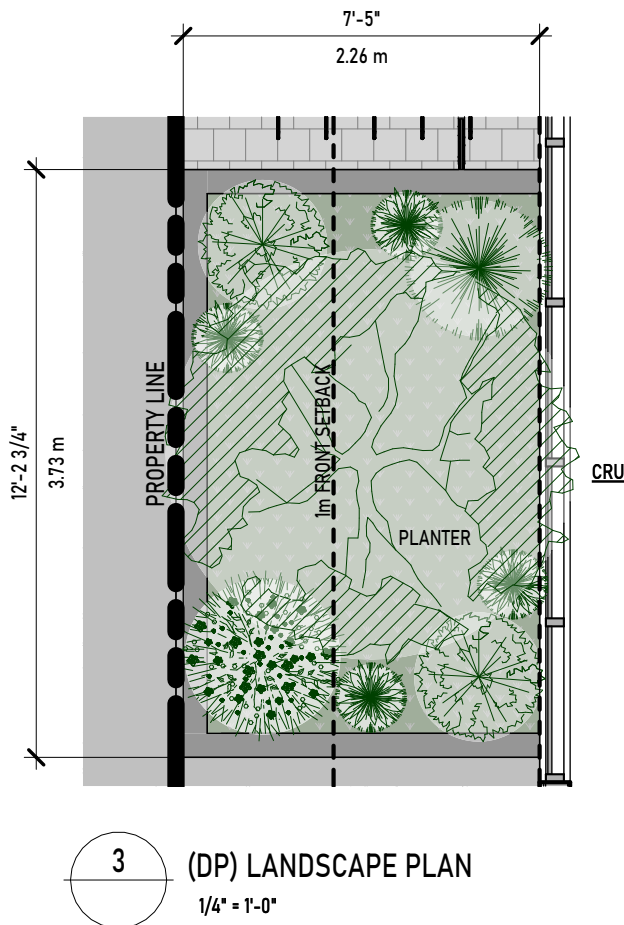
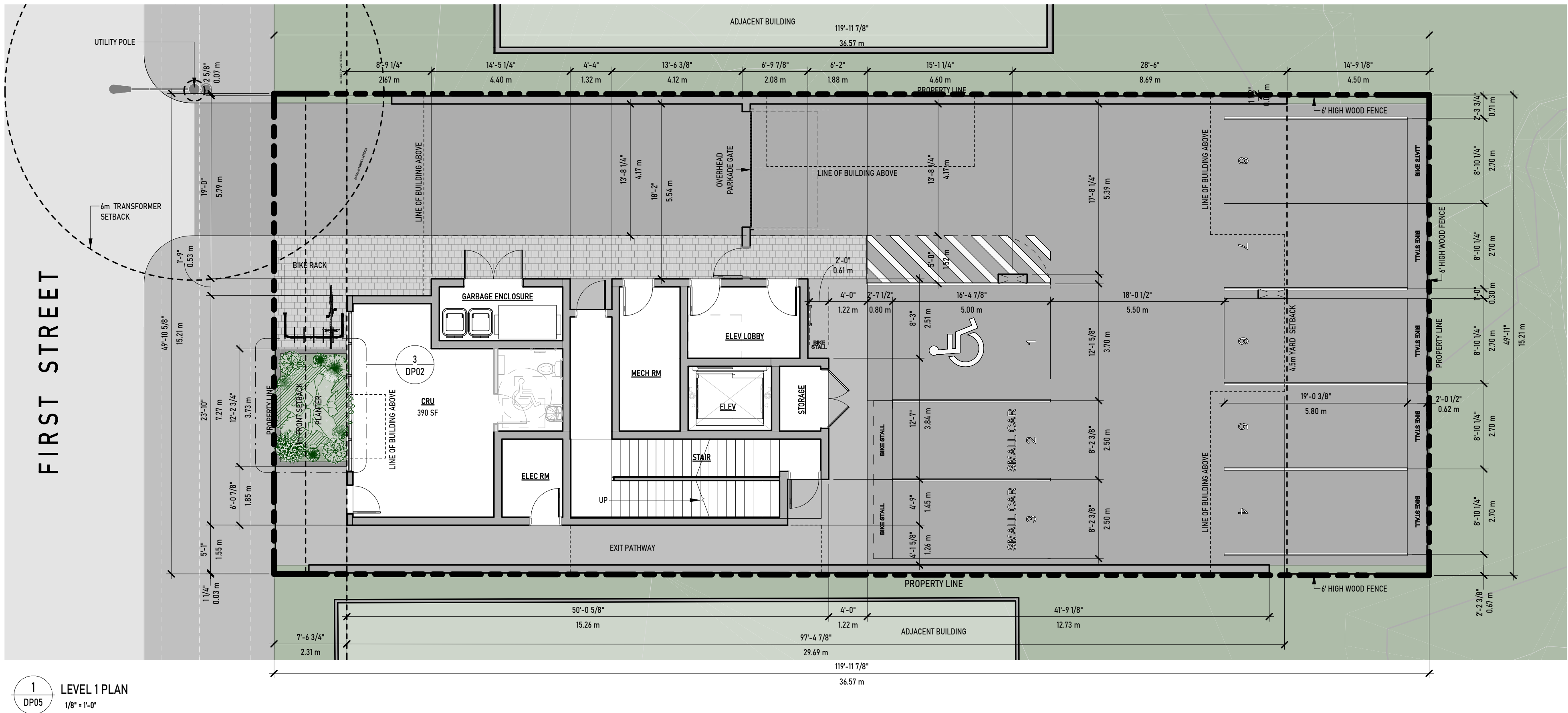
DRAWING TITLE:
COVER SHEET

PROJECT NO: 26011 DRAWN: JS/PW

SCALE: REVIEWED: RP

DWG NO:

DP01



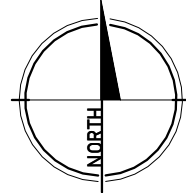
UNION
ARCHITECTURE

315-2840 PEATT ROAD, LANGFORD, BC, V8B 3V4
info@unionarchitecture.ca
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREIN ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.



NO. ISSUED FOR: DATE:
1 ISSUED FOR DEVELOPMENT PERMIT 2024-09-14

PROJECT NAME:
FIRST STREET CONDO

PROJECT ADDRESS:
9731 FIRST STREET,
SIDNEY, BC, V8L 3E1

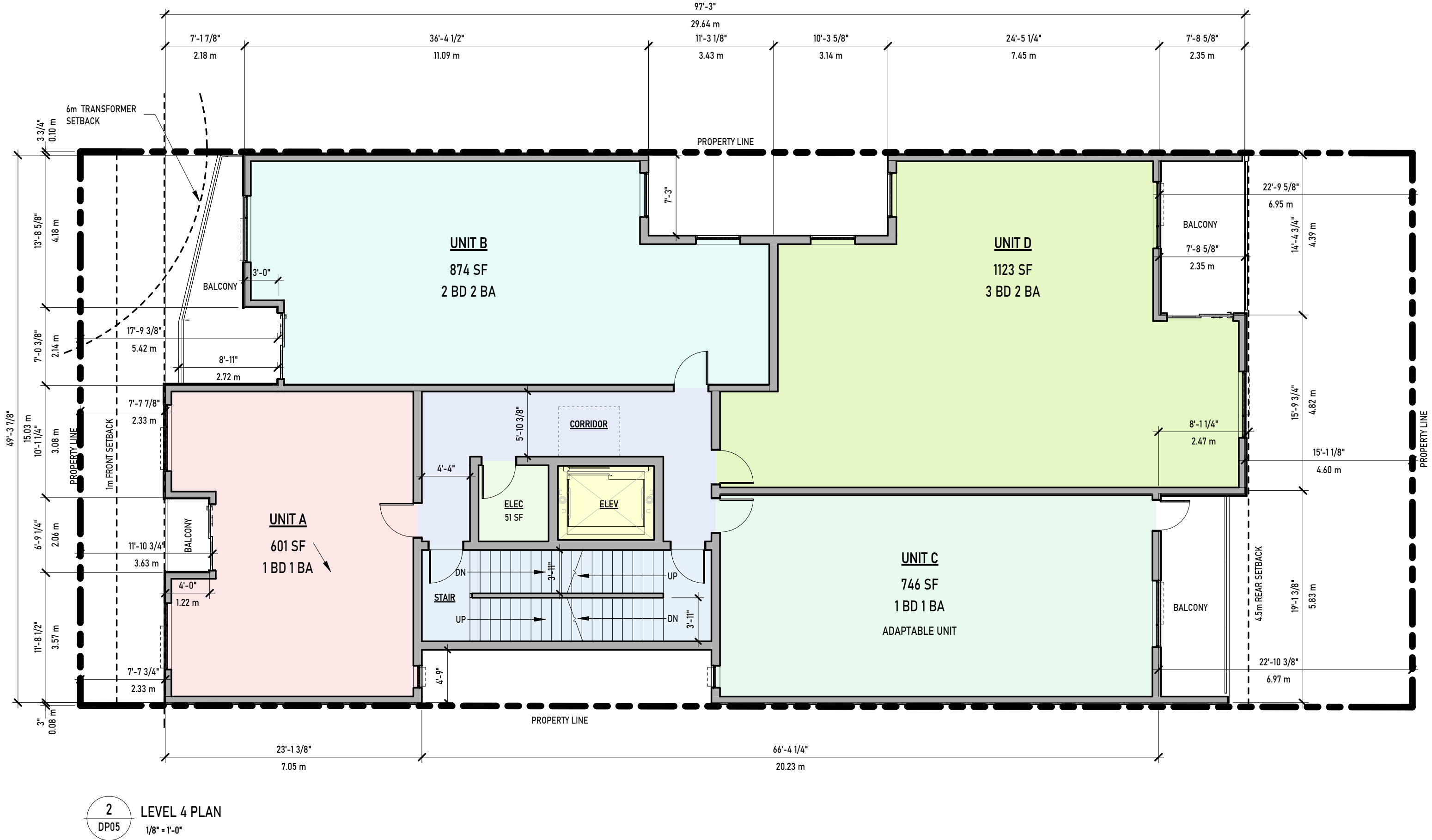
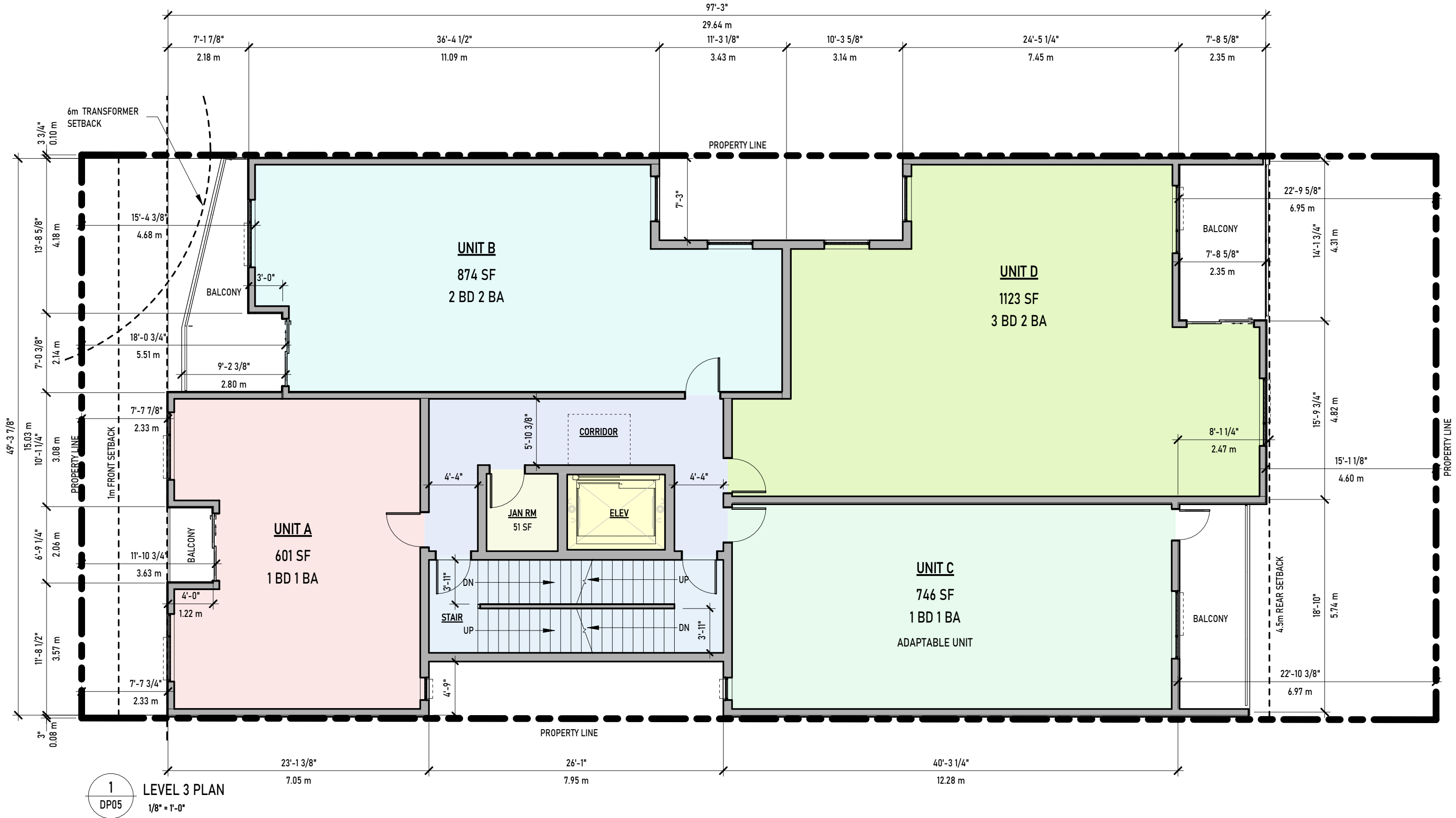
DRAWING TITLE:
FLOOR PLAN - LEVEL 1 & 2

PROJECT NO: 26011 DRAWN: JS/PW

SCALE: REVIEWED: RP

DWG NO:

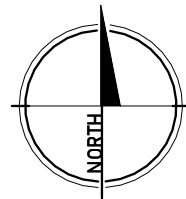
DP02



SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREIN ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.



NO. ISSUED FOR: DATE:
1 ISSUED FOR DEVELOPMENT PERMIT 2024-09-14

PROJECT NAME:
FIRST STREET CONDO

PROJECT ADDRESS:
9731 FIRST STREET,
SIDNEY, BC, V8L 3E1

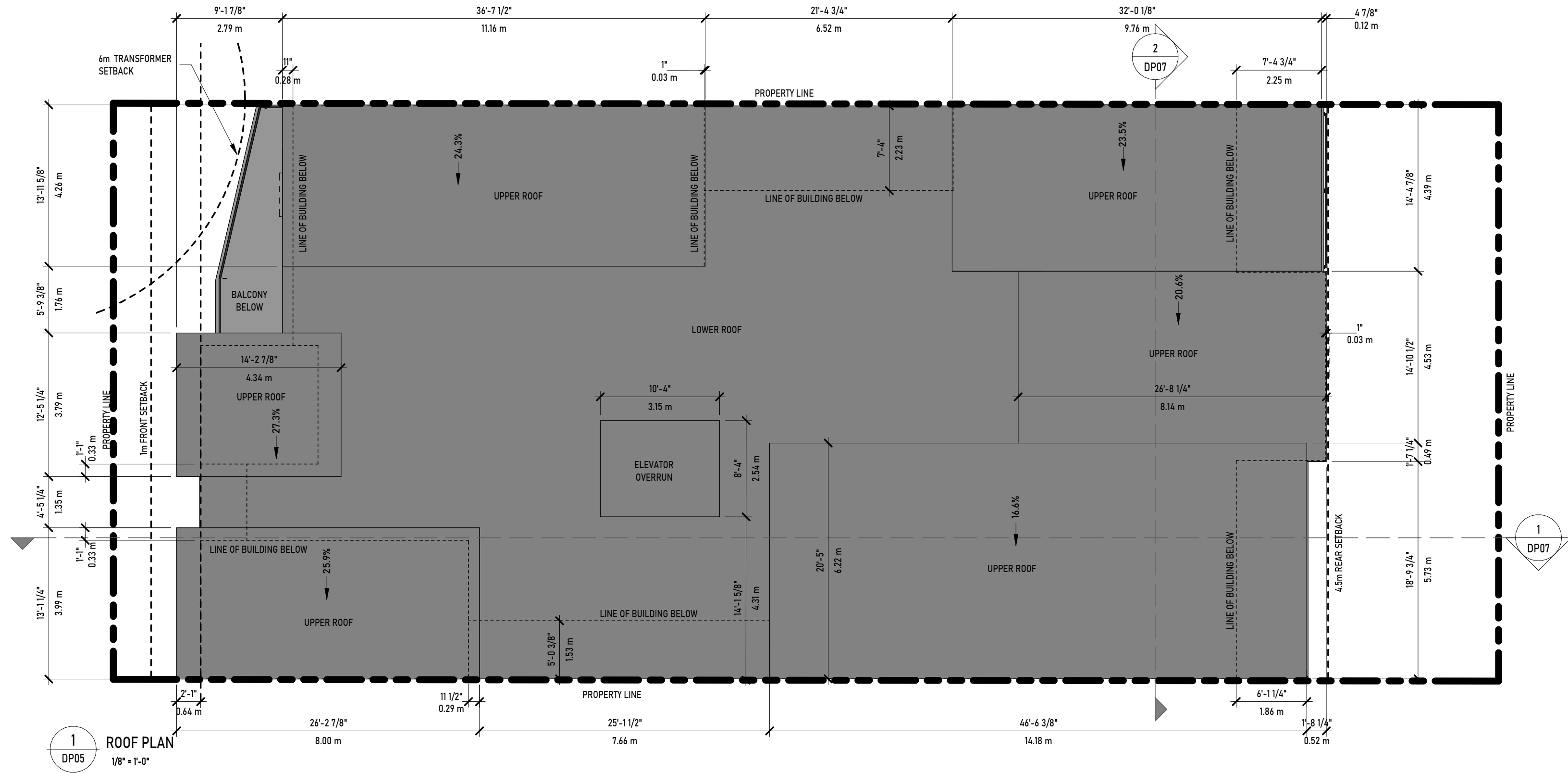
DRAWING TITLE:
FLOOR PLAN - LEVEL 3 & 4

PROJECT NO: 26011 DRAWN: JS/PW

SCALE: REVIEWED: RP

DWG NO:

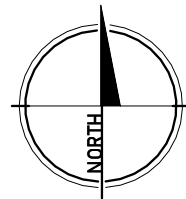
DP03



SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREIN ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.



NO. ISSUED FOR: DATE:
1 ISSUED FOR DEVELOPMENT PERMIT 2024-09-14

PROJECT NAME:
FIRST STREET CONDO

PROJECT ADDRESS:
9731 FIRST STREET,
SIDNEY, BC, V8L 3E1

DRAWING TITLE:
ROOF PLAN

PROJECT NO: 26011 | DRAWN: JS/PW

SCALE: | REVIEWED: RP

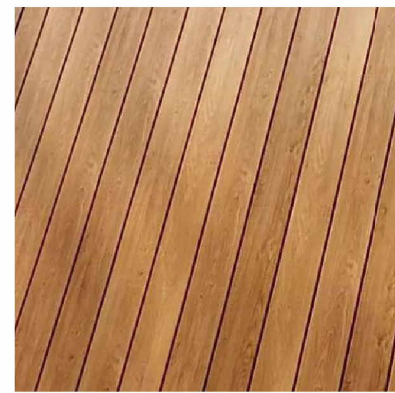
DWG NO:

DP04

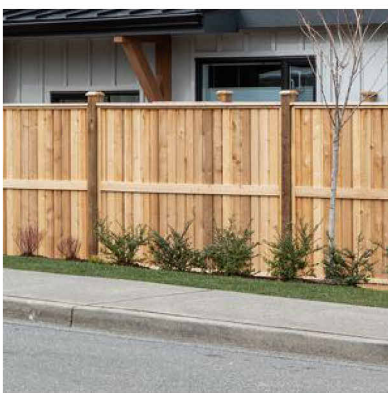


Rear 3D Perspective

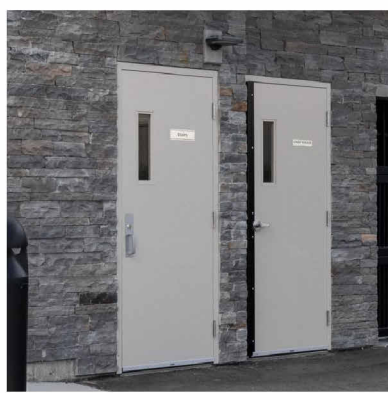
MATERIAL LEGEND	
Key Value	Keynote Text
1	VERTICAL WOOD LOOK SIDING
2	WOOD FENCE
3	METAL EXTERIOR DOOR - TO MATCH ADJACENT SURFACE
4	EXPOSED CONCRETE
5	GLAZED VINYL WINDOW - CHARCOAL FRAME
6	OPAQUE FROSTED GLAZED GUARD RAIL
7	FIBRE CEMENT LAP SIDING - OFF-WHITE
8	METAL FLASHING - CHARCOAL
9	FIBRE CEMENT PANEL - DARK BLUE
10	GLAZED VINYL PATIO DOOR - CHARCOAL FRAME
11	METAL PARKADE GATE W/ PERFORATED METAL MESH
12	FIBRE CEMENT FASCIA - CHARCOAL
13	ALUMINIUM SOFFIT - CHARCOAL
14	FIBRE CEMENT PANEL - CHARCOAL
15	ALUMINUM STOREFRONT WINDOW/DOOR - CHARCOAL FRAME



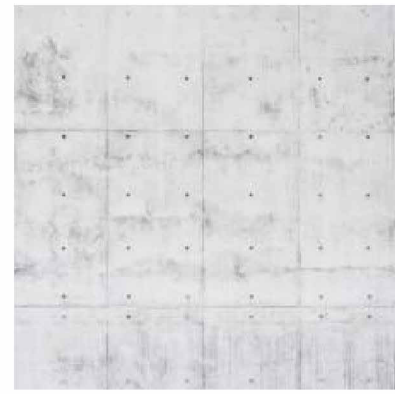
VERTICAL WOOD LOOK SIDING



WOOD FENCING
COLOUR: CEDAR



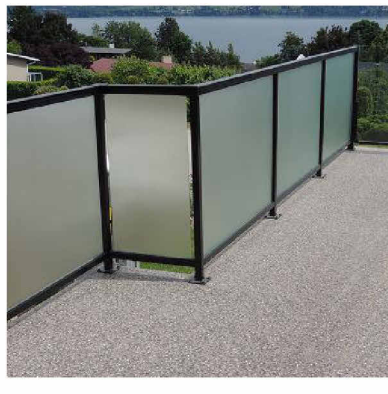
METAL EXTERIOR - TO MATCH
ADJACENT SURFACE



EXPOSED CONCRETE



VINYL WINDOW -
CHARCOAL FRAME



OPAQUE FROSTED GLAZED
GUARD RAIL



FIBRE CEMENT LAP SIDING
- WHITE



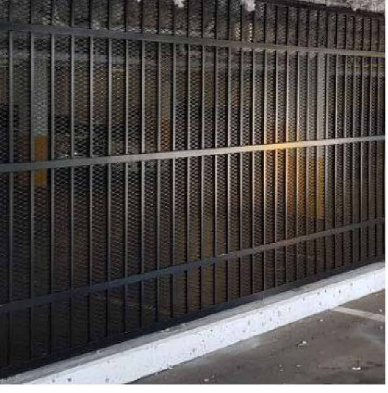
FIBRE CEMENT PANEL - CHARCOAL



FIBER CEMENT PANEL - DARK BLUE



GLAZED VINYL PATIO DOOR -
CHARCOAL FRAME



METAL PARKADE GATE - W/
PERFORATED METAL MESH



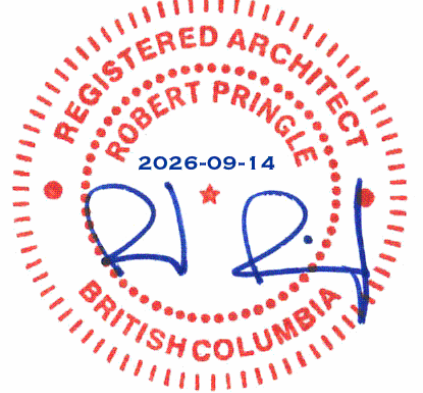
FIBER CEMENT FASCIA -
CHARCOAL



UNION
ARCHITECTURE

315-2840 PEATT ROAD, LANGFORD, BC, V9B 3V4
info@unionarchitecture.ca
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREIN ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.

NO. ISSUED FOR: DATE:
1 ISSUED FOR DEVELOPMENT PERMIT 2024-09-14

PROJECT NAME:
FIRST STREET CONDO

PROJECT ADDRESS:
9731 FIRST STREET,
SIDNEY, BC, V8L 3E1

DRAWING TITLE:
ELEVATIONS - NORTH &
EAST

PROJECT NO: 26011 DRAWN: JS/PW

SCALE: REVIEWED: RP

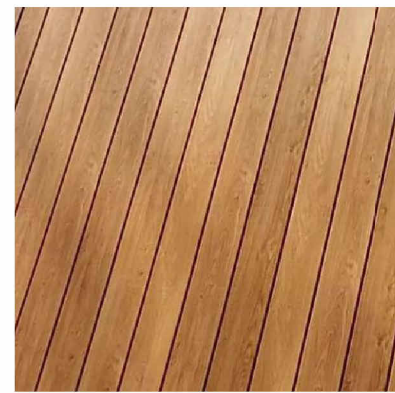
DWG NO:

DP05

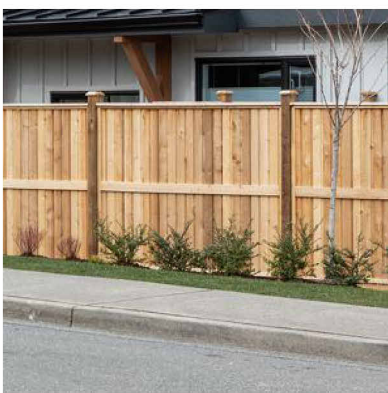


Front 3D Perspective

MATERIAL LEGEND	
Key Value	Keynote Text
1	VERTICAL WOOD LOOK SIDING
2	WOOD FENCE
3	METAL EXTERIOR DOOR - TO MATCH ADJACENT SURFACE
4	EXPOSED CONCRETE
5	GLAZED VINYL WINDOW - CHARCOAL FRAME
6	OPAQUE FROSTED GLAZED GUARD RAIL
7	FIBRE CEMENT LAP SIDING - OFF-WHITE
8	METAL FLASHING - CHARCOAL
9	FIBRE CEMENT PANEL - DARK BLUE
10	GLAZED VINYL PATIO DOOR - CHARCOAL FRAME
11	METAL PARKADE GATE W/ PERFORATED METAL MESH
12	FIBRE CEMENT FASCIA - CHARCOAL
13	ALUMINIUM SOFFIT - CHARCOAL
14	FIBRE CEMENT PANEL - CHARCOAL
15	ALUMINUM STOREFRONT WINDOW/DOOR - CHARCOAL FRAME



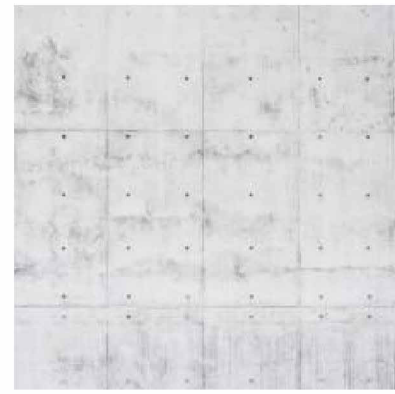
VERTICAL WOOD LOOK SIDING



WOOD FENCING
COLOUR: CEDAR



METAL EXTERIOR - TO MATCH
ADJACENT SURFACE



EXPOSED CONCRETE



VINYL WINDOW -
CHARCOAL FRAME



OPAQUE FROSTED GLAZED
GUARD RAIL



FIBRE CEMENT LAP SIDING
- WHITE



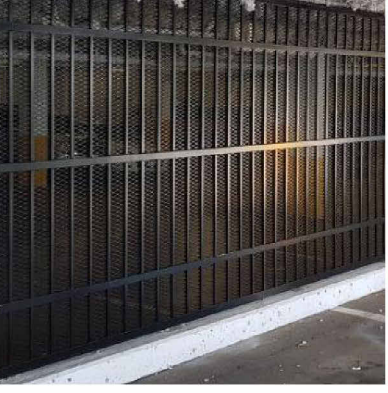
FIBRE CEMENT PANEL - CHARCOAL



FIBER CEMENT PANEL - DARK BLUE



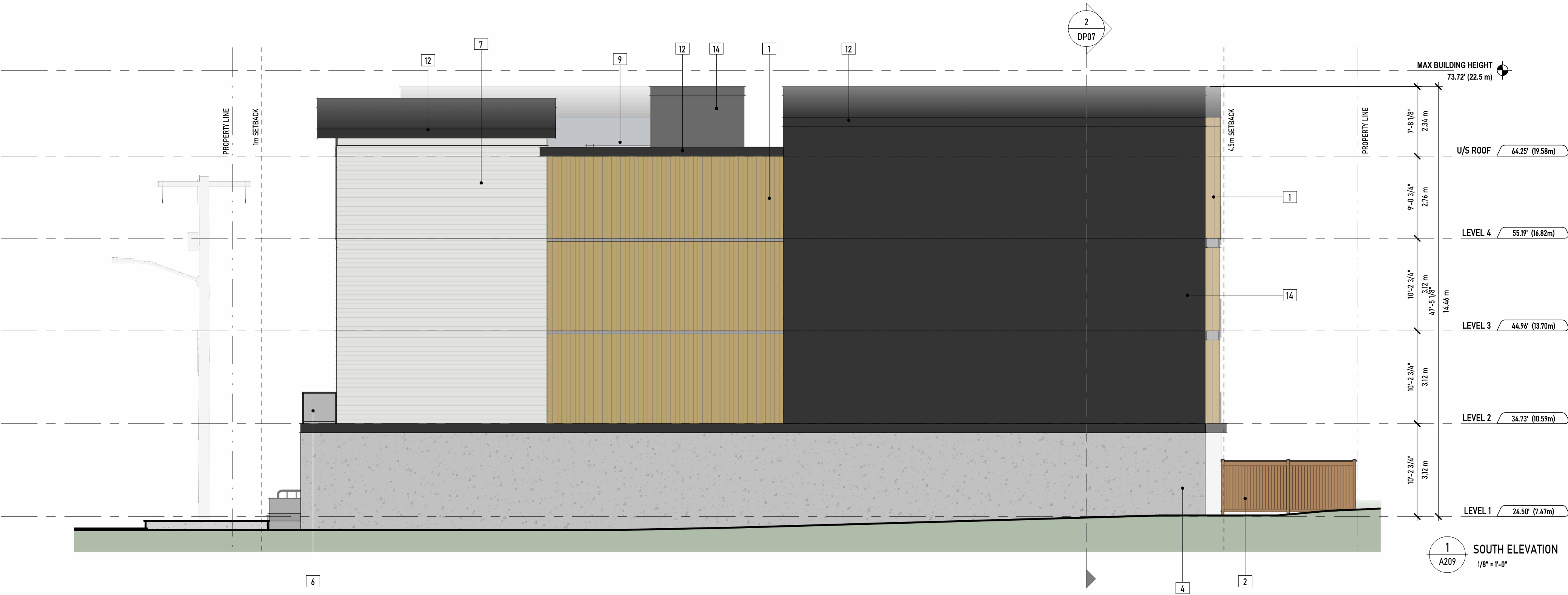
GLAZED VINYL PATIO DOOR - W/
CHARCOAL FRAME



METAL PARKADE GATE - W/
PERFORATED METAL MESH



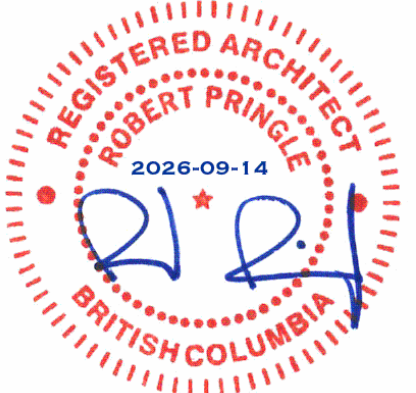
FIBER CEMENT FASCIA -
CHARCOAL



UNION
ARCHITECTURE

315-2840 PEATT ROAD, LANGFORD, BC, V9B 3V4
info@unionarchitecture.ca
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREIN ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.

NO. ISSUED FOR: DATE:
1 ISSUED FOR DEVELOPMENT PERMIT 2024-09-14

PROJECT NAME:
FIRST STREET CONDO

PROJECT ADDRESS:
9731 FIRST STREET,
SIDNEY, BC, V8L 3E1

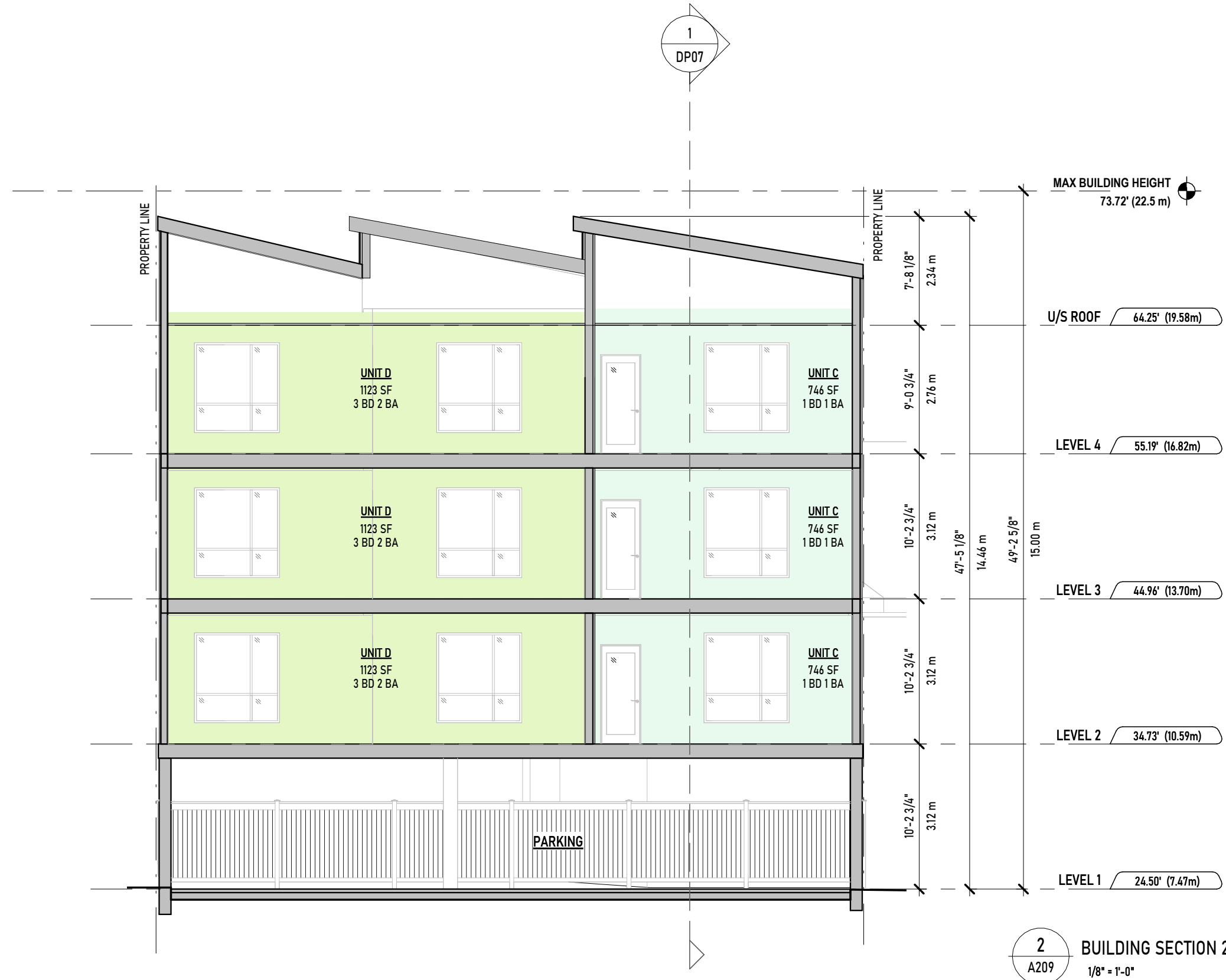
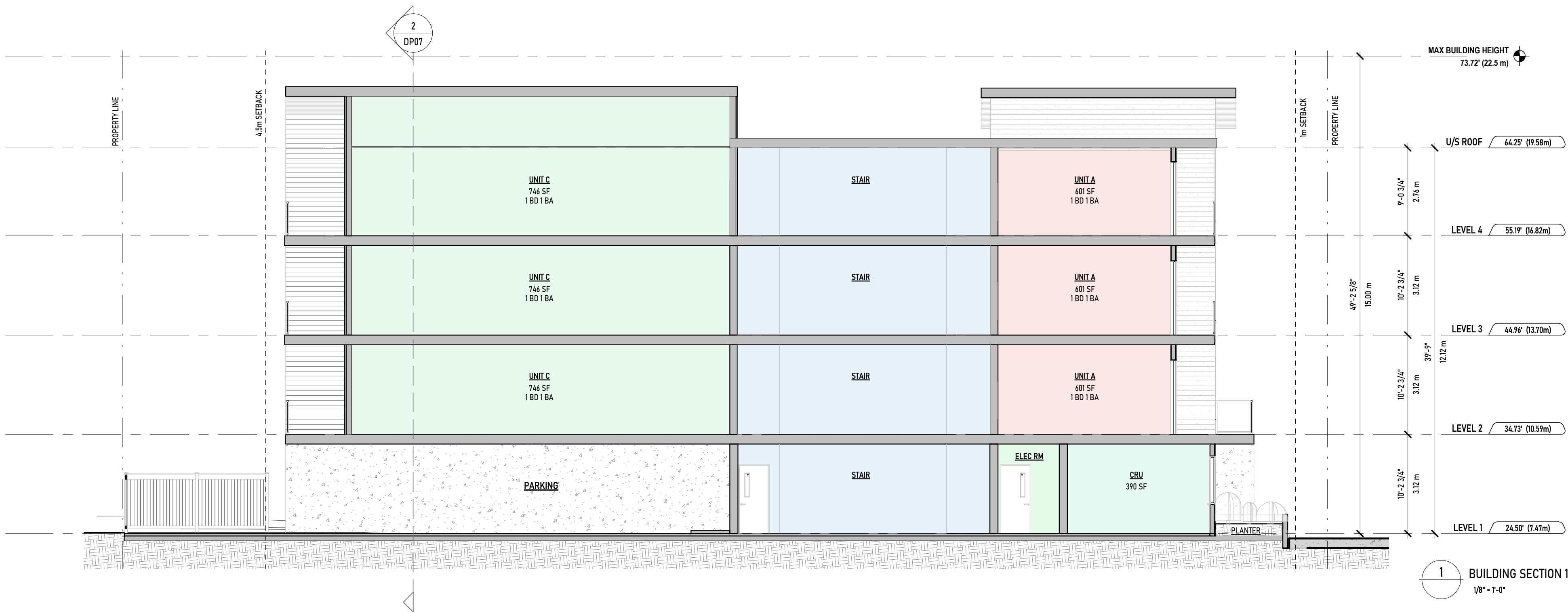
DRAWING TITLE:
ELEVATIONS - SOUTH &
WEST

PROJECT NO: 26011 DRAWN: JS/PW

SCALE: REVIEWED: RP

DWG NO:

DP06



UNION
ARCHITECTURE

315-2840 PEATT ROAD, LANGFORD, BC, V9B 3V4
info@unionarchitecture.ca
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREIN ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.

NO. ISSUED FOR: DATE:
1 ISSUED FOR DEVELOPMENT PERMIT 2024-09-14

PROJECT NAME:
FIRST STREET CONDO

PROJECT ADDRESS:
9731 FIRST STREET,
SIDNEY, BC, V8L 3E1

DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO: 26011 DRAWN: JS/PW

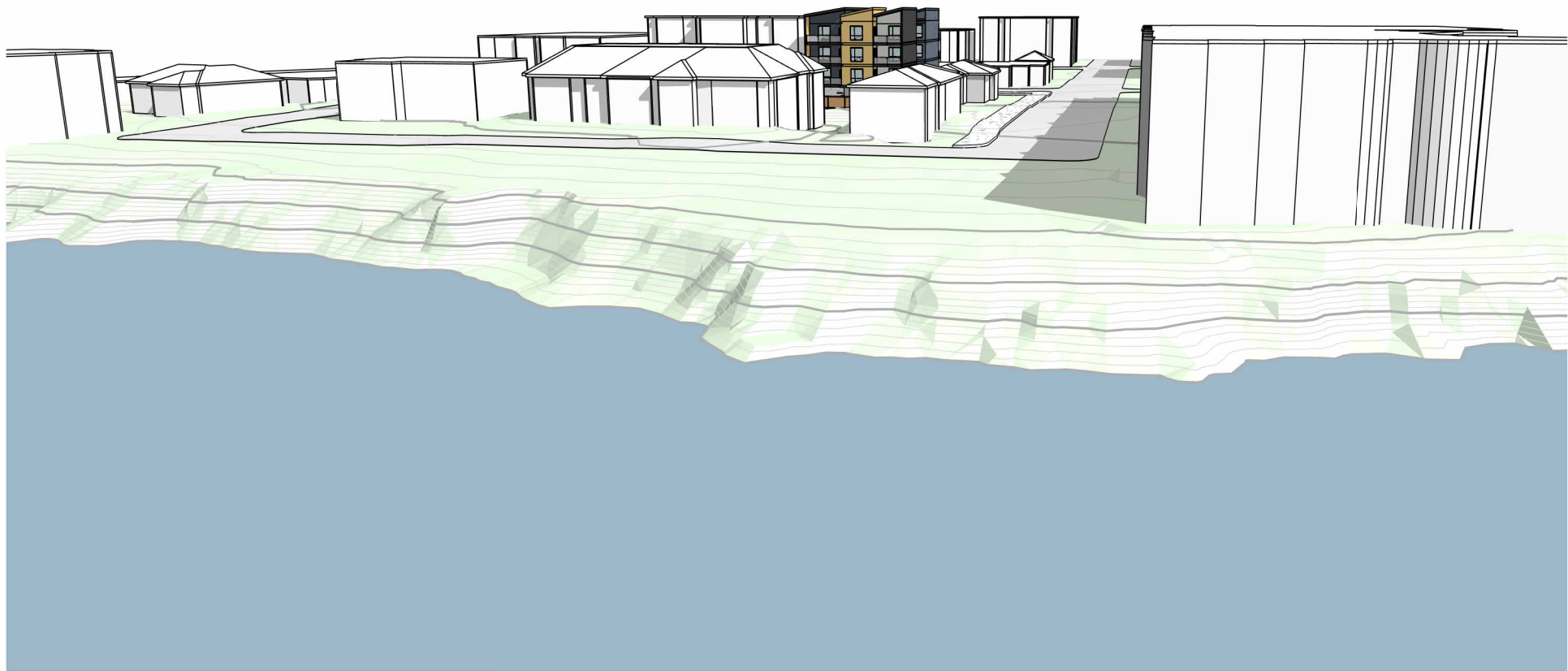
SCALE: REVIEWED: RP

DWG NO:

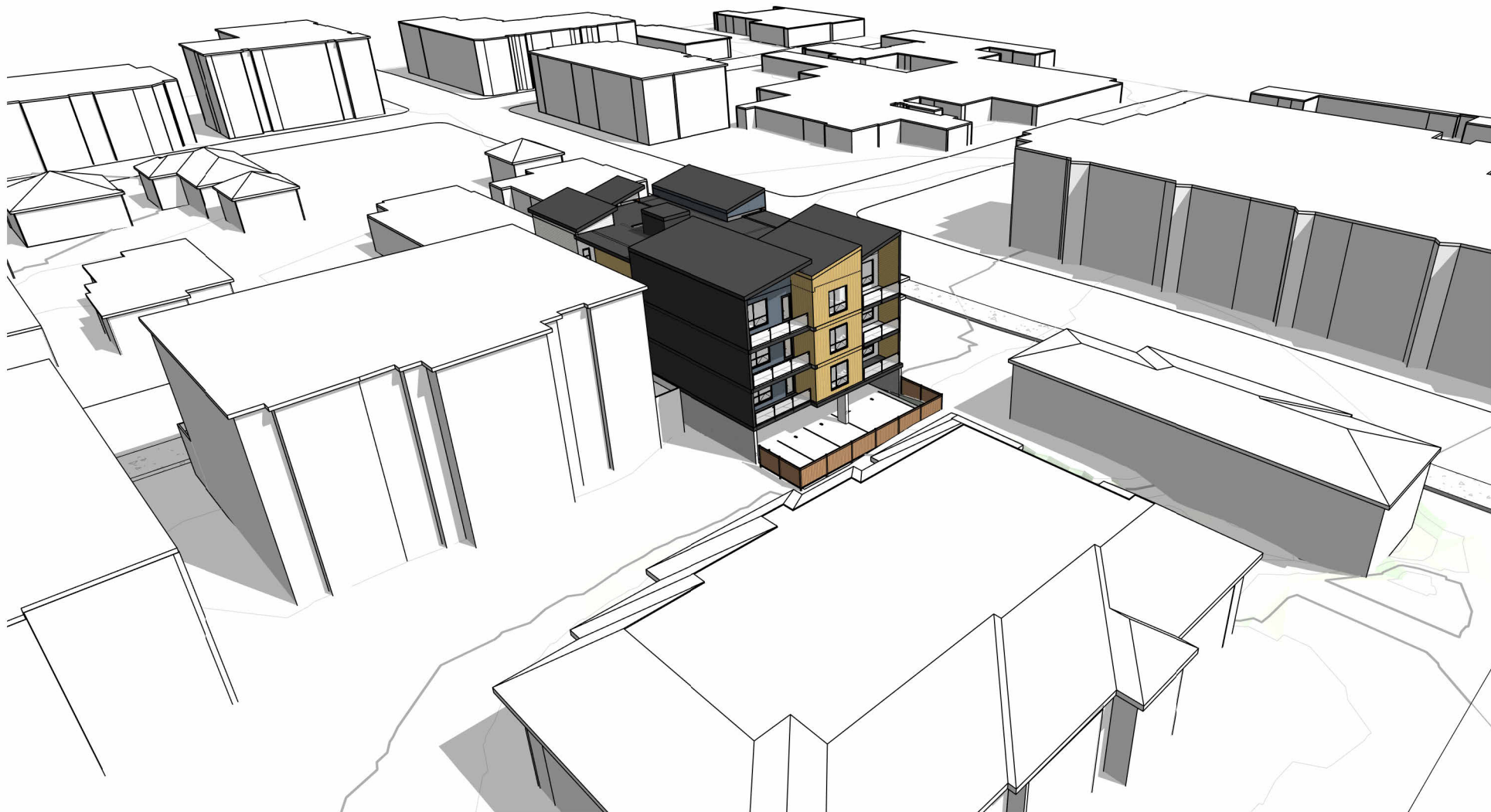
DP07



(DP) 3D Perspective 2



(DP) 3D Perspective 3



(DP) 3D Perspective 4



(DP) 3D Perspective 5



5 (DP) 3D Perspective 6



6 (DP) 3D Perspective 7



BEVAN AVE
(INTERSECTION)

2535 BEVAN AVE
(2 STOREY RESIDENTIAL)

9731 FIRST STREET
(PROPOSED)

9715-9719 FIRST STREET
(5 STOREY MIXED USE)

9701 FIRST STREET
(2-3 STOREY COMMERCIAL)

UNION
ARCHITECTURE

315-2840 PEATT ROAD, LANGFORD, BC, V9B 3V4
info@unionarchitecture.ca
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.

NO. ISSUED FOR: DATE:
1 ISSUED FOR DEVELOPMENT PERMIT 2026-09-14

PROJECT NAME:
FIRST STREET CONDO

PROJECT ADDRESS:
9731 FIRST STREET,
SIDNEY, BC, V8L 3E1

DRAWING TITLE:
STREETSCAPE RENDERING

PROJECT NO: 26011 DRAWN: JS/PW

SCALE: REVIEWED: RP

DWG NO:

DP08