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AERIAL VIEW - LOOKING NORTH

SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

9771 STIRLING WAY, SIDNEY, BC

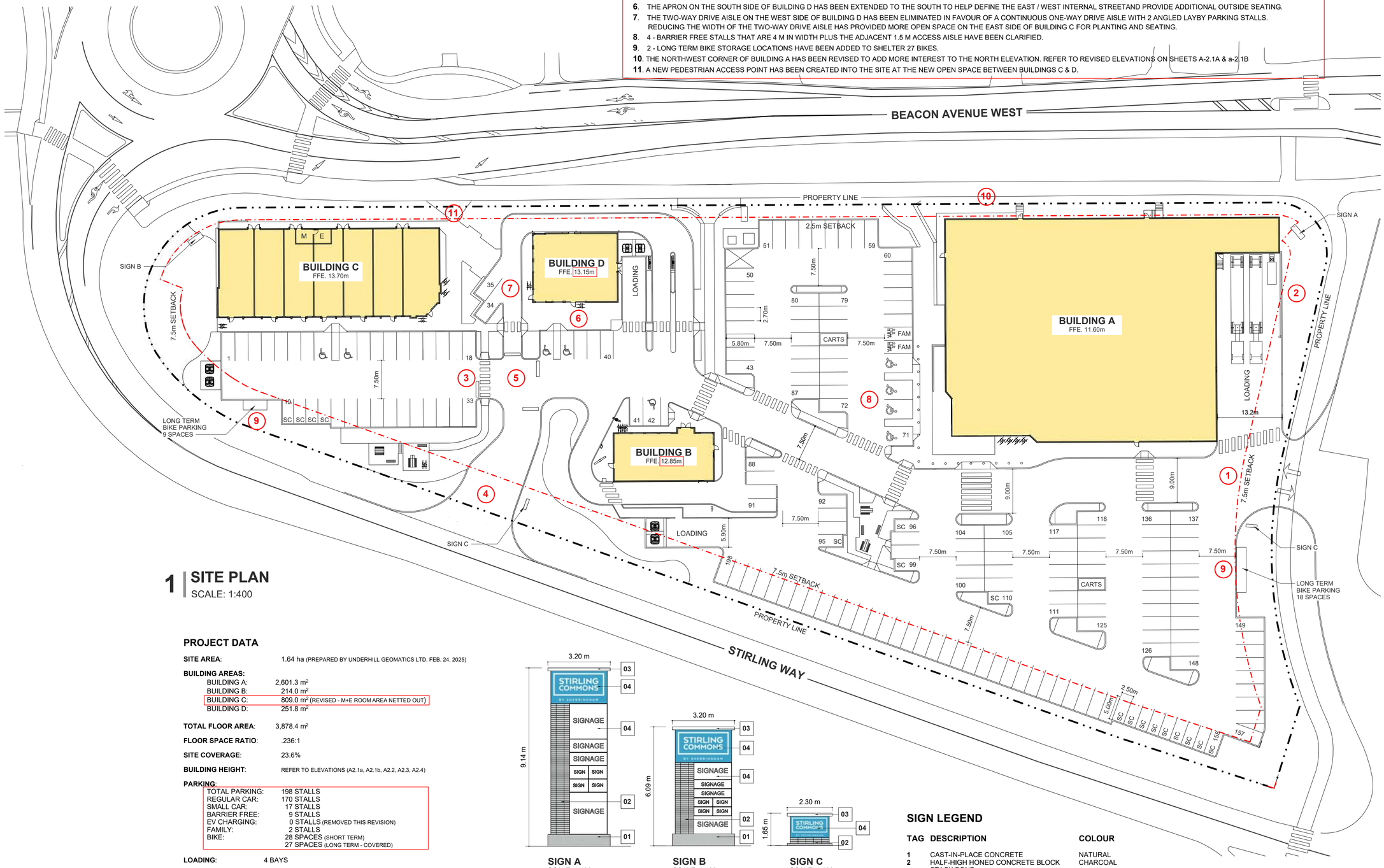
MAY 12, 2026

REVISED AUGUST 17, 2026

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KEY TO REVISIONS

1. THE SETBACK ABUTTING OLD STIRLING WAY ON THE EAST PROPERTY LINE HAS BEEN INCREASED TO 7.5M.
2. THE PRIVACY FENCE RUNNING ON THE EAST SIDE OF BUILDING A LOADING BAY EXTENDS OVER THE SETBACKLINE.
3. THE PEDESTRIAN CROSSING HAS BEEN RELOCATED TO THE EAST TO BE AHEAD OF THE VEHICLE STOP LINE.
4. THE ACCESS INTO THE DEVELOPMENT FROM STIRLING WAY HAS BEEN SHIFTED TO THE WEST TO SIMPLIFY TRAFFIC FLOWS AND ALIGNMENT.
5. A FOUR-WAY STOP HAS BEEN PLACED AT THE INTERSECTION OF THE INTERNAL EAST / WEST STREET WITH THE SITE ACCESS FROM STIRLING WAY AND THE ONE-WAY EGRESS FROM BUILDING D.
6. THE APRON ON THE SOUTH SIDE OF BUILDING D HAS BEEN EXTENDED TO THE SOUTH TO HELP DEFINE THE EAST / WEST INTERNAL STREETAND PROVIDE ADDITIONAL OUTSIDE SEATING.
7. THE TWO-WAY DRIVE AISLE ON THE WEST SIDE OF BUILDING D HAS BEEN ELIMINATED IN FAVOUR OF A CONTINUOUS ONE-WAY DRIVE AISLE WITH 2 ANGLED LAYBY PARKING STALLS. REDUCING THE WIDTH OF THE TWO-WAY DRIVE AISLE HAS PROVIDED MORE OPEN SPACE ON THE EAST SIDE OF BUILDING C FOR PLANTING AND SEATING.
8. 4 - BARRIER FREE STALLS THAT ARE 4 M IN WIDTH PLUS THE ADJACENT 1.5 M ACCESS AISLE HAVE BEEN CLARIFIED.
9. 2 - LONG TERM BIKE STORAGE LOCATIONS HAVE BEEN ADDED TO SHELTER 27 BIKES.
10. THE NORTHWEST CORNER OF BUILDING A HAS BEEN REVISED TO ADD MORE INTEREST TO THE NORTH ELEVATION. REFER TO REVISED ELEVATIONS ON SHEETS A-2.1A & a-2.1B
11. A NEW PEDESTRIAN ACCESS POINT HAS BEEN CREATED INTO THE SITE AT THE NEW OPEN SPACE BETWEEN BUILDINGS C & D.



1 SITE PLAN
SCALE: 1:400

PROJECT DATA

SITE AREA: 1.64 ha (PREPARED BY UNDERHILL GEOMATICS LTD. FEB. 24, 2025)

BUILDING AREAS:

BUILDING A:	2,601.3 m²
BUILDING B:	214.0 m²
BUILDING C:	809.0 m² (REVISED - M+E ROOM AREA NETTED OUT)
BUILDING D:	251.8 m²

TOTAL FLOOR AREA: 3,878.4 m²

FLOOR SPACE RATIO: .236:1

SITE COVERAGE: 23.6%

BUILDING HEIGHT: REFER TO ELEVATIONS (A2.1a, A2.1b, A2.2, A2.3, A2.4)

PARKING:

TOTAL PARKING:	198 STALLS
REGULAR CAR:	170 STALLS
SMALL CAR:	17 STALLS
BARRIER FREE:	9 STALLS
EV CHARGING:	0 STALLS (REMOVED THIS REVISION)
FAMILY:	2 STALLS
BIKE:	28 SPACES (SHORT TERM) 27 SPACES (LONG TERM - COVERED)

LOADING: 4 BAYS

SIGN A
SCALE: 1:100

SIGN B
SCALE: 1:100

SIGN C
SCALE: 1:100

SIGN LEGEND

TAG	DESCRIPTION	COLOUR
1	CAST-IN-PLACE CONCRETE	NATURAL
2	HALF-HIGH HONED CONCRETE BLOCK STACK BOND	CHARCOAL
3	PRE-CAST CONCRETE COPING	NATURAL
4	SIGNAGE (BY OTHERS)	

SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

9771 STIRLING WAY, SIDNEY, BC

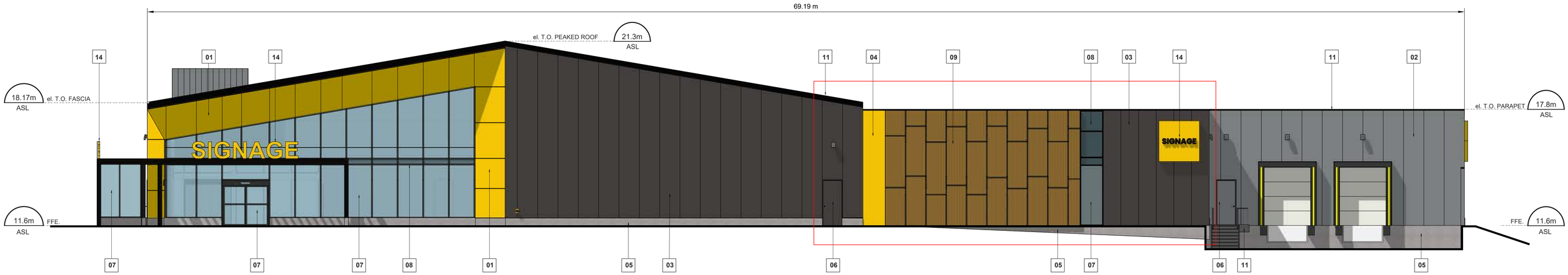
SITE PLAN

SCALE: As Indicated 2026 05 12

REVISED: R3 **2026 09 15**

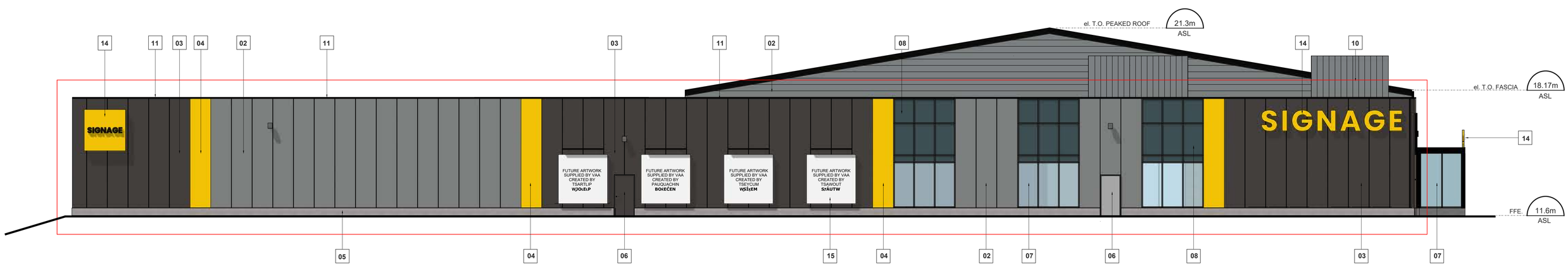
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A-1.0 R3



1 | BLDG A - SOUTH ELEVATION

SCALE: 1 : 100

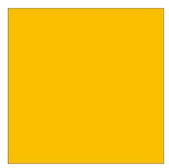


2 | BLDG A - NORTH ELEVATION

SCALE: 1 : 100

ELEVATIONS LEGEND

TAG	DESCRIPTION	COLOUR
1	COMPOSITE METAL PANEL	TO MATCH PT-3 YELLOW
2	NORBEC PRE-FAB INSULATED METAL PANEL SYSTEM GROOVED PROFILE	ELEMENT GREY
3	NORBEC PRE-FAB INSULATED METAL PANEL SYSTEM GROOVED PROFILE	CHARCOAL
4	NORBEC PRE-FAB INSULATED METAL PANEL SYSTEM GROOVED PROFILE	TO MATCH PT-3 YELLOW
5	CONCRETE FOUNDATION WALL / CURB	NATURAL
6	EXTERIOR SOLID DOORS AND FRAMES	TO MATCH SURROUNDING CLADDING
7	ANODIZED ALUMINUM CURTAIN WALL / DOOR FRAMES c/w CLEAR DOUBLE GLAZED SEALED UNITS	BLACK
8	ALUMINUM STOREFRONT SPANDREL PANEL	OPACI-COAT-300 (BLACK GREY)
9	MAIBEC WOOD LOOK ALUMINUM CLADDING	HICKORY HONEY GOLD
10	PARAPET CAP FLASHING AND ROOF TOP SCREENING PREFINISHED SHEET METAL	TO MATCH ELEMENT GREY
11	COLUMNS, PARAPET CAP FLASHING, FASCIA CLADDING PREFINISHED SHEET METAL AND STAIR GUARDS	BLACK
12	PARAPET CAP FLASHING - PREFINISHED SHEET METAL	TO MATCH PT-3 YELLOW
13	PITCHED METAL STANDING SEAM	BLACK
14	SIGNAGE (BY OTHERS)	
15	FIRST NATIONS ART WITH LIGHTING OVER (BY OTHERS)	


PT-3 YELLOW


ELEMENT GREY

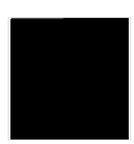

CHARCOAL


HICKORY HONEY GOLD


NATURAL CONCRETE


BLACK


OPACI-COAT (BLACK GREY)



SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

9771 STIRLING WAY, SIDNEY, BC

BUILDING A

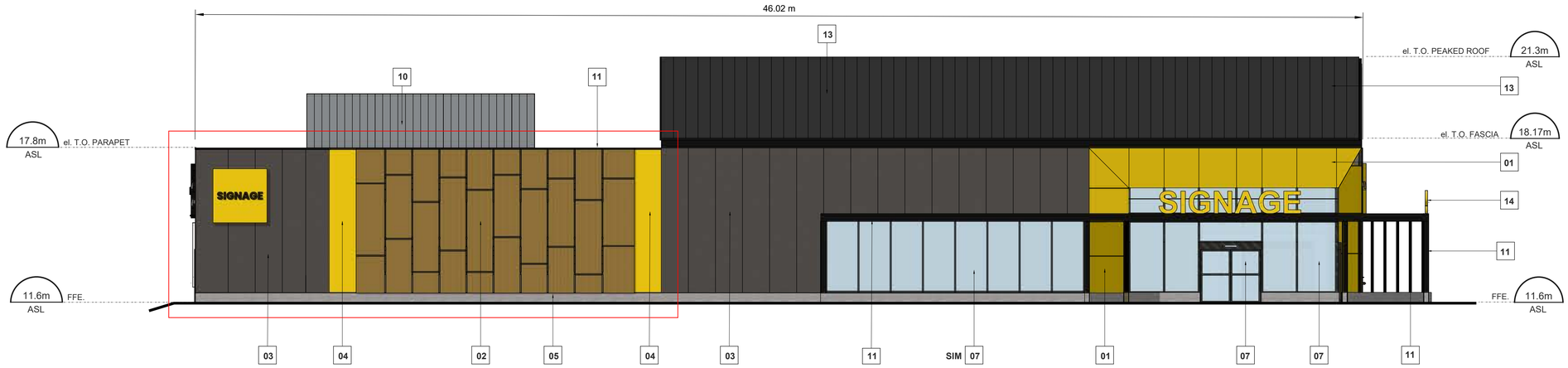
SCALE: As Indicated 2026 05 11

REVISED: R4 2026 09 09

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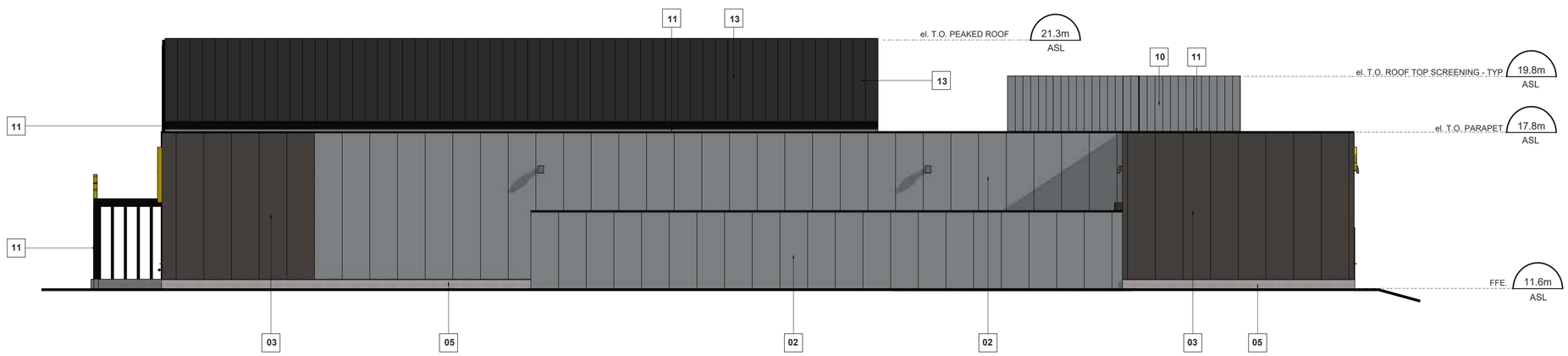
A-2.1a R4

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3 | BLDG A - EAST ELEVATION

SCALE: 1 : 100

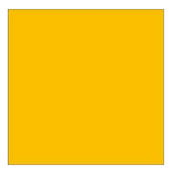


4 | BLDG A - WEST ELEVATION

SCALE: 1 : 100

ELEVATIONS LEGEND

TAG	DESCRIPTION	COLOUR
1	COMPOSITE METAL PANEL	TO MATCH PT-3 YELLOW
2	NORBEC PRE-FAB INSULATED METAL PANEL SYSTEM GROOVED PROFILE	ELEMENT GREY
3	NORBEC PRE-FAB INSULATED METAL PANEL SYSTEM GROOVED PROFILE	CHARCOAL
4	NORBEC PRE-FAB INSULATED METAL PANEL SYSTEM GROOVED PROFILE	TO MATCH PT-3 YELLOW
5	CONCRETE FOUNDATION WALL / CURB	NATURAL
6	EXTERIOR SOLID DOORS AND FRAMES	TO MATCH SURROUNDING CLADDING
7	ANODIZED ALUMINUM CURTAIN WALL / DOOR FRAMES c/w CLEAR DOUBLE GLAZED SEALED UNITS	BLACK
8	ALUMINUM STOREFRONT SPANDREL PANEL	OPACI-COAT-300 (BLACK GREY)
9	MAIBEC WOOD LOOK ALUMINUM CLADDING	HICKORY HONEY GOLD
10	PARAPET CAP FLASHING AND ROOF TOP SCREENING PREFINISHED SHEET METAL	TO MATCH ELEMENT GREY
11	COLUMNS, PARAPET CAP FLASHING, FASCIA CLADDING PREFINISHED SHEET METAL AND STAIR GUARDS	BLACK
12	PARAPET CAP FLASHING - PREFINISHED SHEET METAL	TO MATCH PT-3 YELLOW
13	PITCHED METAL STANDING SEAM	BLACK
14	SIGNAGE (BY OTHERS)	


PT-3 YELLOW


ELEMENT GREY


CHARCOAL


HICKORY HONEY GOLD


NATURAL CONCRETE


BLACK


OPACI-COAT (BLACK GREY)



SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

9771 STIRLING WAY, SIDNEY, BC

BUILDING A

SCALE: As Indicated 2026 05 11

REVISED: R4 2026 09 09

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A-2.1b R4

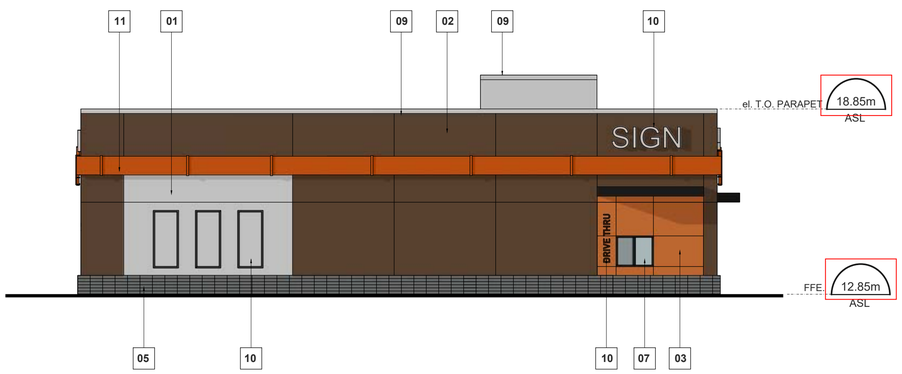
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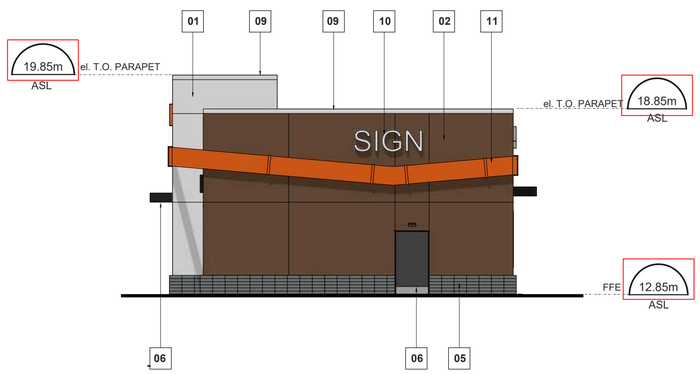
1 | BLDG B - NORTH ELEVATION
SCALE: 1 : 100



2 | BLDG B - EAST ELEVATION
SCALE: 1 : 100



3 | BLDG B - SOUTH ELEVATION
SCALE: 1 : 100

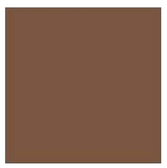


4 | BLDG B - WEST ELEVATION
SCALE: 1 : 100

ELEVATIONS LEGEND

TAG	DESCRIPTION	COLOUR
1	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) C/W 1" V GROOVE REVEALS	BENJAMIN MOORE - HORIZON (OC-53)
2	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) C/W 1" V GROOVE REVEALS	BENJAMIN MOORE - SEED BROWN (2096-10)
3	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) C/W 1" V GROOVE REVEALS	ORANGE, TO MATCH PANTONE 165
4	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) C/W 1" V GROOVE REVEALS	BENJAMIN MOORE - BLACK JACK (2133-20)
5	390mm (L) x 90mm (W) x 90mm (H) HALF-HIGH HONED CONCRETE BLOCK	CHARCOAL
6	EXTERIOR SOLID DOORS, FRAMES (EXTERIOR SIDE ONLY) AND FASCIA OVERHANGS	BENJAMIN MOORE - BLACK JACK 2133-20 GLOSS
7	BLACK ANODIZED ALUMINUM WINDOW / DOOR FRAMES c/w CLEAR DOUBLE GLAZED SEALED UNITS	BLACK
8	FLASHING AT WINDOWS - PREFINISHED SHEET METAL	BLACK
9	PARAPET CAP FLASHING - PREFINISHED SHEET METAL	BRIGHT WHITE QC 28783
10	SIGNAGE (BY OTHERS)	
11	COLOUR BAND (BY OTHERS)	

HORIZON (OC-53)

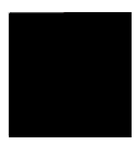

SEED BROWN (2096-10)


PANTONE 165


CHARCOAL - HONED BLOCK


BLACK JACK (2133-20)


BRIGHT WHITE QC 28783



SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION
9771 STIRLING WAY, SIDNEY, BC

BUILDING B
SCALE: As Indicated 2026 05 11
REVISED: R1 2026 07 17

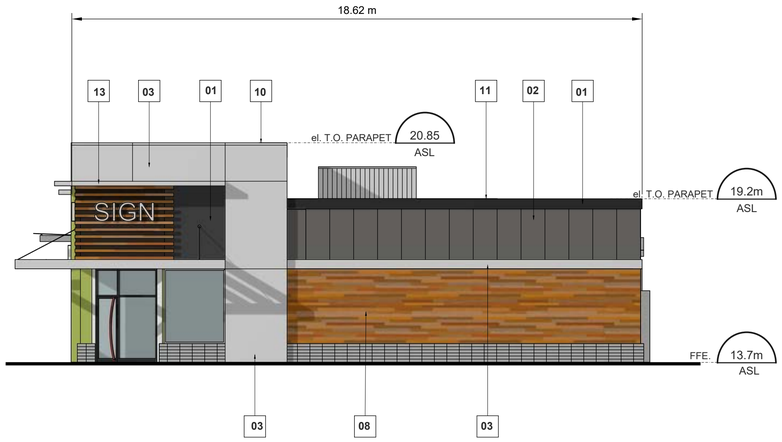
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A-2.2 R1

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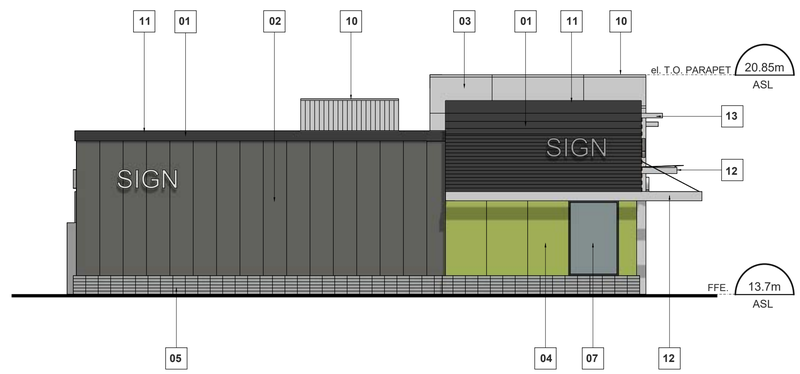
1 | BLDG C - NORTH ELEVATION
SCALE: 1 : 100



2 | BLDG C - EAST ELEVATION
SCALE: 1 : 100



3 | BLDG C - SOUTH ELEVATION
SCALE: 1 : 100



4 | BLDG C - WEST ELEVATION
SCALE: 1 : 100

ELEVATIONS LEGEND

TAG	DESCRIPTION	COLOUR
1	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) C/W 1" V GROOVE REVEALS	BENJAMIN MOORE - BLACK JACK (2133-20)
2	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) C/W 1" V GROOVE REVEALS	BENJAMIN MOORE - KENDALL CHARCOAL (HC-166)
3	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) C/W 1" V GROOVE REVEALS	BENJAMIN MOORE - HORIZON (OC-53)
4	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) C/W 1" V GROOVE REVEALS	BENJAMIN MOORE - HUNTINGTON GREEN (406)
5	390mm (L) x 90mm (W) x 90mm (H) HALF-HIGH HONED CONCRETE BLOCK	NATURAL
6	EXTERIOR SOLID DOORS AND FRAMES	BENJAMIN MOORE - HUNTINGTON GREEN (406)
7	BLACK ANODIZED ALUMINUM WINDOW / DOOR FRAMES c/w CLEAR DOUBLE GLAZED SEALED UNITS	BLACK
8	LUX CHANNEL SIDING	PECAN
9	LUX NEO LUMBER	PECAN
10	PARAPET CAP FLASHING AND ROOF TOP SCREENING PREFINISHED SHEET METAL	BRIGHT WHITE QC 28783
11	PARAPET CAP FLASHING - PREFINISHED SHEET METAL	BLACK
12	PAINTED STEEL CANOPY WITH GLASS INFILL PANELS	BENJAMIN MOORE - HORIZON (OC-53)
13	PAINTED HSS ACCENT EYEBROW	BENJAMIN MOORE - HORIZON (OC-53)
14	SIGNAGE (BY OTHERS)	


BLACK JACK (2133-20)


KENDALL CHARCOAL (HC-166)


HORIZON (OC-53)

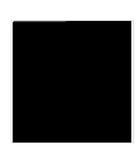

HUNTINGTON GREEN (406)


NATURAL - HONED BLOCK


LUX CHANNEL SIDING - PECAN


LUX NEO LUMBER - PECAN

BRIGHT WHITE QC 28783



SHERRINGHAM GROUP

STIRLING COMMONS

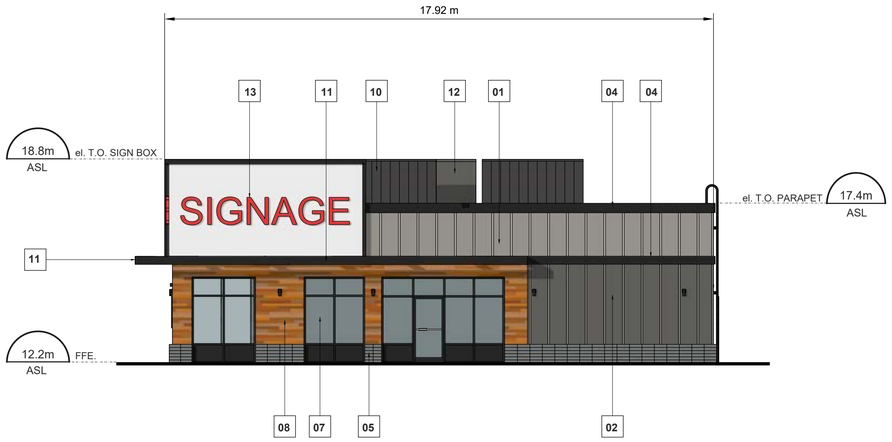
DEVELOPMENT PERMIT APPLICATION
9771 STIRLING WAY, SIDNEY, BC

BUILDING C
SCALE: As Indicated 2026 05 11

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A-2.3

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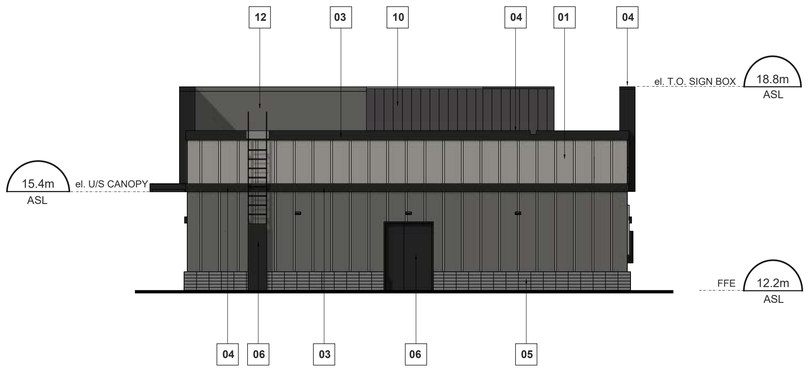
1 | BLDG D - SOUTH ELEVATION
SCALE: 1 : 100



2 | BLDG D - EAST ELEVATION
SCALE: 1 : 100



3 | BLDG D - NORTH ELEVATION
SCALE: 1 : 100

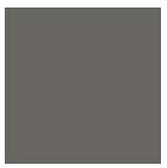


4 | BLDG D - WEST ELEVATION
SCALE: 1 : 100

ELEVATIONS LEGEND

TAG	DESCRIPTION	COLOUR
1	HARDIE BOARD & BATTEN	BENJAMIN MOORE - VINTAGE PEWTER (CSP-110)
2	HARDIE BOARD & BATTEN	BENJAMIN MOORE - KENDALL CHARCOAL (HC-166)
3	HARDIE FASCIA BOARD	BENJAMIN MOORE - BLACK JACK (2133-2)
4	PARAPET CAP AND HARDIE FASCIA BOARD FLASHING - PRE-FINISHED SHEET METAL	BLACK
5	390mm (L) x 90mm (W) x 90mm (H) HALF-HIGH HONED CONCRETE BLOCK	CHARCOAL
6	EXTERIOR SOLID DOORS, FRAMES AND ROOF ACCESS LADDER	BLACK
7	BLACK ANODIZED ALUMINUM WINDOW / DOOR FRAMES c/w CLEAR DOUBLE GLAZED SEALED UNITS	BLACK
8	LUX CHANNEL SIDING	PECAN
9	METAL PRE-FABRICATED DRIVE-THRU WINDOW ASSEMBLY C/W SLIDING WINDOW	BLACK
10	ROOF TOP SCREENING - PREFINISHED SHEET METAL	VICWEST DEEP GREY 55174
11	PAINTED STEEL CANOPY WITH GLASS INFILL PANELS	BENJAMIN MOORE - BLACK JACK (2133-2)
12	BACKSIDE OF SIGNAGE UPSTAND	BENJAMIN MOORE KENDALL CHARCOAL (HC-156)
13	SIGNAGE (BY OTHERS)	


VINTAGE PEWTER (CSP-110)

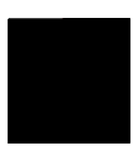

KENDALL CHARCOAL (HC-166)


BLACK JACK (2133-20)


CHARCOAL - HONED BLOCK


LUX CHANNEL SIDING - PECAN


VICWEST DEEP GREY 55174



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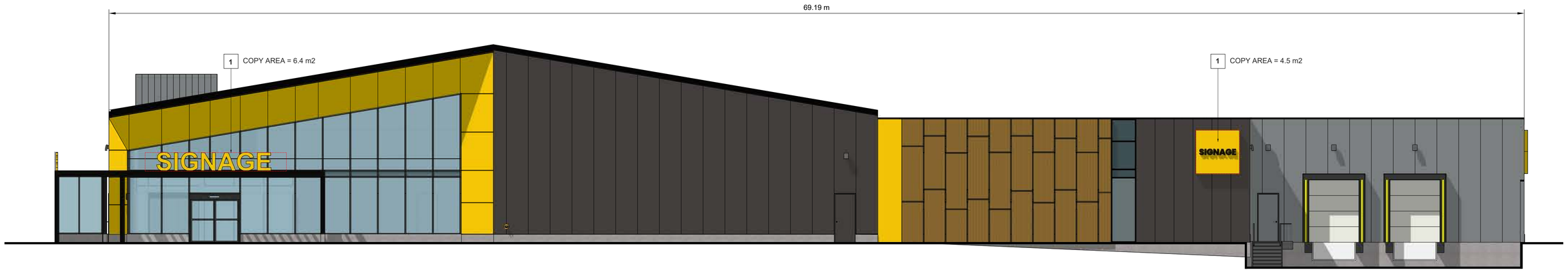
STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION
9771 STIRLING WAY, SIDNEY, BC

BUILDING D
SCALE: As Indicated 2026 05 11

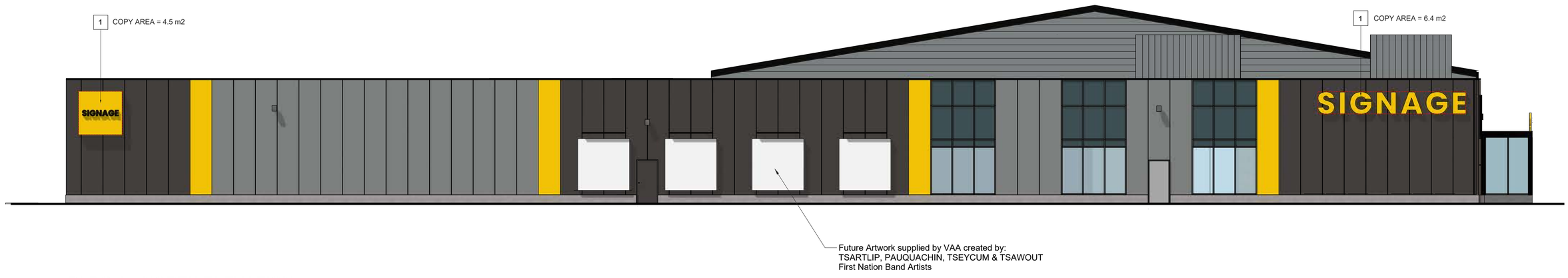
DMPA

A-2.4



1 | BLDG A - SOUTH ELEVATION

SCALE: 1 : 100



2 | BLDG A - NORTH ELEVATION

SCALE: 1 : 100

SIGNAGE LEGEND

TAG	DESCRIPTION
1	FIXED WALL SIGNAGE (BY OTHERS)

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SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

9771 STIRLING WAY, SIDNEY, BC

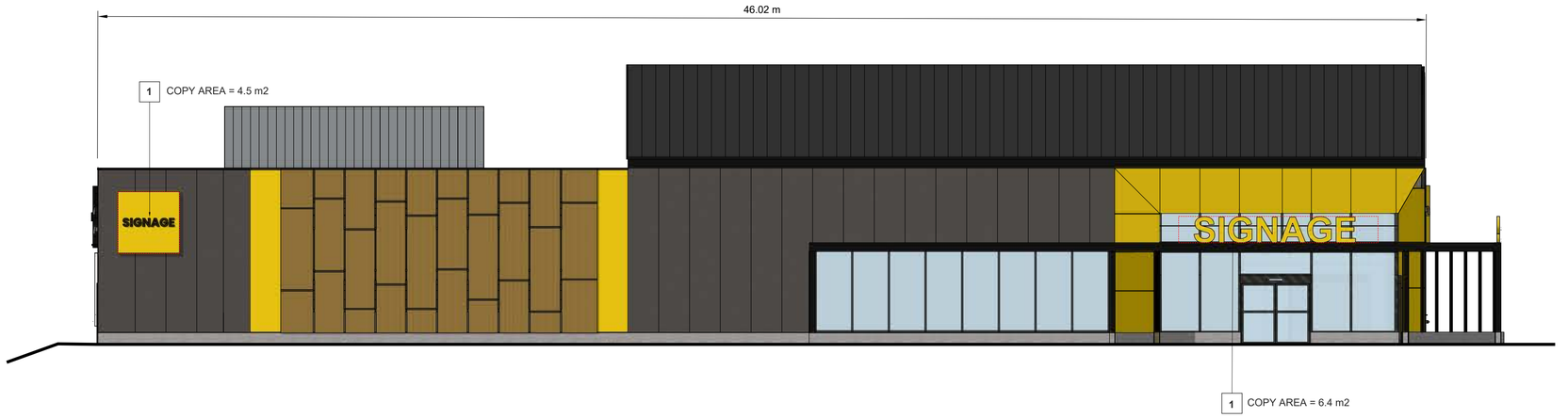
BUILDING A

SCALE: As Indicated 2026 05 11

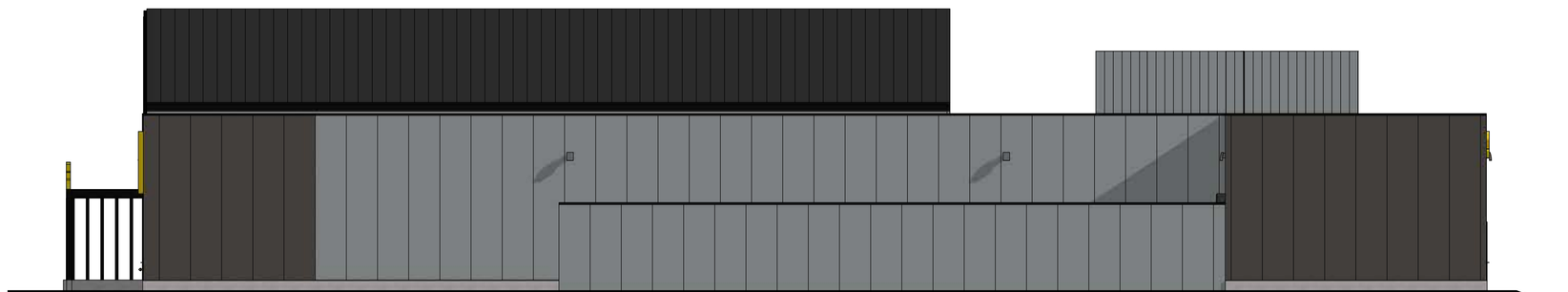
REVISED: R3 2026 09 09

DMPA

A-2.1a
R3



3 | BLDG A - EAST ELEVATION
SCALE: 1 : 100



4 | BLDG A - WEST ELEVATION
SCALE: 1 : 100

SIGNAGE LEGEND

TAG	DESCRIPTION
1	FIXED WALL SIGNAGE (BY OTHERS)

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SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION
9771 STIRLING WAY, SIDNEY, BC

BUILDING A
SCALE: As Indicated 2026 05 11
REVISED: R3 2026 09 09

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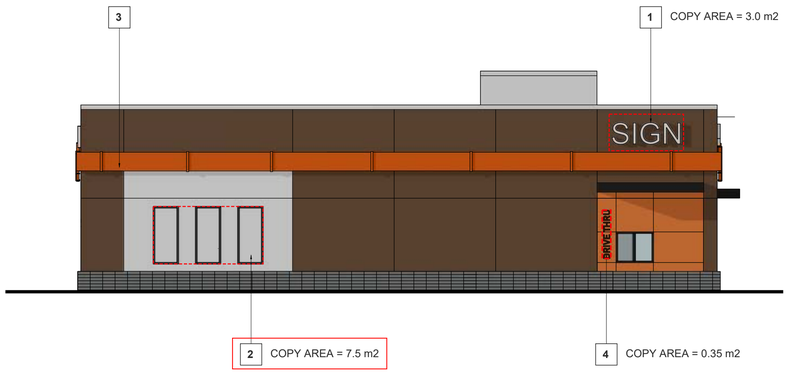
A-2.1b R3



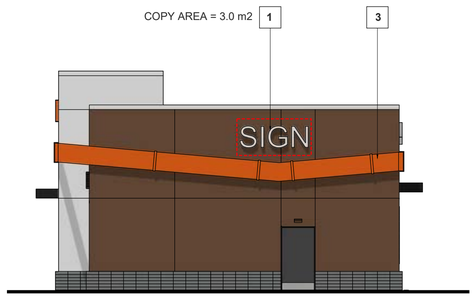
1 | BLDG B - NORTH ELEVATION
SCALE: 1 : 100



2 | BLDG B - EAST ELEVATION
SCALE: 1 : 100



3 | BLDG B - SOUTH ELEVATION
SCALE: 1 : 100



4 | BLDG B - WEST ELEVATION
SCALE: 1 : 100

SIGNAGE LEGEND

TAG	DESCRIPTION
1	FIXED WALL SIGNAGE (BY OTHERS)
2	BRANDING POSTERS AND PROMOTIONS (BY OTHERS)
3	COLOUR BAND (BY OTHERS)
4	WAYFINDING SIGNAGE (BY OTHERS NOT INCLUDED IN SIGNAGE CALCULATION)

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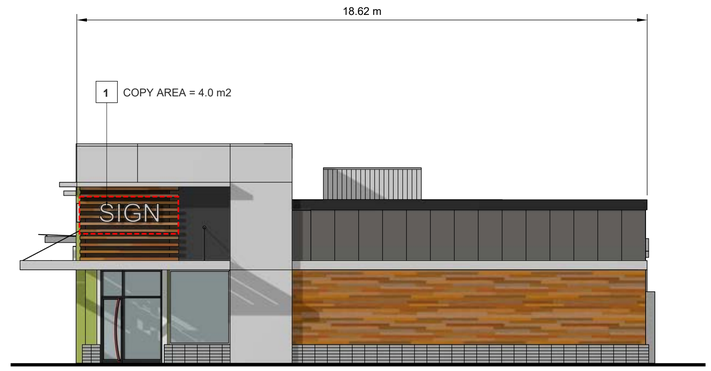
BUILDING B
SCALE: As Indicated 2026 05 11
REVISED: R3 2026 08 13

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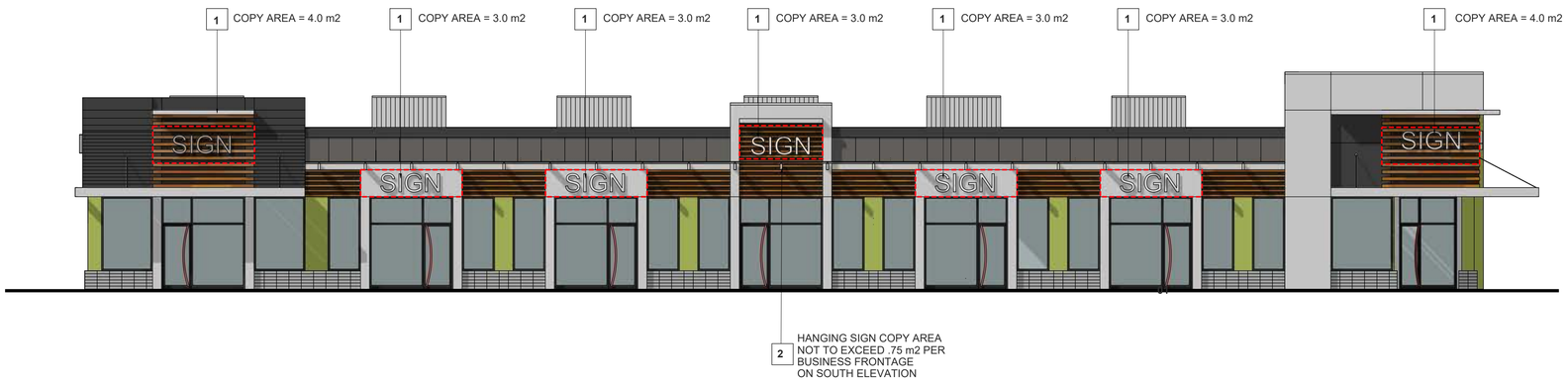
A-2.2 R3



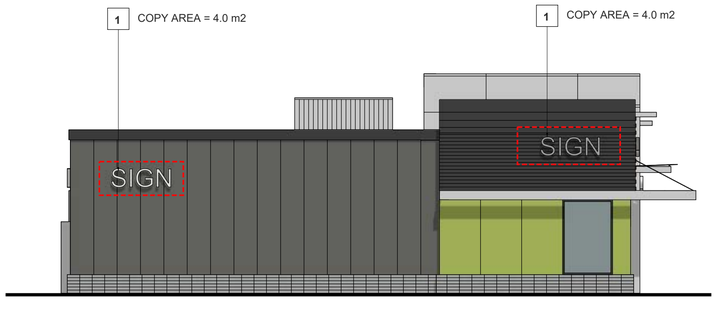
1 | BLDG C - NORTH ELEVATION
SCALE: 1 : 100



2 | BLDG C - EAST ELEVATION
SCALE: 1 : 100



3 | BLDG C - SOUTH ELEVATION
SCALE: 1 : 100



4 | BLDG C - WEST ELEVATION
SCALE: 1 : 100

SIGNAGE LEGEND

TAG	DESCRIPTION
1	FIXED WALL SIGNAGE (BY OTHERS)
2	HANGING SIGNAGE (BY OTHERS)

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BUILDING C
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A-2.3 R1



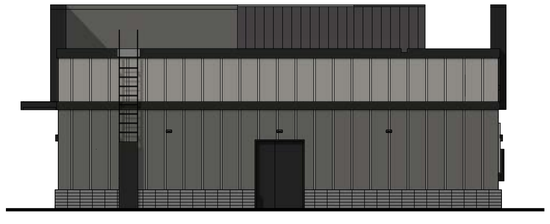
1 | BLDG D - SOUTH ELEVATION
SCALE: 1 : 100



2 | BLDG D - EAST ELEVATION
SCALE: 1 : 100



3 | BLDG D - NORTH ELEVATION
SCALE: 1 : 100



4 | BLDG D - WEST ELEVATION
SCALE: 1 : 100

SIGNAGE LEGEND

TAG	DESCRIPTION
1	FIXED WALL SIGNAGE (BY OTHERS)
2	BRANDING POSTERS AND PROMOTIONS (BY OTHERS)

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BUILDING D
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STIRLING WAY ACCESS - LOOKING NORTH

SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

9771 STIRLING WAY, SIDNEY, BC

RENDERINGS

SCALE: As Indicated 2026 05 12

REVISED 2026 07 17

Form & Sense
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A-3.1



EAST SIDE ACCESS - LOOKING NORTHWEST

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A-3.2



BEACON AVENUE WEST TRAFFIC CIRCLE - LOOKING SOUTHEAST

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INTERNAL STREET - LOOKING WEST

SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

9771 STIRLING WAY, SIDNEY, BC

RENDERINGS

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A-3.4

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INTERNAL STREET - LOOKING EAST

SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

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RENDERINGS

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BEACON AVENUE WEST - LOOKING AT NORTHWEST CORNER OF BUILDING A



LOOKING AT SOUTHEAST CORNER OF BUILDING A

SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

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LOOKING AT SOUTHWEST CORNER ENTRY OF BUILDING A

SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

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A-3.8



LOOKING AT NORTH WALL FIRST NATIONS' PANELS ON BUILDING A

SHERRINGHAM GROUP

STIRLING COMMONS

DEVELOPMENT PERMIT APPLICATION

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