



RESTHAVEN TOWNHOUSES

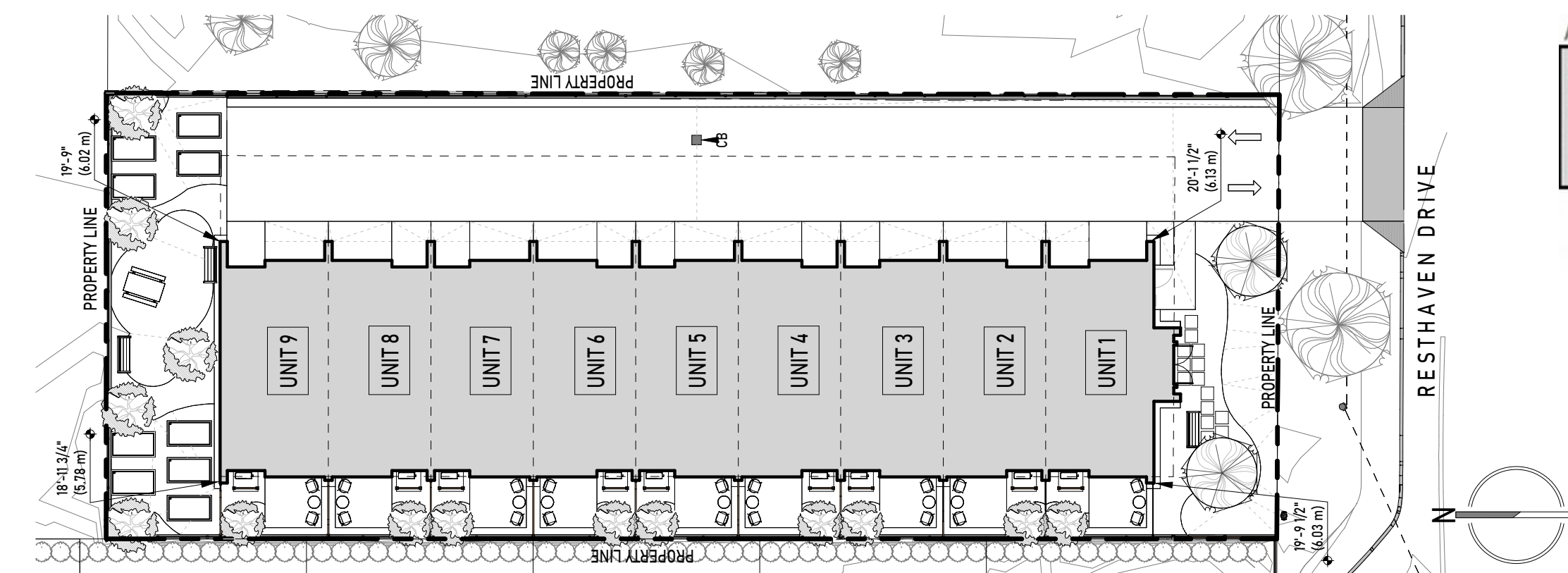
APARTMENT BUILDING	RE-ISSUED FOR DEVELOPMENT PERMIT
CIVIC ADDRESS:	10473 RESTHAVEN DRIVE, SIDNEY BC V8L 3H6
LEGAL DESCRIPTION:	LOT 1, SECTION 16, RANGE 2E, NORTH SAANICH DISTRICT, PLAN VIS1448



EXISTING STREET VIEW



CONCEPTUAL RENDERING



EXISTING GRADES	LENGTH	GRADE
SOUTHEAST CORNER	6.13 m	
SOUTHWEST CORNER	6.03 m	
NORTHWEST CORNER	5.78 m	
NORTHEAST CORNER	6.02 m	
TOTAL	23.96 m	(/4)
AVERAGE EXISTING GRADE	5.99 m	

GRADE PLAN

PROJECT STATISTICS 24027 - 10473 RESTHAVEN DRIVE

SITE INFORMATION		DATE: 19-Sep-2024	
CIVIC ADDRESS	10473 RESTHAVEN DRIVE, SIDNEY, BC V8L 3H6		
LEGAL ADDRESS	LOT 1, SECTION 16, RANGE 2E, NORTH SAANICH DISTRICT, PLAN VIS1448		
SITE AREA	1201 m ²	12,928 SF	
SITE INFORMATION	EXISTING ZONING	REQUIRED ZONING	PROPOSED ZONING
	RM6	RM6	RM6
	FLOOR AREA RATIO (FAR)	1.75	1.02
	SITE COVERAGE	45.0%	41.2%
	BUILDING HEIGHT	Max. 3 Storeys	12.00 m (Max)
SETBACKS	FRONT (SOUTH)	5.00 m (Min)	16.40' (Min)
	REAR (NORTH)	5.50 m (Min)	18.04' (Min)
	INTERIOR SIDE (WEST)	3.00 m (Min)	9.84' (Min)
	INTERIOR SIDE (EAST)	3.00 m (Min)	9.84' (Min)
	5.00 m (Min)	16.40' (Min)	5.00 m (Min)
BUILDING DATA			
MULTIFAMILY UNITS	DESCRIPTION	# OF UNITS	AREA
UNIT A	2BR-3BATH	6	135 m ² / 1,451 SF
UNIT B (3 BED)	3BR-3BATH	1	135 m ² / 1,451 SF
UNIT C (ADAPTABLE)	2BR-3BATH	1	143 m ² / 1,539 SF
UNIT D (ADAPTABLE)	3BR-3BATH	1	140 m ² / 1,510 SF
TOTALS		9	1,087 m ² / 11,696 SF
BUILDING DATA	FLOOR AREAS		GROSS
	LEVEL 1	279 m ² / 3,003 SF	
	LEVEL 2	461 m ² / 4,962 SF	
	LEVEL 3	484 m ² / 5,208 SF	
TOTAL	1,224 m ² / 13,173 SF		NET
AMENITY SPACE	206 m ² / 2,214 SF		
BUILDING FOOTPRINT AREA	496 m ² / 5,330 SF		
PARKING DATA	PARKING TYPE		REQUIRED
	RESIDENTIAL	Bylaw 2140 - 4.11	9.0
	VISITOR		0.0
	TOTAL PARKING		9.0
PARKING DATA	PARKING STALL MIX		Required
	Standard Stall	7	78%
	Small Car Stall (50% Max)	-	0%
	Accessible Stall	2	22%
LOADING STALLS	Bylaw 2140 - Section 4	0	0
BICYCLE PARKING	Bylaw 2140 - Section 5		0
	Class I	0	0
	Class II	0	0

CONSULTANT LIST

CLIENT:
MERVDN GROUP OF COMPANIES
Tel: 250-812-0554
Contact: Wayne Hopkins

ARCHITECT:
UNION ARCHITECTURE INC.
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Contact: Rob Pringle *Architect AIBC*

CIVIL:
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Contact: Nathan Dunlop *BEng, PEng*

SURVEYOR:
J.E. ANDERSON & ASSOCIATES
4212 Glanford Avenue, Victoria, BC
Tel: 250-727-2214
Contact: Ryan Hourston *BCLS*

LANDSCAPE:
LANDSCAPE SOLUTIONS / STUDIO ONE CREATIVE
4539 Viewmont Avenue, Victoria, BC
Tel: 250-881-0706
Contact: Duane Ensing

DRAWINGS - ARCHITECTURAL (DP)

DP01	COVER SHEET
DP02	SURVEY & SITE PLAN
DP03	FLOOR PLAN - LEVEL 1 & 2
DP04	FLOOR PLAN - LEVEL 3 & ROOF PLAN
DP05	UNIT PLANS
DP06	UNIT PLANS
DP07	ELEVATIONS - EAST & SOUTH
DP08	ELEVATIONS - WEST & NORTH
DP09	BUILDING SECTIONS
DP10	RENDERINGS
DP11	SHADOW STUDY

DRAWINGS - CIVIL

CS1	CONCEPTUAL SERVICING PLAN AND FRONTAGE
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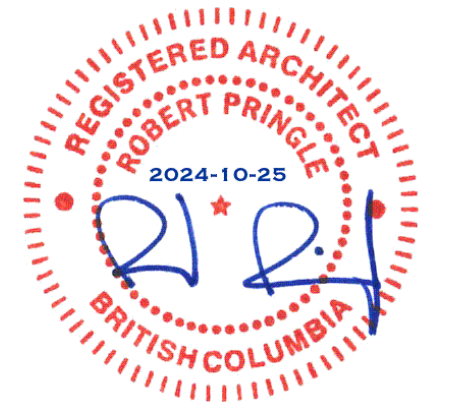
DRAWINGS - LANDSCAPE

SKL01	LANDSCAPE LAYOUT
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2 RE-ISSUED FOR DEVELOPMENT PERMIT OCT 28, 2024



PROJECT NAME:
RESTHAVEN TOWNHOUSES

PROJECT ADDRESS:
10473 RESTHAVEN DRIVE, SIDNEY, BC V8L 3H6

DRAWING TITLE:
COVER SHEET

PROJECT NO: 24027 DRAWN: JE
SCALE: AS NOTED REVIEWED: RP

DWG NO: DP01



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 2024-10-25
 BRITISH COLUMBIA

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MG

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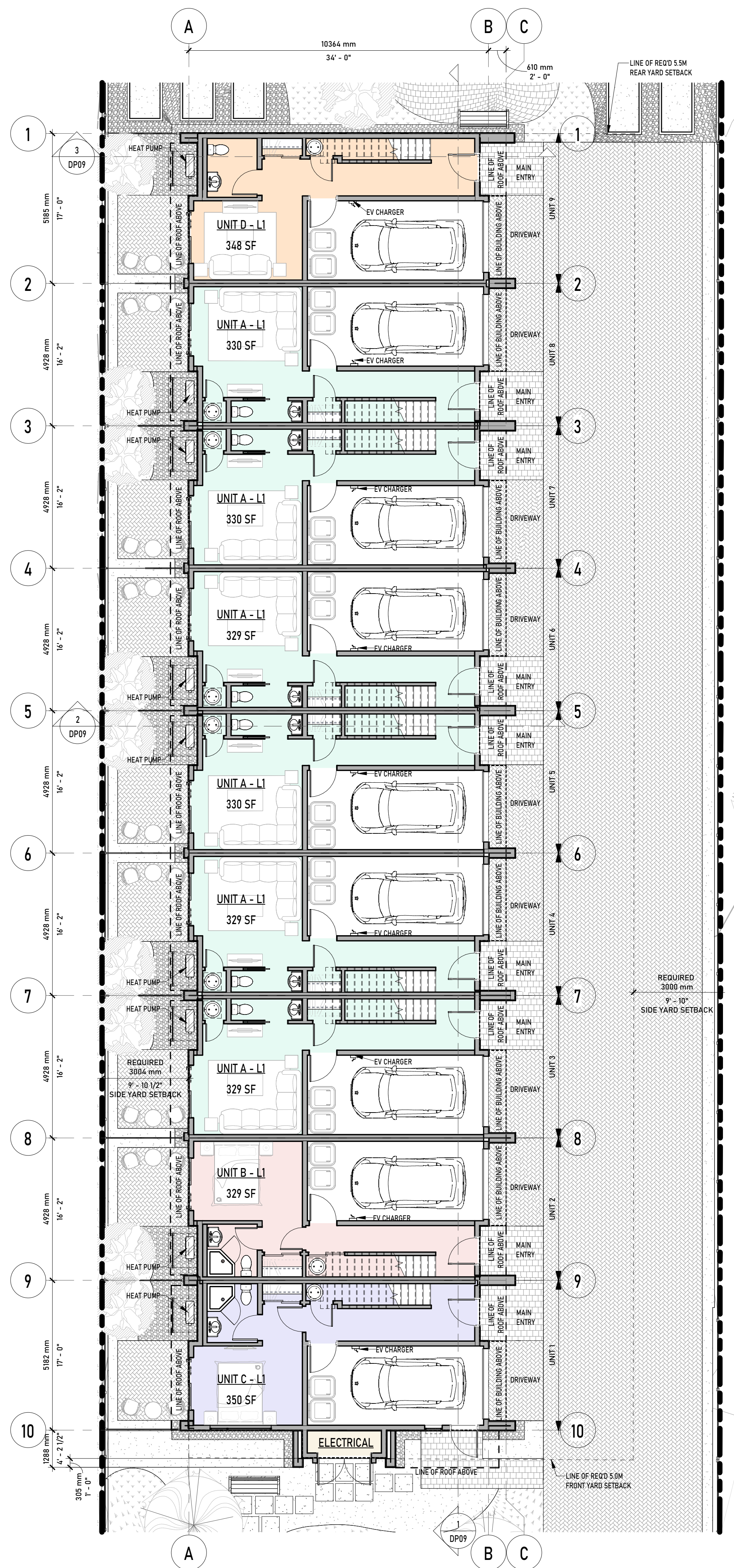
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DRAWING TITLE:
 SURVEY & SITE PLAN

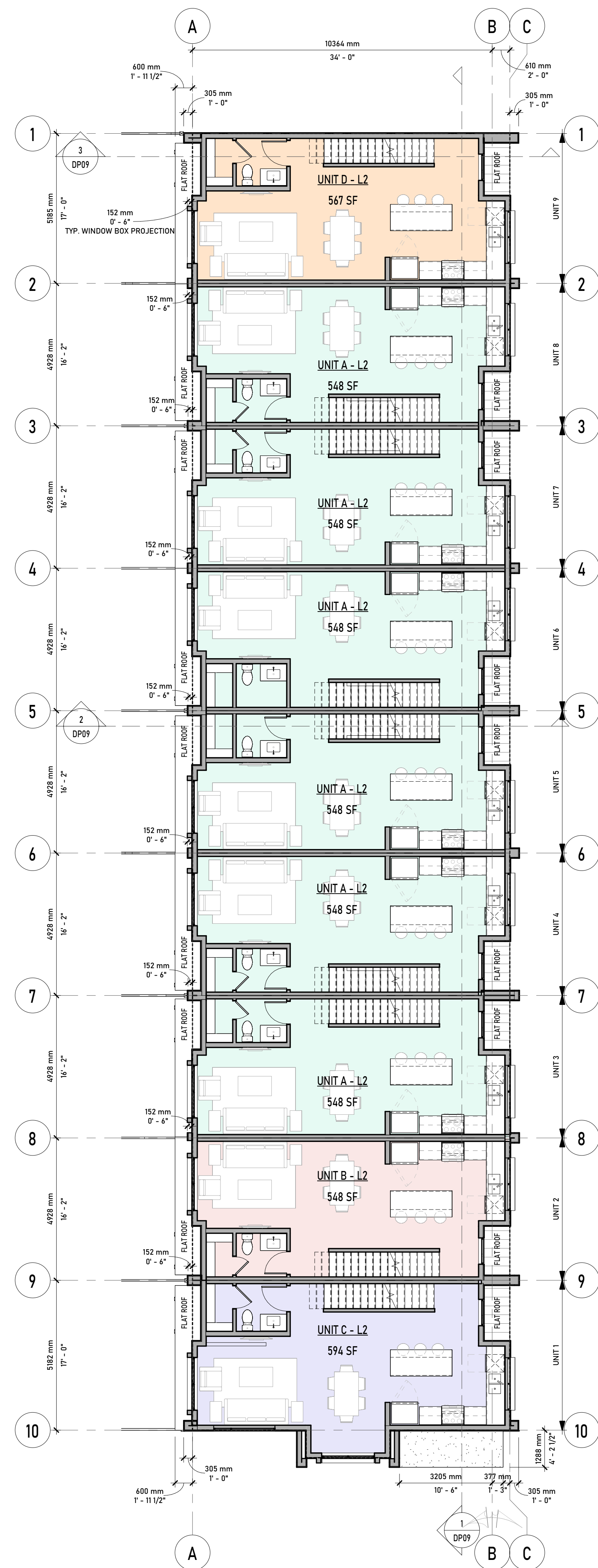
PROJECT NO: 24027 DRAWN: JE
 SCALE: AS NOTED REVIEWED: RP

DWG NO: **DP02**

ARCH: D (247367) PLOT DATE: 2024-10-25 10:37:38 AM



1 FIRST FLOOR PLAN
1/8" = 1'-0"



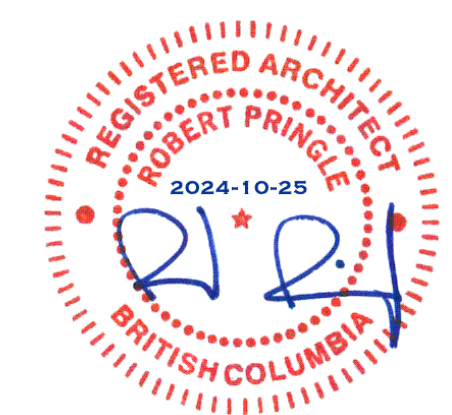
2 SECOND FLOOR PLAN
1/8" = 1'-0"

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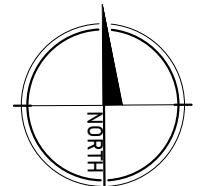
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PROJECT ADDRESS:
10473 RESTHAVEN DRIVE, SIDNEY, BC V8L
3H6

DRAWING TITLE:
FLOOR PLAN - LEVEL 1 & 2

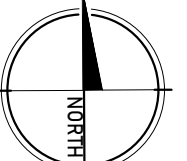
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SCALE:	1/8" = 1'-0"	REVIEWED:	RP

DWG NO: **DP03**

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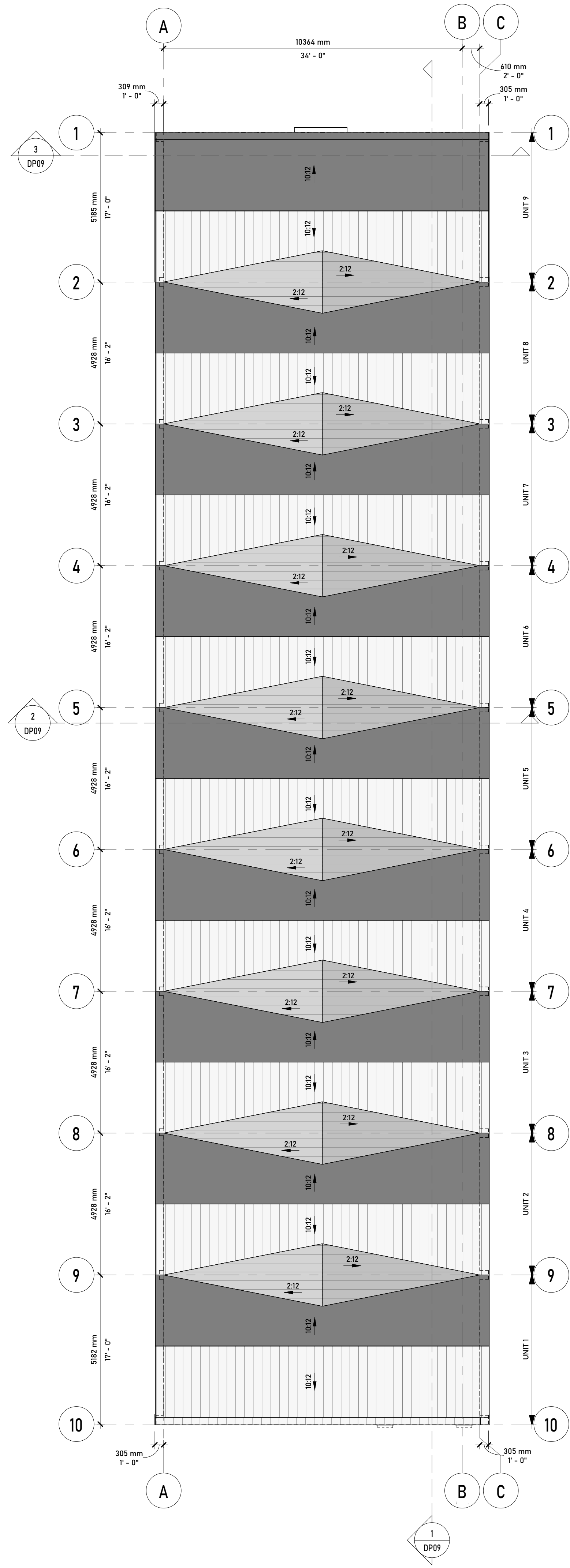
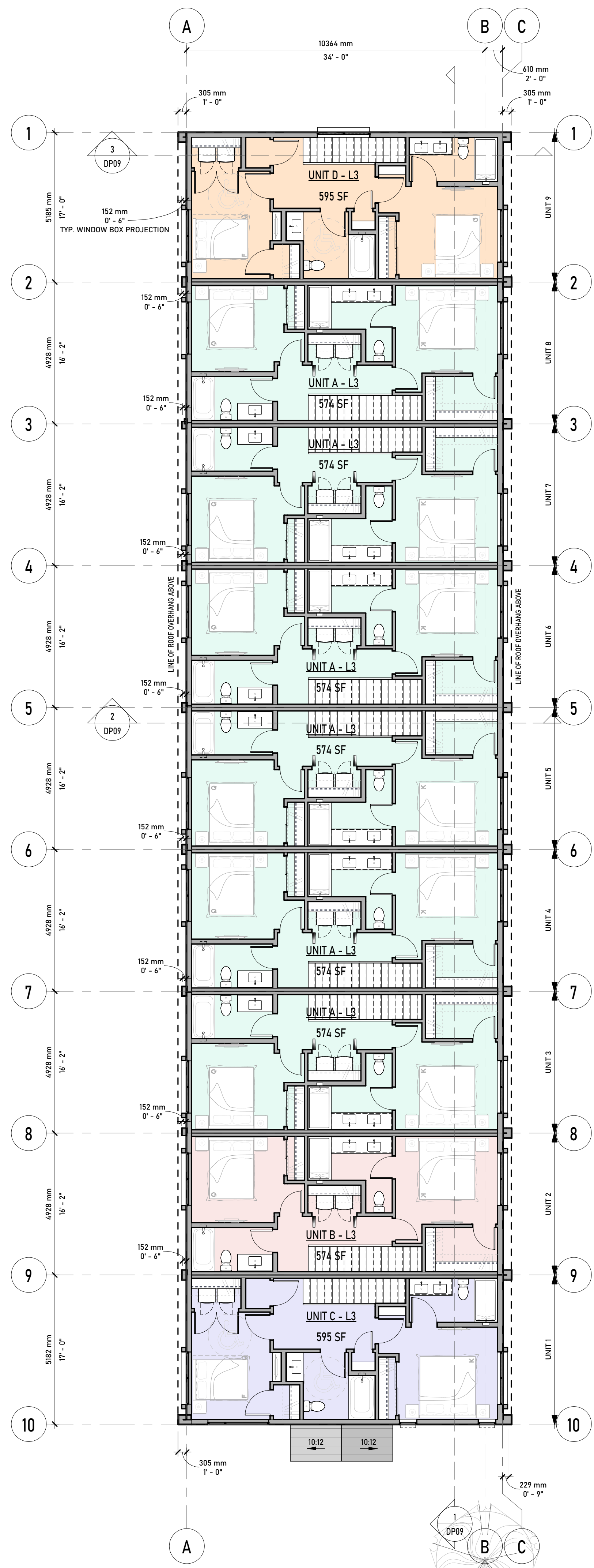
PROJECT ADDRESS:
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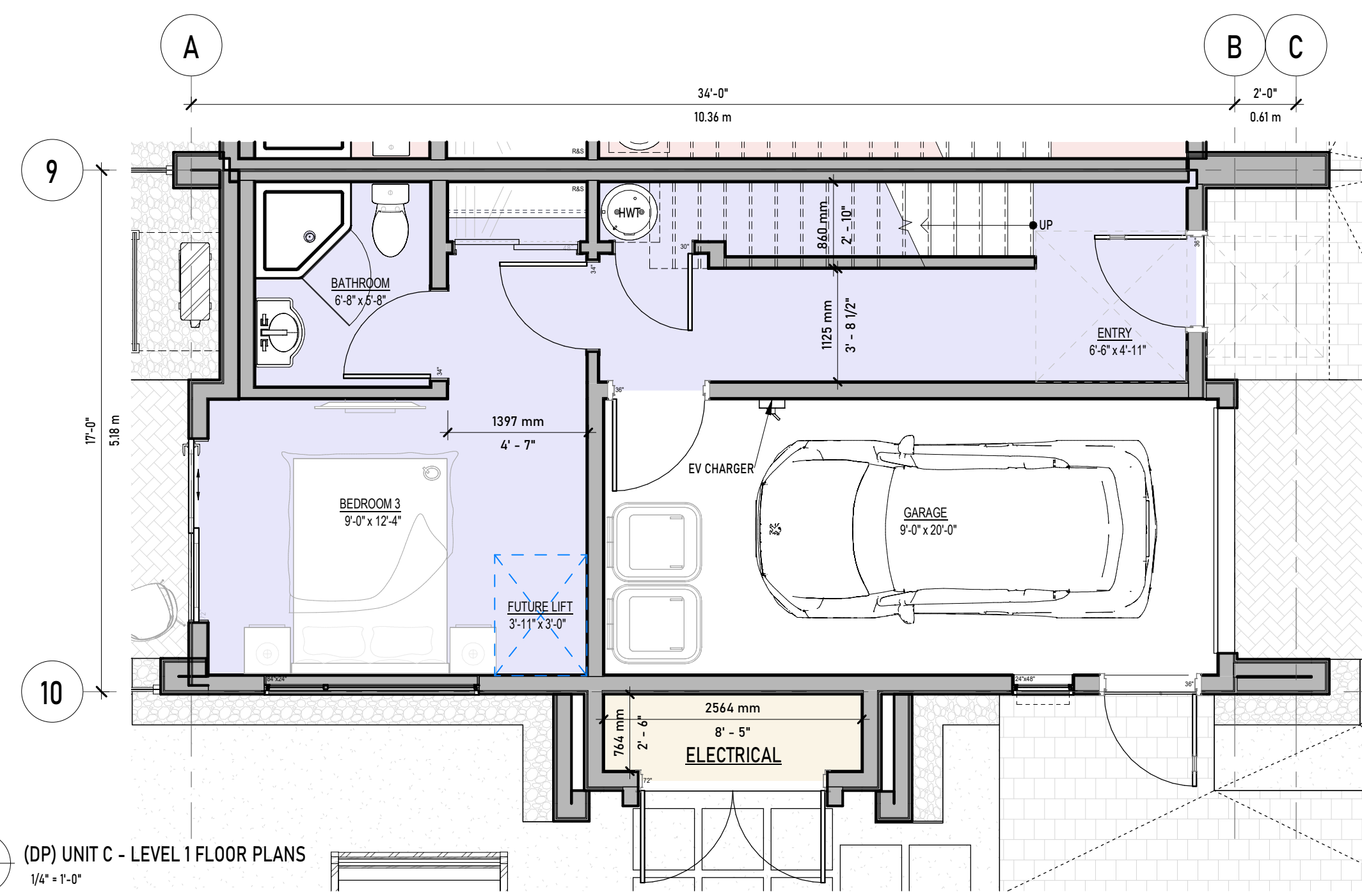
DRAWING TITLE:
 FLOOR PLAN - LEVEL 3 &
 ROOF PLAN

PROJECT NO: 24027 DRAWN: JE

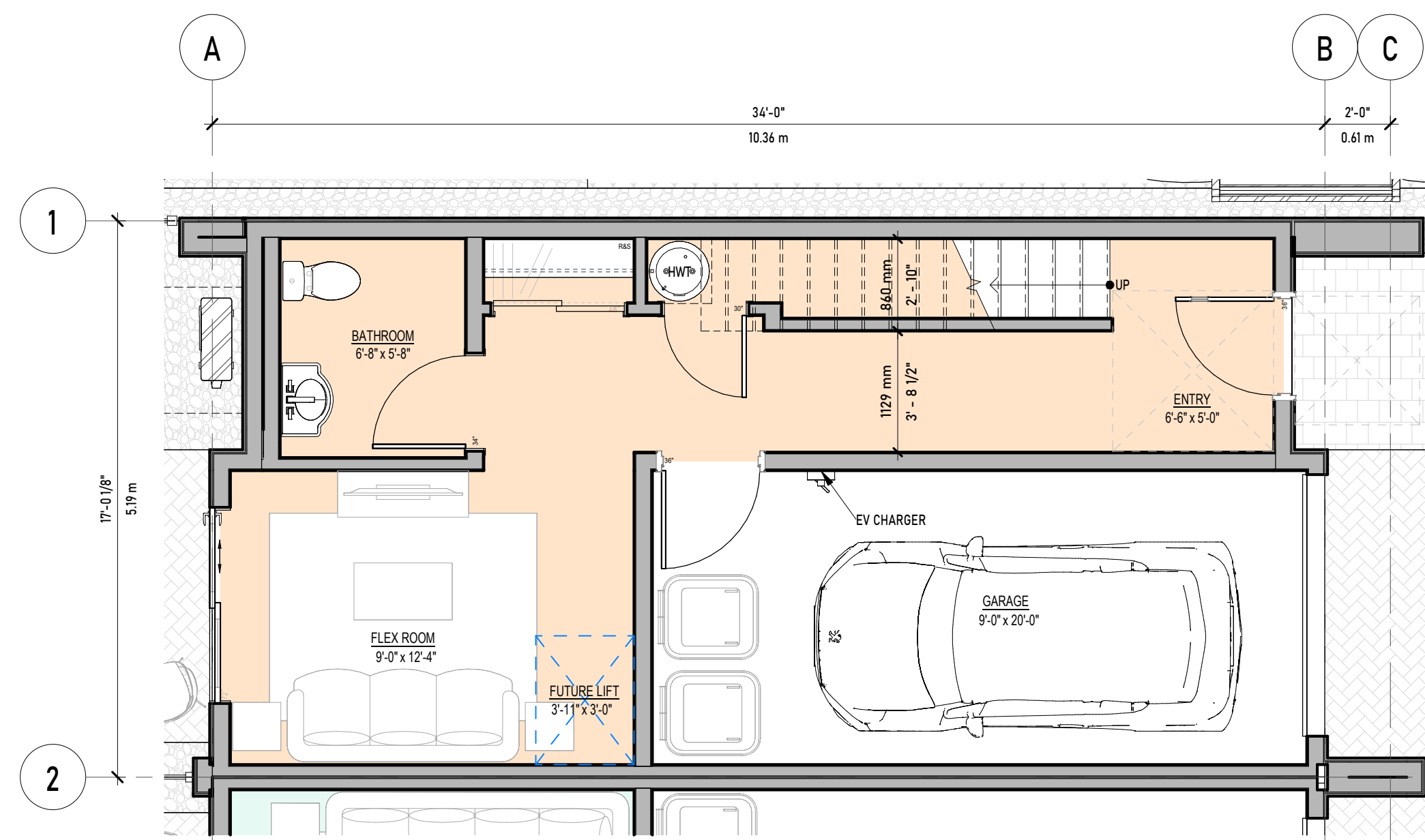
SCALE: 1/8" = 1'-0" REVIEWED: RP

DWG NO: **DP04**

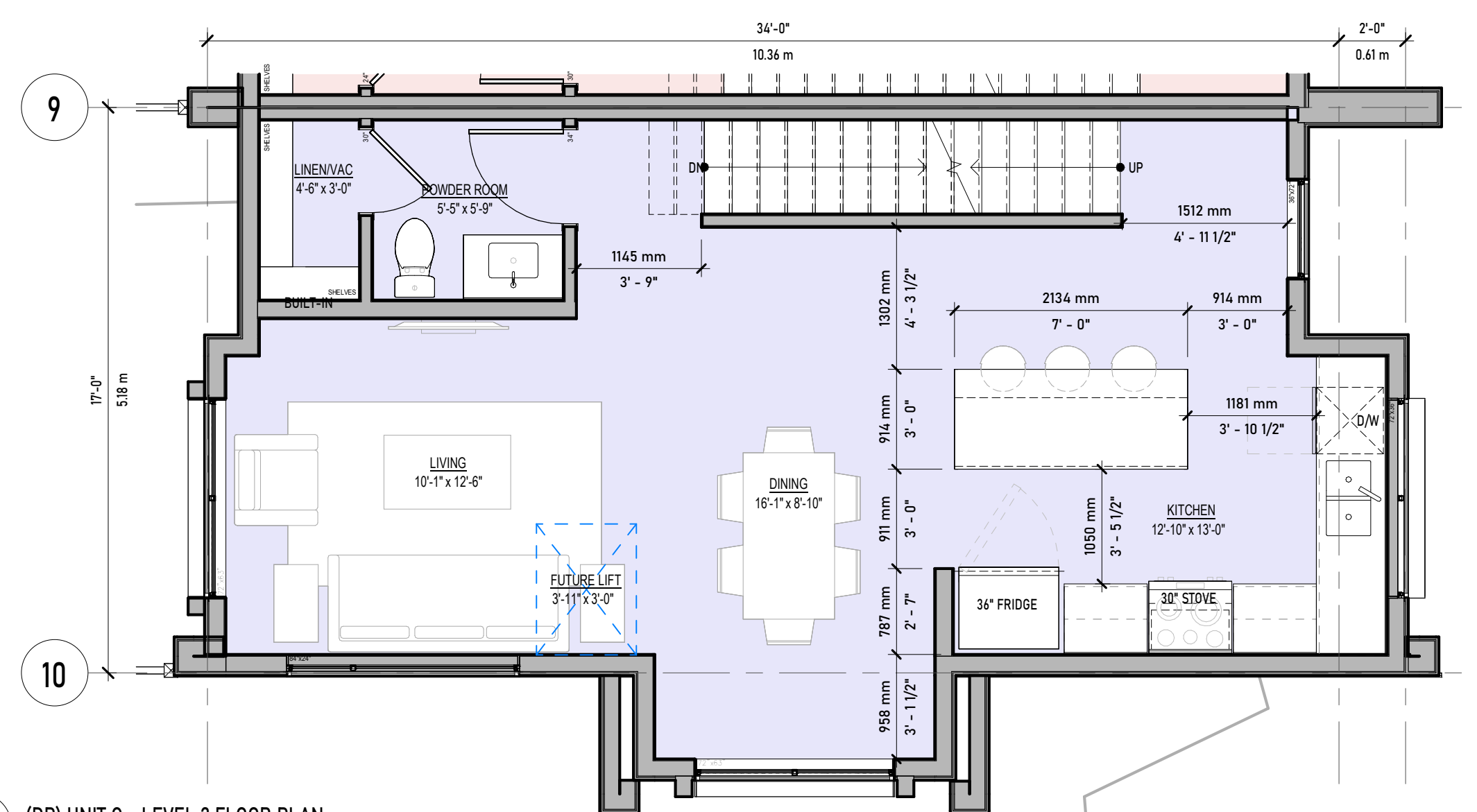




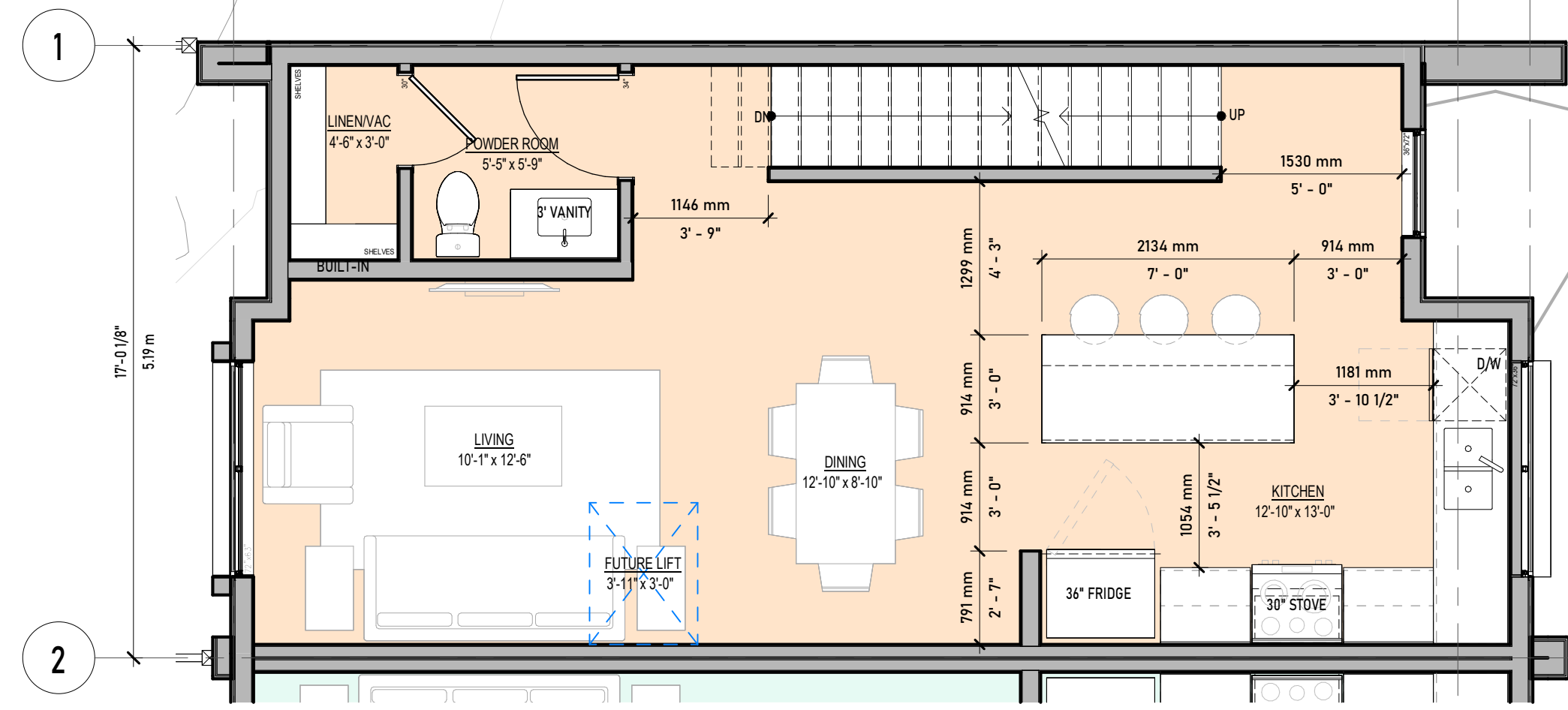
1 (DP) UNIT C - LEVEL 1 FLOOR PLANS
1/4" = 1'-0"



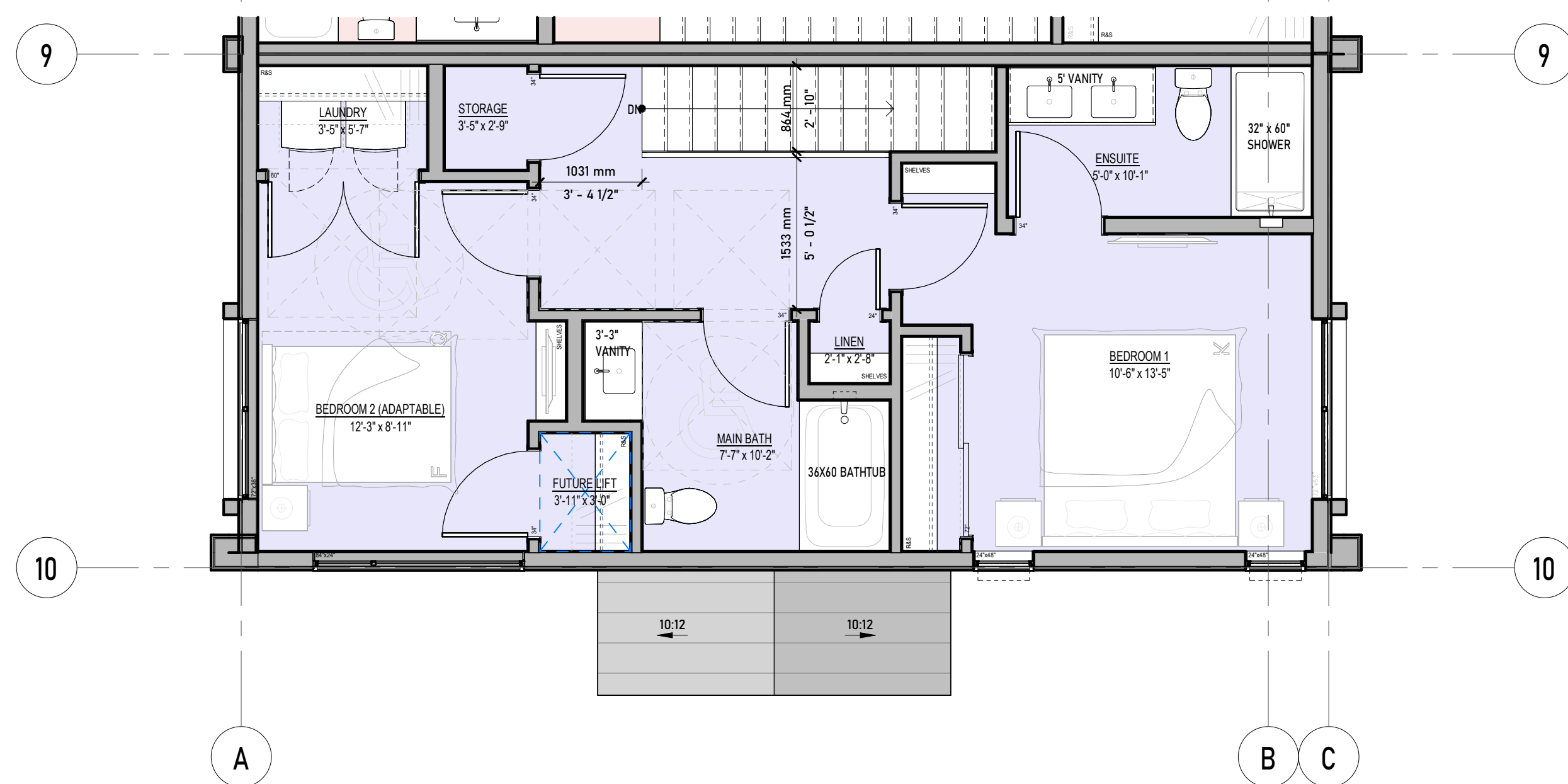
4 (DP) UNIT D - LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



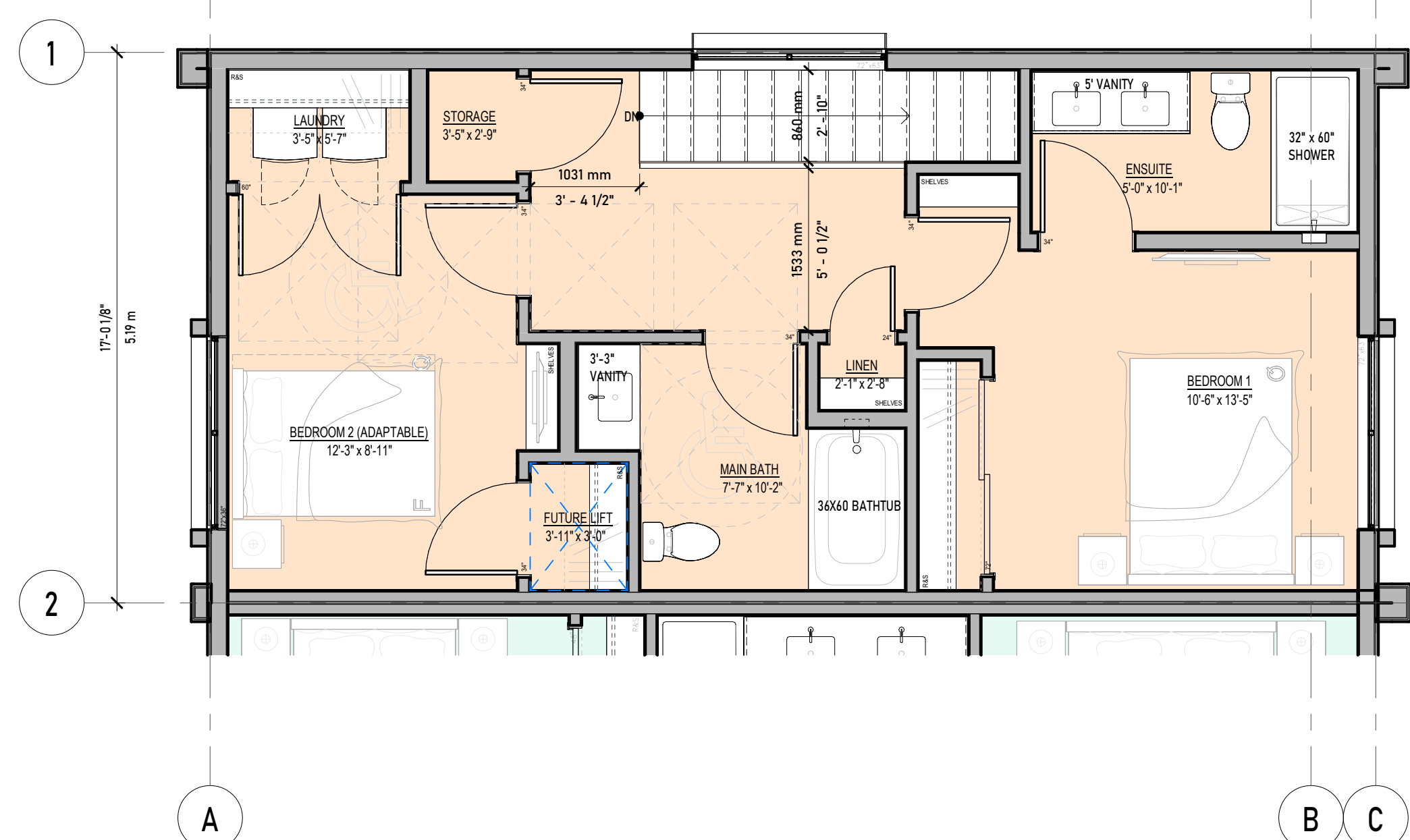
2 (DP) UNIT C - LEVEL 2 FLOOR PLAN
1/4" = 1'-0"



5 (DP) UNIT D - LEVEL 2 FLOOR PLAN
1/4" = 1'-0"



3 (DP) UNIT C - LEVEL 3 FLOOR PLAN
1/4" = 1'-0"



6 (DP) UNIT D - LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

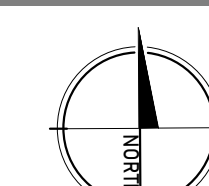
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3H6



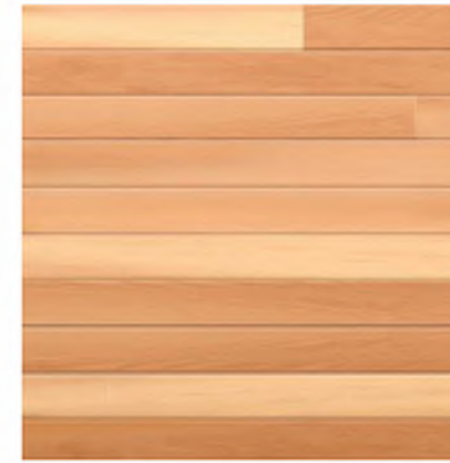







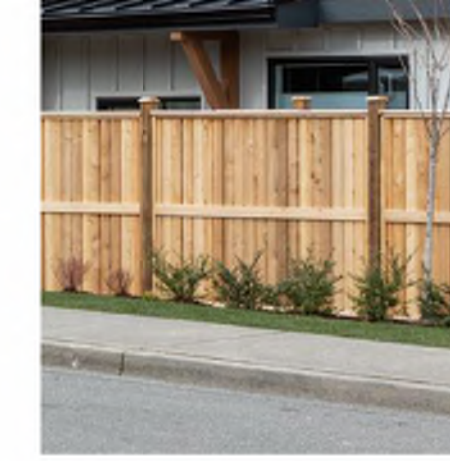
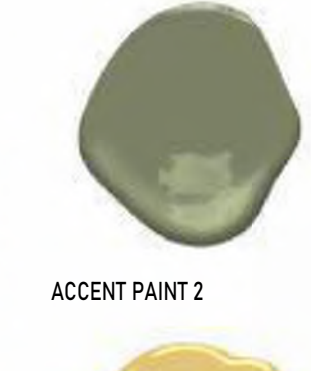

DRAWING TITLE:
UNIT PLANS

PROJECT NO: 24027 DRAWN: JE
SCALE: 1/4" = 1'-0" REVIEWED: RP

DWG NO: **DP06**



1 (DP) EAST (FRONT) ELEVATION
1/8" = 1'-0"

 METAL ROOFING	 FIBRE CEMENT HORIZONTAL LAP SIDING	 WOOD LOOK SOFFIT	 FIBRE CEMENT TRIM BOARD	 FIBRE CEMENT VERTICAL SIDING	 ACCENT PAINT 1
 SOFFIT MOUNTED DOWN LIGHTS 1 OVER ENTRY DOOR 2 OVER GARAGE DOOR 1 OVER PATIO DOOR	 GARAGE DOOR	 VINYL WINDOW - CHARCOAL FRAME	 PREFINISHED METAL FLASHING	 WOOD FENCE	 ACCENT PAINT 2
					 ACCENT PAINT 3

MATERIAL LEGEND	
1	METAL ROOF
2	FIBRE CEMENT HORIZONTAL LAP SIDING
3	WOOD LOOK SOFFIT
4	FIBRE CEMENT VERTICAL SIDING - ACCENT COLOUR 1
5	FIBRE CEMENT VERTICAL SIDING - ACCENT COLOUR 2
6	FIBRE CEMENT VERTICAL SIDING - ACCENT COLOUR 3
7	FIBRE CEMENT TRIM BOARD
8	GARAGE DOOR
9	VINYL WINDOW - CHARCOAL FRAME
10	PREFINISHED METAL FLASHING
11	WOOD FENCE

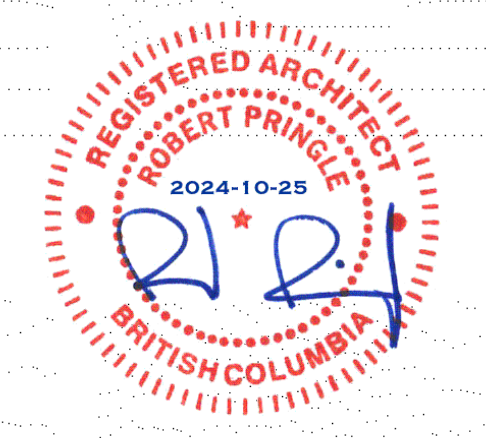


2 (DP) SOUTH (RESTHAVEN DR) ELEVATION
1/8" = 1'-0"

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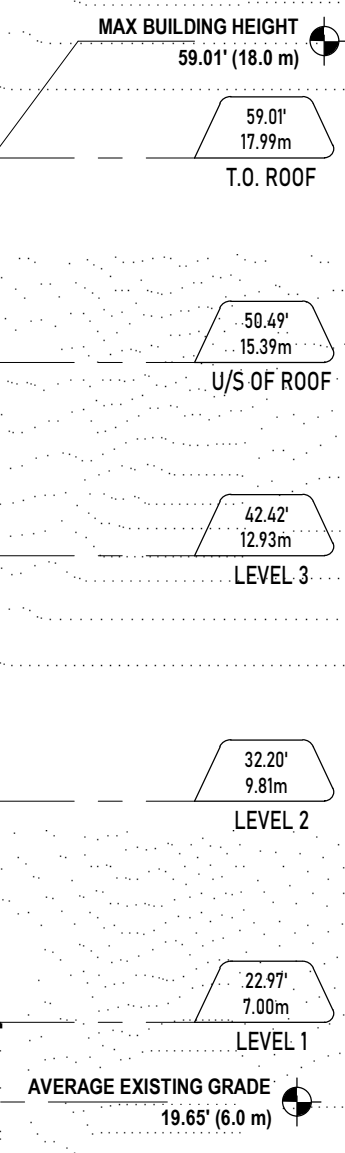
PROJECT NAME:
RESTHAVEN TOWNHOUSES

PROJECT ADDRESS:
10473 RESTHAVEN DRIVE, SIDNEY, BC V8L 3H6

DRAWING TITLE:
ELEVATIONS - EAST & SOUTH

PROJECT NO: 24027 DRAWN: JE
SCALE: 1/8" = 1'-0" REVIEWED: RP

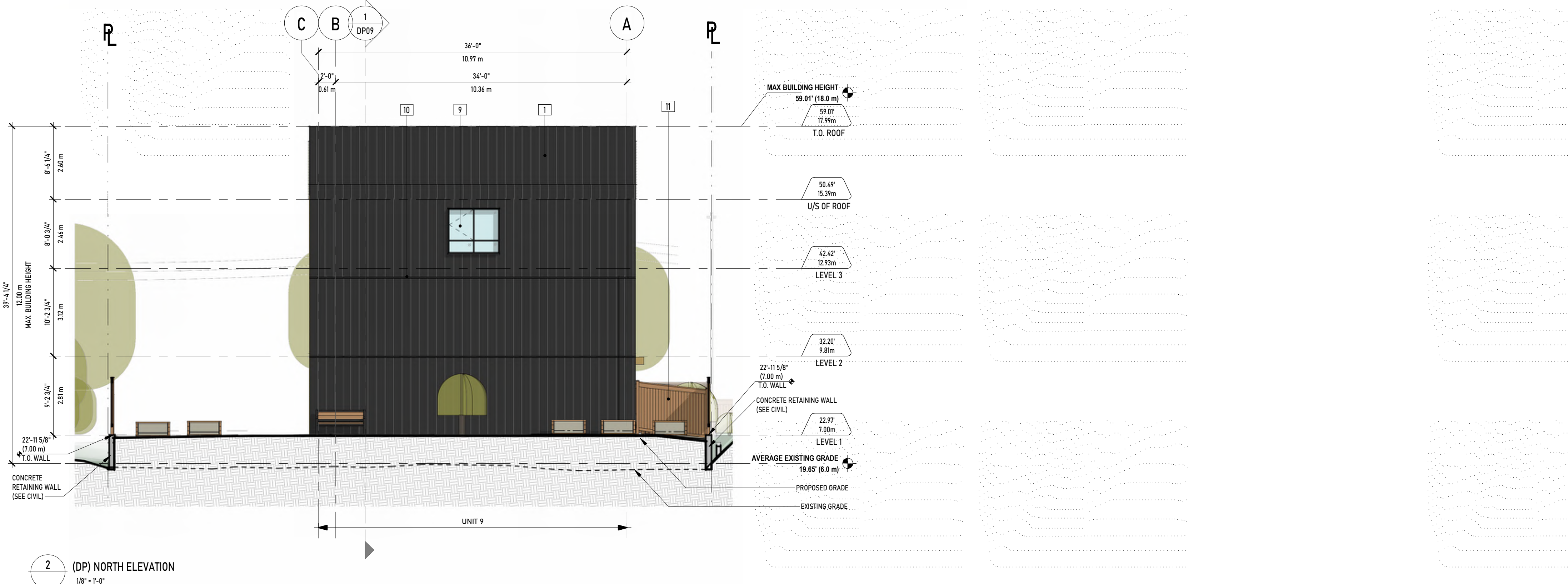
DWG NO: DP07



1 (DP) WEST (REAR) ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
1	METAL ROOF
2	FIBRE CEMENT HORIZONTAL LAP SIDING
3	WOOD LOOK SOFFIT
4	FIBRE CEMENT VERTICAL SIDING - ACCENT COLOUR 1
5	FIBRE CEMENT VERTICAL SIDING - ACCENT COLOUR 2
6	FIBRE CEMENT VERTICAL SIDING - ACCENT COLOUR 3
7	FIBRE CEMENT TRIM BOARD
8	GARAGE DOOR
9	VINYL WINDOW - CHARCOAL FRAME
10	PREFINISHED METAL FLASHING
11	WOOD FENCE

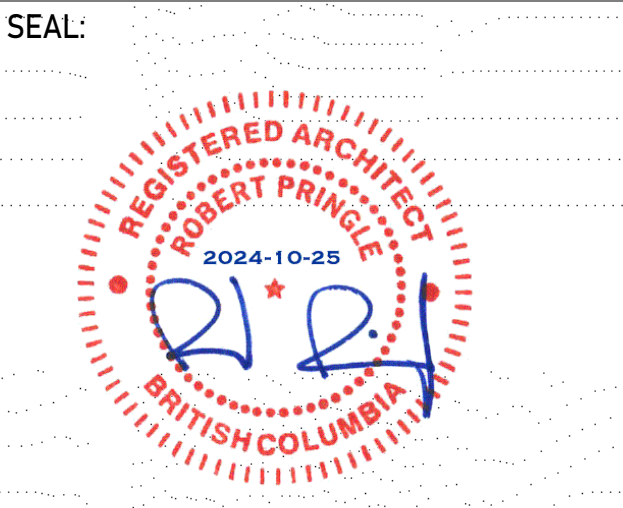
MATERIAL LEGEND	
1	METAL ROOF
2	FIBRE CEMENT HORIZONTAL LAP SIDING
3	WOOD LOOK SOFFIT
4	FIBRE CEMENT VERTICAL SIDING - ACCENT COLOUR 1
5	FIBRE CEMENT VERTICAL SIDING - ACCENT COLOUR 2
6	FIBRE CEMENT VERTICAL SIDING - ACCENT COLOUR 3
7	FIBRE CEMENT TRIM BOARD
8	GARAGE DOOR
9	VINYL WINDOW - CHARCOAL FRAME
10	PREFINISHED METAL FLASHING
11	WOOD FENCE



2 (DP) NORTH ELEVATION
1/8" = 1'-0"

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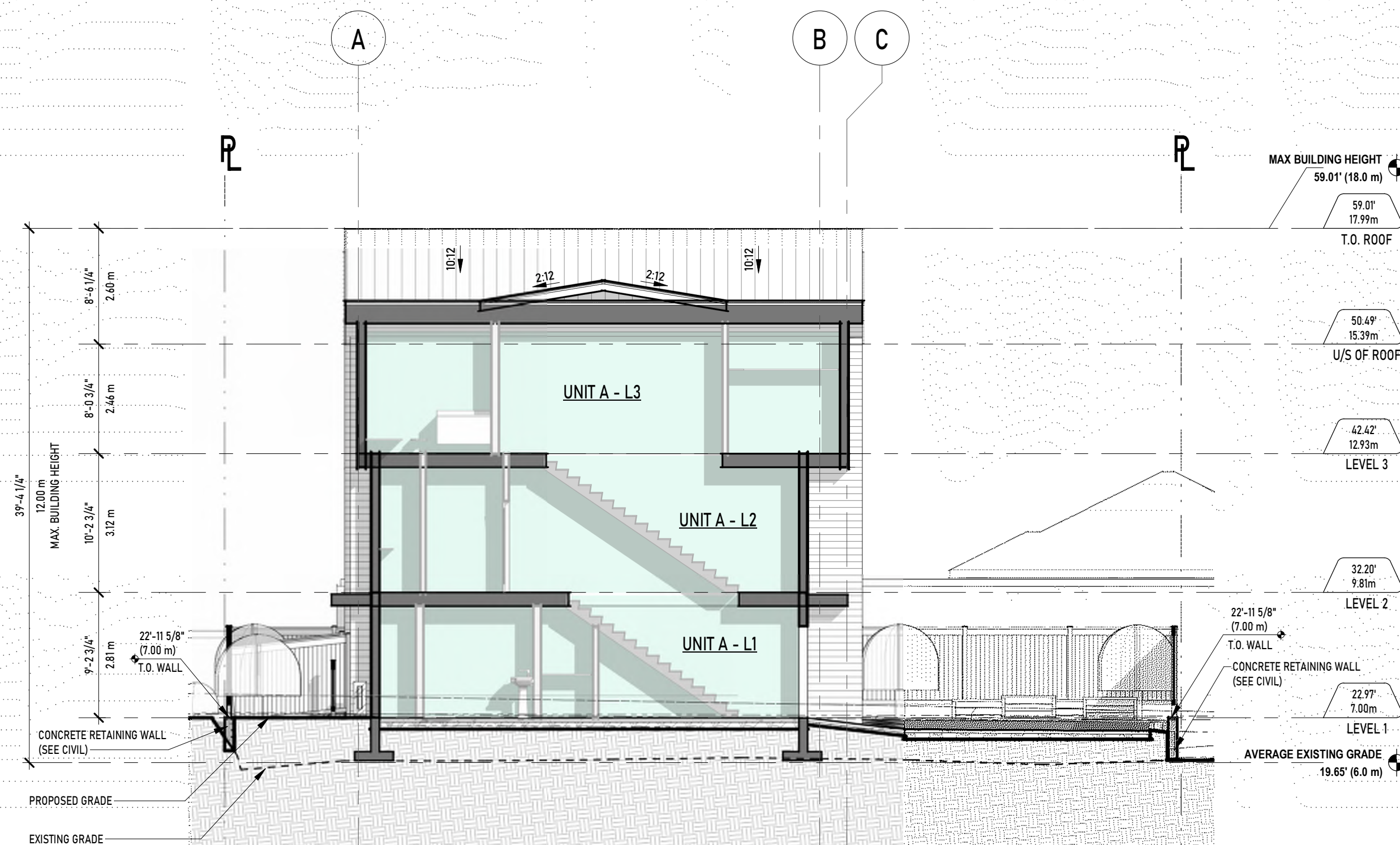
DRAWING TITLE:
ELEVATIONS - WEST & NORTH

PROJECT NO: 24027 DRAWN: JE
SCALE: 1/8" = 1'-0" REVIEWED: RP

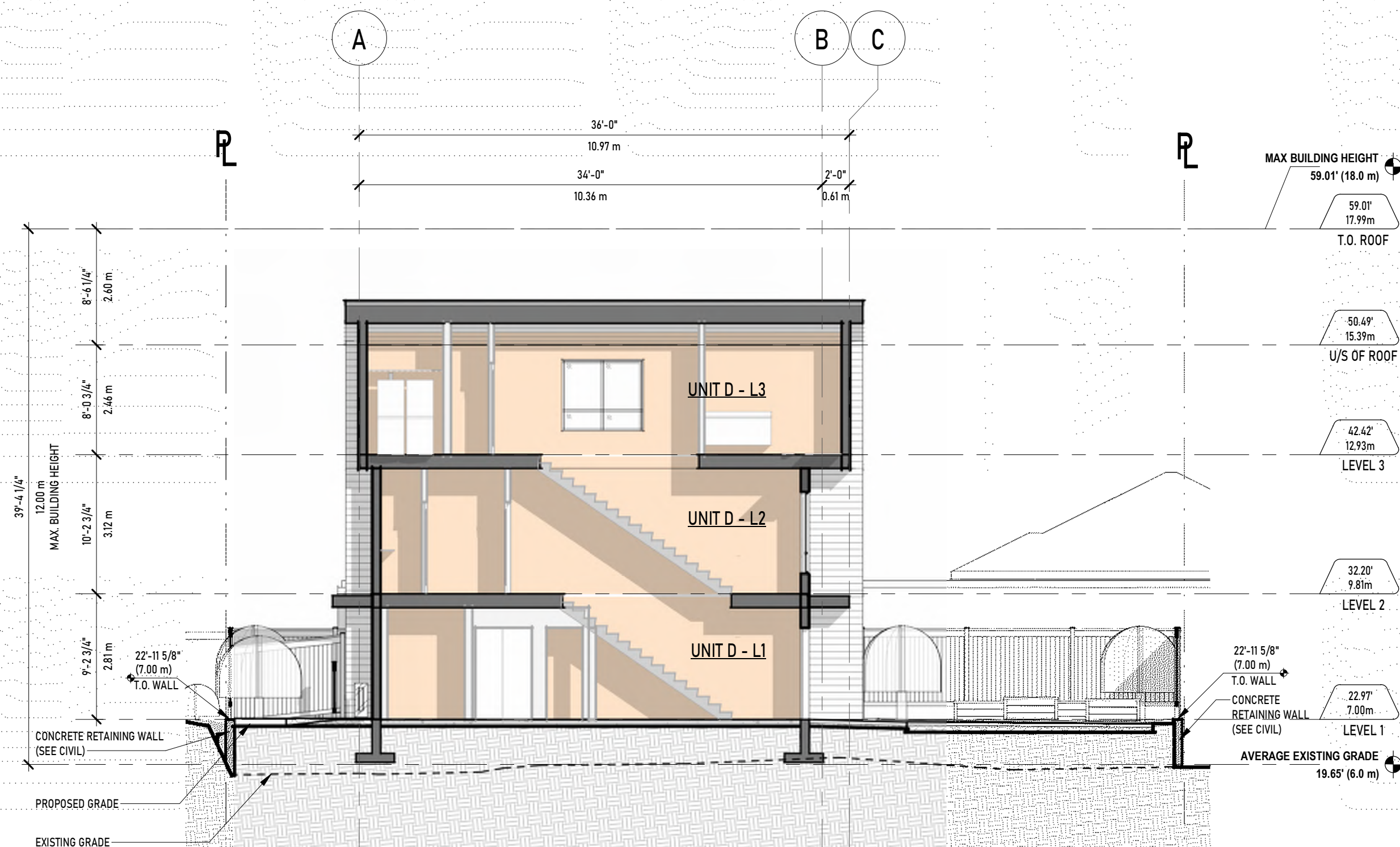
DWG NO: DP08



1 (DP) SITE SECTION
1/8" = 1'-0"



2 UNIT A - SECTION
1/8" = 1'-0"

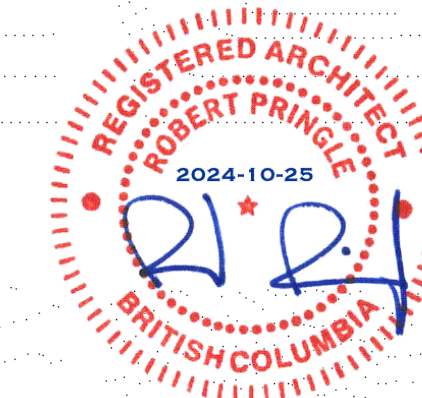


3 UNIT D - SECTION
1/8" = 1'-0"

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DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO: 24027 DRAWN: JE
SCALE: 1/8" = 1'-0" REVIEWED: RP

DWG NO:

DP09



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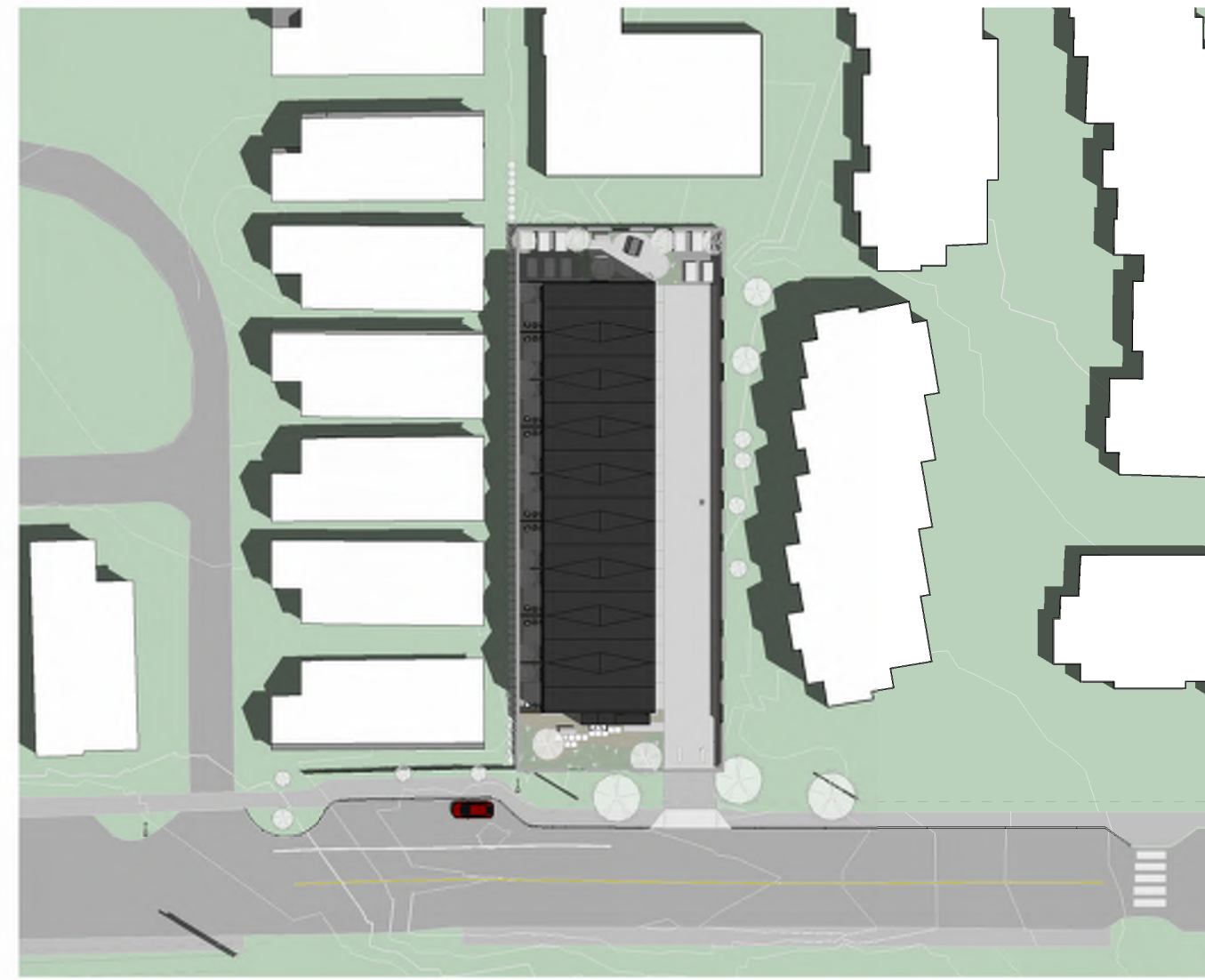
PROJECT ADDRESS:
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3H6

DRAWING TITLE:
RENDERINGS

PROJECT NO:	24027	DRAWN:	JE
SCALE:	N.T.S.	REVIEWED:	RP

DWG NO: **DP10**

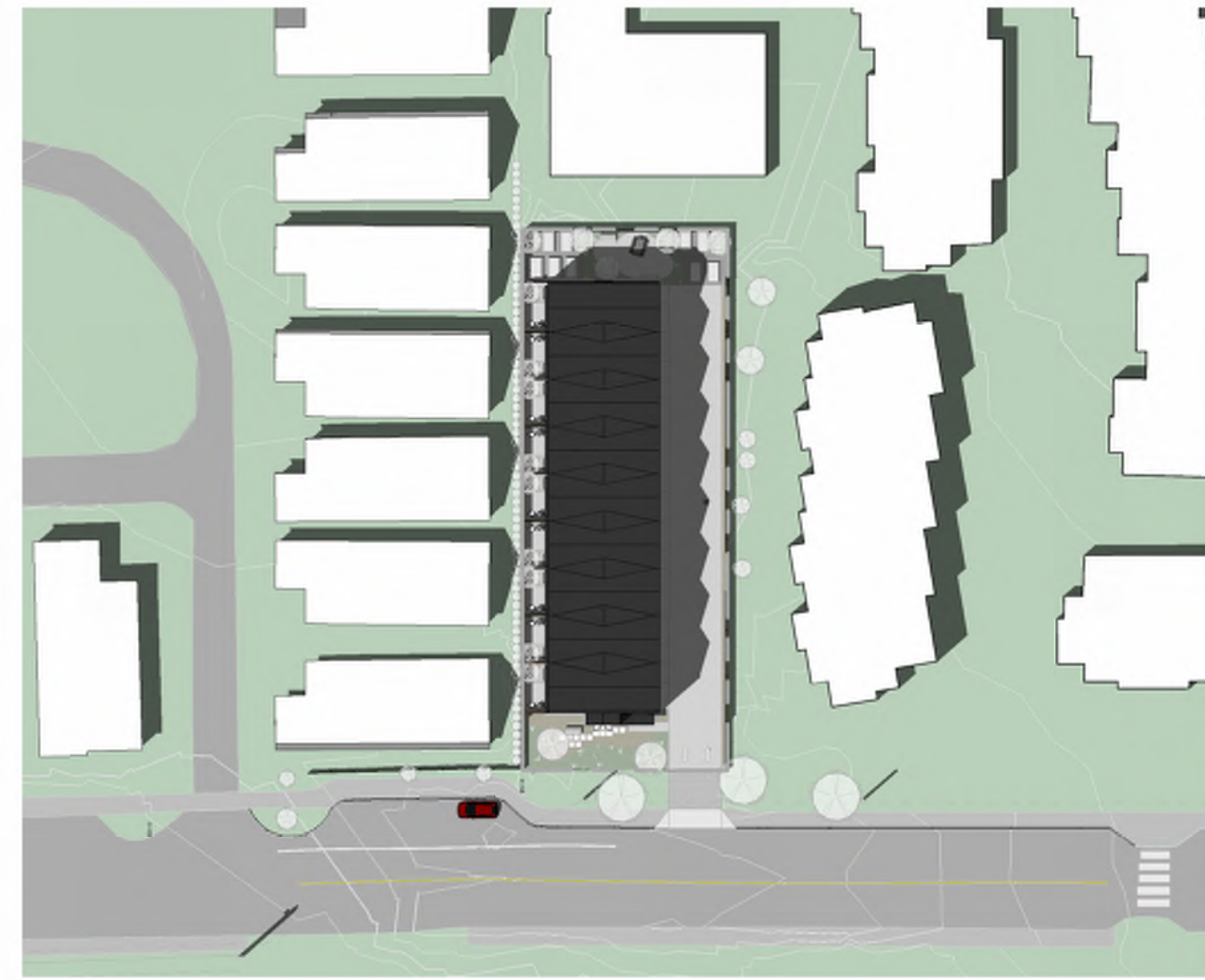
SUMMER SOLSTICE



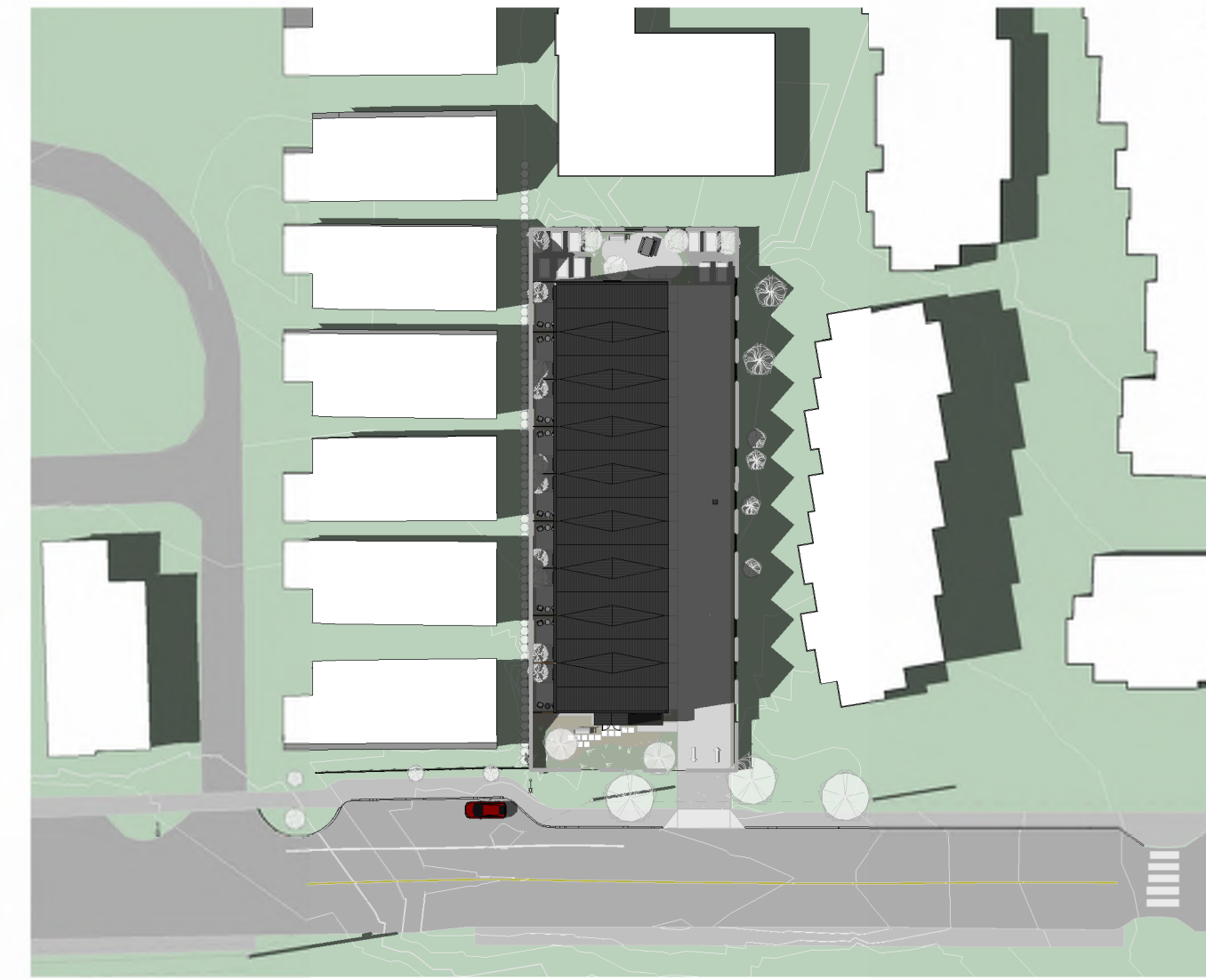
1 SHADOW STUDY - SUMMER SOLSTICE - 10AM
1:700



2 SHADOW STUDY - SUMMER SOLSTICE - 12PM
1:700



3 SHADOW STUDY - SUMMER SOLSTICE - 2PM
1:700



4 SHADOW STUDY - SUMMER SOLSTICE - 4PM
1:700

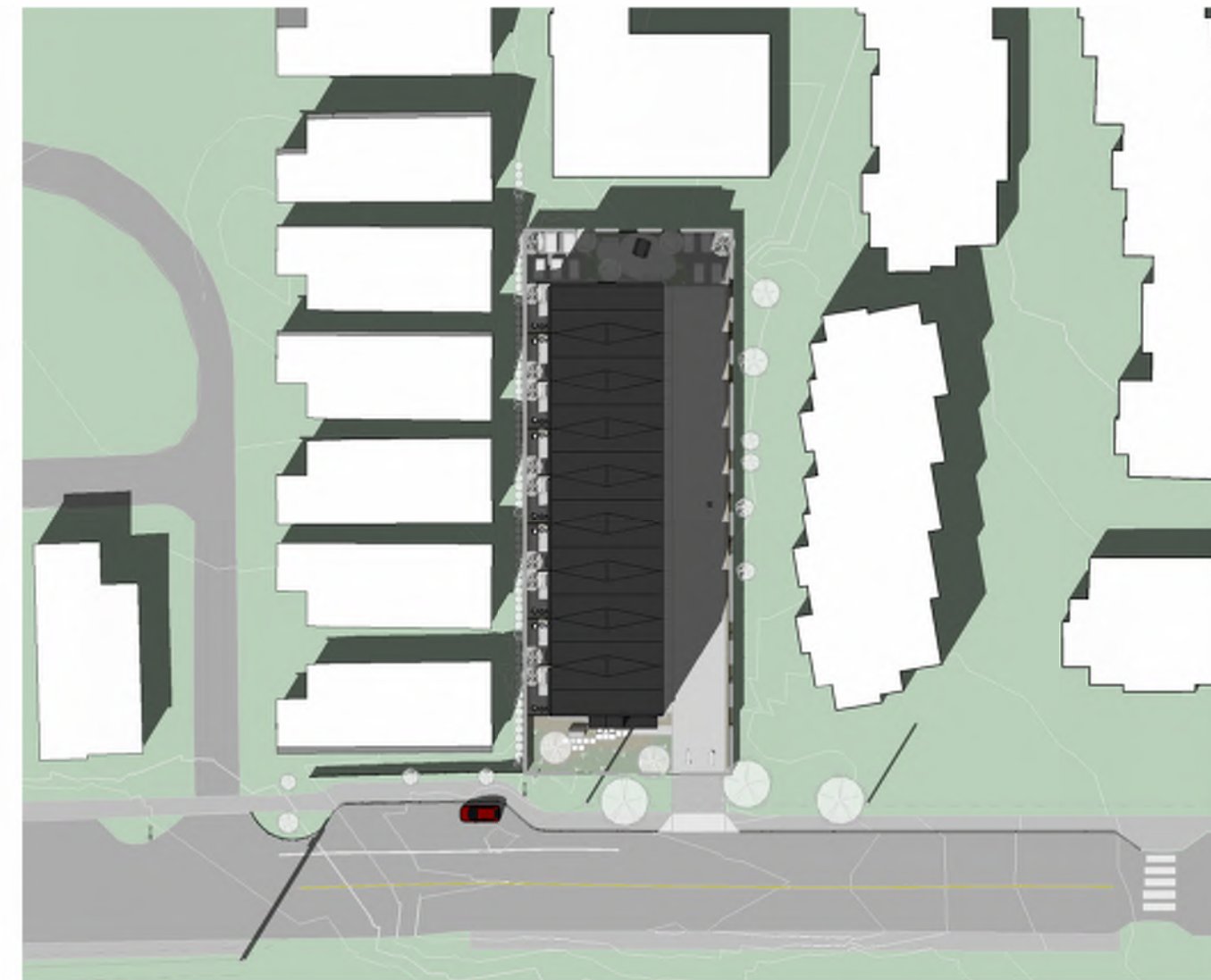
FALL / SPRING EQUINOX



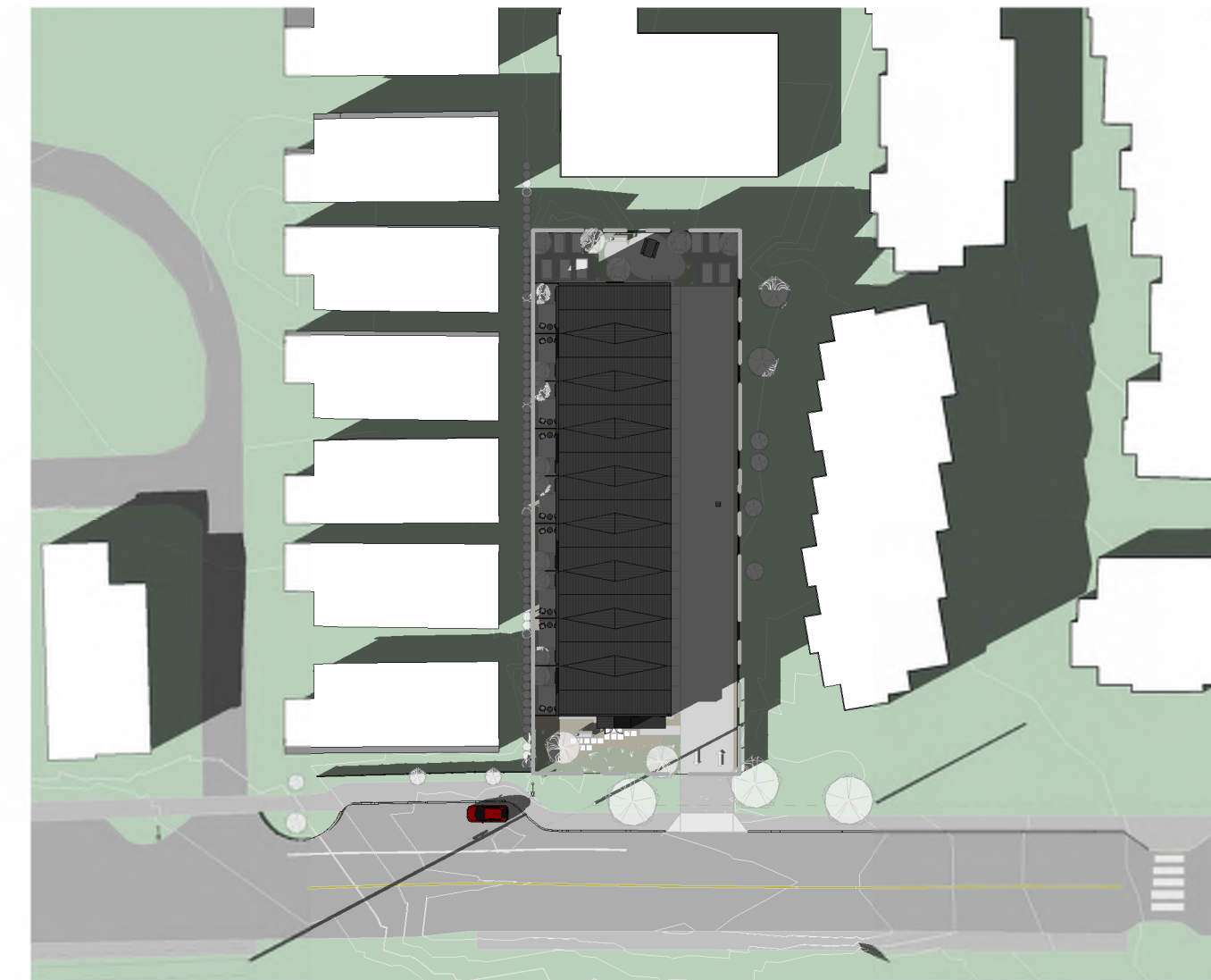
5 SHADOW STUDY - FALL / SPRING EQUINOX - 10AM
1:700



6 SHADOW STUDY - FALL / SPRING EQUINOX - 12PM
1:700



7 SHADOW STUDY - FALL / SPRING EQUINOX - 2PM
1:700



8 SHADOW STUDY - FALL / SPRING EQUINOX - 4PM
1:700

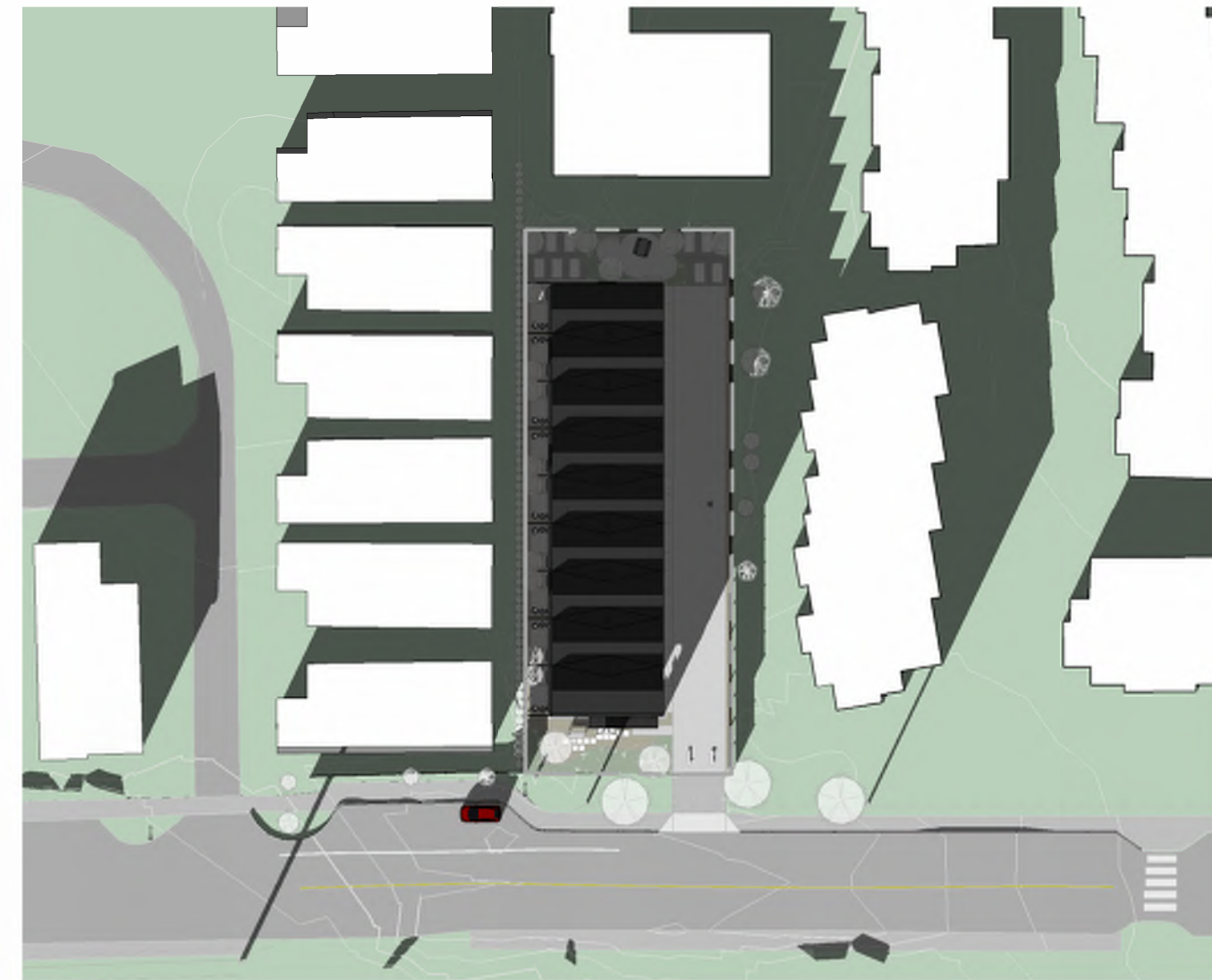
WINTER SOLSTICE



9 SHADOW STUDY - WINTER SOLSTICE - 10AM
1:700



10 SHADOW STUDY - WINTER SOLSTICE - 12PM
1:700



11 SHADOW STUDY - WINTER SOLSTICE - 2PM
1:700

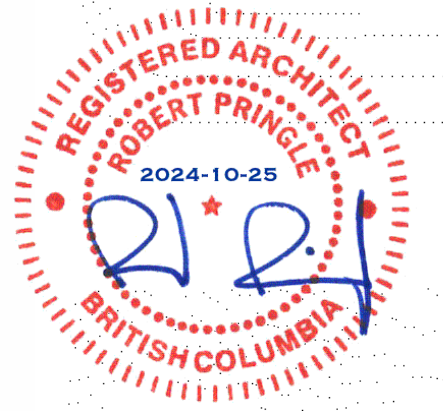


12 SHADOW STUDY - WINTER SOLSTICE - 4PM
1:700

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SEAL:



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NO.	ISSUED FOR:	DATE:
1	ISSUED FOR DEVELOPMENT PERMIT	SEPT 20, 2024
2	RE-ISSUED FOR DEVELOPMENT PERMIT	OCT 28, 2024



PROJECT NAME:
RESTHAVEN TOWNHOUSES

PROJECT ADDRESS:
10473 RESTHAVEN DRIVE, SIDNEY, BC V8L
3H6

DRAWING TITLE:
SHADOW STUDY

PROJECT NO: 24027 DRAWN: JE
SCALE: AS NOTED REVIEWED: RP

DWG NO: DP11