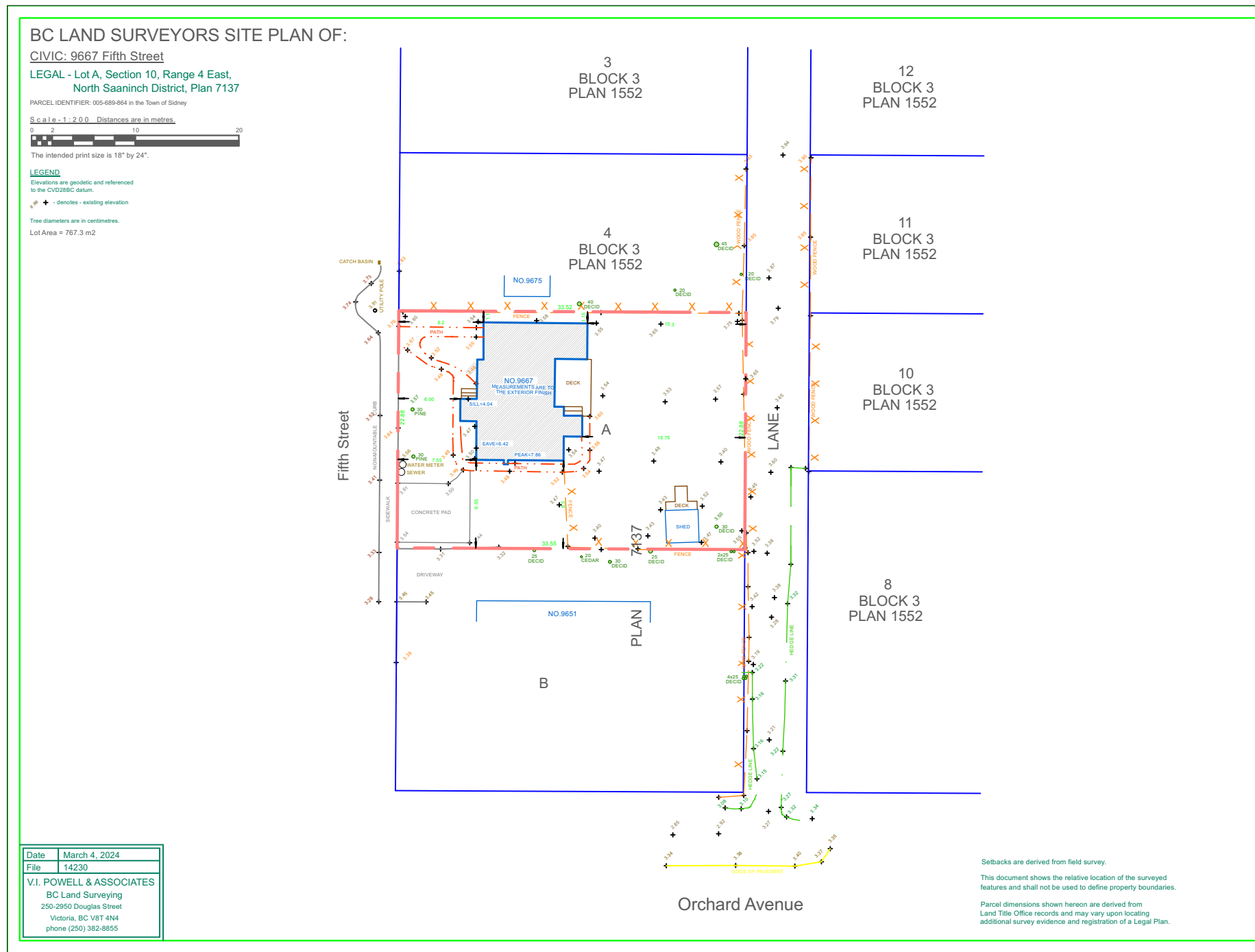
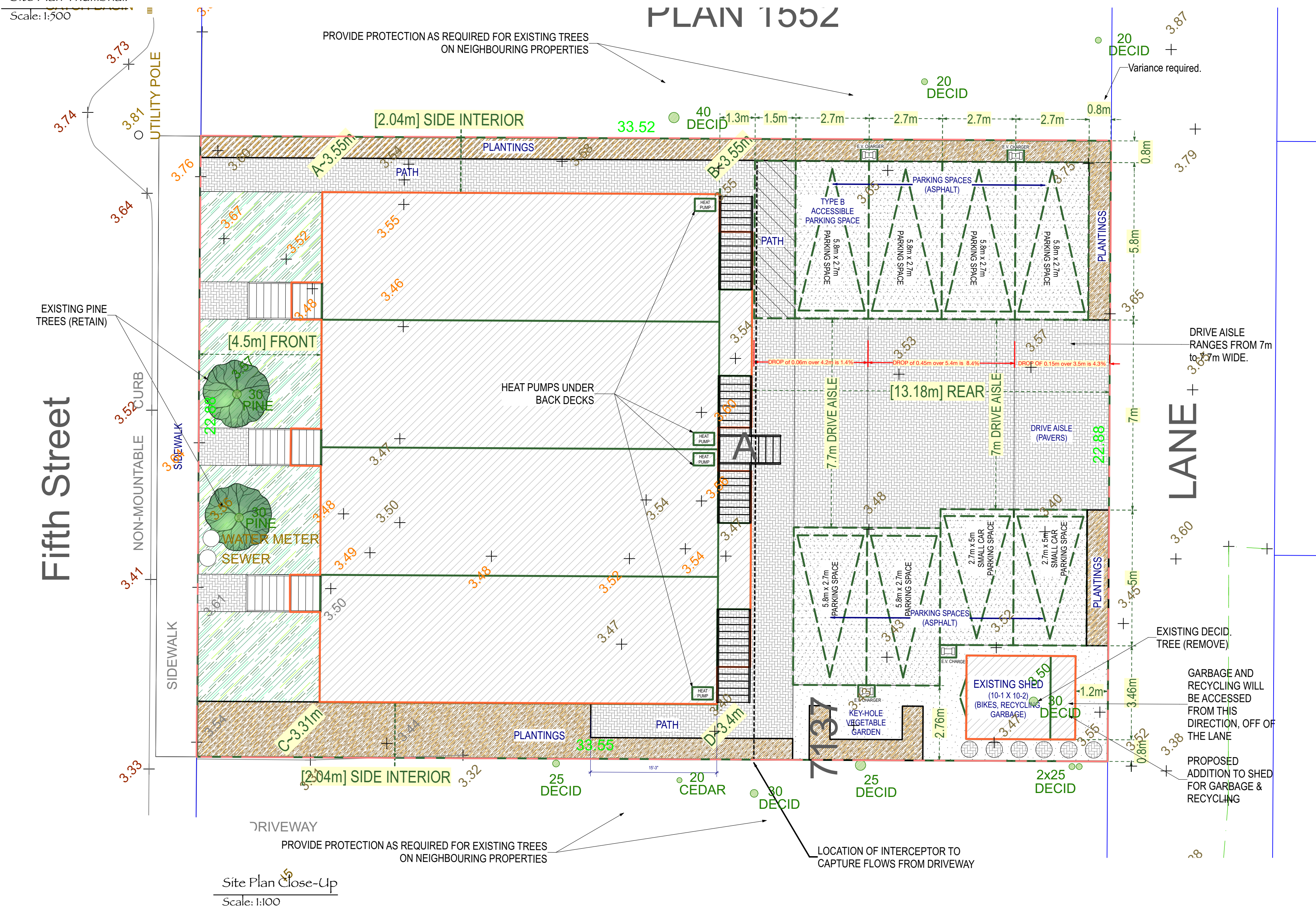


SITE PLAN & PROJECT INFO



Site Plan Thumbnail
 Scale: 1:500

PLAN 1552



Fifth Street

LANE



9667 Fifth Street, Sidney, B.C. - Project Info Table

Zoning and Permitted Uses				
Zone	RM5 - Multi-Unit Residential	To provide for attached row housing and multi-family housing at a maximum height of 2.5 storeys	Notes	
Permitted Uses	Accessory use, building or Structure, Row house dwelling, Townhouse Dwelling, Apartment Dwelling	Proposal is to construct a 4-unit Townhouse, each with a suite, resulting in 8 dwellings.		
Buildings and Structures				
Item		Proposed		Notes
Lot Area	Min. 750sq.m.	767 sq.m.	8259 sq'	OK
Maximum Residential Density	Max. 1.30:1 Floor Area Ratio (F.A.R.) (Bonus Density)	8445 sq'	1.02:1	OK subject to the provision of amenities as required by the Town of Sidney Bonus Density and Community Amenity Contribution Policy
Lot Coverage	Max. 50% (See 5.1.5 for exemptions) Covered porches and entranceways, including stairs not exceeding 1.2 metres in height that are located in the front and exterior side yards shall not be included in lot coverage. (5.3.8.a.i)	3329 sq'	40% main building (not including stairs that are 1.2m or less above grade) plus shed, including Shed Addition	OK
Height	Max. 9m (roof pitch greater than 3:12) or Max. 8m (Roof pitch 3:12 or less)	8.92 m avg. natural grade to peak		Variance Required
Storeys	Max. 2.5 Storeys	3.0 Storeys		Variance Required As geotech suggests that slab be no more than 2-3ft below grade, a variance will be needed for this to be a 3-storey building.
Front Setback	Min. 4.5m (Covered porches and entranceways, including stairs not exceeding 1.2 metres in height that are located in the front and exterior side yards shall be permitted to project an additional 3 metres into the front and exterior side yards (5.1.6.b.ii))	4.5m Front Yard Setback		OK
		Stairs that are 0.75m higher than 1.2m extend 1.04m into the 4.5m setback.		Variance Required
Rear Setback	Min. 4.5m	13.18m	Rear Yard Setback	OK
Side Interior Setbacks	Min. 2.0m	2.04m	Side Yard Setbacks	OK
Orientation	Min. 3 dwelling units per building shall be attached	8 dwellings are attached.		OK
Adaptability	20% of all new townhouse dwellings in a development project shall be adaptable units as per Section 7. All calculations shall round up to the nearest whole number.	2 dwellings (or 25% of the project) are adaptable units		OK 2 Lower floor units are adaptable
Shape & Massing	Townhouse dwellings must be a minimum of two (2) storeys, with the second storey of each dwelling unit having a minimum floor area of 25 square metres of finished habitable space.	Four dwellings are 2-storeys while four dwellings on the lowest level are single story		OK

Accessory Structure in Rear Yard				
Height	Max. 5m	3.05m		OK
Setbacks	Min. 1.2m from any lot line	1.2m from East Property Line, 0.8m from South Property Line		Variance Required for South Property line setback
Floor Area	Max. 25% of Rear Yard Area	132.8sq' - Rear Yard Area is 304.8sq.m. or 3280.1sq'. Shed covers 4% of the rear yard.		OK
Width	Max. 50% width of rear lot line	Width of shed is 3.1m. Width of rear yard is 22.88m. Shed's width is 13.5% the width of the rear yard		OK

Vehicle Parking & Bicycle Parking Regulations				
Parking	Min. 1 space per unit, including secondary suites. For this project, 8 spaces are required, and one must be a Type B Accessible Space.	8 Spaces are provided. 1 space is Type B Accessible		OK Path adjacent to two spots closest to the building, will be the access aisle for the Type B Accessible Space
Setback Requirements for Multi-Unit Parking	Min. 1m setback required between parking areas and property line.	North: 0.8m, South: 2.76m, East: 0.8m		Variance Required for North and East parking setbacks.

Floor Area Calculations		
Space	Area	
Unit A - Main Floor	719.75 sq'	
Unit A - Upper Floor	733.25 sq'	
Unit E - Basement Level	639 sq'	
Unit E - Mechanical Room	39.3 sq'	
Unit B - Main Floor	719.75 sq'	
Unit B - Upper Floor	733.25 sq'	
Unit F - Basement Level	638.3 sq'	
Unit C - Main Floor	719.75 sq'	
Unit C - Upper Floor	733.25 sq'	
Unit G - Basement Level	638.3 sq'	
Unit D - Main Floor	719.75 sq'	
Unit D - Upper Floor	733.25 sq'	
Unit H - Basement Level	639 sq'	
Unit H - Mechanical Room	39.3 sq'	
TOTAL	8445.2 sq'	

AVERAGE GRADE CALCULATION	
POINT	GRADE (m)
A	3.6
B	3.6
C	3.3
D	3.4
AVERAGE (m)	3.5

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 *** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

ELEVATIONS (East & West)



Front (West) Elevation
Scale: 1/4" = 1'-0"



Front Left
Scale: 3/32" = 1'-0"



Front Right
Scale: 3/32" = 1'-0"



Rear (East) Elevation
Scale: 1/4" = 1'-0"



Rear Left
Scale: 3/32" = 1'-0"



Rear Right
Scale: 3/32" = 1'-0"

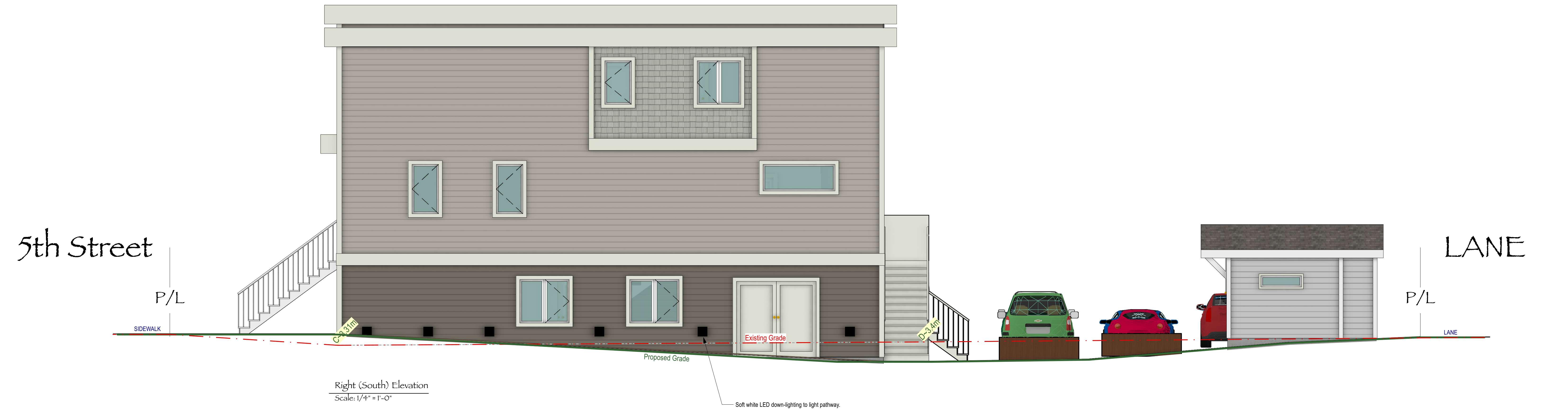
*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
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ELEVATIONS (North & South)

Spatial Separations Calculations							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECTED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECTED OPENINGS (sq.ft.)	PROPOSED UNPROTECTED OPENINGS (%)	Allowable must be greater than or equal to Proposed
-From Site Plan & Elevations-	-From Site Plan-	-Fished Ground to uppermost Ceiling-	-This column auto-calculates-	-From Elevations-	-PER CBC 9.10.14.4-	-This column auto-calculates-	-Compare Allowable to Proposed-
North Elevation (Main Wall)	2.04m	1277	119	100.75	8.0%	7.9%	OK
South Elevation (Main Wall)	2.04m	1277	119	100.75	8.0%	7.9%	OK



Example of Soft white LED down-lighting to light pathway.



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STREETSCAPE & COLOUR SWATCHES



P/L

9675 5th Street
(Existing)

P/L

9667 5th Street
(Proposed)

P/L

9651 5th Street
(Existing)

P/L

Streetscape (West Elevation)
Scale: 1:100



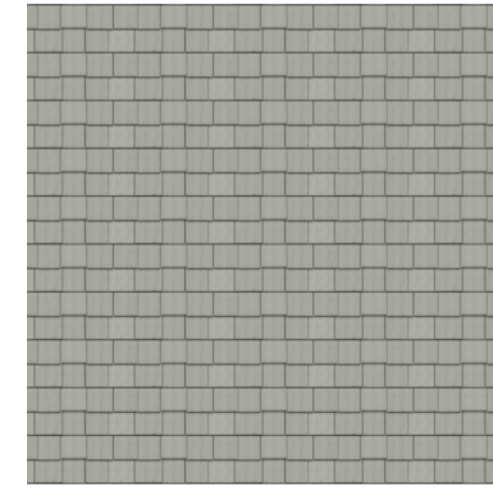
(1) Dark Horizontal Siding:
River Reflections
(Benjamin Moore)



(2) Medium Horizontal Siding:
Shale
(Benjamin Moore)



(3) Light Horizontal Siding:
Fog Mist
(Benjamin Moore)

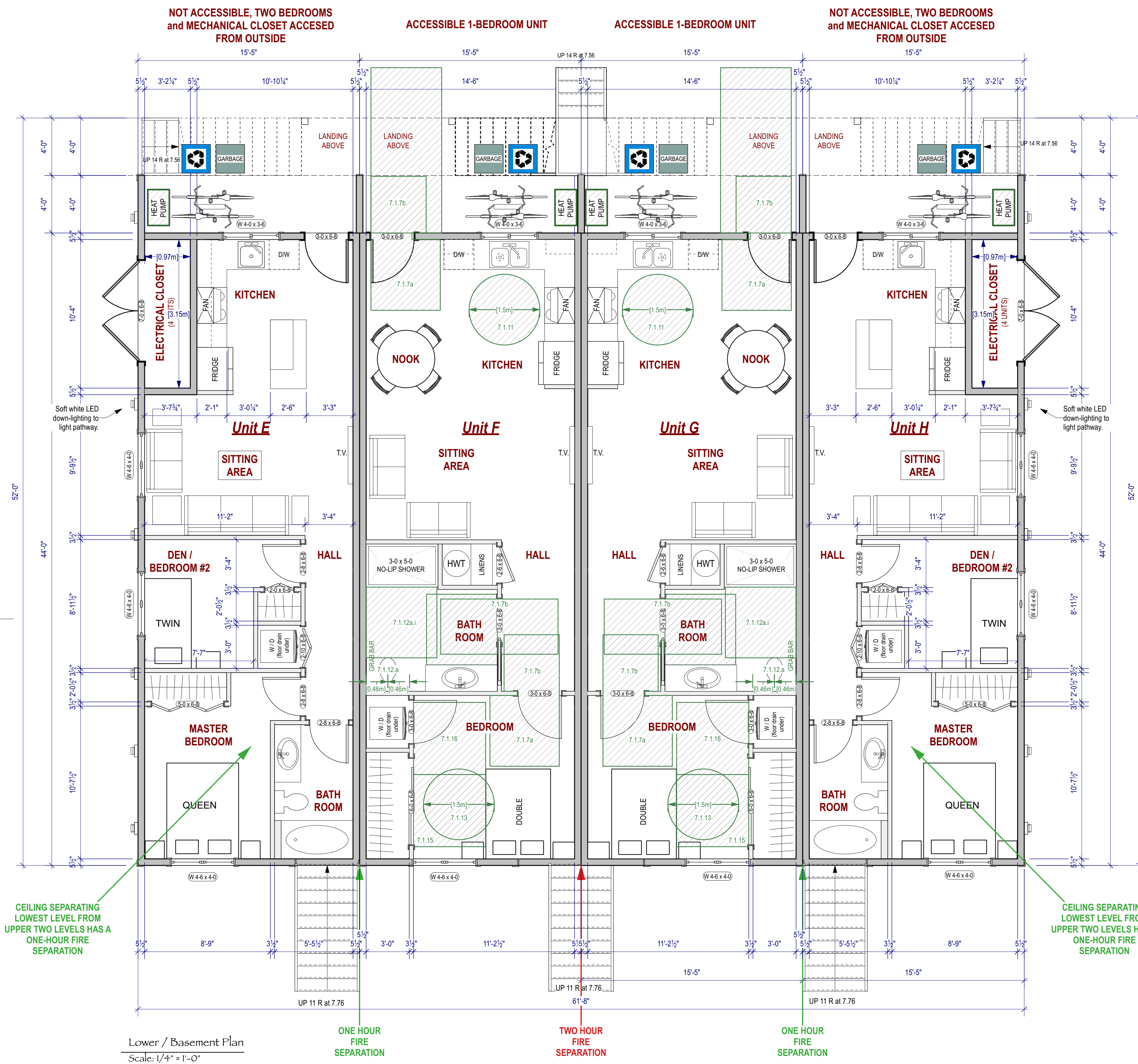


(4) Shakes:
Balboa Mist
(Benjamin Moore)



(5) Trim:
Cloud White
(Benjamin Moore)

LOWER FLOOR PLAN



7.1.1 Paths of Travel

- Exterior walkways to at least one main entrance shall:
- be provided by means of a continuous plane not interrupted by steps or abrupt changes in level;
- have a permanent, firm and slip resistant surface such as asphalt, concrete pavers, well compacted crushed stone, or lumber with the planks across the direction of travel; and
- have an uninterrupted width of not less than 1.5 metres, and a gradient not steeper than 1 in 20.

7.1.2 Location of Adaptable Units

- Where possible, all adaptable units shall be located on the ground floor, however, if located above the main floor, those units must provide an area of refuge

7.1.3 Notice of Adaptable Features

- A permanent information sheet on the location and type of adaptable features included in the unit shall be posted on, beside or inside the electrical panel.

7.1.4 Corridor Widths

- Corridors shall be not less than 1.0 metre wide for all interior routes.

7.1.5 Floor Surfaces

- Floor surfaces shall have no changes in level greater than 0.013 metres.

7.1.6 Doors

- Doors shall have a clear width when open of not less than 0.8 metres

- Thresholds shall not exceed 0.013 metres high

- Operating devices such as handles, pulls, latches, and locks shall:

- be operable by one hand;
- not require fine finger control, light grasping, pinching or twisting of the wrist to operate; and
- be mounted not more than 1.2 metres from the floor.

7.1.7 Maneuvering Space at Doors

- When the door swing is towards the maneuvering space, the space shall be not less than 1.5 metres long by a width equal to the door assembly width plus not less than 0.6 metres clear space beside the latching jamb of the door.
- When the door swing is away from the maneuvering space, the space shall be not less than 1.2 metres long by a width equal to the door assembly width plus not less than 0.30 metres clear space beside the latching jamb of the door.

7.1.8 Controls and Outlets

- Light switches, circuit breakers, locks, and intercom buttons shall be located at a height between 0.4 metres and 1.2 metres from the floor.
- Electrical receptacle outlets shall be located between 0.4 metres and 1.2 metres above the floor.
- Thermostats shall be located between 0.4 metres and 1.2 metres above the floor.
- The operable part of controls, such as thermostats, electrical switches, circuit breakers, locks and intercom buttons, microphones, and electrical and communication wall outlets shall be:

- located adjacent to a clear floor space that has a width of not less than 0.75 metres;
- operable with one hand; and
- of a type that does not require light grasping, pinching, or twisting of the wrist.

- At least one switched electrical outlet shall be provided in the master bedroom and living room.

7.1.9 Alarms

- An electrical receptacle shall be provided above the main entrance to allow for the connection of a personal visual or auditory signal.

7.1.10 Windows

- Opening and locking mechanisms shall be:

- located adjacent to a clear floor space that has a width of not less than 0.75 metres;
- operable with one hand; and
- of a type that does not require light grasping, pinching or twisting of the wrist.

7.1.11 Kitchens

- The clearance between counters and all opposing base cabinets, counter tops, appliances or walls shall be not less than 1.5 metres

7.1.12 Bathrooms

- At least one toilet compartment shall:

- have a space not less than 1.5 metres by 1.5 metres for access to the toilet and the fixture itself, and this access space may overlap access space for other fixtures;
- have a distance between the centre line of the toilet fixture and the adjacent wall of between 0.46 metres and 0.48 metres; and
- have wall structural support provided behind a toilet, shower or bathtub to allow the installation of grab bars.

7.1.13 Bedrooms

- At least one bedroom shall provide sufficient space for a turning area of not less than 1.5 metres diameter on one side of a standard-size double bed.

7.1.14 Base Cabinets for Kitchens and Bathrooms

- The base cabinets under a kitchen or bathroom sink shall be removable.
- At least one section of the kitchen counter shall have a work surface that is:

- Not less than 0.75 metres wide x 0.6 metres deep; and
- Adjustable in height from 0.71 metres to 0.86 metres.

7.1.15 Clothes Storage

- Where provided, one hall closet and one bedroom closet shall have:

- A clear floor space of not less than 1.5 metres diameter in front of the storage area; and
- A clear opening of not less than 0.9 metres.

7.1.16 Laundry Facilities

- A clear floor space of not less than 1.5 metres diameter shall be provided in front of clothes washing or drying equipment.

7.1.17 Living Areas

- Complete living facilities, including a kitchen, bathroom and bedroom, shall be provided on one level to avoid the need for lifts or elevators. However, where living areas are provided on two or more levels, closet or foyer space not less than 0.915 metres wide by 1.20 metres long shall be positioned one above the other on each level to provide space to accommodate the future installation of a residential elevator or lift.

Cumming Design

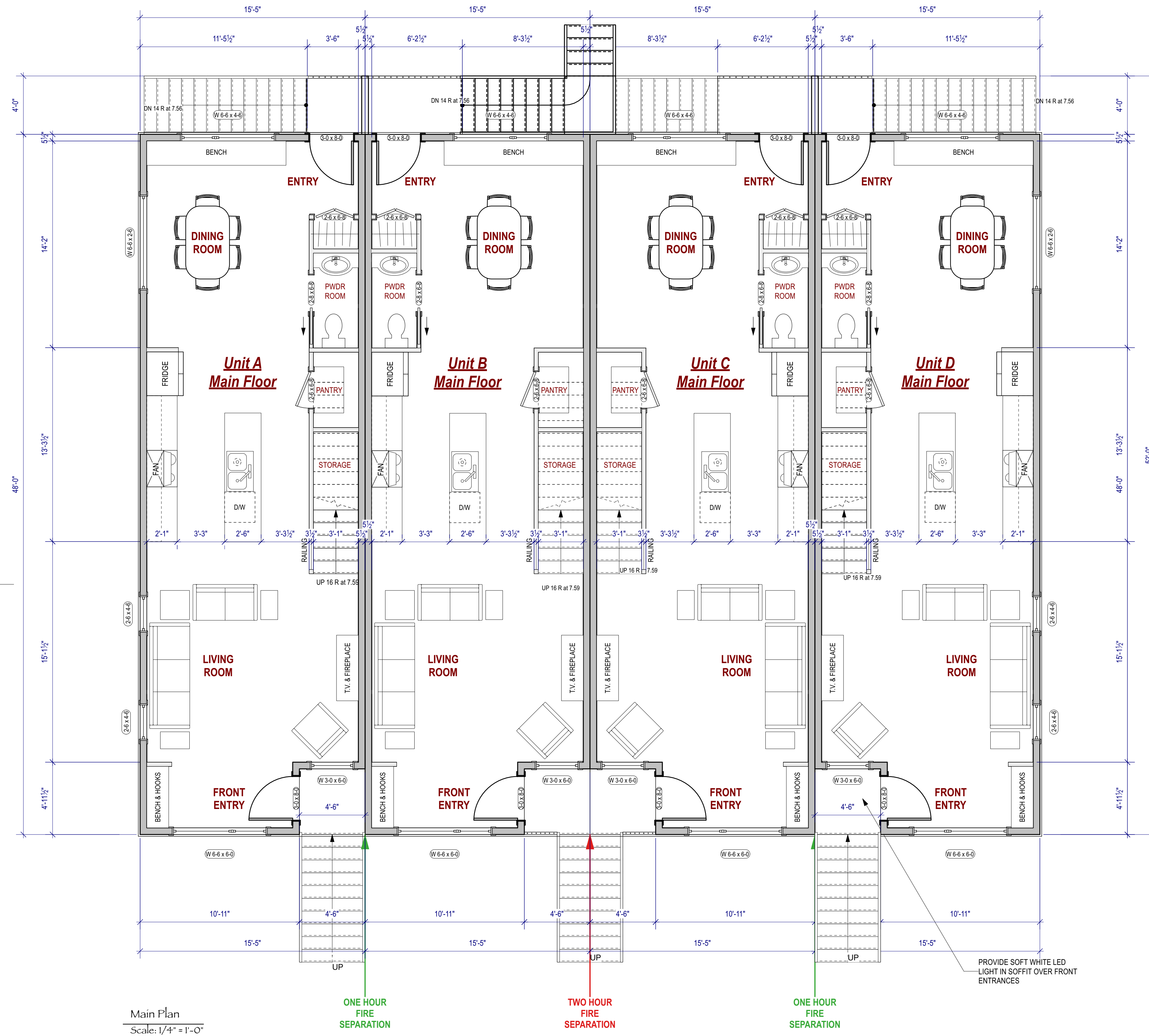
Tara Cumming
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A-5
DATE:
2024 Sep 12
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TARA & NIALL
DRAWN BY:
TARA

~ 9667 5th Street ~

MAIN FLOOR PLAN



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UPPER FLOOR PLAN

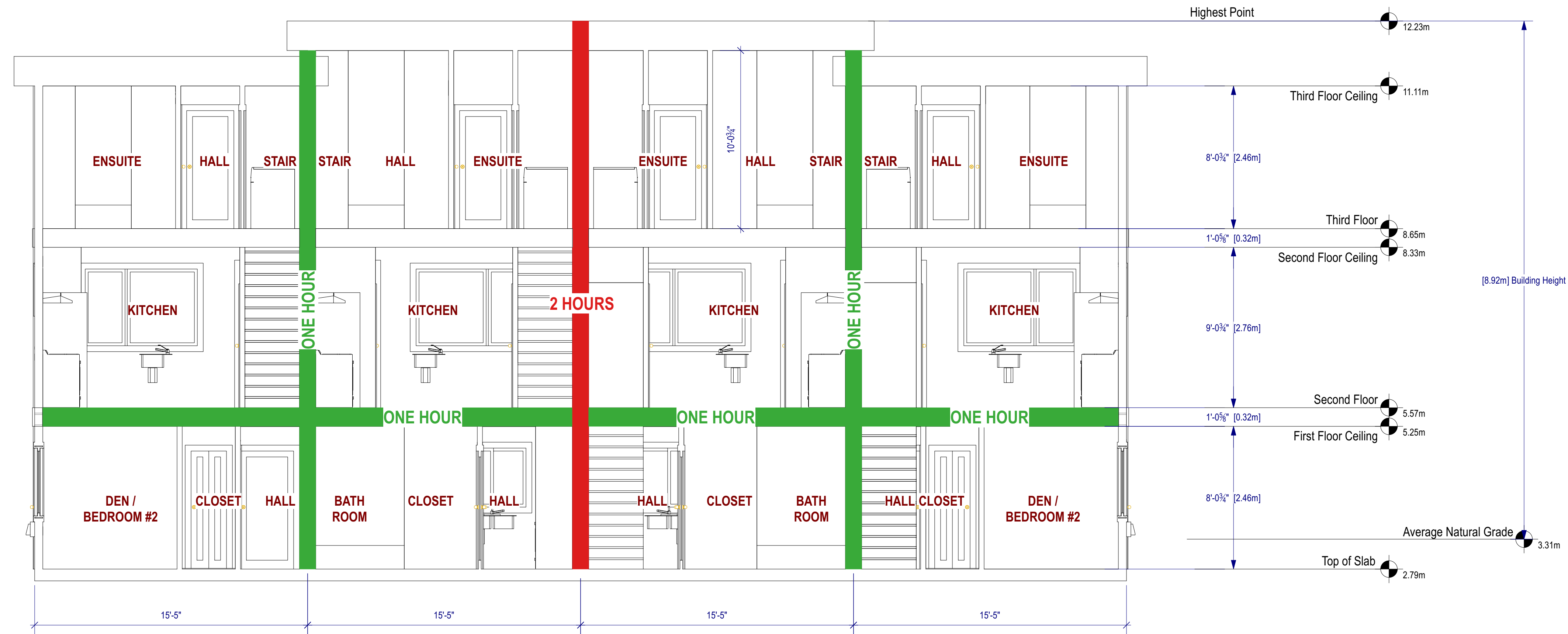


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Cumming Design
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 250-889-4918
 cumming_design@shaw.ca

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GRAPHIC CROSS SECTION



Section AA
Scale: 1/4" = 1'-0"

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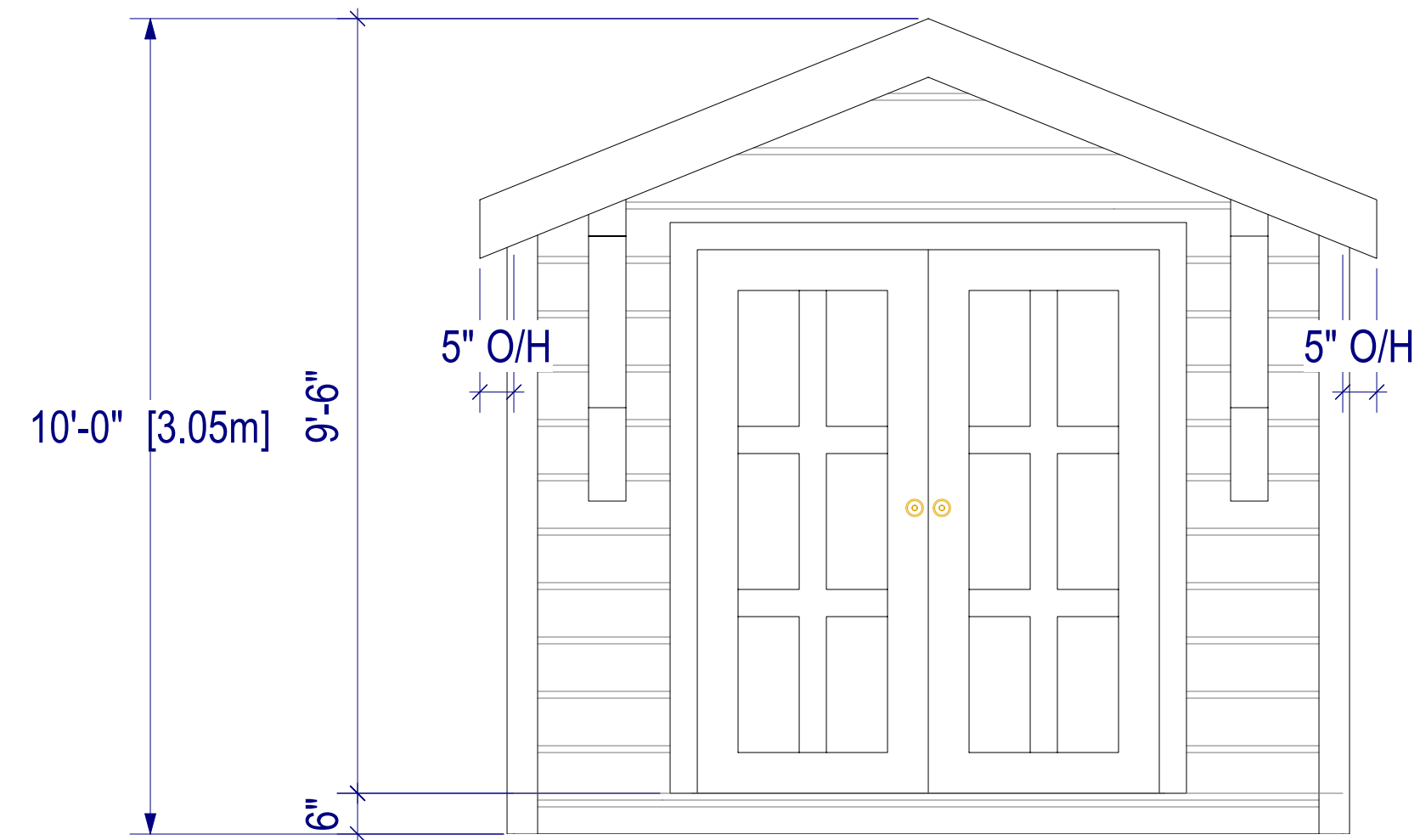
PROPOSED RE-USE OF EXISTING SHED



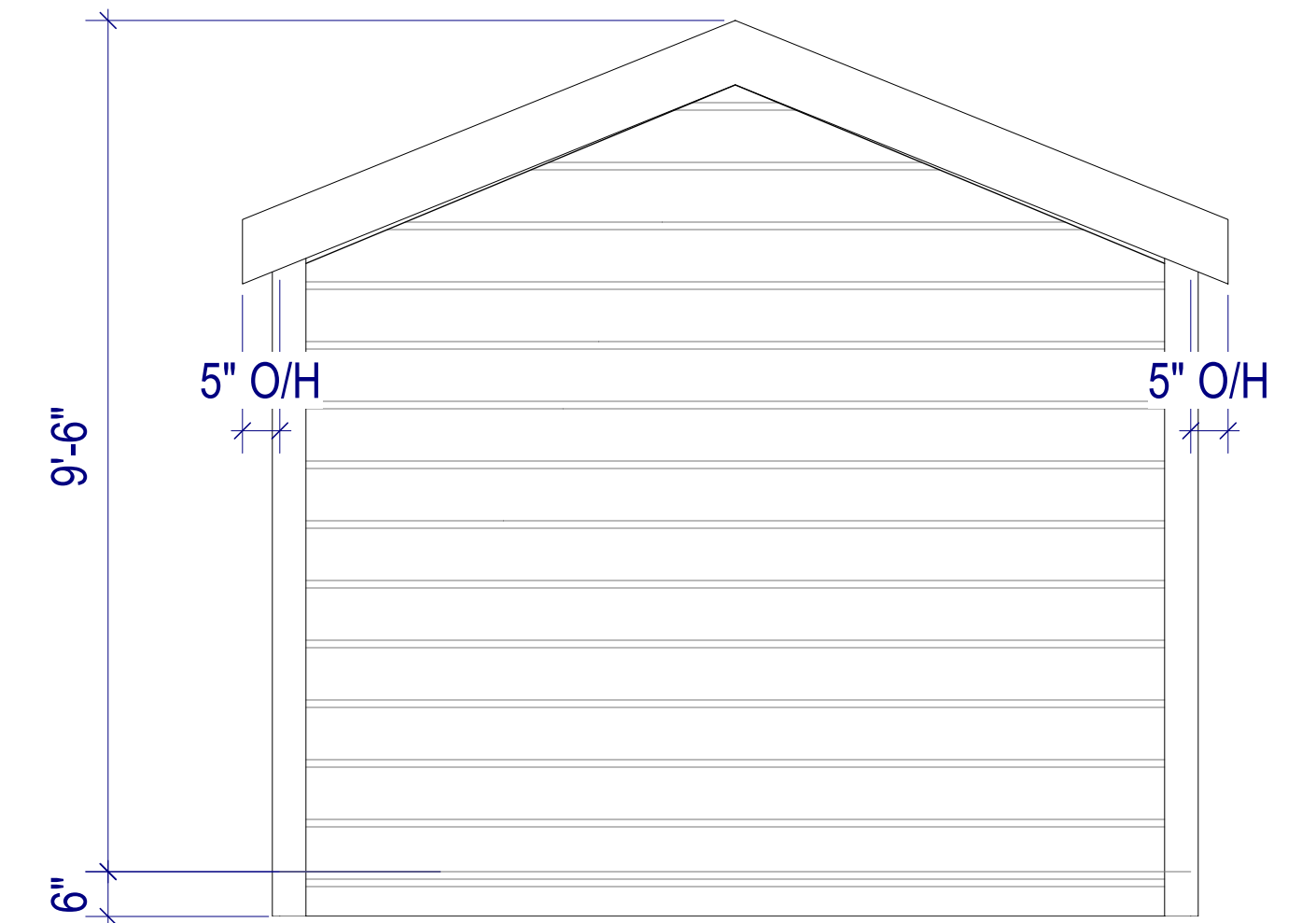
Existing Shed Front
Scale: 1/4" = 1'-0"



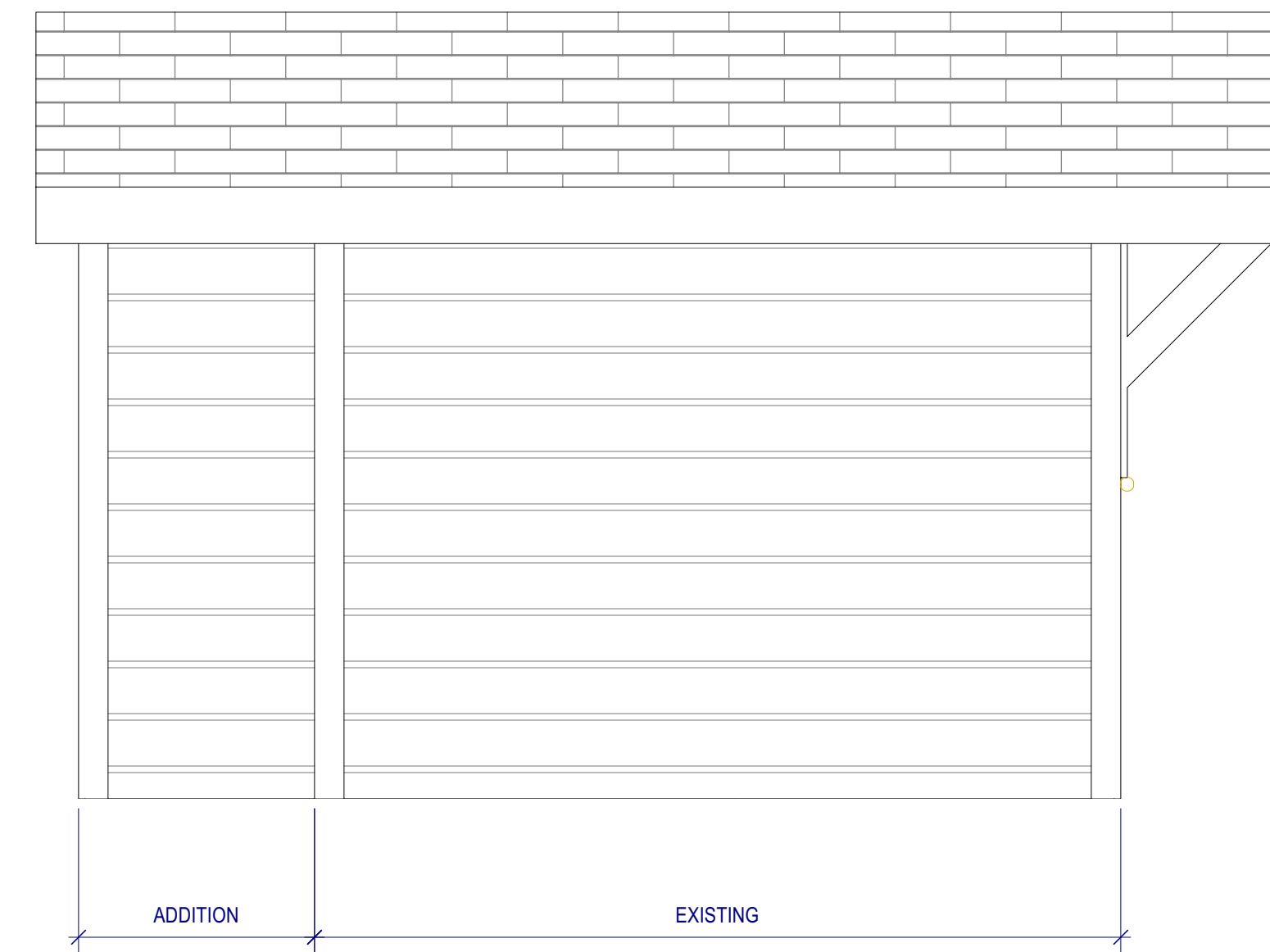
Existing Shed Side
Scale: 1/4" = 1'-0"



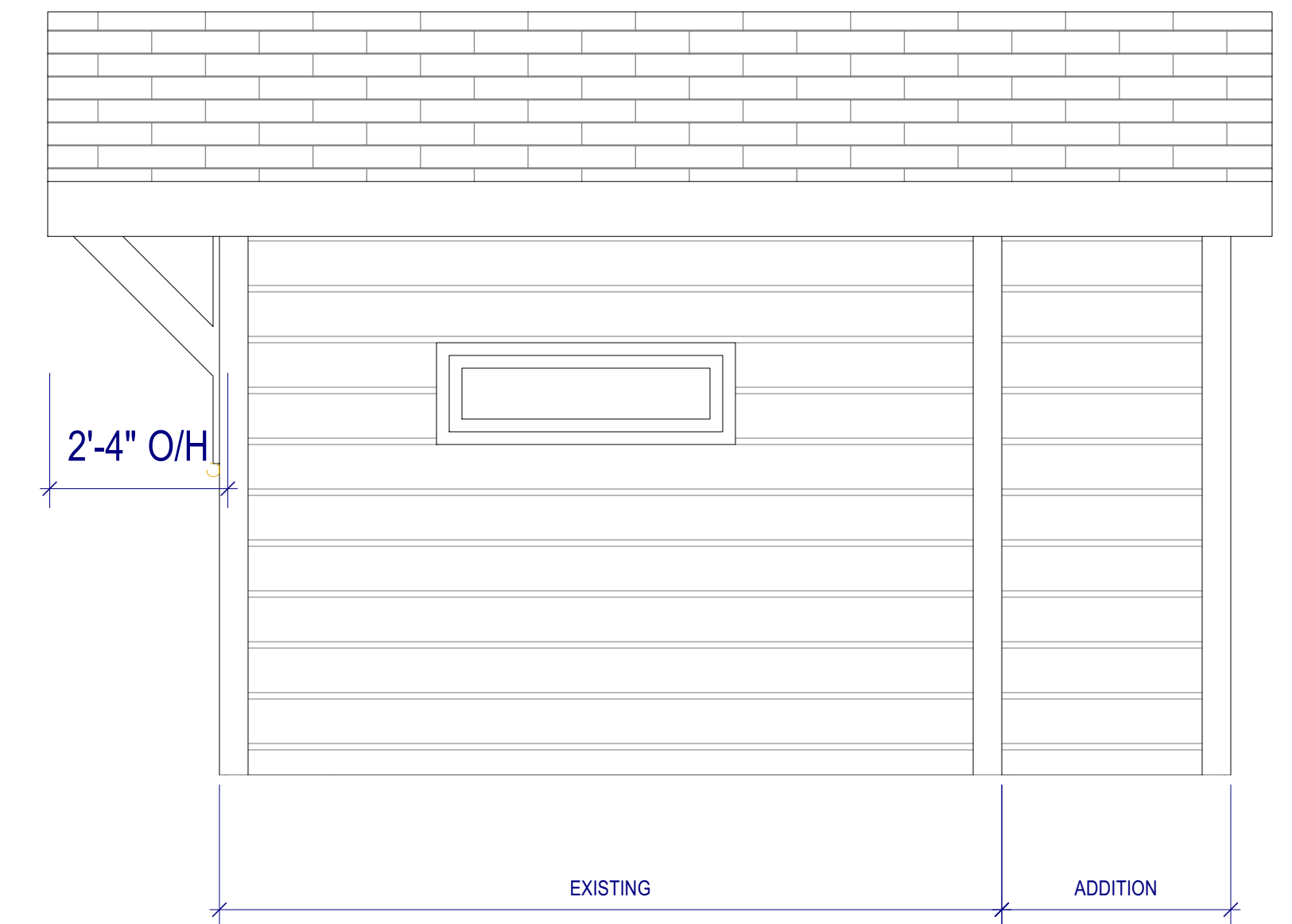
Existing Shed Front
Scale: 1/2" = 1'-0"



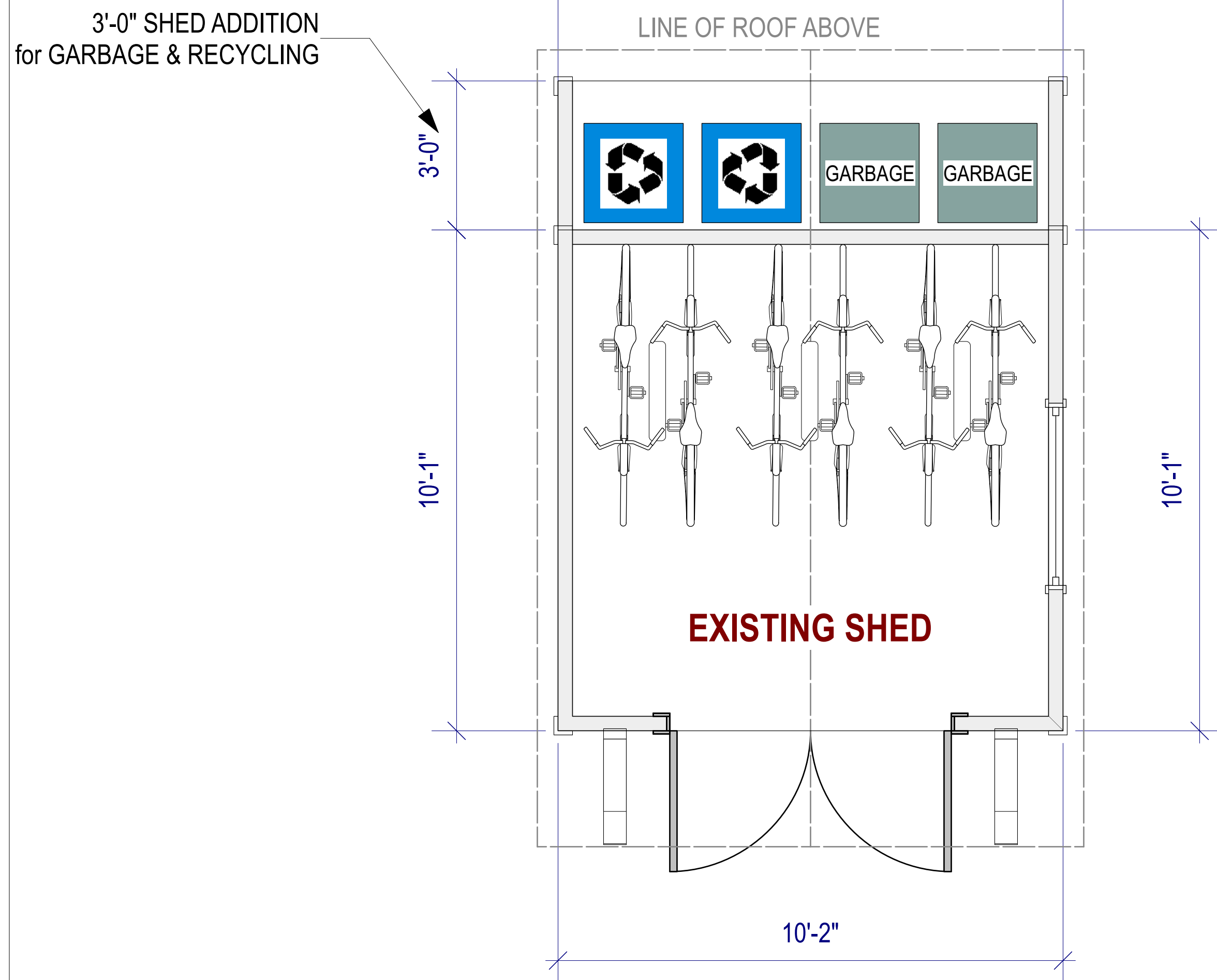
Existing Shed Rear
Scale: 1/2" = 1'-0"



Existing Shed Left
Scale: 1/2" = 1'-0"



Existing Shed Right
Scale: 1/2" = 1'-0"



Existing Shed Plan
Scale: 1/2" = 1'-0"

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