

TOWN OF SIDNEY

Report to Advisory Planning Commission

TO: Chair and Members
FROM: Celina Fletcher, Municipal Planner
DATE: October 31, 2024 File No. 9899 Seventh Street (Land)
SUBJECT: Development Permit Application No. DP100848
Development Variance Permit Application No. DV100360
9895 and 9899 Seventh Street

PURPOSE:

The purpose of this report is to address the **Development Permit Application** and **Development Variance Permit Application** for the property located at **9895 and 9899 Seventh Street** (*aerial photo attached as Appendix A*).

PROJECT SUMMARY:

- The proposal is for a four-storey multi-family residential building containing a total of 21 multi-family dwelling units.
- Variances are requested to relax the distance exterior cladding is permitted to project into a required setback, to relax the maximum percentage of a first storey occupied by the parking area, the location of the required 3-bedroom units, and to relax the minimum front and rear yard setbacks
- The proposal is within the range of “bonus density” for the RM7 zone.
- The proposal is consistent with key objectives and policies contained within the Official Community Plan that support multi-unit residential development in appropriately designated areas.

DESCRIPTION OF PROPOSED DEVELOPMENT:

The applicant is proposing to construct one four-storey multi-unit residential building containing ground level parking and 21 dwelling units on the upper three floors (*see Appendix C for Drawing Set V2*). Of the 21 dwelling units, three units are 3-bedroom, three are 2-bedroom, and fifteen are 1-bedroom, with unit sizes range from 69 m² (743 ft²) to 108 m² (1,163 ft²).

The proposed development meets the required number of 3-bedroom units, providing three where three are required. However, a variance is required as 50% of the required three units are not located within the first and second storeys (one is on the second floor, one is on the third floor, and one is on the fourth floor).

Variances are also requested to allow for reduced front and rear setbacks and to allow the vertical exterior cladding to project into the required setbacks (*see Appendix B for Letter of Rationale*).

Electrical, mechanical, and garbage and recycling rooms are on the first storey of the building, located behind the main entrance to the building. On-site surface vehicle parking and bicycle parking for the proposed development would be provided within the ground floor, accessed from Seventh Street. A variance is being requested to allow for the parking area to exceed 40% of the first storey of the building.

LOCATION:

The subject properties are located on the east side of Seventh Street across from Sidney Elementary school and within 200 metres of the downtown core. Each property is occupied by a single-family dwelling which would be removed to accommodate the proposed development. The surrounding neighborhood is developed with a mixture of housing typologies, including multi-family apartment and townhouse

dwellings, and single-family dwellings. The following table outlines the Official Community Plan (OCP) and Zoning designations of the surrounding properties, as well as their current land uses:

Table 1: Surrounding Land Use, Zoning and OCP Designations

	OCP Designation	Zoning Designation	Current Land Use(s)
North	Multi-Unit Residential	RM7 Multi-Unit Residential – Tier 2	Townhouse dwellings, apartment dwellings, single-family dwellings
East	Multi-Unit Residential	RM7 Multi-Unit Residential – Tier 2	Single-family dwellings, townhouse dwellings, apartment dwellings
South	Multi-Unit Residential	RM7 Multi-Unit Residential – Tier 2	Single-family dwellings, townhouse dwellings
West	Institutional	I1 Public Facilities	Sidney Elementary School

OFFICIAL COMMUNITY PLAN BYLAW 2240:

The subject property is designated as Multi-Unit Residential in the Town of Sidney Official Community Plan (OCP). The proposal is generally consistent with the intent of the OCP, which supports the integration of new housing types and forms into existing residential neighbourhoods. It encourages pedestrian-oriented development in multi-unit residential areas, particularly with consideration to its proximity to a school, transit routes, and community services and amenities.

ZONING BYLAW 2275:

The subject property is currently zoned Multi-Unit Residential – Tier 2 (RM7), the intent of which is to provide for attached row housing at a maximum height of 3 storeys, multi-unit housing at a maximum height of 4 storeys, and single- and two-family housing, where permitted by the Zoning Bylaw. The following table provides a comparison between the proposed development and the requirements contained in the RM7 zone:

Table 2: Zoning Comparison

Section	Permitted in RM7 Zone	Proposed Development	Conformity
Permitted Uses	Apartment Dwelling	Apartment Dwelling	Conforms
Density	Base Density: 1.30 FAR Bonus Density: 2.0 FAR	1.61 FAR	Conforms
Lot Area	750 m ² minimum (8,073 ft ²)	1315 m ² (14,155 ft ²)	Conforms
Lot Coverage	55%	50.9%	Conforms
Height	16.0 m (ft)	15.75 m (51.7 ft)	Conforms
Storeys	Max: 4	4	Conforms
Setbacks:			
Front (west)	Min: 6.0 m (19.7 ft)	4.50 m (14.8 ft)	Variance Requested
Rear (east)	Min: 6.0 m (19.7 ft)	5.50 m (18.0 ft)	Variance Requested
Side Interior (north & south)	Min: 4.5 m (14.8 ft)	North:4.5 m (14.8 ft) South:4.5 m (14.8 ft)	Conforms
Apartment-Specific Dwelling Regulations			
Dwelling Units	Min: 3 dwelling units attached	21 dwelling units	Conforms
Adaptable Dwelling Units	Min. 20% of dwelling units (5 units)	20% (5 units)	Conforms
	Min. 10% of units = 2 units	14% (3 units)	Conforms
3-Bedroom Requirements	50% within 1 st or 2 nd storey (2 units)	33% (1 unit) on 2 nd floor, plus one unit each on 2 nd and 3 rd floors	Variance Requested
	Min. 100 m ²	108 m ²	Conforms

Permitted Projections into Setbacks			Variance Requested
Exterior Cladding	Max. 0.15m (0.5 ft) into setback	0.3 m (1.0 ft)	

The proposed development complies with most zoning requirements with the exception of the variances being requested for the minimum front and rear yard setbacks, the distance exterior cladding is permitted to project into a required setback, and the percentage of three-bedroom units located on the first and second storey (see Appendix B for Letter of Rationale).

Given that the majority of the first storey of the building is dedicated to vehicle and bicycle parking and there are no dwelling units located on the first floor, staff are satisfied with the locations of the three-bedroom units in the building and do not recommend any changes in this regard. The requested variance would allow for a stacked floor plan with a three-bedroom unit on each of the three upper floors containing dwelling units, while maintaining the required number of three-bedroom units.

Staff see no concerns in providing support for the requested variance to increase to the maximum distance for exterior cladding to project from a building face. The purpose of this request is to allow for continuation between the vertical projections and the horizontal eaves to create a border element on several areas of the building, which would increase visual interest of the building. There are a number of OCP design guidelines that encourage the utilization of architectural projections in the building design to articulate building faces.

The recently adopted Zoning Bylaw included changes to the RM7 zone to increase the minimum front yard setback from 4.5m to 6m and to increase the minimum rear yard setback from 5.5m to 6m. The intent of this increased setback is to align with OCP guidelines to achieve greater visual separation between multi-unit residential buildings, to provide more breaks in massing, and to allow for additional open space on a property. Staff note that the proposed front and rear setbacks are designed to the previous zoning parameters for the RM7 zone. The proposed 4.5m side yard setbacks (with the exception of the cladding projecting into the setback areas) would help to provide greater visual separation between the proposed building and those on neighbouring properties. Additionally, these properties along Seventh Street are uniquely situated, where they face the playing field of Sidney Elementary School compared to areas with narrower streets or those with buildings close to front property lines.

OFF-STREET PARKING AND LOADING BYLAW NO. 2140

The proposed development would accommodate vehicle parking in a surface parking lot accessed from Seventh Street. A total of 22 parking spaces and a bicycle room would be provided on the subject property. Each parking space is to be provided with electric vehicle charging infrastructure that terminates in an energized outlet capable of providing a minimum of Level 2 charging, as per bylaw requirements. The following table outlines the parking requirements for the development based upon the proposed uses:

Table 3: Parking and Loading Requirements

Parking Type	Required	Proposed	Conformity
Vehicle	1 per unit = 21 spaces	22 parking spaces	Conforms
	No more than 30%, rounded up to nearest whole number for small car (Max. 7 small car parking spaces). Accessible Parking: 1 Type A parking space	15 standard size spaces 6 small car parking spaces 1 Type A parking space	
	Max. parking area within the first storey: 40% of the GFA of the first storey	62% of first storey	Variance Requested
	Max. parking area on the lot: 50%	42.4% of lot	Conforms

Bicycle	Class I @ 1 per unit = 21	21 Class I bicycle parking spaces	Conforms
	Class II @ 6 per building = 6	6 Class II bicycle parking spaces	Conforms

The development meets its vehicle parking requirements with a total of 22 vehicle parking spaces proposed where 21 spaces are required. The proposed development meets the requirement for Class I bicycle parking through the provision of an adequately sized bike room on the ground floor. Class II bicycle parking is provided at the front entrance of the building.

The Off-Street Parking and Loading Bylaw limits the amount of floor area of the first storey of a building that may be used for parking to a maximum of 40%. As the proposed building would utilize 62% of the first storey area for parking, a variance is required. Staff note that there are OCP guidelines that support at-grade parking that is integrated into the building and located at the rear of the building, where it does not negatively impact the street frontage. Staff believe that the design of the building adequately minimizes the appearance of the parking areas by screening the parking area from view of the street.

TREE PRESERVATION BYLAW NO. 2138

The purpose of the Town’s Tree Preservation Bylaw is to exercise certain powers to preserve and protect trees within the Town of Sidney, regulate their cutting down and removal, and require their replacement. There are eleven trees on the property, one of which is a bylaw-protected tree. The protected tree is a Manitoba Maple tree located in the rear yard of the property at 9895 Seventh Street, and it is protected by its size. Nine trees are proposed for removal, including the protected Manitoba Maple tree, as they would be affected by the proposed building envelope. The applicant will be required to submit an application for tree removal prior to removing the protected tree.

Submitted plans indicate an unobstructed 24 m² tree planting area to satisfy the new landscaping requirements in section 6 of the Zoning Bylaw.

MULTI-UNIT RESIDENTIAL DEVELOPMENT PERMIT GUIDELINES:

As the property is located within an area designated under the OCP as Multi-Unit Residential, the site is subject to the Public Realm and Open Space, Environmental Sustainability, General Form and Character, General Residential, and Multi-Unit Residential Development Permit Area Guidelines. The purpose of these guidelines is to address the form and character of the proposed development, including landscaping and the siting, exterior design, and finish of the building.

Staff are of the opinion that the proposed development is generally consistent with the applicable Development Permit Guidelines. However, there are several guidelines that staff would like to highlight:

Environmental Sustainability

25.3.9 *Provide bicycle parking at accessible locations on site, including: a. Covered short-term bicycle parking in highly visible locations, such as near primary building entrances; b. Secure long-term bicycle parking within the building, preferably at street level; and c. Ensure bicycle parking, particularly that which is not at street level, is easily accessible to the street, including reducing doorways and using automatic openers. (See also Environmental Sustainability guideline 24.4.6)*

Bicycle parking is to be in convenient and accessible locations on the street level of the property, in keeping with this guideline. A dedicated bicycle room is situated on the first storey of the building with spaces for different bicycle types, accessed by a concrete sidewalk at grade leading from the main entrance and requiring only one doorway between the street and the bicycle room for access. Sheltered bicycle parking is also located at the main entrance of the building, adjacent to the street.

24.4.36 *Biodiversity landscaping and planting plans that ensure trees and vegetation are adaptable to the changing climate are required of new development. (See also guidelines 25.3.58-59 & 25.4.35)*

25.3.47 *Provide landscaping in strategic locations throughout the site to frame building entrances, soften edges, screen parking garages, and break up long façades.*

Plantings include a range of drought tolerant and pollinator-friendly vines, groundcovers, grasses, perennials, and shrubs. The landscaping incorporates several native species throughout the property, including Oregon grape, sword fern, and California lilac. Proposed landscaping is provided throughout the site in strategic locations around the edges of the building envelope and at the main entrance that appropriately compliments the development.

General Form and Character

25.4.21 *Use textured, permeable paving for hard surfaced areas such as walkways, patios, driveways, and parking areas. (See also guidelines 25.4.22-23)*

The parking areas within the building envelope are to be surfaced in asphalt, while parking areas that fall outside of the building envelope are to be surfaced in permeable pavers. Details have not been provided on what specific paver materials will be used for the parking area and the unit pavers. Staff will work with the applicant to determine what these materials will be prior to the Development Permit being approved.

25.3.39 *Select building materials that will weather gracefully over time.*

25.3.40 *Architectural elements and materials should be chosen to convey a feeling of quality and permanence by evoking traditional building design and materials, such as stone, timber, and brick.*

25.3.41 *Consider the colours and materials of adjacent or neighbouring buildings when selecting material and building colour to provide consistency and balance of the overall streetscape.*

The first storey provides a strong base and presence by incorporating traditional materials such as stone treatment and wood accents on the street-facing façade of the building. Proposed materials for the upper storeys of the building include fibre cement lap siding in white, vertical wood look siding, and metal and Hardie-panel applications in charcoal, dark blue, and light grey. Materials are used consistently throughout the building design, and present pleasantly from the public spaces.

25.6.13 *Articulate the façade using design elements that are inherent to the building as opposed to being decorative.*

24.4.14 *Consider the impact of massing and articulation on energy performance, including consideration for strategies such as: a. Designing buildings with a simplified massing and fewer complex junctions to minimize building envelope heat loss; and b. Using articulation strategies for the building façade that are able to be done outside of the building thermal envelope.*

25.6.10 *Incorporate a range of architectural features and details into building façades to create visual interest, especially when approached by pedestrians. Include architectural features such as: a. Bay windows or balconies, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance (see Achieving High Performance); b. Variations in roof height, shape and detailing; c. Building entries; and d. Canopies and overhangs.*

Facades are articulated well by subtle reductions to the building's massing, accomplished by stepping back and extending forward portions of the building. Balconies are recessed into portions of the building that are stepped back and include vertical and horizontal projections that border sections of the building, organizing the building into separate sections to create the appearance of smaller building elements. Building materials are alternated on the

stepped-back or extended forward portion of the facades to create a unified but varied architectural concept.

25.3.42 *Building materials should be used consistently throughout all building elevations that are visible from the street and public open spaces.*

25.6.9 *Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: a. Articulating façades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; b. Repeating window patterns on each step-back and extension interval; c. Providing a porch, patio, deck, covered entry, balcony, and/or bay window for each interval; and d. Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.*

25.3.15 *Avoid large expanses of uniform materials and flat monotonous façades facing streets and public open spaces. (See also guidelines 25.3.29 & 25.4.10)*

The applicant has proposed a building with a unified concept with various façade treatments. The proposed building utilizes variations to the roofline, façade materials, and building elements to present an interesting and cohesive frontage to the street front and neighbouring properties. Variation in colours and materials adds interest to all elevations. The roof of the proposed building is largely flat, punctuated with raised sections which provide visual interest to the roofline.

25.3.25 *Consider future land use direction when designing the transition in building heights from taller to shorter buildings both within and adjacent to the site.*

25.4.1 *Design new residential developments to take into consideration the relationship between building height, site coverage, and setbacks; and between new buildings and surrounding properties, streets and other features.*

The surrounding neighborhood is largely developed with residential uses at a variety of different densities and heights. Sheet DP10 of the proposed plans demonstrates the height of the proposed building in relation to buildings on adjacent neighboring properties. At four storeys the proposed building is noticeably taller than the immediately adjacent buildings, however, it is consistent with the height and lot coverage of the RM7 zone and a recently completed building to the north at 2319 Brethour Avenue. Design-wise, the building reflects the design of newer existing buildings in the neighbourhood in terms of colours, materials, and architectural style, which can help to create a visually consistent street frontage along Seventh Street, with consistent building facades and similar front setbacks. However, the proposed building is notably different from its immediate neighbours to the north, with a largely flat roof and contemporary exterior materials and design.

25.4.2 *Design all residential buildings and units to have easy access to useable private or semiprivate outdoor amenity space.*

25.4.17 *Where private outdoor space is provided, it should be delineated and screened (e.g. with vegetation, fencing, lattice), or located in such a way as to ensure privacy.*

Each individual unit is to have a private balcony. Balconies are to have frosted panelled railings, which would help provide privacy to residents and neighbouring properties.

25.4.19 *Where common amenity space is provided, it should be conveniently accessible from common interior areas and designed to accommodate a diversity of users.*

While there are design guidelines for townhouses to provide a minimum of 10% of a site as common outdoor amenity spaces, this does not apply to apartment developments. No common amenity space is provided; however, private outdoor space is provided in each individual unit with private balconies. Staff note that there is space in the rear yard that could be used for common gathering areas or recreation.

25.6.2 *In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 1:3 and a maximum ratio of 1:1.75. a. Wider streets (e.g. transit corridors) can support greater street wall heights compared to narrower streets (e.g. local streets); b. The street wall does not include upper storeys that are set back from the primary frontage; and c. A 1:1 building height to street width ratio is appropriate for a lane or midblock connection condition provided the street wall height is no greater than three storeys.*

The building would establish a street wall in line with this guideline, with the height and setbacks proposed.

25.3.11 *Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.*

25.3.37 *Garage entries should be located on rear or side façades. If this is not possible, they should be recessed behind the front building face and incorporate architectural detailing to avoid an auto-centric streetscape. Garage doors visible from the street should include glazing, design features, and materials/colours to soften the impact of garage doors oriented toward the street.*

The two existing driveways would be consolidated into one driveway to access the building's parking area, which is located on the ground floor of the building and contained mainly within the building envelope. Proposed plans for the building's parking areas are designed to provide sufficient space for turning and provide logical and safe access and egress.

While the driveway entrance takes up a large portion of the ground floor facing the street, the parking areas will be screened from all on and off-site views using a combination of fencing, soft landscaping and the mass of the building itself. The parking area is behind a metal parkade gate with perforated metal mesh that faces directly onto the street. Wood panelled fencing is proposed around the perimeter of the property, with a hedge along the south property line which will help to screen the parking area from the neighbouring properties.

25.3.32 *Outdoor and rooftop service installations, including mechanical, electrical, and other service equipment, should be considered early in the design process and shown on architectural plans to avoid the need to add on separate screening structures.*

25.3.53 *Unightly site elements including utility kiosks, utility meters, solid waste compounds and storage, loading, and unloading areas should be incorporated into the design of buildings so they are not visible from abutting residential uses, adjacent properties, streets and the waterfront. Where this is not possible, screening or decorative wraps may be considered.*

A dedicated room for garbage and recycling is to be contained within the first storey of the building where it would be hidden from public view, accessed from the parking area.

The site plan currently indicates a potential location for a wrapped PMT at the front of the property in the event that it is required by BC Hydro and includes a dedicated electrical and mechanical room on the ground floor.

DISCUSSION:

Staff are satisfied the applicant has made a concerted effort to address the applicable design guidelines. While the proposed development is generally consistent with the OCP and Zoning Bylaws, staff note that there are several variances requested as part of the application. Staff suggest that as a condition of the Development Variance Permit, a Section 219 restrictive covenant be registered on title to prevent the restriction of occupancy based on age in the future strata corporation, in support OCP goals of establishing a balanced demographic.

RECOMMENDATION:

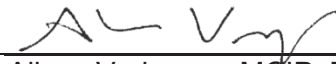
1. That owners and tenants in occupation of property within 75 metres (246 feet) of 9895 and 9899 Seventh Street be notified regarding Development Variance Permit Application No. DV100360 (to relax the distance exterior cladding is permitted to project into a required setback, the maximum percentage of a first storey occupied by the parking area, the location of the required 3-bedroom units, and the minimum front and rear yard setbacks) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance;
2. That Development Permit Application No. DP100848 (to permit the form and character of a four storey 21-unit multi-unit building) for the property at 9895 and 9899 Seventh Street be brought before Council for consideration of approval if Council authorizes the issuance of the development variance permit;
3. That as conditions of approval of Development Permit Application No. DP100848, the property owner shall, prior to the issuance of Building Permit:
 - a. Register a flood hazard covenant on the title of the property referencing the submitted Engineer's report; and
 - b. Pay to the Town a deposit in the amount of 115% of the estimated cost to complete the hard and soft landscaping for the development.
4. That as a condition of approval of Development Variance Permit Application No. DV100243, the property owner shall, prior to the issuance of Building Permit:
 - a. Register a restrictive covenant on the title of the property prohibiting the future strata council from passing any bylaws that may restrict occupancy of the building based on age.

Respectfully submitted,

I concur,



Celina Fletcher, MCIP RPP
Municipal Planner

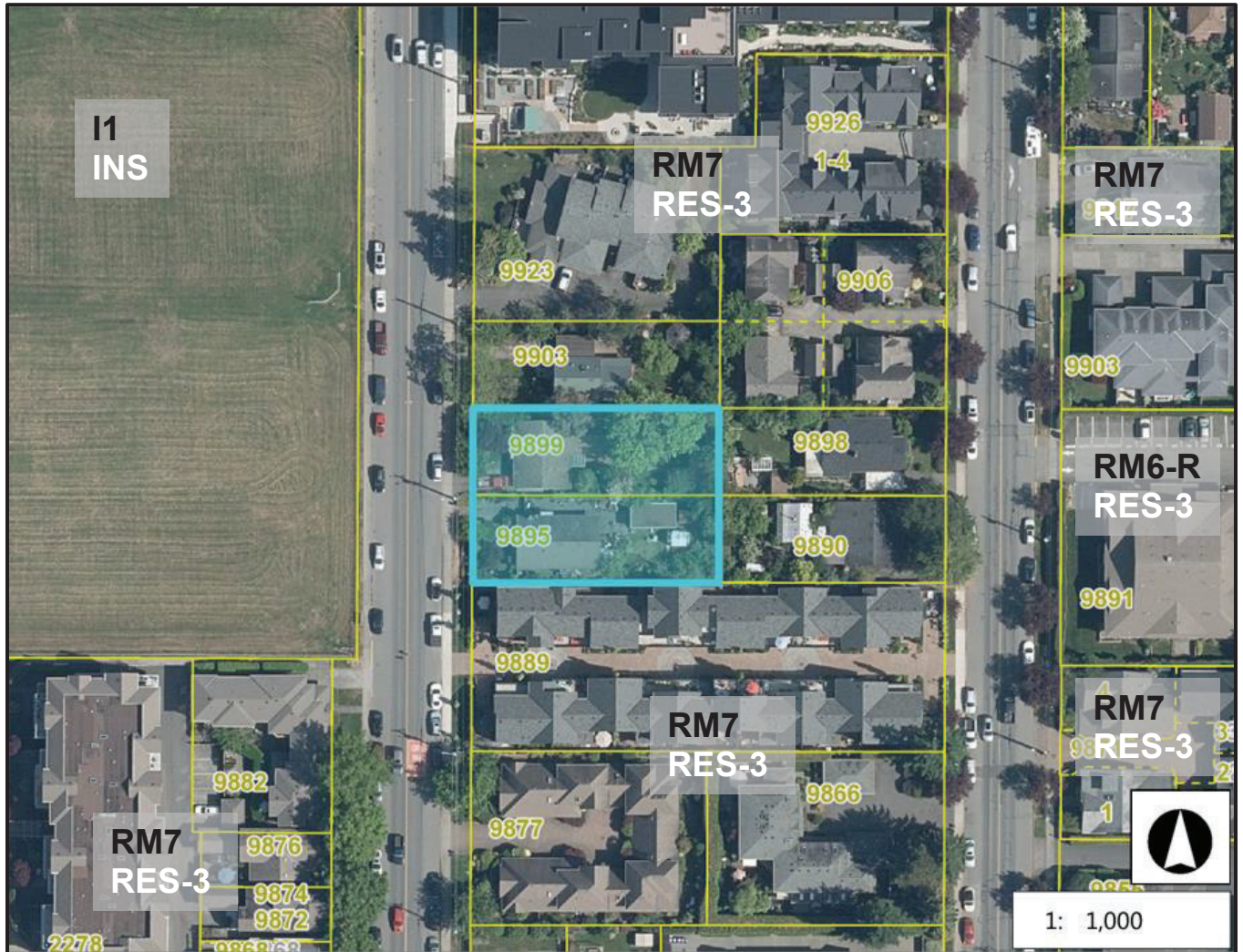


Alison Verhagen, MCIP, RPP
Director of Development Services

Attachments: Appendix A: Aerial photo of subject property
Appendix B: Letter of Rationale
Appendix C: Drawing Set V2

Presenter: Rob Pringle, Union Architecture (applicant)

Appendix A: 2023 aerial photo of the subject property (9895 & 9899 Seventh Street) outlined in blue, showing OCP (white) and Zoning (black) designations.



OCP Designation Legend:

INS: Institutional
RES-3: Multi-Unit Residential



ROBERT PRINGLE Architect AIBC
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October 4, 2024

Planning & Building Department
Town of Sidney
2440 Sidney Ave,
Sidney, BC V8L 1Y7

Attn: Mayor Cliff McNeil-Smith & Council Members

RE: Development Permit Application – 9895 & 9899 Seventh Street – Variance Rationale

Dear Mayor & Council Members,

We are pleased to provide the attached Development Permit and Development Permit Variance application package on behalf of our client Jerry Wakefield for 9895 & 9899 Seventh Street.

The proposed development is for a new purpose built 4-storey 21-Unit Market Condo replacing the two existing single family homes situated on the properties. The sites are currently zoned RM-7 - Multi-Unit Residential Zone which supports the proposed building. The sites will be consolidated prior to Building Permit issuance. We are asking for 5 Variances as noted below in this letter.

Front Yard Setback Variance: The recently updated zoning bylaw requires a 6.0m front yard setback, we are requesting a reduction from 6.0m to 4.5m for this setback. The requested reduction puts the proposed face of the building aligned with the building faces of the adjoining properties. This variance is necessary to maintain a consistent streetscape and ensure the new development integrates harmoniously with the existing neighborhood. Aligning the front setback with adjoining properties ensures a cohesive and aesthetically pleasing streetscape. It also supports the urban design goals of the OCP by maintaining a uniform building frontage.

Rear Yard Setback Variance: Current bylaw requires a 6.0m rear yard setback, we are requesting a reduction from 6.0m to 5.5m for this setback. The requested reduction allows for a longer floor plate necessary for the provision of the larger area 3-bedroom units. This variance is essential to accommodate family-sized units, catering to families and enhancing the livability of the development. This will contribute to the long-term sustainability and attractiveness of the property.

Permitted Projections into Setback: The proposed elevations of the building incorporate Architectural projections consisting of feature roofs running along the floor lines and connected with cladding wing walls to provide a border around the building elements. These border elements further enhance the building design through more articulation and contrasting colours. The roof projections are an allowable projection as per 5.1.6(a) of the bylaw however the vertical connections are not considered eaves in this case. As such we are seeking a variance to 5.1.6(c) of the bylaw to allow the vertical cladding connections to match the 0.3m projection from the allowable 0.15m.

Parking Area Regulations Variance: 4.8.3(b) of the Off-Street parking bylaw permits parking areas within the first storey, provided they do not occupy more than 40% of the gross floor area of the first storey. Given the limited area on site we have proposed providing the required parking under the building and screened from the street. The first storey of the building is limited to the required services of the building including entry lobby, stair cores, bicycle storage and garbage/recycle facilities. The small first storey footprint allows us to provide the required parking almost entirely within the first storey creating more useable open landscaped space. We are seeking a variance to increase the allowable percentage from 40% to 62% to support our proposed layout. We feel this a practical and efficient use of space that supports the development's overall functionality and design. It is worth noting we meet all other parking requirements including count, EV charging, and screening.

Location of 3 Bedroom Units: 5.3.7(e) requires a minimum of 10% of the provided units to have a min. of 3-bedrooms and area of 100m² and be located within the first 2-storeys. For the proposed building, this equates to 1.05 units, rounded up to 2 units, needing to be on the first or second storey. Given that our development does not include units on the ground floor, this requirement is challenging to meet. We are proposing a variance to 5.3.7(e)(iii) to allow stacking the 3-bedroom units on levels 2, 3 & 4. All floors will be accessible the elevator, ensuring that the 3-bedroom units remain convenient for families and individuals with varying mobility needs. The stacking of the units adds to both Structural and Mechanical efficiencies during construction leading to a better performing and more economical building overall.

We believe that the requested variances will enable us to develop a project that is not only viable but also beneficial to the community. We are committed to continue working closely with the staff to address any concerns and ensure that the development aligns with the overall goals and standards of the area. Please let us know if there is any additional information required to process this application. We are available to meet and discuss this request in detail at your earliest convenience.

Sincerely,

Union Architecture Inc.



Rob Pringle Architect AIBC
Principal Architect

CC'd – Jerry Wakefield, Owner – jerry@jwakefieldconstruction.com
Celina Fletcher, Planner – cfletcher@sidney.ca
Corey Newcomb, Planner – cnewcomb@sidney.ca

31-280 West Hill Street, Vancouver, BC V6B 2P4
www.unionarchitect.com

SEAL



NO. ISSUED FOR:
1. ISSUED FOR PERMIT SUBMITTAL
2. DEVELOPER REVIEW COMMITTEE
3. COMMENTS (BY)

DATE:
2024-10-29
2024-10-29
2024-10-29



PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
988 & 989 SEVENTH STREET, SURREY, BC

DRAWING TITLE:
FLOOR PLAN - LEVEL 3 & 4

PROJECT NO.: 24014 **DRAWN:** AS
SCALE: **REVIEWED:** RP

DWG NO.: DP03



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



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

UNION ARCHITECTURE

31-0300 Philip Mills Limited, B.C. Reg. No. 274
www.philipmills.com

SEAL



NO. ISSUED FOR: DATE:
1. ISSUED FOR LOCAL PERMIT 2024-03-15
2. DEVELOPER REVIEW COMMITTEE 2024-03-15
3. CONSULT REVIEW



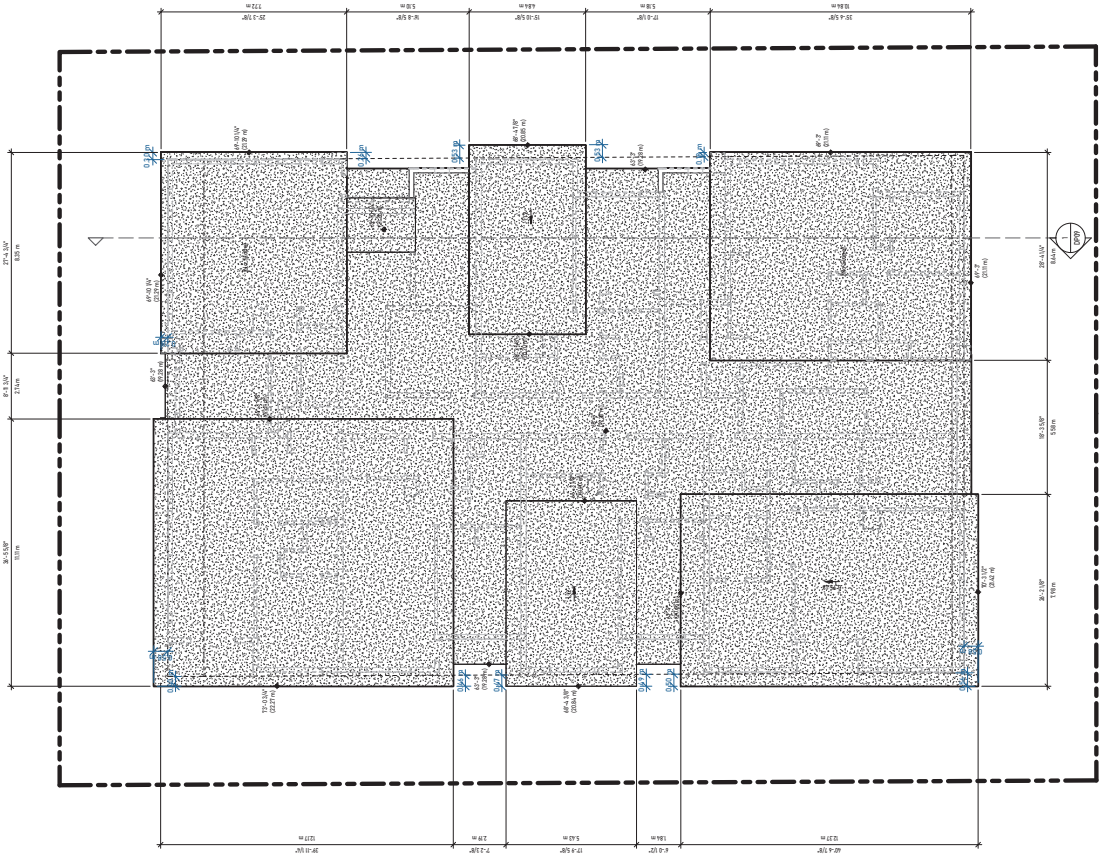
PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
988 & 989 SEVENTH STREET, SIDNEY, BC

DRAWING TITLE:
ROOF PLAN

PROJECT NO.: 24016 **DRAWN:** AS
SCALE: **REVIEWED:** RP

DWG NO.: DP04



1 ROOF PLAN
1/8" = 1'-0"

31-0307 North Hill, Langley, BC V3B 2Y4
www.unionarch.ca

SEAL



NOT TO SCALE
FOR INFORMATION ONLY
THIS DRAWING IS THE PROPERTY OF UNION ARCHITECTURE
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON
UNION ARCHITECTURE

NO.	ISSUED FOR	DATE
1	ISSUED FOR PERMIT PREP	2024-03-15
2	REVISED FOR PERMIT COMMITTEE	2024-03-28
3	CONCEPT REVIEW	2024-03-28



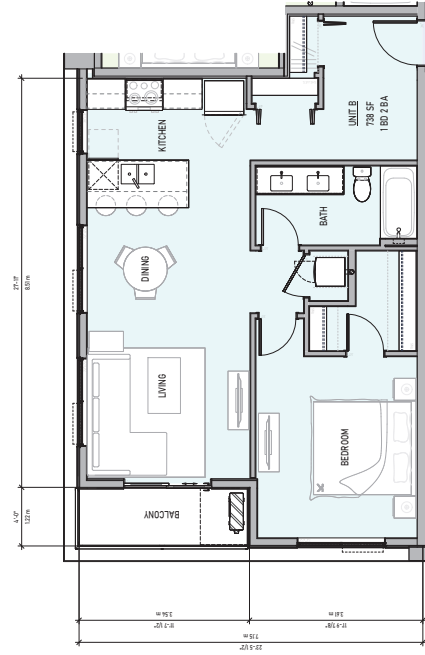
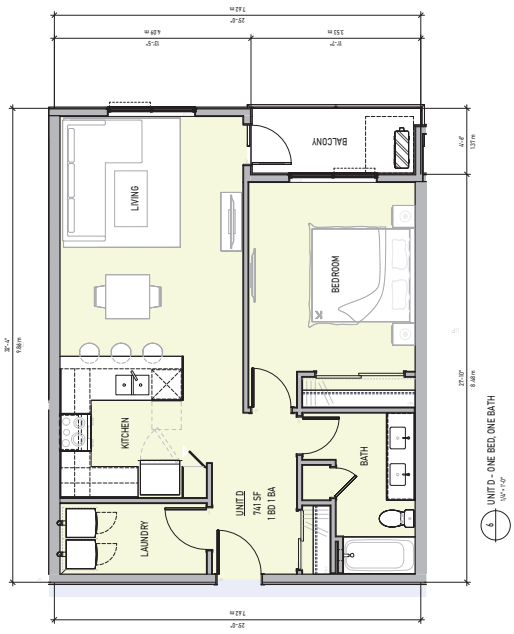
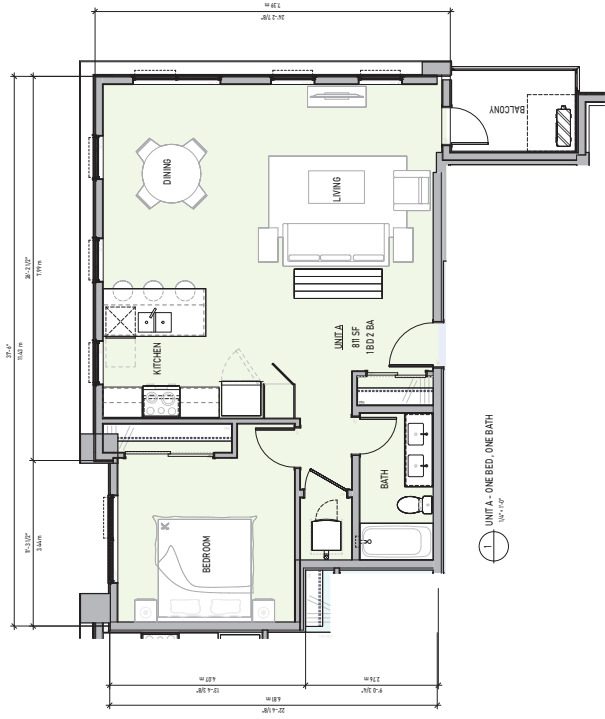
PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
9896 & 9897 SEVENTH STREET, SURREY, BC

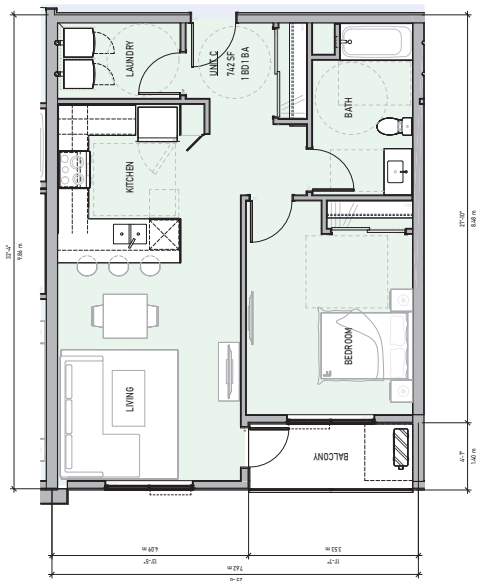
DRAWING TITLE:
UNIT PLANS

PROJECT NO.:	24016	DRAWN BY:	AS
SCALE:		REVIEWED BY:	RP

DWG NO. DP05



UNIT B - ONE BED, ONE BATH
180.2 BA



UNIT C (ADAPTABLE) - ONE BED, ONE BATH
180.1 BA

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IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN

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1. ISSUED FOR REAL PERMIT 2024-03-15
2. DEVELOPER REVIEW COMMITTEE 2024-03-24
3. COMMENTS (REV) 2024-03-24



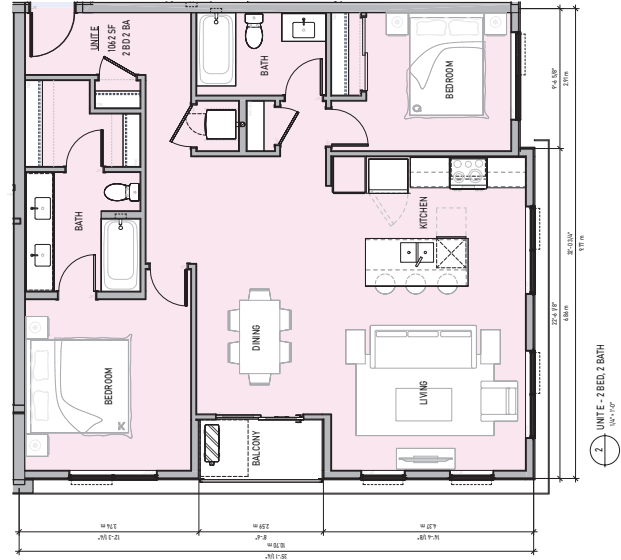
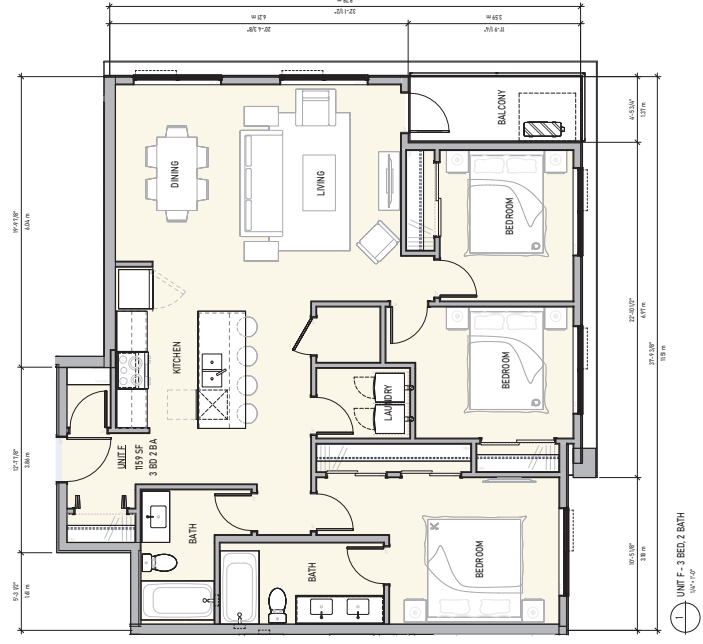
PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
9896 & 9897 SEVENTH STREET, SURREY, BC

DRAWING TITLE:
UNIT PLANS

PROJECT NO.: 24016 | DRAWN: AS
SCALE: | REVIEWED: RP

DWG NO.: DP06



31-0307 (PARTIAL) LUMP SUM CONTRACT FOR 2024
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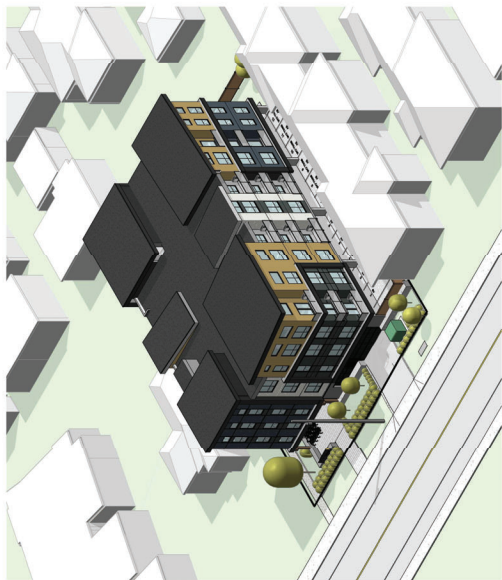
NO. ISSUED FOR: 1. ISSUED FOR PERMIT 2024-10-15
 2. PERMIT REVIEW COMMITTEE 2024-10-16
 3. CONCEPT REVIEW

DATE: 2024-10-15
 PROJECT NAME: SEVENTH STREET CONDO
 PROJECT ADDRESS: 9898 & 9899 SEVENTH STREET, SURREY, BC
 DRAWING TITLE: ELEVATIONS - NORTH & EAST



PROJECT NO.: 24016 DRAWN: JS
 SCALE: REVIEWED: RP

DWG NO: DP07



LEGEND OF FINISHES

1	VERTICAL WOOD LOOK SIDING
2	VERTICAL CORRUGATED METAL SIDING - LIGHT GRAY
3	VERTICAL CORRUGATED METAL SIDING - CHARCOAL
4	EXPOSED CONCRETE
5	FIBRE CEMENT PANEL - CHARCOAL
6	SPARKLE FINISHED GLAZED BOARD RAIL
7	FIBRE CEMENT LAP SIDING - OFF-WHITE
8	FIBRE CEMENT PANEL - DARK BLUE
9	GLAZED ALUMINUM WINDOW - BRASS
10	GLAZED ALUMINUM WINDOW - CHARCOAL FRAME
11	FIBRE CEMENT PANEL TRIM - CHARCOAL
12	FIBRE CEMENT PANEL TRIM - LIGHT GRAY
13	WOOD FENCE
14	CALIBRATED STONE
15	EXPOSED WOOD STRUCTURE
16	HORIZONTAL WOOD LOOK SIDING
17	METAL FINISHING (SEE REFERENCED METAL MESH)

3. ISO 130 DRAWING COPY 1



1. WEST ELEVATION 1/8"=1'-0"



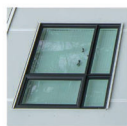
VERTICAL CORRUGATED METAL SIDING - CHARCOAL



SPARKLE FINISHED GLAZED BOARD RAIL



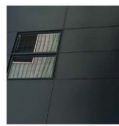
FIBRE CEMENT PANEL - DARK BLUE



VINYL WINDOW - CHARCOAL FRAME



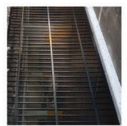
VERTICAL CORRUGATED METAL SIDING - LIGHT GRAY



FIBRE CEMENT PANEL - CHARCOAL



METAL FINISHING - CHARCOAL



METAL PARKADE GATE - W/ PERFORATED METAL MESH



VERTICAL WOOD LOOK SIDING



EXPOSED CONCRETE



FIBRE CEMENT LAP SIDING - WHITE



GLAZED VINYL PATIO DOOR - CHARCOAL FRAME



2. SOUTH ELEVATION 1/8"=1'-0"

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NO. ISSUED FOR: 1
DATE: 2024-12-31
1. ISSUED FOR PERMIT
2. CHANGES FOR COMMITTEE
3. CHANGES FOR PERMIT



PROJECT NAME: SEVENTH STREET CONDO
PROJECT ADDRESS: 989 & 989 SEVENTH STREET, SURREY, BC

DRAWING TITLE: ELEVATIONS - SOUTH & WEST

PROJECT NO.: 24016 DRAWN: JS
SCALE: REVIEWED: RP

DP08

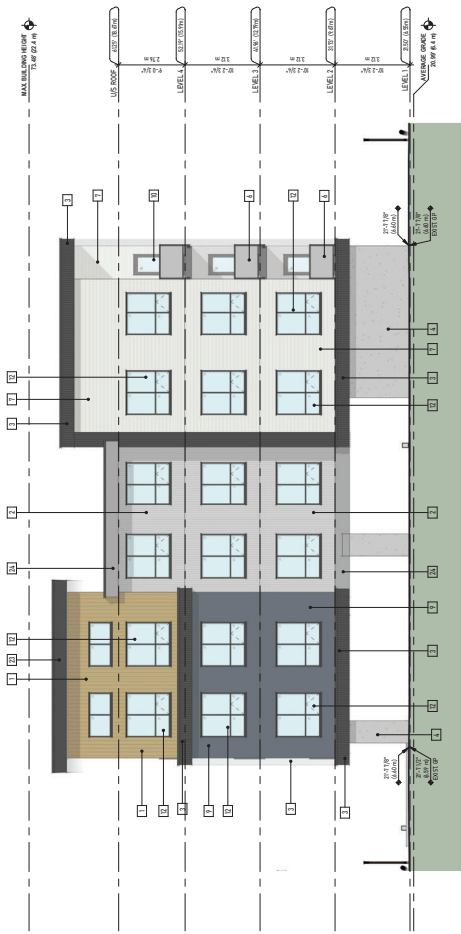
DWG NO.

LEGEND OF FINISHES

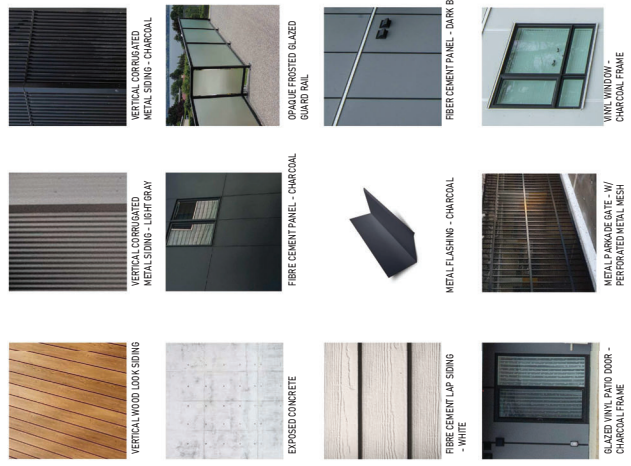
1	VERTICAL WOOD LOOK SIDING
2	VERTICAL CORRUGATED METAL SIDING - LIGHT GRAY
3	VERTICAL CORRUGATED METAL SIDING - CHARCOAL
4	EXPOSED CONCRETE
5	FIBRE CEMENT PANEL - CHARCOAL
6	SPANGLE FROSTED GLAZED GUARDRAIL
7	FIBRE CEMENT LAP SIDING - OFF-WHITE
8	FIBRE CEMENT PANEL - DARK BLUE
9	FIBRE CEMENT LAP SIDING - OFF-WHITE
10	GLAZED VINYL WINDOW - CHARCOAL FRAME
11	GLAZED VINYL WINDOW - CHARCOAL FRAME
12	FIBRE CEMENT PANEL - LIGHT GRAY
13	FIBRE CEMENT PANEL - LIGHT GRAY
14	WOOD FRASE
15	EXPOSED WOOD STRUCTURE
16	HORIZONTAL WOOD LOOK SIDING
17	HORIZONTAL WOOD LOOK SIDING
18	METAL PARKADE GATE WITH PERFORATED METAL MESH



3. (SD) 3D RTHD 2 Copy 1 Copy



2. EAST ELEVATION 1/8" = 1'-0"



1. NORTH ELEVATION 1/8" = 1'-0"

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1. ISSUED FOR ALL PERMITS
2. CHILDREN'S PLAY EQUIPMENT COMMITTEE
3. CONCEPT ONLY

DATE:
2024-11-15
2024-11-15
2024-11-15
2024-11-15



PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
4886 & 4897 SEVENTH STREET, SURREY, BC

DRAWING TITLE:
RENDERINGS

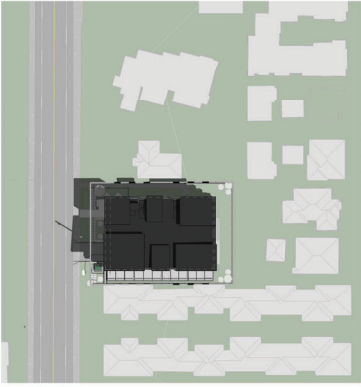
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SCALE: REVIEWED:

DP10

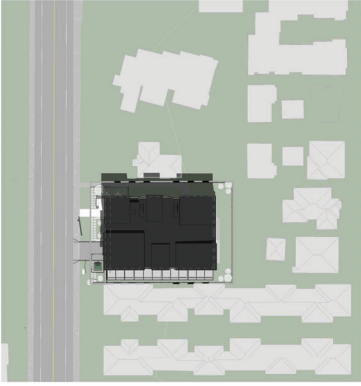
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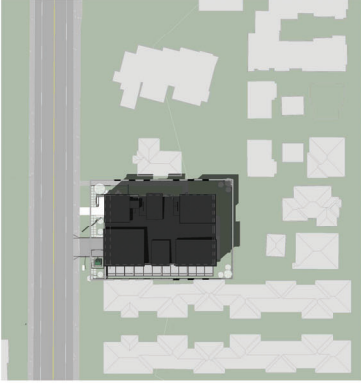
SUMMER SOLSTICE



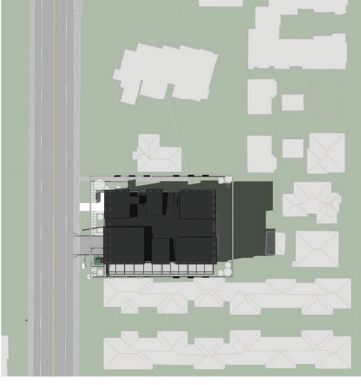
10.1 SHADOW STUDY - SUMMER SOLSTICE - 10AM
1:100



10.2 SHADOW STUDY - SUMMER SOLSTICE - 12PM
1:100



10.3 SHADOW STUDY - SUMMER SOLSTICE - 2PM
1:100

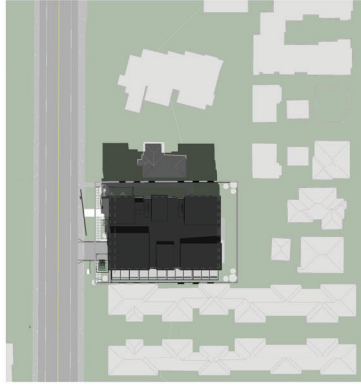


10.4 SHADOW STUDY - SUMMER SOLSTICE - 4PM
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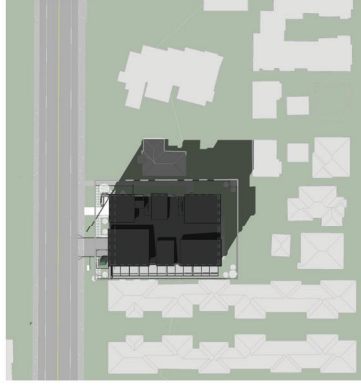
FALL / SPRING EQUINOX



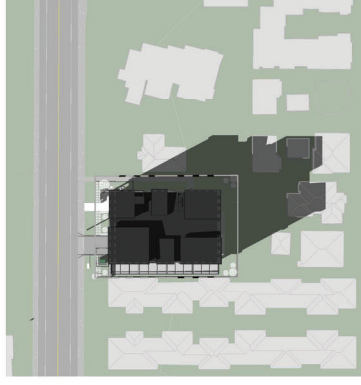
11.1 SHADOW STUDY - FALL / SPRING EQUINOX - 10AM
1:100



11.2 SHADOW STUDY - FALL / SPRING EQUINOX - 12PM
1:100

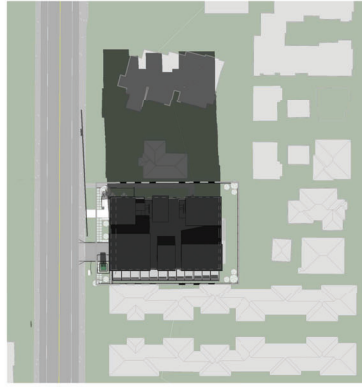


11.3 SHADOW STUDY - FALL / SPRING EQUINOX - 2PM
1:100

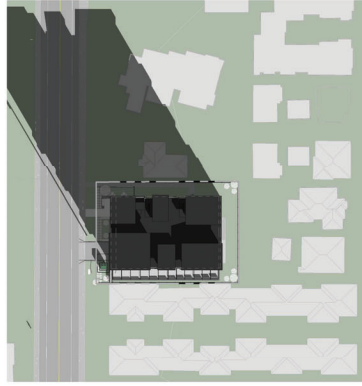


11.4 SHADOW STUDY - FALL / SPRING EQUINOX - 4PM
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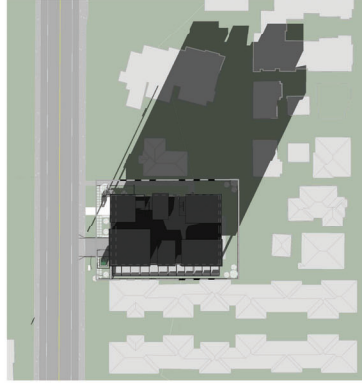
WINTER SOLSTICE



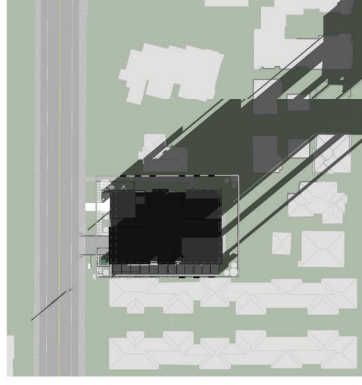
12.1 SHADOW STUDY - WINTER SOLSTICE - 12PM
1:100



12.2 SHADOW STUDY - WINTER SOLSTICE - 10AM
1:100



12.3 SHADOW STUDY - WINTER SOLSTICE - 2PM
1:100



12.4 SHADOW STUDY - WINTER SOLSTICE - 4PM
1:100

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2 ISSUED FOR ALL PERMITS 2024-11-19
3 DEVELOPER REVIEW COMMITTEE 2024-11-19
CONSULT REVIEW 2024-11-19



PROJECT NAME:
SEVENTH STREET CONDO

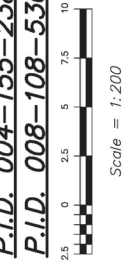
PROJECT ADDRESS:
888 & 889 SEVENTH STREET, SURREY, BC

DRAWING TITLE:
EXISTING SURVEY

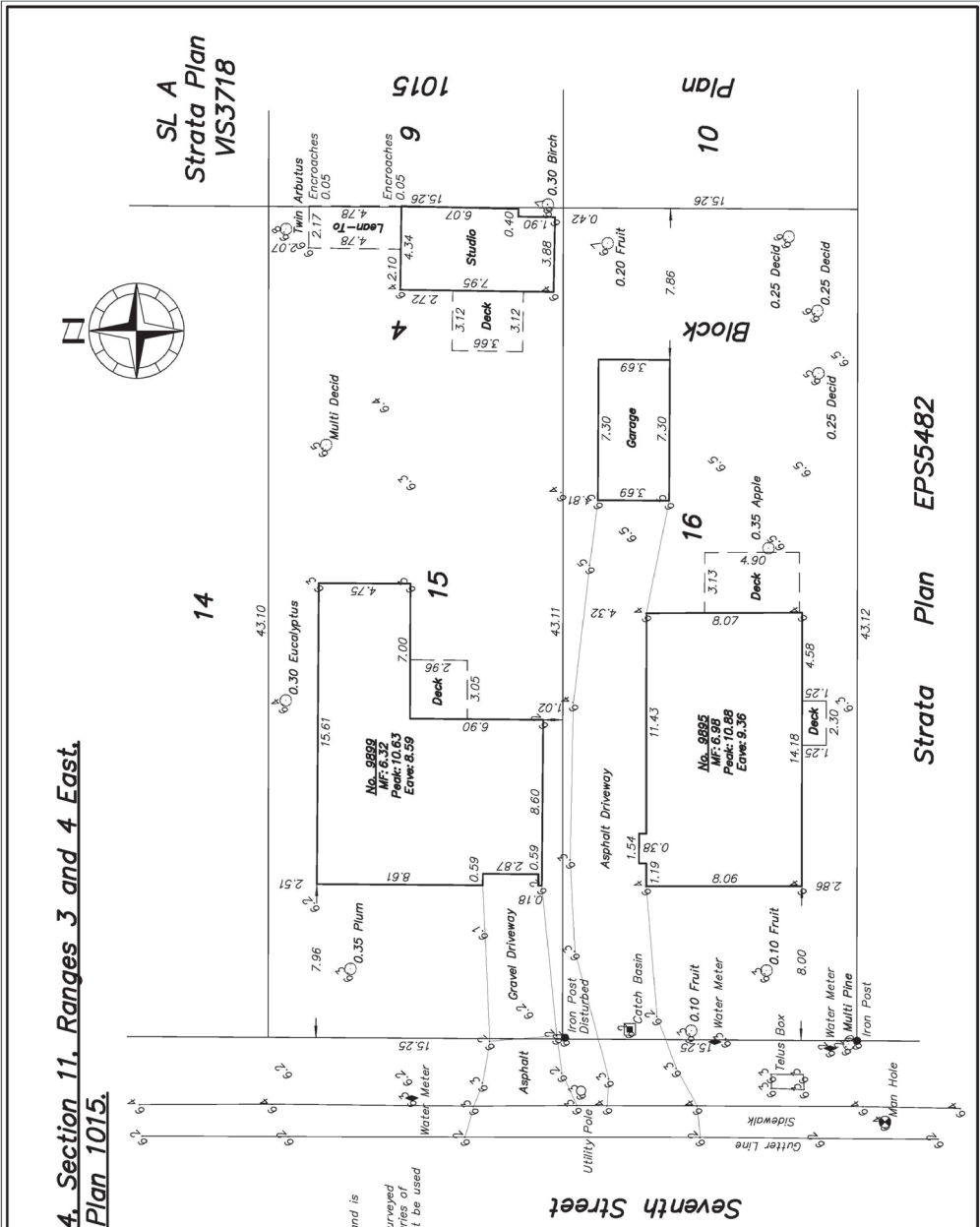
PROJECT NO.: 24016 DRAWN: -
SCALE: - REVIEWED: -

DWG NO.: DP12

**Site Plan Of:
Lots 15 and 16, Block 4, Section 11, Ranges 3 and 4 East,
North Saanich District, Plan 1015,
P.I.D. 004-155-238
P.I.D. 008-108-536**



Dated this 10th day of June, 2017.
Distances and elevations shown are in metres.
Elevations are based on geodetic datum CVD288C and derived from OCM 78H0514.
This site plan is for building and design purposes and is for the exclusive use of our client.
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Surrey, BC V8L 1Z5
Telephone: (250) 656-5155
File: 2200771\Site VLE

Strata Plan EPS5482

EXISTING SURVEY (BY OTHERS) NOT TO SCALE

