

PROJECT STATISTICS **SEVENTH STREET**

ATTN		DATE: 12-04-2024	
CIVIC ADDRESS: 9895 & 9899 SEVENTH STREET, SIDNEY, BC			
SITE AREA: 1316 m ² / 14,592 SF			
EXISTING		REQUIRED	
PROPOSED		PROPOSED	
ZONING: RM7			
FLOOR AREA RATIO (FAR): 1.3 (Max C Bonus)			
SITE COVERAGE: 55.0% (Max)			
PARKING COVERAGE (LOT): 50.0% (Max)			
PARKING COVERAGE (LOT): 45.5%			
NUMBER OF STOREYS		4 Storeys (Max)	
BUILDING HEIGHT		15.75 m / 51.67'	
SETBACKS		FRONT (WEST): 4.00 m (Min) / 19.69' (Min)	
		REAR (EAST): 4.00 m (Min) / 19.69' (Min)	
		SIDE (NORTH): 4.50 m (Min) / 14.76' (Min)	
		SIDE (SOUTH): 4.50 m (Min) / 14.76' (Min)	
TA			
MULTIFAMILY UNITS		TOTAL AREA	
UNIT A		2,427 SF	
UNIT B		2,214 SF	
UNIT C (Adaptable)		2,226 SF	
UNIT D		4,632 SF	
UNIT E		3,188 SF	
UNIT F		3,477 SF	
TOTALS		17,762 SF	
FLOOR AREAS		GROSS	
LEVEL 1		56 m ² / 602 SF	
LEVEL 2		56 m ² / 602 SF	
LEVEL 3		56 m ² / 602 SF	
LEVEL 4		56 m ² / 602 SF	
TOTAL		23,463 SF	
BUILDING FOOTPRINT AREA		670 m ² / 7210 SF	
PARKING TYPE		REQUIRED	
RESIDENTIAL		210	
TOTAL PARKING		22	
PARKING DATA		PROPOSED	
PARKING STALL MIX		Required	
Standard Stall		15	
Small Car Stall (20% Max)		6	
Accessible Stall		1	
TOTAL		22	
BICYCLE PARKING		27	
Class 1		21	
Class 2		6	



LOCATION PLAN N.T.S.



EXISTING STREET VIEW

SEVENTH STREET CONDO

CONDO BUILDING	ISSUED FOR DEVELOPMENT PERMIT
CIVIC ADDRESS:	9895 & 9899 SEVENTH STREET, SIDNEY, BC
LEGAL DESCRIPTION:	<p>LOT 18, BLOCK 4, PLAN VPR05, SECTION 11, RANGE 3E, NORTH SAANICH LAND DISTRICT, & R16 4E PID: 004-195-238</p> <p>LOT 18, BLOCK 4, PLAN VPR05, SECTION 11, RANGE 3E, NORTH SAANICH LAND DISTRICT, & R16 4E PID: 004-195-238</p>

CONSULTANT LIST	DRAWINGS - ARCHITECTURAL
CLIENT: JERRY WAKEFIELD CONSTRUCTION INC 2085 Sun Main Sidney BC V8L 3S3	COV COVER SHEET FLOOR PLAN - LEVEL 1 & 2 FLOOR PLAN - LEVEL 3 & 4 ROOF PLAN UNIT PLANS UNIT PLANS ELEVATIONS - NORTH ELEV ELEVATIONS - SOUTH ELEV BUILDING SECTIONS FINISHINGS SHADOW STUDY EXISTING SURVEY
ARCHITECT: UNION ARCHITECTURE INC. 315-2840 Peatt Road, Langford, BC, V9B 3V4 Contact: Rob Pringle (Architect AIBC)	



CONCEPTUAL RENDERING

UNION ARCHITECTURE

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NO. ISSUED FOR:	DATE:
1 ISSUED FOR DEVELOPMENT PERMIT	2024-07-15

JERRY WAKEFIELD CONSTRUCTION INC.

PROJECT NAME:
SEVENTH STREET CONDO

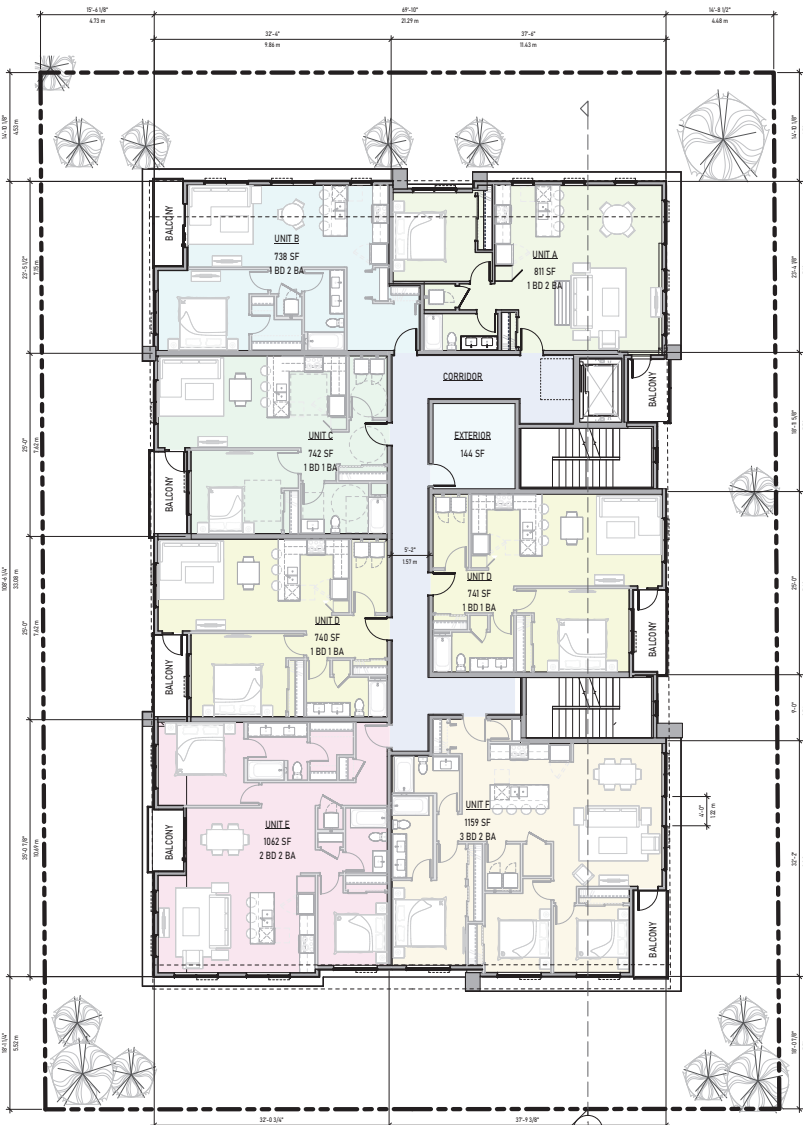
PROJECT ADDRESS:
9895 & 9899 SEVENTH STREET, SIDNEY, BC

DRAWING TITLE:
COVER SHEET

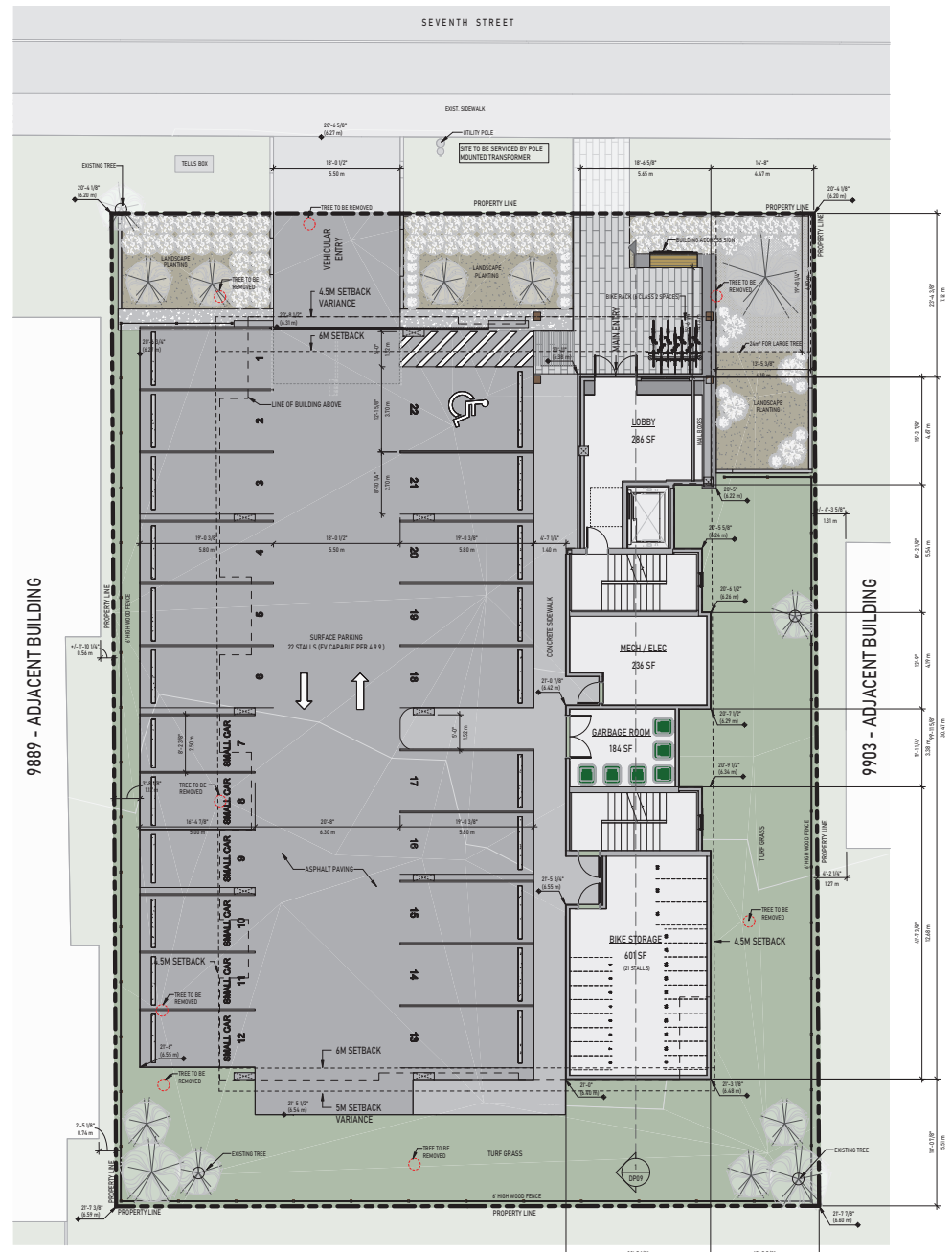
PROJECT NO: 24016	DRAWN: JS / AS
SCALE:	REVIEWED: RP

DWG NO: **DP01**

ISSUED FOR: 2024-07-15 10:00:00 AM



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



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

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NO. ISSUED FOR: 1
DATE: 2024-07-15



PROJECT NAME:
SEVENTH STREET CONDO

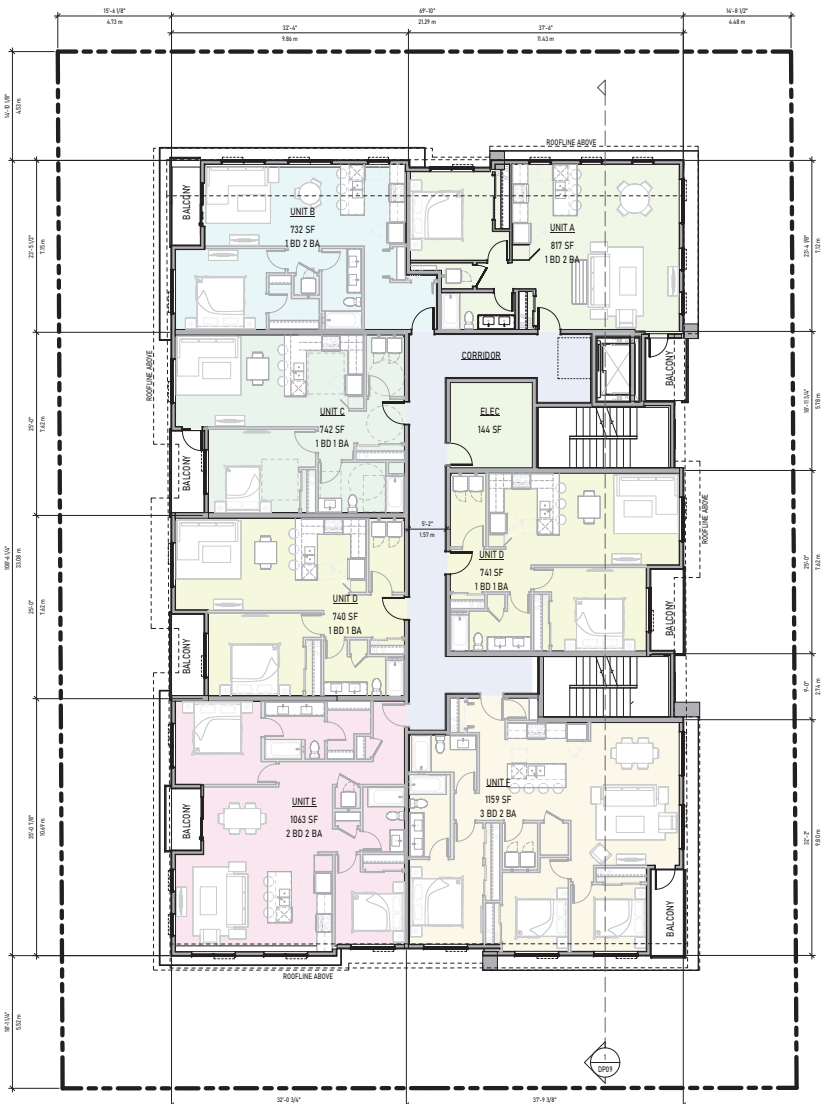
PROJECT ADDRESS:
9895 & 9899 SEVENTH STREET, SIDNEY, BC

DRAWING TITLE:
FLOOR PLAN - LEVEL 1 & 2

PROJECT NO: 24016 DRAWN: JS / AS

SCALE: REVIEWED: RP

DWG NO: **DP02**



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



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

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DATE: 2024-07-15



PROJECT NAME:
SEVENTH STREET CONDO

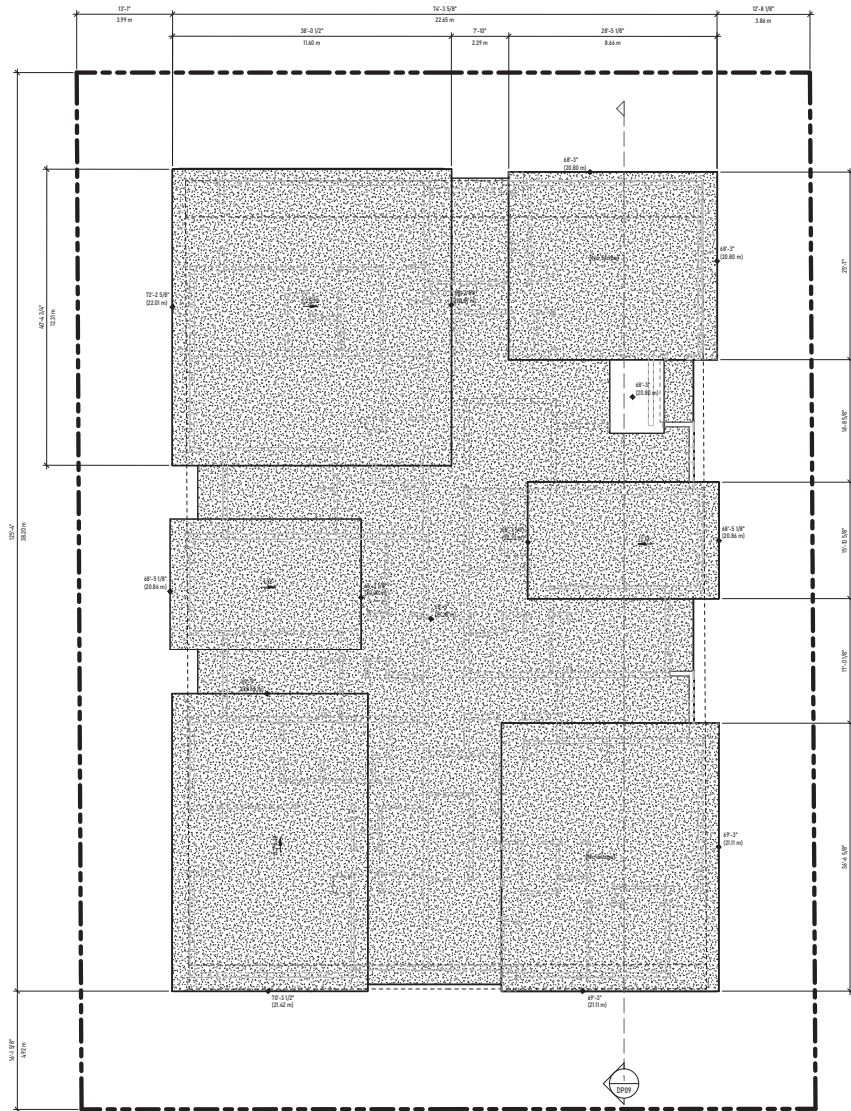
PROJECT ADDRESS:
9895 & 9899 SEVENTH STREET, SIDNEY, BC

DRAWING TITLE:
FLOOR PLAN - LEVEL 3 & 4

PROJECT NO: 24016 DRAWN: AS

SCALE: REVIEWED: RP

DWG NO: DP03



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

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PROJECT NAME:
 SEVENTH STREET CONDO

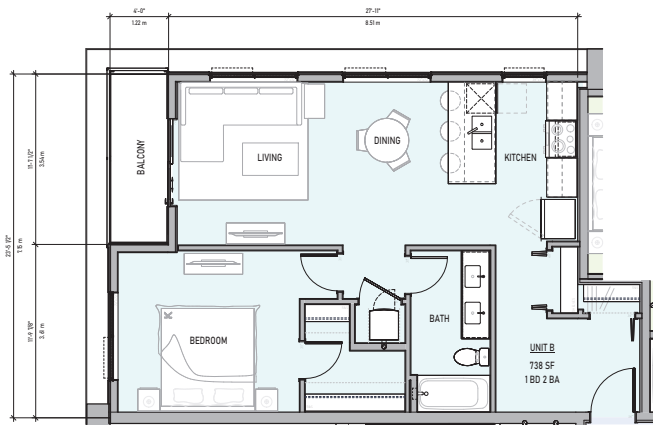
PROJECT ADDRESS:
 9895 & 9899 SEVENTH STREET, SIDNEY, BC

DRAWING TITLE:
 ROOF PLAN

PROJECT NO: 24016 DRAWN: AS

SCALE: REVIEWED: RP

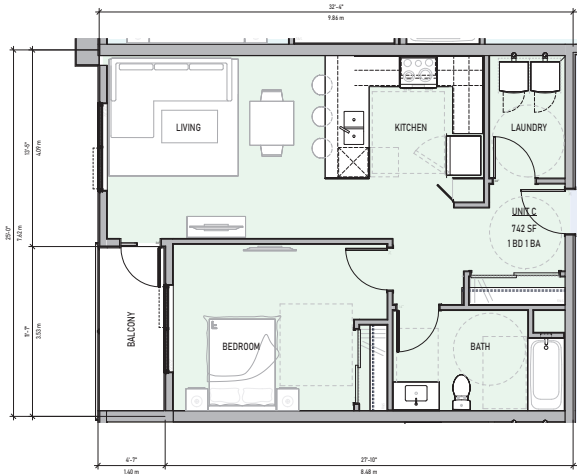
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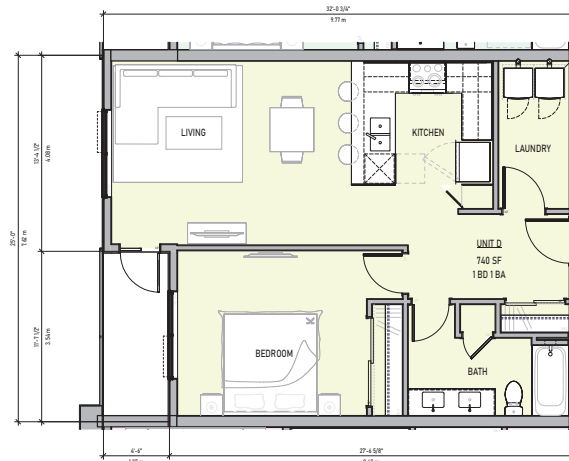
2 UNIT B - ONE BED, ONE BATH
10' x 11'-0"



1 UNIT A - ONE BED, ONE BATH
10' x 11'-0"



3 UNIT C (ADAPTABLE) - ONE BED, ONE BATH
10' x 11'-0"



6 UNIT D - ONE BED, ONE BATH
10' x 11'-0"

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PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
9895 & 9899 SEVENTH STREET, SIDNEY, BC

DRAWING TITLE:
UNIT PLANS

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

DWG NO: **DP05**

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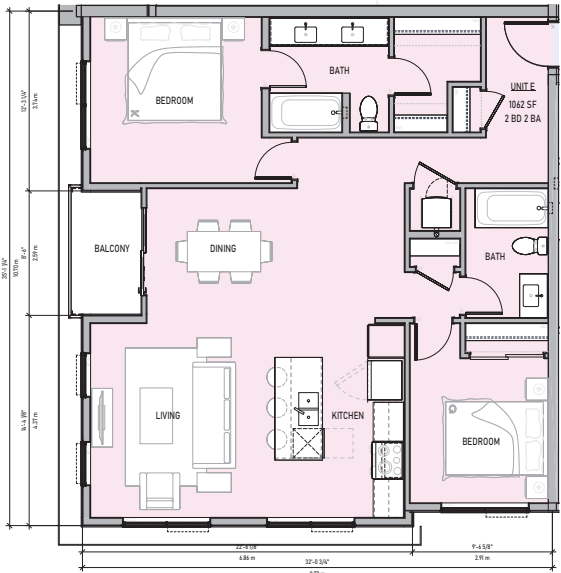
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 SEVENTH STREET CONDO

PROJECT ADDRESS:
 9895 & 9899 SEVENTH STREET, SIDNEY, BC

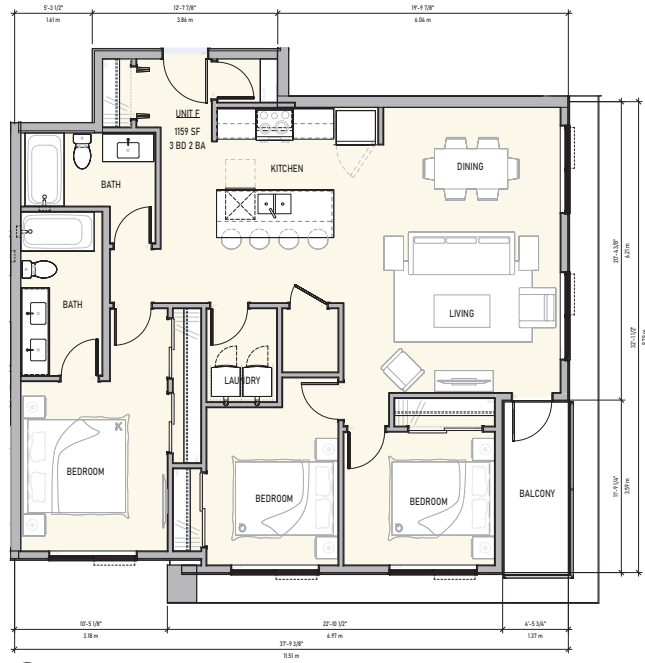
DRAWING TITLE:
 UNIT PLANS

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

DWG NO: **DP06**



2 UNIT E - 2 BED, 2 BATH
 10' x 12'



1 UNIT F - 3 BED, 2 BATH
 10' x 12'



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	GLAZED GUARD RAIL
7	FIBRE CEMENT LAP SIDING - OFF-WHITE
8	FIBRE CEMENT PANEL - DARK BLUE
9	GLAZED VINYL PATIO DOOR - CHARCOAL FRAME
10	GLAZED VINYL WINDOW - CHARCOAL FRAME
11	FIBRE CEMENT PANEL TRIM - CHARCOAL
12	FIBRE CEMENT PANEL TRIM - LIGHT GRAY
13	WOOD FENCE
14	CULTURED STONE
15	EXPOSED WOOD STRUCTURE
16	METAL PARKADE GATE W/ PERFORATED METAL MESH

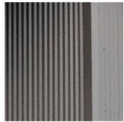


1 WEST ELEVATION
1/8" = 1'-0"

3 (SD) 2D ORTHO 2 Copy 1



VERTICAL WOOD LOOK SIDING



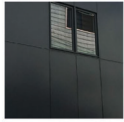
VERTICAL CORRUGATED METAL SIDING - LIGHT GRAY



VERTICAL CORRUGATED METAL SIDING - CHARCOAL



EXPOSED CONCRETE



FIBRE CEMENT PANEL - CHARCOAL



GLAZED GUARD RAIL



FIBRE CEMENT LAP SIDING - WHITE



METAL FLASHING - CHARCOAL



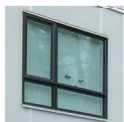
FIBRE CEMENT PANEL - DARK BLUE



GLAZED VINYL PATIO DOOR - CHARCOAL FRAME



METAL PARKADE GATE - W/ PERFORATED METAL MESH



VINYL WINDOW - CHARCOAL FRAME



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

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JERRY WAKEFIELD
CONSTRUCTION INC.

PROJECT NAME:
SEVENTH STREET CONDO
PROJECT ADDRESS:
9895 & 9899 SEVENTH STREET, SIDNEY, BC

DRAWING TITLE:
ELEVATIONS - NORTH &
EAST

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

DWG NO: DP07

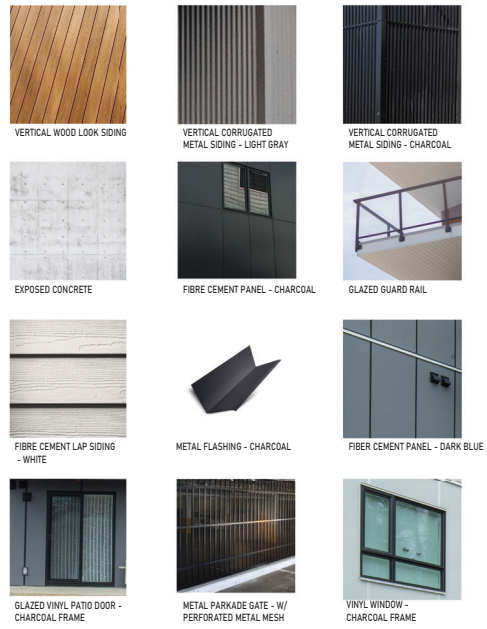


LEGEND OF FINISHES	
1	VERTICAL WOOD LOOK SIDING
2	VERTICAL CORRUGATED METAL SIDING - LIGHT GRAY
3	VERTICAL CORRUGATED METAL SIDING - CHARCOAL
4	EXPOSED CONCRETE
5	FIBRE CEMENT PANEL - CHARCOAL
6	GLAZED GUARD RAIL
7	FIBRE CEMENT LAP SIDING - OFF-WHITE
9	FIBRE CEMENT PANEL - DARK BLUE
10	GLAZED VINYL PATIO DOOR - CHARCOAL FRAME
12	GLAZED VINYL WINDOW - CHARCOAL FRAME
23	FIBRE CEMENT PANEL TRIM - CHARCOAL
24	FIBRE CEMENT PANEL TRIM - LIGHT GRAY
25	WOOD FENCE
26	CULTURED STONE
27	EXPOSED WOOD STRUCTURE
30	METAL PARKADE GATE W/ PERFORATED METAL MESH



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

3 (ISO) 3D ORTHO 2 Copy 1 Copy 1



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

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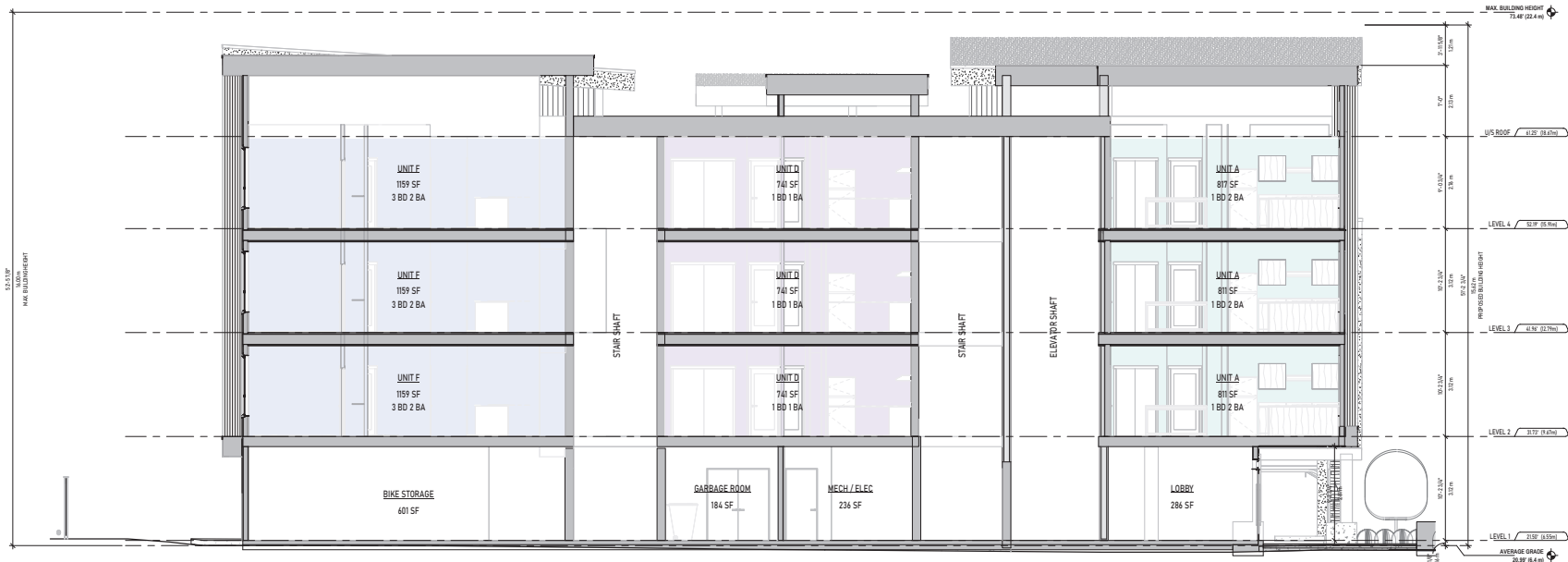
PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
9895 & 9899 SEVENTH STREET, SIDNEY, BC

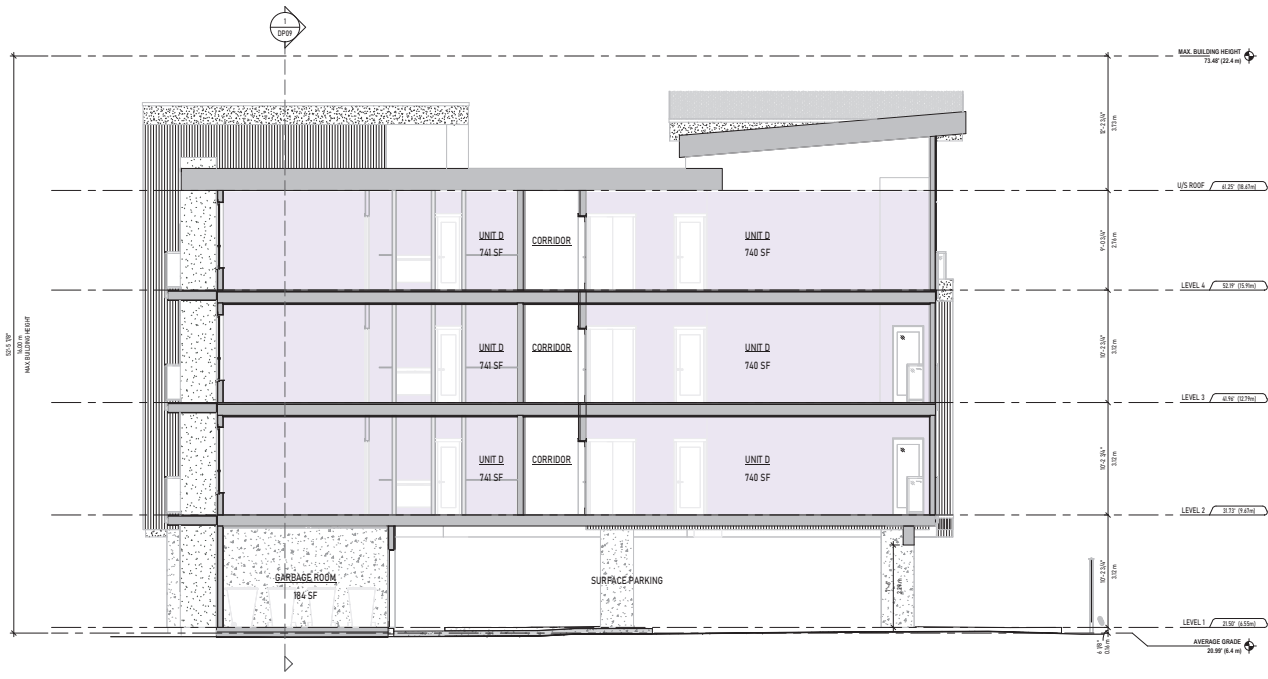
DRAWING TITLE:
ELEVATIONS - SOUTH &
WEST

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

DWG NO: DP08



1 BUILDING SECTION 1
3/4" = 1'-0"



2 BUILDING SECTION 2
3/4" = 1'-0"

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PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
9895 & 9899 SEVENTH STREET, SIDNEY, BC

DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO.: 24016 DRAWN: AS

SCALE: REVIEWED: RP

DWG NO.: DP09



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CONSTRUCTION INC.

PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
9895 & 9899 SEVENTH STREET, SIDNEY, BC

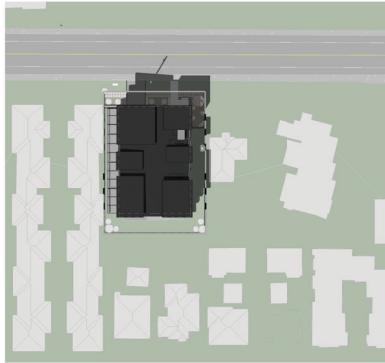
DRAWING TITLE:
RENDERINGS

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

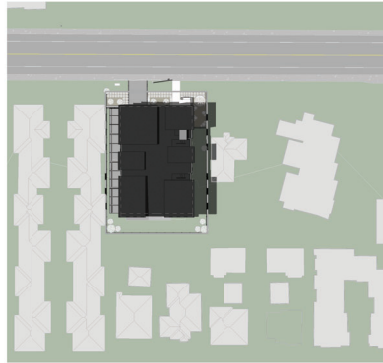
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MCH 9 (24/2023) PRINT DATE: 2024-07-15 10:06:30 AM

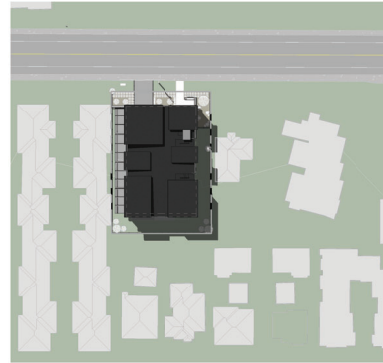
SUMMER SOLSTICE



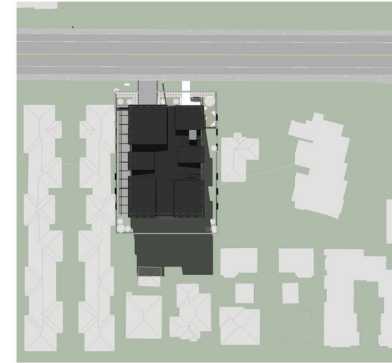
11
ASB 1:750
SHADOW STUDY - SUMMER SOLSTICE - 10AM



5
ASB 1:750
SHADOW STUDY - SUMMER SOLSTICE - 12PM

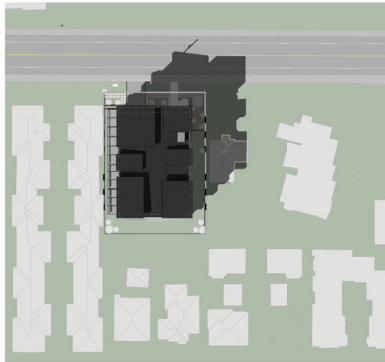


9
ASB 1:750
SHADOW STUDY - SUMMER SOLSTICE - 2PM

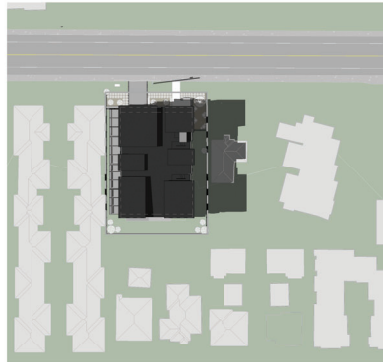


10
ASB 1:750
SHADOW STUDY - SUMMER SOLSTICE - 4PM

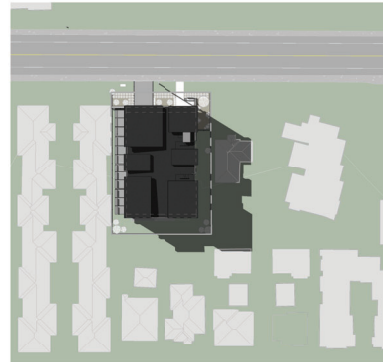
FALL / SPRING EQUINOX



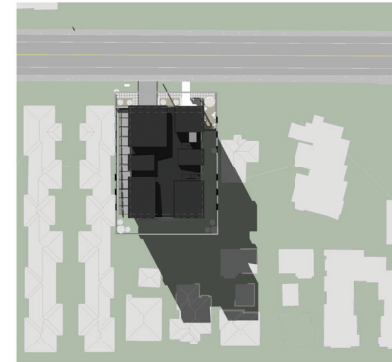
3
ASB 1:750
SHADOW STUDY - FALL / SPRING EQUINOX - 10AM



4
ASB 1:750
SHADOW STUDY - FALL / SPRING EQUINOX - 12PM



1
ASB 1:750
SHADOW STUDY - FALL / SPRING EQUINOX - 2PM



2
ASB 1:750
SHADOW STUDY - FALL / SPRING EQUINOX - 4PM

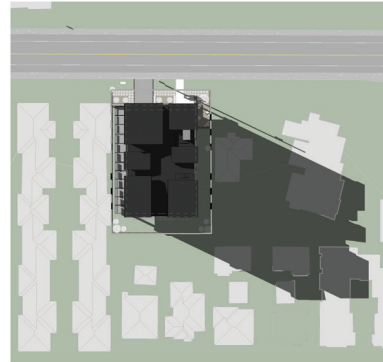
WINTER SOLSTICE



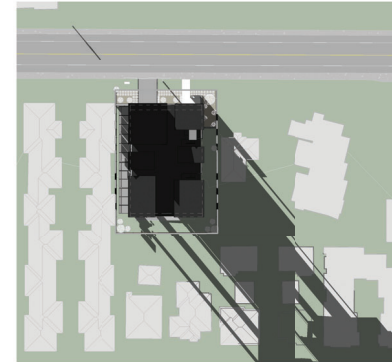
12
ASB 1:750
SHADOW STUDY - WINTER SOLSTICE - 12PM



8
ASB 1:750
SHADOW STUDY - WINTER SOLSTICE - 10AM



6
ASB 1:750
SHADOW STUDY - WINTER SOLSTICE - 2PM



7
ASB 1:750
SHADOW STUDY - WINTER SOLSTICE - 4PM

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CONSTRUCTION INC.

PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
9895 & 9899 SEVENTH STREET, SIDNEY, BC

DRAWING TITLE:
SHADOW STUDY

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

DWG NO: DP11



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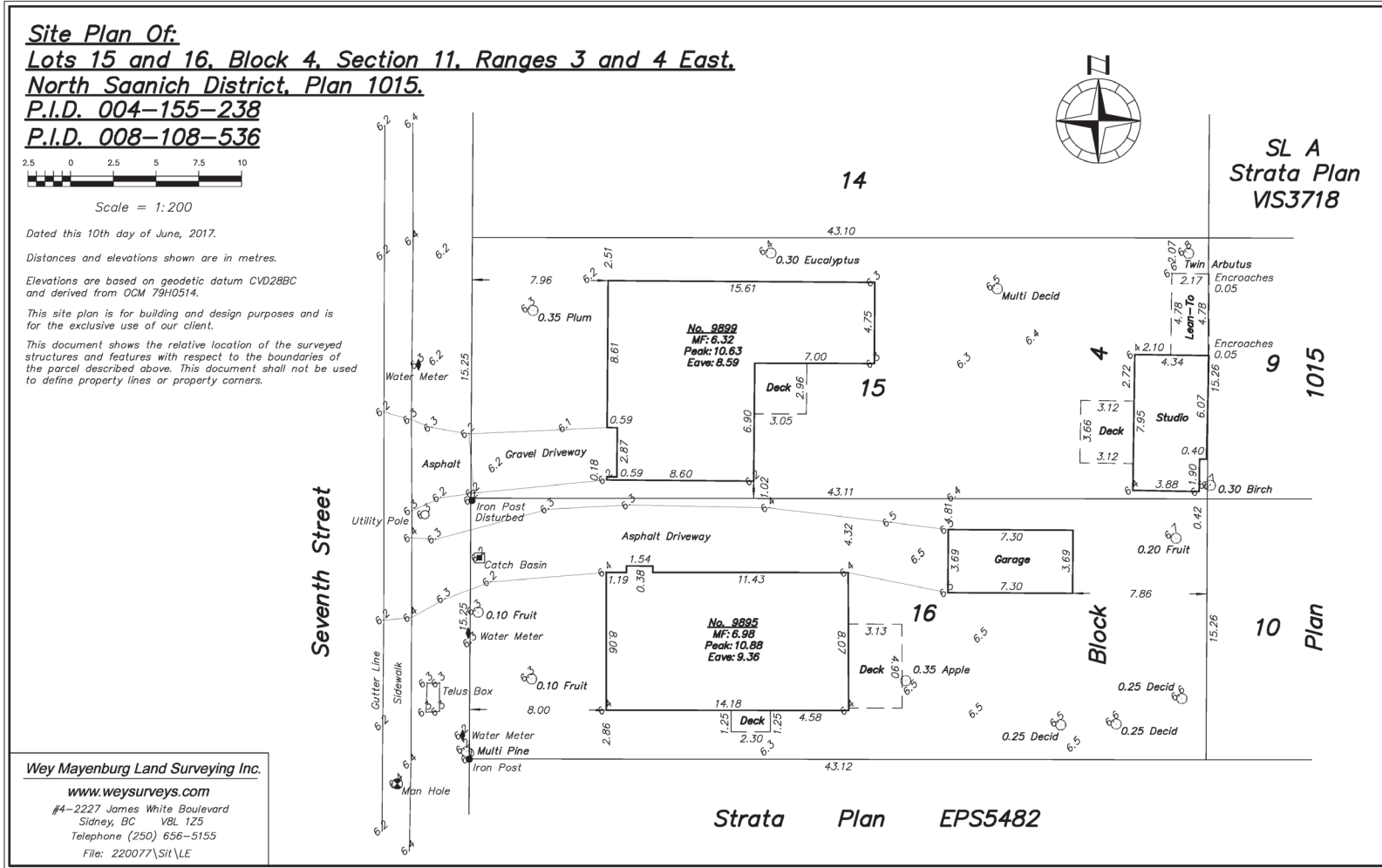
PROJECT NAME:
SEVENTH STREET CONDO

PROJECT ADDRESS:
9895 & 9899 SEVENTH STREET, SIDNEY, BC

DRAWING TITLE:
EXISTING SURVEY

PROJECT NO: 24016
SCALE: 1:200

DWG NO: DP12



EXISTING SURVEY (BY OTHERS) NOT TO SCALE