

LAND USE BYLAW SUMMARY

BUILDING DESCRIPTION: FOUR STOREY RESIDENTIAL BUILDING

USE: RESIDENTIAL UNITS

ZONE:
EXISTING: RM7; MULTI-UNIT RESIDENTIAL – TIER 2 /
 RM6-R; MULTI-UNIT RESIDENTIAL – RENTAL
PROPOSED: RM7; MULTI-UNIT RESIDENTIAL – TIER 2

SITE AREA: 3,761.9 m² 40,492 sq.ft.

BUILDING AREA: 1,630.4 m² 17,549 sq.ft.

FLOOR AREA:

BUILDING AREA	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	TOTAL
1,630.4 m ²	1,630.4 m ²	1,630.4 m ²	1,630.4 m ²	1,630.4 m ²	6,521.6 m ²
17,549 sq.ft.	17,549 sq.ft.	17,549 sq.ft.	17,549 sq.ft.	17,549 sq.ft.	70,196 sq.ft.

NUMBER OF UNITS:

	1st	2nd	3rd	4th	TOTAL
STUDIO	2	3	3	3	11
1 BED	4	4	4	4	16
2 BED adapt	2	2	2	2	8
2 BED	6	6	6	6	24
2 BED adapt	2	2	2	2	8
3 BED	2	2	2	2	8
TOTAL	18	19	19	19	75

3-BEDROOM UNITS:
REQUIRED: 8 units (10% of 75)
PROPOSED: 8

ADAPTABLE UNITS:
REQUIRED: 15 units (20% of 75)
PROPOSED: 16

FLOOR AREA RATIO:
PERMITTED (BONUS DENSITY): 2.0 : 1
PROPOSED: 1.73 : 1

LOT COVERAGE:
PERMITTED: 55%-65%
PROPOSED: 43.3%

AVERAGE GRADE: 7.82 m Geodetic 25'-7 7/8" (see A1.01)

GRADE OF BUILDING: 8.65 m Geodetic 28'-4 1/2" (see A3.01)

HEIGHT OF BUILDING:
PERMITTED: 16.0 m MAX.
PROPOSED: 14.75 m (22.57 m Geodetic)

NUMBER OF STOREYS: 4 STOREYS

PARKING:
REQUIRED: 75 TIMES 1 75
PROPOSED: Parkade 54
 Surface 21
TOTAL : 75

SETBACKS:
FRONT (Third St.): Required 6.0 m Proposed 6.0 m
REAR (Fourth St.): 6.0 m 4.76 m (see A2.02)
SIDE (North): 4.5 m 4.5 m
SIDE (South): 4.5 m 5.8 m (see A2.02)

BUILDING CODE SUMMARY

REFERENCED DOCUMENT:
 BRITISH COLUMBIA BUILDING CODE 2024 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
 • RESIDENTIAL - GROUP C
 • PARKADE - GROUP F

BUILDING AREA:
 • 1,630.4 m²

BUILDING HEIGHT:
 • 4 STOREYS

NUMBER OF STREETS FACING:
 • 2

CONSTRUCTION REQUIREMENTS:
 • RESIDENTIAL - 3.2.2.52, Group C, up to 4 Storeys, Sprinklered
 - combustible or non-combustible construction
 - floor assemblies shall have a FRR not less than 1 hr.
 • 3.2.2.86 Group F3, up to 4 Storeys, Sprinklered
 - combustible or non-combustible construction
 - floor assemblies shall have a FRR not less than 45 min.

• PARKADE

PROJECT DESCRIPTION

CIVIC ADDRESS:
 9872 THIRD STREET

LEGAL DESCRIPTION:
 LOT A, SECTION 12, RANGE 4 EAST,
 NORTH SAANICH DISTRICT, PLAN EPP135507

REGISTERED OWNER

Highstreet Ventures
 602-1708 Dolphin Avenue
 Kelowna, BC
 V1Y 9S4

Mr. Eric Delorme
 email: edelorme@gohighstreet.ca

ARCHITECT

dhK Architects
 977 Fort Street
 Victoria, BC
 V8V 3K3

Mr. Charles Kienuff Architect AIBC
 tel: 250-658-3367
 fax: 250-658-3397
 email: crk@dhk.ca

LANDSCAPE ARCHITECT

LADR
 #3-864 Queens Ave.
 Victoria, BC
 V8T 1M5

Mr. Chris Windjack
 tel: 250-598-0105
 email: cwindjack@ladra.ca

SITE INFORMATION BASED ON DRAWINGS PREPARED BY

Bazett Land Surveying Inc.
 2080 Cliffs Avenue
 Courtenay, BC, V9N 2L3
 File: EPP135507.dwg

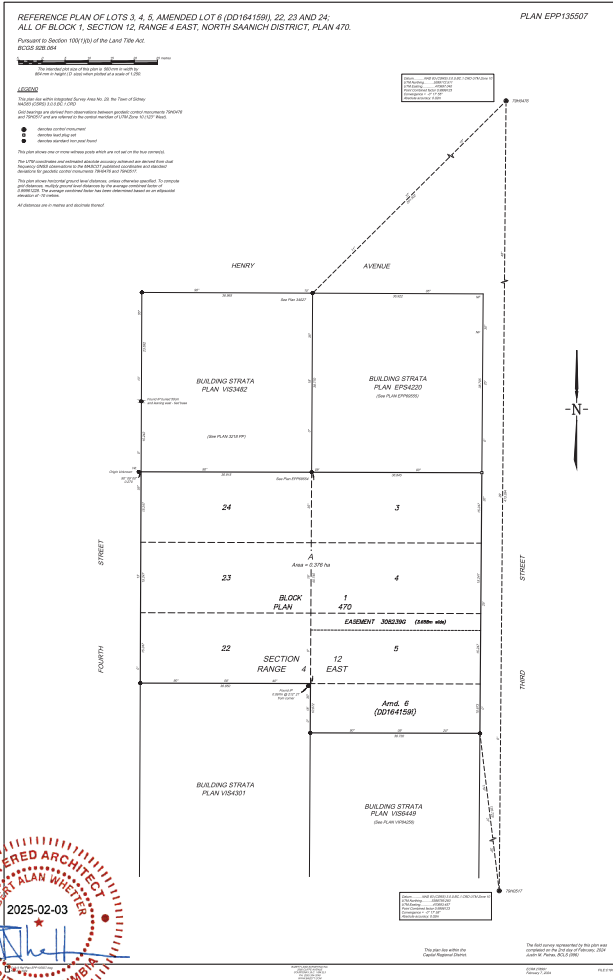
tel: 250-334-3248

LIST OF DRAWINGS

- A0.01 Project Data
- A1.01 Site: Existing and Proposed
- A2.00 Parkade Plan
- A2.01 Main Floor Plan
- A2.02 Typical Floor Plan
- A2.05 Roof Plan
- A3.01 North & East Elevations
- A3.02 South & West Elevations
- A4.01 Building Sections

Landscape

- L1.00 Landscape Concept Plan



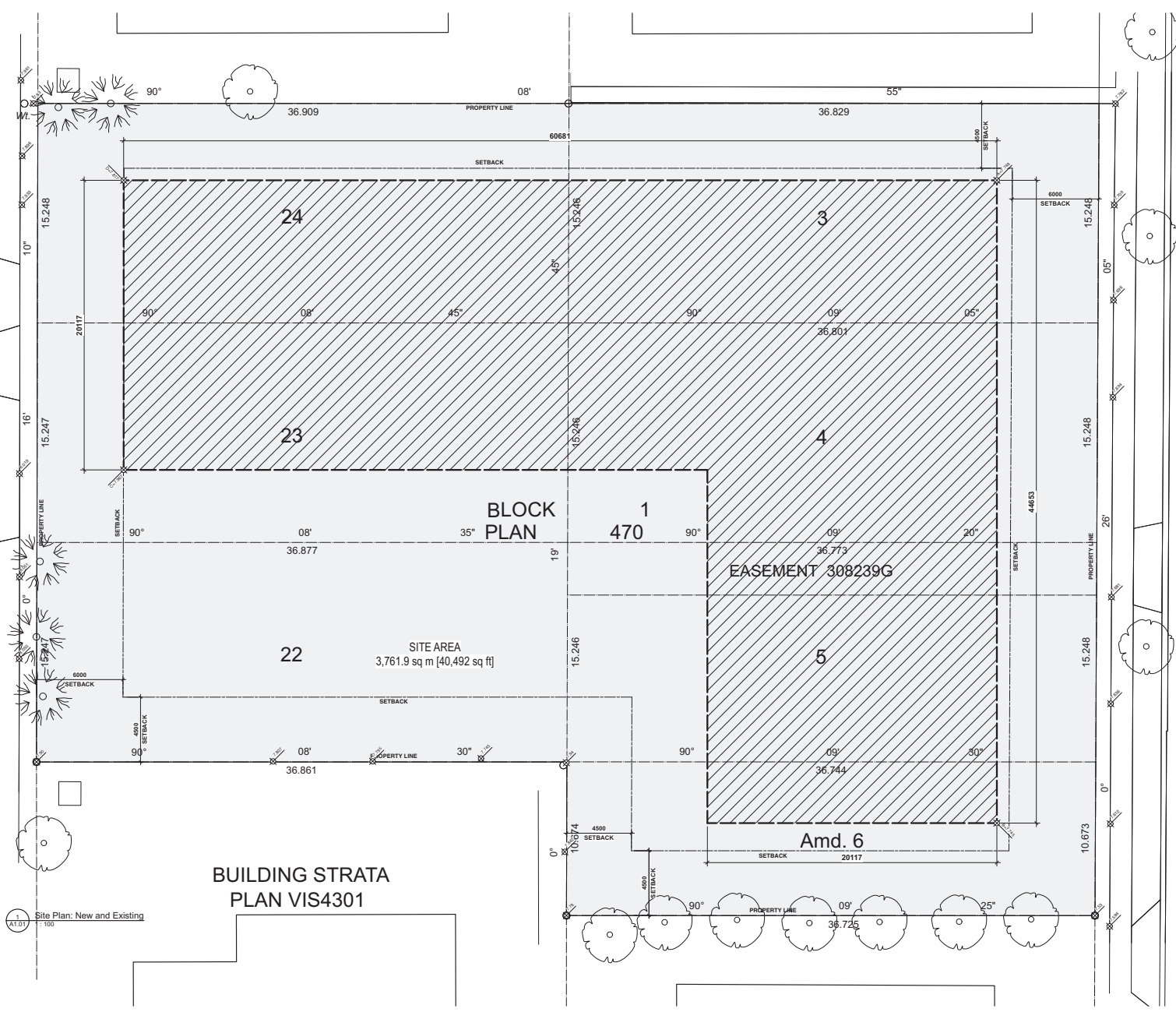
2 Location Plan
 A0.01
 rts

FOURTH STREET

THIRD STREET

FOURTH STREET

THIRD STREET



**BUILDING STRATA
PLAN VIS4301**

1
1:100
Site Plan: New and Existing

AVERAGE GRADE CALCULATION	
NO.	AREA
A	7.718
B	7.243
C	7.867
D	7.817
TOTAL	31.271
AVERAGE GRADE	7.818
MIN. AND MAX. GRADES	2.11, 7.818

NO.	AREA	AV. GRADE	TOTAL AREA
1	1.125	7.818	8.797
2	1.125	7.818	8.797
3	1.125	7.818	8.797
4	1.125	7.818	8.797
5	1.125	7.818	8.797
6	1.125	7.818	8.797
7	1.125	7.818	8.797
8	1.125	7.818	8.797
9	1.125	7.818	8.797
10	1.125	7.818	8.797
11	1.125	7.818	8.797
12	1.125	7.818	8.797
13	1.125	7.818	8.797
14	1.125	7.818	8.797
15	1.125	7.818	8.797
16	1.125	7.818	8.797
17	1.125	7.818	8.797
18	1.125	7.818	8.797
19	1.125	7.818	8.797
20	1.125	7.818	8.797
21	1.125	7.818	8.797
22	1.125	7.818	8.797
23	1.125	7.818	8.797
24	1.125	7.818	8.797
25	1.125	7.818	8.797
26	1.125	7.818	8.797
27	1.125	7.818	8.797
28	1.125	7.818	8.797
29	1.125	7.818	8.797
30	1.125	7.818	8.797
31	1.125	7.818	8.797
32	1.125	7.818	8.797
33	1.125	7.818	8.797
34	1.125	7.818	8.797
35	1.125	7.818	8.797
36	1.125	7.818	8.797
37	1.125	7.818	8.797
38	1.125	7.818	8.797
39	1.125	7.818	8.797
40	1.125	7.818	8.797
41	1.125	7.818	8.797
42	1.125	7.818	8.797
43	1.125	7.818	8.797
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45	1.125	7.818	8.797
46	1.125	7.818	8.797
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50	1.125	7.818	8.797

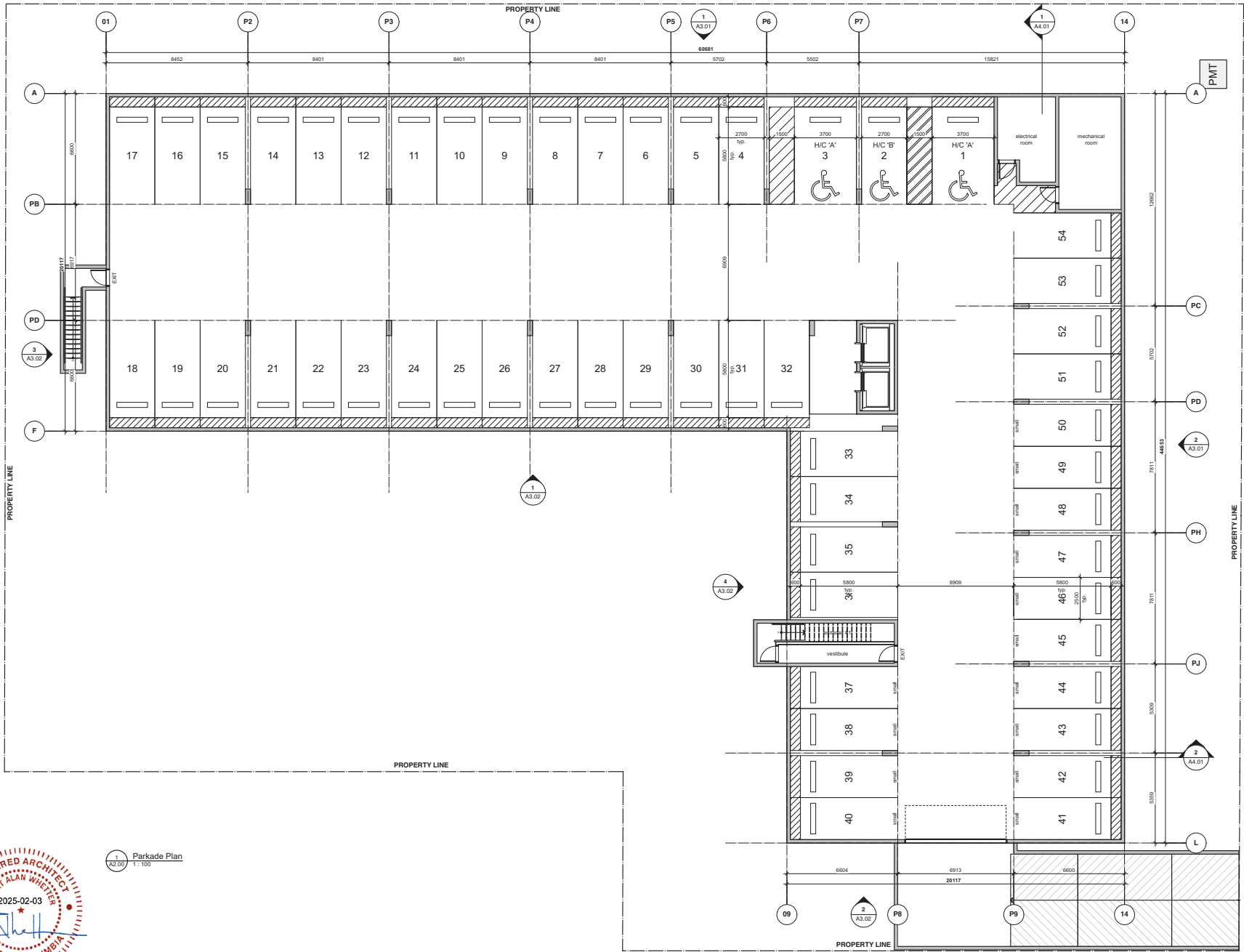
HIGHSTREET
 HIGHSTREET VENTURES INC.
 805 1700 SOUTHERN AVENUE
 KESWICK, BC, V1Y 8S4
 778.464.5277

dHK architects
 1000 BROADWAY
 1100 BROADWAY
 VANCOUVER, BC V6Z 2E6
 604.681.1212

Sidney - Highstreet
 Third and Fourth Street, Sidney BC

Site Plan: New and Existing
 A1.01 0





PMT

PC

PD

PH

PJ

L

NO.	DATE	DESCRIPTION	BY
1	2025-02-03	Issue for Review	ALW
2			
3			
4			
5			
6			
7			
8			
9			
10			

NOTE: All dimensions are shown in millimeters.

0 2500 5000mm

1:100

HIGHSTREET

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855 1705 SOUTHERN AVENUE
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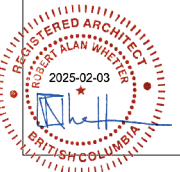
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7777 FREDERICK STREET
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Sidney - Highstreet
Third and Fourth Street, Sidney BC

Parkade Plan

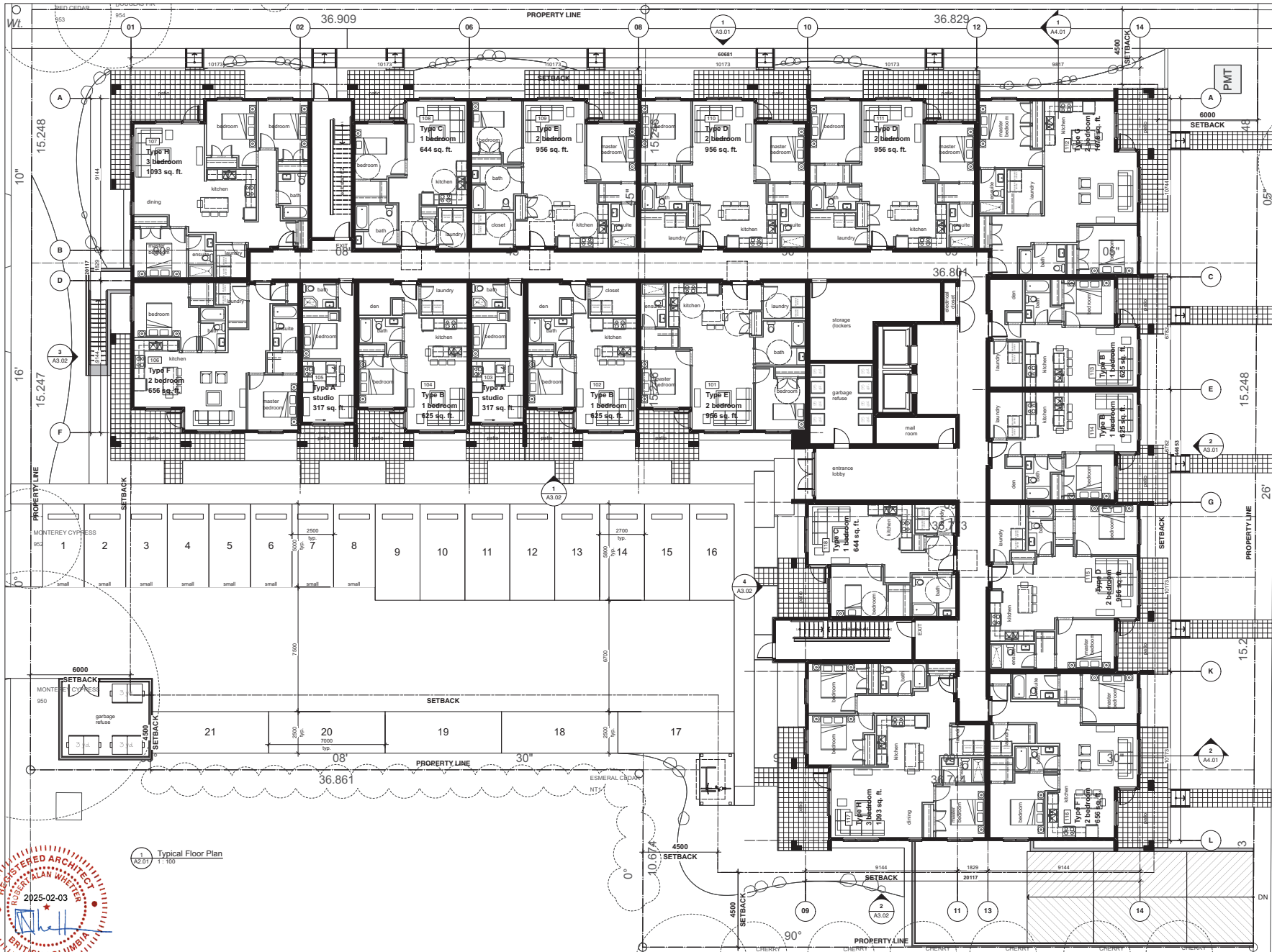
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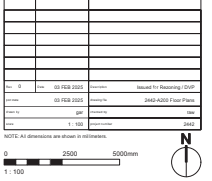
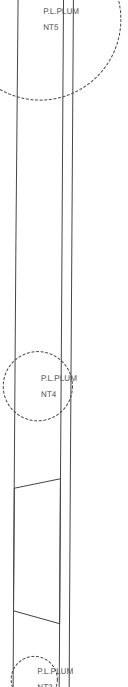
1 Parkade Plan
A2.00 1:100

2 A3.02

2 A4.01



1 Typical Floor Plan
1:100

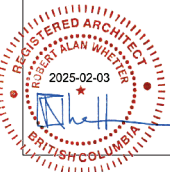


HIGH STREET	
HIGH STREET VENTURES INC. 855 17th SOUTHER AVENUE KELLOWNA, BC, V1Y 9S4 778.846.6277	
dHK architects 1177 FINE STREET VICTORIA, BC V8P 1R4 250.625.1212	
Project: Sidney - High Street 1001 and 1003 Street, Sidney BC	
Main Floor Plan	
Date: 2025-02-03 Scale: 1:100 Sheet: A2.01 Total: 0	0 1:100





1 Typical Floor Plan
A2.02
1:100



NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
DATE																				
BY																				
CHECKED																				
APPROVED																				
SCALE	1:100																			

NOTE: All dimensions are shown in millimeters.

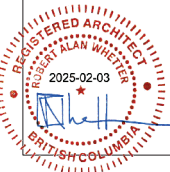
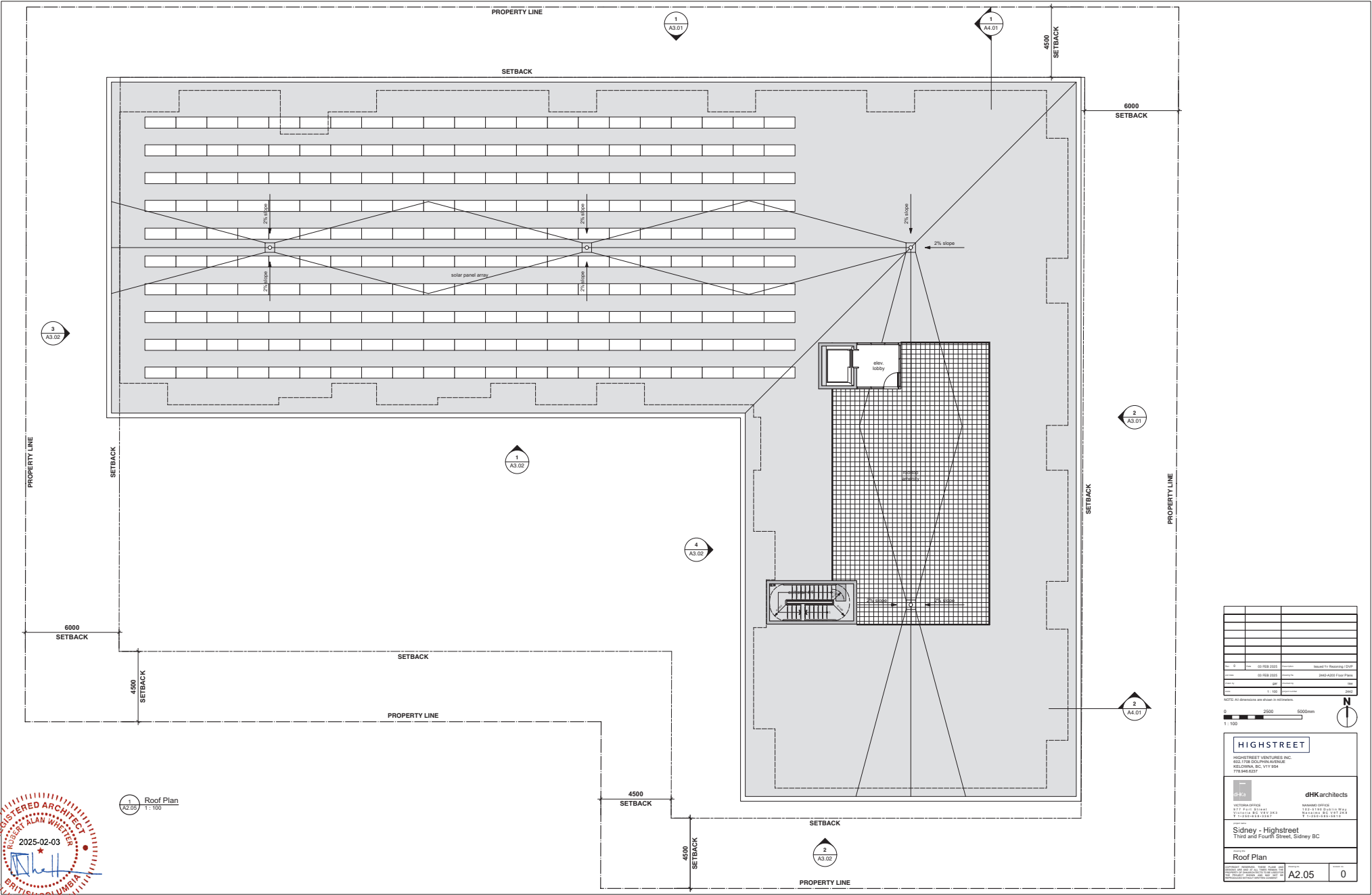
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VANCOUVER OFFICE: 1100 BROADWAY, VANCOUVER, BC V6Z 2M6

Sidney - Highstreet
Third and Fourth Street, Sidney BC

Typical Floor Plan
A2.02 0



1 Roof Plan
A2.05
1:100

NOTE: All dimensions are shown in millimeters.
 0 2500 5000mm
 1:100



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 VANCOUVER OFFICE: 1217 PINE STREET, VANCOUVER, BC V6Z 1W7
 SIEMENSBUILDING OFFICE: 1000 BROADWAY, SIEMENSBUILDING, VANCOUVER, BC V6Z 1T6

Sidney - Highstreet
 Third and Fourth Street, Sidney BC

Roof Plan

A2.05 0



1 North Elevation
A3.01
1:100



2 East Elevation
A3.01
1:100

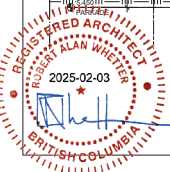
MATERIALS & FINISH KEY

- 1 STONE VENEER, DARK GREY
- 2 FIBER CEMENT PANEL, PAINTED, OFF WHITE
- 3 FIBER CEMENT SIDING, WOOD FINISH
- 4 PARGED CONCRETE, LIGHT GREY
- 5 TRIPLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS
- 6 TEMPERED GLASS DOOR IN ALUMINUM WINDOW WALL SYSTEM
- 7 METAL DOOR FRAME/METAL DOOR, PAINTED
- 8 PREFINISHED METAL ROLL UP DOOR
- 9 PREFINISHED ALUMINUM GUARD WITH TEMPERED GLASS PANEL
- 10 PREFINISHED METAL FLASHING & PARAPET FASCIA
- 11 THRU WALL PREFINISHED METAL FLASHING

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION

NOTE: All dimensions are shown in millimeters.
 0 2500 5000mm
 1:100

HIGHSTREET	
HIGHSTREET VENTURES INC. 855 1700 SOUTHERN AVENUE KELLOWNA, BC, V1Y 8S4 778.646.0277	
 dHK architects 1000-10700 1177 FINE STREET VICTORIA, BC V8W 2R4 250.626.1234	1000-10700 1177 FINE STREET VICTORIA, BC V8W 2R4 250.626.1234
Sidney - Highstreet 3rd and 4th Street	
North & East Elevations	
A3.01	0





1 South Elevation
A3.02 1:100



2 South Elevation
A3.02 1:100



3 West Elevation
A3.02 1:100



4 West Elevation
A3.02 1:100

MATERIALS & FINISH KEY

- 1 STONE VENEER, DARK GREY
- 2 FIBER CEMENT PANEL, PAINTED, OFF WHITE
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- 6 TEMPERED GLASS DOOR IN ALUMINUM WINDOW WALL SYSTEM
- 7 METAL DOOR FRAME/METAL DOOR, PAINTED
- 8 PREFINISHED METAL ROLL UP DOOR
- 9 PREFINISHED ALUMINUM GUARD WITH TEMPERED GLASS PANEL
- 10 PREFINISHED METAL FLASHING & PARAPET FASCIA
- 11 THRU WALL PREFINISHED METAL FLASHING

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS

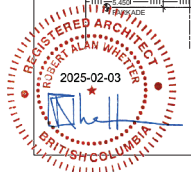
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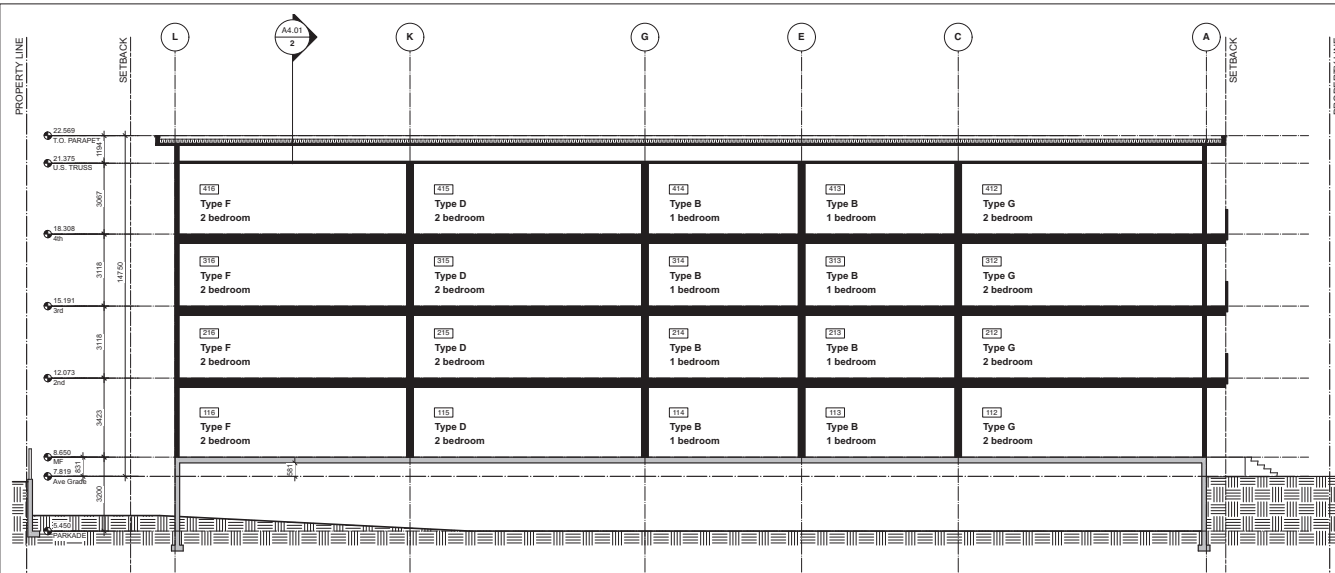
HIGHSTREET
 HIGHSTREET VENTURES INC.
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dHKarchitects
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 SEASIDE OFFICE: 1000 BURNABY STREET, BURNABY, BC V5A 1S1

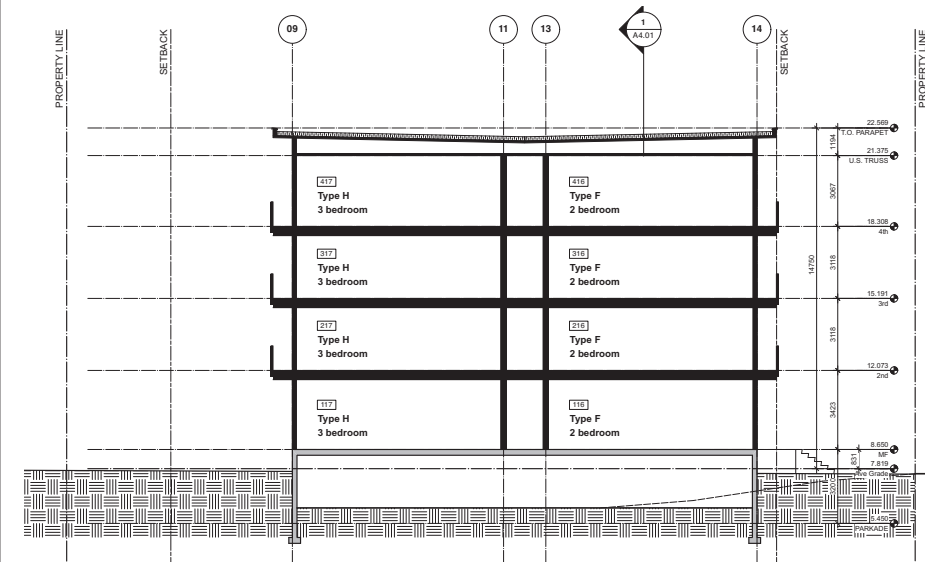
Sidney - Highstreet
 3rd and 4th Street

South & West Elevations
 A3.02 0





1 East Elevation
A4.01 1:100



2 North Elevation
A4.01 1:100

NO.	DATE	DESCRIPTION	BY

NOTE: All dimensions are shown in millimeters.
0 2500 5000mm
1:100

HIGHSTREET
HIGHSTREET VENTURES INC.
855-1706 SOUTHERN AVENUE
KELLOWNA, BC, V1Y 8S4
778-946-8277

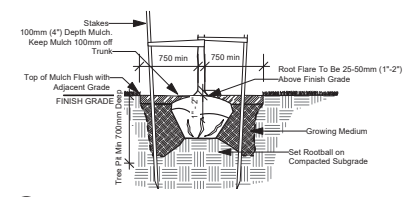
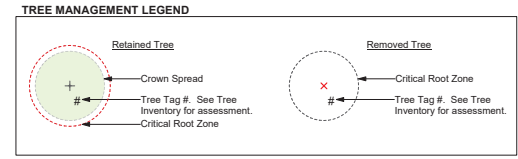
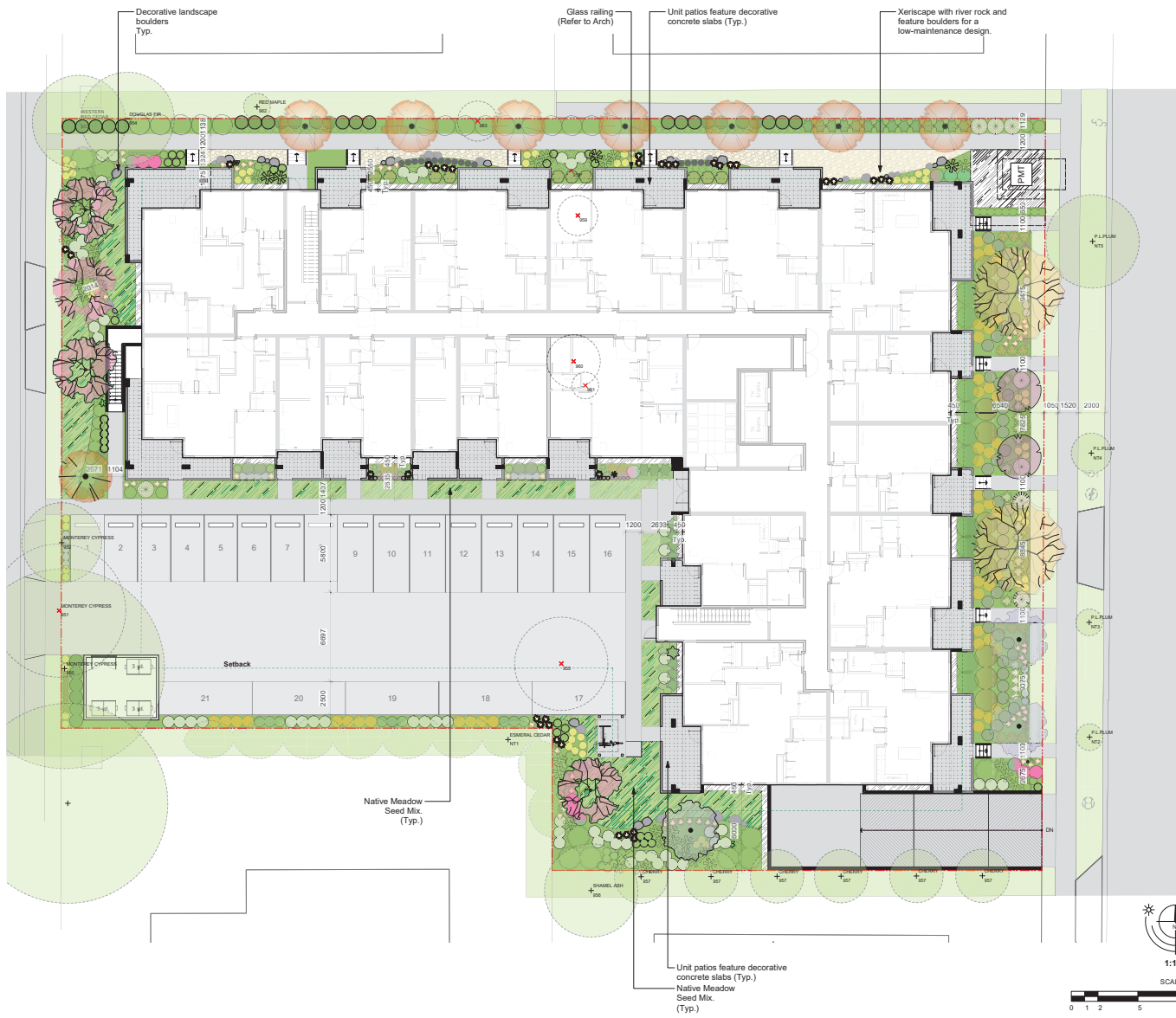
dHK architects
VENTURE CAPITAL
1777 FINE STREET
VICTORIA, BC, V8W 2K5
778-829-5367

Sidney - Highstreet
340 and 4th Street

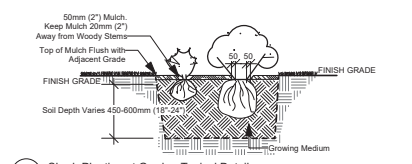
Building Sections

Project No.	01
Sheet No.	A4.01
Scale	1:100
Date	2025-02-05
Author	ALAN WILSON
Checked	ALAN WILSON
Drawn	ALAN WILSON
Scale	1:100
Date	2025-02-05





1 Tree Planting at Grade - Typical Detail
Scale: 1:30



2 Shrub Planting at Grade - Typical Detail
Scale: 1:30

RECOMMENDED PLANT SPECIES LIST

Common Name	Botanical Name	Common Name	Botanical Name	Size
Trees				
Total: 19				
Golden Rain Tree	<i>Koeleria paniculata</i>	Red Flowering Korean Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Little Cam Magnolia	<i>Magnolia liliiflora</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Panicle Persica	<i>Prunus sargentii</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Columnar Sargent Cherry	<i>Prunus sargentii</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Large Shrubs				
Total: 83				
Cherry Laurel	<i>Prunella lauro-coccinea</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Red Flowering Dogwood	<i>Redfordia chinensis</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Tall Oregon Grape	<i>Mahonia aquifolium</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Baldy Rock Orange	<i>Phacelia 'Bella Etoile'</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Red Flowering Dogwood	<i>Redfordia chinensis</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Blue Spice Rosemary	<i>Rosmarinus officinalis 'Blue Spike'</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Medium Shrubs				
Total: 150				
White Rosewood	<i>Correa alba</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Red Twig Dogwood	<i>Redfordia chinensis</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Lowland White Hydrangea	<i>Hydrangea macrophylla</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Tall Oregon Grape	<i>Mahonia aquifolium</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Plum Passion Heavenly Bamboo	<i>Nandina domestica 'Plum Passion'</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Batfly Rose	<i>Rosa glendaisana</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Golden Birdswallow Spirea	<i>Spiraea thunbergii</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Snowberry	<i>Gymnocarpus alatus</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Small Shrubs				
Total: 154				
Sisal	<i>Chlorophytum comosum</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
English Lavender	<i>Lavandula officinalis</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Crawling Oregon Grape	<i>Mahonia repens</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Fat Power Heavenly Bamboo	<i>Nandina domestica 'Fat Power'</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Rhododendron 'Jewel Blue'	<i>Rhododendron 'Jewel Blue'</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Perennials, Annuals and Ferns				
Total: 430				
Dark Fern	<i>Blechnum spicatum</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Red Flowering Dogwood	<i>Redfordia chinensis</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Common Carnas	<i>Camassia quamash</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Purple Coneflower	<i>Echinacea purpurea 'Magnus'</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Blue Oak Grass	<i>Hesperis matronalis</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Mexican Feather Grass	<i>Nesola tenuissima</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Russian Sage	<i>Perovskia atriplicifolia</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Sweet Fennel	<i>Foeniculum vulgare</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Common Sage	<i>Salvia officinalis</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Mexican Feather Grass	<i>Nesola tenuissima</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Groundcovers				
Total: 50				
Vanover Jade Krenschick	<i>Antrodia sp.</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Canada Strawberry	<i>Fragaria canadensis</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Wild Thyme	<i>Thymus praecox arvensis</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal
Vines				
Total: 4				
Climbing Hydrangea	<i>Hydrangea anomala petiolaris</i>	Red Flowering Dogwood	<i>Redfordia chinensis</i>	5.0 cm cal

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

Rev. C: Feb 03 - 25
Rev. B: Jan 23 - 25
Rev. A: Nov 19 - 24

9981 Fourth Street | Landscape Concept Plan



Project No: 1899 FEB-20-24 #3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0896