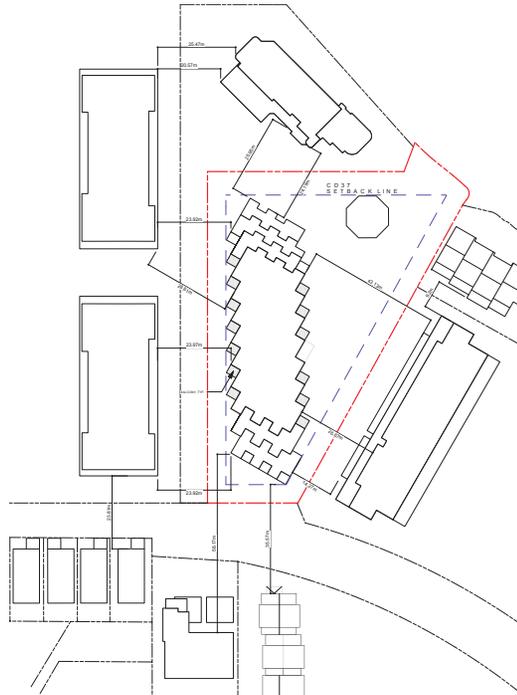


TSEHUM HARBOUR (SHOAL)



02 CD37 ZONING KEYPLAN
ADD SCALE: NTS



03 BUILDING ADJACENCY DIAGRAM
ADD SCALE: NTS



L400
GROSS FLOOR AREA(GFA): 1,466 m²
EXCLUSIONS: 332 m²
APPLICABLE GFA: 1,134 m²



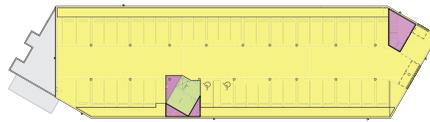
L300
GROSS FLOOR AREA(GFA): 1,799 m²
EXCLUSIONS: 396 m²
APPLICABLE GFA: 1,393 m²



L200
GROSS FLOOR AREA(GFA): 1,931 m²
EXCLUSIONS: 288 m²
APPLICABLE GFA: 1,643 m²



L100
GROSS FLOOR AREA(GFA): 2,005 m²
EXCLUSIONS: 298 m²
APPLICABLE GFA: 1,707 m²



BASEMENT
GROSS FLOOR AREA(GFA): 1,882 m²
EXCLUSIONS: 1,820 m²
APPLICABLE GFA: 62 m²

COLOUR LEGEND

- PARKING EXCLUSION
- BELOW GRADE STORAGE EXCLUSION/CLASS I BICY.
- AMENITY SPACE EXCLUSION
- OUTDOOR PATIO SPACE EXCLUSION
- APPLICABLE FLOOR AREA

BUILDING TOTALS

BASEMENT: 62 m²
L100: 1,707 m²
L200: 1,643 m²
L300: 1,394 m²
L400: 1,134 m²
APPLICABLE GFA: 5,940 m²
EXISTING MARINE FACILITY: 122 m²
TOTAL APPLICABLE GFA: 6,062 m²

01 FLOOR AREA CALCULATIONS
ADD SCALE: 1:500

PROJECT DESCRIPTION:

THE PROJECT ENDEAVORS TO SENSITIVELY INFILL 60 NEW RESIDENTIAL APARTMENTS TO AN EXISTING MARINA PARKING LOT. THE PROPOSAL RESPECTFULLY ASKS THE COMMUNITY THAT IT BE CONSIDERED UNDER SIMILAR ZONING CONSTRAINTS THAT ARE APPLICABLE TO ITS SURROUNDING CONTEXT (RM5).

LEGAL DESCRIPTION: LOT B, SECTION 16, RANGE 2 EAST AND DISTRICT LOT 21, NORTH SAANICH DISTRICT, PLAN 45244

CURRENT ZONING: CD-37 LOT AREA: 6,424 SQ M (0.64 HECTARES)

ZONING	CD-37	RM5	PROPOSED
MINIMUM LOT AREA	900 SQ M	670 SQ M	6,424 SQ M (EXISTING)
MAXIMUM RESIDENTIAL DENSITY - BASE	53 UPH	0.75 FAR	-
MAXIMUM RESIDENTIAL DENSITY - BONUS	NA	1.3 FAR	0.95 FAR
MAXIMUM LOT COVERAGE	29%	55%	29%
MAXIMUM HEIGHT	15.4M	8M	14.5M
MAXIMUM STOREYS	4	2.5	4
MINIMUM FRONT YARD SETBACK	6M	4.5M	6M
MINIMUM REAR YARD SETBACK	7.5M	4.5M	7.5M
MINIMUM SIDE YARD SETBACK	6M	1.5M	5.35M (MEASURED TO BALCONY)

FLOOR AREA RATIO (FAR) CALC.: (GROSS FLOOR AREA - LESS EXCLUSIONS) / LOT AREA
(19,043 m² + 122m² - 3,104 m²) / 6,424 m² = 0.943

UNIT SUMMARY (NEW AND EXISTING)

60 RESIDENTIAL UNITS, 1 EXISTING MARINA OFFICE, 63 MARINA BERTHS

UNIT #	UNIT TYPE	QUANTIFICATIONS
101 - 116	RESIDENTIAL APARTMENTS x 17	3x - 3 BED UNITS (2 - BF Wheelchair Access, #102 & #119) 7x - 2 BED UNITS (1 - BF Wheelchair Access, #103) 7x - 1 BED UNITS (1 - BF Wheelchair Access, #104)
201 - 217	RESIDENTIAL APARTMENTS x 17	3x - 3 BED UNITS 7x - 2 BED UNITS (1 - adaptable #202) 7x - 1 BED UNITS (2 - BF Wheelchair Access, #204 & #210)
301 - 315	RESIDENTIAL APARTMENTS x 15	10x - 2 BED UNITS (1-BF Wheelchair Access, #302 & 1-adaptable #315) 5x - 1 BED UNITS (1-BF Wheelchair Access, #308)
401 - 411	RESIDENTIAL APARTMENTS x 11	2x - 3 BED UNITS (2- adaptable #410 & #411) 6x - 2 BED UNITS 3x - 1 BED UNITS (1-BF Wheelchair Access, #406)

3 BED / ADAPTABLE REQUIREMENT CALC.

8x - 3 BED UNITS (8 OF 60 = 13.3% TOTAL)
9x - BARRIER FREE UNITS as per CSA B-652 STANDARDS (9 OF 60 = 15%)
21% OF SUITES MEET BC BUILDING CODE AND SIDNEY ZONING BYLAW BARRIER FREE REQ. FOR THE COMBINATION OF WHEELCHAIR ACCESSIBLE AND ADAPTABLE UNITS)

PARKING SUMMARY - 100 TOTAL PARKING STALLS

PARKING COVERAGE RATIO CALC.: ABOVE GROUND PARKING AREA + DRIVE AISLES / SITE AREA - 2,569 SQ M / 6,424 SQ M = 40% SITE COVERAGE

STALL QUANTITY #	STALL TYPE	NOTES
66	STANDARD (5.8M X 2.7M)	(33 UNDERGROUND, 33 SURFACE)
24 (25% OF TOTAL)	SMALL (5.0M X 2.5M)	(10 UNDERGROUND, 14 SURFACE)
6	BARRIER FREE (BCBC DIMS)	(2 UNDERGROUND, 4 SURFACE)
4	PARALLEL (7.0M X 2.5M)	(4 SURFACE)

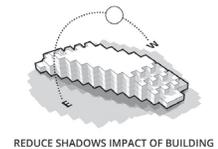
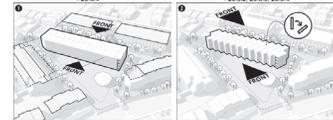
STALL ASSIGNMENT - 68 RESIDENT STALLS, 1 MARINA OFFICE STALL, 32 MARINA BERTH STALLS

BICYCLE STORAGE AND STALLS - 79 TOTAL

STALL QUANTITY #	STALL TYPE	NOTES
63	CLASS I	(45 PROVIDED BY 2M SPACE IN FRONT OF UNDERGROUND PARKING STALLS AS PER SIDNEY BYLAW 5.3.1, 18 IN BIKE STORAGE ROOM IN PARKADE LEVEL)
18	CLASS II	(12 MULTIFAMILY, 6 MARINA OFFICE)

BASIS OF DESIGN DIAGRAMS - RESPONSES TO MULTI-FAMILY DESIGN GUIDELINES

BASE COVERAGE & HEIGHT COMPATIBILITY -20.3.4

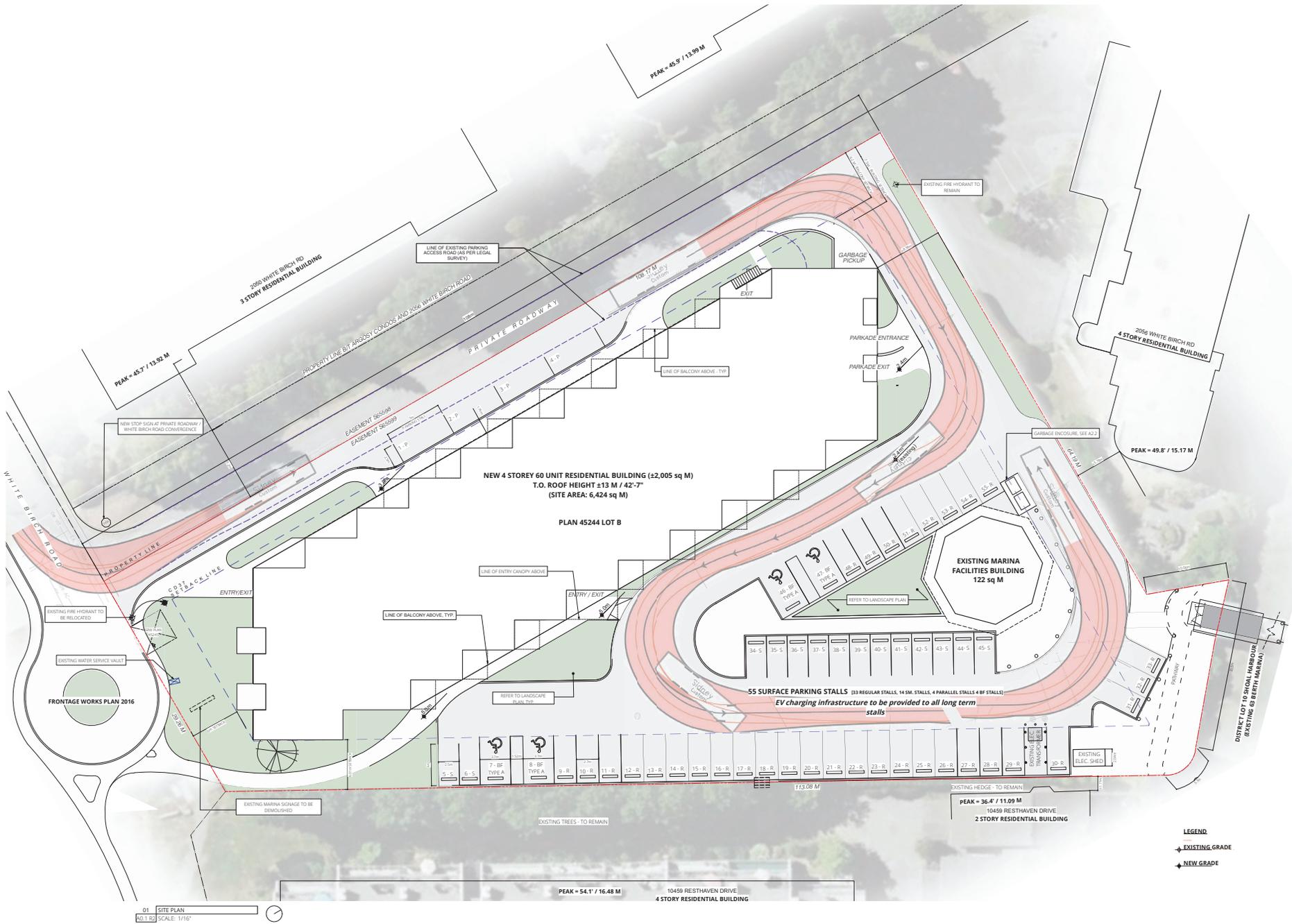


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ALLES
ARCHITECTS INC.
32 George Ave Winnipeg MB R3B0K1
122 Tyeo Landing
2060 White Birch Rd Sidney BC

GENERAL

A0.0 R2



01 SITE PLAN
SCALE: 1/16"

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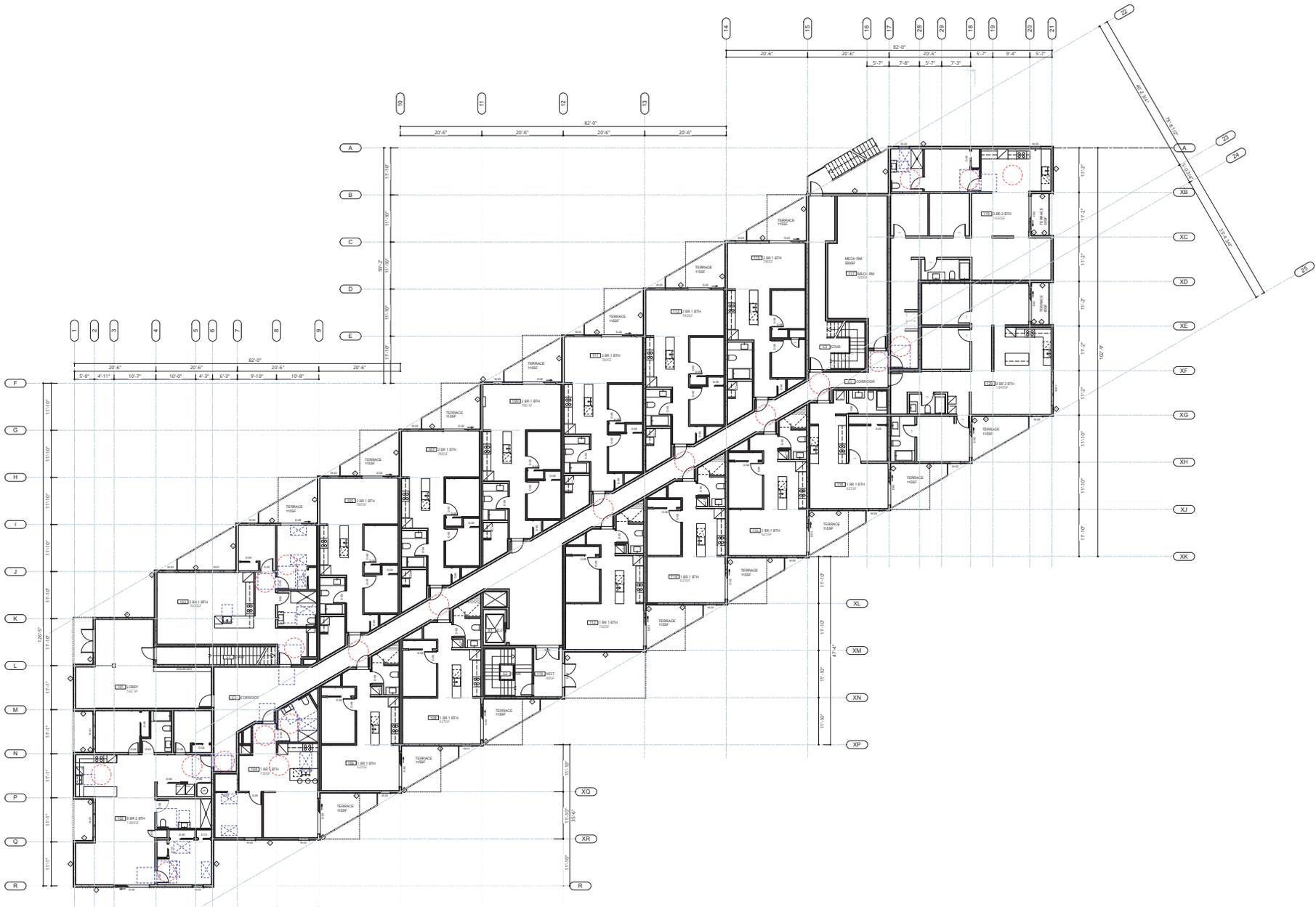
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SITE PLAN
A0.1 R2

LEGEND
 ▲ EXISTING GRADE
 ▲ NEW GRADE

122 Treen Landing
2050 White Birch Rd, Sidney BC



01 L100 PLAN
 ALL R3 SCALE: 3/32" = 1'-0"

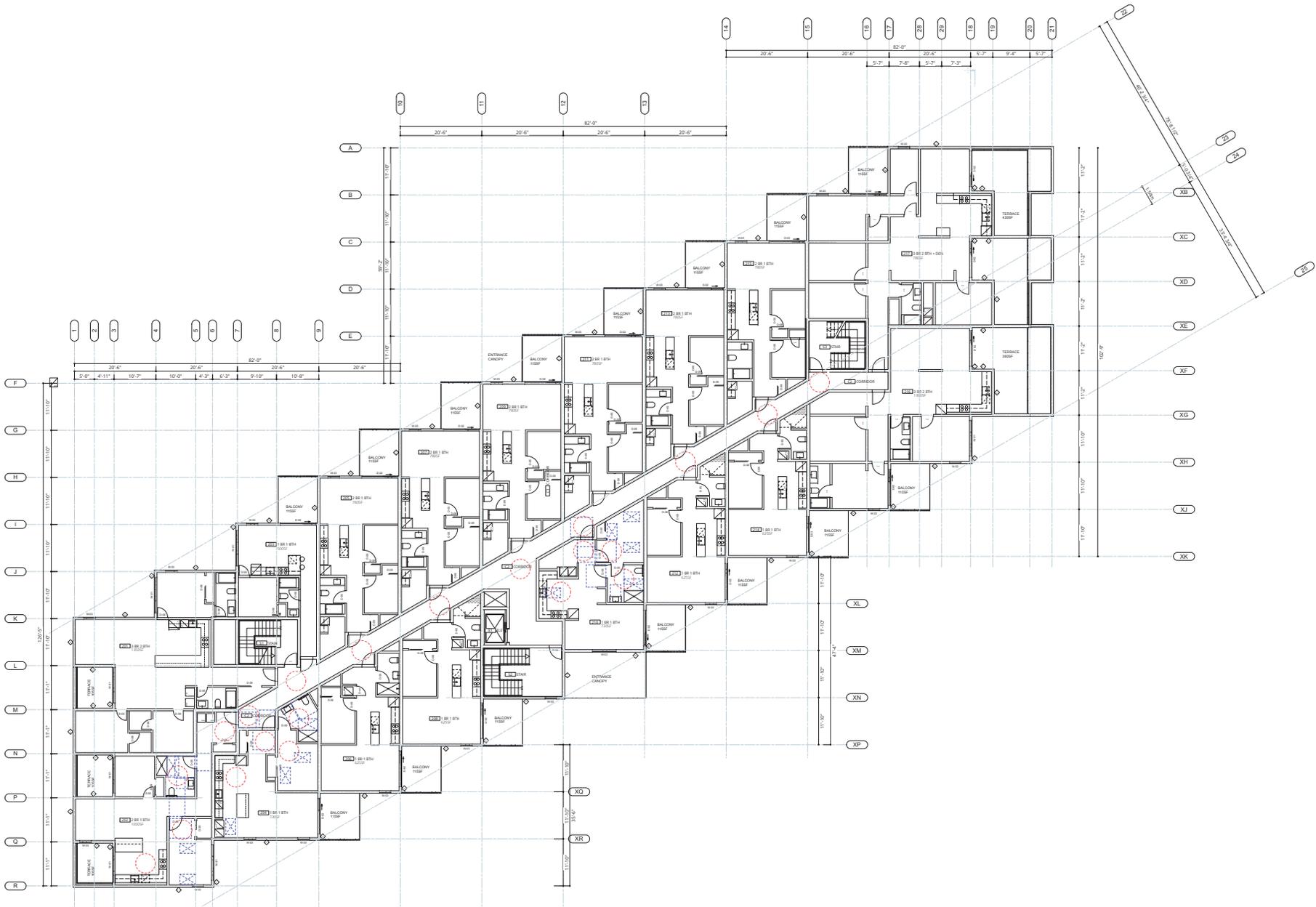
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122 Two Landing
 2050 White Birch Rd. Sidney BC

L100 PLAN
 A1.1 R2



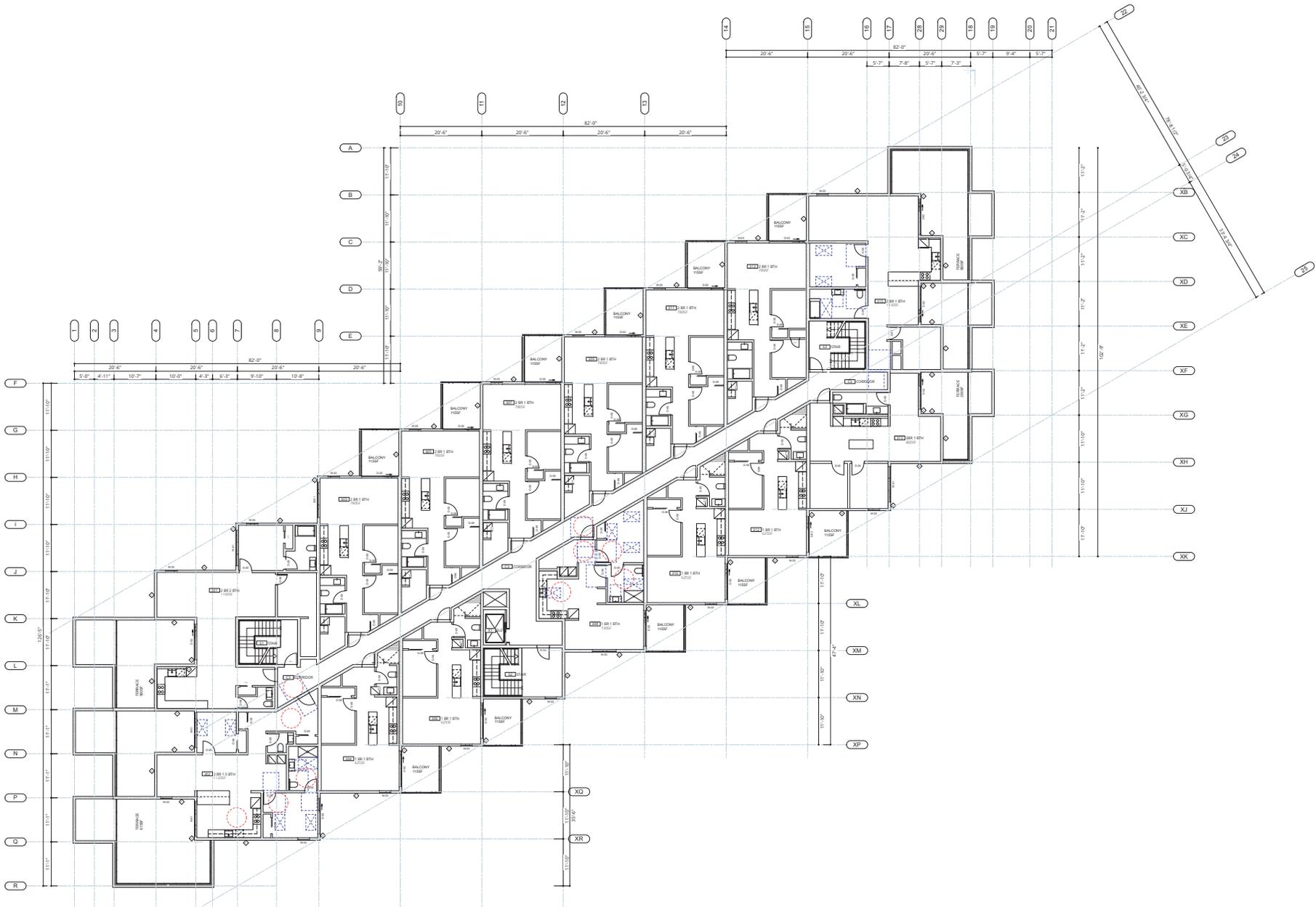
01 L200 PLAN
A1.2 SCALE: 3/32" = 1'-0"

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L200 PLAN
A1.2 R2



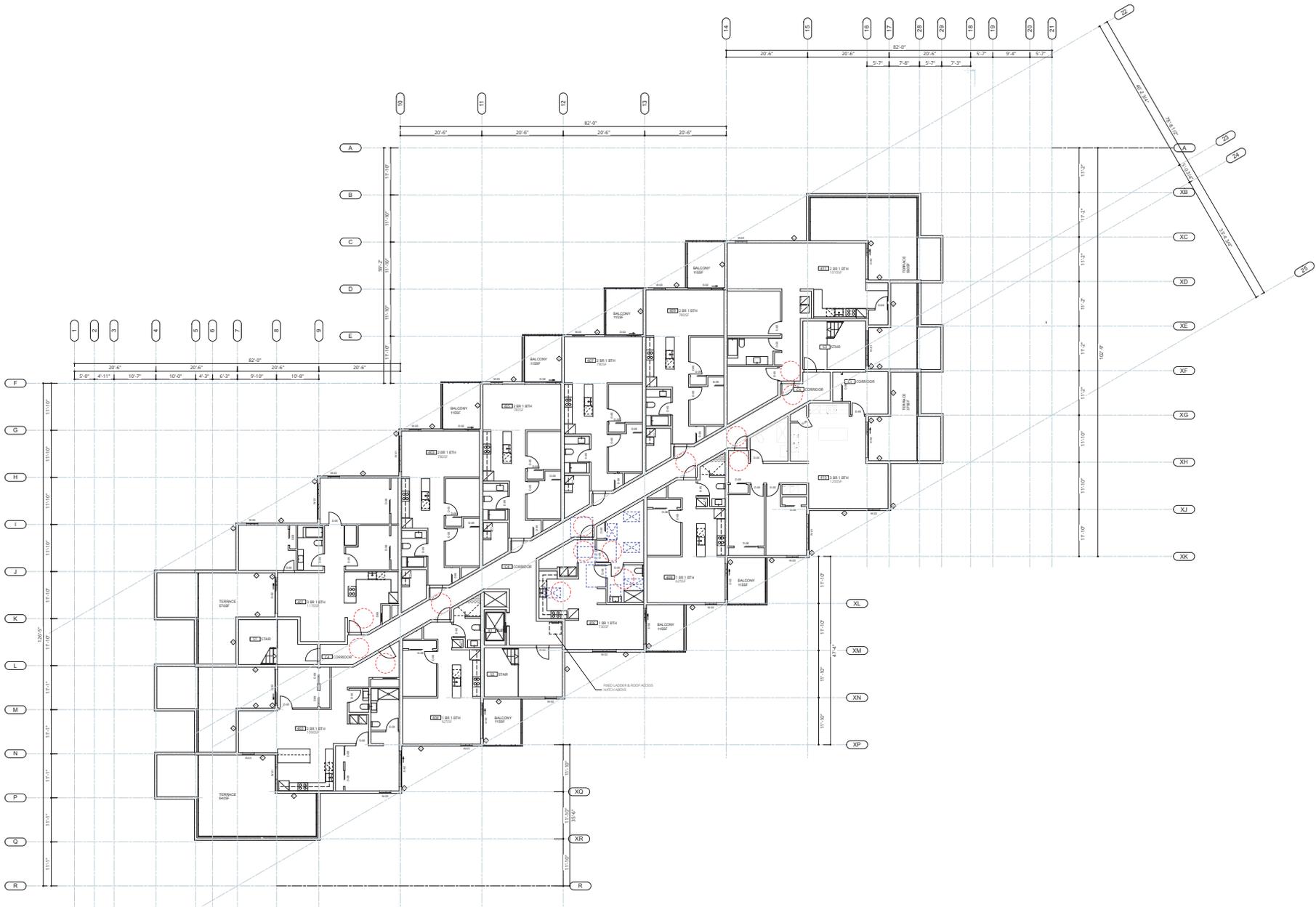
01 L300 PLAN
A1.3 SCALE: 3/32" = 1'-0"

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L300 PLAN
A1.3 R2



01 L400 PLAN
 A1.4 SCALE: 3/32" = 1'-0"

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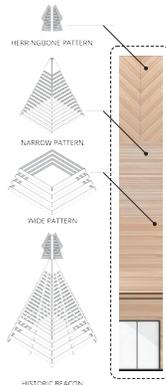
L400 PLAN
 A1.4 R2



01 ELEVATION A (PARKING LOT SIDE)
A2.0 SCALE: 1/8" = 1'-0"



02 ELEVATION B (PARKADE SIDE FROM PARKING LOT TURN OFF)
A2.0 SCALE: 1/8" = 1'-0"



The proposed distribution and pattern of siding is designed to reference and subordinate the historical beacon that once stood on Sidney Island, British Columbia.

- A grey twilltoppart gravel fiber cement board
- B off white fiber cement board - wide
- C off white fiber cement board - narrow
- D off white fiber cement board - herringbone
- E engineered wood plank product - wide
- F engineered wood plank product - narrow
- G herringbone
- H finely textured stucco rainscreen
- I cast in place concrete foundation wall
- J wood railings w/ glass balcony guards



Note* All soffits to be composite metal panel, wood finish to match species provided on elevations

- B-131120 off white fiber cement
- B-131121 off white fiber cement
- B-131122 off white fiber cement
- B-131123 off white fiber cement
- B-131124 off white fiber cement
- B-131125 off white fiber cement
- B-131126 off white fiber cement
- B-131127 off white fiber cement
- B-131128 off white fiber cement
- B-131129 off white fiber cement
- B-131130 off white fiber cement
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- B-131196 off white fiber cement
- B-131197 off white fiber cement
- B-131198 off white fiber cement
- B-131199 off white fiber cement
- B-131200 off white fiber cement

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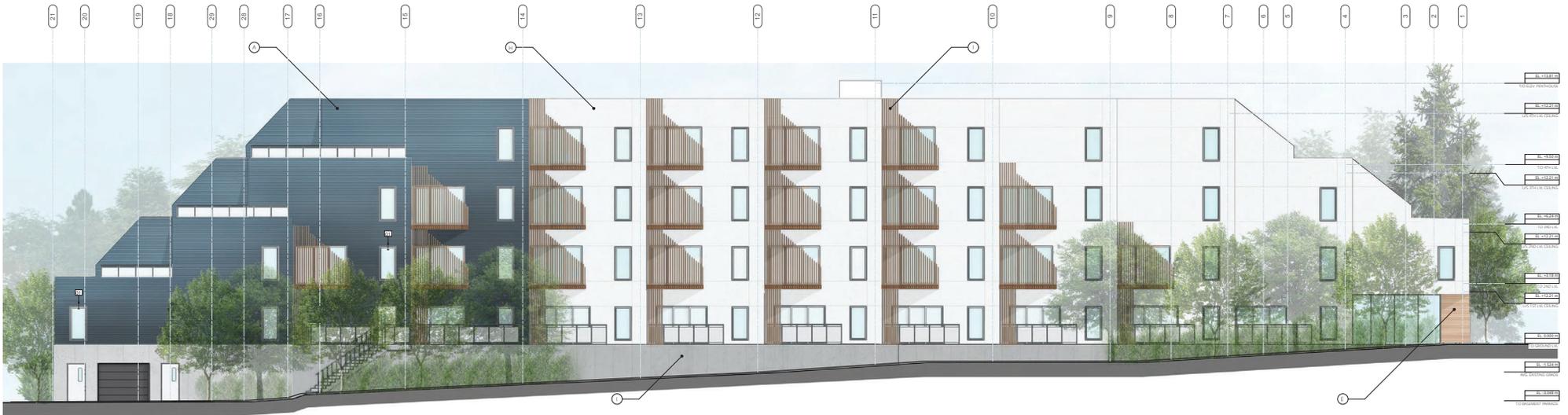
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122 Two Landing
2050 White Birch Rd, Sidney BC

ELEVATIONS
A2.0 R2



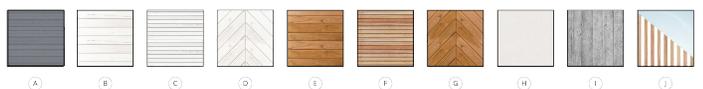
01 ELEVATION C (PRIVATE ROAD)
A2.1 SCALE: 1/8" = 1'-0"



02 ELEVATION D (WHITE BIRCH ROAD)
A2.1 SCALE: 1/8" = 1'-0"

- A grey swisspearl gravel fiber cement board
- B off white fiber cement board - wide
- C off white fiber cement board - narrow
- D off white fiber cement board - herringbone
- E engineered wood plank product - wide
- F engineered wood plank product - narrow
- G finely textured stucco rainscreen
- H cast in place concrete foundation wall
- I engineered wood plank product - wide
- J engineered wood plank product - narrow
- K engineered wood plank product - herringbone
- L wood ratings w/ glass balcony guards

SPRINKLER
01. SPRINKLER HEAD BEYOND PROVIDE WATER CURTAIN PROTECTION FOR OPENING ABOVE EXIT



Note* All Soffits to be composite metal panel, wood finish to match species provided on elevations

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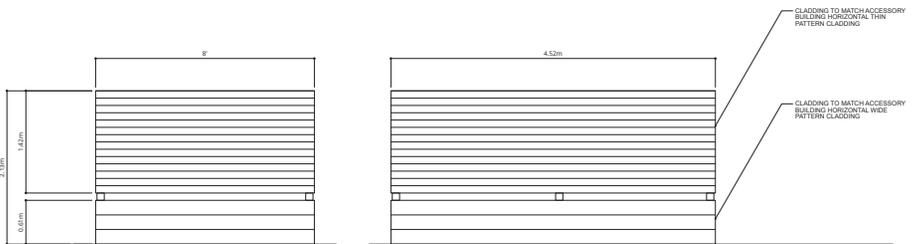
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ELEVATIONS
A2.1 R2

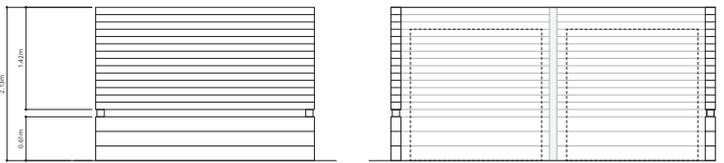


01 STREET ELEVATION @ WHITE BIRCH ROAD
A2.2 SCALE: 1/16" = 1'-0"



02 FLATTENED ELEVATION @ WHITE BIRCH RD
A2.2 SCALE: 3/8" = 1'-0"

03 NORTH ELEVATION GARBAGE ENCLOSURE
A2.2 SCALE: 3/8" = 1'-0"



04 WEST ELEVATION GARBAGE ENCLOSURE
A2.2 SCALE: 3/8" = 1'-0"

05 SOUTH ELEVATION GARBAGE ENCLOSURE
A2.2 SCALE: 3/8" = 1'-0"

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ALLPS ARCHITECTS INC.
122 Tweed Landing
2050 White Birch Rd, Sidney BC

STREET ELEVATION

A2.2 R2



01 STREET RENDERING - FRONT
A2.2 SCALE: NTS

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atlr3
ARCHITECTS LTD INC
122 George Ave Winnipeg MB R3B0K1
122 Tyee Landing
2050 White Birch Rd, Sidney BC

PERSPECTIVE RENDERING
A2.3 R2



atlr9
ARCHITECTURE INC.

01 BIRDS EYE RENDERING - BACK
A2.4 SCALE: NTS

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atlr9
ARCHITECTURE INC.
122 Two Landing
2050 White Birch Rd, Sidney, BC

PERSPECTIVE RENDERING
A2.4 R2

CLADDING - TYEE DARK



01 ELEVATION ACCESSORY BUILDING
A2.5 SCALE: NTS

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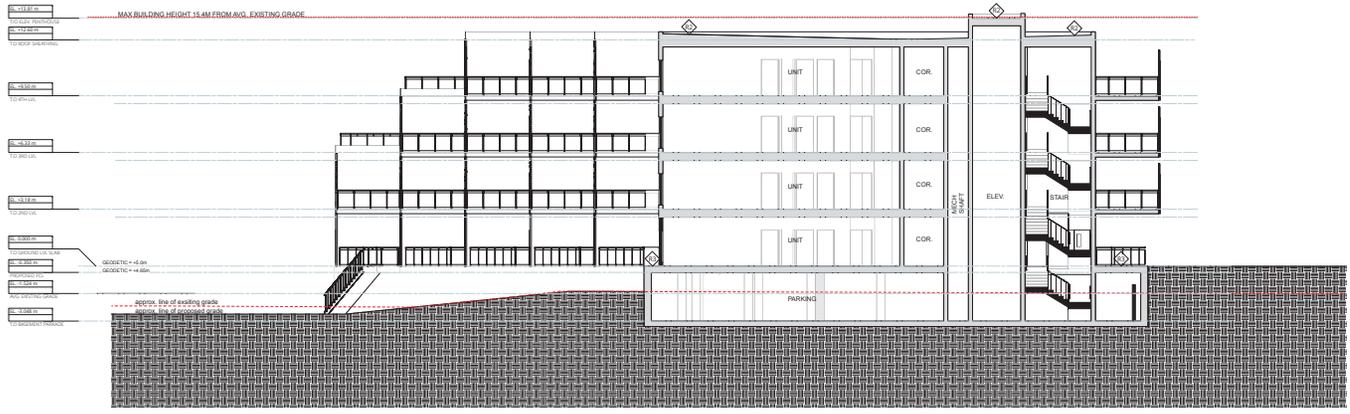
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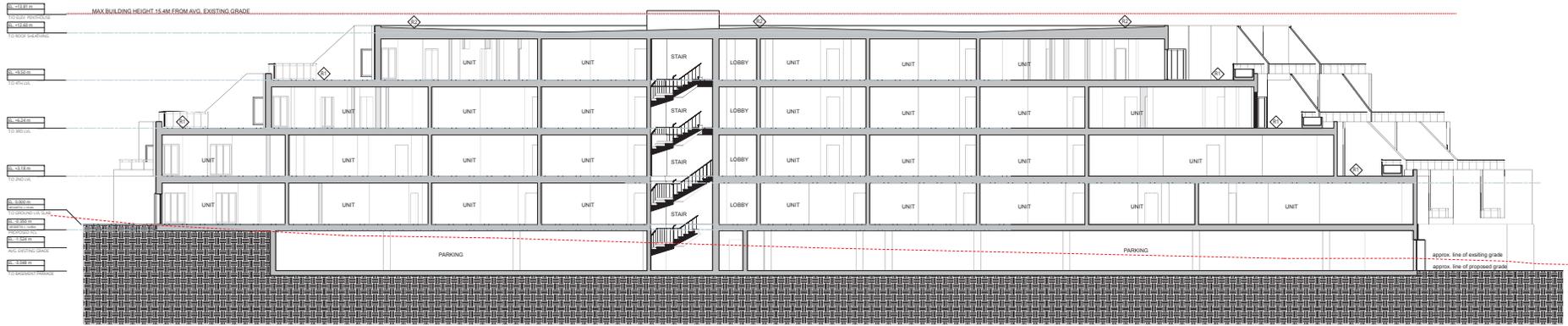


ALTA ARCHITECTS INC.
82 George Ave Winnipeg MB R2B0K1
122 Treen Landing
2050 White Birch Rd, Sidney BC

FACILITIES BUILDING ELEVATIONS
A2.5 R2



01 BUILDING SECTION A
A1.3 SCALE: 1/8" = 1'-0"



02 BUILDING SECTION B
A1.3 SCALE: 1/8" = 1'-0"

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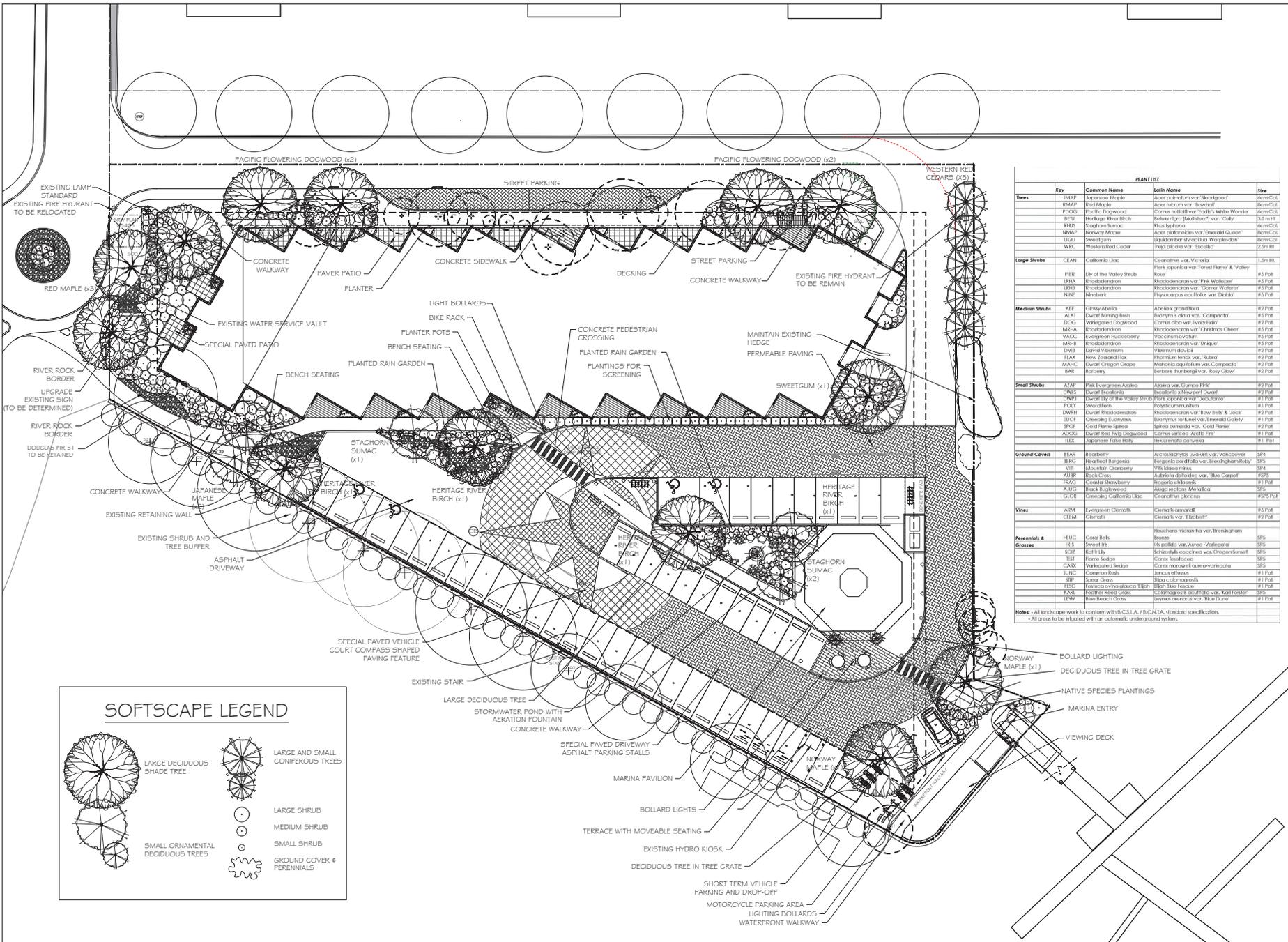
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allrs
A L L R S ARCHITECTS INC.
122 George Ave Winnipeg MB R3B0K1
122 Two Landing
2050 White Birch Rd. Sidney BC

SECTIONS
A3.0 R2

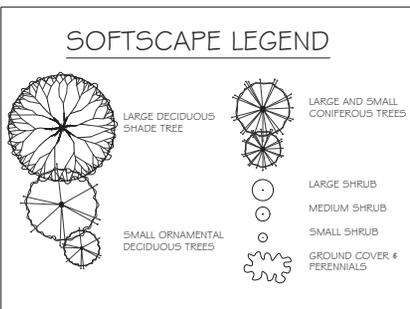
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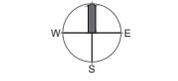
PLANT LIST				
Key	Common Name	Latin Name	Size	
Tree	Japanese Maple	<i>Acer palmatum</i> var. <i>Bloodgood</i>	8cm Cal.	
Tree	Red Maple	<i>Acer rubrum</i> var. <i>Snowflor</i>	8cm Cal.	
Tree	Pacific Dogwood	<i>Cornus nutallii</i> var. <i>Eddie's White Wonder</i>	8cm Cal.	
Tree	Heritage River Birch	<i>Betula nigra</i> 'Millbrook' var. <i>Queen</i>	30' Tall	
Tree	Shagbark Hickory	<i>Hicoria sp.</i>	8cm Cal.	
Tree	Norway Maple	<i>Acer platanoides</i> var. <i>Tinnwald Queen</i>	8cm Cal.	
Tree	Swallowtail	<i>Liquidambar styraciflua</i> 'Wormhole'	8cm Cal.	
Tree	Western Red Cedar	<i>Thuja plicata</i> var. <i>Seward</i>	2.5m Tall	
Large Shrub	Callifolia Lily	<i>Conoclinium</i> var. <i>Michauxii</i>	1.5m Tall	
Shrub	Bay of the Valley Shrub	<i>Panic japonica</i> var. <i>Forest Flame</i> & <i>Valley Rose</i>	#3 Pot	
Shrub	Rhododendron	Rhododendron var. <i>Pink Walker</i>	#3 Pot	
Shrub	Rhododendron	Rhododendron var. <i>Comer Walker</i>	#3 Pot	
Shrub	Hydrangea	<i>Physocarpus opulifolius</i> var. <i>Diabolo</i>	#3 Pot	
Medium Shrub	Glossy Abelia	<i>Abelia x grandifolia</i>	#2 Pot	
Shrub	Dwarf Burning Bush	<i>Eurotia alata</i> var. <i>Composita</i>	#3 Pot	
Shrub	Variegated Dogwood	<i>Cornus alba</i> var. <i>Ivory Halo</i>	#2 Pot	
Shrub	Rhododendron	Rhododendron var. <i>Christmas Cheer</i>	#3 Pot	
Shrub	Evergreen Huckleberry	<i>Loquatium ovatum</i>	#3 Pot	
Shrub	Rhododendron	Rhododendron var. <i>Unique</i>	#3 Pot	
Shrub	Shrub Dahlia	<i>Alchemilla davisii</i>	#2 Pot	
Shrub	New Zealand Flax	<i>Phormium tenax</i> var. <i>Rubra</i>	#2 Pot	
Shrub	Dwarf Oregon Grape	<i>Mahonia aquifolium</i> var. <i>Composita</i>	#2 Pot	
Shrub	Berberis	<i>Berberis thunbergii</i> var. <i>Boyo Gaei</i>	#2 Pot	
Small Shrub	Pink Evergreen Azalea	<i>Indocalis var. Gumpi Pink</i>	#2 Pot	
Shrub	Dwarf Escallonia	<i>Escallonia laevis</i> Dwarf	#2 Pot	
Shrub	Dwarf Ivy of the Valley Shrub	<i>Panic japonica</i> var. <i>Debutante</i>	#1 Pot	
Shrub	Swallowtail	<i>Physocarpus</i>	#1 Pot	
Shrub	Dwarf Rhododendron	Rhododendron var. <i>Bow Bells</i> & <i>Jock</i>	#2 Pot	
Shrub	Creeping Euonymus	<i>Euonymus fortunei</i> var. <i>Tinny's Gold</i>	#1 Pot	
Shrub	Gold Flame Spirea	<i>Spiraea bumalda</i> var. <i>Gold Flame</i>	#2 Pot	
Shrub	Dwarf Red Twig Dogwood	<i>Cornus sericea</i> 'Ardur' 'Flax'	#1 Pot	
Shrub	Japanese Foliage Holly	<i>Ilex crenata coronata</i>	#1 Pot	
Ground Covers	Beacon	<i>Archelogyne japonica</i> var. <i>Vancover</i>	SP4	
Ground Covers	Beacon	<i>Beacon</i>	SP4	
Ground Covers	Mountain Cranberry	<i>Vib. sp.</i>	SP4	
Ground Covers	Rock Crest	<i>Asterella difformis</i> var. <i>Blue Carpet</i>	#P5	
Ground Covers	Coastal Blueberry	<i>Vaccinium vitis-idaea</i>	#1 Pot	
Ground Covers	Black Bugleweed	<i>Alcea repens</i> 'Metallic'	SP5	
Ground Covers	Creeping California Lily	<i>Lilium californicum</i>	#P5 Pot	
Vines	Evergreen Clematis	<i>Clematis integrifolia</i>	#3 Pot	
Vines	Clematis	<i>Clematis</i> var. <i>Madeline</i>	#2 Pot	
Perennials & Grasses	Grand Bell	<i>Heuchera micrantha</i> var. <i>Bronzingham</i>	SP5	
Perennials & Grasses	Sweet Iris	<i>Iris pallida</i> var. <i>Aureo-Variiegata</i>	SP5	
Perennials & Grasses	Knifeflow	<i>Schizanthus coccineus</i> var. <i>Canaan Sunset</i>	SP5	
Perennials & Grasses	Flame Hedge	<i>Carex lasiocarpa</i>	SP5	
Perennials & Grasses	Variegated Sedge	<i>Carex monostachya</i> var. <i>variegata</i>	SP5	
Perennials & Grasses	Common Blue	<i>Hydrilla</i>	#1 Pot	
Perennials & Grasses	Blue Fescue	<i>Festuca ovina glauca</i> 'Blue Fescue'	#1 Pot	
Perennials & Grasses	Prostrate Reed Grass	<i>Calamagrostis canadensis</i> var. <i>Carl Foerster</i>	SP5	
Perennials & Grasses	Blue Beach Grass	<i>Lymnaea carolinensis</i> var. <i>Blue Dune</i>	#1 Pot	

Notes: - All landscape work to conform with B.C.S.L.A. / I.C.A.S.L.A. standard specification.
- All areas to be irrigated with an automatic underground system.



4★ SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING 2020-2022

project no.:



sheet no.:

NO.	ISSUED / REVISIONS	DATE
2	REVISED CONCEPT FOR DP	03/08/23
1	ISSUED CONCEPT FOR DP	05/30/23

1. ISSUED / REVISIONS Date

sheet no.:

project title: MARINA PARK

drawing title: LANDSCAPE CONCEPT PLAN

project no.: 1

date: 03 AUG, 2023 scale: 1:200

checked by: FORTH drawn by: BF, RF

sheet no.:

L1