



T.O. MAIN FLOOR
31.00m GEO.
0.00m (0'-0")

1 NORTHEAST ELEVATION (AT SINCLAIR ROAD)
SCALE: N.T.S.



2 NORTHEAST ELEVATION WITH TREES (AT SINCLAIR ROAD)
SCALE: N.T.S.

EXTERIOR FINISHES :

F1	HARDIE PANEL ARCTIC WHITE	
F2	HARDIE PLANK GREY SLATE	
F3	HARDIE PANEL MIDNIGHT BLACK	
F4	HORIZONTAL CORRUGATED METAL CLADDING GREY SLATE OR CHARCOAL GREY	
F5	STONE VENEER DARK GREY	
F6	EXPOSED CONCRETE	
F7	THROUGH WALL FLASHING TO MATCH ADJACENT COLOR	
F8	PRE-FINISHED METAL CAP FLASHING TO MATCH ADJACENT COLOR	
F9	HARDIE EASYTRIM TO MATCH ADJACENT CLADDING COLOUR	
F10	BASE WALL FLASHING IN DARK GREY	
F11	VENTED METAL SOFFIT TO MATCH ADJACENT COLOUR	
F12	BLACK VINYL WINDOW/DOOR	
F13	WOODEN DOOR (MAIN ENTRANCE)	
F14	BLACK ALUMINUM PRIVACY SCREEN WITH FROSTED GLASS	
F15	PREFINISHED BLACK ALUMINUM PICKET FENCE	
F16	WOODEN FENCE	
F17	THROUGH WALL FLASHING BLACK / DARK GREY	
F18	ROOF SHINGLES DARK GREY / BLACK	
F19	STEEL DARK GREY OVERHEAD DOOR	
F20	METAL TRIM BLACK COLOUR	

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

Issue / revisions:

4	FOR REZONING APPLICATION	31 MAR.'26
3	FOR REVIEW	17 MAR.'26
2	FOR REVIEW	10 OCT.'25
1	FOR PRE-APPLICATION REVIEW	03 JULY '25
No.	Issued / Revisions	Date

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia

t 250.360.2888

seal:



project title:

**MULTI - FAMILY
TOWN HOUSES**

2521 SINCLAIR ROAD

drawing title:

ELEVATIONS

project no.: 24.764

date: 31 MAR., 2026 scale: AS NOTED

checked by: LOWE drawn by: NA, RM

sheet no.:

A3.0

RECEIVED
APRIL 23 2026
PLANNING DEPT.
DISTRICT OF SAANICH

NOTE: PLEASE REFER TO A4.0 & A4.1 FOR BUILDINGS HEIGHTS & LEVELS



T.O. MAIN FLOOR
31.00m GEO.
0.00m (0'-0")

1
A3.1
SOUTHEAST BUILDING A ELEVATION
SCALE: N.T.S.



2
A3.1
SOUTHEAST BUILDING A & B ELEVATION
SCALE: N.T.S.

EXTERIOR FINISHES :

F1	HARDIE PANEL ARCTIC WHITE	
F2	HARDIE PLANK GREY SLATE	
F3	HARDIE PANEL MIDNIGHT BLACK	
F4	HORIZONTAL CORRUGATED METAL CLADDING GREY SLATE OR CHARCOAL GREY	
F5	STONE VENEER DARK GREY	
F6	EXPOSED CONCRETE	
F7	THROUGH WALL FLASHING TO MATCH ADJACENT COLOR	
F8	PRE-FINISHED METAL CAP FLASHING TO MATCH ADJACENT COLOR	
F9	HARDIE EASYTRIM TO MATCH ADJACENT CLADDING COLOUR	
F10	BASE WALL FLASHING IN DARK GREY	
F11	VENTED METAL SOFFIT TO MATCH ADJACENT COLOUR	
F12	BLACK VINYL WINDOW/DOOR	
F13	WOODEN DOOR (MAIN ENTRANCE)	
F14	BLACK ALUMINUM PRIVACY SCREEN WITH FROSTED GLASS	
F15	PREFINISHED BLACK ALUMINUM PICKET FENCE	
F16	WOODEN FENCE	
F17	THROUGH WALL FLASHING BLACK / DARK GREY	
F18	ROOF SHINGLES DARK GREY / BLACK	
F19	STEEL DARK GREY OVERHEAD DOOR	
F20	METAL TRIM BLACK COLOUR	

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

Issue / revisions:

4	FOR REZONING APPLICATION	31 MAR.'26
3	FOR REVIEW	17 MAR.'26
2	FOR REVIEW	10 OCT.'25
1	FOR PRE-APPLICATION REVIEW	03 JULY '25
No.	Issued / Revisions	Date

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia

t 250.360.2888

seal:



project title:
MULTI - FAMILY
TOWN HOUSES

2521 SINCLAIR ROAD

drawing title:
ELEVATIONS

project no.: 24.764

date: 31 MAR., 2026 scale: AS NOTED

checked by: LOWE drawn by: NA , RM

sheet no.:

NOTE: PLEASE REFER TO A4.0 & A4.1 FOR BUILDINGS
HEIGHTS & LEVELS

A3.1



T.O. MAIN FLOOR
31.00m GEO.
0.00m (0'-0")

1
A3.2
SOUTHEAST BUILDING B ELEVATION
SCALE: N.T.S.



2
A3.2
SOUTHEAST BUILDING A & B ELEVATION
SCALE: N.T.S.

EXTERIOR FINISHES :

F1	HARDIE PANEL ARCTIC WHITE	
F2	HARDIE PLANK GREY SLATE	
F3	HARDIE PANEL MIDNIGHT BLACK	
F4	HORIZONTAL CORRUGATED METAL CLADDING GREY SLATE OR CHARCOAL GREY	
F5	STONE VENEER DARK GREY	
F6	EXPOSED CONCRETE	
F7	THROUGH WALL FLASHING TO MATCH ADJACENT COLOR	
F8	PRE-FINISHED METAL CAP FLASHING TO MATCH ADJACENT COLOR	
F9	HARDIE EASYTRIM TO MATCH ADJACENT CLADDING COLOUR	
F10	BASE WALL FLASHING IN DARK GREY	
F11	VENTED METAL SOFFIT TO MATCH ADJACENT COLOUR	
F12	BLACK VINYL WINDOW/DOOR	
F13	WOODEN DOOR (MAIN ENTRANCE)	
F14	BLACK ALUMINUM PRIVACY SCREEN WITH FROSTED GLASS	
F15	PREFINISHED BLACK ALUMINUM PICKET FENCE	
F16	WOODEN FENCE	
F17	THROUGH WALL FLASHING BLACK / DARK GREY	
F18	ROOF SHINGLES DARK GREY / BLACK	
F19	STEEL DARK GREY OVERHEAD DOOR	
F20	METAL TRIM BLACK COLOUR	

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

issue / revisions:

4	FOR REZONING APPLICATION	31 MAR.'26
3	FOR REVIEW	17 MAR.'26
2	FOR REVIEW	10 OCT.'25
1	FOR PRE-APPLICATION REVIEW	03 JULY '25
No.	Issued / Revisions	Date

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia

t 250.360.2888

seal:



project title:

MULTI - FAMILY
TOWN HOUSES

2521 SINCLAIR ROAD

drawing title:

ELEVATIONS

project no.: 24.764

date: 31 MAR., 2026 scale: AS NOTED

checked by: LOWE drawn by: NA , RM

sheet no.:

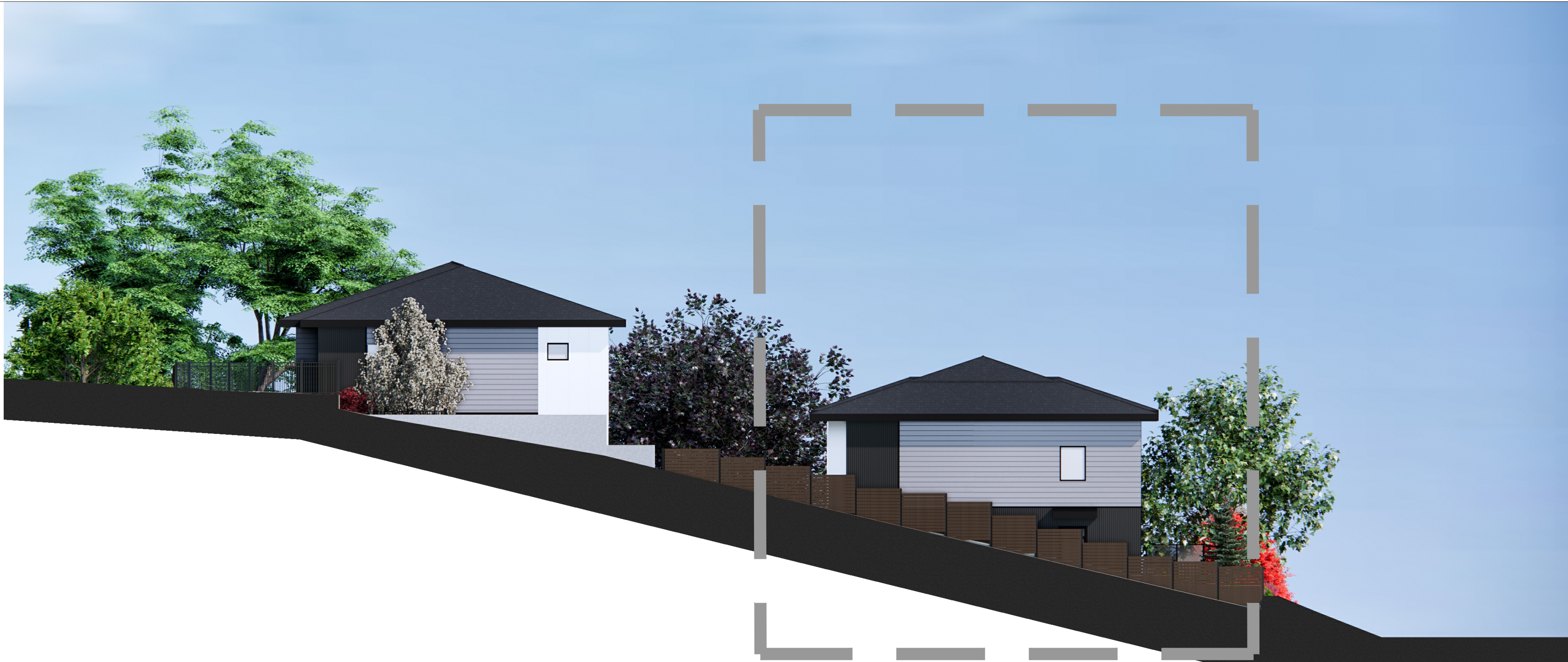
NOTE: PLEASE REFER TO A4.0 & A4.1 FOR BUILDINGS
HEIGHTS & LEVELS

A3.2



T.O. MAIN FLOOR
31.00m GEO.
0.00m (0'-0")

1
A3.3
SOUTHWEST BUILDING A ELEVATION
SCALE: N.T.S.



2
A3.3
SOUTHWEST BUILDING A & B ELEVATION
SCALE: N.T.S.

EXTERIOR FINISHES :

F1	HARDIE PANEL ARCTIC WHITE	
F2	HARDIE PLANK GREY SLATE	
F3	HARDIE PANEL MIDNIGHT BLACK	
F4	HORIZONTAL CORRUGATED METAL CLADDING GREY SLATE OR CHARCOAL GREY	
F5	STONE VENEER DARK GREY	
F6	EXPOSED CONCRETE	
F7	THROUGH WALL FLASHING TO MATCH ADJACENT COLOR	
F8	PRE-FINISHED METAL CAP FLASHING TO MATCH ADJACENT COLOR	
F9	HARDIE EASYTRIM TO MATCH ADJACENT CLADDING COLOUR	
F10	BASE WALL FLASHING IN DARK GREY	
F11	VENTED METAL SOFFIT TO MATCH ADJACENT COLOUR	
F12	BLACK VINYL WINDOW/DOOR	
F13	WOODEN DOOR (MAIN ENTRANCE)	
F14	BLACK ALUMINUM PRIVACY SCREEN WITH FROSTED GLASS	
F15	PREFINISHED BLACK ALUMINUM PICKET FENCE	
F16	WOODEN FENCE	
F17	THROUGH WALL FLASHING BLACK / DARK GREY	
F18	ROOF SHINGLES DARK GREY / BLACK	
F19	STEEL DARK GREY OVERHEAD DOOR	
F20	METAL TRIM BLACK COLOUR	

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

Issue / revisions:

4	FOR REZONING APPLICATION	31 MAR.'26
3	FOR REVIEW	17 MAR.'26
2	FOR REVIEW	10 OCT.'25
1	FOR PRE-APPLICATION REVIEW	03 JULY '25
No.	Issued / Revisions	Date

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia

t 250.360.2888

seal:



project title:
**MULTI - FAMILY
TOWN HOUSES**

2521 SINCLAIR ROAD

drawing title:
ELEVATIONS

project no.: 24.764

date: 31 MAR., 2026 scale: AS NOTED

checked by: LOWE drawn by: NA , RM

sheet no.:

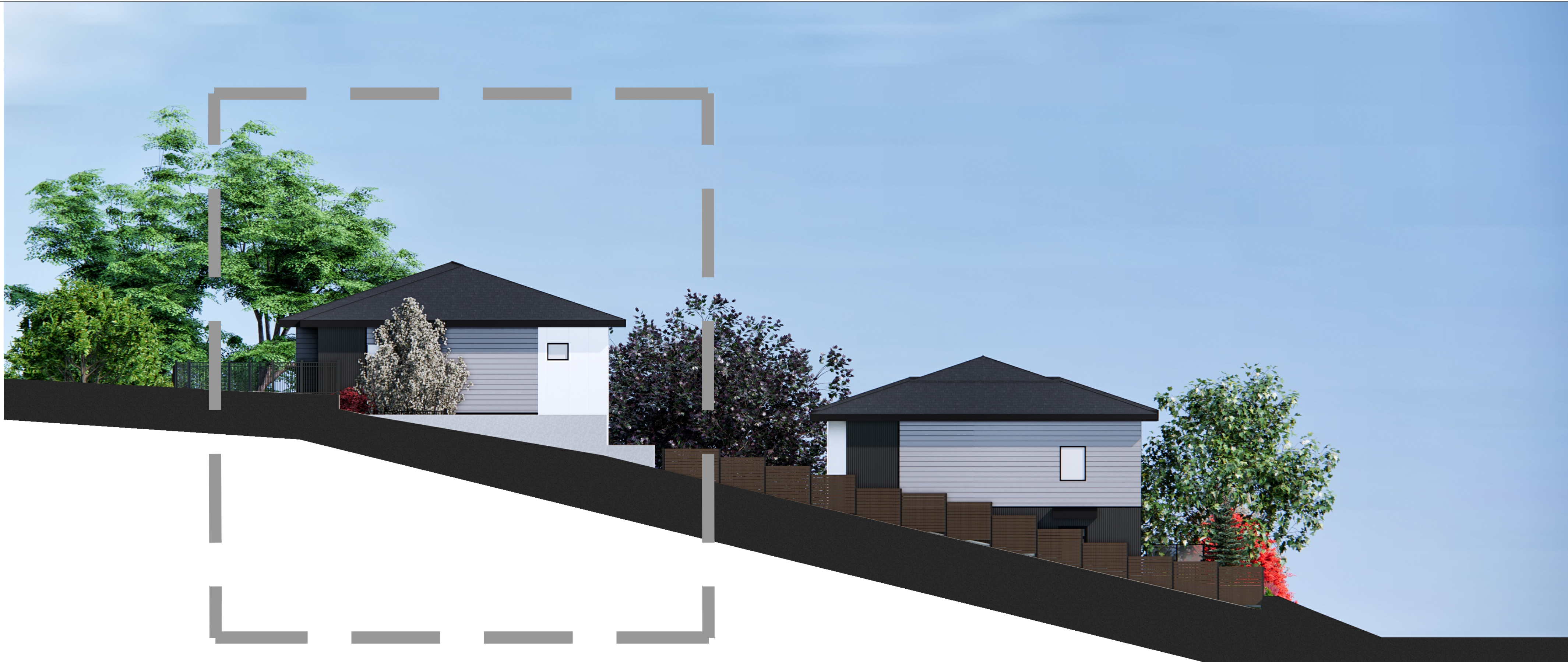
A3.3

NOTE: PLEASE REFER TO A4.0 & A4.1 FOR BUILDINGS
HEIGHTS & LEVELS



T.O. MAIN FLOOR
31.00m GEO.
0.00m (0'-0")

1
A3.4
SOUTHWEST BUILDING B ELEVATION
SCALE: N.T.S.



2
A3.4
SOUTHWEST BUILDING A & B ELEVATION
SCALE: N.T.S.

EXTERIOR FINISHES :

F1	HARDIE PANEL ARCTIC WHITE	
F2	HARDIE PLANK GREY SLATE	
F3	HARDIE PANEL MIDNIGHT BLACK	
F4	HORIZONTAL CORRUGATED METAL CLADDING GREY SLATE OR CHARCOAL GREY	
F5	STONE VENEER DARK GREY	
F6	EXPOSED CONCRETE	
F7	THROUGH WALL FLASHING TO MATCH ADJACENT COLOR	
F8	PRE-FINISHED METAL CAP FLASHING TO MATCH ADJACENT COLOR	
F9	HARDIE EASYTRIM TO MATCH ADJACENT CLADDING COLOUR	
F10	BASE WALL FLASHING IN DARK GREY	
F11	VENTED METAL SOFFIT TO MATCH ADJACENT COLOUR	
F12	BLACK VINYL WINDOW/DOOR	
F13	WOODEN DOOR (MAIN ENTRANCE)	
F14	BLACK ALUMINUM PRIVACY SCREEN WITH FROSTED GLASS	
F15	PREFINISHED BLACK ALUMINUM PICKET FENCE	
F16	WOODEN FENCE	
F17	THROUGH WALL FLASHING BLACK / DARK GREY	
F18	ROOF SHINGLES DARK GREY / BLACK	
F19	STEEL DARK GREY OVERHEAD DOOR	
F20	METAL TRIM BLACK COLOUR	

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

Issue / revisions:

4	FOR REZONING APPLICATION	31 MAR.'26
3	FOR REVIEW	17 MAR.'26
2	FOR REVIEW	10 OCT.'25
1	FOR PRE-APPLICATION REVIEW	03 JULY '25

No. Issued / Revisions Date

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia t 250.360.2888

seal:



project title:
**MULTI - FAMILY
TOWN HOUSES**

2521 SINCLAIR ROAD

drawing title:
ELEVATIONS

project no.: 24.764

date: 31 MAR., 2026 scale: AS NOTED

checked by: LOWE drawn by: NA, RM

sheet no.:

NOTE: PLEASE REFER TO A4.0 & A4.1 FOR BUILDINGS
HEIGHTS & LEVELS

A3.4



EXTERIOR FINISHES :			Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.
F1	HARDIE PANEL ARCTIC WHITE		
F2	HARDIE PLANK GREY SLATE		
F3	HARDIE PANEL MIDNIGHT BLACK		consultants:
F4	HORIZONTAL CORRUGATED METAL CLADDING GREY SLATE OR CHARCOAL GREY		
F5	STONE VENEER DARK GREY		
F6	EXPOSED CONCRETE		
F7	THROUGH WALL FLASHING TO MATCH ADJACENT COLOR		
F8	PRE-FINISHED METAL CAP FLASHING TO MATCH ADJACENT COLOR		
F9	HARDIE EASYTRIM TO MATCH ADJACENT CLADDING COLOUR		
F10	BASE WALL FLASHING IN DARK GREY		
F11	VENTED METAL SOFFIT TO MATCH ADJACENT COLOUR		
F12	BLACK VINYL WINDOW/DOOR		Issue / revisions:
F13	WOODEN DOOR (MAIN ENTRANCE)		
F14	BLACK ALUMINUM PRIVACY SCREEN WITH FROSTED GLASS		
F15	PREFINISHED BLACK ALUMINUM PICKET FENCE		
F16	WOODEN FENCE		
F17	THROUGH WALL FLASHING BLACK / DARK GREY		
F18	ROOF SHINGLES DARK GREY / BLACK		
F19	STEEL DARK GREY OVERHEAD DOOR		
F20	METAL TRIM BLACK COLOUR		

4	FOR REZONING APPLICATION	31 MAR.'26
3	FOR REVIEW	17 MAR.'26
2	FOR REVIEW	10 OCT.'25
1	FOR PRE-APPLICATION REVIEW	03 JULY '25
No.	Issued / Revisions	Date

1 NORTHWEST BUILDING A ELEVATION
A3.5 SCALE: N.T.S.



2 NORTHWEST BUILDING A & B ELEVATION
A3.5 SCALE: N.T.S.

NOTE: PLEASE REFER TO A4.0 & A4.1 FOR BUILDINGS
HEIGHTS & LEVELS

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia t 250.360.2888

seal:



project title:
MULTI - FAMILY
TOWN HOUSES

2521 SINCLAIR ROAD

drawing title:
ELEVATIONS

project no.: 24.764

date: 31 MAR., 2026 scale: AS NOTED

checked by: LOWE drawn by: NA , RM

sheet no.:

A3.5



T.O. MAIN FLOOR
31.00m GEO.
0.00m (0'-0")

1 NORTHWEST BUILDING B ELEVATION
SCALE: N.T.S.



2 NORTHWEST BUILDING A & B ELEVATION
SCALE: N.T.S.

EXTERIOR FINISHES :

F1	HARDIE PANEL ARCTIC WHITE	
F2	HARDIE PLANK GREY SLATE	
F3	HARDIE PANEL MIDNIGHT BLACK	
F4	HORIZONTAL CORRUGATED METAL CLADDING GREY SLATE OR CHARCOAL GREY	
F5	STONE VENEER DARK GREY	
F6	EXPOSED CONCRETE	
F7	THROUGH WALL FLASHING TO MATCH ADJACENT COLOR	
F8	PRE-FINISHED METAL CAP FLASHING TO MATCH ADJACENT COLOR	
F9	HARDIE EASYTRIM TO MATCH ADJACENT CLADDING COLOUR	
F10	BASE WALL FLASHING IN DARK GREY	
F11	VENTED METAL SOFFIT TO MATCH ADJACENT COLOUR	
F12	BLACK VINYL WINDOW/DOOR	
F13	WOODEN DOOR (MAIN ENTRANCE)	
F14	BLACK ALUMINUM PRIVACY SCREEN WITH FROSTED GLASS	
F15	PREFINISHED BLACK ALUMINUM PICKET FENCE	
F16	WOODEN FENCE	
F17	THROUGH WALL FLASHING BLACK / DARK GREY	
F18	ROOF SHINGLES DARK GREY / BLACK	
F19	STEEL DARK GREY OVERHEAD DOOR	
F20	METAL TRIM BLACK COLOUR	

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

Issue / revisions:

4	FOR REZONING APPLICATION	31 MAR.'26
3	FOR REVIEW	17 MAR.'26
2	FOR REVIEW	10 OCT.'25
1	FOR PRE-APPLICATION REVIEW	03 JULY '25

No. Issued / Revisions Date

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia

t 250.360.2888

seal:



project title:
**MULTI - FAMILY
TOWN HOUSES**

2521 SINCLAIR ROAD

drawing title:
ELEVATIONS

project no.: 24.764

date: 31 MAR., 2026 scale: AS NOTED

checked by: LOWE drawn by: NA, RM

sheet no.:

NOTE: PLEASE REFER TO A4.0 & A4.1 FOR BUILDINGS
HEIGHTS & LEVELS

A3.6