



SIDNEY, BC

COAST

WATERFRONT RESIDENCES

Preview Package



There is a profound sense of clarity and beauty found where the vastness of the ocean meets the shore — a feeling of eternal calm that transcends the seasons. Nature's untamed elegance has a restorative power here, a harmony between land and sea that is both timeless and deeply felt.



INTERIORS

Warm, grounded, and quietly refined, the interiors at Coast are designed to be felt as much as seen. Generous 11-foot ceilings on the garden level and 10-foot ceilings on levels two and three lend a sense of openness and ease that carries throughout.

Coast comprises two thoughtfully curated residence collections, Tidal and Leeward, each distinguished by distinct surroundings and a unique sense of place.







KITCHENS

Custom cabinetry, beautiful Dekton surfaces, and panel-ready appliances by Fisher & Paykel and Fulgor Milano, including an induction cooktop, wall oven, and microwave drawer, combine to create a kitchen that is as practical as it is refined.



BATHROOMS

Spa-inspired and serene, bathrooms feature custom integrated cabinetry, frameless floating vanity mirrors with motion-activated LED lighting, quartz counters, large-format tile, and heated floors.

BEDROOMS

Bedrooms are designed for rest and relaxation — a sanctuary in the truest sense of the word.



Artwork by Lauren McCreith

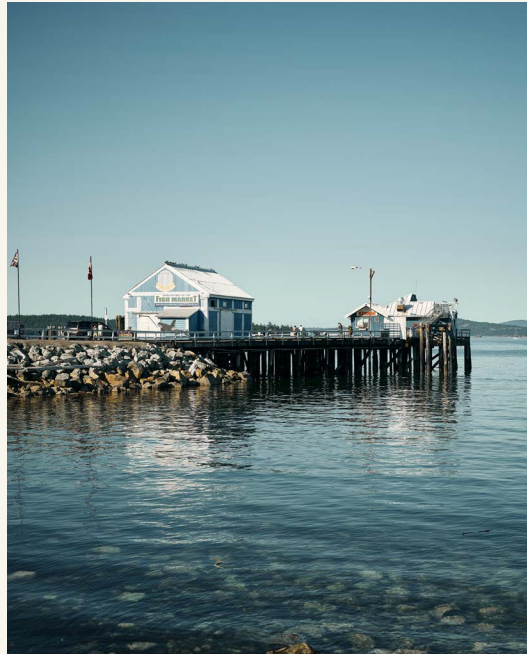


SIDNEY SEASIDE

Sidney is a rare kind of coastal town, unhurried and full of character, where waterfront life and a thriving village community exist in effortless balance.

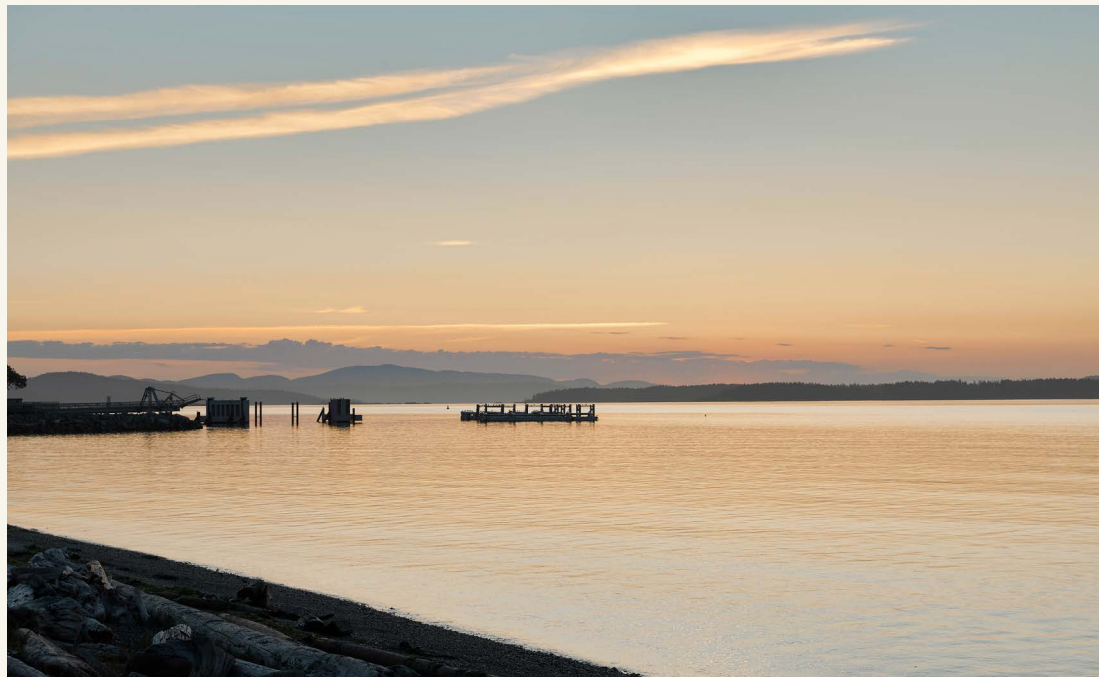
Coast sits at the heart of it — perched on Lochside Drive, with the Salish Sea stretching before it and the best of Sidney just moments away.





WATERFRONT

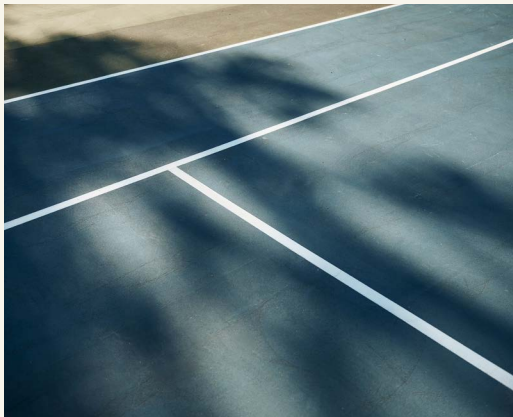
From Coast, expansive 180-degree outlooks of the Salish Sea reach across glistening water to Mount Baker, Sidney Island and James Island beyond.



BEACON AVENUE

Sidney's main street has a way of drawing people in and making them want to linger. Beacon Avenue is lined with independent shops, celebrated restaurants, coffee bars and galleries.





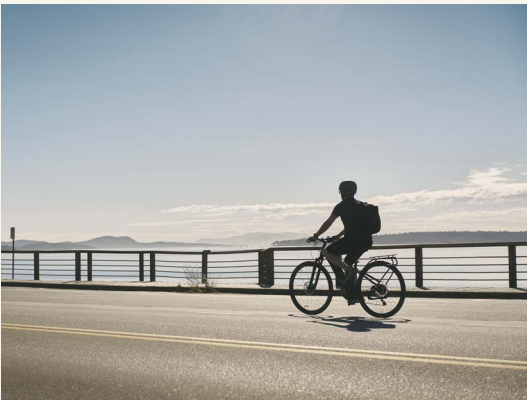
TULISTA & IROQUOIS PARKS

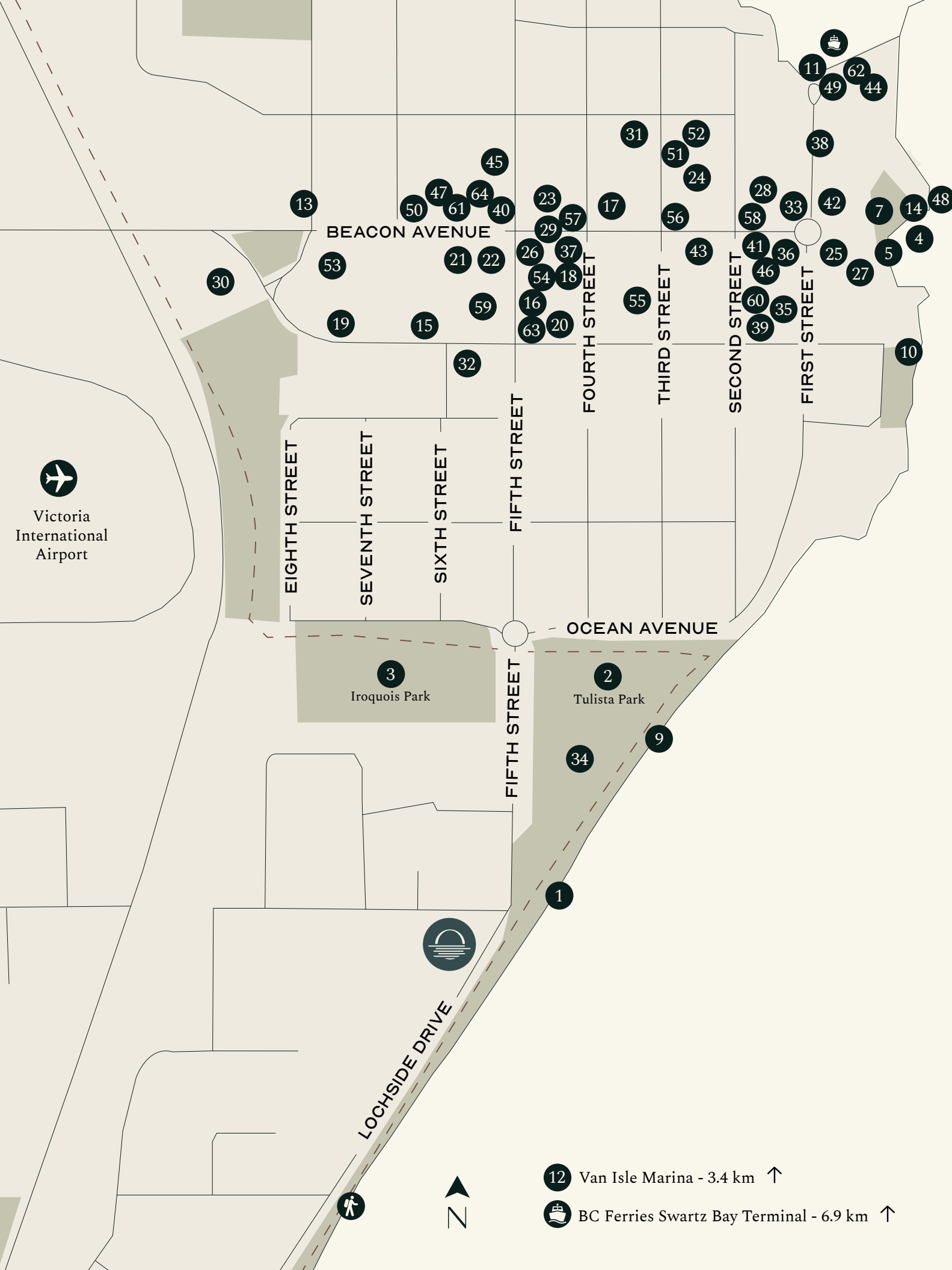
Tulista and Iroquois parks are both close at hand, offering gardens, open lawns, and recreational amenities including tennis and pickleball courts, volleyball and soccer fields.



GETTING AROUND

The region’s celebrated Lochside Trail connects the Peninsula with Saanich, Victoria, and the Westshore. Victoria International Airport is five minutes by car, and BC Ferries’ Swartz Bay Terminal is less than fifteen.





PARKS, OUTDOORS & RECREATION

1. Lochside Drive Waterfront
2. Tulista Park
3. Iroquois Park
4. Sidney Pier
5. Glass Beach
6. Sidney Spit
7. Beacon Park
8. Gulf Islands National Marine Park
9. Tulista Boat Launch
10. Bevan Fishing Pier
11. Port Sidney Marina
12. Van Isle Marina

SHOPS & MARKETS

13. Thrifty Foods
14. Fish Market
15. Save on Foods
16. Lifestyle Markets
17. Tanner's Books
18. Rogers' Chocolates
19. Shoppers Drug Mart
20. Russ Hay's the Bicycle Shop
21. Nest & Nook Housewares
22. Miss Bliss
23. Moden Boutique
24. Moden Men's
25. Waterlilly Shoes
26. Dog's Breath Antiques
27. The Dancing Orchid
28. Cameron Rose Gifts
29. Sidney Street Market (June - September)

ARTS, CULTURE & ENTERTAINMENT

30. Mary Winspear Centre
31. Star Cinema
32. Miracle Lanes
33. Red Art Gallery
34. ArtSea Gallery
35. Peninsula Gallery
36. Odette Laroche Gallery
37. Sidney Museum
38. Shaw Centre for the Salish Sea

FOOD & BEVERAGE

39. Gray's Café
40. Atelier by Matt Jackson
41. Sidney Bakery
42. 10 Acres Café & Market
43. The Fickle Fig Express
44. Victoria Distillers
45. Fish on Fifth
46. Quince Café
47. Farmer's Daughter
48. The Pier Bistro
49. The Surly Mermaid
50. C.S. Chan
51. Beacon Brewing
52. Small Gods Brewing Co
53. Five & Dime Diner
54. Scoop and Waffle
55. Sidney Scones
56. 3rd Street Café
57. Starbucks
58. Refire Kitchen
59. Smor Scandinavian Bakery
60. Chef on the Run
61. 900 Degrees Bistro
62. Jack's On The Water
63. Tonollis Deli & Coffee
64. Scotty's Dog Shack

- Lochside Regional Trail - - - - -
- BC Ferries
- Victoria International Airport
- Ferry to Sidney Spit

- 12 Van Isle Marina - 3.4 km ↑
- BC Ferries Swartz Bay Terminal - 6.9 km ↑

ARCHITECTURE

Designed by Ekistics, a multi-disciplinary studio with over 30 years of experience, Coast is a three-storey waterfront building conceived to honour its extraordinary setting. A thoughtful site plan and beautifully landscaped garden level connect the building to its surroundings, while the signature rooftop offers residents an unrivalled outdoor living experience against an open sky and uninterrupted horizon.





Amenities at Coast reflect a sense of thoughtful hospitality: a carefully considered collection of spaces designed to enrich daily life, foster connection, and offer an air of effortless, resort-inspired living that makes coming home feel like an arrival.

SIGNATURE ROOFTOP PATIO

The crown of the building features an outdoor kitchen and dining area, loveseats and loungers, firepits, a bocce court, and rooftop gardens.

WATERFRONT LOBBY & LOUNGE

A warm, beautifully appointed garden-level lobby and lounge sets the tone for the building from the moment of arrival.

TANNER’S LIBRARY

A resident library, personally curated by Sidney’s beloved Tanner’s Books, offers selections for reading and reflection.

GAMES ROOM

A games room provides everything needed for evenings with friends or neighbours that call for good company.

KAYAKS & PADDLEBOARDS

Complimentary kayaks and paddleboards are available for resident use, complete with convenient racks for transport.

MEANDERING GARDENS

A meandering walkway winds through thoughtfully landscaped gardens — a quiet place to pause and simply be.





Adelphi Block

APARTMENTS & COMMERCIAL
Restored 2020 | Downtown Victoria



Brixton Flats

APARTMENTS & COMMERCIAL
Completed 2018 | Chinatown, Vancouver



The Views at Angle Lake

APARTMENTS & COMMERCIAL
Completing 2026 | SeaTac, Washington



Dominion Rocket

APARTMENTS & COMMERCIAL
Restored 2016 | Downtown Victoria

Every building has a story,

GMC is a Victoria-based, family-owned and operated development company with a reputation for delivering creative, collaborative and community-oriented homes. Established in 1999, GMC has created more than 300 homes and over 275,000 sq. ft. of commercial space across Greater Victoria, Vancouver and Washington — with several hundred more homes in various stages of development.

Rooted in a deep belief in the power of community, GMC approaches every development as an opportunity to enhance the neighbourhoods in which they build, creating environments that are as thoughtful as they are inspired. Their philosophy centres on the idea that real estate is a platform to improve quality of life — from purposefully designed interiors and activated common spaces to amenities that foster genuine social connection. With a track record built on integrity, creativity, and a genuine love of place, GMC brings both the vision and experience to make Coast something truly worth calling home.



Upper Harbour Place

COMMERCIAL
Completed 2003 | Vic West



Bell Apartments

APARTMENTS & COMMERCIAL
Restored 2021 | Fairfield



The Charlesworth

APARTMENTS & COMMERCIAL
Completed 2022 | Fairfield



Edwin Oaks

TOWNHOMES
Completing 2026 | Fairfield Gonzales

EKISTICS

ARCHITECTURE & LANDSCAPE

Founded in Vancouver in 1992, Ekistics is a multi-disciplinary design and consulting studio specializing in sustainable planning, architecture, landscape architecture, and land development — with a portfolio spanning more than 900 projects across Canada and internationally. The word Ekistics derives from the Greek oikos — meaning home — and is defined as the science of understanding and making human communities, a founding belief that runs through everything the studio does. Led by award-winning principals with deep expertise across architecture, urban design, resort planning, and landscape architecture, their approach is both globally informed and site-sensitive — producing places that feel distinctly rooted in their context while meeting the highest standards of contemporary design.



INTERIORS

Portico Design Group is a Vancouver-based interior design studio with decades of experience creating spaces for residential developers, commercial clients, and resort operators across Canada and the United States. Guided by a belief that spaces are meant to be lived in — and that great design makes that felt — Portico brings a depth of creative rigour and considered craft to everything they touch. With work spanning multi-family residential, boutique hotels, and high-end projects across North America, the spaces they create are immediately apparent in their quality and genuinely enduring in their appeal. A collaborative and detail-driven studio, Portico pairs meticulous project management with a design sensibility that is both refined and deeply livable.

ARYZE

CONSTRUCTION

Aryze is a Victoria-based construction and development company with a proven reputation for delivering complex projects with precision, purpose and care. Their vertically integrated model—a skilled in-house team working alongside a carefully selected network of trade partners—ensures every detail is held to the same exacting standard, from the ground up. As infill specialists, Aryze brings the technical expertise and construction acuity to translate exceptional design into finished homes of lasting quality. As a certified B Corporation, Aryze holds itself to the highest standards of social and environmental responsibility: every site is run to the highest safety standard, and every building is something the community can be proud of.



In a continuing effort to improve and maintain the highest standard, the developer reserves the right to make changes and modifications to the information contained herein, building design, specifications, features and floor plans without notice. All imagery, including renderings and illustrations, is representational only and may differ from the final product. Please refer to the disclosure statement for specific offering details. E.&O.E.

INTERIORS

- Two designer interior palettes:
 - Dawn: Inspired by the soft, sunlit tones of weathered driftwood, sandy beaches, and misty coastal mornings.
 - Nightfall: A rich, moody blend reminiscent of the deep ocean, shadowy tide pools, and the allure of the coast at nightfall.
- Voluminous 11-foot ceilings on the garden level, 10-foot on levels two and three
- Cordless roller shades in white linen provide screening and light diffusion (3% openness)
- European white oak wide-plank engineered hardwood flooring throughout
- Overheight, clean single-line profile interior doors with satin nickel hardware
- Contemporary recessed LED lighting throughout
- Oversized exterior doors connecting indoor and outdoor living seamlessly
- Dedicated heat pump for every residence ensures optimal year-round comfort

KITCHENS

- Vicostone or Silestone quartz countertops are beautiful and built to last
- Striking full-height backsplash and hood surround in Cosentino Dekton
- Custom European-style slim-shaker cabinetry with integrated LED lighting in upper cabinets
- Blanco Quartus satin-polish stainless undermount sink

- Hansgrohe higharc pull-down faucet
- Warm-lit LED pendant lights by Vinci in kitchens and select dining areas
- Integrated tray organizers, spice drawer, pull-out recycling and organics centre
- Corner storage system in select residences
 - One Bedroom Residences
 - Fulgor Milano 22" panel-ready built-in refrigerator
 - Fisher & Paykel 24" 4-zone induction cooktop
 - Fisher & Paykel 24" Series 7 wall oven
 - Panasonic 24" microwave with trim kit
 - Two Bedroom Residences
 - Fisher & Paykel 36" Series 7 panel-ready French door refrigerator with integrated freezer
 - Fisher & Paykel 30" 4-zone induction cooktop
 - Fisher & Paykel 30" Series 9 Professional wall oven
 - Fisher & Paykel integrated microwave drawer
 - Three Bedroom Residences
 - Fisher & Paykel 36" Series 7 panel-ready French door refrigerator with integrated freezer
 - Fisher & Paykel 36" 4-zone induction cooktop

- Fisher & Paykel 30" Series 9 Professional wall oven
- Fisher & Paykel integrated microwave drawer
- Elica stainless steel cabinet insert range hood
- Fisher & Paykel panel-ready integrated dishwasher

BATHROOMS

- Hanstone quartz countertops — refined and enduring
- Custom European-style cabinets with integrated LED lighting
- Large-format 24"×24" polished floor and wall tile throughout
- Streamlined vanity mirrors with integrated shelf and LED lighting
- Integrated tile niche in showers and select tubs
- American Standard white porcelain undermount sink
- High-efficiency one-piece toilet
- White acrylic alcove soaker tub in select bathrooms
- Frameless 10mm glass shower enclosures in select bathrooms
- Shower bases in white acrylic
- Brushed nickel bathroom accessories
- Schluter brushed chrome tile edge trim
- Premium brushed nickel plumbing fixtures including:
 - Single-lever faucets

- Rain shower and hand shower trim kit
- Tub spout and trim kit in select bathrooms

BEDROOMS

- Integrated millwork closet in primary bedrooms
- Closet with fixed shelf and hanging rod in second and third bedrooms
- Cordless roller shades in white linen provide screening (0.5% openness)

LAUNDRY

- LG Energy Star 5.2 cubic foot front-load washer and 7.8 cubic foot dual inverter heat pump dryer in with built-in Wifi
- Select residences feature full-size laundry rooms with side-by-side washer and dryer, counter, cabinetry and clothing rod

BUILDING & AMENITIES

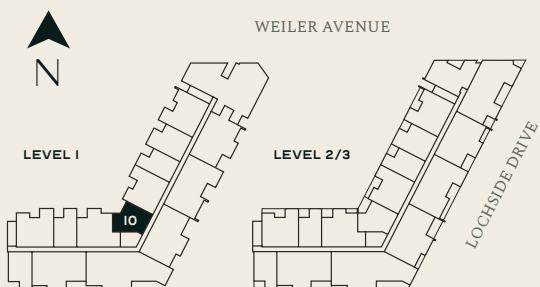
- Warm, beautifully appointed garden-level lobby and lounge sets the tone for arrival
- Signature rooftop patio with outdoor kitchen and dining, seating and firepits, recreational artificial turf and bocce court, and rooftop gardens
- Meandering walkway on the west side of the property winds through thoughtfully landscaped gardens
- Resident library on level three, curated in partnership with Sidney's own Tanner's Books
- Dedicated games room, stocked for a spontaneous afternoon or evening

- Garden-level commercial space at the corner of Lochside Drive and Weiler Avenue, envisioned for a café, coffee shop or boutique retail
- Complimentary kayaks and paddleboards available for resident use, stored in the dedicated recreational storage room
- Recreational storage room for resident kayaks, paddleboards and gear
- Pet wash station — ideal after sandy beach walks
- Secure bike room with storage for standard, cargo and electric bikes
- Bike maintenance and repair station
- Secure storage locker for every residence
- Underground parking with EV chargers available for purchase
- Underground car wash
- Smart parcel lockers in the mail room
- Gas and water connections on all residential balconies and patios

LEEWARD COLLECTION

Int 717 sf | Ext 245 sf | Total 962 sf

- 1 Fulgor Milano 22" integrated refrigerator
- 2 Fisher & Paykel 24" integrated dishwasher
- 3 Fisher & Paykel 24" Series 7 wall oven
- 4 Fisher & Paykel 24" 4-zone induction cooktop
- 5 Panasonic 24" integrated microwave
- 6 Integrated hood fan with Dekton surround
- 7 Front-load LG washer and ventless dryer
- 8 Custom vanity with integrated shelving
- 9 Outdoor gas and water connections



B1

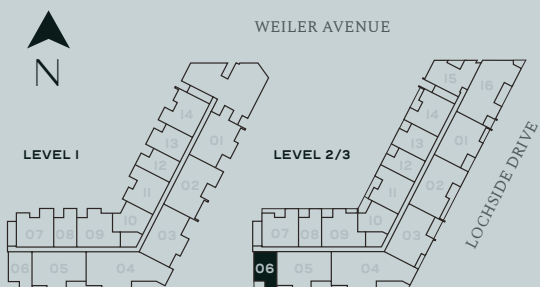
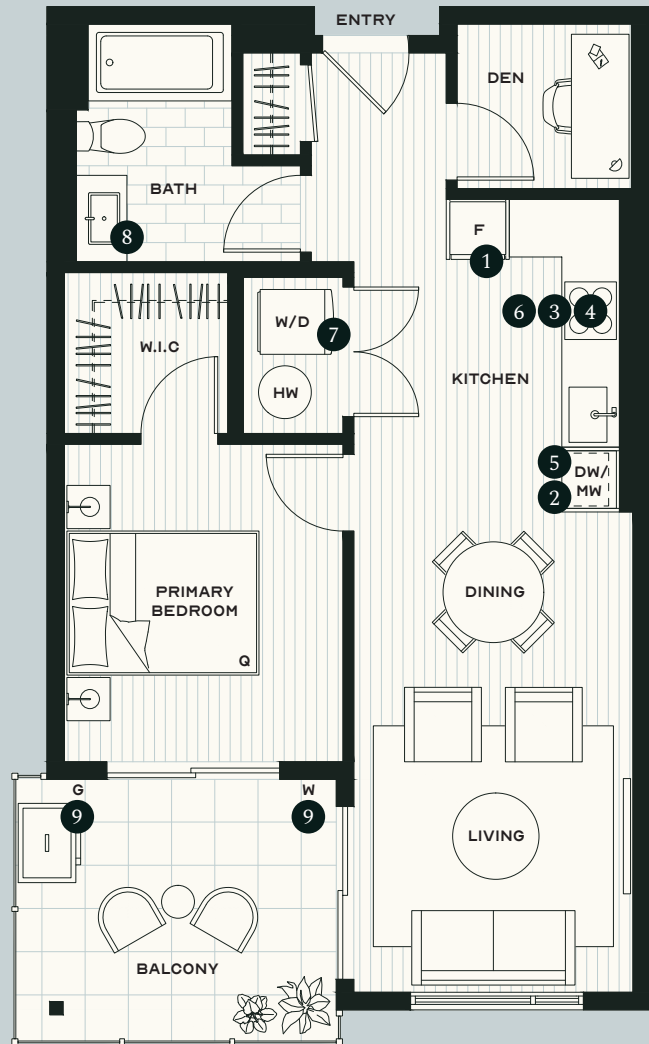
ONE BEDROOM
ONE BATHROOM
DEN

 COAST

TIDAL COLLECTION

Int 633 sf | Ext 99 sf | Total 732 sf

- 1 Fulgor Milano 22" integrated refrigerator
- 2 Fisher & Paykel 24" integrated dishwasher
- 3 Fisher & Paykel 24" Series 7 wall oven
- 4 Fisher & Paykel 24" 4-zone induction cooktop
- 5 Panasonic 24" integrated microwave
- 6 Integrated hood fan with Dekton surround
- 7 Front-load LG washer and ventless dryer
- 8 Custom vanity with integrated shelving
- 9 Outdoor gas and water connections



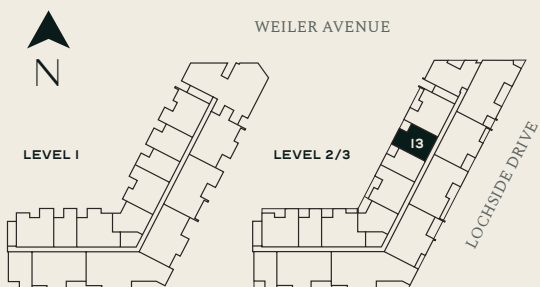
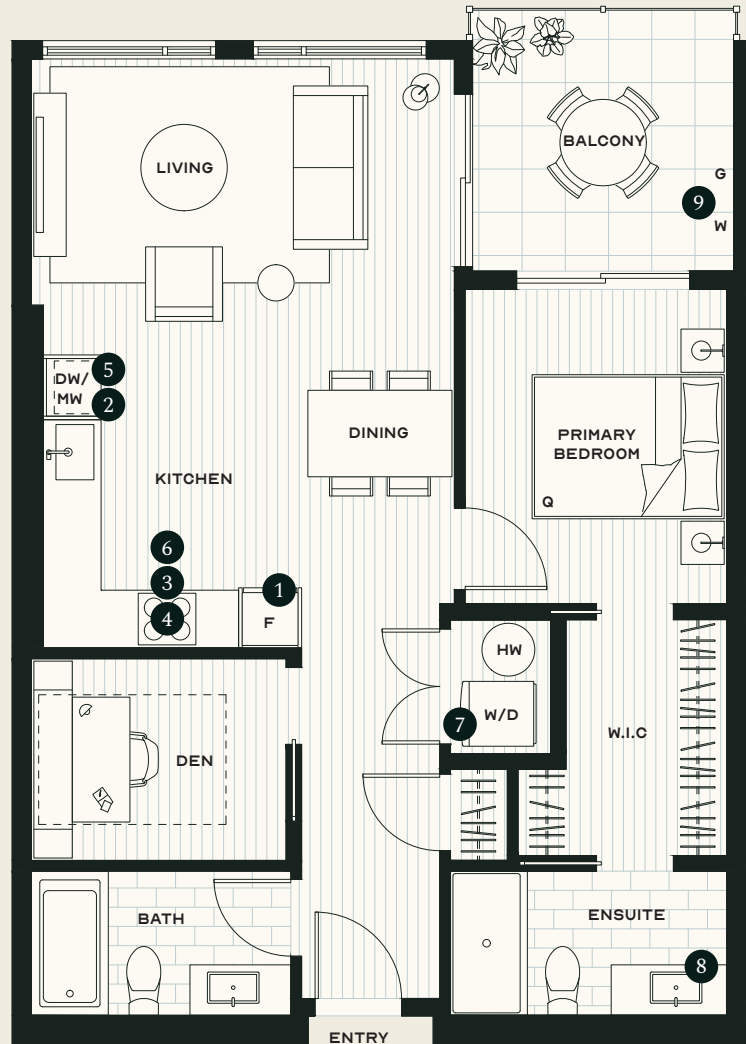
B3 ONE BEDROOM TWO BATHROOM DEN



LEEWARD COLLECTION

Int 790 sf | Ext 83 sf | Total 873 sf

- 1 Fulgor Milano 22" integrated refrigerator
- 2 Fisher & Paykel 24" integrated dishwasher
- 3 Fisher & Paykel 24" Series 7 wall oven
- 4 Fisher & Paykel 24" 4-zone induction cooktop
- 5 Panasonic 24" integrated microwave
- 6 Integrated hood fan with Dekton surround
- 7 Front-load LG washer and ventless dryer
- 8 Custom vanity with integrated shelving
- 9 Outdoor gas and water connections



LEEWARD COLLECTION

Int 1,018-1,021 sf | Ext 141-150 sf | Total 1,159-1,168 sf

- 1

Fisher & Paykel 36" integrated french door refrigerator and freezer
- 2

Fisher & Paykel 24" integrated dishwasher
- 3

Fisher & Paykel 30" Series 9 Professional wall oven
- 4

Fisher & Paykel 30" 4-zone induction cooktop
- 5

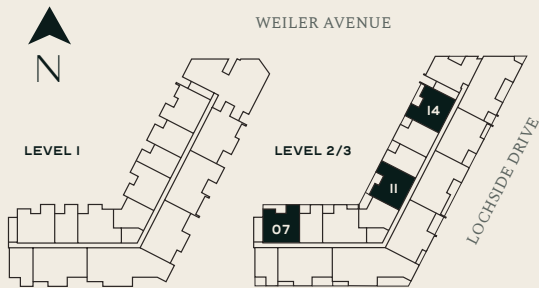
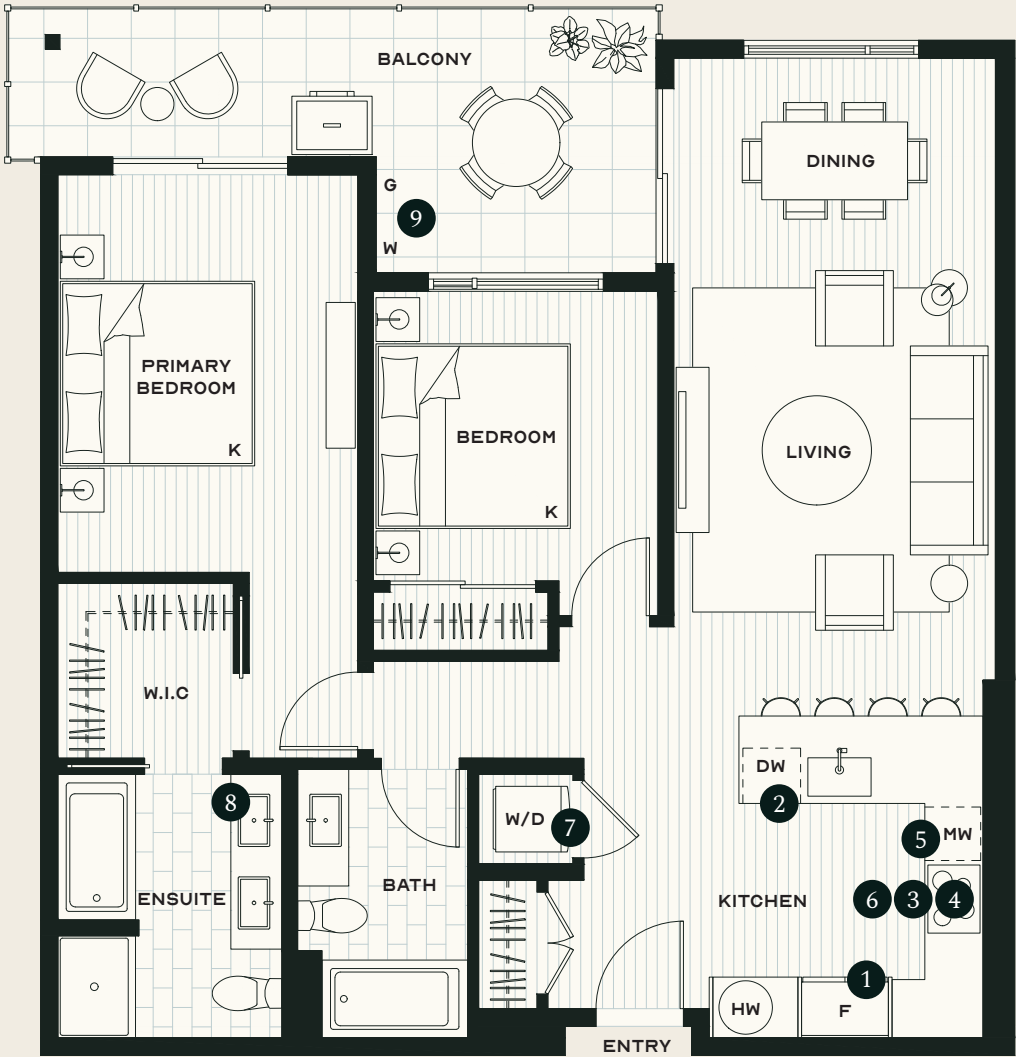
Fisher & Paykel 24" integrated microwave drawer
- 6

Integrated hood fan with Dekton surround
- 7

Front-load LG washer and ventless dryer
- 8

Custom vanity with integrated shelving
- 9

Outdoor gas and water connections



D3

TWO BEDROOM
TWO BATHROOM
DEN



TIDAL COLLECTION

Int 1,533 sf | Ext 229 sf | Total 1,762 sf

- 1

Fisher & Paykel 36" integrated french door refrigerator and freezer
- 2

Fisher & Paykel 24" integrated dishwasher
- 3

Fisher & Paykel 30" Series 9 Professional wall oven
- 4

Fisher & Paykel 36" 4-zone induction cooktop
- 5

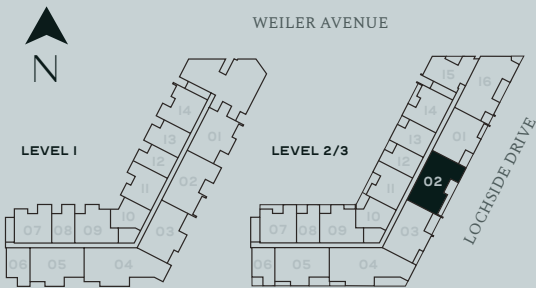
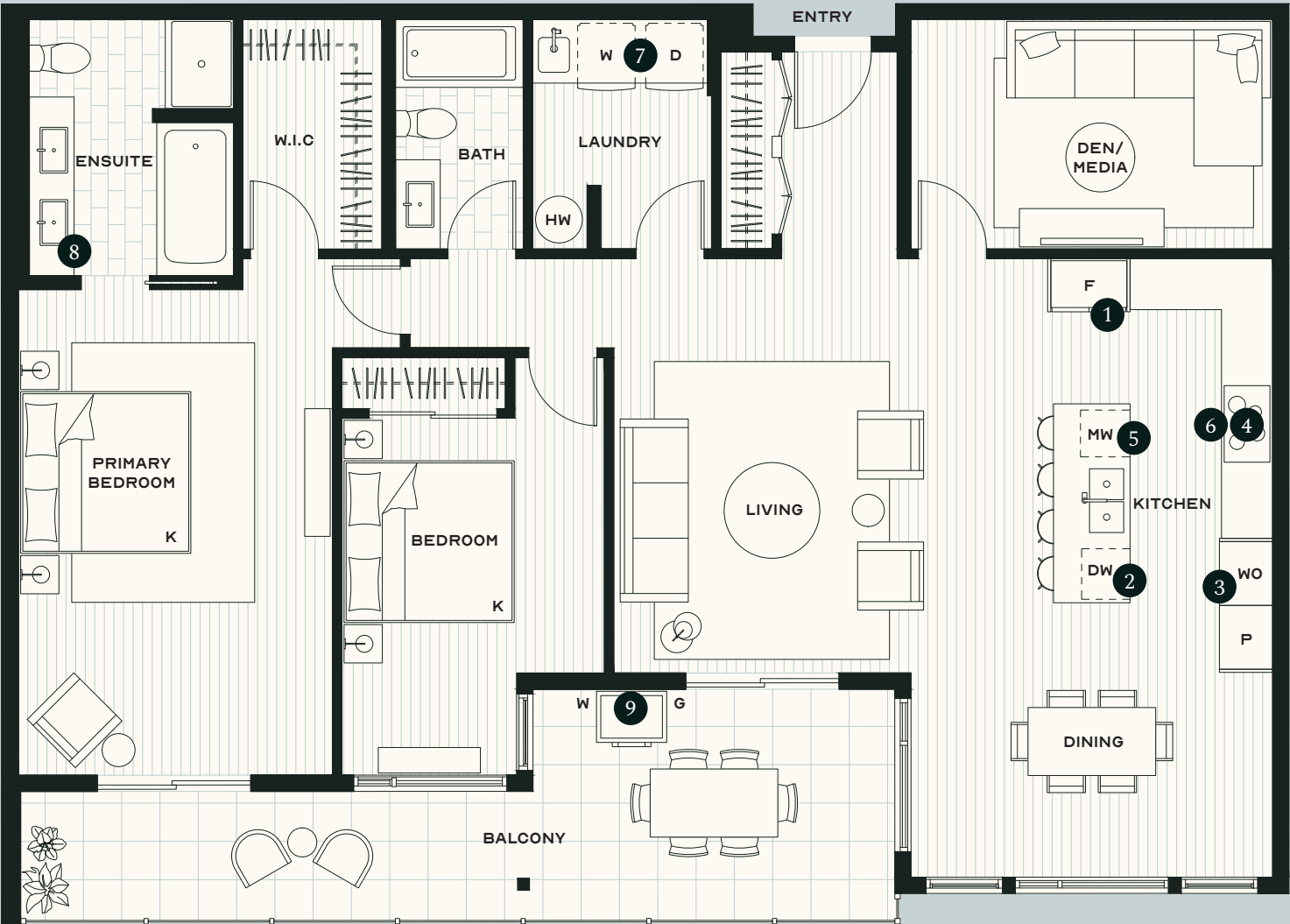
Fisher & Paykel 24" integrated microwave drawer
- 6

Integrated hood fan with Dekton surround
- 7

Front-load LG washer and ventless dryer
- 8

Custom vanity with integrated shelving
- 9

Outdoor gas and water connections



TIDAL COLLECTION

Int 1,521 sf | Ext 643-760 sf | Total 2,164-2,281 sf

- 1

Fisher & Paykel 36" integrated french door refrigerator and freezer
- 2

Fisher & Paykel 24" integrated dishwasher
- 3

Fisher & Paykel 30" Series 9 Professional wall oven
- 4

Fisher & Paykel 36" 4-zone induction cooktop
- 5

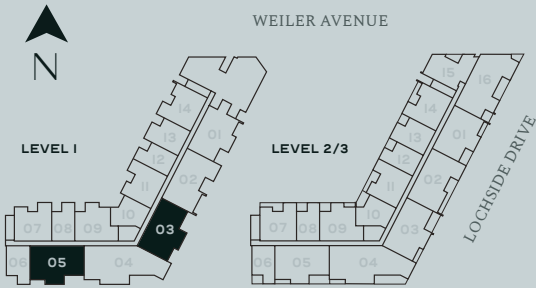
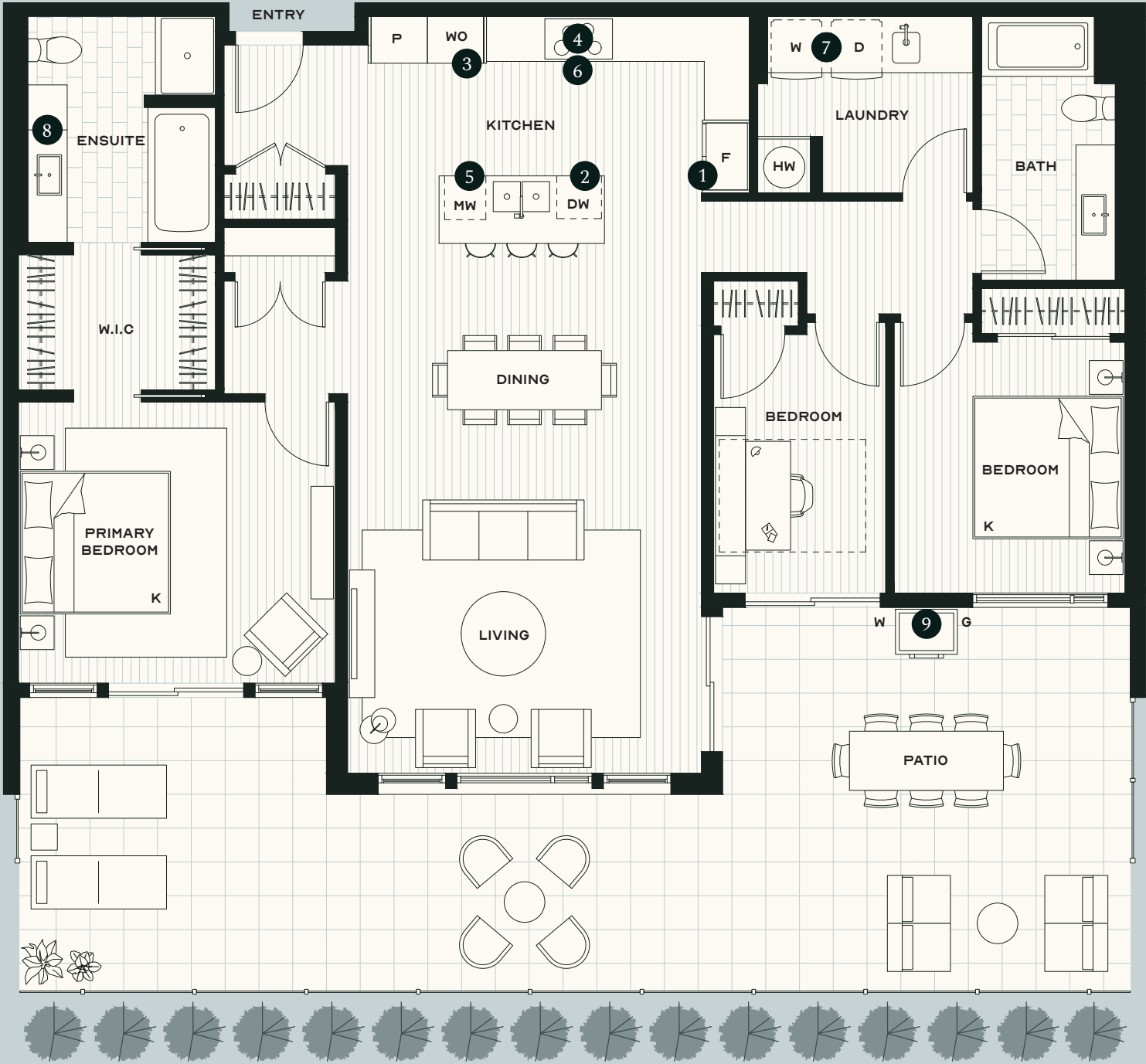
Fisher & Paykel 24" integrated microwave drawer
- 6

Integrated hood fan with Dekton surround
- 7

Front-load LG washer and ventless dryer
- 8

Custom vanity with integrated shelving
- 9

Outdoor gas and water connections



E3

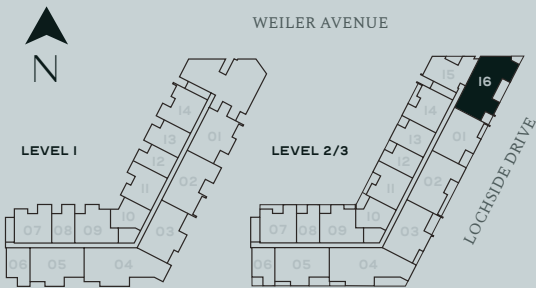
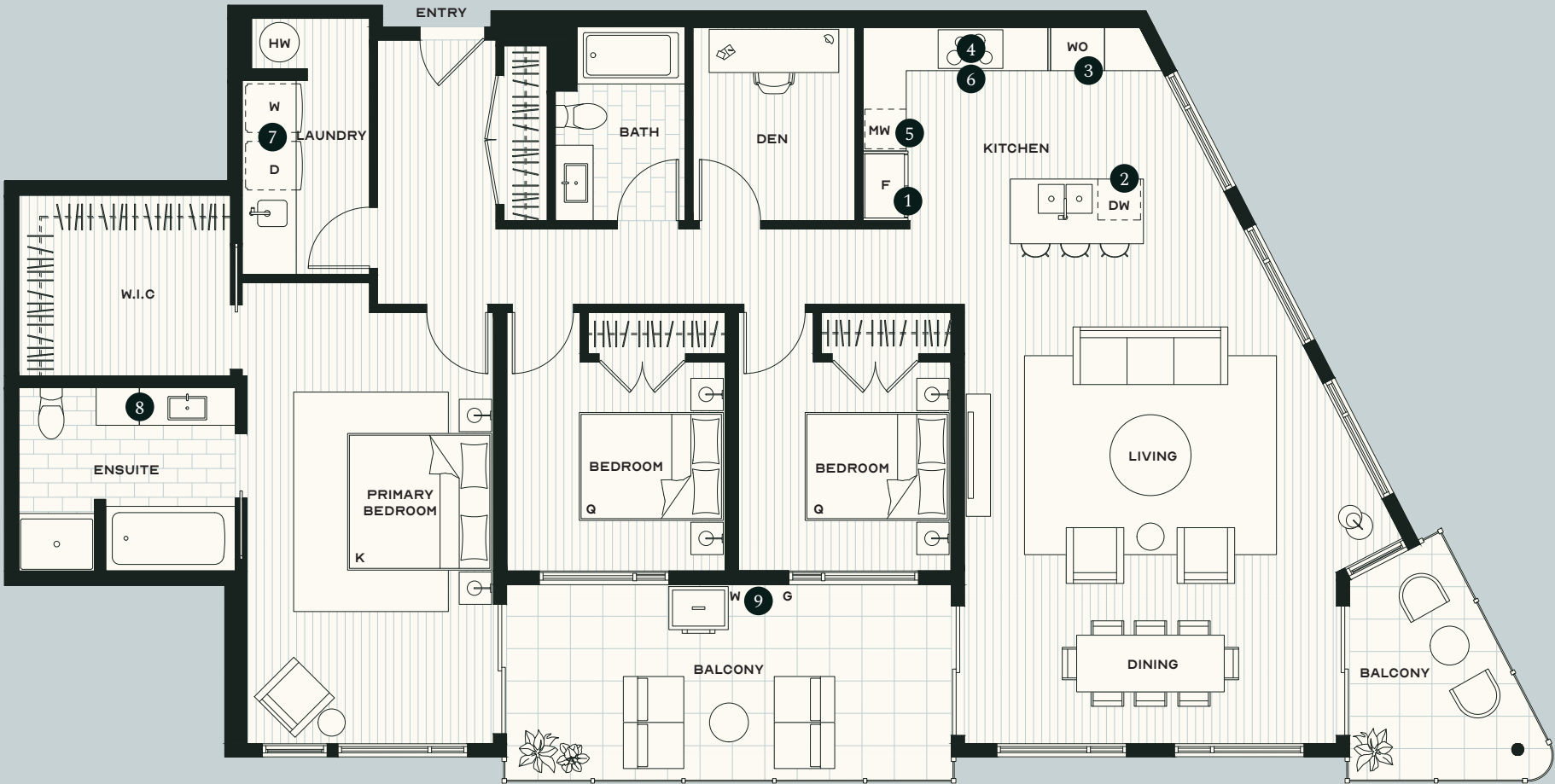
THREE BEDROOM
TWO BATHROOM
DEN



TIDAL COLLECTION

Int 1,722 sf | Ext 260 sf | Total 1,982 sf

- 1
- Fisher & Paykel 36" integrated french door refrigerator and freezer
- 2
- Fisher & Paykel 24" integrated dishwasher
- 3
- Fisher & Paykel 30" Series 9 Professional wall oven
- 4
- Fisher & Paykel 36" 4-zone induction cooktop
- 5
- Fisher & Paykel 24" integrated microwave drawer
- 6
- Integrated hood fan with Dekton surround
- 7
- Front-load LG washer and ventless dryer
- 8
- Custom vanity with integrated shelving
- 9
- Outdoor gas and water connections



Site Plan

A WATERFRONT COMMUNITY

Site size: 42,732 sf

- 1 Residential entrance to lobby
- 2 Boutique ground floor commercial space
- 3 Visitor bike parking
- 4 Entry to secure underground parking garage
- 5 Meandering gardens and walkway to garden level residence patios
- 6 Integrated outdoor kitchen with BBQ, sink and preparation areas
- 7 Canopy shaded dining area with seating for six
- 8 Recreational artificial turf
- 9 Full-sized integrated bocce court
- 10 Casual seating with sofas and fire pit
- 11 Chaise lounges
- 12 Bistro table and seating
- 13 Shared resident garden planter boxes
- 14 Residential elevator and stair access to/from rooftop



Residence Pricing

Residence Type	Interior sf	Price Ranges
One Bedroom Residences	717 sf	\$600,000 - \$675,000
One Bedroom & Den Residences	633 – 790 sf	\$650,000 - \$825,000
Two Bedroom Residences	1,018 – 1,113 sf	\$1.05M - \$1.3M
Two Bedroom & Den Residences	1,349 – 1,533 sf	\$1.425M - \$1.9M
Three Bedroom Residences &		
Three Bedroom & Den Residences	1,521 – 2,094 sf	\$1.59M - \$2.7M

Deposit Structure

- First Deposit – 10% due at contract firm
- Second Deposit – 10% due at building permit issuance

Additional Details

- Strata Fees – approximately \$0.39 per square foot
- All residences include one (1) parking stall and one (1) storage locker

Prices are subject to Goods & Services Tax (GST), may change without notice and are subject to residence availability. This is not an offering for sale. Such an offering can only be made with a Disclosure Statement.

Version 1 | Updated May 5th, 2026