



## Advisory Design Panel Report For the Meeting of October 26, 2022

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**To:** Advisory Design Panel **Date:** October 12, 2022  
**From:** Patrick Carroll, Senior Planner  
**Subject:** **Development Permit with Variance(s) Application No. 000204 for 1733-1737  
Fairfield Road (concurrent with Rezoning Application No. 000821)**

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### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 1733 Fairfield Road and provide advice to Council.

The proposal is to demolish three existing homes (1733, 1735 and 1737 Fairfield Road), consolidate three lots into one, and construct a 4-storey, 19-unit multiple dwelling development. The proposed building contains six two-level units with ground-floor entries fronting Fairfield Road and 13 single-level units accessed from a main entrance fronting Beechwood Avenue. A concurrent Rezoning Application would increase the density to 1.67 Floor Space Ratio (FSR) and allow for multiple dwellings as a permitted use. In addition, an Official Community Plan amendment is required to permit the proposed density, building height, and multiple dwelling building form on a Traditional Residential property.

The site is located within Development Permit Area 16: General Form and Character (DPA16) and the following documents were considered in assessing this application:

- *Official Community Plan (OCP, 2012)*
- *Gonzales Neighbourhood Community Plan (2002)*
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)*
- *Guidelines for Fences, Gates and Shutters (2010).*

Staff are looking for commentary from the ADP with regard to:

- surface parking impacts on greenspace, streetscape and buffering
- transition in scale
- sensitivity of design to neighbourhood context
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the ADP may make, or use as a basis to modify, in providing advice on this application.

## BACKGROUND

<b>Applicant:</b>	Mr. Robert Starkey <i>Aryze Developments Incorporated</i>
<b>Architect:</b>	Mr. Gregory Damant, Architect AIBC <i>Cascadia Architects</i>
<b>Development Permit Area:</b>	Development Permit Area 16: General Form and Character
<b>Heritage Status:</b>	Not registered or designated

## Description of Proposal

The proposal is for a four-storey, 19-unit multiple dwelling development, with unit layouts ranging from 1 bedroom with den to 3 bedrooms with den configurations. The building contains six two-level units with ground-floor entries fronting Fairfield Road and 13 single-level units accessed from a main entrance fronting Beechwood Avenue.

The proposal includes the following major design components:

- building siting towards Fairfield Road
- main entry to lobby and 13 single-level units on Beechwood Avenue, individual ground-level entry for six townhouse-style units on Fairfield Road
- modern design with stepped back 4<sup>th</sup> storey and contemporary roofline
- Mansard-style roof with expressed dormers and recessed balconies (from Fairfield), asymmetrical gable (from Beechwood)
- parking accessed via Beechwood, with a continuous brick wall proposed along Beechwood frontage to screen parking area.

Exterior materials include:

- light brick (base), light zinc diamond fish scale metal shingles (upper)
- wood soffits and metal planters, pickets and window frames.

Landscape elements include:

- patios with planter areas (2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors) including common outdoor rooftop space
- permeable pavers (grassed and multi-grey paver stone)
- 21 trees proposed onsite including bylaw replacement trees (paperbark maple, white ash, tulip, columnar aspen, Japanese snowbell, pin oak)
- 5 proposed and 2 retained boulevard trees
- 7 bylaw protected species removed, 31 non-protected removed, 1 municipal tree removed- shortfall of 2 bylaw replacement trees.

The following data table compares the proposal with the existing R1-G Zone, Gonzales Single Family District and standard URMD Zone, Urban Residential Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Additionally, the Official Community Plan policies that pertain to the area have been included in this table.

Zoning Criteria	Proposal	Zone Standard (R1-G)	Zone Standard (URMD)	Key Policy (OCP)
Site area (m <sup>2</sup> ) (min.)	1741.93	460.00	1840.00	
Lot width (m) (min.)	38.10	15.00		
1st & 2nd storey floor area (m <sup>2</sup> ) (max.)	<b>1557.02*</b>	<b>240.00</b>	n/a	
Combined floor area (m <sup>2</sup> ) (max.)	<b>2903.77*</b>	<b>300.00</b>	n/a	
Total floor area (m <sup>2</sup> ) (max.)	<b>2903.77</b>			
Floor space ratio (ratio) (max.)	<b>1.67:1*</b>	<b>0.5:1</b>	<b>2:1</b>	<b>1:1 (OCP)</b>
Unit floor area (m <sup>2</sup> ) (min.)	73.36			
Average grade	14.31			
Height (m) (max.)	<b>14.453*</b>	<b>7.60</b>	18.50	
Storeys (max.)	<b>4*</b>	<b>2/1.5 w/ Basement</b>	6.00	<b>2-3 (OCP)</b>
Roof deck	<b>Yes*</b>	<b>Not permitted</b>	n/a	
<b>Setbacks (m) (min.)</b>				
Front yard (Beechwood)	<b>2.40*</b>	<b>7.50</b>	<b>4.00</b>	Variable Setbacks
Projections - porch (max.)	0.70	1.60	1.80	
Projections - stairs less than 1.7m in height (max.)	2.40	2.50	1.80	
Rear (NE)	<b>2.34*</b>	<b>13.72 (30% of lot depth)</b>	<b>10.00</b>	
Side (Fairfield)	<b>2.355*</b>	<b>5.72 (15% of lot width)</b>	<b>6.00 - interior lot line 4.0 - flanking street</b>	
Side (SE)	<b>2*</b>	<b>5.72 (15% of lot width)</b>	<b>6.00 - interior lot line 4.0 - flanking street</b>	
Combined side yards	<b>4.355*</b>	<b>5.40</b>	n/a	

Site coverage (%) (max.)	<b>65*</b>	<b>30.00</b>	<b>40.00</b>	
Open site space - lot (%) (min.)	<b>23*</b>	<b>50.00</b>	<b>50.00</b>	
Open site space front yard (%) (min.)	>50	50.00	n/a	
Parking	<b>20 Resident *</b> 2 visitor <b>22 Total *</b>	Schedule C - Multiple Dwelling - 'Other Area' <b>28 - Residential</b> 2 - Visitor <b>30 Total</b>		
Bicycle - Long Term	32.00	Schedule C - 24		
Bicycle - Short Term	6.00	Schedule C - 6 rack		

**Sustainability Features**

The applicant’s letter to Mayor and Council dated July 26, 2022, states the following sustainability features:

- EV-ready surface parking for all residents
- zero-carbon/100% electric HVAC and hot water delivery systems
- targeting to meet or exceed BC Step Code 3 energy efficiency standards (2018 BCBC)
- 30% of units designed to be readily convertible to adaptable living units.

**Consistency with Policies and Design Guidelines**

Official Community Plan

The subject site is designated as Traditional Residential in the OCP, which supports ground-oriented residential buildings with front and rear yards, units oriented to the street and density up to 1:1 FSR. Multiple dwellings up to three storeys are limited to Traditional Residential properties located on arterial and secondary arterial roads. The proposal is not consistent with the density, height or use envisioned for Traditional Residential areas; therefore, an OCP amendment is required. In addition, the OCP strategic direction for Gonzales is to maintain and enhance neighbourhood character including the heritage, landscapes, and streetscapes.

Gonzales Neighbourhood Community Plan

The Gonzales Neighbourhood Community Plan encourages the retention of zoning and land use policies that maintain the detached dwelling character of the neighbourhood; therefore, the proposal is inconsistent with the local area plan. The Plan also supports new development that takes into consideration the character of the site, as well as the design of neighbouring buildings. Property owners are encouraged to retain and protect trees, rock walls, and other unique features that contribute to the green character of the area.

## Design Guidelines for Development Permit Area 16: General Form and Character

The OCP identifies the site within Development Permit Area 16: General Form and Character (DPA16). The objectives of DPA16 are to integrate new developments in a manner that complements and enhances the established place character of an area through high quality architecture, landscape and urban design. Specific policies include providing sensitive transitions to adjacent properties of three storeys or lower, and to achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.

Staff note that the proposal is consistent with many design guidelines, most notably that the stepped back 4<sup>th</sup> storey and roof design reduces the perceived massing and height. Ground-oriented townhouse units contribute to an interesting streetscape and provide a transition from the public realm to the private realm. Street trees along both street frontages contribute to a green public realm, and exterior materials are high quality, durable and will weather gracefully.

Staff identified three areas where greater consistency with applicable guidelines should be considered. Specifically, the proposed surface parking limits available area for landscaping and may impact adjacent properties, setbacks and/or massing refinement would improve the transition in height from the northeast elevation (rear yard) to the abutting single-family dwelling, and the proposed modern design aesthetic strays from more traditional architecture common in the surrounding area.

### **ISSUES AND ANALYSIS**

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

#### Parking Area Impacts on Greenspace, Streetscape and Buffering

The *Design Guidelines for Multi-unit Residential Development* outline that parking should be located underground or to the rear of buildings to minimize the impact on the streetscape and pedestrian experience and to maximize ground level space for landscaping. Staff assessment of the proposal is that the efforts to screen surface parking is acknowledged; however, the proposed surface parking area consumes site area that could be used for more adequate landscaping and effective buffering, particularly given the limited southeast side yard setback being proposed. The Panel is asked to comment on the impacts of the proposed surface parking on greenspace, streetscape appeal, and buffering.

#### Transition in Scale

Multiple dwelling residential development that abuts residential buildings of a lower scale should provide a transition in its form and massing and be designed to address privacy. The proposed buildings are four storeys and 14.45 metres in height, whereas the surrounding properties are primarily one-storey single family dwellings within the R1-G Zone, which limits development to 1-2 stories and 7.6 metres. Staff are of the view that the transition from the northeast elevation (rear yard) to the abutting single-family home at 1745 Fairfield Road requires revision for greater consistency with the guidelines. The Panel is asked to comment on the transition in scale and height of the development given the existing context and to suggest any opportunities to improve the transition to lower surrounding homes through design or increased setbacks.

## Sensitivity of Design to Neighbourhood Context

New development should be compatible with and improve the character of established areas through design that is unifying, sensitive and innovative. The proposed design takes cues from the surrounding character, such as expressed dormers and asymmetrical gabled features. However, staff are of the view that the projected upper floor, variety of materials, and contemporary roofline combine to stray from the residential context of the surrounding area. The Panel is asked to comment on the sensitivity of the proposed building design to the surrounding context and to suggest any opportunities to better balance contemporary and traditional design elements.

### **OPTIONS**

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

#### **Option One**

That the Advisory Design Panel recommend to Council that Development Permit with Variance(s) Application No. 000204 for 1733-1737 Fairfield Road be approved as presented.

#### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit with Variance(s) Application No. 000204 for 1733-1737 Fairfield Road be approved with the following changes:

- as listed by the ADP.

#### **Option Three**

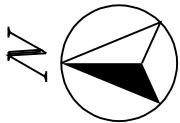
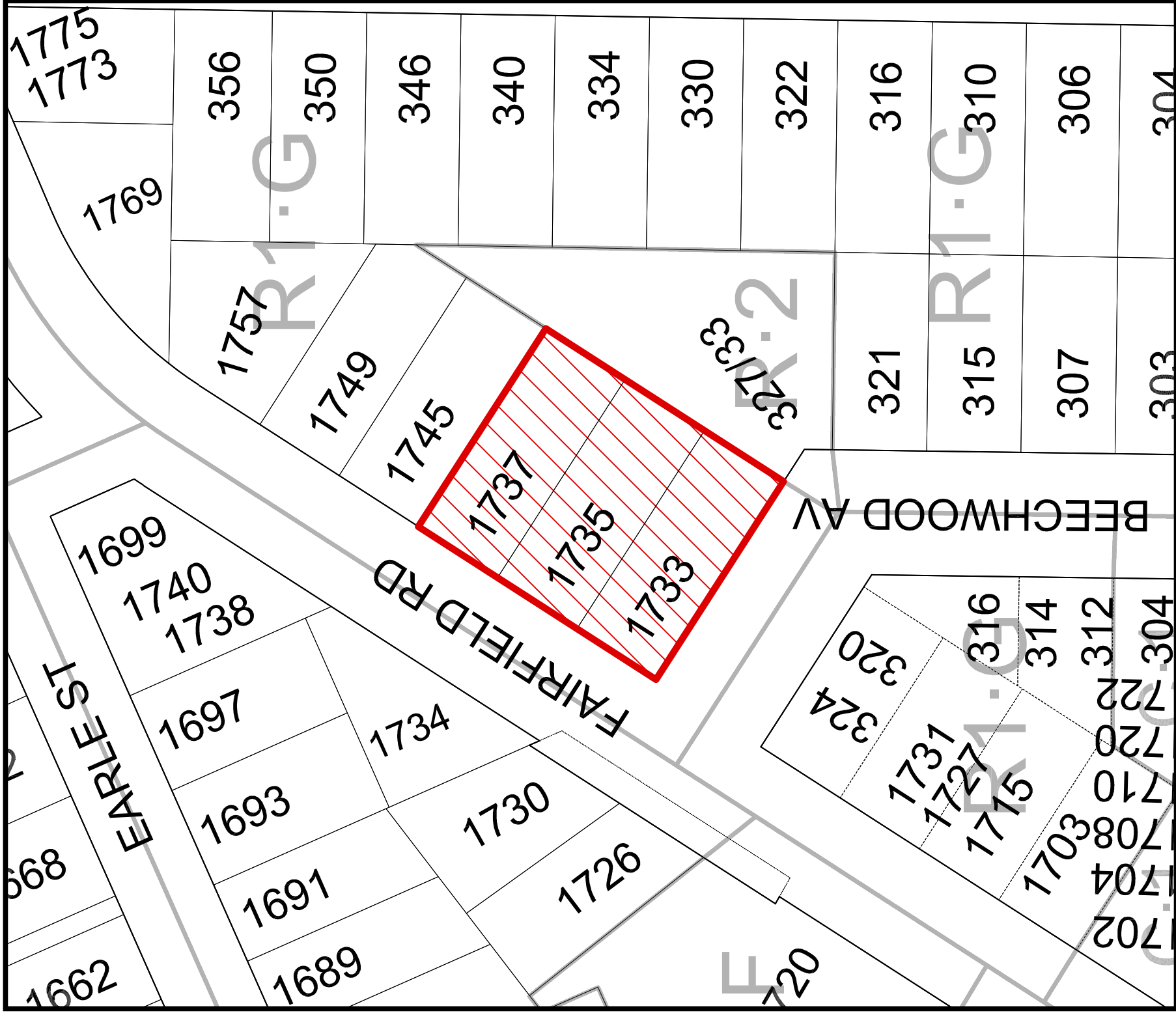
That the Advisory Design Panel recommend to Council that Development Permit with Variance(s) Application No. 000204 for 1733-1737 Fairfield Road does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

### **ATTACHMENTS**

- Subject Map
- Aerial Map
- Plans date stamped July 26, 2022
- Applicant's Letter to Council dated July 26, 2022.

cc: Aryze Developments, Applicant; Cascadia Architects, Architect

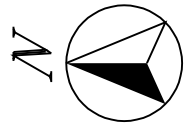


1733-1737 Fairfield Road  
 Rezoning No.00821





1733-1737 Fairfield Road  
Rezoning No.00821







**CONTACTS**

**OWNER**

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Gregory Damant, Architect AIBC  
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**LANDSCAPE DESIGNER**

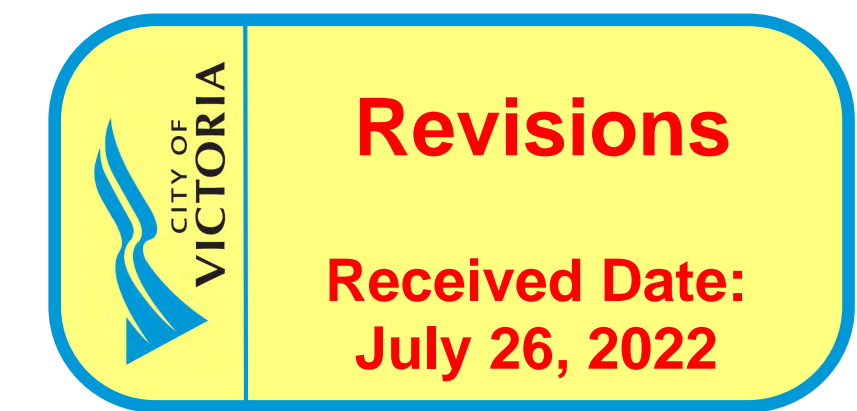
Biophilia  
1608 Camosun Street  
Victoria, BC V8T 3E6

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bianca@biophiliacollective.ca  
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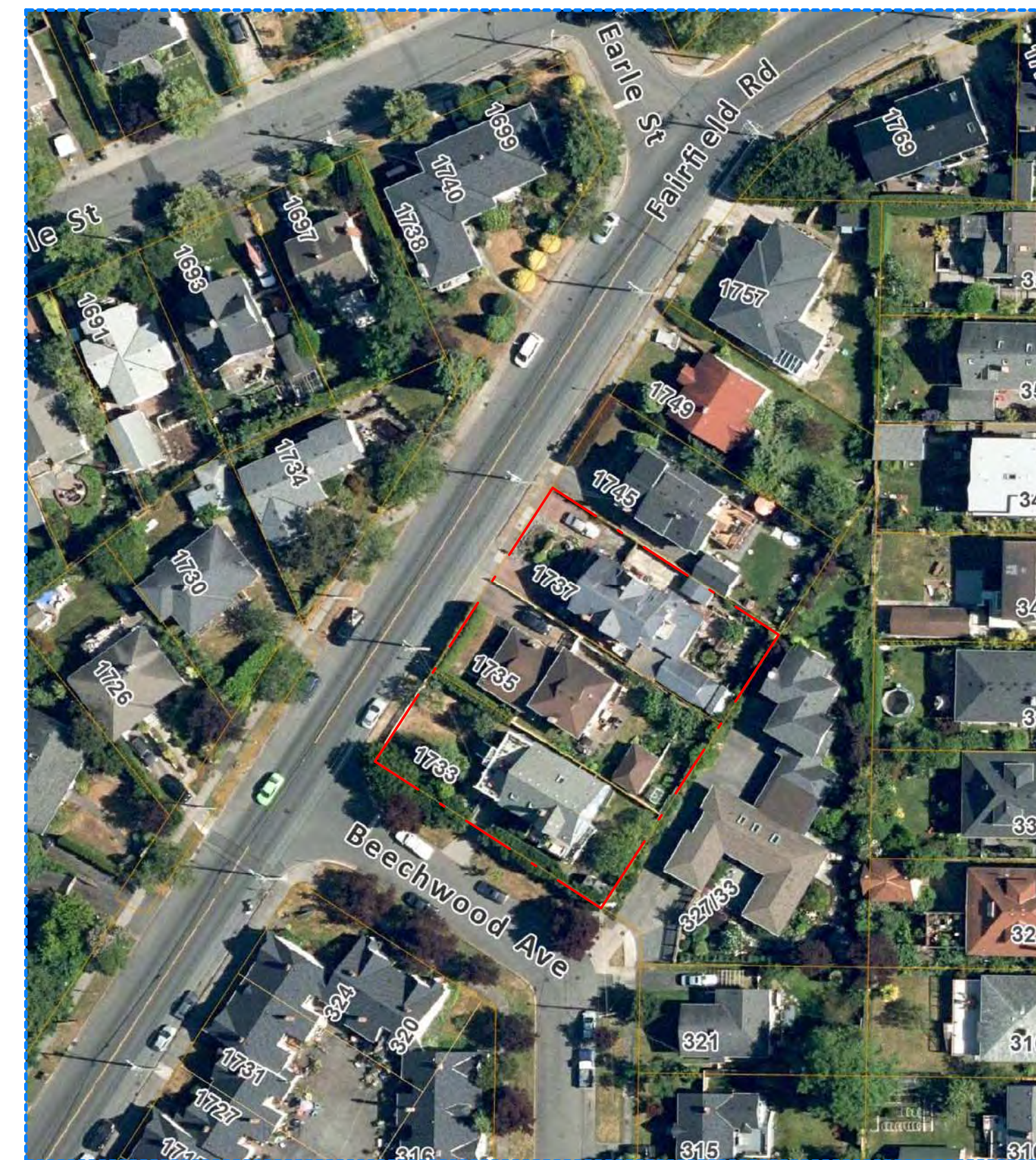
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Nathan Dunlop  
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778.746.7417



PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

**LIST OF DRAWINGS**

**ARCHITECTURAL**

- A-000 COVER
- A-009 PERSPECTIVES
- A-010 PERSPECTIVE & WINDOW OVERLAY
- A-011 CONTEXT ELEVATIONS & PERSPECTIVES
- A-012 SHADOW STUDIES
- A-050 SITE PLAN & PROJECT DATA
- A-051 ZONING CALCULATIONS
- A-052 CODE REVIEW
- A-053 SPATIAL SEPARATION
- A-101 LEVEL 1 PROPOSED PLAN
- A-102 LEVEL 2 PROPOSED PLAN
- A-103 LEVEL 3 PROPOSED PLAN
- A-104 LEVEL 4 PROPOSED PLAN
- A-200 EXTERIOR ELEVATIONS
- A-201 EXTERIOR ELEVATIONS
- A-301 BUILDING SECTIONS

**CIVIL**

- C-1 PRELIMINARY CIVIL PLAN

**LANDSCAPE**

- L-0 TREE REMOVAL & PROTECTION PLAN
- L-1 LANDSCAPE SITE PLAN
- L-2 TREE PLANTING PLAN
- L-3 GROUND FLOOR PLANTING PLAN
- L-4 UPPER LEVEL PLANTING PLANS
- L-5 DETAILS

ARYZE  
 1733-1737 Fairfield Rd  
 JULY 20, 2022

Date	JULY 20, 2022
Revision	3
Project #	2123
Sheet #	A-000



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1 BEECHWOOD ELEVATION PERSPECTIVE  
SCALE = 1 : 100



2 FAIRFIELD PEDESTRIAN VIEW  
SCALE = 1 : 100

3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project  
1733-1737 Fairfield Rd  
ARYZE

Sheet Name  
PERSPECTIVES

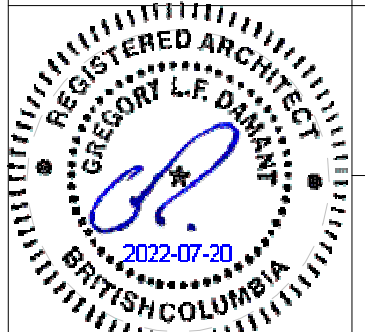
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JULY 20, 2022

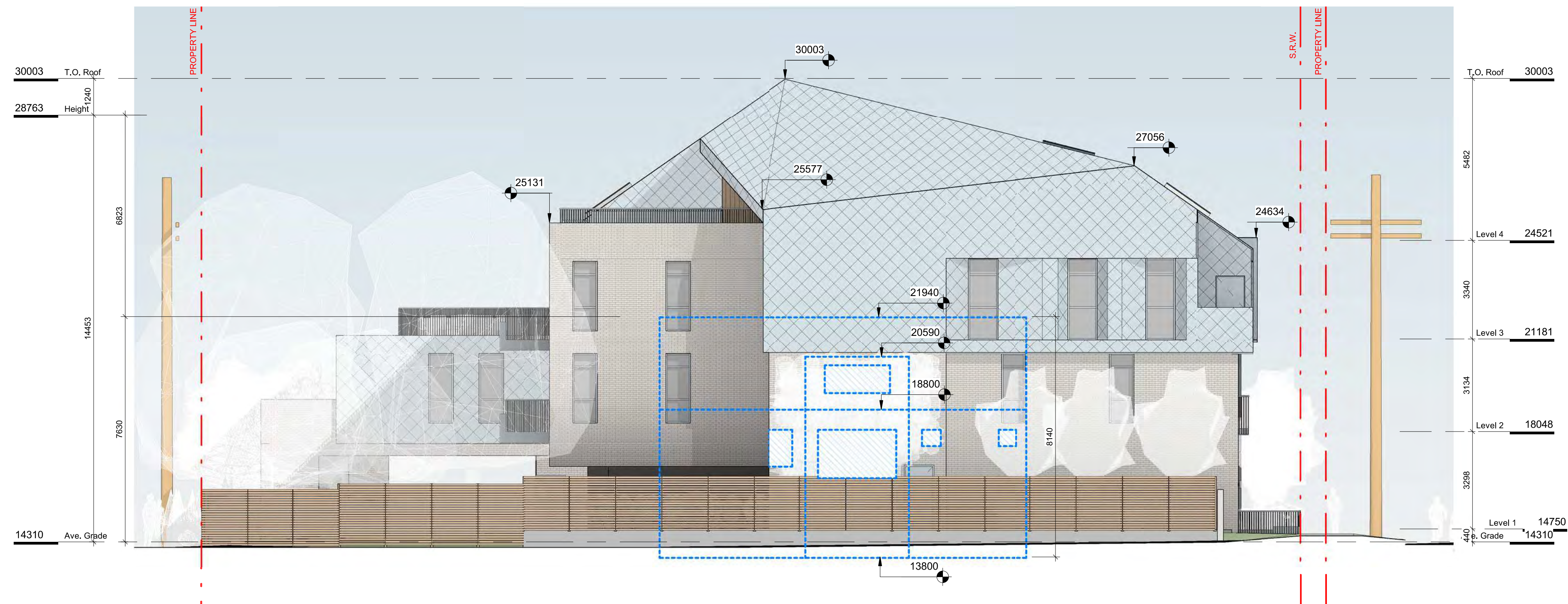
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2123

Revision  
July 20, 2022 3

Sheet #  
A-009





1 WINDOW OVERLAY NE ELEVATION  
SCALE = 1 : 100



2 FAIRFIELD NORTH PERSPECTIVE  
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
3	DPI/RZ Rev1	July 20, 2022



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Project	1733-1737 Fairfield Rd	ARYZE

Sheet Name  
**PERSPECTIVE & WINDOW OVERLAY**

Date  
JULY 20, 2022

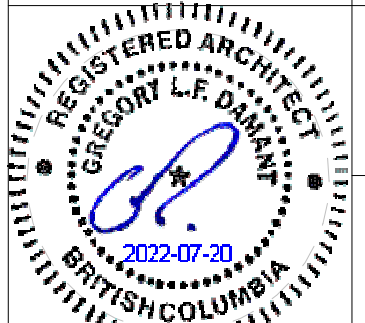
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2123

Revision  
July 20, 2022  
3

Sheet #  
**A-010**

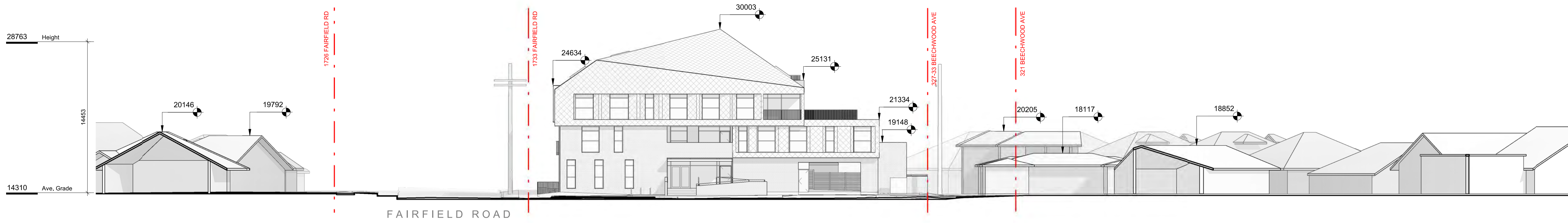
**DRAFT**





1 CONTEXT PERSPECTIVE FAIRFIELD ROAD  
SCALE = 1 : 100

2 CONTEXT PERSPECTIVE BEECHWOOD AVE  
SCALE = 1 : 100



T.O. Roof	30003
	5482
Level 4	24521
	3340
Level 3	21181
	3134
Level 2	18048
	3298
Level 1	14750

2	DPR/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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3 CONTEXT ELEVATION - BEECHWOOD AVENUE  
SCALE = 1 : 200



T.O. Roof	30003
	5482
Level 4	24521
	3340
Level 3	21181
	3134
Level 2	18048
	3298
Level 1	14750

4 CONTEXT ELEVATION - FAIRFIELD ROAD  
SCALE = 1 : 200

Project  
1733-1737 Fairfield Rd

ARYZE

Sheet Name  
CONTEXT ELEVATIONS & PERSPECTIVES

Date  
JULY 20, 2022

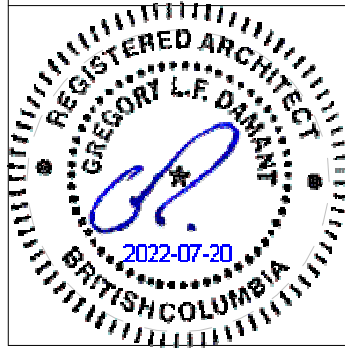
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Project #  
2123

Revision  
April 29, 2022

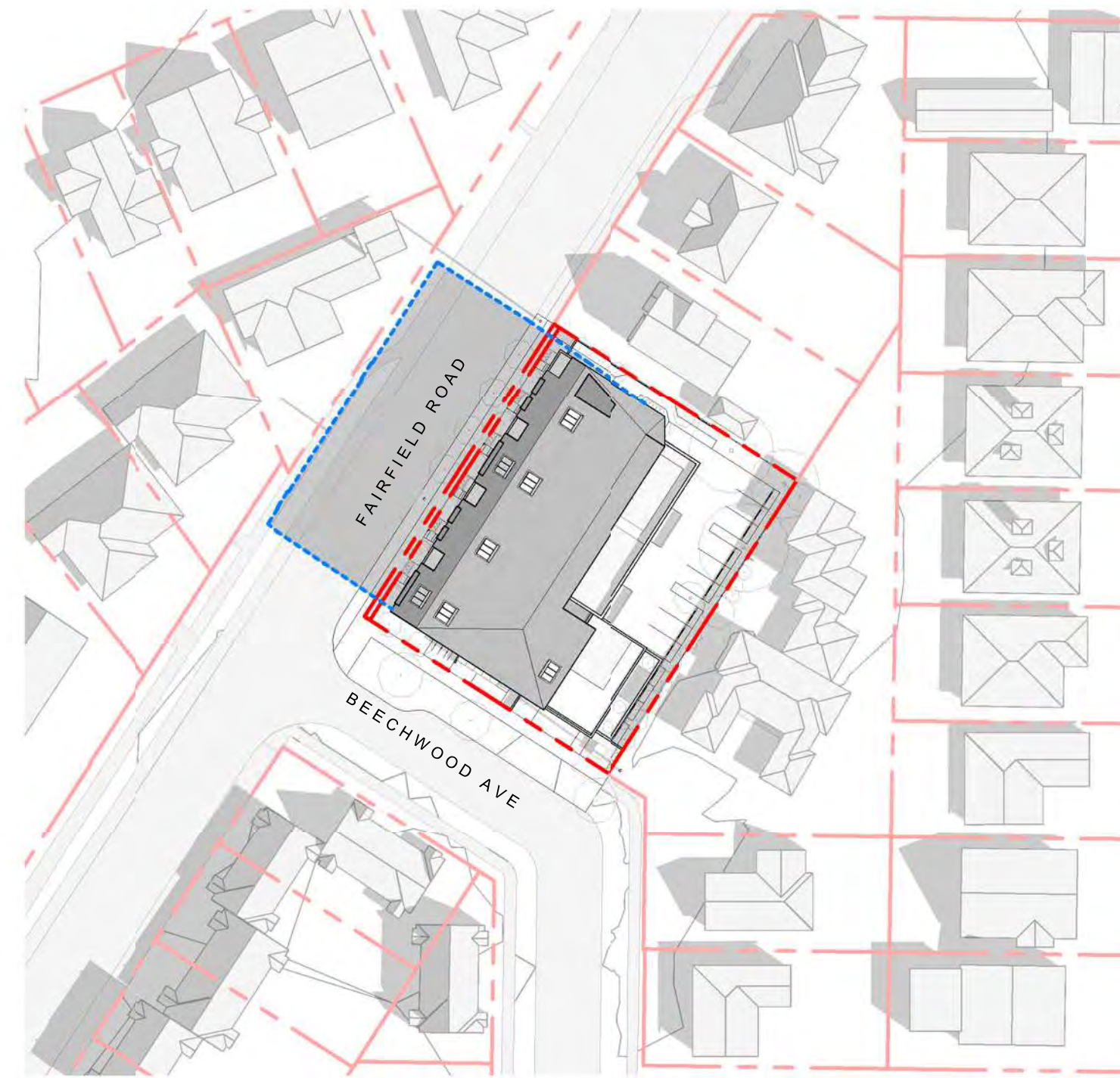
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Sheet #  
A-011





SUMMER SOLSTICE 9:00 AM



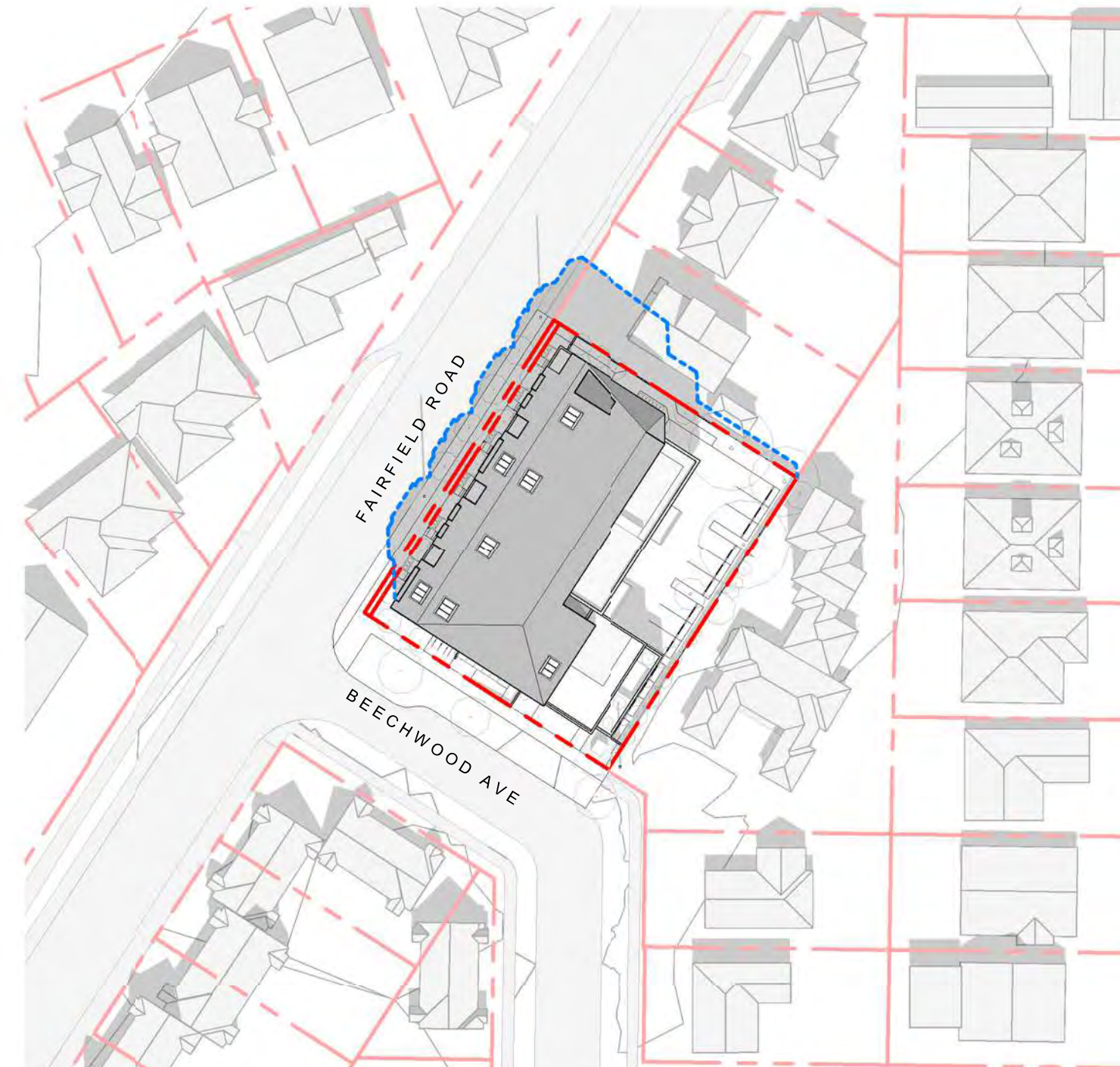
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WINTER SOLSTICE 9:00 AM



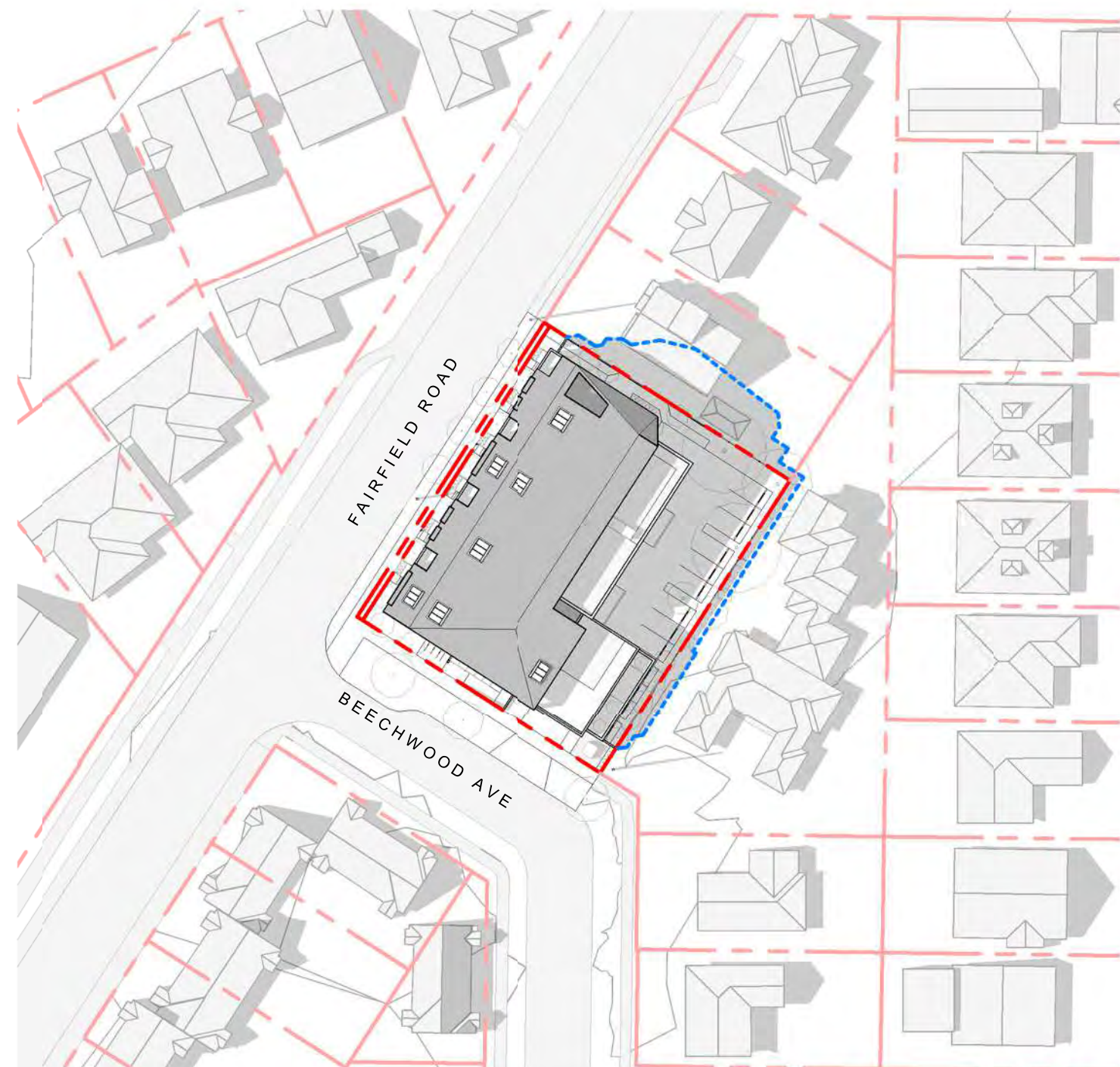
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EQUINOX 12:00 PM



WINTER SOLSTICE 12:00 PM



SUMMER SOLSTICE 4:00 PM



EQUINOX 4:00 PM



WINTER SOLSTICE 4:00 PM

2	DPR/2 Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project  
1733-1737 Fairfield Rd



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Sheet Name  
SHADOW STUDIES

Date  
JULY 20, 2022

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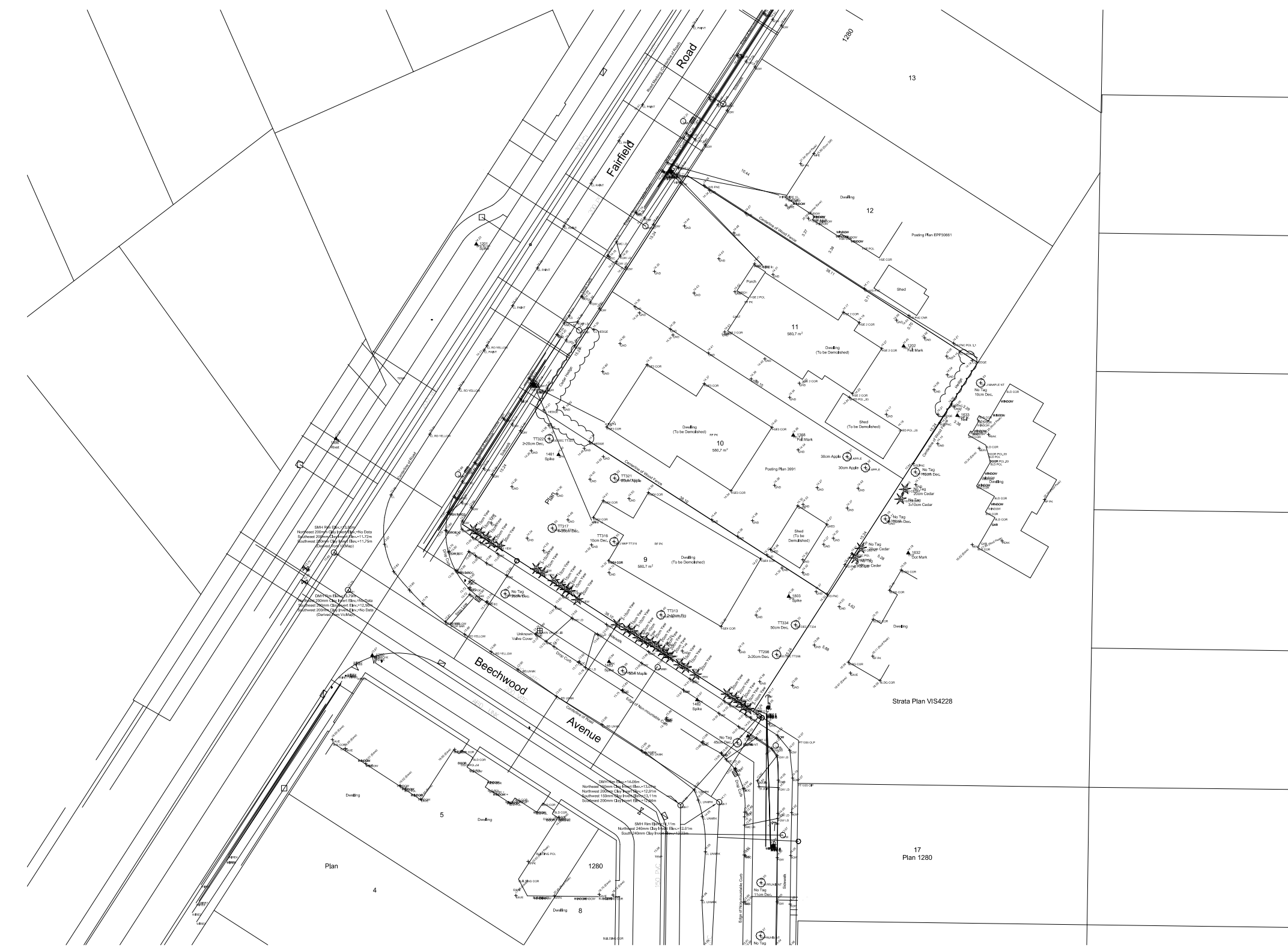
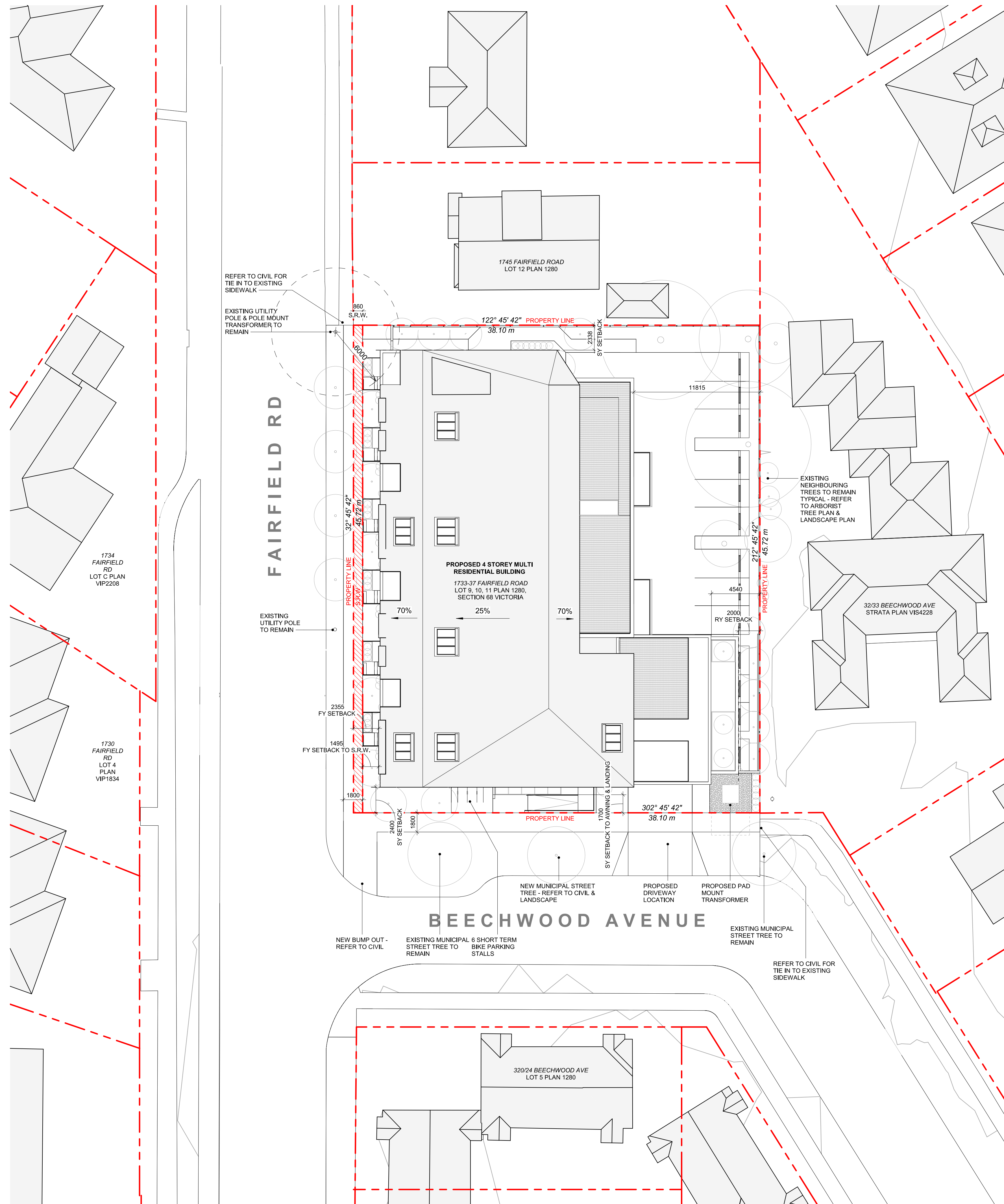
Project #  
2123

Revision  
April 29, 2022

2

Sheet #  
A-012





**1 EXISTING SURVEY**  
SCALE = 1 : 500

**DATA**

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1733-37 FAIRFIELD ROAD, VICTORIA BC
LEGAL DESCRIPTION	LOT 9, 10, 11, PLAN 1280, SECTION 88 VICTORIA
PROJECT DESCRIPTION	4 STOREY MULTI UNIT RESIDENTIAL BUILDING

**PROJECT INFORMATION**

ZONE (EXISTING)	R1-G
PROPOSED ZONE	UNKNOWN
SITE AREA (m <sup>2</sup> )	1,741.93m <sup>2</sup>
TOTAL FLOOR AREA (m <sup>2</sup> )	2931.43m <sup>2</sup>
COMMERCIAL FLOOR AREA (m <sup>2</sup> )	0
FLOOR SPACE RATIO	1.67:1
SITE COVERAGE (%)	65%
OPEN SITE SPACE (%)	23%
HEIGHT (m)	14.45m
NUMBER OF STOREYS	4
	REQUIRED PROVIDED
PARKING STALLS (#) ON SITE	28 20
PARKING STALLS - VISITOR (#) ON SITE	2 2
BICYCLE PARKING (#) SHORT TERM	6 6
BICYCLE PARKING (#) LONG TERM	24 30

**BUILDING SETBACKS (m)**

FRONT YARD	2.36m
REAR YARD (TO BALCONY)	2.00m
REAR YARD (TO BUILDING FACE)	4.54m
INTERNAL SIDE YARD	2.34m
SIDE YARD (TO AWNING/LANDING)	1.70m
SIDE YARD (TO BUILDING FACE)	2.40m
COMBINED SIDE YARDS	4.74m

**RESIDENTIAL USE DETAILS**

TOTAL NUMBER OF UNITS	19
UNIT TYPE	3BD+DEN(1), 3BD(1), 2BD(11), 2BD+DEN(1), 1 BD(1), 1BD +DEN(4)
GROUND-ORIENTATED UNITS	6
MINIMUM UNIT FLOOR AREA (m <sup>2</sup> )	74m <sup>2</sup>
TOTAL RESIDENTIAL FLOOR AREA (m <sup>2</sup> )	2430m <sup>2</sup>

3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project  
**1733-1737 Fairfield Rd**  
ARYZE

Sheet Name  
**SITE PLAN & PROJECT DATA**

Date  
JULY 20, 2022

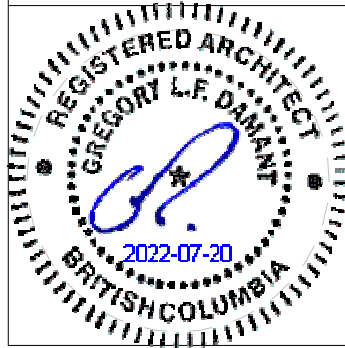
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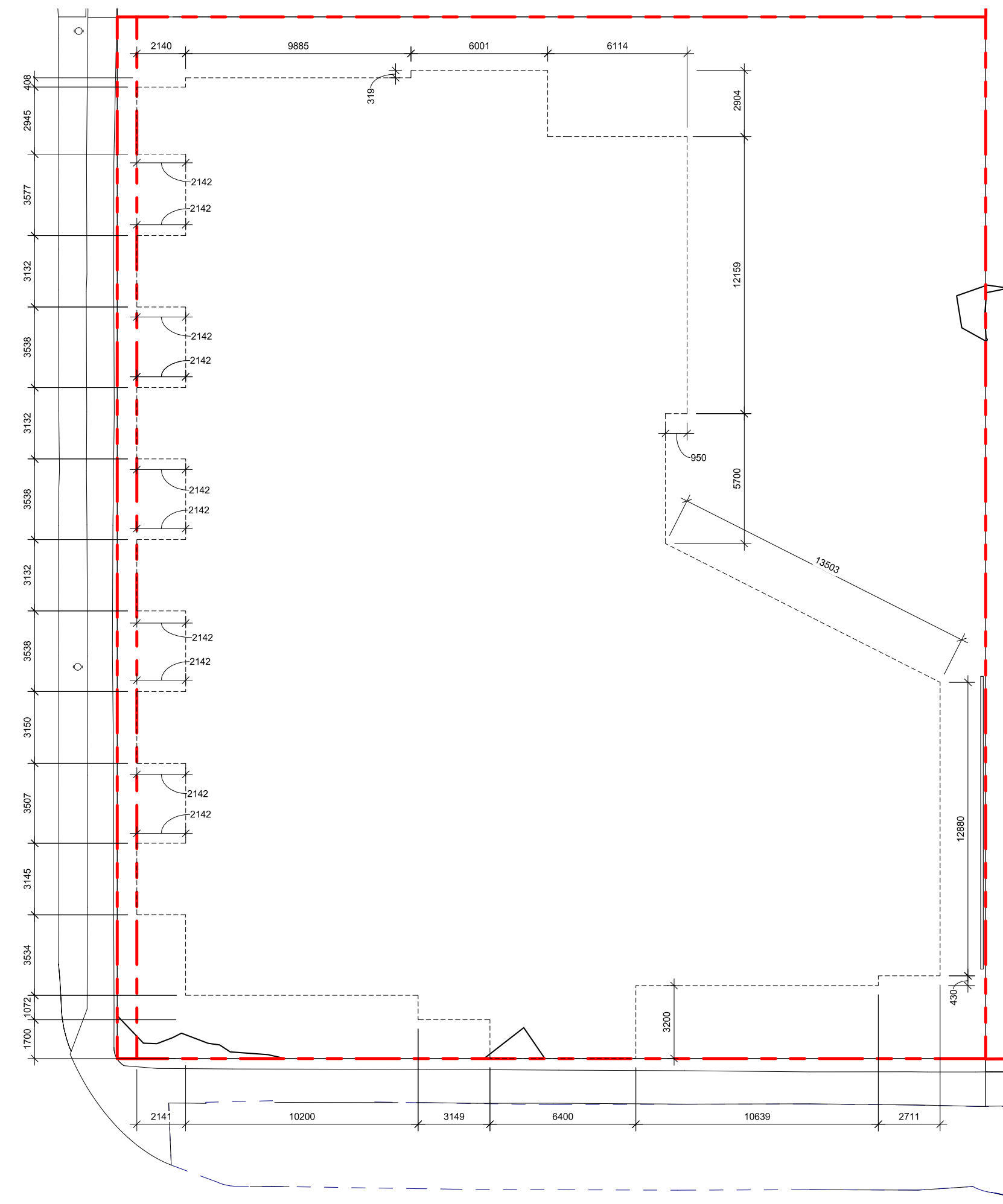
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2123

Revision  
July 20, 2022  
**3**

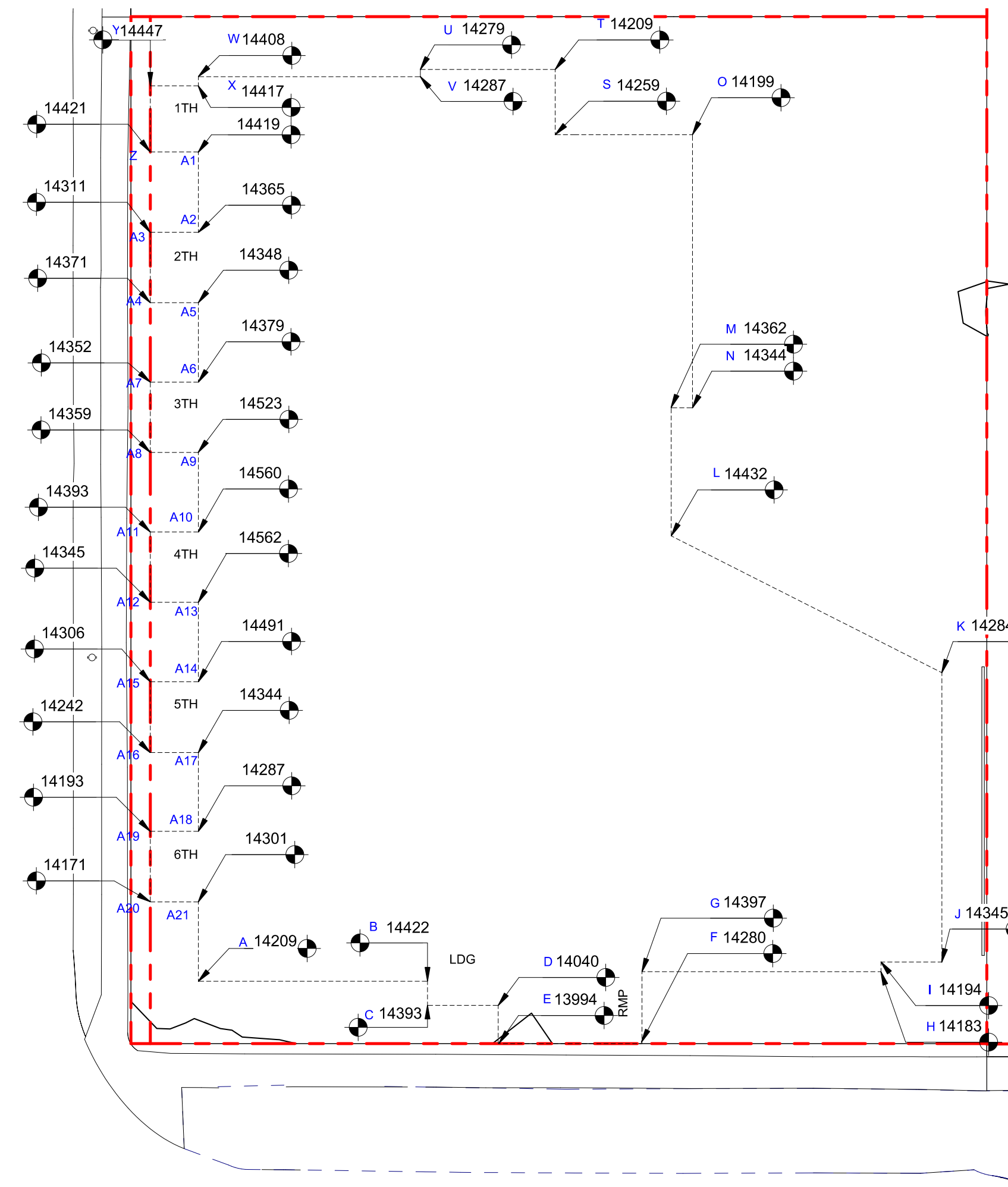
Sheet #  
**A-050**

**2 PROPOSED SITE PLAN**  
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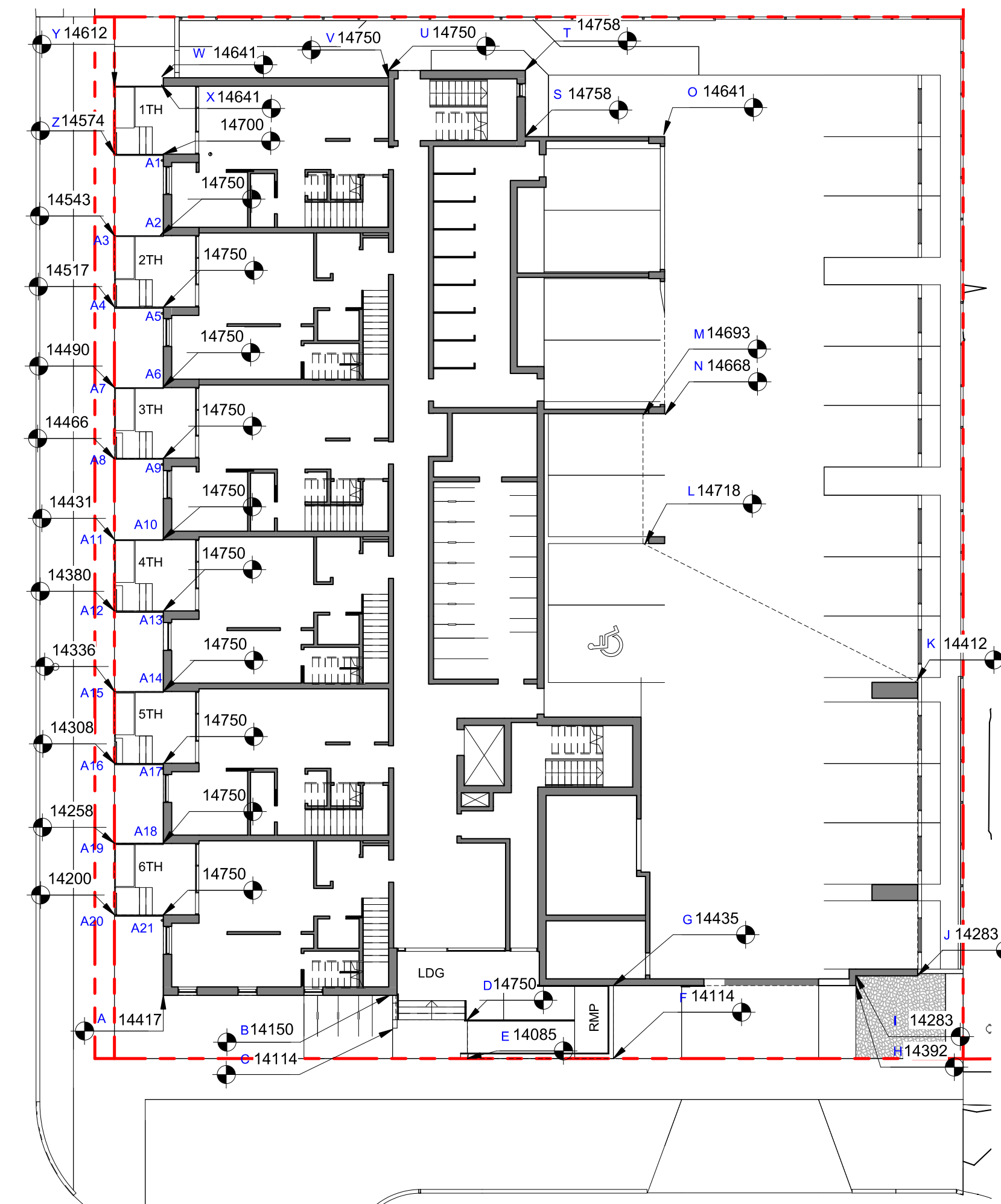




1 DISTANCE BTWN POINTS KEY PLAN  
SCALE = 1 : 200

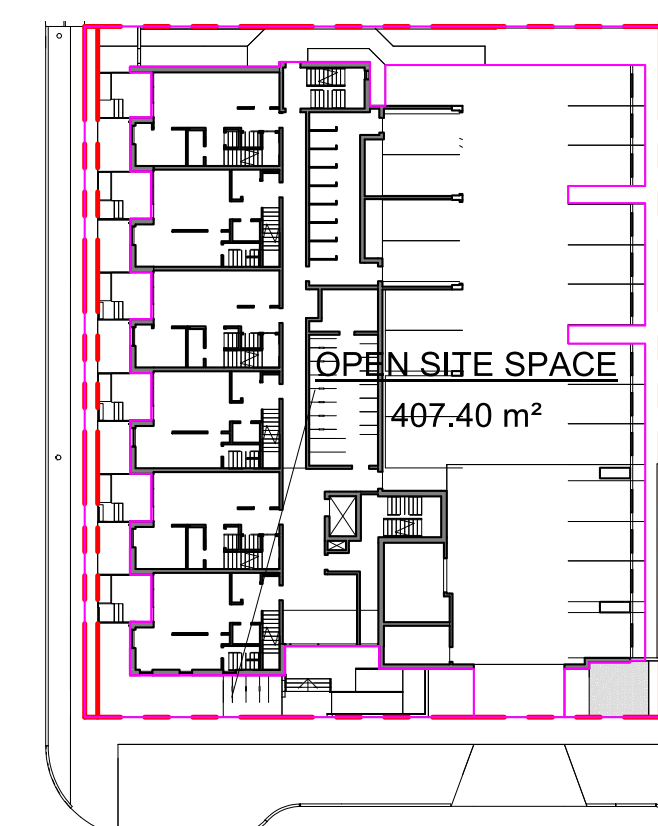


2 NATURAL GRADE KEY PLAN  
SCALE = 1 : 200

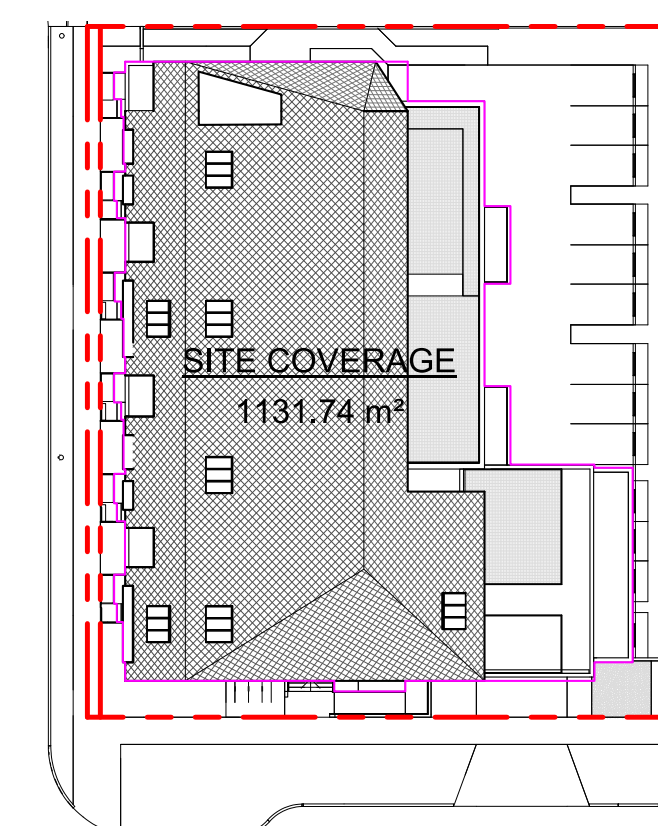


3 PROPOSED GRADE KEY PLAN  
SCALE = 1 : 200

POINT NAME	NATURAL	PROPOSED	DISTANCE BETWEEN POINTS	AVE. OF POINTS	
A	14.209	14.42	Point A & B	10.207	
B	14.422	14.15	Point B & C	1.072	
C	14.393	14.11	Point C & D	3.143	
D	14.04	14.75	Point D & E	1.7	
E	13.995	14.09	Point E & F	6.4	
F	14.238	14.11	Point F & G	3.2	
G	14.397	14.44	Point G & H	10.809	
H	14.183	14.39	Point H & I	0.403	
I	14.194	14.28	Point I & J	2.541	
J	14.345	14.28	Point J & K	12.88	
K	14.315	14.41	Point K & L	13.503	
L	14.432	14.72	Point L & M	5.7	
M	14.362	14.69	Point M & N	0.905	
N	14.344	14.67	Point N & O	12.159	
O	14.199	14.64	Point O & S	6.114	
S	14.259	14.76	Point S & T	2.904	
T	14.209	14.76	Point T & U	5.629	
U	14.279	14.75	Point U & V	0.319	
V	14.287	14.75	Point V & W	9.885	
W	14.408	14.64	Point W & X	0.4	
X	14.417	14.64	Point X & Y	2.14	
Y	14.447	14.61	Point Y & Z	2.96	
Z	14.421	14.57	Point Z & A1	2.14	
A1	14.419	14.70	Point A1 & A2	3.554	
A2	14.365	14.75	Point A2 & A3	2.14	
A3	14.311	14.54	Point A3 & A4	3.14	
A4	14.371	14.52	Point A4 & A5	2.14	
A5	14.348	14.75	Point A5 & A6	3.545	
A6	14.425	14.75	Point A6 & A7	2.14	
A7	14.352	14.49	Point A7 & A8	3.13	
A8	14.359	14.47	Point A8 & A9	2.14	
A9	14.523	14.75	Point A9 & A10	3.54	
A10	14.56	14.75	Point A10 & A11	2.14	
A11	14.393	14.43	Point A11 & A12	3.125	
A12	14.345	14.44	Point A12 & A13	2.142	
A13	14.562	14.75	Point A13 & A14	3.545	
A14	14.491	14.75	Point A14 & A15	2.142	
A15	14.306	14.34	Point A15 & A16	3.15	
A16	14.242	14.31	Point A16 & A17	2.14	
A17	14.344	14.75	Point A17 & A18	3.507	
A18	14.287	14.75	Point A18 & A19	3	
A19	14.193	14.26	Point A19 & A20	3.145	
A20	14.171	14.20	Point A20 & A21	3.00	
A21	14.301	14.75	Point A21 & A	3.534	
<b>Total</b>				<b>177.15</b>	<b>2534.26</b>
<b>Average Grade</b>				<b>14.31</b>	



4 OPEN SITE SPACE  
SCALE = 1 : 500



5 SITE COVERAGE  
SCALE = 1 : 500

**SUPPORTING CALCULATIONS**

**ZONING REGULATION BYLAW FLOOR AREAS**  
 Level 1 612.08 m²  
 Level 2 944.94 m²  
 Level 3 847.60 m²  
 Level 4 499.15 m²  
 Grand total: 4 2903.77 m²

**FLOOR SPACE RATIO**  
 2903.77m² / 1741.93m² = 1.67  
 FSR - 1.67 : 1

**SITE COVERAGE**  
 1131.74m² / 1741.93m² = 0.65 (65%)

**OPEN SITE SPACE**  
 407.4m² / 1741.93m² = 0.23 (23%)

**HEIGHT OF PATIOS, STAIRS, & RAMP TO EXISTING & PROPOSED GRADE**  
 REFER TO GRADE KEY PLANS

**1TH PATIO (WORST CASE GRADING ALONG FAIRFIELD RD - THEREFORE ALL <800mm)**  
 14750 - 14200(PROPOSED) = 550mm  
 14750 - 14171(EXISTING) = 579mm

**LDG (LANDING AT PRIMARY ENTRANCE)**  
 14750 - 14114(PROPOSED) = 636mm  
 14750 - 14040 (EXISTING) = 710mm

**RMP (INTERMEDIARY RAMP LANDING)**  
 14507 - 14114(PROPOSED) = 393mm  
 14507 - 14280 (EXISTING) = 227mm

NO.	DESCRIPTION	DATE
3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022



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Project  
**1733-1737 Fairfield Rd**  
ARYZE

Sheet Name  
**ZONING CALCULATIONS**

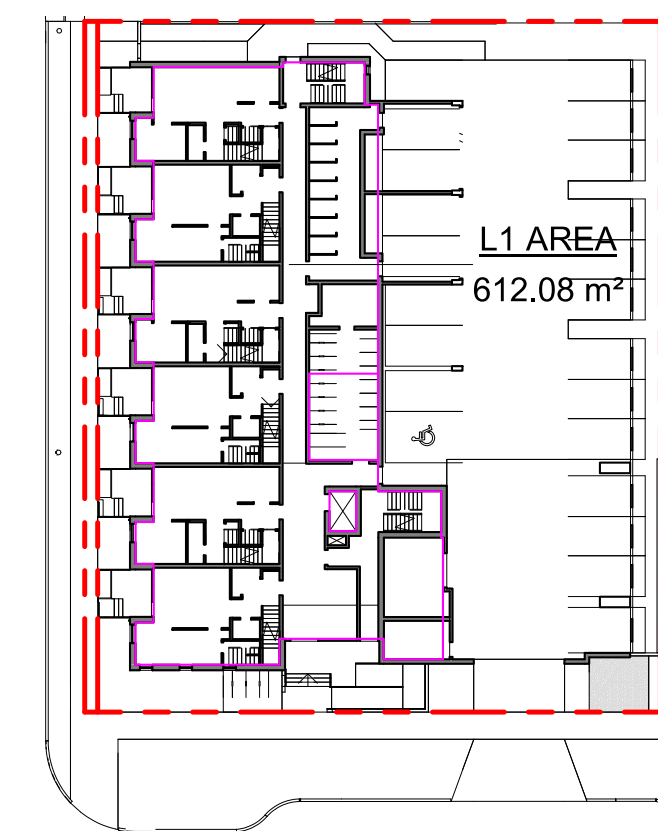
Date  
JULY 20, 2022

Scale  
As indicated

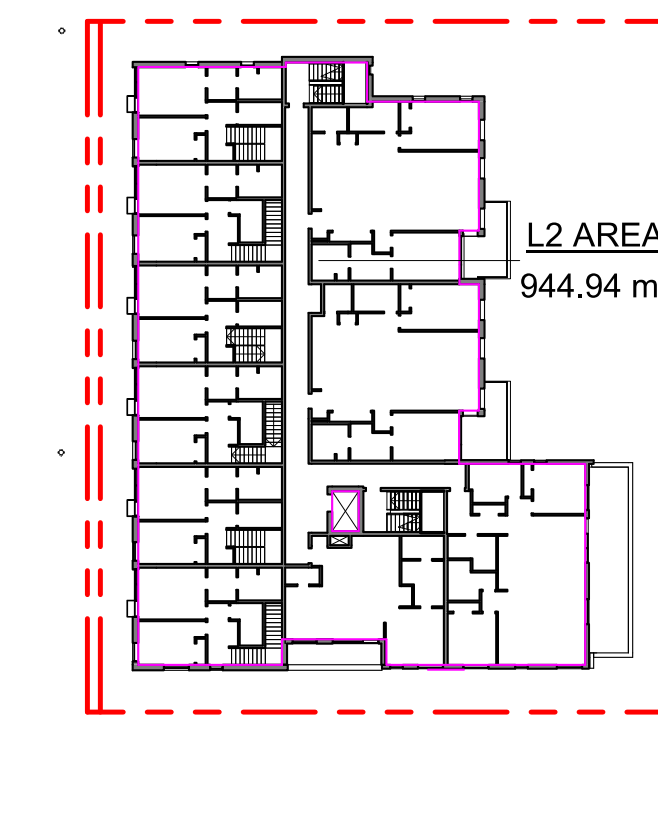
Project #  
2123

Revision  
July 20, 2022  
**3**

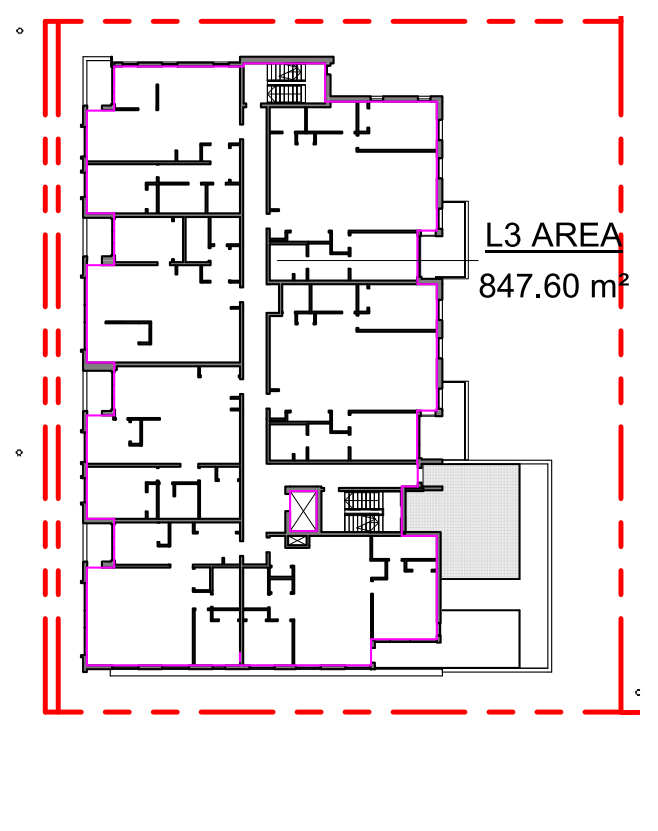
Sheet #  
**A-051**



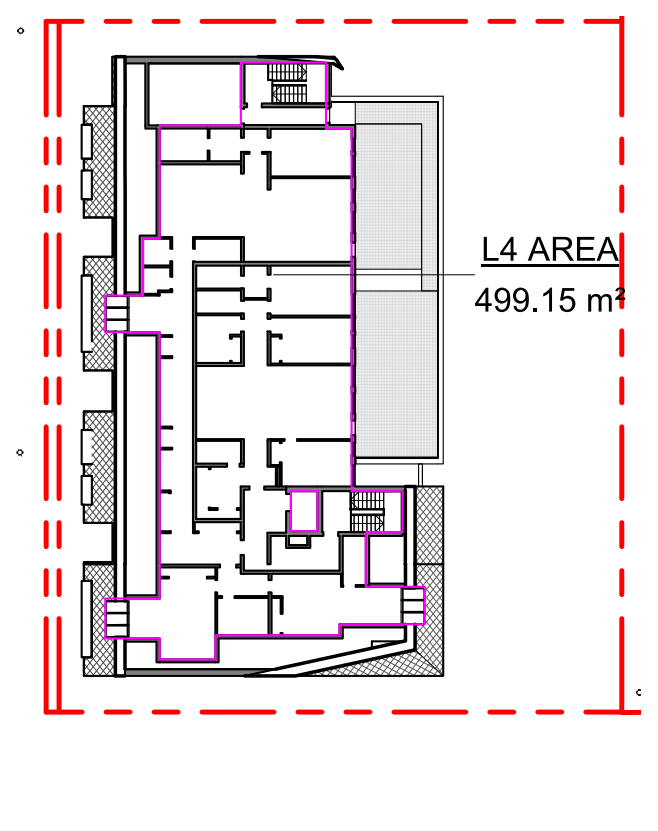
6 L1 FLOOR AREA  
SCALE = 1 : 500



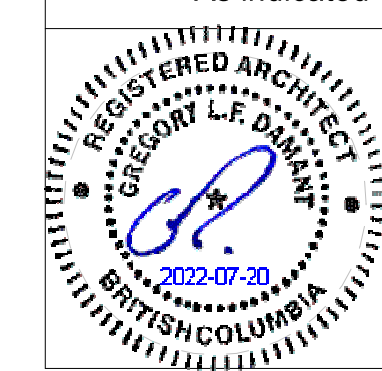
7 L2 FLOOR AREA  
SCALE = 1 : 500



8 L3 FLOOR AREA  
SCALE = 1 : 500



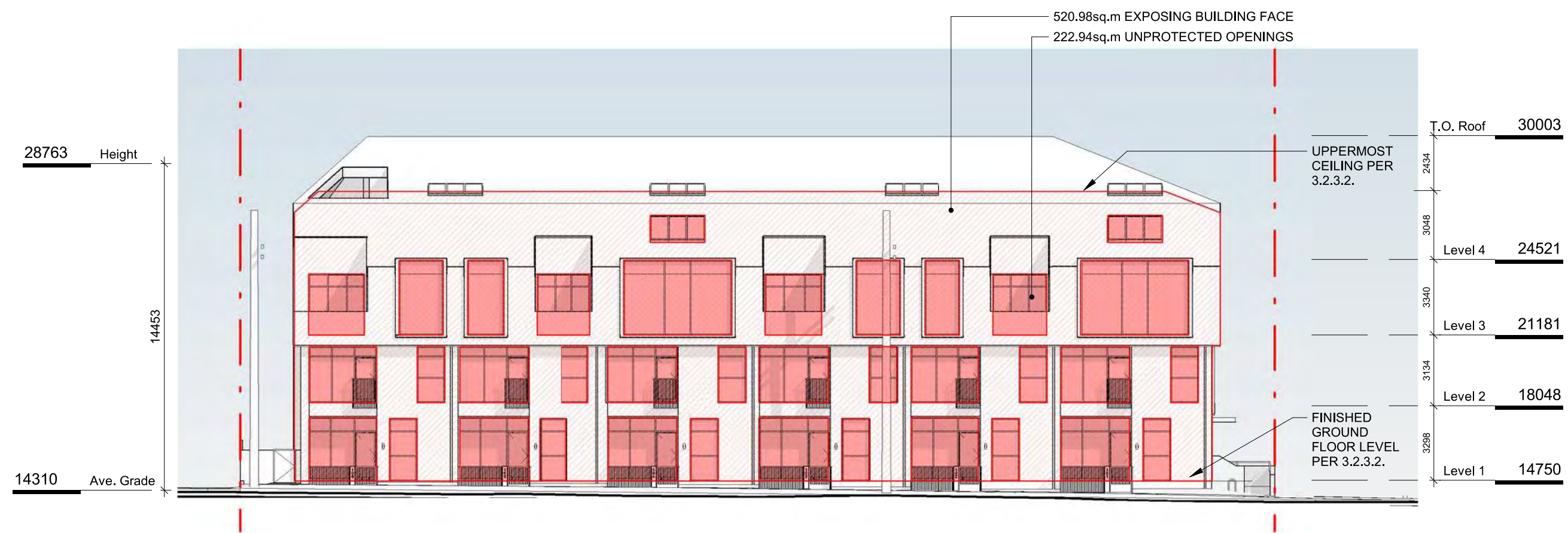
9 L4 FLOOR AREA  
SCALE = 1 : 500



2022-07-20  
**A-051**







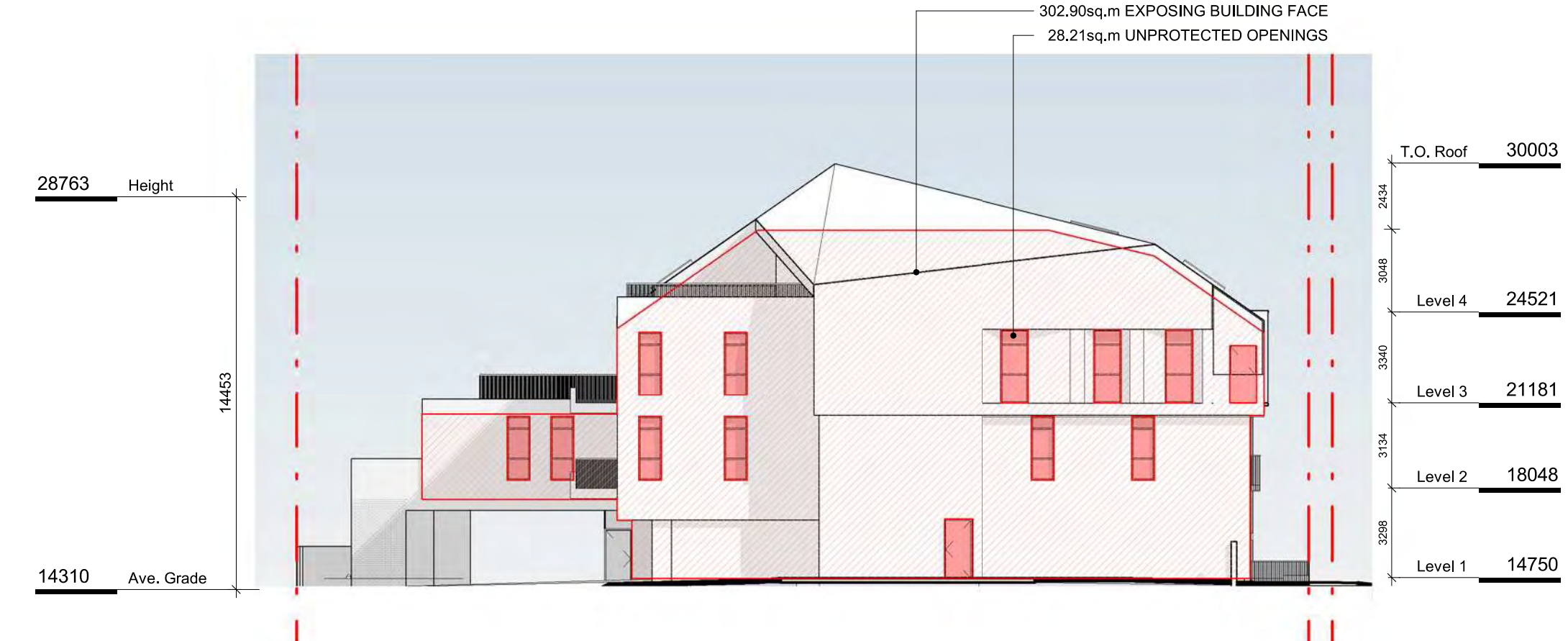
**NW ELEVATION**

TABLE 3.2.3.1-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	10.12m (>9m)	100	520.98	222.94	43

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	10.12m (>9m)	100	45 minutes	Any	Any

**1 NW ELEVATION - LD KEY**  
SCALE = 1 : 200



**NE ELEVATION**

TABLE 3.2.3.1-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	2.34m (>2m)	16	302.90	28.21	9.3

TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	10 - 25	1 hr	Any	Noncombustible

**2 NE ELEVATION - LD KEY**  
SCALE = 1 : 200



**SE ELEVATION**

TABLE 3.2.3.1-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
COMPARTMENT 1	11.82m (>9m)	100	477.29	149.58	31.3

TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
COMPARTMENT 1	GROUP C	50 - 100	45 minutes	Any	Any

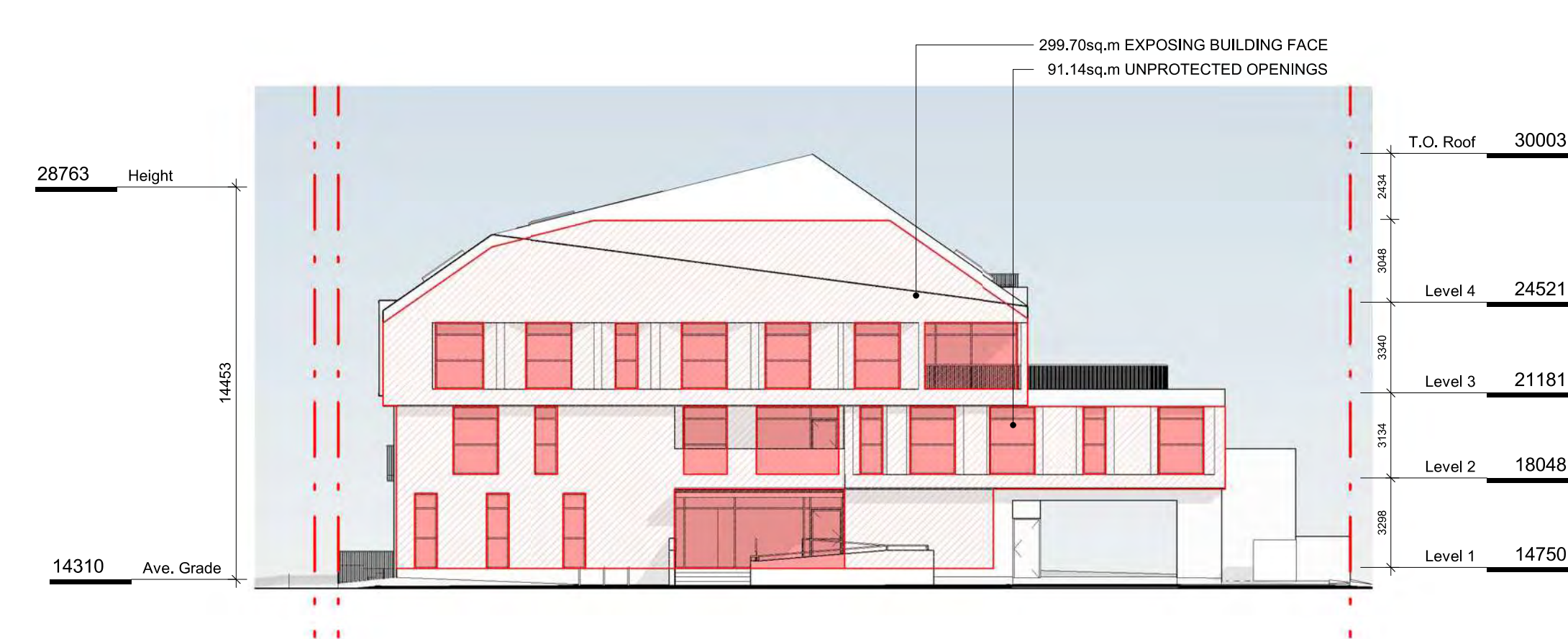
  

TABLE 3.2.3.1-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
COMPARTMENT 2	4.59m (>4m)	56	44.32	11.74	26.5

TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
COMPARTMENT 2	GROUP C	50 - 100	45 minutes	Any	Any

**4 SE ELEVATION - LD KEY**  
SCALE = 1 : 200



**SW ELEVATION**

TABLE 3.2.3.1-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	12.29m (>9m)	100	299.70	91.14	30.4

TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	100	45 minutes	Any	Any

**3 SW ELEVATION - LD KEY**  
SCALE = 1 : 200

NO.	DESCRIPTION	DATE
3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022



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Project  
**1733-1737 Fairfield Rd**  
ARYZE

Sheet Name  
**SPATIAL SEPARATION**

Date  
JULY 20, 2022

Scale  
1 : 200

Project #  
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July 20, 2022

Sheet #  
**3**

REGISTERED ARCHITECT  
GREGORY L.F. DANKO  
2022-07-30  
BRITISH COLUMBIA

Sheet #  
**A-053**



3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project  
**1733-1737 Fairfield Rd**  
 ARYZE

Sheet Name  
**LEVEL 1 PROPOSED PLAN**

Date  
 JULY 20, 2022

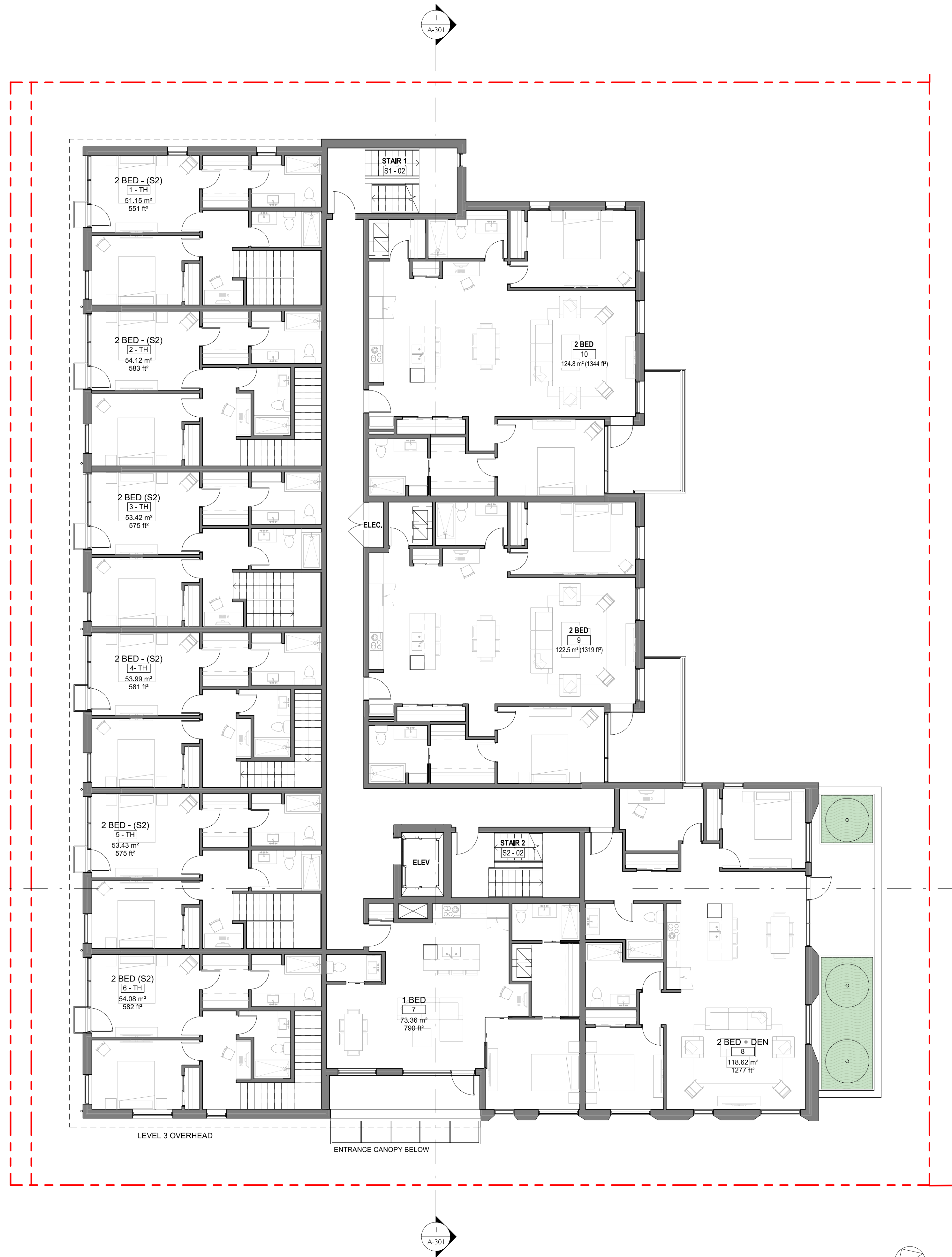
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Project #  
 2123

Revision  
 July 20, 2022 **3**

Sheet #  
**A-101**





2	DPR/2 Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project  
**1733-1737 Fairfield Rd**  
 ARYZE

Sheet Name  
**LEVEL 2 PROPOSED PLAN**

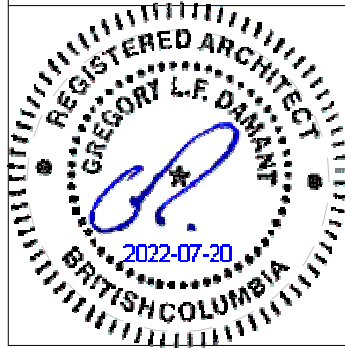
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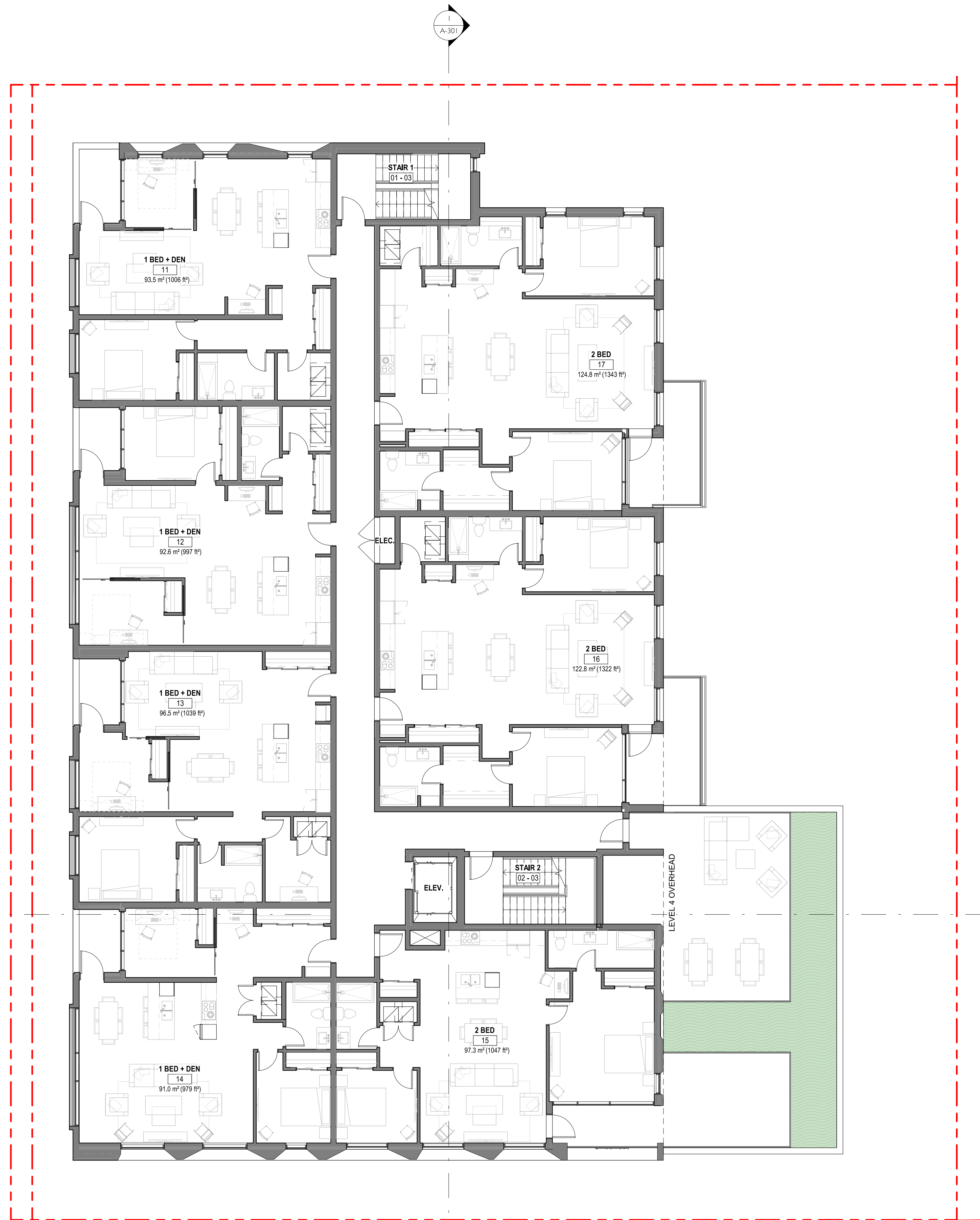
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Project #  
 2123

Revision  
 April 29, 2022 **2**

Sheet #  
**A-102**





NO.	DESCRIPTION	DATE
3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022



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Project  
**1733-1737 Fairfield Rd**  
 ARYZE

Sheet Name  
**LEVEL 3 PROPOSED PLAN**

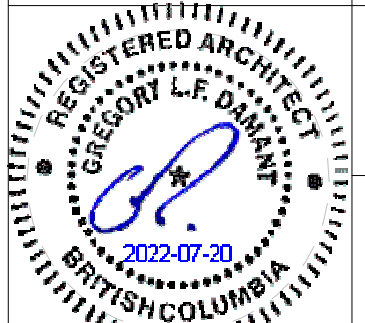
Date  
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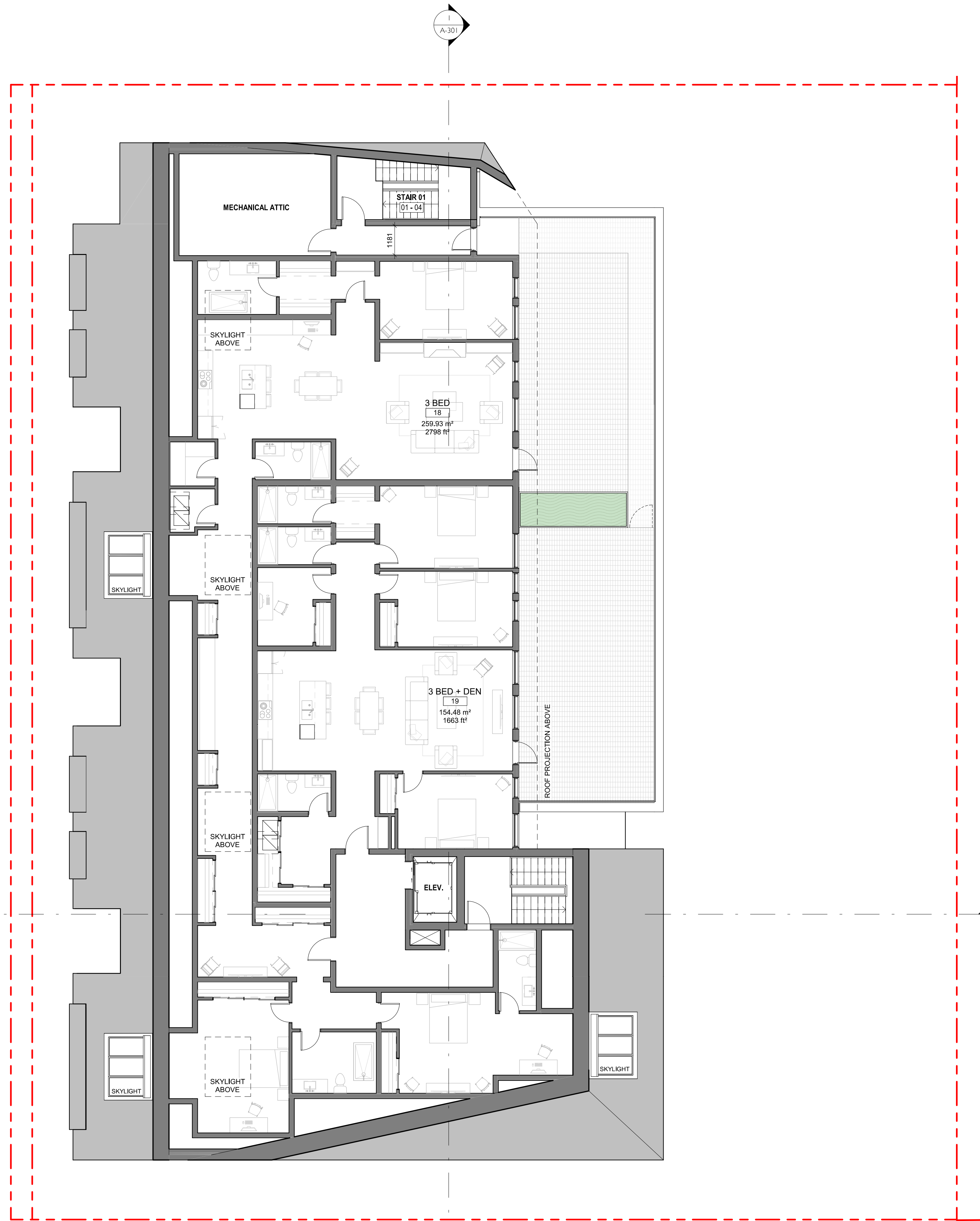
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Project #  
 2123

Revision  
 July 20, 2022 **3**

Sheet #  
**A-103**





3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project  
**1733-1737 Fairfield Rd**  
 ARYZE

Sheet Name  
**LEVEL 4 PROPOSED PLAN**

Date  
 JULY 20, 2022

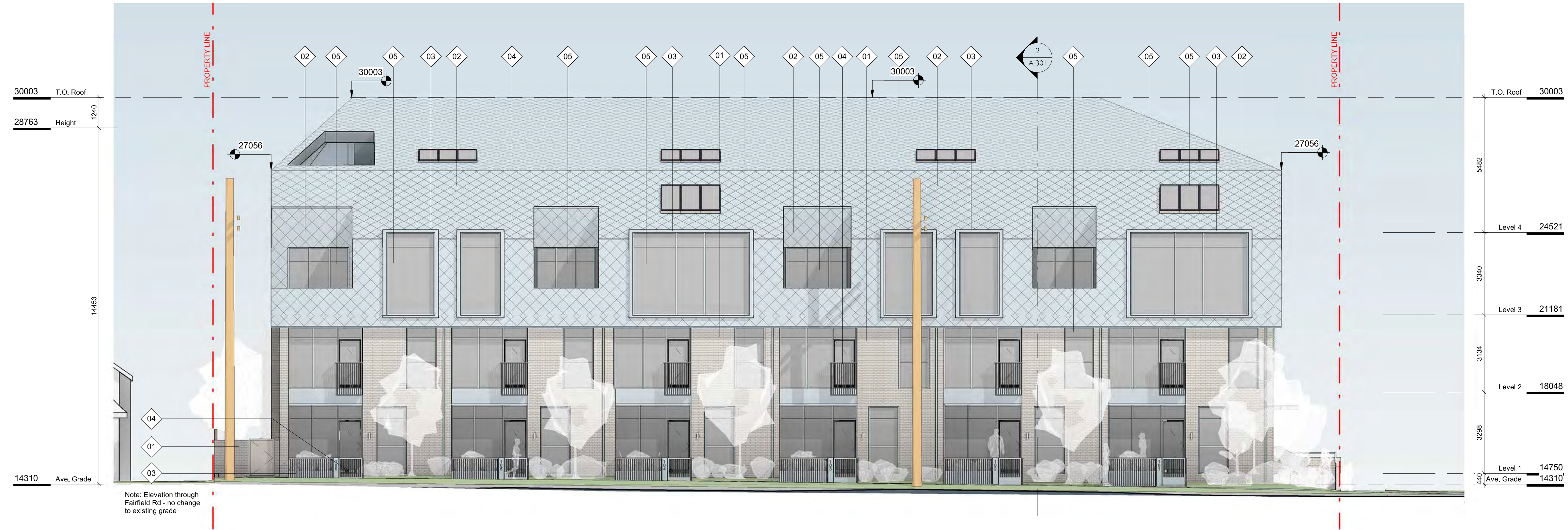
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Project #  
 2123

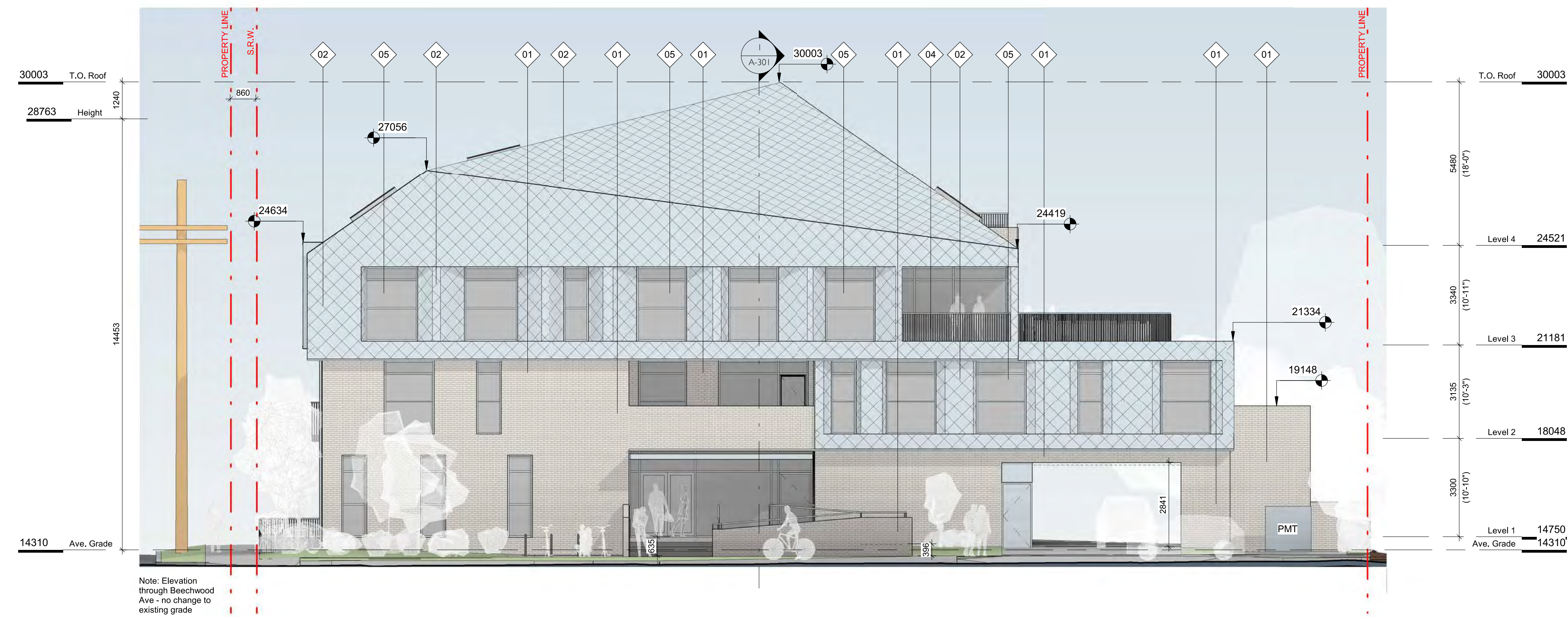
Revision  
 July 20, 2022  
 3

Sheet #  
**A-104**





1 NW ELEVATION  
SCALE = 1 : 100



2 SW ELEVATION  
SCALE = 1 : 100

**FINISH SCHEDULE**

- 01. BRICK  
LIGHT FINISH
- 02. PREFINISHED METAL  
FISHSCALE SHINGLE  
ZINC FINISH
- 03. PREFINISHED METAL  
ZINC FINISH
- 04. METAL PICKET GUARD  
ZINC FINISH
- 05. GLAZING  
TRANSPARENT
- 06. T&G WOOD  
CLEAR FINISH
- 07. HORIZONTAL WOOD FENCE  
CLEAR FINISH

NO.	DESCRIPTION	DATE
3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022



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Project  
**1733-1737 Fairfield Rd**  
ARYZE

Sheet Name  
**EXTERIOR ELEVATIONS**

Date  
JULY 20, 2022

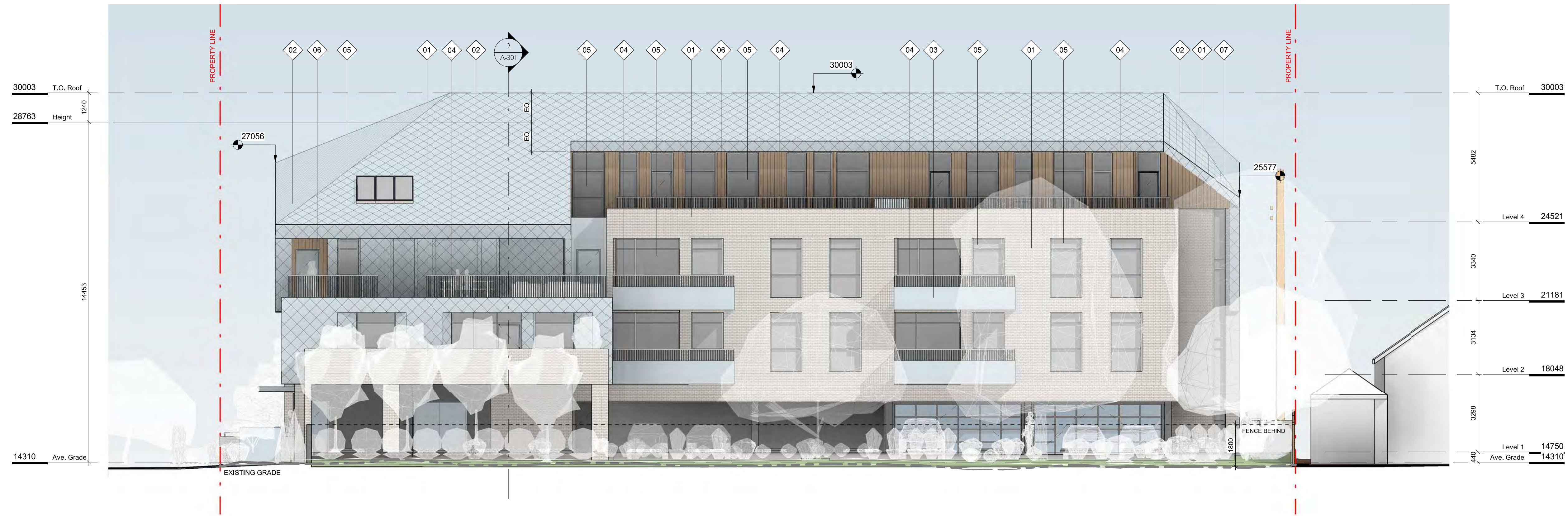
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Project #  
2123

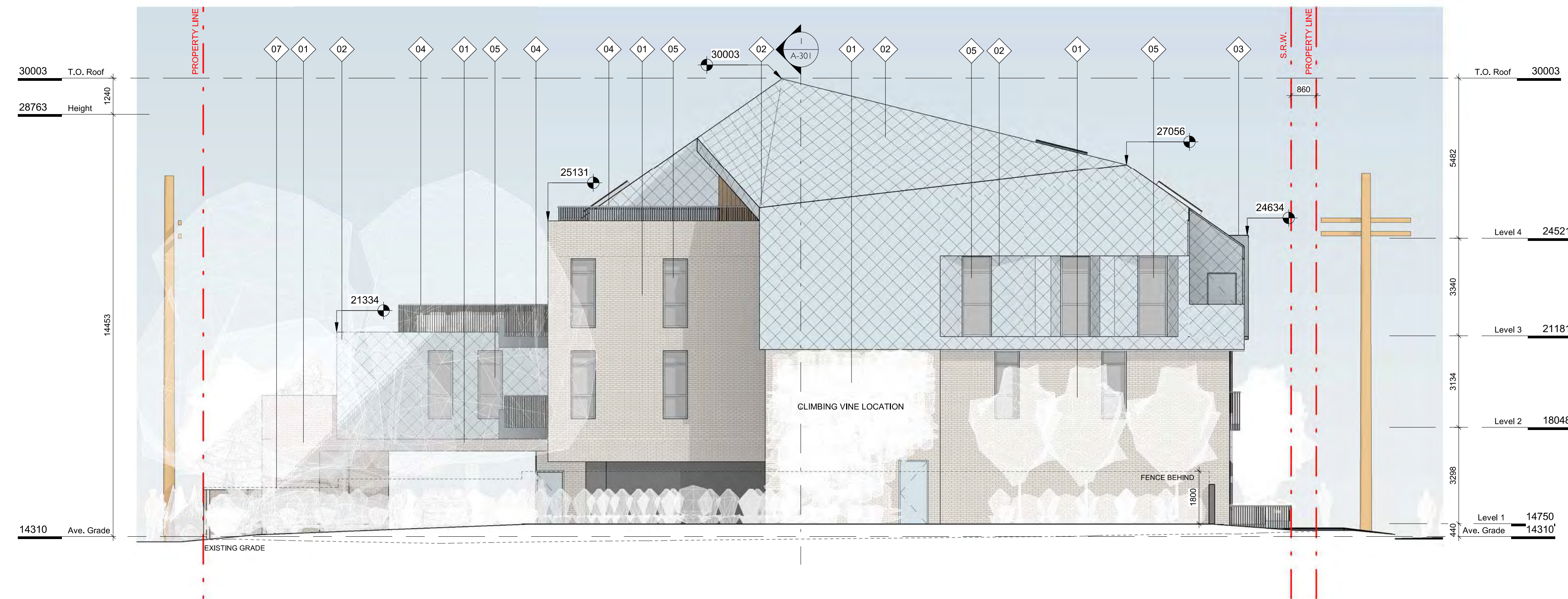
Revision  
July 20, 2022  
**3**

Sheet #  
**A-200**





1 SE ELEVATION  
SCALE = 1 : 100



2 NE ELEVATION  
SCALE = 1 : 100

**FINISH SCHEDULE**

- 01. BRICK  
LIGHT FINISH
- 02. PREFINISHED METAL  
FISHSCALE SHINGLE  
ZINC FINISH
- 03. PREFINISHED METAL  
ZINC FINISH
- 04. METAL PICKET GUARD  
ZINC FINISH
- 05. GLAZING  
TRANSPARENT
- 06. T&G WOOD  
CLEAR FINISH
- 07. HORIZONTAL WOOD FENCE  
CLEAR FINISH

NO.	DESCRIPTION	DATE
3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022

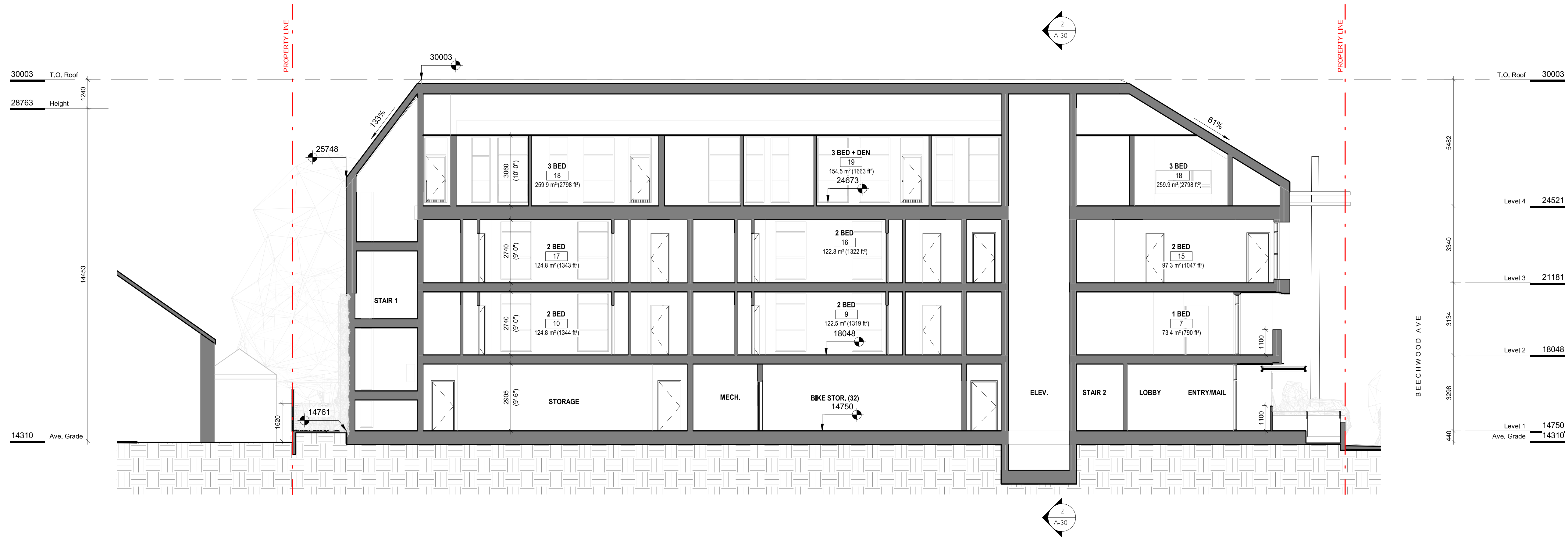


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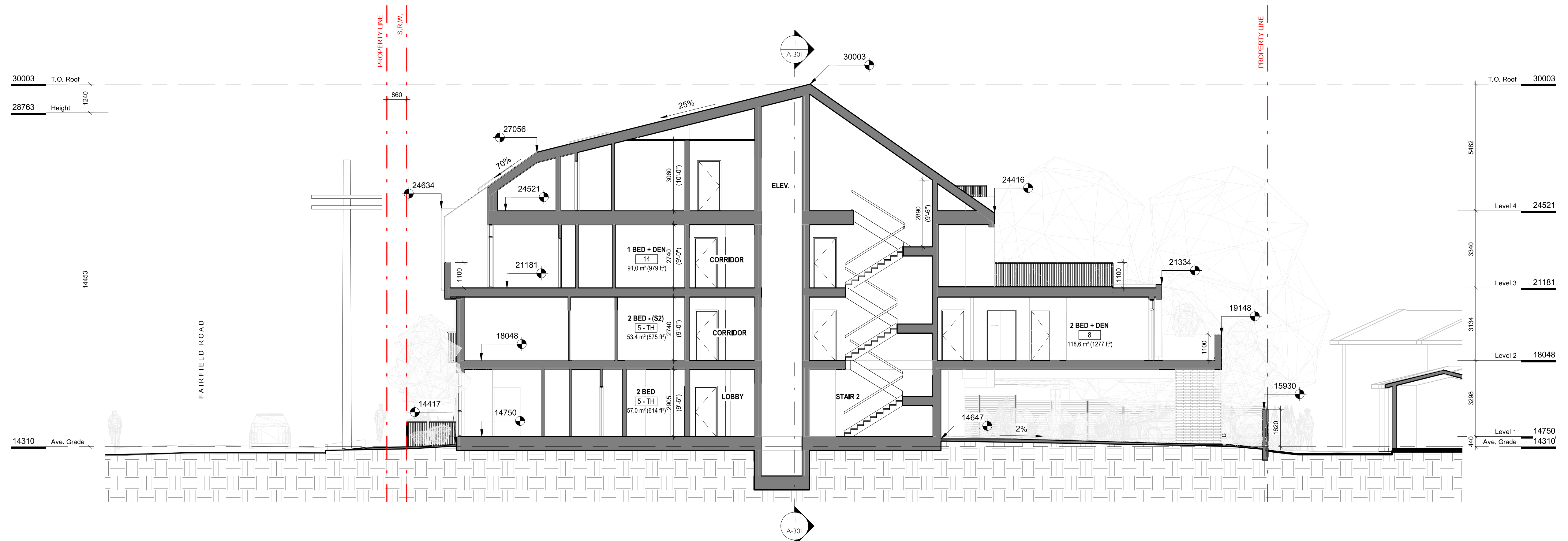
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	EXTERIOR ELEVATIONS	
Date	JULY 20, 2022	
Scale	As indicated	Project # 2123
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1 BUILDING SECTION 1  
SCALE = 1 : 100



2 BUILDING SECTION 2  
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
3	DP/RZ Rev1	July 20, 2022
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1	Development Tracker Application	March 7, 2022



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Project  
1733-1737 Fairfield Rd  
ARYZE

Sheet Name  
BUILDING SECTIONS

Date  
JULY 20, 2022

Scale  
1 : 100

Project #  
2123

Revision  
July 20, 2022  
3

Sheet #  
A-301

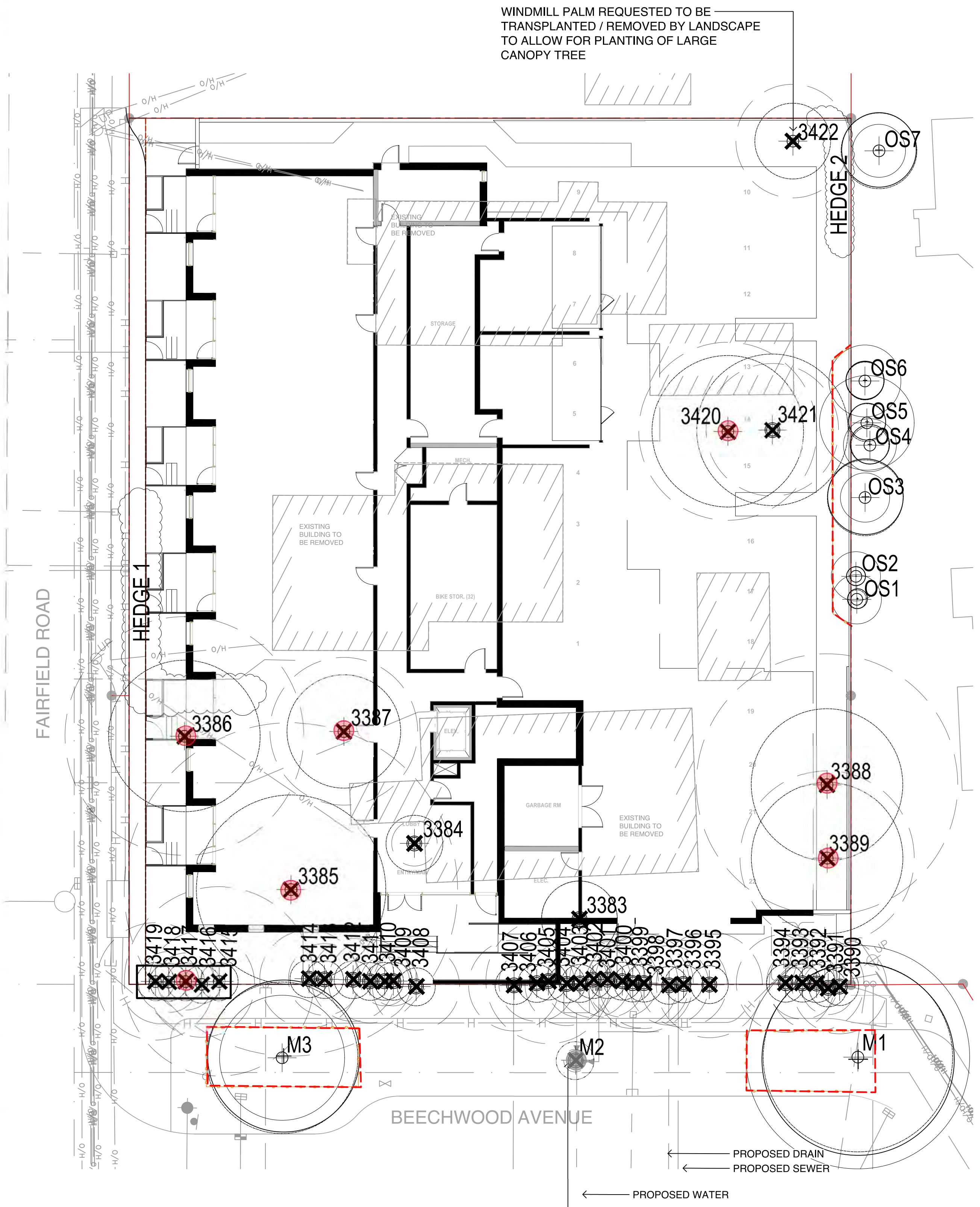
7/20/2022 4:30:53 PM







Previous Tag #	Tag or ID #	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No/City)	Name	Common	Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Drillpipe radius (m)	Condition	Retention Suitability (on-site trees)	Relative Tolerance	General field observations/remarks	Tree retention comments	Retention status	
	M1	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	47	10	5.9	5	Good	Fair/poor	Moderate		Multiple stems form at 3m above grade - included bark at main stem union with active response growth, historic pruning wounds with associated surface decay.	Project abort to supervise all excavation required within the critical root zone. Will be impacted by the installation of the proposed water line.	Remove*	
	M2	Yes	City	City	Pacific sunset maple	<i>Acer truncatum 'Pacific sunset'</i>	5	6	0.6	1	Good	Good	Moderate		Recently planted - still staked, included bark at stem union. Multiple stems form at 4m above grade - no major weaknesses visible at stem union, historic pruning wounds with associated surface decay.	Project abort to supervise all excavation required within the critical root zone. Will be impacted by the installation of the proposed water line.	Remove*	
	M3	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	28	6	3.3	4	Good	Fair/poor	Moderate		Multiple stems form at 4m above grade - no major weaknesses visible at stem union, historic pruning wounds with associated surface decay.	Project abort to supervise all excavation required within the critical root zone. Will be impacted by the installation of the proposed water line.	Retain	
	313	3363	Yes	On	No	Fig	<i>Ficus sp.</i>	11.8	6	5	2	2	Good	Fair	Unsuitable	Good	Located within the footprint of the proposed building.	Remove
	316	3384	Yes	On	No	Japanese maple	<i>Acer palmatum</i>	3.3, 6	5	1.2	1.5	Good	Fair	Unsuitable	Moderate	Growing within close proximity to existing building.	Located within the footprint of the proposed building.	Remove
	317	3385	Yes	On	Yes	Pacific dogwood	<i>Cornus nuttallii</i>	28, 23, 34, 32	8	8.8	4	Fair	Fair/poor	Unsuitable	Moderate	Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloping bark. Topped historically at 7m above grade for overhead utilities clearance, stem decay with sloping bark.	Located within the footprint of the proposed building. Will be heavily impacted by excavation required to construct the proposed building.	Remove
	322	3386	Yes	On	Yes	Golden chain tree	<i>Laburnum sp.</i>	21, 28	7	6.3	4	Fair	Poor	Unsuitable	Poor	Flowering cherry, multiple stems form at 2m above grade - narrow angles of attachment, main stem topped historically at 4m above grade - large topping wound.	Located within the footprint of the proposed building. Will be heavily impacted by excavation required to construct the proposed building.	Remove
	321	3387	Yes	On	Yes	Apple	<i>Malus sp.</i>	14, 23	10	3.9	3	Fair	Poor	Unsuitable	Moderate	Flowering cherry, codominant stems form at base - crossing at 5m above grade, large heading cuts.	Located within the footprint of the proposed building. Will be heavily impacted by excavation required to construct the proposed building.	Remove
	334	3388	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	55	5	6.9	4	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
	298	3389	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	18, 25	5	4.6	4	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
	3390	Yes	On	No	English yew	<i>Taxus baccata</i>	10.8, 8.6	5	2.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3391	Yes	On	No	English yew	<i>Taxus baccata</i>	5.5, 5	5	1.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3392	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 8, 9	5	2.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3393	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 4, 3	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3394	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 9, 9, 4	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3395	Yes	On	No	English yew	<i>Taxus baccata</i>	11, 16	5	2.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3396	Yes	On	No	English yew	<i>Taxus baccata</i>	18	5	2.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3397	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 8	5	2.1	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3398	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 10, 8, 8	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3399	Yes	On	No	English yew	<i>Taxus baccata</i>	14, 8	5	2.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3400	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 5	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3401	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 5, 5	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3402	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 5, 4	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3403	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 6, 5, 4	5	1.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3404	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 8, 5, 4	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3405	Yes	On	No	English yew	<i>Taxus baccata</i>	14, 10	5	3.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3406	Yes	On	No	English yew	<i>Taxus baccata</i>	16	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3407	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 10, 5, 5, 5	5	2.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 year trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3408	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 5	5	2.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 year trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3409	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 4	5	1.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 year trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3410	Yes	On	No	English yew	<i>Taxus baccata</i>	5, 5, 4, 4, 4	5	1.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 year trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3411	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 8, 5, 5	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 year trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3412	Yes	On	No	English yew	<i>Taxus baccata</i>	8, 8, 8, 5	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 year trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3413	Yes	On	No	English yew	<i>Taxus baccata</i>	12, 5	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 year trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3414	Yes	On	No	English yew	<i>Taxus baccata</i>	10, 12, 5, 5, 5	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 year trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3415	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	11, 33	5	5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3416	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	22	5	2.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3417	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	5, 5, 5, 6, 6	5	1.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3418	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	13	5	1.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	3419	Yes	On	Yes*	English yew	<i>Taxus baccata</i>	12, 13, 8, 5, 4	5	3.1	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 year trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove	
	Hedge 1	Yes	On	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5	10cm	5	0.5	0.5	Fair	Fair	Unsuitable	Moderate	Hedge row consisting of approximately 30 individual stems - no bylaw stems.	Excavation required to construct the foundation of the proposed building.	Remove
	314	3420	Yes	On	Yes	Apple	<i>Malus sp.</i>	21, 25	5	4.7	4	Fair	Fair/poor	Unsuitable	Moderate	Codominant stems form at 3m above grade - no major weaknesses visible at stem union, ivy covered trunk.	Located within the footprint of the proposed building.	Remove
	315	3421	Yes	On	No	Apple	<i>Malus sp.</i>	28*	5	3.5	4	Fair	Fair/poor	Unsuitable	Moderate	Flowering cherry, multiple stems form at 5m above grade - multiple rough leaders form at topping locations.	Located within the footprint of the proposed building.	Remove
	OS1	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	10*	4	1.3	0.5	Fair	Fair	Moderate		Juvenile hedge tree growing within narrow planting strip.	Project abort to supervise all excavation required within the crz.	Retain*	

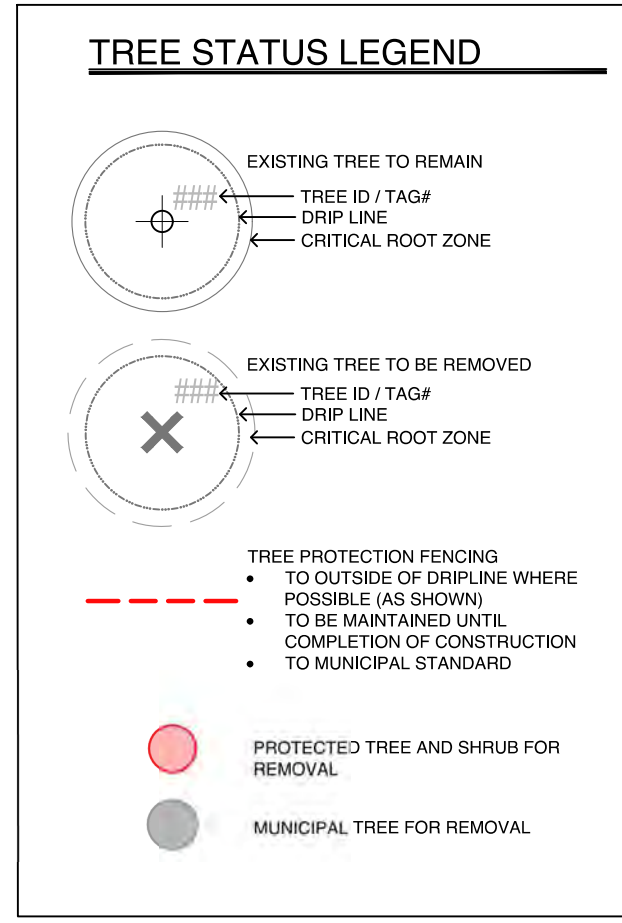


BOULEVARD TREE M2 TO BE REMOVED AND RELOCATED BY CITY OF VICTORIA FOR INSTALLATION OF PROPOSED WATER CONNECTION (SEE CIVIL). REMOVAL TO BE PAID FOR BY DEVELOPER.

Previous Tag #	Tag or ID #	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No/City)	Name	Common	Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Drillpipe radius (m)	Condition	Retention Suitability (on-site trees)	Relative Tolerance	General field observations/remarks	Tree retention comments	Retention status	
	OS2	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	10*	4	1.3	0.5	Fair	Fair	Moderate		Juvenile hedge tree growing within narrow planting strip.	Project abort to supervise all excavation required within the crz.	Retain*	
	OS3	Yes	Off	No	Honey locust	<i>Gleditsia inaequalis</i>	10*	8	1.3	2	Good	Good	Moderate		Juvenile hedge tree growing within narrow planting strip.	Project abort to supervise all excavation required within the crz.	Retain	
	OS4	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5, 5, 5, 5	5	1.4	1	Good	Fair	Moderate		Multiple stems hedge tree growing within narrow planting strip.	Project abort to supervise all excavation required within the crz.	Retain	
	OS5	Yes	Off	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	8, 8, 10, 10, 4*	5	2.5	1	Good	Fair	Moderate		Multiple stems hedge tree growing within narrow planting strip.	Project abort to supervise all excavation required within the crz.	Retain*	
	OS6	Yes	Off	No	Cherry	<i>Prunus sp.</i>	8, 5, 4*	5	1.9	1	Good	Fair	Moderate		Flowering cherry, growing within narrow planting strip.	Project abort to supervise all excavation required within the crz.	Retain*	
	Hedge 2	Yes	On	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5	10cm	5	0.5	0.5	Good	Fair	Moderate		Hedge row consisting of 14 individual stems. No bylaw stems.	Excavation required to construct the foundation of the proposed building.	Remove
	OS7	Yes	Off	No	Japanese maple	<i>Acer palmatum</i>	5, 5, 5, 4, 4	5	1.4	2	Good	Fair	Moderate		Multiple stems form at 5m above grade.	Project abort to supervise all excavation required within the crz.	Retain	
	3422	No	On	No	Windmill palm	<i>Trachycarpus fortunei</i>	29	4	3.0	2	Good	Fair	Unsuitable	Good	Crown raised approx. 50%.	Project abort to supervise all excavation required within the crz.	Retain*	

NOTE: SEE ORIGINAL TREE INVENTORY AND TABLES IN REPORT PREPARED BY TALBOT & MACKENZIE

WINDMILL PALM REQUESTED TO BE TRANSPANTED / REMOVED BY LANDSCAPE TO ALLOW FOR PLANTING OF LARGE CANOPY TREE



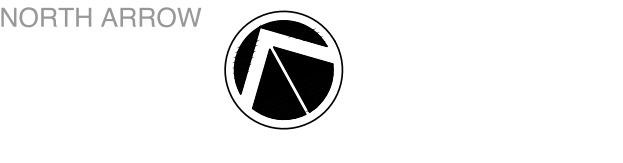
1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilcollective.ca 250 590 1156

OWNER/CLIENT:  
ARYZE DEVELOPMENTS

PROJECT ADDRESS:  
1733 FAIRFIELD,  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KARIANNE HOWARTH

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR RZ/DP	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/DP	22/07/20

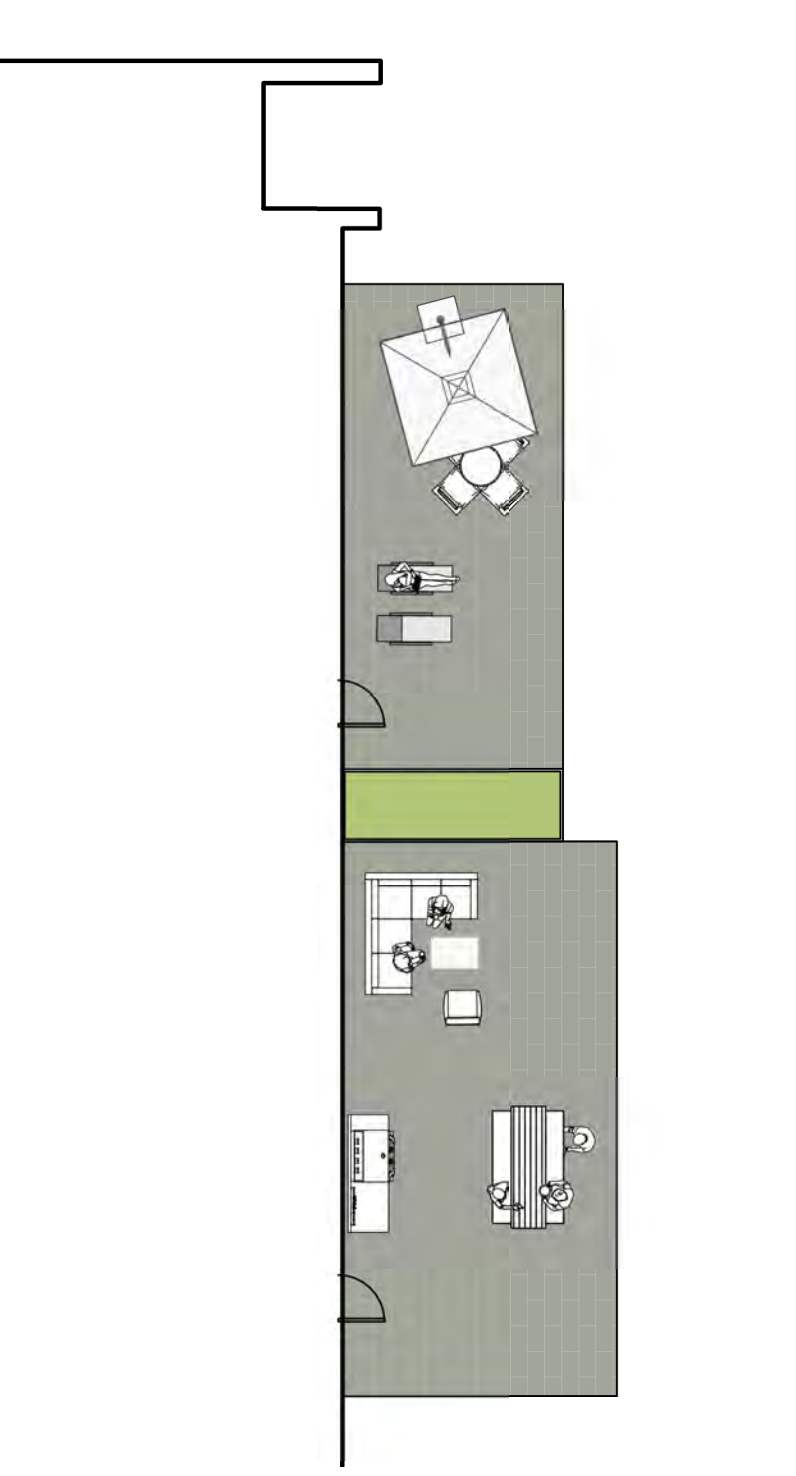


DRAWING TITLE:  
TREE REMOVAL & PROTECTION PLAN

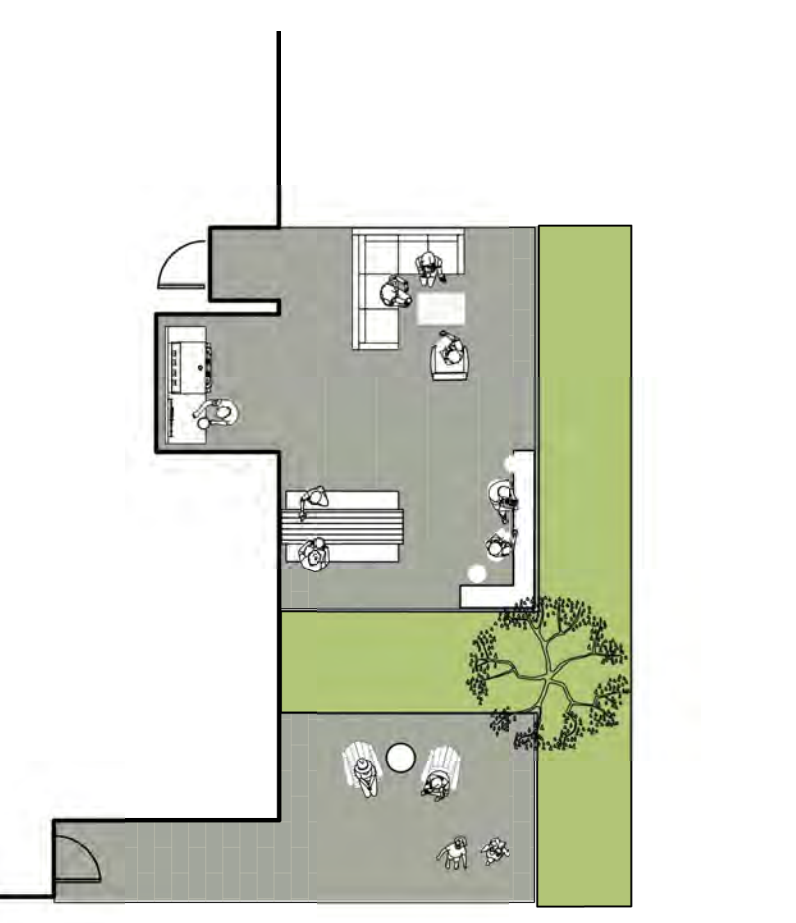
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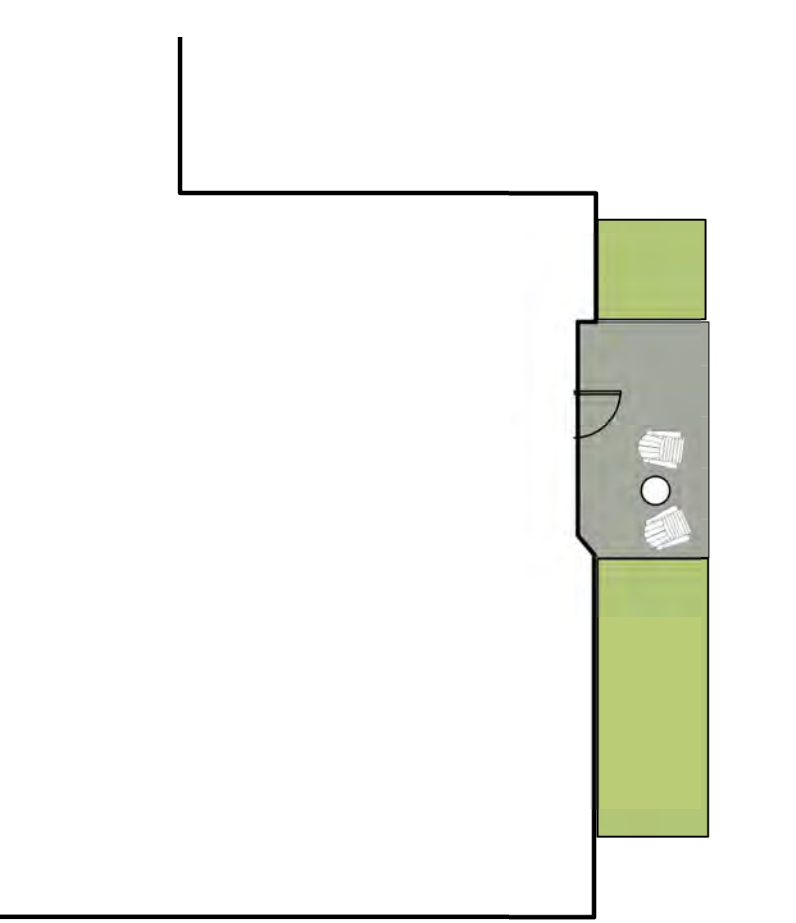
LO



1 LEVEL 4 PATIOS & PLANTER  
 L1 1:150



2 LEVEL 3 PATIOS & PLANTER  
 L1 1:150



3 LEVEL 2 PATIO & PLANTERS  
 L1 1:150

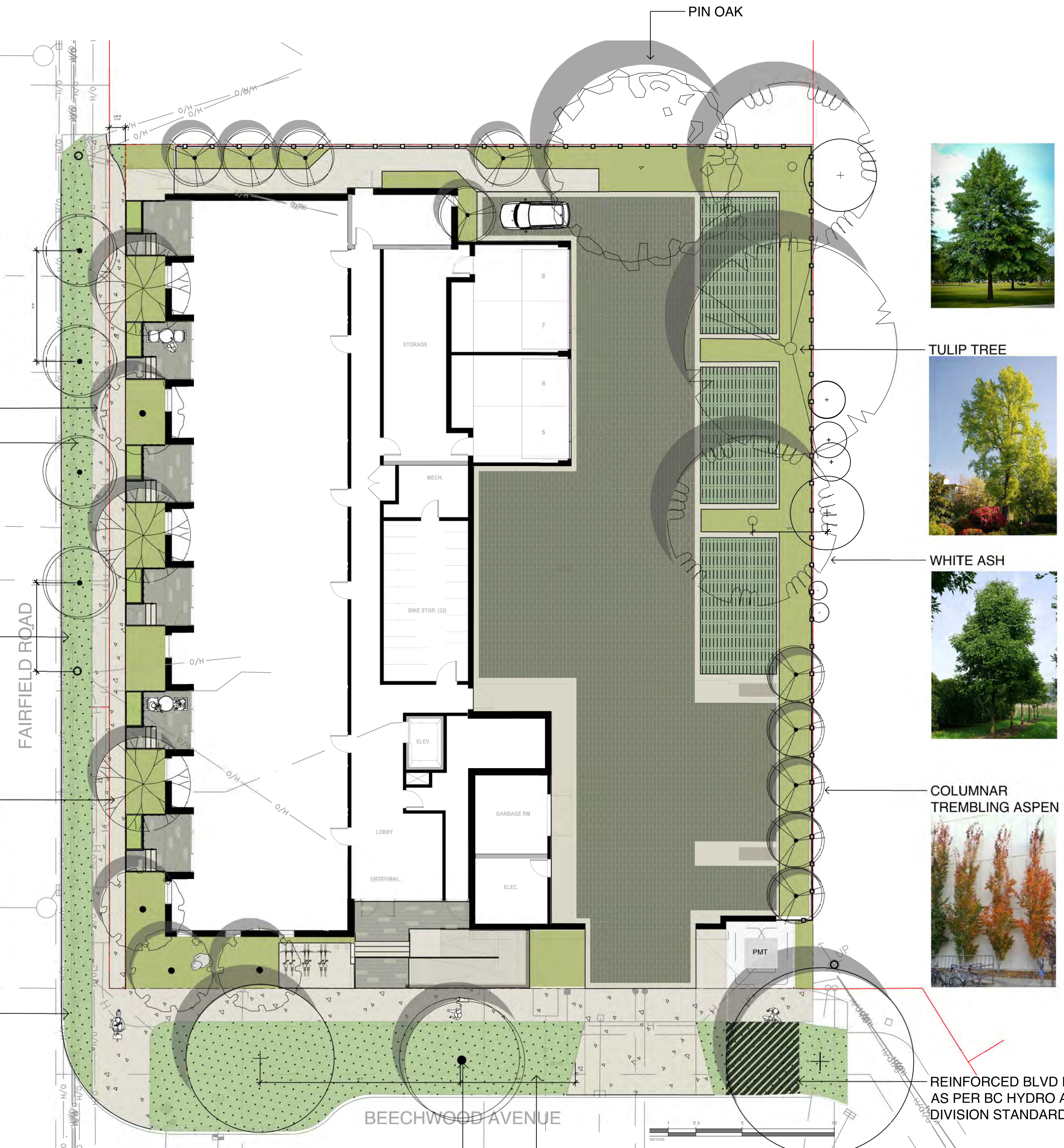
BOULEVARD TREE PLANTING TO CITY OF VICTORIA STANDARDS, AS PER THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICES BYLAW NO 12-043, AND CITY OF VICTORIA SUPPLEMENTARY STANDARD DETAIL DRAWING S- P4

**PLEASE NOTE: THERE IS INSUFFICIENT SETBACK FROM PROPOSED UTILITIES. IF WE USE SMALL CALIPER TREES (20mm) WITH A ROOT BALL OF 400 mm DIAMETER MAXIMUM, WE BELIEVE WE CAN ACCOMMODATE THE REQUIRED 1.0m OFFSET FROM THE ROOT BALL TO THE BC HYDRO UTILITY BUT NOT THE REQUIRED OFFSET TO THE PROPOSED STREET LIGHT CONDUIT.**

REHABILITATE EXISTING BOULEVARD TO CITY OF VICTORIA STANDARDS, AS PER THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICES BYLAW NO 12-042 AND SUPPLEMENTARY STANDARD DETAIL DRAWING SD-P3

SEPARATE IRRIGATION SERVICE AND AUTOMATIC IRRIGATION TO BE PROVIDED TO MUNICIPAL BOULEVARD TREES IF TREE LOCATIONS ARE APPROVED BY CITY ENGINEERING AND BC HYDRO

NO BOULEVARD TREES ARE PROPOSED FOR THIS SECTION OF THE BOULEVARD; REQUIRED BC HYDRO CLEARANCES CAN NOT BE MET. PLEASE ADVISE IF BC HYDRO UTILITIES MAY BE SHIFTED EASTWARD INTO THE SRW.



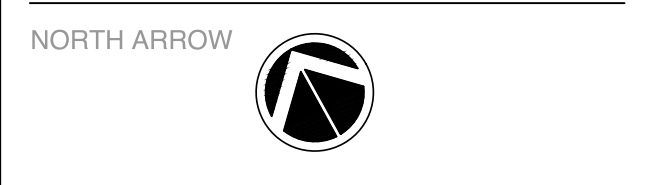
4 GROUND FLOOR LANDSCAPE SITE PLAN  
 L1 1:150

**LEGEND**

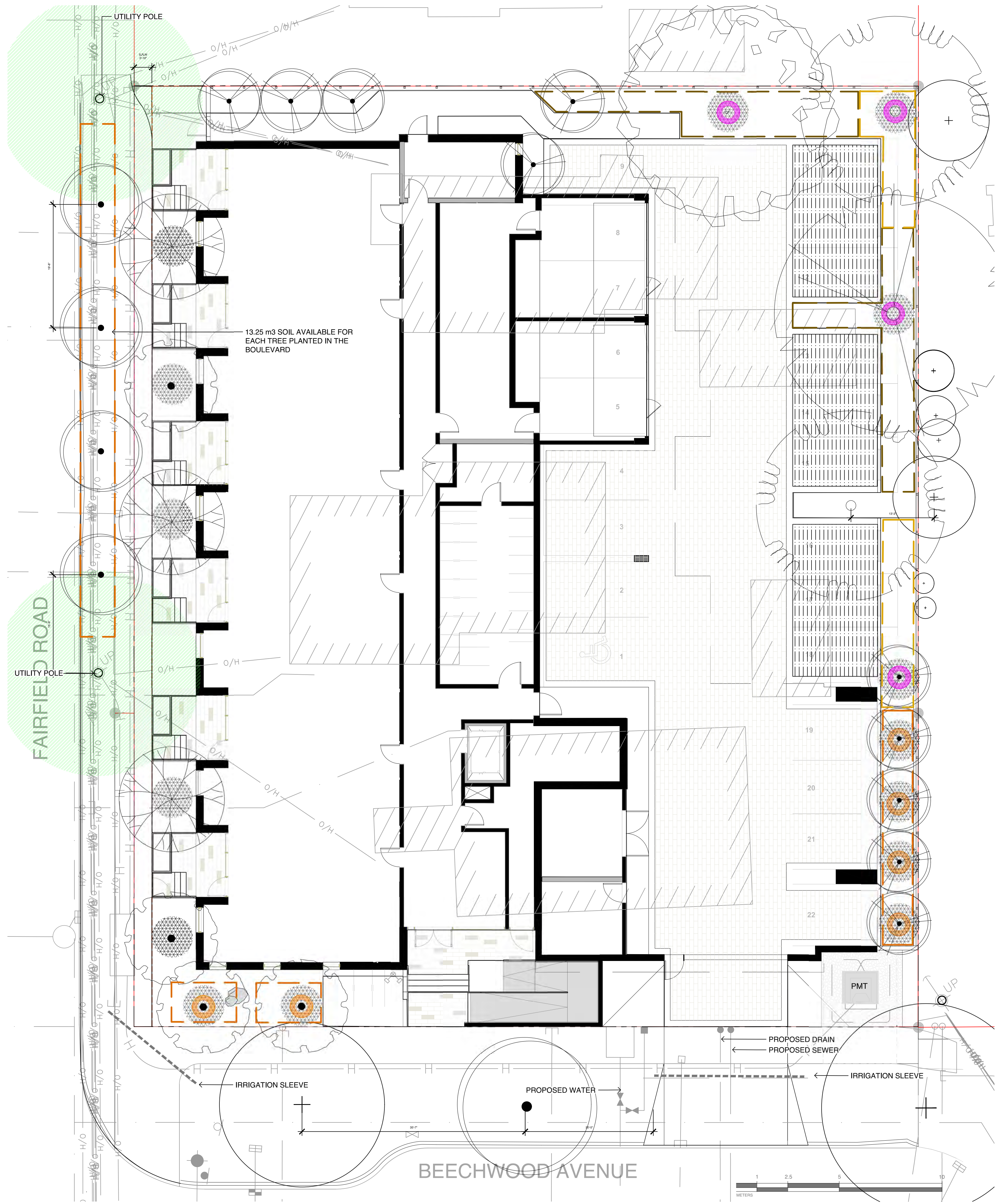
- PROPERTY LINE
- ON-SITE LANDSCAPE AREA
  - 450 - 600 mm DEPTH 1L GROWING MEDIUM (BCLS)
  - 50 mm DEPTH MULCH
- RAISED PLANTER
  - 400 mm DEPTH PLANTER
  - GROWING MEDIUM
  - 50 mm DEPTH MULCH
- PERMEABLE PAVERS (GRASSED)
  - NEWSTONE DORADO DRAIN PAVERS
  - COLOR: CHARCOAL
- PERMEABLE PAVERS
  - COLOR: MULTI GREY
- ENHANCED PAVING
  - CONCRETE PAVERS
  - COLOR: MULTI GREY
- PAVERS ON PEDESTALS
  - CERAMIC PAVERS ON PEDESTALS
  - COLOR: CHARCOAL
- CONCRETE WALKWAY
- SOD MUNICIPAL BOULEVARD AREA
  - 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MNC2)
  - SOD
- MUNICIPAL SIDEWALK
  - CP CONCRETE WITH BROOM FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS
- BIKE RACK
  - 3 X
  - SURFACE MOUNT ON EMBEDDED CONCRETE POST
- LANDSCAPE BOULDER
  - VANCOUVER ISLAND GRANITE OR BASALT
- FENCE
  - 6 HT SOLID CEDAR WOOD FENCE
  - STAR: HEMLOCK GREY
- GATE
  - 6 HT SOLID CEDAR WOOD GATE
  - SELF LOCKING
  - STAR: HEMLOCK GREY
- EXISTING BOULEVARD TREE TO BE RETAINED
- PROPOSED BOULEVARD TREE TO BE SPECIFIED BY CITY OF VICTORIA PARKS
- PROPOSED TREES



NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR R2/D/P	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR R2/ DP	22/07/20



DRAWING TITLE:  
**LANDSCAPE SITE PLAN**



**LEGEND**

- OVERHEAD POWER LINE
- 1:1 DESIGNATED REPLACEMENT TREE
- 2:1 DESIGNATED REPLACEMENT TREE

**TREE PLANTING RESTRICTIONS**

- 5.0 m OFFSET FROM HYDRO OR LIGHT POLE
- 1.0 m OFFSET AREA

**SOIL VOLUME ANALYSIS**

- SMALL TREE: 6.0
- MEDIUM TREE: 15.0
- LARGE TREE: 30.0

NOTE: REQUIRED SOIL VOLUMES ARE DETERMINED BASED ON A BRANCHED AND SPREADED SOIL COLUMN, AND 1.2 M DEPTH.

**TREE SCHEDULE**

Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native	Remarks	Height at Maturity (m)	Spread at Maturity (m)
4		<i>Acer griseum</i>	Paperbark Maple	B&B	6 cm	>2 m		full/part sun	6-9	5-7
2		<i>Fraxinus americana</i> 'Autumn Applause'	Autumn Applause white ash	B&B	6 cm	>2 m		Medium	12-15	7-9
1		<i>Liriodendron tulipifera</i>	Tulip tree	B&B	6 cm	>2 m		full sun	18-24	9-12
10		<i>Populus tremuloides</i> 'Erecta'	Swedish Columnar Aspen	B&B	6 cm	>2 m		full sun	9-12	1.8-2.5
3		<i>Styax japonicus</i>	Japanese snowbell	B&B	6 cm	>2 m		full sun - part shade	7.0	7.0
1		<i>Quercus palustris</i>	Pin Oak	B&B	6 cm	>2 m		full sun	10	10
5		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	TBD					

NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

**TREE IMPACT SUMMARY TABLE**

TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	MINIMUM REQUIRED FOR LOT SIZE	PROPOSED
ON-SITE TREES AND SHRUBS BYLAW PROTECTED	7	0	7	7	9	7
MUNICIPAL TREES	3	2	1	1		8
NEIGHBORING TREES, BYLAW PROTECTED	0	0	0	0		0

REPLACEMENT TREES TO BE PLANTED ON SITE	7
REPLACEMENT TREE SHORTFALL	2
TOTAL PROPOSED TREES ON SITE (REPLACEMENT(ACTUAL) + OTHER)	21

ACTUAL NUMBER : 7  
4 x LARGE TREE (1:1)  
6 x SMALL TREE (2:1)



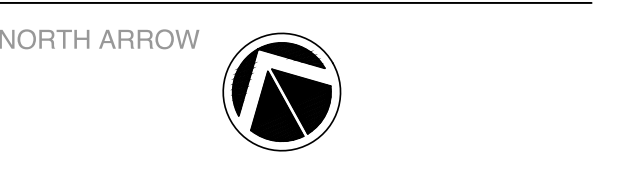
1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:  
**ARYZE DEVELOPMENTS**

PROJECT ADDRESS:  
**1733 FAIRFIELD, VICTORIA, BC**

DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KARIANNE HOWARTH**

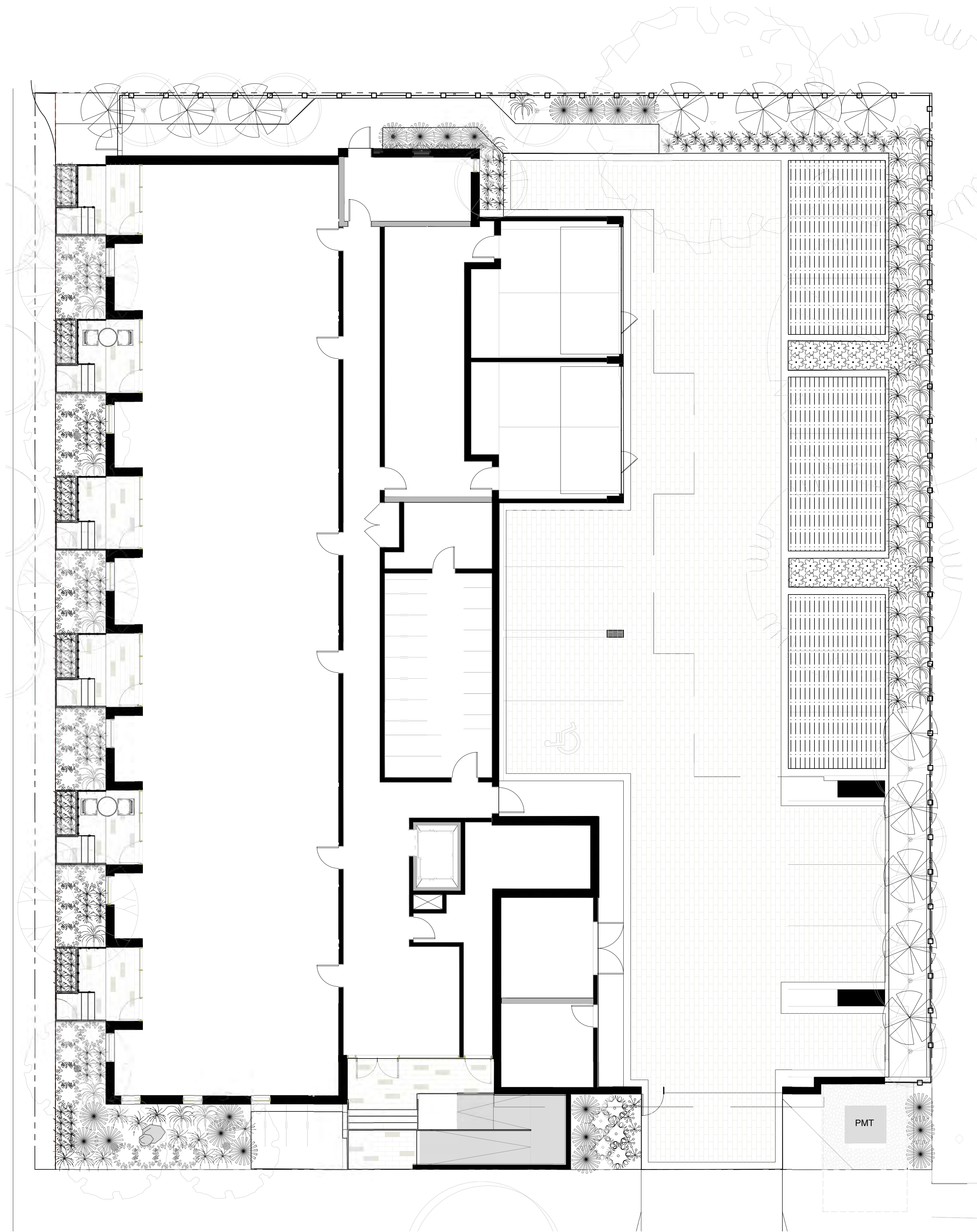
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3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20



DRAWING TITLE:  
**TREE PLANTING PLAN**

DWG NO:  
**L2**

SCALE: 1:100



**PLANT SCHEDULE**

Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
1		<i>Amelanchier canadensis</i>	serviceberry	#5	y	y
1		<i>Armeria maritima</i> 'Alba'	White-flowered Thrift	tray		y
2		<i>Arctostaphylos</i> <i>Uva-Ursi</i> 'Massachusetts'	Kinnikinnick	tray	y	y
130		<i>Carex testacea</i> 'Prairie Fire'	New Zealand hair sedge	#1		
20		<i>Cephalotaxus harringtonia</i> 'Prostrata'	Spreading Japanese plum yew	#2		
4		<i>Cerastium tomentosum</i>	Snow in summer	tray		y
12		<i>Choisya ternata</i>	Mexican mock orange	#3		y
20		<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue fescue	#1		
5		<i>Hebe rakaiensis</i>	Shrubby veronica	#1		y
35		<i>Ilex crenata</i> 'Compacta'	Compact Japanese Holly	#2		
35		<i>Miscanthus sinensis</i> 'Huron Light'	Huron Light maiden grass	#2		
33		<i>Miscanthus sinensis</i> 'Morning Light'	Chinese silver grass Morning Light	#2		
5		<i>Pinus mugo</i> 'Gnom'	Dwarf mountain pine	#2		
10		<i>Pinus strobus</i> 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
9		<i>Rhododendron</i> x 'Cunningham's White'	Cunningham's white rhododendron	#4		y
5		<i>Verbena bonariensis</i> 'Lollipop'	Dwarf purpletop	#1		Y
3		<i>Hydrangea petiolaris</i>	Climbing hydrangea	#1		Y

NOTES:  
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



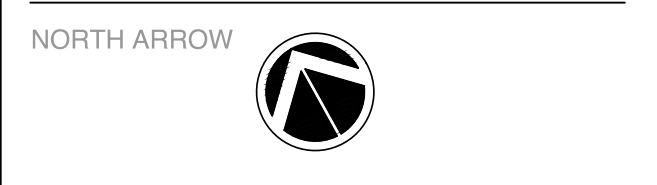
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**1733 FAIRFIELD,  
 VICTORIA, BC**

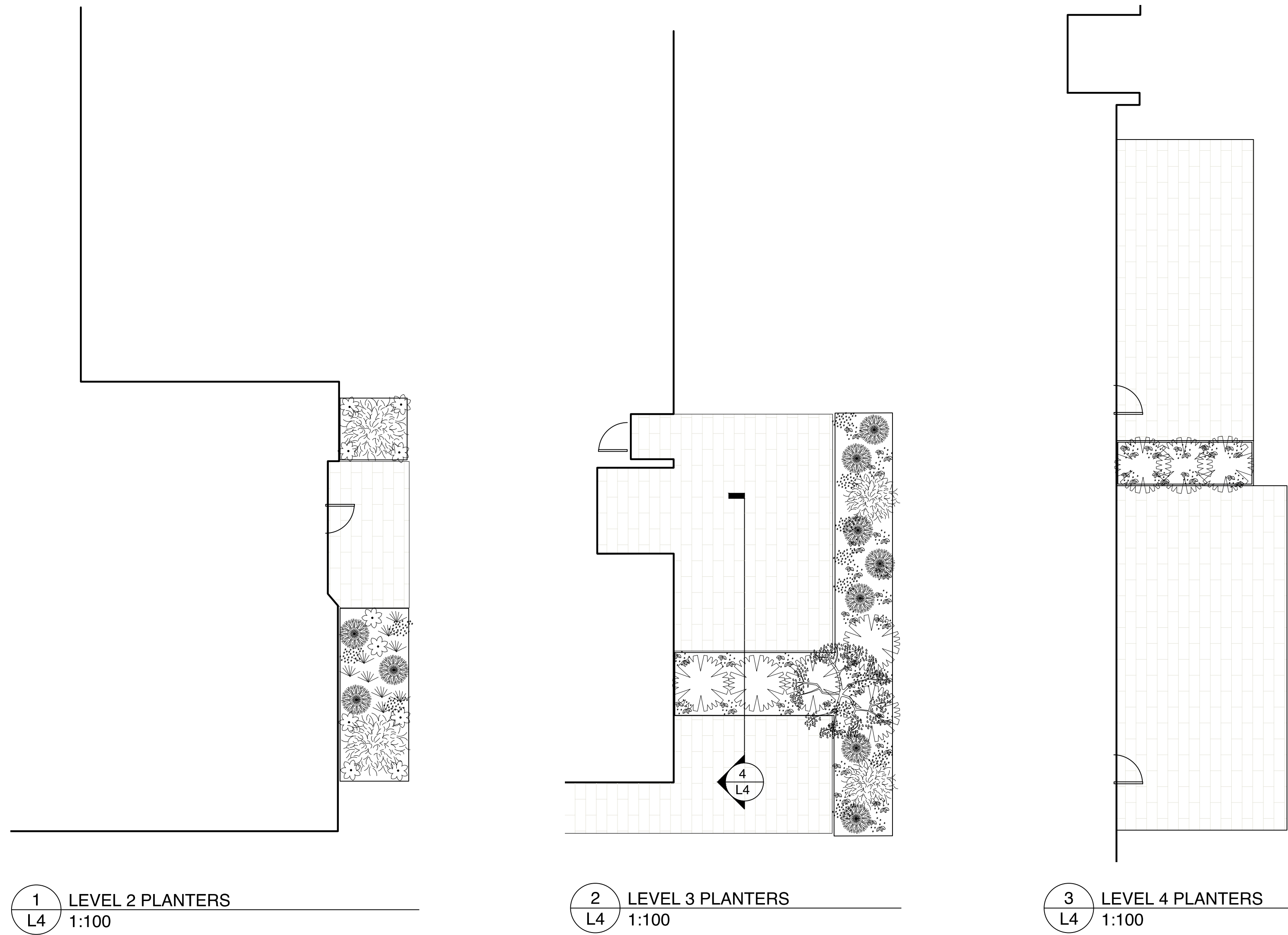
DESIGNED BY: **BIANCA BODLEY**  
 DRAWN BY: **KARIANNE HOWARTH**

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
2	ISSUED FOR RZ/DP	22/05/02
3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20



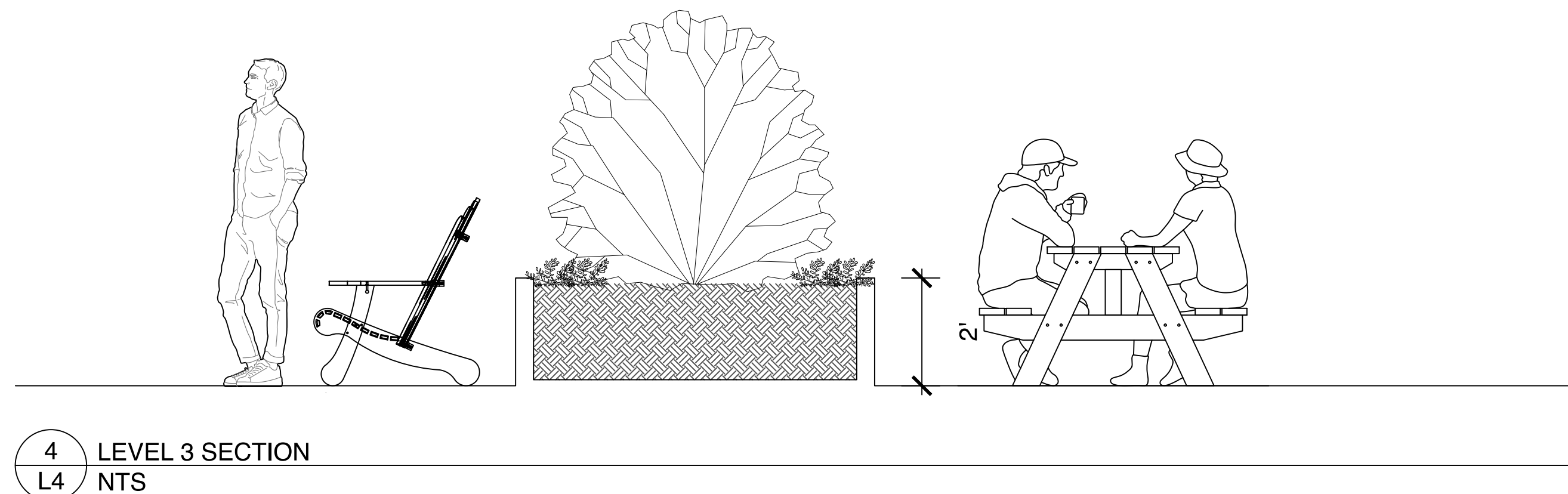
DRAWING TITLE:  
**GROUND FLOOR  
 PLANTING PLAN**

DWG NO:  
**L3**

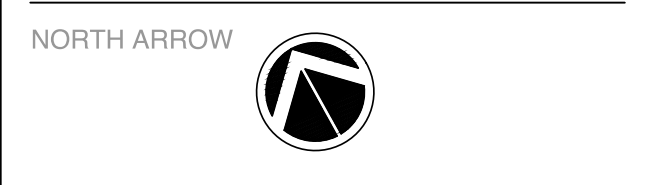


PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
1		<i>Amelanchier canadensis</i>	serviceberry	#5	y	y
1		<i>Armeria maritima</i> 'Alba'	White-flowered Thrift	tray		y
2		<i>Arctostaphylos</i> 'Uva-Ursi' 'Massachusetts'	Kinnikinnick	tray	y	y
130		<i>Carex testacea</i> 'Prairie Fire'	New Zealand hair sedge	#1		
20		<i>Cephalotaxus harringtonia</i> 'Prostrata'	Spreading Japanese plum yew	#2		
4		<i>Cerastium tomentosum</i>	Snow in summer	tray		y
12		<i>Choisya ternata</i>	Mexican mock orange	#3		y
20		<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue fescue	#1		
5		<i>Hebe rakaiensis</i>	Shubby veronica	#1		y
35		<i>Ilex crenata</i> 'Compacta'	Compact Japanese Holly	#2		
35		<i>Miscanthus sinensis</i> 'Huron Light'	Huron Light maiden grass	#2		
33		<i>Miscanthus sinensis</i> 'Morning Light'	Chinese silver grass Morning Light	#2		
5		<i>Pinus mugo</i> 'Gnom'	Dwarf mountain pine	#2		
10		<i>Pinus strobus</i> 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
9		<i>Rhododendron</i> x 'Cunningham's White'	Cunningham's white rhododendron	#4		y
5		<i>Verbena bonariensis</i> 'Lollipop'	Dwarf purpletop	#1		Y
3		<i>Hydrangea petiolaris</i>	Climbing hydrangea	#1		Y

NOTES:  
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARDS, CURRENT EDITION.

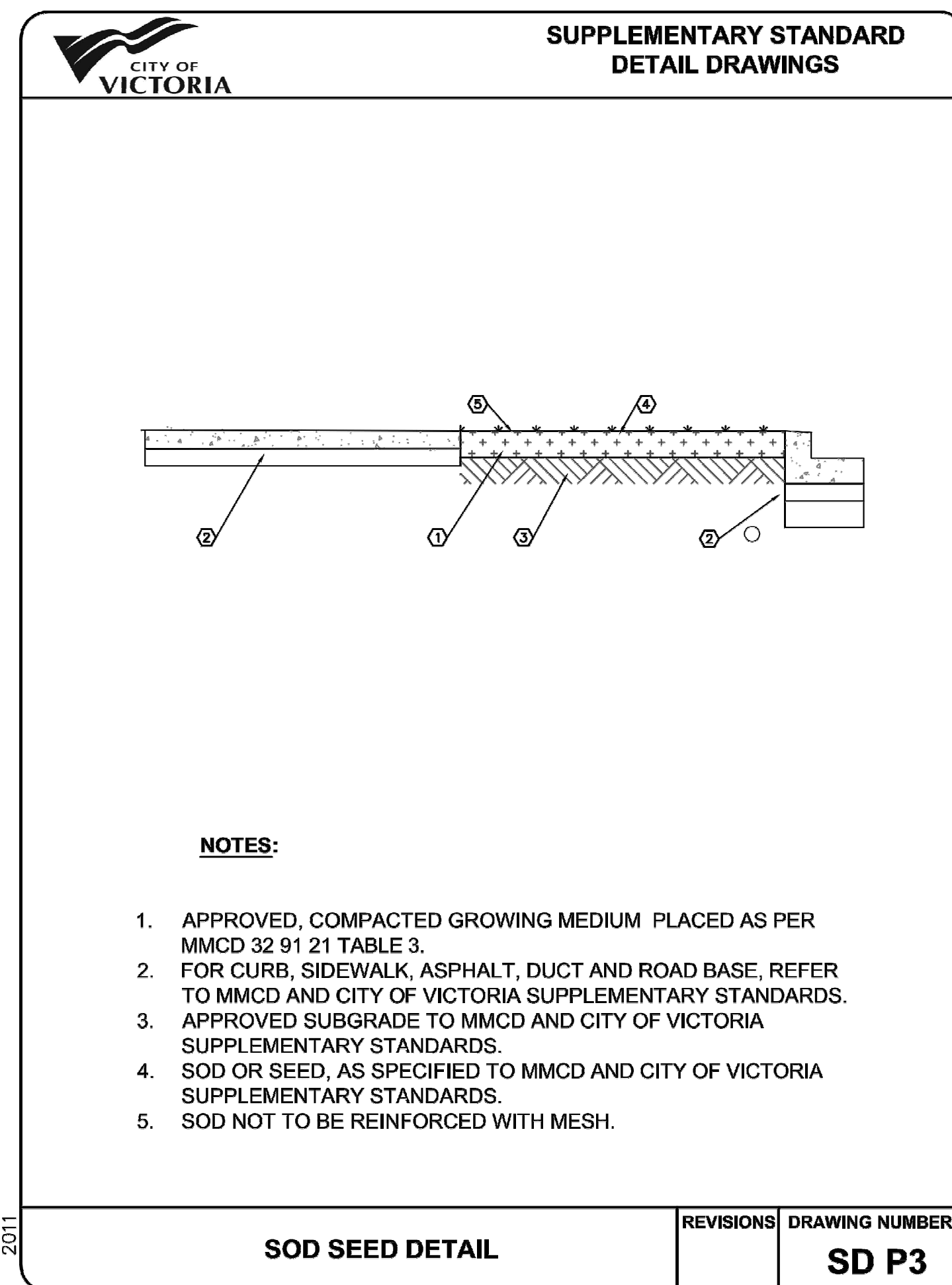


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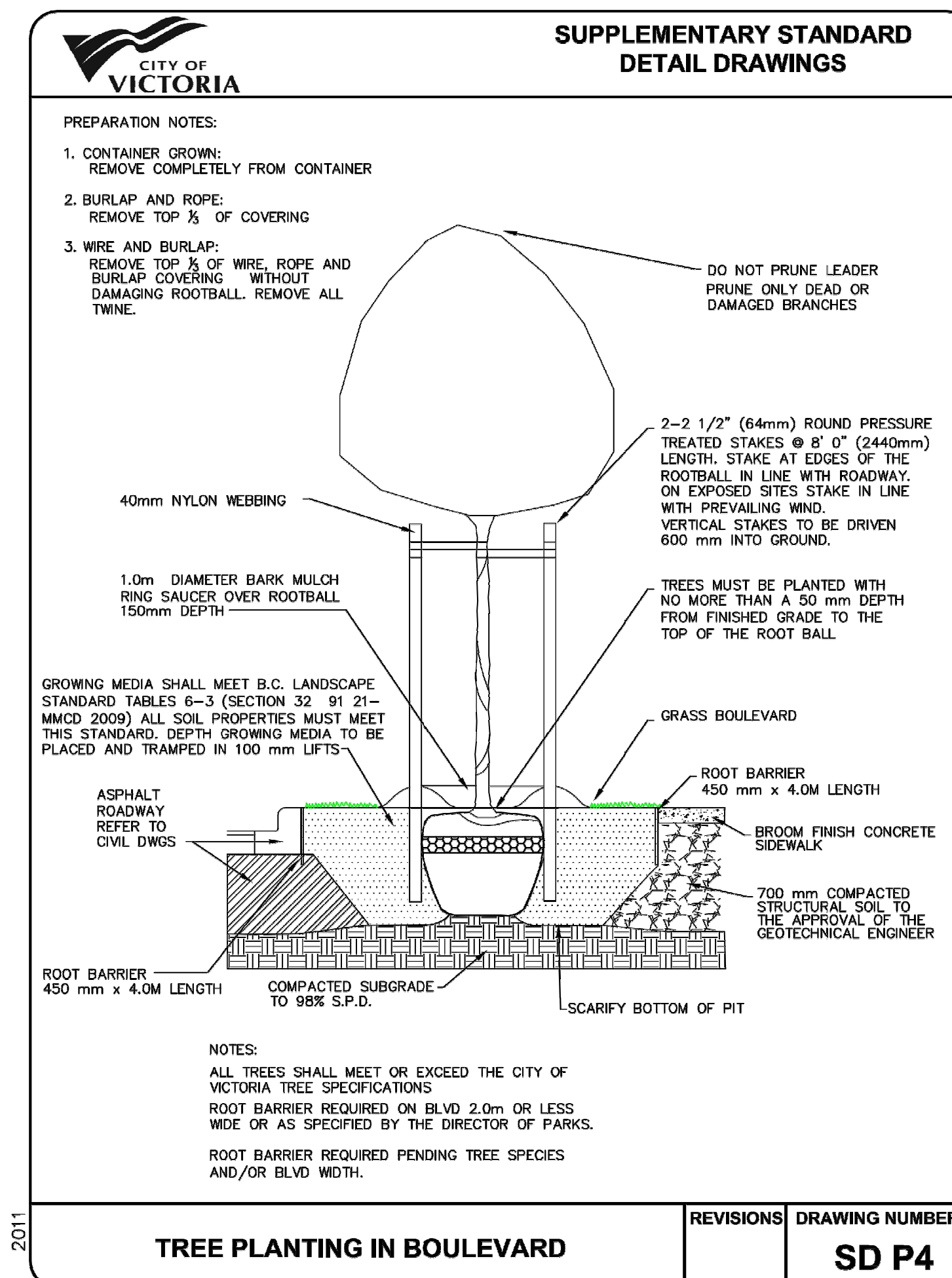


DRAWING TITLE:  
**UPPER LEVEL  
 PLANTING PLANS**

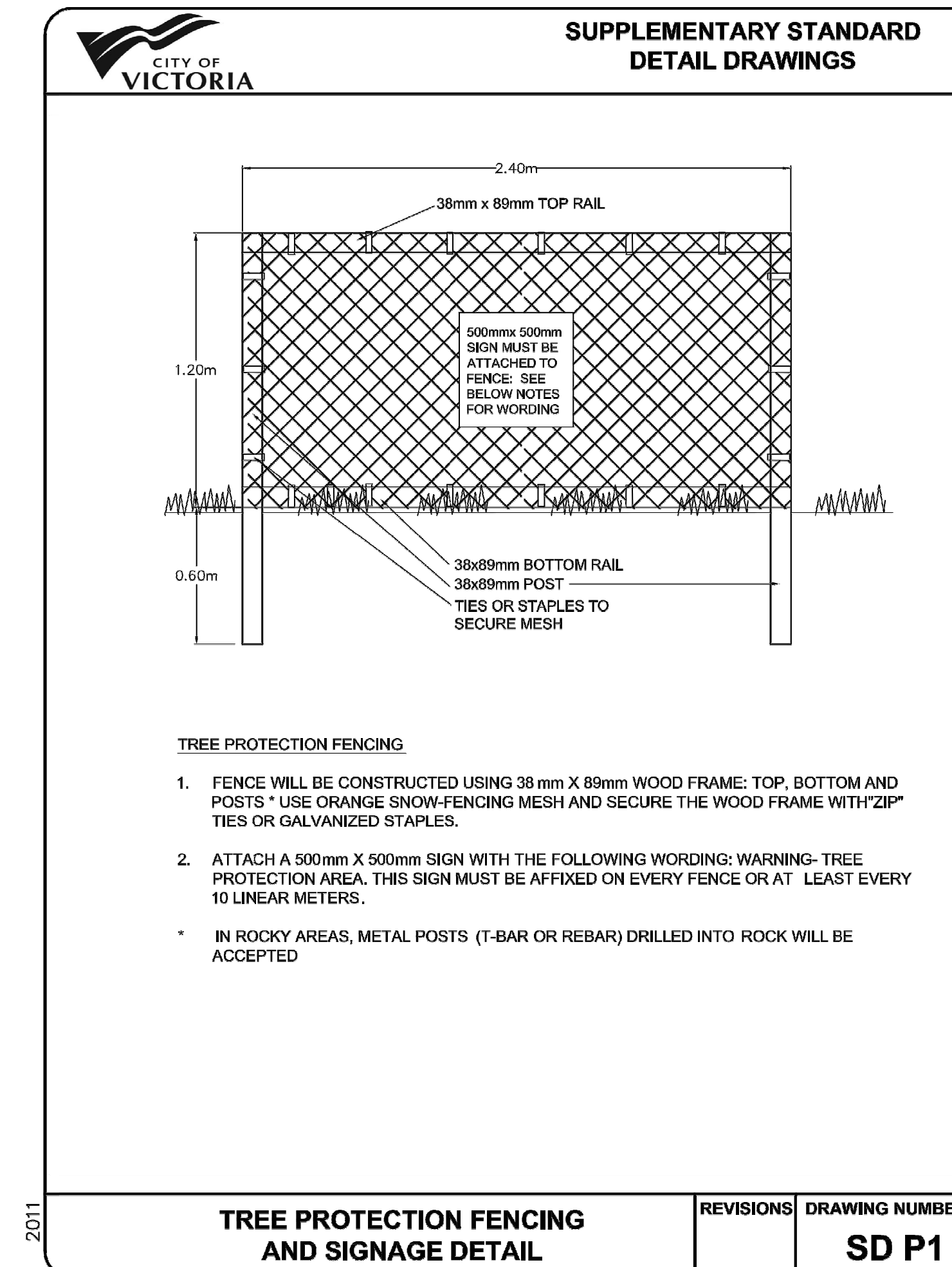
DWG NO:  
**L4**  
 SCALE: AS NOTED



1 SOD SEED DETAIL  
L5 NTS



2 TREE PLANTING IN BOULEVARD  
L5 NTS



3 TREE PROTECTION FENCING AND SIGNAGE DETAIL  
L5 NTS

NO.	ISSUE	YYMMDD
1	ISSUED FOR DEVELOPMENT TRACKER	220304
2	ISSUED FOR RZ/DP	220502
3	ISSUED FOR COORDINATION	220718
4	ISSUED FOR RZ/DP	220720

SEAL



NORTH ARROW



DRAWING TITLE:  
**DETAILS**

DWG NO:

SCALE: AS NOTED

**L5**

A Proposed Development by Aryze

22 July 2022

# 1733-1737 Fairfield Road



We acknowledge with respect the Lək<sup>w</sup>əŋən and WSÁNEĆ peoples on whose traditional territory the property stands and the Songhees and Esquimalt nations whose historical relationships with the land continue to this day.

## Overview

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



City of Victoria  
1 Centennial Square  
Victoria, British Columbia V8W 1P6

## RE: 1733-1737 Fairfield Road Rezoning & Development Permit Proposal Summary

Dear Mayor Helps, Council and Staff:

We are pleased to present this letter outlining the core content of our application to rezone and develop the lands at 1733, 1735 and 1737 Fairfield Road. Enclosed is a summary of a proposed stepped four-storey, nineteen (19) unit residential strata development, comprising six (6) ground-oriented townhomes and thirteen (13) single-level residences—ranging from one plus den to two and three bedroom units on the upper floors. The building will include EV-ready surface parking for all residents, a common rooftop amenity space, thoughtfully landscaped grounds, as well as cutting-edge sustainable building technologies and numerous adaptive living design features.

We will be seeking to amend these properties from the current R1-G ing to a new site specific (TBD) zoning that could accommodate the development of a low rise multi-residential building.

As you'll find detailed throughout this Application Brief, this proposal will add much needed housing choice to a desirable and established neighbourhood that has room to grow. The location inherently lends itself to welcoming our growing population, as it is so close to many of the day-to-day activities and services required for a "15 Minute City" lifestyle. What's more, the proposal intends to safeguard Abkhazi Garden—an important community asset—through the use of a density transfer. In partnership with The Land Conservancy of British Columbia (TLC), we are seeking to downzone the entire Abkhazi Garden lands  zone that maintains its current activities and acknowledges its official heritage designation. **Of the available 35,000 sqft of density available from the Abkhazi Garden site, our proposal uses approximately 37% of the available density, with the balance being released** and secured as a financial donation for TLC.

Combined, we believe this proposal focuses on the important tenets of city building: placing the right homes in the right places, thoughtful design that acknowledges the neighbouring context and future growth potential, all while protecting urban greenspaces.

I look forward to discussing this proposal with you in more detail as we progress throughout the approvals process.

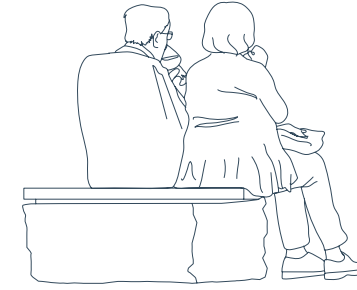
Thank you,

**Chris Quigley**  
Director of Development  
Aryze

# Aryze Philosophy

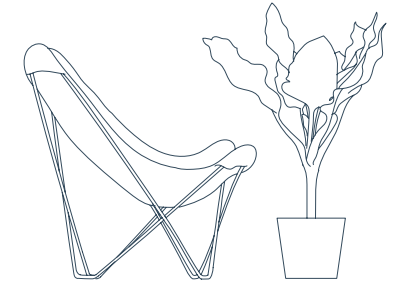
We're an integrated home building, development and urban planning team committed to increasing the quality of homes and communities in Victoria, BC.

Using traditional building methods, innovative construction technologies and intelligent design, we look to deliver diverse housing for all neighbourhoods. We want people in our community to see options that reflect their needs, whether they call Victoria home today or wish to someday soon.



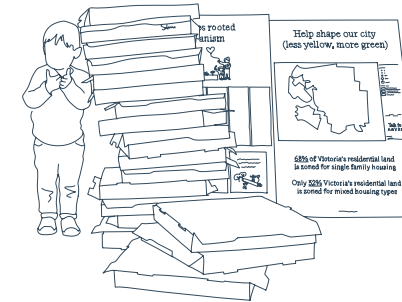
## Diversity

A healthy city needs quality housing options across the spectrum, including varying forms of tenure. We build a range of home types, in order to allow new households to form, young families to grow and downsizers to stay in their community.



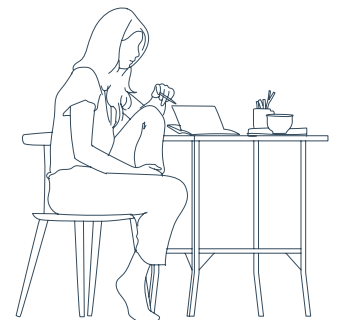
## Design

We are a close, cohesive team that is aiming to make a big impact on our built environment. Creative architecture and intelligent design add value to the urban fabric that makes our city more interesting, diverse and fun.



## Engagement

Community discussions are a valued benefit to our process. Members of the community are an excellent repository of the aspirations, needs and challenges of the neighbourhoods we work within and engagement is critical to the success of our projects.



## Analytics

Building something just for the sake of building isn't good enough. Proprietary data sets inform our decisions, and help us understand how people in urban areas interact with the built environment. Every Aryze home is created with its neighbourhood in mind.

# Aryze Developments



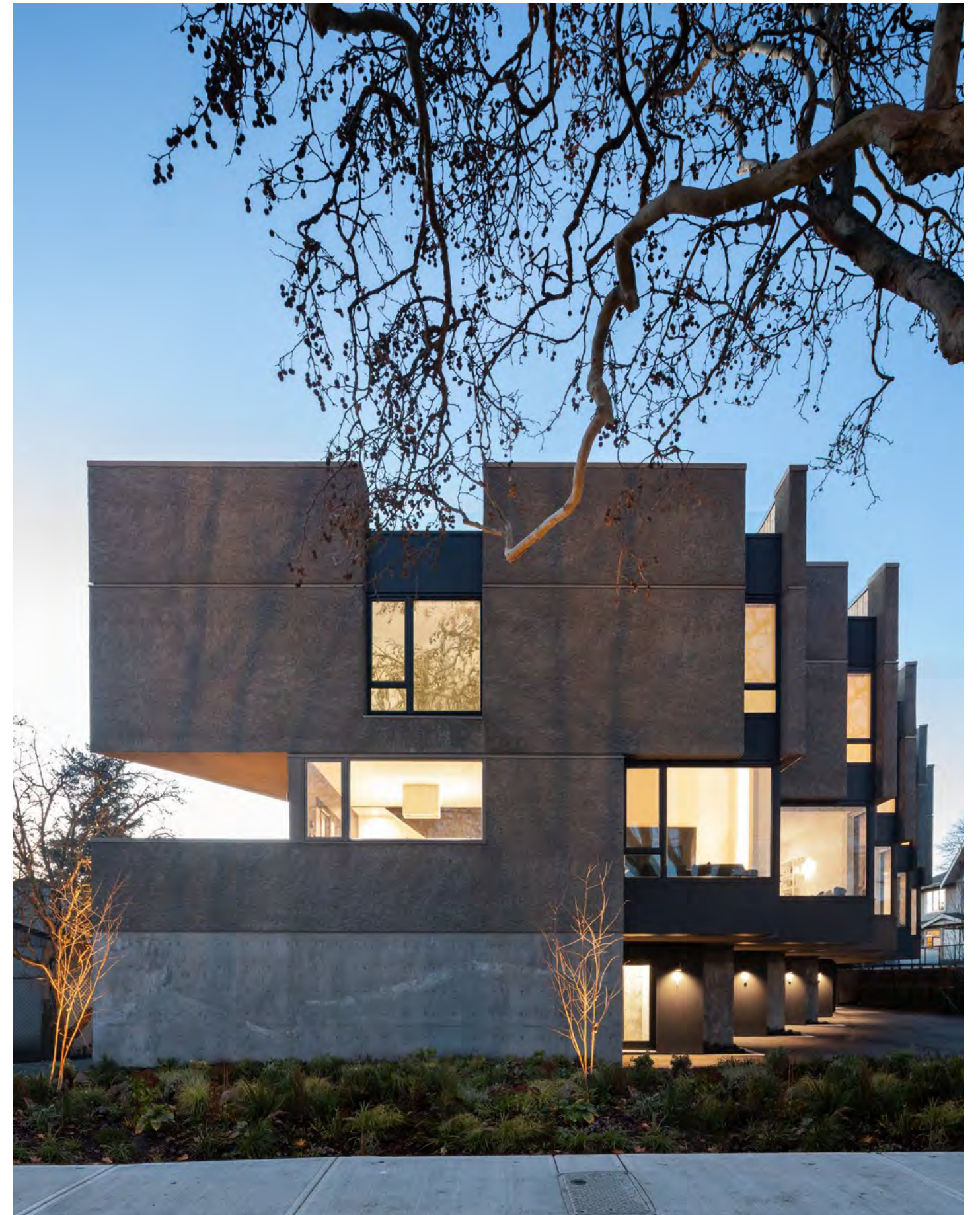
**Rotunda**  
Victoria, BC



**Rhodo**  
Victoria, BC

With a focus on innovation across a full spectrum of housing types, Aryze's projects include custom homes constructed in partnership with some of Canada's most acclaimed architects, along with creative urban infill developments built in established neighbourhoods you already know and love.

With nearly two decades of home building experience—and more than a dozen award-winning custom homes to our name—Aryze combines traditional building methods, innovative construction technologies and intelligent design to deliver architecturally-significant multi-family developments which are attainable to more people in their journey along the housing continuum.



# Cascadia Architects



**Bowker Collection**

Victoria, BC



**990 Heywood**

Victoria, BC

Cascadia Architects is a 14 person architecture studio based in Victoria, British Columbia. The practice is led by Principal Architects Peter Johannknecht and Gregory Damant. The firm's identity is rooted in their combined 40 years of practice with respected and award-winning firms in Victoria, Vancouver and Germany. Cascadia's areas of practice are broad, and include commercial, institutional, mixed use residential, and custom residential, with a focus on urban and infill projects. Attention to good urban design principles and sustainable construction systems such as LEED and PassiveHouse inform their methodology.

The spirit of the firm grows from three simple ideas: creative collaboration is fun; beautiful surroundings enhance our daily lives; and it is the role of the architect to weave together the needs and resources of the client, community, and the natural environment to create spaces that are elegantly functional and uplifting.



# Biophilia Design Collective



**Private Residence**

Victoria, BC



**Heritage Garden Restoration**

Victoria, BC

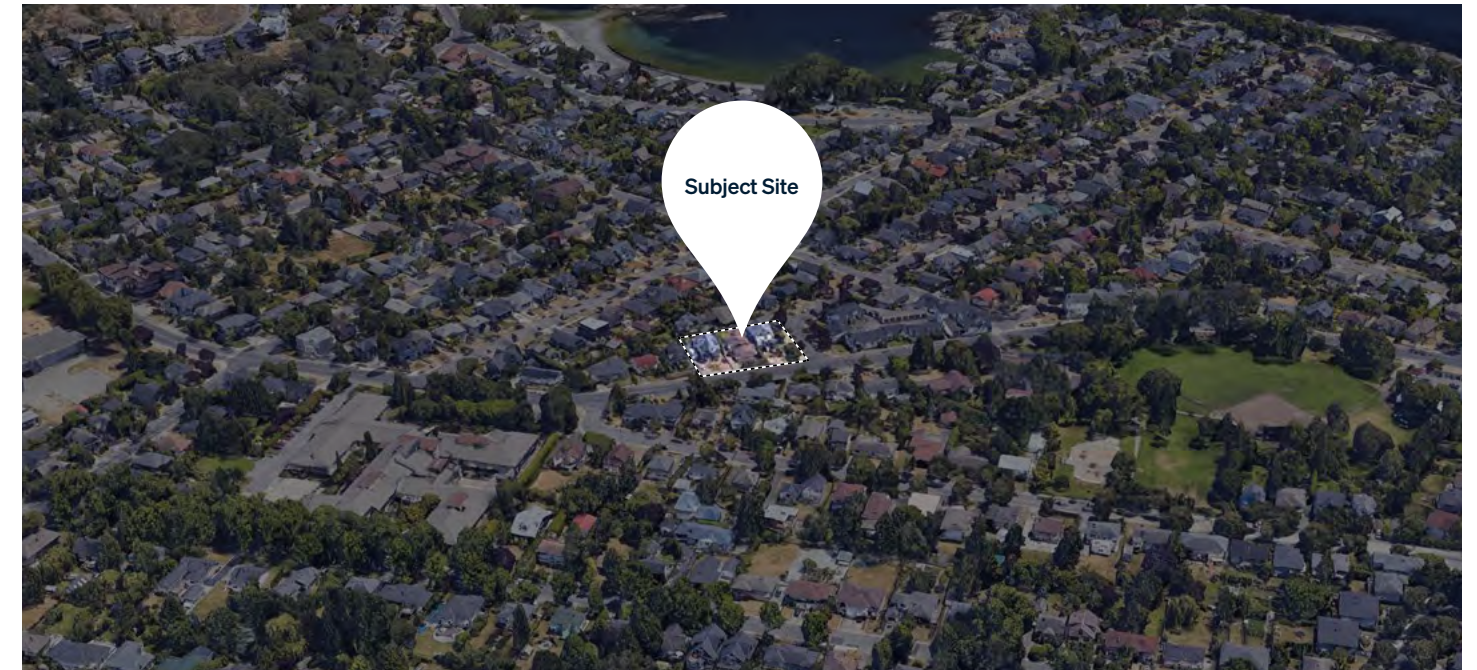
Biophilia Design Collective is a landscape architecture firm with 13 years experience in landscape design, urban planning and project management. Through their experience in project management of the installations of residential, commercial and civic projects, they understand the value of achieving project goals through innovative design, conservative planning and estimation and cost effective implementation measures.

Biophilia believes that exterior landscape and interior green space should respect, enhance and work symbiotically with the architecture of a building and be accessible to people of all abilities to help improve health and well-being. Their focus is to create synergies between the soft plantings and the hardscape aspects of the built environments they create that both relate to and enhance the architecture of the building while ensuring accessibility.

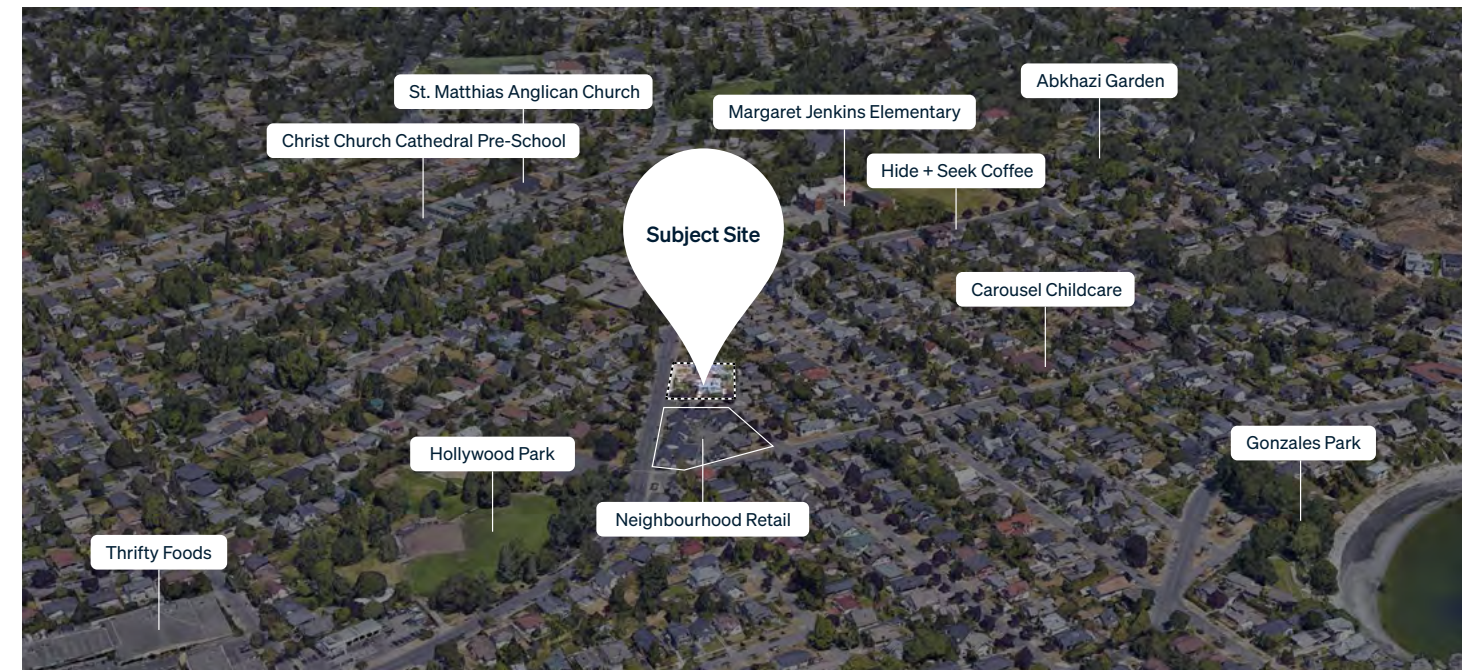


# Area & Site Context

The subject site, located at 1733-1737 Fairfield Road, is a consolidation of three single-family residential properties on the south side of Fairfield, meeting at the corner of Fairfield and Beechwood in the Gonzales neighbourhood of Victoria. Situated along a key transit corridor, the subject site is well positioned to support a growing population and offers many of the day-to-day amenities to promote a ‘15 Minute City’ lifestyle. Within a close walking distance—or short bike ride—you’ll find schools, healthcare facilities, numerous parks and the Fairfield Shopping Centre Small Urban Village.



Subject Site Area



Local Neighbourhood Amenities

# Neighbourhood Grain

The neighbourhoods of Gonzales (and adjacent Fairfield) contain an increasingly diversified housing stock, which ranges from heritage homes and bungalows to large estate homes and low-rise multi-family residential buildings.



Although the area is predominantly zoned for ground oriented single-family homes, the neighbourhood directives outlined in the Official Community Plan envision the exploration of residential intensification opportunities in the areas in and around the Fairfield Shopping Centre Small Urban Village.

Areas along the Fairfield Road corridor are particularly suitable for residential intensification since these sites are well connected to key transit routes while also being highly walkable and bike-friendly. The neighbourhoods are known for their access to numerous parks, schools, retail and other service offerings which makes them great places for increased housing choice for our city's growing population.



# Policy Context

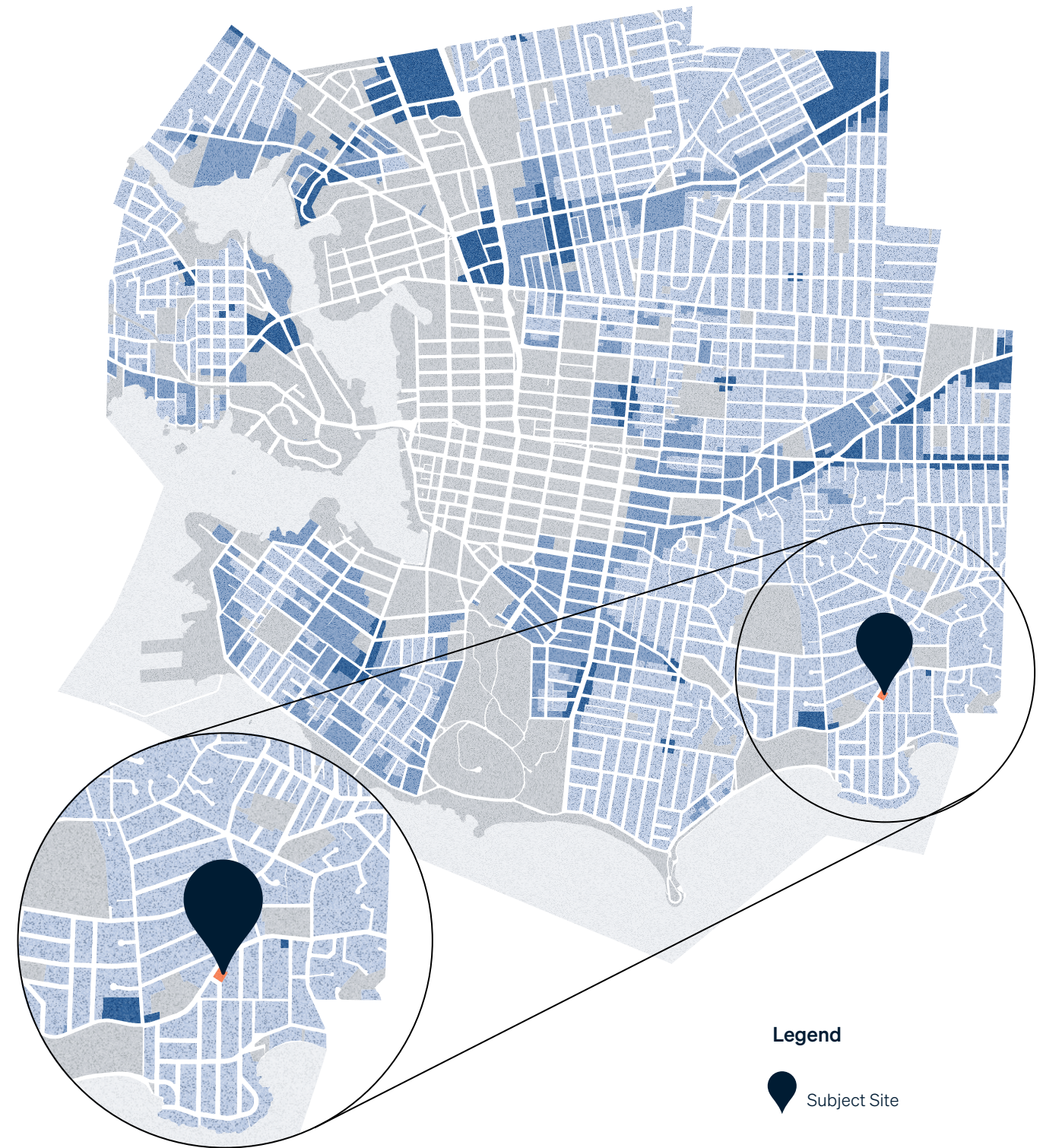
From a policy context, the subject site holds a Traditional Residential Urban Place Designation and each of the three land parcels that make up this site are currently zoned R1-G for single-family dwellings.

At 1.67 FSR, the proposal does exceed the 1.0 FSR density allowance in the Official Community Plan for Traditional Residential. However, for reasons laid out in detail throughout this document, this is a suitable location for an increase in density outside of the Traditional Residential range, and the introduction of a zone allowing for a low-rise multi-residential housing types.






This increase in density enables our proposal to include a mix of housing types which are intended to meet the needs of a greater variety of people at different stages of their life. This is an important tenet outlined in the Gonzales Neighbourhood Community Plan and one that is central to this proposal.

The proposed development is also supported by **several other strategic plans** in the region, including:

- ✓ Go Victoria Mobility Strategy
- ✓ Housing Strategy Phases 1 & 2
- ✓ Climate Leadership Plan
- ✓ Urban Forest Master Plan



**Legend**

-  Subject Site
-  Urban Residential
-  Traditional Residential
-  Urban villages & Town Centres
-  Others

# Project Pillars

Our proposal for 1733-1737 Fairfield Road has been developed with the consideration of three key project pillars—the defining elements that our proposal has responded to through design.

## The Right Homes in the Right Places

One major challenge all growing cities and neighbourhoods are facing is: where should we locate housing to respond to population growth and the changing demographics of established neighbourhoods?

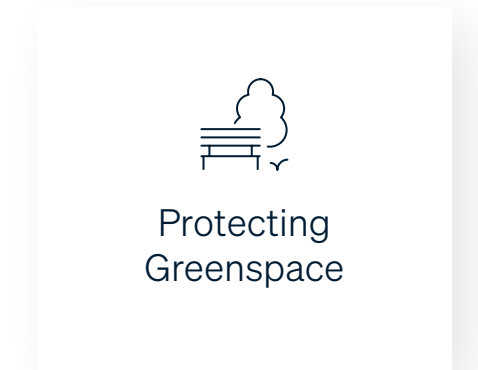
It is widely understood that homes should be located near existing services, amenities and other destinations (in areas such as this Fairfield corridor). Locations like this area along the Fairfield corridor are great candidates for more housing as they demonstrate an efficient use of urban infill land that avoids clearcutting forests on greenfield sites in order to provide the homes people need. The City’s policies speak to these trends with a whole host of strategies that aim to reduce car dependency, showcase climate leadership and promote diverse housing choices in existing neighbourhoods.

These factors relate to the concept of “housing continuum” which speaks to giving people a choice that is neither a single-family home or a unit in a high-rise tower, but rather a collection of housing typologies that sit somewhere in the middle of this spectrum.

At Aryze we seek to provide a diversity of housing options in our city that will support Victoria’s development as an inclusive, diverse and resilient community. In the short time we have been a business we have worked on an array of duplex schemes, mid-rise apartments—and most recently—the nearby Rhodo townhouse development, located across the street from 1733-37 Fairfield Road.

It was during the development of our Rhodo project that we heard from people living in the Fairfield-

Gonzales area who were looking to age in place, but couldn’t find a home that meets their evolving needs. Sometimes referred to as ‘right-sizers,’ this audience is seeking single-level living, while ensuring they can remain in their community without being displaced. This has become a leading driver for the proposed development at 1733-1737 Fairfield Road—a stepped 4 storey condominium building that aims to provide a mix of home types which directly respond to this gap in the housing market.



## Thoughtful Design

The concept of ‘thoughtful design’ speaks to our design drivers from a variety of perspectives. First, it speaks to the value of purpose-built and purpose-design spaces, like these, which have been envisioned with a specific local community audience in mind. Identifying this audience at the outset of our proposal development allows us to acutely address their day-to-day lifestyle needs through design. In this case, not only are we ensuring there are housing options with single-level living, but also units that could be modified to become adaptable if required. Second, ‘thoughtful design’ speaks to the key moves that have been implemented when looking at the overarching site context and complementing the existing neighbourhood grain, which we explain further in subsequent sections.

## Protecting Greenspace

This third and final project pillar speaks to an incredibly unique opportunity this proposal incorporates through an ability to add measurable value to another piece of land—and a valued community asset—in the Gonzales neighbourhood. In collaboration with The Land Conservancy of British Columbia (TLC) our proposal is seeking to officially protect valued greenspace at Abkhazi Garden in the form of a density transfer.

In the mid 2000s, Abkhazi Garden made national headlines when the property was threatened to become a townhome development, but was instead purchased and protected by The Land Conservancy of British Columbia, a non-profit, charitable Land Trust. Even though that redevelopment was not realized—thanks to the efforts of the local community and The Land

# Density Transfer

While the concept may seem new to Victoria, a density transfer (or density bonusing) is a common tool used in cities across North America, often where heritage buildings can sell their development rights in order to protect their heritage status. Those zoning rights can be realized by someone else; a win-win where they can protect their heritage building or piece of land and use that density in a more appropriate location.

In this instance, Abkhazi Garden is an important asset to the public and is acting as the donor site with the land at 1733-1737 Fairfield Road being the receiver site of the density rights. The density transfer will officially downzone the entire Abkhazi Garden lands to a zone that maintains the site's current activities including volunteer gardening, public greenspace access and the rental of the Teahouse to local restaurateurs, while also ensuring that the site receives its official heritage designation.

Of the available 35,000 sqft of density available from the Abkhazi Garden site, our proposal uses 37% of the density with the balance being released and secured as a financial donation for TLC.



# About The Land Conservancy & Abkhazi Garden

## About TLC

The Land Conservancy of B.C. (TLC) is a non-profit, charitable Land Trust working throughout British Columbia. TLC's primary mandate is to benefit the community by protecting habitat for natural communities of plants and animals. Founded in 1997, TLC is membership-based and governed by an elected, volunteer Board of Directors. TLC relies on a strong membership and volunteer base to help maintain its operations.



## About Abkhazi Garden

The world famous Abkhazi Garden is an exquisite heritage home and garden located in Victoria—a city known for its gardens. The Prince and Princess Abkhazi began creating their garden in 1946, the year they married and settled in Victoria, after living separate lives for many years. They immediately began to develop their one-acre property and continued to maintain and improve the garden throughout their lives together.

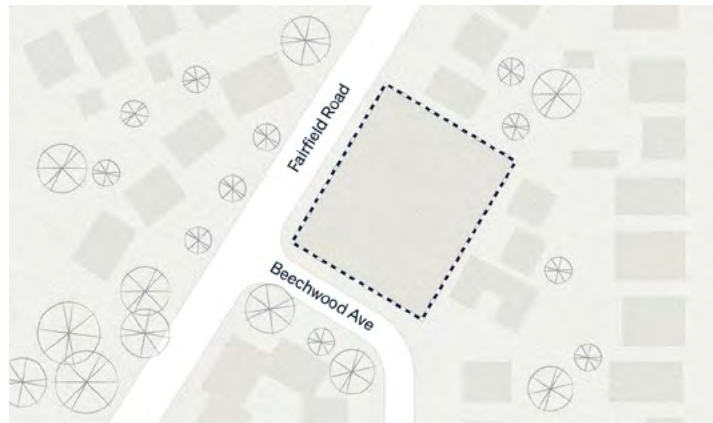
The garden is discreet from the street and includes dramatic glaciated rocky slopes and native Garry oaks, while the garden flows around the rocks, with Japanese maples and rhododendrons which over the last 70 years have grown to an impressive maturity with carpets of heather, irises and daylilies.

After their passings, Abkhazi Garden changed hands from Prince and Princess Abkhazi and TLC purchased

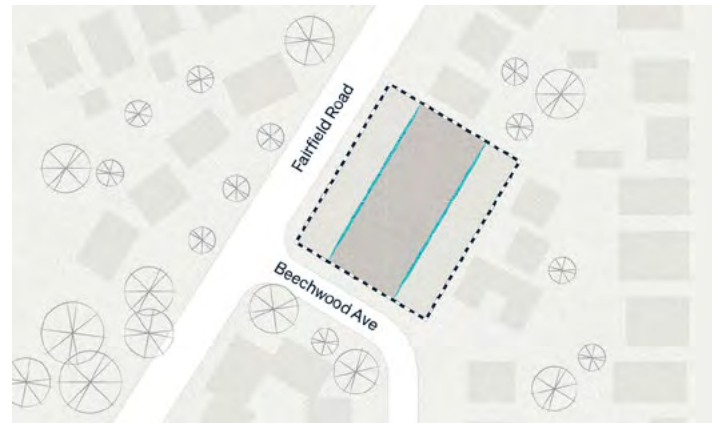
the property to save it from becoming a townhouse development in 2000. The Abkhazi legacy continues today with community support locally and across Canada.

# Site Layout

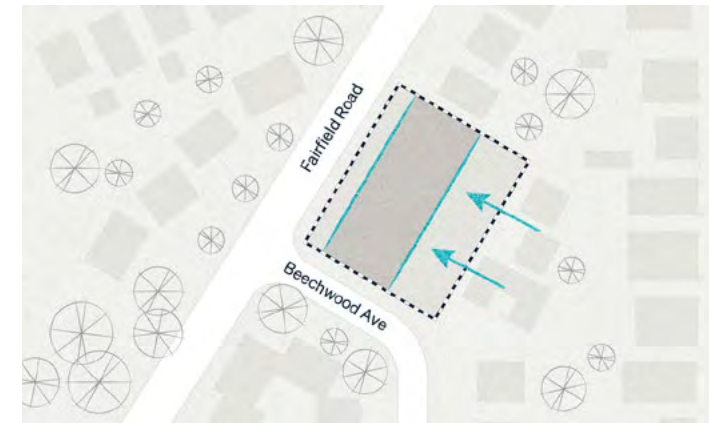
Situated on the corner of Beechwood and Fairfield, the proposed development is a consolidation of three sites, including 1733, 1735 and 1737 Fairfield Road. The building's massing has considered a series of key moves to ensure optimal site layout in relation to the context of the neighbouring buildings.



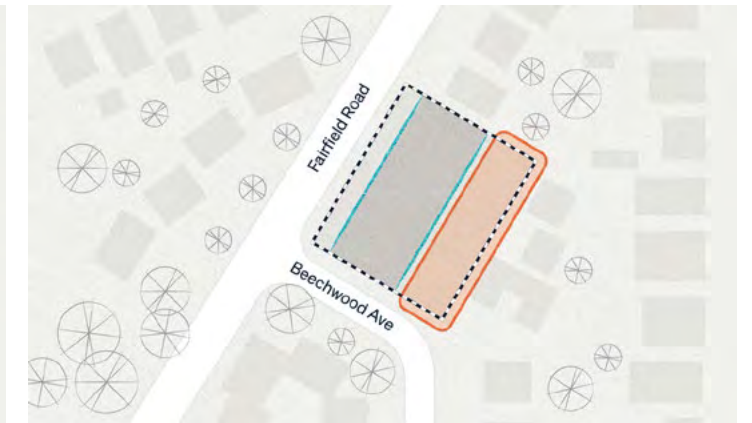
Aerial View



Typical Building Massing



Massing Shifted to Fairfield Road



Retention of Rear Yard

# Project at a Glance



**Height**  
stepped 4 storeys

**Site Area**  
18,751 sqft

**Floor Area**  
31,313 sqft

**FSR**  
1.67 FSR

**Site Coverage**  
65%



**North Setback**  
Front  
Fronting on Fairfield Rd

2.36m

**South Setback**  
Rear  
Interior/Parking Side (to Balcony)

2.00m

**South Setback**  
Rear  
Interior/Parking Side (to Building Face)

4.54m

**West Setback**  
Side  
Fronting on Beechwood Ave

2.40m

**East Setback**  
Side

2.34m



**Number of Homes**  
19 Homes

**Townhomes (2Bed / 2Bath)**  
6 Townhomes

**One Beds**  
1 Bedroom x1  
1 Bedroom + Den x1

5 Units

**Two Beds**  
2 Bedroom + Den x1  
2 Bedroom x5

6 Units

**Three Beds**  
3 Bedroom + Den x1  
3 Bedroom x1

2 Units



**Short-Term Bike Stalls**  
6 Stalls

**Long-Term Bike Stalls**  
% E-Bike Ready  
30 Stalls



**Parking Stalls**  
% EV Ready  
22 Stalls

**Residential Tenure**  
Strata Ownership

**Adaptable Units<sup>1</sup>**  
>32%



**Unique Features**

- Common rooftop outdoor amenity space (Level 3)
- Oversized storage lockers for residents
- High performance & highly sustainable: Zero-Carbon/100% Electric HVAC and hot water delivery systems. The building will target (and in some areas exceed) BC Step Code 3 energy efficiency standards
- Over 30% of units have been designed to be readily convertible to adaptable<sup>1</sup> living units, catering to individuals with mobility challenges or wishing to age in place.

<sup>1</sup>Based on BC Building Code 2018 Standards for Accessible and Adaptable Housing. Over 30% of units have been designed to be readily convertible to adaptable living units.

# Building Form

Turning the corner to Beechwood Avenue and the residential properties behind, the building projects over the at-grade parking area and cascades downwards in height, providing a gentle transition to its east property line and adjacent neighbours.

The two-storey townhouse units express a regular rhythm along Fairfield Road, adding another tie-in to the scale and proportion of the adjacent Montague Court. The third storey above is wrapped in a mansard roof, punctuated by large variegated dormers and recessed balconies along the entirety of the Fairfield Road frontage. The fourth storey is stepped back and cloaked

within the geometry of the sloping roof, de-emphasizing its impact from all sides of the site.

**primary mass of the building oriented towards Fairfield Road in order to maximize the planting area within the parking court and to minimize sightlines between proposed units and adjacent properties.**

## Adaptive Living

A range of unit sizes and configurations have been developed for 1733-1737 Fairfield Road in an effort to provide right-sizing buyers who want to age in place with appropriate housing options. The design team is exploring the potential for the incorporation of adaptable units and has provided a number of comparatively large two and three bedroom units in anticipation of this approach.

## Design Inspiration

The architectural expression of this proposal is both understated and playful, employing a site specific approach to its design. The core design principles include minimizing adverse massing impacts on neighbours, sensitively responding to site context and meaningfully contributing to the architectural expression of the Gonzales neighbourhood—and Victoria as a whole. Within this operating framework, the proposal successfully integrates into its surroundings and will positively contribute to the City's urban fabric.



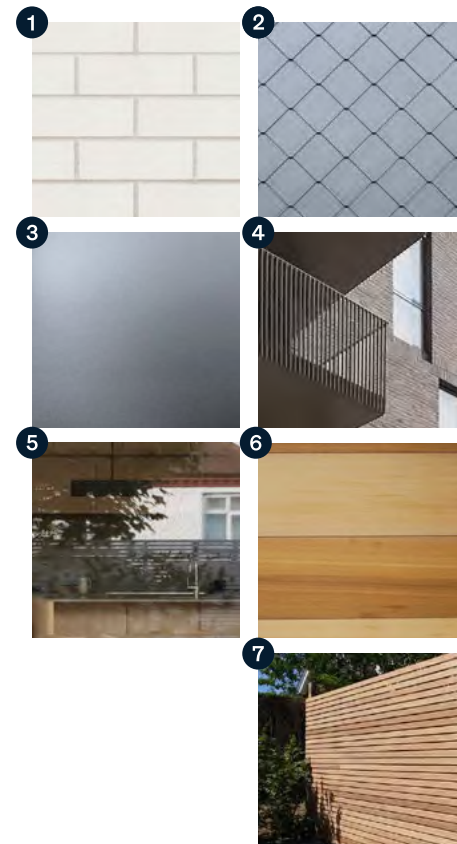
Looking east along Fairfield Road



Looking north along Beechwood Avenue

# Material Palette

The materiality, form and massing of this proposal all strive to reach a common goal: respectful and contextually responsive design.



The proposal's material language is understated and employs a durable, high quality material palette. An articulated light brick two storey base that complements the colour and materiality of Montague Court serves to ground the proposal along Fairfield Road, and steps down to one storey as it moves away from the corner along Beechwood Avenue. A metal diamond shingle with a light zinc finish clads the building above this datum, providing a textured and dynamic finish in a neutral colour palette. Light zinc finish metal planters, pickets and window frames tie the brick base and diamond shingle clad volume above together.

Two storey townhouse units express a regular rhythm along Fairfield Road, adding another tie-in to the scale and proportion of the adjacent Montague Court. The third storey above is wrapped in a mansard roof, punctuated by large variegated dormers and recessed balconies along the entirety of the Fairfield Road frontage. The fourth storey is stepped back and cloaked within the geometry of the sloping roof, de-emphasizing its impact from all sides of the site.

Turning the corner to Beechwood Avenue and the residential properties behind, the building projects over the

at-grade parking area and cascades downwards in height, providing a gentle transition to its east property line and adjacent neighbours. The primary mass of the building hugs Fairfield Road in order to maximize the planting area within the parking court and to minimize sightlines between proposed units and adjacent properties.



## Finish Schedule

1. Brick, Light Finish
2. Prefinished Metal Fishscale Shingle, Zinc finish
3. Prefinished Metal, Zinc Finish
4. Metal Picket Guard, Zinc Finish
5. Glazing, Transparent
6. T & G Wood, Clear Finish
7. Horizontal Wood Fence, Clear Finish



# Street Views



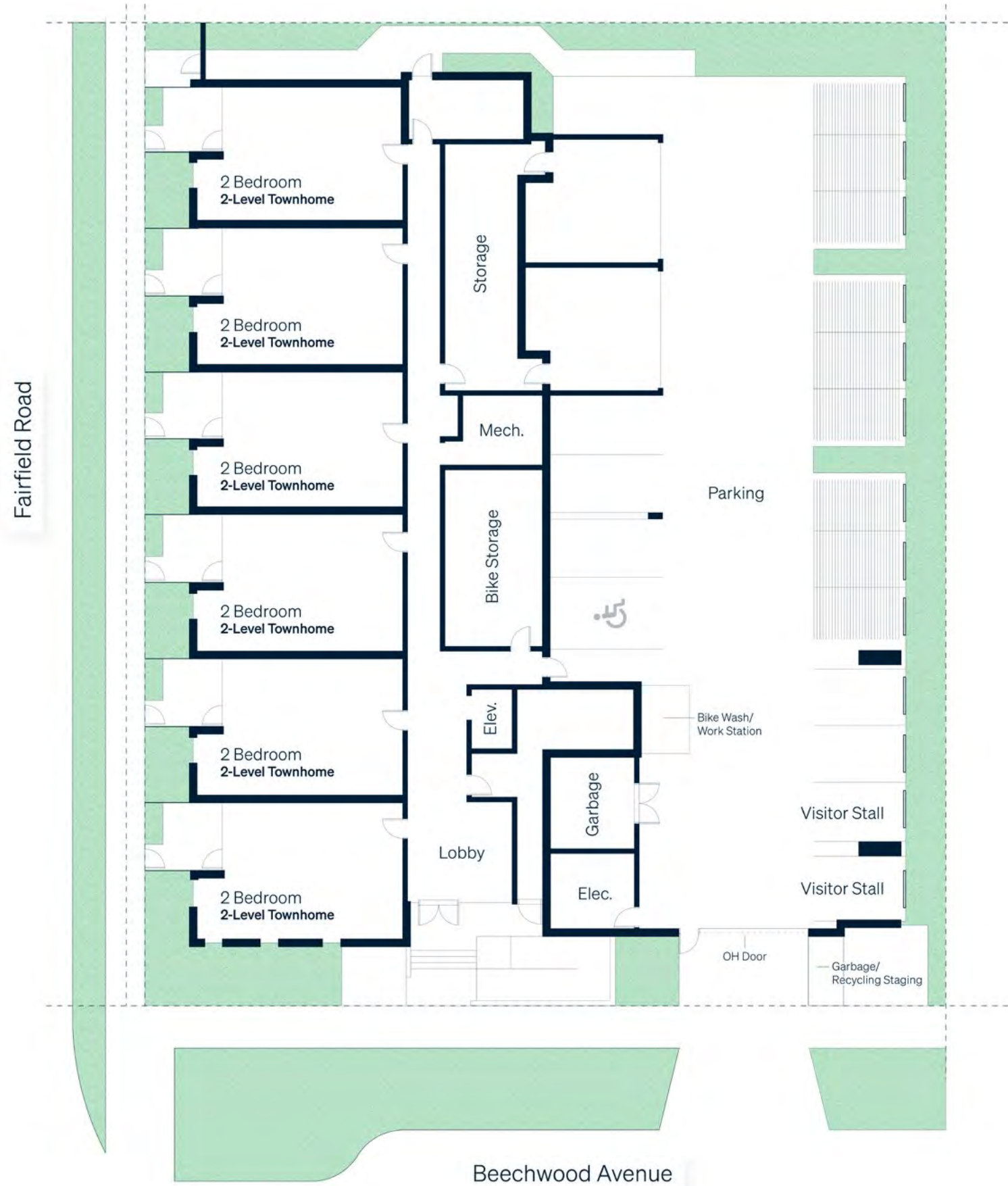
Context Perspective Fairfield Road



Context Perspective Beechwood Avenue

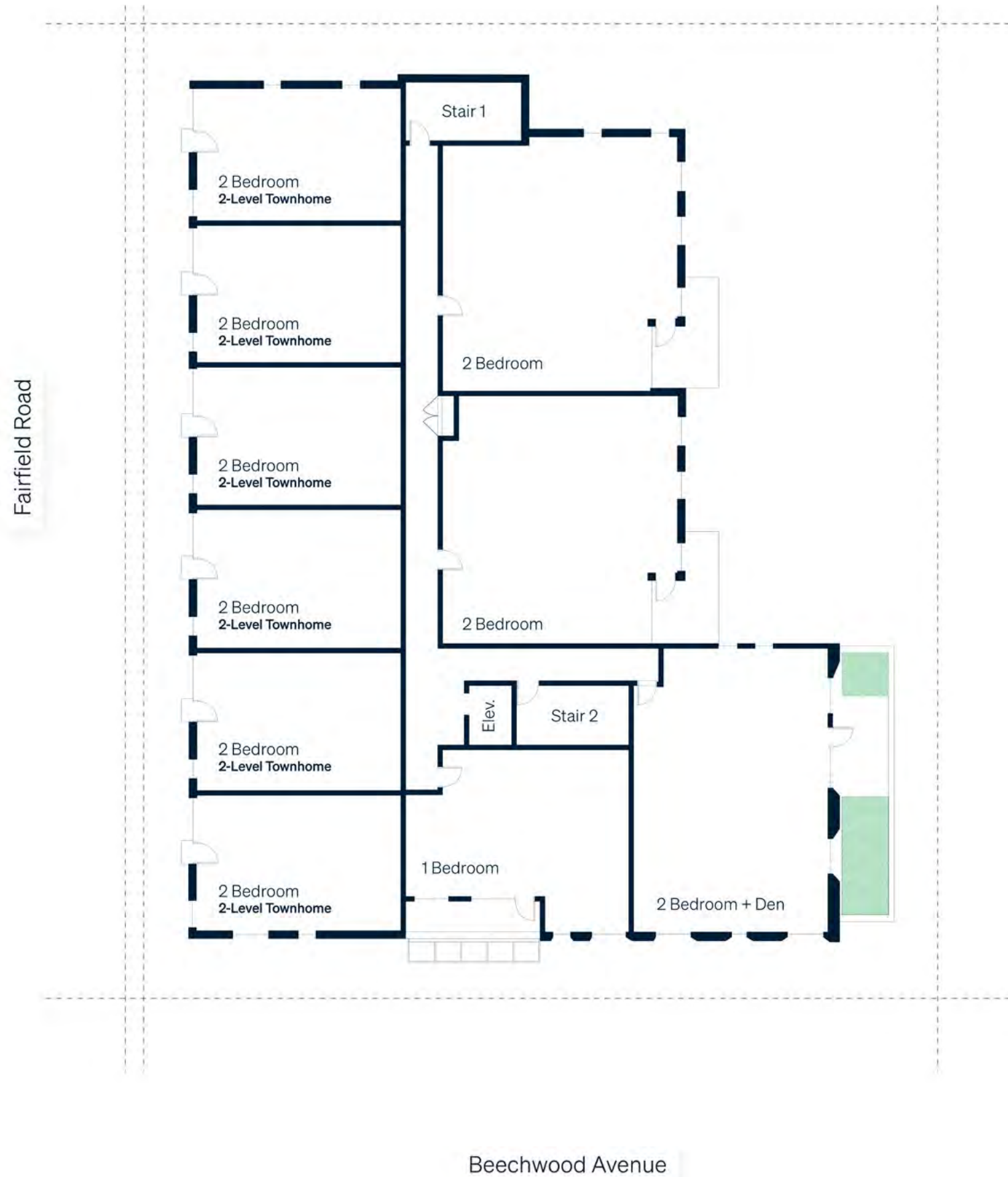
# Floor Plans

Level 1



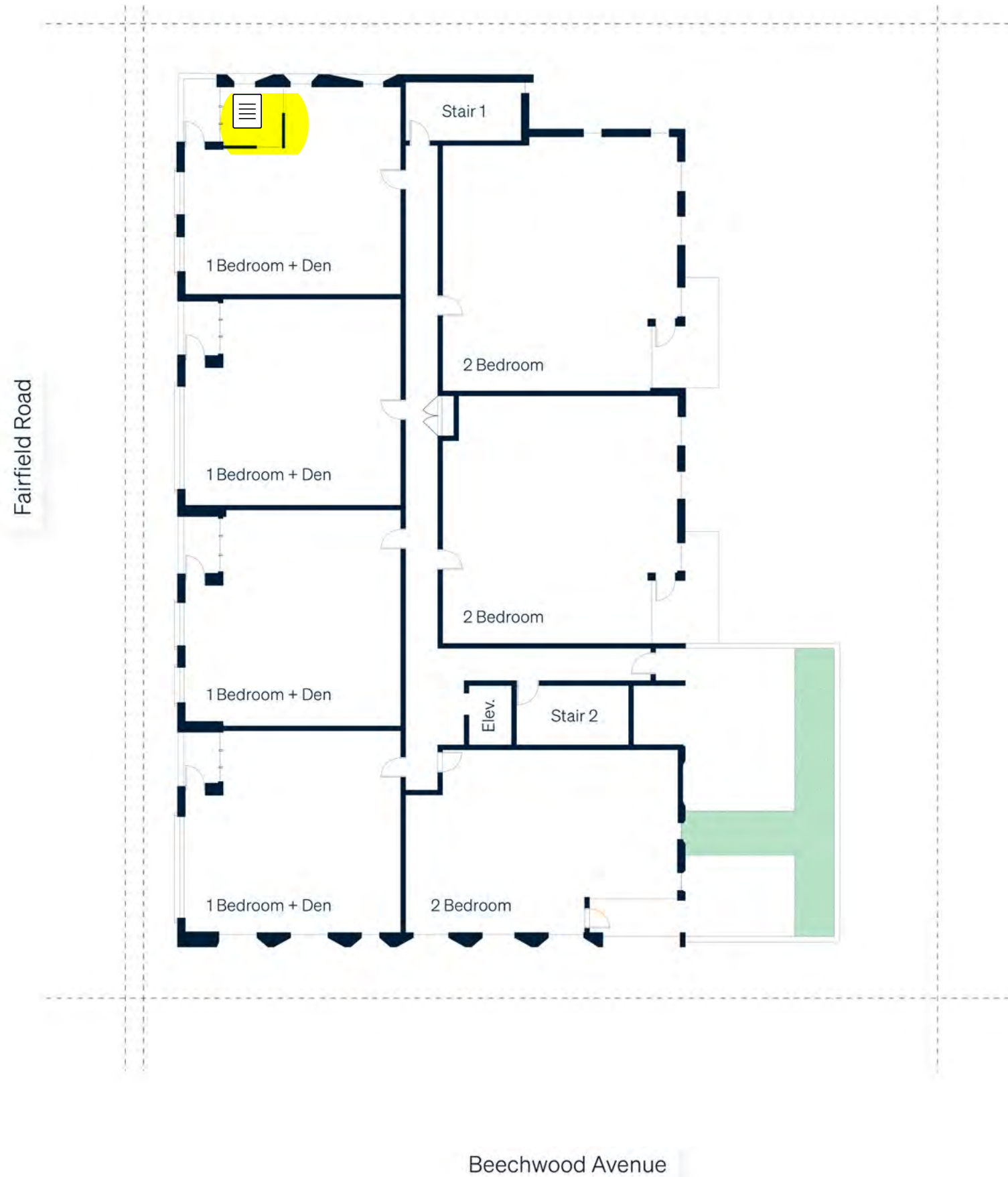
# Floor Plans

Level 2



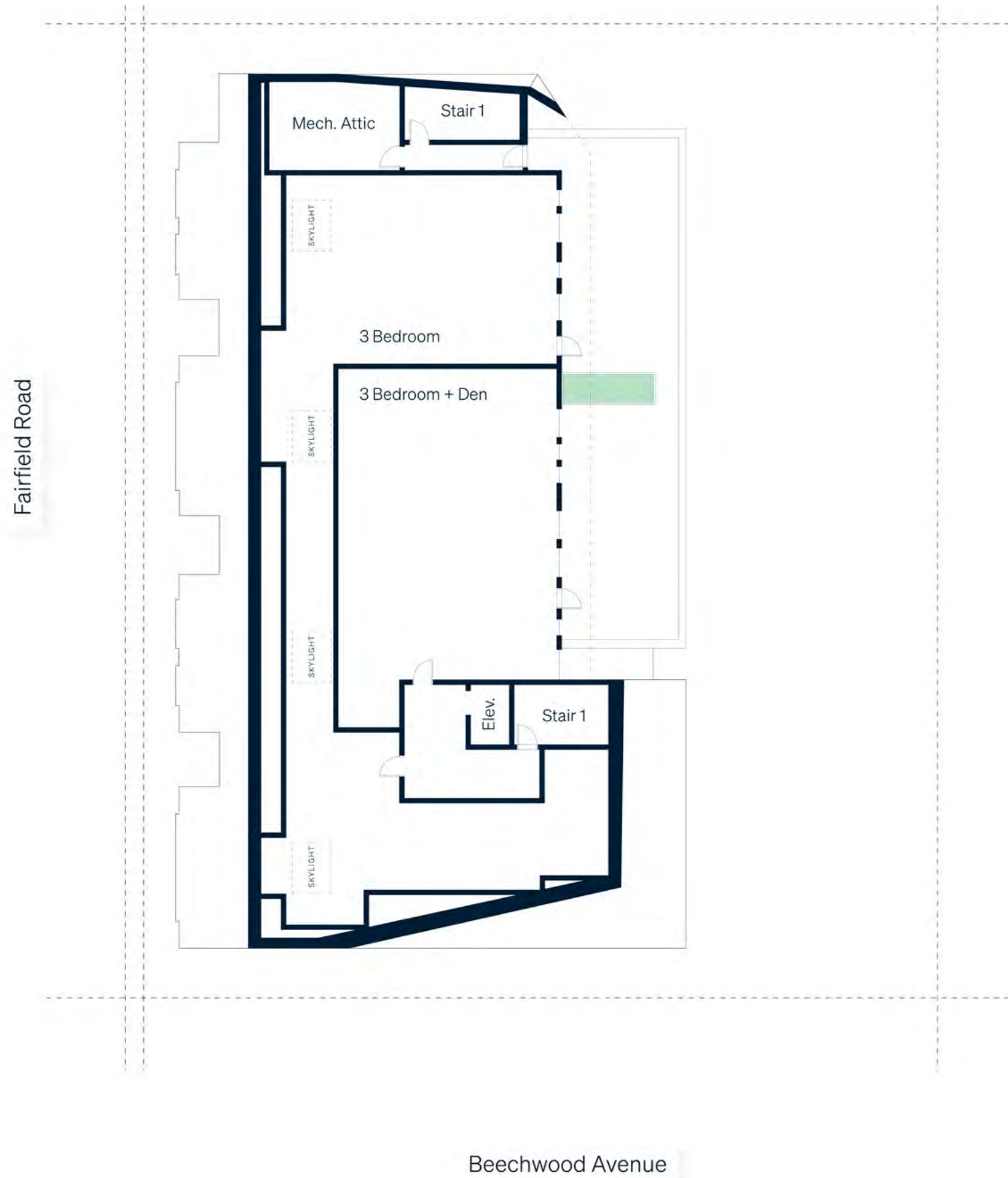
# Floor Plans

Level 3



# Floor Plans

Level 4



# Landscape Design



Assorted Plantings

The lack of underground parking on this site provides a unique opportunity to add several new large canopy trees to the urban forest of Victoria. A generous planting bed—along with the use of drain pavers in the parking spaces adjacent to the proposed trees—will encourage healthy root systems and unhindered growth.

Deciduous trees were selected for their much needed shade canopies during the summer, while allowing maximum light infiltration in the winter. In keeping with the tradition of the Abkhazi Garden, species were selected for their ornamental and

aesthetic qualities, along with their suitability for the site aspect and microclimate.

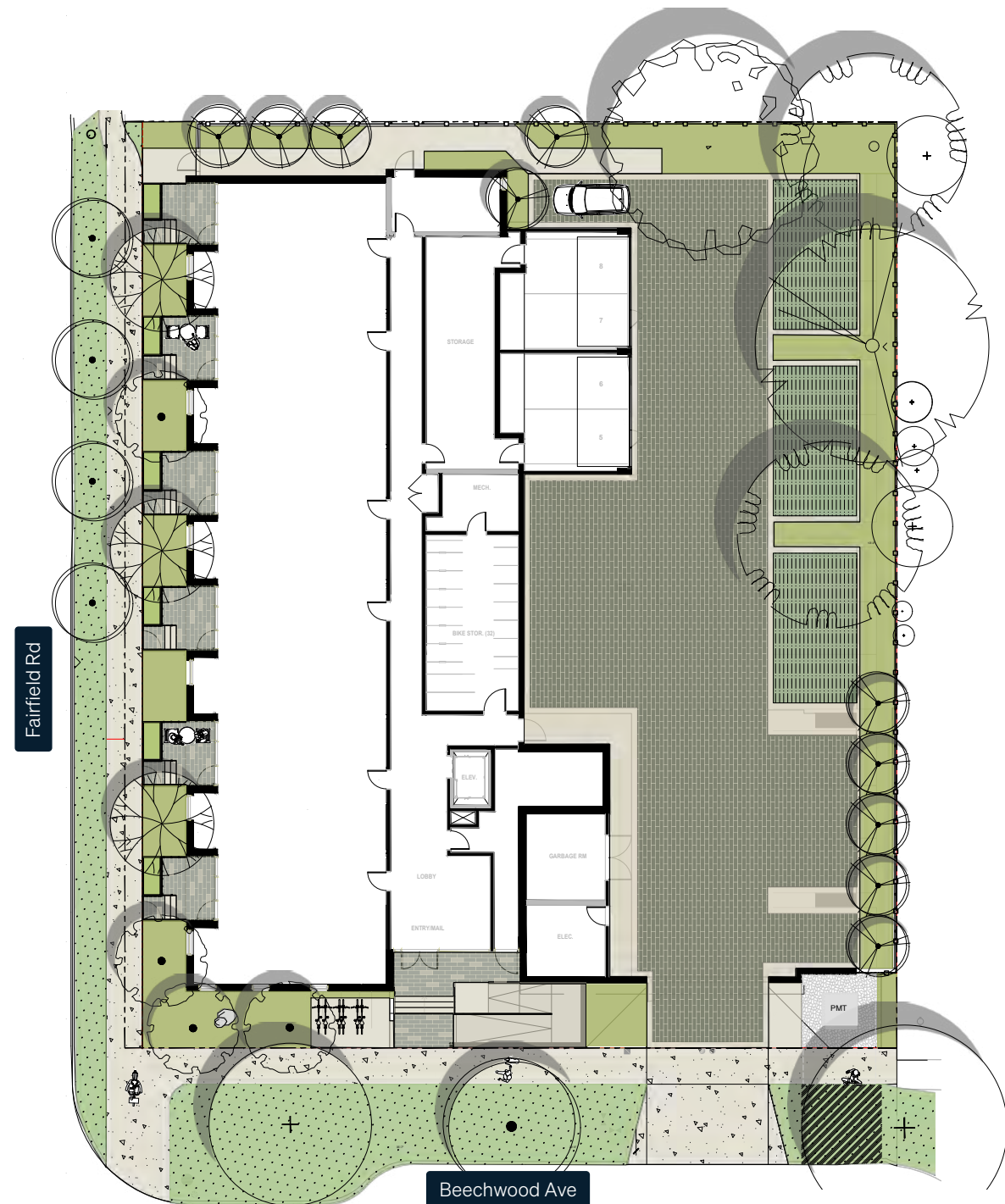
The frontage along Fairfield is constrained by overhead utility lines. As such, smaller trees have been selected from the City of Victoria's preferred boulevard tree list. Plantings of tall grasses enclosed by structured evergreen shrubs provide privacy and present a coherent, but soft, buffer to the adjacent sidewalk and street.

Green space will be brought upwards with generous drought tolerant planters at each level and

on the third floor communal patio to be shared by residents. The use of intensive planting beds with a variety of heights, textures and sizes of plant material along with parkade drain tiles, offer much better stormwater absorption than asphalt and sod.

As the project evolves we will explore opportunities to connect this site to the Abkhazi Garden with planting and landscape features referencing unique aspects of the Garden.

## Landscape Plan



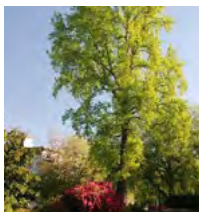
Trembling Aspen



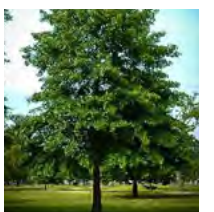
Paperbark Maple



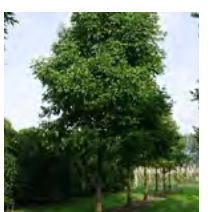
Japanese Snowbell



Tulip Tree



Pin Oak



White Ash

# Mobility Context

The site is located centrally within the Gonzales neighbourhood and is well connected to Oak Bay village centre to the north-east and approximately 3km to downtown Victoria to the west.

## Road Network

The area is well served by local, collector and secondary arterial road networks. The immediate neighbourhood is made up of short neighbourhood blocks, which is indicative of a fine grain road pattern. This road design allows for ease of movement through the area as there are multiple connectivity options in all directions.

From the subject site, east/west movements are captured by Fairfield Road, which connects to Cook Street and Downtown, while Foul Bay Road connects to the north/south. These corridors are mere steps away from the proposed development at 1733-1737 Fairfield Road and serve as the main corridors for vehicles, buses, pedestrians and cyclists alike.

## Car-Lite Lifestyle

Overall, the central location of this subject site lends itself well to a car-lite lifestyle. Being in close proximity to numerous amenities—as well as being located on a central transportation corridor with ample cycling and pedestrian pathways—makes alternate modes of transportation not only attractive, but preferable. As such, the proposal has been designed to encourage walking, cycling and transit as the primary transportation options for future residents.

In addition to providing at least one car parking stall for each household, we have included 30 secure bike stalls (including both standard and oversize/cargo bike stalls). All of these stalls will be EV and e-bike

ready to accommodate future trends towards these sustainable commuter options. In the coming years, we expect future residents of 1733-1737 Fairfield Road to be making an increasing number of trips on foot to meet their daily needs as the local services and retail amenity options expand in the nearby Fairfield Shopping Centre Small Urban Village.



## Cycling and Pedestrian Networks

The site is well connected to both walking and cycling networks. Fairfield Street and Crescent Road are signed bike routes. Downtown can be accessed in 15 minutes via Fairfield Street or via the nearby Richardson Street to the north. Continuous bike lanes on Foul Bay Road and Henderson Road provide residents with a direct cycling route to Camosun College Lansdowne Campus and the University of Victoria.

All streets surrounding the development site have sidewalks on both sides. The City of Victoria is rapidly upgrading its network of All Ages and Abilities (AAA) cycling infrastructure. Plans call for the existing signed bike route on Richardson Street to be upgraded to protected cycling lanes, creating a continuous, AAA cycling route that connects the site's neighbourhood to Victoria's downtown area. It is anticipated that these protected

AAA cycling facilities will increase the attractiveness and viability of cycling to and from the development. With its substantial volume of bike parking, the proposed development at 1733-1737 Fairfield Road is well-positioned to support the anticipated cycling demand.

The location is also within a walking distance of most everyday amenities and services, and all daily errands can be accomplished either on foot or on a bike. The Fairfield Shopping Centre Small Urban Village with food and services can be accessed in 6 minutes on foot or 2 minutes by bike. The site has a Walk Score of 65 out of 100 for walkability, which it defines as "Somewhat" walkable, while receiving a Bike Score of 90 out of 100, placing it in the "biker's paradise" category. This already high score is expected to improve as the cycling network is upgraded over the next few years.

### Route & Approximate Frequency

#	Bus Route Name	AM	Mid-Day	PM	Evening	Weekend
1	Sotuh Oak Bay / Downtown	45	-	45	-	-
3	James Bay / Royal Jubilee	30	65	30	-	60
7	UVic / Downtown	15	20	15	30	30

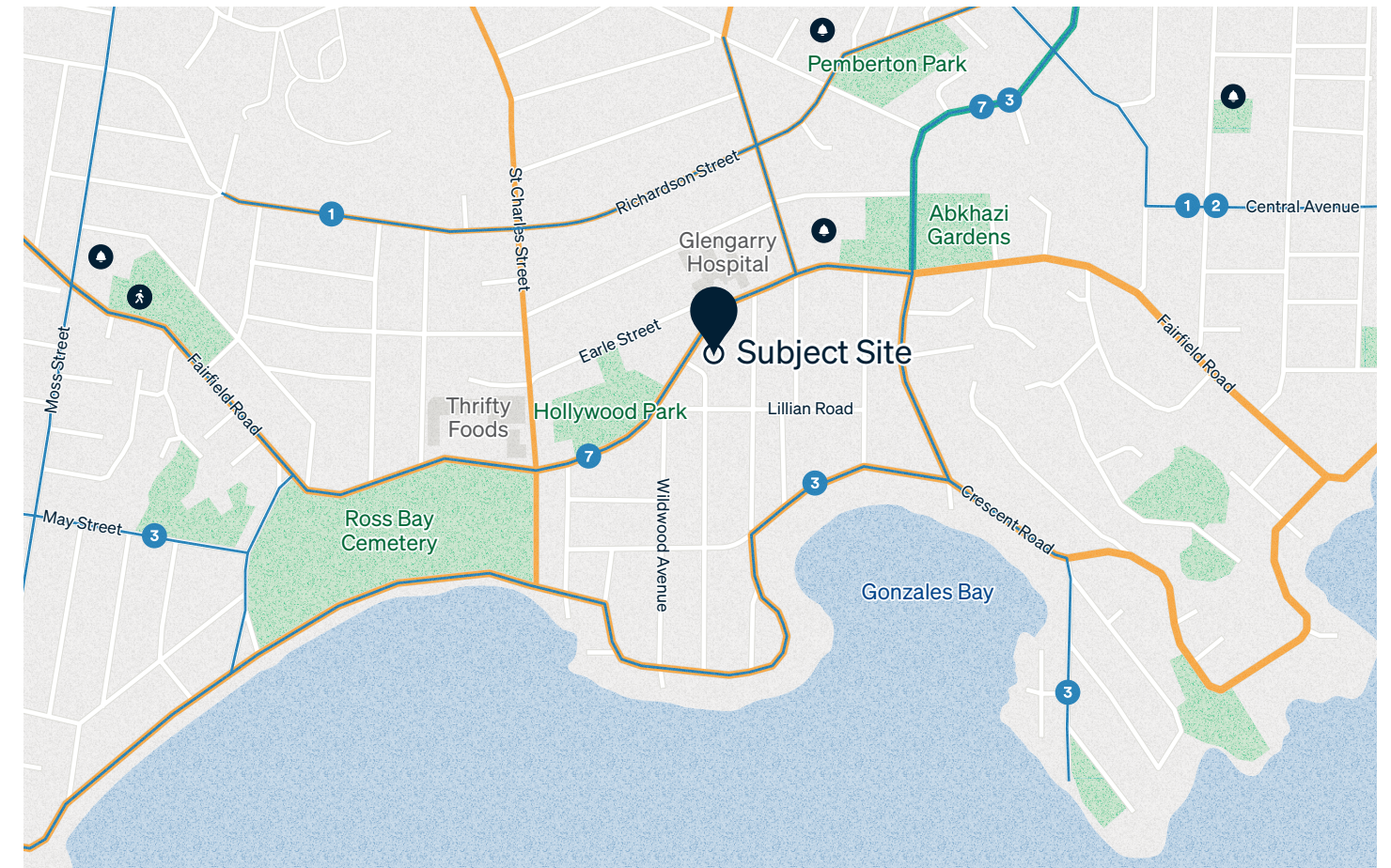
### Vehicle Trip Generation Estimates

The proposed 19-unit, 4-storey, building would have a trip rate of 0.39 vehicle trips per unit per weekday PM peak hour (Institute of Transportation Engineer Trip Generation Manual). This means that 19 units would equate to a total of 8 vehicle trips (5 inbound and 3 outbound), which equates to approximately one vehicle either entering or exiting the site every 7-8 minutes during peak periods. Same 8 total trips can be assumed for the weekday AM peak hour, except 6 would be exiting the site and 2 would be entering. The development therefore results in a negligible impact on the local road network.







### Transit Network

1733-1737 Fairfield Road is well served by public transit, with three transit routes within 800 metres of the site (an approximate 10 minute walk).

The site is located less than 200 m from stops on regional route #7, and 600-800 m from stops on local routes #1 and #3. Downtown or the University of Victoria is approximately a 16-minute trip on route #7 from the site, and Camosun College's Lansdowne Campus is an approximate 14-minute trip. The table above shows the transit routes and bus frequencies (in minutes) that service this site.



### Legend

-  Subject Site
-  School
-  Recreation Centre
-  Bus Routes
-  Shared Streets
-  Bike Lanes / Road Shoulders



# Green Building Strategies

As a high performance infill redevelopment of a low density urban site on a transit corridor—and in close proximity to the Fairfield Shopping Centre Small Urban Village—the proposed development at 1733-1737 Fairfield Road is designed to thoughtfully contribute to a sustainable, low carbon future envisioned by the City of Victoria.

## Transit-Oriented Infill Development

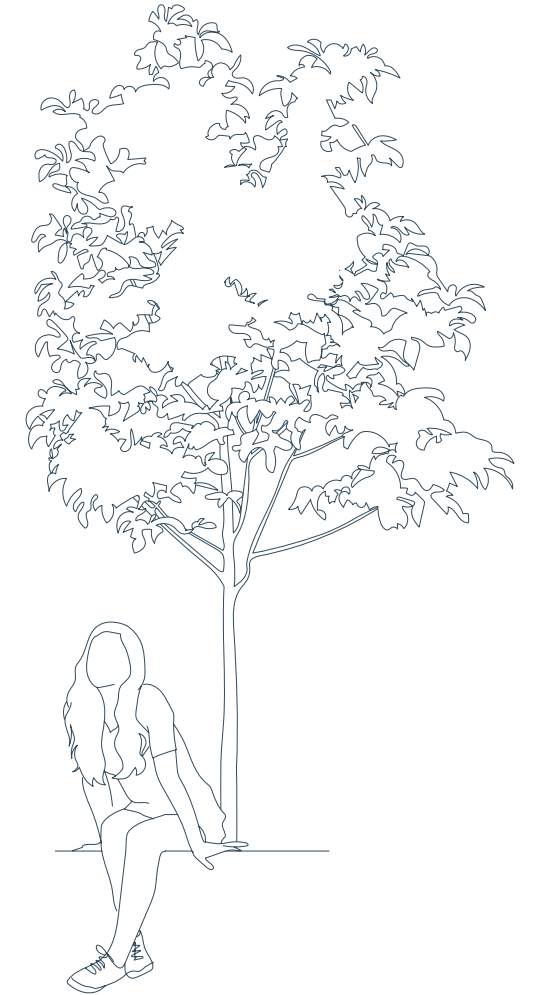
With the growing body of research indicating that densification holds the key for cities fight against climate change, reducing our dependence on cars is the most significant component of reducing greenhouse gas emissions. The central location of 1733-1737 Fairfield Road encourages a car-lite lifestyle, offering alternative transportation modes like walking, cycling and transit as primary options for future residents.

## High-Performance Building Envelope

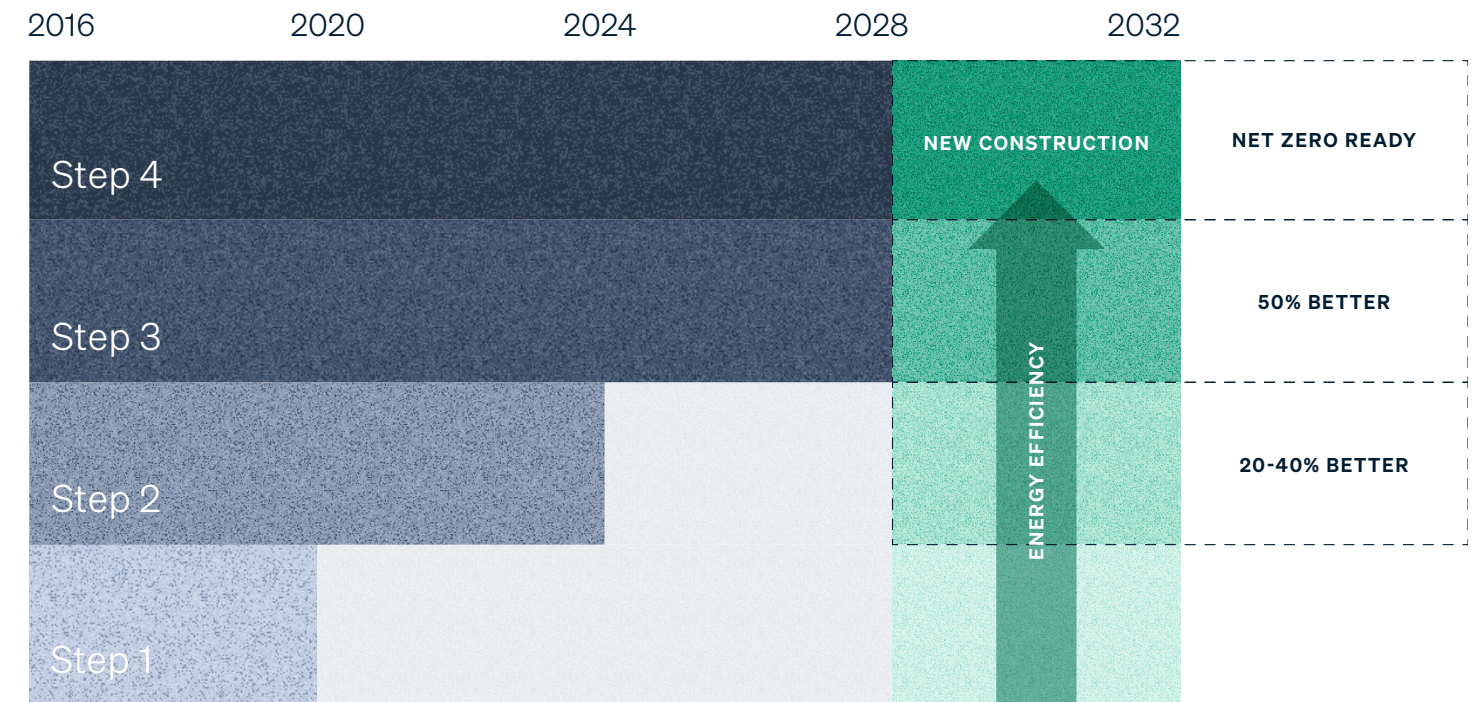
1733-1737 Fairfield Road is designed to meet (and potentially exceed) BC Step Code 3, in accordance with the City of Victoria’s phased Step Code guidelines. Step Code 3 represents a 50% increase in efficiency above the BC Building Code.

## 100% Electric Building

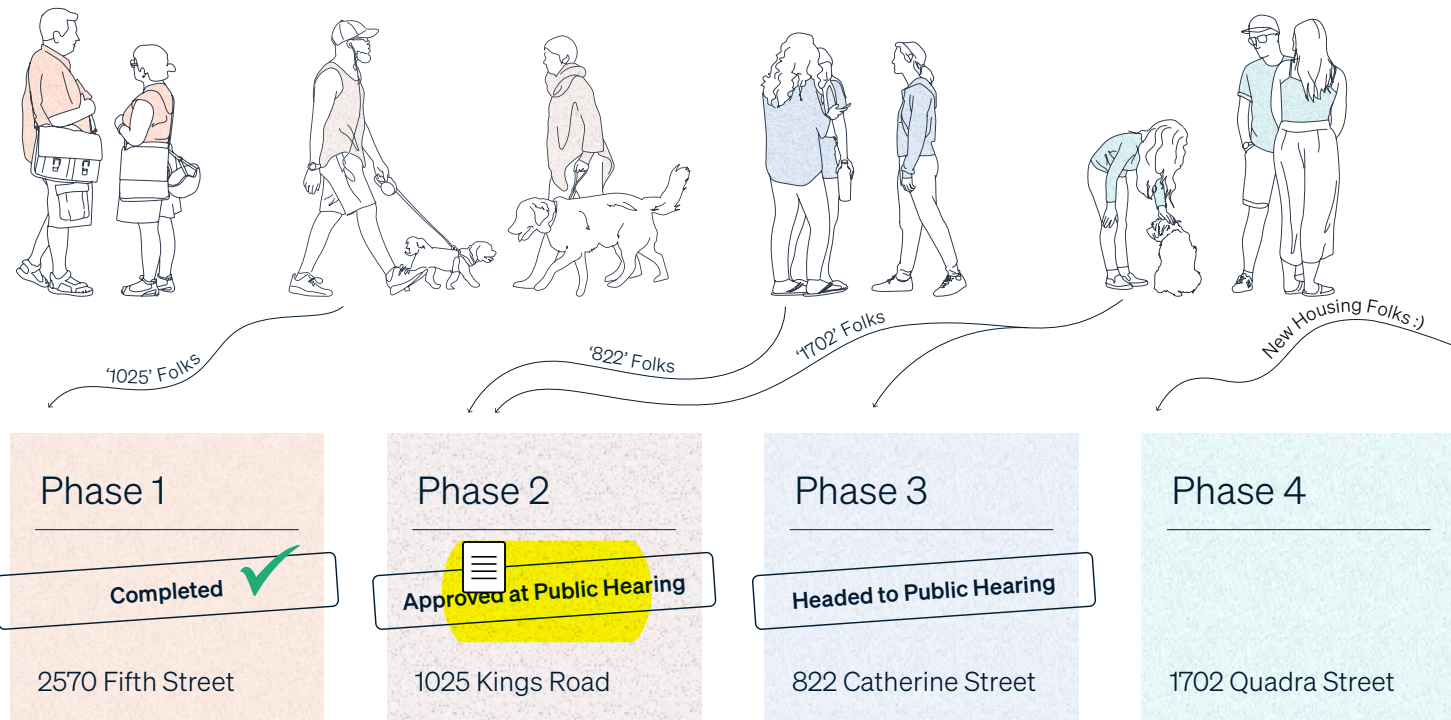
The single biggest sustainability measure in the project is our decision to proceed with an option for an all electric servicing approach. Adopting a comprehensive renewable energy supply will result in a major reduction of GHG emissions produced by the building during its operational lifetime—a meaningful contribution to the City’s efforts to respond to the causes and impacts of climate change. 1733-37 Fairfield Rd will set a strong example of a low carbon, high-performance condominium building in alignment with the principles and targets outlined in the City of Victoria Climate Action Plan.



## BC Energy Step Code: Pathway to 2023



# Tenant Assistance



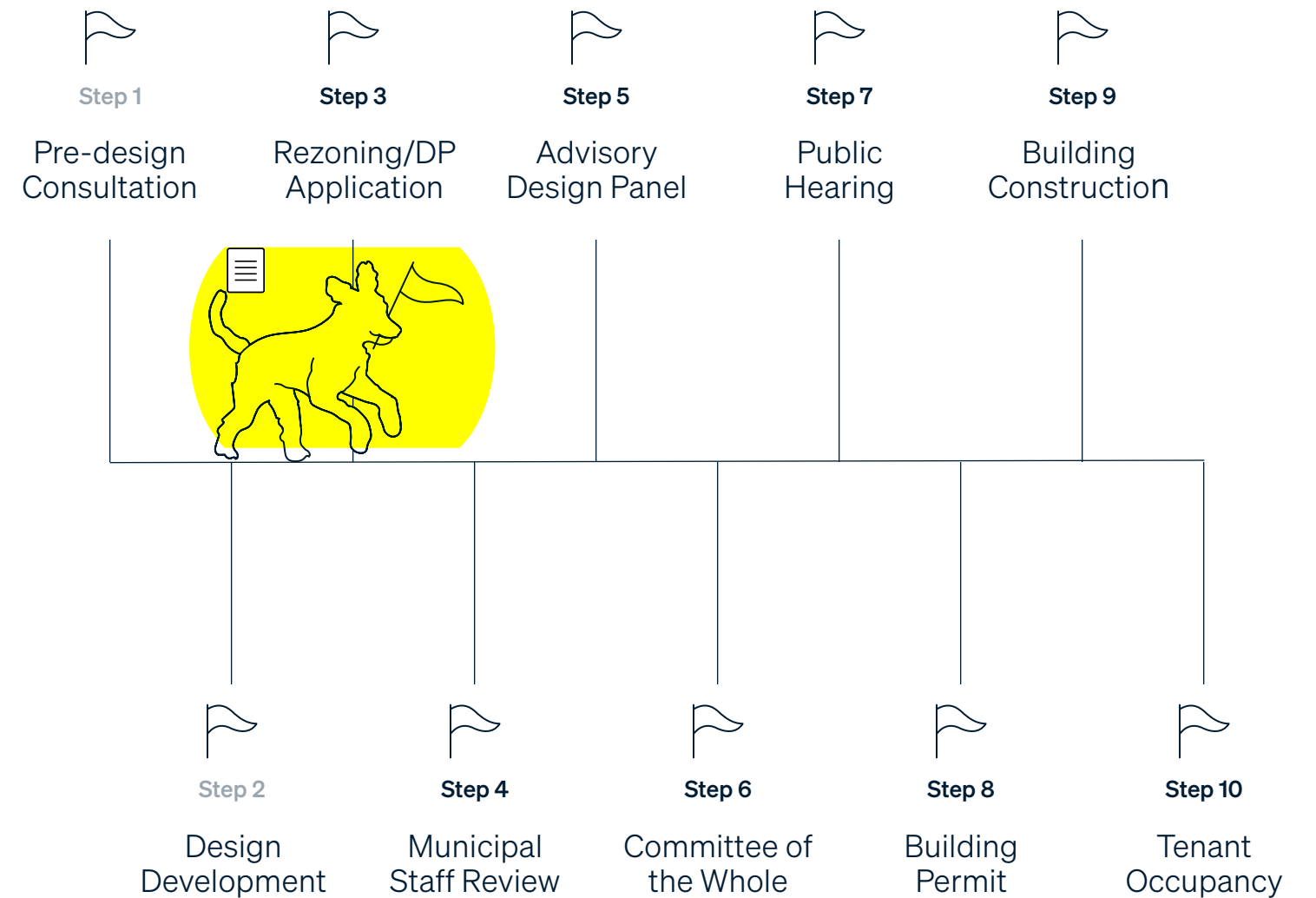
## A Multi-Phase Renewal Plan

The Aryze policy is to exceed the TAP program requirements in both offers of financial assistance (for rent and moving expenses), but also by offering numerous opportunities for relocation throughout our many purpose-built rentals (PBRs) across Victoria. We're working closely with the City and their Tenant Assistance Policy on a number of projects, allowing us to take a proactive

approach for those who require relocation support. For 1733-1737 Fairfield Road we began initial outreach to tenants on 7 February 2022 ahead of our informal presentation to the Fairfield-Gonzales CALUC. From there, our Tenant Relocation Coordinator held 1:1 follow-up meetings with all tenants to review the Tenant

Assistance Policy in detail and address any specific needs shared with us through their Tenant Request for Assistance form submissions. The pre-application review of our draft Tenant Assistance Plan was completed with the City on 20 April 2022 and the official TAPs support will commence alongside the submission of our Development & Rezoning Permit Applications.

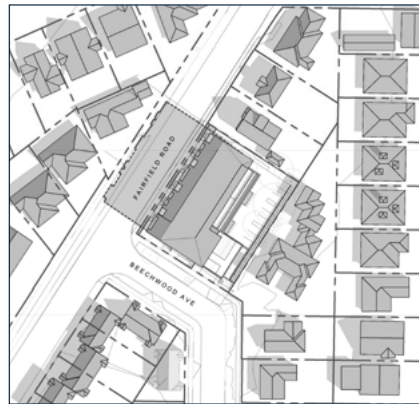
# Application Process



# Shadow Studies



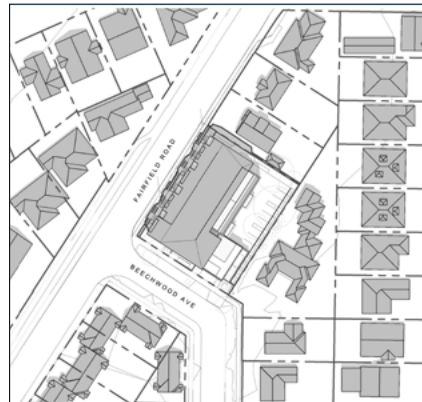
Summer Solstice 9:00 AM



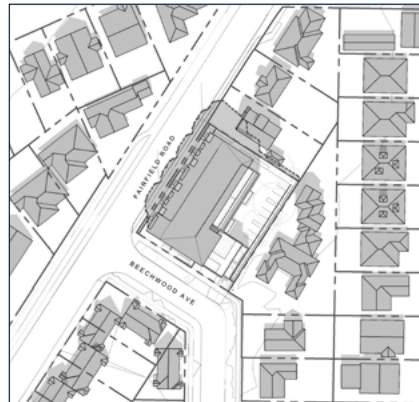
Equinox 9:00 AM



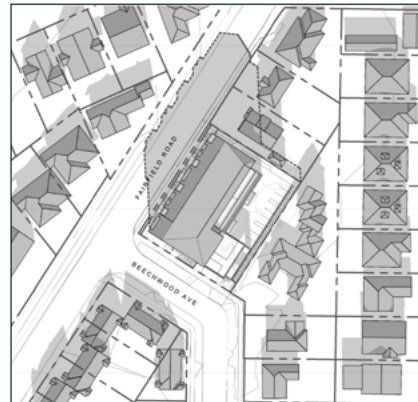
Winter Solstice 9:00 AM



Summer Solstice 12:00 PM



Equinox 12:00 PM



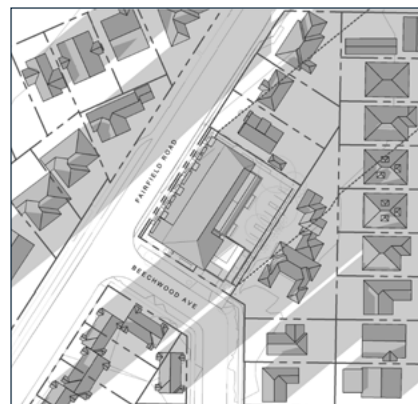
Winter Solstice 12:00 PM



Summer Solstice 4:00 PM



Equinox 4:00 PM



Winter Solstice 4:00 PM

# Community Consultation

Project information is available at [aryze.ca/1733fairfield](http://aryze.ca/1733fairfield) and community members can sign up to learn more about the proposal if they wish to stay informed throughout various stages of the approval process. Since first launching the project on 28 February 2022, we have seen 1,355 website visits.

We are committed to being good neighbours and having honest, open dialogues within the communities where we do our work. We are available to discuss project details with stakeholders through a variety of channels to build trust and shared vision for the project all while maintaining a respectful and open conversation. Our goal is to create an atmosphere where people feel comfortable to share their ideas, hopes and aspirations for the community.

Following a postcard distribution to over 100 homes in the immediate vicinity of the subject site, we met individually with tenants of the subject properties, immediate neighbours and other citizens in the surrounding community to provide first-hand information and open up a direct dialogue with our team.

From there, we participated in a preliminary meeting via Zoom on 28 February 2022, where we provided an early overview of our proposal to the Fairfield Gonzales CALUC and interested community members. Following that introductory session, we participated in a separate Community Information Session on 1 March 2022, hosted by the Land Conservancy of BC, to provide more information on our plans to partnership with TLC and to share details of the proposed density transfer between their Abkhazi Garden land and 1733-1737 Fairfield Road.

On 28 March 2022 we participated in a formal Community Information Session, hosted by the Fairfield Gonzales CALUC, where we presented more robust information about our proposal and answered

community questions alongside our project team. Lastly, on 12 April 2022, we joined the Land Conservancy of BC board in meeting with a group of community members to hear their feedback and explain more about TLC's interest in the density transfer partnership.

As we proceed throughout the development process, we will keep the community informed about the proposed development through our project website and respond to any questions or feedback via our [community@aryze.ca](mailto:community@aryze.ca) inbox.

Chris Quigley  
Director of Development

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[aryze.ca/1733fairfield](https://aryze.ca/1733fairfield) ↗