

A Proposed Development by Aryze

22 July 2022

# 1733-1737 Fairfield Road



We acknowledge with respect the Lək̓ʷəŋən 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.

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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 ng 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 to a 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  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,



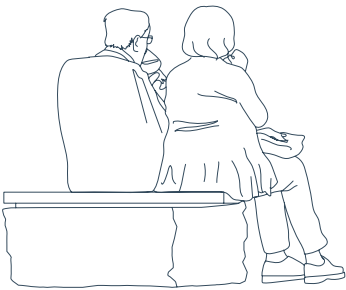
**Chris Quigley**  
Director of Development  
Aryze



# 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.



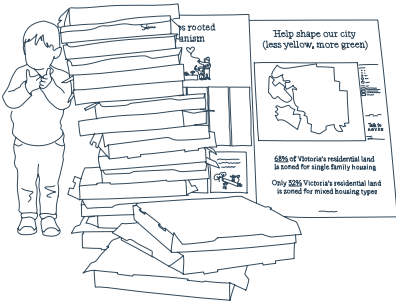
## Diversity

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.

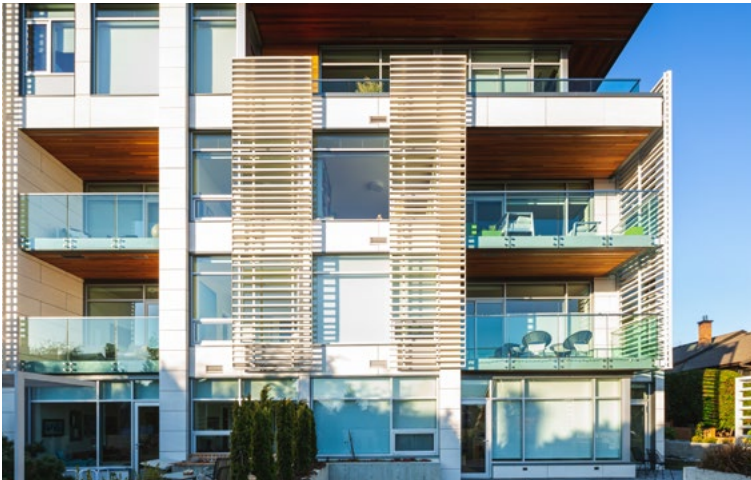




# Cascadia Architects



**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.

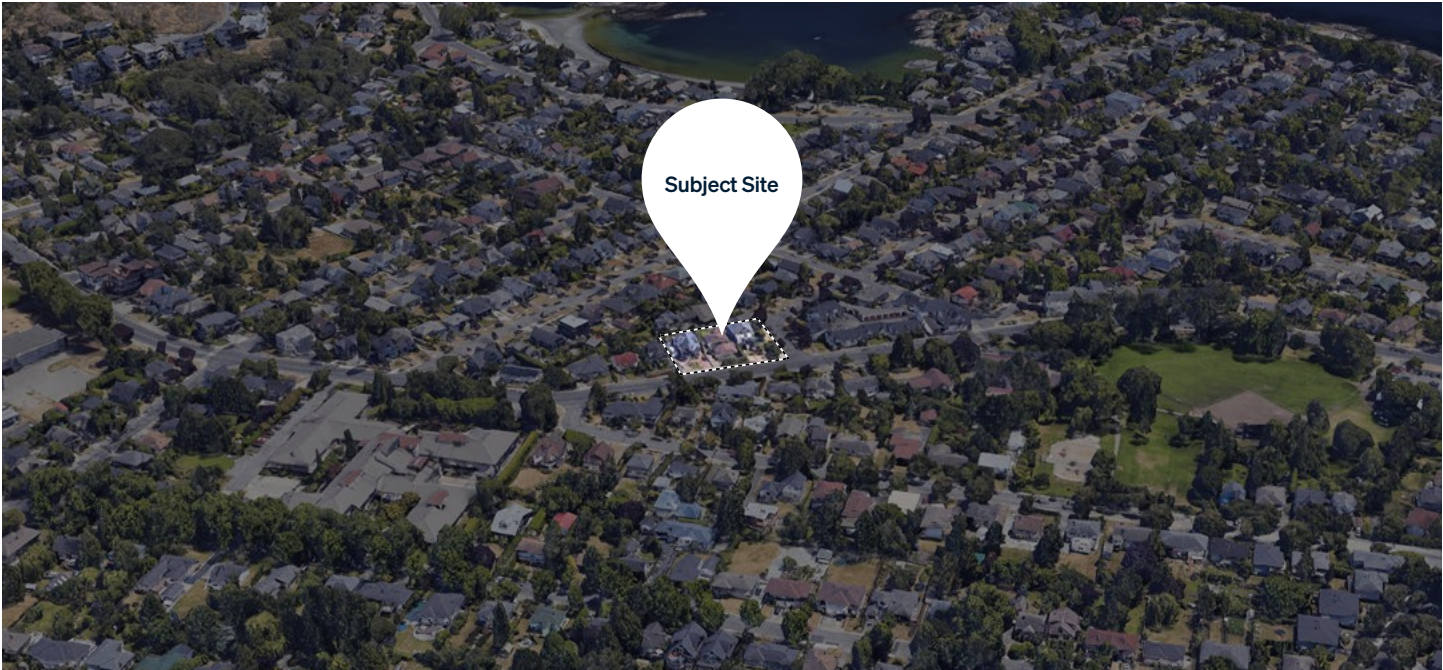
Biophilia believes that exterior landscape and interior green space should respect, enhance and work symbiotically with the architecture of a building and be accessible to people of all abilities to help improve health and well-being. Their focus is to create synergies between the soft plantings and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





# 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


Conservancy of British Columbia—the land at the garden is still zoned for townhomes; meaning the threat of redevelopment still theoretically exists to this day.

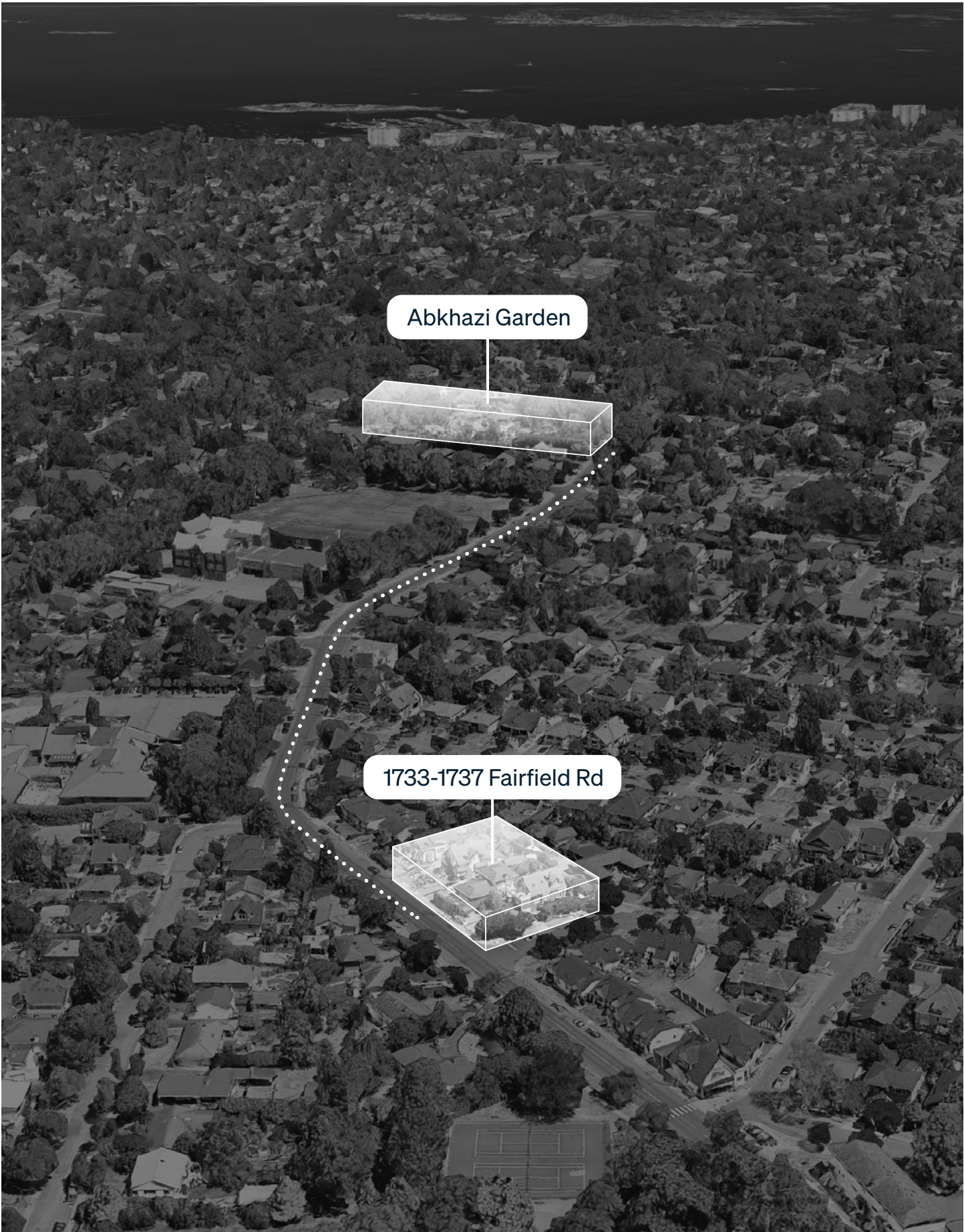


# Density Transfer

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.

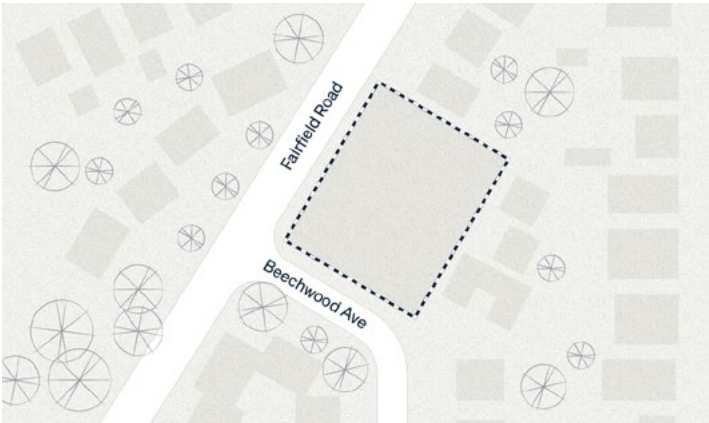
After their passings, Abkhazi Garden changed hands from Prince and Princess Abkhazi and TLC purchased

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

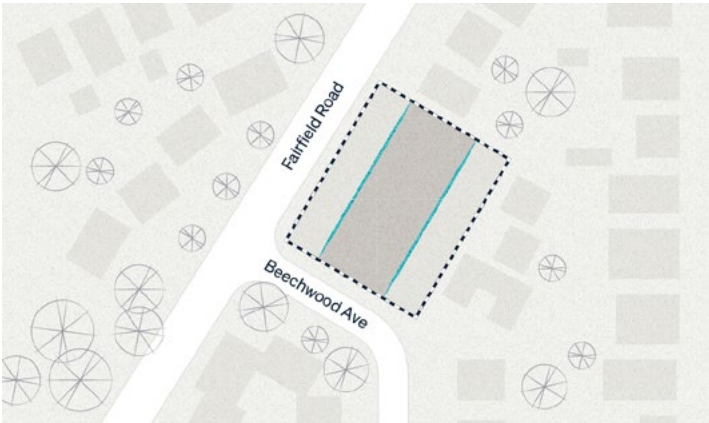


# Site Layout

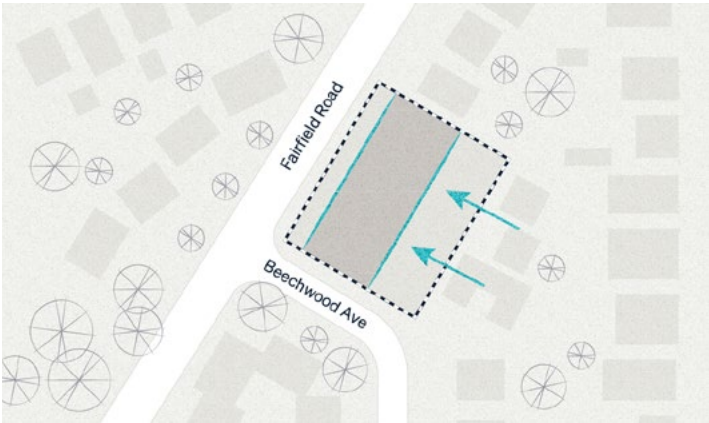
Situated on the corner of Beechwood and Fairfield, the proposed development is a consolidation of three sites, including 1733, 1735 and 1737 Fairfield Road. The building’s massing has considered a series of key moves to ensure optimal site layout in relation to the context of the neighbouring buildings.



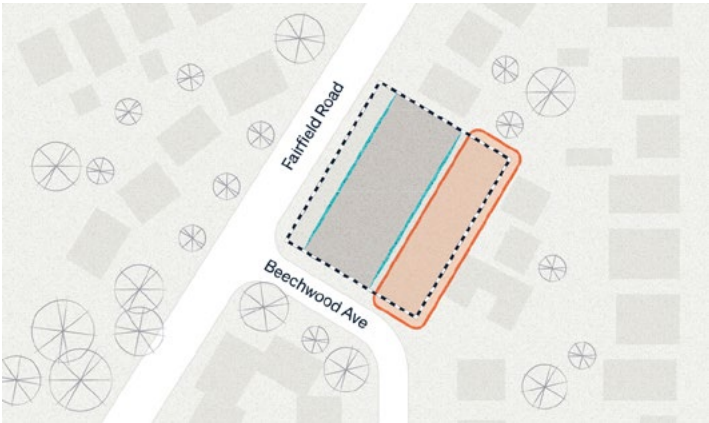
Aerial View



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.

The primary mass of the building is 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

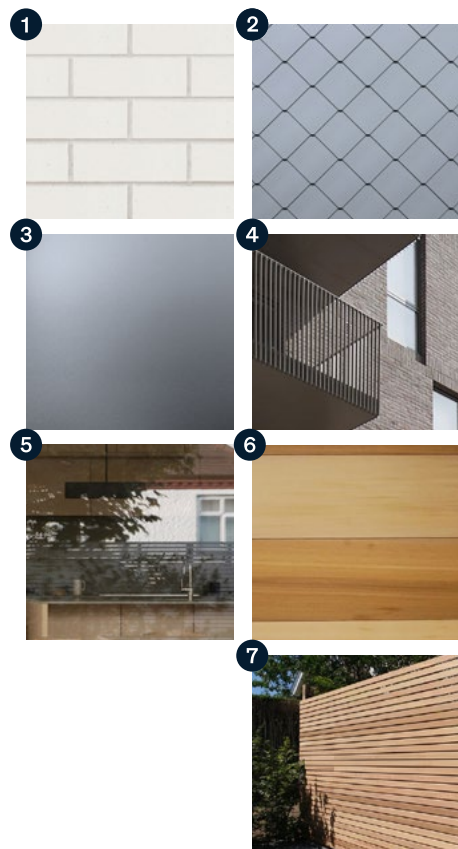


Looking north along Beechwood Avenue



# 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.

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.

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

Fairfield Road



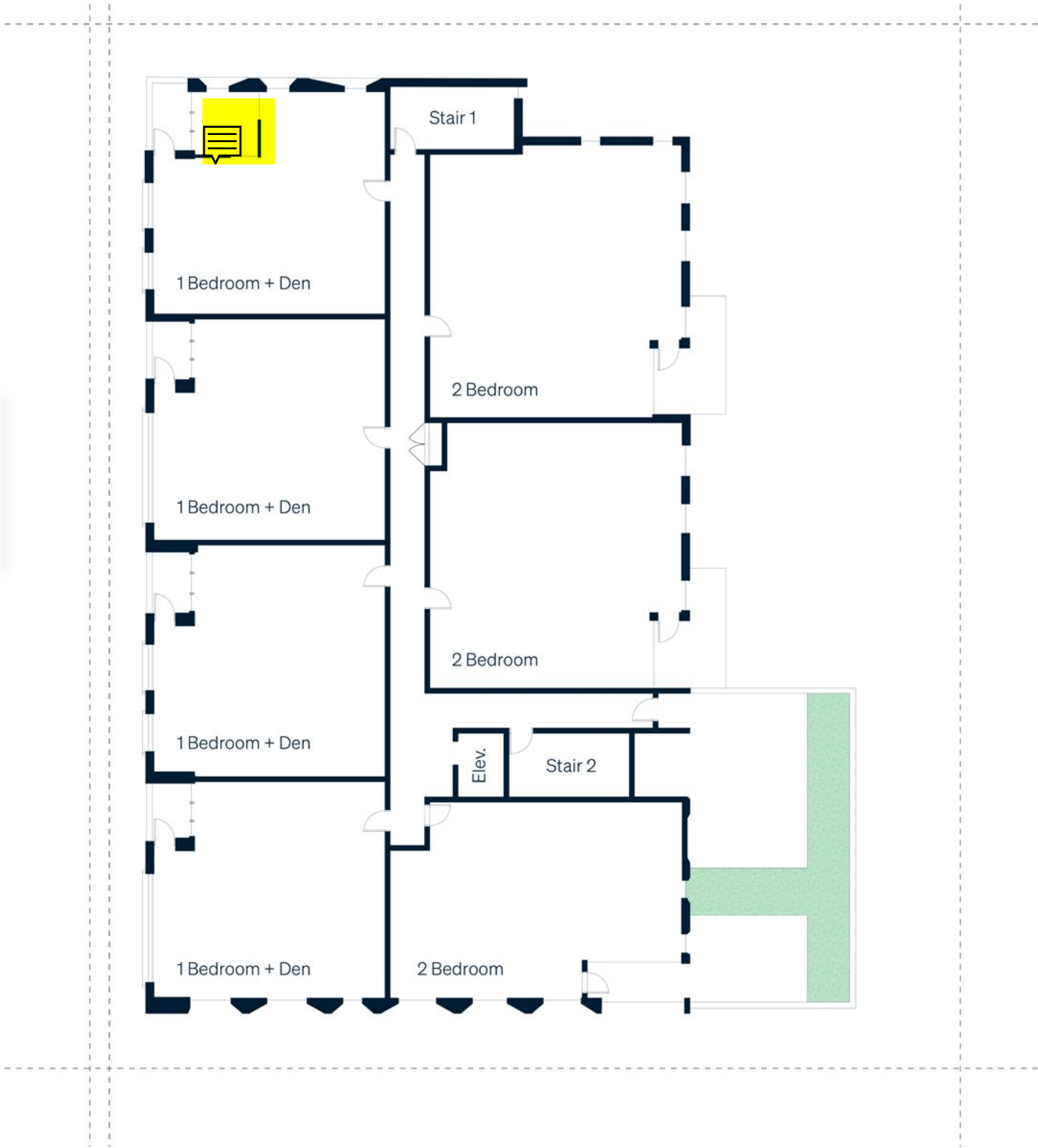
Beechwood Avenue



# Floor Plans

Level 3

Fairfield Road



Beechwood Avenue



# Floor Plans

Level 4

Fairfield Road



Beechwood Avenue



# 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.

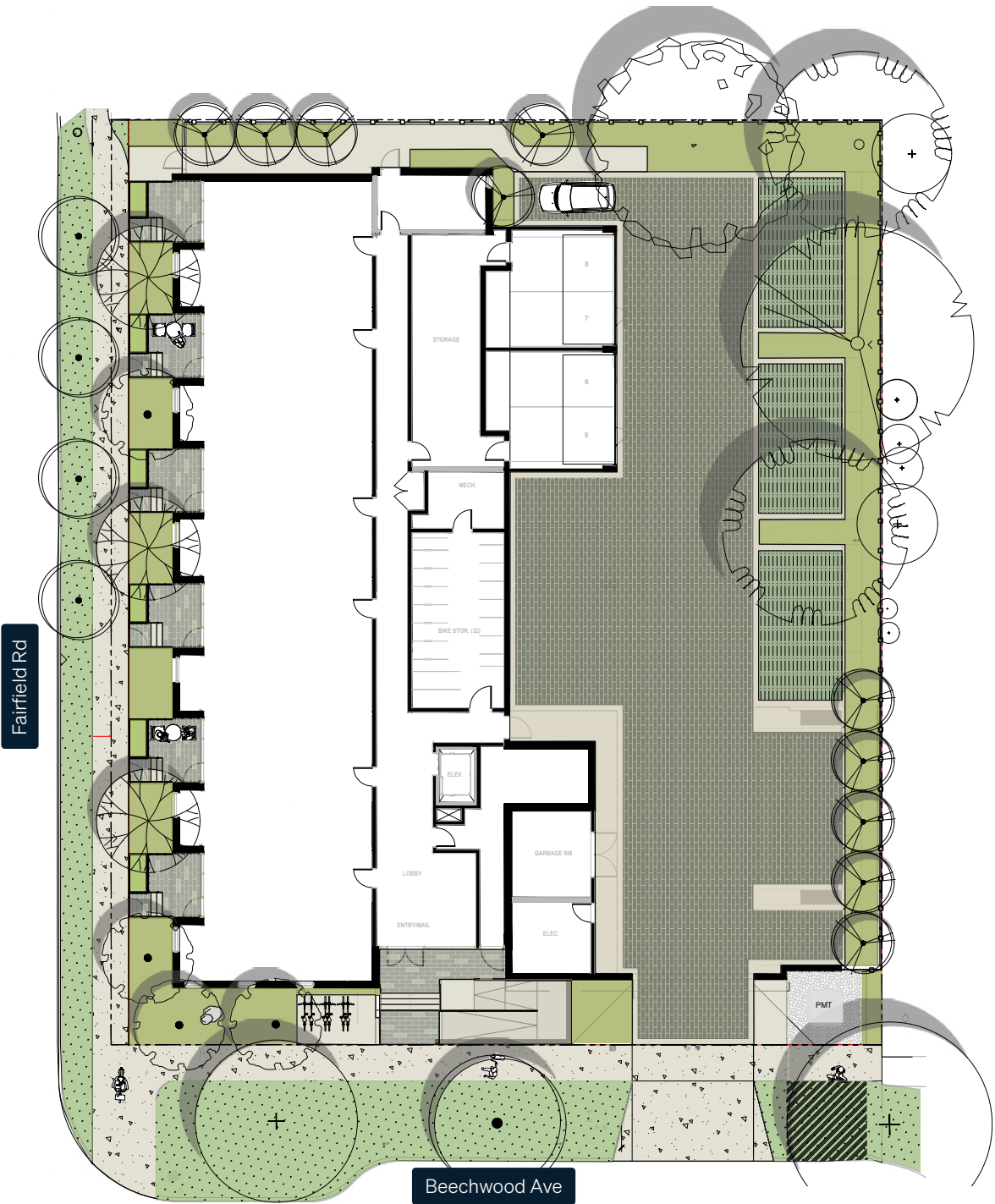
The frontage along Fairfield is constrained by overhead utility lines. As such, smaller trees have been selected from the City of Victoria’s preferred boulevard tree list. Plantings of tall grasses enclosed by structured evergreen shrubs provide privacy and present a coherent, but soft, buffer to the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

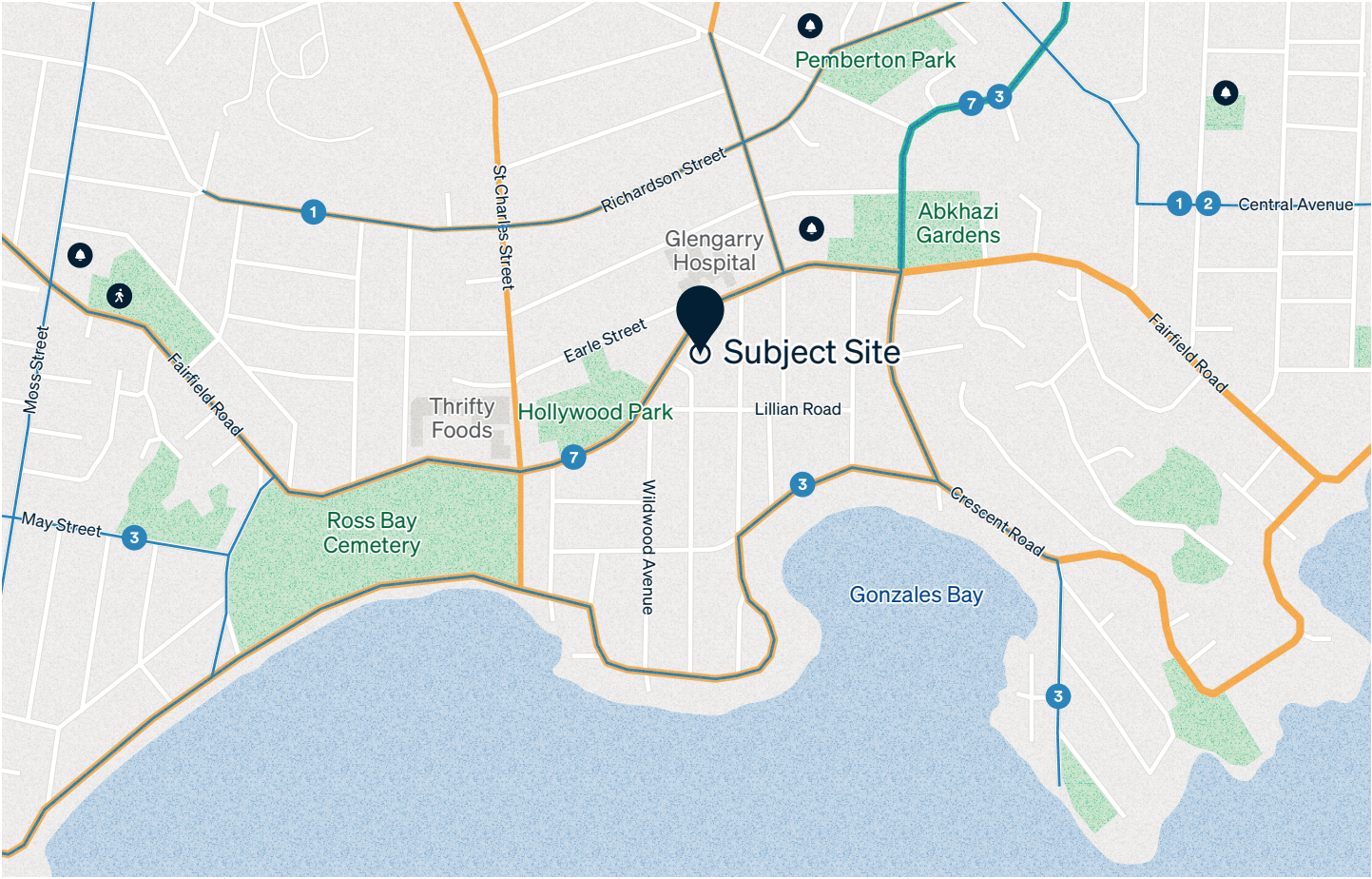
Vehicle Trip Generation Estimates

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

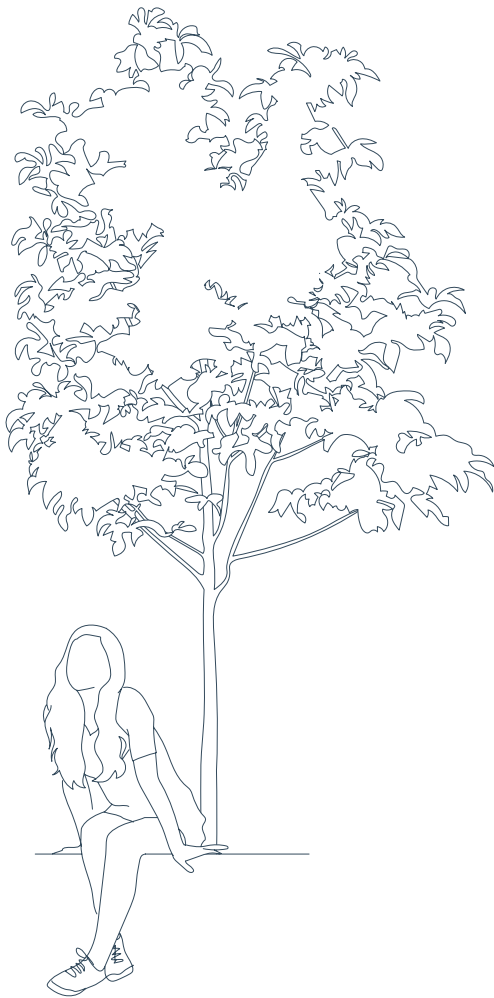
With the growing body of research indicating that densification holds the key for cities fight against climate change, reducing our dependence on cars is the most significant component of reducing greenhouse gas emissions. The central location of 1733-1737 Fairfield Road encourages a car-lite lifestyle,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

## High-Performance Building Envelope

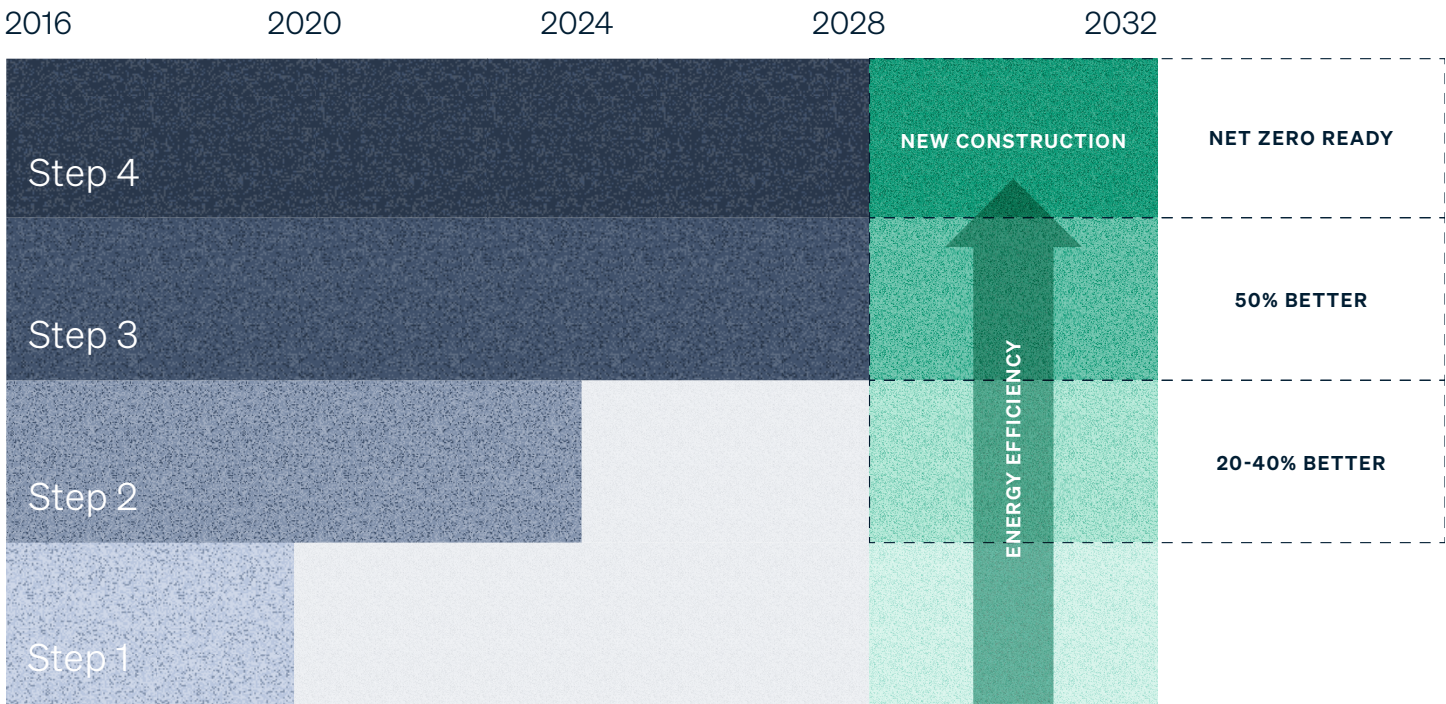
1733-1737 Fairfield Road is designed to meet (and potentially exceed) BC Step Code 3, in accordance with the City of Victoria’s phased Step Code guidelines. Step Code 3 represents a 50% increase in efficiency above the BC Building Code.

## 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.

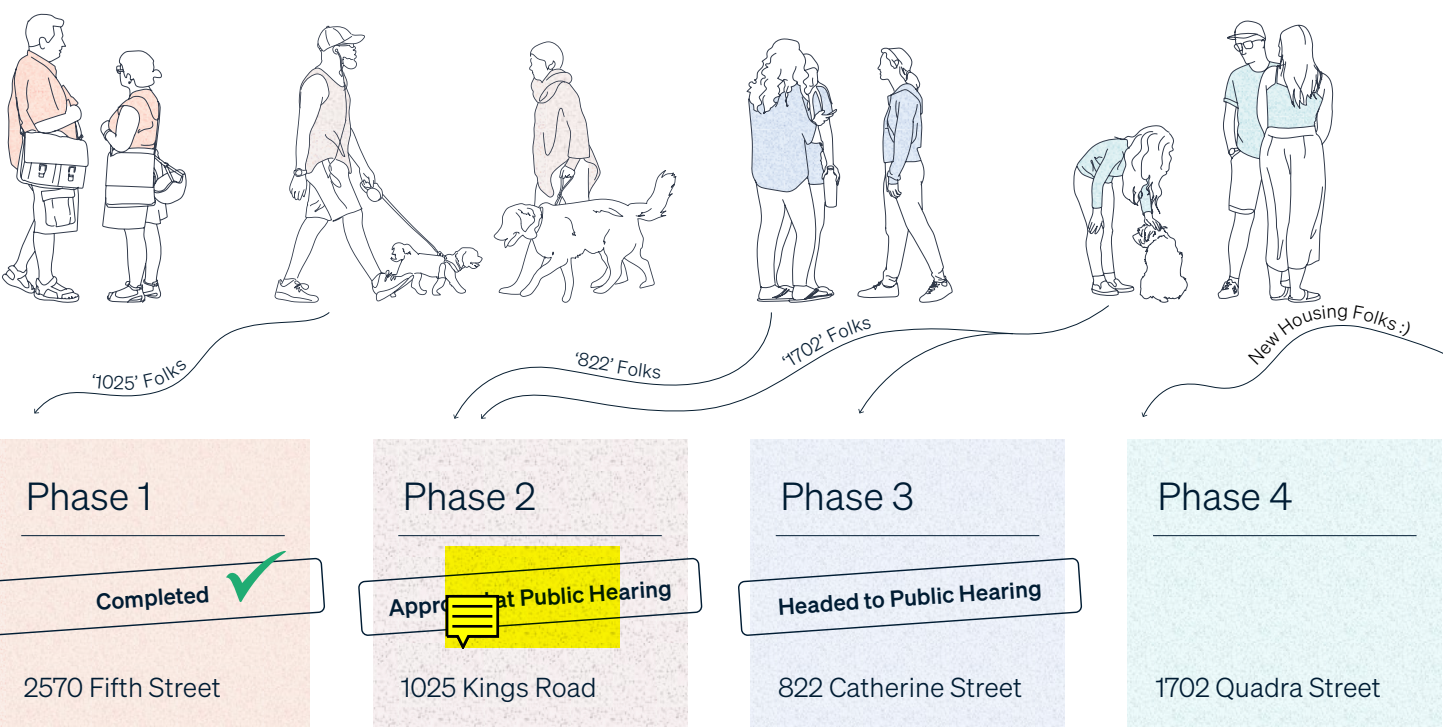


## BC Energy Step Code: Pathway to 2023





# Tenant Assistance



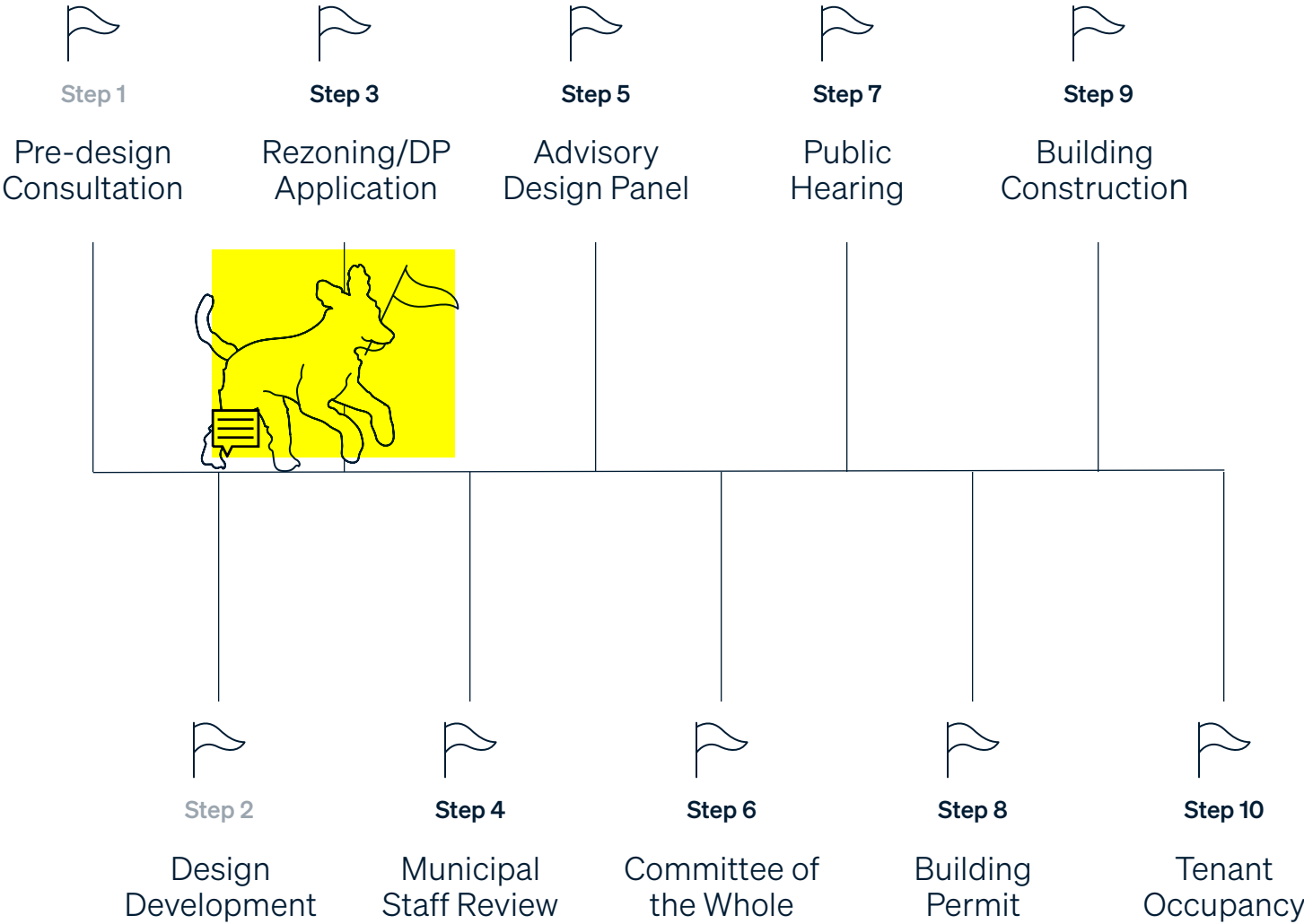
## A Multi-Phase Renewal Plan

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



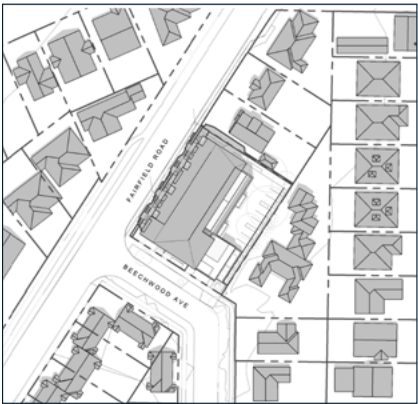
Summer Solstice 9:00 AM



Equinox 9:00 AM



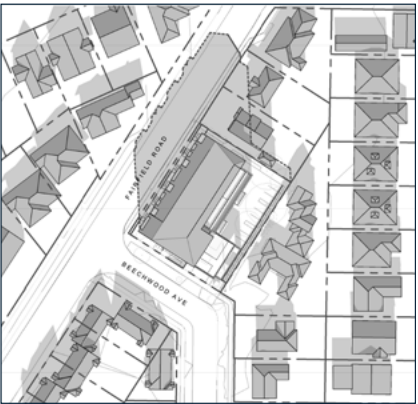
Winter Solstice 9:00 AM



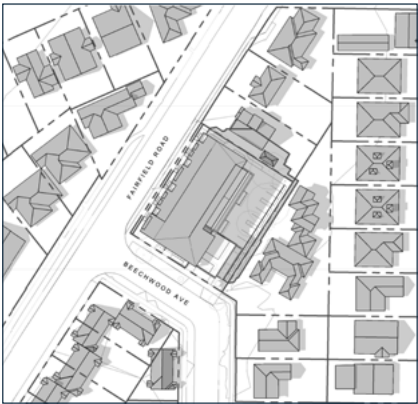
Summer Solstice 12:00 PM



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.



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