



Le PARC

FAIRFIELD-KIPLING

9 - UNIT TOWN HOME DEVELOPMENT

1400 Fairfield Rd and 349 Kipling St, Victoria, BC

List of Architectural Drawings

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28	Sheets in Set	

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City of Victoria
Revisions
 Received Date:
 May 12, 2022

Issued	Revised & Re-issued for DP
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Cover Sheet

Project Name:

Fairfield-Kipling
 Development

Civic: 1400 Fairfield Rd &
 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Apr 28, 2022

Scale: NTS

Sheet No:

A1.0

SITE PLAN

BART JOHNSON

Lots 13 & 35, Fairfield Farm Estate, Victoria City, Plan 884

ADDRESS : 1400 Fairfield/ 351 Kipling

PROJECT SURVEYOR : PJW

DRAWN BY : BAR DATE : OCT 2/18

OUR FILE : 31517 REVISION :

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

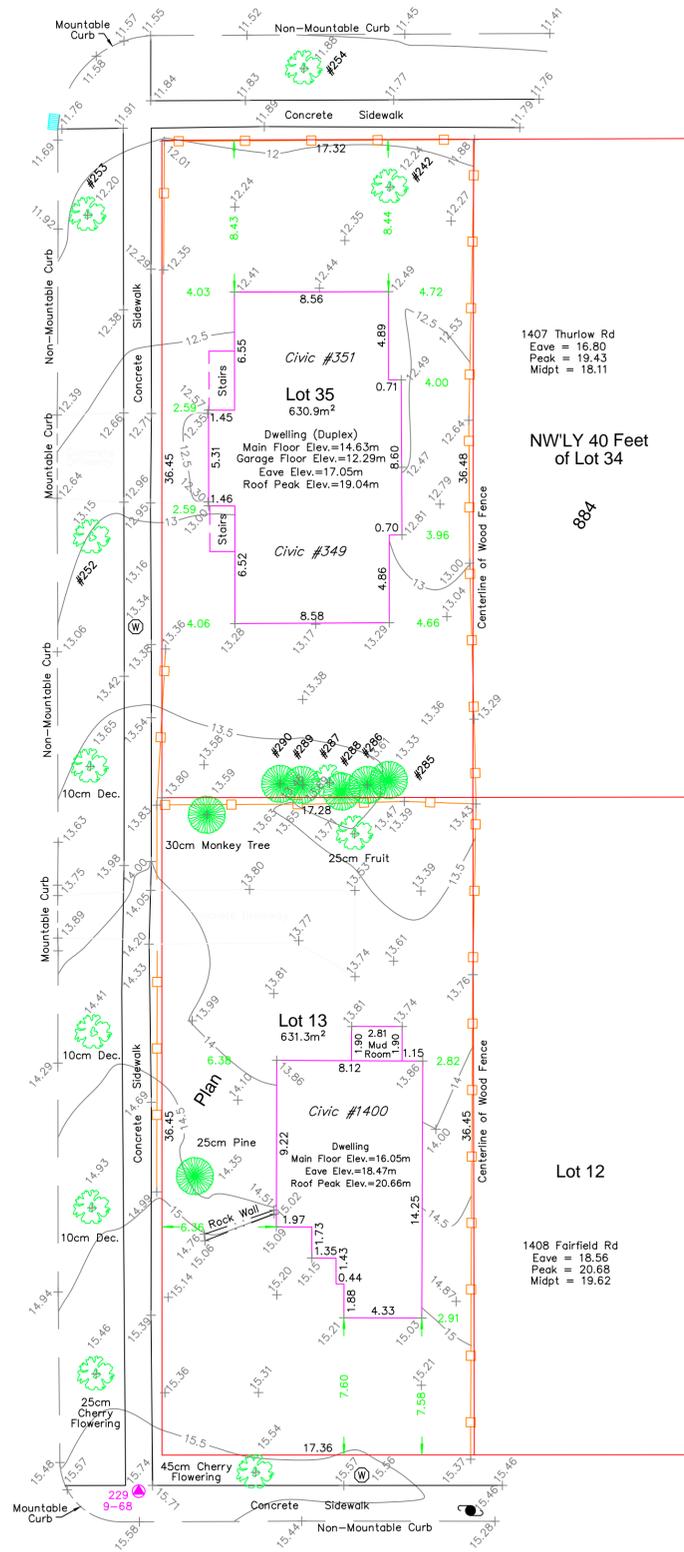
4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER



Thurlow Road

Kipling Street

Fairfield Road



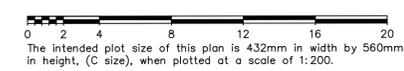
LEGEND

- Denotes Control Monument Found
- ▲ Denotes Traverse Station Placed
- Denotes Catch Basin
- Denotes Coniferous Tree
- Denotes Deciduous Tree
- Denotes Typical Spot Elevation
- Denotes Utility Pole
- Denotes Water Service

Table of Tree Descriptions

Tag #	Species	Diameter
#242	Deciduous	60cm
#252	Deciduous	45cm
#253	Deciduous	50cm
#254	Deciduous	30cm
#285	Cedar	40cm
#286	Cedar	40cm
#287	Deciduous	30cm (Twin)
#288	Cedar	30cm (Twin)
#289	Cedar	30cm
#290	Cedar	45cm (Twin)
No tag	Monkey	30cm
No tag	Fruit	25cm
No tag	Deciduous	10cm
No tag	Deciduous	10cm
No tag	Cherry	25cm
No tag	Cherry	45cm
No tag	Pine	25cm

Legal boundaries are derived from field survey
Distances and elevations are in metres.
Elevations are geodetic based on control monument 9-68.
Elevations are at grade unless noted otherwise.
Building dimensions and offsets to property lines are shown to exterior of building walls.



FOR DEVELOPMENT APPLICATION ONLY

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.
J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.
Subject to charges, legal notations, and interests shown on: Title No. E159777 (P.I.D. 008-292-345) Lot 13
Title No. CA6094211 (P.I.D. 005-209-510) Lot 35
V:_Projects\31517\08\02\Microsurvey\31517.dwg

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Survey Plan

Project Name:
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Context Plan

Project Name:

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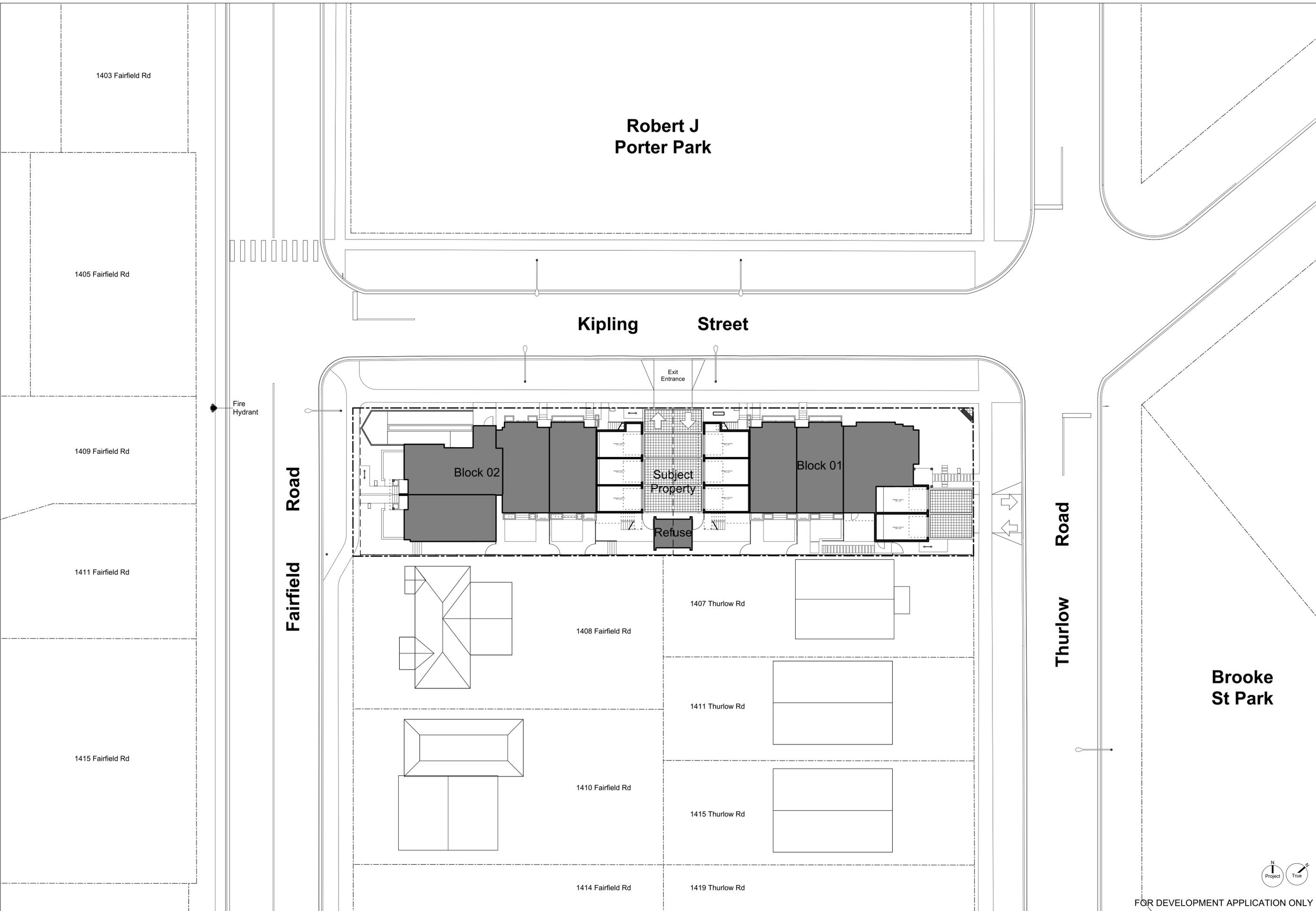
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Plot Date: Apr 28, 2022

Scale: 1:200

Sheet No:

A1.2



FOR DEVELOPMENT APPLICATION ONLY

Brooke St. Park



1 Streetscape Kipling Street
Scale: 1:150



2 Streetscape Fairfield Road
Scale: 1:150



3 Streetscape Thurlow Road
Scale: 1:150

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Context Streetscape

Project Name:
Fairfield-Kipling Development

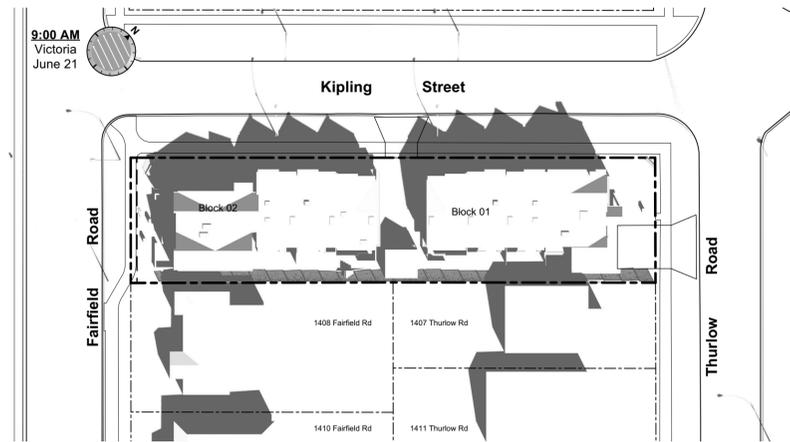
Civic: 1400 Fairfield Rd & 349 Kipling St

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Project No:
Drawn By: SG/TD
Plot Date: Apr 28, 2022
Scale: (1:120) 1" = 10'-0"
Sheet No:

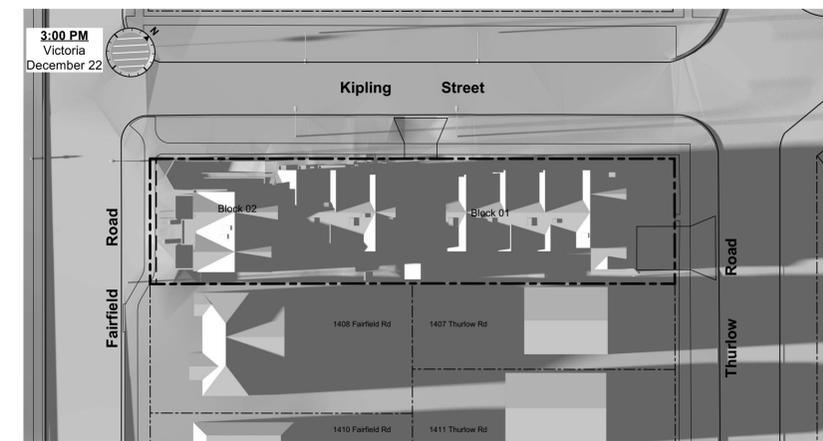
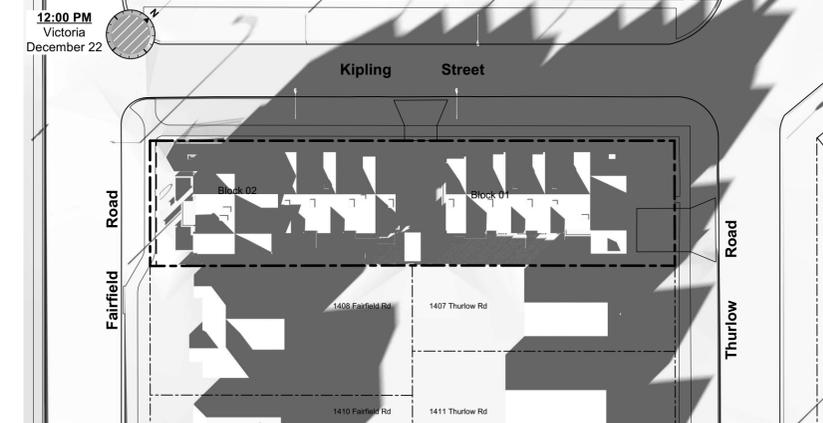
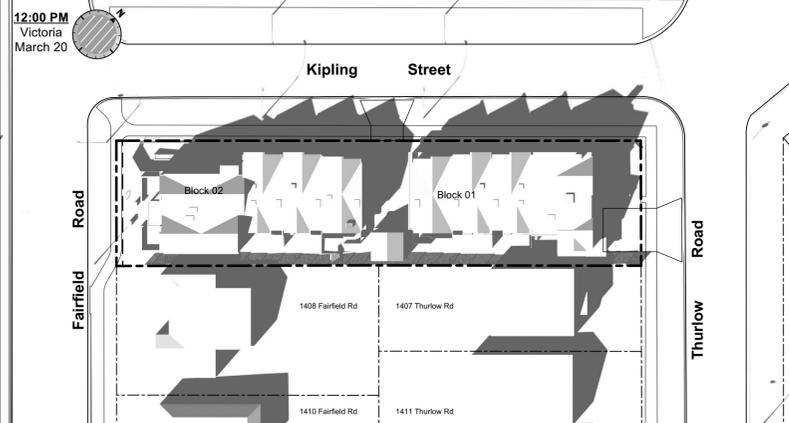
March Equinox



June Solstice



December Solstice



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Solar Study

Project Name:

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PID:

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Drawn By: SG/TD

Plot Date: Apr 28, 2022

Scale: (1:120) 1" = 10'-0"

Sheet No:



1

4

2

6

7

8

5

3



Legend

- | No. | Description |
|-----|--|
| 1 | Ready for solar panels (rough-in) |
| 2 | Ready for electric car charging outlets (rough-in) |
| 3 | Water efficient landscaping |
| 4 | Enhanced Bike Parking |
| 5 | Enhanced natural light |
| 6 | Energy efficient light fixtures |
| 7 | Water efficient plumbing fixtures |
| 8 | Low-VOC interior finishes |

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Sustainability Strategy

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Civic: 1400 Fairfield Rd & 349 Kipling St

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Scale: (1:120) 1" = 10'-0"

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Neighbouring Window Overlay

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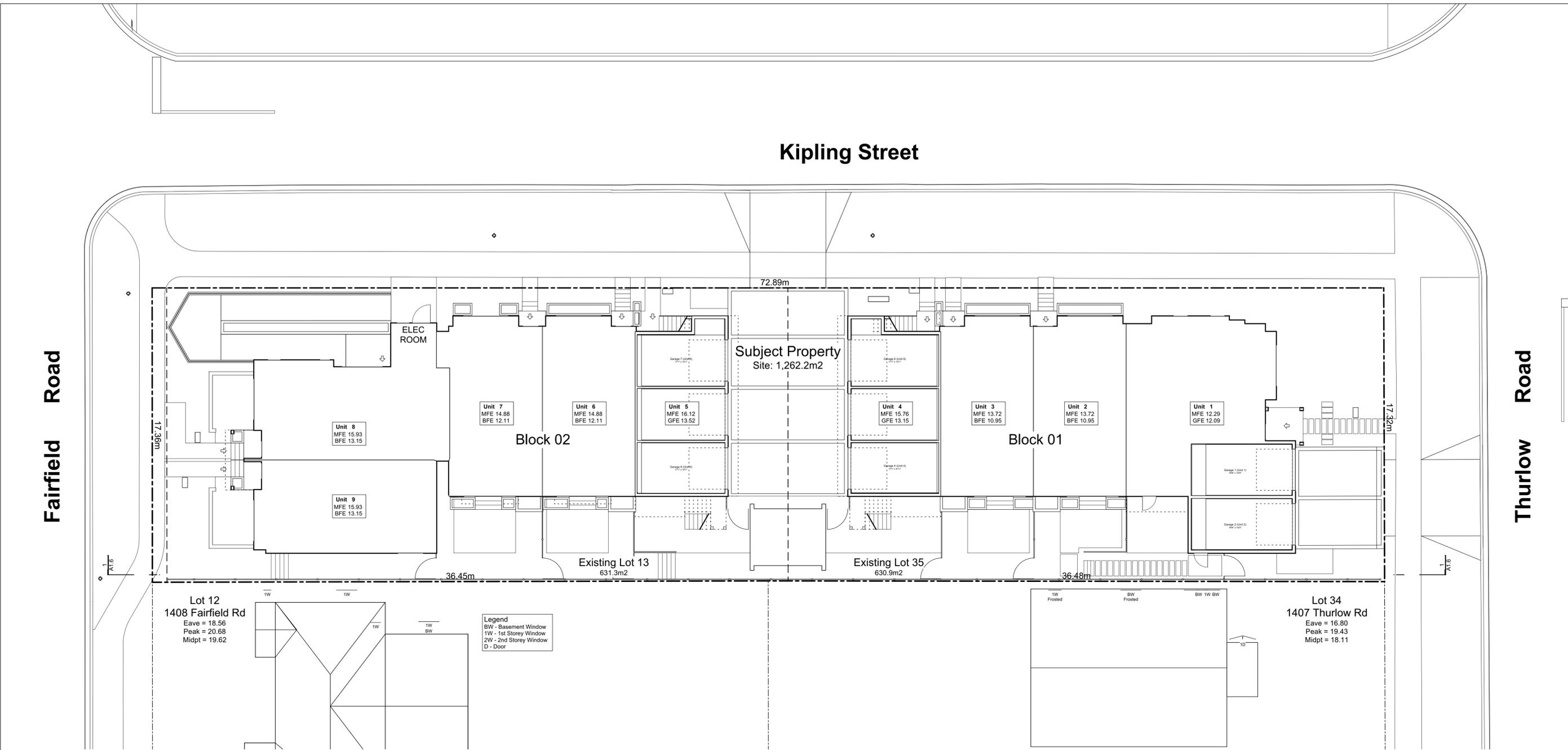
Drawn By: SG/TD

Plot Date: Apr 28, 2022

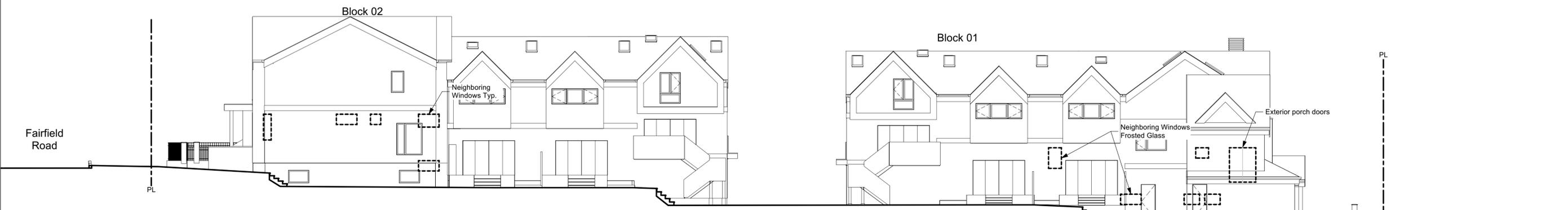
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Note:
 Diagrams as shown are for illustrative purposes only.
 Window locations are approximate and have not been surveyed.

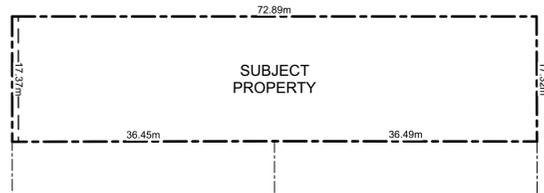


1 Window Elevation
 Scale: 1:120

Fairfield Road

Thurlow Road

Kipling Street



1 Proposed Consolidated Lot
Scale: 1:500

Existing Tree Schedule

See Arborist Report Prepared by Talbot Mackenzie & Associates

Tag	Name	Action	DBH (cm)	Spread (m)
695	Apple	Remove	13.1	11.5
799	Monkey Puzzle	Remove	101.7	16.4
800	Blue Spruce	Remove	82.0	16.4
898	Western Red Cedar	Remove	137.8	16.4
903	Western Red Cedar	Remove	137.8	13.1
912	Big Leaf Maple	Remove	150.9	39.4
913	Western Red Cedar	Remove	121.4	16.4
914	Western Red Cedar	Remove	108.3	13.1
915	Western Red Cedar	Remove	167.3	32.8
916	Ash	Remove	180.4	45.9
NT1	Japanese Cherry	Remove	157.5	26.2
NT2	Cherry Plum	Remove	91.9	9.8
NT3	Ginkgo	Retain	23.0	6.6
NT4	Ash	Remove	9.8	3.3
NT5	Red Maple	Retain	26.2	6.6
NT6	Scarlet Oak	Remove	13.1	6.6
NT7	Red Maple	Retain	154.2	32.8
NT8	Red Maple	Retain	160.8	32.8
NT9	Japanese Cherry	Retain	98.4	16.4

Project Data

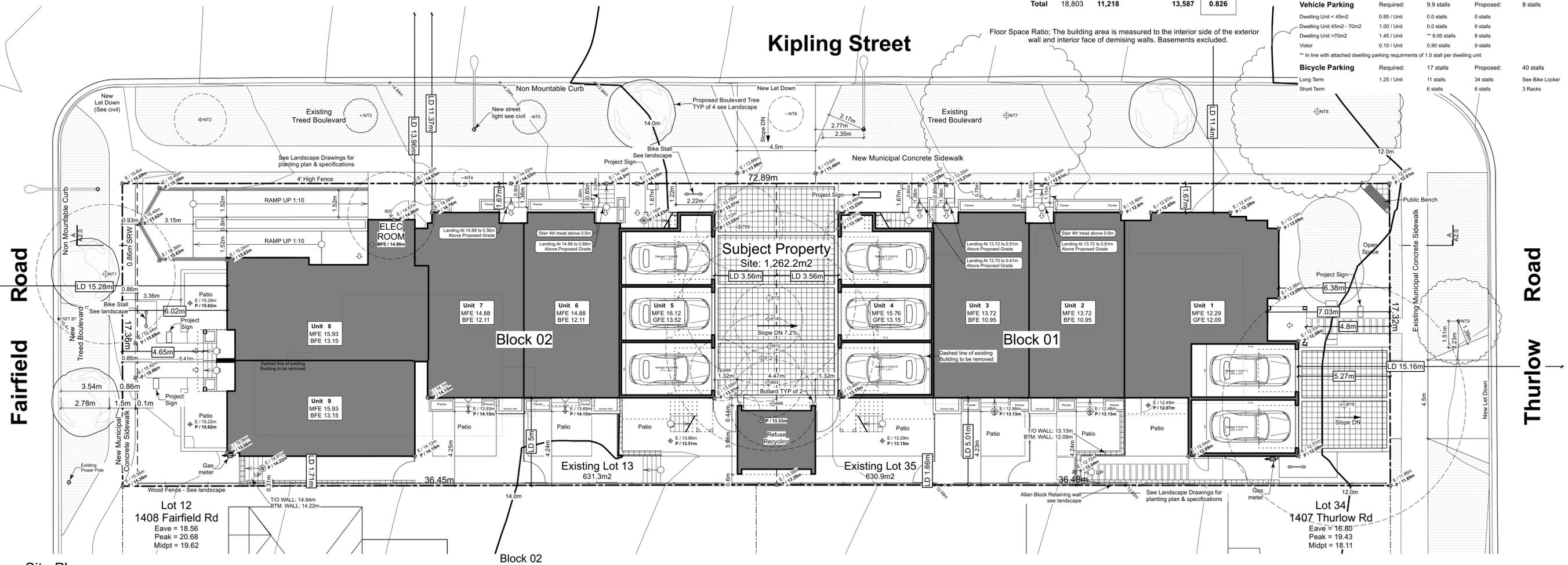
	GFA Area (SF)	Zoning Area (SF)	Habitable Half Storey	Site Area (SF)	FAR	Bedrms
Block 01 (Unit 1-4)						
Thurlow Cluster	8,598	5,460		6,791	0.804	11
Basement	1,239	0				
Main Floor	3,270	2,016				
Second Floor	2,615	2,476				
Half Storey	1,473	968	48.0% = (Half Storey / Main Floor)			
Garage	679	0				
Block 02 (Unit 5-9)						
Fairfield Cluster	10,063	5,758		6,796	0.847	15
Basement	2,541	0				
Main Floor	3,370	2,490				
Second Floor	2,950	2,822				
Half Storey	518	446	17.9% = (Half Storey / Main Floor)			
Garage	685	0				
Refuse	143	0				
Electrical Room	74	0				
Total	18,803	11,218		13,587	0.826	

Zoning Reconciliation

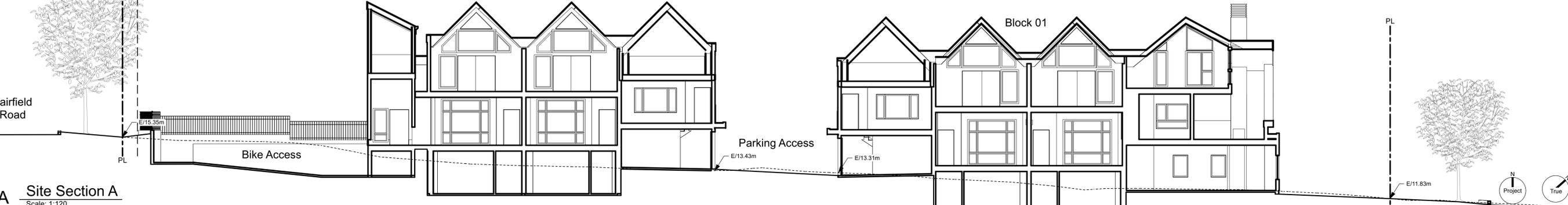
Lot Description	Property 1	Property 2	Total
Civic Address:	1400 Fairfield Rd.	349 Kipling St.	
Legal Address:	Lot 13 Plan 884	Lot 35 Fairfield Farm	
	Section F1/D Victoria	Estate Victoria VIP884	
Existing Zoning:	R1-B	R1-B	
Site Area:	631.3 M2	630.9 M2	Total: 1262.3 M2
FSR			Proposed: 0.000
Block 01	Theoretical Site 631.3 M2	4 Units 0.804	
Block 02	Theoretical Site 630.9 M2	5 Units 0.847	
Site Open Space			39.3% 495.23 M2
Block 01	Theoretical Site 631.3 M2	17.4% 218.39 M2	
Block 02	Theoretical Site 630.9 M2	22.0% 276.83 M2	
Lot Coverage			49.9% 628.07 M2
Block 01	Theoretical Site 631.3 M2	24.9% 313.45 M2	
Block 02	Theoretical Site 630.9 M2	25.0% 314.62 M2	
Setbacks			Proposed
Side Yard Corner Lot (Kipling St.)		1.67 m 5.48 FT	
Front Yard (Fairfield Rd.)		4.65 m 15.26 FT	
Rear Yard (Thurlow Rd.)		4.80 m 15.75 FT	
Interior Side Yard		1.66 m 5.45 FT	
Building Height	Maximum		Proposed
Block 01	8.30 m 2.5 Stories	8.27 m 2.5 Stories	
Block 02	10.50 m 2.5 Stories	9.94 m 2.5 Stories	
Vehicle Parking	Required:	Proposed:	
Dwelling Unit < 45m2	0.85 / Unit	0.0 stalls 0 stalls	
Dwelling Unit 45m2 - 70m2	1.00 / Unit	0.0 stalls 0 stalls	
Dwelling Unit > 70m2	1.45 / Unit	** 9.00 stalls 8 stalls	
Visitor	0.10 / Unit	0.90 stalls 0 stalls	
** In line with attached dwelling parking requirements of 1.0 stall per dwelling unit			
Bicycle Parking	Required:	Proposed:	
Long Term	1.25 / Unit	11 stalls 34 stalls	40 stalls
Short Term		6 stalls 6 stalls	See Bike Locker 3 Racks

Kipling Street

Floor Space Ratio: The building area is measured to the interior side of the exterior wall and interior face of demising walls. Basements excluded.



2 Site Plan
Scale: 1:120



A Site Section A
Scale: 1:120

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Scale: 1:120

Sheet No:

FOR DEVELOPMENT APPLICATION ONLY

Floor Area Calculations				Unit 1	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	No Basement as per zoning definition				
Main Floor	1,243 sq ft	115.5 m ²	797 sq ft	74.0 m ²	
Second Floor	873 sq ft	81.1 m ²	813 sq ft	75.5 m ²	
Half Storey	955 sq ft	88.8 m ²	555 sq ft	51.6 m ²	
Totals:	3,072 sq ft	285.4 m²	2,164 sq ft	201.1 m²	3
Garage	168 sq ft	15.7 m ²			

Floor Area Calculations				Unit 2	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	622 sq ft	57.8 m ²	0 sq ft	0.0 m ²	
Main Floor	617 sq ft	57.3 m ²	625 sq ft	58.0 m ²	
Second Floor	589 sq ft	54.8 m ²	568 sq ft	52.8 m ²	
Half Storey					
Totals:	1,828 sq ft	169.9 m²	1,193 sq ft	110.8 m²	3
Garage	168 sq ft	15.7 m ²			

Floor Area Calculations				Unit 3	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	617 sq ft	57.3 m ²	0 sq ft	0.0 m ²	
Main Floor	616 sq ft	57.3 m ²	595 sq ft	55.2 m ²	
Second Floor	589 sq ft	54.8 m ²	568 sq ft	52.8 m ²	
Half Storey					
Totals:	1,823 sq ft	169.3 m²	1,163 sq ft	108.1 m²	3
Garage	172 sq ft	16.0 m ²			

Floor Area Calculations				Unit 4	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	No Basement as per zoning definition				
Main Floor	794 sq ft	73.8 m ²	0 sq ft	0.0 m ²	
Second Floor	563 sq ft	52.3 m ²	527 sq ft	48.9 m ²	
Half Storey	518 sq ft	48.1 m ²	413 sq ft	38.4 m ²	
Totals:	1,875 sq ft	174.2 m²	940 sq ft	87.3 m²	2
Garage	170 sq ft	15.8 m ²			

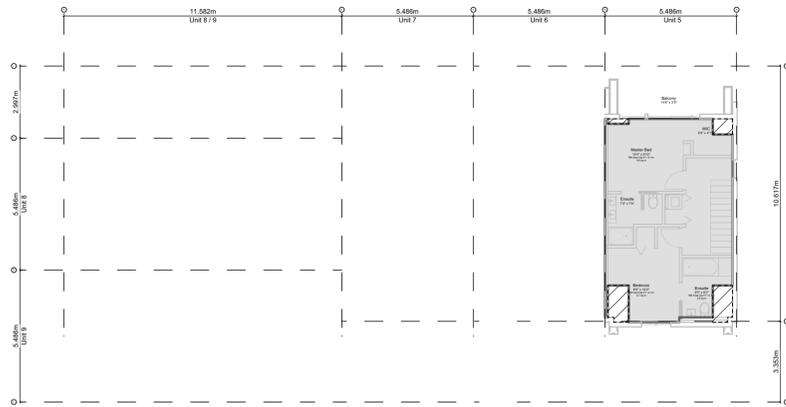
Floor Area Calculations				Unit 5	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	No Basement as per zoning definition				
Main Floor	794 sq ft	73.7 m ²	0 sq ft	0.0 m ²	
Second Floor	563 sq ft	52.3 m ²	527 sq ft	48.9 m ²	
Half Storey	518 sq ft	48.1 m ²	446 sq ft	41.4 m ²	
Totals:	1,875 sq ft	174.2 m²	972 sq ft	90.3 m²	2
Garage	0 sq ft	0.0 m ²			

Floor Area Calculations				Unit 6	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	627 sq ft	58.3 m ²	0 sq ft	0.0 m ²	
Main Floor	616 sq ft	57.3 m ²	594 sq ft	55.2 m ²	
Second Floor	589 sq ft	54.8 m ²	581 sq ft	53.9 m ²	
Half Storey	0 sq ft	0.0 m ²	0 sq ft	0.0 m ²	
Totals:	1,833 sq ft	170.3 m²	1,175 sq ft	109.2 m²	4
Garage	169 sq ft	15.7 m ²			

Floor Area Calculations				Unit 7	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	619 sq ft	57.5 m ²	0 sq ft	0.0 m ²	
Main Floor	636 sq ft	59.1 m ²	608 sq ft	56.5 m ²	
Second Floor	589 sq ft	54.8 m ²	572 sq ft	53.2 m ²	
Half Storey	0 sq ft	0.0 m ²	0 sq ft	0.0 m ²	
Totals:	1,844 sq ft	171.4 m²	1,181 sq ft	109.7 m²	4
Garage	172 sq ft	16.0 m ²			

Floor Area Calculations				Unit 8	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	678 sq ft	63.0 m ²	0 sq ft	0.0 m ²	
Main Floor	696 sq ft	64.7 m ²	681 sq ft	63.3 m ²	
Second Floor	626 sq ft	58.2 m ²	598 sq ft	55.6 m ²	
Half Storey					
Totals:	2,001 sq ft	185.9 m²	1,280 sq ft	118.9 m²	2
Garage	172 sq ft	16.0 m ²			

Floor Area Calculations				Unit 9	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	616 sq ft	57.2 m ²	0 sq ft	0.0 m ²	
Main Floor	627 sq ft	58.3 m ²	606 sq ft	56.3 m ²	
Second Floor	581 sq ft	54.0 m ²	544 sq ft	50.6 m ²	
Half Storey					
Totals:	1,825 sq ft	169.5 m²	1,150 sq ft	106.8 m²	3
Garage	172 sq ft	16.0 m ²			



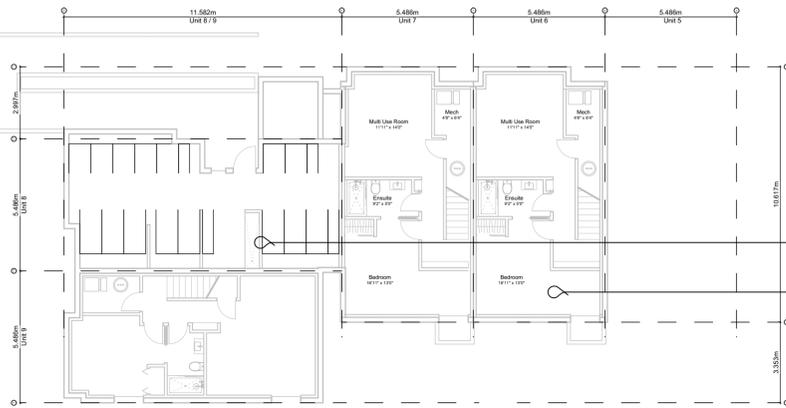
2.3 Block 02 - Floor 3 (Half Storey)
Scale: 1:150



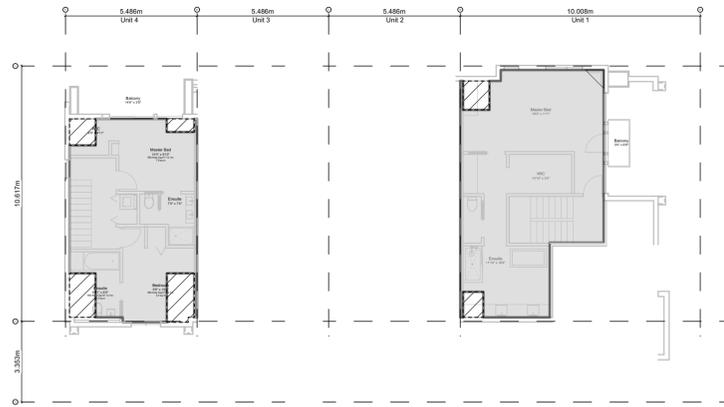
2.2 Block 02 - Floor 2
Scale: 1:150



2.1 Block 02 - Floor 1
Scale: 1:150



2.0 Block 02 - Basement
Scale: 1:150



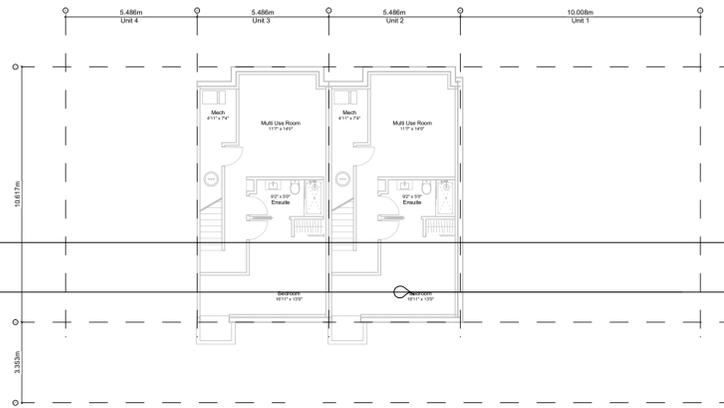
1.3 Block 01 - Floor 3 (Half Storey)
Scale: 1:150



1.2 Block 01 - Floor 2
Scale: 1:150



1.1 Block 01 - Floor 1
Scale: 1:150



1.0 Block 01 - Basement
Scale: 1:150

"Area" when used in reference to a floor of a storey of a building means the entire area which in plan is enclosed by the interior face of the exterior walls of the storey at floor level plus the area enclosed by any cantilevered element that is within that storey and that is above floor level, but does not include of the following areas:

- the area used or intended to be used for required parking or movement of motor vehicles, as set out in this bylaw, which is calculated starting from the lowest level of the building;
- the area used or intended to be used for required Bicycle Parking, Long-Term, as set out in this bylaw, which is calculated starting from the lowest level of the building;
- the area or areas of balconies, exposed decks, patios or roofs; and
- the area of elevator shafts.

"First Storey" means the storey above the basement of a building without a basement, means the lowest storey.

"Floor Space Ratio" means the ratio of the total floor area of a building to the lot area.

"Habitable Room" means a room in a dwelling unit other than a kitchen, storage room, toilet, bathroom, sauna room, hallway, or stairway.

"Half Storey" means that part of any building wholly or partly within the framing of the roof, where the habitable floor area is not more than 70% of the ground floor area of the building.

"Storey" means the space between two floors or between any floor and a basement or a crawlspace.

"Total Floor Area" means the sum of the areas of all floors of a building, including the area of space under a ceiling which is less than 1.8m above grade.

Project Data						
	GFA Area (SF)	Zoning Area (SF)	Habitable Area (SF)	Site Area (SF)	FAR	Bedrms
Block 01 (Unit 1-4)						
Thurlow Cluster	8,598	5,460		6,791	0.804	11
Basement	1,239	0				
Main Floor	3,270	2,016				
Second Floor	2,615	2,476				
Half Storey	1,473	968	48.0% = (Half Storey / Main Floor)			
Garage	679	0				
Block 02 (Unit 5-9)						
Fairfield Cluster	10,063	5,758		6,796	0.847	15
Basement	2,541	0				
Main Floor	3,370	2,490				
Second Floor	2,950	2,822				
Half Storey	518	446	17.9% = (Half Storey / Main Floor)			
Garage	685	0				
Refuse	143	0				
Electrical Room	74	0				
Total	18,803	11,218		13,587	0.826	

Floor Space Ratio; The building area is measured to the interior side of the exterior wall and interior face of demising walls. Basements excluded.

"Basement" means any part of a building between two floor levels that is partially or completely below grade and has a finished ceiling that is no more than 1.2m above grade.

Floor Area Legend

- Area counted towards zoning floor ratio
- Area of refuse
- Area of garage
- Area of electrical room
- Area Less than 1.8m ceiling height

Bicycle parking excluded

All basements are less than 1.8m below grade, excluded. See sections

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2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP

Graphical Floor Area Ratio

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Project No: 19.015

Drawn By: SG/TD

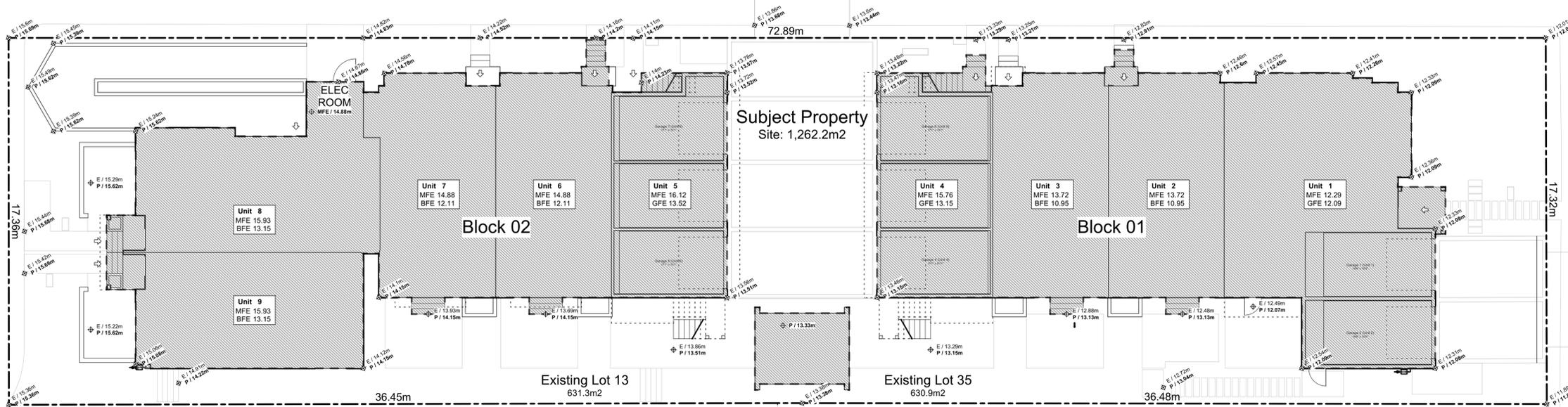
Plot Date: Apr 28, 2022

Scale: 1:100

Sheet No:

Fairfield Road

Thurlow Road



Lot 12
1408 Fairfield Rd
Eave = 18.56
Peak = 20.68
Midpt = 19.62

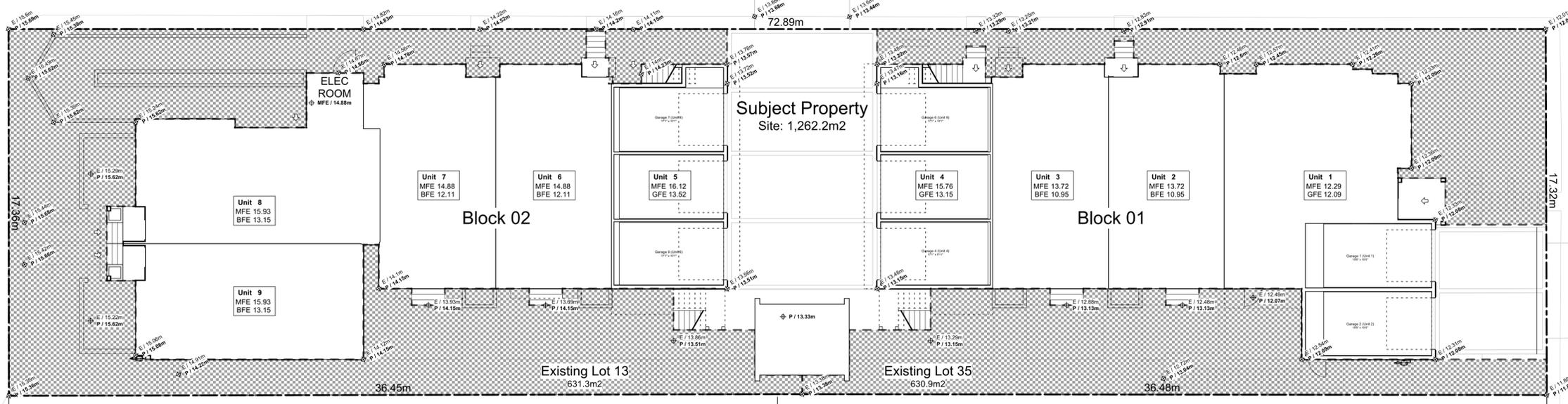
"Site Coverage" means the percentage of the area of a lot which is occupied by any structure.

Lot 34
1407 Thurlow Rd
Eave = 16.80
Peak = 19.43
Midpt = 18.11

2 Lot Coverage
Scale: 1:120

Fairfield Road

Thurlow Road



Lot 12
1408 Fairfield Rd
Eave = 18.56
Peak = 20.68
Midpt = 19.62

"Open Site Space" means that portion of a lot which is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot; excluding accessory garden structures, balconies and roof projections.

Lot 34
1407 Thurlow Rd
Eave = 16.80
Peak = 19.43
Midpt = 18.11

1 Open Site Space
Scale: 1:120

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Graphical & Site Coverage & Open Site Space

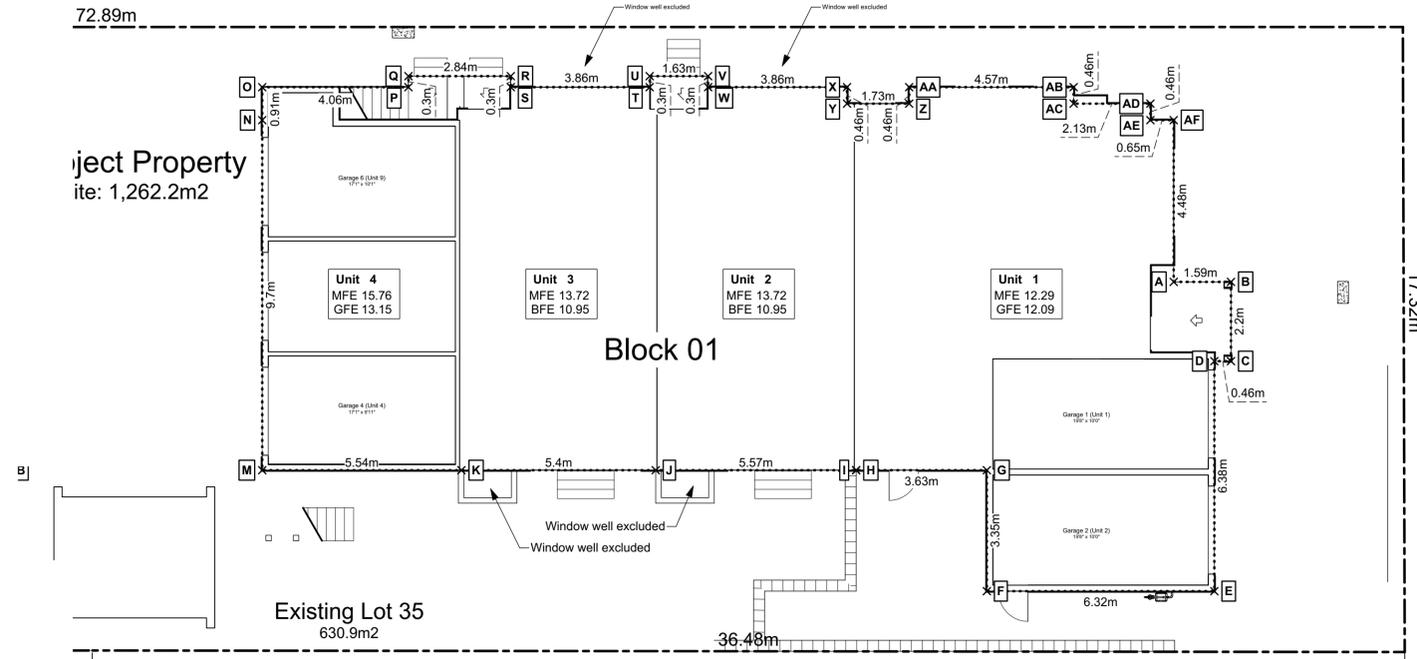
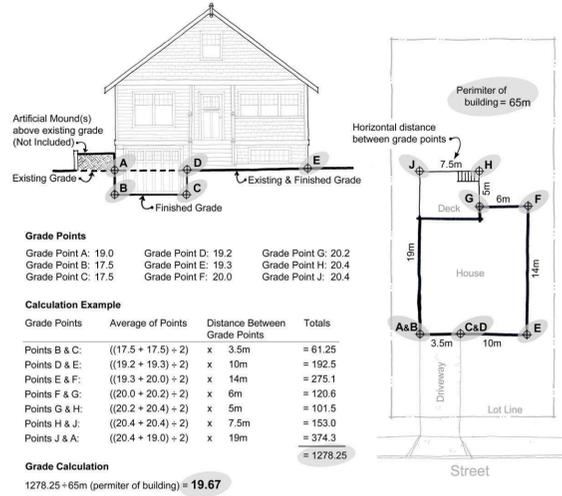
Project Name:
Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

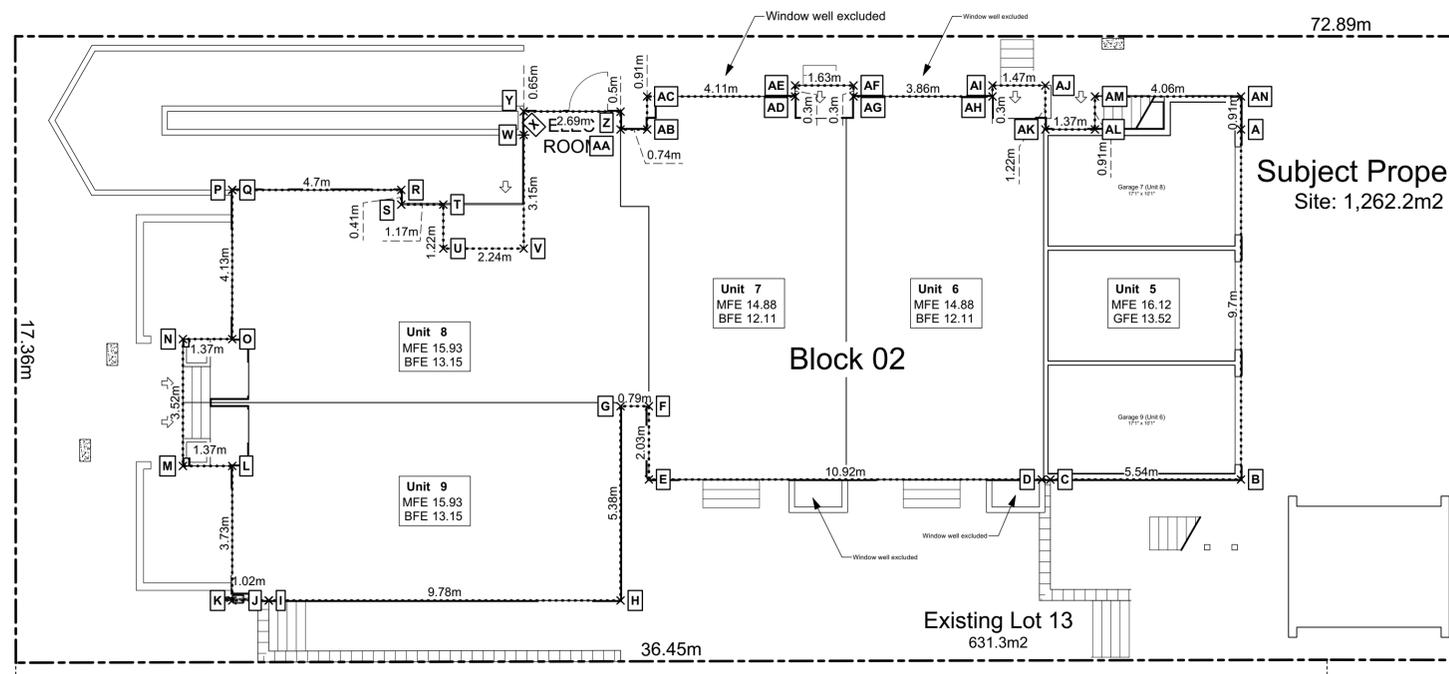
Legal:
PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Apr 28, 2022
Scale: (1:120) 1" = 10'-0"
Sheet No:



"Grade" means the elevation calculated by averaging the elevation of natural grade or finished grade, whichever is lower at any points at which any part of a building comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the wall of a building, and excluding the minimum window well width and depth required by the British Columbia Building Code."



1 Block 01 Average Grade
Scale: 1:100



2 Block 02 Average Grade
Scale: 1:100

Grade Calculations - Block 01

PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	12.36 m	12.09 m	12.09 m	B	12.09 m	12.09 m	x 1.59 m	19.22
B	12.30 m	12.09 m	12.09 m	C	12.06 m	12.08 m	x 2.20 m	26.57
C	12.30 m	12.06 m	12.06 m	D	12.09 m	12.08 m	x 0.46 m	5.55
D	12.33 m	12.09 m	12.09 m	E	12.09 m	12.09 m	x 6.38 m	77.13
E	12.30 m	12.09 m	12.09 m	F	12.09 m	12.09 m	x 6.32 m	76.41
F	12.52 m	12.09 m	12.09 m	G	12.09 m	12.09 m	x 3.35 m	40.50
G	12.49 m	12.09 m	12.09 m	H	12.09 m	12.09 m	x 3.63 m	43.89
H	12.49 m	12.09 m	12.09 m	I	12.49 m		Step Up	
I	12.49 m	13.13 m	12.49 m	J	12.73 m	12.61 m	x 5.57 m	70.22
J	12.73 m	13.13 m	12.73 m	K	13.13 m	12.93 m	x 5.40 m	69.81
K	13.23 m	13.13 m	13.13 m	M	13.15 m	13.14 m	x 3.35 m	44.02
M	13.44 m	13.15 m	13.15 m	N	13.16 m	13.15 m	x 13.06 m	171.79
N	13.47 m	13.16 m	13.16 m	O	13.22 m	13.19 m	x 0.91 m	12.00
O	13.48 m	13.22 m	13.22 m	P	13.27 m	13.25 m	x 0.46 m	53.78
P	13.33 m	13.27 m	13.27 m	Q	13.28 m	13.27 m	x 0.30 m	3.98
Q	13.35 m	13.28 m	13.28 m	R	13.16 m	13.22 m	x 2.84 m	37.54
R	13.21 m	13.16 m	13.16 m	S	13.15 m	13.15 m	x 0.30 m	3.95
S	13.21 m	13.15 m	13.15 m	T	12.95 m	13.05 m	x 3.86 m	50.38
T	13.03 m	12.95 m	12.95 m	U	12.95 m	12.95 m	x 0.30 m	3.88
U	13.01 m	12.95 m	12.95 m	V	12.60 m	12.77 m	x 1.63 m	20.82
V	12.60 m	12.90 m	12.60 m	W	12.36 m	12.48 m	x 0.30 m	3.74
W	12.36 m	12.90 m	12.36 m	X	12.50 m	12.43 m	x 3.86 m	47.98
X	12.60 m	12.60 m	12.60 m	Y	12.35 m	12.42 m	x 0.46 m	5.72
Y	12.35 m	12.60 m	12.35 m	Z	12.52 m	12.43 m	x 1.73 m	21.51
Z	12.54 m	12.52 m	12.52 m	AA	12.52 m	12.52 m	x 0.46 m	5.76
AA	12.57 m	12.52 m	12.52 m	AB	12.27 m	12.40 m	x 4.57 m	56.65
AB	12.40 m	12.27 m	12.27 m	AC	12.27 m	12.27 m	x 0.46 m	5.64
AC	12.42 m	12.27 m	12.27 m	AD	12.09 m	12.18 m	x 2.13 m	25.94
AD	12.35 m	12.09 m	12.09 m	AE	12.09 m	12.09 m	x 0.46 m	5.56
AE	12.36 m	12.09 m	12.09 m	AF	12.09 m	12.09 m	x 0.65 m	7.86
AF	12.33 m	12.09 m	12.09 m					
Sub-Total:								1,017.82
Perimeter of Building:								80.59 m
Average Grade:								12.63 m

Grade Calculations - Block 02

PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	13.68 m	13.52 m	13.52 m	B	13.52 m	13.52 m	x 13.06 m	176.55
B	13.57 m	13.52 m	13.52 m	C	13.52 m	13.52 m	x 5.54 m	74.89
C	13.59 m	13.52 m	13.52 m	D	13.60 m	13.56 m	x 3.35 m	45.43
D	13.60 m	14.15 m	13.60 m	E	14.08 m	13.84 m	x 10.92 m	151.15
E	14.08 m	14.15 m	14.08 m	F	14.12 m	14.10 m	x 2.03 m	28.62
F	14.12 m	14.15 m	14.12 m	G	14.15 m	14.13 m	x 0.79 m	11.16
G	14.18 m	14.15 m	14.15 m	H	14.13 m	14.14 m	x 5.38 m	76.06
H	14.13 m	14.15 m	14.13 m	I	14.22 m	14.18 m	x 9.78 m	138.64
I	14.96 m	14.22 m	14.22 m	J	14.96 m		Step Up	
J	14.96 m	15.01 m	14.96 m	K	15.02 m	14.99 m	x 1.02 m	15.29
K	15.02 m	15.09 m	15.02 m	L	15.22 m	15.12 m	x 3.73 m	56.39
L	15.22 m	15.62 m	15.22 m	M	15.22 m	15.22 m	x 1.37 m	20.86
M	15.23 m	15.62 m	15.23 m	N	15.27 m	15.25 m	x 3.52 m	53.68
N	15.27 m	15.62 m	15.27 m	O	15.25 m	15.26 m	x 1.37 m	20.90
O	15.25 m	15.62 m	15.25 m	P	15.24 m	15.24 m	x 4.13 m	62.96
P	15.24 m	15.62 m	15.24 m	Q	13.75 m		Step Down	
Q	15.24 m	13.75 m	13.75 m	R	13.27 m	13.51 m	x 4.70 m	63.50
R	15.11 m	13.27 m	13.27 m	S	13.27 m	13.27 m	x 0.41 m	5.44
S	15.13 m	13.27 m	13.27 m	T	13.15 m	13.21 m	x 1.17 m	15.46
T	15.08 m	13.15 m	13.15 m	U	13.15 m	13.15 m	x 1.22 m	16.04
U	15.11 m	13.15 m	13.15 m	V	13.15 m	13.15 m	x 2.24 m	29.46
V	14.46 m	13.15 m	13.15 m	W	13.15 m	13.15 m	x 3.15 m	41.42
W	14.64 m	13.15 m	13.15 m	X	14.47 m		Step Up	
X	14.47 m	14.86 m	14.47 m	Y	14.47 m	14.47 m	x 0.65 m	9.41
Y	14.47 m	14.86 m	14.47 m	Z	14.38 m	14.42 m	x 2.69 m	38.80
Z	14.38 m	14.80 m	14.38 m	AA	14.29 m	14.33 m	x 0.50 m	7.17
AA	14.29 m	14.80 m	14.29 m	AB	14.29 m	14.29 m	x 0.74 m	10.57
AB	14.29 m	14.80 m	14.29 m	AC	14.61 m	14.45 m	x 0.91 m	13.15
AC	14.61 m	14.78 m	14.61 m	AD	14.11 m	14.36 m	x 4.11 m	59.01
AD	14.11 m	14.49 m	14.11 m	AE	14.19 m	14.15 m	x 0.30 m	4.24
AE	14.19 m	14.50 m	14.19 m	AF	14.09 m	14.14 m	x 1.63 m	23.04
AF	14.09 m	14.49 m	14.09 m	AG	14.01 m	14.05 m	x 0.30 m	4.21
AG	14.01 m	14.49 m	14.01 m	AH	14.04 m	14.02 m	x 3.86 m	54.14
AH	14.04 m	14.30 m	14.04 m	AI	14.10 m	14.07 m	x 0.30 m	4.22
AI	14.10 m	14.28 m	14.10 m	AJ	14.09 m	14.10 m	x 1.47 m	20.72
AJ	14.09 m	14.26 m	14.09 m	AK	13.96 m	14.03 m	x 1.22 m	17.11
AK	13.96 m	14.30 m	13.96 m	AL	13.94 m	13.95 m	x 1.37 m	19.11
AL	13.94 m	14.25 m	13.94 m	AM	14.03 m	13.98 m	x 0.91 m	12.73
AM	14.03 m	14.21 m	14.03 m	AN	13.58 m	13.81 m	x 4.06 m	56.06
AN	13.79 m	13.58 m	13.58 m					
Sub-Total:								1,457.59
Perimeter of Building:								103.90 m
Average Grade:								14.03 m

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Graphical
Average Grade Calculation

Project Name: Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Apr 28, 2022

Scale: 1:100

Sheet No:

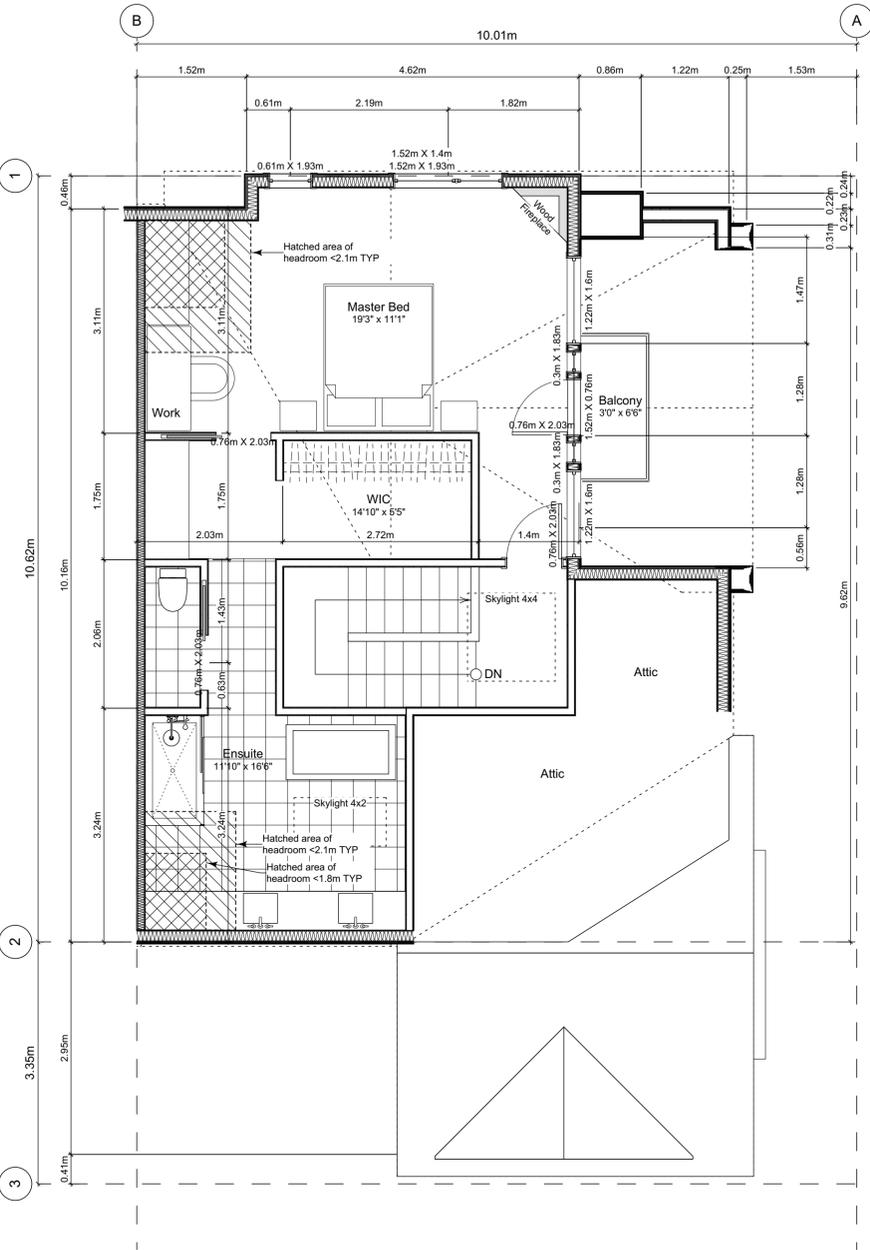
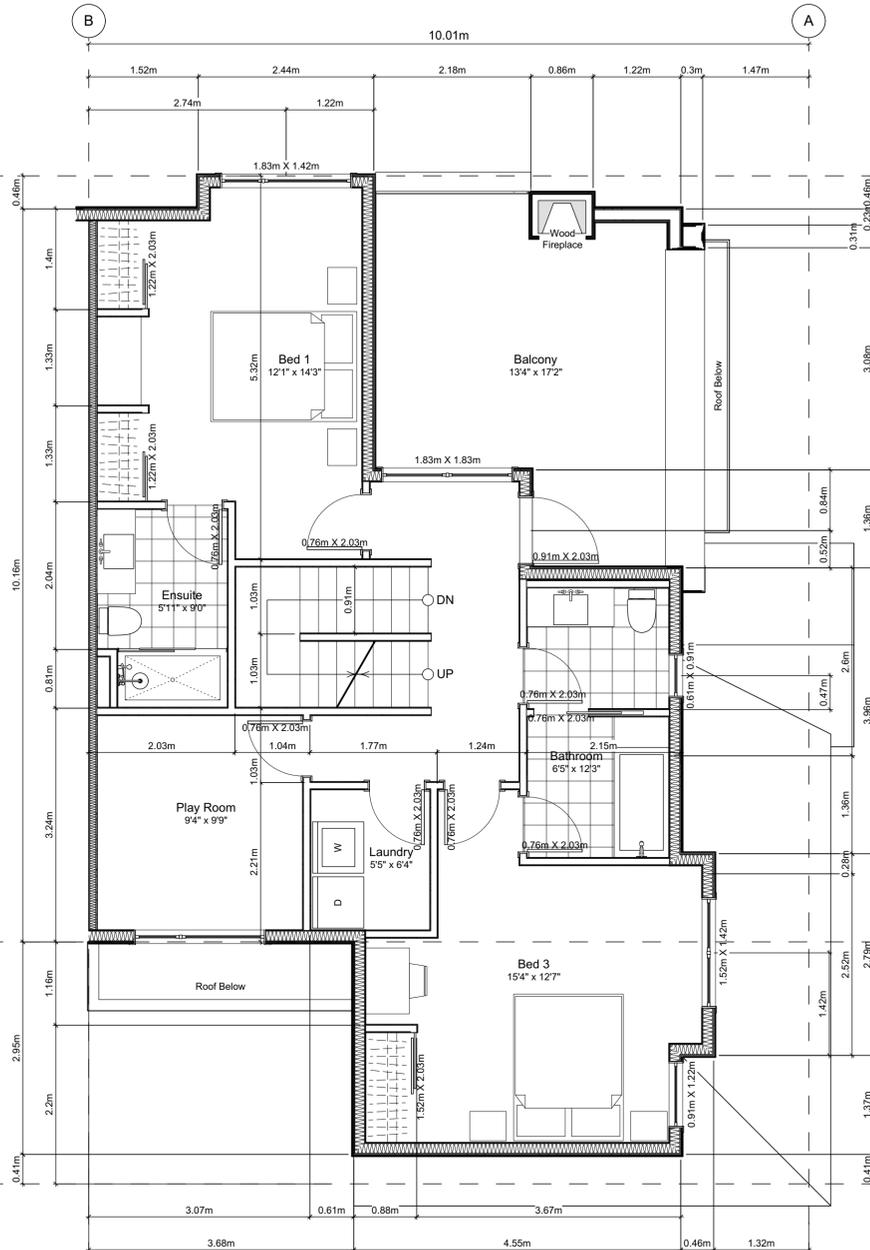
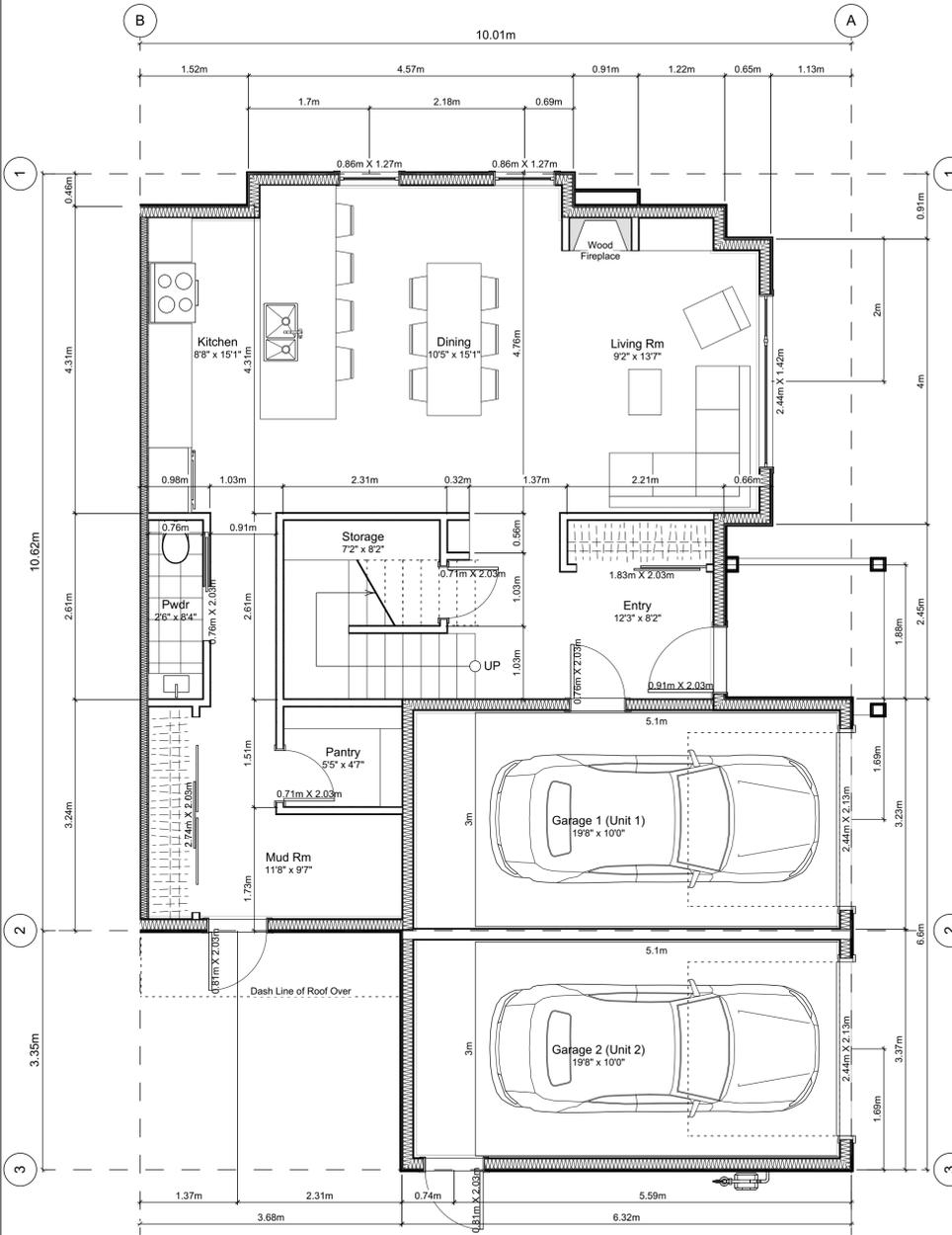
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Unit 1 Floor Plans



Unit Plan Notes:
See Block plan for foundation plan.

Grid Lines are to:
1) Outside face of plywood or
2) Centre line of demising wall.

Dimensions are to:
1) One side of interior stud,
2) Face of plywood, or face of concrete.

Floor Area Calculations		Unit 1		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	No Basement as per zoning definition			
Main Floor	1,243 sq ft 115.5 m2	797 sq ft	74.0 m2	
Second Floor	873 sq ft 81.1 m2	813 sq ft	75.5 m2	
Half Storey	955 sq ft 88.8 m2	555 sq ft	51.6 m2	
Totals:	3,072 sq ft 285.4 m2	2,164 sq ft	201.1 m2	3
Garage	168 sq ft 15.7 m2			

Project Name: **Fairfield-Kipling Development**

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Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Apr 28, 2022

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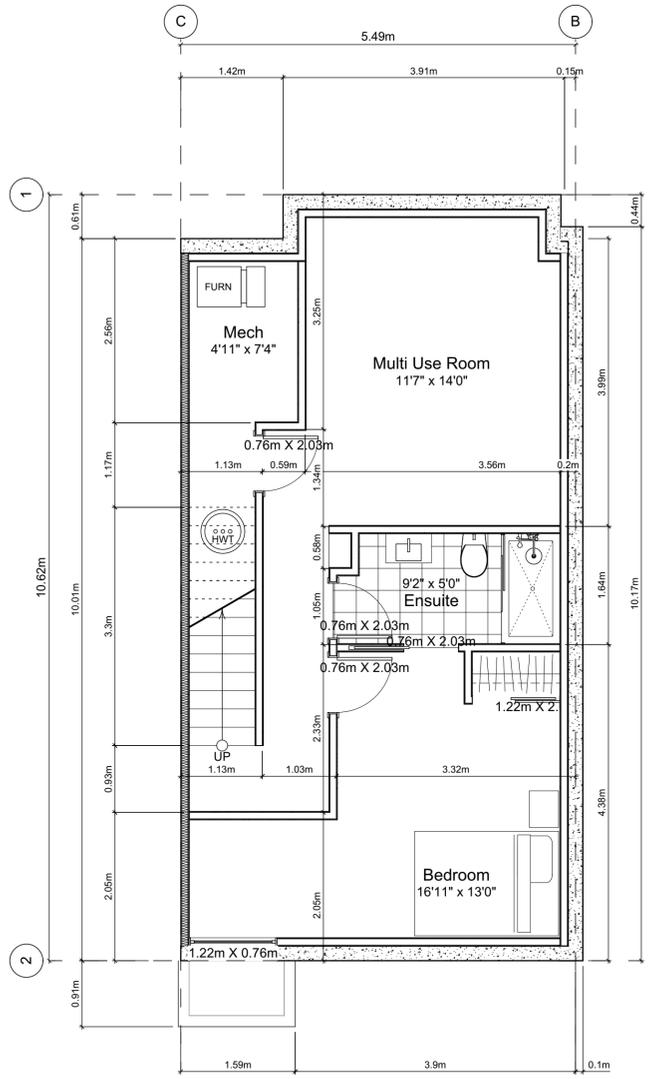
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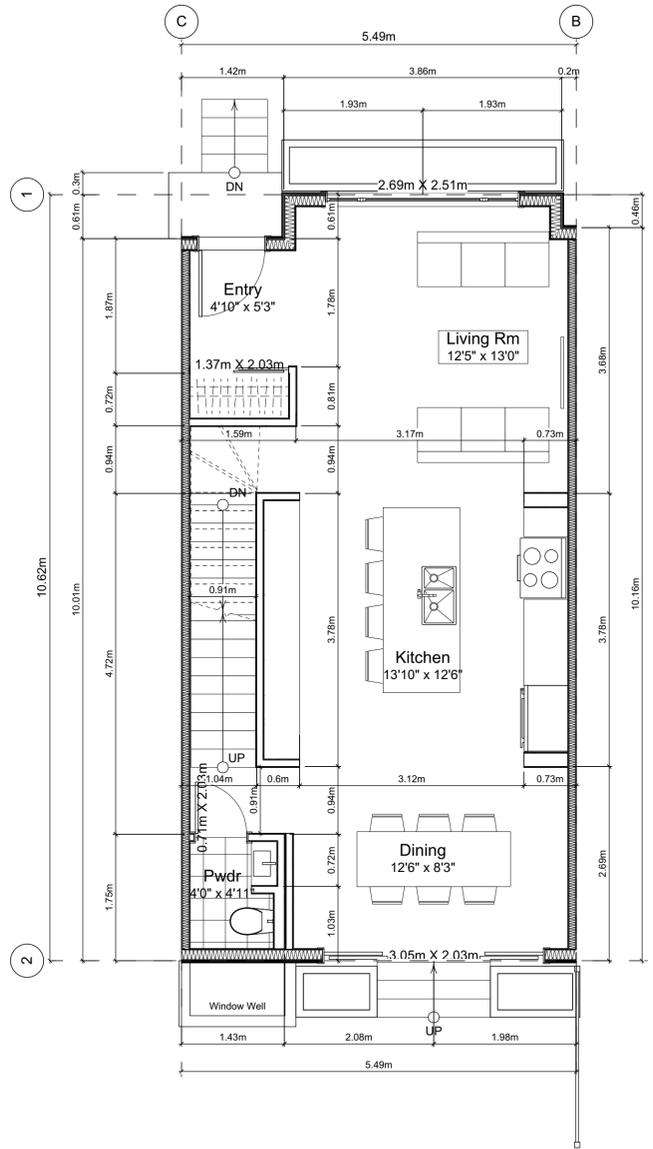
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2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP

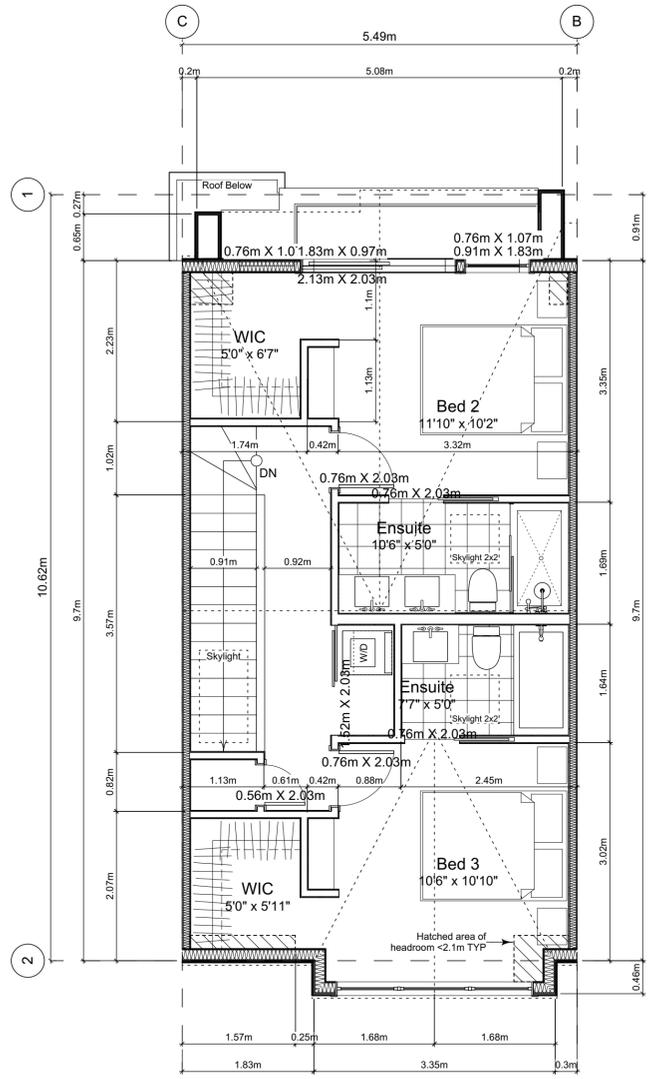
Unit 2 & 3 Floor Plans



0 Basement Floor Plan
Scale: 1:50



1 Main Floor Plan
Scale: 1:50



2 Second Floor Plan
Scale: 1:50

Unit Plan Notes:
See Block plan for foundation plan.
Grid Lines are to:
1) Outside face of plywood or
2) Centre line of demising wall.
Dimensions are to:
1) One side of interior stud,
2) Face of plywood, or face of concrete.

Floor Area Calculations		Unit 3		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	617 sq ft 57.3 m2	0 sq ft 0.0 m2		
Main Floor	616 sq ft 57.3 m2	595 sq ft 55.2 m2		
Second Floor	589 sq ft 54.8 m2	568 sq ft 52.8 m2		
Half Storey				
Totals:	1,823 sq ft 169.3 m2	1,163 sq ft 108.1 m2	3	
Garage	172 sq ft 16.0 m2			

Floor Area Calculations		Unit 2		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	622 sq ft 57.8 m2	0 sq ft 0.0 m2		
Main Floor	617 sq ft 57.3 m2	625 sq ft 58.0 m2		
Second Floor	589 sq ft 54.8 m2	568 sq ft 52.8 m2		
Half Storey				
Totals:	1,828 sq ft 169.9 m2	1,193 sq ft 110.8 m2	3	
Garage	168 sq ft 15.7 m2			

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

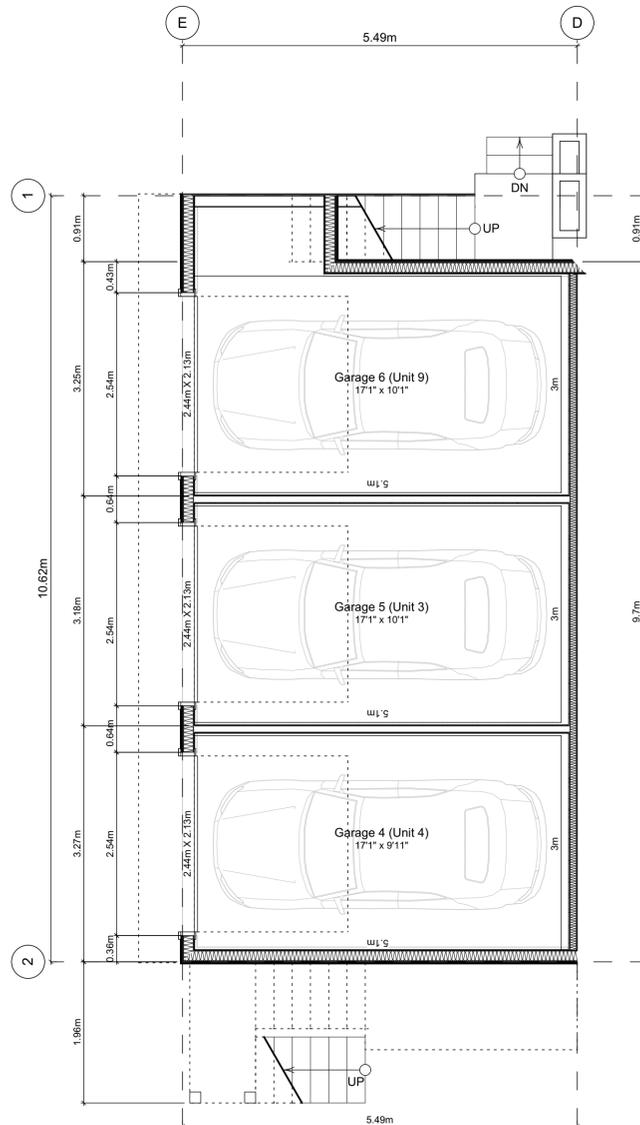
Project No: 19.015

Drawn By: SG/TD

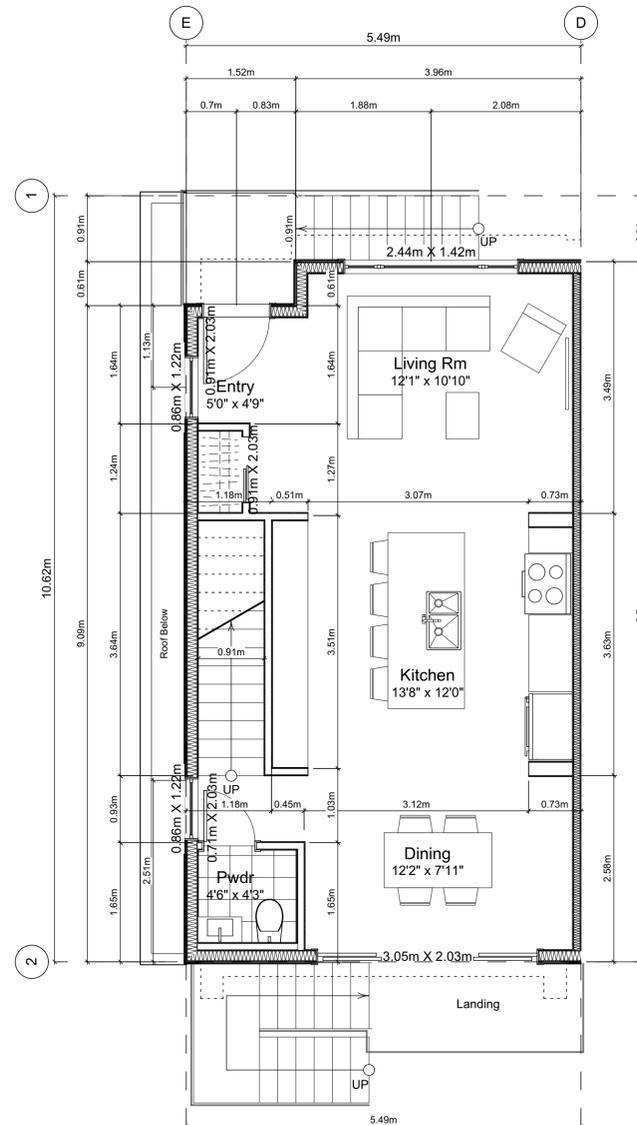
Plot Date: Apr 28, 2022

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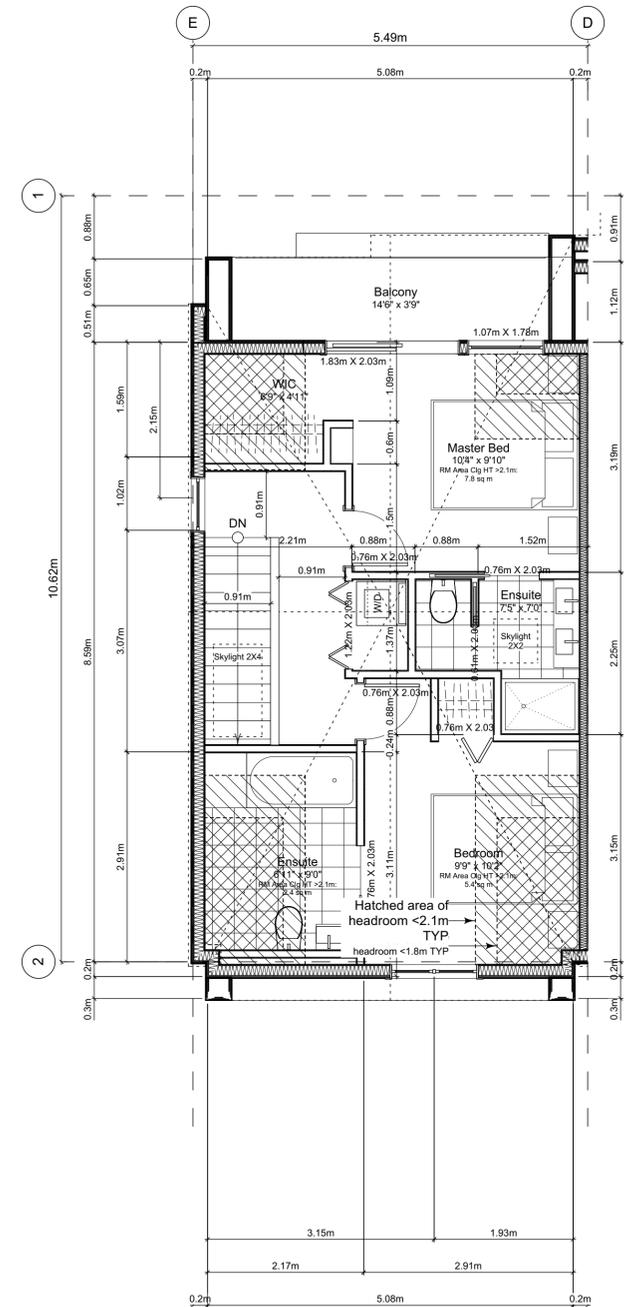
Sheet No:



4.1 Main Floor Plan
Scale: 1:50



4.2 Second Floor Plan
Scale: 1:50



4.3 Third Floor Plan
Scale: 1:50

Unit Plan Notes:
See Block plan for foundation plan.

Grid Lines are to:
1) Outside face of plywood or
2) Centre line of demising wall.

Dimensions are to:
1) One side of interior stud,
2) Face of plywood, or face of concrete.

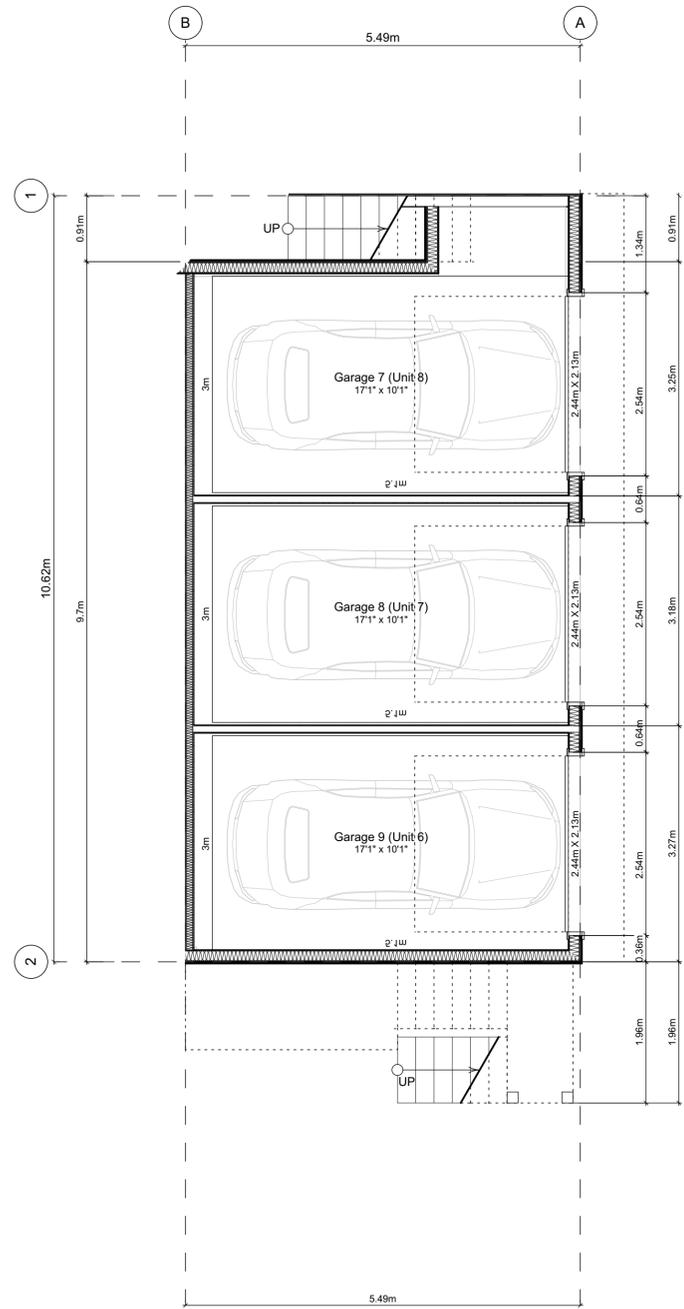
Floor Area Calculations		Unit 4			
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	No Basement as per zoning definition				
Main Floor	794 sq ft	73.8 m2	0 sq ft	0.0 m2	
Second Floor	563 sq ft	52.3 m2	527 sq ft	48.9 m2	
Half Storey	518 sq ft	48.1 m2	413 sq ft	38.4 m2	
Totals:	1,875 sq ft	174.2 m2	940 sq ft	87.3 m2	2
Garage	170 sq ft	15.8 m2			

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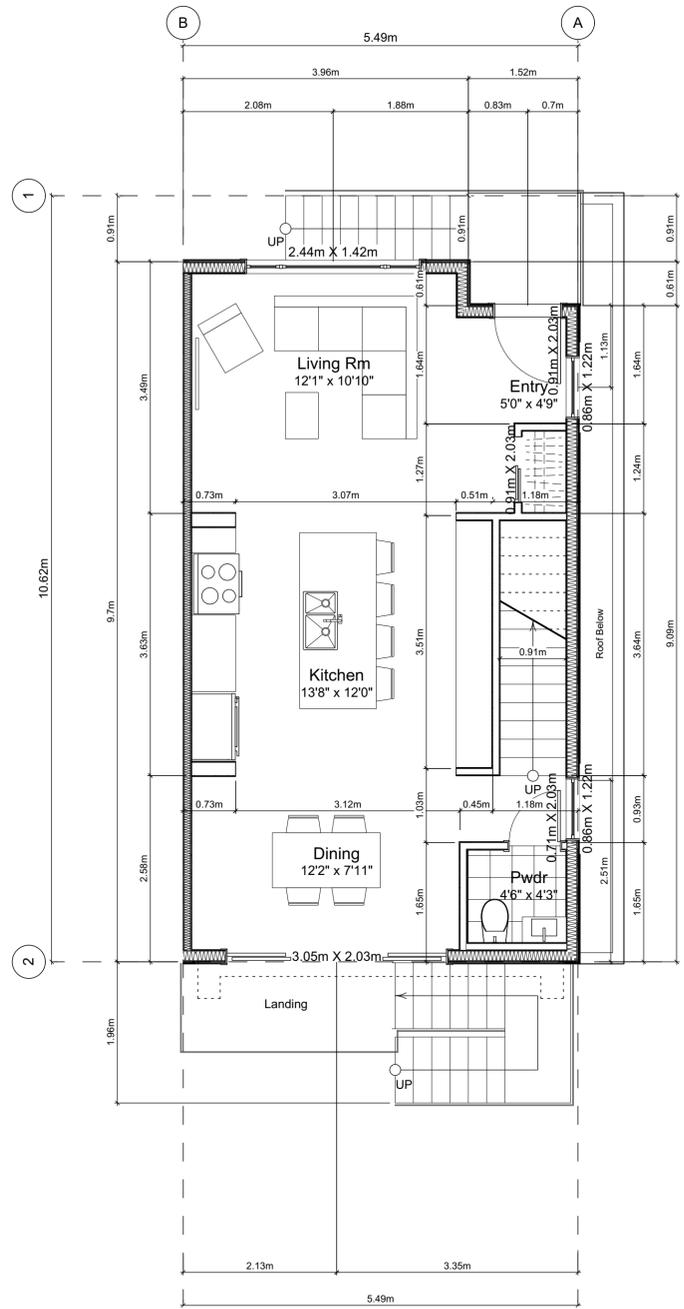
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2021-07-20	Revised & Re-issued for DP
2021-11-21	Revised & Re-issued for DP
2021-12-16	Revised & Re-issued for DP
2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP

Unit 4 Floor Plans

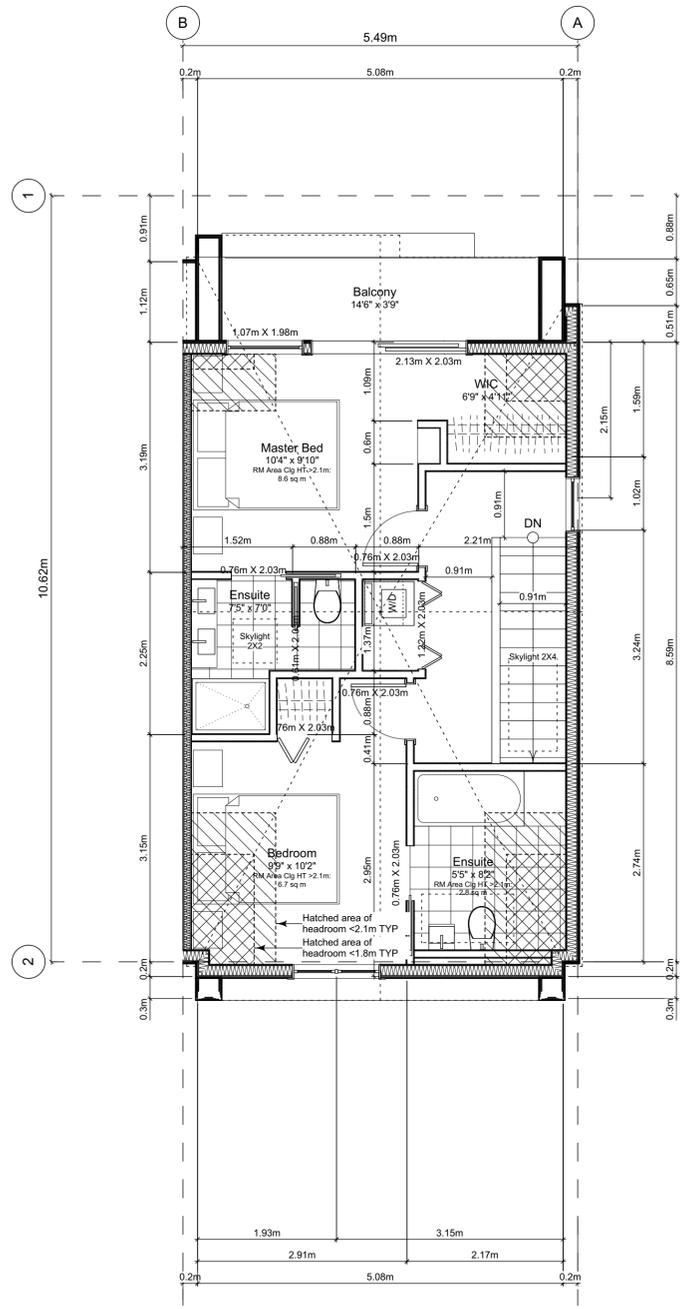
Project Name: Fairfield-Kipling Development
Civic: 1400 Fairfield Rd & 349 Kipling St
Legal:
PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Apr 28, 2022
Scale: 1:50
Sheet No:



5.1 Main Floor Plan
Scale: 1:50



5.2 Second Floor Plan
Scale: 1:50



5.3 Third Floor Plan
Scale: 1:50

Unit Plan Notes:

See Block plan for foundation plan.

- Grid Lines are to:
 1) Outside face of plywood or
 2) Centre line of demising wall.

- Dimensions are to:
 1) One side of interior stud,
 2) Face of plywood, or face of concrete.

Floor Area Calculations

	Unit 5			
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	No Basement as per zoning definition			
Main Floor	794 sq ft	73.7 m2	0 sq ft	0.0 m2
Second Floor	563 sq ft	52.3 m2	527 sq ft	48.9 m2
Half Storey	518 sq ft	48.1 m2	446 sq ft	41.4 m2
Totals:	1,875 sq ft	174.2 m2	972 sq ft	90.3 m2
Garage	0 sq ft	0.0 m2		

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2022-04-11	Revised & Re-issued for DP

Unit 5 Floor Plans

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Apr 28, 2022

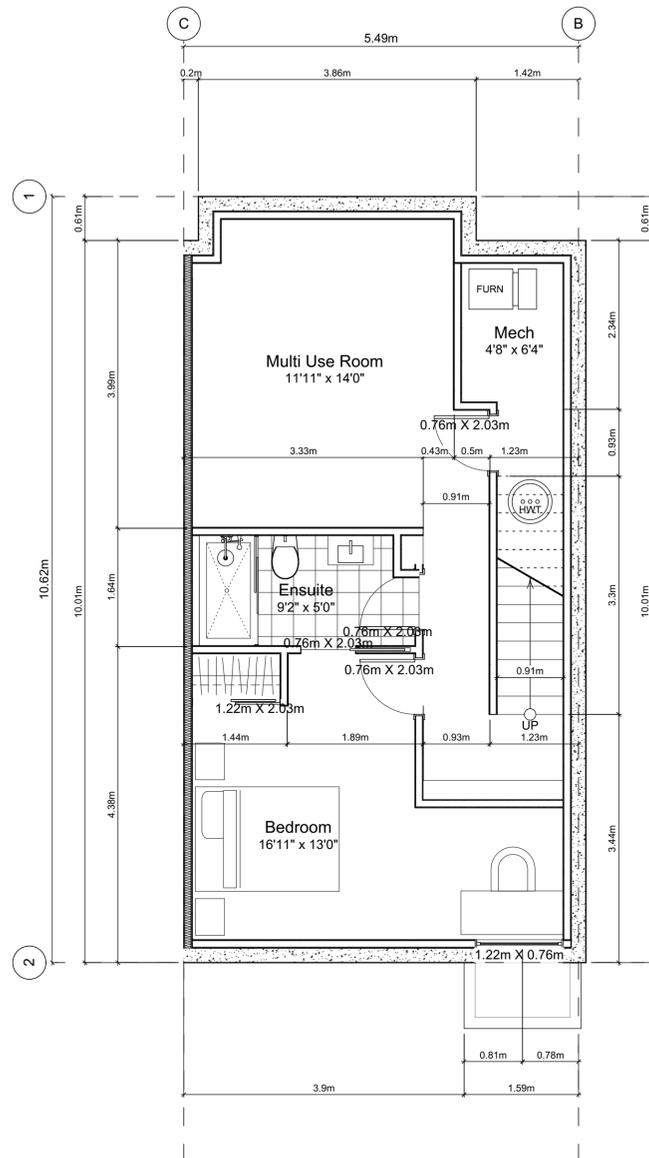
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Sheet No:

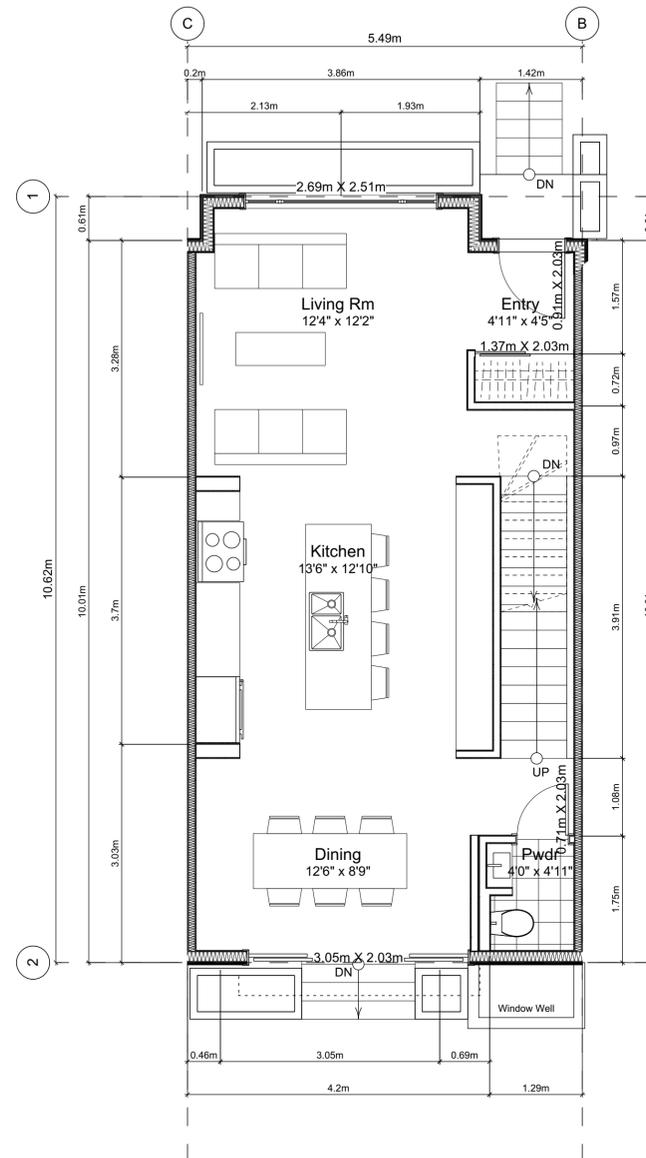
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Seal

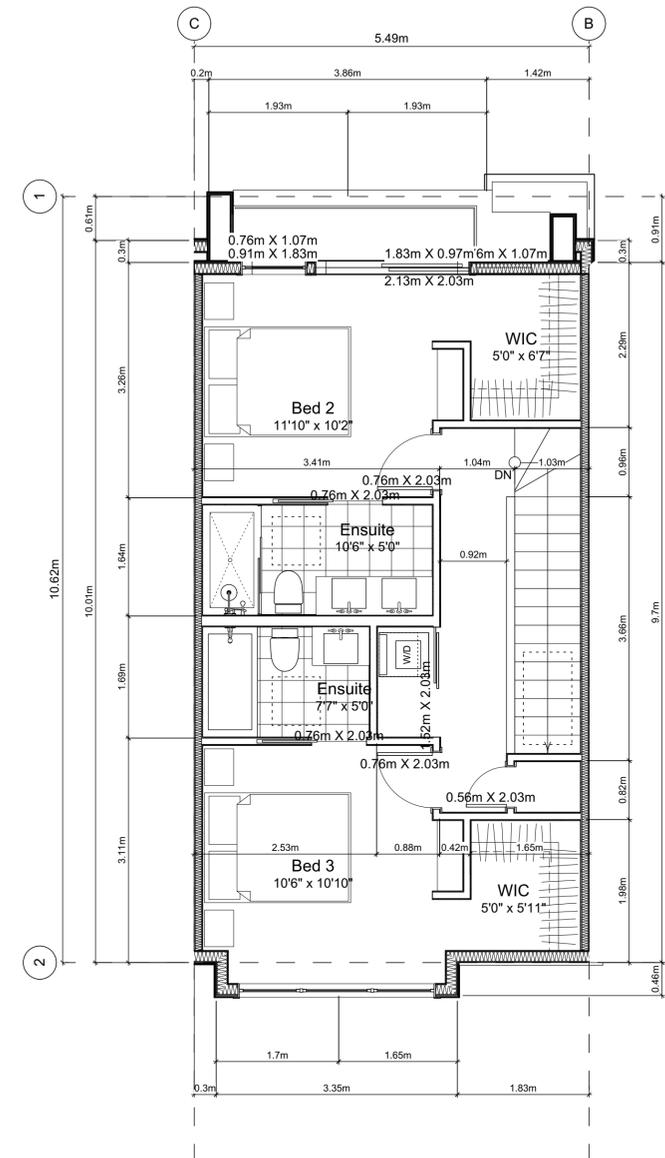
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2021-12-16	Revised & Re-issued for DP
2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP



6.1 Basement Floor Plan
Scale: 1:50



6.2 Main Floor Plan
Scale: 1:50



6.3 Second Floor Plan
Scale: 1:50

Unit Plan Notes:
See Block plan for foundation plan.
Grid Lines are to:
1) Outside face of plywood or
2) Centre line of demising wall.
Dimensions are to:
1) One side of interior stud,
2) Face of plywood, or face of concrete.

Floor Area Calculations					Unit 6	
	Gross Floor Area	Zoning Floor Area	Bedrms			
Basement Floor	627 sq ft 58.3 m2	0 sq ft 0.0 m2				
Main Floor	616 sq ft 57.3 m2	594 sq ft 55.2 m2				
Second Floor	589 sq ft 54.8 m2	581 sq ft 53.9 m2				
Half Storey	0 sq ft 0.0 m2	0 sq ft 0.0 m2				
Totals:	1,833 sq ft 170.3 m2	1,175 sq ft 109.2 m2	4			
Garage	169 sq ft 15.7 m2					

Unit 6 Floor Plans

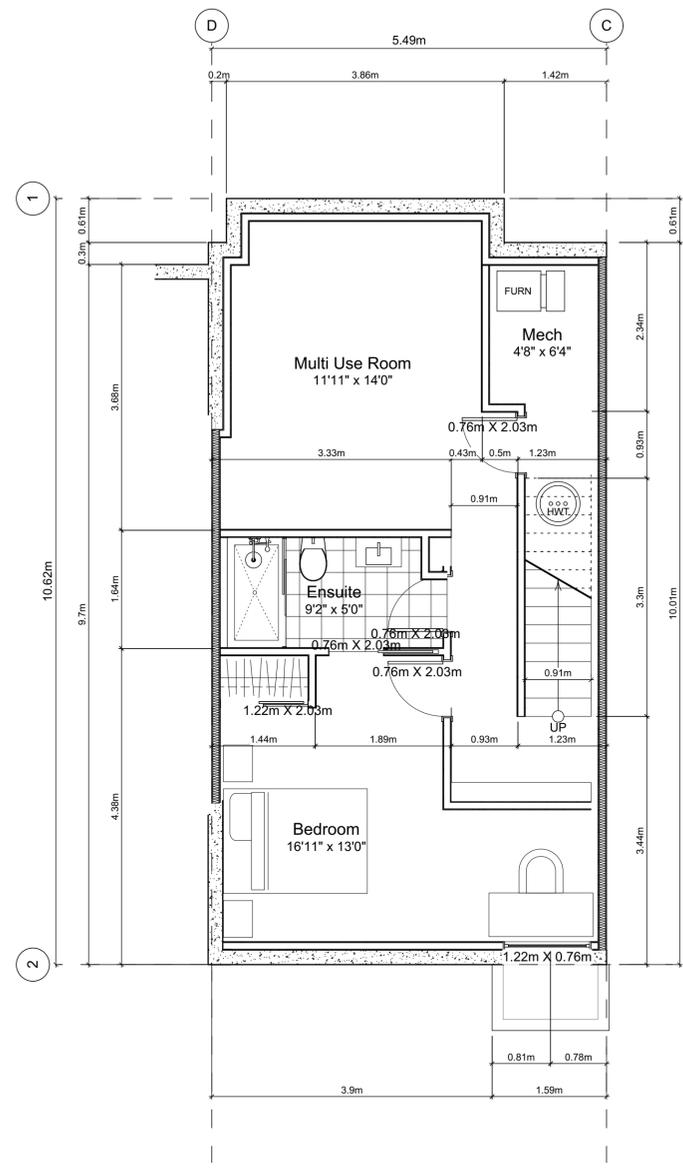
Project Name:
Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

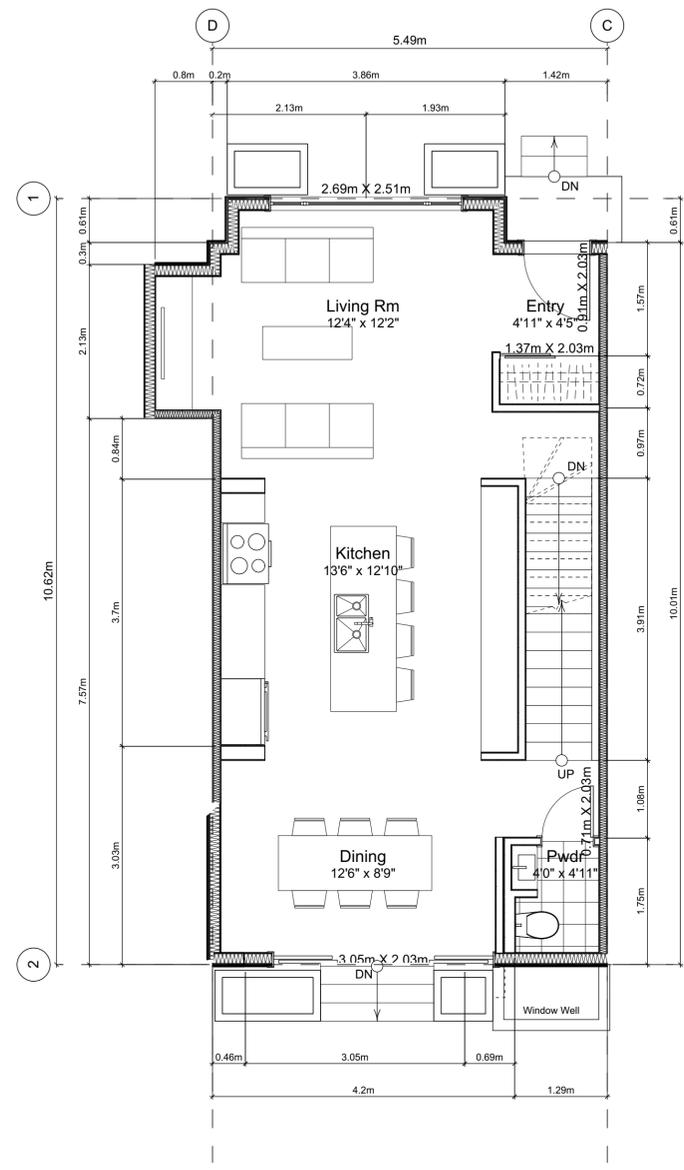
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Project No: 19.015
Drawn By: SG/TD
Plot Date: Apr 28, 2022
Scale: 1:50
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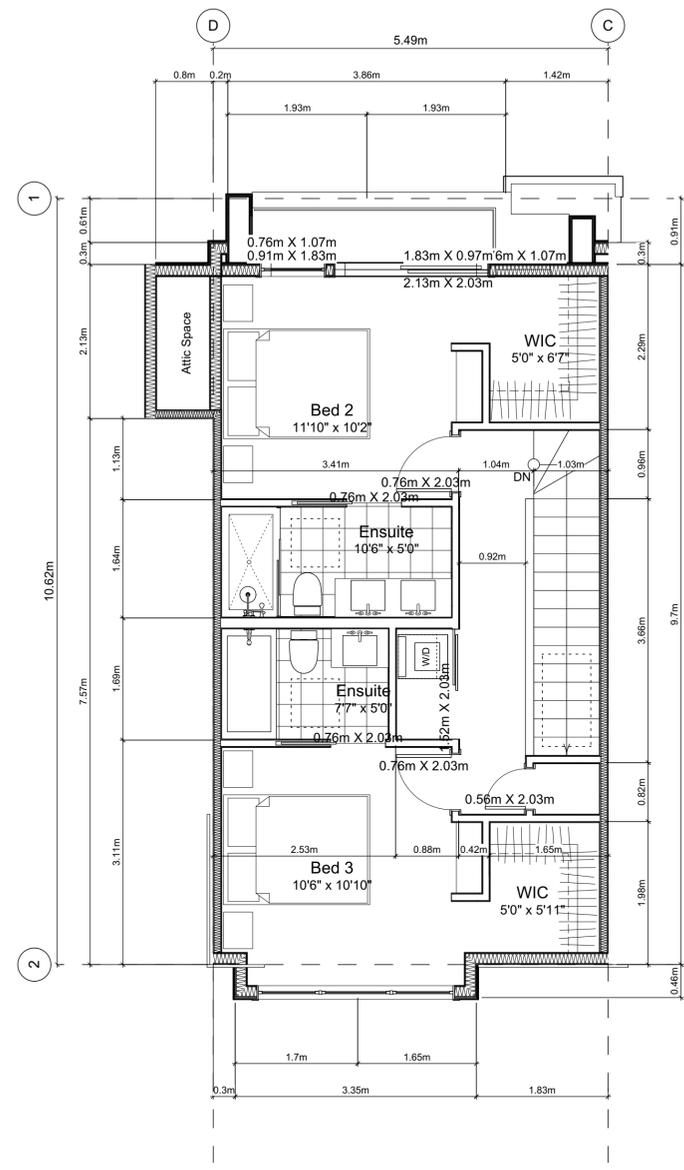
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2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP



7.1 Basement Floor Plan
Scale: 1:50



7.2 Main Floor Plan
Scale: 1:50



7.3 Second Floor Plan
Scale: 1:50

Unit Plan Notes:
See Block plan for foundation plan.
Grid Lines are to:
1) Outside face of plywood or
2) Centre line of demising wall.
Dimensions are to:
1) One side of interior stud,
2) Face of plywood, or face of concrete.

Floor Area Calculations		Unit 7			
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	619 sq ft 57.5 m2	0 sq ft 0.0 m2			
Main Floor	636 sq ft 59.1 m2	608 sq ft 56.5 m2			
Second Floor	589 sq ft 54.8 m2	572 sq ft 53.2 m2			
Half Storey	0 sq ft 0.0 m2	0 sq ft 0.0 m2			
Totals:	1,844 sq ft 171.4 m2	1,181 sq ft 109.7 m2	4		
Garage	172 sq ft 16.0 m2				

Unit 7 Floor Plans

Project Name:
Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:
PID:
Project No: 19.015
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Unit 8 & 9 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Project No: 19.015

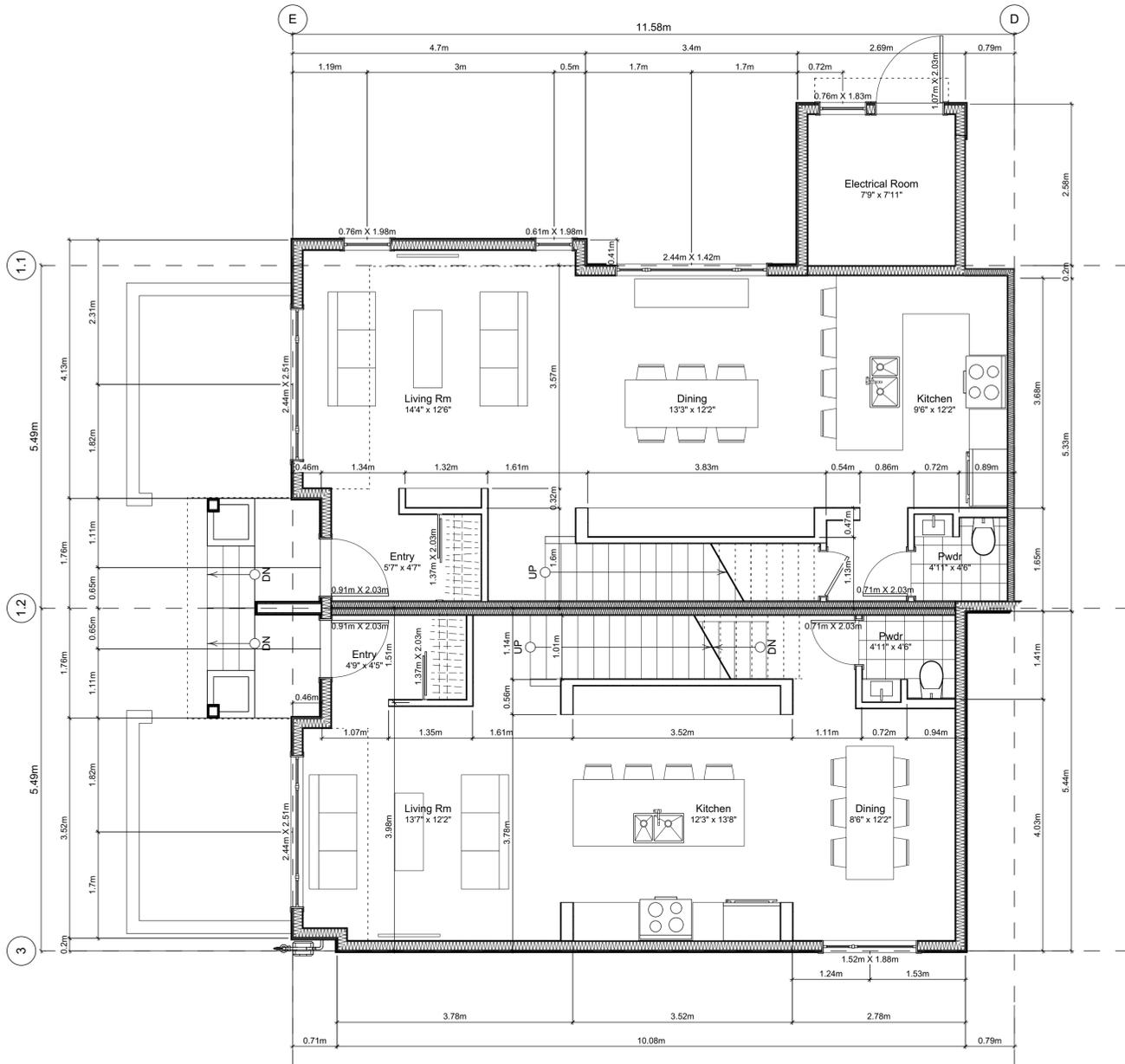
Drawn By: SG/TD

Plot Date: Apr 28, 2022

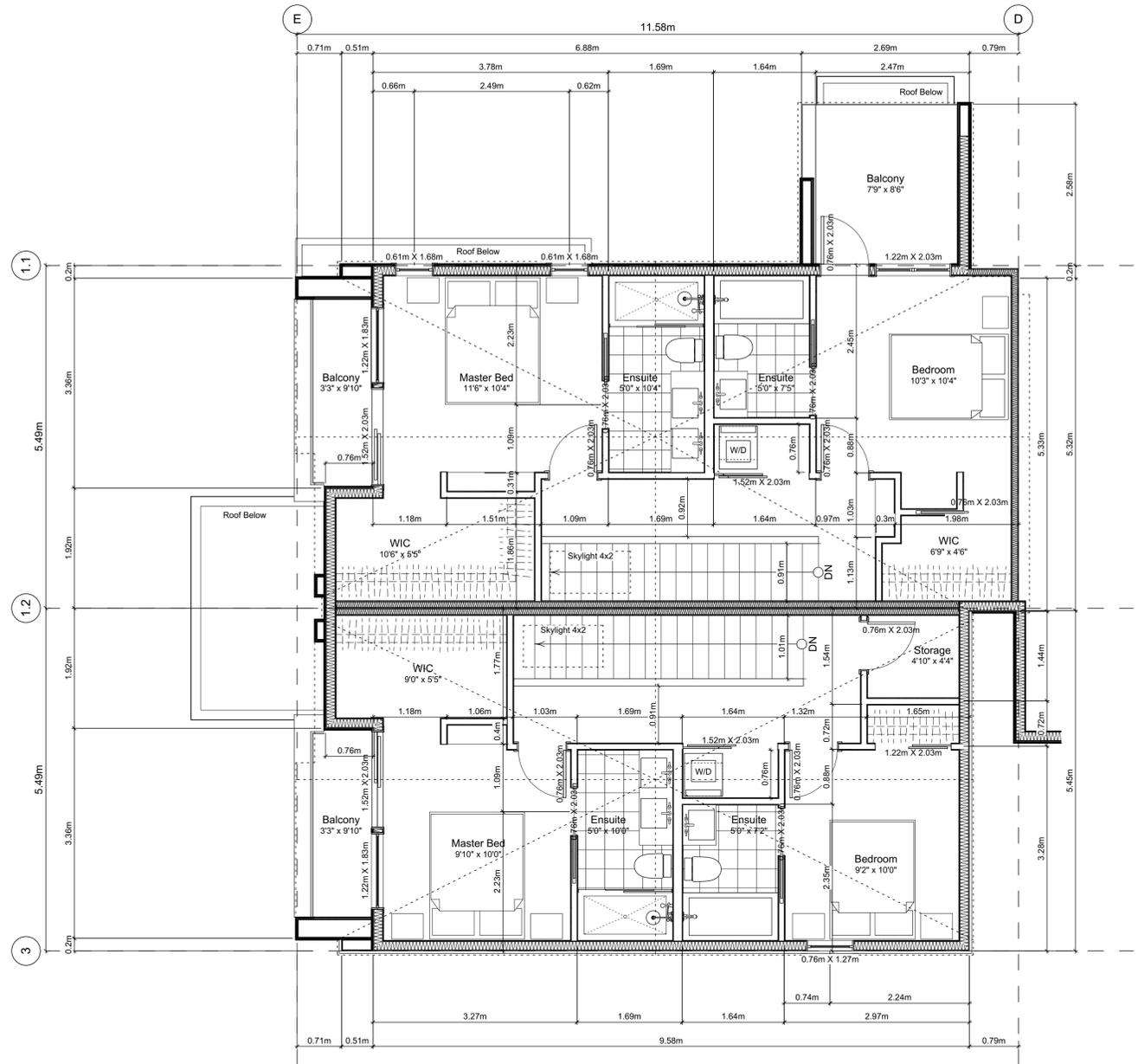
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Sheet No:

A3.8



1 Main Floor Plan
Scale: 1:50



2 Second Floor Plan
Scale: 1:50

Unit Plan Notes:

See Block plan for foundation plan.

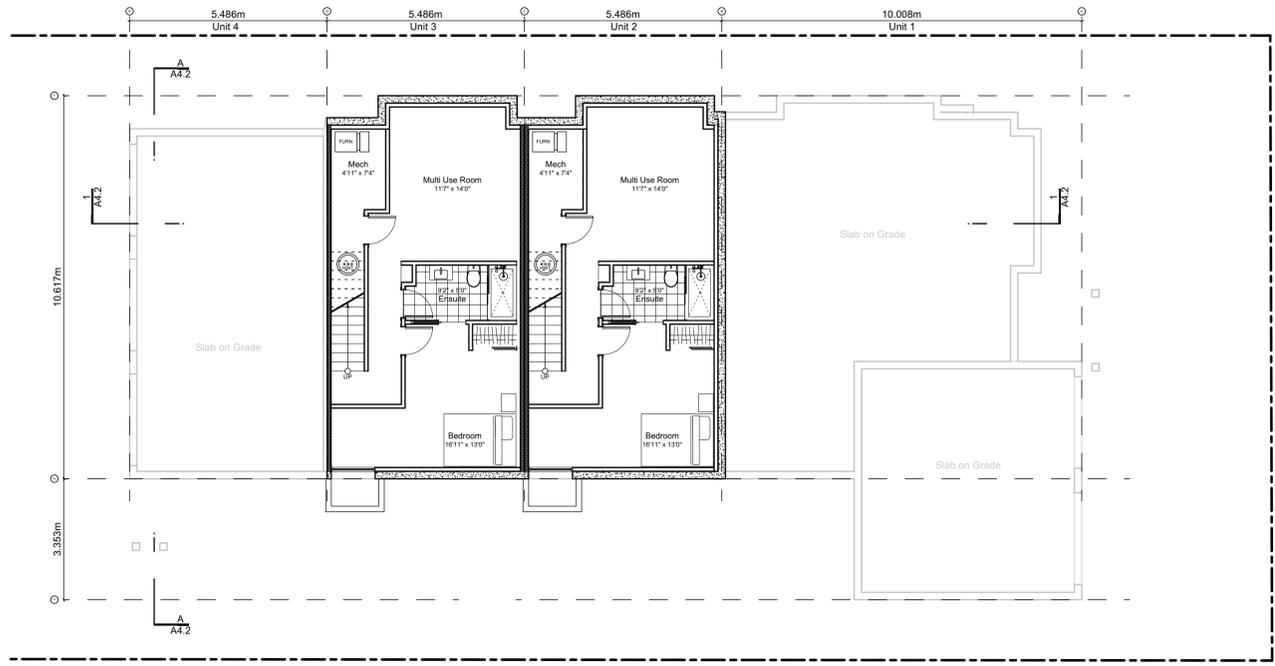
Grid Lines are to:
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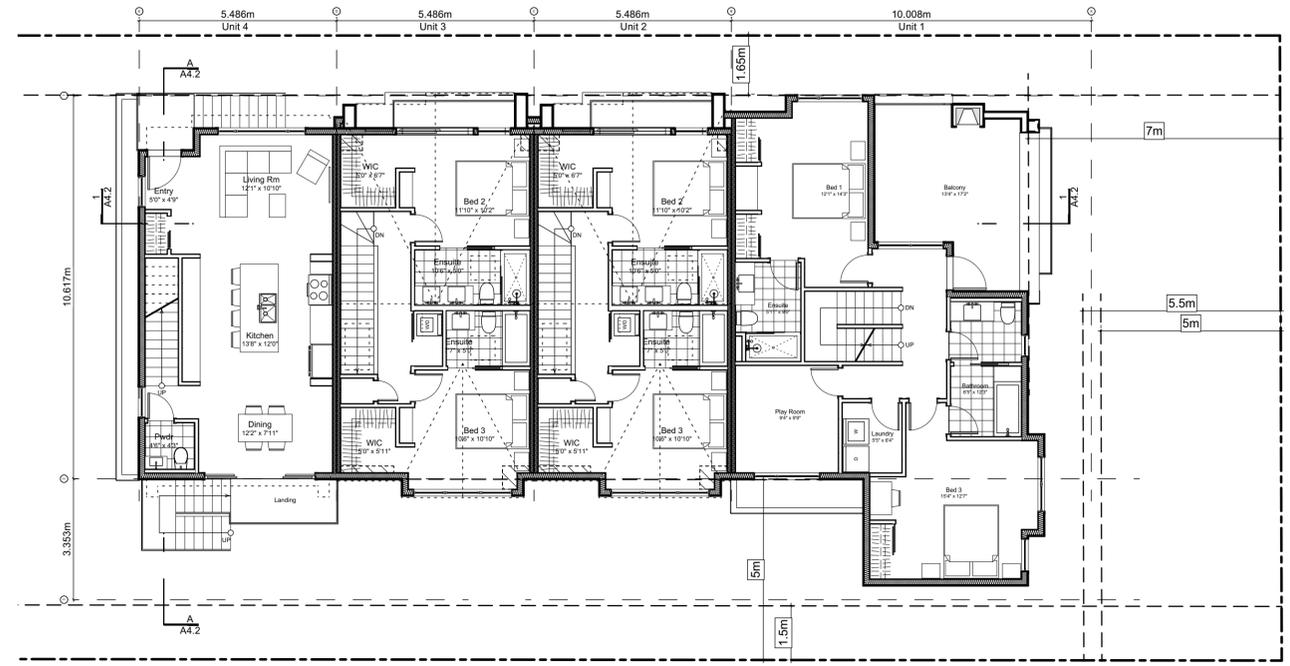
Floor Area Calculations		Unit 9		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	616 sq ft 57.2 m2	0 sq ft 0.0 m2		
Main Floor	627 sq ft 58.3 m2	606 sq ft 56.3 m2		
Second Floor	581 sq ft 54.0 m2	544 sq ft 50.6 m2		
Half Storey				
Totals:	1,825 sq ft 169.5 m2	1,150 sq ft 106.8 m2	3	
Garage	172 sq ft 16.0 m2			

Floor Area Calculations		Unit 8		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	678 sq ft 63.0 m2	0 sq ft 0.0 m2		
Main Floor	696 sq ft 64.7 m2	681 sq ft 63.3 m2		
Second Floor	626 sq ft 58.2 m2	598 sq ft 55.6 m2		
Half Storey				
Totals:	2,001 sq ft 185.9 m2	1,280 sq ft 118.9 m2	2	
Garage	172 sq ft 16.0 m2			

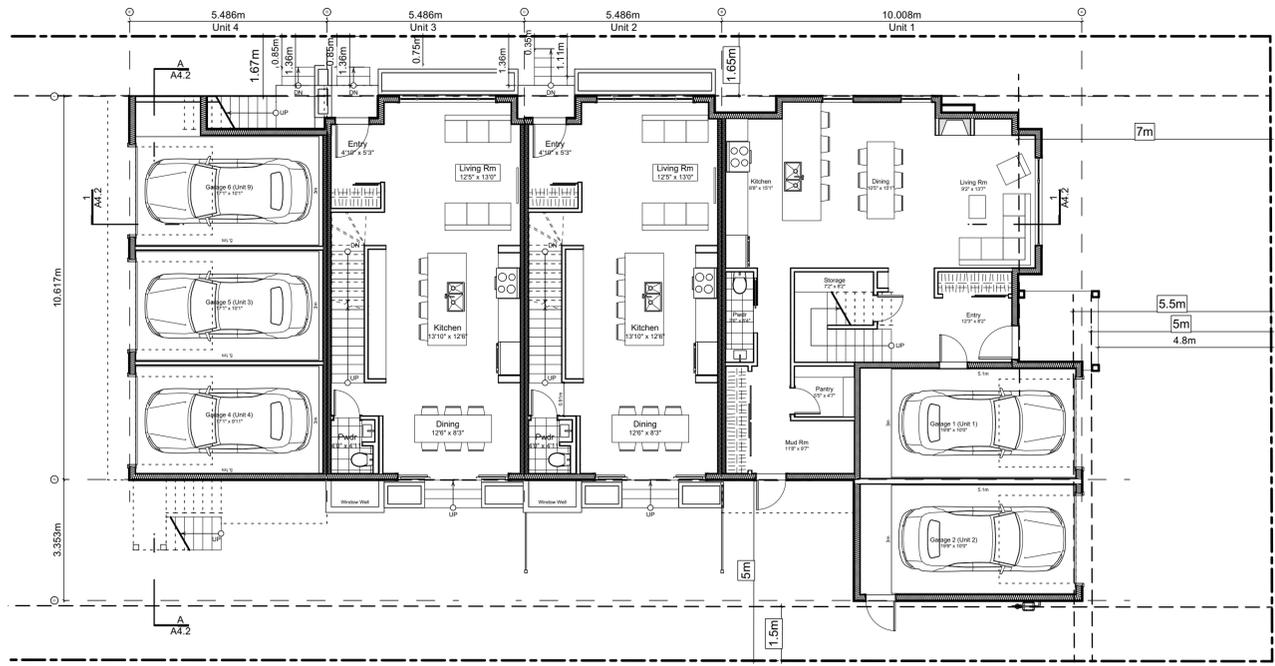
Block Plan Notes:
 See unit plans for detailed dimensions and notes.
 Grid Lines are to: 1) Outside face of plywood or 2) Centre line of demising wall. Dimensions are to: 1) One side of interior stud, 2) Face of plywood, or face of concrete.



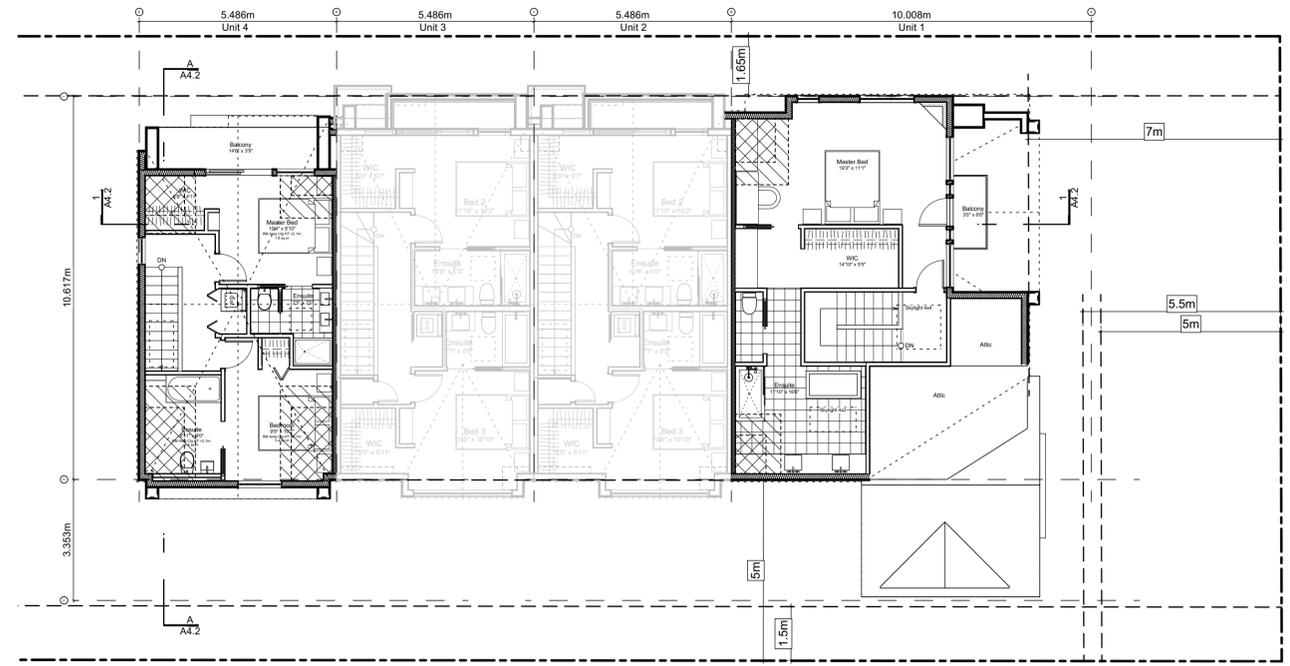
0 Basement Floor Plan
 Scale: 1:100



2 Second Floor Plan
 Scale: 1:100



1 Main Floor Plan
 Scale: 1:100



3 Third Floor Plan
 Scale: 1:100

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Block 01 Floor Plans

Project Name: **Fairfield-Kipling Development**
 Civic: 1400 Fairfield Rd & 349 Kipling St
 Legal:
 PID:
 Project No: 19.015
 Drawn By: SG/TD
 Plot Date: Apr 28, 2022
 Scale: 1:100
 Sheet No:

Spatial Separation (9.10.14.4.) - Block 01 (Not Sprinklered)

Compartment	Area of Facade	Limiting Distance (LD)	Unprotected Openings		Construction of Building Face	Cladding
			Permitted	Actual		
North Facade						
(N) Unit 1	51.5 m ²	11.40 m to C/L Kipling St.	95.2 % 49.0 m ²	19.9 % 10.3 m ²	C, 45 MIN	C or NC
(N) Unit 2	41.2 m ²	11.40 m to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(N) Unit 3	39.6 m ²	11.40 m to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(N) Unit 4	38.9 m ²	11.40 m to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
East Facade						
(E) Unit 1	88.9 m ²	15.16 m to Thurlow Rd	LD Exceeds 12.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
South Facade						
(S) Unit 1A	14.1 m ²	1.66 m to PL	19.5 % **2.8 m ²	0.0 % 0.0 m ²	C, 60 MIN	NC
(S) Unit 1B	30.6 m ²	5.00 m to PL	42.5 % 13.0 m ²	10.5 % 3.2 m ²	C, 45 MIN	C or NC
(S) Garage 2	17.9 m ²	1.66 m to PL	15.4 % **2.8 m ²	9.2 % 1.7 m ²	C, 60 MIN	NC
(S) Unit 2	35.9 m ²	5.00 m to PL	42.5 % 15.2 m ²	23.9 % 8.6 m ²	C, 45 MIN	C or NC
(S) Unit 3	35.9 m ²	5.00 m to PL	42.5 % 15.2 m ²	23.9 % 8.6 m ²	C, 45 MIN	C or NC
(S) Unit 4	24.9 m ²	5.00 m to PL	42.5 % 10.6 m ²	33.6 % 8.4 m ²	C, 45 MIN	C or NC
(S) Garage 3	12.6 m ²	1.66 m to PL	21.9 % **2.8 m ²	0.0 % 0.0 m ²	C, 60 MIN	NC
West Facade						
(W) Unit 4	43.1 m ²	3.56 m to Midway	29.4 % **12.7 m ²	6.5 % 2.8 m ²	C, 45 MIN	C or NC
(W) Garage 4	7.2 m ²	3.56 m to Midway	175.7 % **12.7 m ²	72.1 % 5.2 m ²	C, 45 MIN	C or NC
(W) Garage 5	7.3 m ²	3.56 m to Midway	174.1 % **12.7 m ²	71.5 % 5.2 m ²	C, 45 MIN	C or NC
(W) Garage 6	9.7 m ²	3.56 m to Midway	130.9 % **12.7 m ²	53.7 % 5.2 m ²	C, 45 MIN	C or NC

9.10.14.2.(2) Fire Compartments are to be a min. of 45min FRR ** Limiting Distance Squared
 9.10.14.3. Assumes Fire department response time is < 10min

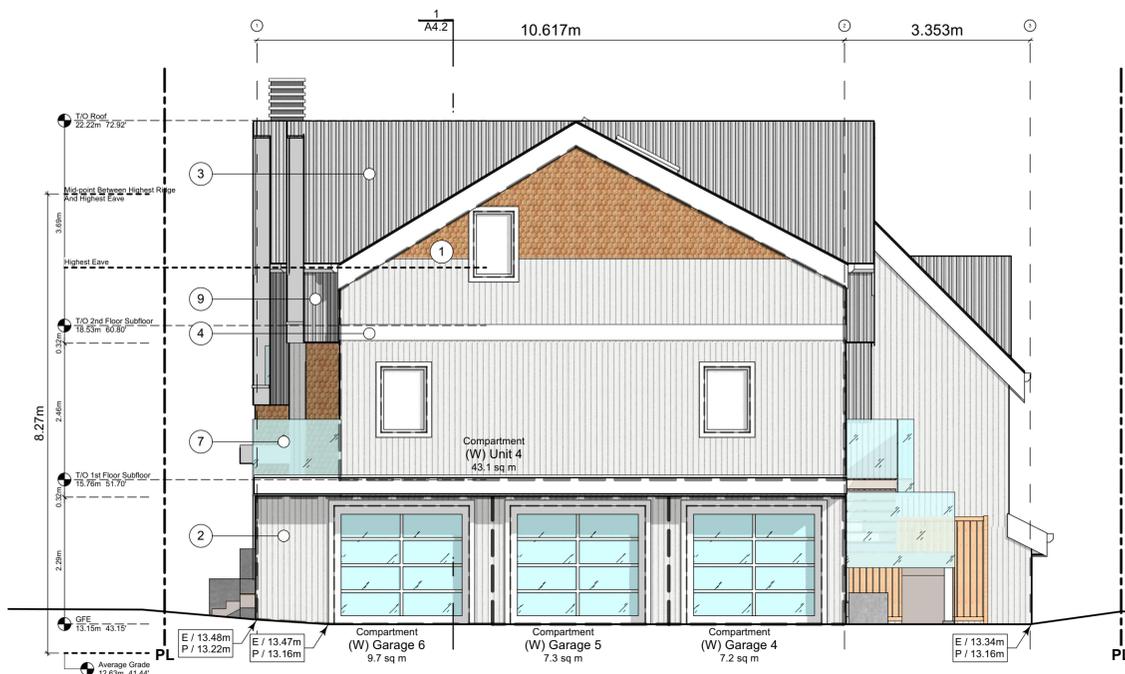


1 North Elevation - Kipling Street
Scale: 1:65

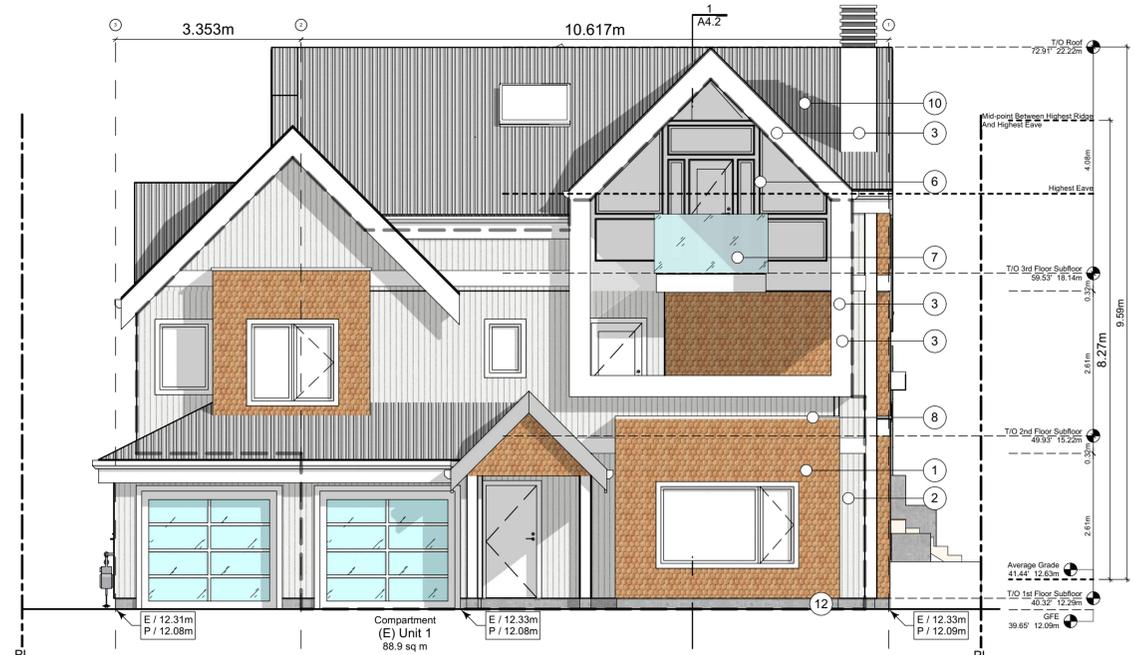
Exterior Materials

No.	Description	Material
1	Wood Shingles	Cedar
2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementitious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with White Aluminum Frame
8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
10	Metal Roof	Standing Seam, White
11	Soffit	Wood Grain
12	Exposed Concrete	-
13	Skylight	-
14	Pergola	-
15	Gutter & Downspout	White

All Materials as noted or approved equal



2 West Elevation - Driveway
Scale: 1:65



3 East Elevation - Thurlow Road
Scale: 1:65

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Block 01 Elevations

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Apr 28, 2022

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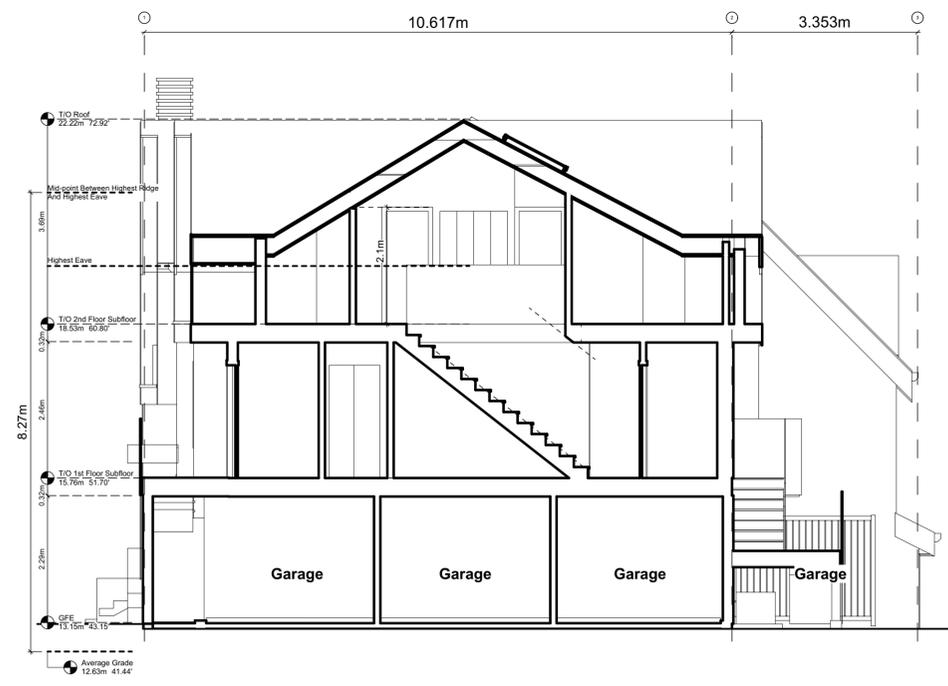
Exterior Materials

No.	Description	Material
1	Wood Shingles	Cedar
2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementitious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with White Aluminum Frame
8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
10	Metal Roof	Standing Seam, White
11	Soffit	Wood Grain
12	Exposed Concrete	-
13	Skylight	-
14	Pergola	-
15	Gutter & Downspout	White

All Materials as noted or approved equal



2 South Elevation
Scale: 1:65



A Block 1 Unit 4 Section
Scale: 1:65



1 Block 1 Section
Scale: 1:65

Block 01
Elevations & Sections

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

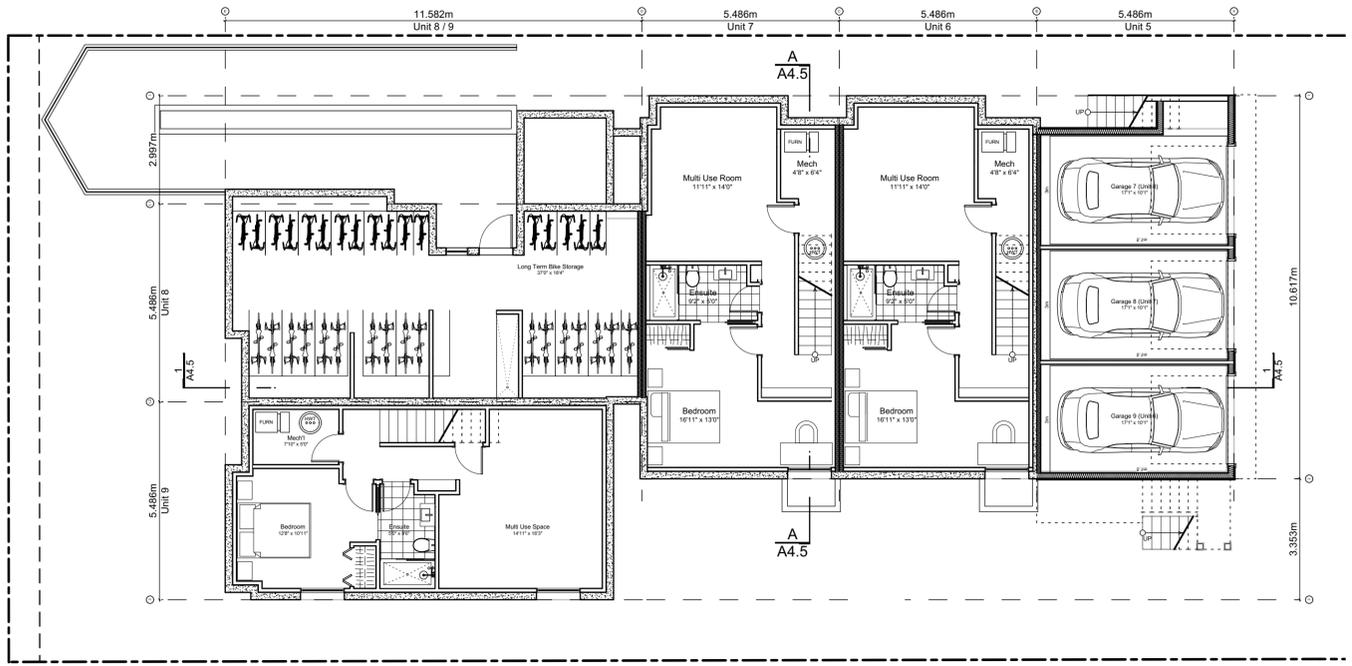
Drawn By: SG/TD

Plot Date: Apr 28, 2022

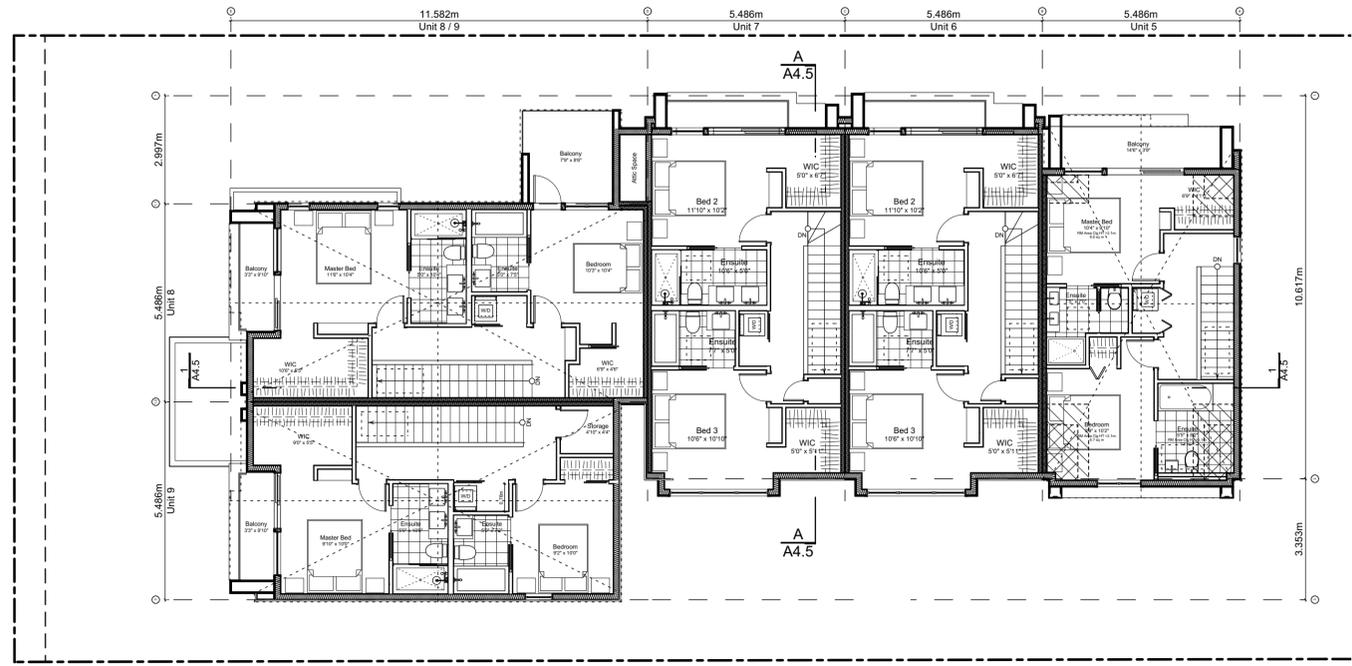
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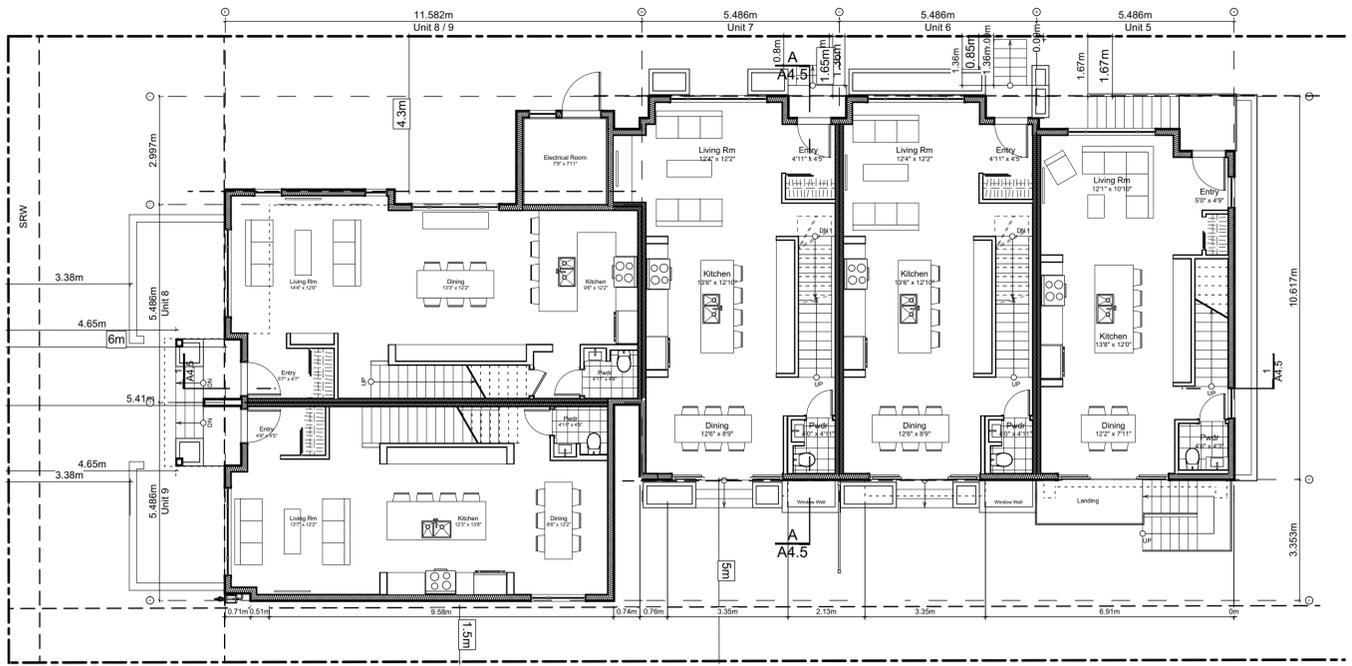
Block Plan Notes:
 See unit plans for detailed dimensions and notes.
 Grid Lines are to: Dimensions are to:
 1) Outside face of plywood or 1) One side of interior stud,
 2) Centre line of demising wall. 2) Face of plywood, or face of concrete.



0 Basement Floor Plan
 Scale: 1:100



2 Second Floor Plan
 Scale: 1:100



1 Main Floor Plan
 Scale: 1:100

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2022-04-11	Revised & Re-issued for DP

Block 02 Floor Plans

Project Name: **Fairfield-Kipling Development**
 Civic: 1400 Fairfield Rd & 349 Kipling St
 Legal:
 PID:
 Project No: 19.015
 Drawn By: SG/TD
 Plot Date: Apr 28, 2022
 Scale: 1:100
 Sheet No:

Spatial Separation (9.10.14.4.) - Block 02 (Not Sprinklered)

Compartment	Area of Facade	Limiting Distance (LD)	Unprotected Openings		Construction of Building Face	Cladding
			Permitted	Actual		
North Facade						
(N) Unit 5	38.5 m ²	11.37 m to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(N) Unit 6	39.1 m ²	11.37 m to C/L Kipling St.	95.0 % 37.1 m ²	35.4 % 13.8 m ²	C, 45 MIN	C or NC
(N) Unit 7	36.8 m ²	11.37 m to C/L Kipling St.	95.0 % 34.9 m ²	50.3 % 18.5 m ²	C, 45 MIN	C or NC
(N) Unit 8	79.2 m ²	13.96 m to C/L Kipling St.	LD Exceeds 12.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
East Facade						
(E) Unit 5	47.6 m ²	3.56 m to Midway	26.6 % **12.7 m ²	5.9 % 2.8 m ²	C, 60 MIN	C or NC
(E) Garage 7	9.6 m ²	3.56 m to Midway	132.1 % **12.7 m ²	54.2 % 5.2 m ²	C, 45 MIN	C or NC
(E) Garage 8	7.3 m ²	3.56 m to Midway	174.1 % **12.7 m ²	71.5 % 5.2 m ²	C, 45 MIN	C or NC
(E) Garage 9	7.4 m ²	3.56 m to Midway	170.5 % **12.7 m ²	70.0 % 5.2 m ²	C, 45 MIN	C or NC
(E) Refuse	0.0 m ²	3.56 m to Midway	#DIV 0! **12.7 m ²	#DIV 0! 0.0 m ²	C, 45 MIN	C or NC
South Facade						
(S) Unit 5	41.6 m ²	5.00 m to PL	63.5 % 26.4 m ²	20.1 % 8.4 m ²	C, 45 MIN	C or NC
(S) Unit 6	35.0 m ²	5.00 m to PL	71.4 % **25.0 m ²	30.7 % 10.7 m ²	C, 45 MIN	C or NC
(S) Unit 7	35.0 m ²	5.00 m to PL	71.4 % **25.0 m ²	30.7 % 10.7 m ²	C, 45 MIN	C or NC
(S) Unit 9	90.2 m ²	1.71 m to PL	8.4 % 7.6 m ²	5.9 % 5.3 m ²	NC, 60 MIN	NC
West Facade						
(W) Unit 8	38.6 m ²	15.28 m to C/L Fairfield Rd.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(W) Unit 9	38.2 m ²	15.28 m to C/L Fairfield Rd.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC

9.10.14.2.(2) Fire Compartments are to be a min. of 45min FRR
 9.10.14.3. Assumes Fire department response time is < 10min

Exterior Materials

No.	Description	
1	Wood Shingles	Cedar
2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with White Aluminum Frame
8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
10	Metal Roof	Standing Seam, White
11	Soffit	Wood Grain
12	Exposed Concrete	-
13	Skylight	-
14	Pergola	-
15	Gutter & Downspout	White

All Materials as noted or approved equal



1 North Elevation - Kipling Street
 Scale: 1:65



2 East Elevation - Driveway
 Scale: 1:65



3 West Elevation - Fairfield Road
 Scale: 1:65

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2022-04-11	Revised & Re-issued for DP

Block 02 Elevations

Project Name: Fairfield-Kipling Development
 Civic: 1400 Fairfield Rd & 349 Kipling St
 Legal:
 PID:
 Project No: 19.015
 Drawn By: SG/TD
 Plot Date: Apr 28, 2022
 Scale: 1:65
 Sheet No:

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Block 02
Elevations & Sections

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Apr 28, 2022

Scale: 1:65

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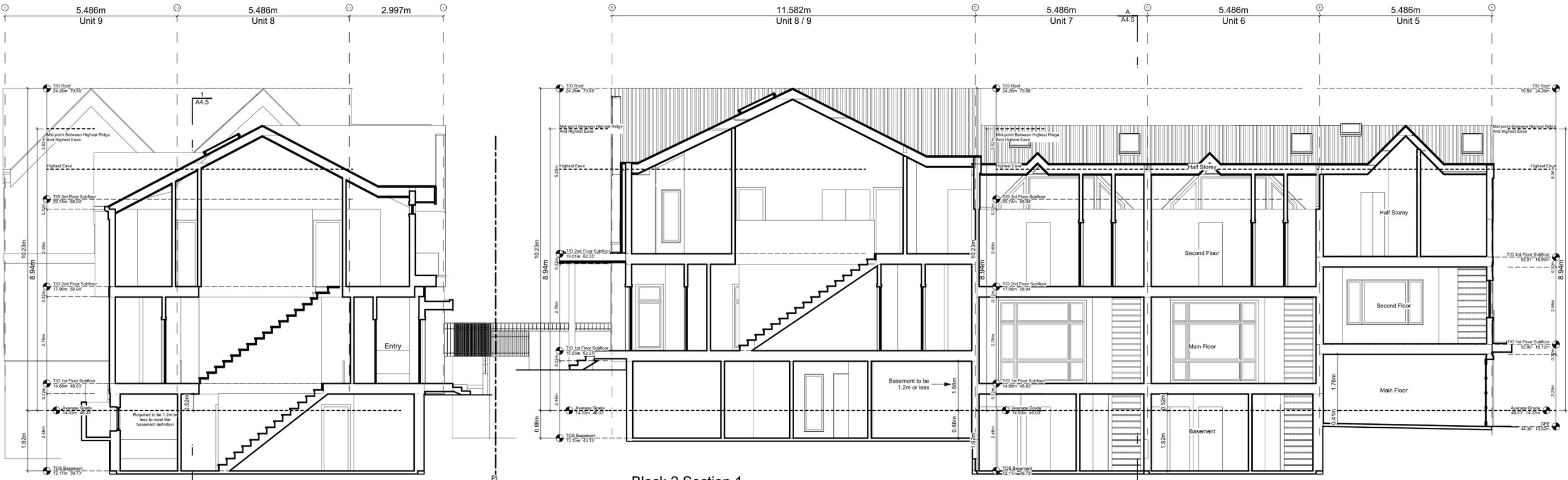


2 South Elevation
Scale: 1:65

Exterior Materials

No.	Description	Material
1	Wood Shingles	Cedar
2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementitious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with White Aluminum Frame
8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
10	Metal Roof	Standing Seam, White
11	Soffit	Wood Grain
12	Exposed Concrete	-
13	Skylight	-
14	Pergola	-
15	Gutter & Downspout	White

All Materials as noted or approved equal



1 Block 2 Section 1
Scale: 1:65

A Block 2 Section
Scale: 1:65

FOR DEVELOPMENT APPLICATION ONLY

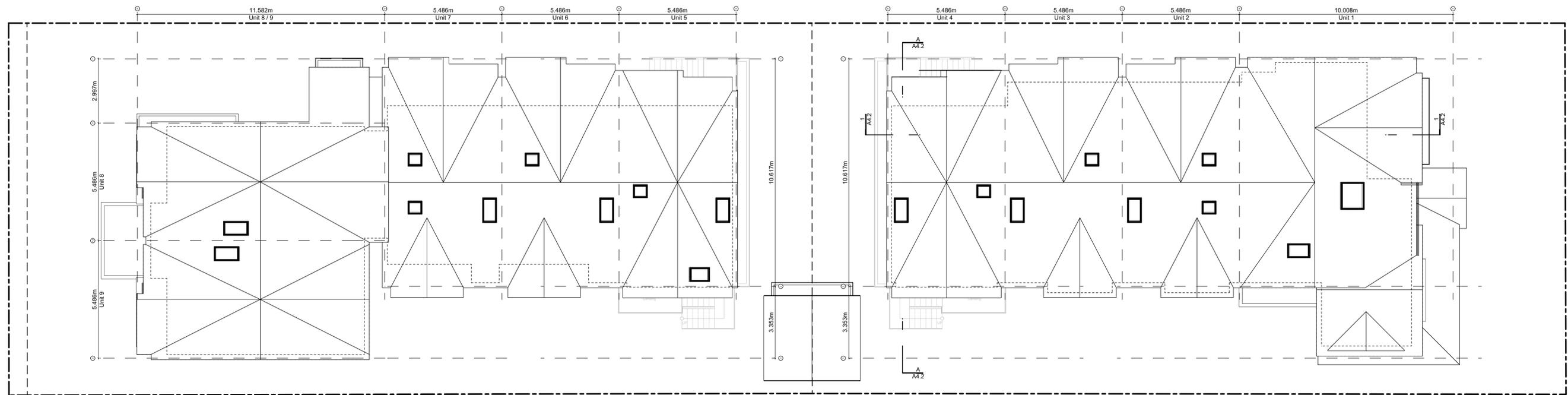
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2022-04-11	Revised & Re-Issued for DP



1 Site Roof Plan
Scale: 1:100

Roof Plans

Project Name:

**Fairfield-Kipling
Development**

Civic: 1400 Fairfield Rd &
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Concept Renderings

Project Name:

**Fairfield-Kipling
Development**

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

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Project No: 19.015

Drawn By: SG/TD

Plot Date: Apr 28, 2022

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Concept Renderings

Project Name:

**Fairfield-Kipling
Development**

Civic: 1400 Fairfield Rd &
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PID:

Project No: 19.015

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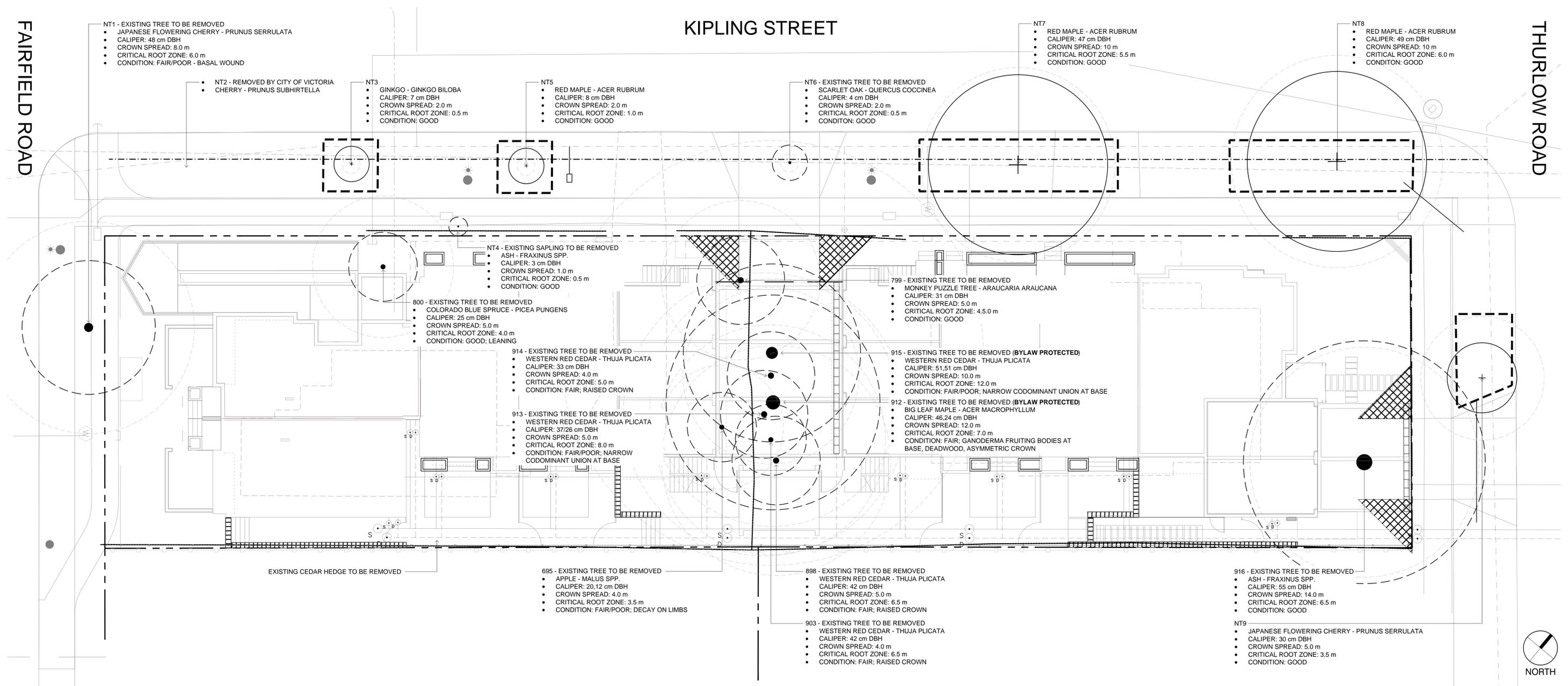
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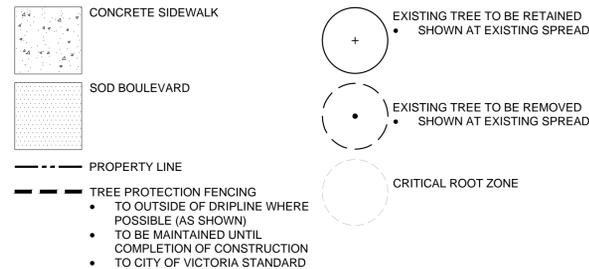
FAIRFIELD ROAD

KIPLING STREET

THURLOW ROAD



LEGEND



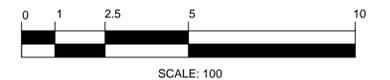
EXISTING TREE QUANTITIES

- ON SITE:**
- EXISTING TREES = 10
 - TREES TO BE REMOVED = 10
 - BYLAW PROTECTED TREES TO BE REMOVED = 2
 - REPLACEMENT TREES REQUIRED = 4
- MUNICIPAL BOULEVARD:**
- EXISTING TREES = 8
 - TREES TO BE REMOVED = 3 (NT1, NT4, NT6)

ARBORIST SUPERVISION

- ALL EXCAVATION OCCURRING WITHIN THE CRITICAL ROOT ZONES OF PROTECTED TREES SHOULD BE COMPLETED UNDER SUPERVISION BY THE PROJECT ARBORIST. IN PARTICULAR, THE FOLLOWING ACTIVITIES SHOULD BE COMPLETED UNDER THE DIRECTION OF THE PROJECT ARBORIST:
 - ANY EXCAVATION WITHIN THE CRZS OF MUNICIPAL TREES NT1-9 FOR CONSTRUCTION OF THE NEW 6-UNIT BUILDING, LANDSCAPE FEATURES, OR DRIVEWAY OFF THURLOW ROAD
 - ANY EXCAVATION FOR THE ABANDONING OF EXISTING UNDERGROUND SERVICES OR INSTALLATION OF NEW SERVICES WITHIN THE CRZS OF TREES TO BE RETAINED.
 - PRUNING ROOTS: ANY SEVERED ROOTS MUST BE PRUNED BACK TO SOUND TISSUE TO REDUCE WOUND SURFACE AREA AND ENCOURAGE RAPID COMPARTMENTALIZATION OF THE WOUND. BACKFILLING THE EXCAVATED AREA AROUND THE ROOTS SHOULD BE DONE AS SOON AS POSSIBLE TO KEEP THE ROOTS MOIST AND AID IN ROOT REGENERATION. EXPOSED ROOTS SHOULD BE KEPT MOIST UNTIL THE AREA IS BACKFILLED, ESPECIALLY IF EXCAVATION OCCURS DURING A PERIOD OF DROUGHT. THIS CAN BE ACCOMPLISHED IN A NUMBER OF WAYS, INCLUDING WRAPPING THE ROOTS IN BURLAP OR INSTALLING A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP, AND KEEPING THE AREA MOIST THROUGHOUT THE CONSTRUCTION PROCESS.
 - MINIMIZING SOIL COMPACTION: IN AREAS WHERE CONSTRUCTION TRAFFIC MUST ENCOACH INTO THE CRITICAL ROOT ZONES OF TREES TO BE RETAINED, EFFORTS MUST BE MADE TO REDUCE SOIL COMPACTION WHERE POSSIBLE BY DISPLACING THE WEIGHT OF MACHINERY AND FOOT TRAFFIC. THIS CAN BE ACHIEVED BY ONE OF THE FOLLOWING METHODS:
 - INSTALLING A LAYER OF HOG FUEL OR COARSE WOOD CHIPS AT LEAST 20 CM IN DEPTH AND MAINTAINING IT IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE.
 - PLACING MEDIUM WEIGHT GEOTEXTILE CLOTH OVER THE AREA TO BE USED AND INSTALLING A LAYER OF CRUSHED ROCK TO A DEPTH OF 15 CM OVER TOP.
 - PLACING TWO LAYERS OF 19MM PLYWOOD.
 - PLACING STEEL PLATES.
 - LANDSCAPING AND IRRIGATION SYSTEMS: THE PLANTING OF NEW TREES AND SHRUBS SHOULD NOT DAMAGE THE ROOTS OF RETAINED TREES. THE INSTALLATION OF ANY IN-GROUND IRRIGATION SYSTEM MUST TAKE INTO ACCOUNT THE CRITICAL ROOT ZONES OF THE TREES TO BE RETAINED. PRIOR TO INSTALLATION, WE RECOMMEND THE IRRIGATION TECHNICIAN CONSULT WITH THE PROJECT ARBORIST ABOUT THE MOST SUITABLE LOCATIONS FOR THE IRRIGATION LINES AND HOW BEST TO MITIGATE THE IMPACTS ON THE TREES TO BE RETAINED. THIS MAY REQUIRE THE PROJECT ARBORIST SUPERVISE THE EXCAVATIONS ASSOCIATED WITH INSTALLING THE IRRIGATION SYSTEM. EXCESSIVE FREQUENT IRRIGATION AND IRRIGATION WHICH WETS THE TRUNKS OF TREES CAN HAVE A DETRIMENTAL IMPACT ON TREE HEALTH AND CAN LEAD TO ROOT AND TRUNK DECAY.
 - ARBORIST ROLE: IT IS THE RESPONSIBILITY OF THE CLIENT OR HIS/HER REPRESENTATIVE TO CONTACT THE PROJECT ARBORIST FOR THE PURPOSE OF:
 - LOCATING THE BARRIER FENCING
 - REVIEWING THE REPORT WITH THE PROJECT FOREMAN OR SITE SUPERVISOR
 - LOCATING WORK ZONES, WHERE REQUIRED
 - SUPERVISING ANY EXCAVATION WITHIN THE CRITICAL ROOT ZONES OF TREES TO BE RETAINED
 - REVIEWING AND ADVISING OF ANY PRUNING REQUIREMENTS FOR MACHINE CLEARANCES
- REVIEW AND SITE MEETING: ONCE THE PROJECT RECEIVES APPROVAL, IT IS IMPORTANT THAT THE PROJECT ARBORIST MEET WITH THE PRINCIPALS INVOLVED IN THE PROJECT TO REVIEW THE INFORMATION CONTAINED HEREIN. IT IS ALSO IMPORTANT THAT THE ARBORIST MEET WITH THE SITE FOREMAN OR SUPERVISOR BEFORE ANY SITE CLEARING, TREE REMOVAL, DEMOLITION, OR OTHER CONSTRUCTION ACTIVITY OCCURS AND TO CONFIRM THE LOCATIONS OF THE TREE PROTECTION BARRIER FENCING.

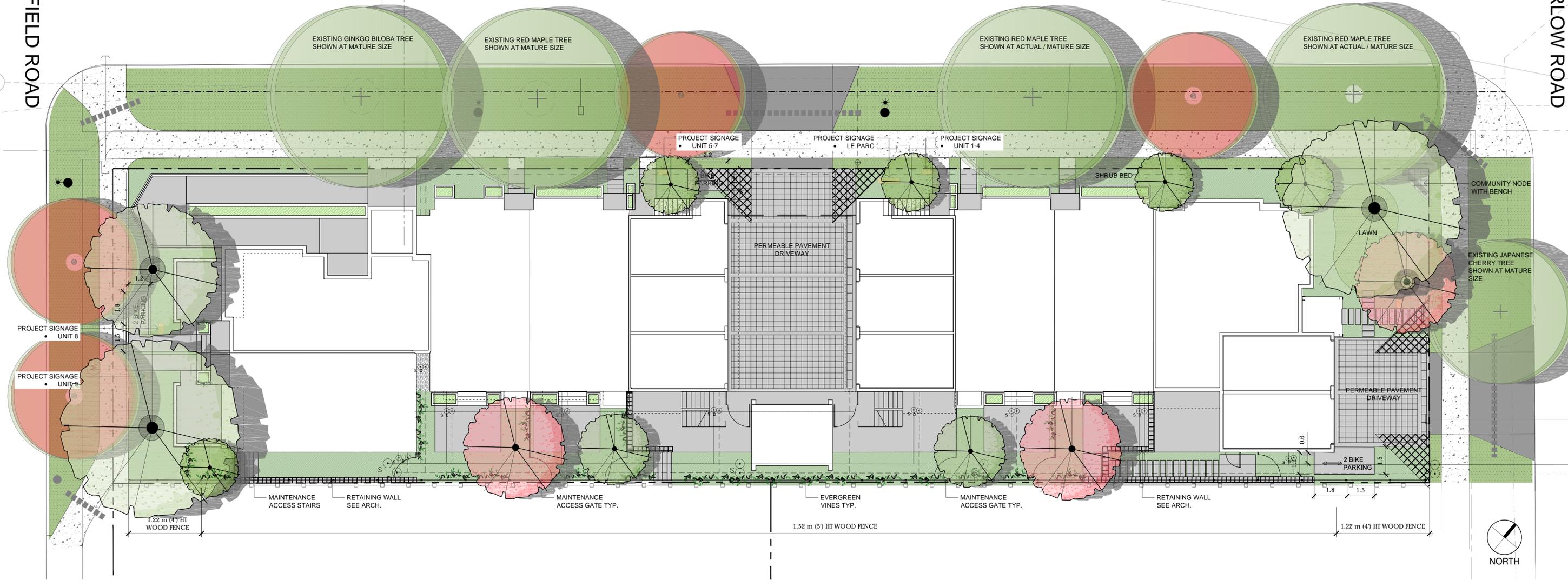
NOTES:
1. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION, REQUIREMENTS AND RECOMMENDATIONS.



KIPLING STREET

FAIRFIELD ROAD

THURLOW ROAD



LEGEND

- MUNICIPAL CONCRETE SIDEWALK
- CONCRETE DRIVEWAY APRON
- DRIVEWAY / PATIO
 - PERMEABLE INTERLOCKING CONCRETE PAVER
- CONCRETE SIDEWALK / PATIO
 - MEDIUM SANDBLAST OR LIGHT BROOM FINISH
 - SAW CUT CONCRETE CRACK CONTROL JOINTS
- PATH
 - CONCRETE PAVERS
 - ABBOTSFORD PIAZZA SERIES
- EVERGREEN VINES
- SOD
- SHRUB BED
- PLANTER
- EXISTING WOOD FENCE
 - 6' (1.83 m) HT
 - ON ADJACENT PROPERTY
- PRIVACY FENCE
 - 5' (1.52 m) HT AS NOTED
 - 4' (1.22 m) HT AS NOTED
 - SOLID WOOD FENCING
- PROPERTY LINE
- BYLAW PROTECTED REPLACEMENT TREES
 - QTY 4
 - SPECIES AND LOCATION TO BE APPROVED BY PARKS
- IRRIGATION SLEEVE
- LARGE BOULEVARD TREE TO REMAIN
- SMALL BOULEVARD TREE TO REMAIN
- PROPOSED TREES

- PROPOSED BOULEVARD TREE**
- SPECIES TO BE SELECTED BY CITY OF VICTORIA
 - TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE

PROPOSED TREE QUANTITIES

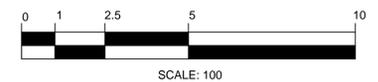
- PROPOSED ON-SITE TREES = 13
- DECIDUOUS TREES: 8
 - BROADLEAF EVERGREEN TREES: 5
 - BYLAW REPLACEMENT TREES: 4
- PROPOSED MUNICIPAL BOULEVARD TREES
- DECIDUOUS TREES: 4

BOULEVARD IRRIGATION NOTES:

- AUTOMATIC IRRIGATION TO BE PROVIDED TO THE 4 NEW BOULEVARD TREES FROM A DEDICATED 19mm METERED WATER SERVICE LOCATED WITHIN THE KIPLING FRONTAGE BOULEVARD.
- SEE CIVIL FOR LOCATION.

ON-SITE IRRIGATION NOTES:

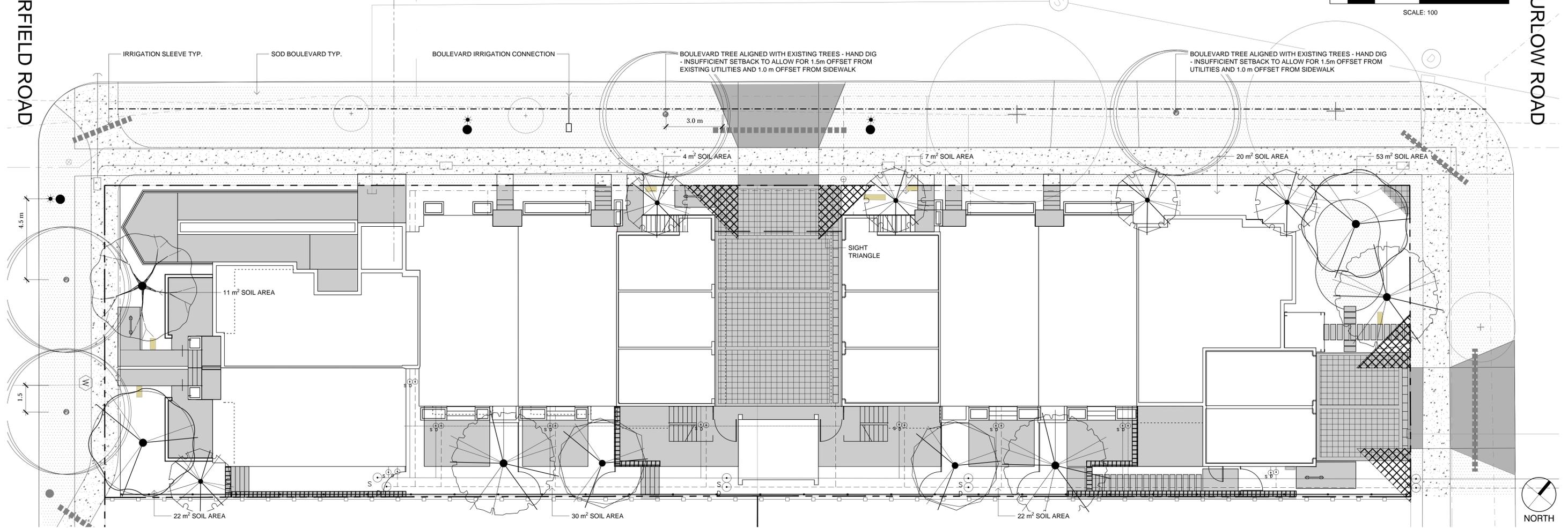
- ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO IABC STANDARDS.



FAIRFIELD ROAD

KIPLING STREET

THURLOW ROAD



LEGEND

- PROPERTY LINE
- SOD
- IRRIGATION SLEEVE
- + EXISTING TREE TO BE RETAINED
• SHOWN AT EXISTING SPREAD
- * PROPOSED BOULEVARD TREE
• TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE

PLANT SCHEDULE - TREES

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	3	CORNUS NUTTALLII / PACIFIC DOGWOOD	CONT	60 MM	NATIVE; 10 M HT X 10 M W
	5	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	CONT	40 MM	EVERGREEN; 5 M HT X 3 M W
	1	PARROTTIA PERSICA / PERSIAN PARROTTIA	B@B	60 MM	DECIDUOUS; 8 M HT X 5 M W
	2	QUERCUS GARRYANA / GARRY OAK	CONT	AS AVAILABLE	NATIVE; 20 M HT X 20 M W
	2	STYRAX JAPONICUS / JAPANESE SNOWBELL	CONT	50 MM	ORNAMENTAL; 5 M H X 5 M W

- NOTES:
- 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.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO IABC STANDARDS.
 - ALL PROPOSED BOULEVARD TREES TO HAVE 10m² MIN. GROWING MEDIUM.



PACIFIC DOGWOOD



LITTLE GEM DWARF MAGNOLIA



GARRY OAK



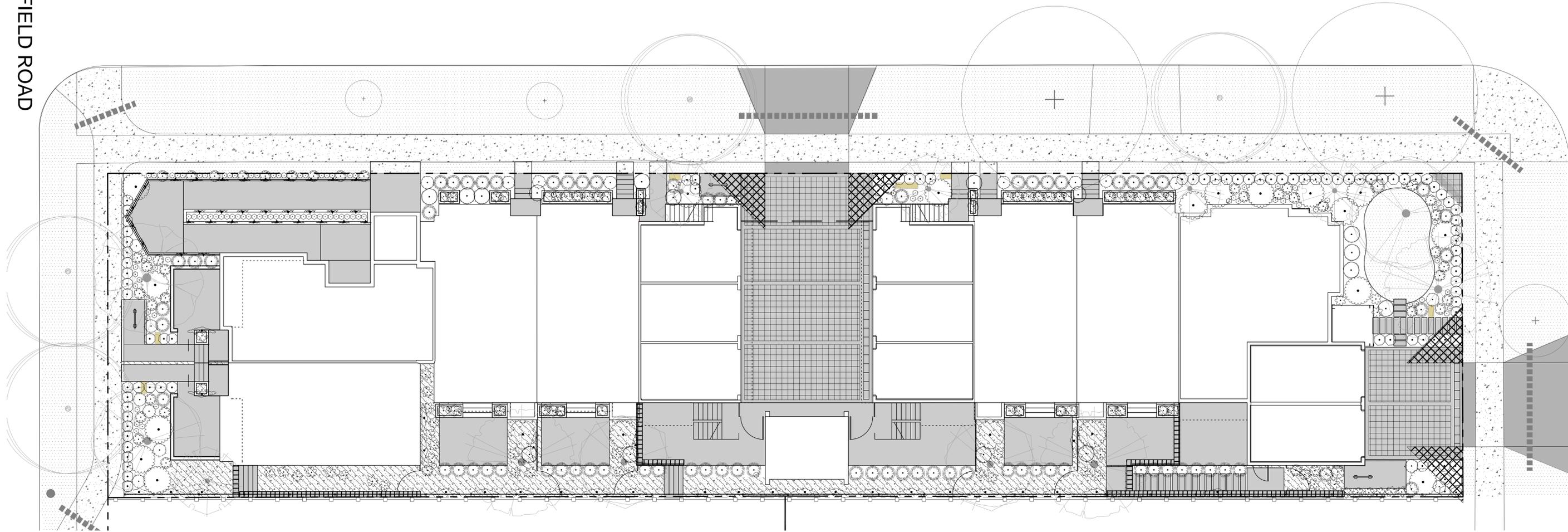
JAPANESE SNOWBELL

FAIRFIELD ROAD

KIPLING STREET



THURLOW ROAD



PLANT SCHEDULE - SHRUBS

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	32	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK	#1 CONT	0.6m
	24	BRACHYGLOTTIS GREYI / DAISY BUSH	#2 CONT	0.6m
	90	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	#2 CONT	0.6m
	3	CHOISYA TERNATA / MEXICAN ORANGE	#3 CONT	1.5m
	2	HYDRANGEA PANICULATA 'PHANTOM' / PANICLED HYDRANGEA	#3 CONT	1.5m
	29	JASMINUM POLYANTHUM / PINK JASMINE TRELLIS	#1 CONT	1.5m
	139	LAVANDULA ANGUSTIFOLIA 'AROMATICO BLUE' / ENGLISH LAVENDER 'AROMATICO BLUE'	#2 CONT	0.3m
	73	MISCANTHUS SINENSIS 'GRAZIELLA' / GRAZIELLA MAIDEN GRASS	#2 CONT	0.8m
	19	PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS	#1 CONT	0.75m
	38	POLYSTICHUM MUNIFOLIUM / WESTERN SWORD FERN	#1 CONT	0.6m
	15	RHODODENDRON X 'CHRISTMAS CHEER' / CHRISTMAS CHEER RHODODENDRON	#5 CONT	1.5m
	64	SANTOLINA VIRENS / GREEN LAVENDER COTTON	#1 CONT	0.6m
	16	SARCOCOCCA CONFUSA / SWEETBOX	#1 CONT	0.9m



HYDRANGEA



JASMINE VINE



SWEETBOX



MEXICAN ORANGE



IRISH MOSS

PLANT SCHEDULE - GROUNDCOVER

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	1,177	SAGINA SUBULATA / IRISH MOSS	PLUG	300mm	

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.



BUILT-IN PLANTER



COMMUNITY BENCH



DAISY BUSH, LAVENDER COTTON, LAVENDER



MAIDEN GRASS

