



PROJECT LOCATION PLAN (NTS)

PROJECT SITE (NTS)

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LIST OF DRAWINGS

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CIVIL

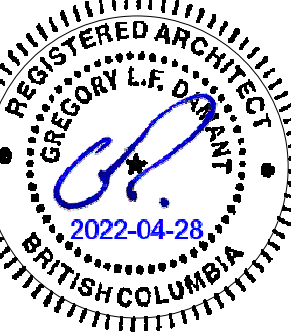
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LANDSCAPE

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ARYZE
1733-1737 Fairfield Rd
APRIL 29, 2022

Project #	Date	Revision
2123	APRIL 29, 2022	
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1 BEECHWOOD ELEVATION PERSPECTIVE
SCALE = 1 : 100



2 FAIRFIELD NORTH PERSPECTIVE
SCALE = 1 : 100

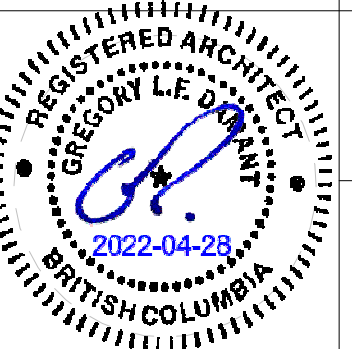
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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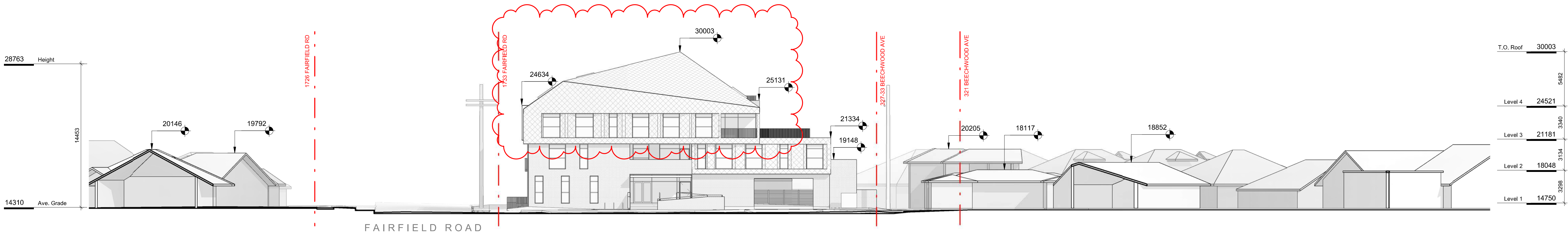
Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	PERSPECTIVES	
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1 CONTEXT PERSPECTIVE FAIRFIELD ROAD
SCALE = 1 : 100

2 CONTEXT PERSPECTIVE BEECHWOOD AVE
SCALE = 1 : 100



3 CONTEXT ELEVATION - BEECHWOOD AVENUE
SCALE = 1 : 200



4 CONTEXT ELEVATION - FAIRFIELD ROAD
SCALE = 1 : 200

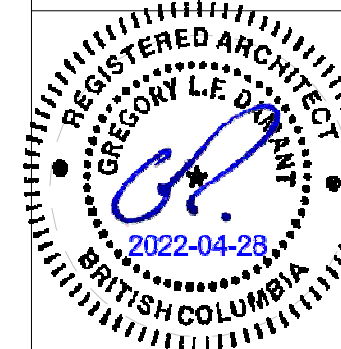
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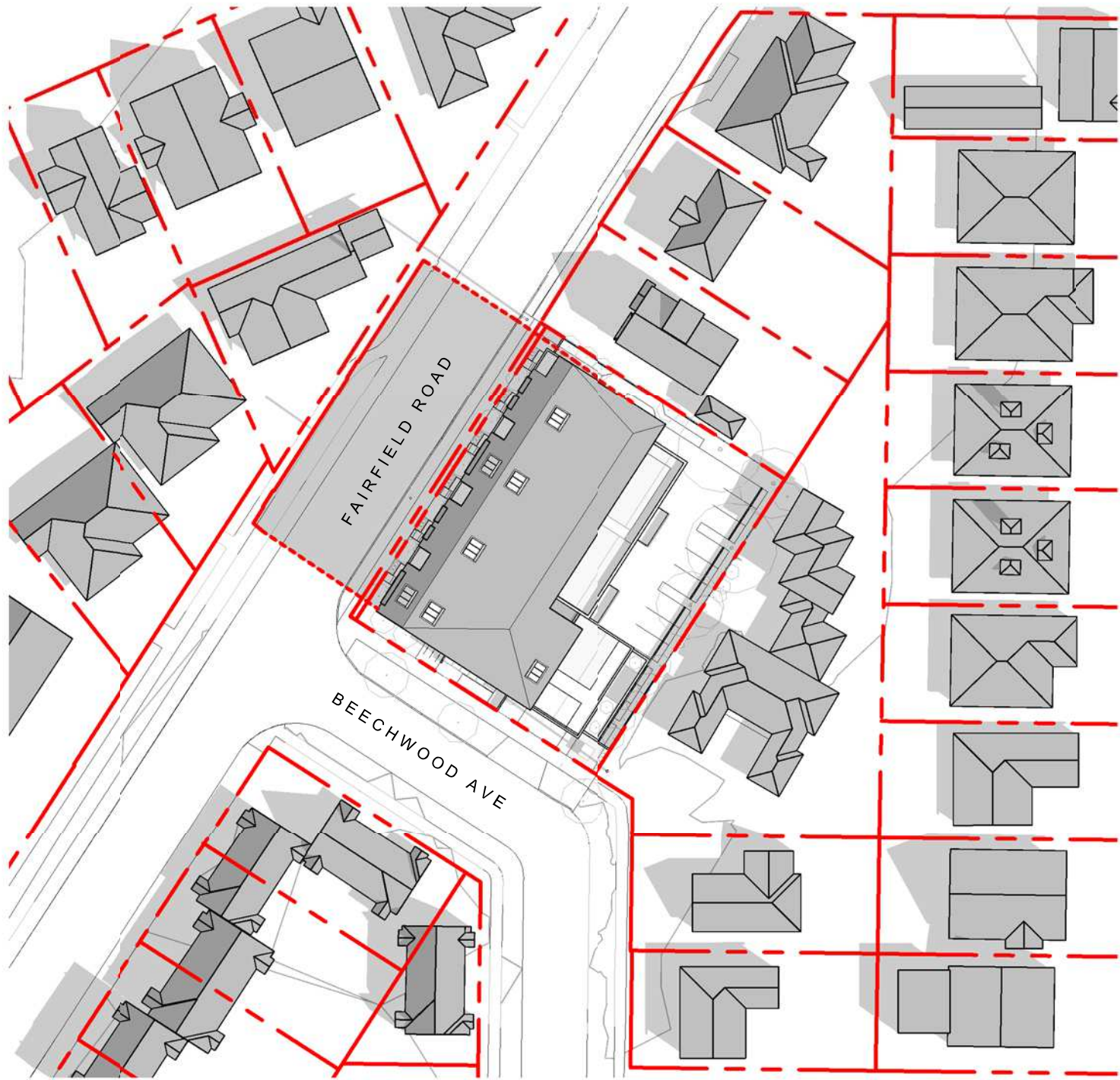
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Project	1733-1737 Fairfield Rd	ARYZE
Sheet Name	CONTEXT ELEVATIONS & PERSPECTIVES	
Date	APRIL 29, 2022	
Scale	As indicated	Project # 2123
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SUMMER SOLSTICE 9AM



EQUINOX 9:00 AM



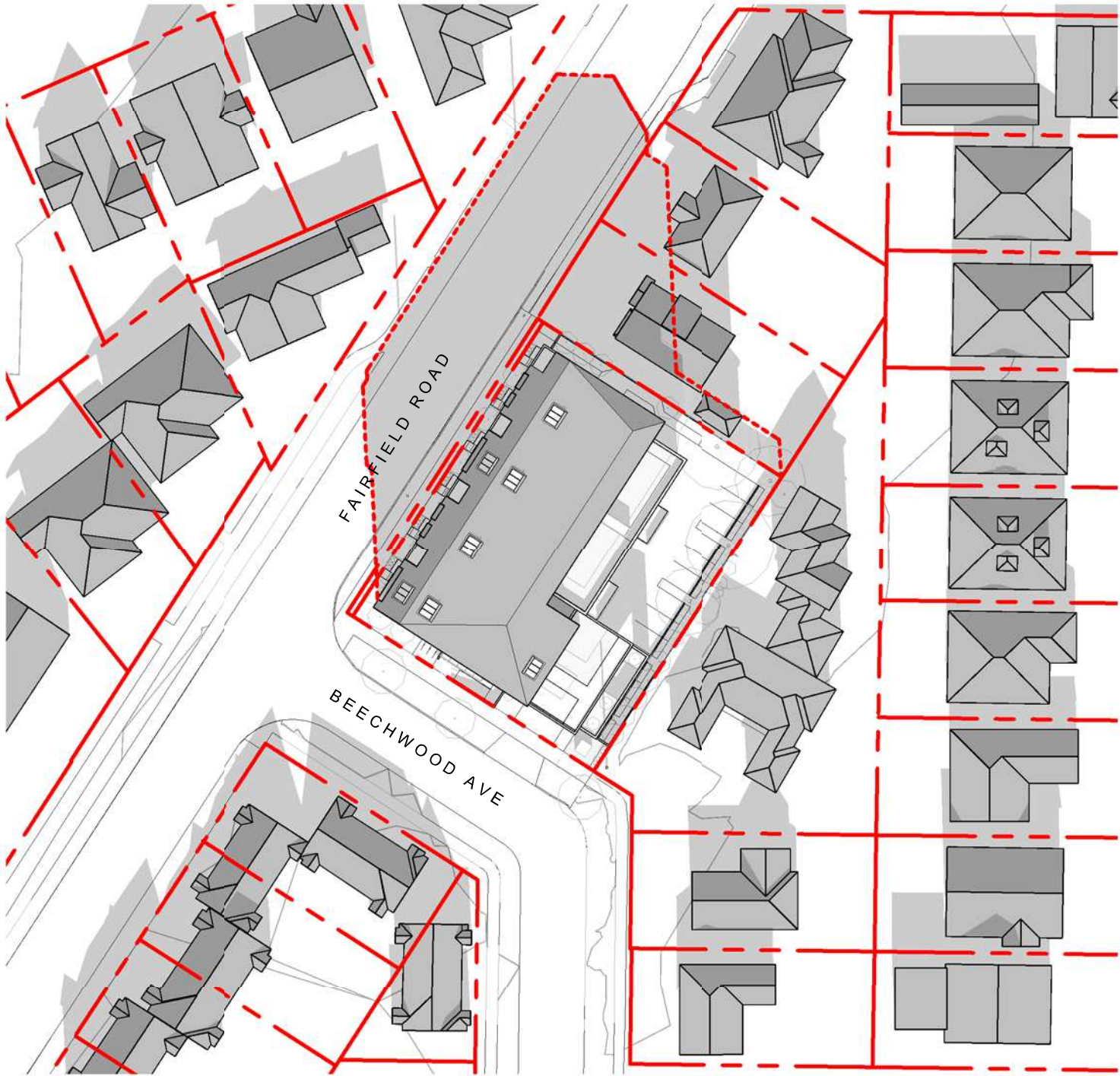
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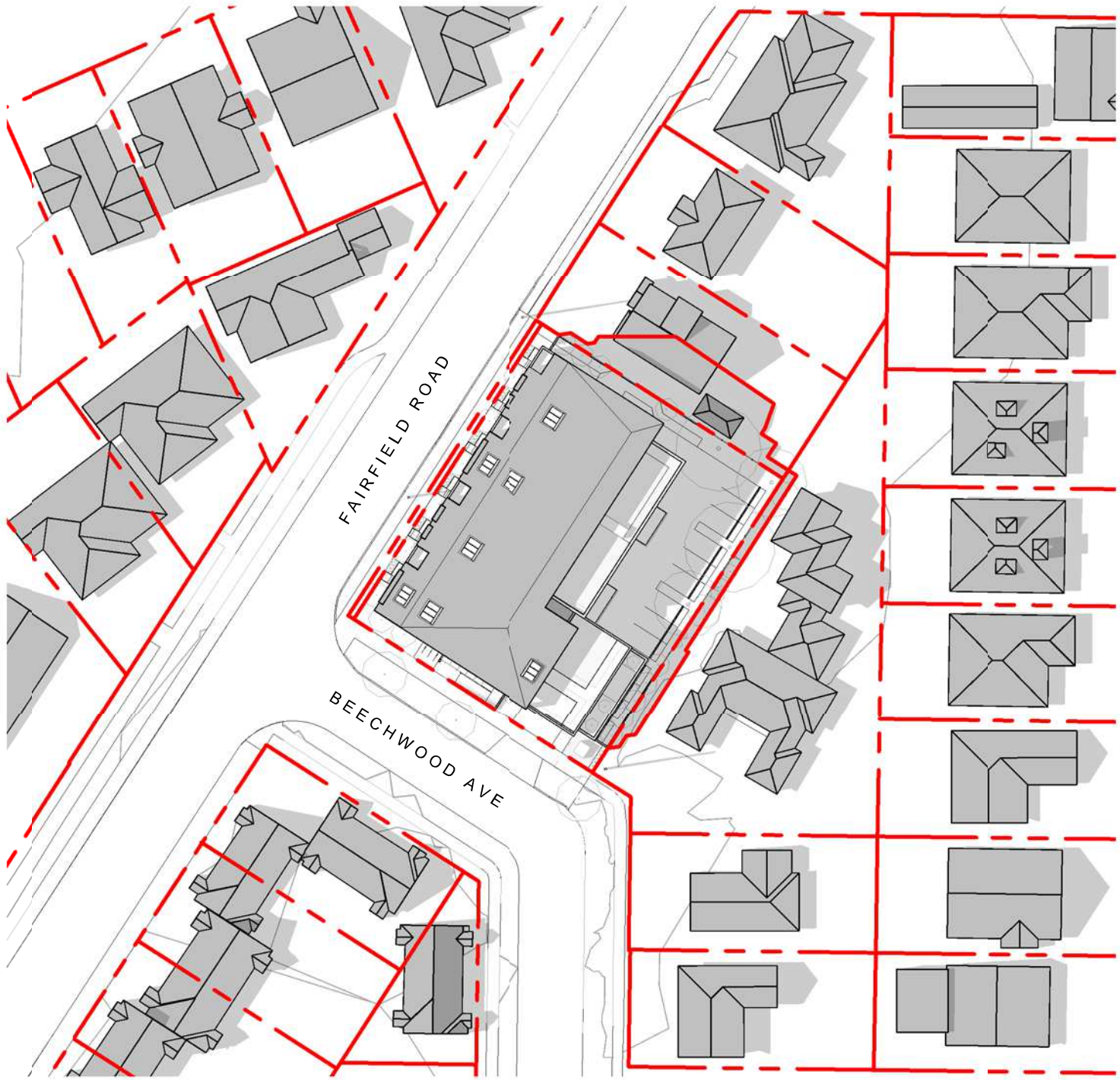
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EQUINOX 12:00 PM



WINTER SOLSTICE 12:00 PM



SUMMER SOLSTICE 4:00 PM

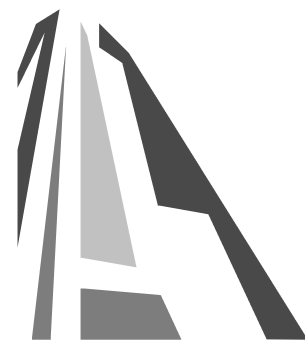


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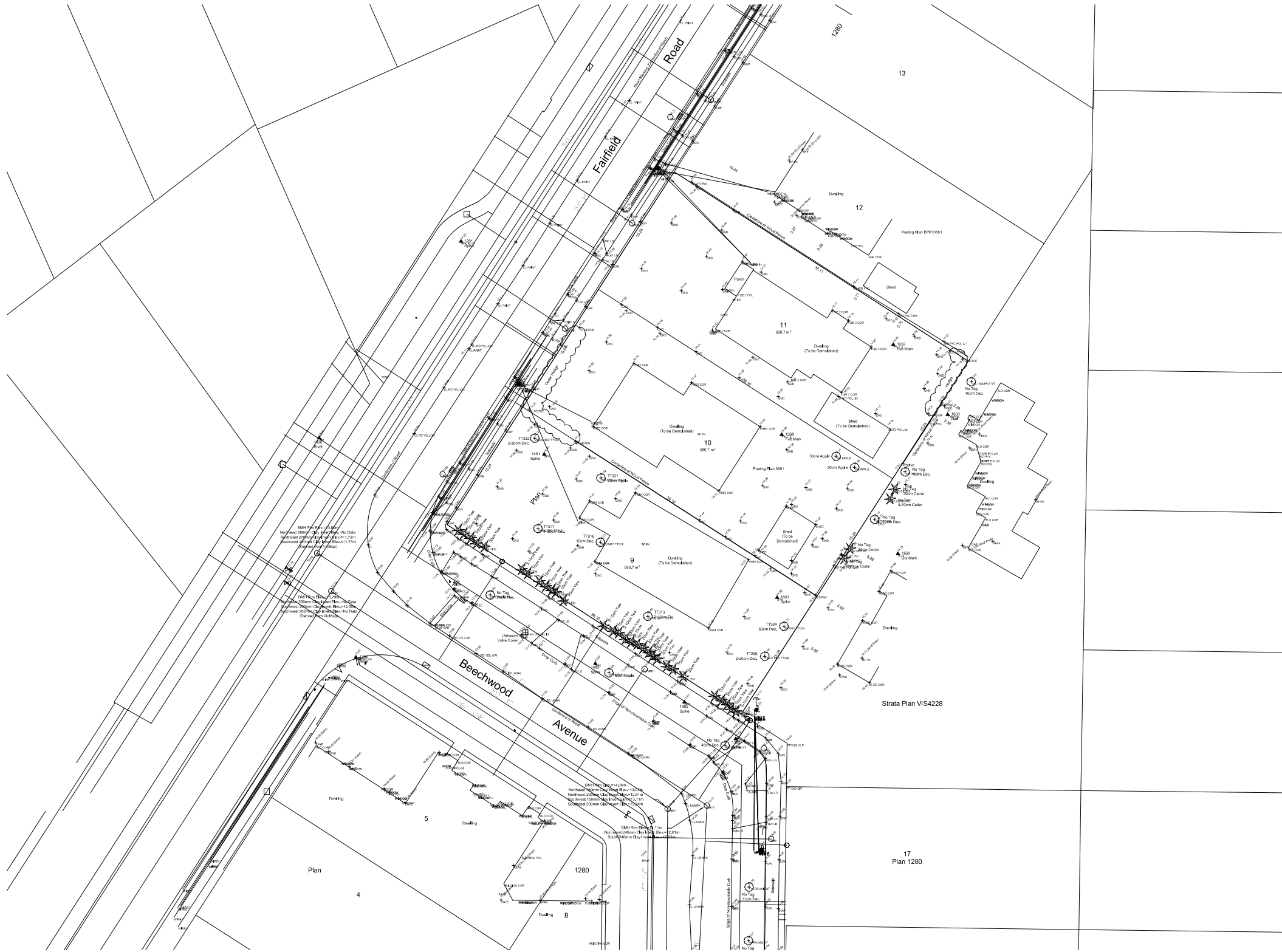
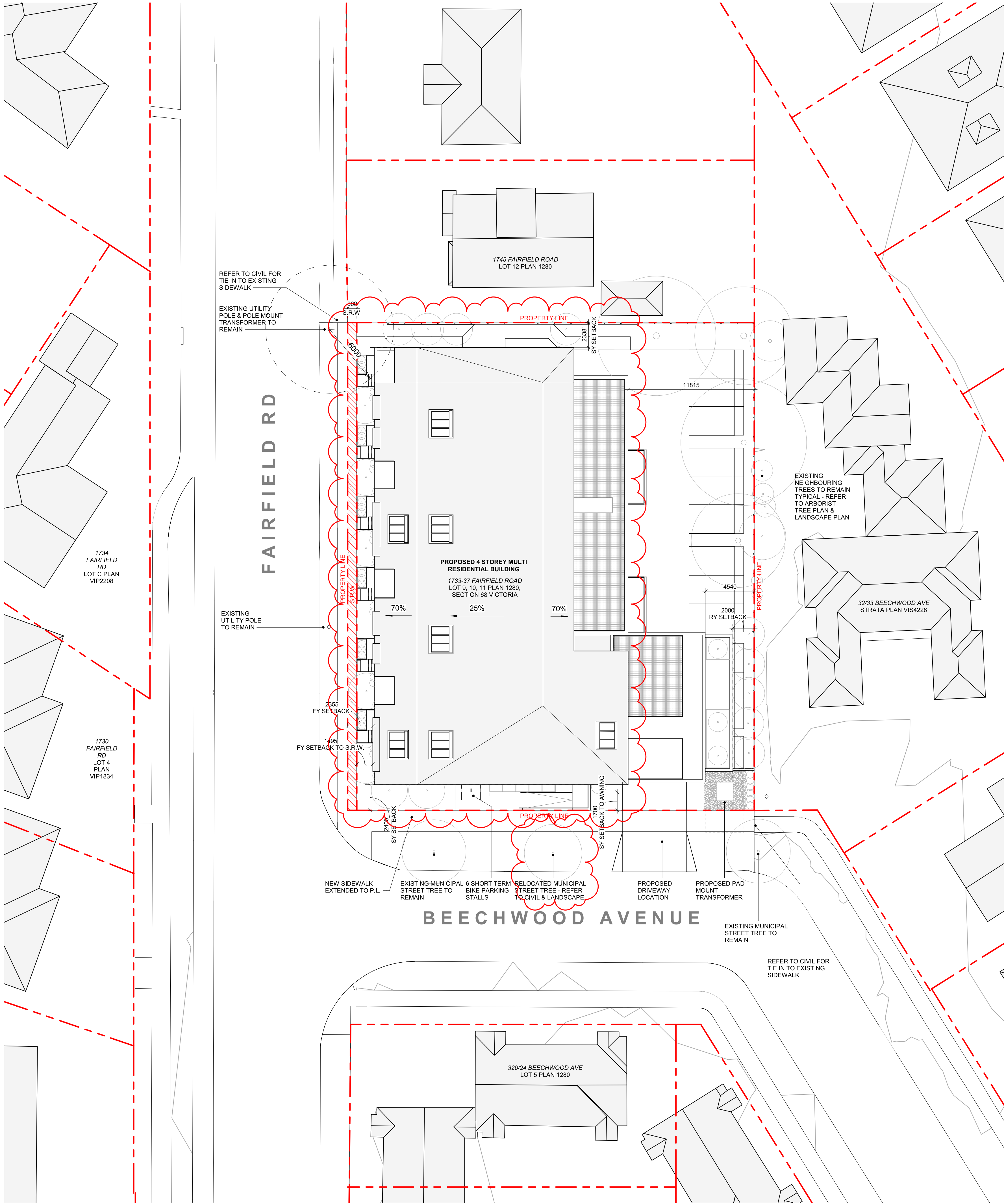
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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name		SHADOW STUDIES	
Date		APRIL 29, 2022	
Scale	1 : 750	Project #	2123
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		A-012	



1 EXISTING SURVEY
SCALE = 1 : 500

DATA

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1733-37 FAIRFIELD ROAD, VICTORIA BC
LEGAL DESCRIPTION	LOT 9, 10, 11, PLAN 1280, SECTION 68 VICTORIA
PROJECT DESCRIPTION	4 STOREY MULTI UNIT RESIDENTIAL BUILDING

PROJECT INFORMATION

ZONE (EXISTING)	R1-G	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m²)	1,741.93m²	
TOTAL FLOOR AREA (m²)	2931.43m²	
COMMERCIAL FLOOR AREA (m²)	0	
FLOOR SPACE RATIO	1.68:1	
SITE COVERAGE (%)	65%	
OPEN SITE SPACE (%)	23%	
HEIGHT (m)	14.45m	
NUMBER OF STOREYS		
	REQUIRED	PROVIDED
PARKING STALLS (#) ON SITE	28	21
PARKING STALLS - VISITOR (#) ON SITE	2	1
BICYCLE PARKING (#) SHORT TERM	6	6
BICYCLE PARKING (#) LONG TERM	24	32

BUILDING SETBACKS (m)

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

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	19
UNIT TYPE	3BD+DEN(1), 3BD(1), 2BD(1), 2BD+DEN(1), 1 BD(1), 1BD +DEN(4)
GROUND-ORIENTATED UNITS	6
MINIMUM UNIT FLOOR AREA (m²)	74m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	2430m²

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Project
1733-1737 Fairfield Rd
ARYZE

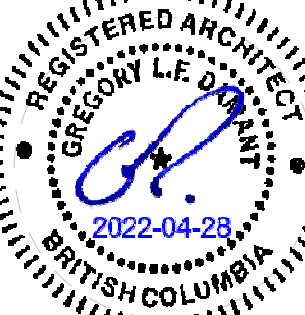
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SITE PLAN & PROJECT DATA

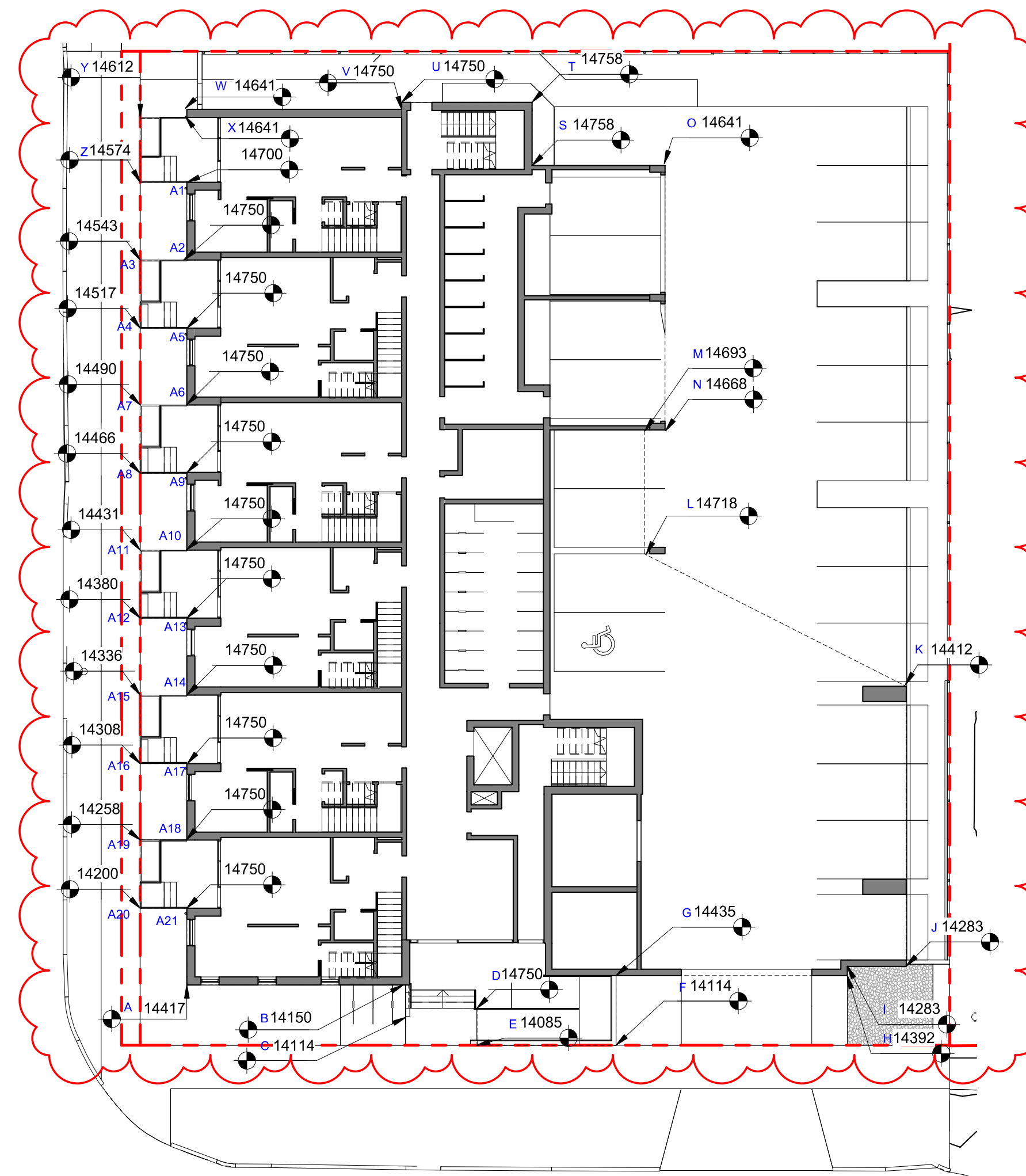
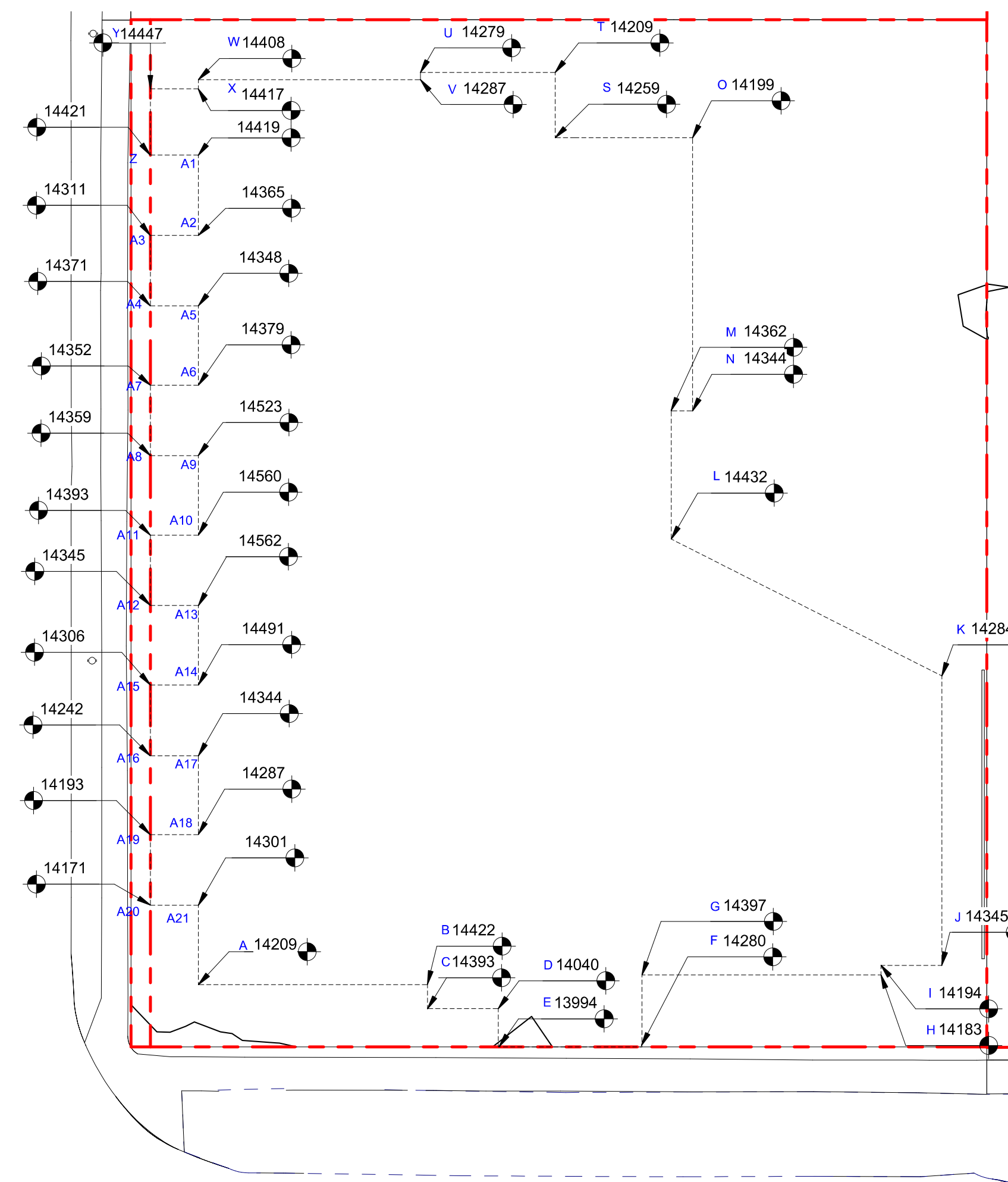
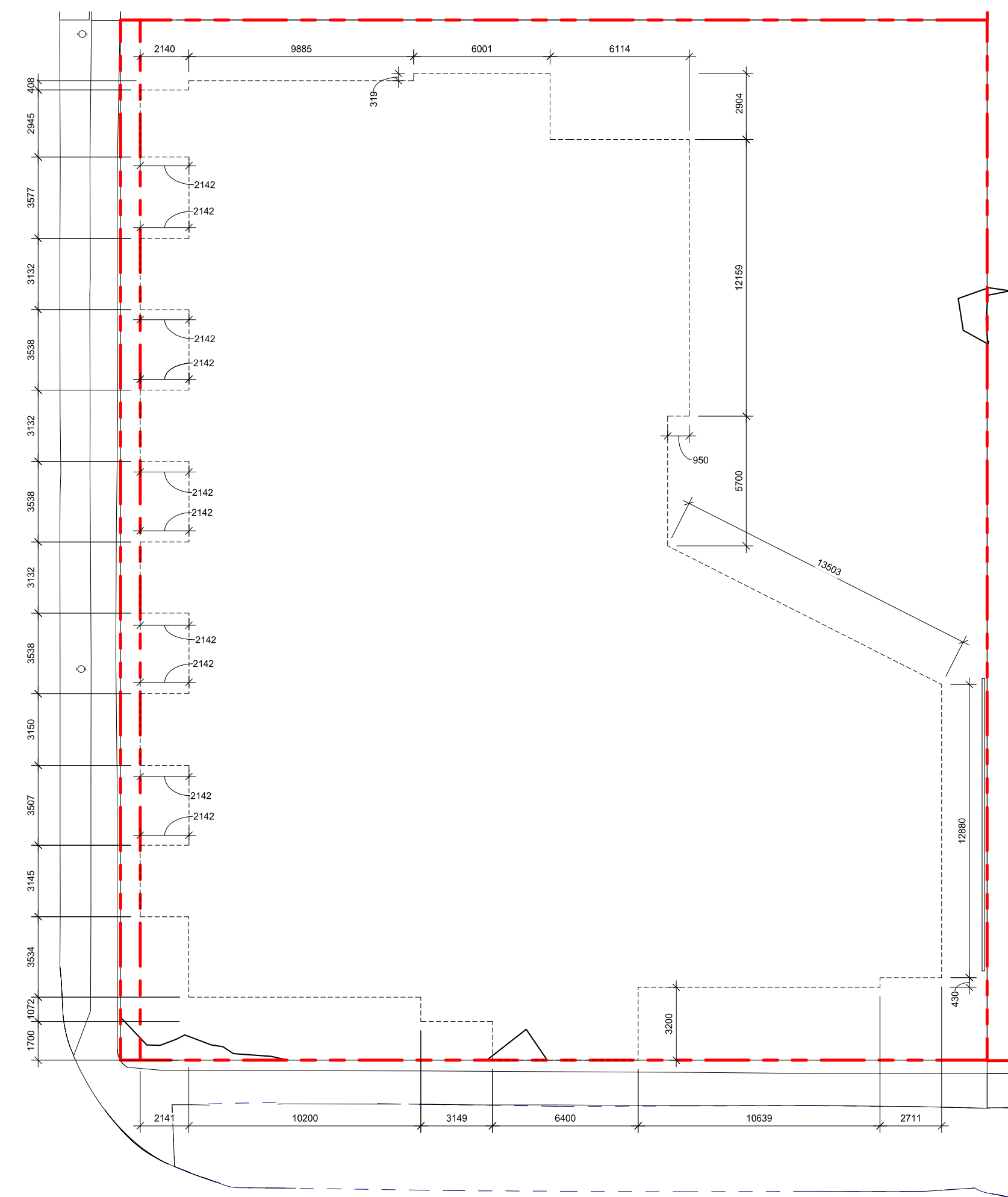
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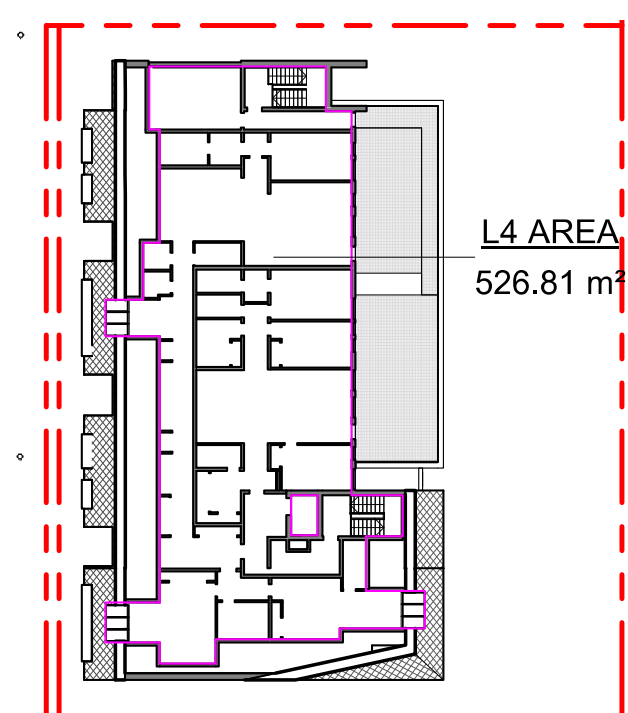
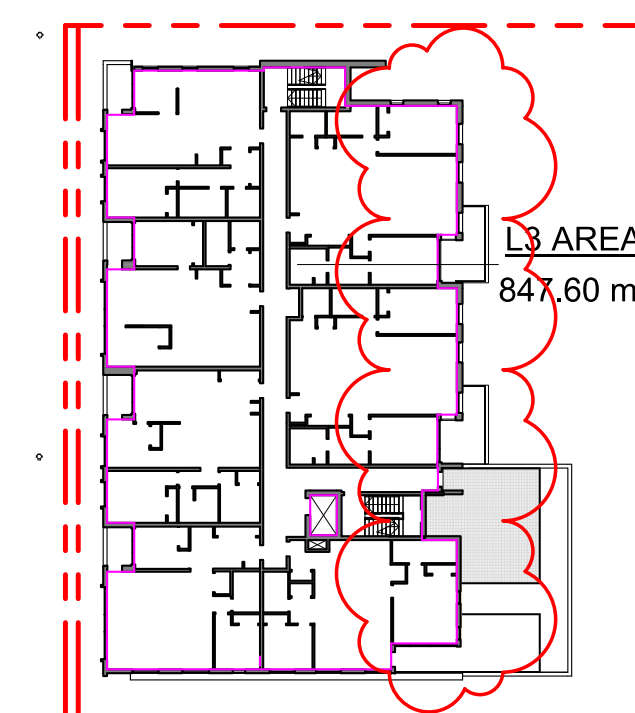
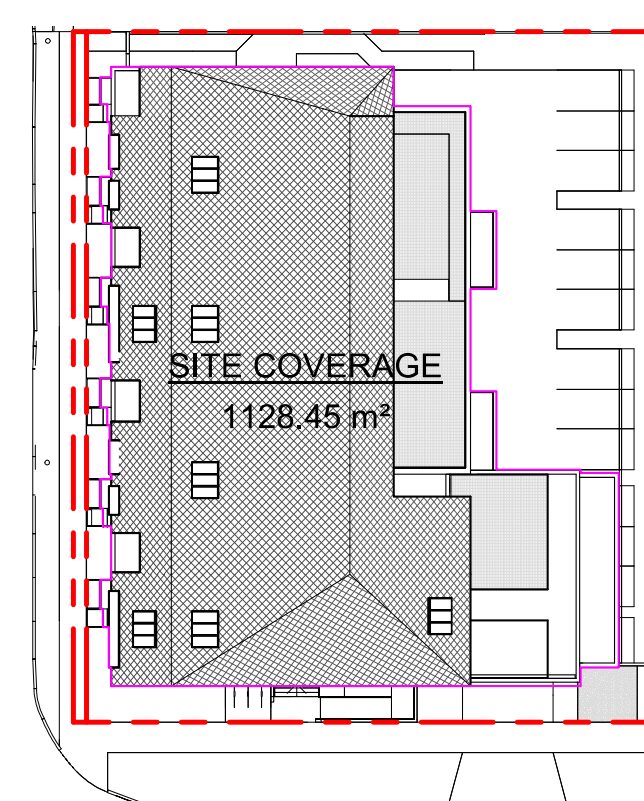
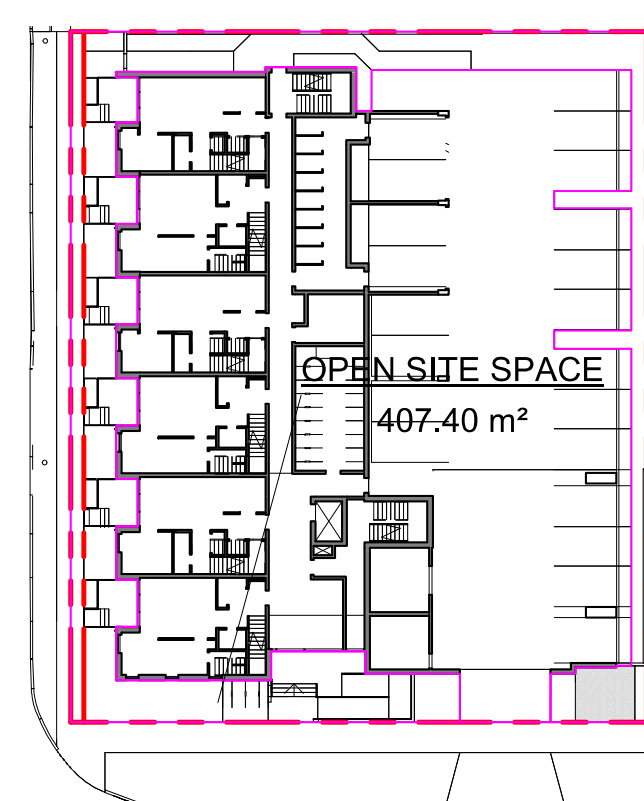
Sheet #
A-050





POINT NAME	NATURAL	PROPOSED	DISTANCE BETWEEN POINTS		AVE. OF POINTS
A	14.209	14.42	Point A & B	10.207	144.73
B	14.422	14.15	Point B & C	1.072	15.15
C	14.393	14.11	Point C & D	3.143	44.24
D	14.04	14.75	Point D & E	1.7	23.83
E	13.995	14.09	Point E & F	6.4	89.95
F	14.238	14.11	Point F & G	3.2	45.62
G	14.397	14.44	Point G & H	10.809	154.46
H	14.183	14.39	Point H & I	0.403	5.72
I	14.194	14.28	Point I & J	2.541	36.18
J	14.345	14.28	Point J & K	12.88	184.17
K	14.315	14.41	Point K & L	13.503	194.09
L	14.432	14.72	Point L & M	5.7	82.06
M	14.362	14.69	Point M & N	0.905	12.99
N	14.344	14.67	Point N & O	12.159	173.53
O	14.199	14.64	Point O & S	6.114	87.00
S	14.259	14.76	Point S & T	2.904	41.34
T	14.209	14.76	Point T & U	5.629	80.18
U	14.279	14.75	Point U & V	0.319	4.56
V	14.287	14.75	Point V & W	9.885	141.83
W	14.408	14.64	Point W & X	0.4	5.77
X	14.417	14.64	Point X & Y	2.14	30.88
Y	14.447	14.61	Point Y & Z	2.96	42.72
Z	14.421	14.57	Point Z & A1	2.14	30.86
A1	14.419	14.70	Point A1 & A2	3.554	51.15
A2	14.365	14.75	Point A2 & A3	2.14	30.68
A3	14.311	14.54	Point A3 & A4	3.14	45.03
A4	14.371	14.52	Point A4 & A5	2.14	30.73
A5	14.348	14.75	Point A5 & A6	3.545	51.00
A6	14.425	14.75	Point A6 & A7	2.14	30.79
A7	14.352	14.49	Point A7 & A8	3.13	44.93
A8	14.359	14.47	Point A8 & A9	2.14	30.90
A9	14.523	14.75	Point A9 & A10	3.54	51.48
A10	14.56	14.75	Point A10 & A11	2.14	30.98
A11	14.393	14.43	Point A11 & A12	3.125	44.90
A12	14.345	14.44	Point A12 & A13	2.142	30.96
A13	14.562	14.75	Point A13 & A14	3.545	51.50
A14	14.491	14.75	Point A14 & A15	2.142	30.84
A15	14.306	14.34	Point A15 & A16	3.15	44.96
A16	14.242	14.31	Point A16 & A17	2.14	30.59
A17	14.344	14.75	Point A17 & A18	3.507	50.20
A18	14.287	14.75	Point A18 & A19	3	42.72
A19	14.193	14.26	Point A19 & A20	3.145	44.60
A20	14.171	14.20	Point A20 & A21	3.00	42.72
A21	14.301	14.75	Point A21 & A	3.534	50.74

Total	177.15	2534.26
Average Grade	14.31	



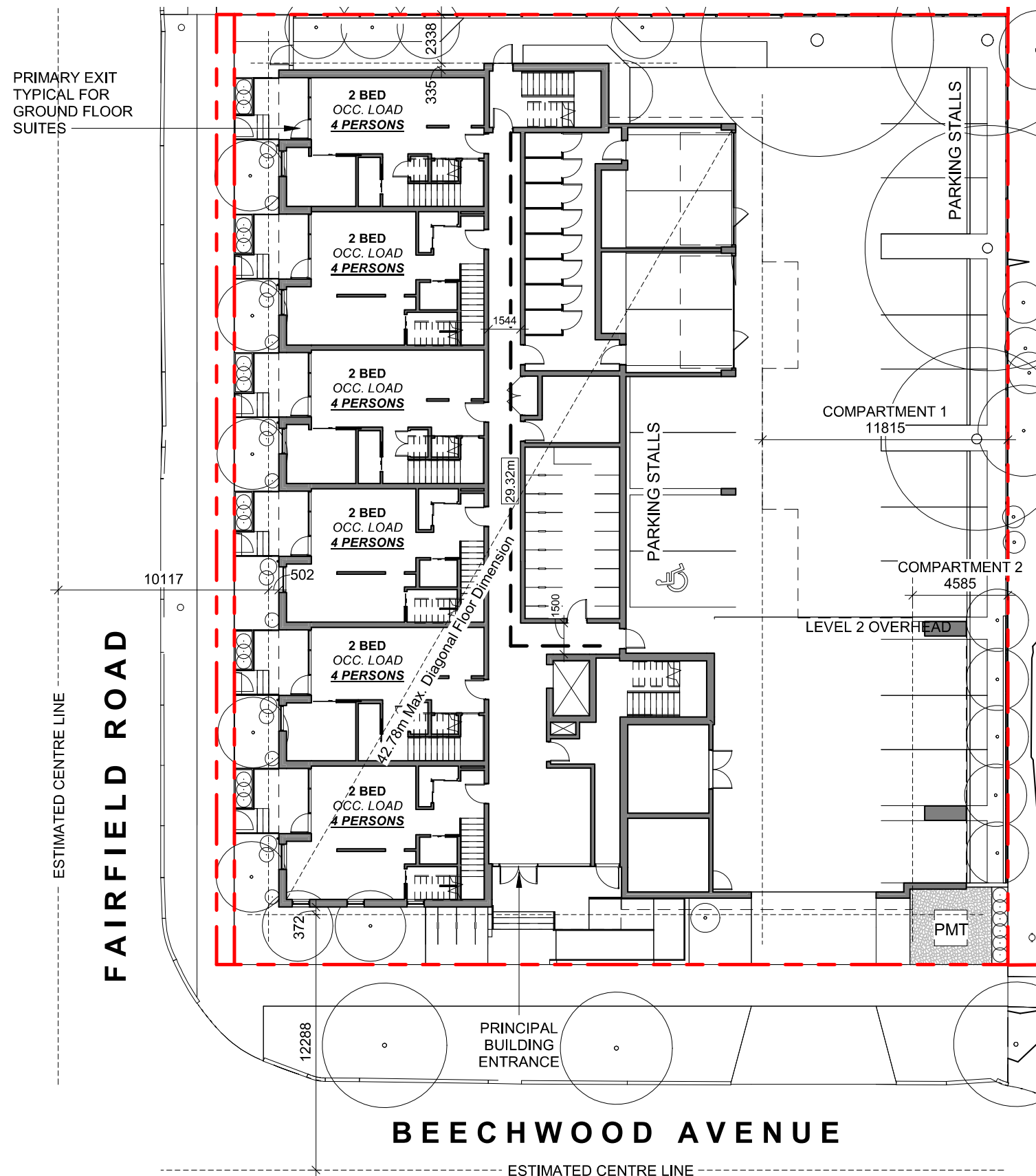
SUPPORTING CALCULATIONS

ZONING REGULATION BYLAW FLOOR AREAS

Level 1	612.08 m ²
Level 2	944.94 m ²
Level 3	847.60 m ²
Level 4	526.81 m ²
Grand total: 4	2931.43 m ²

SITE COVERAGE
1128.45m² / 1741.93m² = 0.65 (65%)

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

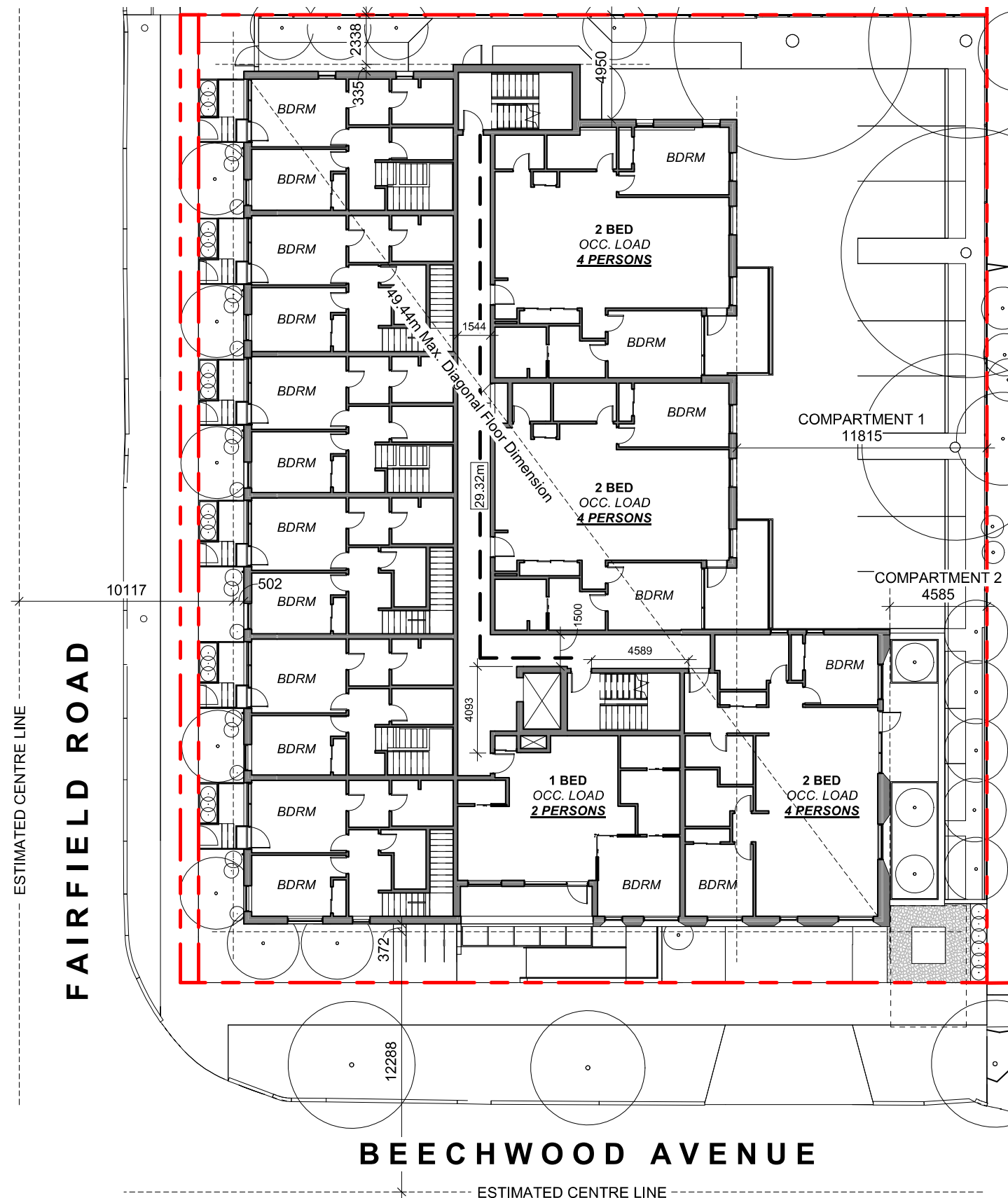


OCCUPANT LOAD:
Occupancy: Group C
12 Bedrooms x 2 persons/bedroom
= 24 persons

MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 24 = 146.4mm
or 1100mm (minimum 1500mm for
accessible path of travel)

Stairs
the greater of 8mm x 24 = 192.0mm
or 1100mm

1 L1 CODE REVIEW KEY PLAN
SCALE = 1 : 250



OCCUPANT LOAD:
Occupancy: Group C
7 Bedrooms x 2 persons/bedroom
= 14 persons

MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 14 = 85.4mm
or 1100mm (minimum 1500mm for
accessible path of travel)

Stairs
the greater of 8mm x 14 = 112.0mm
or 1100mm

2 L2 CODE REVIEW KEY PLAN
SCALE = 1 : 250

BUILDING CODE ANALYSIS

PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENOVATION	<input type="checkbox"/> ADDITION
GOVERNING BUILDING CODE	2018 BC BUILDING CODE	<input checked="" type="checkbox"/> PART 3	<input type="checkbox"/> PART 9
MAJOR OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3.1.2.1
BUILDING AREA	1051	m ² (approx)	1.4.1.2
GRADE	18.75	m geodetic	1.4.1.2
BUILDING HEIGHT (STOREYS)	4	STOREYS ABOVE GRADE	1.4.1.2
	0	STOREYS BELOW GRADE	

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

CLASSIFICATION	GROUP C, UP TO 4 STOREYS, SPRINKLERED	3.2.2.51
MAXIMUM BUILDING AREA	1800	m ² 3.2.2.51
No. OF STREETS FACING	1 (BEECHWOOD AVE UNDER 9M MINIMUM STREET WIDTH)	3.2.2.10
CONSTRUCTION TYPES PERMITTED	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE	3.2.2.51
FIRE ALARM SYSTEM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4.1
STANDPIPE SYSTEM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.8
HIGH BUILDING	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO EXCEPT WITHIN AT GRADE RESIDENTIAL UNITS	3.2.8

FIRE RESISTANCE RATINGS

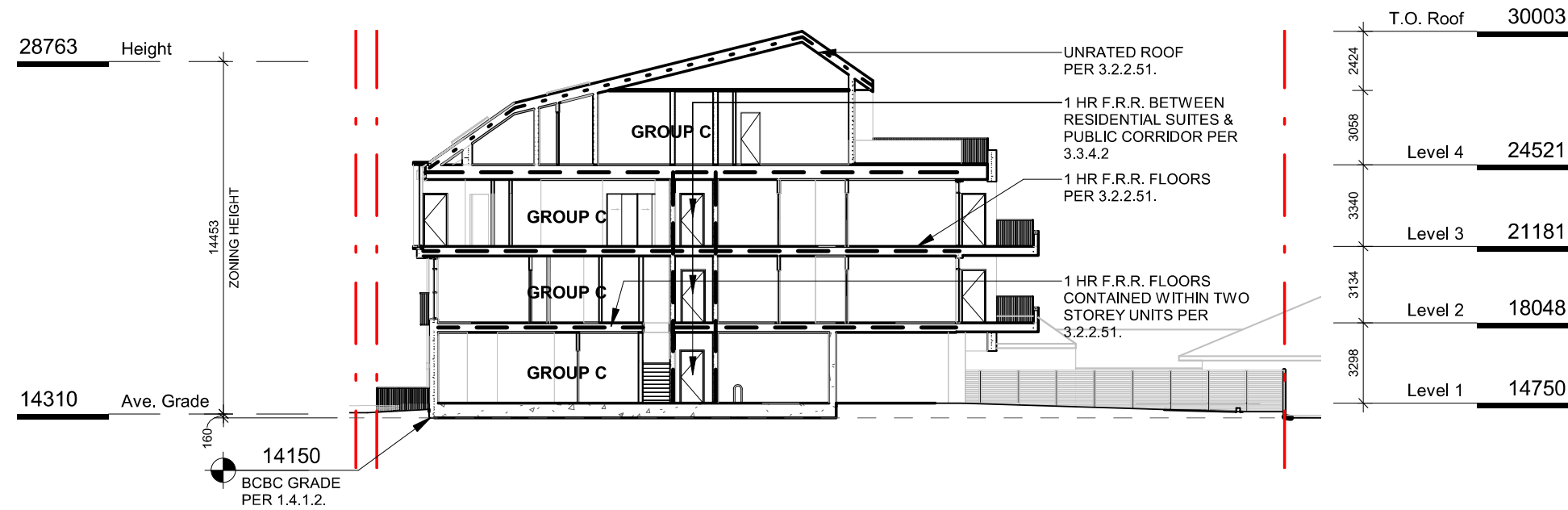
HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE Unrated ROOF	3.2.2.51
LOADBEARING WALLS, COLUMNS & ARCHES	1 hr (NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)	3.2.2.51
EXITS	1 hr	3.4.4.1

EXITS FROM FLOOR AREAS

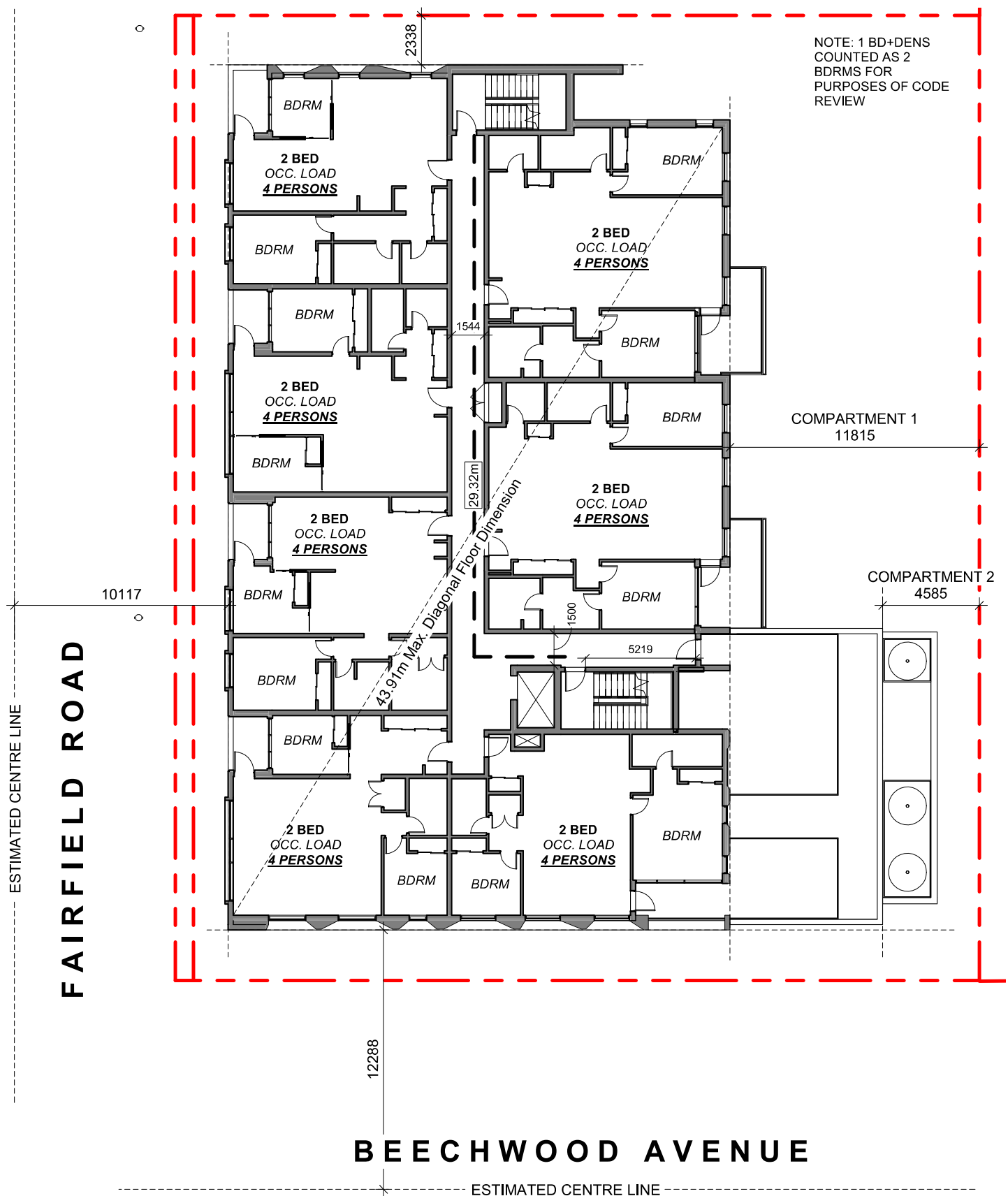
NUMBER OF EXITS REQUIRED	2	3.4.2.1
SEPARATION OF EXITS (MIN.)	1/2 MAX. DIAGONAL FLOOR AREA, BUT NEED NOT BE > 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	45 m, GROUP C	3.4.2.5
MEZZANINE	YES <input type="checkbox"/> NO	3.2.8

FIRE RESISTANCE RATING - KEY

--- UNRATED FIRE SEPERATIONS
- - - 45 MIN
- - - 1 HOUR
- - - 1.5 HOUR
- - - 2 HOUR



5 CODE REVIEW KEY SECTION
SCALE = 1 : 250

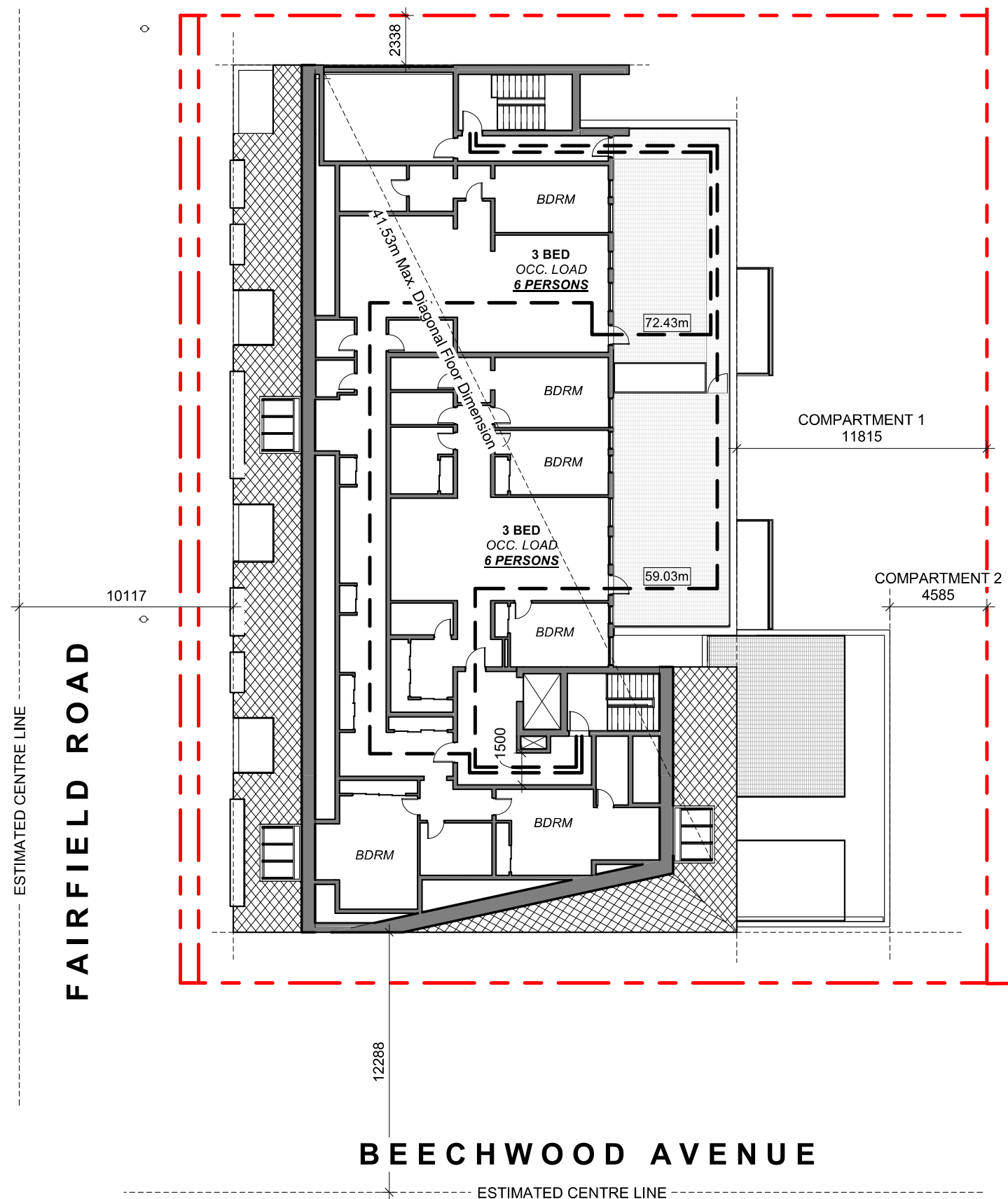


OCCUPANT LOAD:
Occupancy: Group C
14 Bedrooms x 2 persons/bedroom
= 28 persons

MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 28 = 170.8mm
or 1100mm (minimum 1500mm for
accessible path of travel)

Stairs
the greater of 8mm x 28 = 224.0mm
or 1100mm

3 L3 CODE REVIEW KEY PLAN
SCALE = 1 : 250



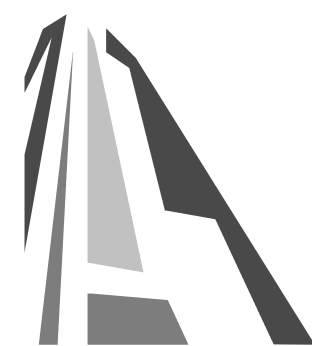
OCCUPANT LOAD:
Occupancy: Group C
6 Bedrooms x 2 persons/bedroom
= 12 persons

MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 12 = 73.2mm
or 1100mm (minimum 1500mm for
accessible path of travel)

Stairs
the greater of 8mm x 12 = 96mm
or 1100mm

4 L4 CODE REVIEW KEY PLAN
SCALE = 1 : 250

2	DP/RZ Submission	April 29, 2022
NO.	DESCRIPTION	DATE



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Project
1733-1737 Fairfield Rd
ARYZE

Sheet Name
CODE REVIEW

Date
APRIL 29, 2022

Scale
As indicated

Project #
2123

Revision
April 29, 2022

Sheet #
2

2022-04-28
A-052



NW ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	10.12m (>9m)	100	520.98	222.94	43
TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	10.12m (>9m)	100	45 minutes	Any	Any

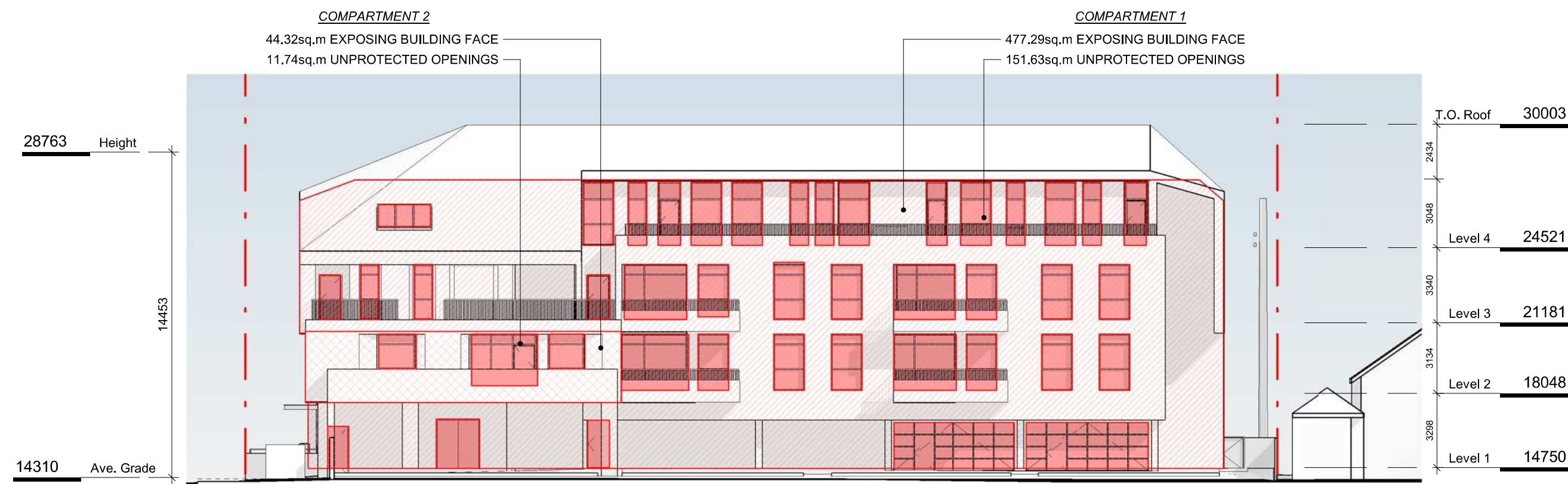
1 NW ELEVATION - LD KEY
SCALE = 1 : 200



NE ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	2.34m (>2m)	16	302.90	41.42	13.7
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	10 - 25	1 hr	Any	Noncombustible

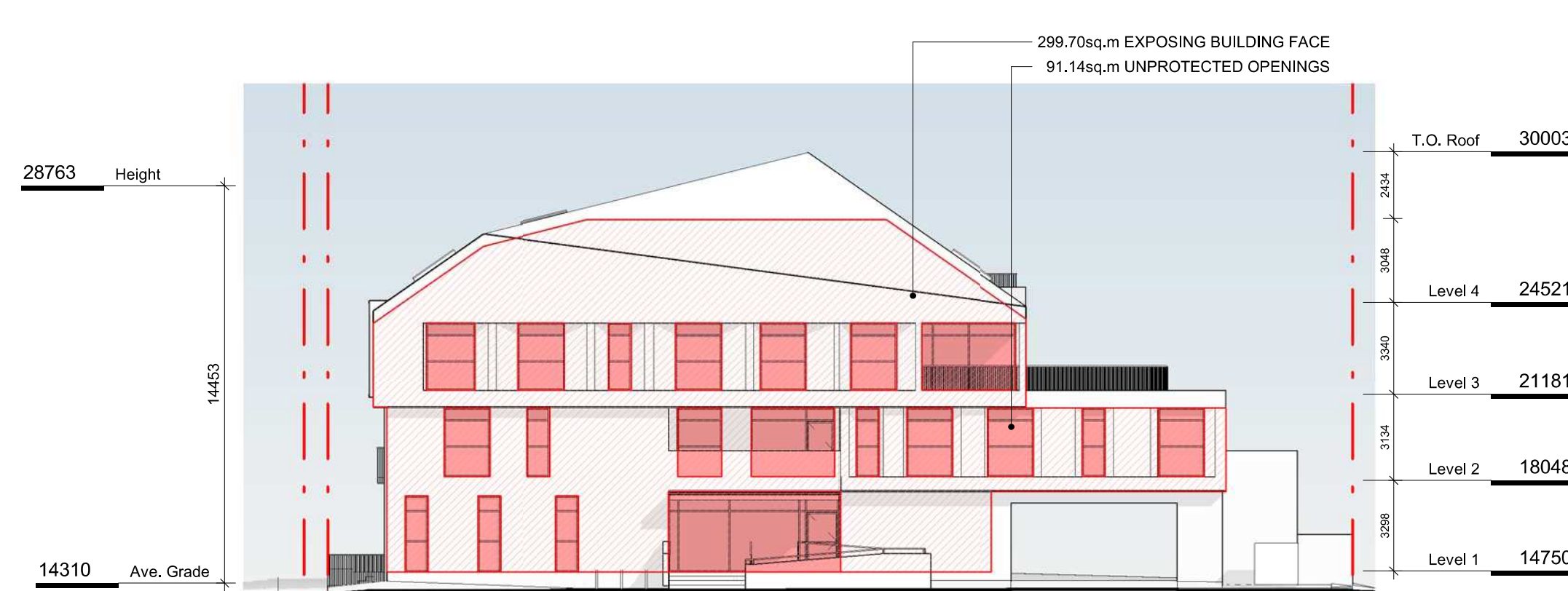
2 NE ELEVATION - LD KEY
SCALE = 1 : 200



SE ELEVATION

TABLE 3.2.3.1.-D COMPARTMENT 1	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	11.82m (>9m)	100	477.29	151.63	31.8
TABLE 3.2.3.7 COMPARTMENT 1	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	50 - 100	45 minutes	Any	Any
TABLE 3.2.3.1.-D COMPARTMENT 2	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	4.59m (>4m)	56	44.32	11.74	26.5
TABLE 3.2.3.7 COMPARTMENT 2	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	50 - 100	45 minutes	Any	Any

4 SE ELEVATION - LD KEY
SCALE = 1 : 200



SW ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	12.29m (>9m)	100	299.70	91.14	30.4
TABLE 3.2.3.7	OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
	GROUP C	100	45 minutes	Any	Any

3 SW ELEVATION - LD KEY
SCALE = 1 : 200

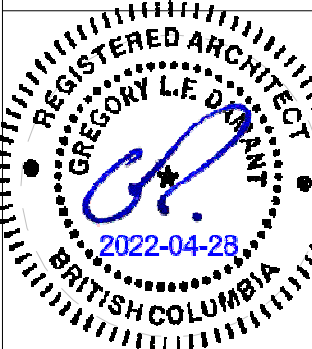
2	DP/RZ Submission	April 29, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
SPATIAL SEPARATION			
Date			
APRIL 29, 2022			
Scale	1 : 200	Project #	2123
Revision		2	
April 29, 2022		Sheet #	
A-053			





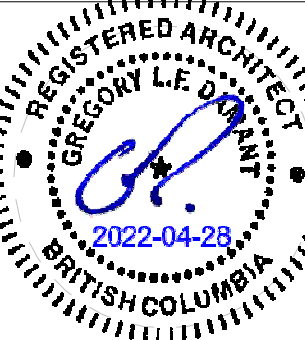
2	DP/IRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

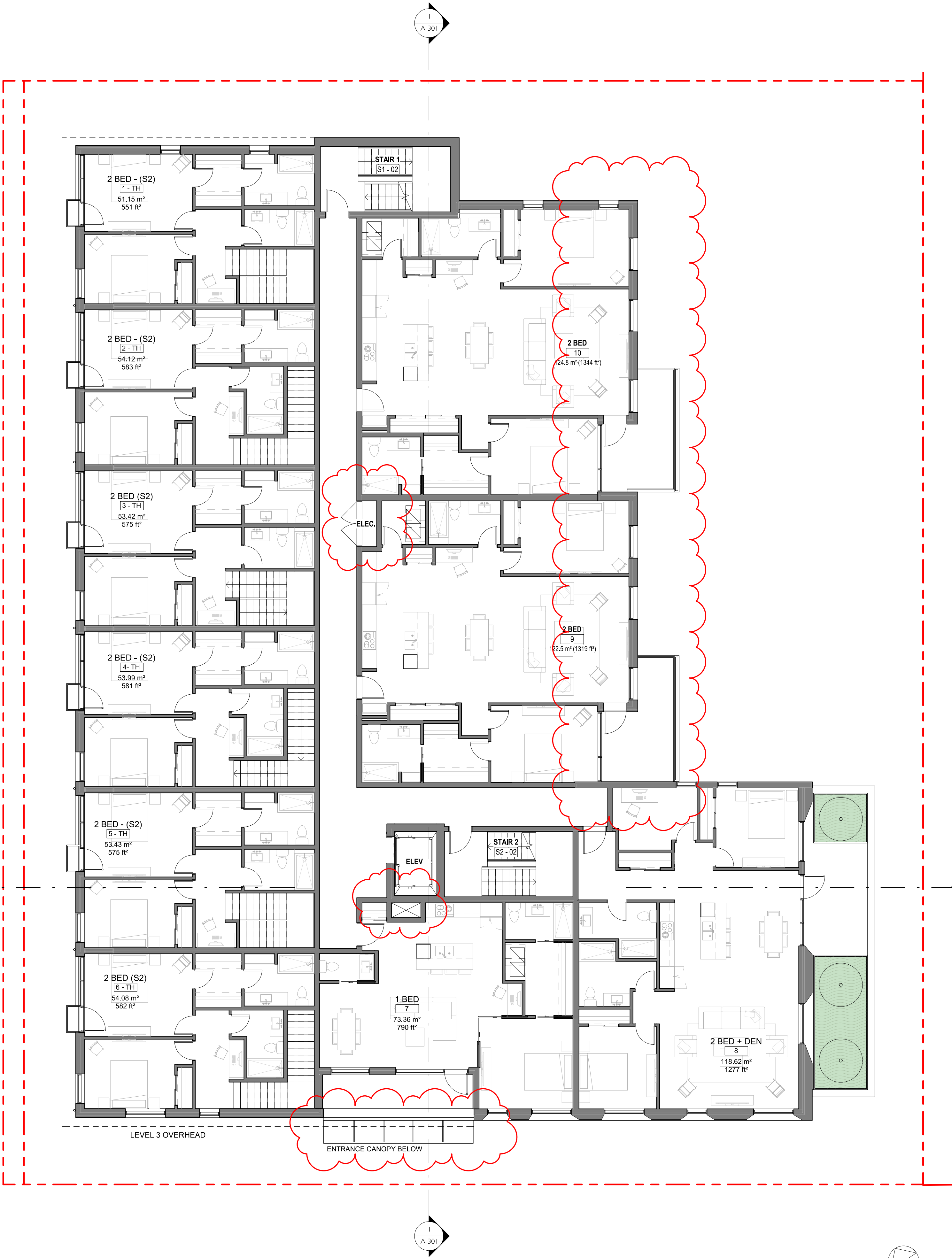


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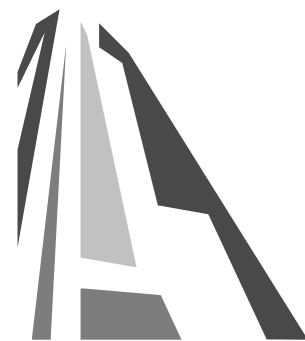
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 1 PROPOSED PLAN	
Date	APRIL 29, 2022	
Scale	1 : 100	Project #
		2123
		Revision
		April 29, 2022
		2
		Sheet #
		A-101





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



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Project
1733-1737 Fairfield Rd
ARYZE

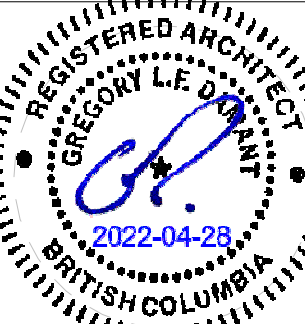
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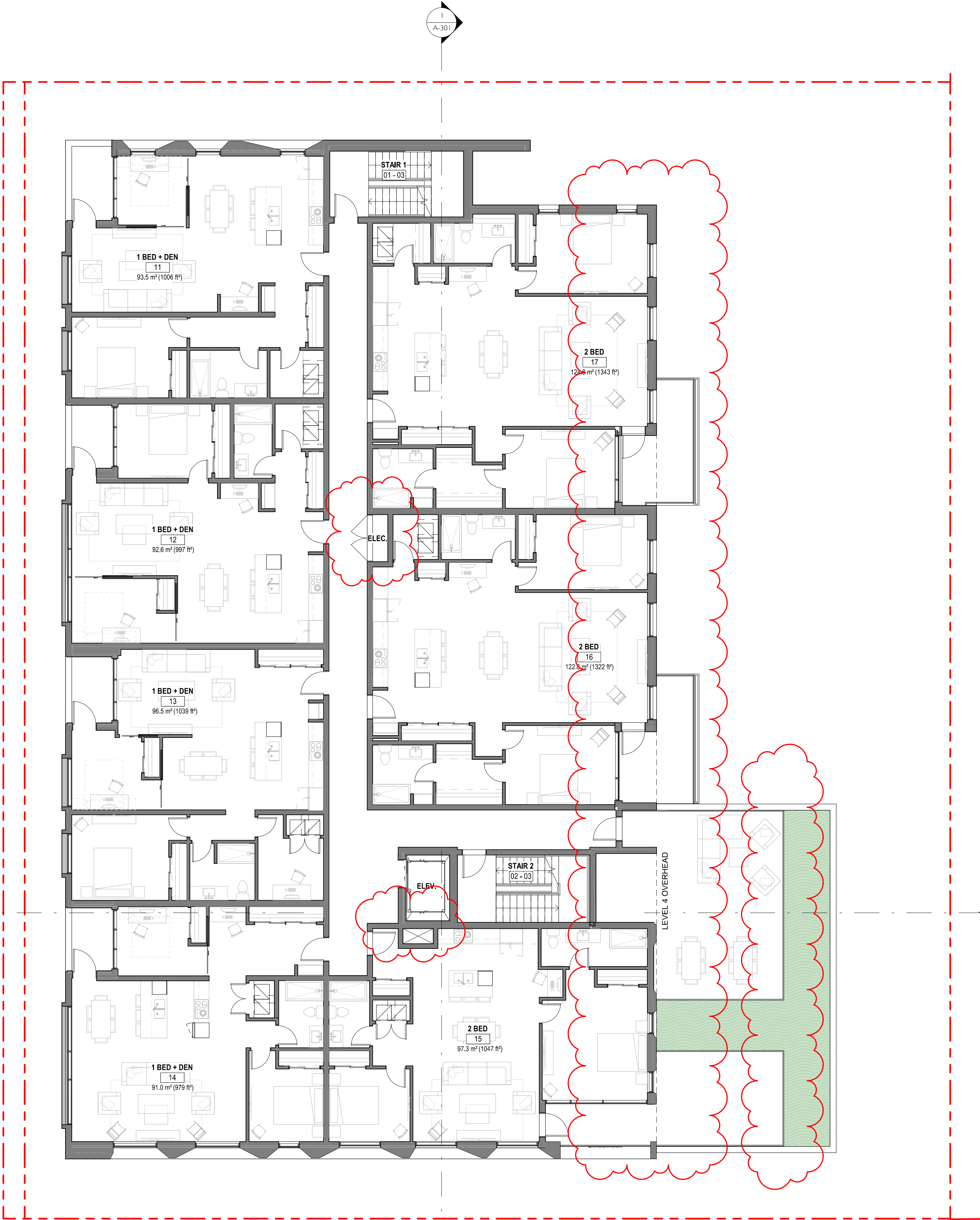
Date
APRIL 29, 2022

Scale
1 : 100
Project #
2123

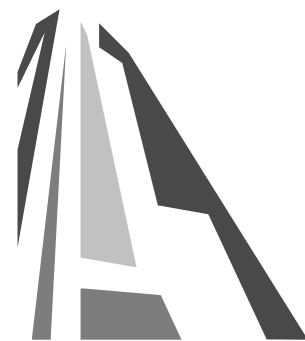
Revision
April 29, 2022
2

Sheet #
A-102





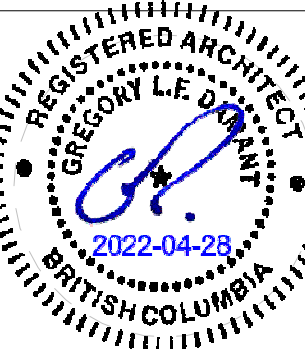
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1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

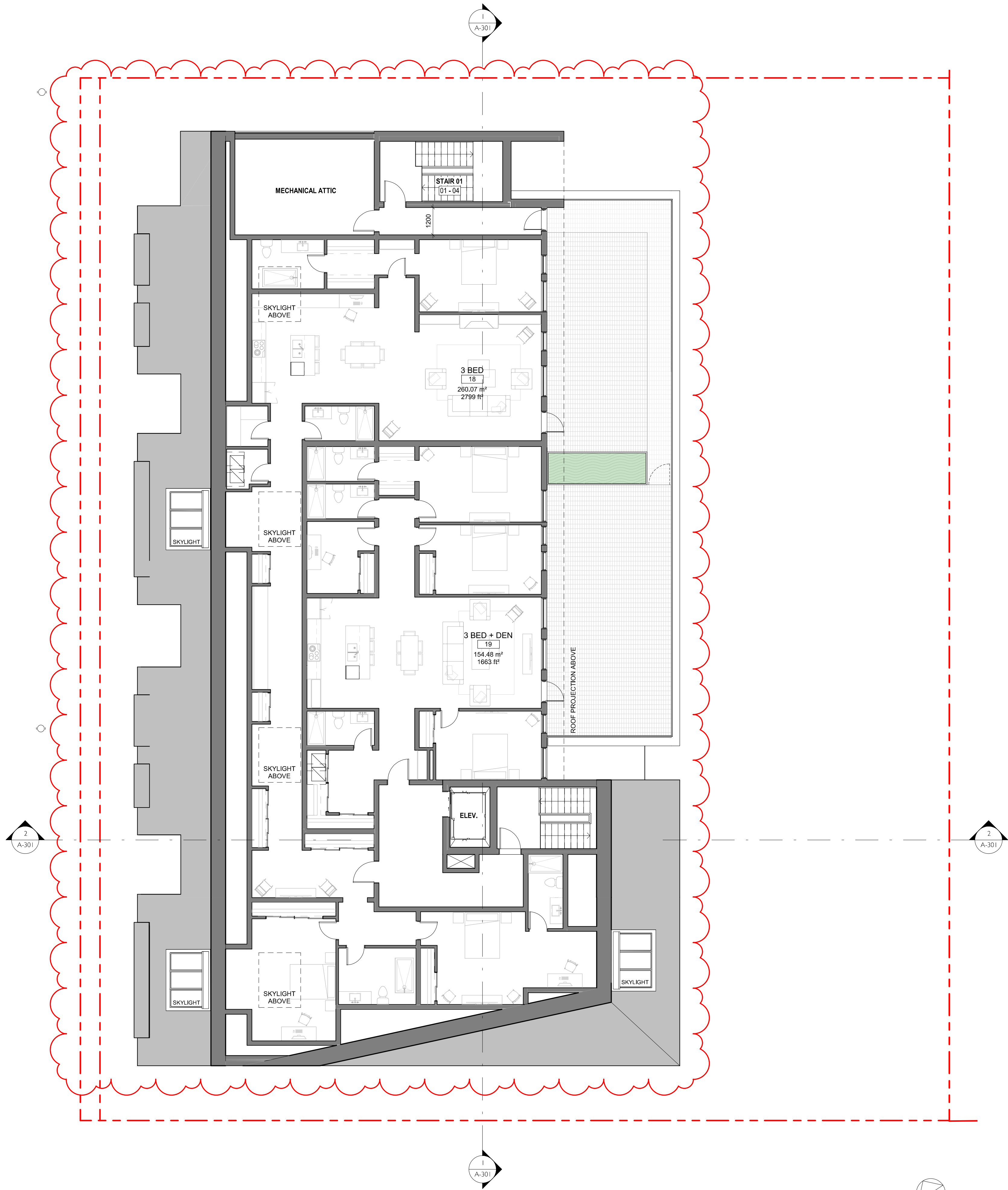


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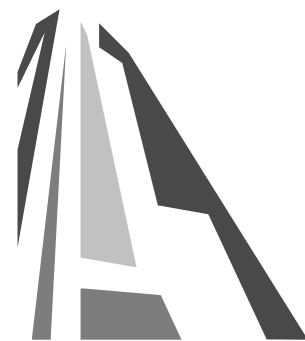
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 3 PROPOSED PLAN	
Date	APRIL 29, 2022	
Scale	1 : 100	Project #
		2123
		Revision
		April 29, 2022
		2
		Sheet #
		A-103





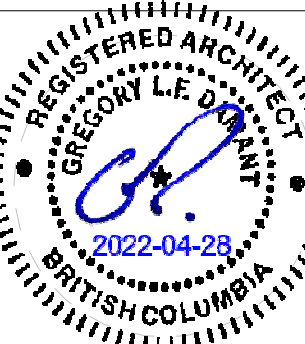
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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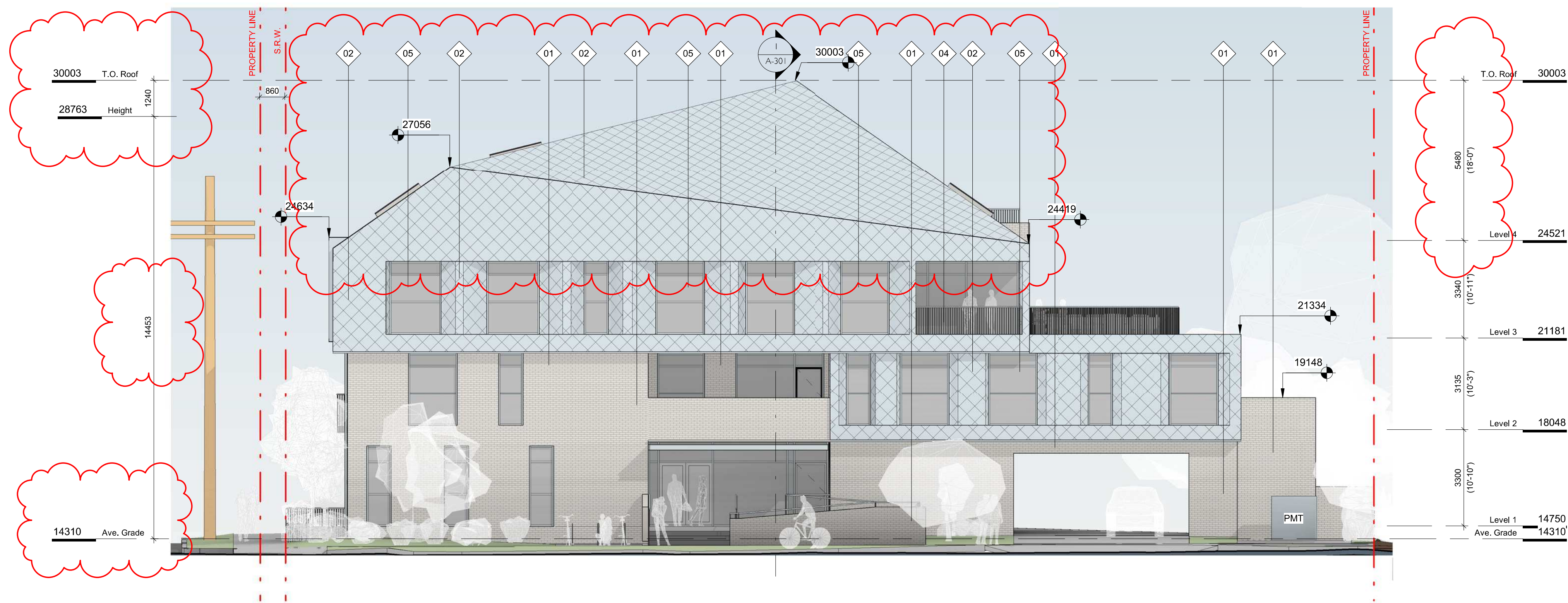
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 4 PROPOSED PLAN	
Date	APRIL 29, 2022	
Scale	1 : 100	Project #
		2123
		Revision
		April 29, 2022
		2
		Sheet #
		A-104





1 NW ELEVATION
SCALE = 1 : 100



2 SW ELEVATION
SCALE = 1 : 100

FINISH SCHEDULE

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

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



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Project
1733-1737 Fairfield Rd
ARYZE

Sheet Name
EXTERIOR ELEVATIONS

Date
APRIL 29, 2022

Scale
As indicated
Project #
2123

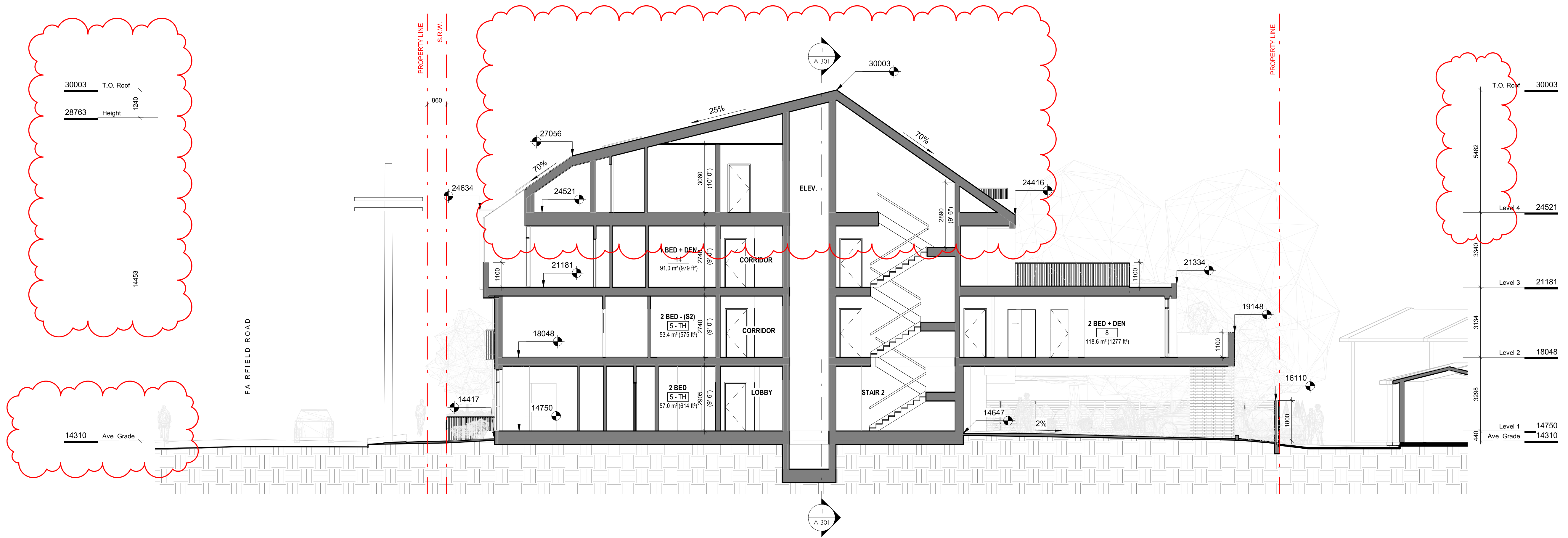
Revision
April 29, 2022
2

Sheet #
A-200





1 BUILDING SECTION 1
SCALE = 1 : 100



2 BUILDING SECTION 2
SCALE = 1 : 100

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



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Project
1733-1737 Fairfield Rd
ARYZE

Sheet Name
BUILDING SECTIONS

Date
APRIL 29, 2022

Scale
1 : 100

Project #
2123

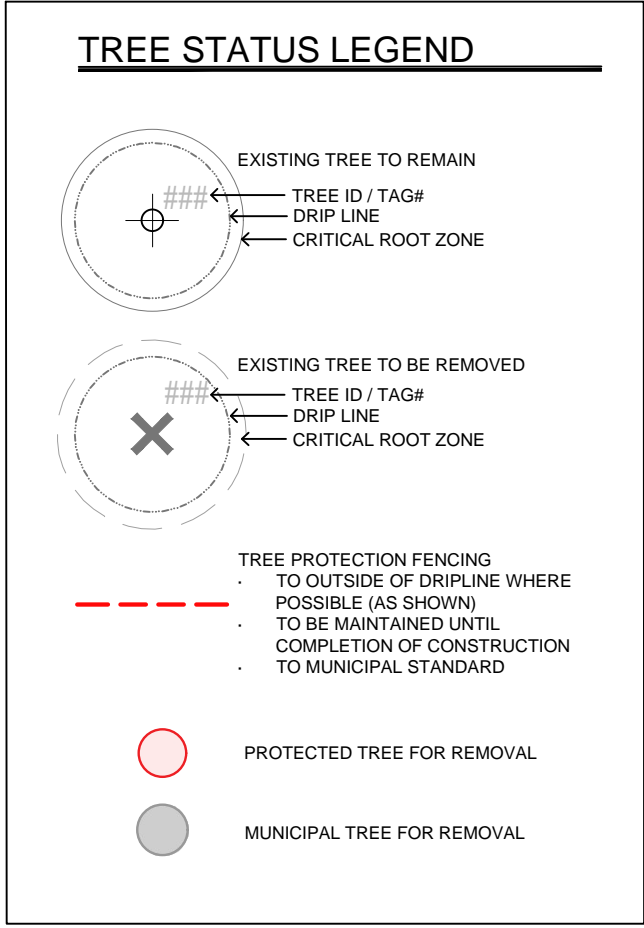
Revision
April 29, 2022
2

Sheet #
A-301

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	313
	316
	317
	322
	321
	334

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



Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No / City)	Name		Critical root zone radius (m)	dbh (cm)	Ht (m)	Drillpipe radius (m)	Condition		Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention commitment	Retention status
					Common	Botanical					Health	Structural					
OS2	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	10-	4	1.3	0.5	Fair	Fair		Moderate	Juvenile hedge tree growing within narrow planting strip.	*Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz.	Retain
OS3	Yes	Off	No		Honey locust	<i>Gleditsia inaequalis</i>	10-	8	1.3	2	Good	Good		Moderate	Juvenile hedge tree growing within narrow planting strip.	*Project arborist to supervise all excavation required within the crz.	Retain
OS4	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5.5, 5.5-	5	1.4	1	Good	Fair		Moderate	Multiple stems hedge tree growing within narrow planting strip.	*Project arborist to supervise all excavation required within the crz.	Retain
OS5	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	8, 8, 10, 4-	5	2.5	1	Good	Fair		Moderate	Multiple stems hedge tree growing within narrow planting strip.	*Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz.	Retain
OS6	Yes	Off	No		Cherry	<i>Prunus</i> sp.	8, 6-	5	1.9	1	Good	Fair		Moderate	Flowering cherry, growing within narrow planting strip.	*Will be heavily impacted by excavation required to construct the proposed parking stalls	Retain
Hedge 2	Yes	On	No		Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5-10cm	5	0.6	0.5	Good	Fair		Moderate	Hedge row consisting of 14 individual stems. No bylaw stems.	*Project arborist to supervise all excavation required within the crz.	Remove
OS7	Yes	Off	No		Japanese maple	<i>Acer palmatum</i>	5.5, 5.4, 4	5	1.4	2	Good	Fair		Moderate	Multiple stems form a ft. stem above grade.	*Parking stall proposed within the crz. Possible for retention or transplanted elsewhere. Project arborist to supervise all excavation required within the crz.	Retain
3422	No	On	No		Windmill palm	<i>Trachycarpus fortunei</i>	29	4	3.0	2	Good	Fair	Unsuitable	Good	Crown raised approx. 50% from the center of the stem	*CRZ calculated above and drawn as follows on Tree Management Plan (T1): CRZ = 0.5* dbh, (drawn from the center of the stem)	Retain

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



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

OWNER/CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
1733 FAIRFIELD,
VICTORIA, BC

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

2	ISSUED FOR RZ/DP	22/05/02
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
NO.	ISSUE	YYMMDD

SEAL



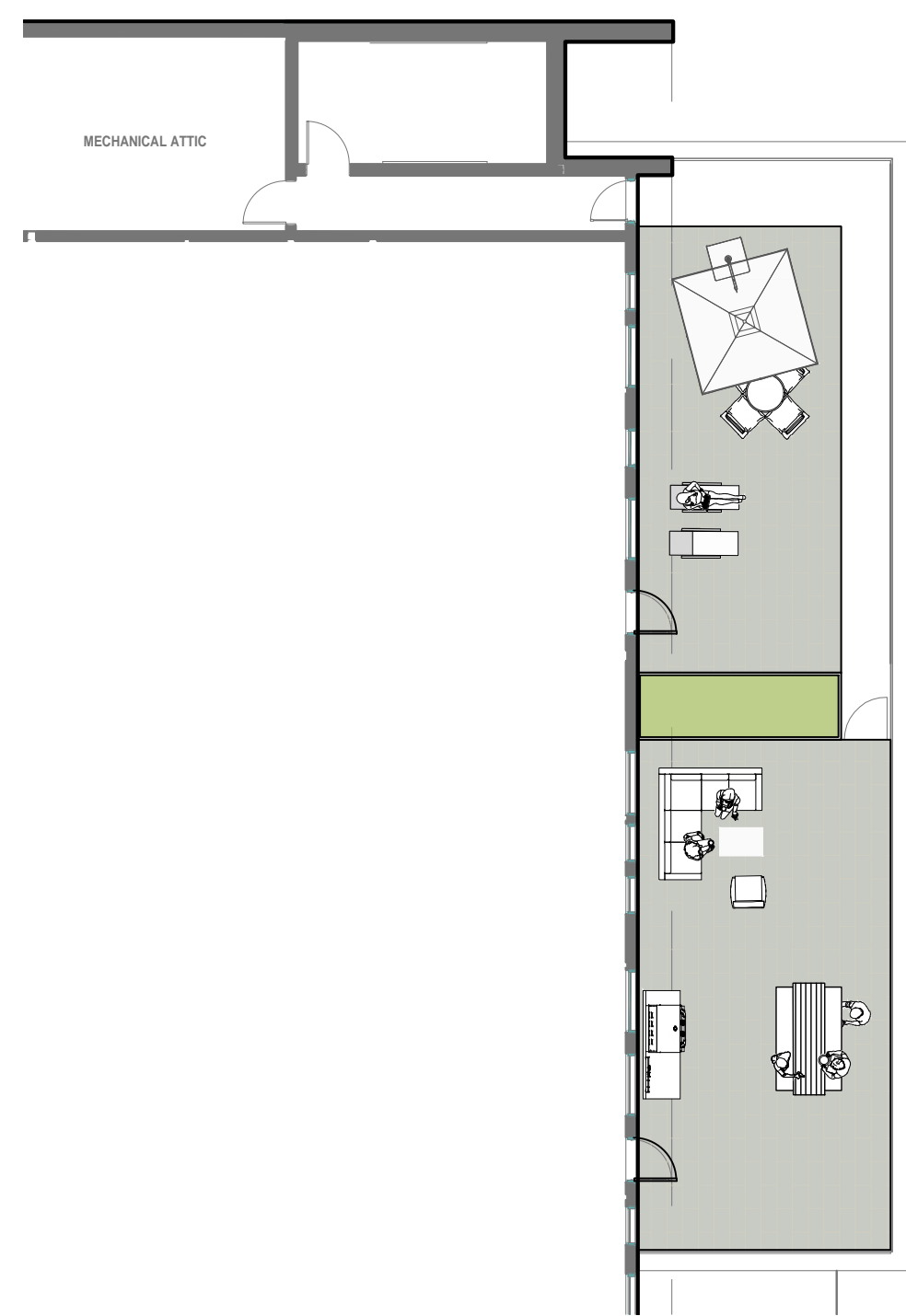
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**TREE REMOVAL &
PROTECTION PLAN**

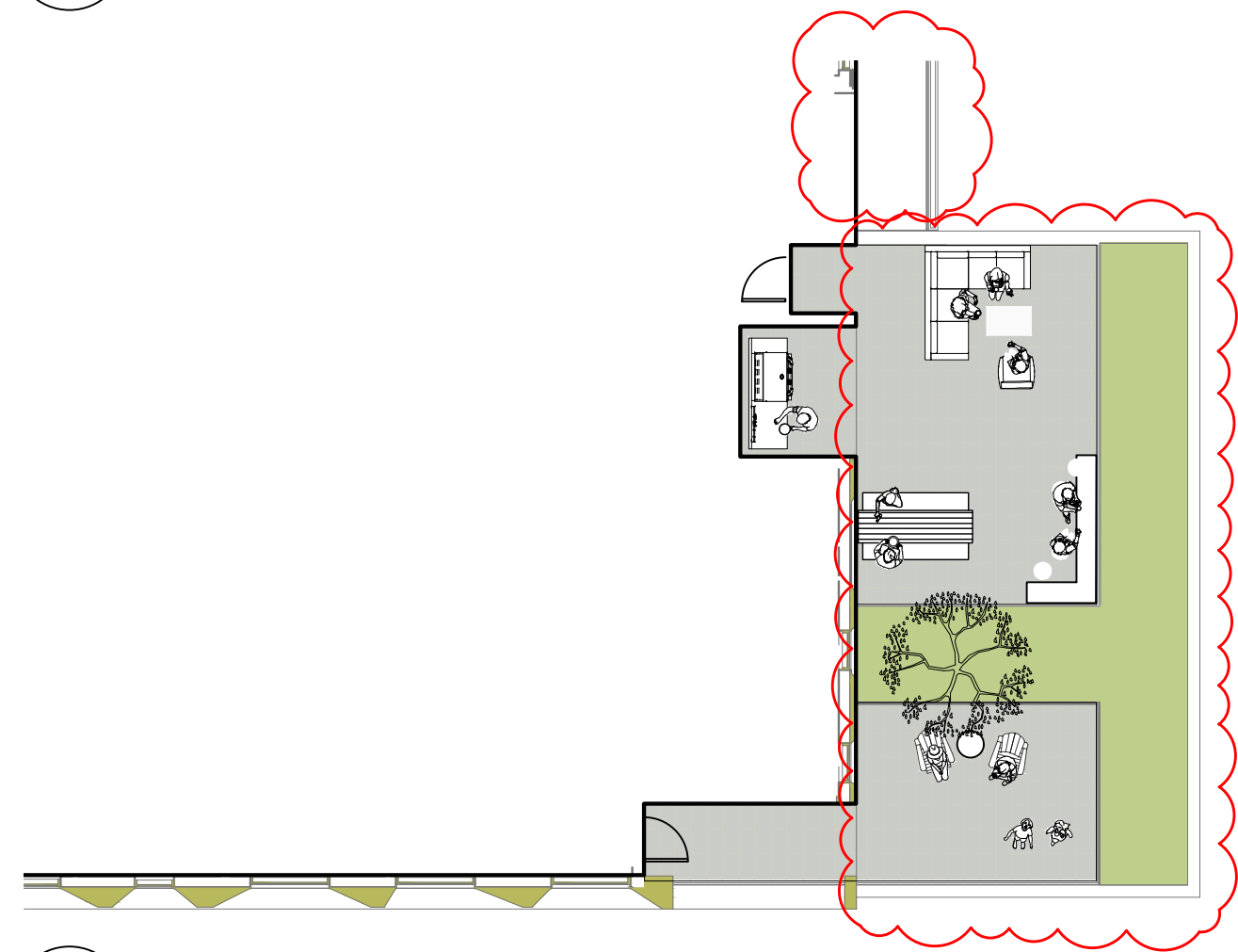
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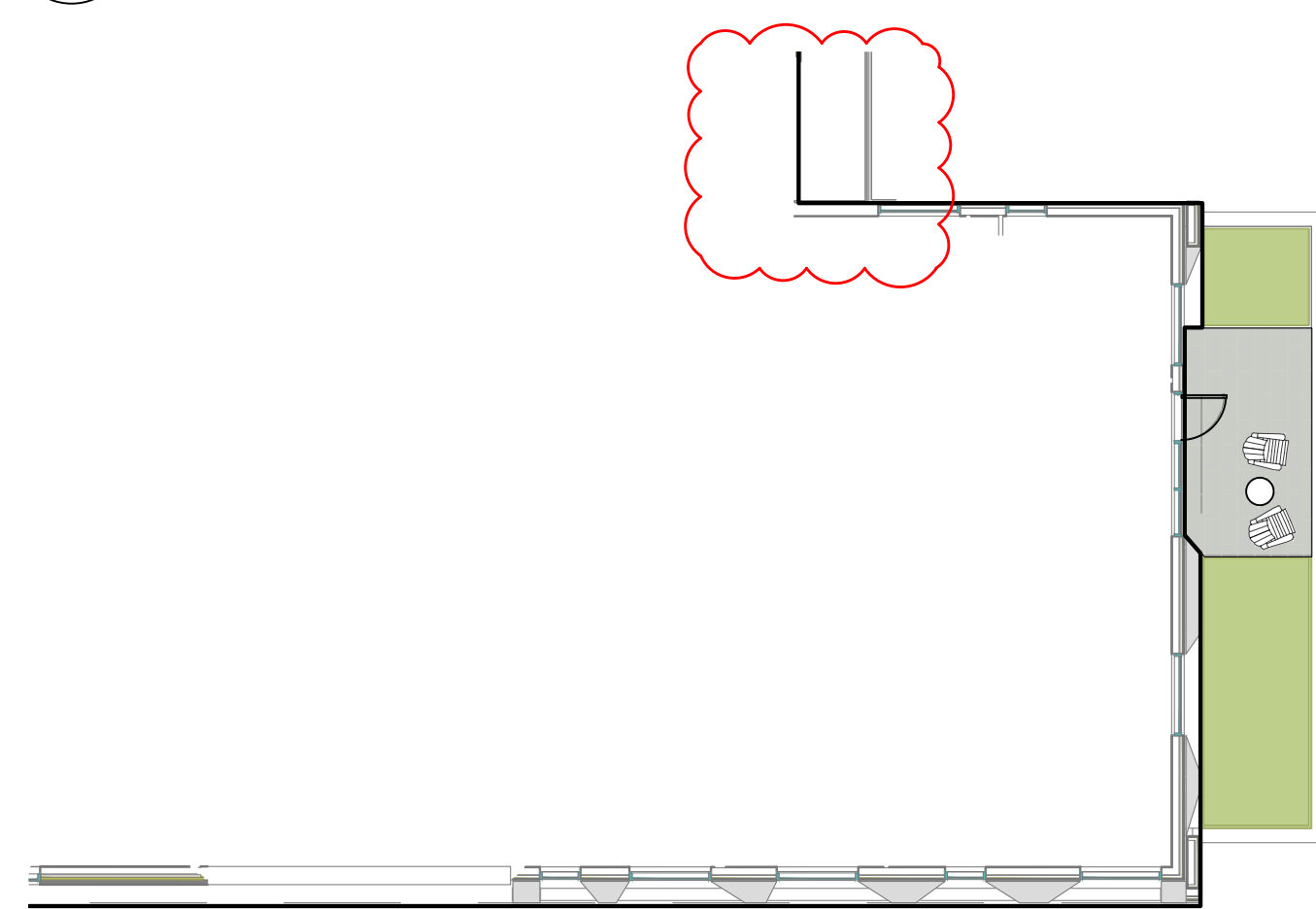
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1 LEVEL 4 PATIOS & PLANTER
L1 1:150



2 LEVEL 3 PATIOS & PLANTER
L1 1:150



3 LEVEL 2 PATIO & PLANTERS
L1 1:150

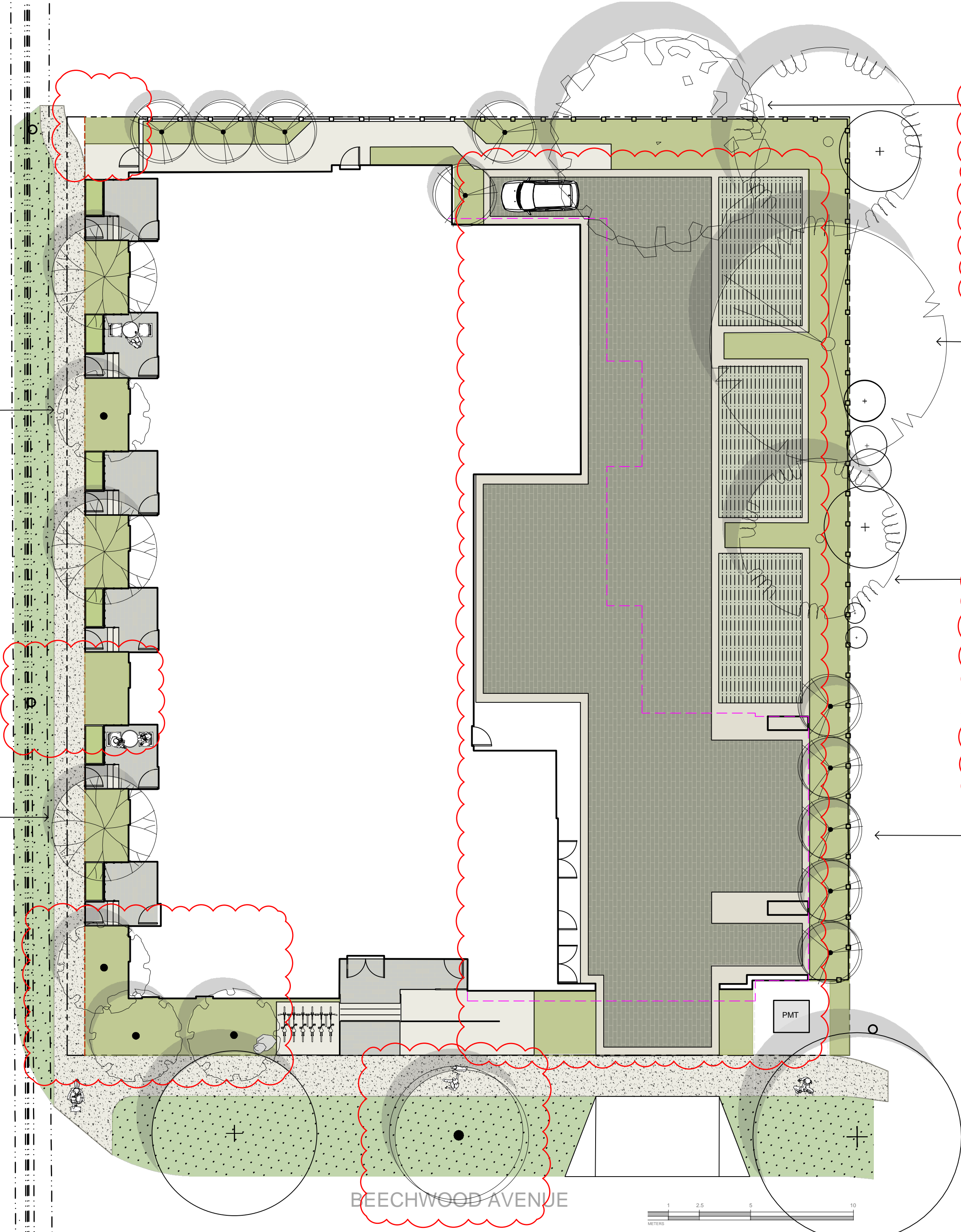


PAPERBARK MAPLE



JAPANESE SNOWBELL

FAIRFIELD ROAD



4 GROUND FLOOR LANDSCAPE SITE PLAN
L1 1:150

PIN OAK



TULIP TREE



WHITE ASH



COLUMNAR TREMBLING ASPEN



LEGEND

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



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OWNER/CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
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VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KARIANNE HOWARTH

2	ISSUED FOR RZ/DP	220502
1	ISSUED FOR DEVELOPMENT TRACKER	220304
NO.	ISSUE	YYMMDD

SEAL

NORTH ARROW

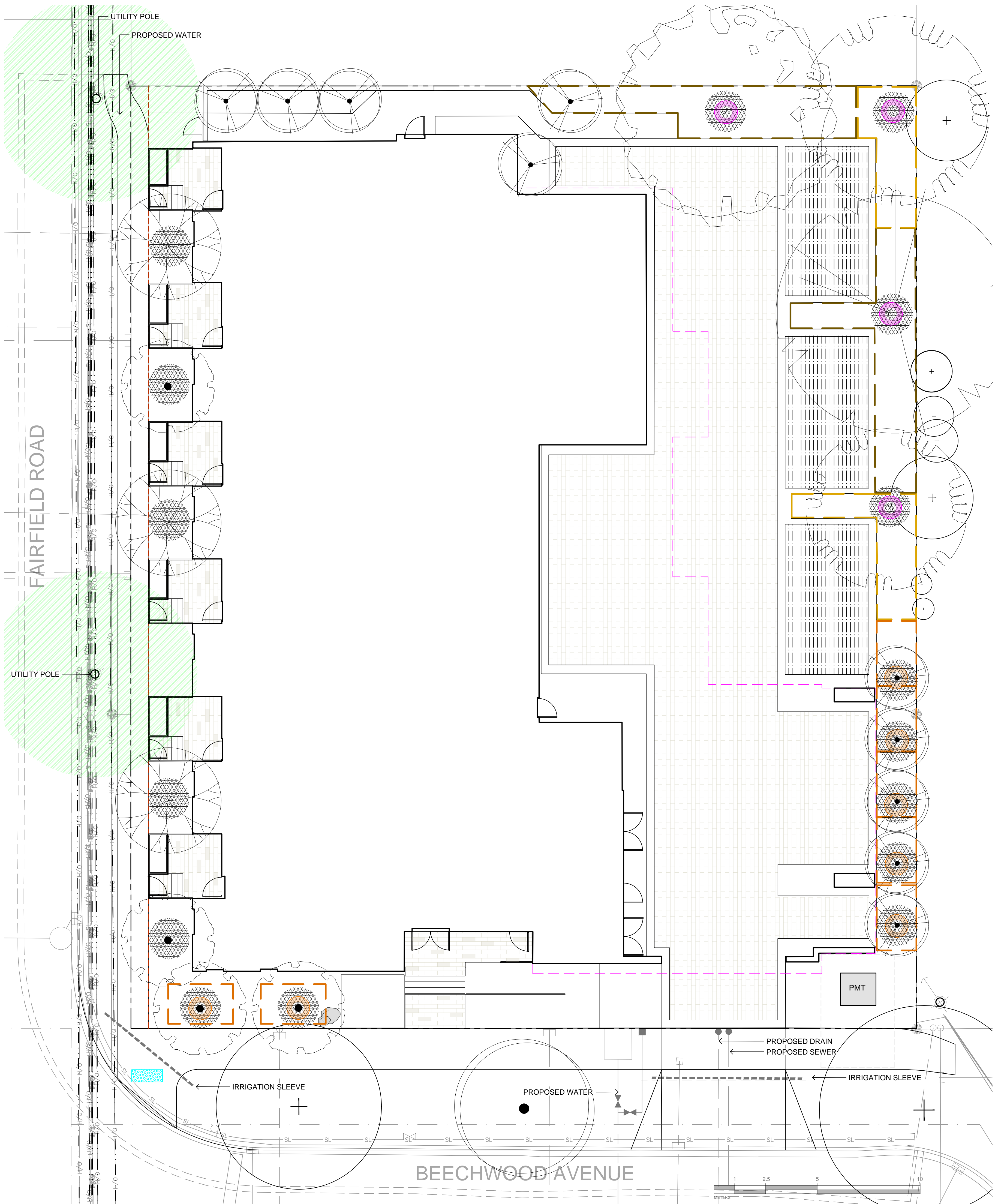


DRAWING TITLE:
LANDSCAPE SITE PLAN

DWG NO:

SCALE: AS NOTED

L1



LEGEND

--- OVERHEAD POWER LINE

1:1 DESIGNATED REPLACEMENT TREE

2:1 DESIGNATED REPLACEMENT TREE

TREE PLANTING RESTRICTIONS

5.0 m OFFSET FROM HYDRO OR LIGHT POLE

1.0 m OFFSET AREA

SOIL VOLUME ANALYSIS

SMALL TREE: 6.0

MEDIUM TREE: 15.0

LARGE TREE: 30.0

NOTE: REQUIRED SOIL VOLUMES ARE DETERMINED BASED ON A SHARED & IRRIGATED SOIL CONDITION, AND 1.0 M DEPTH.

TREE SCHEDULE										
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native	Remarks	Height at Maturity (m)	Spread at Maturity (m)
4		Acer griseum	Paperbark Maple	B&B	6 cm	>2 m		full/part sun	6-9	5-7
2		Fraxinus americana 'Autumn Applause'	Autumn Applause white ash	B&B	6 cm	>2 m		Medium	12-15	7-9
1		Liriodendron tulipifera	Tulip tree	B&B	6 cm	>2 m		full sun	18-24	9-12
10		Populus tremuloides Erecta	Swedish Columnar Aspen	B&B	6 cm	>2 m		full sun	9-12	1.8-2.5
3		Styrax japonicus	Japanese snowbell	B&B	6 cm	>2 m		full sun - part shade	7.0	7.0
1		Quercus palustris	Pin Oak	B&B	6 cm	>2 m		full sun	10	10
1		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	4cm					
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.										

TREE IMPACT SUMMARY TABLE						
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	MINIMUM REQUIRED FOR LOT SIZE	PROPOSED
ON-SITE TREES BYLAW PROTECTED	7	0	7	7	9	7.5
MUNICIPAL TREES	3	2	1	1		1
NEIGHBORING TREES, BYLAW PROTECTED	0	0	0	0		0
REPLACEMENT TREES TO BE PLANTED ON SITE	7.5					
REPLACEMENT TREE SHORTFALL	1.5					
TOTAL PROPOSED TREES ON SITE (REPLACEMENT(ACTUAL) + OTHER)	21					

ACTUAL NUMBER : 11
4 x LARGE TREE (1:1)
7 x SMALL TREE (2:1)



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ARYZE DEVELOPMENTS

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VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KARIANNE HOWARTH

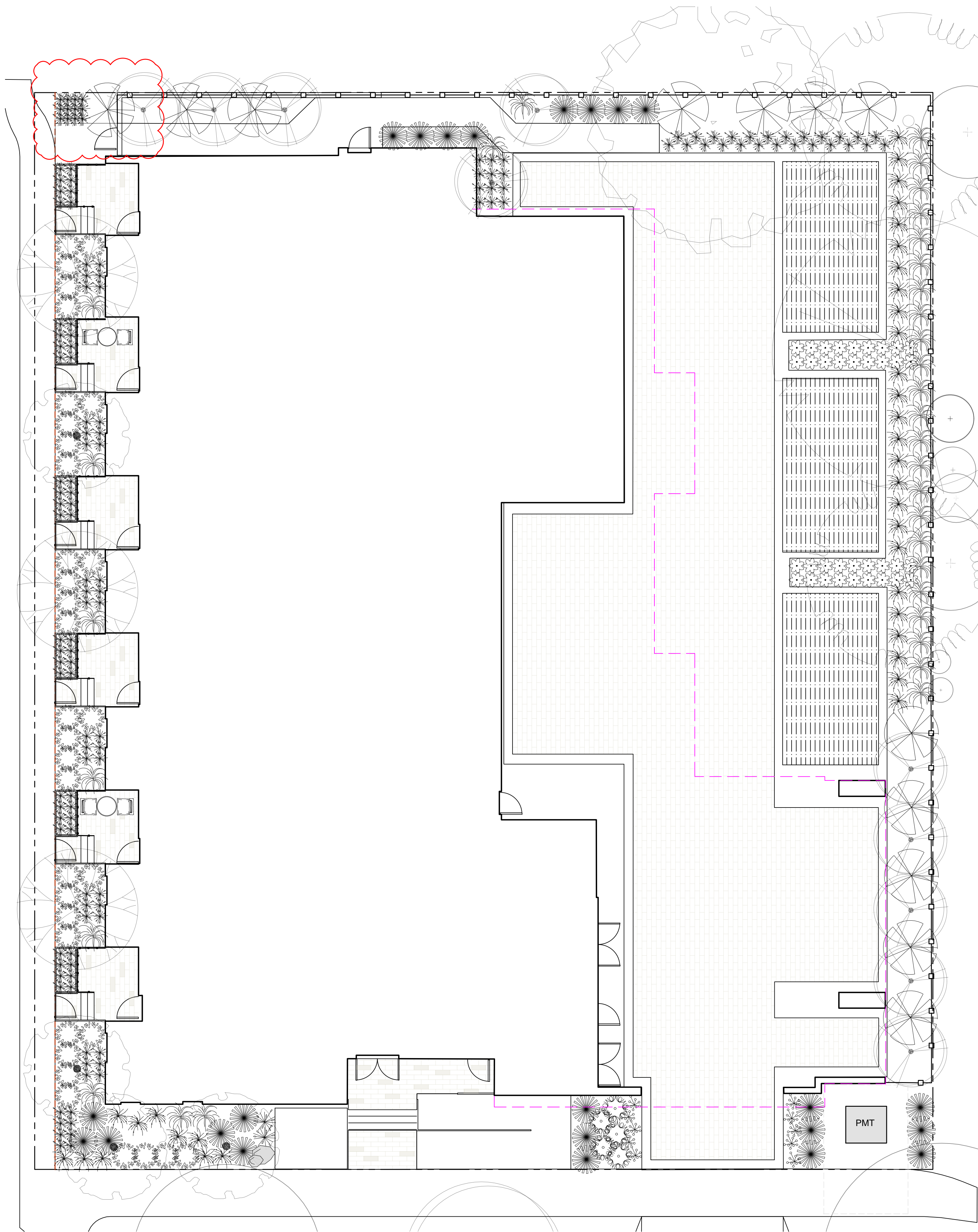
2	ISSUED FOR RZ/DP	22/05/02
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
NO.	ISSUE	YYMMDD

SEAL



DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:
SCALE: 1:100
L2



PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
1		Amelanchier canadensis	serviceberry	#5	y	y
1		Armeria maritima 'Alba'	White-flowered Thrift	tray		y
2		Arctostaphylos Uva-Ursi 'Massachusetts'	Kinnikinnick	tray	y	y
130		Carex testacea 'Prairie Fire'	New Zealand hair sedge	#1		
23		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew	#2		
4		Cerasium tomentosum	snow in summer	tray		y
12		Choisya ternata	Mexican mock orange	#3		y
29		Festuca glauca 'Elijah Blue'	Elijah Blue fescue	#1		
5		Hebe rakaiensis	Shrubby veronica	#1		y
35		Ilex crenata 'Compacta'	Compact Japanese Holly	#2		
35		Miscanthus sinensis 'Huron Light'	Huron Light maiden grass	#2		
33		Miscanthus sinensis 'Morning Light'	Chinese silver grass Morning Light	#2		
5		Pinus mugo 'Gnom'	Dwarf mountain pine	#2		
10		Pinus strobus 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
6		Rhododendron x 'Cunningham's White'	Cunningham's white rhododendron	#4		y
10		Verbena bonariensis 'Lollipop'	Dwarf purpletop	#1		Y
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.						



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ARYZE DEVELOPMENTS

PROJECT ADDRESS:
1733 FAIRFIELD,
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KARIANNE HOWARTH

2	ISSUED FOR RZ/DP	22/05/02
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
NO.	ISSUE	YYMMDD

SEAL

NORTH ARROW

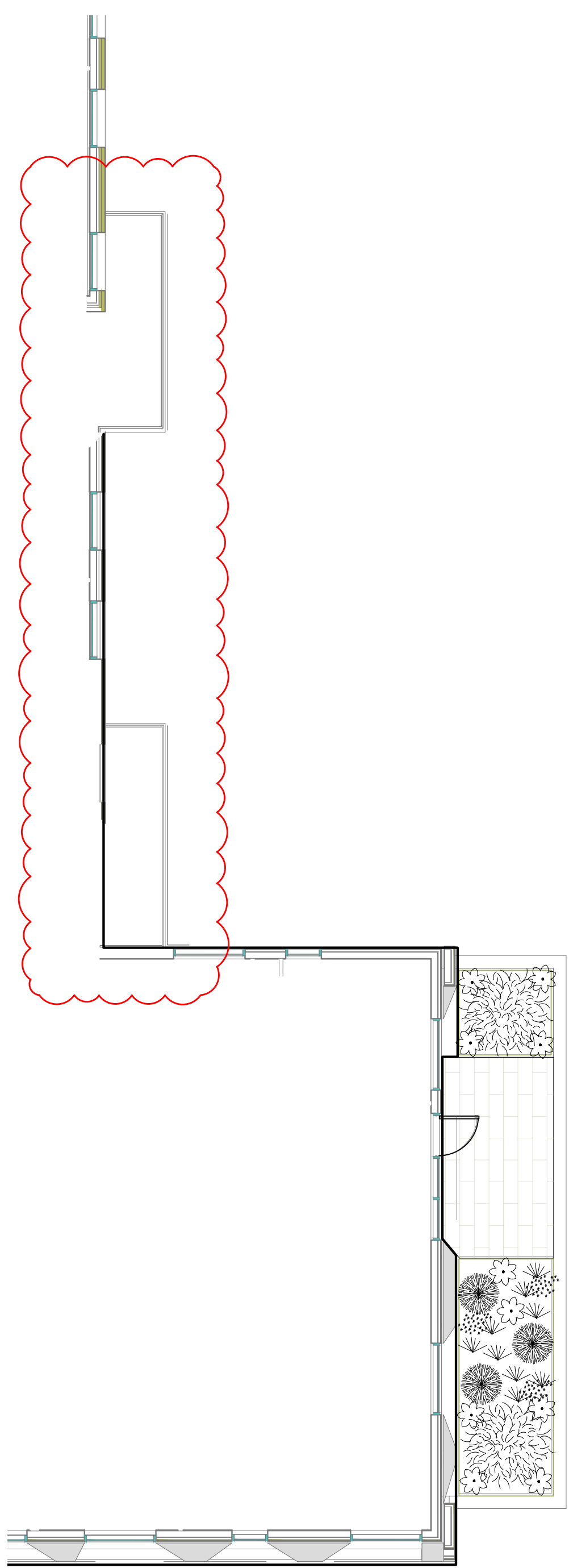


DRAWING TITLE:
GROUND FLOOR
PLANTING PLAN

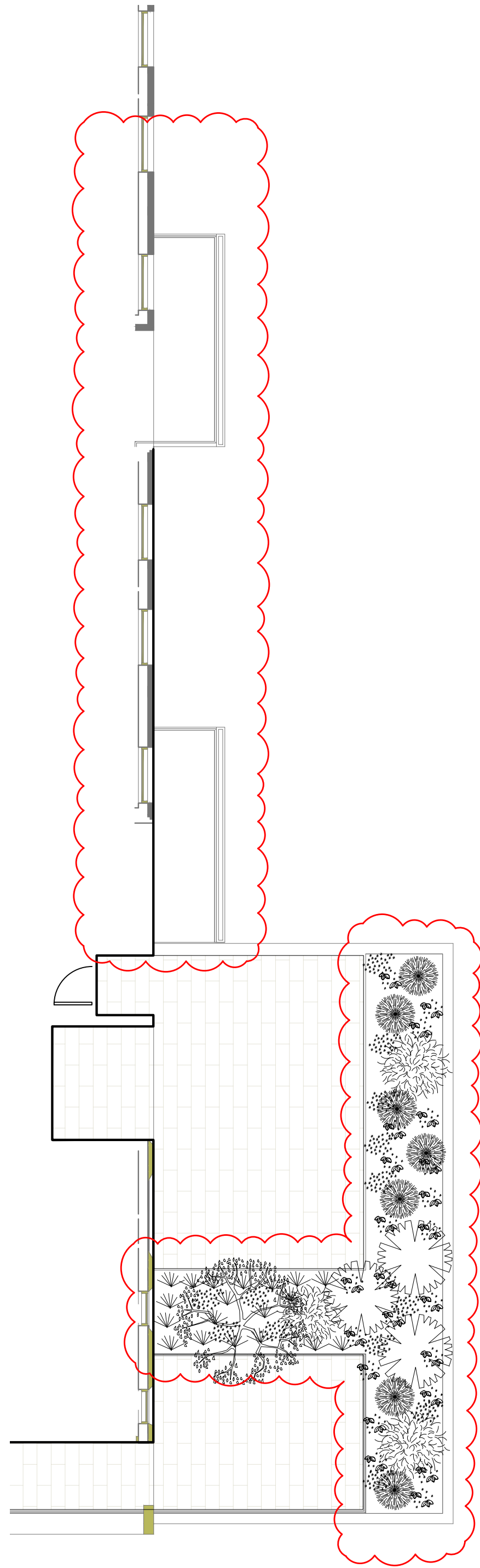
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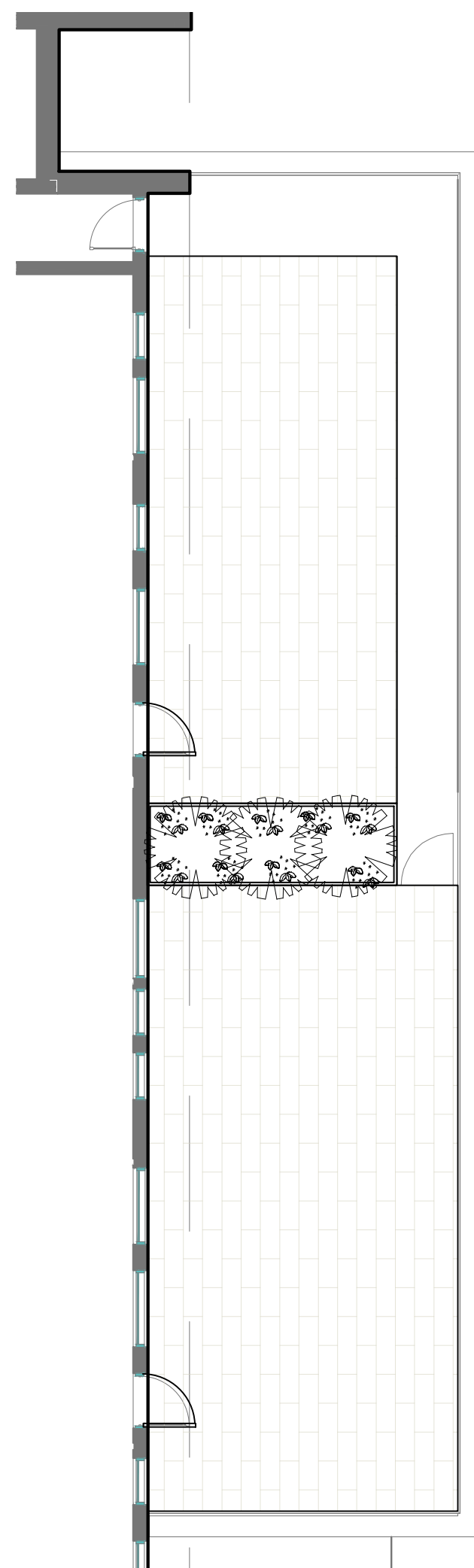
L3



1
L4
LEVEL 2 PLANTERS
1:100



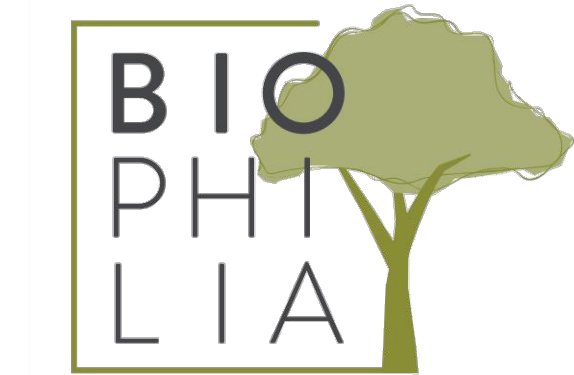
2
L4
LEVEL 3 PLANTERS
1:100



3
L4
LEVEL 4 PLANTERS
1:100



PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
1		Amelanchier canadensis	serviceberry	#5	y	y
1		Armeria maritima 'Alba'	White-flowered Thrift	tray		y
2		Arctostaphylos 'Uva-Ursi' 'Massachusetts'	Kinnikinnick	tray	y	y
130		Carex testacea 'Prairie Fire'	New Zealand hair sedge	#1		
23		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew	#2		
4		Cercaria tomentosa	snow in summer	tray		y
12		Choisya ternata	Mexican mock orange	#3		y
29		Festuca glauca 'Elijah Blue'	Elijah Blue fescue	#1		
5		Hebe rakaiensis	Shrubby veronica	#1		y
35		Ilex crenata 'Compacta'	Compact Japanese Holly	#2		
35		Miscanthus sinensis 'Huron Light'	Huron Light maiden grass	#2		
33		Miscanthus sinensis 'Morning Light'	Chinese silver grass Morning Light	#2		
5		Pinus mugo 'Gnom'	Dwarf mountain pine	#2		
10		Pinus strobus 'Horsford Dwarf'	Horsford Dwarf Eastern white pine	#2		
6		Rhododendron x 'Cunningham's White'	Cunningham's white rhododendron	#4		y
10		Verbena bonariensis 'Lollipop'	Dwarf purpletop	#1		y
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.						



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OWNER/CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
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VICTORIA, BC

DESIGNED BY: BIANCA BODLEY
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2	ISSUED FOR RZ/DP	22/05/02
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
NO.	ISSUE	YYMMDD

SEAL

NORTH ARROW



DRAWING TITLE:
UPPER LEVEL
PLANTING PLANS

DWG NO:

SCALE: AS NOTED

L4



APRIL 27, 2022

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SURVEY PROVIDED BY J.E.
ANDERSON & ASSOCIATES

PROJECT:	SCALE HORIZ: 1:200	VERT:
1733 FAIRFIELD ROAD, VICTORIA, BC	PROJECT NO.	ISSUED/REVISION
	21-187	1
TITLE: CONCEPTUAL SERVICING	APPROVING AUTHORITY FILE NO.	
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1	2022-04-27	ND	ISSUED FOR DEVELOPMENT PERMIT				
NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS



McElhanney

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SEAL

PROJECT:
1733 FAIRFIELD ROAD, VICTORIA, BC

TITLE:
CONCEPTUAL SERVICING