

Preliminary Project Data

	Permitted	Proposed
Zoning	C1-MF	new zone
Lot Area		
now		993.9 m2
after SRW		896.8 m2
Lot Coverage	57.5%	43.2%
Open Site Space	27.1%	approx 27%
Total Floor Area for FSR	2194.2 m2	Studio1 BR2 BR3 BR
P1	[567.0] m2	
L1	400.3 m2	1*2
L2	387.7 m2	1111
L3	387.7 m2	1111
L4	387.7 m2	1111
L5	387.7 m2	1111
L6	243.1 m2	2
Unit Count	20 or 21	4646
Floor Space Ratio	1.7 : 1	2.45 :1
Gross Buildable Area		2761.2 m2
Building Height	4 storeys	6 storeys
Parking	27	15 spaces
Bicycle Parking		
Secure	20	20-25
Short-term	6	6



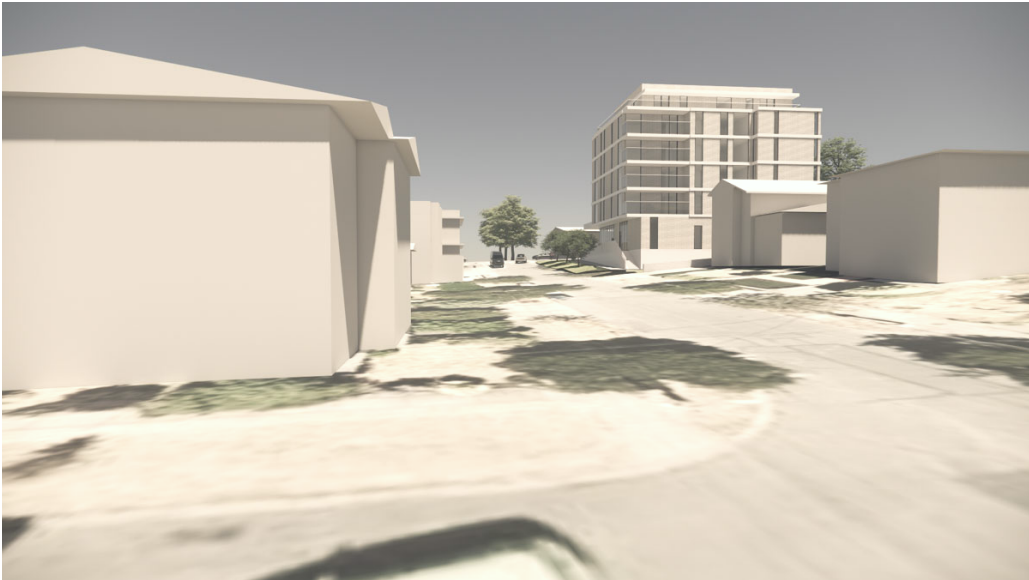
Aerial view looking southeast



Aerial view looking west along Fairfield Road



View to south along Moss Street



View to north along Moss Street



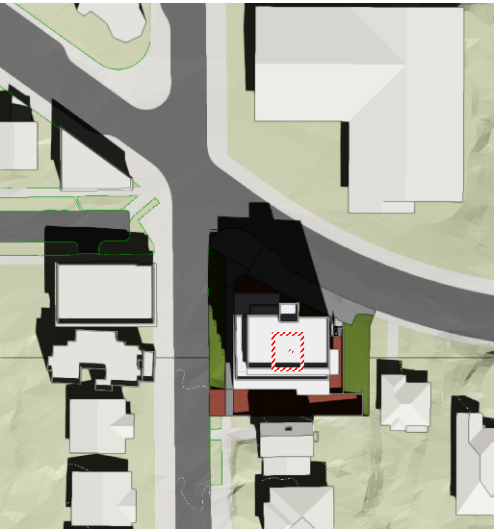
View to east along Fairfield Road



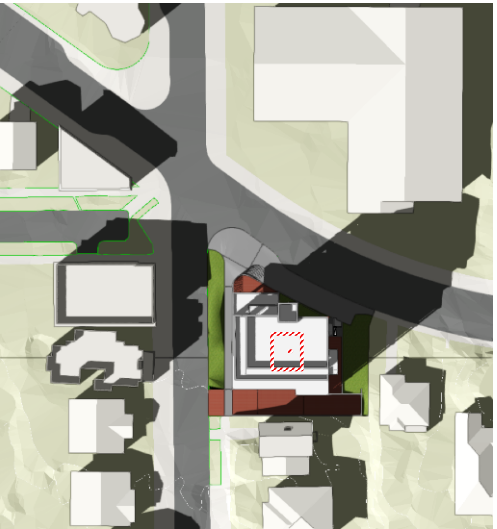
View to west along Fairfield Road



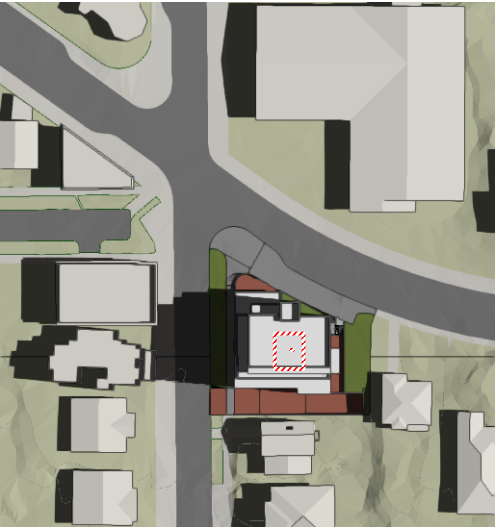
Equinox 09h00



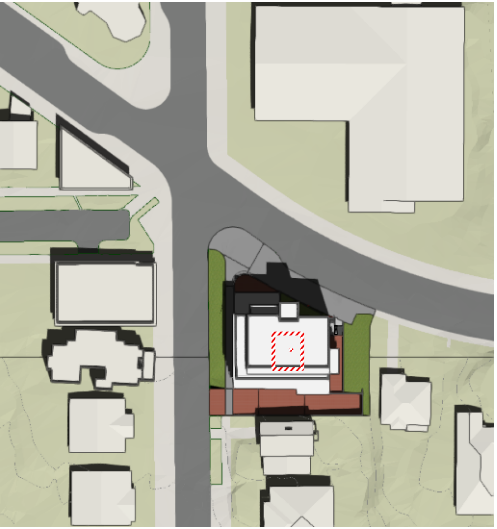
Equinox 12h00



Equinox 16h00



Summer Solstice 09h00



Summer Solstice 12h00



Summer Solstice 16h00



Winter Solstice 09h00



Winter Solstice 12h00



Winter Solstice 16h00

PRELIMINARY



LOW  
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Strata Mixed-use Project

1303 Fairfield Road, Victoria BC

Burgoyne Consulting & Development Corp



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date	rev	issue
250408	D	FOR PRE-APPLICATION REVIEW
250530	F	PRELIMINARY CALUC SUBMISSION

Sun Study

A002

project num  
2436



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## Strata Mixed-use Project

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Main Level

**A201**

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L2-5 Apartment Floor

**A202**



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L6 Apartment Floor

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Elevation - West

**A401**



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Elevation - North

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Elevation - South

**A403**



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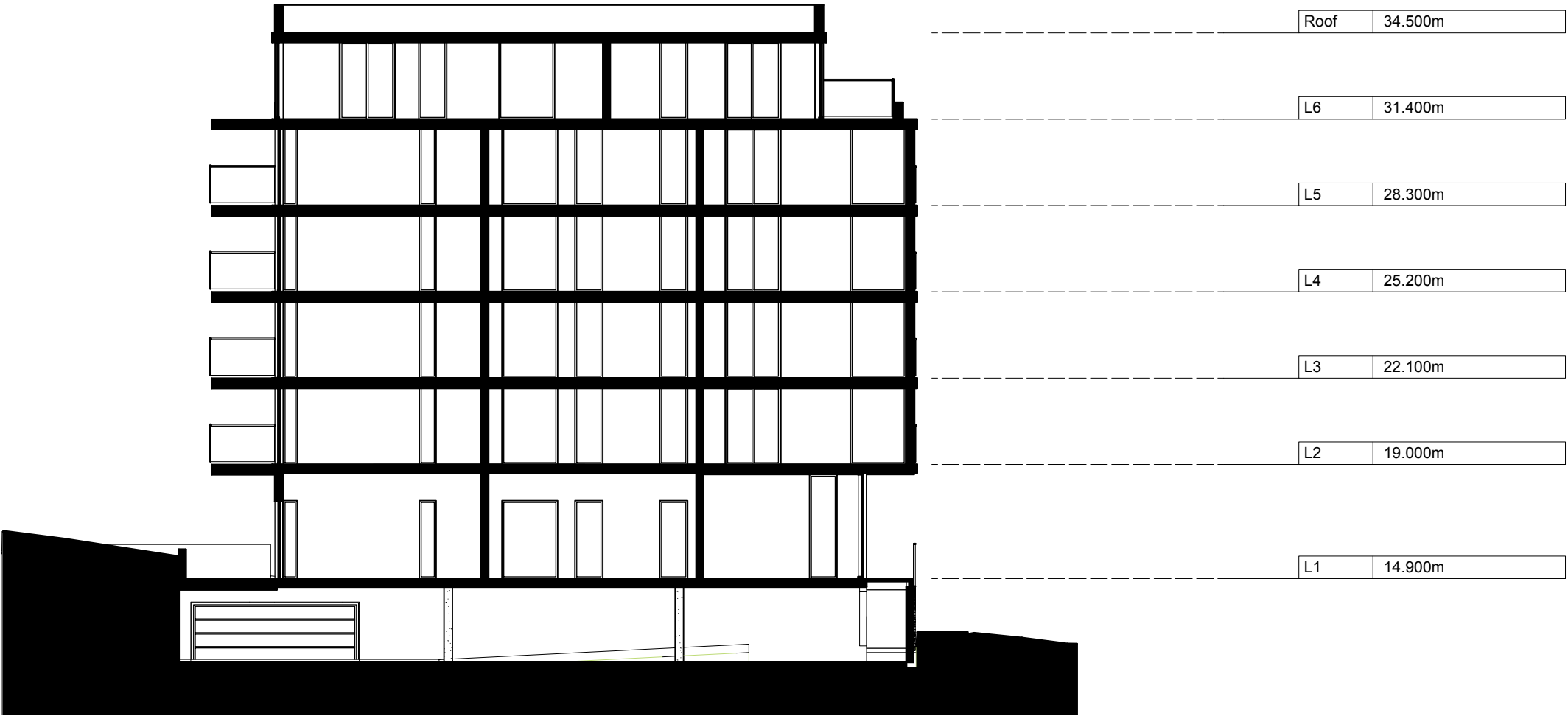


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Elevation - East

A404



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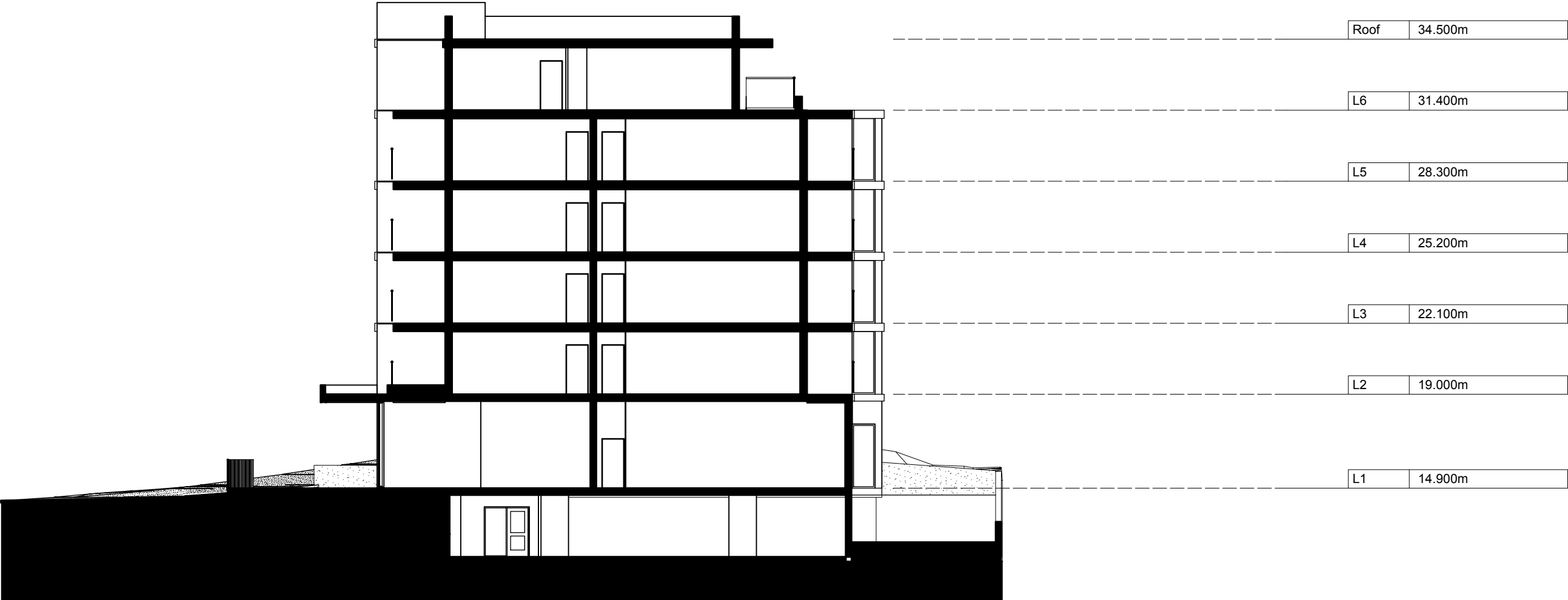


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Building Sections

**A420**



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Building Sections

A421



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