



PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

CONTACTS

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Revisions

Received Date:  
July 26, 2022

LIST OF DRAWINGS

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  - A-010 PERSPECTIVE & WINDOW OVERLAY
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ARYZE  
1733-1737 Fairfield Rd  
JULY 20, 2022

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



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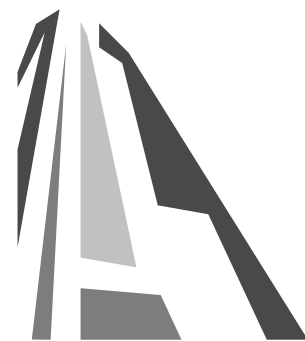


1 BEECHWOOD ELEVATION PERSPECTIVE  
SCALE = 1 : 100



2 FAIRFIELD PEDESTRIAN VIEW  
SCALE = 1 : 100

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



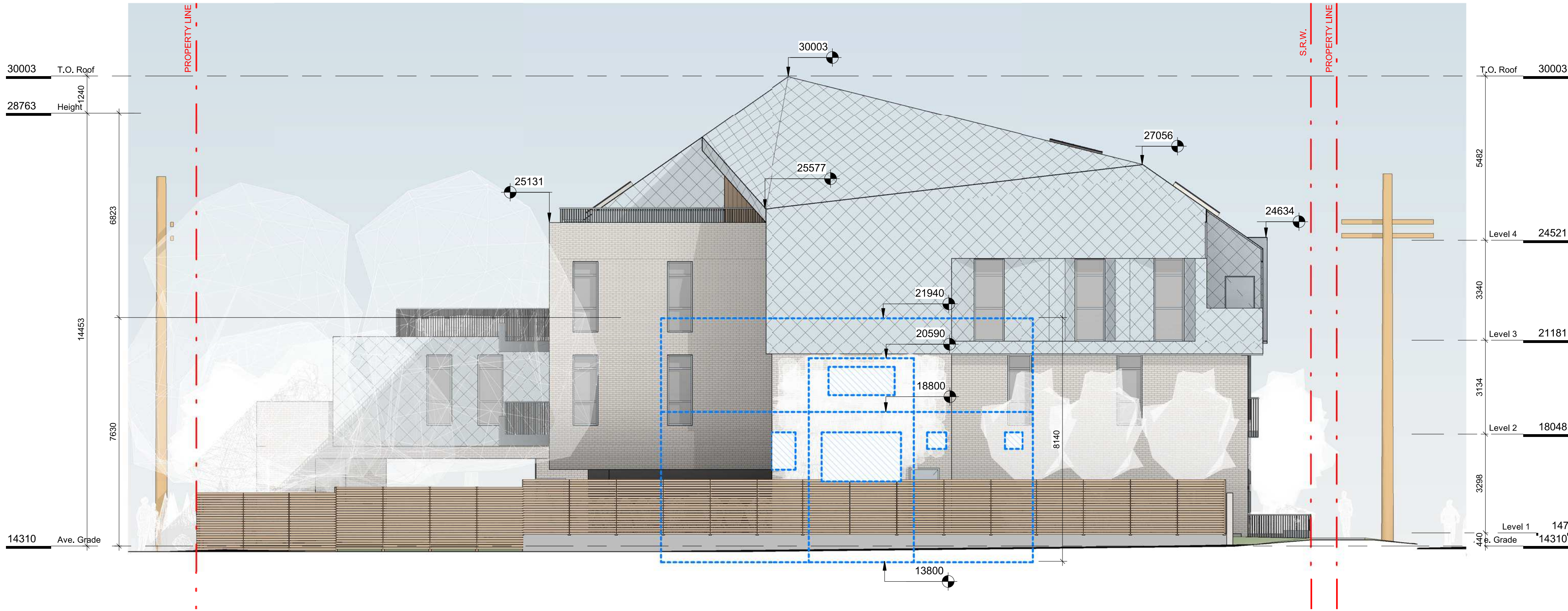
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	PERSPECTIVES	
Date	JULY 20, 2022	
Scale	1 : 100	Project # 2123
	Revision	3
	July 20, 2022	
	Sheet #	A-009





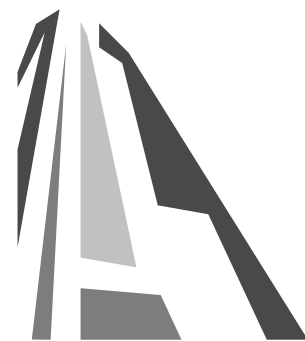


1 WINDOW OVERLAY NE ELEVATION  
SCALE = 1 : 100



2 FAIRFIELD NORTH PERSPECTIVE  
SCALE = 1 : 100

3	DP/RZ Rev1	July 20, 2022
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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
PERSPECTIVE & WINDOW OVERLAY			
Date			
JULY 20, 2022			
Scale	1 : 100	Project #	2123
		Revision	3
		July 20, 2022	
		Sheet #	A-010

DRAFT

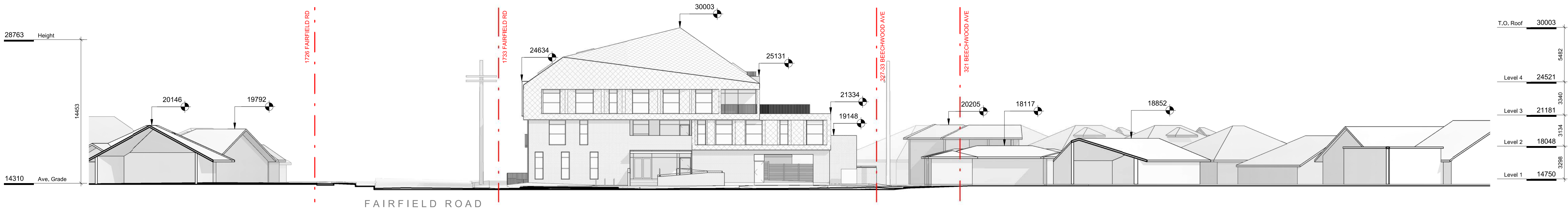






1 CONTEXT PERSPECTIVE FAIRFIELD ROAD  
SCALE = 1 : 100

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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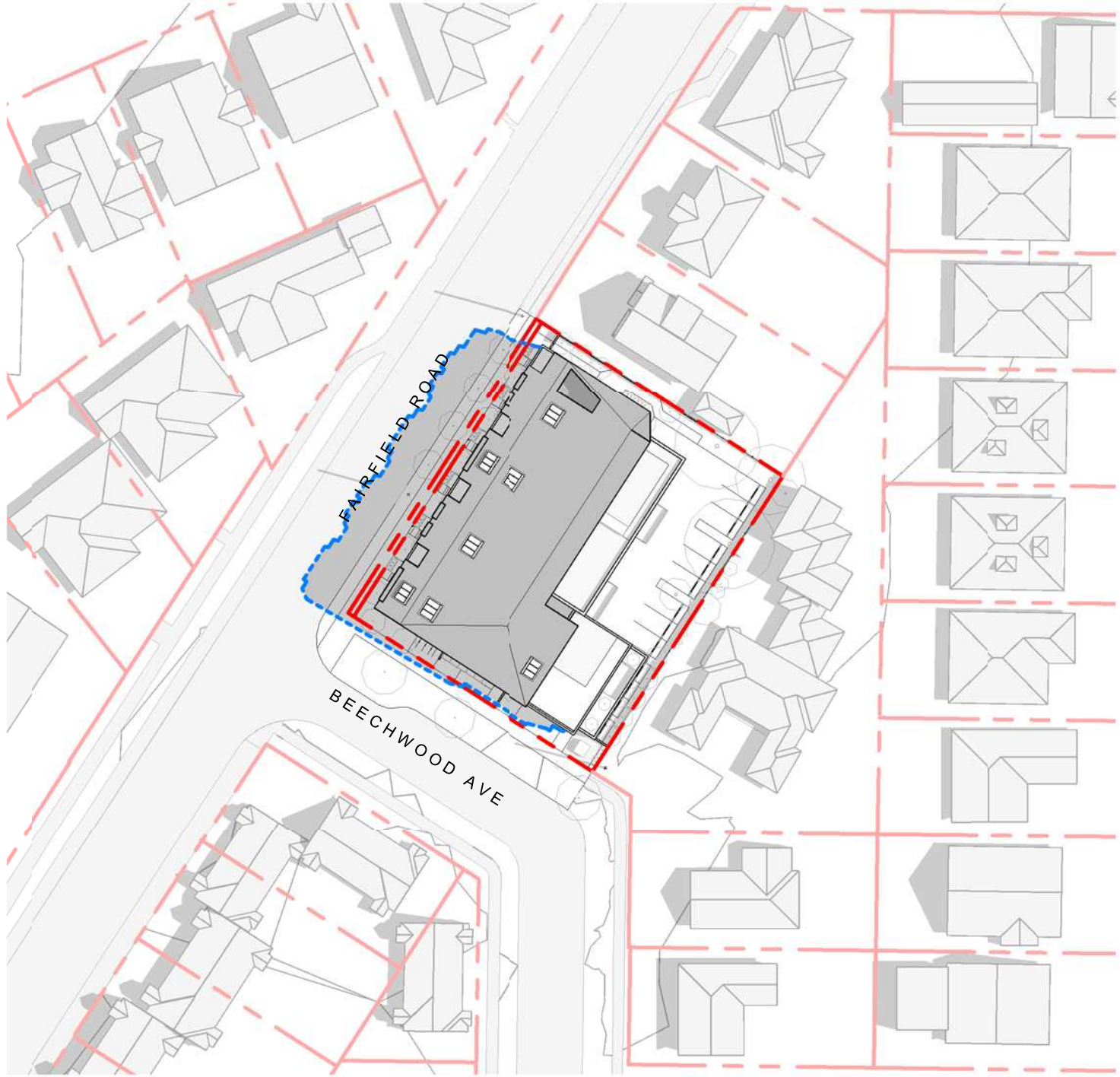
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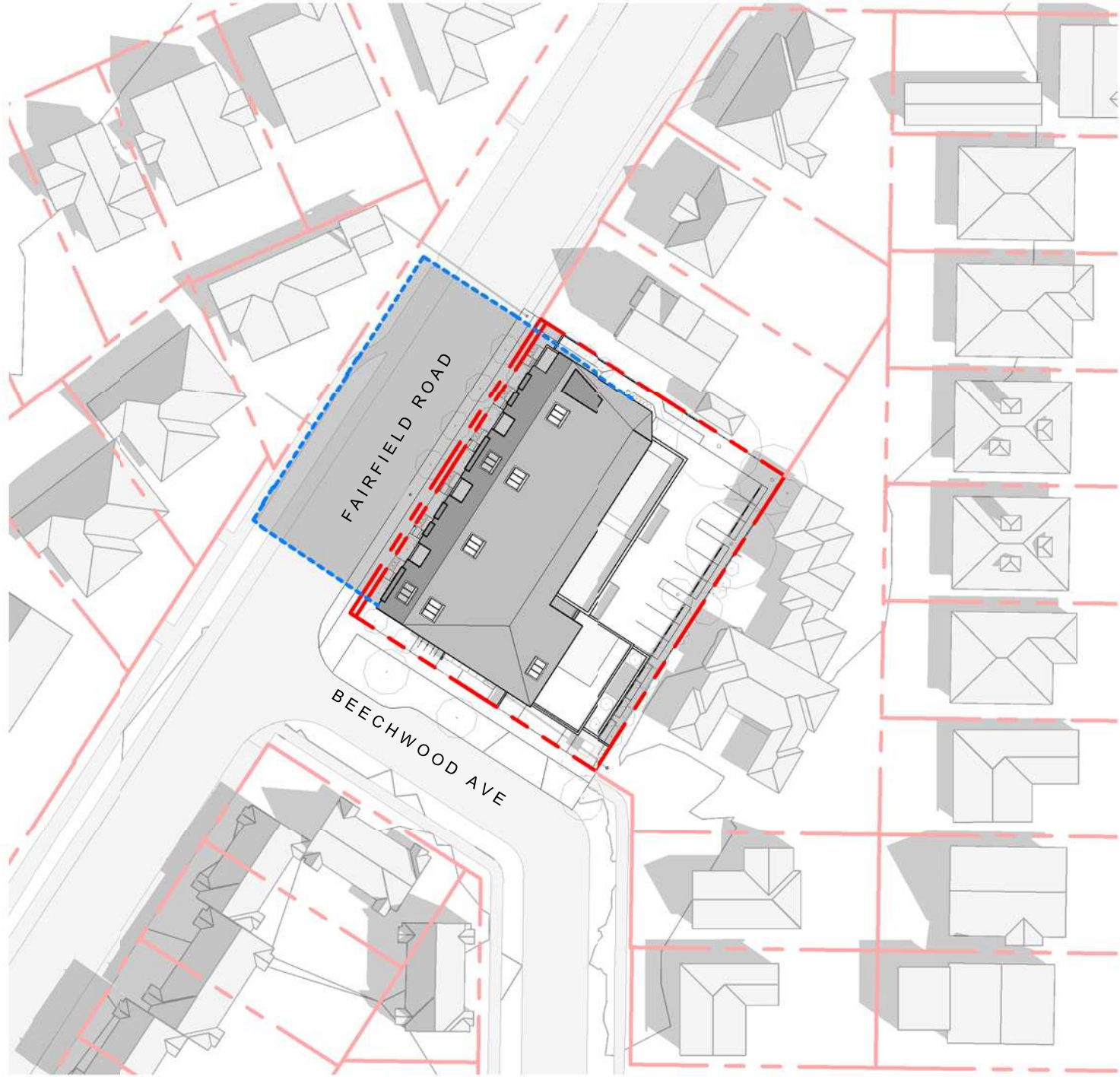
Project	1733-1737 Fairfield Rd	ARYZE
Sheet Name	CONTEXT ELEVATIONS & PERSPECTIVES	
Date	JULY 20, 2022	
Scale	As indicated	Project # 2123
Revision	April 29, 2022	2
Sheet #	A-011	







SUMMER SOLSTICE 9:00AM



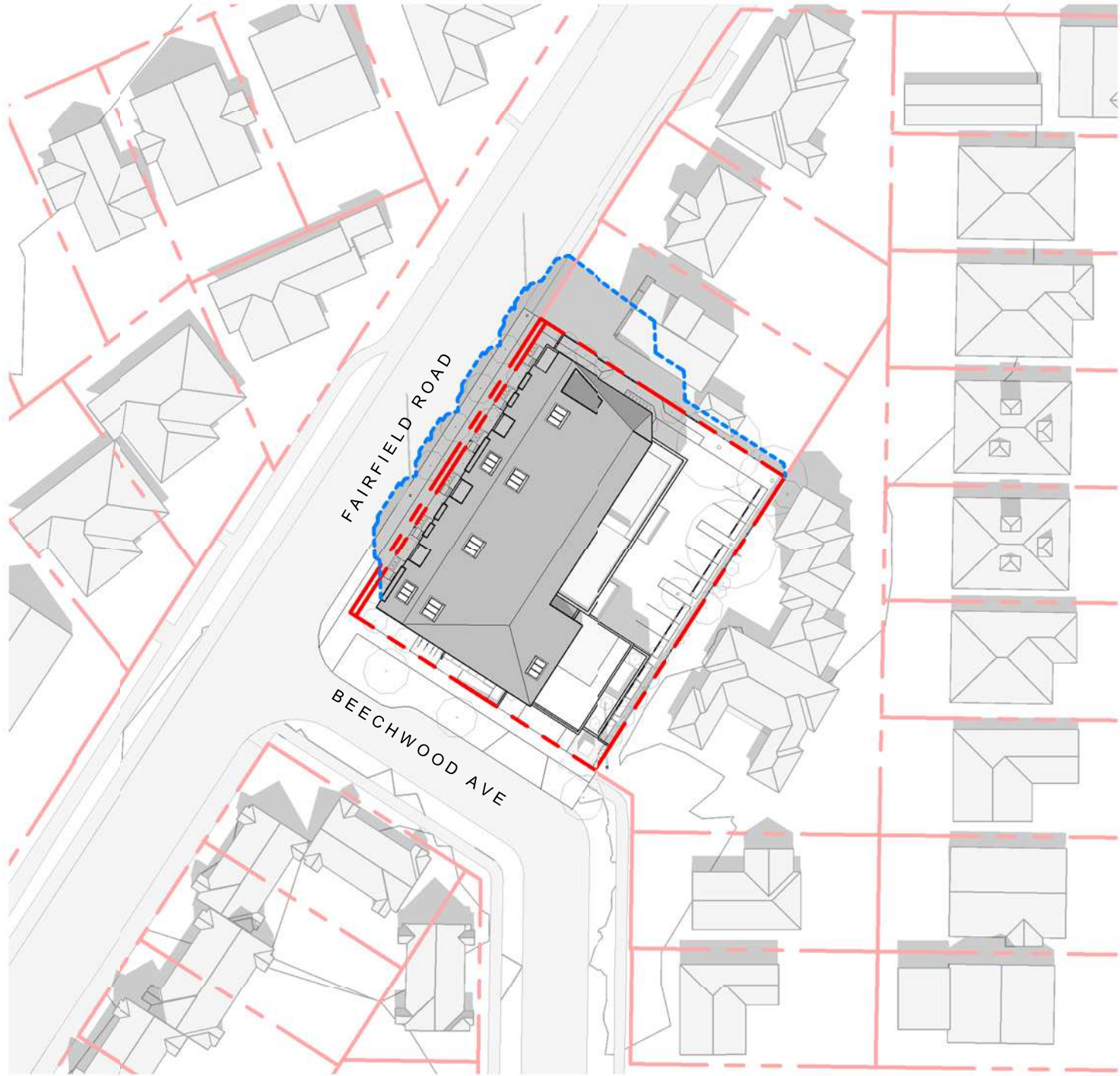
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WINTER SOLSTICE 9:00 AM



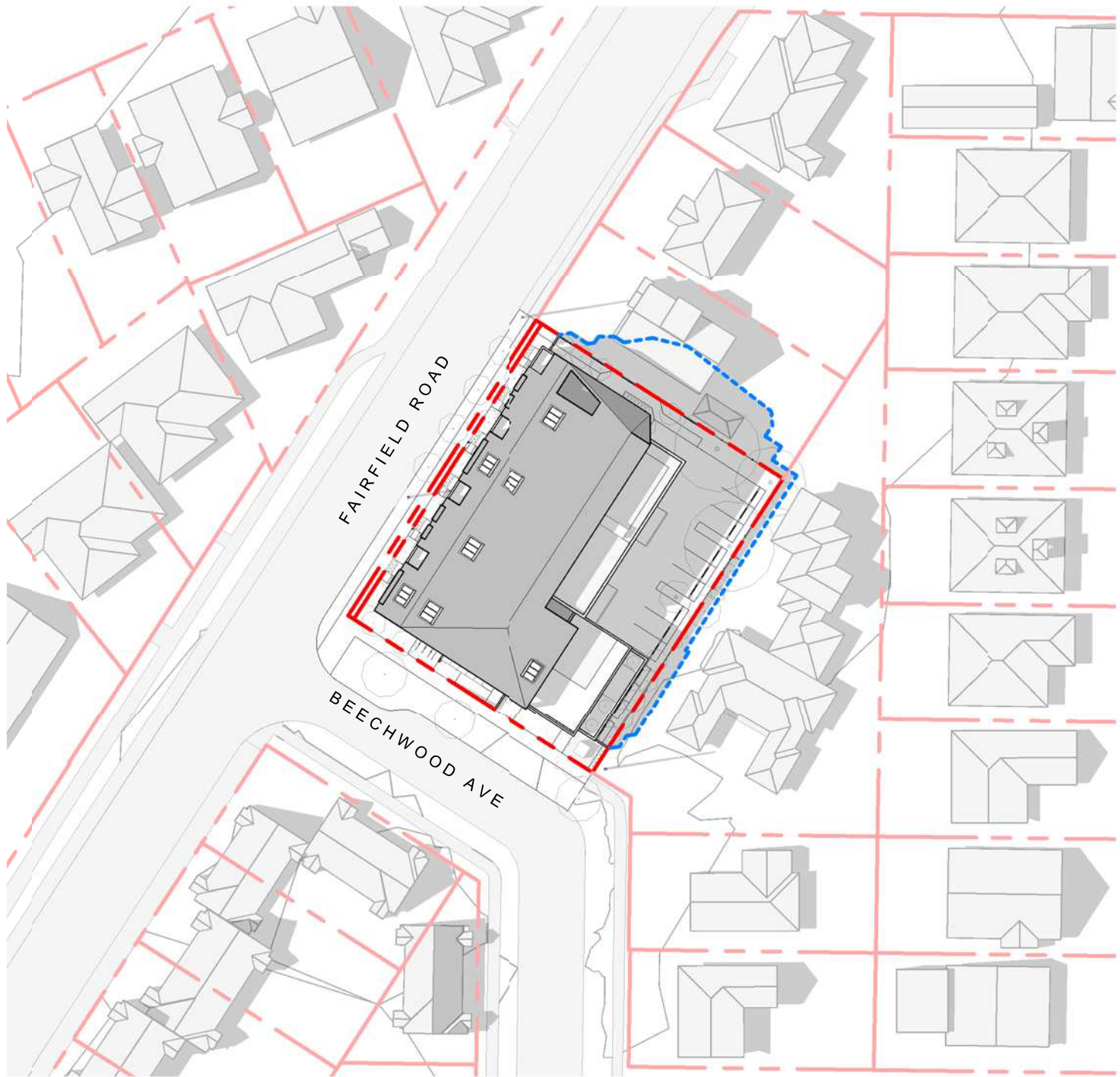
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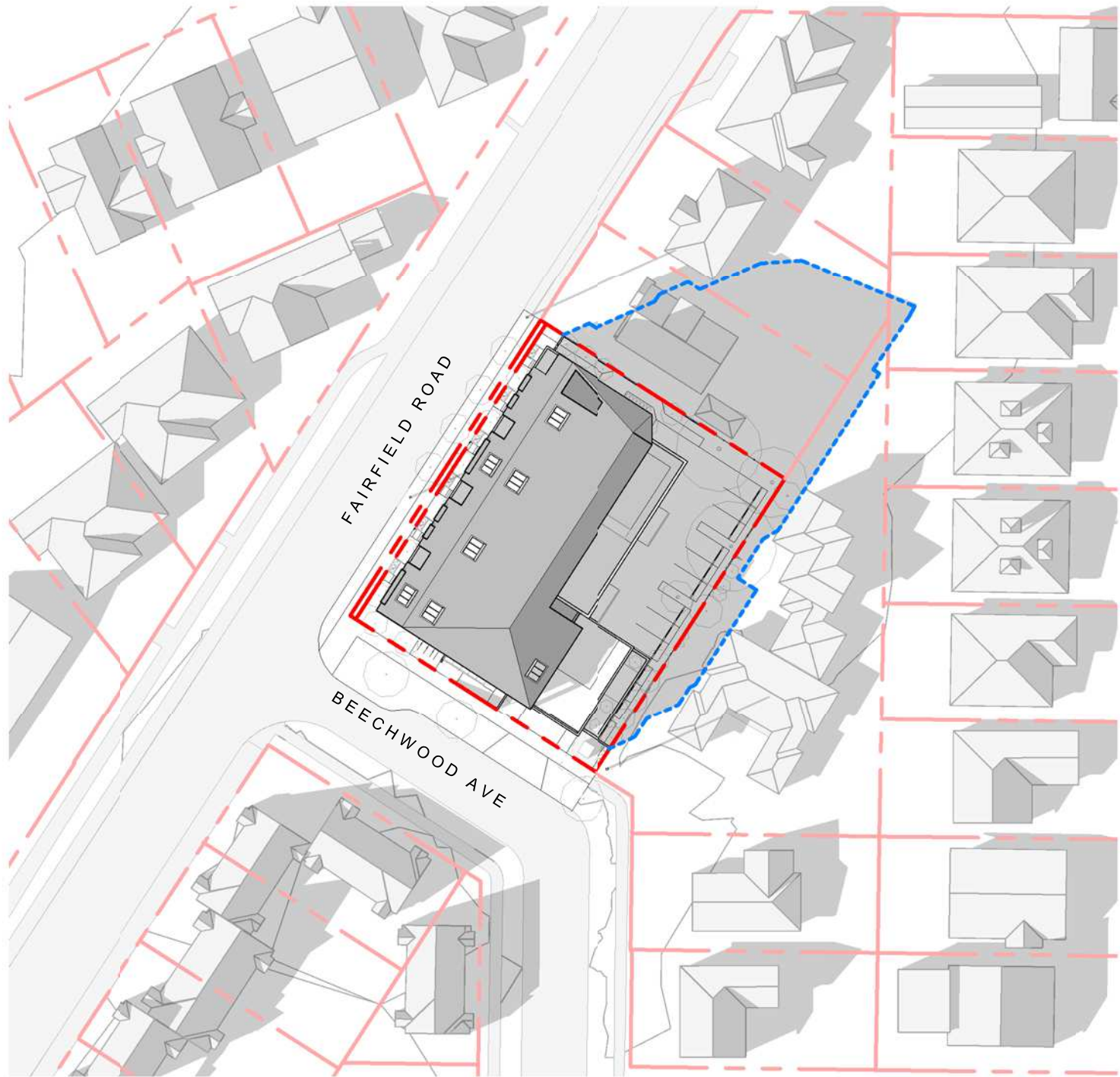
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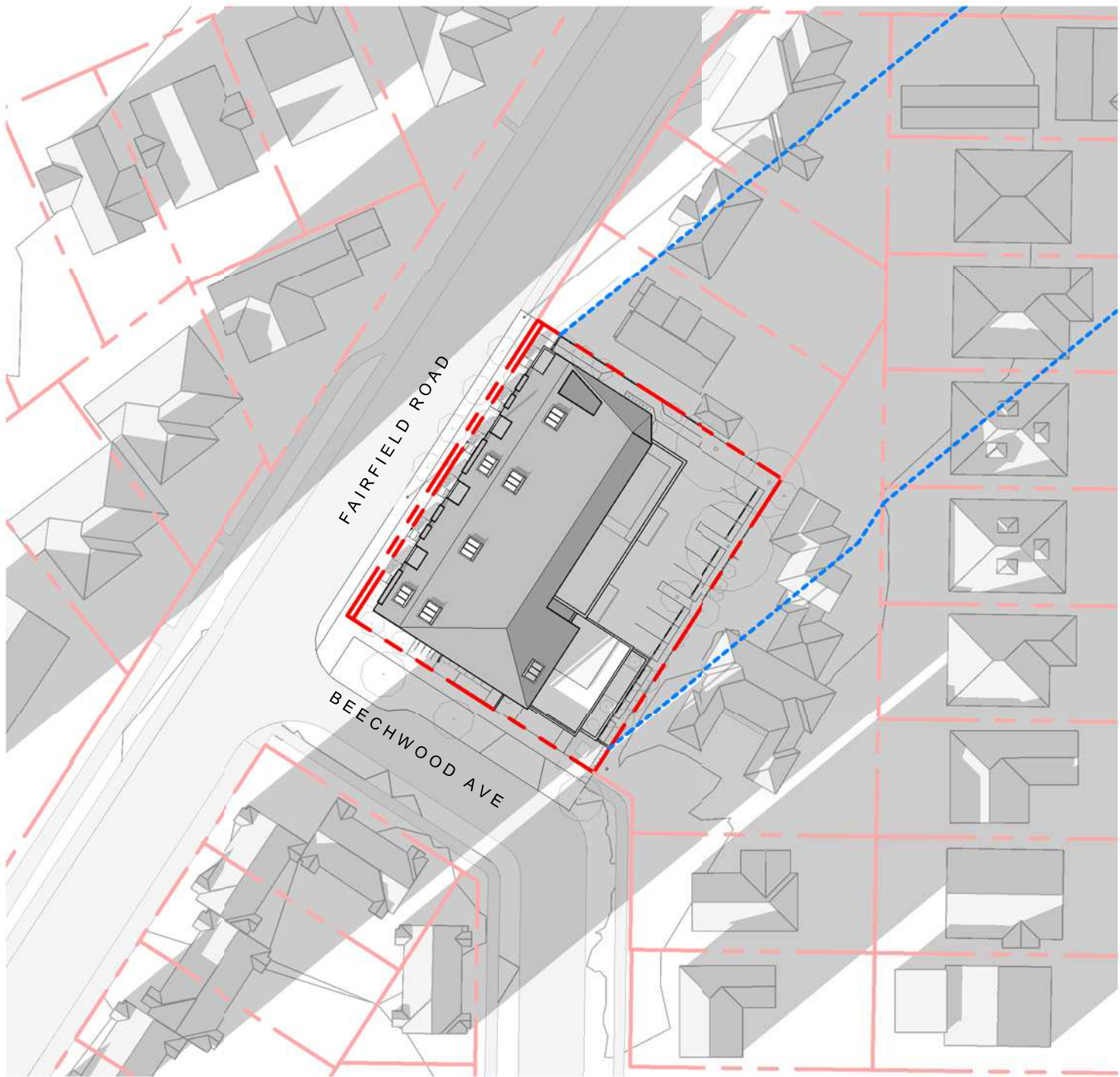
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SUMMER SOLSTICE 4:00 PM

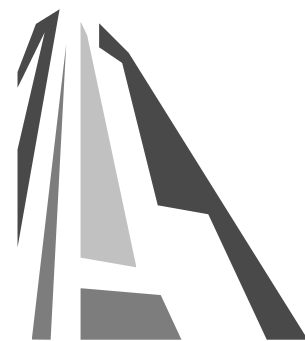


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WINTER SOLSTICE 4:00 PM

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Project  
1733-1737 Fairfield Rd

ARYZE

Sheet Name  
SHADOW STUDIES

Date  
JULY 20, 2022

Scale  
1 : 750

Project #  
2123

Revision  
April 29, 2022

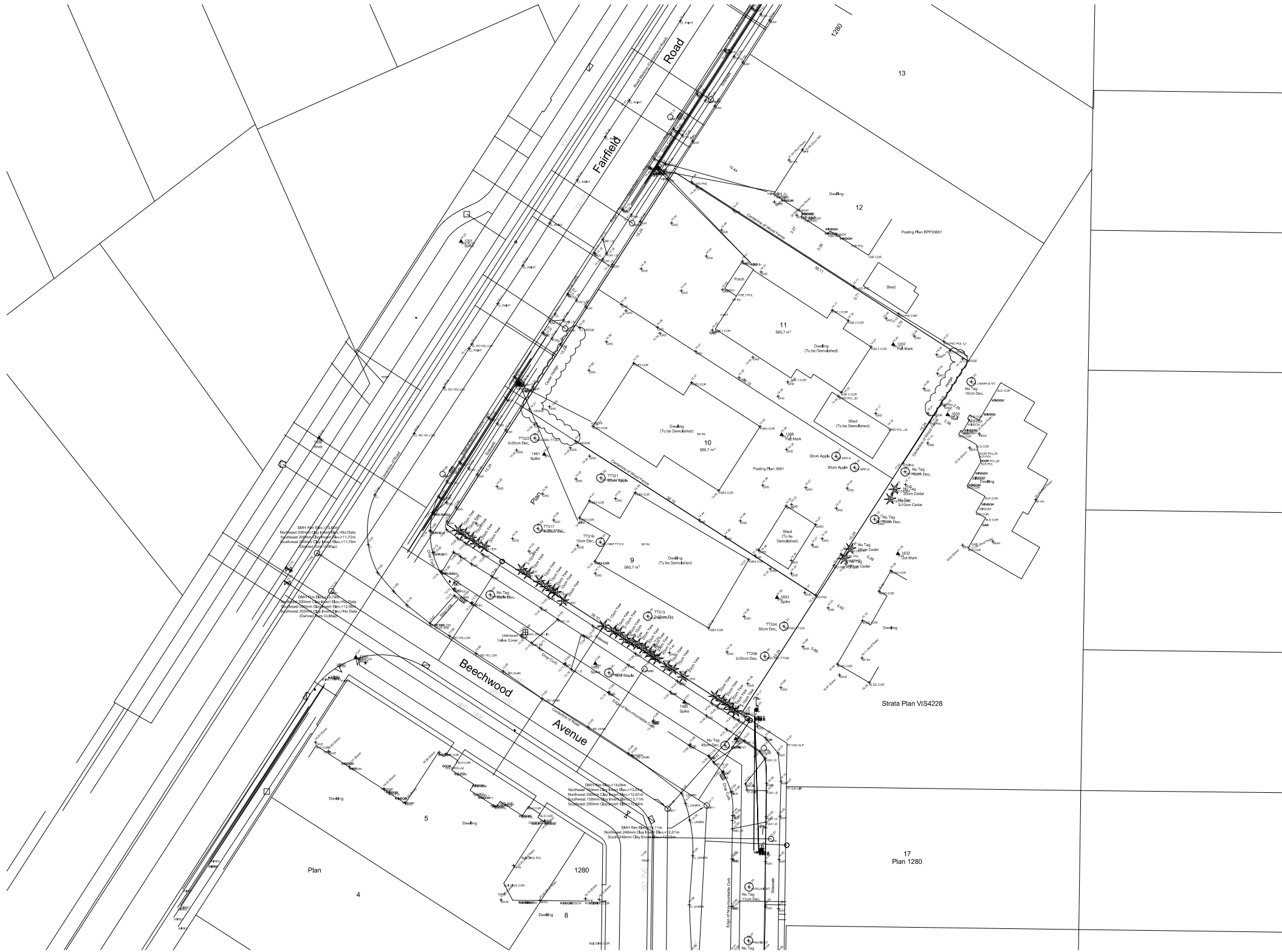
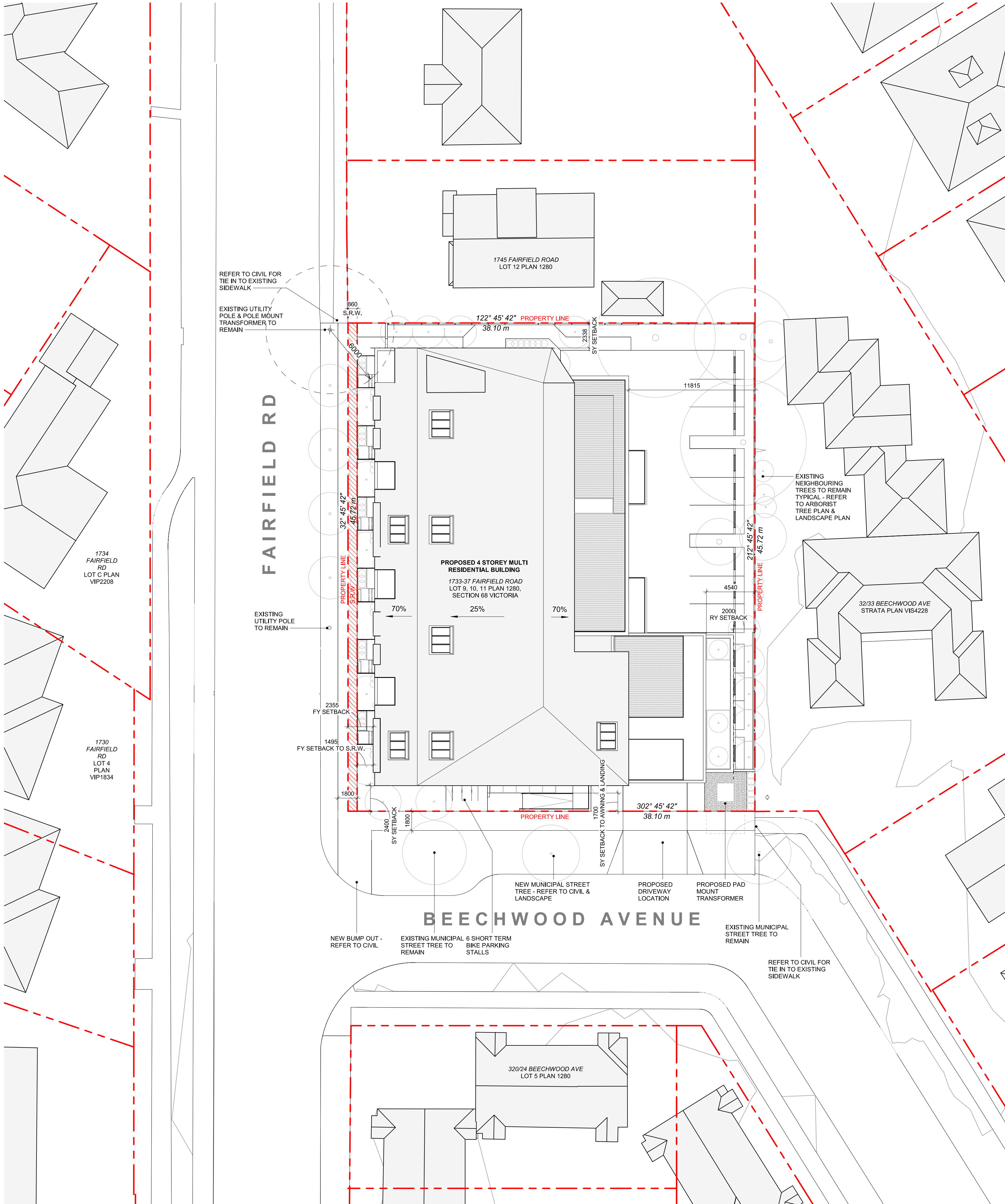
Sheet #  
2

Registered Architect  
GARY L. DAVEN  
2022-07-31  
BRITISH COLUMBIA

A-012

7/20/2022 4:26:58 PM





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	1.67:1	
SITE COVERAGE (%)	65%	
OPEN SITE SPACE (%)	23%	
HEIGHT (m)	14.45m	
NUMBER OF STOREYS	4	
	REQUIRED	PROVIDED
PARKING STALLS (#) ON SITE	28	20
PARKING STALLS - VISITOR (#) ON SITE	2	2
BICYCLE PARKING (#) SHORT TERM	6	6
BICYCLE PARKING (#) LONG TERM	24	30

BUILDING SETBACKS (m)

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

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	19
UNIT TYPE	3BD+DEN(1), 3BD(1), 2BD(11), 2BD+DEN(1), 1 BD(1), 1BD +DEN(4)
GROUND-ORIENTATED UNITS	6
MINIMUM UNIT FLOOR AREA (m²)	74m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	2430m²

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Project  
**1733-1737 Fairfield Rd**  
ARYZE

Sheet Name  
**SITE PLAN & PROJECT DATA**

Date  
JULY 20, 2022

Scale  
As indicated

Project #  
2123

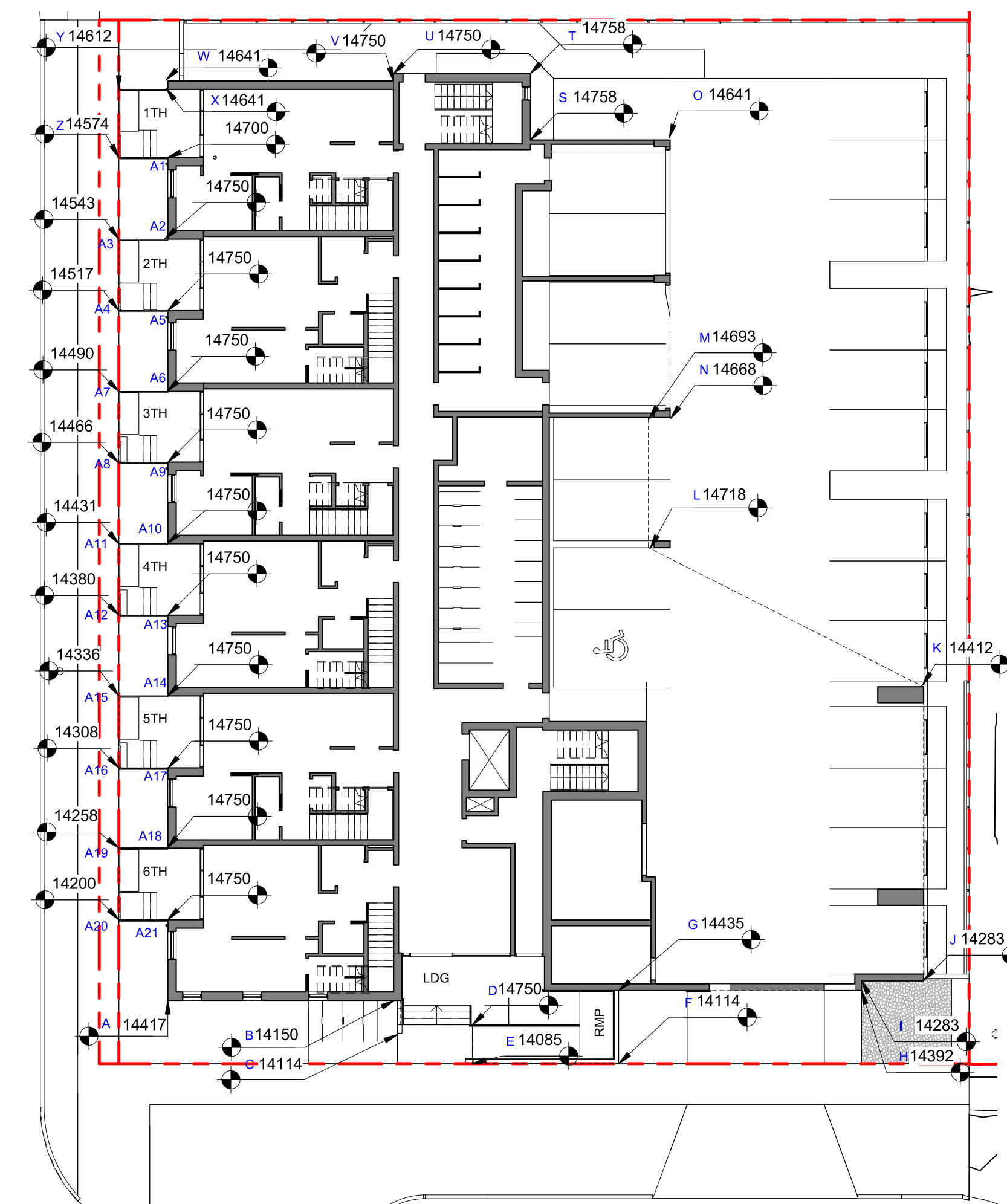
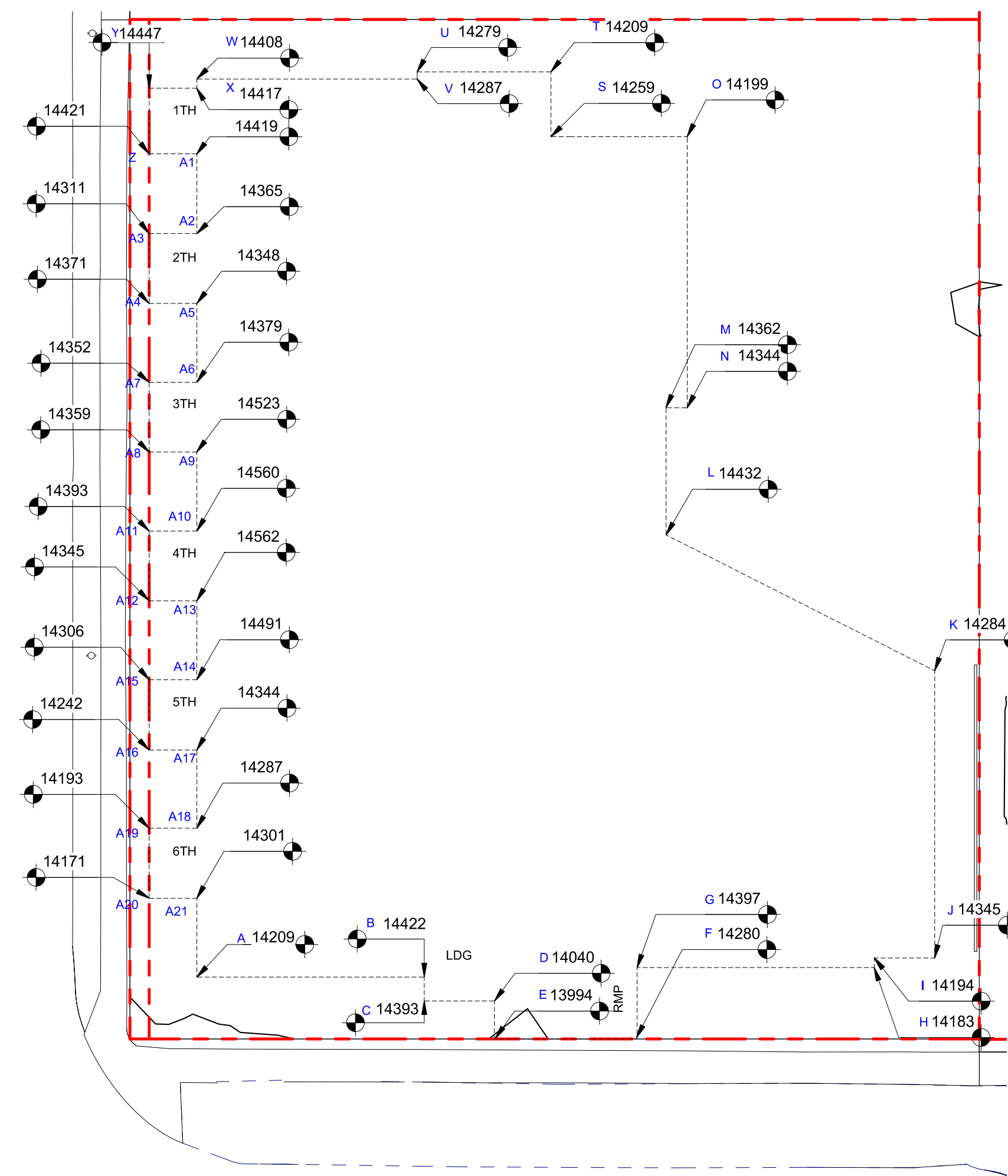
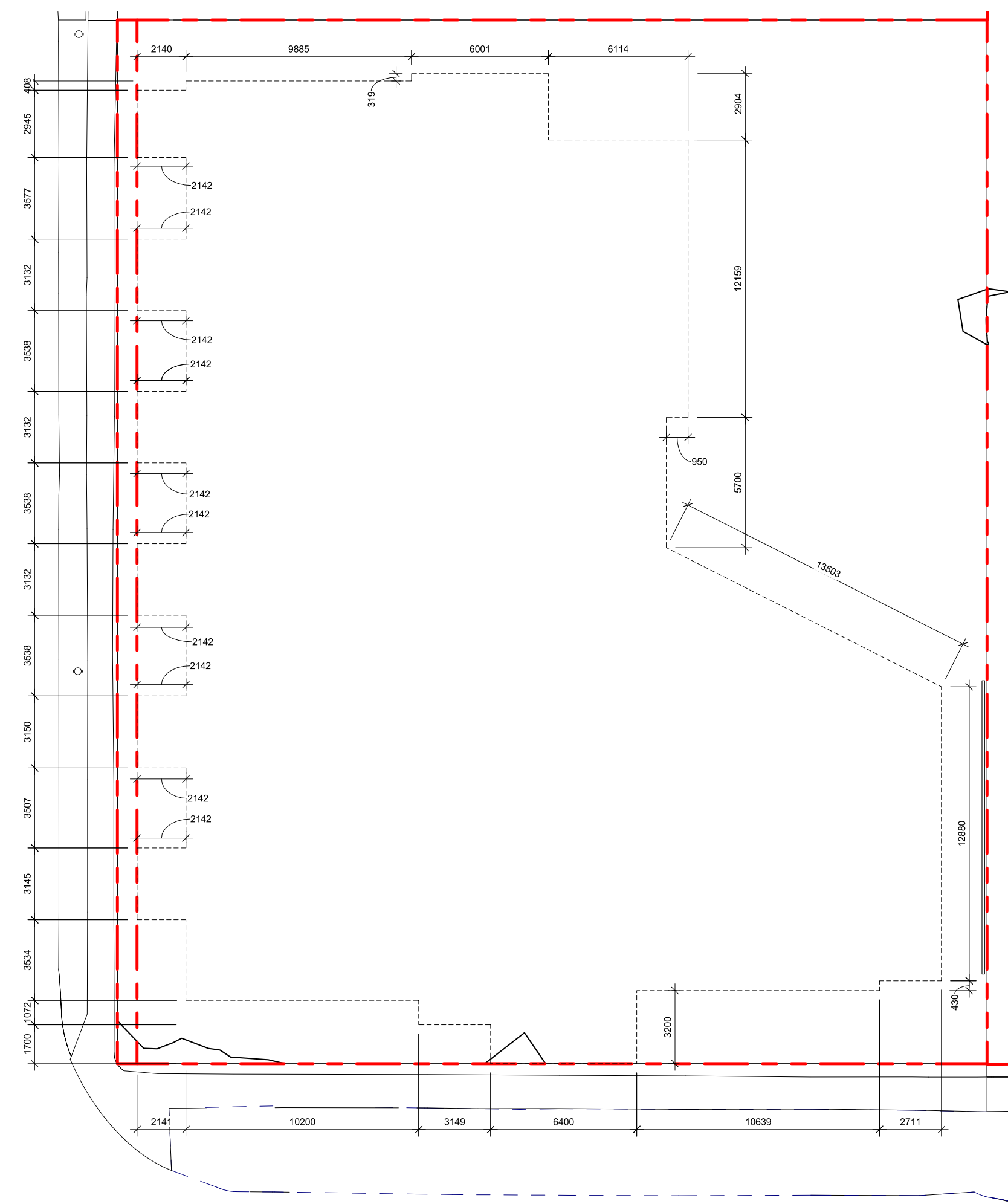
Revision  
July 20, 2022

Sheet #  
**A-050**



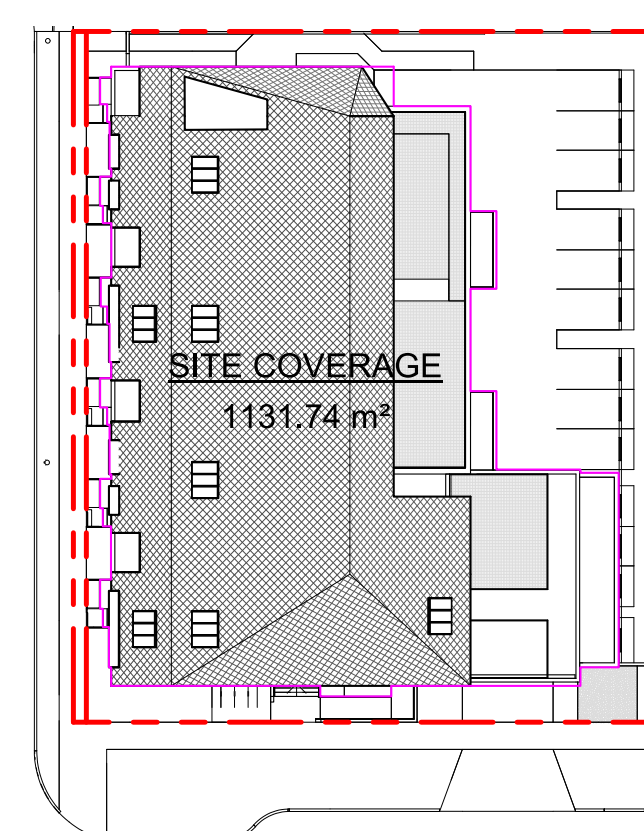
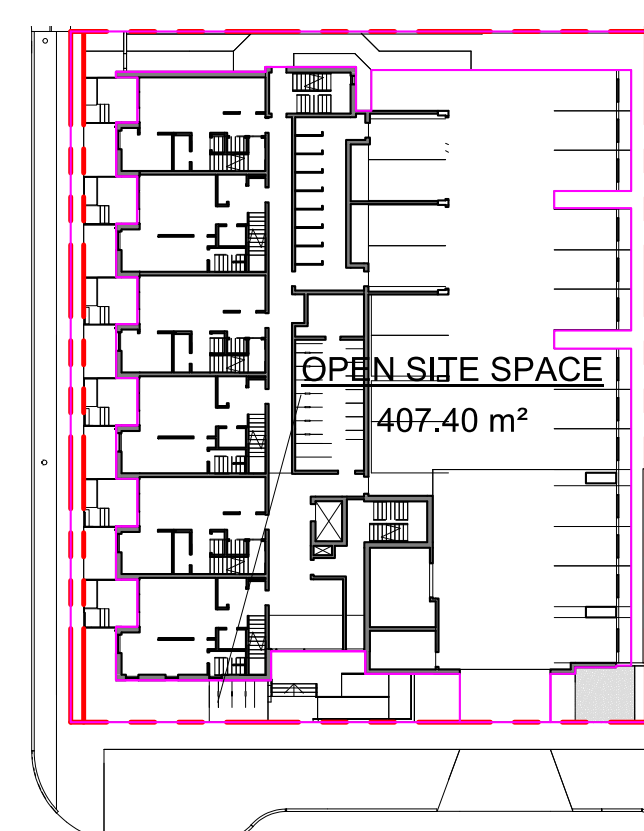
2 PROPOSED SITE PLAN  
SCALE = 1 : 200





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 <sup>2</sup>
Level 2	944.94 m <sup>2</sup>
Level 3	847.60 m <sup>2</sup>
Level 4	499.15 m <sup>2</sup>
Grand total: 4	2903.77 m <sup>2</sup>

FLOOR SPACE RATIO

$$\frac{2903.77\text{m}^2}{1741.93\text{m}^2} = 1.67$$

FSR - 1.67 : 1

FSR - 1.67 : 1

## SITE COVERAGE

$$1131.74\text{m}^2 / 1741.93\text{m}^2 = 0.65 (65\%)$$

**OPEN SITE SPACE**

$$407,4\text{m}^2 / 1741,93\text{m}^2 = 0,23 \text{ (23\%)}$$

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

REFER TO GRADE KEY PLANS

**1TH PATIO**  
**(WORST CASE GRADING ALONG**  
**FAIRFIELD RD - THEREFORE ALL <600mm)**  
 14750 - 14200(PROPOSED) = 550mm  
 14750 - 14171(EXISTING) = 579mm

LDG (LANDING AT PRIMARY ENTRANCE)

14750 - 14114(*PROPOSED*) = 636mm  
14750 - 14040 (*EXISTING*) = 710mm

**RMP (INTERMEDIARY RAMP LANDING)**


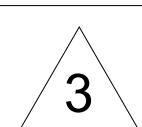
14507 - 14114(*PROPOSED*) = 393mm  
14507 - 14280 (*EXISTING*) = 227mm



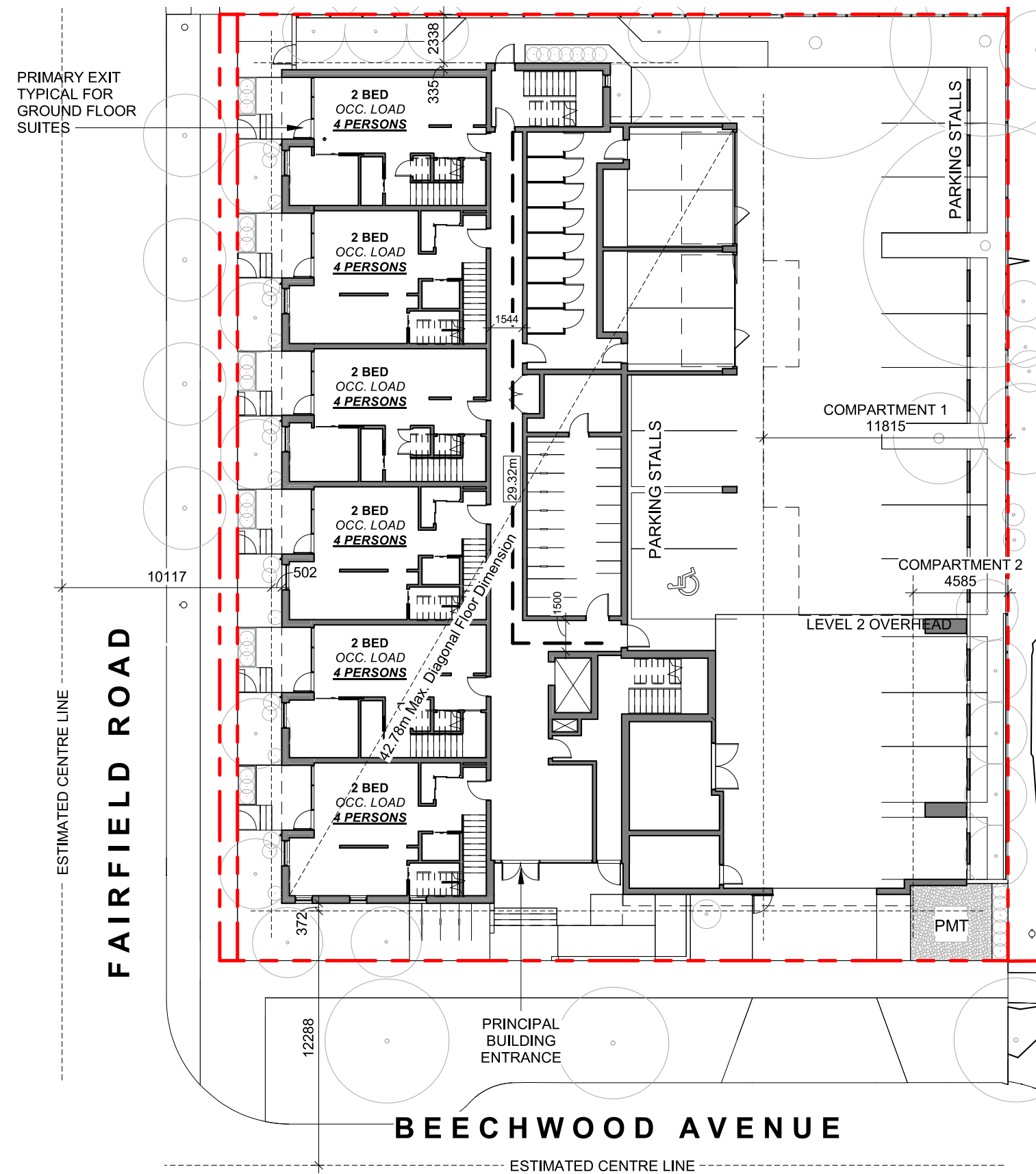
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Project		1733-1737 Fairfield Rd		ARYZE	
Sheet Name <b>ZONING CALCULATIONS</b>					
Date JULY 20, 2022					
Scale		As indicated		Project # 2123	
		Revision			
		July 20, 2022			
		Sheet #		A-051	



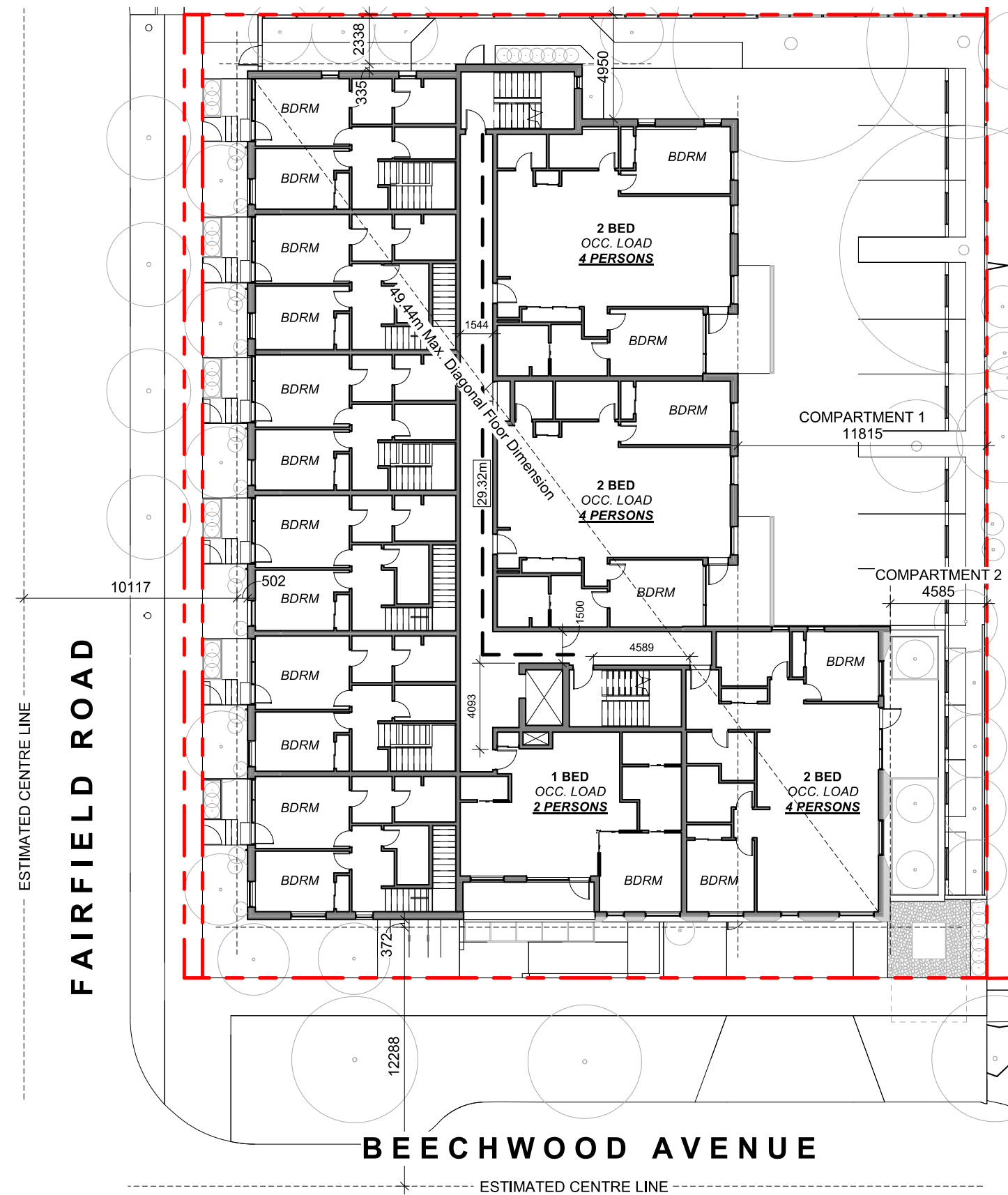


**OCCUPANT LOAD:**  
Occupancy: Group C  
12 Bedrooms x 2 persons/bedroom  
= 24 persons

**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 <sup>2</sup> (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 <sup>2</sup>	3.2.2.51
No. OF STREETS FACING	I (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	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO EXCEPT WITHIN AT GRADE RESIDENTIAL UNITS	3.2.8

## FIRE RESISTANCE RATINGS

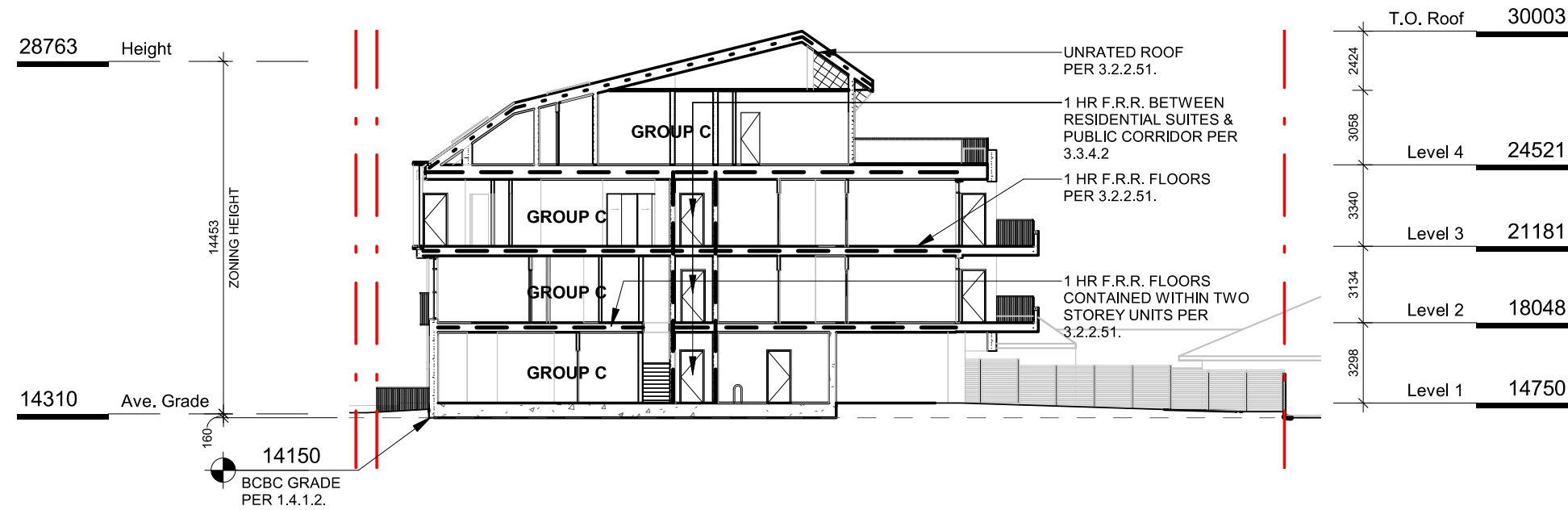
HORIZONTAL SEPARATIONS	I hr FLOORS I hr MEZZANINE Unrated ROOF	3.2.2.51
LOADBEARING WALLS, COLUMNS & ARCHES	I hr (NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)	3.2.2.51
EXITS	I hr	3.4.4.1

## 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	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.8

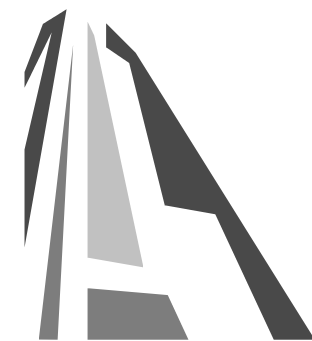
## FIRE RESISTANCE RATING - KEY

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



5 CODE REVIEW KEY SECTION  
SCALE = 1 : 250

2	DP/RZ Submission	April 29, 2022
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ARYZE

Sheet Name  
CODE REVIEW

Date  
JULY 20, 2022

Scale  
As indicated

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2123

Revision  
April 29, 2022

2

Sheet #  
A-052







NW ELEVATION

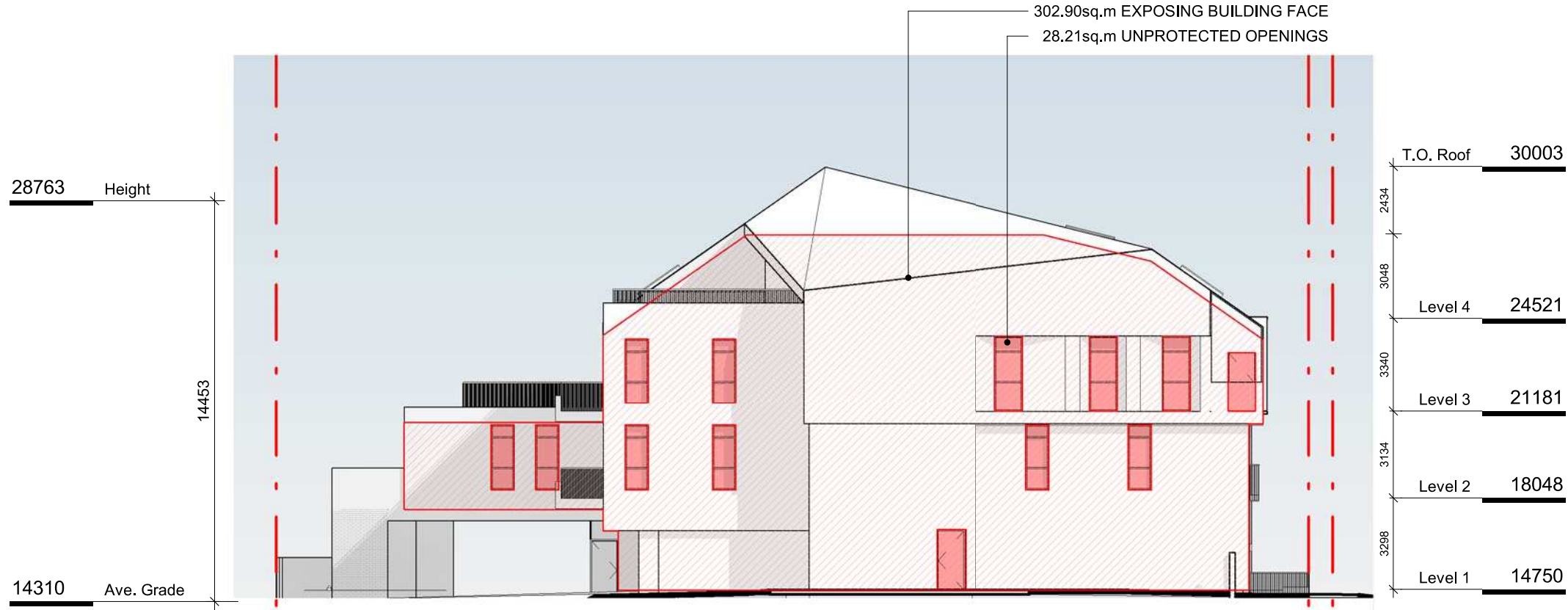
TABLE 3.2.3.1 - D

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

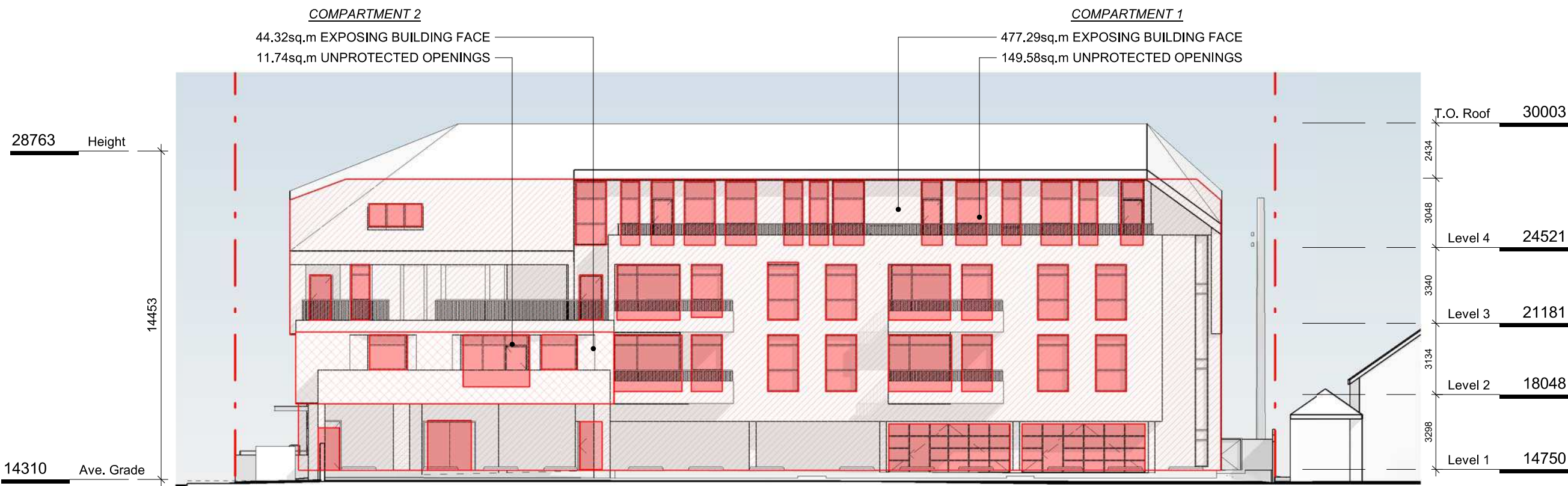
TABLE 3.2.3.1 - D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
2,34m (>2m)	16	302.90	28.21	9,3

TABLE 3.2.3.7

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

2 NE ELEVATION - LD KEY  
SCALE = 1 : 200



SE ELEVATION

TABLE 3.2.3.1 - D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
11,82m (>9m)	100	477,29	149,58	31,3

TABLE 3.2.3.7

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

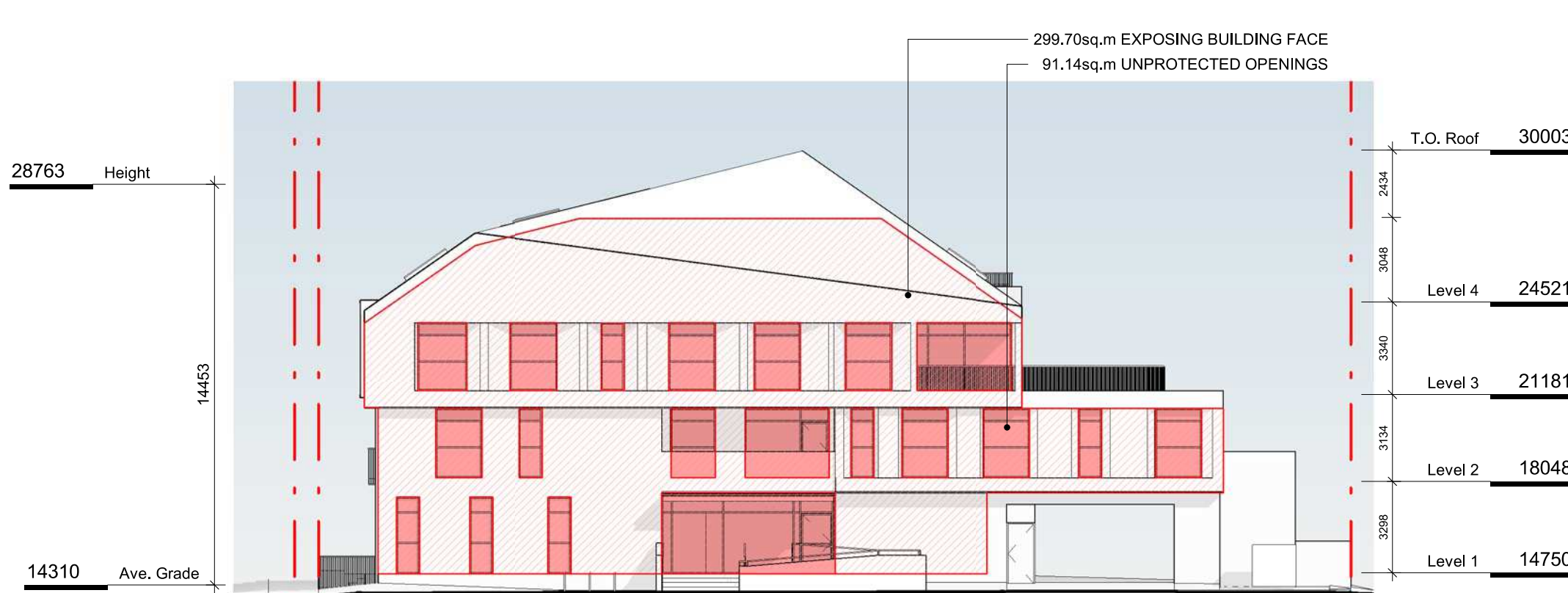
TABLE 3.2.3.1 - D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
4,59m (>4m)	56	44,32	11,74	26,5

TABLE 3.2.3.7

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

4 SE ELEVATION - LD KEY  
SCALE = 1 : 200



SW ELEVATION

TABLE 3.2.3.1 - D

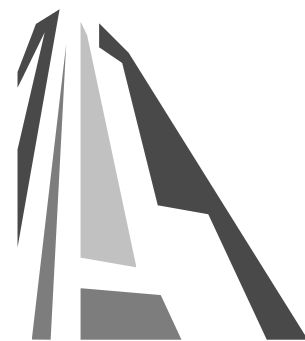
LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
12,29m (>9m)	100	299,70	91,14	30,4

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

3	DP/RZ Rev1	July 20, 2022
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	
JULY 20, 2022	
Scale	Project #
1 : 200	2123
Revision	3
July 20, 2022	
Sheet #	A-053







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



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Project  
**1733-1737 Fairfield Rd**  
ARYZE

Sheet Name  
**LEVEL 1 PROPOSED PLAN**

Date  
**JULY 20, 2022**

Scale  
**1 : 100**

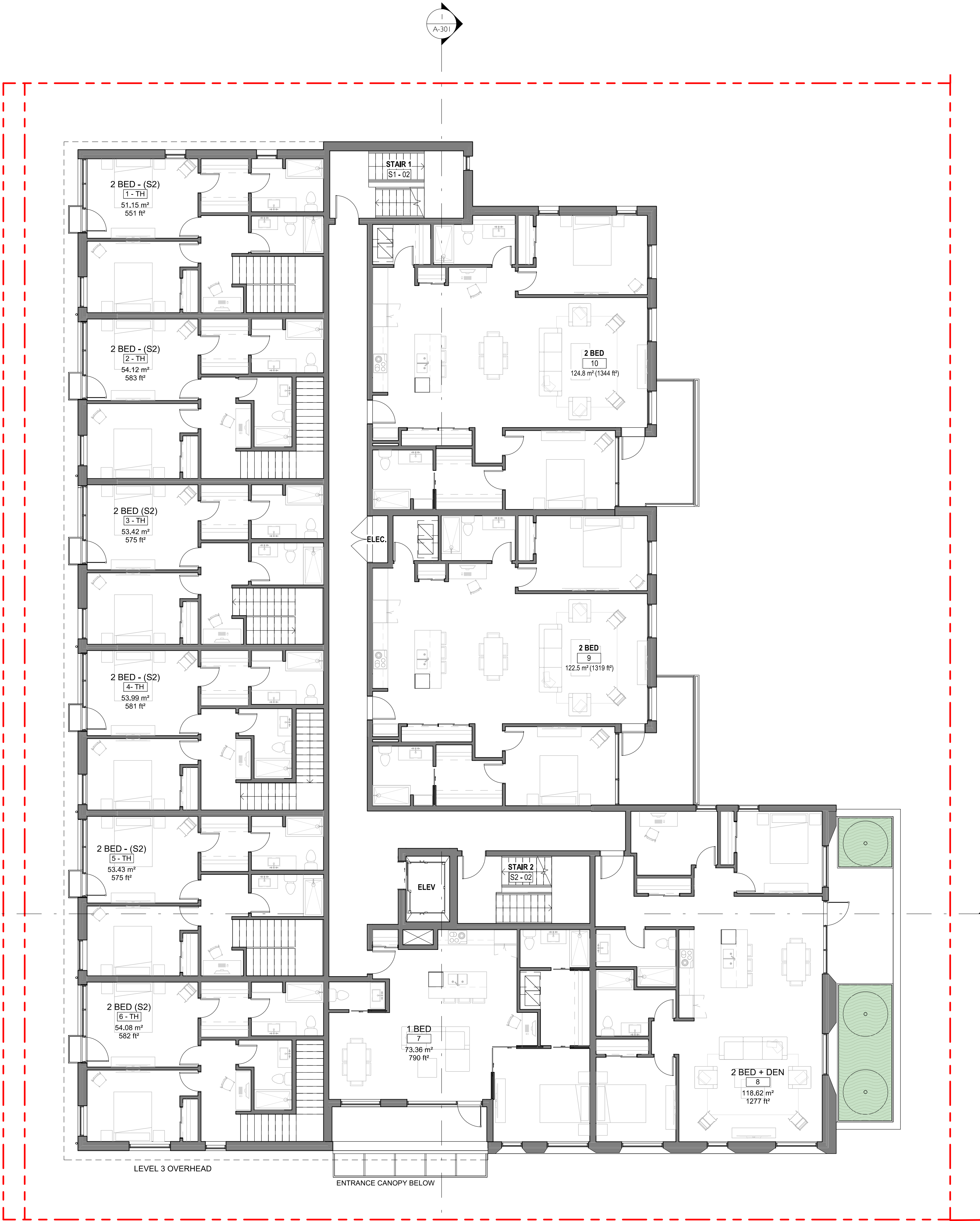
Project #  
**2123**

Revision  
**3**

Sheet #  
**A-101**







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



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Project  
**1733-1737 Fairfield Rd**  
ARYZE

Sheet Name  
**LEVEL 2 PROPOSED PLAN**

Date  
**JULY 20, 2022**

Scale  
**1 : 100**

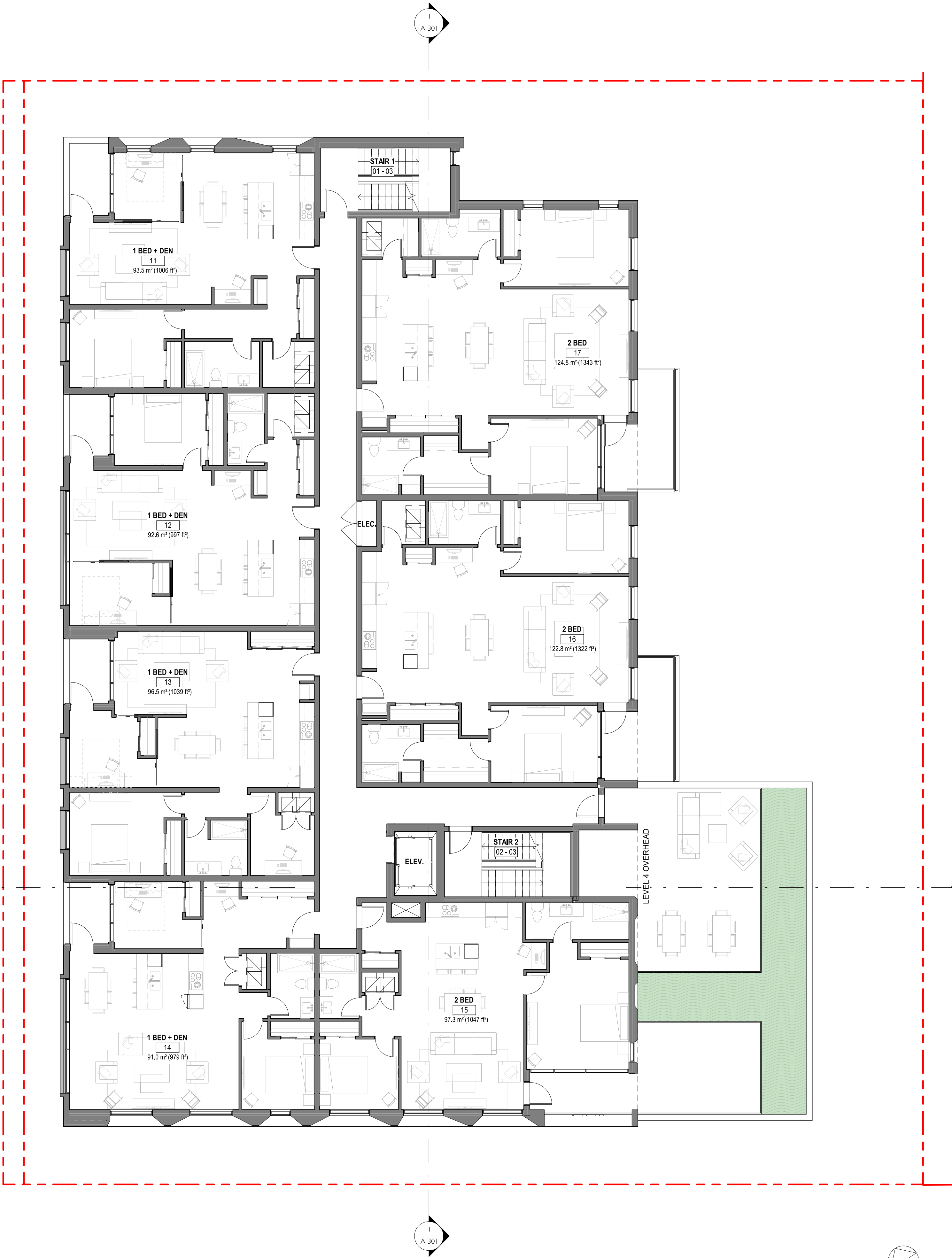
Project #  
**2123**

Revision  
April 29, 2022  
**2**

Sheet #  
**A-102**





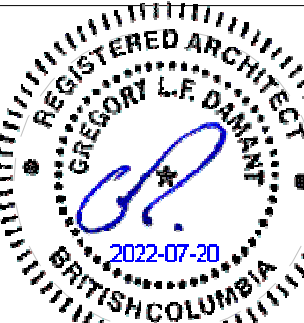


3	DP/RZ Rev1	July 20, 2022
2	DP/RZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

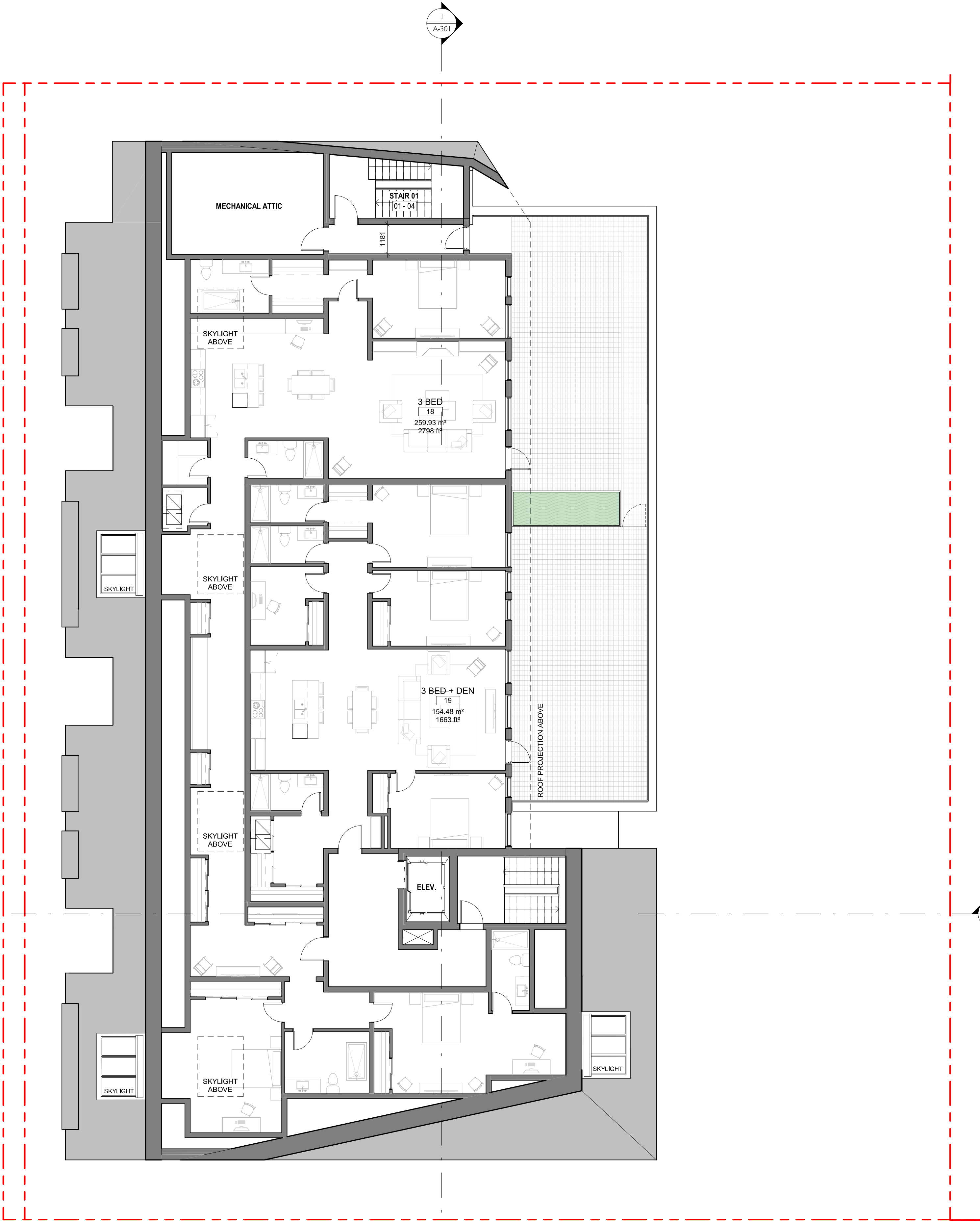


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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 3 PROPOSED PLAN	
Date	JULY 20, 2022	
Scale	1 : 100	Project # 2123
	Revision	3
	July 20, 2022	Sheet # A-103





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

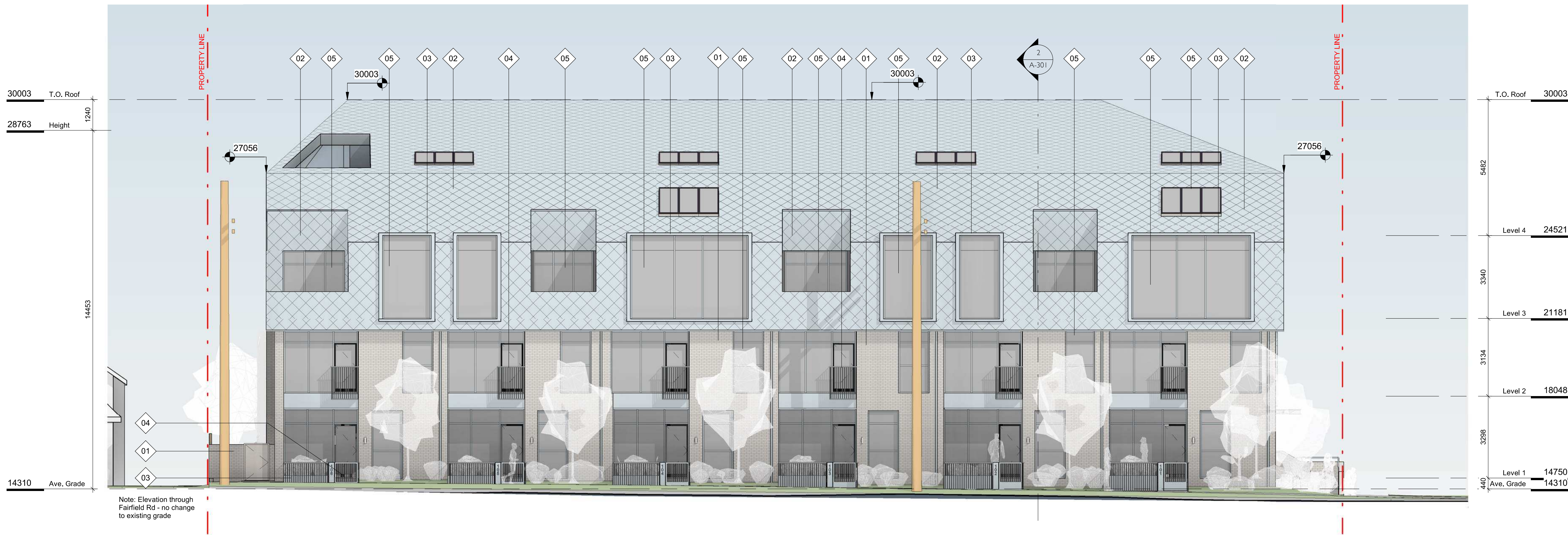


CASCADIA ARCHITECTS INC

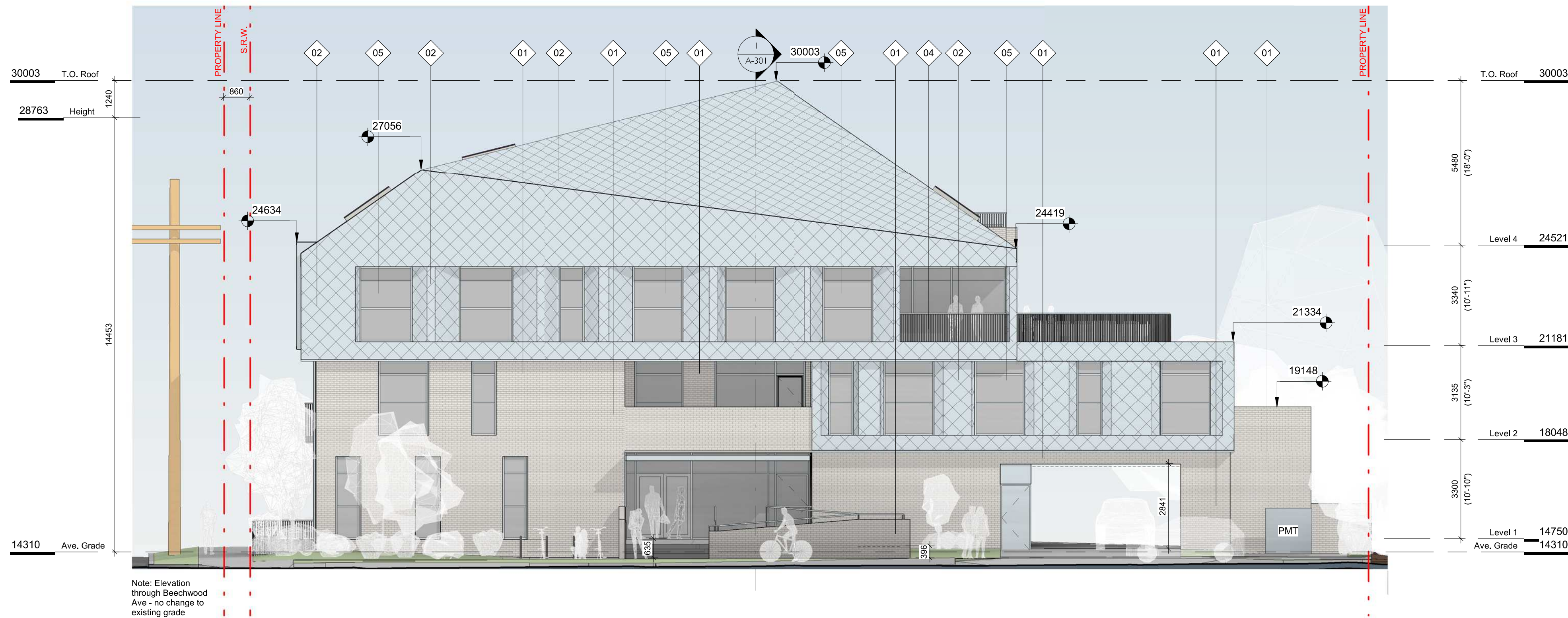
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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 4 PROPOSED PLAN	
Date	JULY 20, 2022	
Scale	1 : 100	Project #
		2123
	Revision	3
	July 20, 2022	Sheet #
		A-104





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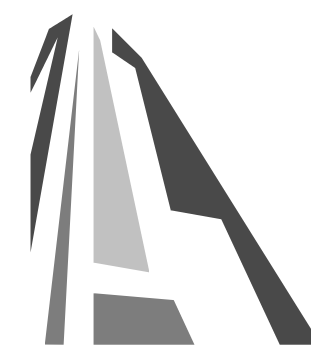


2 SW ELEVATION  
SCALE = 1 : 100

#### 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

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



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Project  
1733-1737 Fairfield Rd  
ARYZE

Sheet Name  
EXTERIOR ELEVATIONS

Date  
JULY 20, 2022

Scale  
As indicated

Project #  
2123

Revision  
July 20, 2022

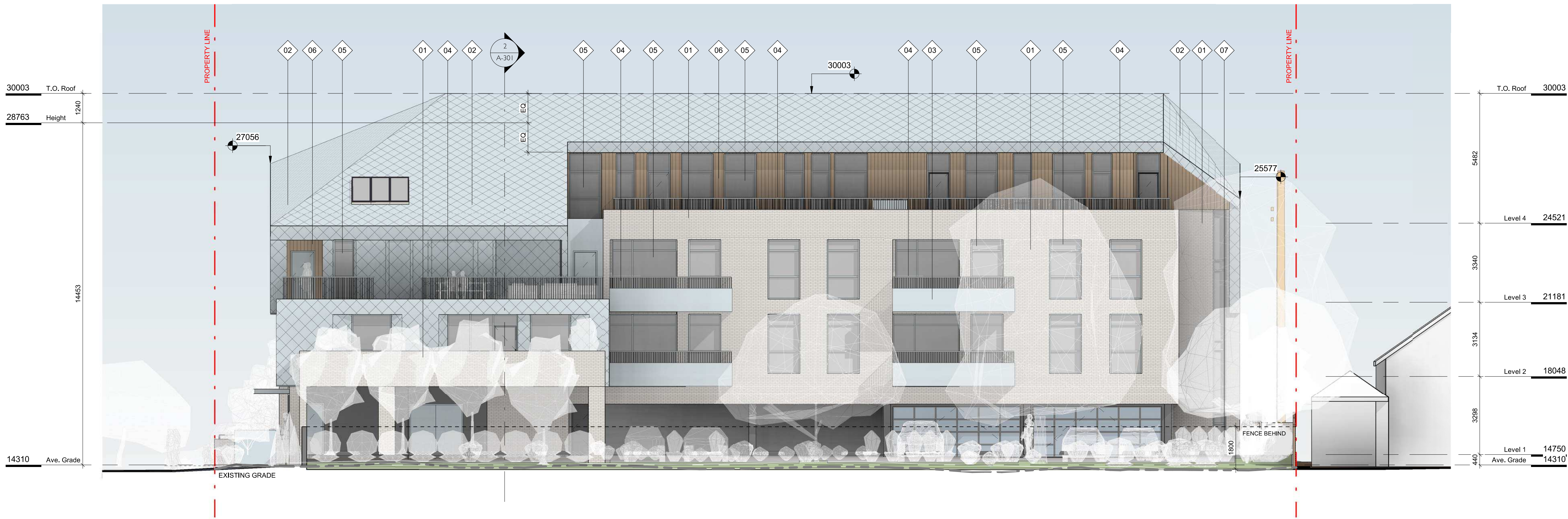
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Sheet #  
A-200

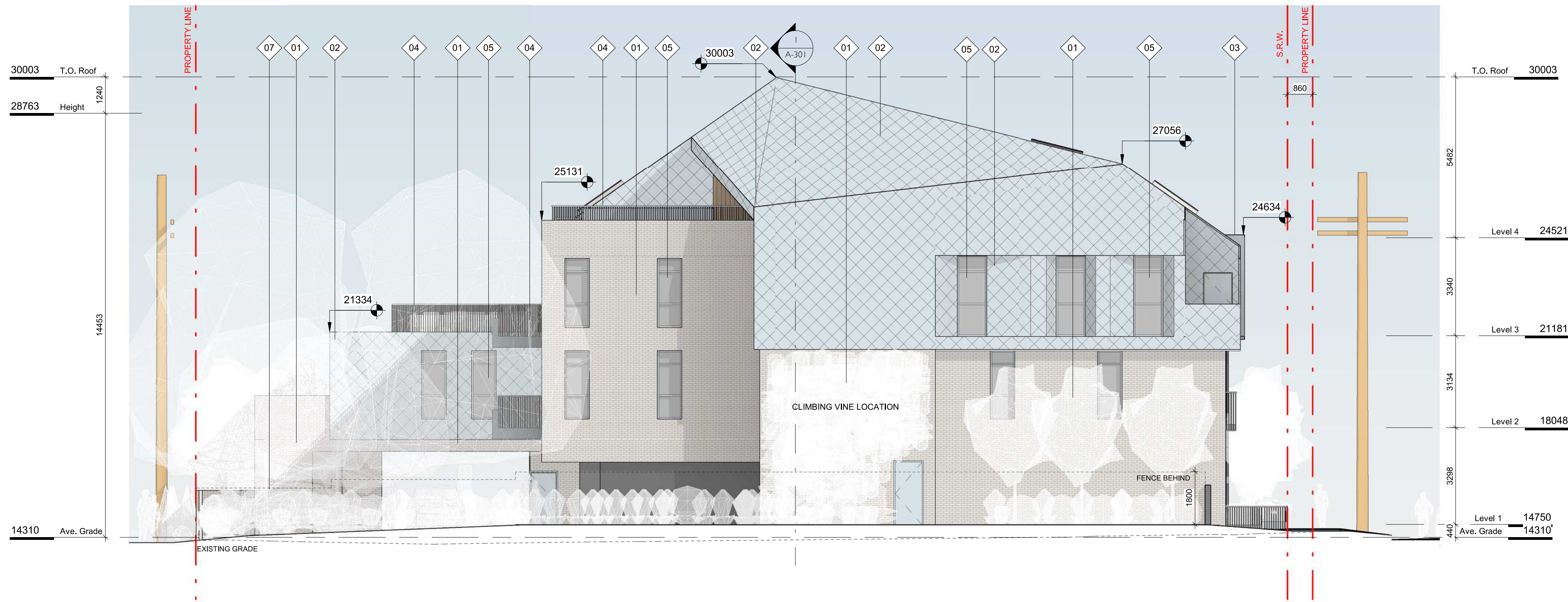
REGISTERED ARCHITECT  
GREGORY L.F. DAVEN  
2022-07-30  
BRITISH COLUMBIA

7/20/2022 4:29:08 PM





1 SE ELEVATION  
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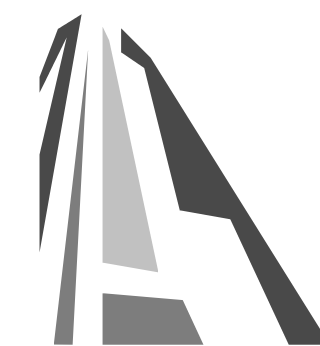


2 NE ELEVATION  
SCALE = 1 : 100

#### FINISH SCHEDULE

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

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



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Project  
1733-1737 Fairfield Rd  
ARYZE

Sheet Name  
EXTERIOR ELEVATIONS

Date  
JULY 20, 2022

Scale  
As indicated

Project #  
2123

Revision  
July 20, 2022

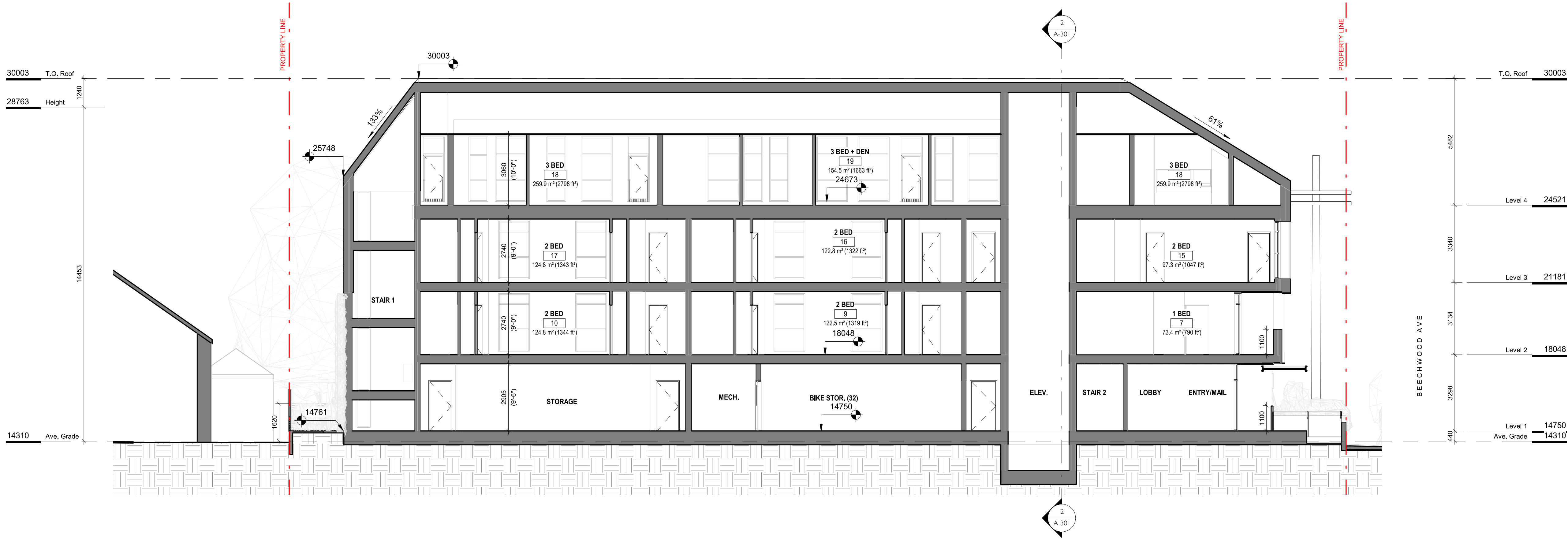
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Sheet #  
A-201

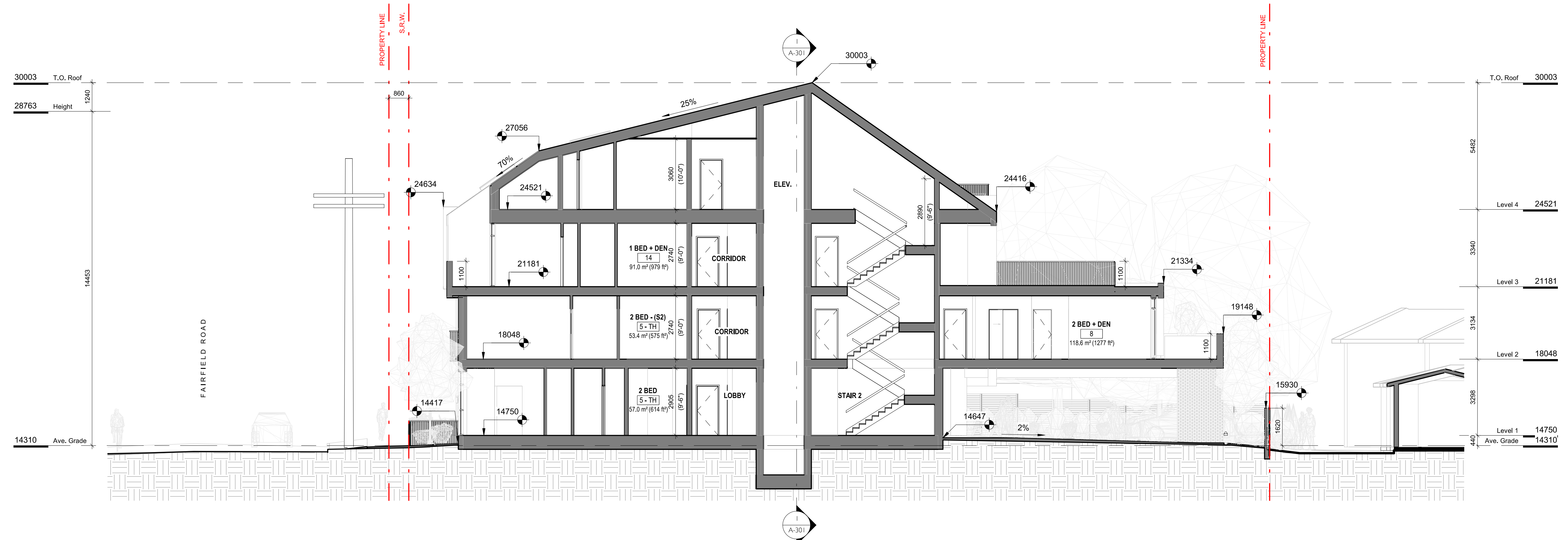
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BRITISH COLUMBIA

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1 BUILDING SECTION 1  
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2 BUILDING SECTION 2  
SCALE = 1 : 100

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



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Project  
1733-1737 Fairfield Rd  
ARYZE

Sheet Name  
BUILDING SECTIONS

Date  
JULY 20, 2022

Scale  
1 : 100

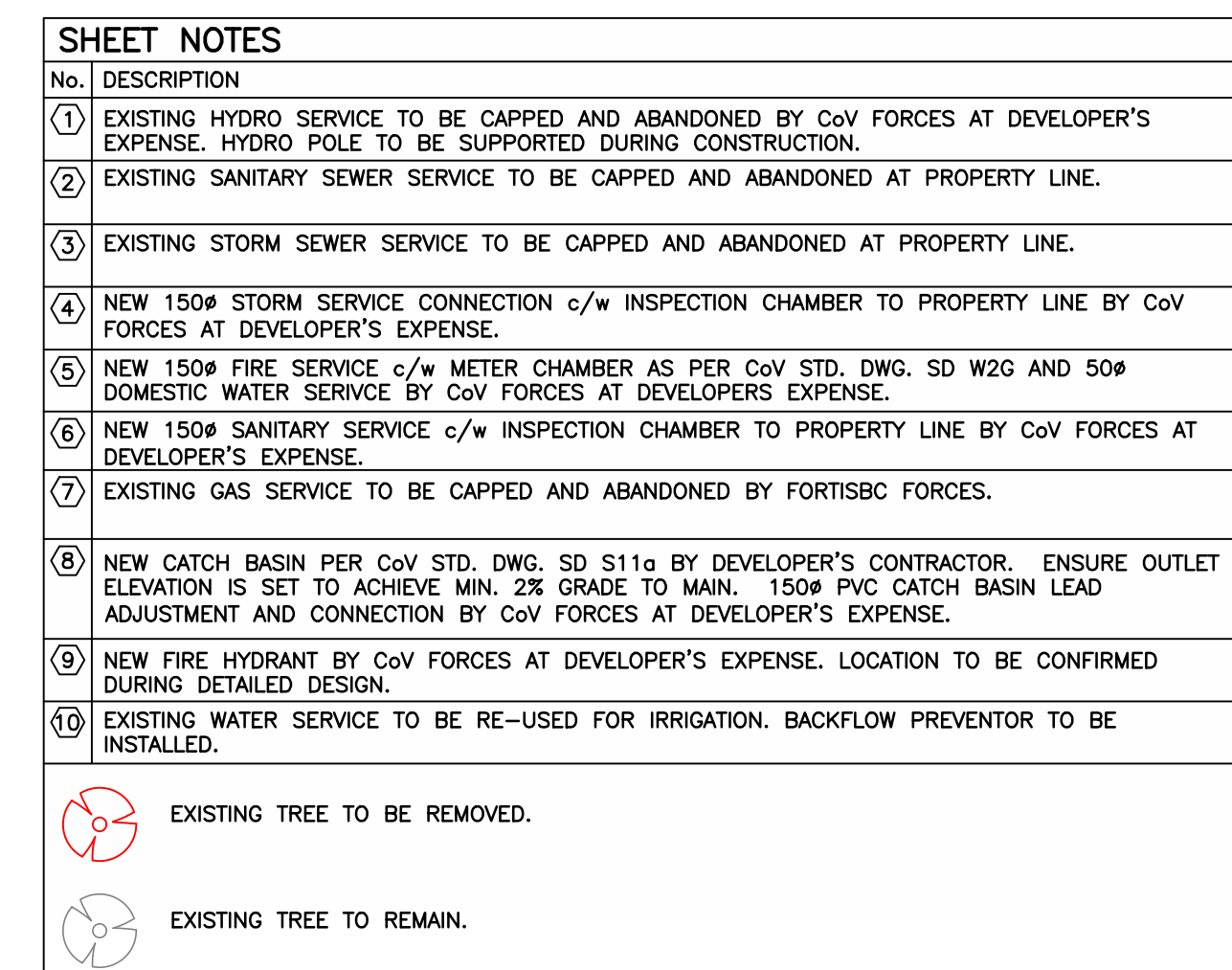
Project #  
2123

Revision  
July 20, 2022  
3

Sheet #  
A-301

REGISTERED ARCHITECT  
GABRIEL L.F. DUBOIS  
2022-07-30  
BRITISH COLUMBIA





# ISSUED FOR REZONING

0 4 12.00 m  
1:200

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CASCADIA ARCHITECTS INC.
2. FOR LANDSCAPING, SEE DRAWINGS BY BIOPHILIA DESIGN COLLECTIVE.
3. FOR LEASE INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
4. UTILITIES, SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAIL DESIGN.
5. EXISTING ON-SITE BUILDINGS, DRIVEWAYS, DRIVEWAYS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
6. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA (VICTORIA). ALL INFORMATION TO BE CONFIRMED PRIOR TO FIELD SURVEY AND CONSTRUCTION (INCLUDING FEDERAL AND PROVINCIAL RECORDS).
7. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

SEE ARCHITECTURAL AND LANDSCAPE  
DRAWINGS FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC  
SURVEY PROVIDED BY J.E.  
ANDERSON & ASSOCIATES

PROJECT:	SCALE	VERT:
1733 FAIRFIELD ROAD, VICTORIA, BC	HORIZ: 1:200	
	PROJECT NO.	ISSUED/REVISION
	21-187	2
TITLE:	APPROVING AUTHORITY FILE NO.	
PRELIMINARY CIVIL PLAN		
	DRAWING NO.	
	21-187-CSP	

2	2022-07-20	ND	ISSUED FOR REZONING						
1	2022-04-27	ND	ISSUED FOR DEVELOPMENT PERMIT						
Nº	_DATE	RY	JSSLED	Nº	DATE	RY		REVISIONS	



**McElhanney**

500 - 3960 QUADRA STREET  
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL

PROJECT:  
1733 FAIRFIELD ROAD, VICTORIA, BC

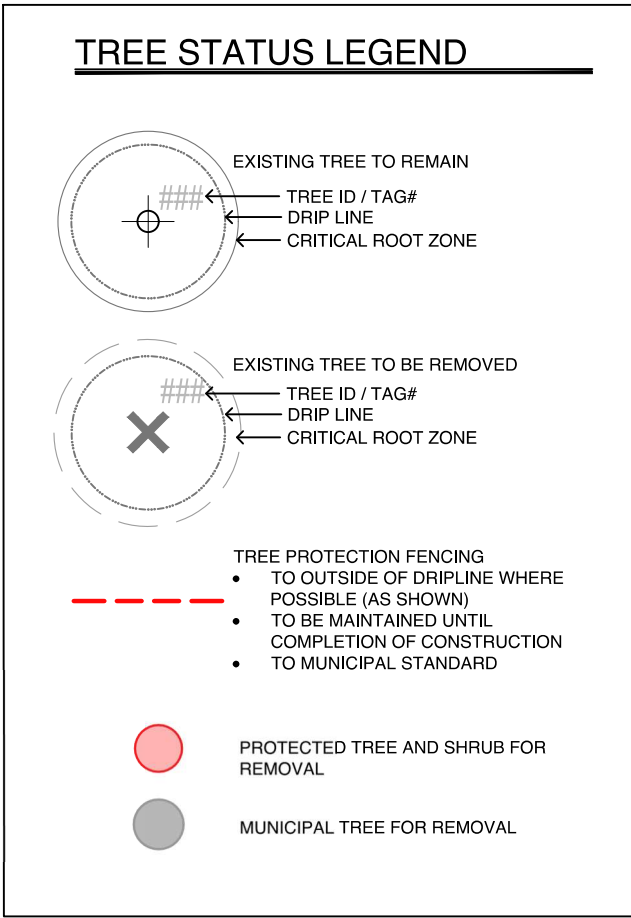
TITLE:  
PRELIMINARY CIVIL PLAN

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Frequency	Count
Every day	5
Several times a week	4
Once a week	3
Several times a month	2
Once a month	1

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



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

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

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

PROJECT ADDRESS:  
1733 FAIRFIELD,  
VICTORIA, BC

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

SEAL

DWG NO:

SCALE: 1:150

LO





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

OWNER/CLIENT:  
**ARYZE DEVELOPMENTS**

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

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

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

SEAL



NORTH ARROW

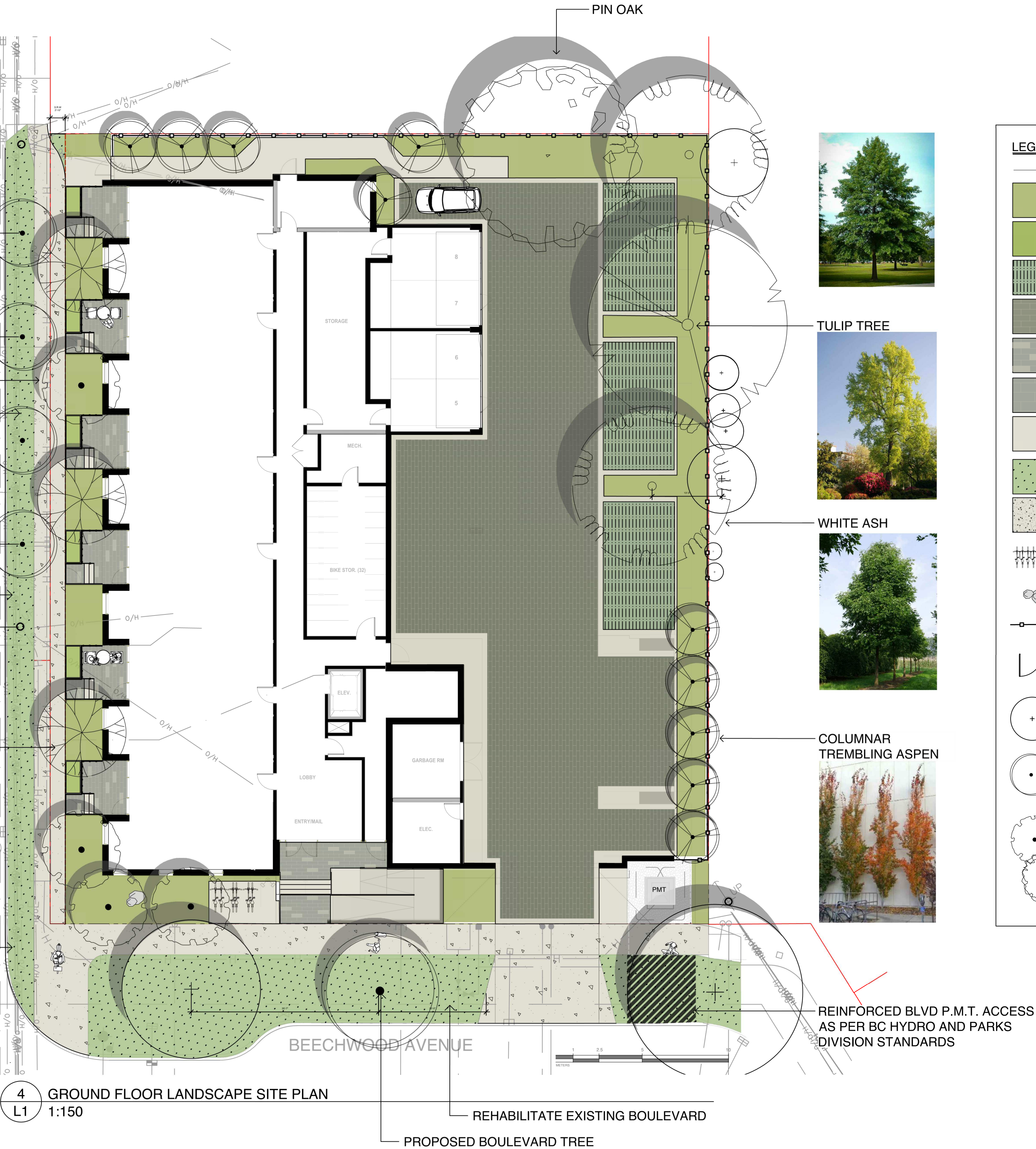


DRAWING TITLE:  
**LANDSCAPE SITE PLAN**

DWG NO:

SCALE: **AS NOTED**

**L1**



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

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

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

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

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

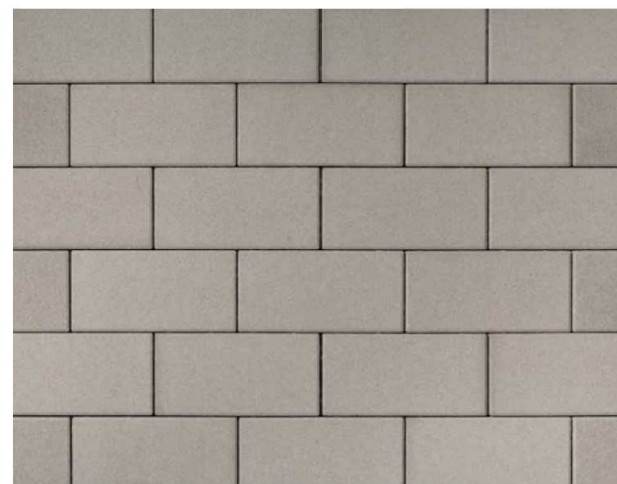
**4 GROUND FLOOR LANDSCAPE SITE PLAN**  
L1 1:150



NEWSTONE DORADO DRAIN PAVER



SF RIMA™ GRID - GRAY



ARISTOKRAT® PORCELAIN SLABS - ARCTIC MIST



PEDESTAL PAVER

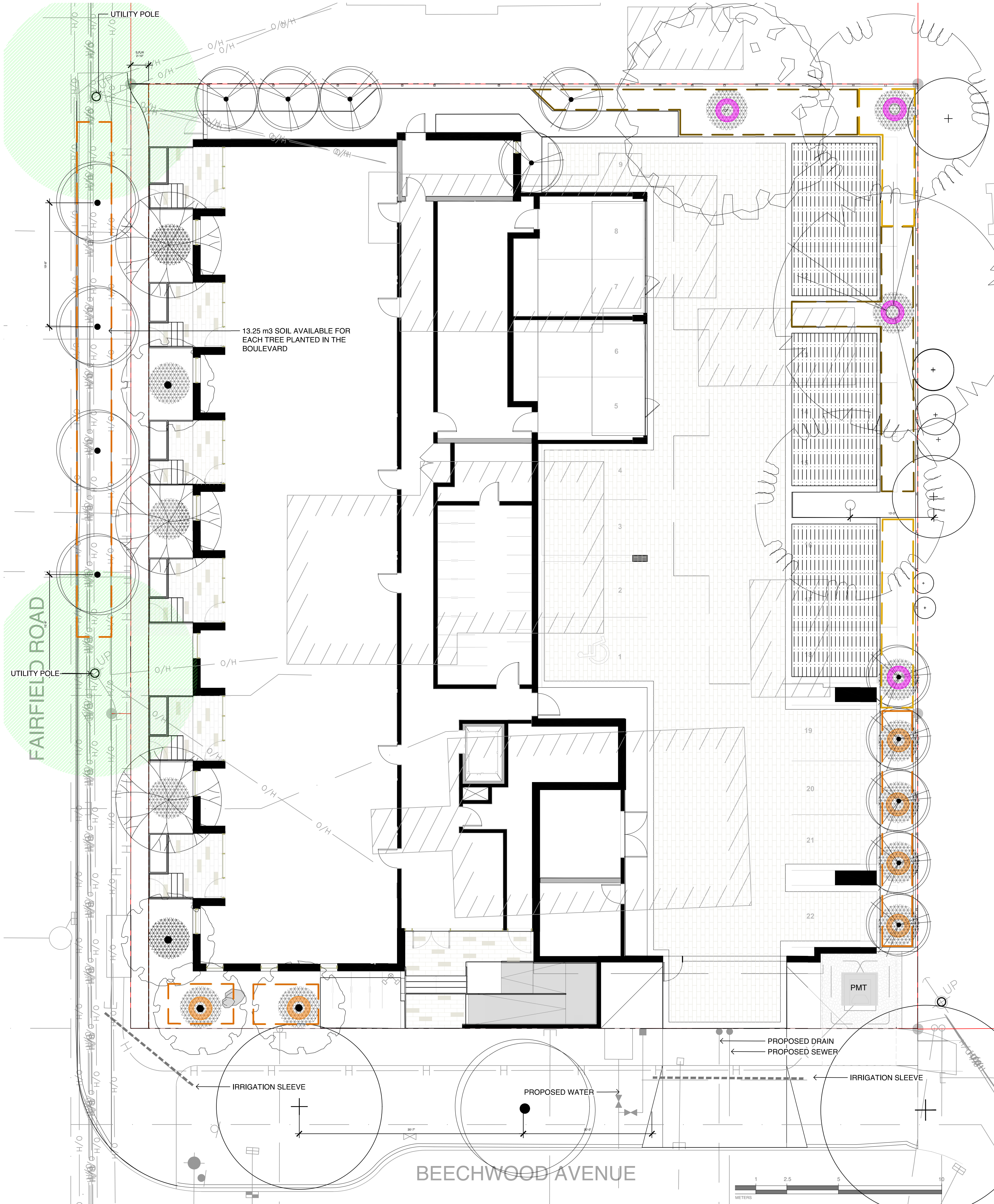


STAINED F/S/P WOOD FENCE

**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)
  - NEWSTONE 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 (MACD)
  - 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 BOULEVARD TREE TO BE SPECIFIED BY CITY OF VICTORIA PARKS
- PROPOSED TREES





**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 BARRER & IMBEDDED SOIL CONDITION, AND 1.2 M DEPTH.

TREE SCHEDULE											
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native		Remarks	Height at Maturity (m)	Spread at Maturity (m)
4		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
5		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	TBD						
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.											

TREE IMPACT SUMMARY TABLE						
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	MINIMUM REQUIRED FOR LOT SIZE	PROPOSED
ON-SITE TREES AND SHRUBS BYLAW PROTECTED	7	0	7	7	9	7
MUNICIPAL TREES	3	2	1	1		8
NEIGHBORING TREES, BYLAW PROTECTED	0	0	0	0		0
REPLACEMENT TREES TO BE PLANTED ON SITE	7					
REPLACEMENT TREE SHORTFALL	2					
TOTAL PROPOSED TREES ON SITE (REPLACEMENT(ACTUAL) + OTHER)	21					

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



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

OWNER/CLIENT:  
**ARYZE DEVELOPMENTS**

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

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

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

SEAL



NORTH ARROW



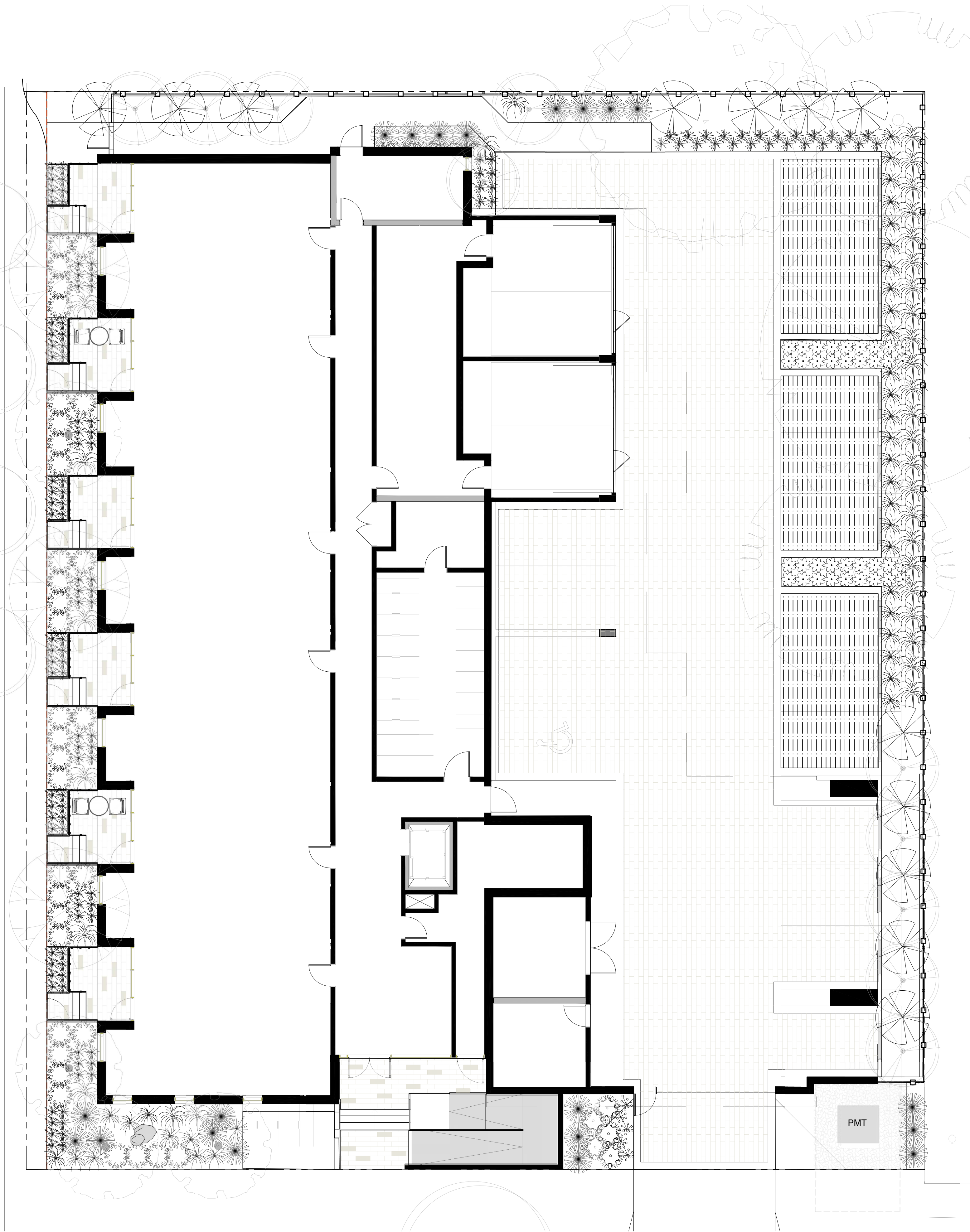
DRAWING TITLE:  
**TREE PLANTING PLAN**

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		
20		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew	#2		
4		Cerastium tomentosum	Snow in summer	tray		y
12		Choisya ternata	Mexican mock orange	#3		y
20		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		
9		Rhododendron x 'Cunningham's White'	Cunningham's white rhododendron	#4		y
5		Verbena bonariensis 'Lollipop'	Dwarf purpletop	#1		Y
3		Hydrangea petiolaris	Climbing hydrangea	#1		Y
<div>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.</div>						



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

OWNER/CLIENT:  
ARYZE DEVELOPMENTS

PROJECT ADDRESS:  
1733 FAIRFIELD,  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KARIANNE HOWARTH

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

SEAL



NORTH ARROW



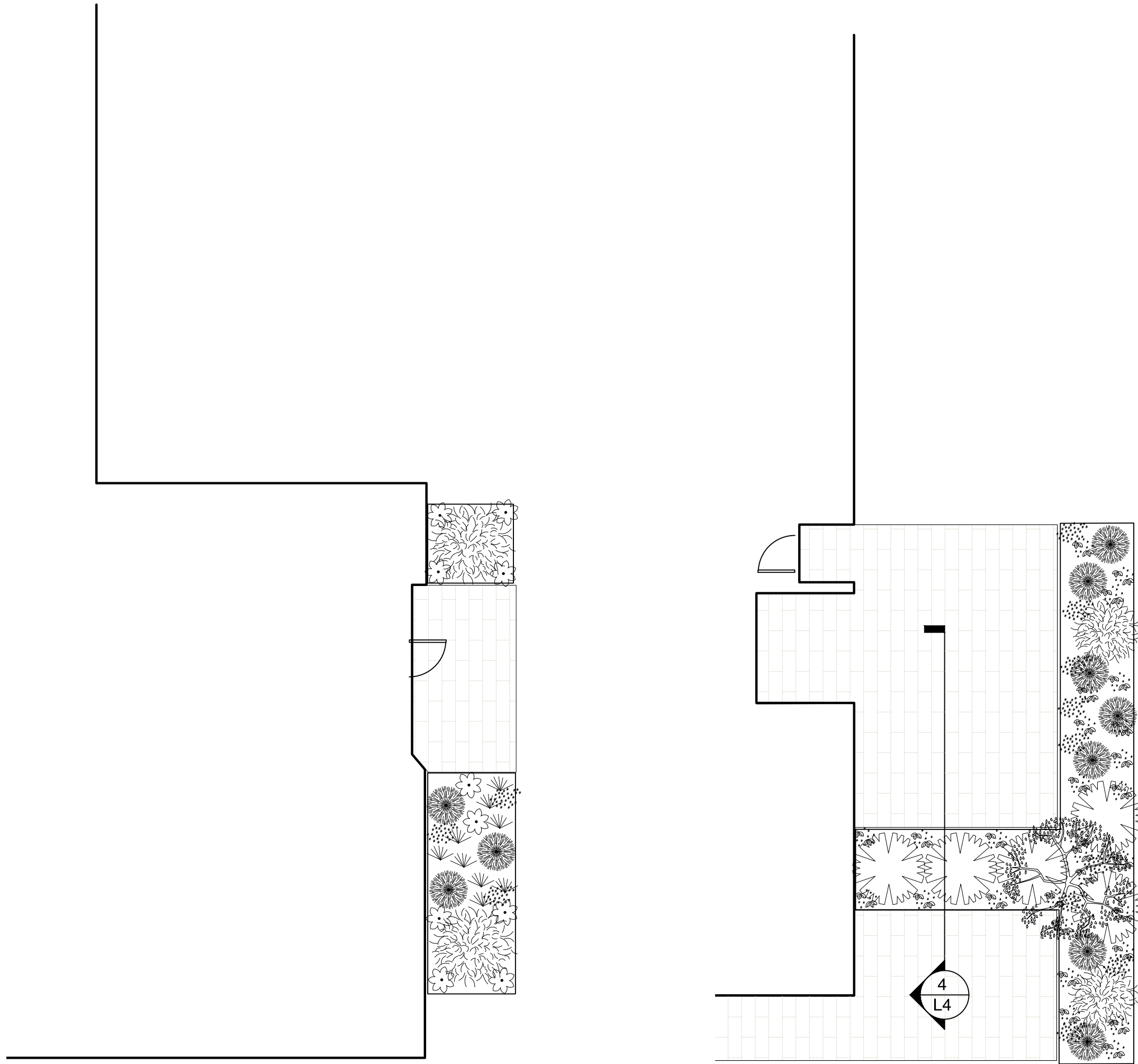
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GROUND FLOOR  
PLANTING PLAN

DWG NO:

SCALE: 1:100

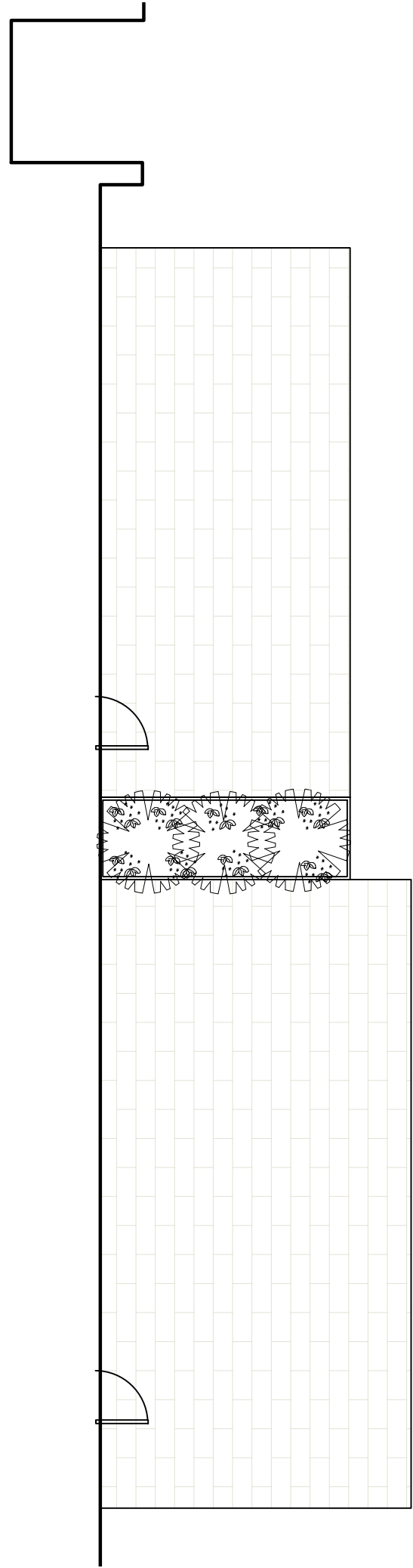
L3





1 LEVEL 2 PLANTERS  
L4 1:100

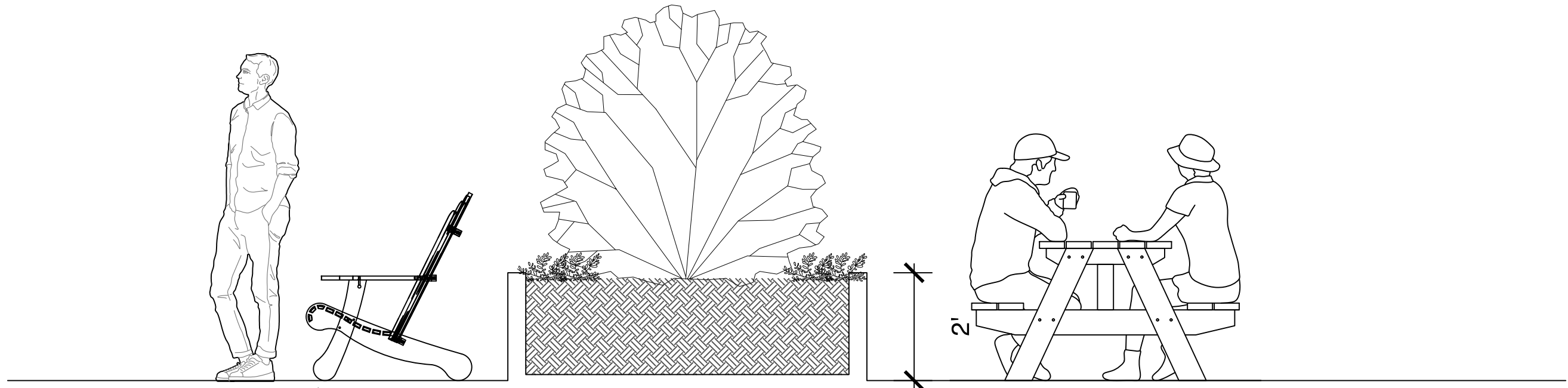
2 LEVEL 3 PLANTERS  
L4 1:100



3 LEVEL 4 PLANTERS  
L4 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		
20		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese plum yew	#2		
4		Cerastium tomentosum	Snow in summer	tray		y
12		Choisya ternata	Mexican mock orange	#3		y
20		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		
9		Rhododendron x 'Cunningham's White'	Cunningham's white rhododendron	#4		y
5		Verbena bonariensis 'Lollipop'	Dwarf purpletop	#1		y
3		Hydrangea petiolaris	Climbing hydrangea	#1		y
<small>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.</small>						



4 LEVEL 3 SECTION  
L4 NTS



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OWNER/CLIENT:  
**ARYZE DEVELOPMENTS**

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

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

NO.	ISSUE	YYMM/DD
1	ISSUED FOR DEVELOPMENT TRACKER	22/03/04
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3	ISSUED FOR COORDINATION	22/07/18
4	ISSUED FOR RZ/ DP	22/07/20

SEAL



NORTH ARROW



DRAWING TITLE:  
**UPPER LEVEL  
PLANTING PLANS**

DWG NO:

SCALE: **AS NOTED**

**L4**





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

OWNER/CLIENT:  
ARYZE DEVELOPMENTS

PROJECT ADDRESS:  
1733 FAIRFIELD,  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KARIANNE HOWARTH

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

SEAL



NORTH ARROW

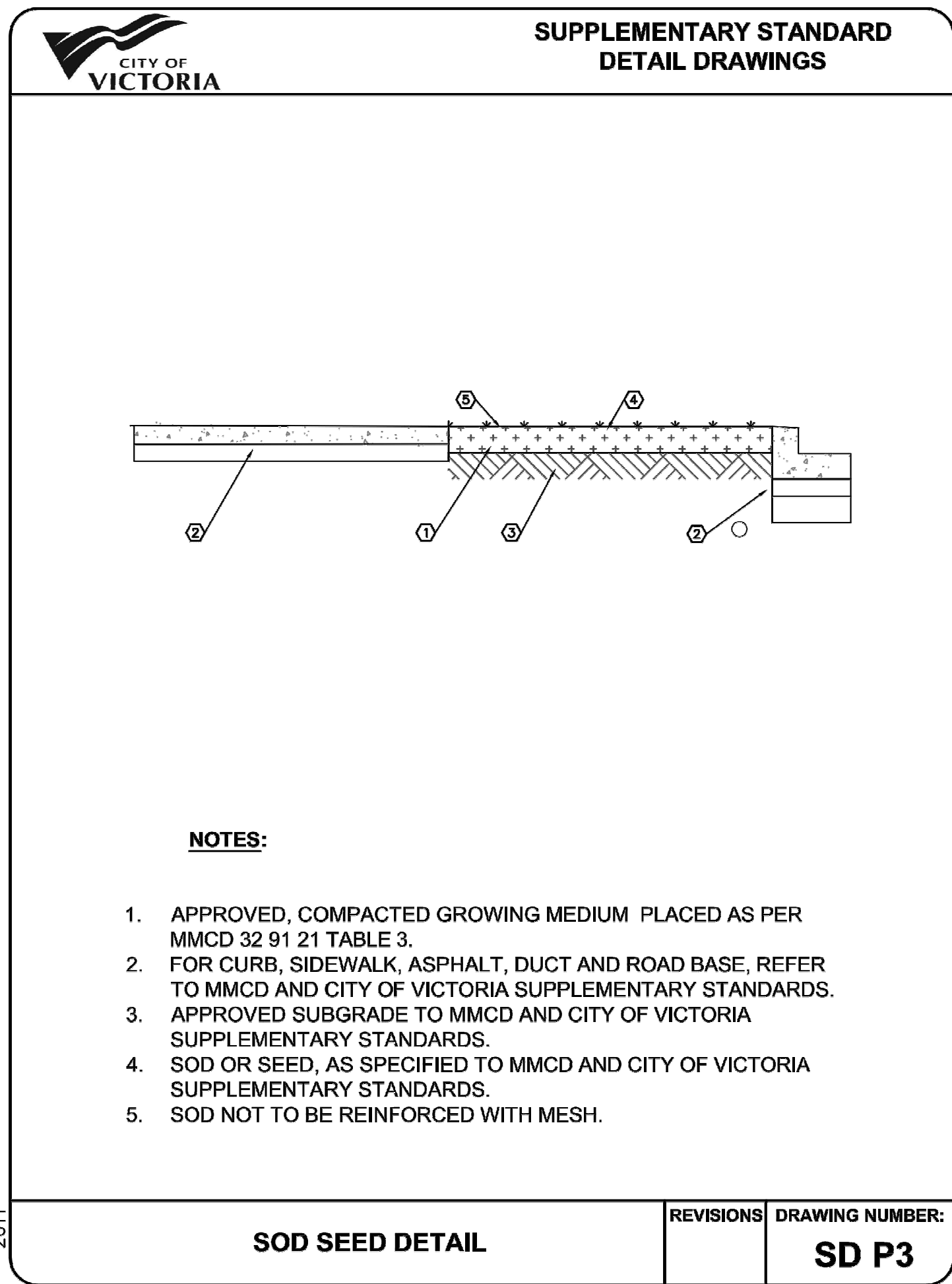


DRAWING TITLE:  
DETAILS

DWG NO:

SCALE: AS NOTED

L5



1  
L5 SOD SEED DETAIL  
NTS

