

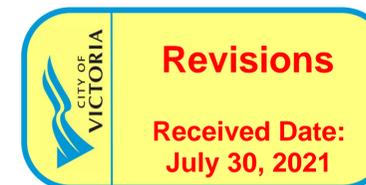


Le PARC

FAIRFIELD-KIPLING

9 - UNIT TOWN HOME DEVELOPMENT

1400 Fairfield Rd and 349 Kipling St, Victoria, BC



List of Architectural Drawings

No.	Title	Scale
A1.0	Cover Sheet	NTS
A1.1	Survey Plan	NTS
A1.2	Context Plan	1:200
A1.3	Context Streetscape	(1:120) 1" = 10'-0"
A1.4	Solar Study	(1:120) 1" = 10'-0"
A1.5	Sustainability Strategy	(1:120) 1" = 10'-0"
A1.6	Neighbouring Window Overlay	(1:120) 1" = 10'-0"
A2.0	Site Plan	1:120
A2.1	Graphical Floor Area Ratio	1:100
A2.2	Graphical Site Coverage & Open Site Space	(1:120) 1" = 10'-0"
A2.3	Graphical Average Grade Calculation	1:100
A3.1	Unit 1 Floor Plans	1:50
A3.2	Unit 2 & 3 Floor Plans	1:50
A3.3	Unit 4 Floor Plans	1:50
A3.4	Unit 5 Floor Plans	1:50
A3.5	Unit 6 & 7 Floor Plans	1:50
A3.6	Unit 8 & 9 Floor Plans	1:50
A3.7	Unit 8 & 9 Floor Plans	1:50
A4.0	Block 01 Floor Plans	1:100
A4.1	Block 01 Elevations	1:65
A4.2	Block 01 Elevations & Sections	1:65
A4.3	Block 02 Floor Plans	1:100
A4.4	Block 02 Elevations	1:65
A4.5	Block 02 Elevations & Sections	1:65
A4.6	Roof Plans	1:100
A5.0	Concept Renderings	NTS
A5.1	Concept Renderings	NTS
27	Sheets in Set	

Team of Consultants

Architect

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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: Jul 30, 2021

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

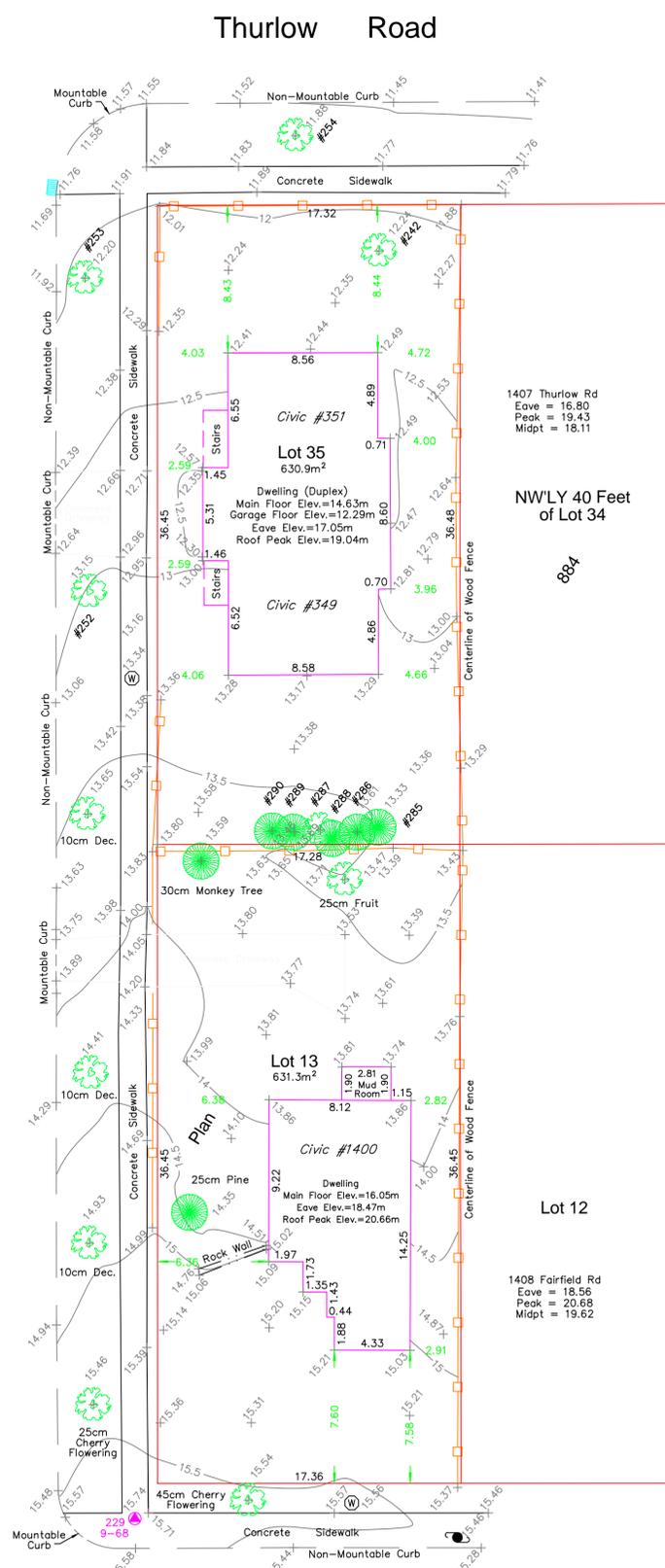
OUR FILE : 31517 REVISION :



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



Street
Kipling



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	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.



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. ET59777 (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

SBASTI GARON
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Survey Plan

Project Name:
Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:
PID:
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Context Plan

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

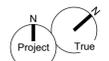
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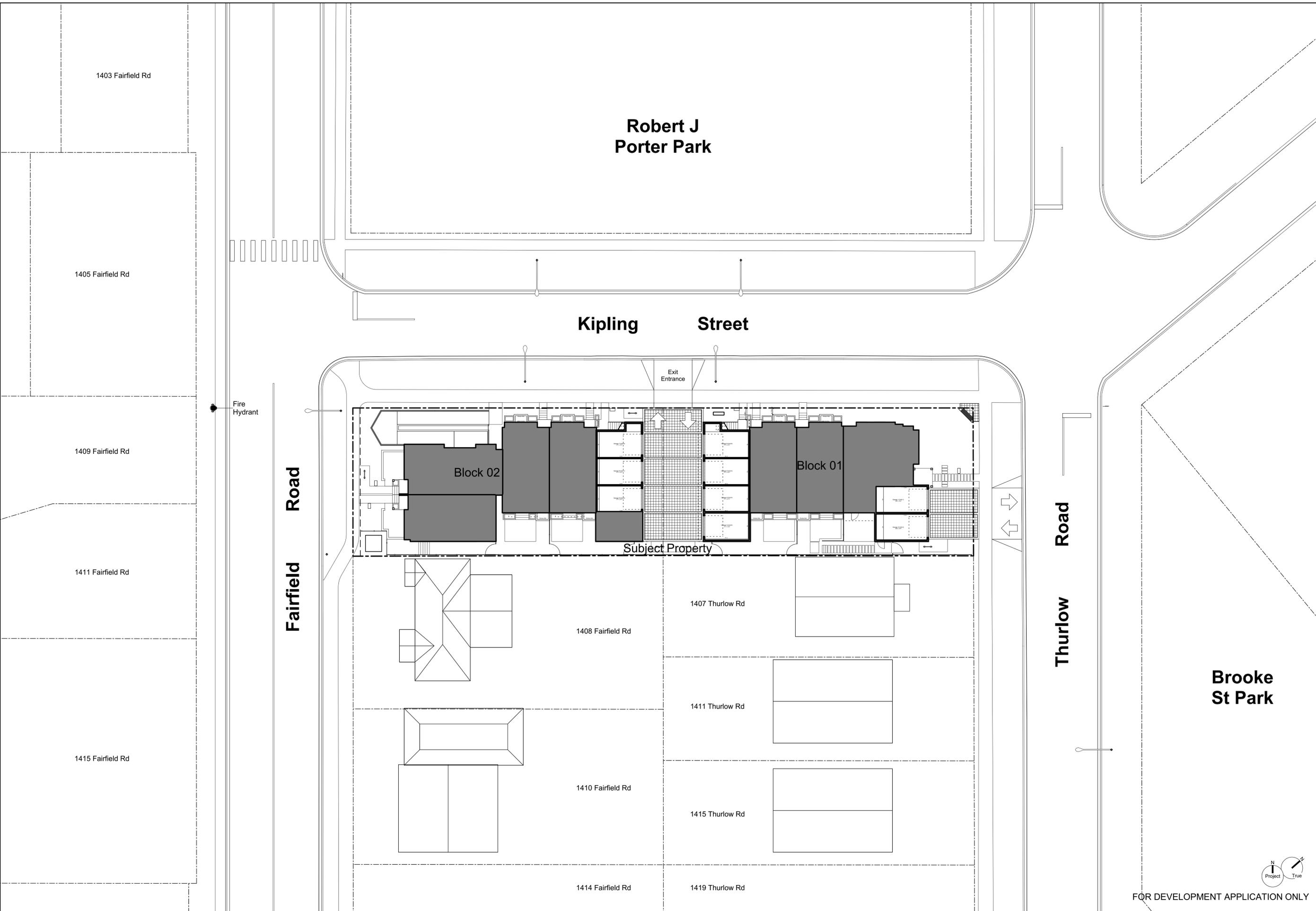
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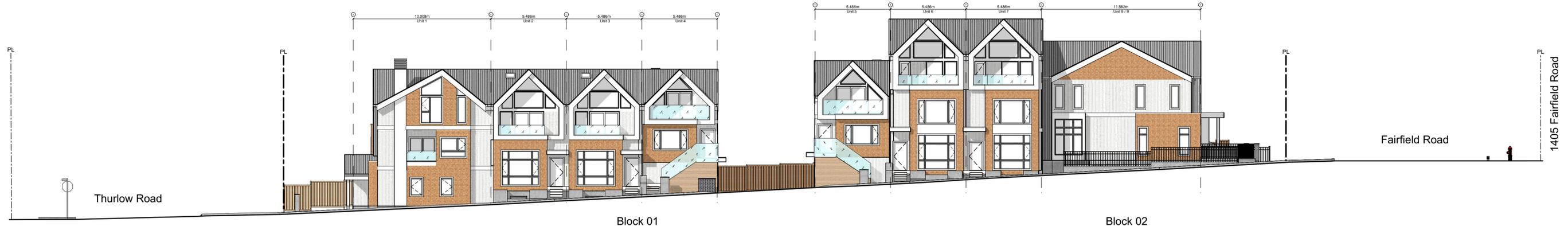
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Brooke St. Park



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

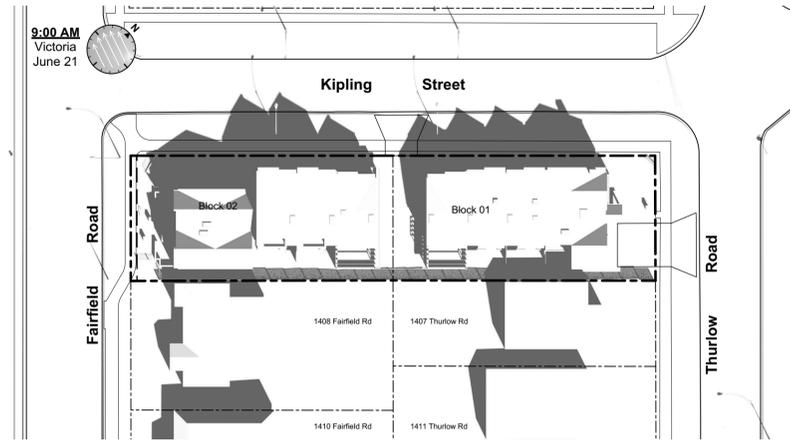
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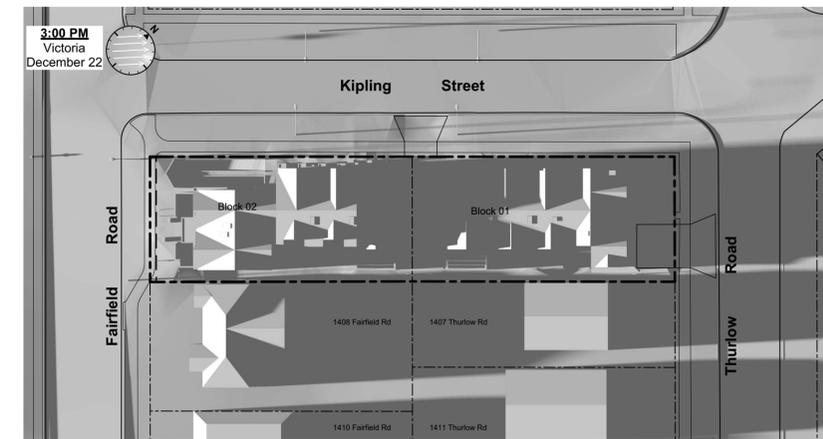
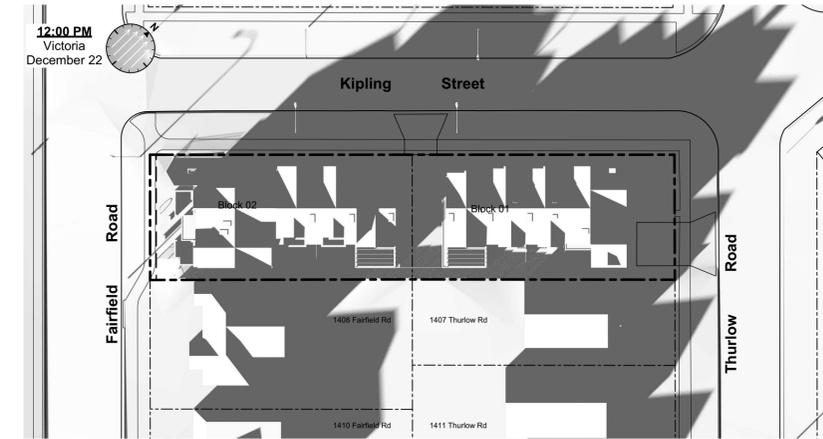
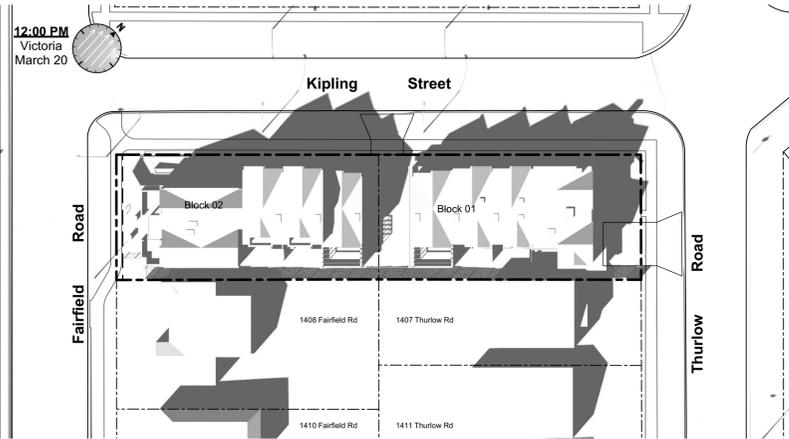
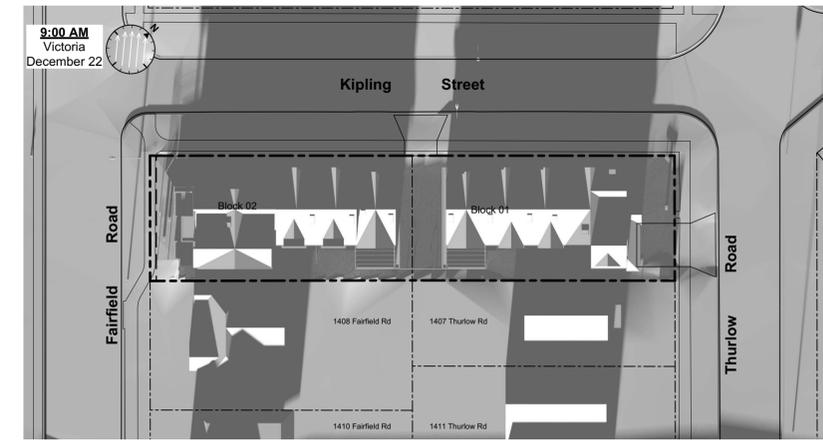
March Equinox



June Solstice



December Solstice



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Solar Study

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Jul 30, 2021

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

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Jul 30, 2021

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Neighbouring Window Overlay

Project Name:
Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

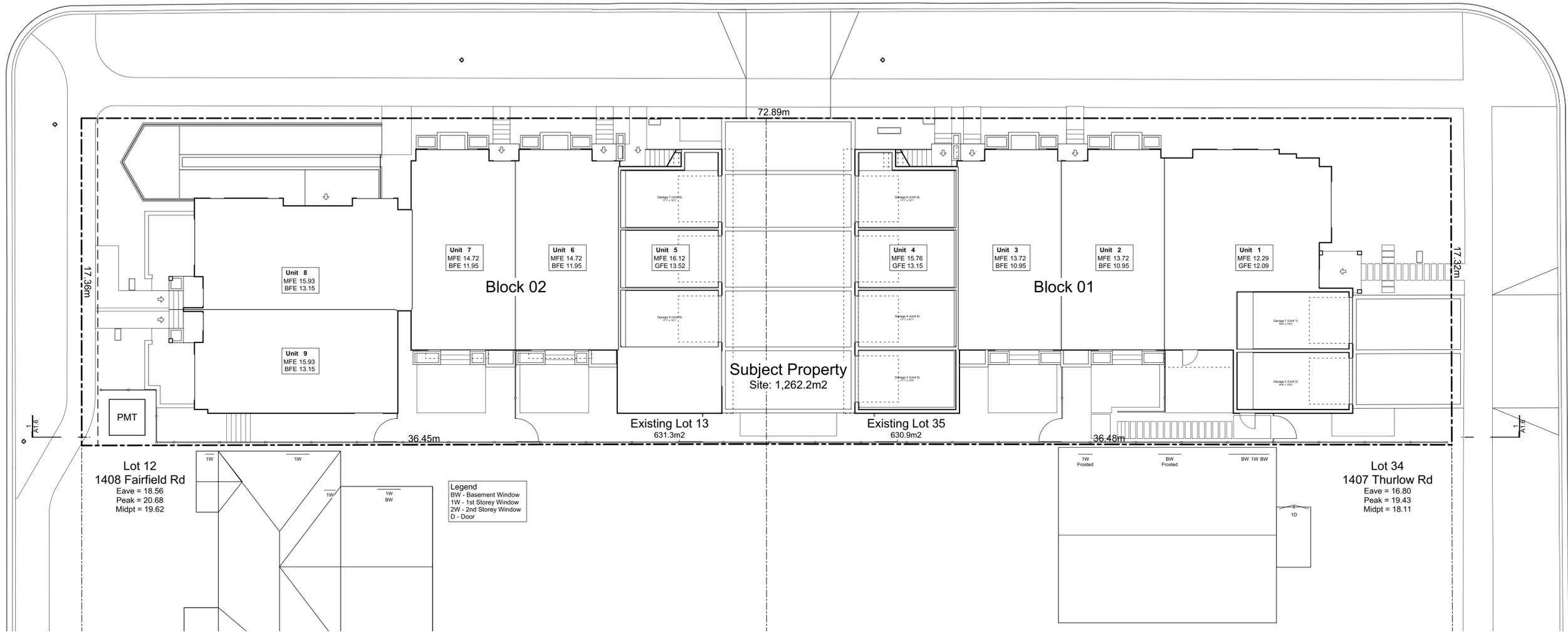
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A1.6

Kipling Street

Fairfield Road

Thurlow Road



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



1 Window Elevation
Scale: 1:120

FOR DEVELOPMENT APPLICATION ONLY

Tree Schedule

See Arborist Report Prepared by Talbot Mackenzie & Associates

Tag	Name	Action	DBH (cm)	Spread (m)
695	Apple	Remove	4.0	3.5
799	Monkey Puzzle	Remove	31.0	5.0
800	Blue Spruce	Remove	25.0	5.0
898	Western Red Cedar	Remove	42.0	5.0
903	Western Red Cedar	Remove	42.0	4.0
912	Big Leaf Maple	Remove	46.0	12.0
913	Western Red Cedar	Remove	37.0	5.0
914	Western Red Cedar	Remove	33.0	4.0
915	Western Red Cedar	Remove	51.0	10.0
916	Ash	Remove	55.0	14.0
NT1	Japanese Cherry	Remove	48.0	8.0
NT2	Cherry Plum	Remove	28.0	3.0
NT3	Ginkgo	Retain	7.0	2.0
NT4	Ash	Remove	3.0	1.0
NT5	Red Maple	Retain	8.0	2.0
NT6	Scarlet Oak	Remove	4.0	2.0
NT7	Red Maple	Retain	47.0	10.0
NT8	Red Maple	Retain	49.0	10.0
NT9	Japanese Cherry	Retain	30.0	5.0

Project Data

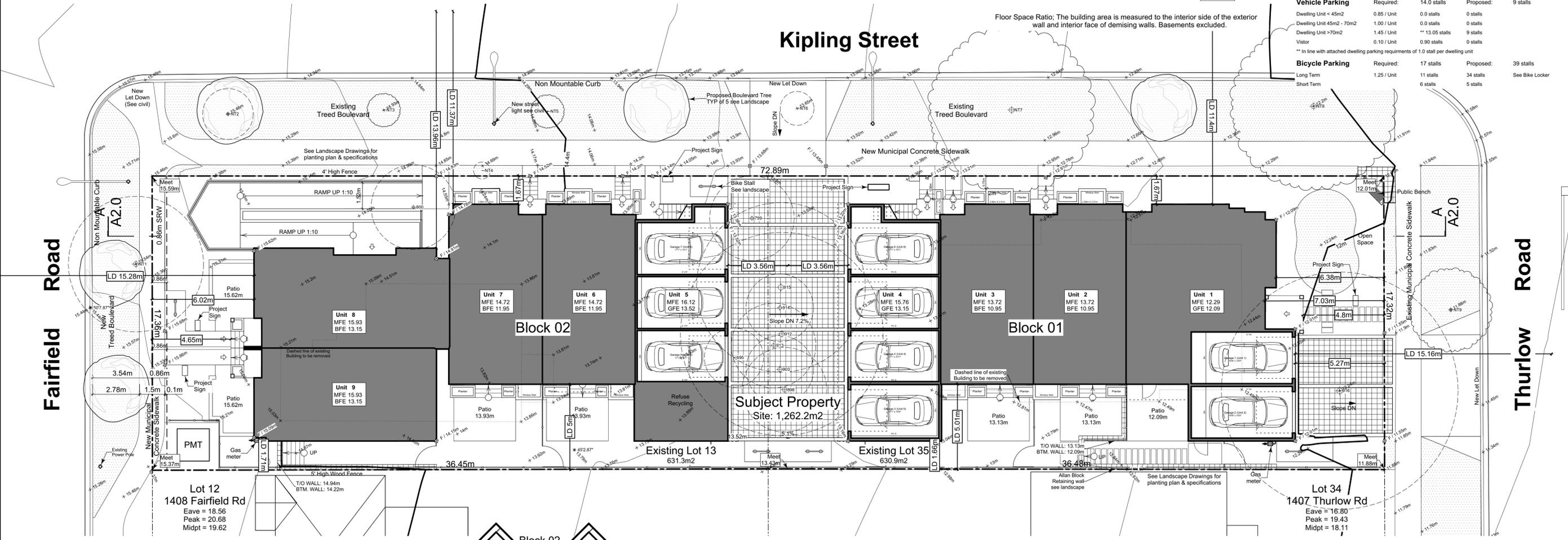
	GFA Area (SF)	Zoning Area (SF)	Habitable Half Storey	Site Area (SF)	FAR	Bedrms
Block 01 (Unit 1-4)						
Thurlow Cluster	7,419	5,643		6,791	0.831	11
Basement	1,239	0				
Main Floor	3,270	1,940				
Second Floor	1,436	2,405				
Half Storey	1,473	1,298	54.0%			
Garage	679	0				
Block 02 (Unit 5-9)						
Fairfield Cluster	9,052	6,513		6,796	0.958	15
Basement	2,539	0				
Main Floor	3,362	2,403				
Second Floor	1,771	2,795				
Half Storey	518	1,315	47.1%			
Garage	863	0				
Refuse	186	0				
Total	16,657	12,156		13,587	0.895	

Zoning Reconciliation

Lot Description	Property 1	Property 2
Civic Address:	1400 Fairfield Rd.	349 Kipling St.
Legal Address:	Lot 13 Plan 884	Lot 35 Fairfield Farm
Existing Zoning:	R1-B	R1-B
Site Area:	631.3 M2	630.9 M2
FSR		Proposed: 0.895
Block 01	Theoretical Site 631.3 M2	4 Units 0.831
Block 02	Theoretical Site 630.9 M2	5 Units 0.958
Site Open Space		Proposed: 32.6%
Block 01	Theoretical Site 631.3 M2	203.59 M2
Block 02	Theoretical Site 630.9 M2	207.09 M2
Lot Coverage		Proposed: 56.4%
Block 01	Theoretical Site 631.3 M2	324.22 M2
Block 02	Theoretical Site 630.9 M2	387.15 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
Front Yard (Thurlow Rd.)		4.80 m 15.75 FT
Rear Yard		1.66 m 5.45 FT
Building Height	Maximum	Proposed
Block 01	8.30 m 2.5 Stories	8.24 m 2.5 Stories
Block 02	10.50 m 2.5 Stories	10.19 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	** 13.05 stalls 9 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	17 stalls 34 stalls
Short Term		6 stalls 5 stalls

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.



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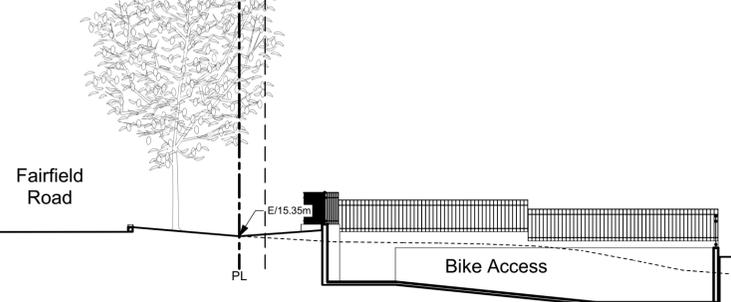
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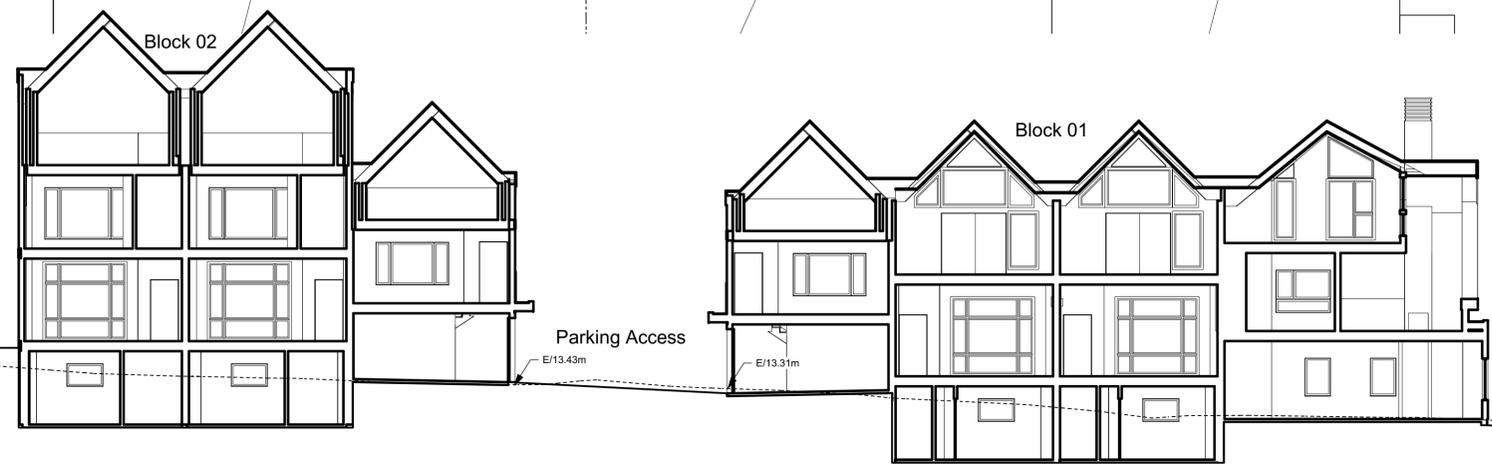
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1 Site Plan
Scale: 1:120



A Site Section A
Scale: 1:120



Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

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Drawn By: SG/TD

Plot Date: Jul 30, 2021

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Site Plan

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A2.0

Floor Area Calculations Unit 1			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor			
Main Floor	1,243 sq ft 115.5 m2	770 sq ft 71.6 m2	
Second Floor	873 sq ft 81.1 m2	800 sq ft 74.4 m2	
Half Storey	955 sq ft 88.8 m2	842 sq ft 78.2 m2	
Totals:	3,072 sq ft 285.4 m2	2,413 sq ft 224.1 m2	3
Garage	168 sq ft 15.7 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	600 sq ft 55.7 m2	
Second Floor	0 sq ft 0.0 m2	545 sq ft 50.6 m2	
Half Storey			
Totals:	1,239 sq ft 115.1 m2	1,144 sq ft 106.3 m2	3
Garage	168 sq ft 15.7 m2		

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	571 sq ft 53.0 m2	
Second Floor	0 sq ft 0.0 m2	545 sq ft 50.6 m2	
Half Storey			
Totals:	1,233 sq ft 114.6 m2	1,115 sq ft 103.6 m2	3
Garage	172 sq ft 16.0 m2		

Floor Area Calculations Unit 4			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor			
Main Floor	794 sq ft 73.8 m2	0 sq ft 0.0 m2	
Second Floor	563 sq ft 52.3 m2	515 sq ft 47.8 m2	
Half Storey	518 sq ft 48.1 m2	456 sq ft 42.3 m2	
Totals:	1,875 sq ft 174.2 m2	971 sq ft 90.2 m2	2
Garage	170 sq ft 15.8 m2		

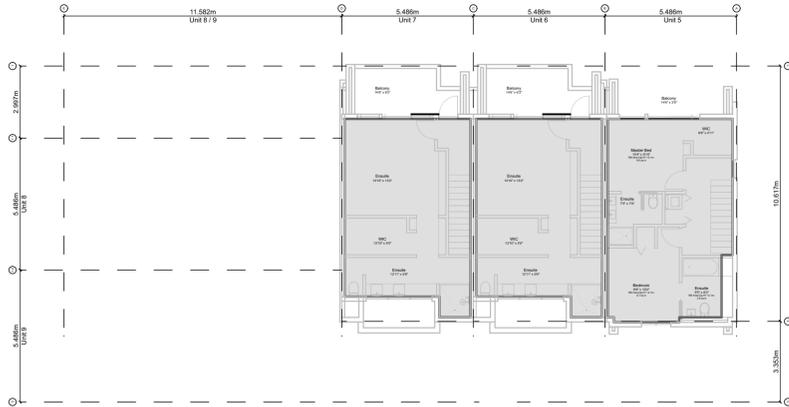
Floor Area Calculations Unit 5			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor			
Main Floor	794 sq ft 73.7 m2	0 sq ft 0.0 m2	
Second Floor	563 sq ft 52.3 m2	515 sq ft 47.8 m2	
Half Storey	518 sq ft 48.1 m2	456 sq ft 42.3 m2	
Totals:	1,875 sq ft 174.2 m2	971 sq ft 90.2 m2	2
Garage	178 sq ft 16.5 m2		

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	571 sq ft 53.0 m2	
Second Floor	0 sq ft 0.0 m2	585 sq ft 54.4 m2	
Half Storey	0 sq ft 0.0 m2	430 sq ft 39.9 m2	
Totals:	1,244 sq ft 115.5 m2	1,586 sq ft 147.3 m2	4
Garage	169 sq ft 15.7 m2		

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	619 sq ft 57.5 m2	571 sq ft 53.0 m2	
Second Floor	0 sq ft 0.0 m2	585 sq ft 54.4 m2	
Half Storey	0 sq ft 0.0 m2	430 sq ft 39.9 m2	
Totals:	1,238 sq ft 115.0 m2	1,586 sq ft 147.3 m2	4
Garage	172 sq ft 16.0 m2		

Floor Area Calculations Unit 8			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	677 sq ft 62.9 m2	0 sq ft 0.0 m2	
Main Floor	705 sq ft 65.5 m2	669 sq ft 62.1 m2	
Second Floor	626 sq ft 58.2 m2	577 sq ft 53.6 m2	
Half Storey			
Totals:	2,008 sq ft 186.6 m2	1,246 sq ft 115.7 m2	2
Garage	172 sq ft 16.0 m2		

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	593 sq ft 55.1 m2	
Second Floor	581 sq ft 54.0 m2	532 sq ft 49.5 m2	
Half Storey			
Totals:	1,825 sq ft 169.5 m2	1,126 sq ft 104.6 m2	3
Garage	172 sq ft 16.0 m2		



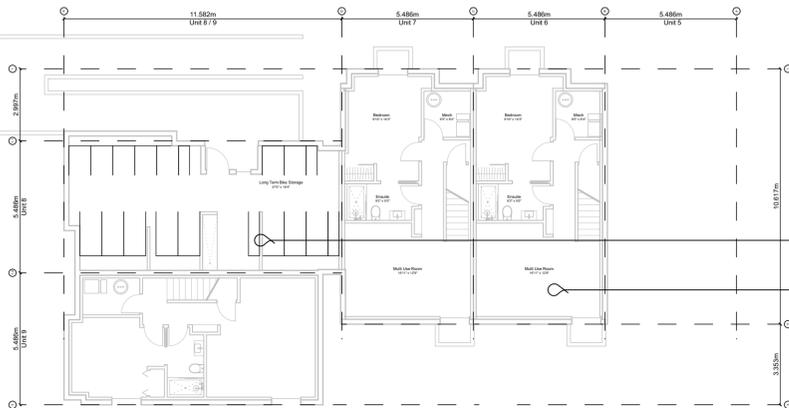
2.3 Block 02 - Floor 3 (Half Storey)
Scale: 1:150



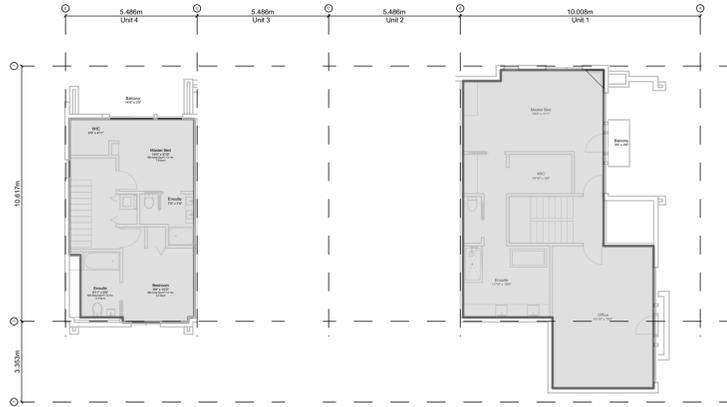
2.2 Block 02 - Floor 2
Scale: 1:150



2.1 Block 02 - Floor 1
Scale: 1:150



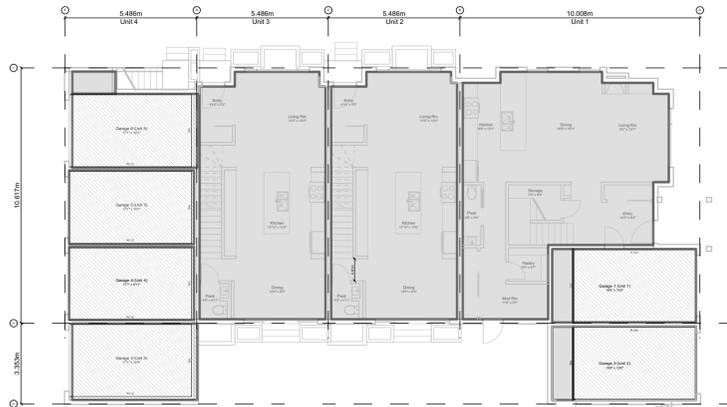
2.0 Block 02 - Basement
Scale: 1:150



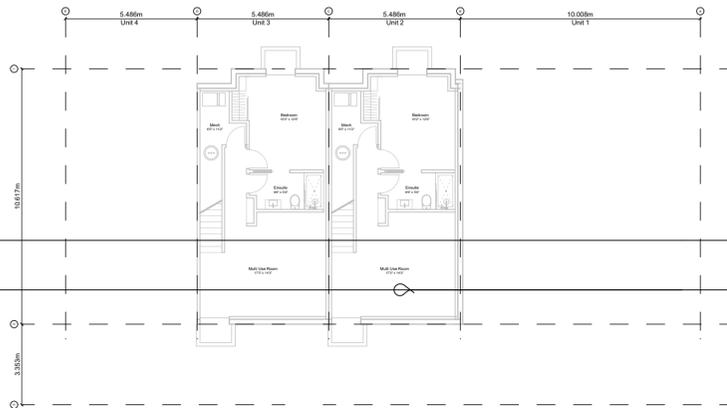
1.3 Block 01 - Floor 3 (Half Storey)
Scale: 1:150



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 under a ceiling which is less than 1.8m above grade.

Project Data

	GFA Area (SF)	Zoning Area (SF)	Habitable Half Storey	Site Area (SF)	FAR	Bedrms
Block 01 (Unit 1-4)						
Thurlow Cluster	7,419	5,643		6,791	0.831	11
Basement	1,239	0				
Main Floor	3,270	1,940				
Second Floor	1,436	2,405				
Half Storey	1,473	1,298	54.0%			
Garage	679	0				
Block 02 (Unit 5-9)						
Fairfield Cluster	9,052	6,513		6,796	0.958	15
Basement	2,539	0				
Main Floor	3,362	2,403				
Second Floor	1,771	2,795				
Half Storey	518	1,315	47.1%			
Garage	863	0				
Refuse	186	0				
Total	16,657	12,156		13,587	0.895	

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

Bicycle parking excluded

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

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Graphical
Floor Area Ratio

Project Name: Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Project No: SG/TD

Drawn By: SG/TD

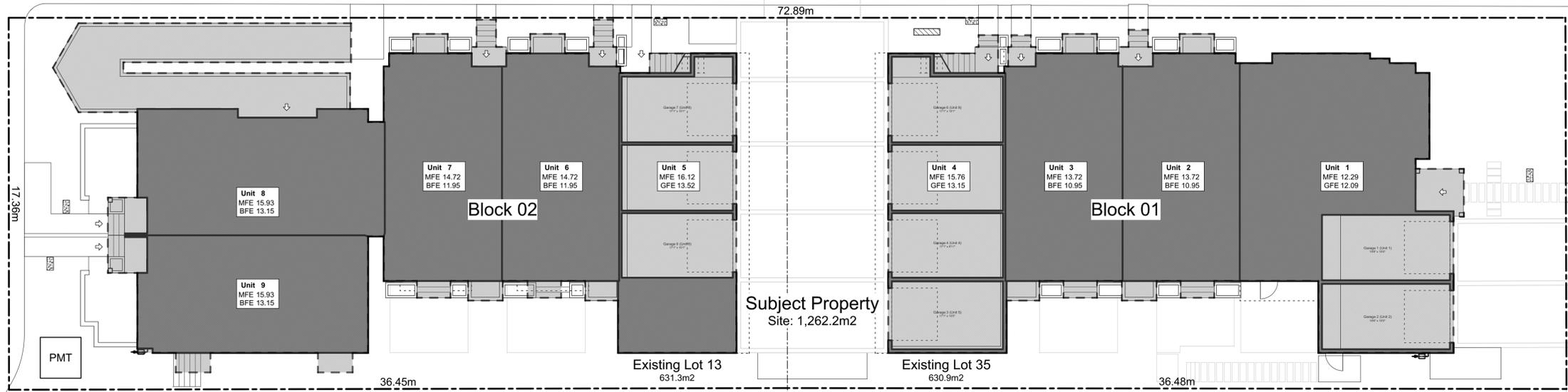
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Scale: 1:100

Sheet No:

Fairfield Road

Thurlow Road



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

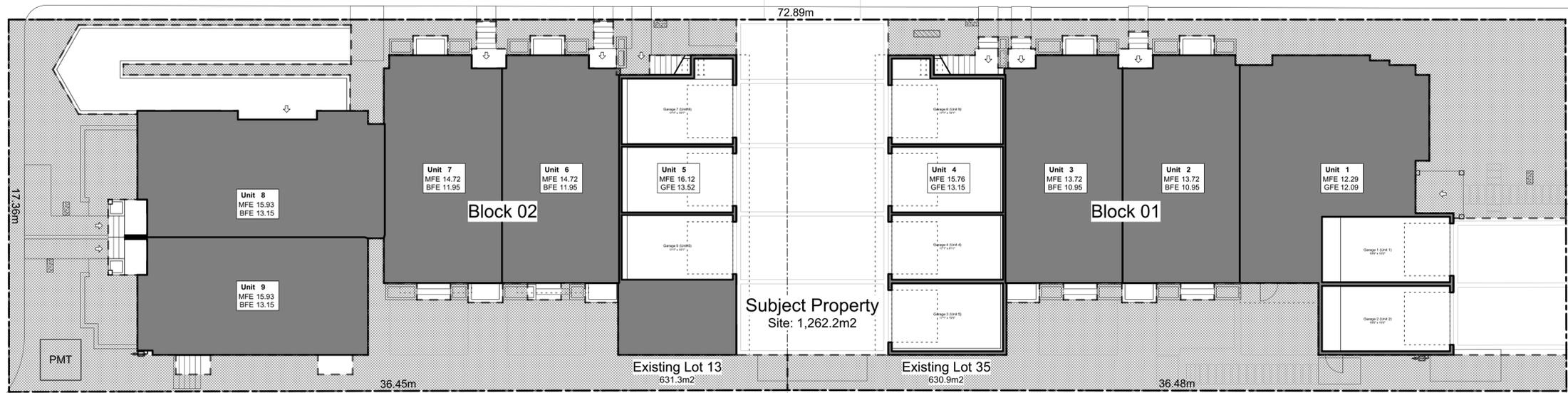
"Site Coverage" means the percentage of the area of a lot which is occupied by any structure.

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:

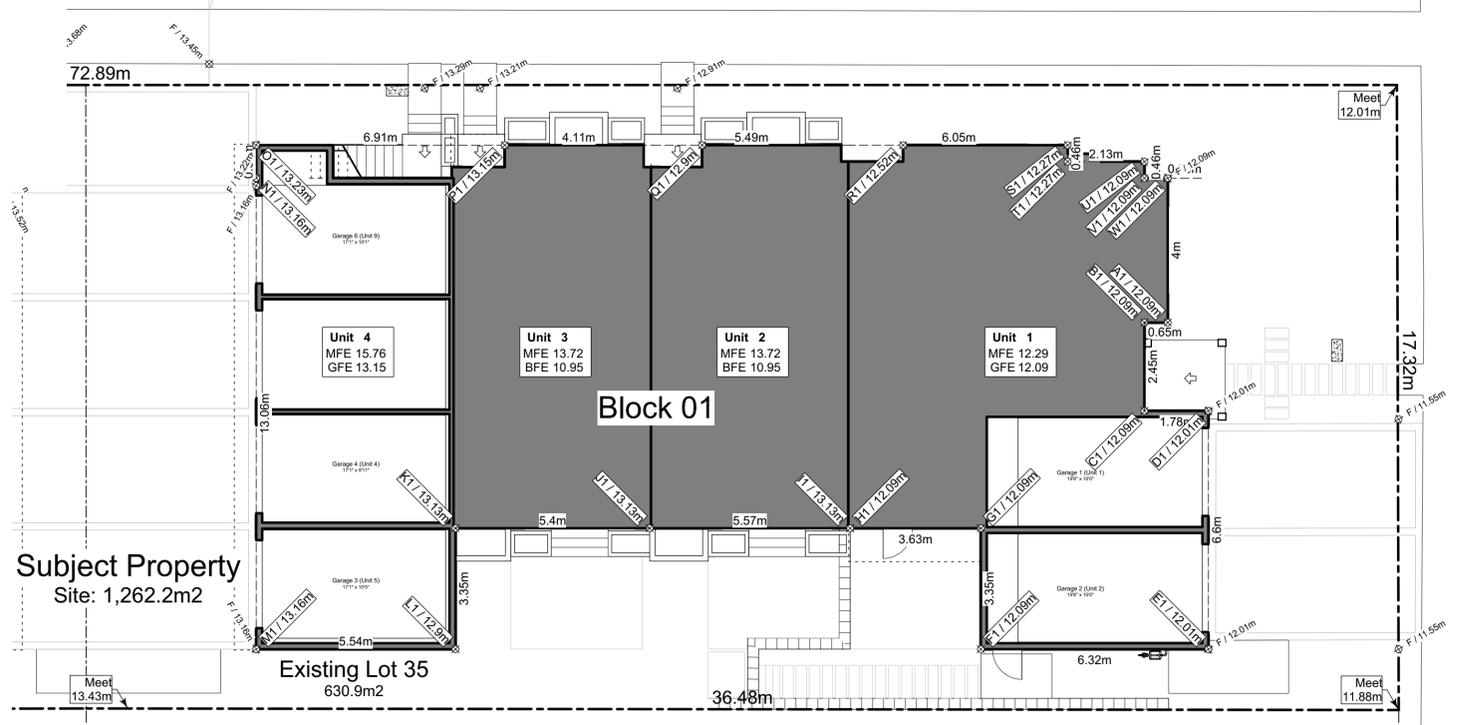
Project No: 19.015

Drawn By: SG/TD

Plot Date: Jul 30, 2021

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

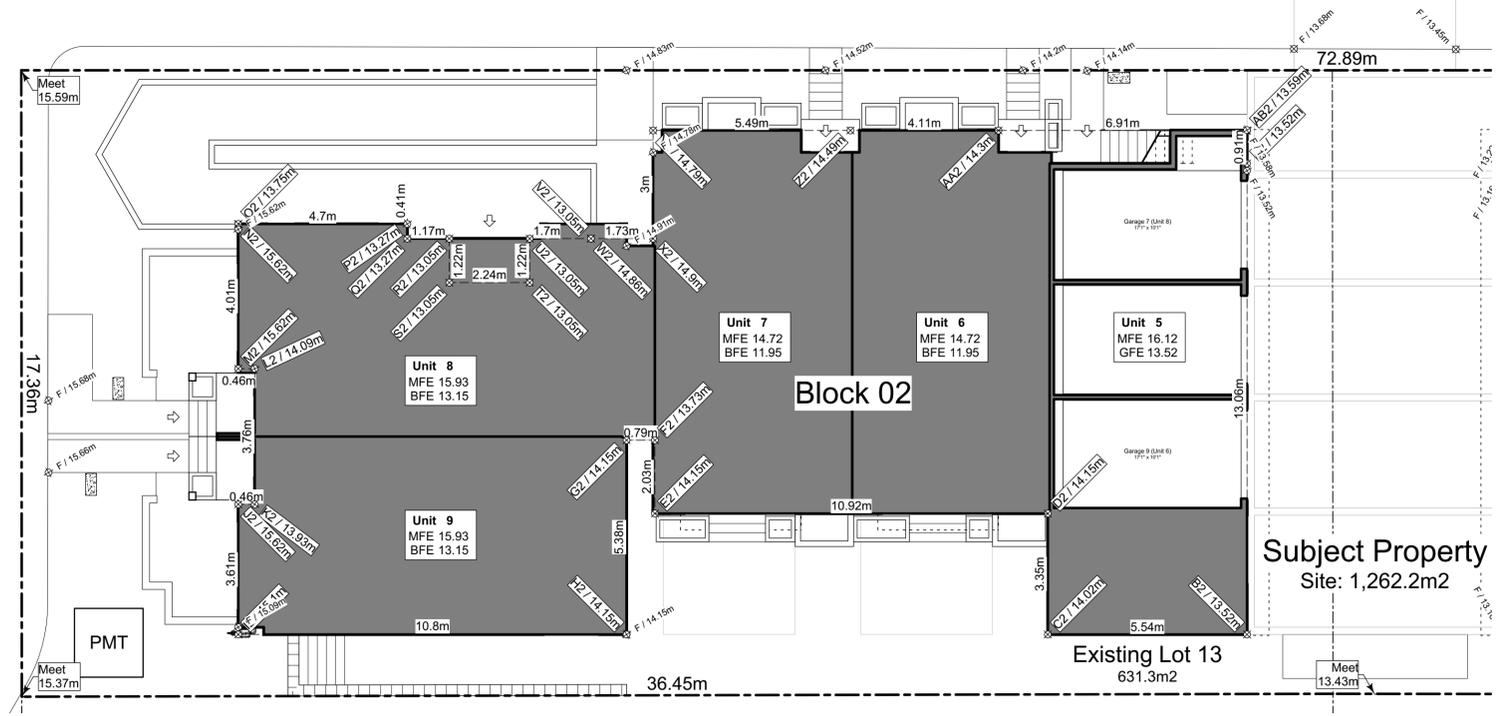
Sheet No:



1 Block 01 Average Grade
Scale: 1:100

Grade Calculations - Block 01

Grade Points	Average	Distance	Total
A 3.69 m To B 3.69 m	3.69 m	x 0.65 m	2.40
B 3.69 m To C 3.69 m	3.69 m	x 2.45 m	9.03
C 3.69 m To D 3.66 m	3.67 m	x 1.78 m	6.54
D 3.66 m To E 3.66 m	3.66 m	x 6.60 m	24.16
E 3.66 m To F 3.69 m	3.67 m	x 6.32 m	23.21
F 3.69 m To G 3.69 m	3.69 m	x 3.35 m	12.35
G 3.69 m To H 3.69 m	3.69 m	x 3.63 m	13.38
I 4.00 m To J 4.00 m	4.00 m	x 5.57 m	22.29
J 4.00 m To K 4.00 m	4.00 m	x 5.40 m	21.61
K 4.00 m To L 3.93 m	3.97 m	x 3.35 m	13.29
L 3.93 m To M 4.01 m	3.97 m	x 5.54 m	22.00
M 4.01 m To N 4.01 m	4.01 m	x 13.06 m	52.38
N 4.01 m To O 4.03 m	4.02 m	x 0.91 m	3.66
O 4.03 m To P 4.01 m	4.02 m	x 6.91 m	27.78
P 4.01 m To Q 3.93 m	3.97 m	x 4.11 m	16.32
Q 3.93 m To R 3.82 m	3.87 m	x 5.49 m	21.27
R 3.82 m To S 3.74 m	3.78 m	x 6.05 m	22.86
S 3.74 m To T 3.74 m	3.74 m	x 0.46 m	1.72
T 3.74 m To U 3.69 m	3.71 m	x 2.13 m	7.91
U 3.69 m To V 3.69 m	3.69 m	x 0.46 m	1.70
V 3.69 m To W 3.69 m	3.69 m	x 0.65 m	2.40
W 3.69 m To A 3.69 m	3.69 m	x 4.00 m	14.74
Perimeter of Building			88.87 m
Average Grade			3.86 m



2 Block 02 Average Grade
Scale: 1:100

Grade Calculations - Block 02

Grade Points	Average	Distance	Total
A 4.12 m To B 4.12 m	4.12 m	x 13.06 m	53.81
B 4.12 m To C 4.27 m	4.20 m	x 5.54 m	23.25
C 4.27 m To D 4.31 m	4.29 m	x 3.35 m	14.38
D 4.31 m To E 4.31 m	4.31 m	x 10.92 m	47.09
E 4.31 m To F 4.18 m	4.25 m	x 2.03 m	8.62
F 4.18 m To G 4.31 m	4.25 m	x 0.79 m	3.36
G 4.31 m To H 4.31 m	4.31 m	x 5.38 m	23.20
H 4.31 m To I 4.60 m	4.46 m	x 10.80 m	48.14
I 4.60 m To J 4.76 m	4.68 m	x 3.61 m	16.90
J 4.76 m To K 4.25 m	4.50 m	x 0.46 m	2.07
K 4.25 m To L 4.30 m	4.27 m	x 3.76 m	16.06
L 4.30 m To M 4.76 m	4.53 m	x 0.46 m	2.08
M 4.76 m To N 4.76 m	4.76 m	x 4.01 m	19.09
O 4.19 m To P 4.04 m	4.12 m	x 4.70 m	19.35
P 4.04 m To Q 4.04 m	4.04 m	x 0.41 m	1.66
Q 4.04 m To R 3.98 m	4.01 m	x 1.17 m	4.69
R 3.98 m To S 3.98 m	3.98 m	x 1.22 m	4.85
S 3.98 m To T 3.98 m	3.98 m	x 2.24 m	8.91
T 3.98 m To U 3.98 m	3.98 m	x 1.22 m	4.85
U 3.98 m To V 3.98 m	3.98 m	x 1.70 m	6.76
V 4.53 m To W 4.54 m	4.54 m	x 1.73 m	7.85
W 4.54 m To X 4.51 m	4.52 m	x 3.00 m	13.57
X 4.51 m To Y 4.51 m	4.46 m	x 5.49 m	24.50
Y 4.51 m To Z 4.42 m	4.39 m	x 4.11 m	18.03
Z 4.42 m To AA 4.36 m	4.25 m	x 6.91 m	29.37
AA 4.36 m To AB 4.14 m	4.13 m	x 0.91 m	3.76
AB 4.14 m To A 4.12 m			426.23
Perimeter of Building			98.98 m
Average Grade			4.31 m

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Graphical
Average Grade Calculation

Project Name: Fairfield-Kipling Development
Civic: 1400 Fairfield Rd & 349 Kipling St
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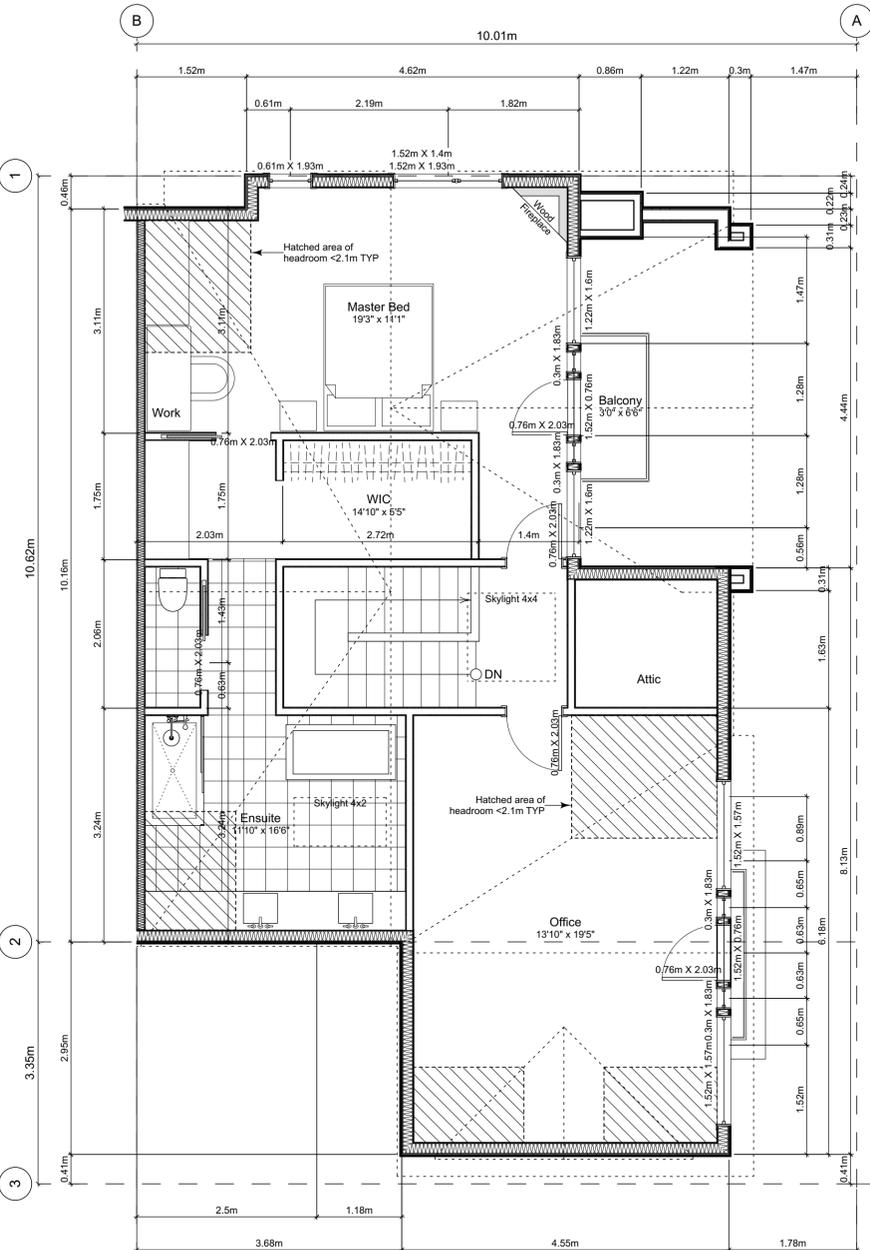
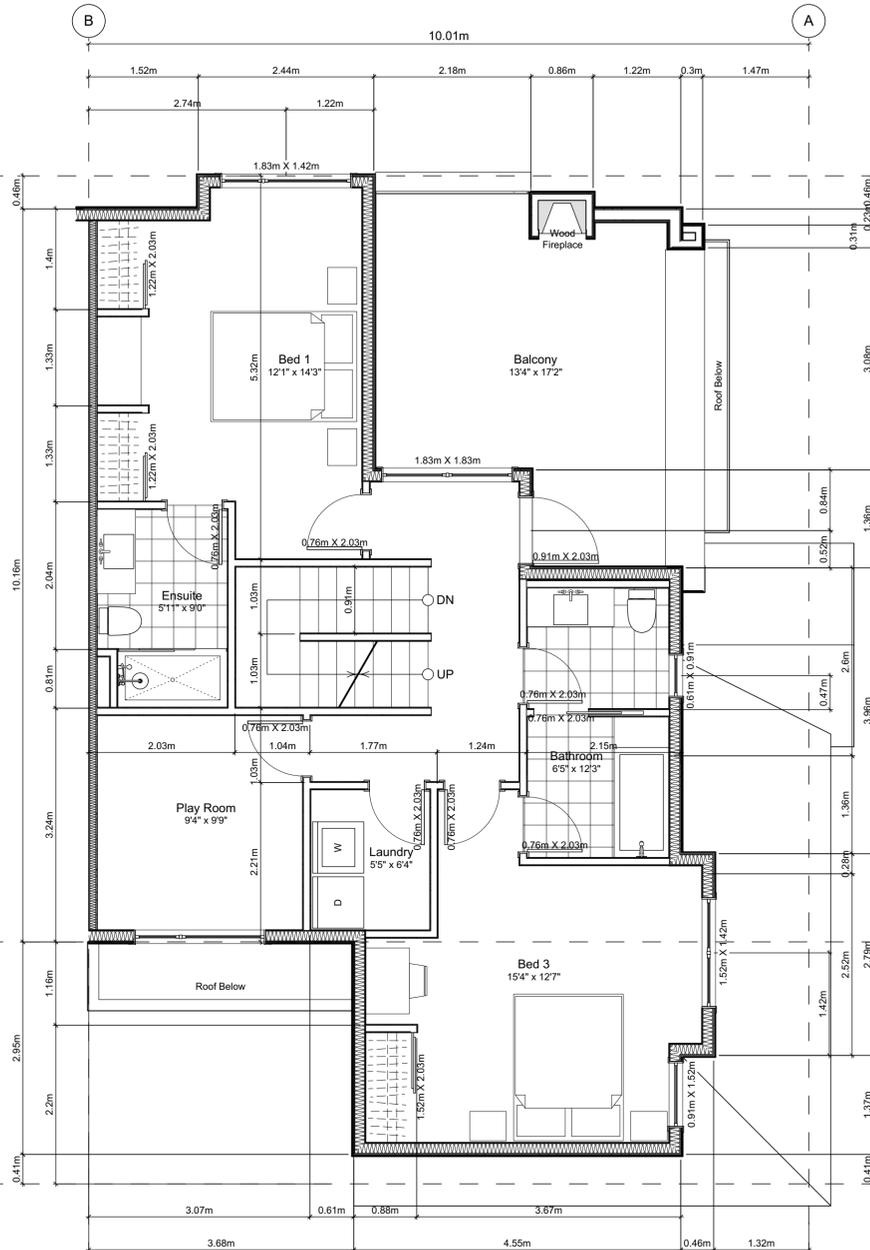
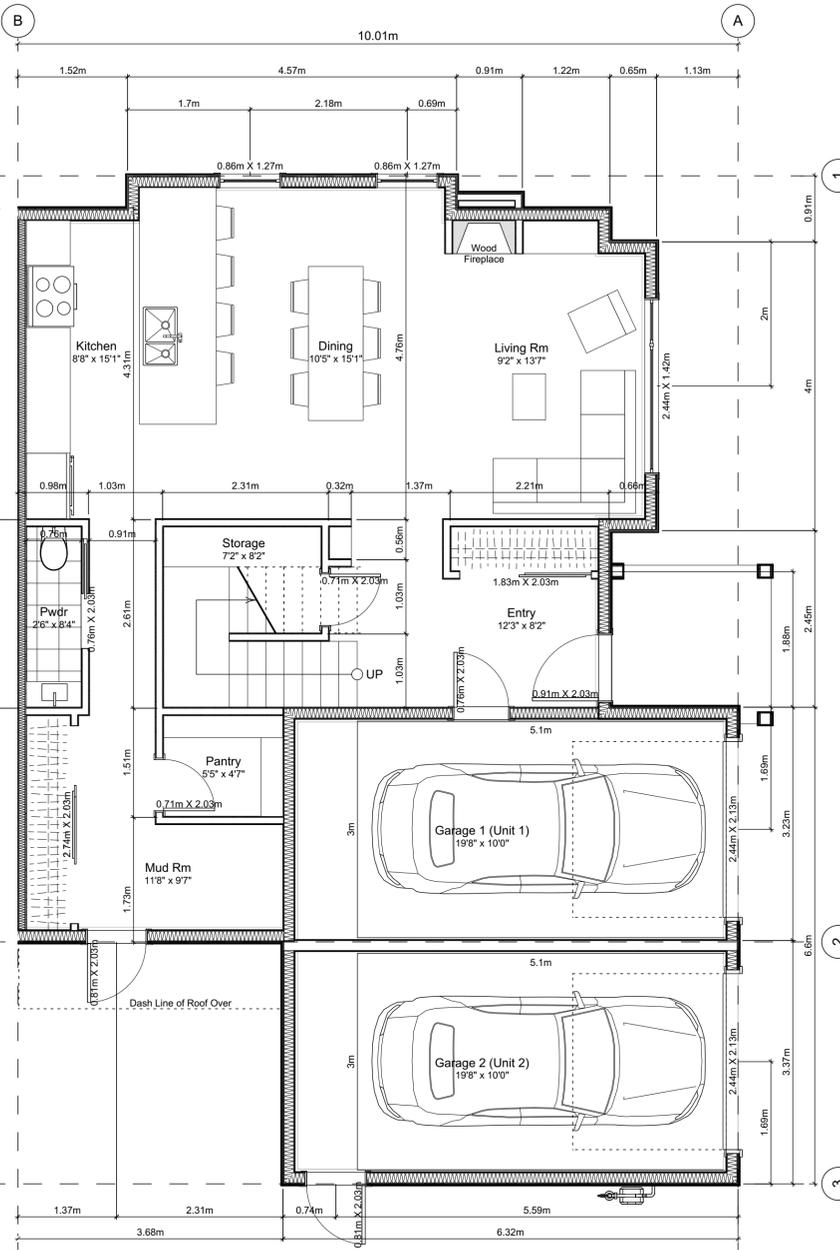
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Unit 1 Floor Plans



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				
Main Floor	1,243 sq ft 115.5 m2	770 sq ft	71.6 m2	
Second Floor	873 sq ft 81.1 m2	800 sq ft	74.4 m2	
Half Storey	955 sq ft 88.8 m2	842 sq ft	78.2 m2	
Totals:	3,072 sq ft 285.4 m2	2,413 sq ft	224.1 m2	3
Garage	168 sq ft 15.7 m2			

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Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

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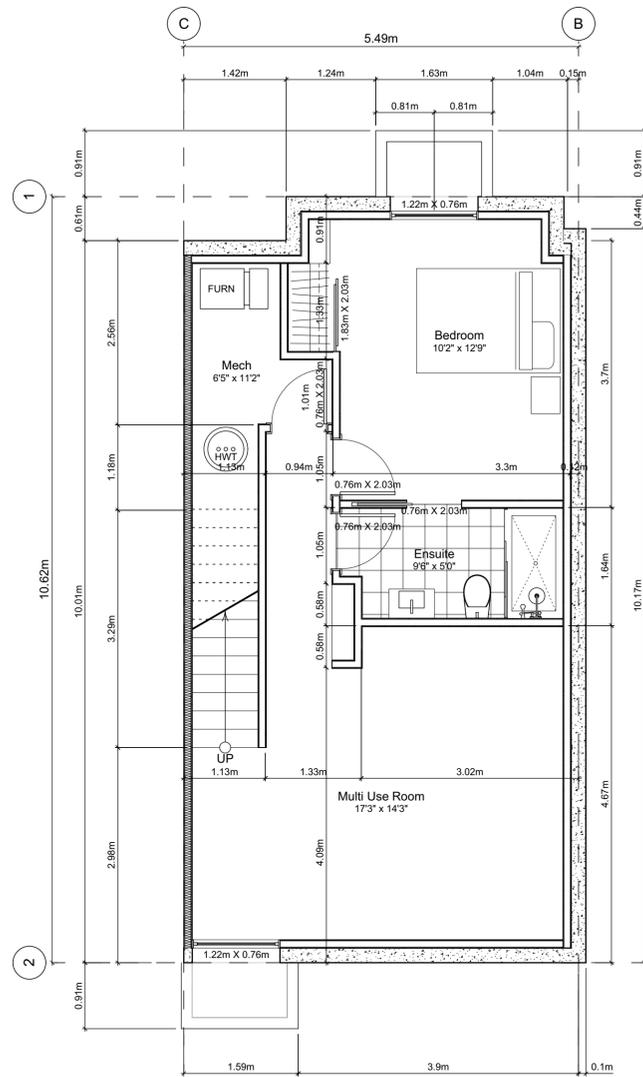
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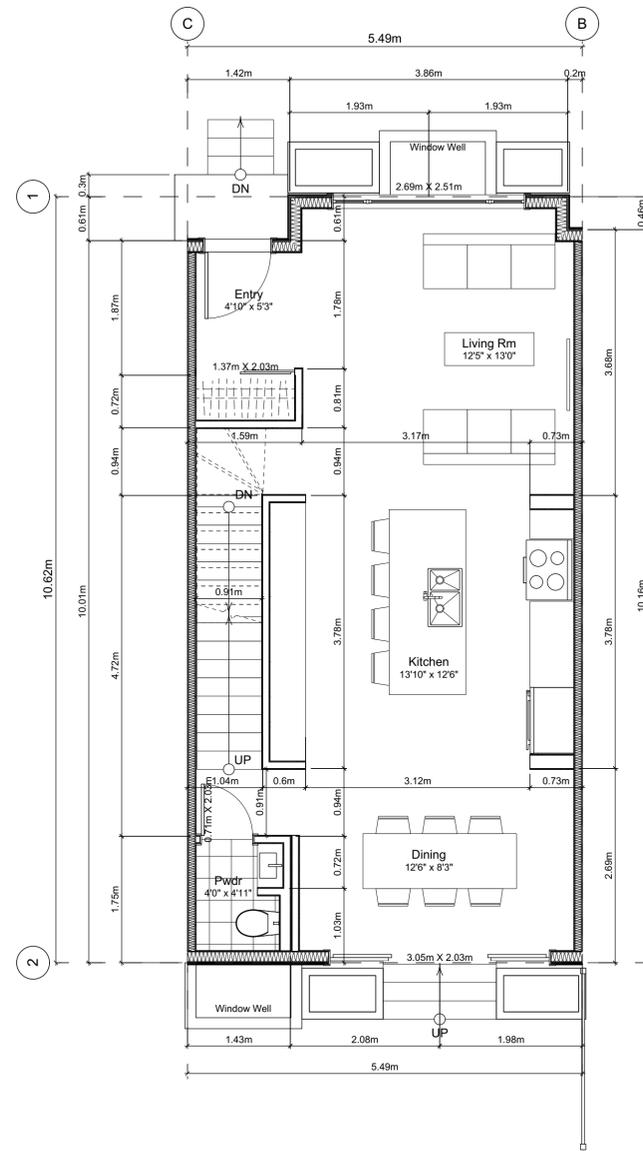
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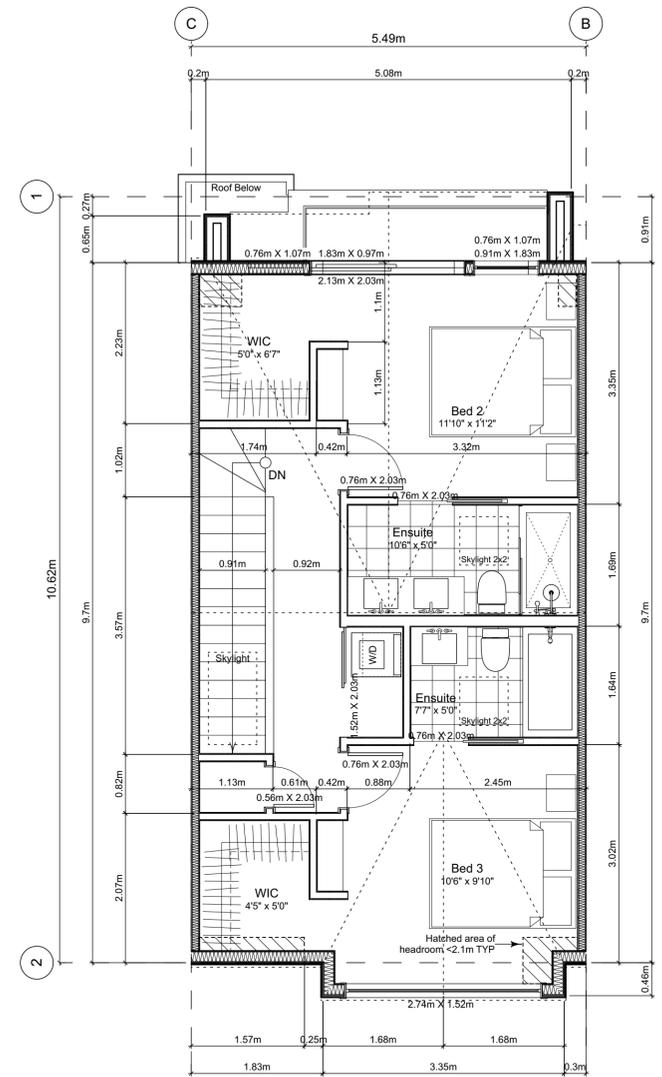
Unit 2 & 3 Floor Plans



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	571 sq ft 53.0 m2		
Second Floor	0 sq ft 0.0 m2	545 sq ft 50.6 m2		
Half Storey				
Totals:	1,233 sq ft 114.6 m2	1,115 sq ft 103.6 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	600 sq ft 55.7 m2		
Second Floor	0 sq ft 0.0 m2	545 sq ft 50.6 m2		
Half Storey				
Totals:	1,239 sq ft 115.1 m2	1,144 sq ft 106.3 m2	3	
Garage	168 sq ft 15.7 m2			

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Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

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Project No: 19.015

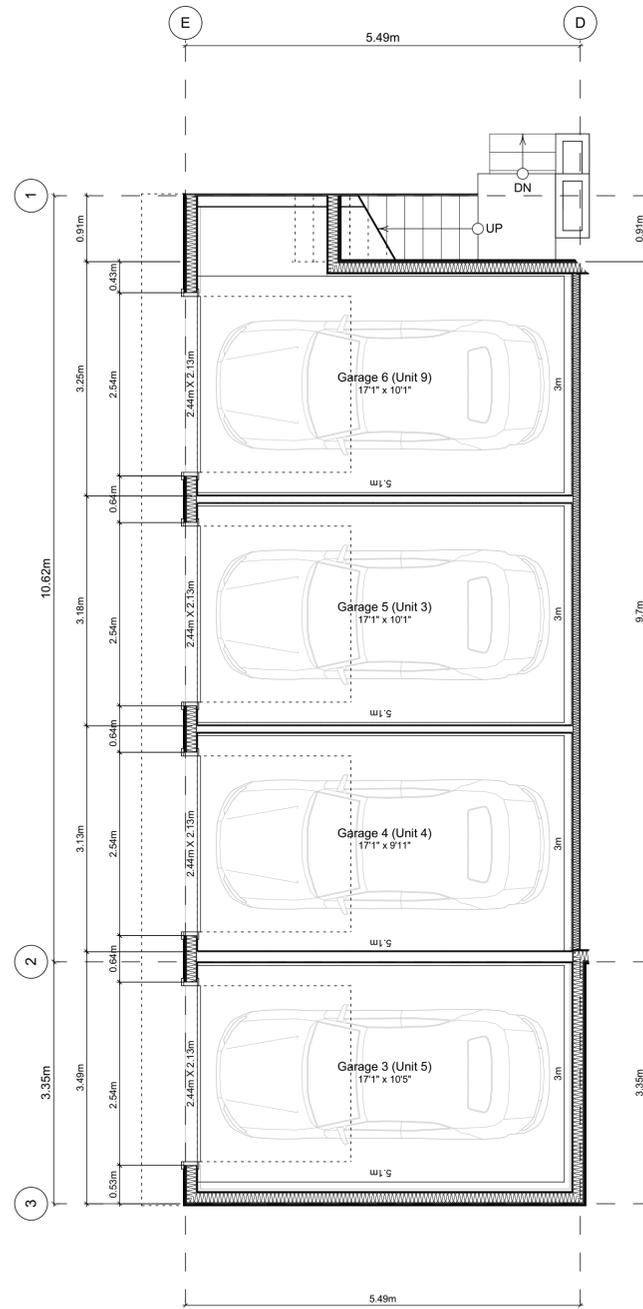
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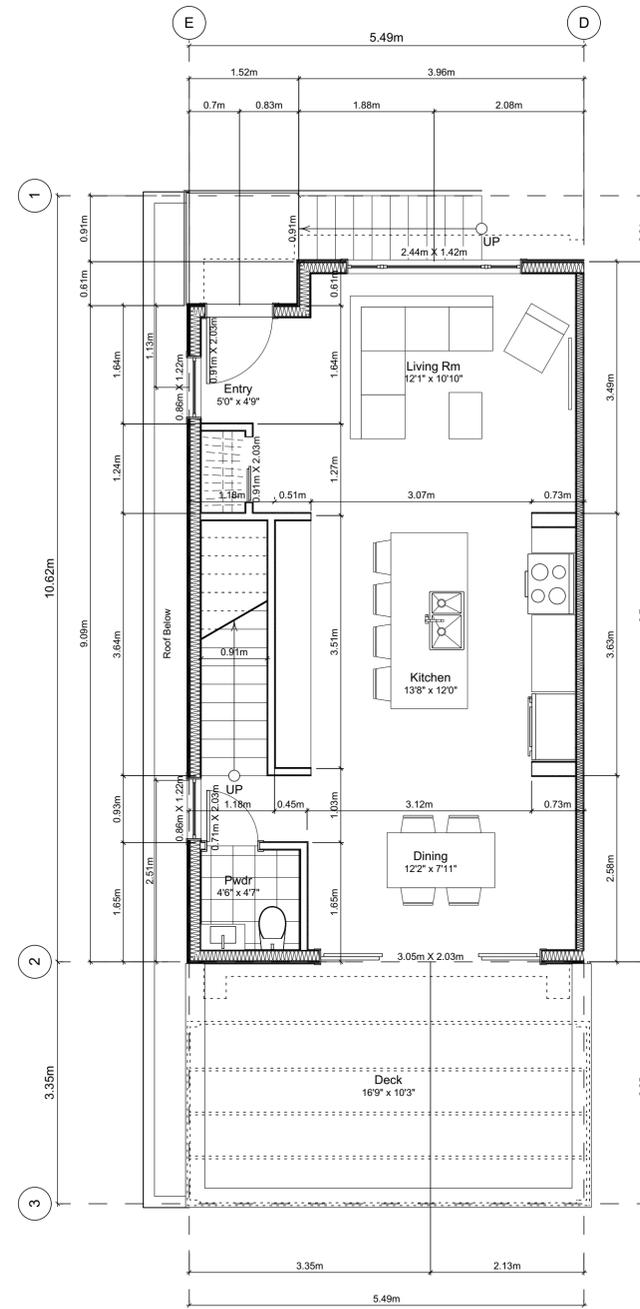
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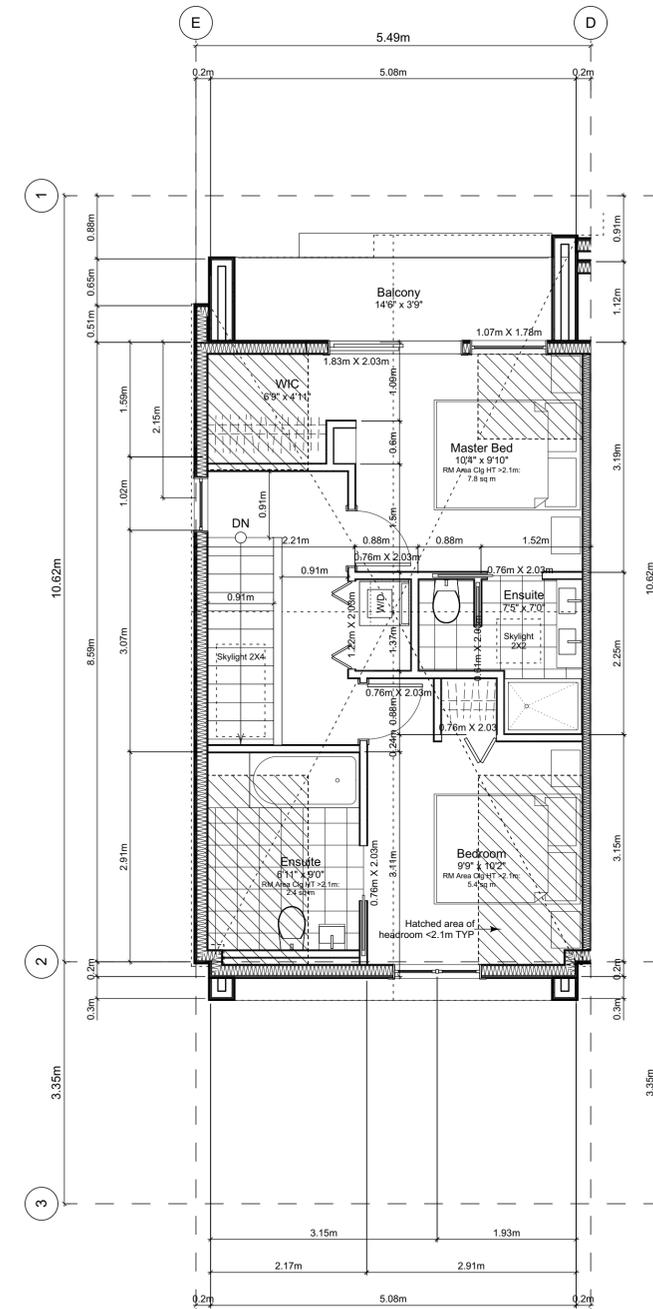
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4.1 Main Floor Plan
Scale: 1:50



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				
Main Floor	794 sq ft 73.8 m2	0 sq ft 0.0 m2		
Second Floor	563 sq ft 52.3 m2	515 sq ft 47.8 m2		
Half Storey	518 sq ft 48.1 m2	456 sq ft 42.3 m2		
Totals:	1,875 sq ft 174.2 m2	971 sq ft 90.2 m2	2	
Garage	170 sq ft 15.8 m2			

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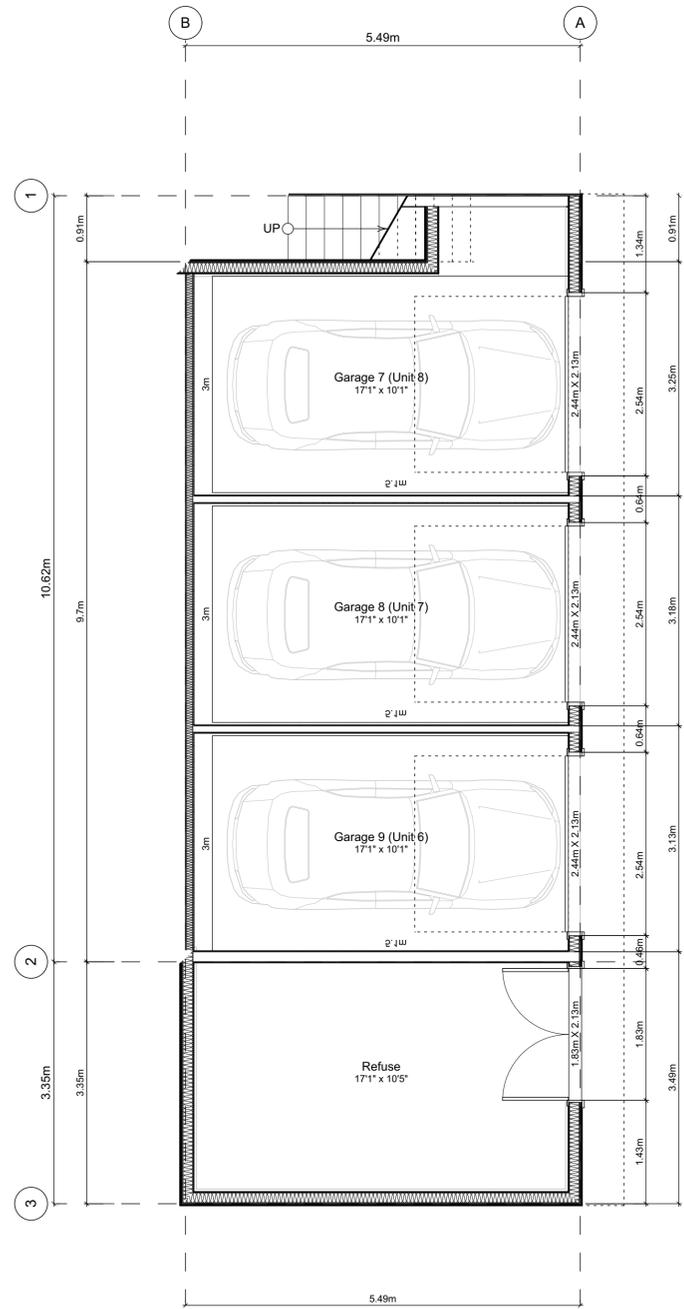
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Unit 4 Floor Plans

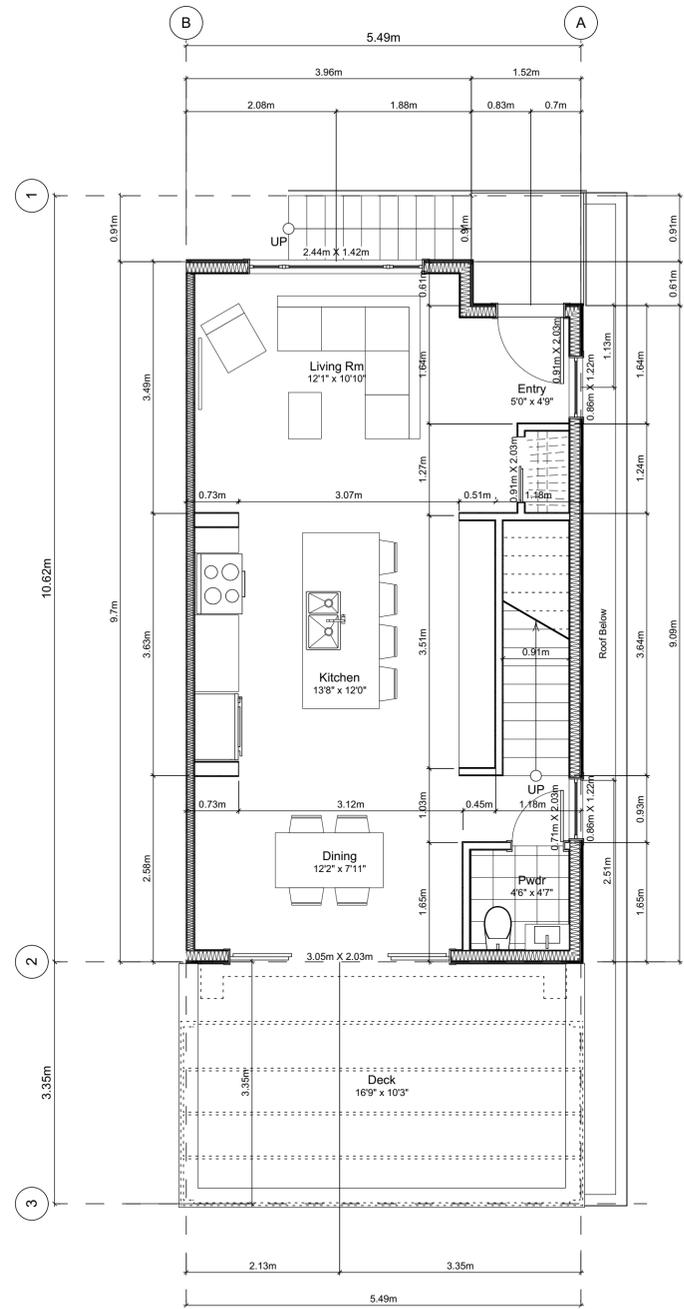
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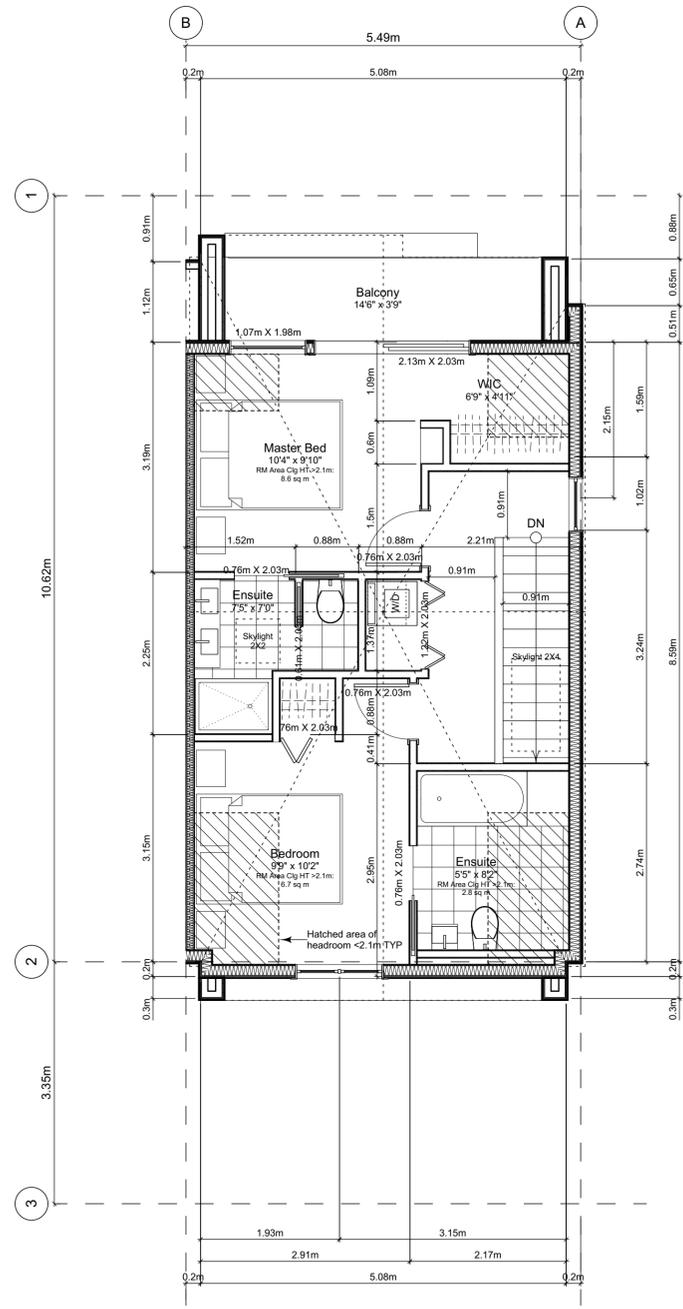
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5.1 Main Floor Plan
Scale: 1:50



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				
Main Floor	794 sq ft	73.7 m2	0 sq ft	0.0 m2
Second Floor	563 sq ft	52.3 m2	515 sq ft	47.8 m2
Half Storey	518 sq ft	48.1 m2	456 sq ft	42.3 m2
Totals:	1,875 sq ft	174.2 m2	971 sq ft	90.2 m2
Garage	178 sq ft	16.5 m2		

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2020-09-21	Revised & Re-issued for DP
2021-07-20	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

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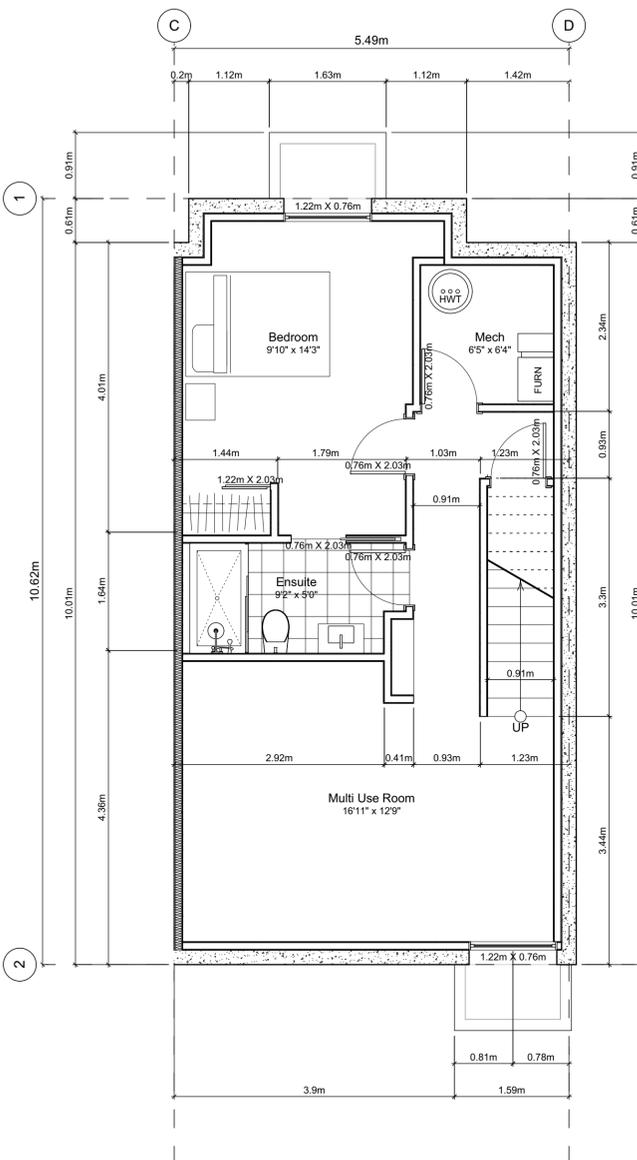
Unit 6 & 7 Floor Plans

Project Name:
Fairfield-Kipling Development

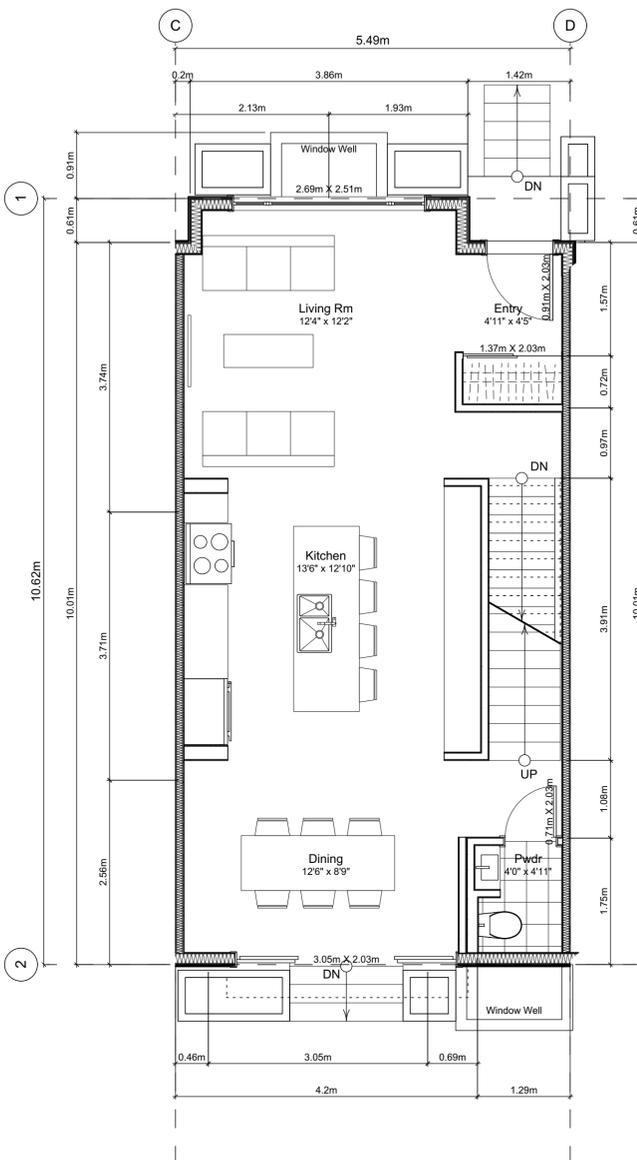
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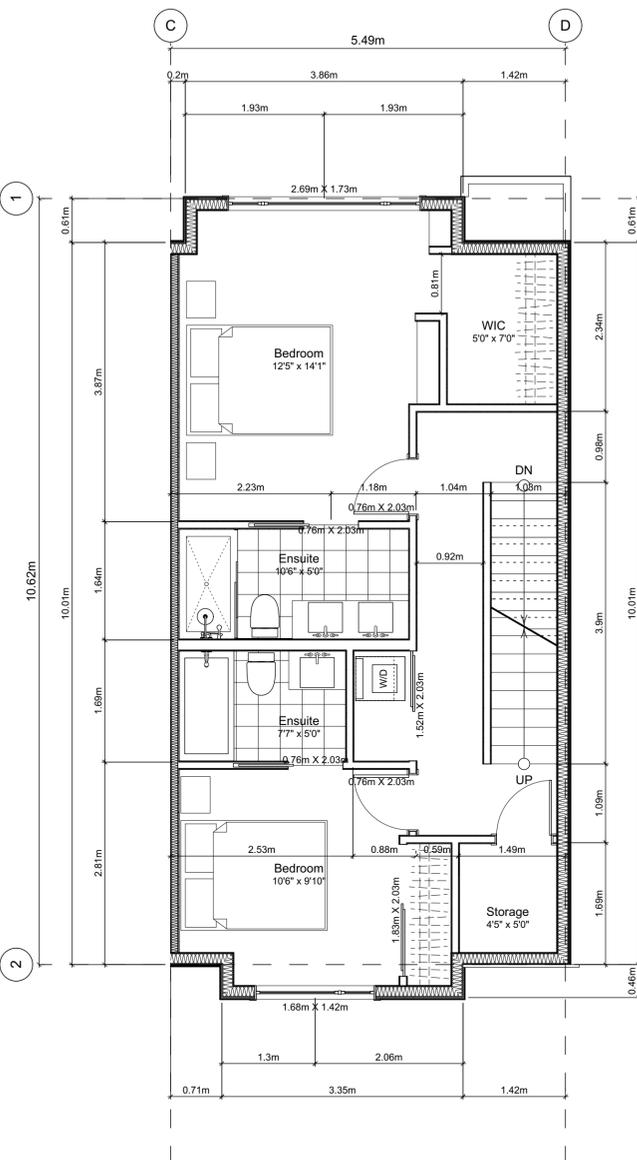
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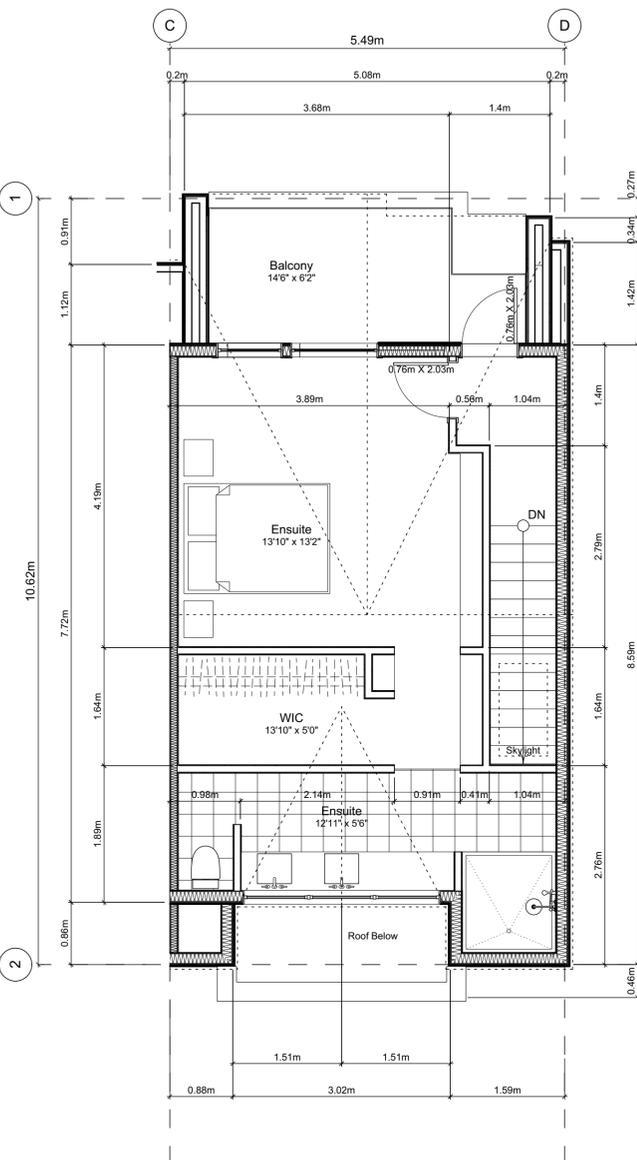
0 Basement Floor Plan
Scale: 1:50



1 Main Floor Plan
Scale: 1:50



2 Second Floor Plan
Scale: 1:50



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 7			
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	619 sq ft 57.5 m2	0 sq ft 0.0 m2			
Main Floor	619 sq ft 57.5 m2	571 sq ft 53.0 m2			
Second Floor	0 sq ft 0.0 m2	585 sq ft 54.4 m2			
Half Storey	0 sq ft 0.0 m2	430 sq ft 39.9 m2			
Totals:	1,238 sq ft 115.0 m2	1,586 sq ft 147.3 m2	4		
Garage	172 sq ft 16.0 m2				

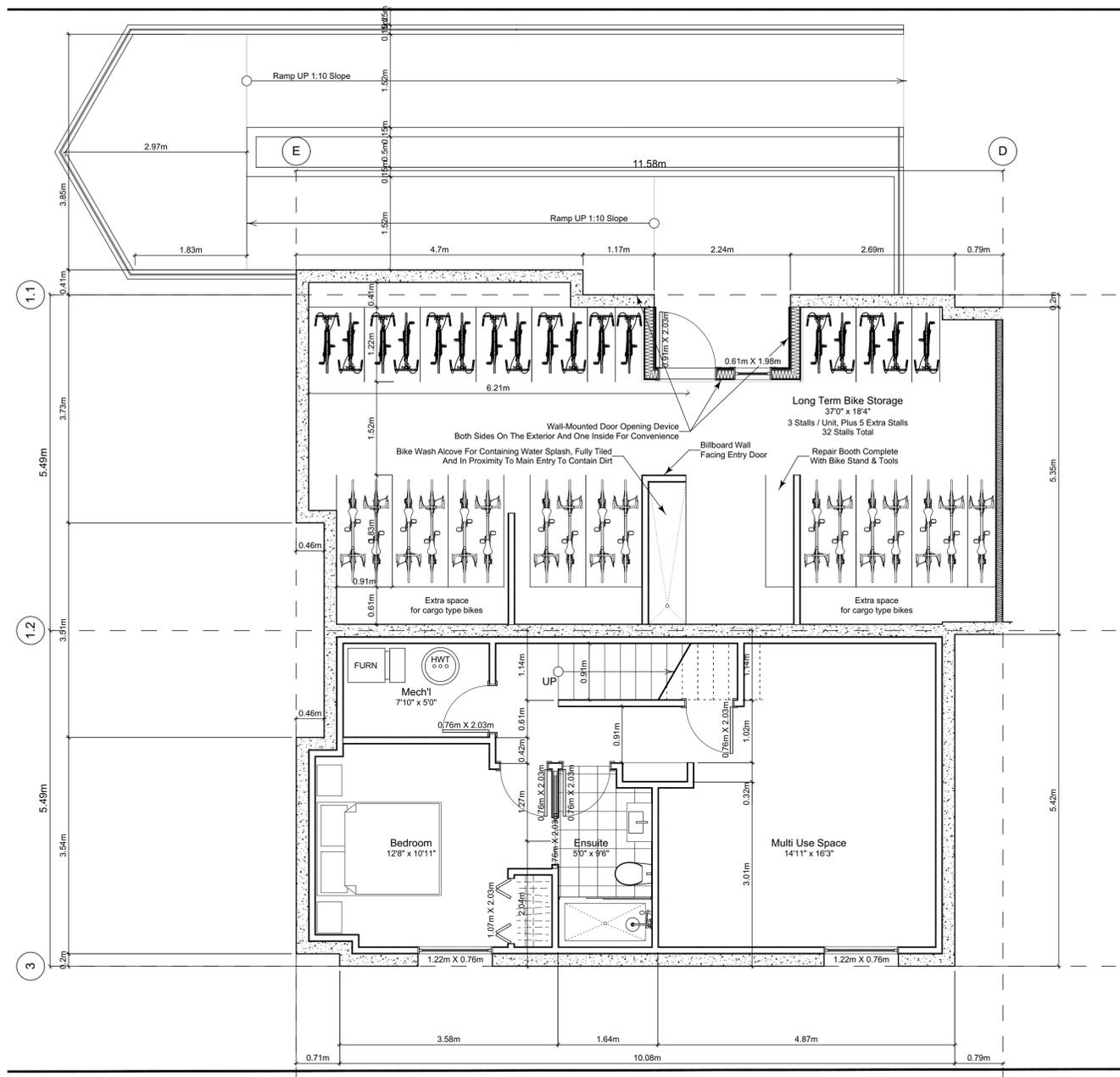
Floor Area Calculations		Unit 6			
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	627 sq ft 58.3 m2	0 sq ft 0.0 m2			
Main Floor	616 sq ft 57.3 m2	571 sq ft 53.0 m2			
Second Floor	0 sq ft 0.0 m2	585 sq ft 54.4 m2			
Half Storey	0 sq ft 0.0 m2	430 sq ft 39.9 m2			
Totals:	1,244 sq ft 115.5 m2	1,586 sq ft 147.3 m2	4		
Garage	169 sq ft 15.7 m2				

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Seal

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2019-12-12	Revised & Re-issued for DP
2020-04-29	Revised & Re-issued for DP
2020-09-21	Revised & Re-issued for DP
2021-07-20	Revised & Re-issued for DP

Unit 8 & 9 Floor Plans



0 Basement 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 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	593 sq ft 55.1 m2		
Second Floor	581 sq ft 54.0 m2	532 sq ft 49.5 m2		
Half Storey				
Totals:	1,825 sq ft 169.5 m2	1,126 sq ft 104.6 m2	3	
Garage	172 sq ft 16.0 m2			

Floor Area Calculations		Unit 8		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	677 sq ft 62.9 m2	0 sq ft 0.0 m2		
Main Floor	705 sq ft 65.5 m2	669 sq ft 62.1 m2		
Second Floor	626 sq ft 58.2 m2	577 sq ft 53.6 m2		
Half Storey				
Totals:	2,008 sq ft 186.6 m2	1,246 sq ft 115.7 m2	2	
Garage	172 sq ft 16.0 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: Jul 30, 2021

Scale: 1:50

Sheet No:

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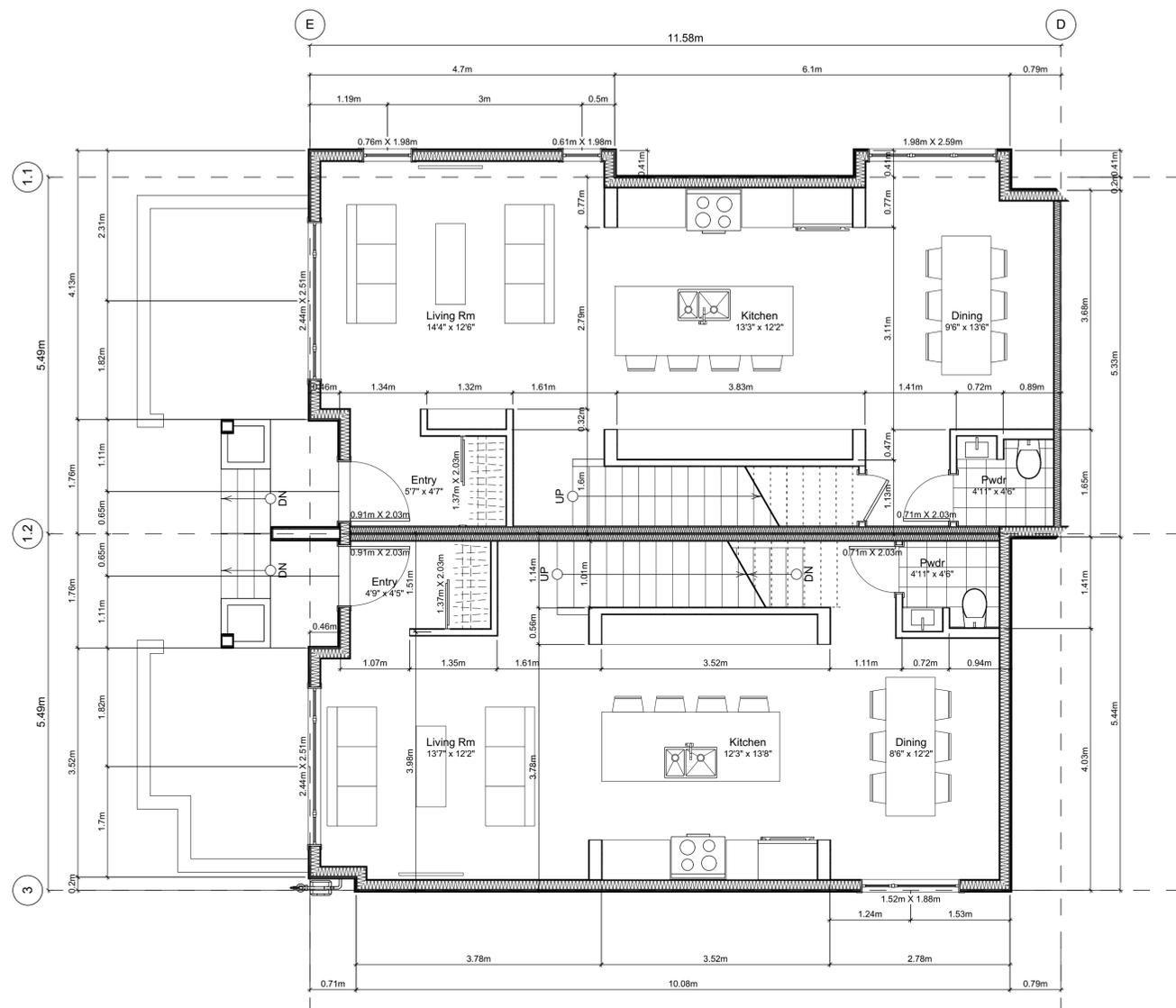
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2019-12-12 Revised & Re-issued for DP
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2020-09-21 Revised & Re-issued for DP
2021-07-20 Revised & Re-issued for DP

Unit 8 & 9 Floor Plans

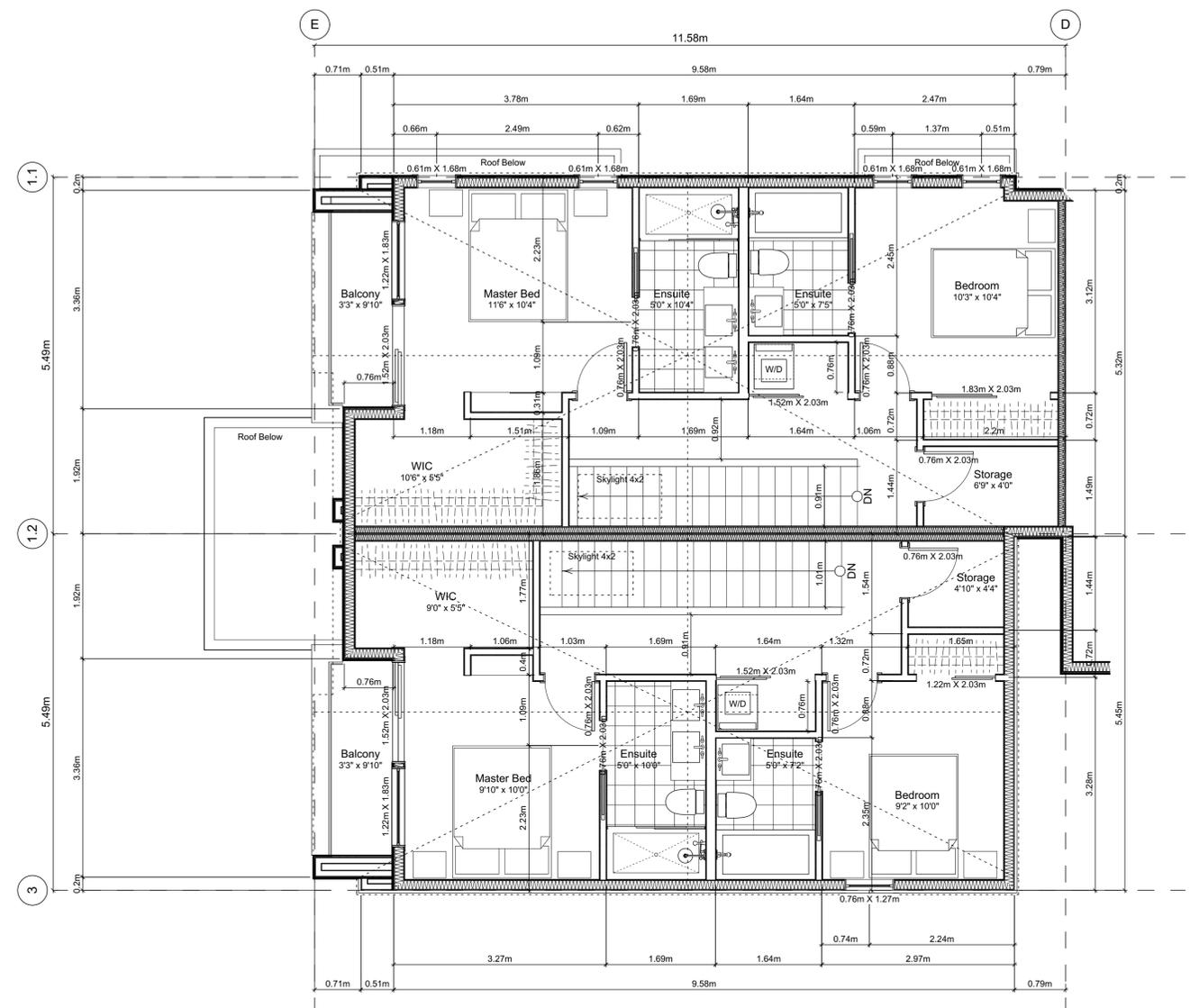
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Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:
PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Jul 30, 2021
Scale: 1:50
Sheet No:



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 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	593 sq ft 55.1 m2		
Second Floor	581 sq ft 54.0 m2	532 sq ft 49.5 m2		
Half Storey				
Totals:	1,825 sq ft 169.5 m2	1,126 sq ft 104.6 m2	3	
Garage	172 sq ft 16.0 m2			

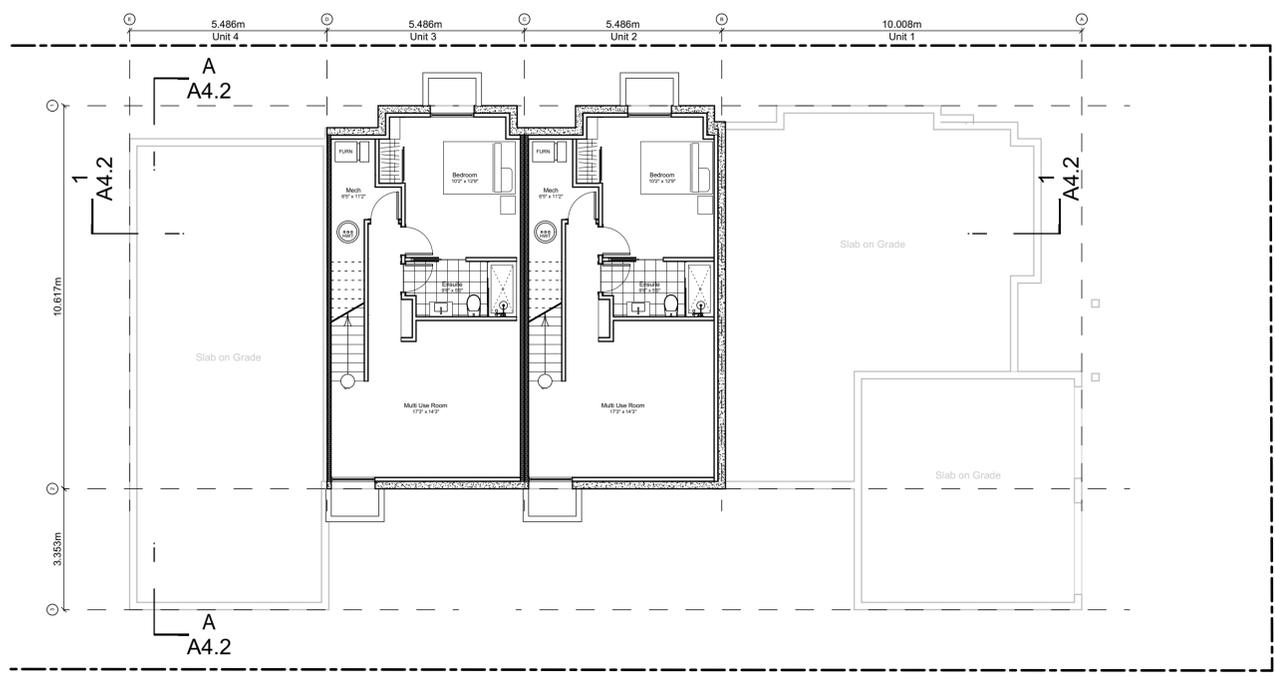
Floor Area Calculations		Unit 8		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	677 sq ft 62.9 m2	0 sq ft 0.0 m2		
Main Floor	705 sq ft 65.5 m2	669 sq ft 62.1 m2		
Second Floor	626 sq ft 58.2 m2	577 sq ft 53.6 m2		
Half Storey				
Totals:	2,008 sq ft 186.6 m2	1,246 sq ft 115.7 m2	2	
Garage	172 sq ft 16.0 m2			

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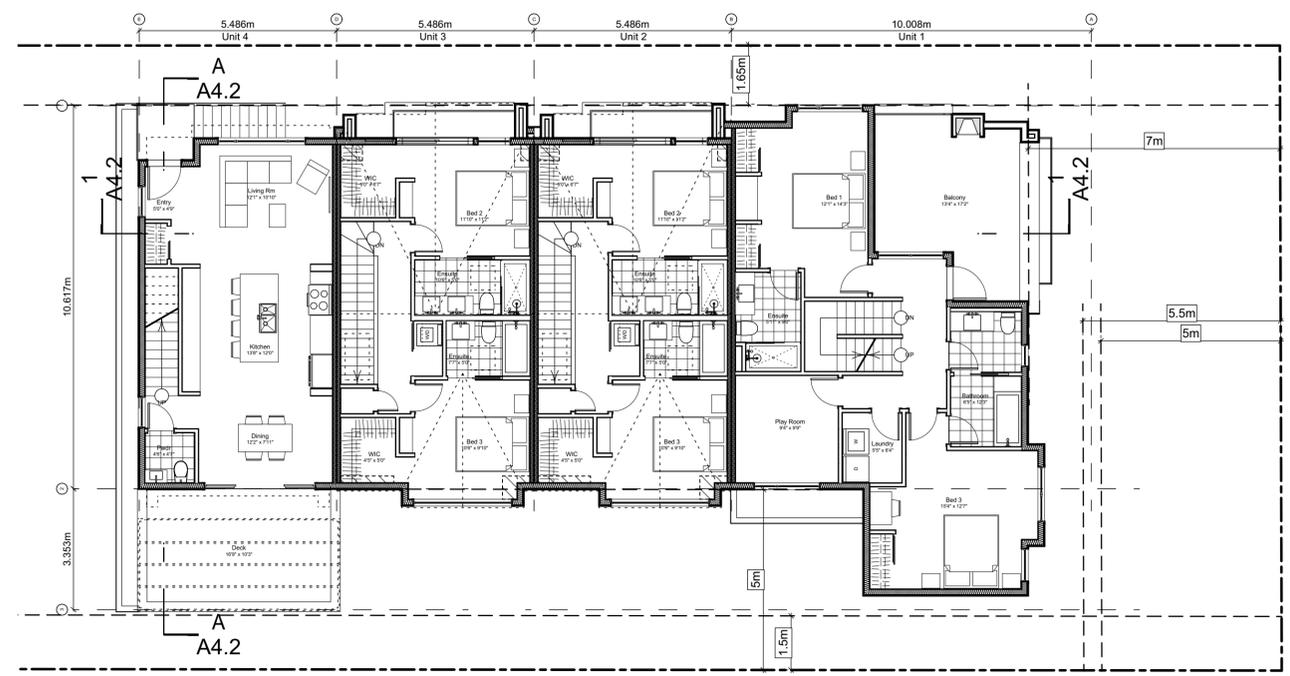
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Block Plan Notes:
 See unit plans for detailed dimensions and notes.

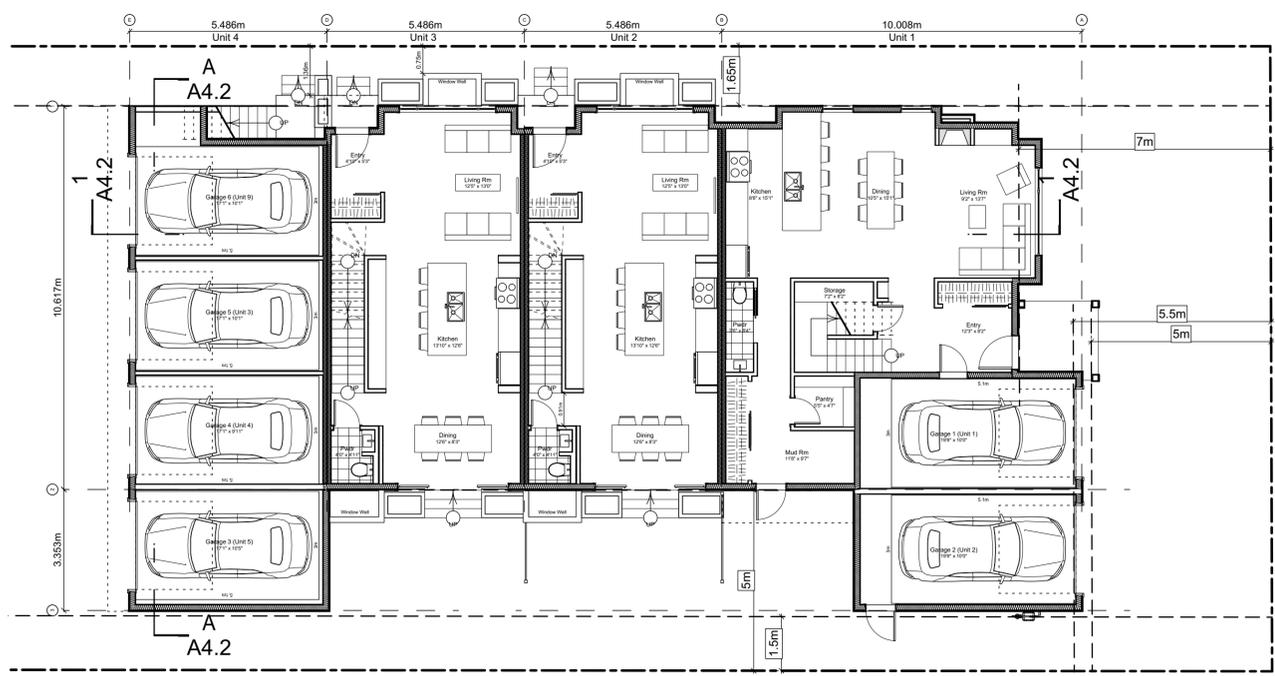
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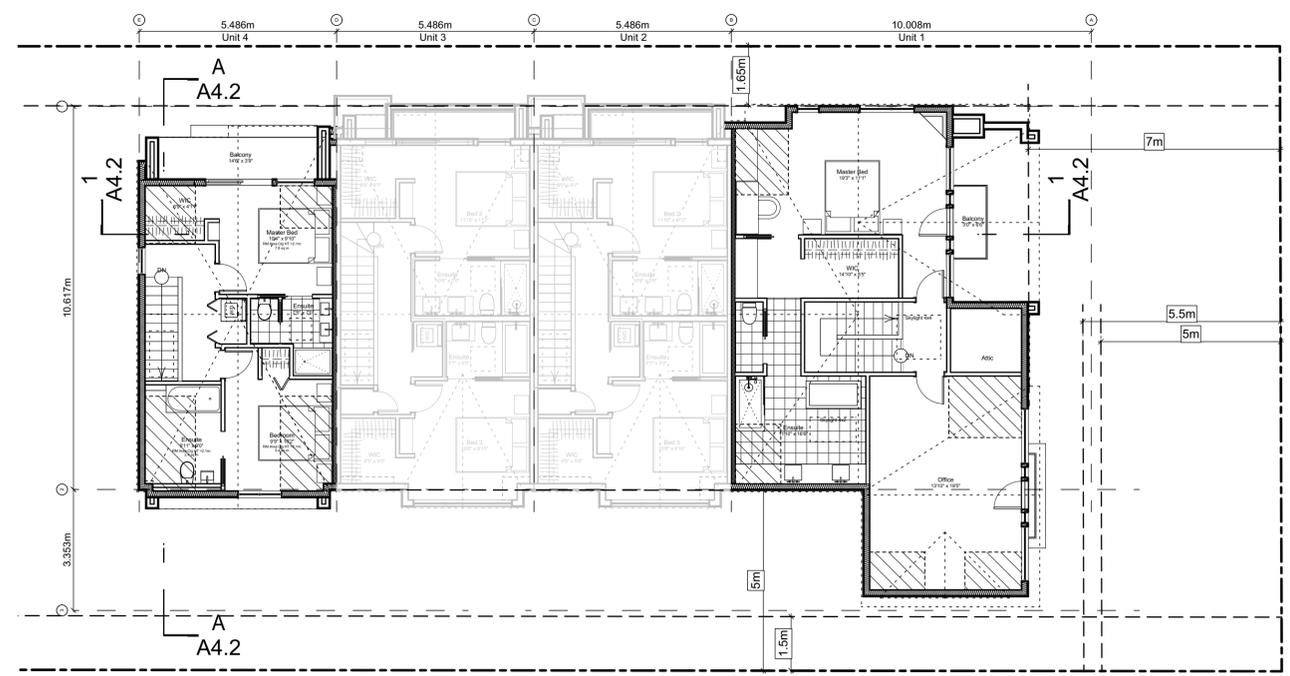
0 Basement Floor Plan
 Scale: 1:100



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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2020-09-21	Revised & Re-issued for DP
2021-07-20	Revised & Re-issued for DP

Block 01 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: Jul 30, 2021

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	95.7 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	20.6 m ²	1.66 m to PL	13.4 % **2.8 m ²	4.4 % 0.9 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	33.3 % 11.9 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	33.3 % 11.9 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 3	7.8 m ²	3.56 m to Midway	162.9 % **12.7 m ²	66.9 % 5.2 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
 9.10.14.3. Assumes Fire department response time is < 10min
 ** Limiting Distance Squared

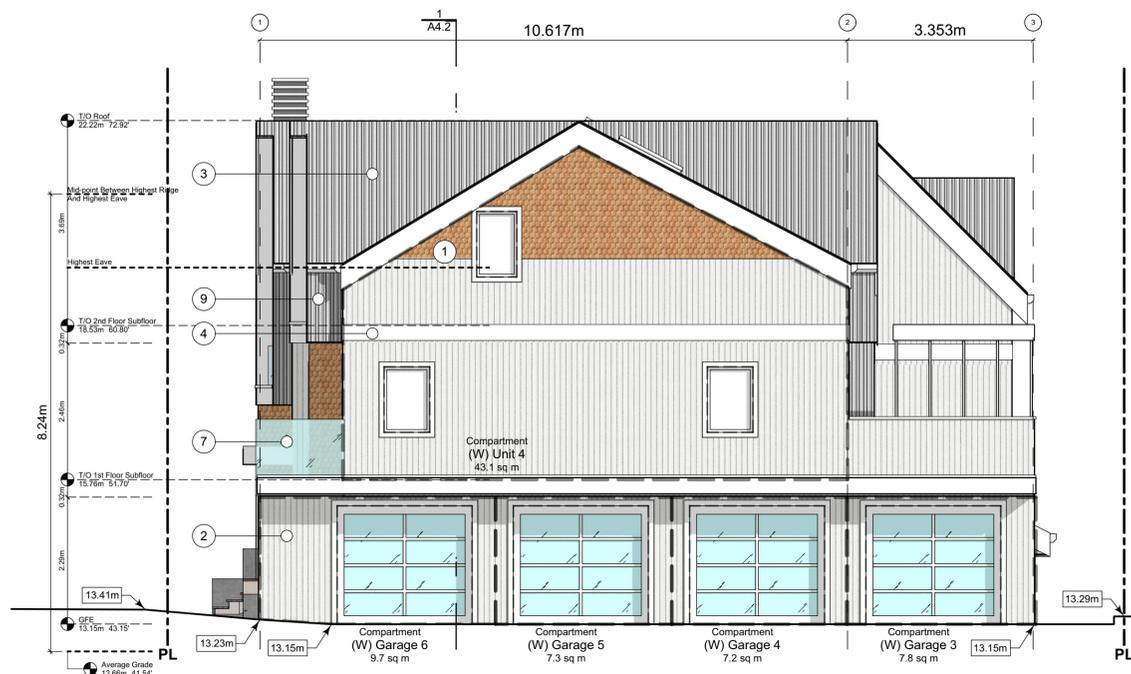


1 North Elevation - Kipling Street
 Scale: 1:65

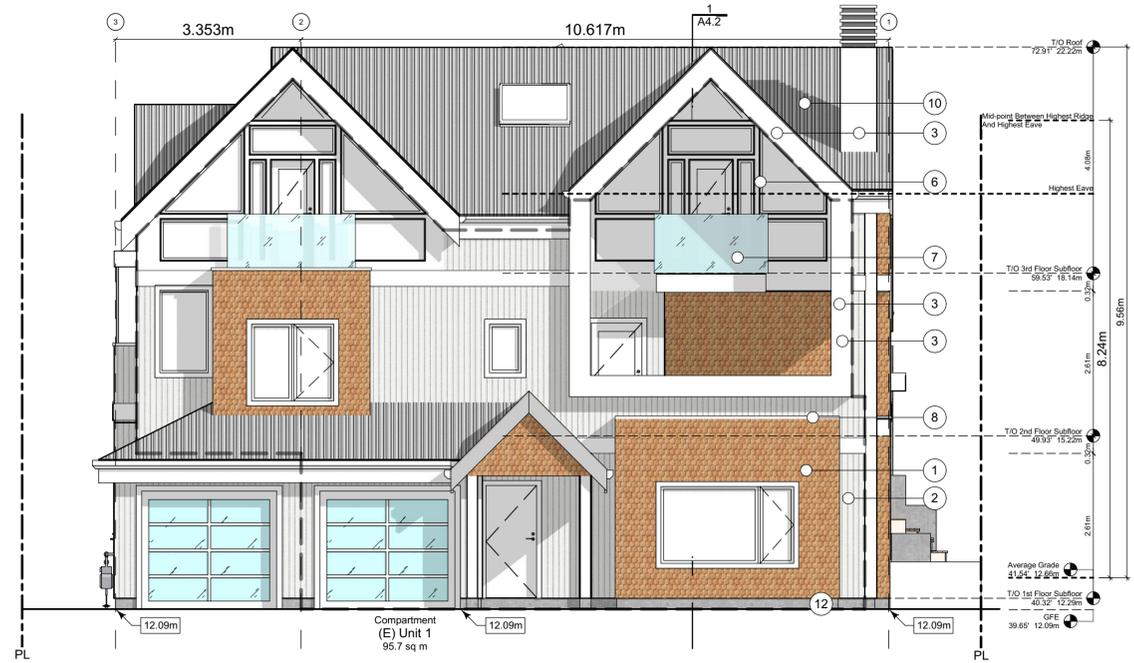
Exterior Materials

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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 2021-07-20 Revised & Re-issued for DP

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: Jul 30, 2021

Scale: 1:65

Sheet No:

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2021-07-20 Revised & Re-issued for DP

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: Jul 30, 2021
Scale: 1:65
Sheet No:

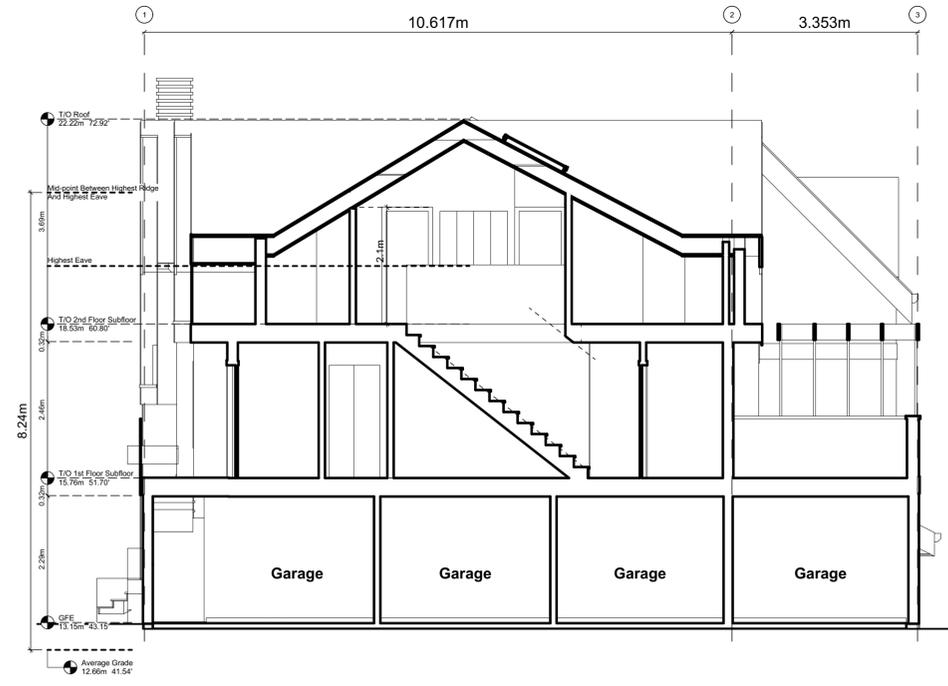
Exterior Materials

No.	Description	
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

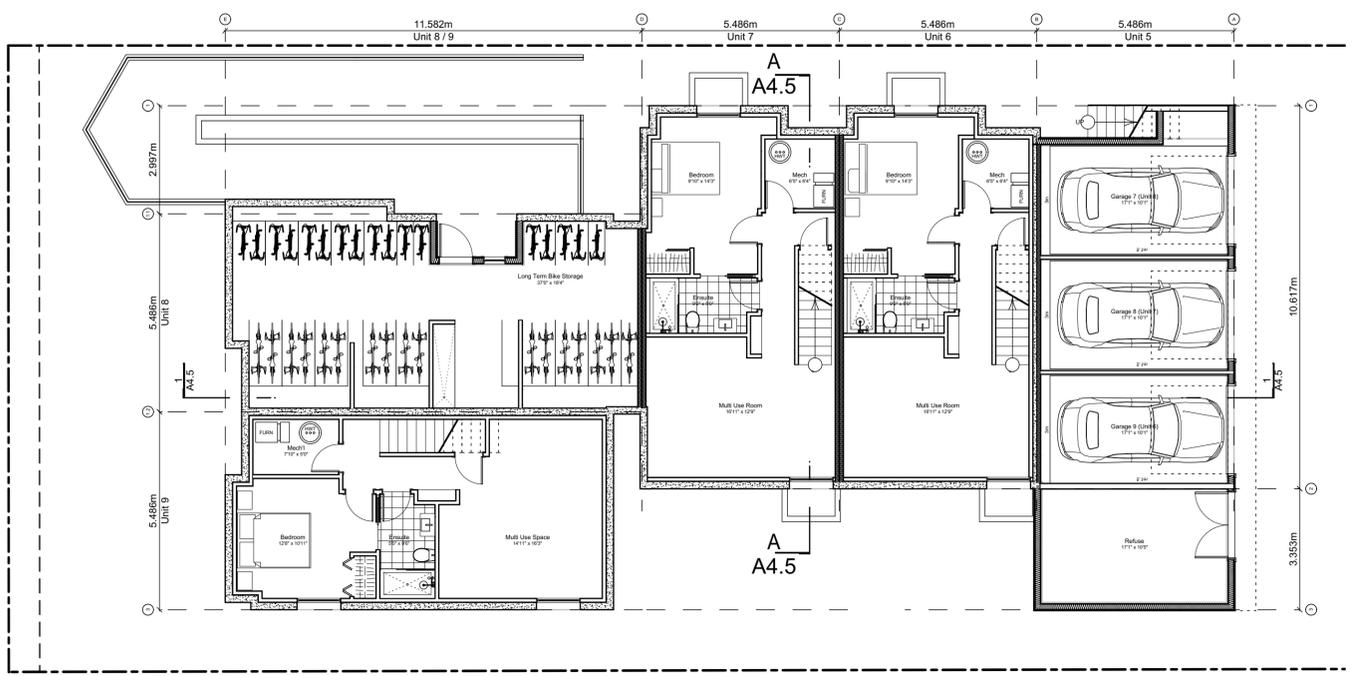


A Block 1 Unit 4 Section
Scale: 1:65

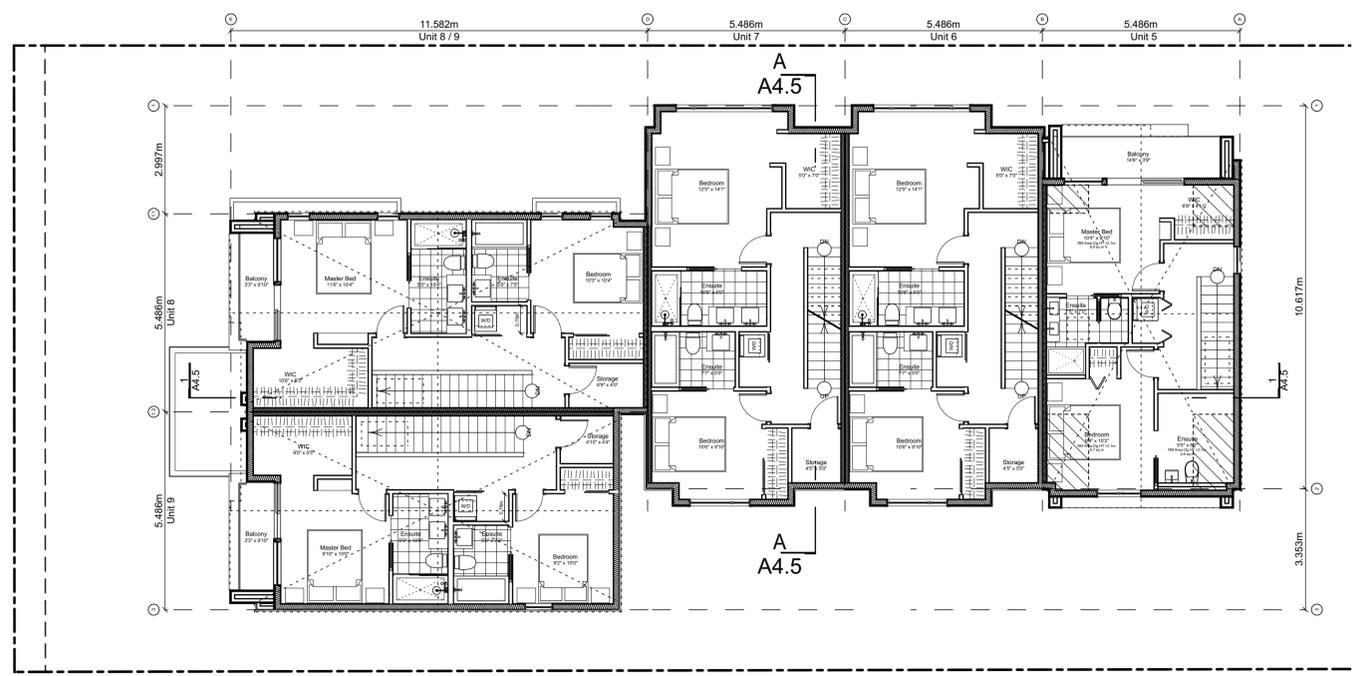


1 Block 1 Section
Scale: 1:65

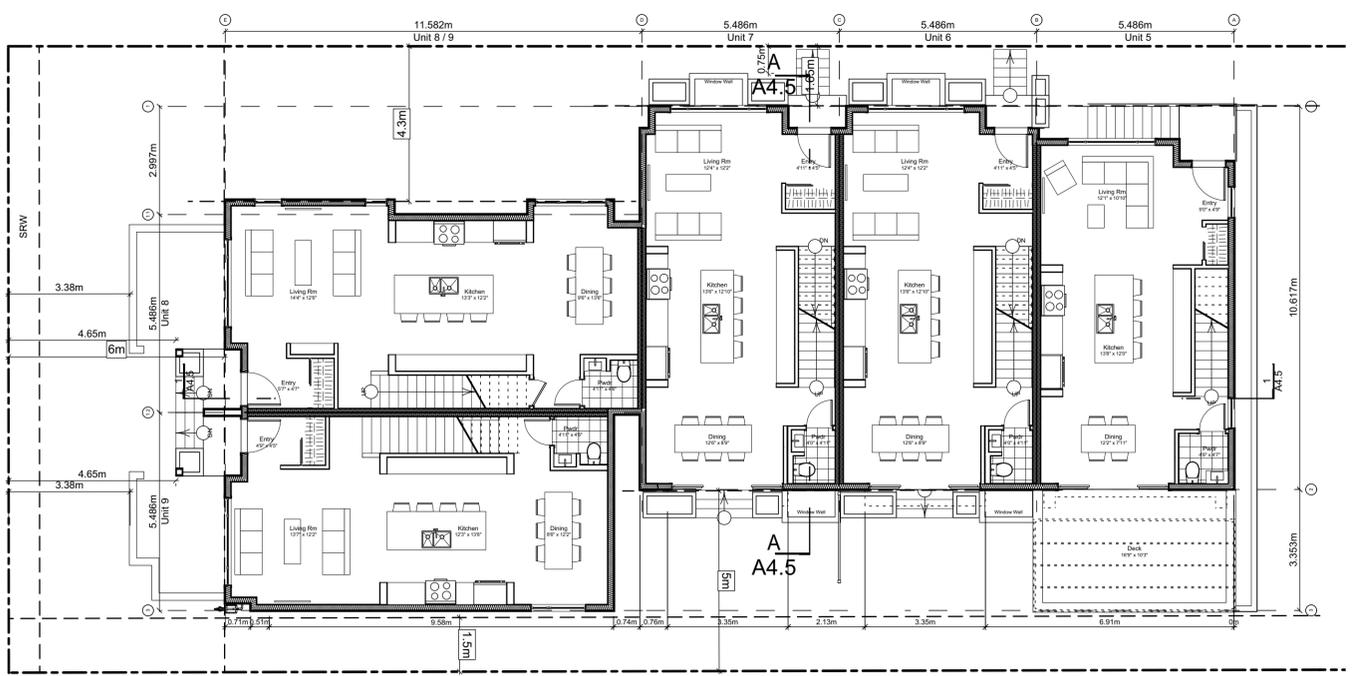
Block Plan Notes:
 See unit plans for detailed dimensions and notes.
 Grid Lines are to: Dimensions are to:
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 2) Centre line of demising wall. 2) Face of plywood, or face of concrete.



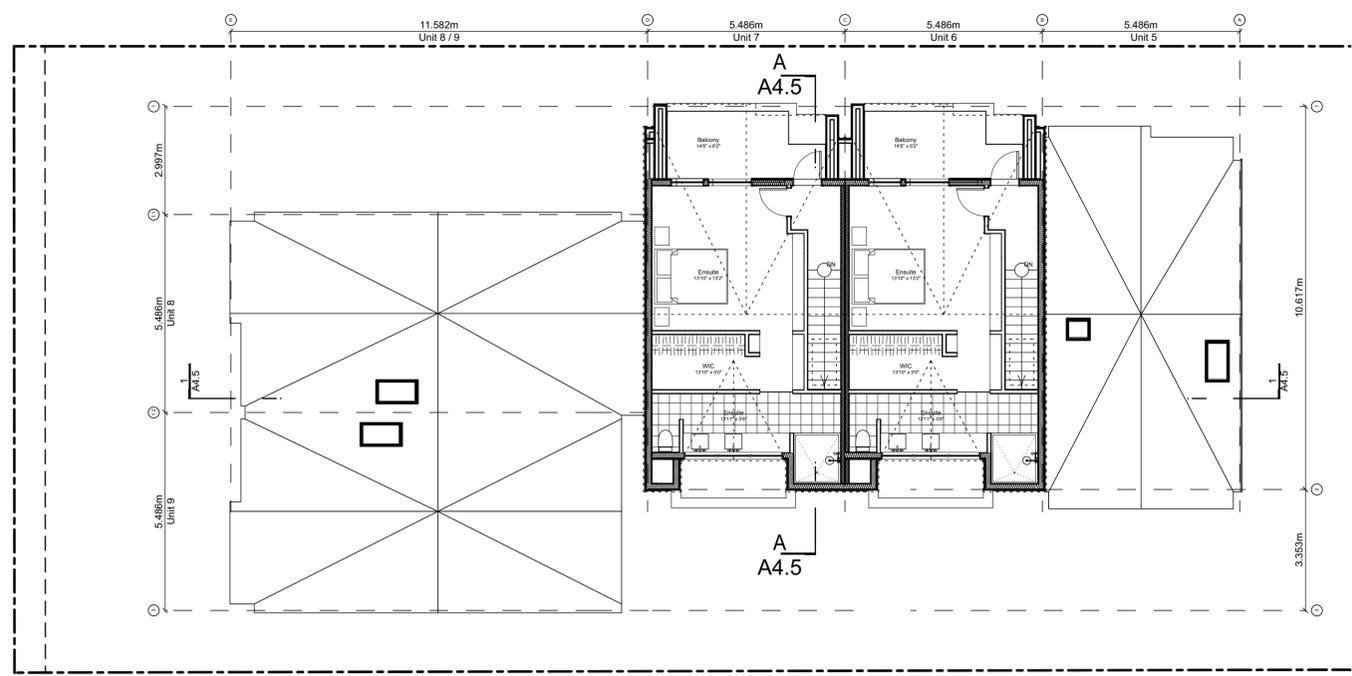
0 Basement Floor Plan
 Scale: 1:100



2 Second Floor Plan
 Scale: 1:100



1 Main Floor Plan
 Scale: 1:100



3 Third Floor Plan
 Scale: 1:100

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2020-09-21	Revised & Re-issued for DP
2021-07-20	Revised & Re-issued for DP

Seal

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: Jul 30, 2021
 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	38.4 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	54.3 m ²	11.37 m to C/L Kipling St.	95.0 % 51.6 m ²	42.6 % 23.1 m ²	C, 45 MIN	C or NC
(N) Unit 7	52.0 m ²	11.37 m to C/L Kipling St.	95.0 % 49.4 m ²	44.4 % 23.1 m ²	C, 45 MIN	C or NC
(N) Unit 8	78.7 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	44.1 m ²	3.56 m to Midway	28.7 % **12.7 m ²	6.4 % 2.8 m ²	C, 60 MIN	C or NC
(E) Garage 7	9.6 m ²	3.56 m to Midway	132.6 % **12.7 m ²	54.4 % 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	7.2 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
(E) Refuse	7.9 m ²	3.56 m to Midway	160.8 % **12.7 m ²	49.5 % 3.9 m ²	C, 45 MIN	C or NC
South Facade						
(S) Unit 5	26.0 m ²	5.00 m to PL	63.5 % 16.5 m ²	32.1 % 8.4 m ²	C, 45 MIN	C or NC
(S) Refuse	12.2 m ²	1.71 m to PL	23.9 % **2.9 m ²	0.0 % 0.0 m ²	C, 60 MIN	NC
(S) Unit 6	50.1 m ²	5.00 m to PL	49.9 % **25.0 m ²	27.3 % 13.7 m ²	C, 45 MIN	C or NC
(S) Unit 7	50.1 m ²	5.00 m to PL	49.9 % **25.0 m ²	27.3 % 13.7 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	40.3 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	38.7 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	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 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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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: Jul 30, 2021

Scale: 1:65

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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: Jul 30, 2021

Scale: 1:65

Sheet No:

A4.5

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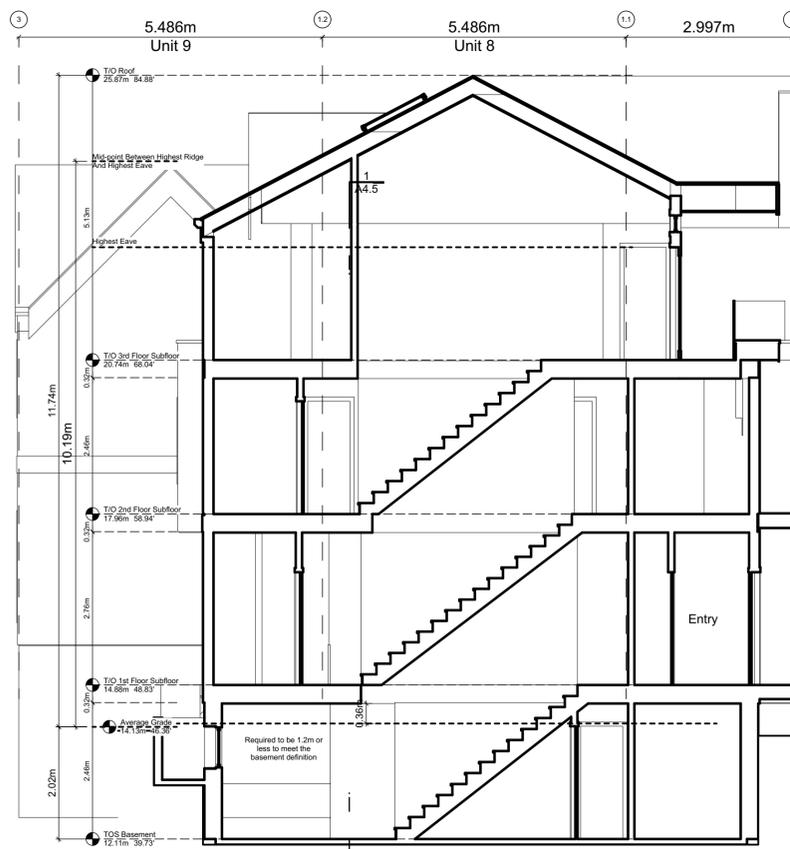


2 South Elevation
Scale: 1:65

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



A Block 2 Section
Scale: 1:65



1 Block 2 Section 1
Scale: 1:65

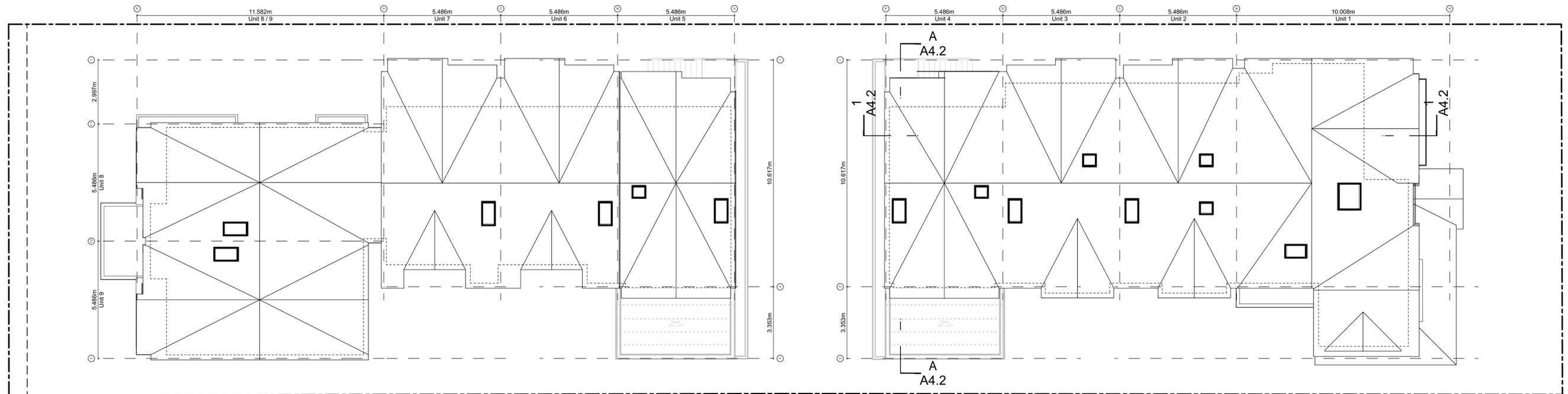
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COMMENCING WITH THE WORK.

Seal

Issued	Issued for DP
2019-06-19	Issued for DP
2019-09-16	Revised & Re-issued for DP
2019-10-21	Revised & Re-issued for DP
2019-12-12	Revised & Re-issued for DP
2020-04-29	Revised & Re-issued for DP
2020-09-21	Revised & Re-issued for DP
2021-07-20	Revised & Re-issued for DP



1 Site Roof Plan
Scale: 1:100

Roof 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: Jul 30, 2021

Scale: 1:100

Sheet No:

FOR DEVELOPMENT APPLICATION ONLY



View from Kipling Street at Thurlow Road looking West



View from Kipling Street Looking East



View from Kipling Street Looking South



View from Thurlow Road at Access
FOR DEVELOPMENT APPLICATION ONLY

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Seal

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Jul 30, 2021

Scale: NTS

Sheet No:

Concept Renderings



View from Kipling Street Looking South



View from Drive



View from Fairfield Road Looking East



View from Kipling Street South East
FOR DEVELOPMENT APPLICATION ONLY

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Concept Renderings

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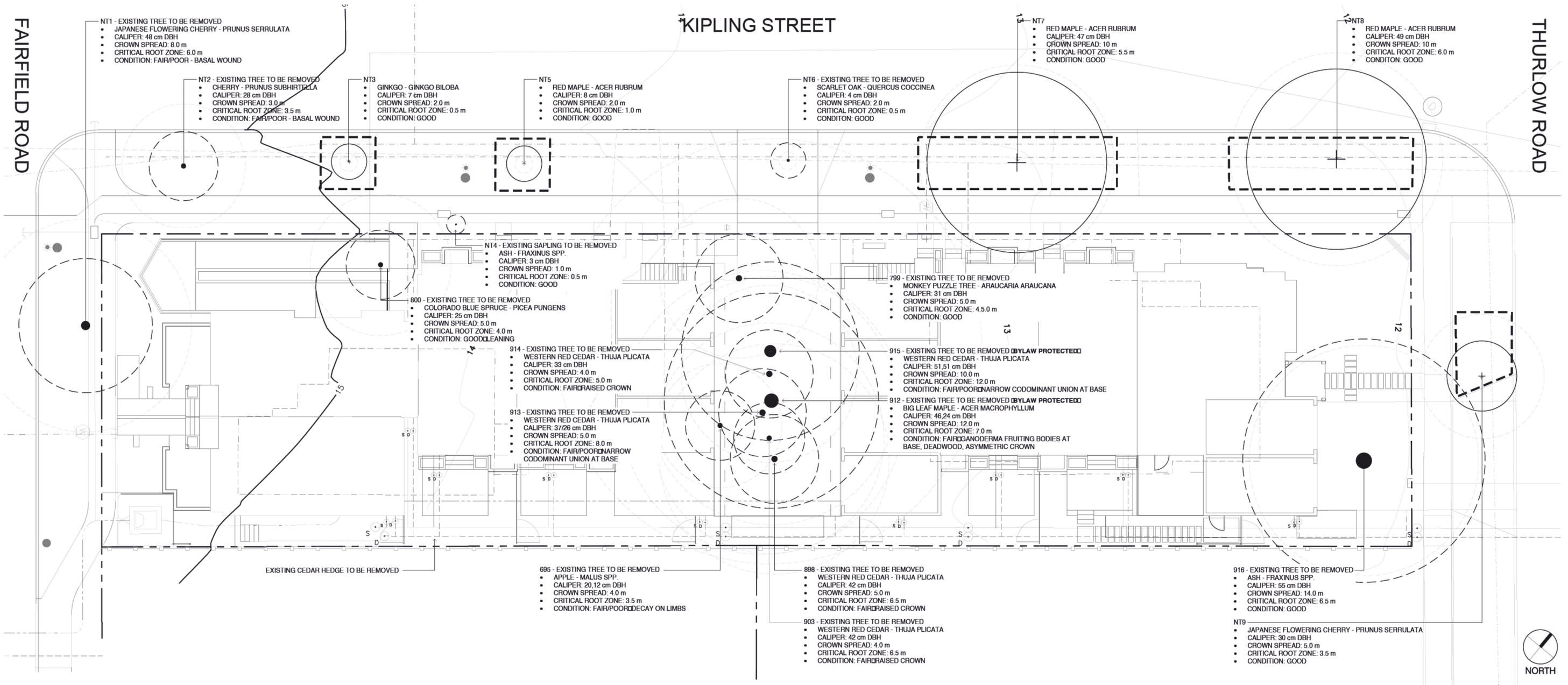
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Sheet No:

FAIRFIELD ROAD

KIPLING STREET

THURLOW ROAD



LEGEND

- CONCRETE SIDEWALK
- SOD BOULEVARD
- PROPERTY LINE
- TREE PROTECTION FENCING
 - TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
 - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
 - TO CITY OF VICTORIA STANDARD
- EXISTING TREE TO BE RETAINED
 - SHOWN AT EXISTING SPREAD
- EXISTING TREE TO BE REMOVED
 - SHOWN AT EXISTING SPREAD
- CRITICAL ROOT ZONE

EXISTING TREE QUANTITIES

- EXISTING TREES = 19
 - LARGE DECIDUOUS SPECIES: 8
 - LARGE CONIFEROUS SPECIES: 7
 - SMALL DECIDUOUS SPECIES: 4
- EXISTING TREES TO BE REMOVED = 14
 - LARGE DECIDUOUS SPECIES: 3
 - LARGE CONIFEROUS SPECIES: 7
 - SMALL DECIDUOUS SPECIES: 4
- EXISTING TREES TO BE RETAINED = 5
 - LARGE DECIDUOUS SPECIES: 4
 - SMALL DECIDUOUS SPECIES: 1

BYLAW PROTECTED TREES

- PROTECTED TREES TO BE REMOVED : 2
- DESIGNATED REPLACEMENT TREES REQUIRED: 4

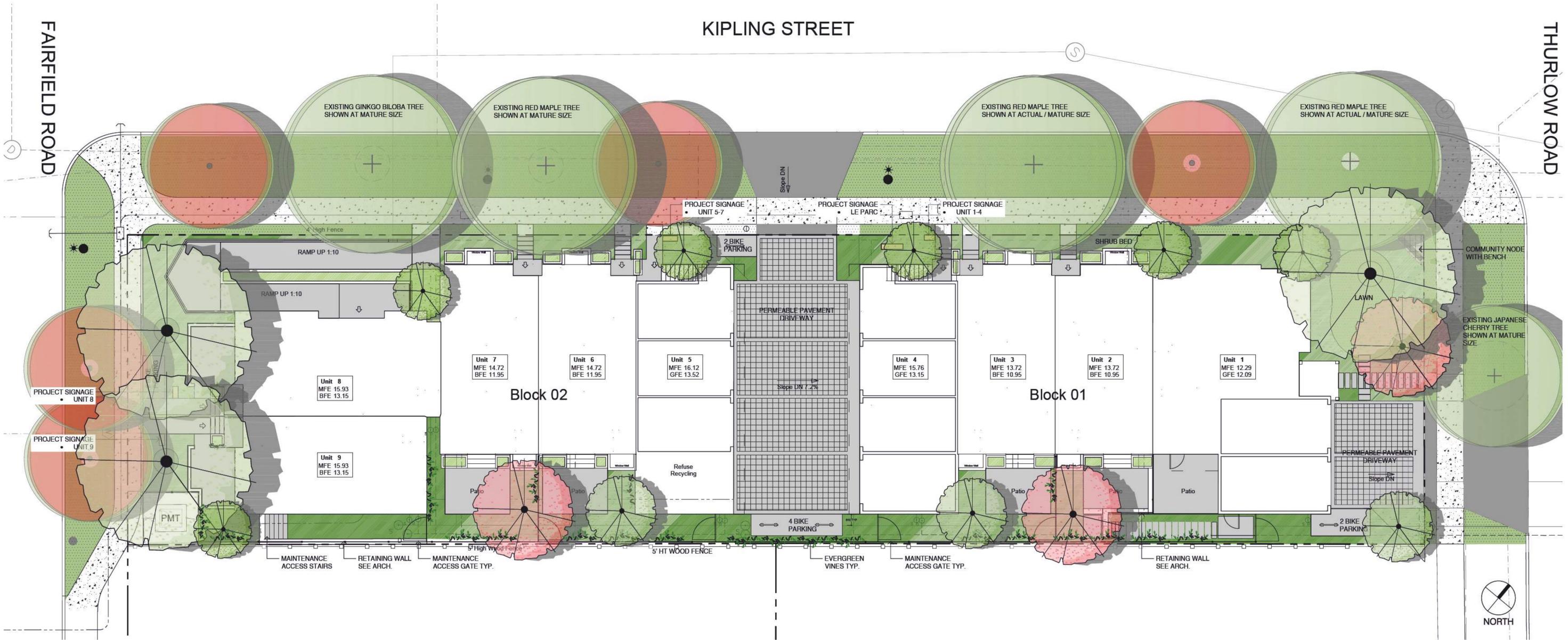
- NOTES:
- ARBORIST REPORT RECOMMENDS REMOVAL AND REPLACEMENT OF NT1 AND NT2 DUE TO POOR CONDITION, AND NT4 DUE TO ITS UNSUITABLE LOCATION FOR LONG TERM RETENTION
 - SMALL TREE = UNDER 8.0 m (25') HT, LARGE TREE = UP TO 15.0 m (50') HT



KIPLING STREET

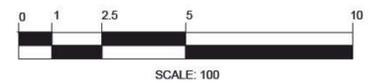
FAIRFIELD ROAD

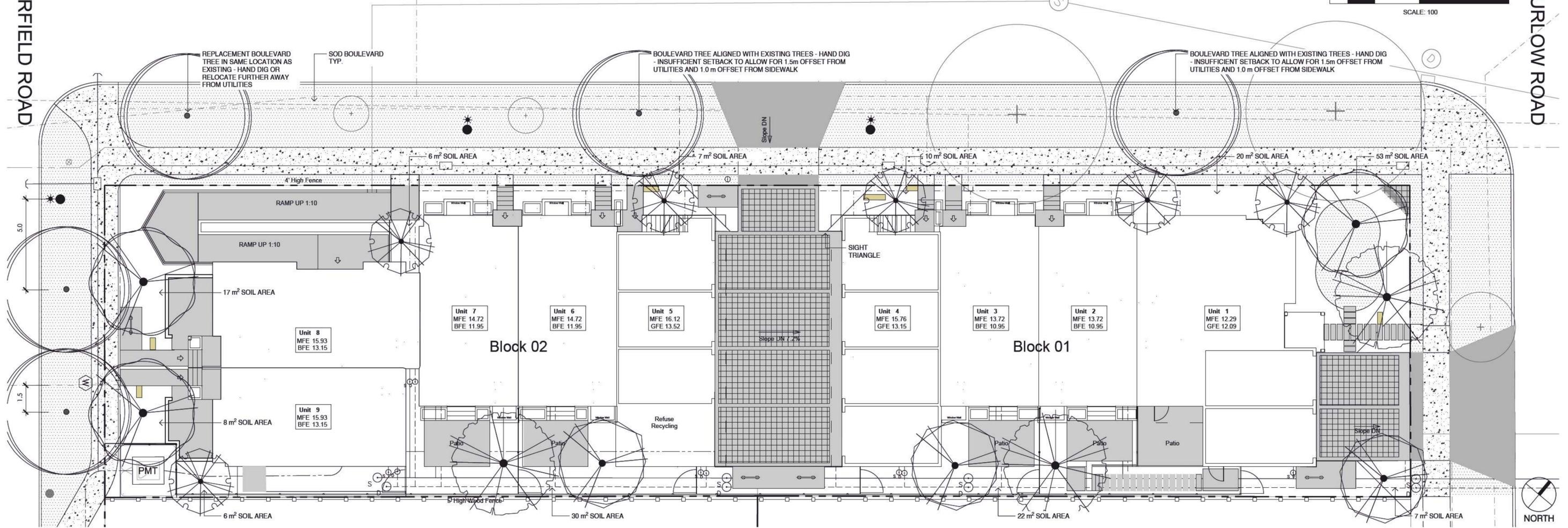
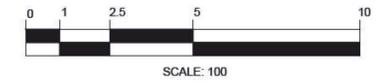
THURLOW ROAD



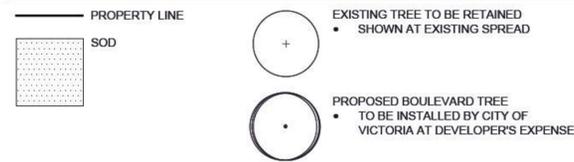
LEGEND

<p>MUNICIPAL CONCRETE SIDEWALK</p> <p>CONCRETE DRIVEWAY APRON</p> <p>DRIVEWAY / PATIO • PERMEABLE INTERLOCKING CONCRETE PAVER</p> <p>CONCRETE SIDEWALK / PATIO • MEDIUM SANDBLAST OR LIGHT BROOM FINISH • SAW CUT CONCRETE CRACK CONTROL JOINTS</p> <p>PATH • CONCRETE PAVERS • ABBOTSFORD PIAZZA SERIES</p> <p>EVERGREEN VINES</p>	<p>SOD</p> <p>SHRUB BED</p> <p>PLANTER</p> <p>EXISTING WOOD FENCE • 6' (1.83 m) HT • ON ADJACENT PROPERTY</p> <p>PRIVACY FENCE • 5' (1.52 m) HT • SOLID WOOD FENCING</p> <p>PROPERTY LINE</p>	<p>EXISTING TREE TO BE REMOVED • SHOWN AT EXISTING SPREAD</p> <p>BYLAW PROTECTED REPLACEMENT TREES • QTY: 4 • SPECIES AND LOCATION SUBJECT TO PARKS APPROVAL</p> <p>LARGE BOULEVARD TREE TO REMAIN • MAPLE, OAK, GINKGO • QTY: 4</p> <p>SMALL BOULEVARD TREE TO REMAIN • CHERRY • QTY: 1</p>	<p>PROPOSED BOULEVARD TREE • SPECIES TO BE SELECTED BY CITY OF VICTORIA • TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE • QTY: 5</p> <p>PROPOSED TREES</p>	<p>TREE AND SHRUB QUANTITIES</p> <p>EXISTING TREES = 19</p> <ul style="list-style-type: none"> • LARGE DECIDUOUS SPECIES: 8 • LARGE CONIFEROUS SPECIES: 7 • SMALL DECIDUOUS SPECIES: 4 <p>EXISTING TREES TO BE REMOVED = 14</p> <ul style="list-style-type: none"> • LARGE DECIDUOUS SPECIES: 3 • LARGE CONIFEROUS SPECIES: 7 • SMALL DECIDUOUS SPECIES: 4 <p>EXISTING TREES TO BE RETAINED = 5</p> <ul style="list-style-type: none"> • BOULEVARD TREES: 5 <p>PROPOSED TREES ON-SITE = 15</p> <ul style="list-style-type: none"> • EVERGREEN TREES: 6 • DECIDUOUS TREES: 9 <p>TOTAL NUMBER OF TREES = 25</p> <ul style="list-style-type: none"> • EXISTING BOULEVARD TREES: 5 • REPLACEMENT BOULEVARD TREES: 5 • PROPOSED TREES: 15
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LEGEND



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
	6	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	CONT	40 MM	EVERGREEN; 5 M HT X 3 M W
	3	QUERCUS GARRYANA / GARRY OAK	CONT	AS AVAILABLE	NATIVE; 20 M HT X 20 M W
	3	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 IAABC STANDARDS.
 - ALL PROPOSED BOULEVARD TREES TO HAVE 10m² MIN. GROWING MEDIUM.



PACIFIC DOGWOOD



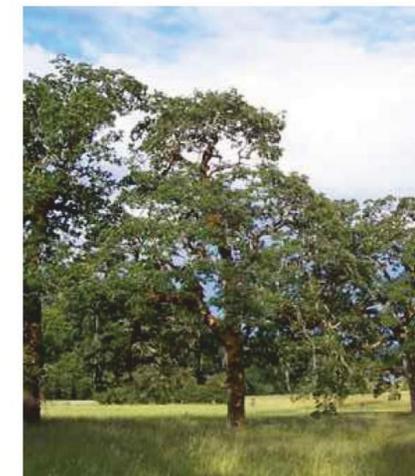
LITTLE GEM DWARF MAGNOLIA



GARRY OAK

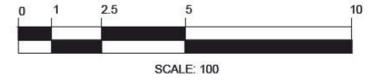


JAPANESE SNOWBELL

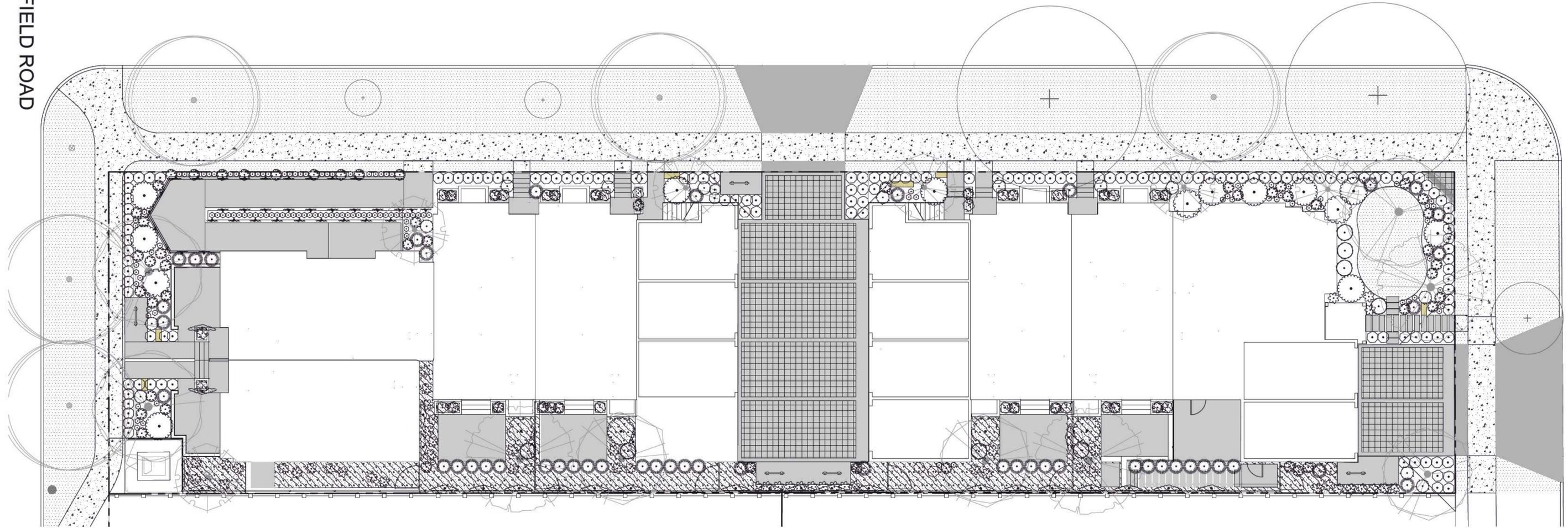


FAIRFIELD ROAD

KIPLING STREET



THURLOW ROAD



PLANT SCHEDULE - SHRUBS

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	35	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK	#1 CONT	0.60m
	21	BRACHYGLOTTIS GREYI / DAISY BUSH	#2 CONT	0.60m
	142	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	#2 CONT	0.60m
	3	CHOISYA TERNATA / MEXICAN ORANGE	#3 CONT	1.50m
	2	HYDRANGEA PANICULATA 'PHANTOM' / PANICLED HYDRANGEA	#3 CONT	1.50m
	27	JASMINUM POLYANTHUM / PINK JASMINE TRELLIS	#1 CONT	1.50m
	138	LAVANDULA ANGUSTIFOLIA 'AROMATIC BLUE' / ENGLISH LAVENDER 'AROMATIC BLUE'	#2 CONT	0.30m
	49	MISCANTHUS SINENSIS 'GRAZIELLA' / GRAZIELLA MAIDEN GRASS	#2 CONT	0.80m
	14	PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS	#1 CONT	0.75m
	52	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1 CONT	0.60m
	13	RHODODENDRON X 'CHRISTMAS CHEER' / CHRISTMAS CHEER RHODODENDRON	#5 CONT	1.50m
	66	SANTOLINA VIRENS / GREEN LAVENDER COTTON	#1 CONT	0.60m
	8	SARCOCOCCA CONFUSA / SWEETBOX	#1 CONT	0.90m



HYDRANGEA



JASMINE VINE



SWEETBOX



MEXICAN ORANGE



IRISH MOSS

PLANT SCHEDULE - GROUNDCOVER

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	1,000	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