DRAWING LIST

D02 CONTEXT PLAN
D03 PROJECT DATA
D04 PLAN - SITE AND L1 (ILLUSTRATIVE)
D05 PLAN - SITE AND L1
D06 PLAN - PARKING GARAGE
D07 PLAN - L2
D08 PLAN - L3
D09 PLAN - L4
D10 PLAN - ROOF
D11 ELEVATIONS
D12 ELEVATIONS
D13 SECTIONS
D14 SECTIONS
D15 CONTEXT PHOTOS
D16 STREET ELEVATIONS
D17 SUN STUDY
L1 LANDSCAPE PLAN

UNITY COMMONS

1303 FAIRFIELD ROAD

SUBMISSION FOR REZONING AND DEVELOPMENT PERMIT

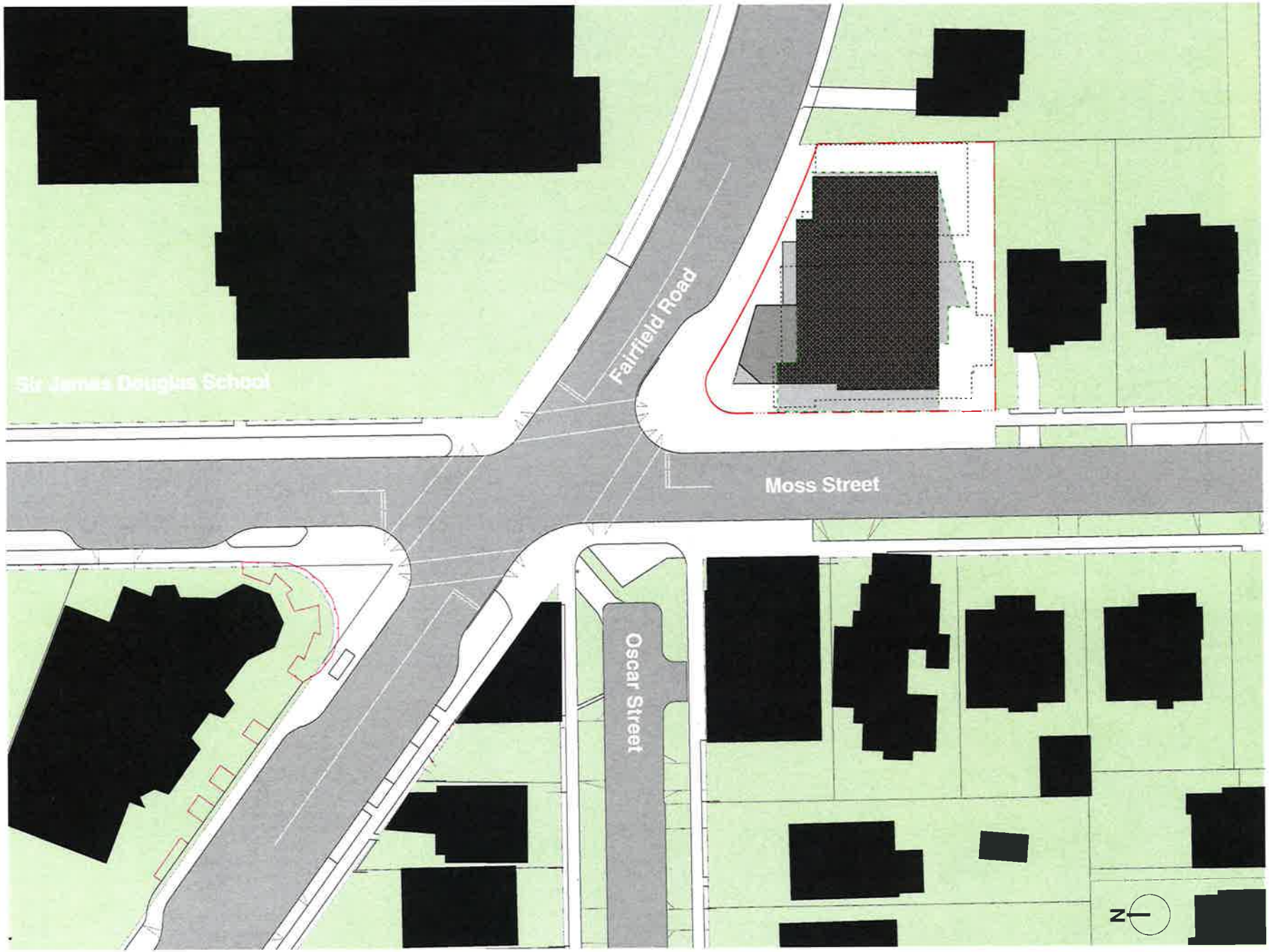
**DESIGN VERSION 2**

18 JULY 2018

CITY OF VICTORIA
**Revisions**
**Received Date: July 20/2018**

LOW HAMMOND ROWE ARCHITECTS

300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5 | 250 472 8013




LOW
HAMMOND
ROWE
ARCHITECTS

UNITY
COMMONS

Unity Commons
Version 2 Redesign

Context Plan

CR
1:124

CR
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180713

D02

## Project Data

| | |
|---|---|
| Project description | Four storey mixed-use building<br>Main level: church sanctuary, commercial space, residential lobby, storage<br>Upper levels: rental apartments |

| | | |
|---|---|---|
| Owner | Unity Urban Properties Ltd. 3471 Short Street, Victoria BC | |
| Municipal Address | 1303 Fairfield Road, Victoria, BC | |
| Legal Description | Lot A (DD 286440-1) Fairfield Farm Estate, Victoria City, Plan 1456 | |
| | **Existing/Permitted** | **Proposed** |
| Zoning | R1-B Single Family Dwelling | New Zone |
| Lot Area | 993.9 m2 | |
| Lot Coverage | 397.6 m2 = 40% Max | 622.0 m2 = 62.6% |
| Open Site Space | | 321.6 m2 = 32.4% |
| Building Setbacks | front: 7.5m<br>rear: 7.5m or 25%<br>side: 1.5m or 10%<br>side (flanking): 3.5m or 10%: | front (Moss St): 0.00 m<br>rear (east): 3.59 m<br>side (south): 4.09 m<br>side (Fairfield Rd): 1.11 m |
| Building Height | R1-B zone: 7.6m, 2 Storeys<br>OCP: 3 storeys | Mixed Use: 15.035 m, 4 Storeys |
| Residential Units | | 14 |
| Car Parking | 31 spaces | 16 spaces |
| Bicycle Parking | Class I 17<br>Class II 10 | Class I 20<br>Class II 12 |
| Floor Space Ratio | up to 2.0 : 1 (OCP p39) | 1.70 : 1 |

**Total Area for FSR** [redacted]

| | m2 net | m2 gross (FSR) |
|---|---|---|
| **Church Sanctuary** | 219.9 | |
| **Commercial Rental Unit** | 118.9 | |
| **Rental Apartment** | | |
| Lobby | 20.8 | |
| Bicycle Room | *32.0 excluded* | |
| Tenant Storage | 28.3 | |
| Apartment Services | 12.0 | |
| **L1 Total** | 430.0 | 435.1 m2 |
| Suite 201 | 55.0 | |
| Suite 202 | 64.2 | |
| Suite 203 | 68.5 | |
| Suite 204 | 83.3 | |
| Suite 205 | 60.9 | |
| Suite 206 | 54.2 | |
| **L2 Total** | 386.1 | 475.1 m2 |
| Suite 301 | 55.0 | |
| Suite 302 | 64.2 | |
| Suite 303 | 68.5 | |
| Suite 304 | 83.3 | |
| Suite 305 | 60.9 | |
| Suite 306 | 54.2 | |
| **L3 Total** | 386.1 | 475.1 m2 |
| Suite 401 | 82.0 | |
| Suite 402 | 44.2 | |
| Suite 403 | 105.2 | |
| **L4 Total** | | 292.4 m2 |

## Average Grade Calculation

| Grade points | Existing | Proposed | Lower point used |
|---|---|---|---|
| A | 14.53 | 13.95 | 13.95 |
| B | 14.99 | 13.95 | 13.95 |
| C | 14.53 | 15.45 | 14.53 |
| D | 14.14 | 15.45 | 14.14 |
| E | 15.77 | 15.45 | 15.45 |
| F | 15.80 | 15.45 | 15.45 |
| G | 15.80 | 15.45 | 15.45 |
| H | 15.80 | 15.45 | 15.45 |
| I | 15.83 | 15.83 | 15.83 |
| J | 15.56 | 15.56 | 15.56 |
| K | 15.09 | 15.09 | 15.09 |
| L | 16.09 | 10.20 | 10.20 |
| M | 12.71 | 13.15 | 12.71 |
| N | 13.17 | 13.15 | 13.15 |
| O | 13.20 | 13.95 | 13.20 |
| P | 14.93 | 13.95 | 13.95 |

| Point names | Points average | Distance | Totals |
|---|---|---|---|
| AB | 13.95 | 3.366 | 47.235 |
| BC | 14.24 | 4.200 | 59.808 |
| CD | 14.34 | 5.129 | 73.524 |
| DE | 14.80 | 10.642 | 157.448 |
| EF | 15.45 | 2.056 | 31.765 |
| FG | 15.45 | - | - |
| GH | 15.45 | - | - |
| HI | 15.64 | 5.376 | 84.081 |
| IJ | 15.70 | 15.640 | 245.470 |
| JK | 15.33 | 1.812 | 27.769 |
| KL | 12.65 | - | - |
| LM | 11.46 | 24.696 | 282.893 |
| MN | 12.93 | 12.721 | 164.483 |
| NO | 13.18 | .773 | 10.184 |
| OP | 13.58 | 9.612 | 130.480 |
| PA | 13.95 | 3.722 | 51.922 |
| | **Perimeter** | 99.765 | |
| | **Total** | | 1,367,064 |

Average Grade 13.70

LOW HAMMOND ROWE ARCHITECTS

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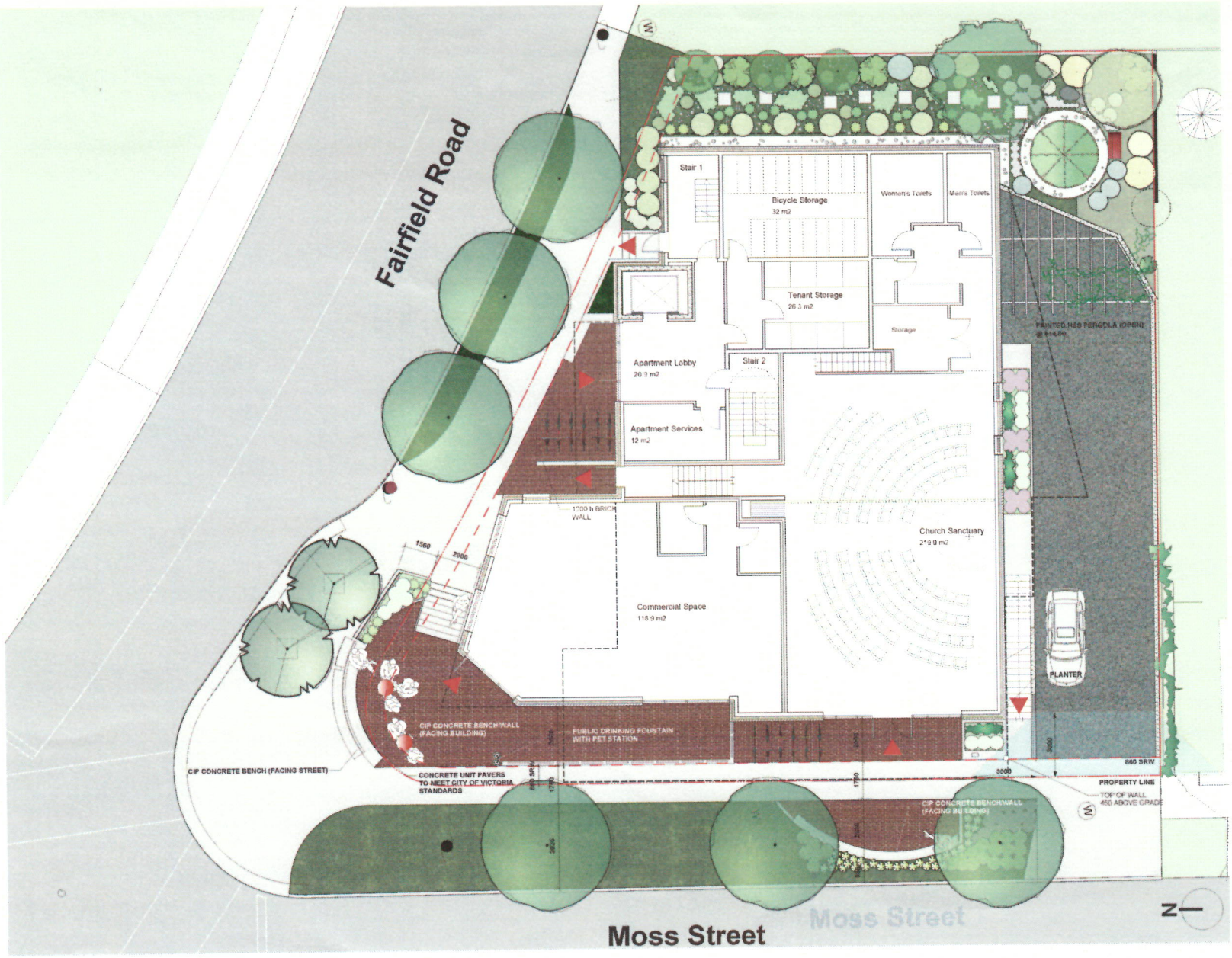
Version 2 Redesign

Project Data

D03




LOW HAMMOND ROWE ARCHITECTS

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NOV 22 2018
DEEMED
JUL 20 2018

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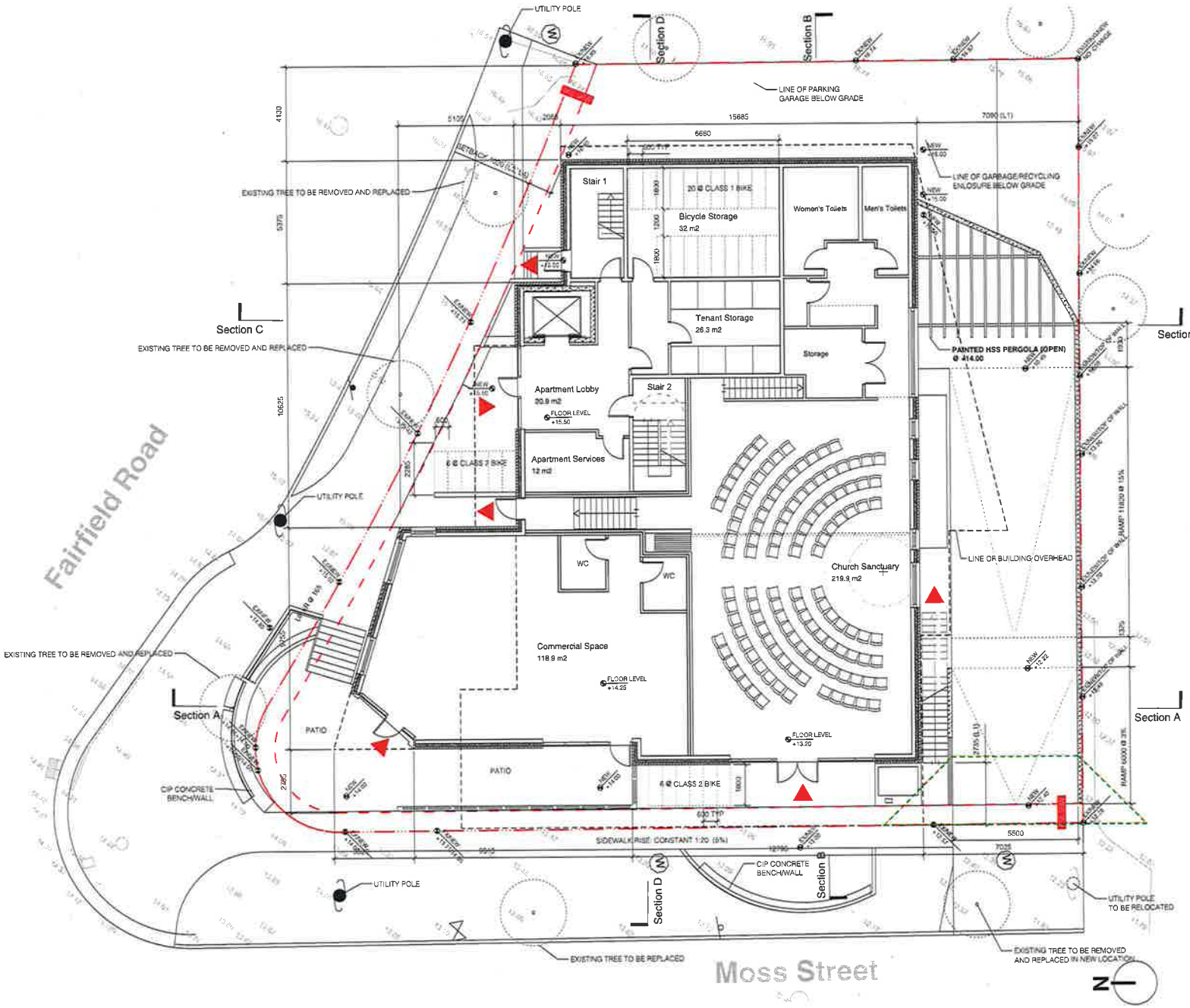
Plan - Site and L1

D04




LOW HAMMOND ROWE ARCHITECTS

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Plan - L1

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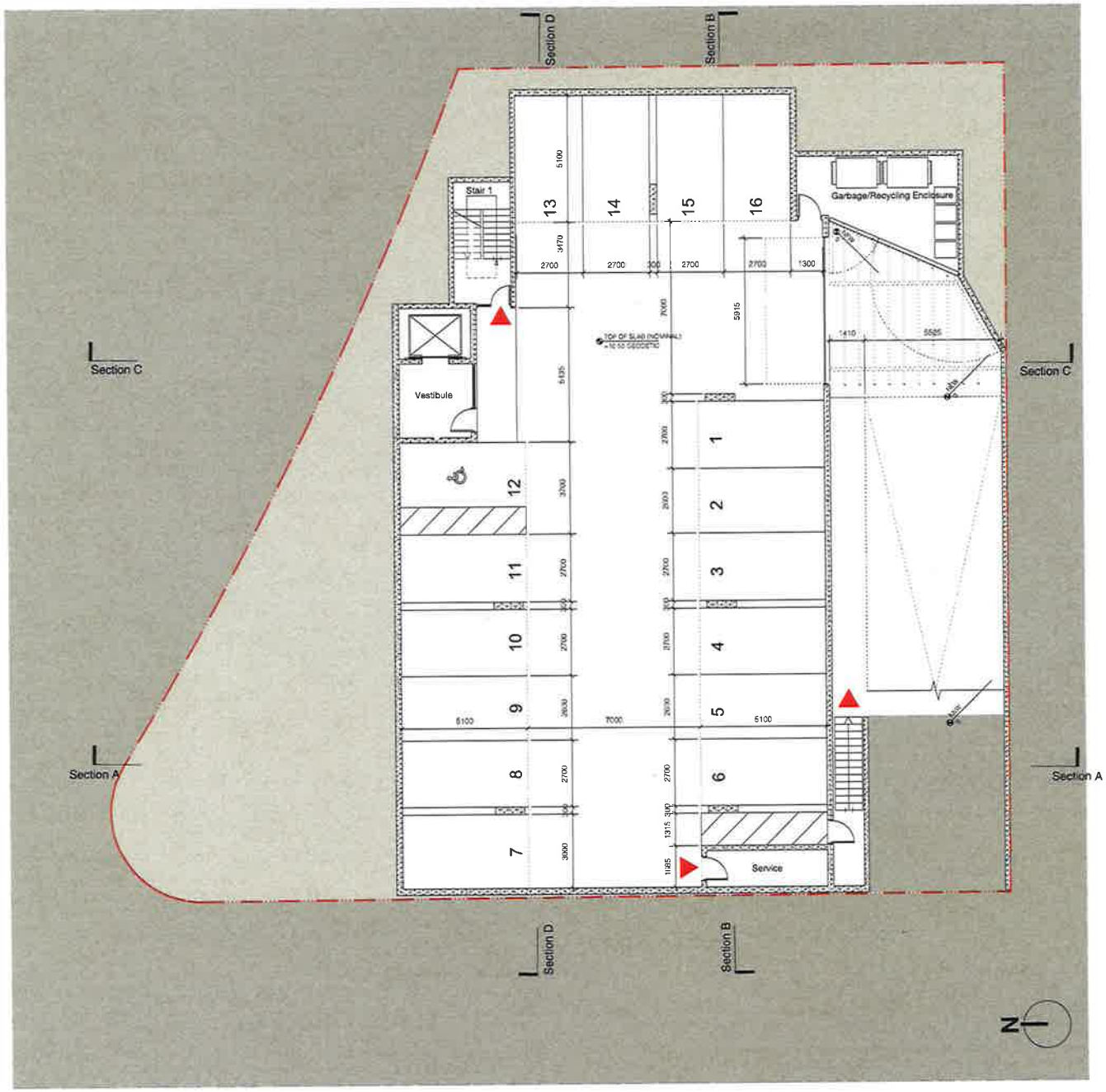
D05

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Plan - Parking Garage

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D06

LOW HAMMOND ROWE ARCHITECTS

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Version 2 Redesign

Plan - L2

CR

D07

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Plan - L3

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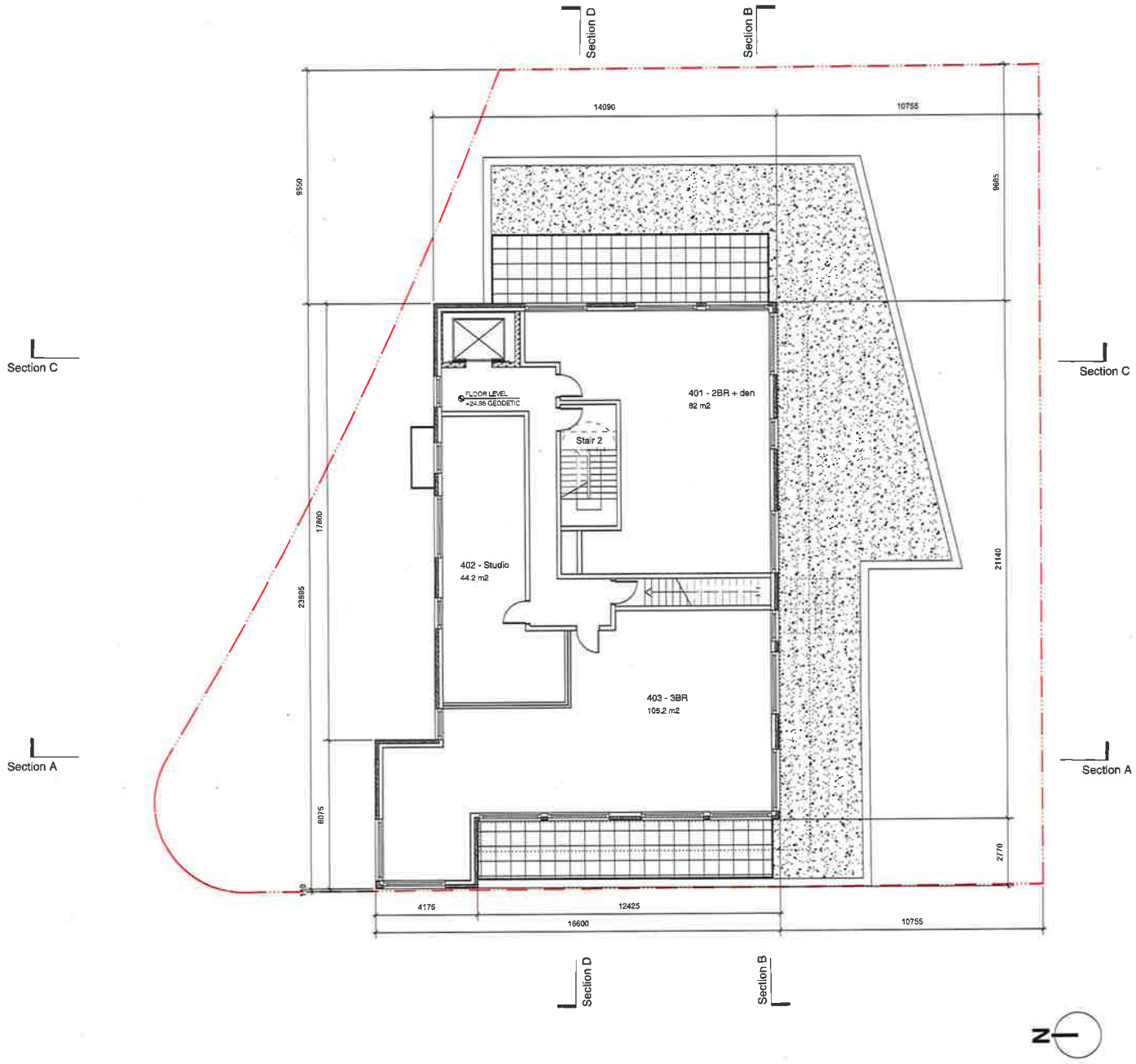
CR
182713

D08




LOW HAMMOND ROWE ARCHITECTS

UNITY COMMONS

Unity Commons
Version 2 Redesign

Plan - L4

CR

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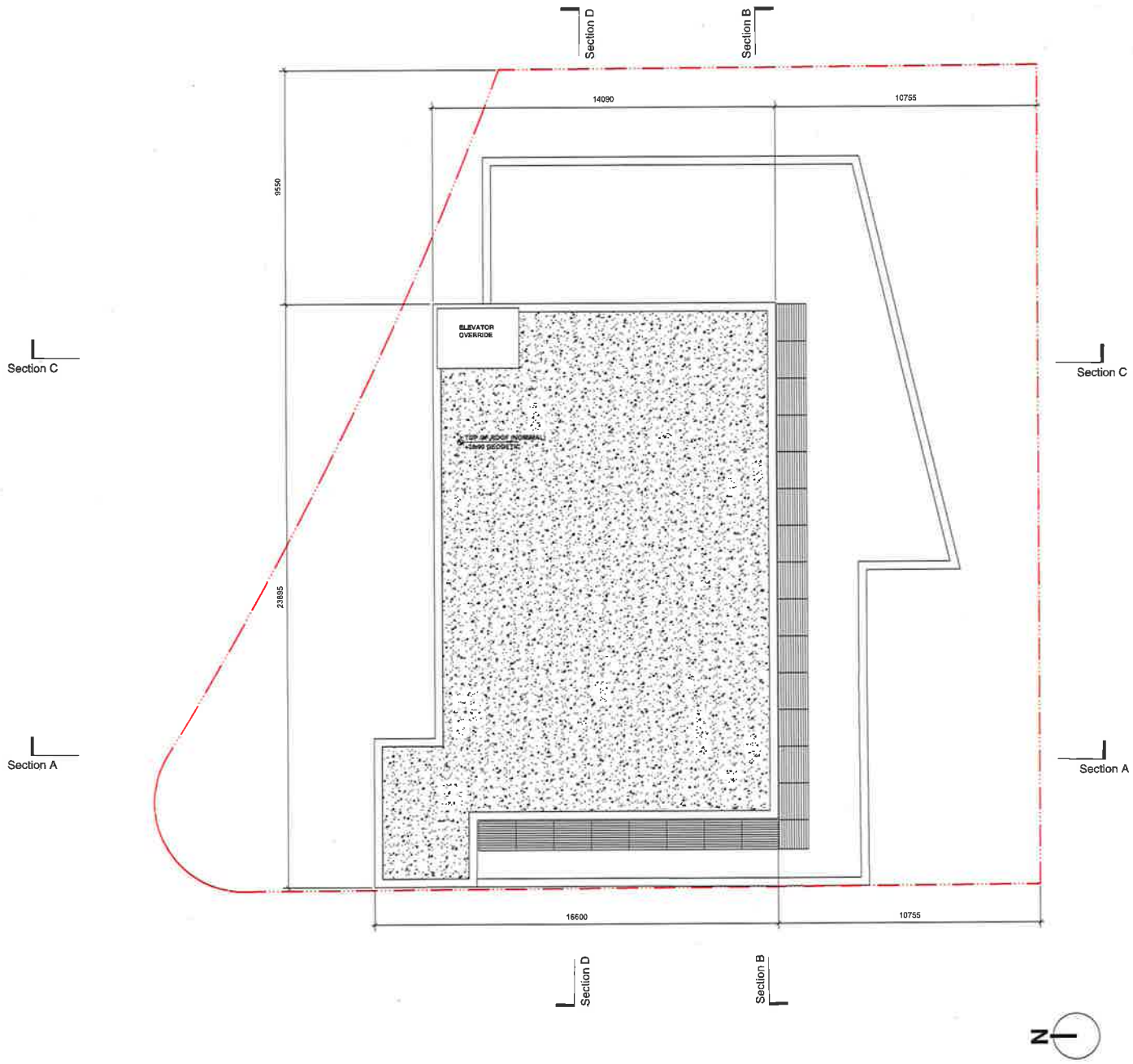
D09

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Plan - Roof

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CR D10

180716

LOW HAMMOND ROWE ARCHITECTS

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Elevations

D11

East Elevation (side yard)

Exterior Materials Legend

- Brick masonry veneer - Mutual Materials 'Redondo Gray' smooth
- Stucco rainscreen cladding - grey
- Stucco rainscreen cladding - white
- Cedar rainscreen cladding, 89mm, vertical, transparent grey stain

South Elevation (side yard)

LOW HAMMOND ROWE ARCHITECTS

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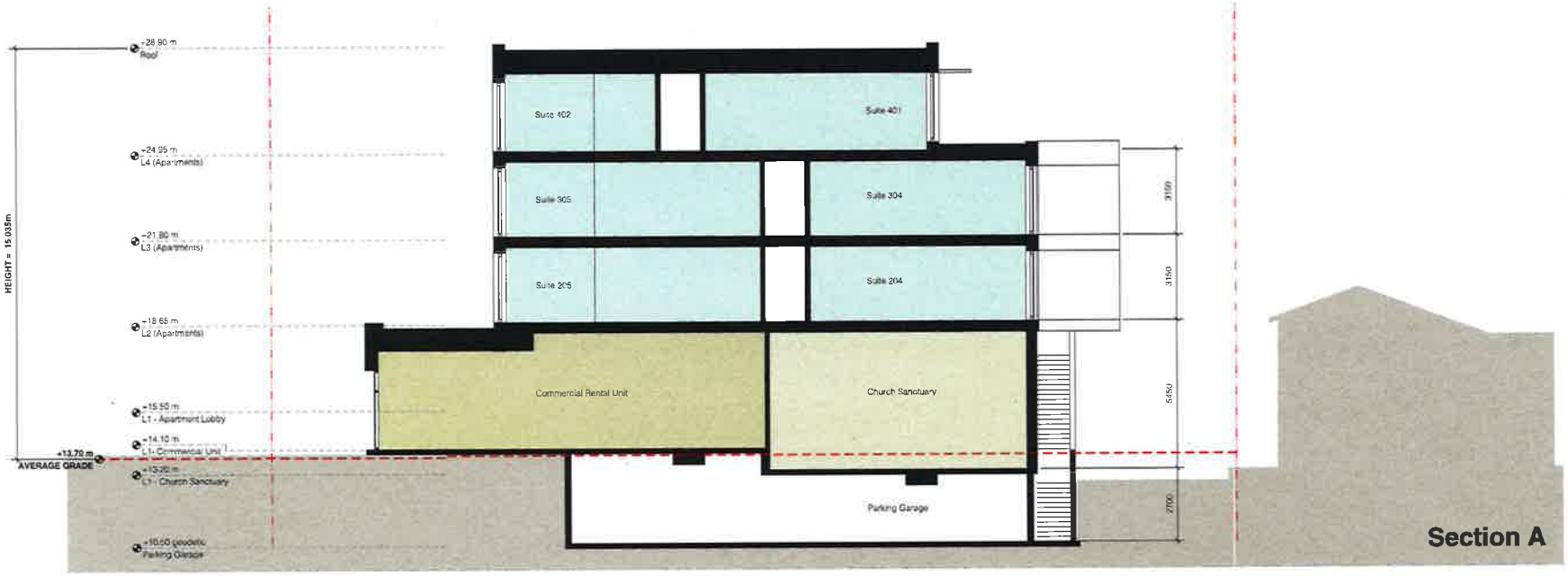
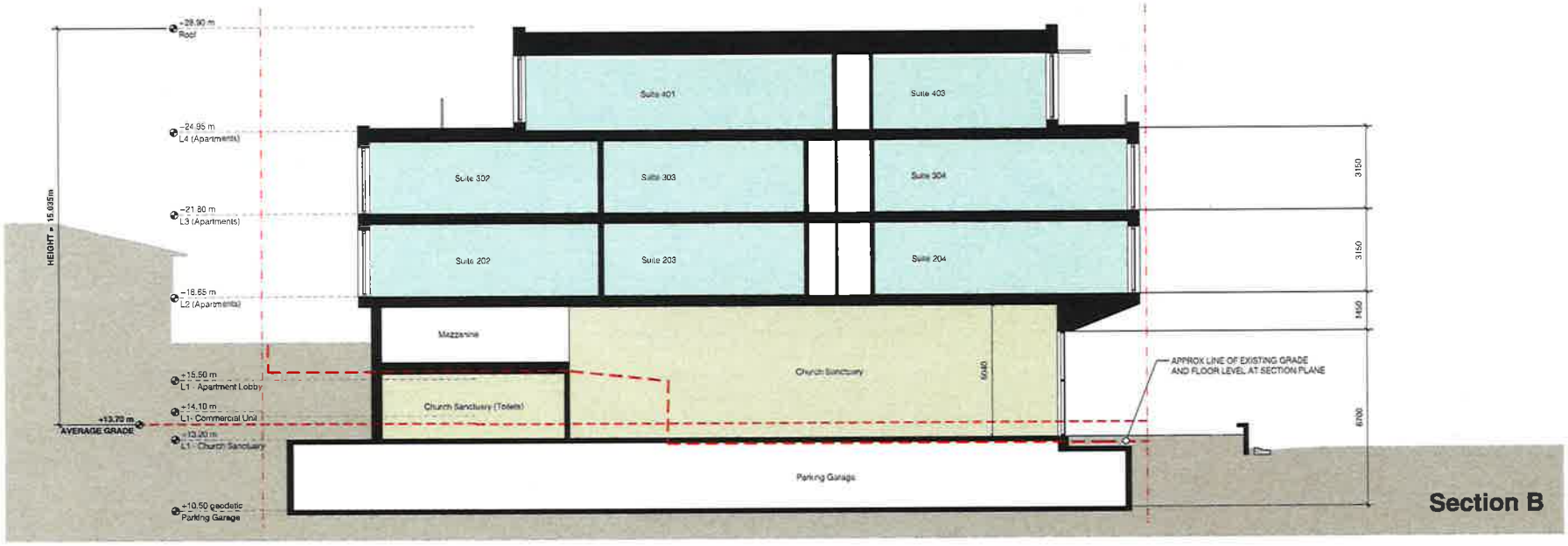
Elevations

D12

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Sections

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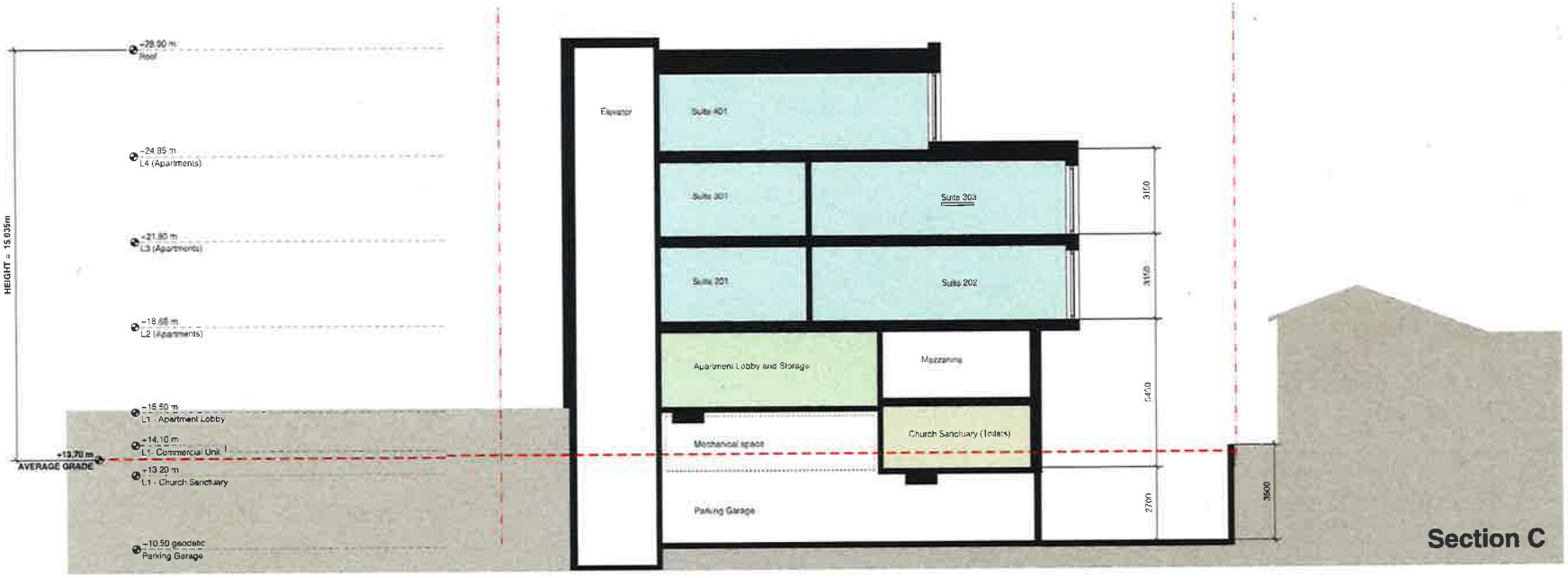
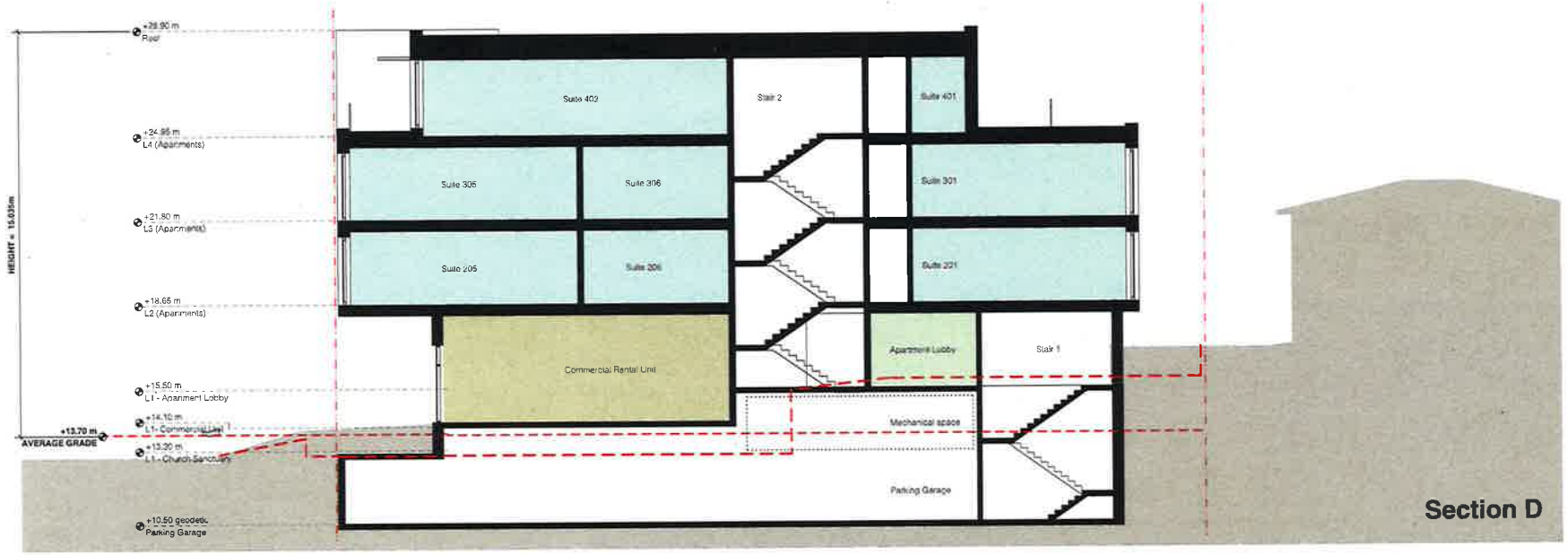
D13




Section C




Section D

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Sections

D14

Image 1. EXISTING CHURCH LOOKING EAST

Image 2. EXISTING CHURCH LOOKING SOUTH

Image 3. EXISTING CHURCH LOOKING SOUTH

Image 4. EXISTING CHURCH LOOKING SOUTH EAST

Image 5. 364 MOSS STREET LOOKING

Image 6. 360 MOSS STREET LOOKING

Image 7. MOSS STREET AND FAIRFIELD ROAD LOOKING WEST

Image 8. 394 MOSS STREET LOOKING SOUTH

Image 9. EXISTING SCHOOL LOOKING EAST

Image 10. EXISTING SCHOOL LOOKING NORTH

Image 11. EXISTING SCHOOL LOOKING EAST

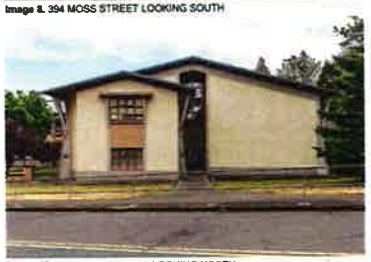

Image 12. EXISTING SCHOOL LOOKING NORTH

SITE CONTEXT MAP

SITE LOCATION MAP

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Version 2 Redesign

Context Photos

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D15

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Street Elevations

CR 1:125

CR D16

## Recommended Nursery Stock

### Trees

| ID | Quantity | Botanical Name | Common Name | Size |
|---|---|---|---|---|
| AcRO | 5 | Acer rubrum 'October Glory' | October Glory Red Maple | 7cm cal |
| CaBF | 3 | Carpinus betulus 'Fastigiata' | Fastigiate Hornbeam | 6 cm cal |
| CornMW | 1 | Cornus kousa 'Milky Way' | Milky Way Dogwood | #15 pot |
| MagG | 1 | Magnolia grandiflora 'Edith Bogue' | Edith Bogue Magnolia | # 20 pot |
| PyCa | 2 | Pyrus calleryana | Chanticleer Pear | 6cm cal. |

### Large Shrubs

| ID | Quantity | Botanical Name | Common Name | Size |
|---|---|---|---|---|
| FaJ | 4 | Fatsia japonica | Japanese Fatsia | #5 pot |
| MaNC | 2 | Mahonia x media 'Charity' | Charity Mahonia | #5 pot |
| RhBdN | 3 | Rhododendron 'Boule de Neige' | Boule de Neige Rhododendron | min. #5 pot |
| VacO | 2 | Vaccinium ovatum | Evergreen Huckleberry | #5 pot |

### Medium Shrubs

| ID | Quantity | Botanical Name | Common Name | Size |
|---|---|---|---|---|
| SarR | 12 | Sarcococca ruscifolia | Swoot Box | #5 pot |
| VaNS | 4 | Vaccinium x 'Northsky' (half high) | Northsky Blueberry | #5 pot |

### Small Shrubs

| ID | Quantity | Botanical Name | Common Name | Size |
|---|---|---|---|---|
| LaA | 31 | Lavandula angustifolia 'Munstead' | Munstead English Lavender | #1 pot |
| MaNN | 45 | Mahonia nervosa | Low Oregon Grape | #1 pot |
| PiJP | 37 | Pieris japonica 'Prelude' | Prelude Pieris | #2 pot |
| | 0 | | | |

### Perennials, Annuals and Ferns

| ID | Quantity | Botanical Name | Common Name | Size |
|---|---|---|---|---|
| APap | 39 | Achillea millefolium 'Paprika' | Paprika Common Yarrow | |
| BlS | 12 | Blechnum spicant | Deer Fern | #1 pot |
| PolyS | 25 | Polystichum setiferum | Soft Shield Fern | #1 pot |

### Groundcovers

| ID | Quantity | Botanical Name | Common Name | Size |
|---|---|---|---|---|
| LepG | 192 | Leptinella gruven | Miniature Brass Buttons | #SP3 pot |
| ThS | 77 | Thymus sp | Creeping Thyme | #SP3 pot |

### Green Roof

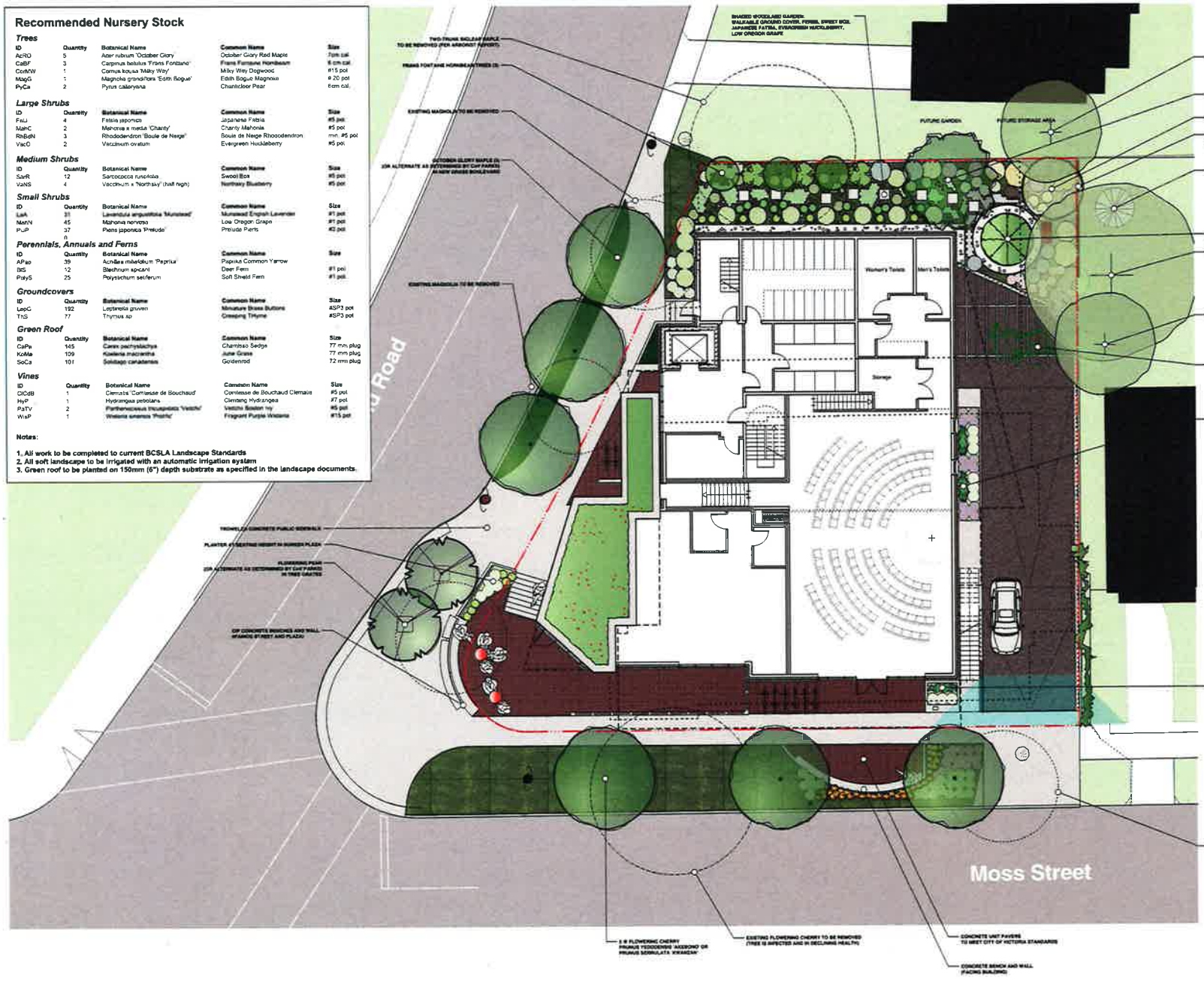
| ID | Quantity | Botanical Name | Common Name | Size |
|---|---|---|---|---|
| CaPe | 145 | Carex pachystachya | Chamiso Sedge | 77 mm plug |
| KoMa | 109 | Koeleria macrantha | June Grass | 77 mm plug |
| SoCa | 101 | Solidago canadensis | Goldenrod | 72 mm plug |

### Vines

| ID | Quantity | Botanical Name | Common Name | Size |
|---|---|---|---|---|
| ClCdB | 1 | Clematis 'Comtesse de Bouchaud' | Comtesse de Bouchaud Clematis | #5 pot |
| HyP | 1 | Hydrangea petiolaris | Climbing Hydrangea | #7 pot |
| PaTV | 2 | Parthenocissus tricuspidata 'Veitchii' | Veitchii Boston Ivy | #5 pot |
| WisP | 1 | Wisteria sinensis 'Prolific' | Fragrant Purple Wisteria | #15 pot |

**Notes:**

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system
3. Green roof to be planted on 150mm (6") depth substrate as specified in the landscape documents.





LADR LANDSCAPE ARCHITECTS

3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105


| No. | Date | Revision Notes |
|---|---|---|
| A | MAY 11 | ISSUED FOR COMMENT |
| B | JULY 27 | ISSUED FOR PERMIT |

Unity Commons
Version 2 Redesign

Landscape Plan

CR 1424

1 : 75

CR

190716

L1