

2023

CITY OF VICTORIA | Sustainable Planning &amp; Community Development

# Rezoning and Development Permit with Variances

1400 Fairfield Road &amp; 349/351 Kipling Street

COMMITTEE OF THE WHOLE | JANUARY 19, 2023



1



## Subject Property



**B**

349-351 Kipling St. (View from Robert J. Porter Park – looking across Kipling St.)



**C**

1400 Fairfield Rd. (View from Kipling St.)



**D**

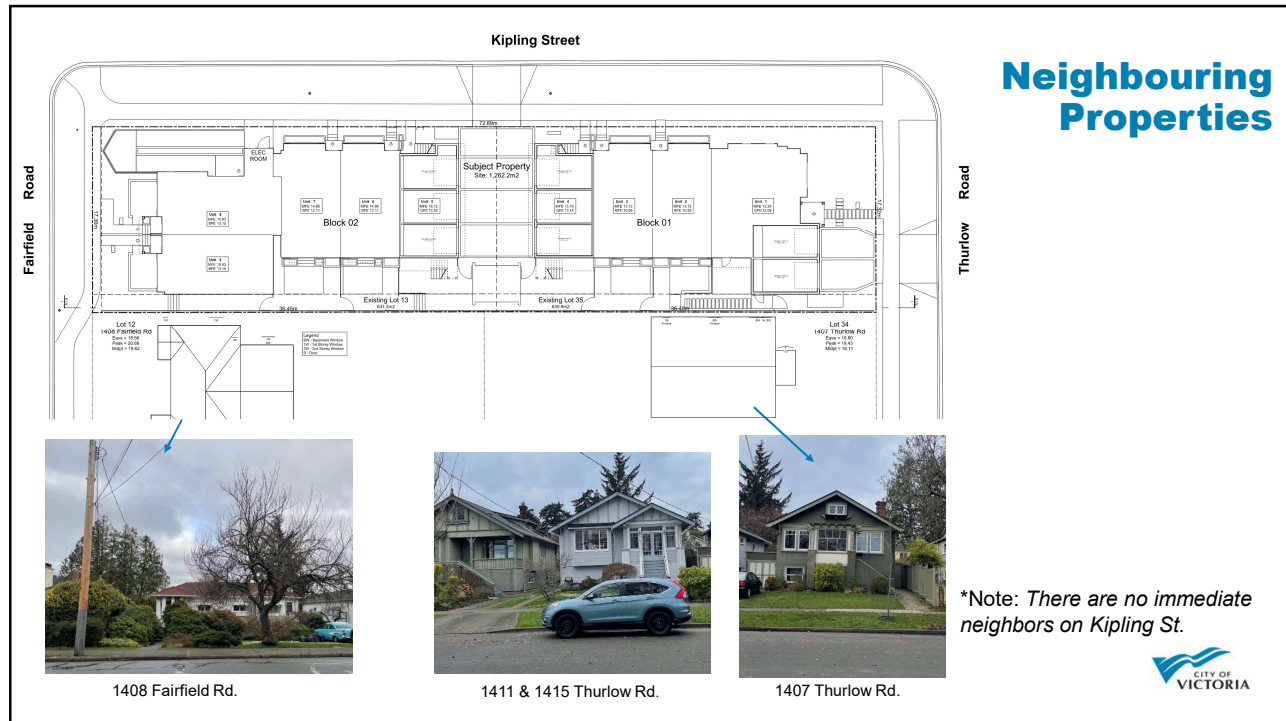
1400 Fairfield Rd. (View from Fairfield Rd.)



**A**

349-351 Kipling St. (View from Brooke St. Green – looking across Thurlow Rd.)

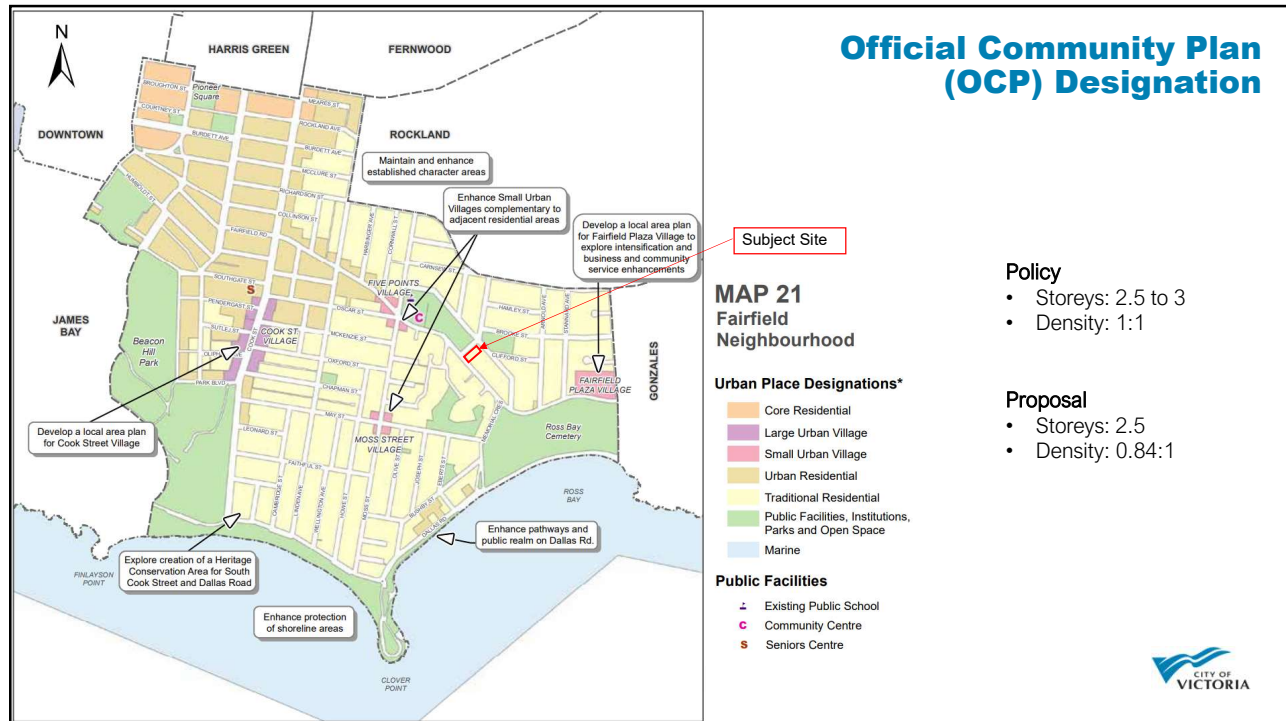
2



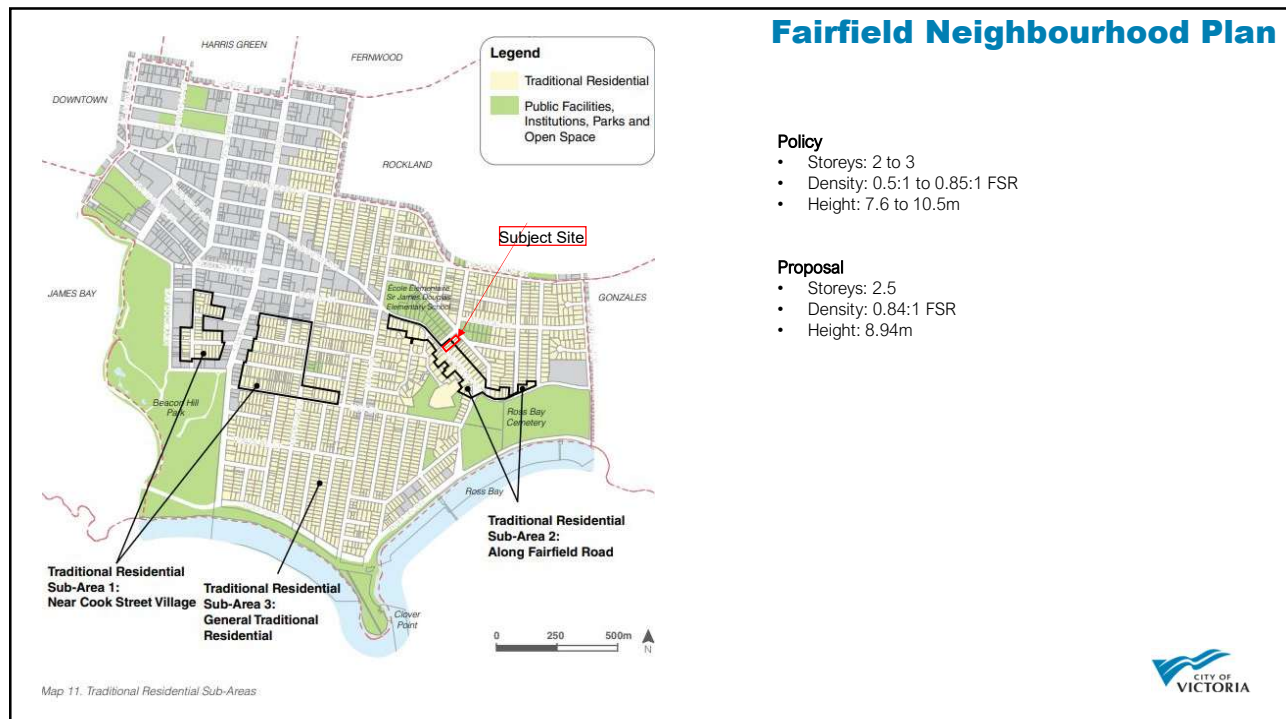
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4



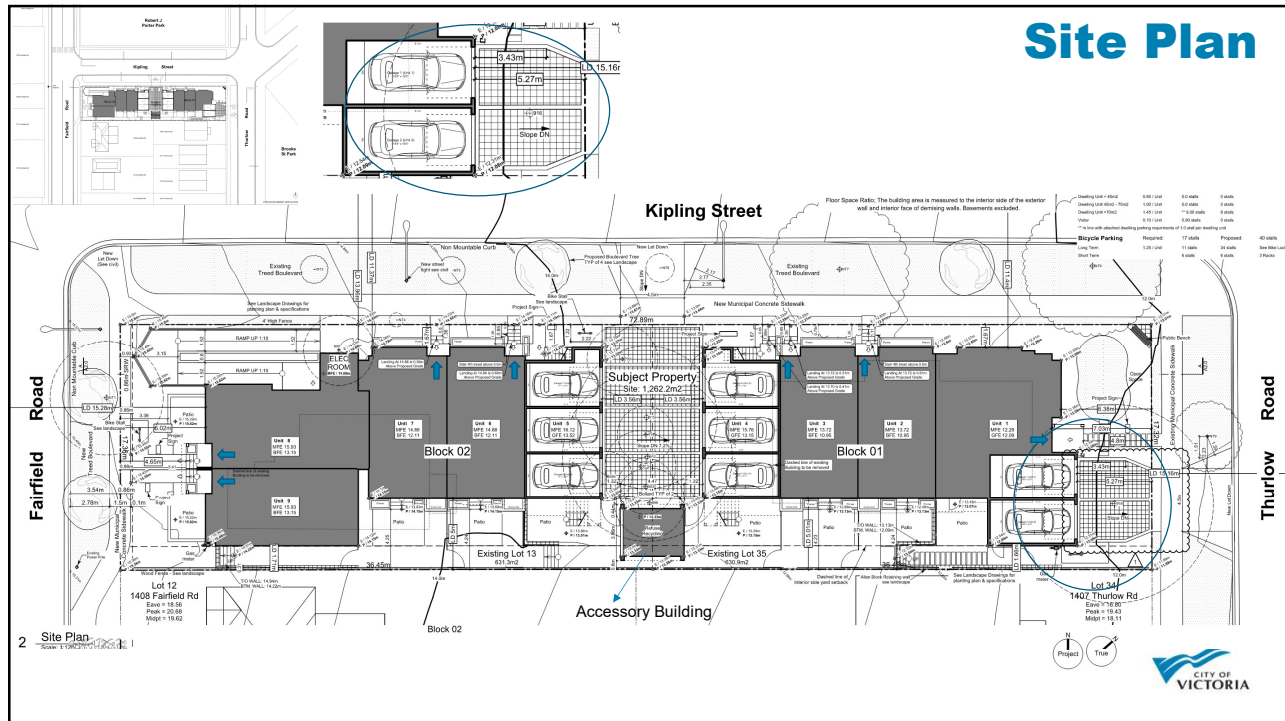
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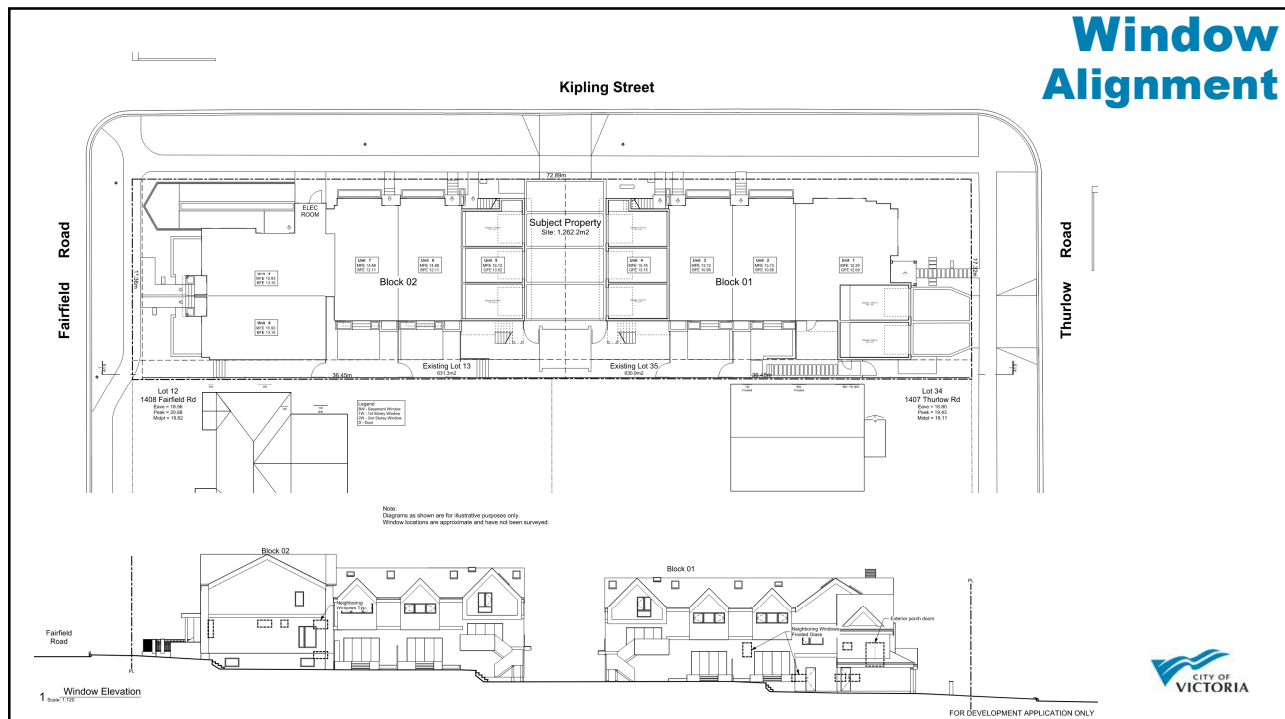


## Site Plan



7

## Window Alignment

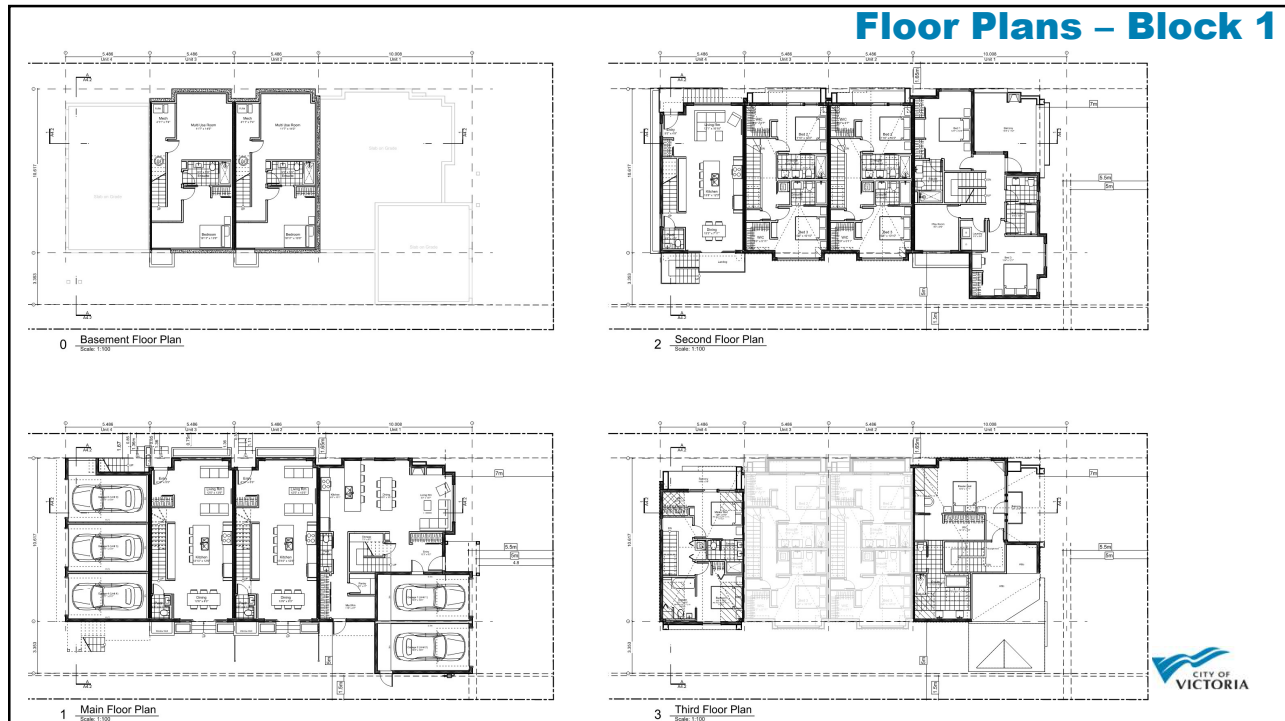


8



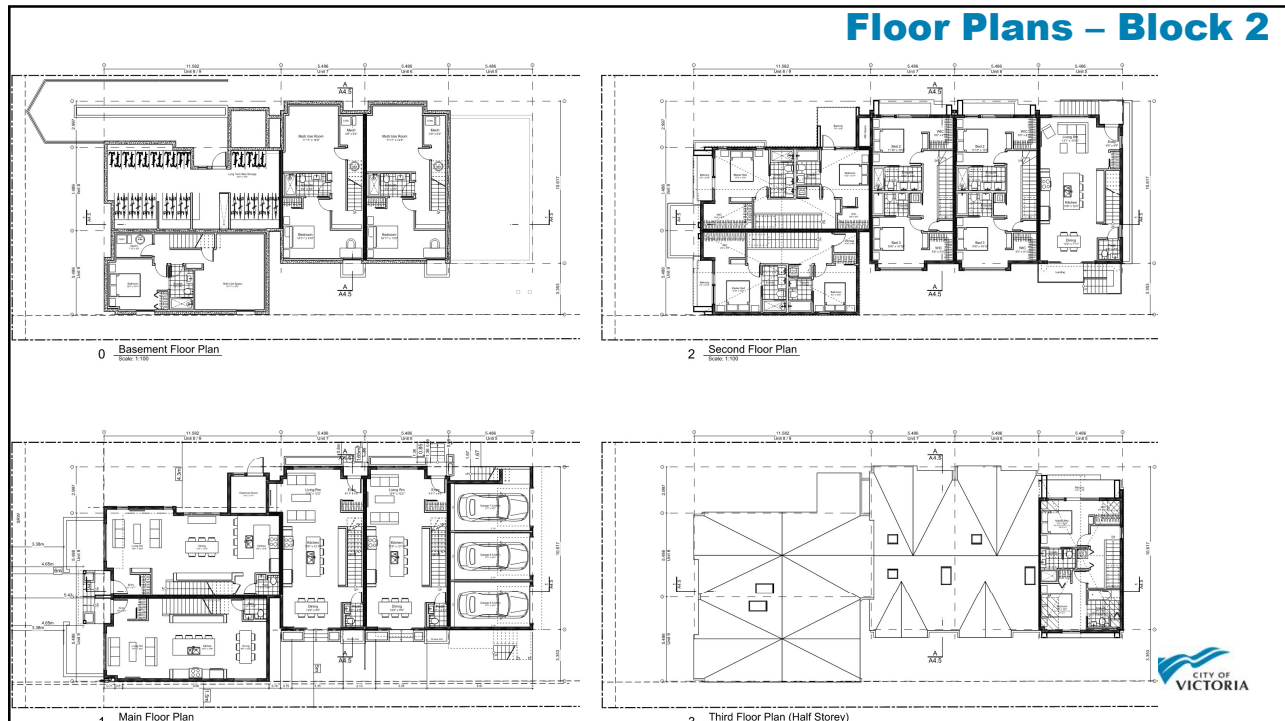


## Floor Plans – Block 1

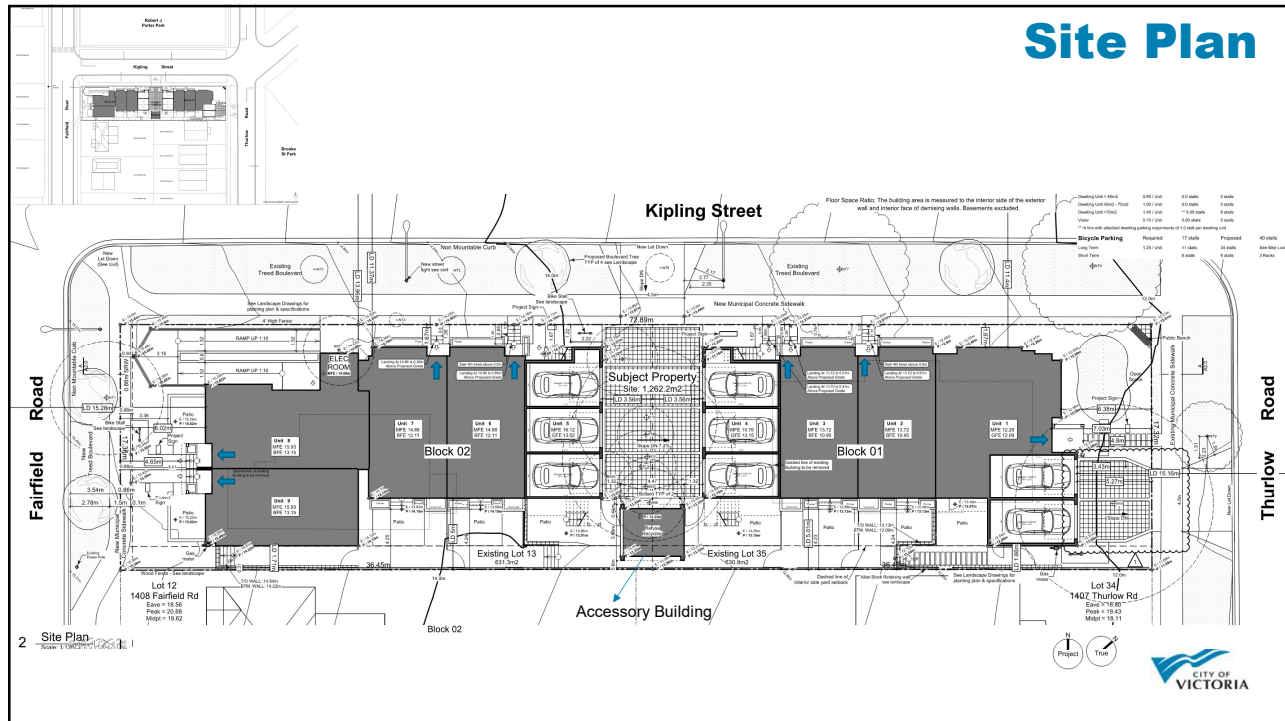


11

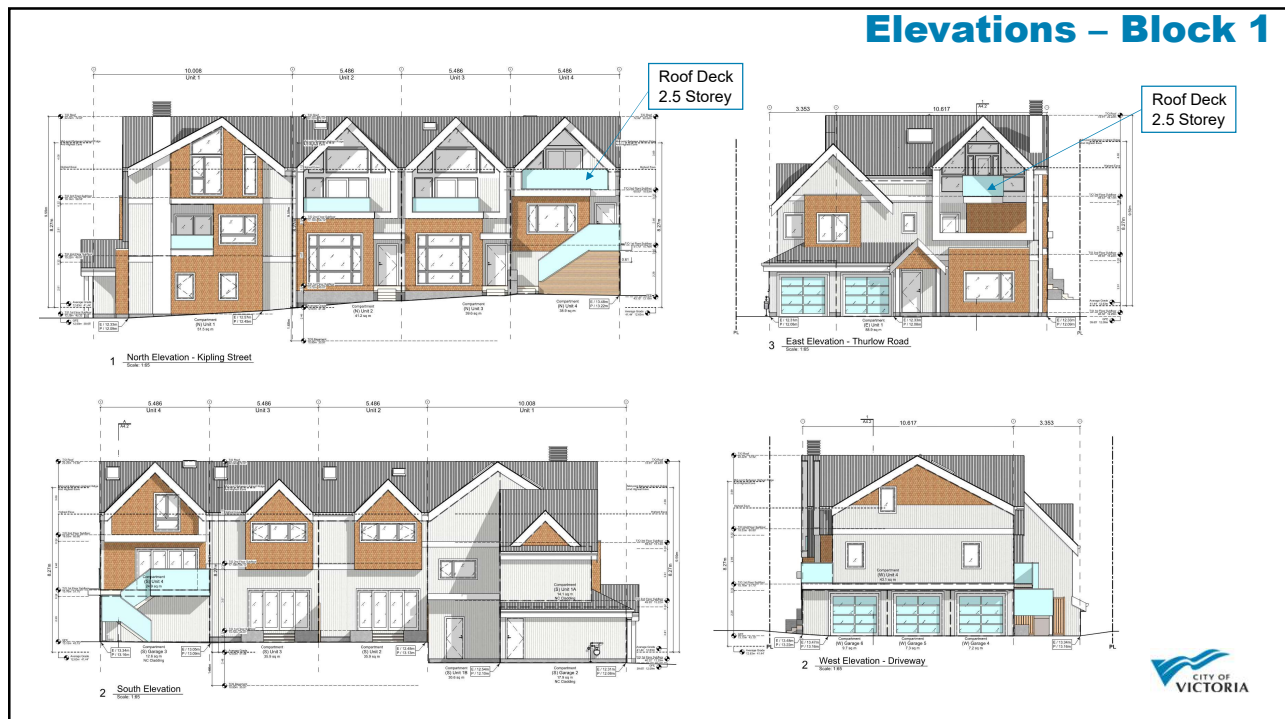
## Floor Plans – Block 2



12

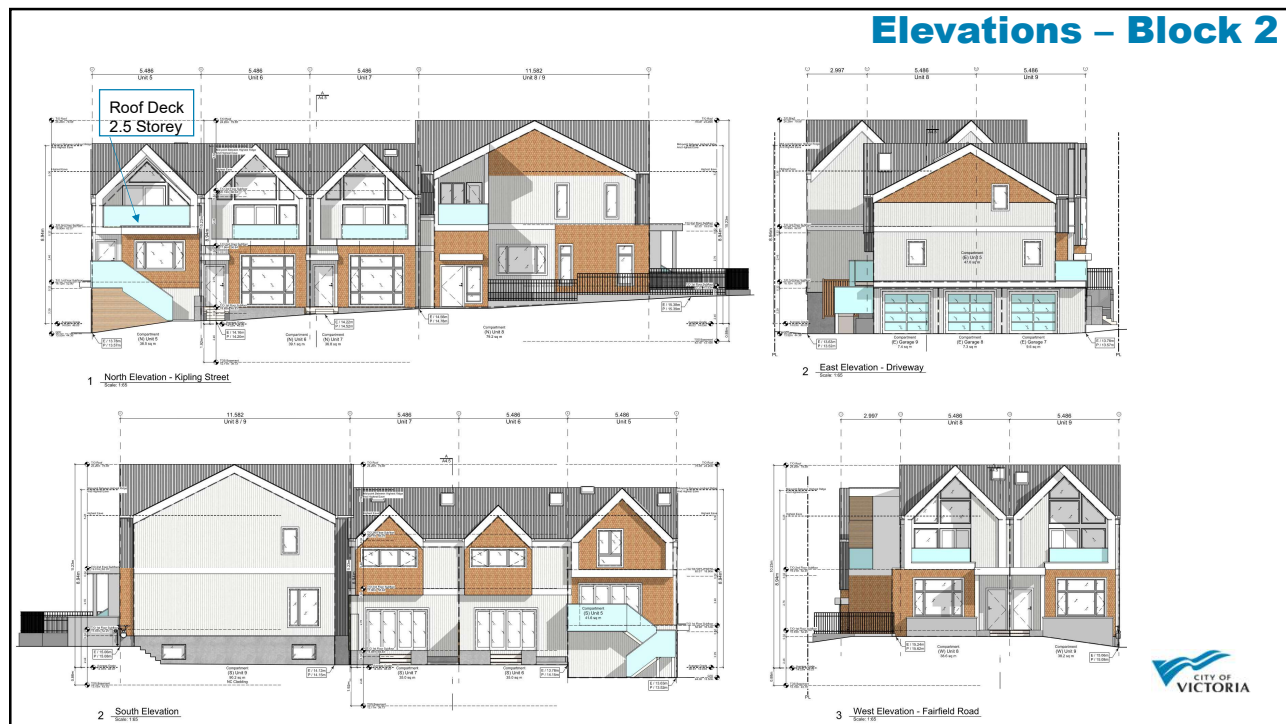


13



14

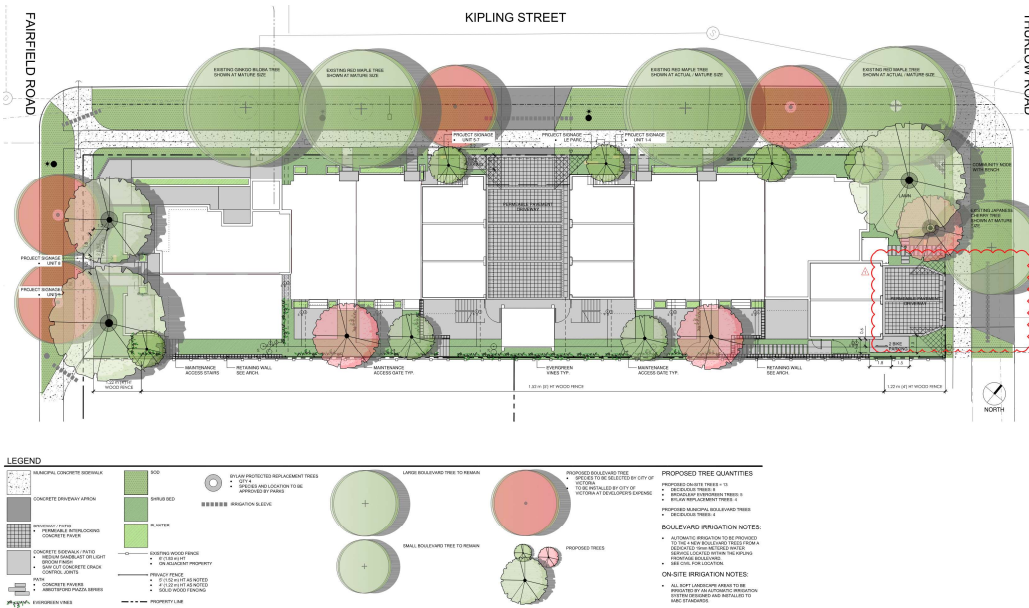





## Streetscape Elevations



## Landscape Plan






## Previous Proposal

**ADP review on August 26, 2020**

“Recommendation to approve with the following changes:

- addressing Kipling and Thurlow elevations
- improvements to privacy screening at the rooftop
- alternative species of planting along rear drive aisle
- access to light in lock-off suites
- improving landscaping on Thurlow Street”



19



## Current Proposal



20



