


2023

CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning and Development Permit with Variances Application

1733, 1735 and 1737 Fairfield Road
1964 Fairfield Road and 507 Foul Bay Road

COMMITTEE OF THE WHOLE | December 7, 2023



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Legislative Authority

LGA, Sect. 479- Council may regulate the permitted uses, density, siting, size and dimensions of land, buildings and other structures within a zone

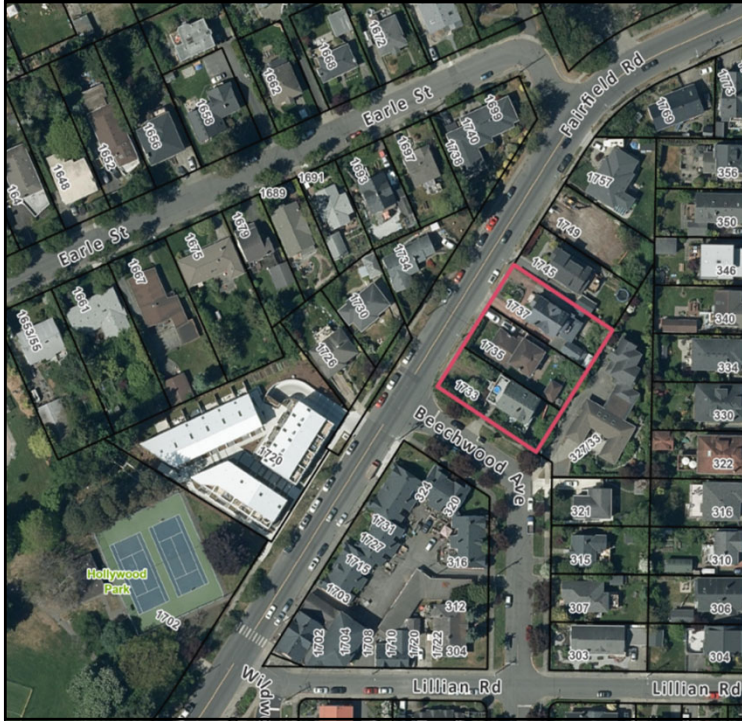
Sect. 482- A zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

Sect. 489- Council may issue a Development Permit in accordance with the applicable guidelines specified in the Community Plan.

Sect 611- Council may designate real property, in whole or in part, as protected property, which may apply to more than one property and may apply to landscape features.



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Aerial Photo
 (1733, 1735 and 1737 Fairfield)

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Aerial Photo
 (1964 Fairfield & 507 Foul Bay)

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Subject Properties

← 1733

← 1737

↑
1735

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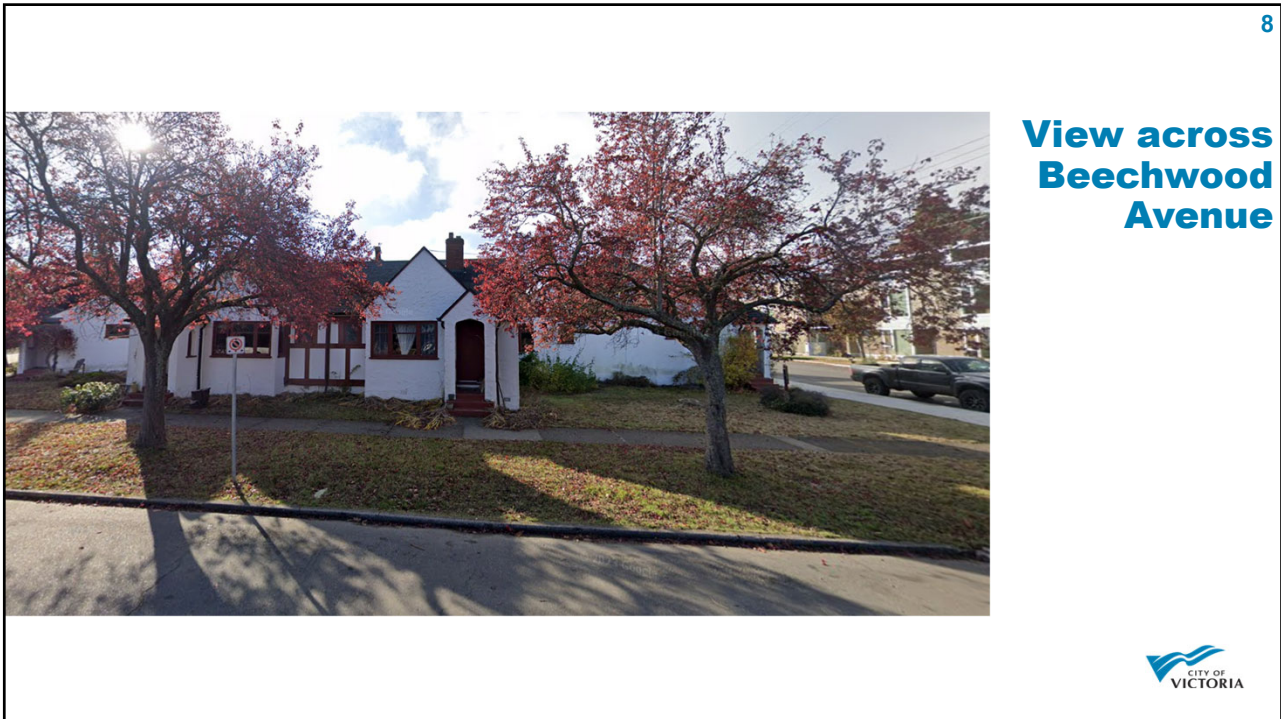
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**1745 Fairfield Road
(northeast)**

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View across Fairfield Road



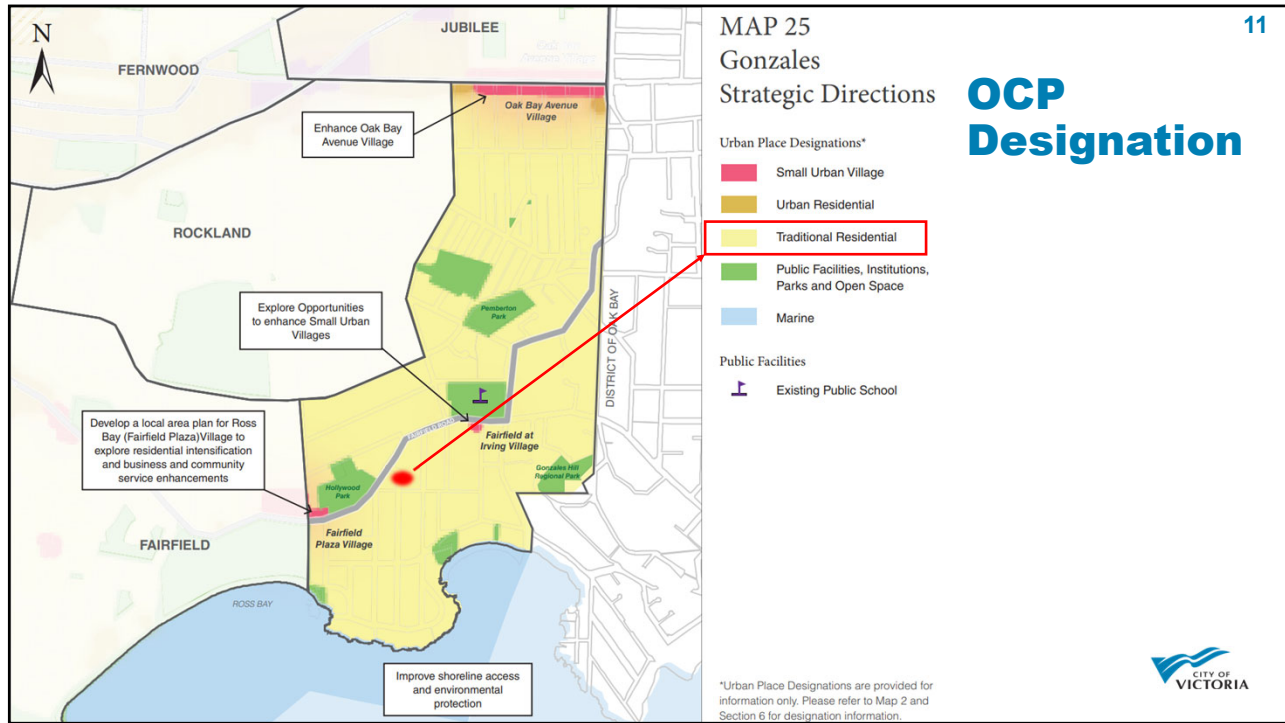
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3D Aerial



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Proposed OCP Amendments

1733, 1735 and 1737 Fairfield Road

- permit a four-storey multiple dwelling- 1.77:1 FSR (amending envisioned density, use and height)
- contributes to growth management, housing diversity, heritage protection objectives
- supported, contingent on greater constituency with design guidelines

1964 Fairfield Road and 507 Foul Bay Road

- designate as Public Facilities, Institutions, Parks and Open Space
- supported, aligns with objectives to preserve cultural assets and historic sites

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Inclusionary Housing and Community Amenity Policy

OCP Amendment on a Traditional Residential property

Alternative proposed to inclusionary housing units or cash contributions to City reserves:

- concurrent OCP amendment, rezoning, secured public access, and heritage designation amendment

Monetary donation to TLC in the amount of \$350,000- not secured as part of the rezoning



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Variation from URMD Zone, Urban Residential Multiple Dwelling

Density and Site Coverage:

- FSR from 2:1 to 1.77:1
- minimum lot area from 1840m² to 1740m²
- site coverage from 40% to 65%
- open site space from 50% to 23%

Siting:

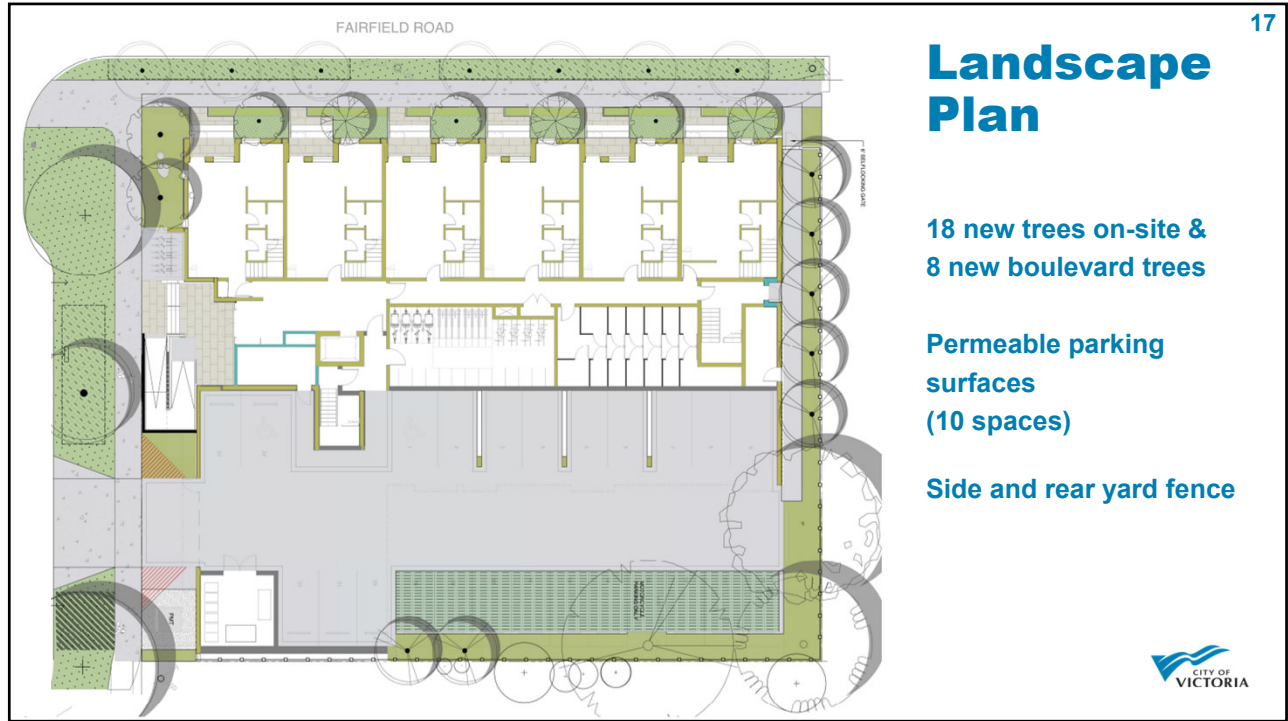
- Beechwood Avenue setback from 4.00m to 2.70m
- rear yard setback from 10.00m to 2.60m
- Fairfield Road setback from 4.00m to 2.30m
- side yard setback (southeast) from 6.00m to 0.50m

Parking:

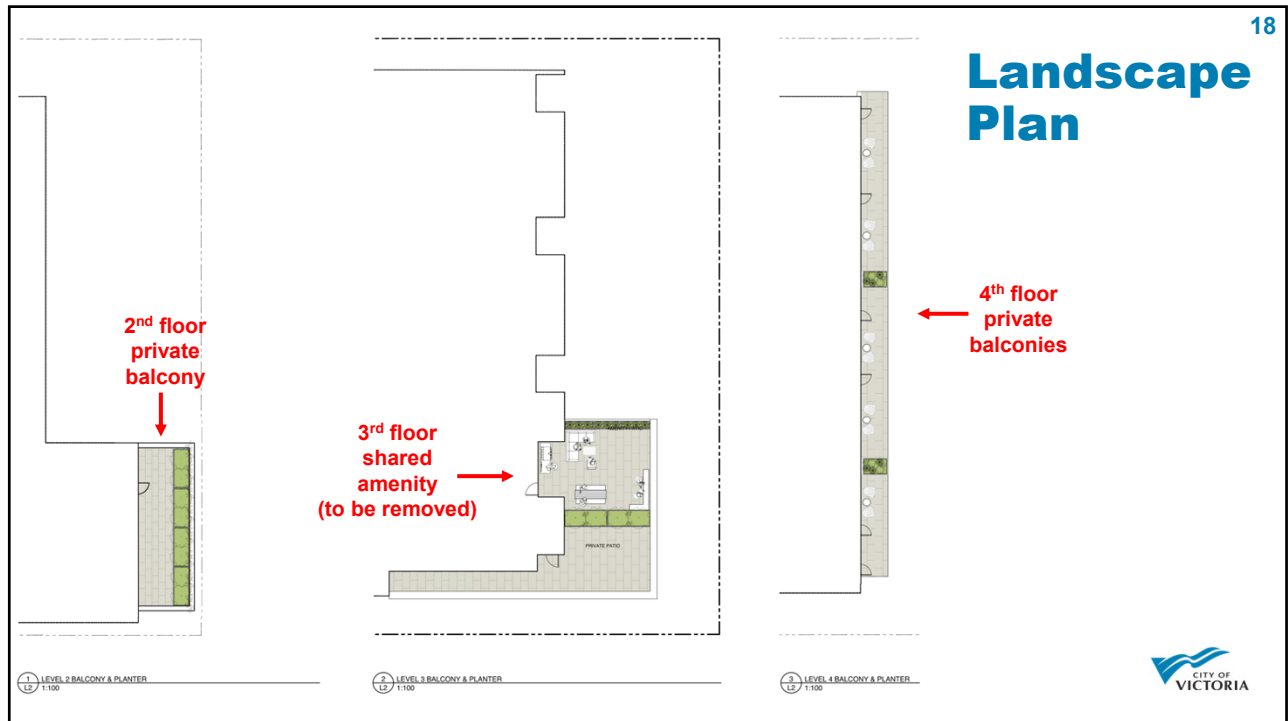
- vehicle parking from 40 spaces to 23 spaces
- permit stacked long-term bicycle parking



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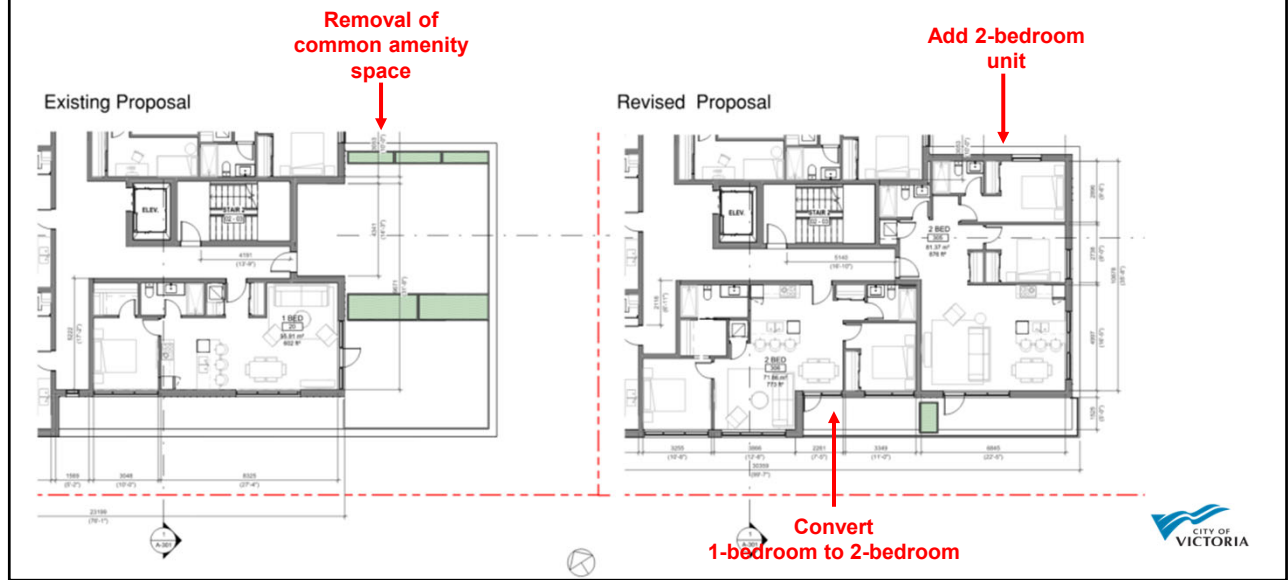


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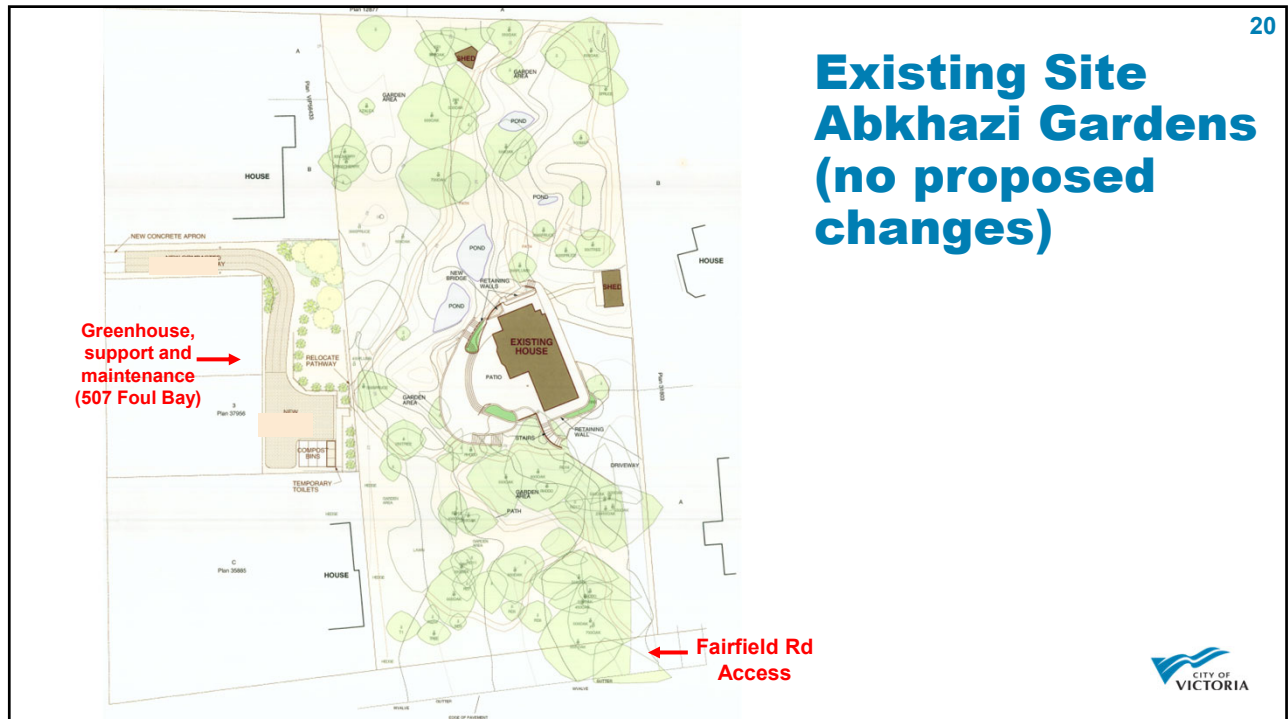


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Revised Plans Prior to Hearing

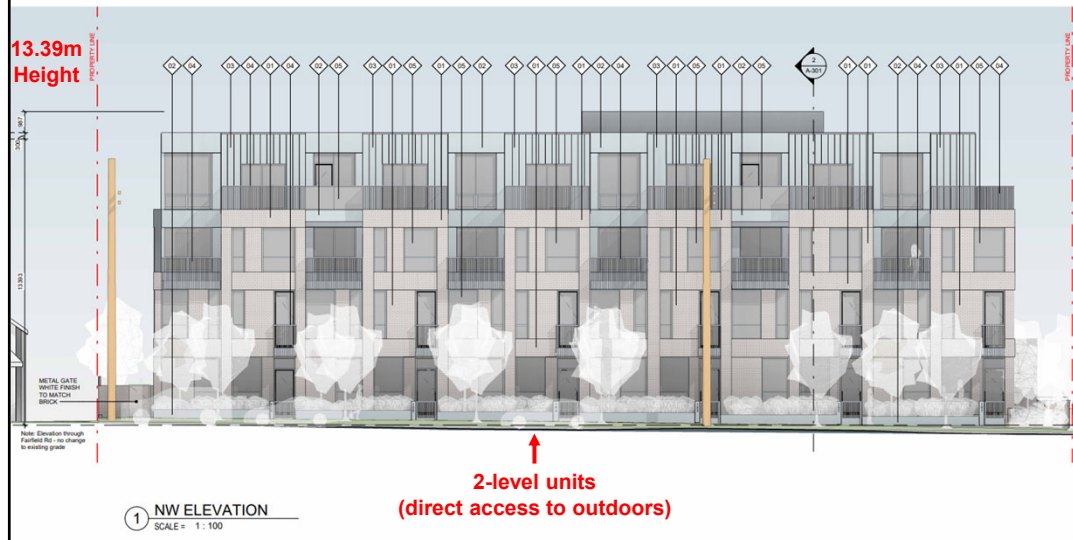


Existing Site Abkhazi Gardens (no proposed changes)



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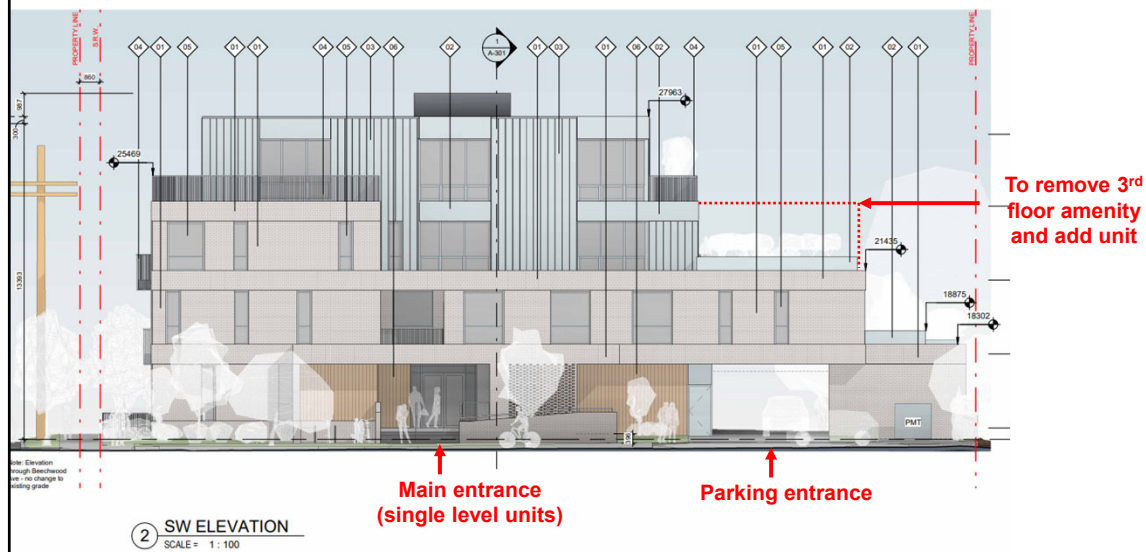
Fairfield Road Elevation



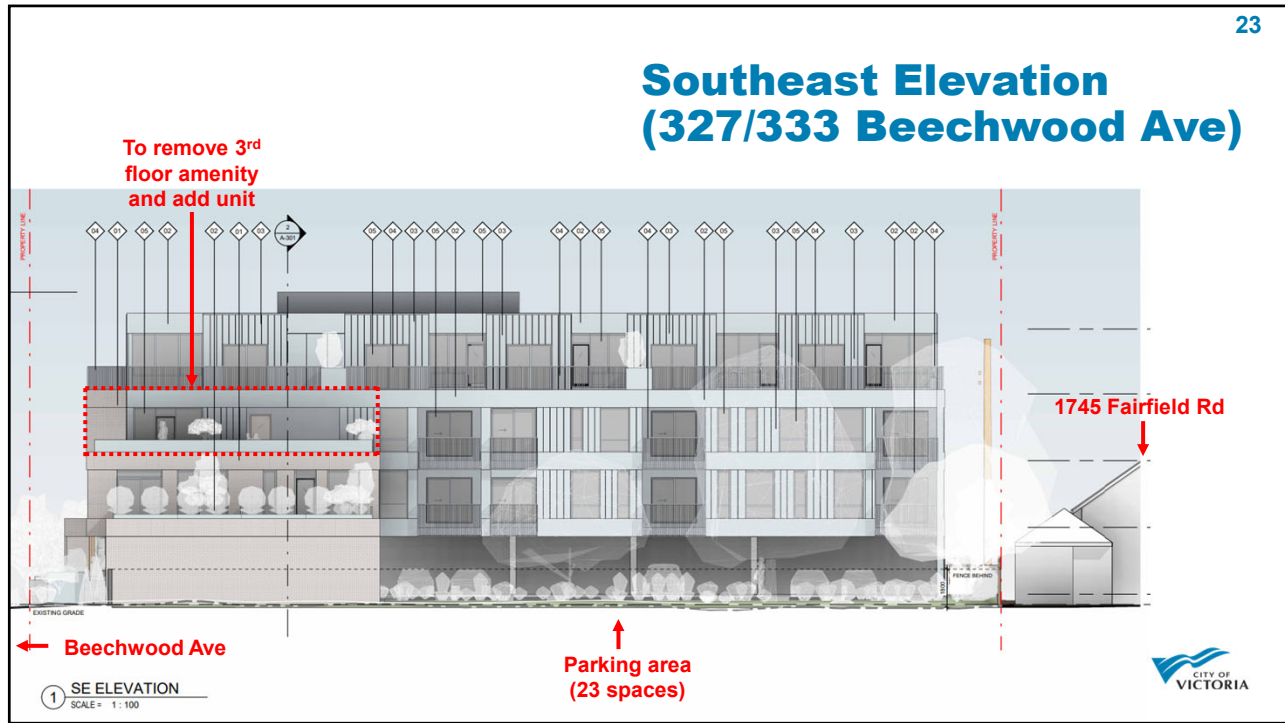
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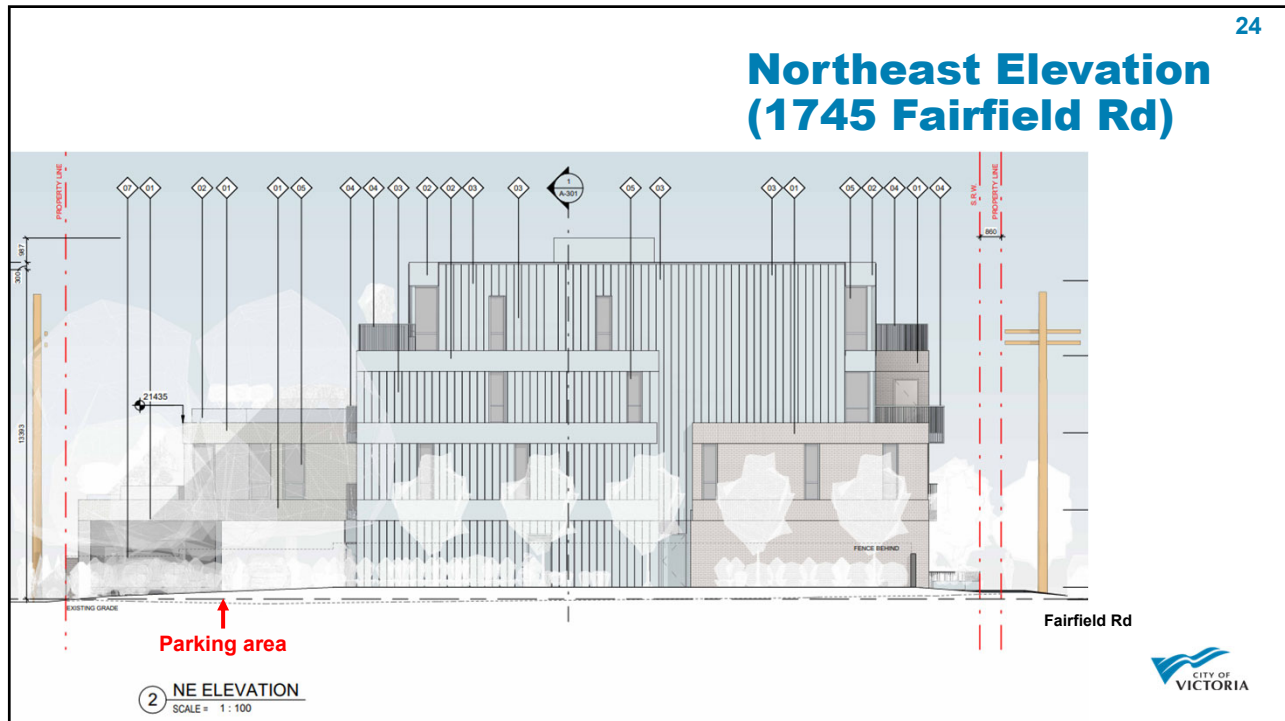
Beechwood Avenue Elevation



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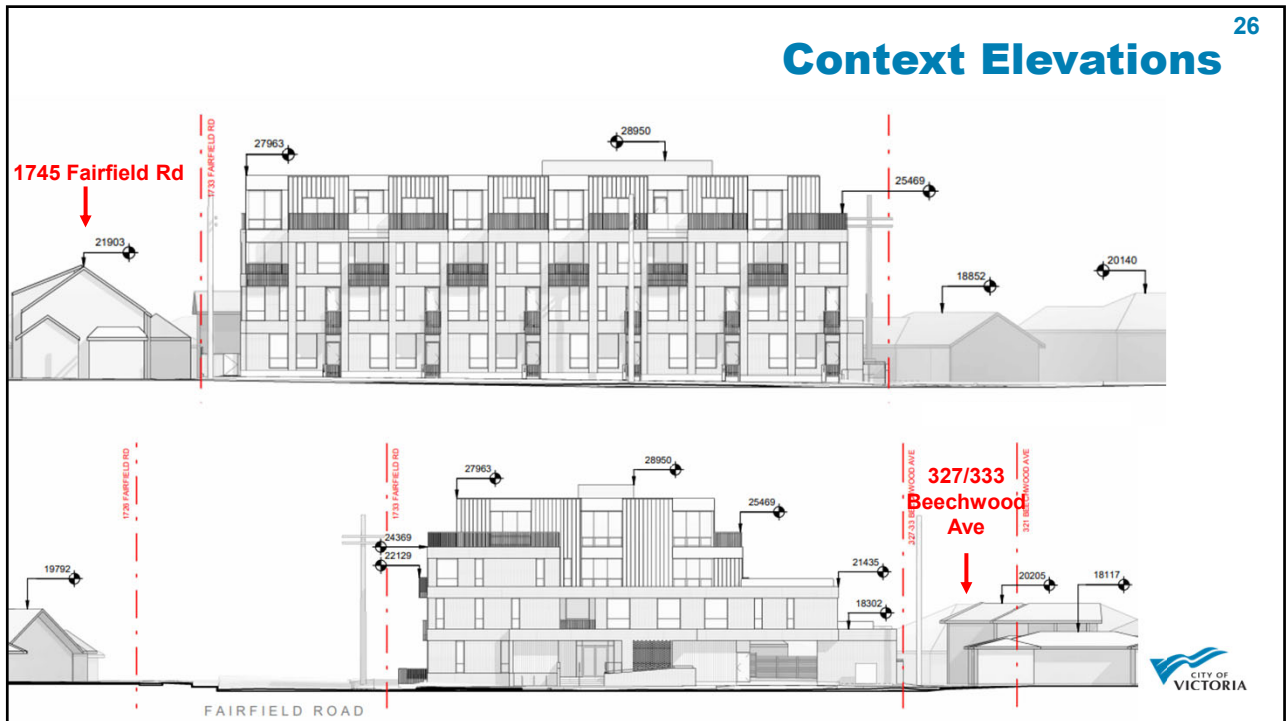
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Abkhazi Garden (no proposed changes)

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DPA 16 General Form and Character

Site Design:
Generally consistent, except revision recommended to:

- provide adequate usable amenity space
- minimize parking area, maximize landscaping
- may include reduced parking, underground parking or a landscaped amenity space be provided

Building Design:
Generally consistent, except revision recommended to:

- provide a transition in height where directly abutting lower density
- recommend revision such as step-in of 4th storey on northeast elevation

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Conclusion

OCP

- Exceeds the use, density and height envisioned for Traditional Residential
- advances growth management objectives, adds housing diversity, located on secondary arterial road, strengthens protection of Abkhazi Gardens

Design Guidelines

Generally consistent with DPA 16

- reduced parking, minimizes visual impact through design
- building design responds to context, contributes to streetscape

Recommended revision to building massing- northeast elevation

Recommend parking be underground or further reduced and with provision of outdoor amenity

