









1733-37 Fairfield Rd.

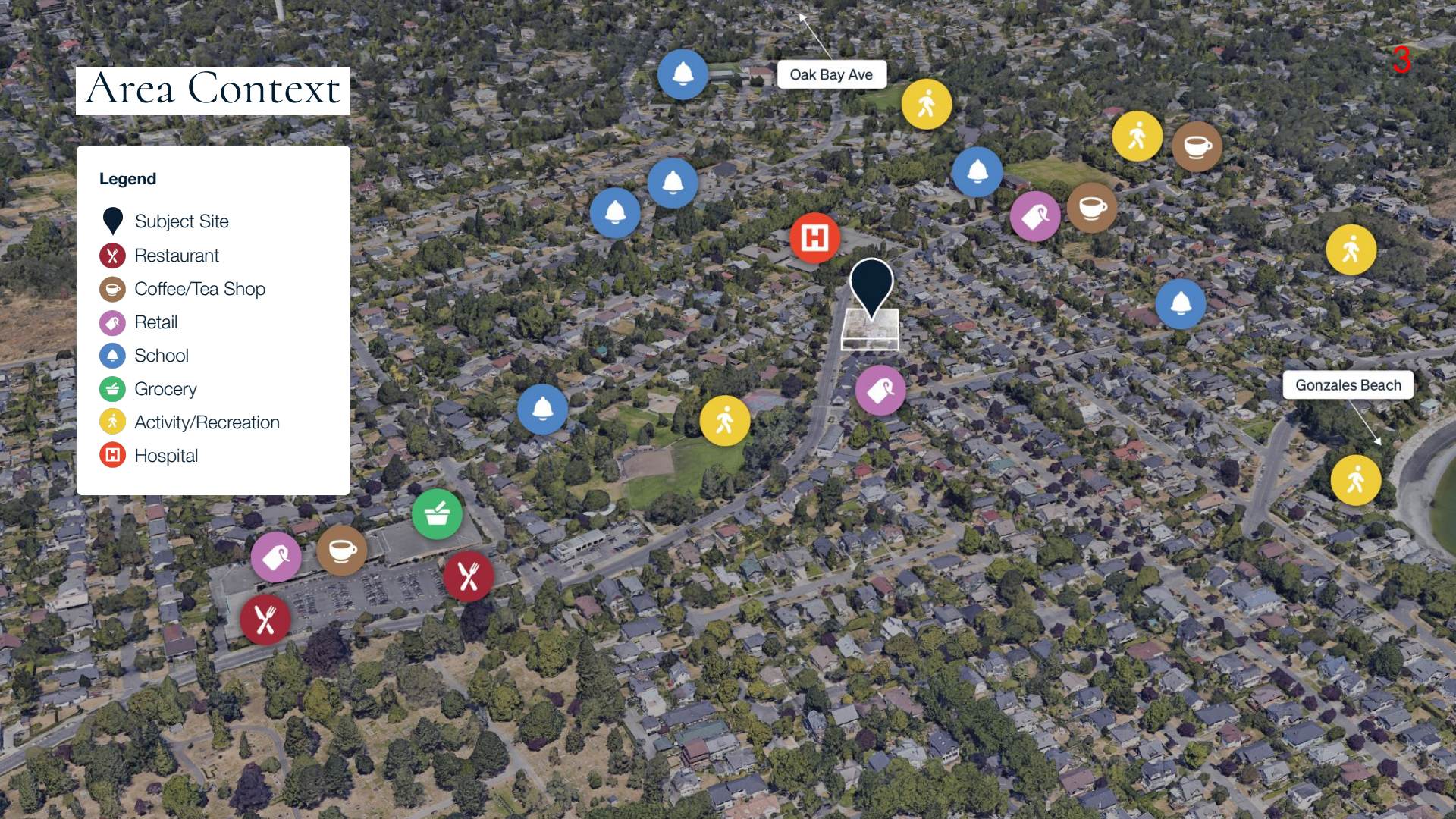
We acknowledge with respect the Lək̓wəŋən and WSÁNEĆ peoples on whose traditional territory the property stands and the Songhees and Esquimalt Nations whose historical relationships with the land continue to this day.



# Area Context

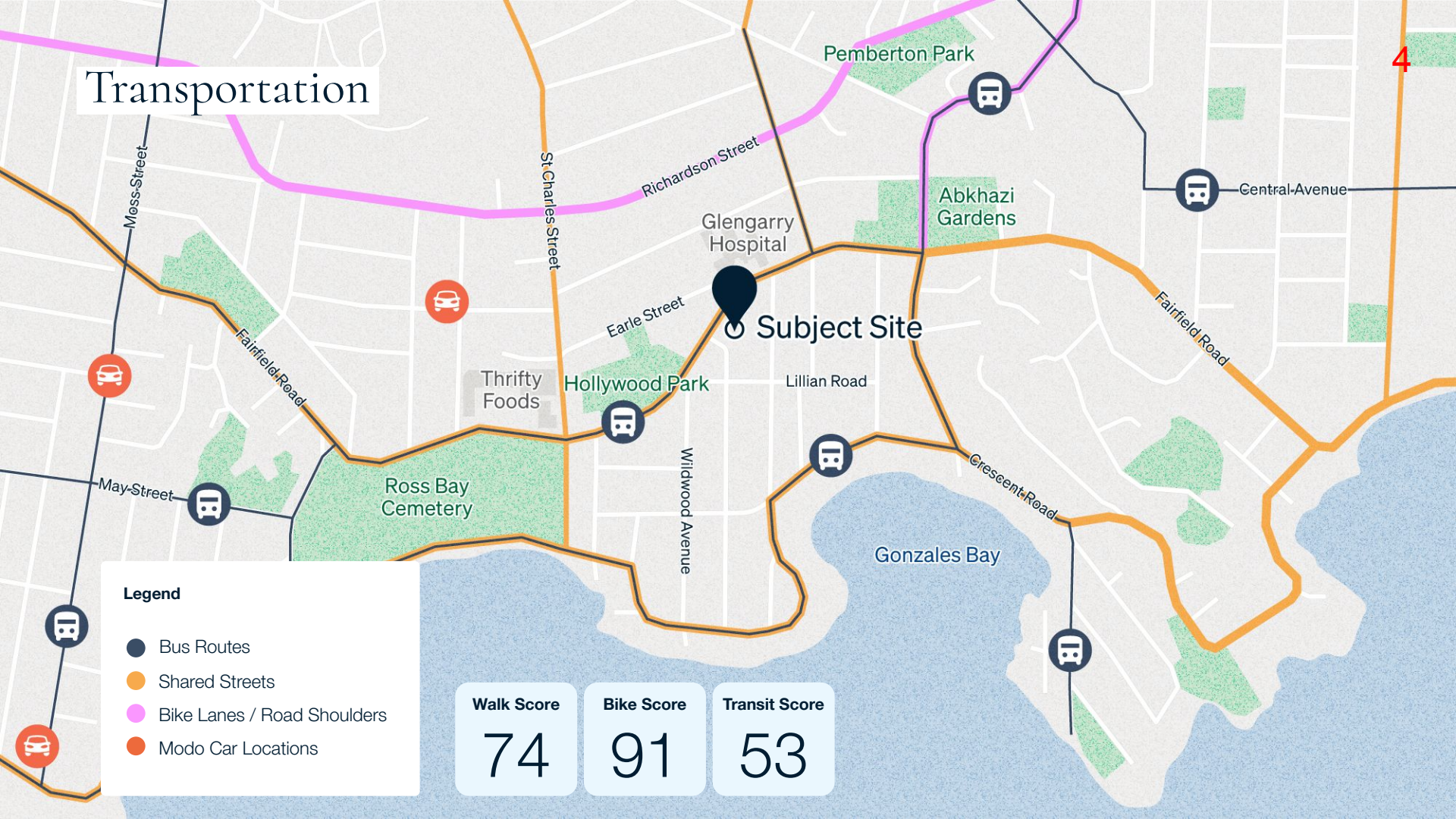
## Legend

-  Subject Site
-  Restaurant
-  Coffee/Tea Shop
-  Retail
-  School
-  Grocery
-  Activity/Recreation
-  Hospital





# Transportation





# Site Context

FAIRFIELD RD

BEECHWOOD AVE



# Project Pillars



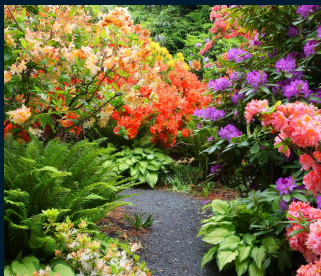
## Thoughtful Design

Consideration of the neighbouring context, while balancing new, modern design and architecture.



## Housing Diversity

Range of housing choice—welcoming families to the neighbourhood and right-sizers to stay in their community.



## Preserving Greenspace

Downzoning and heritage designation of Abkhazi Garden through a density transfer.



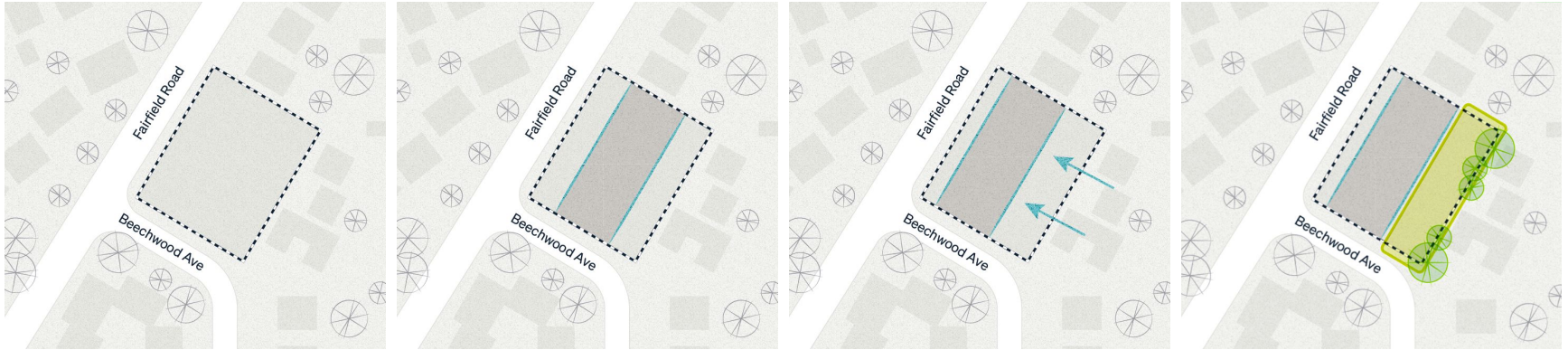
## Building Performance

Surpassing current energy requirements with a zero-carbon approach and a commitment to BC Step Code 4 (Net-Zero Ready).





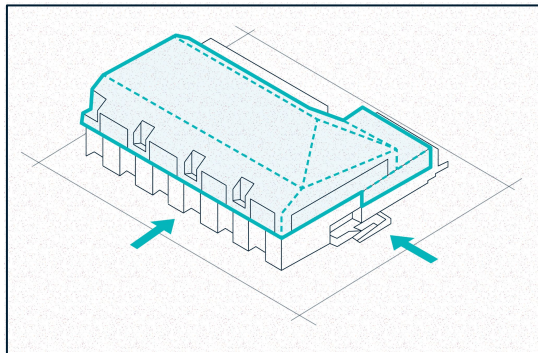
# Building Placement



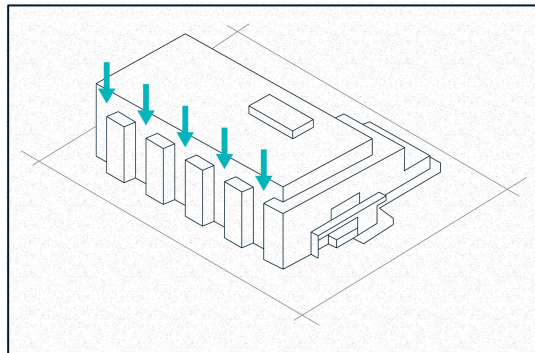


# Design Moves

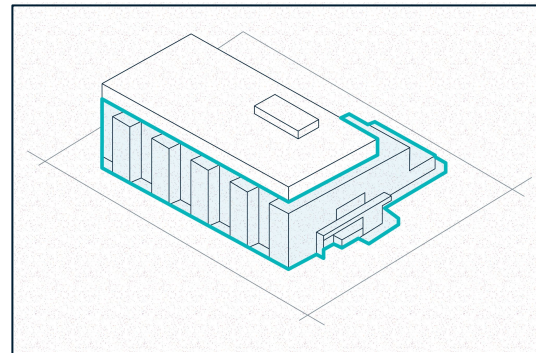
Simplify the Roof



Articulate the Base



The Results



# Building Section

10



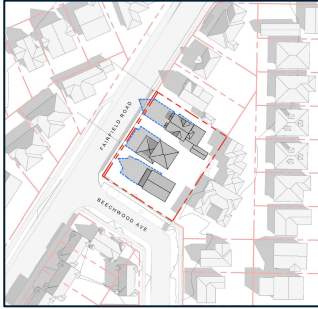


# Shadow Studies

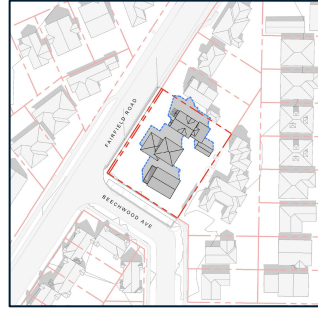
11

**Original**

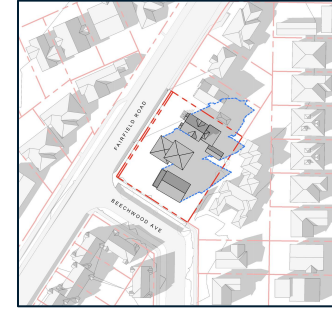
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Equinox 12:00 pm

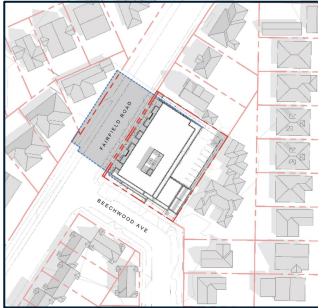


Equinox 4:00 pm

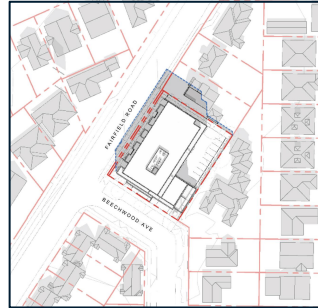


**Proposed**

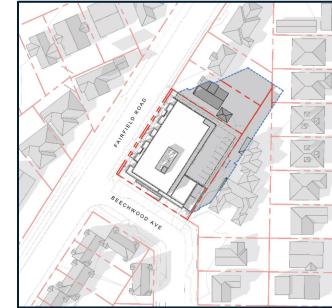
Equinox 9:00 am



Equinox 12:00 pm



Equinox 4:00 pm



# View from Fairfield

12





# View from Fairfield





# Aerial Perspective View



# Aerial Perspective View





# Aerial Perspective View



# Aerial Perspective View

17





# Pedestrian View from Fairfield

18



# Pedestrian View from Fairfield





# View from Beechwood



# Montague Courts

21





# View from Fairfield & Beechwood

22




# Community Engagement

23

ARYZE

Buy a HomeRent a HomeWhat We Do



## 1733-37 Fairfield

A Sensitive Infill Development  
Protecting Valued Community Greenspace

Neighbourhood	Type	Tenure	Status
Fairfield Gardens	Townhomes & Apartments	Market Homes	In Development

Envisioned as a sensitive infill development, 1733-37 Fairfield Road is proposed as a range of townhomes and apartments, bringing greater housing diversity to an established neighbourhood with room to grow.

Project Team

- Arzye
- Cascadia Architects
- Biophilia Design Collective
- RJC Engineers
- AES Engineering
- m3 Mechanical
- McElhannay

Arzye Developments—1733-37 Fairfield Road

## Project Pillars

Our 1733-37 Fairfield Road proposal has been developed with the consideration of three key project pillars—defining elements responded to through design.

Key Pillars

### The Right Homes in the Right Places → Thoughtful Design → Preserving Green Space →

Application Brief—27 January 2023

1733-1737 Fairfield Road  
Monday, 28 February, 2022 @ 7:00pm

## Hello Neighbour!

We would like to invite you to a virtual preliminary meeting.

ARYZE



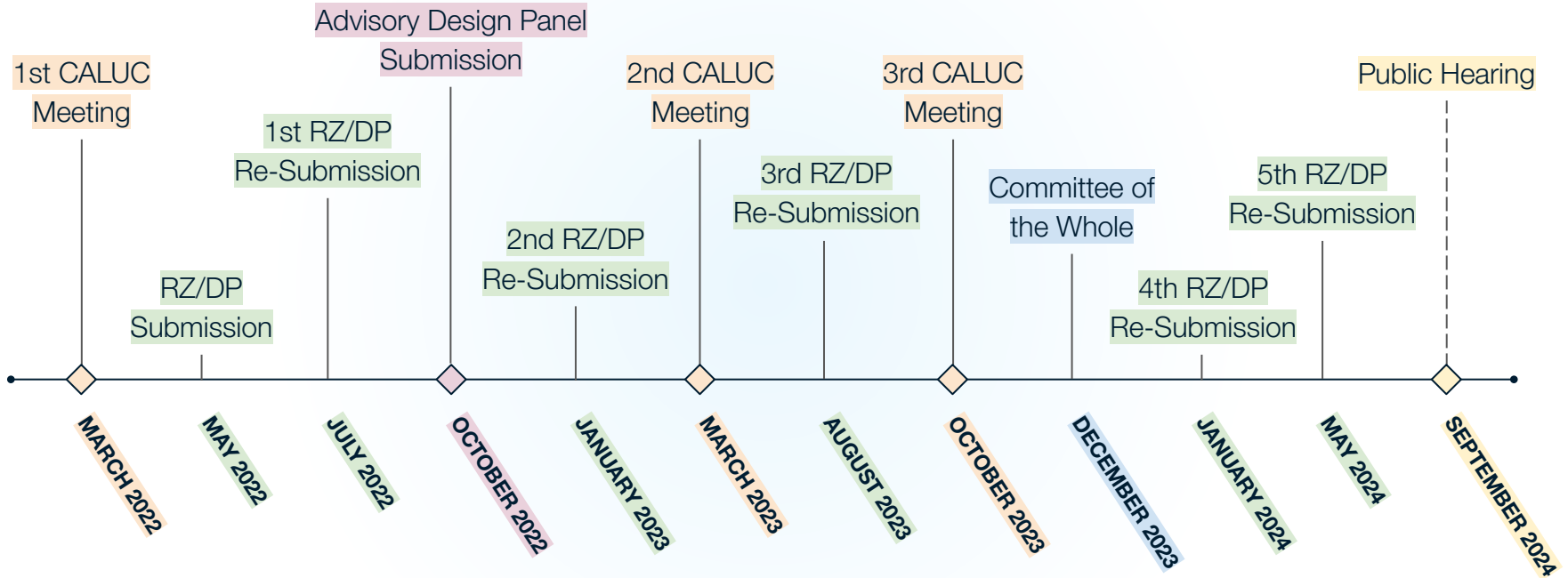
The Right Homes in the Right Places

The major challenge all growing cities and neighbourhoods are facing is: where should we locate housing to respond to population growth and the changing demographics of established neighbourhoods? It is widely understood that homes should be located near destinations (in areas such as this Fairfield corridor). Locations like these are great candidates for more housing as they demonstrate an efficient use of urban infill and that avoids clearingcutting forests on greenfield sites in order to provide the homes people need. The City's policies speak to these trends with a whole host of strategies that aim to reduce car dependency, showcase climate leadership and promote diverse housing choice in existing neighbourhoods. At Arzye we seek to provide a diversity of housing options in our city that will support Victoria's development as an inclusive, diverse and resilient community. In the short time we have been a business we have worked apartments—and most recently—the 37 Fairfield Road. The evolution of this proposal further emphasizes our dedication to this concept, as we have revised the unit mix to include a broader demographic of home buyers beyond the developer audience which was originally the main focus for this development.

Application Brief—27 January 2023



# Submission Timeline



# Design Changes



## Design & Unit Mix

- ✓ Simplified roof form and material change
- ✓ Redesign of North-Eastern facade to improve neighbourliness
- ✓ Increased # of larger home sizes
- ✓ Larger outdoor patios at ground level to improve amenity and activate street



## Parking & Transportation

- ✓ Curb bulge and increased public safety on Beechwood crossing
- ✓ New MODO offsite carshare for wider community use
- ✓ Additional accessible parking stall
- ✓ Increased number of oversized parking stalls for cargo bikes



## Building Performance

- ✓ Commitment to Step Code 4 building performance
- ✓ Full electrification in the building—no gas
- ✓ Design is solar-ready to support renewable energy
- ✓ Greater permeable surfaces in parking area to improve stormwater management





Subject Site



# Contact

Aryze Developments  
1839 Fairfield Road  
Victoria, BC V8S 1G9

[info@aryze.ca](mailto:info@aryze.ca)





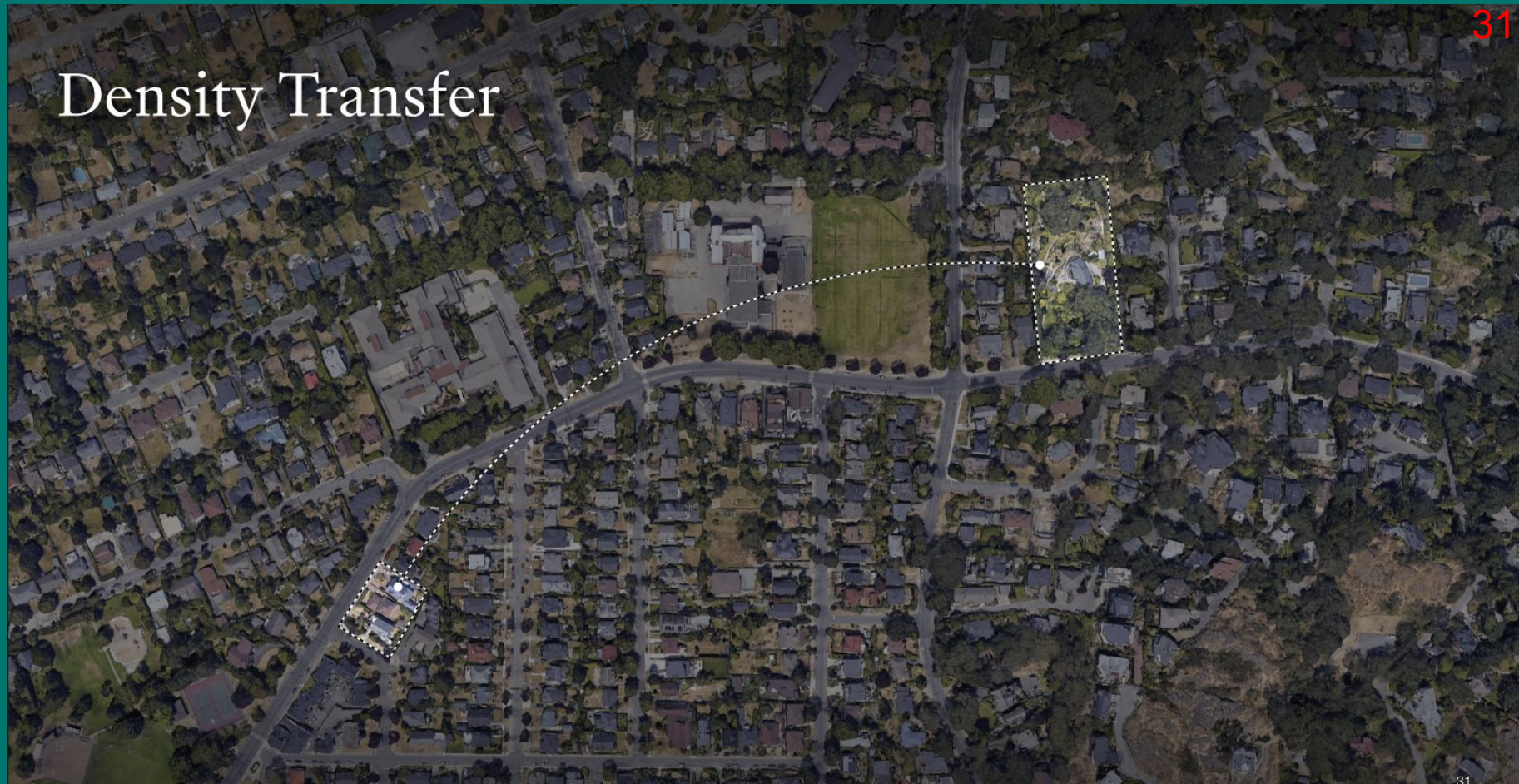
Abkhazi Garden  
1964 Fairfield Road & 507 Foul Bay Road  
Rezoning Application No. 00845







# Density Transfer

































































# Appendix



# Additional Perspectives



# Additional Perspectives





# Project at a Glance



## Height

4 Storeys



## N. Setback

2.33m



## Homes

29



## Parking

23 Stalls



## Unique Features

- Oversized storage lockers
- Zero-carbon/100% Electric HVAC and hot water delivery systems
- BC Energy Step Code Step Code 4

## Site Area

18,751 sqft

## E. Setback

2.62m

## Townhomes

6 Townhomes

## Short term Bike

6 stalls

## Floor Area

33,506 sqft

## S. Setback

4.78-11.9m

## 1 Bedroom

10 Homes

## Long term Bike

51 stalls

## Site Coverage

65%

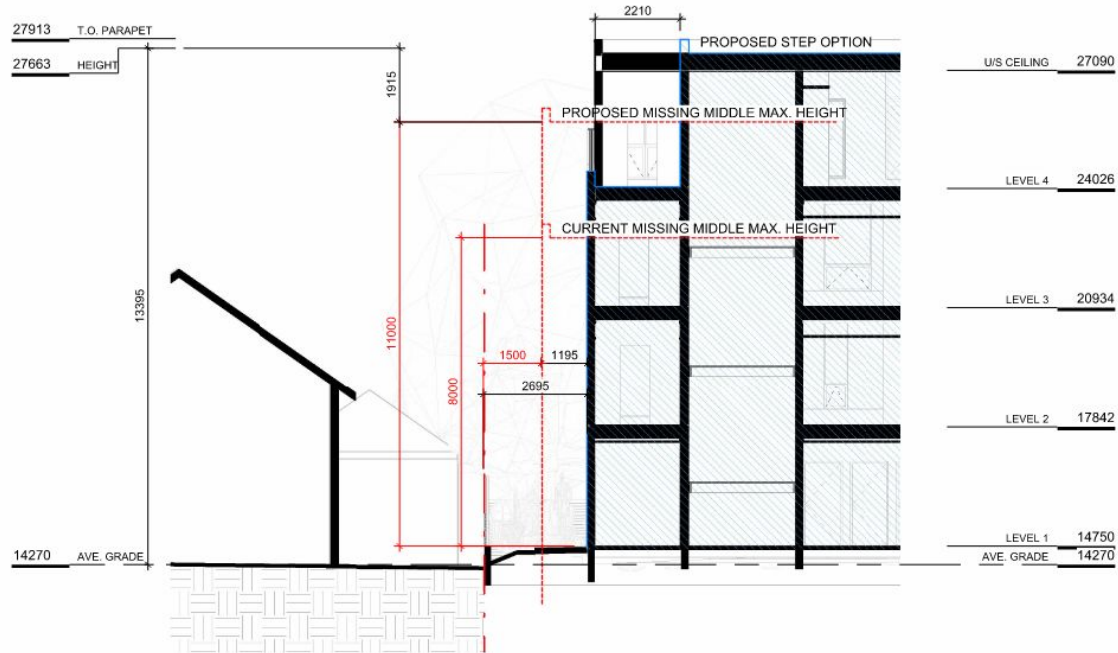
## W. Setback

2.73m

## 2 Bedroom (+ Den)

13 Homes

# Massing Relative to Missing Middle Housing





# On-Street Parking Analysis

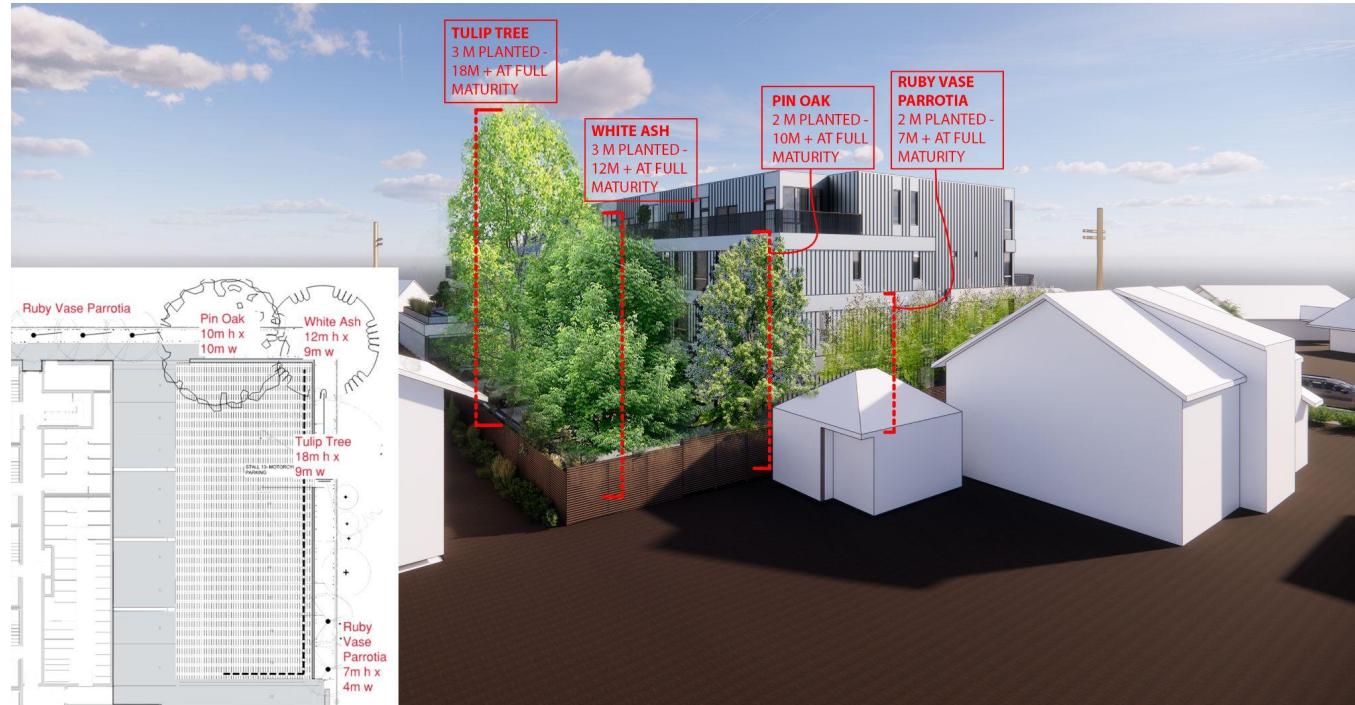


Exhibit A  
On-Street Parking Regulations, Supply and Demand

1733 Fairfield Street Parking  
December 2022  
04-22-0057



# Tree Diagram

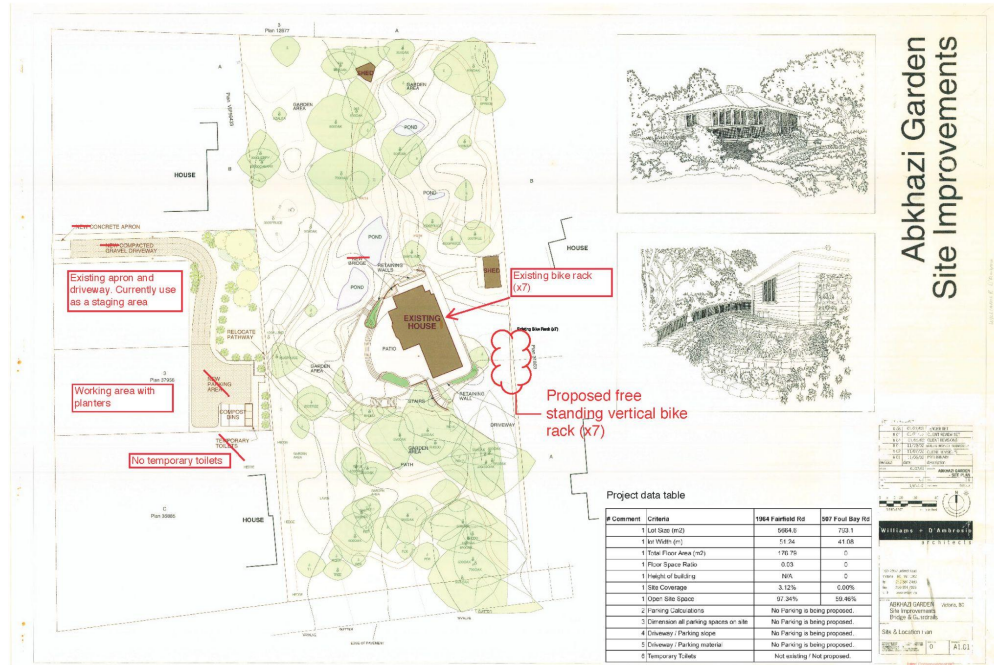




# Window Revision



# Abkhazi Garden Site Improvements

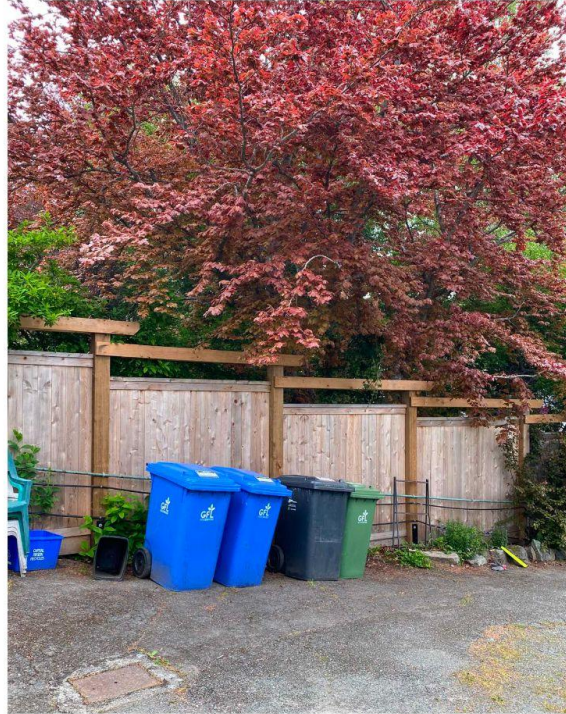




# Abkhazi Garden Site Improvements



Existing Bike Racks (x7)



Proposed free standing vertical bike rack (x7)





PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

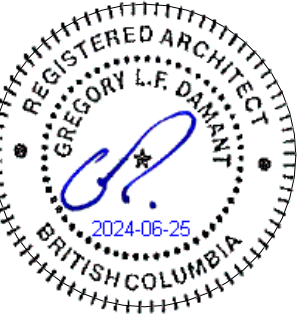
CONTACTS

<b>OWNER</b> Aryze Developments Inc. 1839 Fairfield Road Victoria, BC V85 1G9		Mike Wagar mwagar@aryze.ca 250.940.3568 ext. 375
<b>ARCHITECT</b> Cascadia Architects 101 - 804 Broughton Street Victoria, BC V8W 1E4		Gregory Damant, Architect AIBC greg@cascadiaarchitects.ca 250.590.3223
<b>LANDSCAPE DESIGNER</b> Biophilia 1608 Camosun Street Victoria, BC V8T 3E6		Bianca Bodley bianca@biophiliacollective.ca 250.590.1156
<b>CIVIL ENGINEER</b> McElhanney 500 - 3960 Quadra Street Victoria, BC V8X 4A3		Nathan Dunlop ndunlop@mcelhanney.com 778.746.7417

LIST OF DRAWINGS

<b>ARCHITECTURAL</b>	
A-000	COVER
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A-010	PERSPECTIVE & WINDOW OVERLAY
A-011	CONTEXT ELEVATIONS & PERSPECTIVES
A-012	SHADOW STUDIES
A-050	SITE PLAN & PROJECT DATA
A-051	ZONING CALCULATIONS
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A-053	SPATIAL SEPARATION
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A-102	LEVEL 2 PROPOSED PLAN
A-103	LEVEL 3 PROPOSED PLAN
A-104	LEVEL 4 PROPOSED PLAN
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A-201	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
<b>CIVIL</b>	
C-1	PRELIMINARY CIVIL PLAN
<b>LANDSCAPE</b>	
L-1	LANDSCAPE SITE PLAN
L-1.1	PAVEMENT SPECIFICATIONS
L-2	UPPER LEVEL LANDSCAPE PLAN
L-3	TREE REMOVAL PLAN
L-4	TREE PLANTING PLAN
L-4.1	SOIL VOLUME ANALYSIS
L- 5	GROUND FLOOR PLANTING PLAN
L- 6	UPPER LEVELS PLANTING PLAN
L- 7	DETAILS

Project #	2123	Date	JUNE 25, 2024
Sheet #	A-000	Revision	Feb 21, 2024





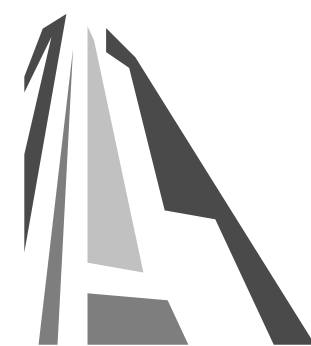


1 BEECHWOOD ELEVATION PERSPECTIVE  
SCALE = 1 : 100




2 FAIRFIELD PEDESTRIAN VIEW  
SCALE = 1 : 100

17	DPIRZ Rev5	Feb 21, 2024
13	DPIRZ Rev4	Jan 18, 2024
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

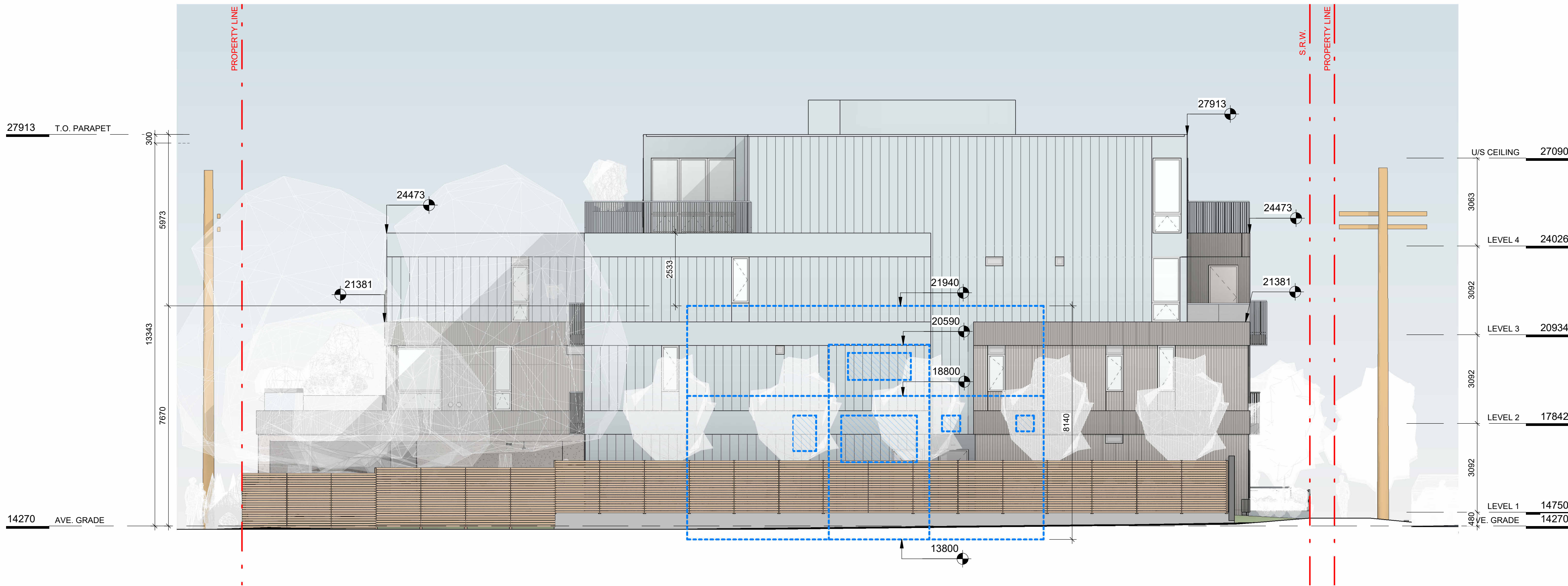


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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name		PERSPECTIVES	
Date		JUNE 25, 2024	
Scale	1 : 100	Project #	2123
		Revision	Feb 21, 2024 17
		Sheet #	A-009





1 WINDOW OVERLAY NE ELEVATION  
SCALE = 1 : 100



2 FAIRFIELD NORTH PERSPECTIVE  
SCALE = 1 : 100

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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
PERSPECTIVE & WINDOW OVERLAY			
Date			
JUNE 25, 2024			
Scale	1 : 100	Project #	2123
		Revision	17
		Sheet #	A-010

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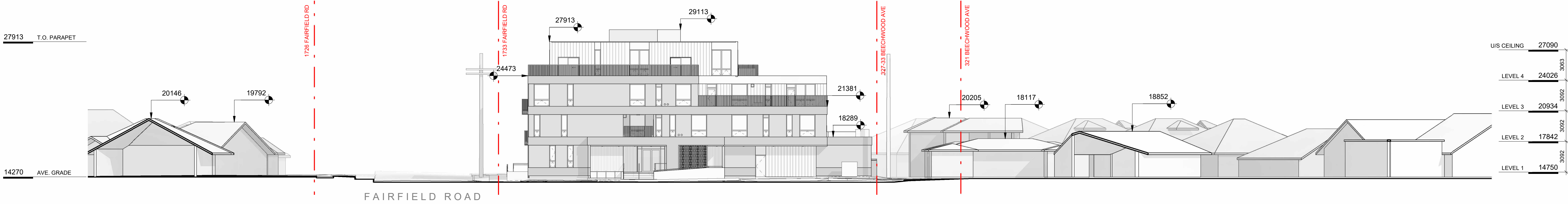




1 CONTEXT PERSPECTIVE FAIRFIELD ROAD  
SCALE = 1 : 100



2 CONTEXT PERSPECTIVE BEECHWOOD AVE  
SCALE = 1 : 100

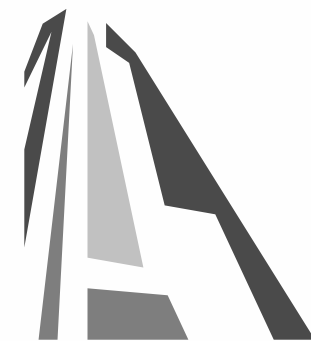


3 CONTEXT ELEVATION - BEECHWOOD AVENUE  
SCALE = 1 : 200



4 CONTEXT ELEVATION - FAIRFIELD ROAD  
SCALE = 1 : 200

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13	DPIRZ Rev4	Jan 18, 2024
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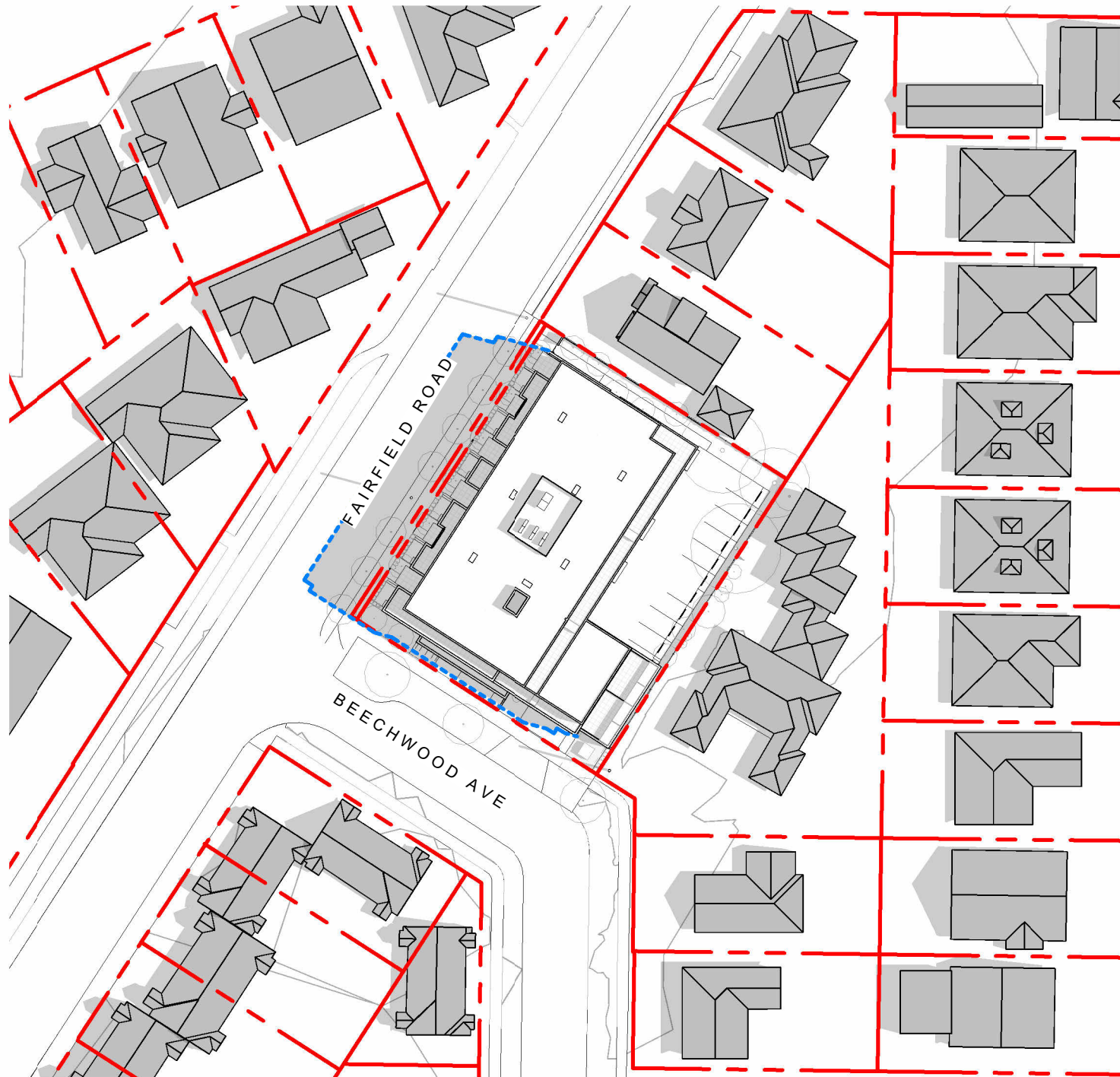


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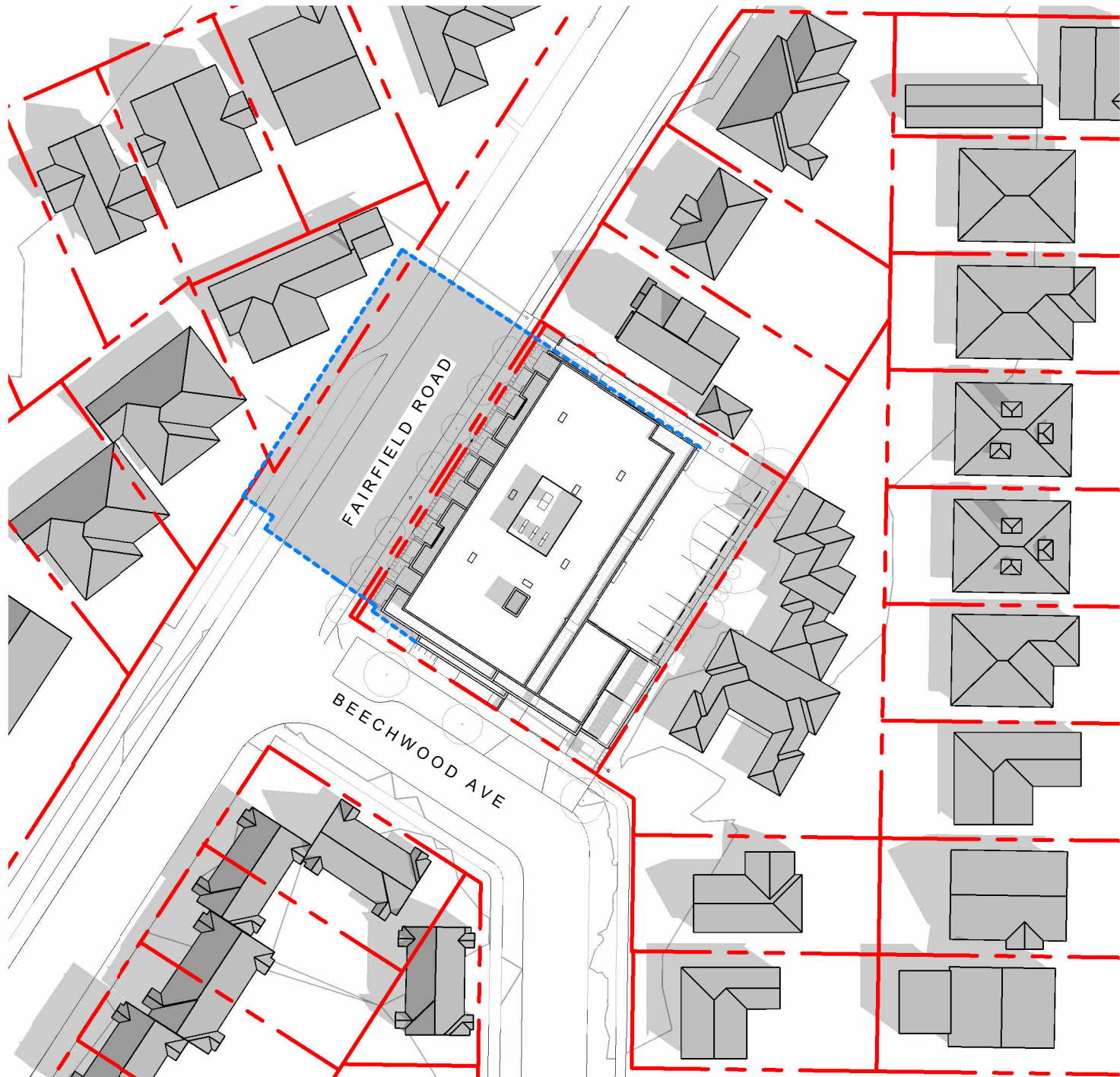
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Project <b>1733-1737 Fairfield Rd</b> ARYZE		
Sheet Name <b>CONTEXT ELEVATIONS &amp; PERSPECTIVES</b>		
Date JUNE 25, 2024		
Scale As indicated	Project # 2123	Revision Feb 21, 2024
Sheet # <b>A-011</b>		17





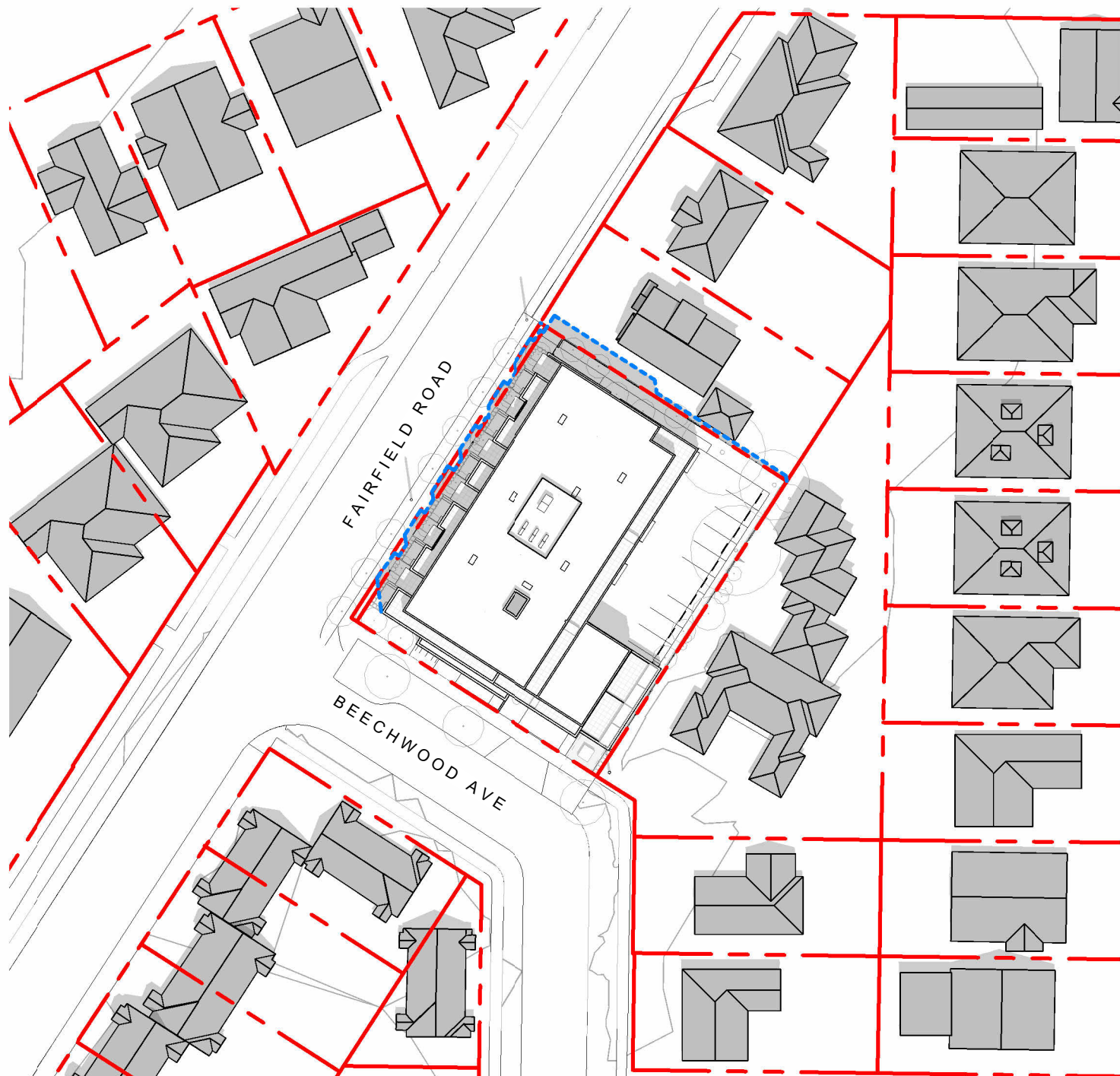
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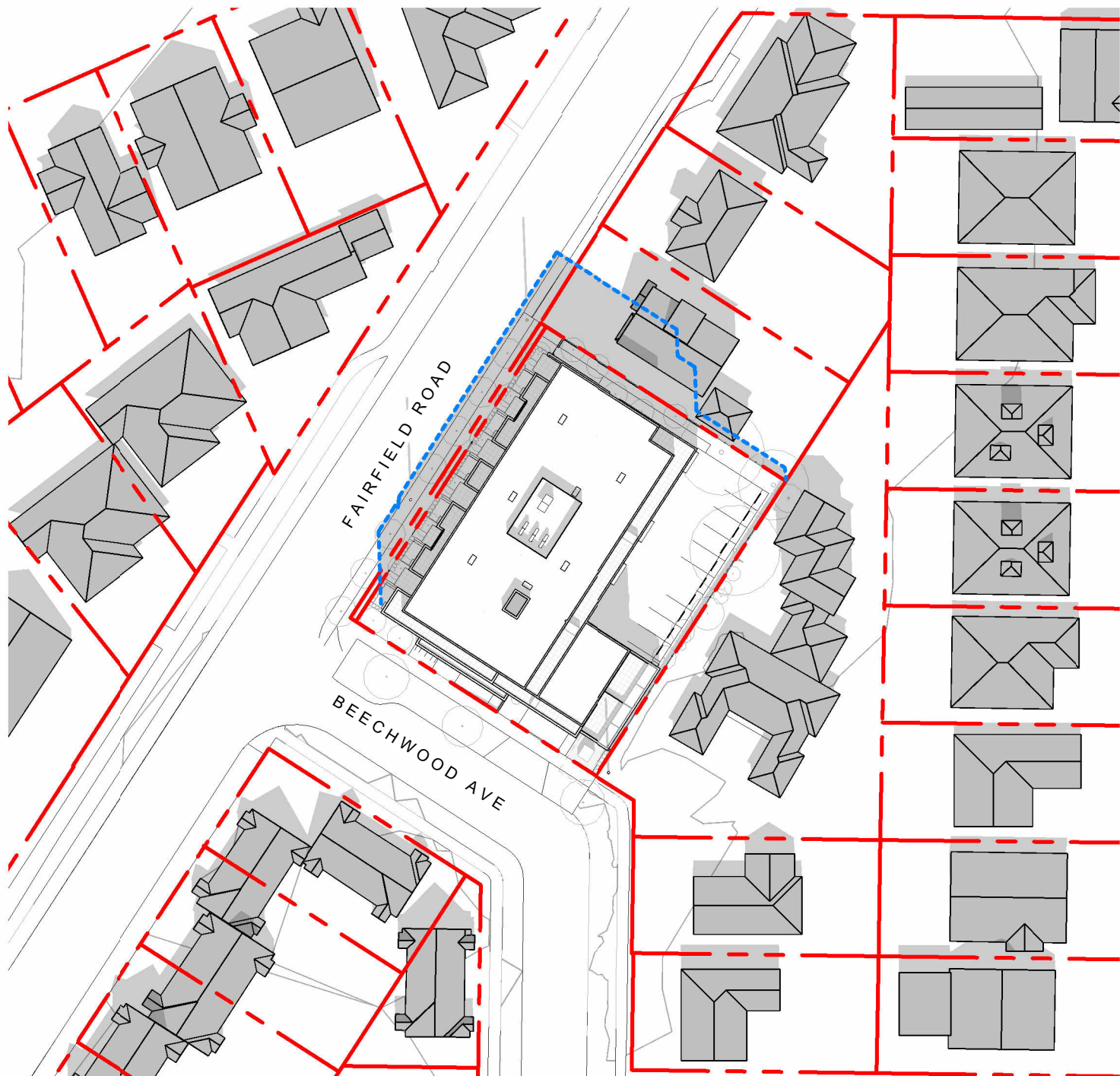
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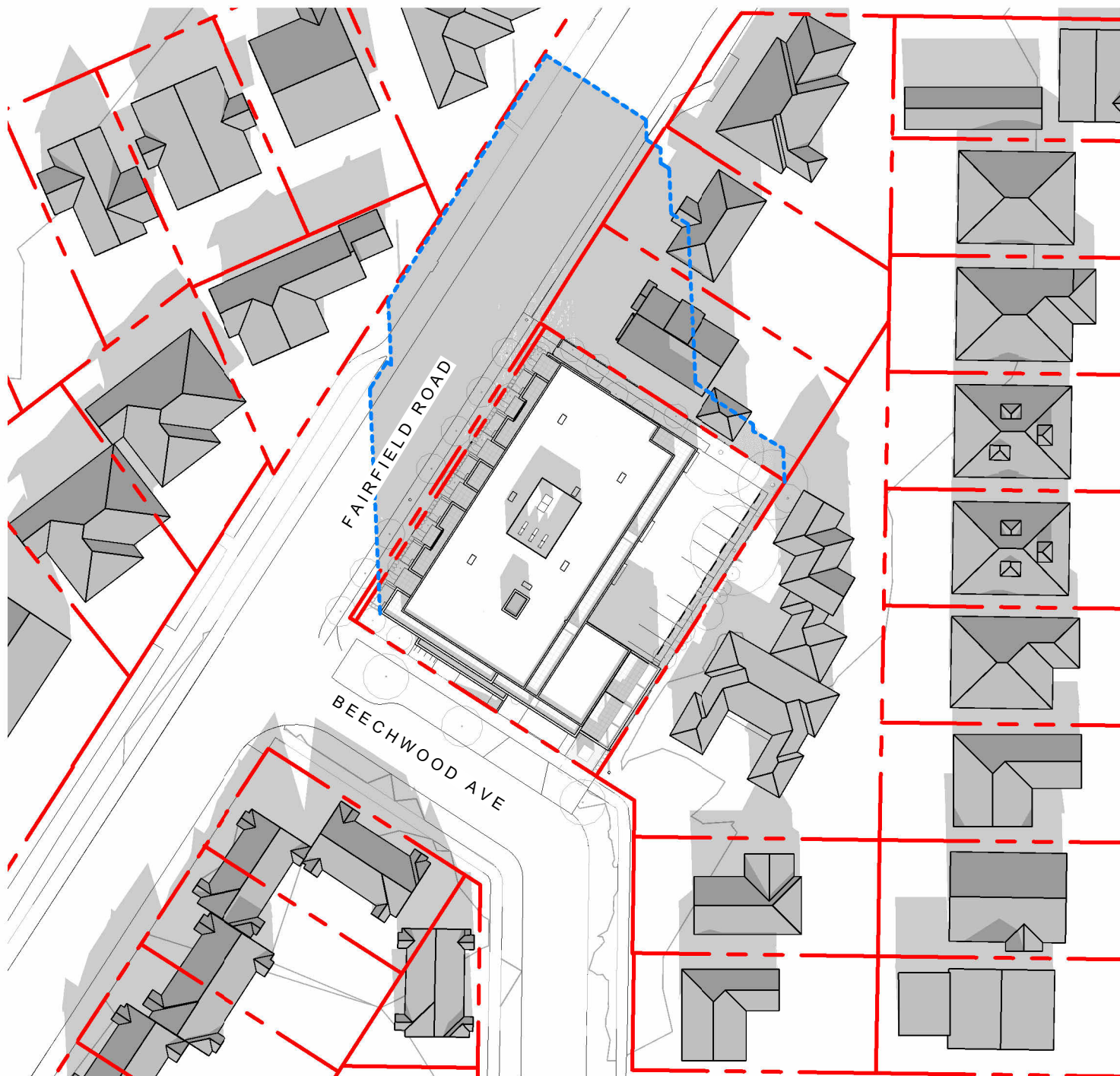
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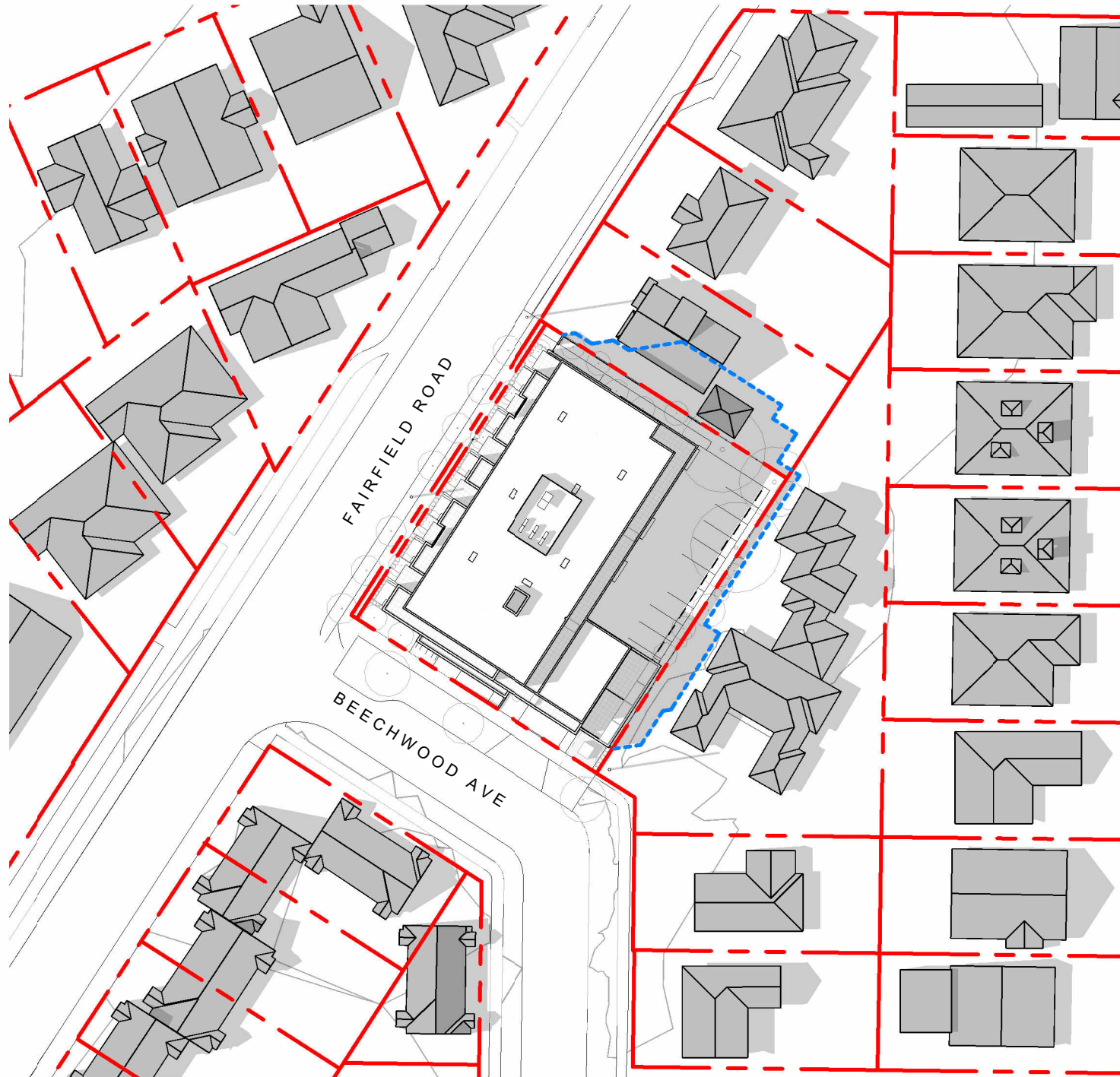
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EQUINOX 12:00 PM



WINTER SOLSTICE 12:00 PM



SUMMER SOLSTICE 4:00 PM



EQUINOX 4:00 PM



WINTER SOLSTICE 4:00 PM

4	DPIRZ Rev2	Jan 26, 2023
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1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd	
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Sheet Name			
SHADOW STUDIES			
Date			
JUNE 25, 2024			
Scale		Project #	
1 : 750		2123	
		Revision	
		Jan 26, 2023	
		Sheet #	
		A-012	





## PROJECT INFORMATION

<b>BUILDING SETBACKS (m)</b>	<b>PROPOSED</b>
FRONT YARD (BEECHWOOD AVE)	2.73m
FRONT YARD (TO AWNING/LANDING)	1.70m
INTERNAL SIDE YARD (TO BALCONY)	0.50m
INTERNAL SIDE YARD (TO BUILDING FACE)	4.78m
SIDE YARD (FAIRFIELD RD)	2.33m
REAR YARD	2.62m
COMBINED SIDE YARDS	2.83m

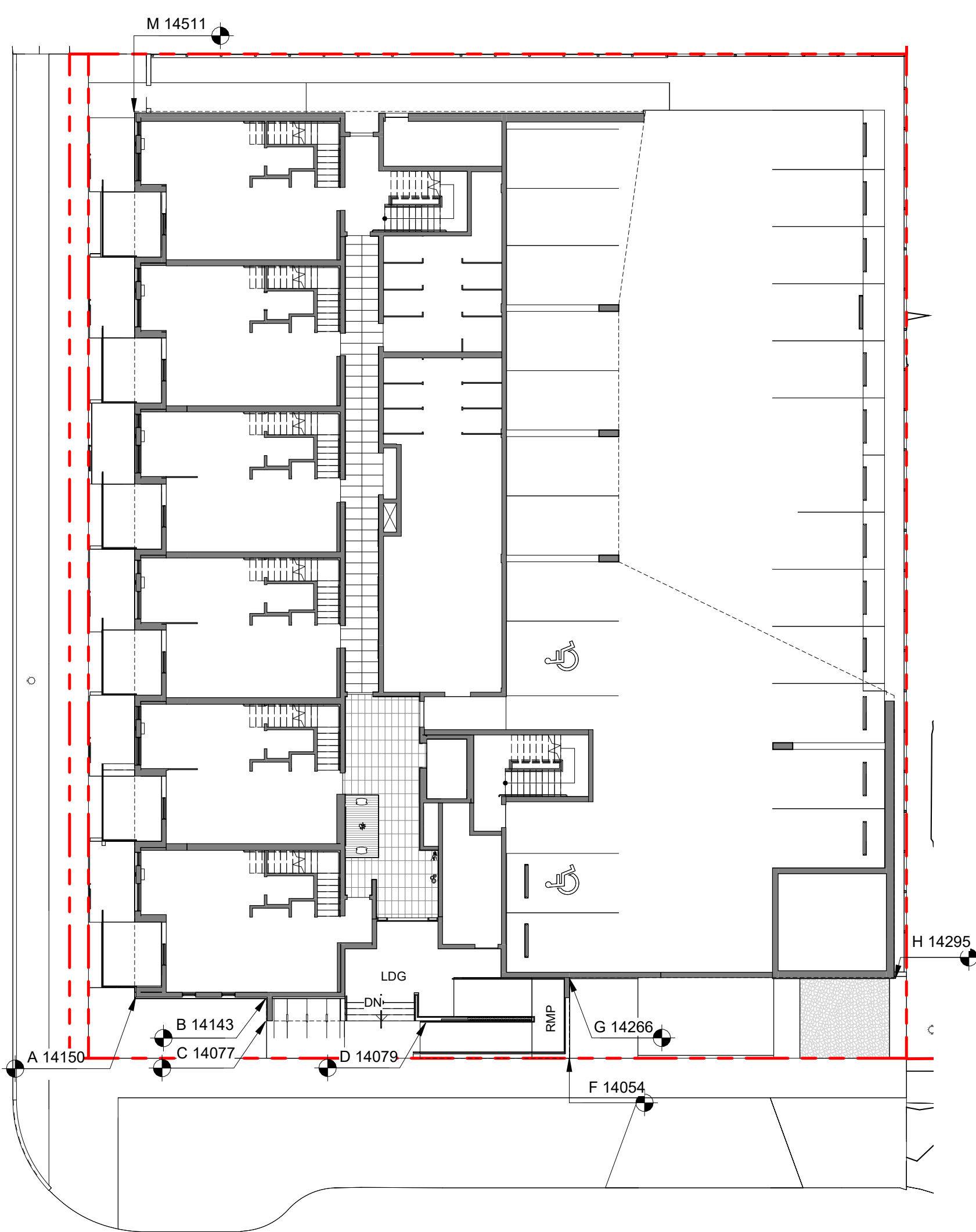
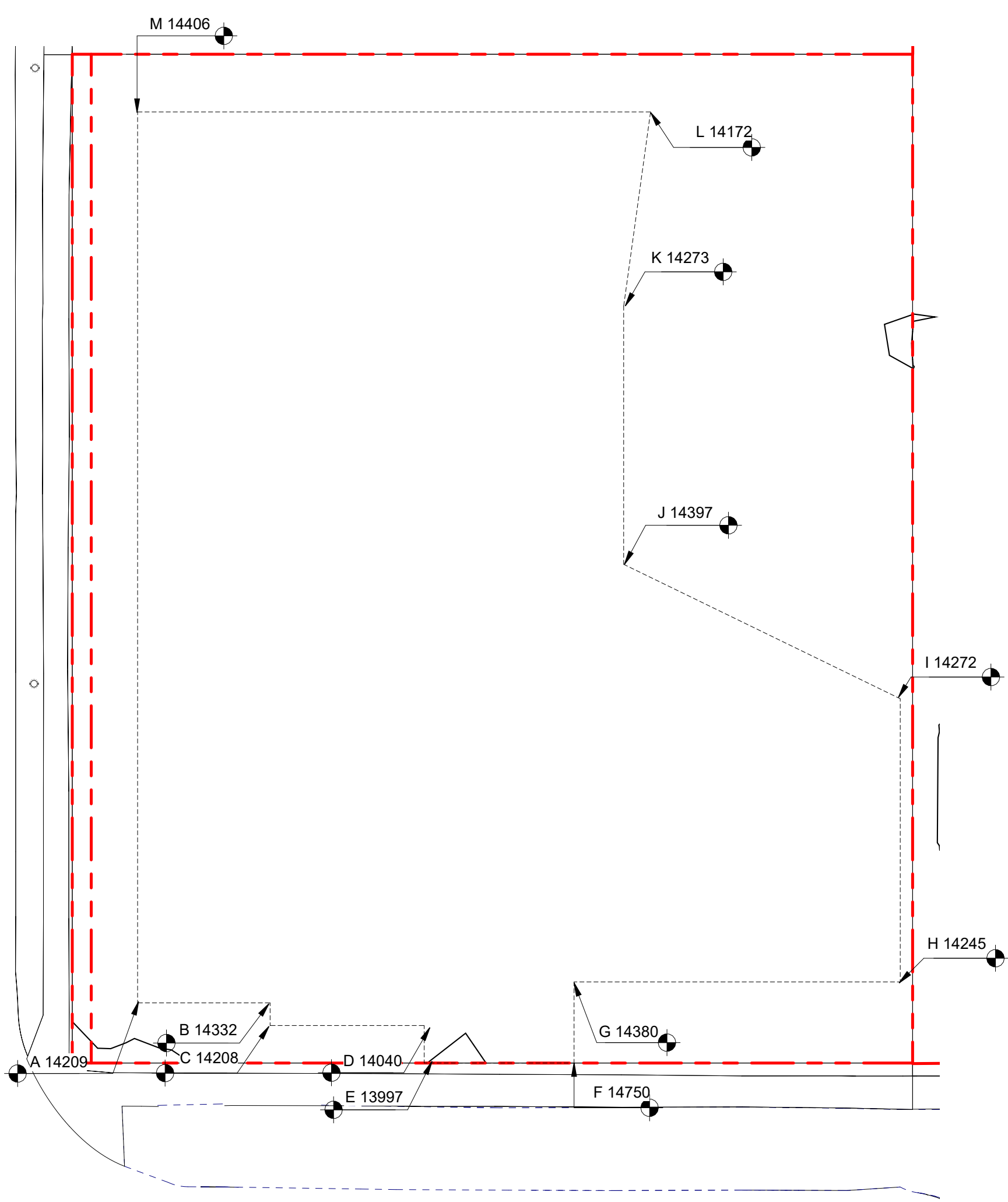
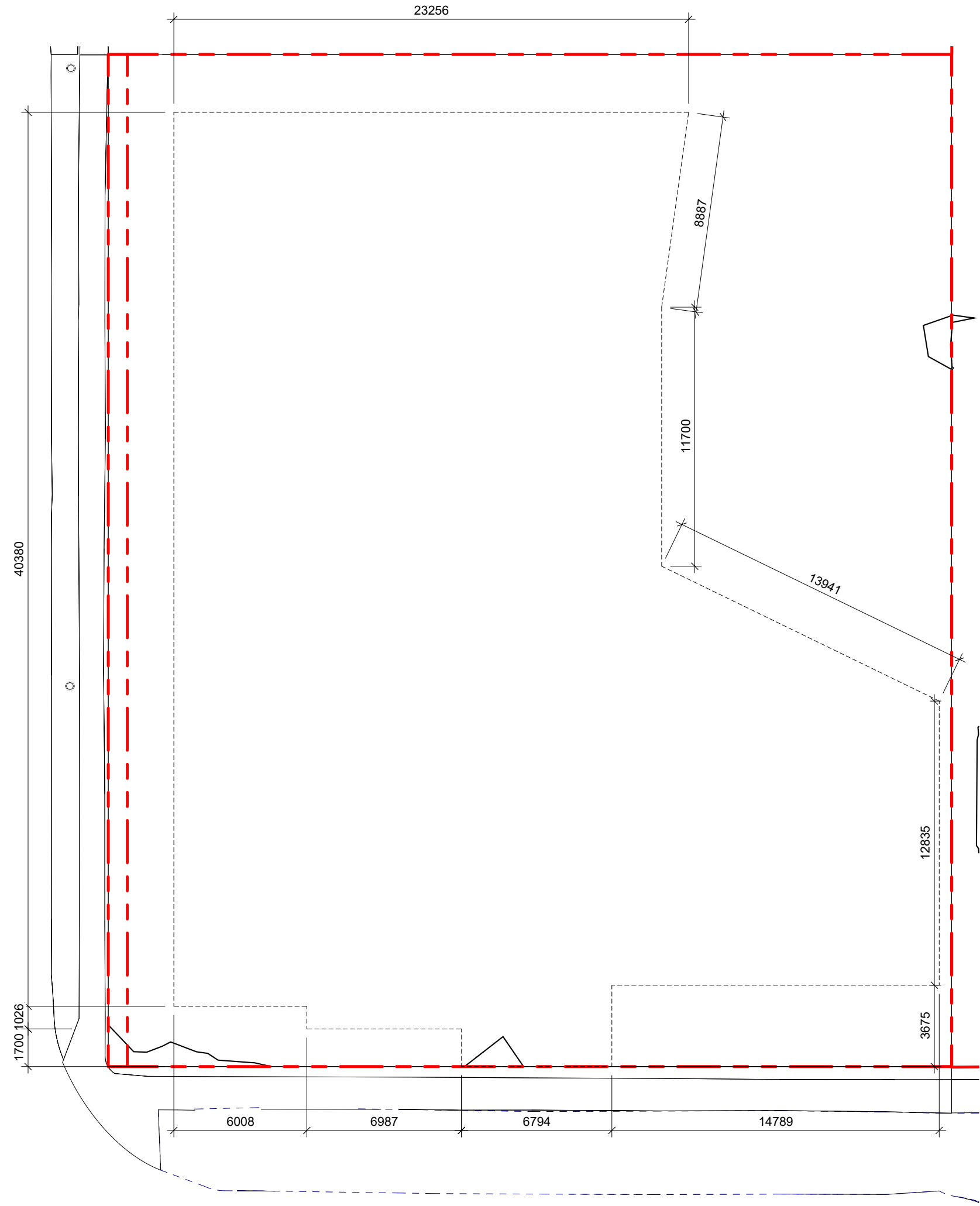
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13	DP/RZ Rev4	Jan 18, 2024
5	DP/RZ Rev3	Aug 10, 2023
4	DP/RZ Rev2	Jan 26, 2023
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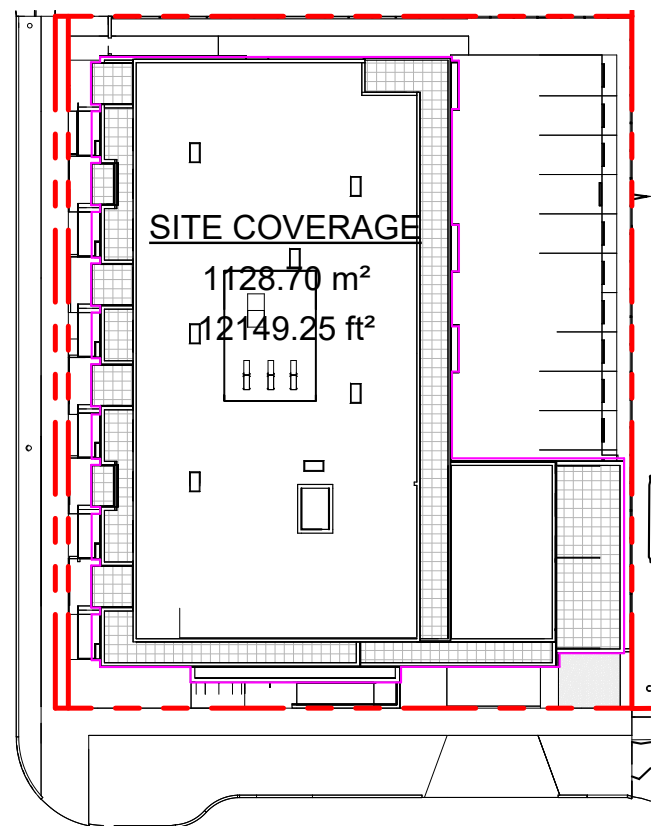
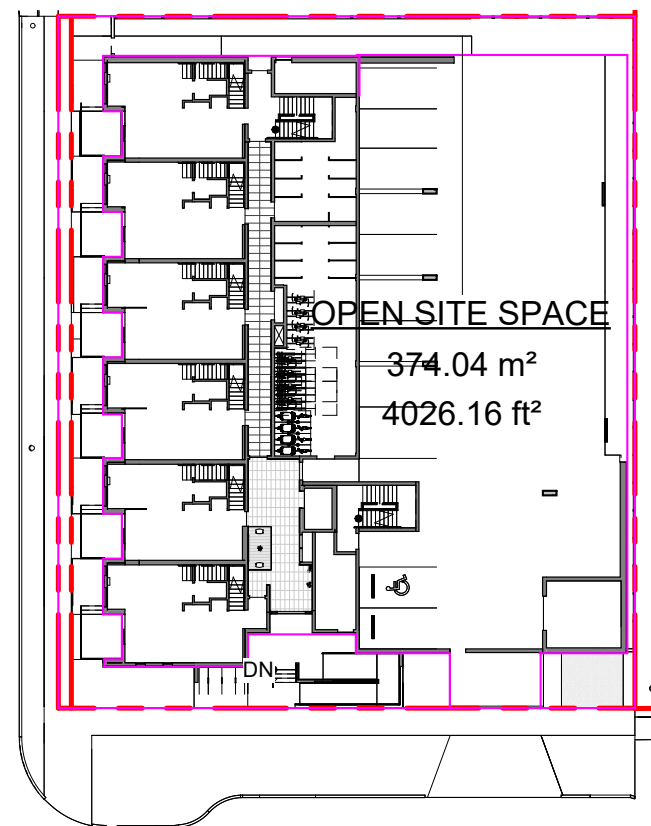




POINT NAME	NATURAL	PROPOSED	DISTANCE BETWEEN POINTS		AVE. OF POINTS
A	14.209	14.42	Point A & B	6.008	85.20
B	14.332	14.15	Point B & C	1.026	14.50
C	14.208	14.12	Point C & D	7.381	103.92
D	14.04	14.11	Point D & E	1.7	23.83
E	13.997	14.10	Point E & F	6.4	89.96
F	14.75	14.11	Point F & G	3.63	51.72
G	14.38	14.44	Point G & H	13.35	191.33
H	14.346	14.28	Point H & I	12.88	183.90
I	14.273	14.41	Point I & J	12.663	181.52
J	14.397	14.69	Point J & K	11.7	167.72
K	14.273	14.64	Point K & L	8.887	126.40
L	14.172	14.62	Point L & M	23.256	332.30
M	14.406	14.64	Point M & N	40.38	577.74

Total	149.26	2130.03
Average Grade	14.27	

\*NOTE: Lowest grade point governs per Schedule A definition



### SUPPORTING CALCULATIONS

#### ZONING REGULATION BYLAW FLOOR AREAS

LEVEL 1	543.81 m <sup>2</sup>
LEVEL 2	21.29 m <sup>2</sup>
LEVEL 3	955.88 m <sup>2</sup>
LEVEL 4	899.87 m <sup>2</sup>
Grand total: 5	3113.67 m <sup>2</sup>

#### FLOOR SPACE RATIO

3113.67m<sup>2</sup> / 1741.93m<sup>2</sup> = 1.787  
FSR - 1.79 : 1

#### SITE COVERAGE

1128.70m<sup>2</sup> / 1741.93m<sup>2</sup> = 0.65 (65%)

#### OPEN SITE SPACE

395.01m<sup>2</sup> / 1741.93m<sup>2</sup> = 0.23 (23%)

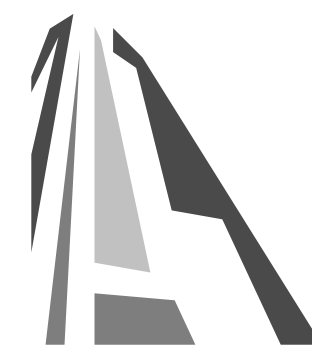
#### HEIGHT OF PATIOS, STAIRS, & RAMP TO EXISTING & PROPOSED GRADE REFER TO GRADE KEY PLANS

**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

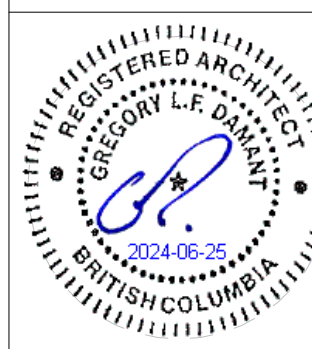
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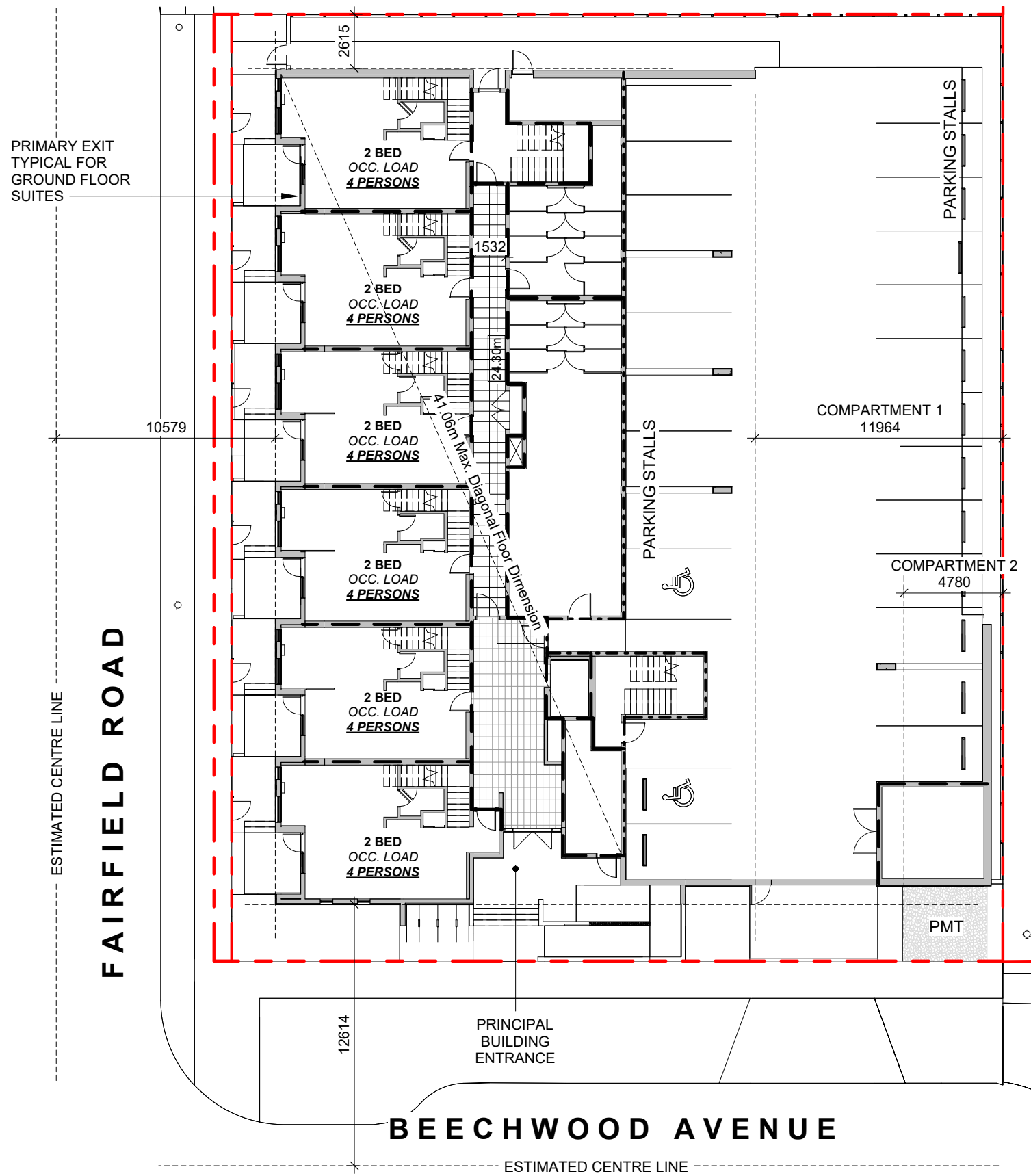
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ARYZE	
Sheet Name	
ZONING CALCULATIONS	
Date	
JUNE 25, 2024	
Scale	Project #
As indicated	2123
Revision	
Feb 21, 2024 17	
Sheet #	
A-051	





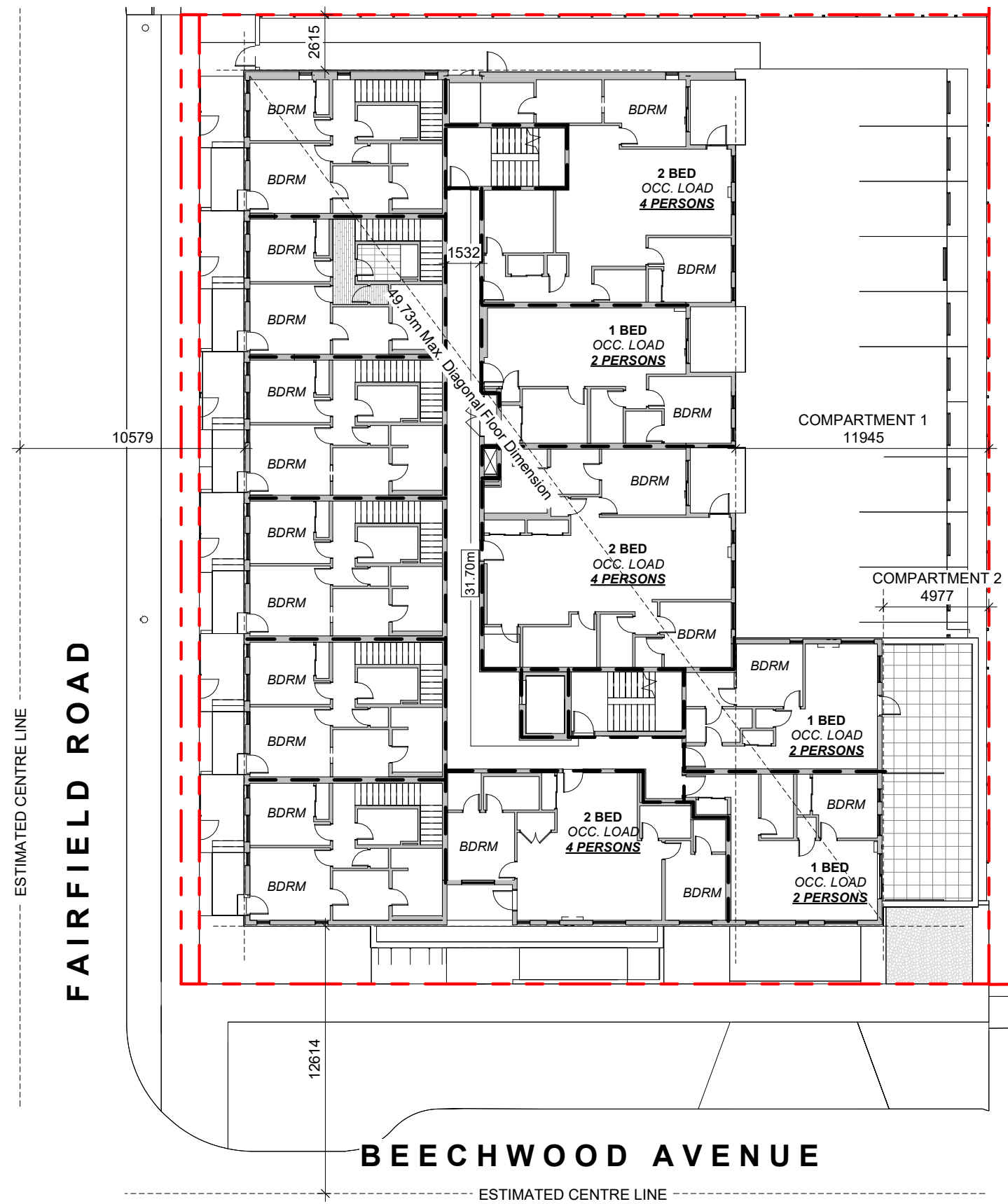


**OCCUPANT LOAD:**  
Occupancy: Group C  
12 Bedrooms x 2 persons/bedroom  
= 24 persons

**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

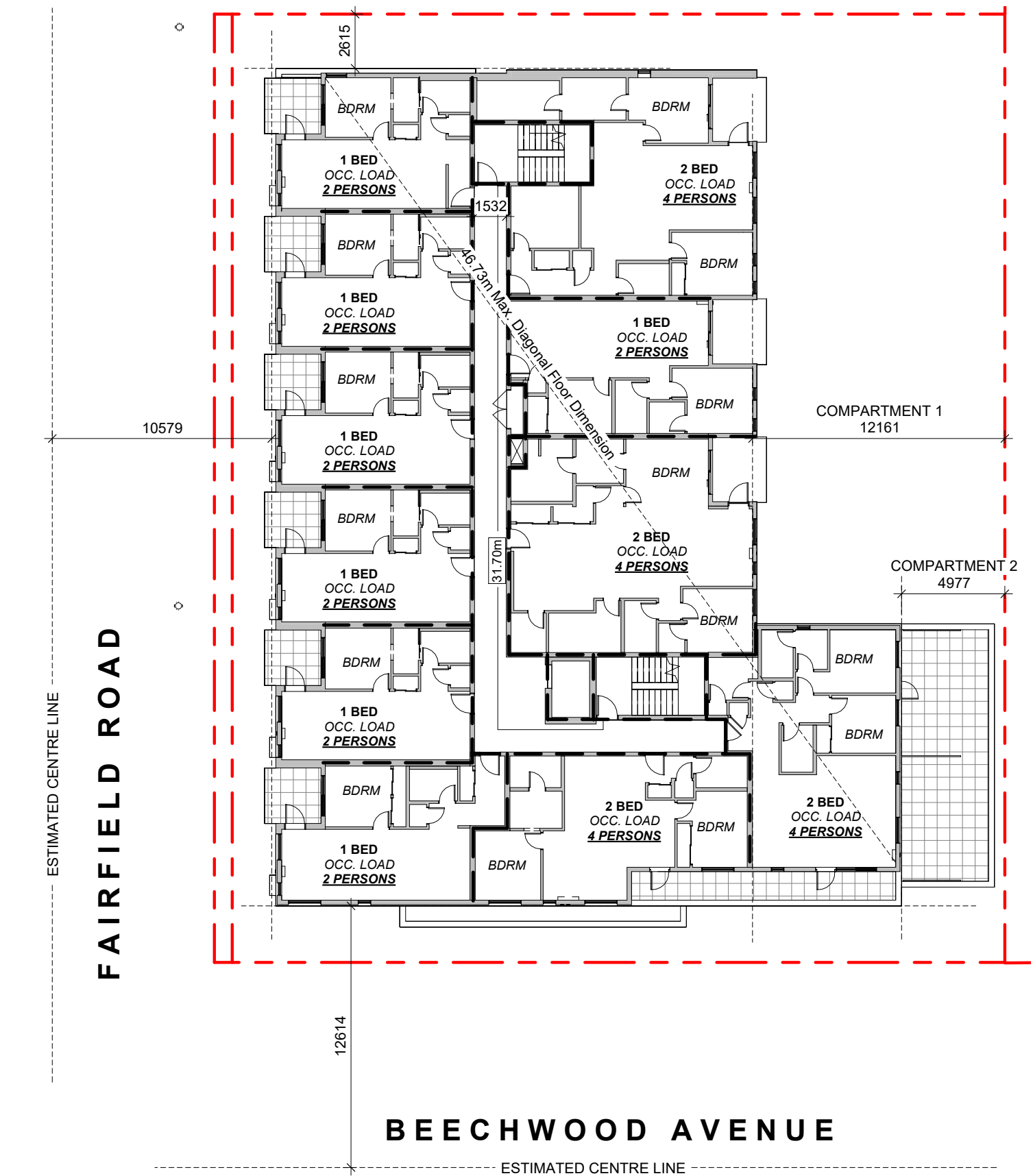


**OCCUPANT LOAD:**  
Occupancy: Group C  
9 Bedrooms x 2 persons/bedroom  
= 18 persons

**MINIMUM EXIT WIDTH:**  
Ramps, Corridors, Passageways  
the greater of 6.1mm x 18 = 109.8mm  
or 1100mm (minimum 1500mm for  
accessible path of travel)

Stairs  
the greater of 8mm x 18 = 144.0mm  
or 1100mm

2 L2 CODE REVIEW KEY PLAN  
SCALE = 1 : 250

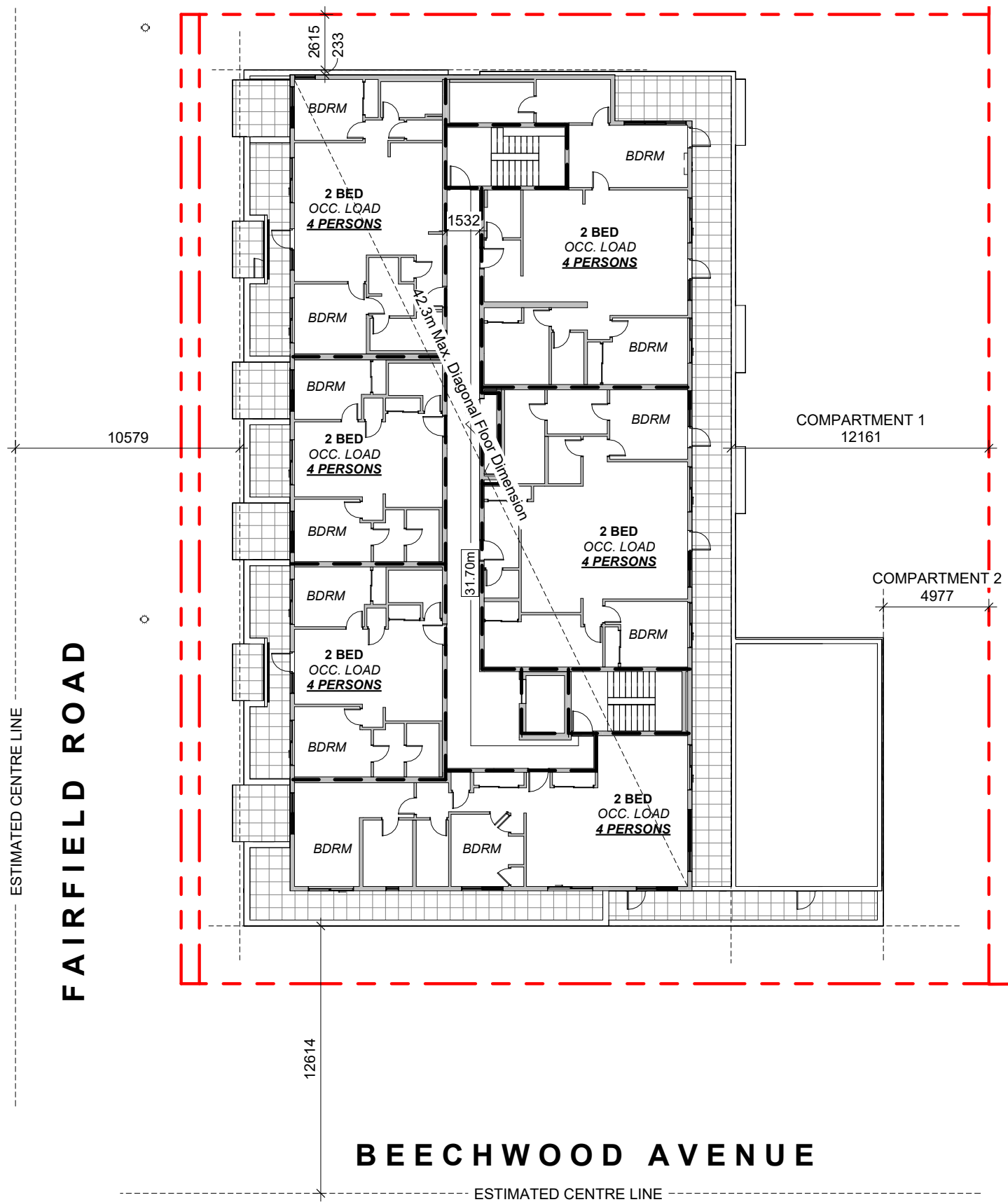


**OCCUPANT LOAD:**  
Occupancy: Group C  
15 Bedrooms x 2 persons/bedroom  
= 30 persons

**MINIMUM EXIT WIDTH:**  
Ramps, Corridors, Passageways  
the greater of 6.1mm x 30 = 183mm  
or 1100mm (minimum 1500mm for  
accessible path of travel)

Stairs  
the greater of 8mm x 30 = 240mm  
or 1100mm

3 L3 CODE REVIEW KEY PLAN  
SCALE = 1 : 250



**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 = 184mm  
or 1100mm

4 L4 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	1,004	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	1	(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	YES NO	3.2.4.1
STANDPIPE SYSTEM	YES NO	3.2.5.8
HIGH BUILDING	YES NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES NO	EXCEPT WITHIN AT GRADE RESIDENTIAL UNITS 3.2.8

FIRE RESISTANCE RATINGS

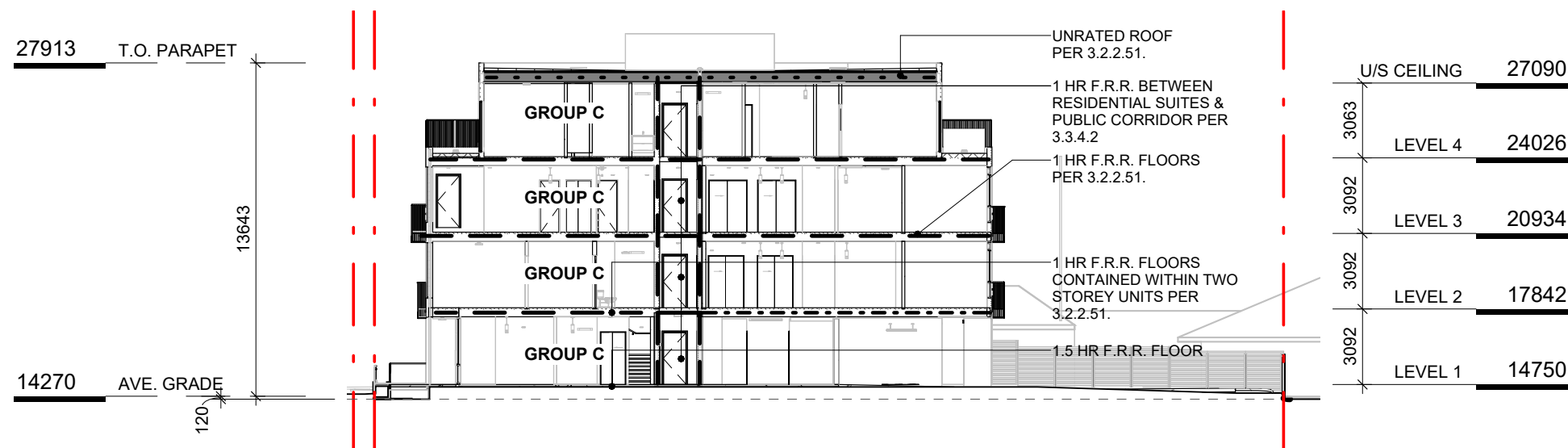
HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE Unrated ROOF	3.2.2.51
LOADBEARING WALLS, COLUMNS & ARCHES	1 hr (NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)	3.2.2.51
EXITS	1 hr	3.4.4.1

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	YES NO	3.2.8

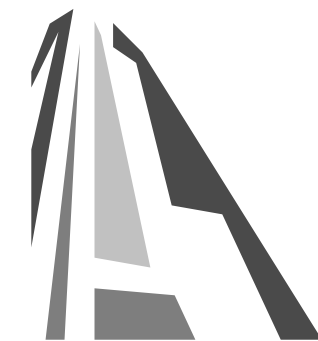
FIRE RESISTANCE RATING - KEY

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



5 CODE REVIEW KEY SECTION  
SCALE = 1 : 250

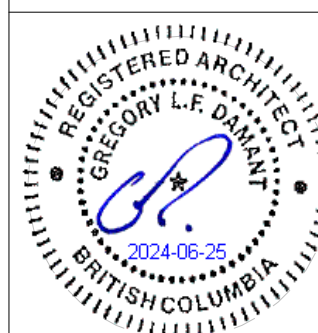
4	DPIRZ Rev2	Jan 26, 2023
2	DPIRZ Submission	April 29, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
CODE REVIEW			
Date			
JUNE 25, 2024			
Scale	As indicated	Project #	2123
Revision		Jan 26, 2023	4
Sheet #		A-052	



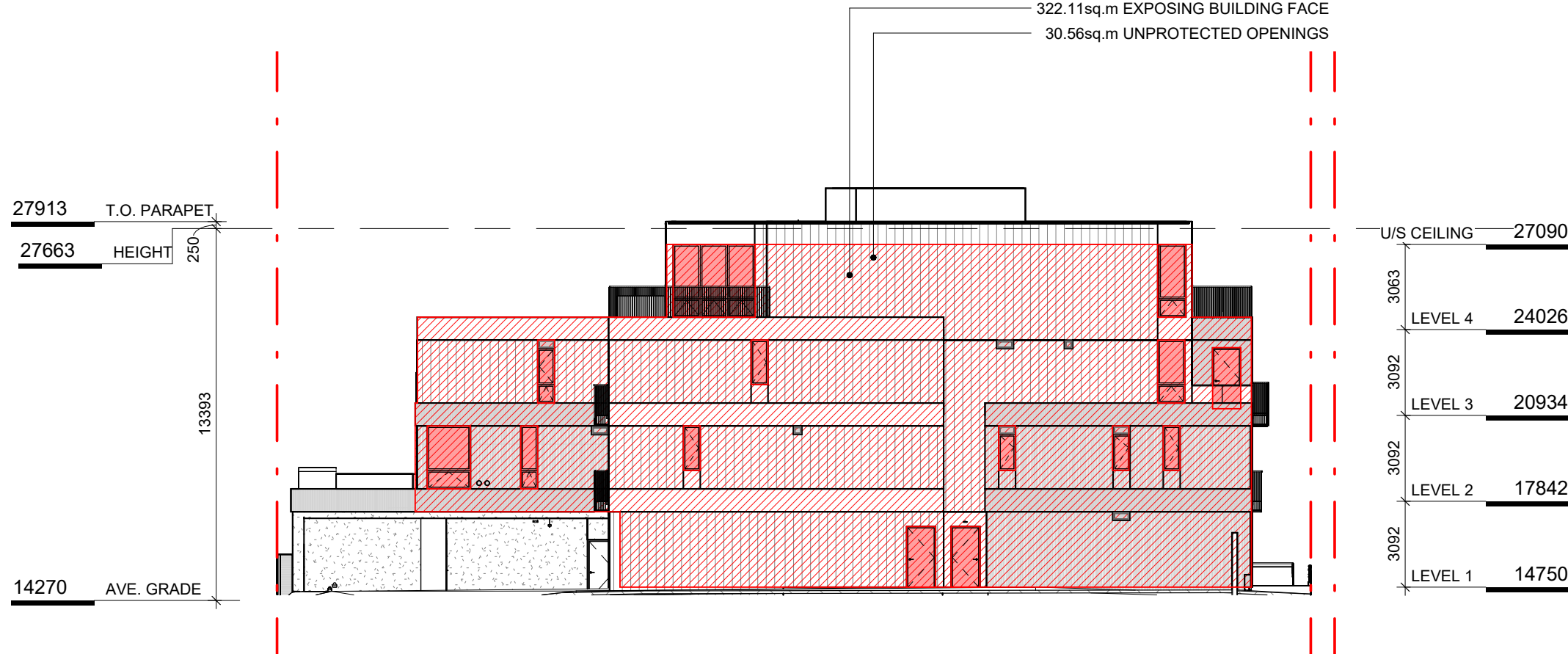




NW ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	10.60m (>9m)	100	491.12	211.47	43.1
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

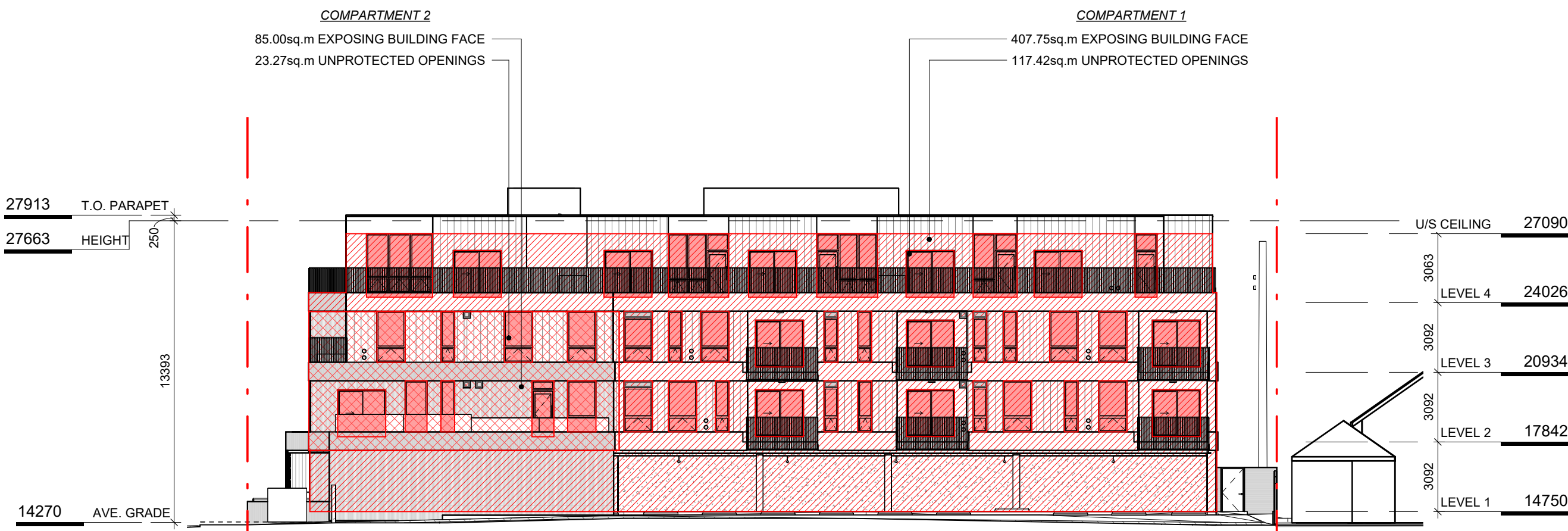
1 NW ELEVATION - LD KEY  
SCALE = 1 : 200



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 (%)
	2.62m (>2m)	16	322.11	30.56	9.4
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

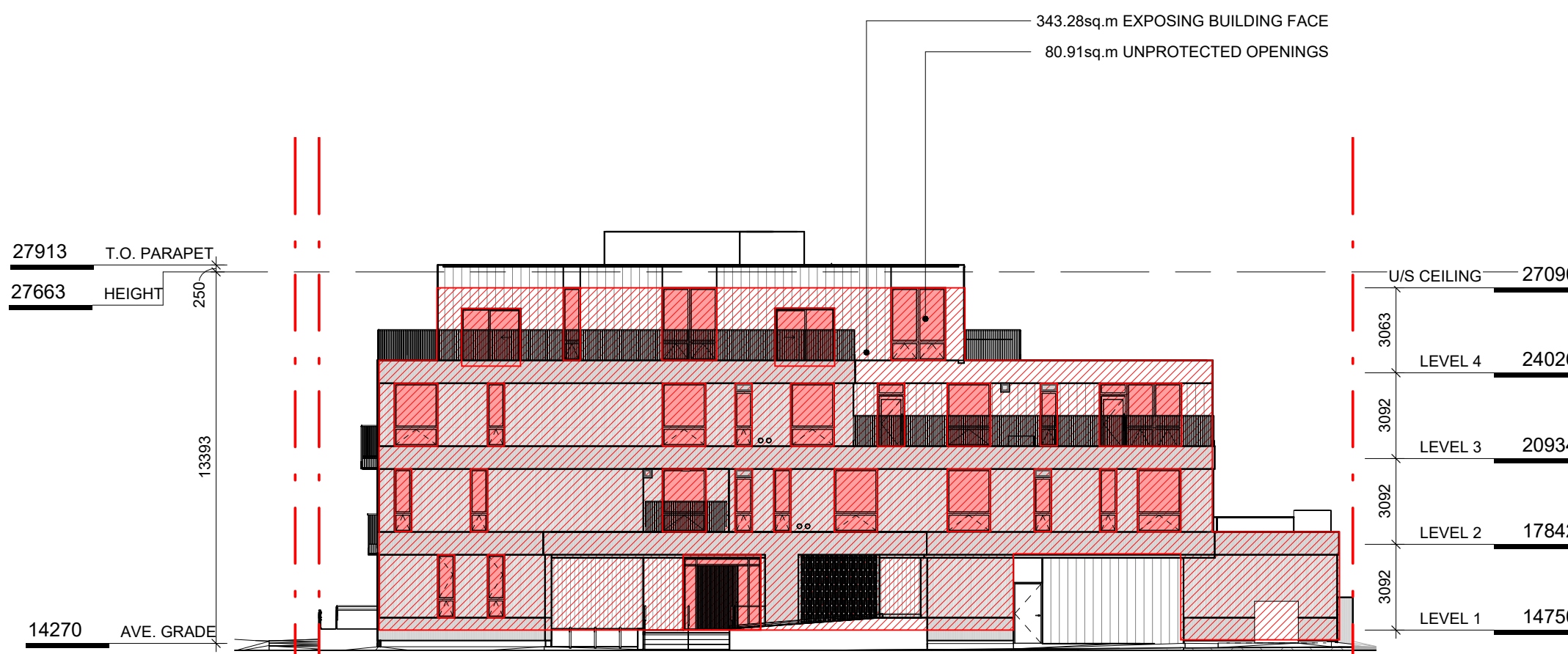
2 NE ELEVATION - LD KEY  
SCALE = 1 : 200



SE ELEVATION

TABLE 3.2.3.1.-D COMPARTMENT 1	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	11.95m (>9m)	100	407.75	117.42	28.8
TABLE 3.2.3.7 COMPARTMENT 1	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 COMPARTMENT 2	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	4.98m (>4m)	56	85.00	23.27	27.4
TABLE 3.2.3.7 COMPARTMENT 2	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 (%)
	12.61m (>9m)	100	343.28	80.91	23.6
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

5	DPIRZ Rev3	Aug 10, 2023
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
NO.	DESCRIPTION	DATE



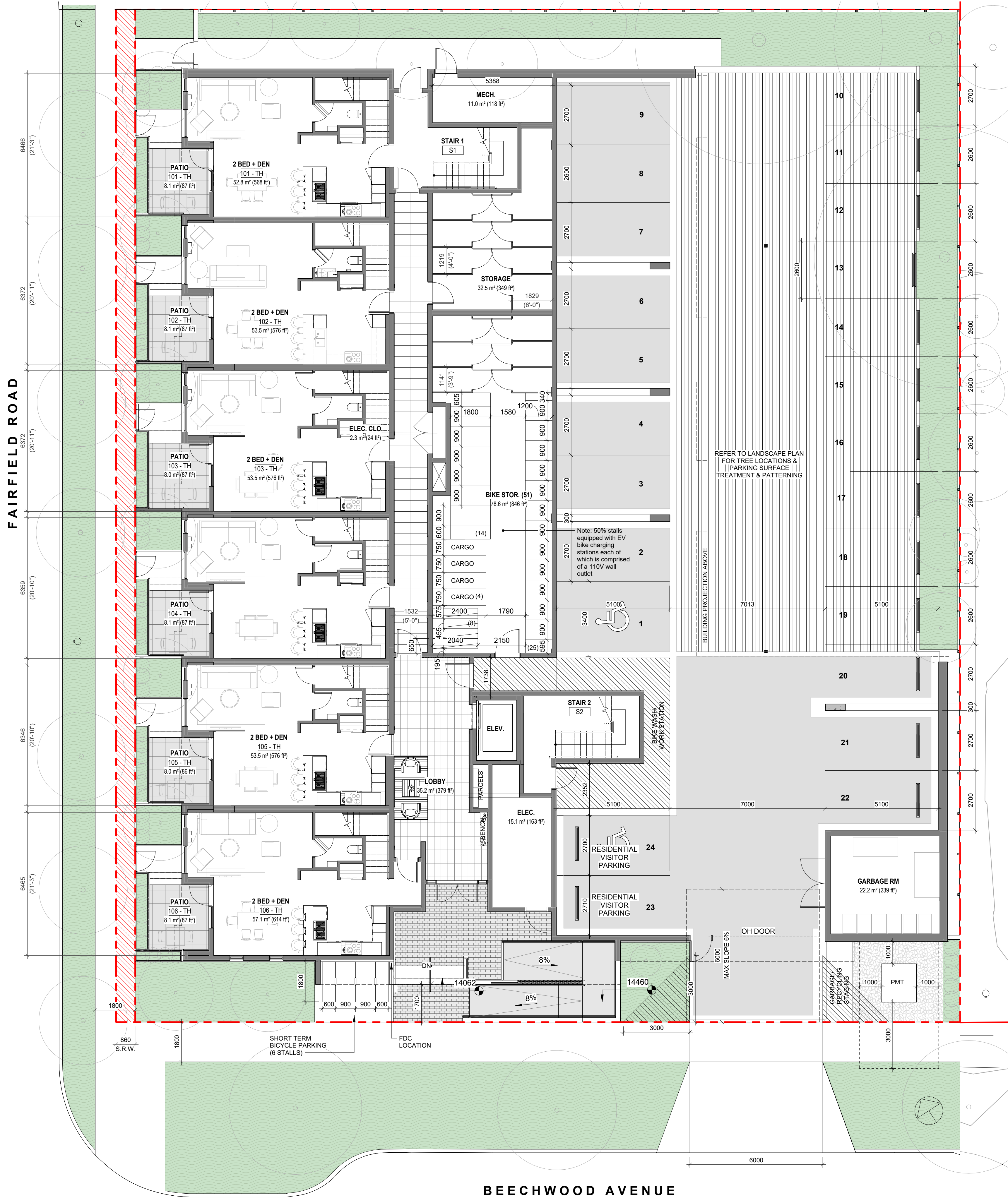
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Project	1733-1737 Fairfield Rd	ARYZE
Sheet Name	SPATIAL SEPARATION	
Date	JUNE 25, 2024	
Scale	1 : 200	Project # 2123
Revision	Aug 10, 2023	5
Sheet #	A-053	







1 L1 PROPOSED PLAN  
SCALE = 1 : 100

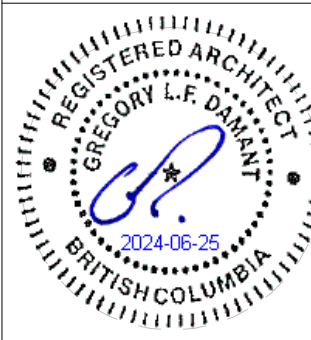
19	DPIRZ Rev6	May 27, 2024
17	DPIRZ Rev5	Feb 21, 2024
13	DPIRZ Rev4	Jan 18, 2024
5	DPIRZ Rev3	Aug 10, 2023
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project	1733-1737 Fairfield Rd	
	ARYZE	
Sheet Name	LEVEL 1 PROPOSED PLAN	
Date	JUNE 25, 2024	
Scale	1 : 100	Project # 2123
	Revision	May 27, 2024 19
	Sheet #	A-101







1 L2 PROPOSED PLAN  
SCALE = 1 : 100

19	DPIRZ Rev6	May 27, 2024
13	DPIRZ Rev4	Jan 18, 2024
5	DPIRZ Rev3	Aug 10, 2023
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ 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		JUNE 25, 2024	
Scale	1 : 100	Project #	2123
		Revision	May 27, 2024 19
		Sheet #	A-102





1 L3 PROPOSED PLAN  
SCALE = 1 : 100

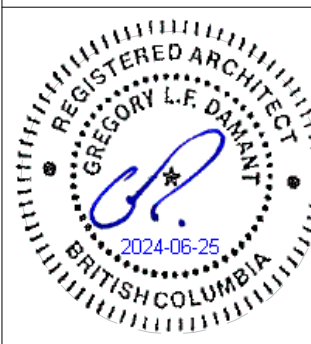
19	DPIRZ Rev6	May 27, 2024
13	DPIRZ Rev4	Jan 18, 2024
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
LEVEL 3 PROPOSED PLAN			
Date			
JUNE 25, 2024			
Scale		Project #	
1 : 100		2123	
		Revision	
		May 27, 2024	
		<div>19</div>	
		Sheet #	
		A-103	







1 L4 PROPOSED PLAN  
SCALE = 1 : 100

19	DPIRZ Rev6	May 27, 2024
13	DPIRZ Rev4	Jan 18, 2024
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ 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 4 PROPOSED PLAN	
Date	JUNE 25, 2024	
Scale	1 : 100	Project #
		2123
	Revision	May 27, 2024 19
	Sheet #	A-104





1 NW ELEVATION  
SCALE = 1 : 100



2 SW ELEVATION  
SCALE = 1 : 100

FINISH SCHEDULE


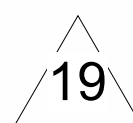
- 01. 'CERACLAD' CLADDING  
LIGHT FINISH
- 02. PREFINISHED METAL  
FLAT PANEL
- 03. PREFINISHED METAL  
STANDING SEAM
- 04. METAL PICKET GUARD
- 05. GLAZING
- 06. WOOD GRAIN FINISH
- 07. HORIZONTAL WOOD FENCE

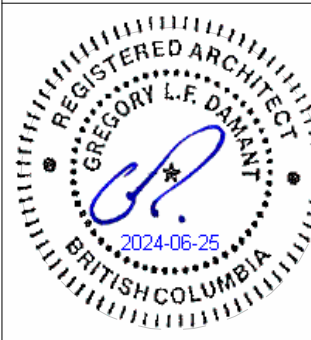
19	DPIRZ Rev6	May 27, 2024
17	DPIRZ Rev5	Feb 21, 2024
13	DPIRZ Rev4	Jan 18, 2024
5	DPIRZ Rev3	Aug 10, 2023
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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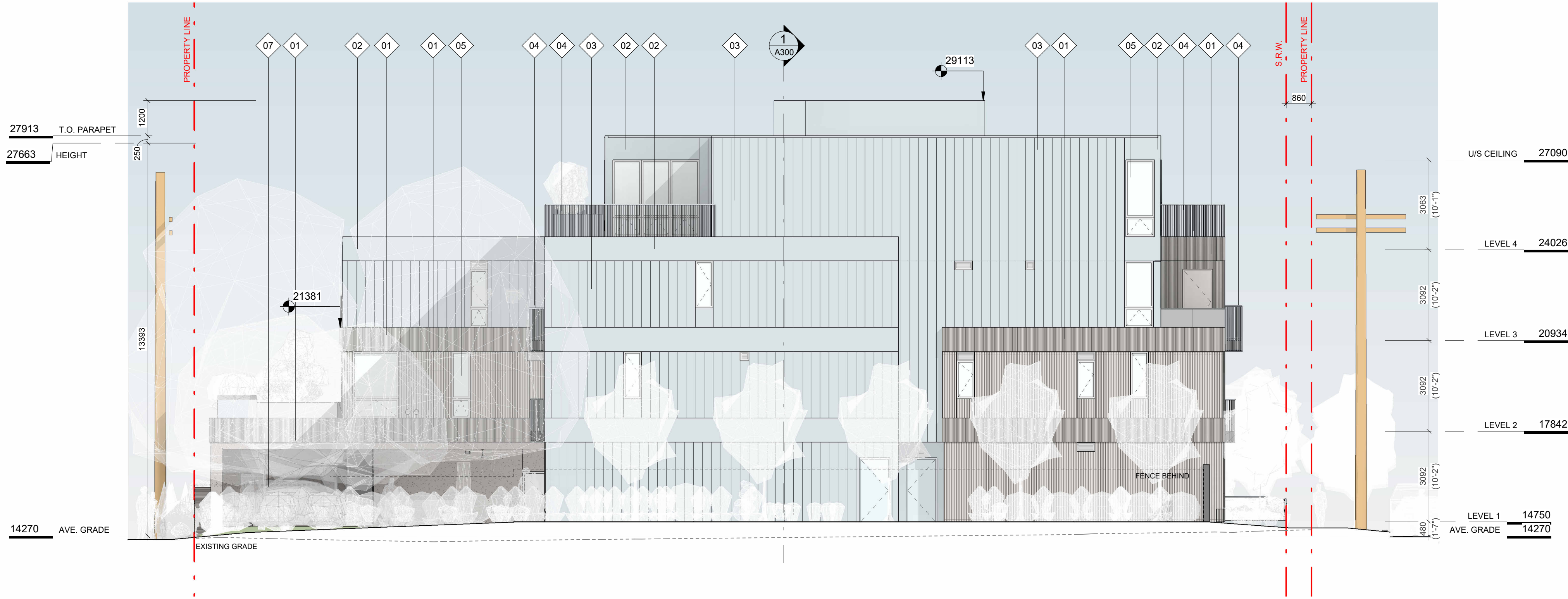
Project		1733-1737 Fairfield Rd	
		ARYZE	
Sheet Name			
EXTERIOR ELEVATIONS			
Date		JUNE 25, 2024	
Scale	As indicated	Project #	2123
		Revision	
		May 27, 2024	
		Sheet #	A-200







1 SE ELEVATION  
SCALE = 1 : 100



2 NE ELEVATION  
SCALE = 1 : 100

FINISH SCHEDULE

- 01. 'CERACLAD' CLADDING  
LIGHT FINISH
- 02. PREFINISHED METAL  
FLAT PANEL
- 03. PREFINISHED METAL  
STANDING SEAM
- 04. METAL PICKET GUARD
- 05. GLAZING
- 06. WOOD GRAIN FINISH
- 07. HORIZONTAL WOOD FENCE

19	DPIRZ Rev6	May 27, 2024
17	DPIRZ Rev5	Feb 21, 2024
13	DPIRZ Rev4	Jan 18, 2024
5	DPIRZ Rev3	Aug 10, 2023
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE

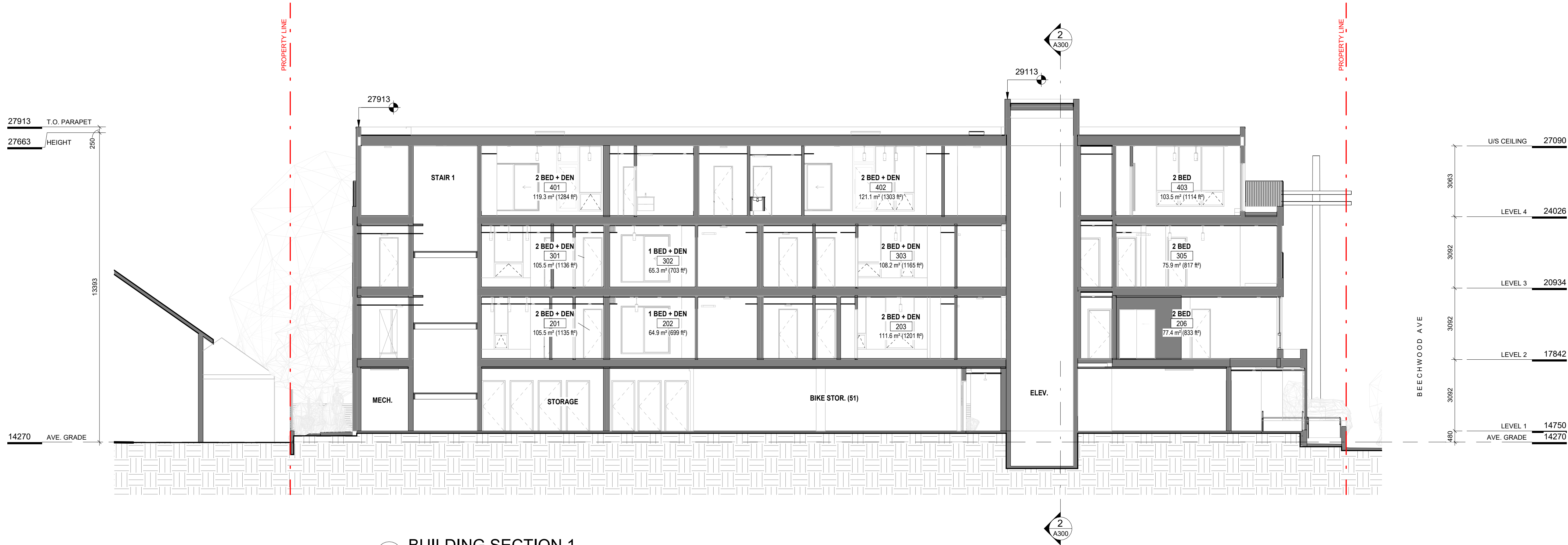


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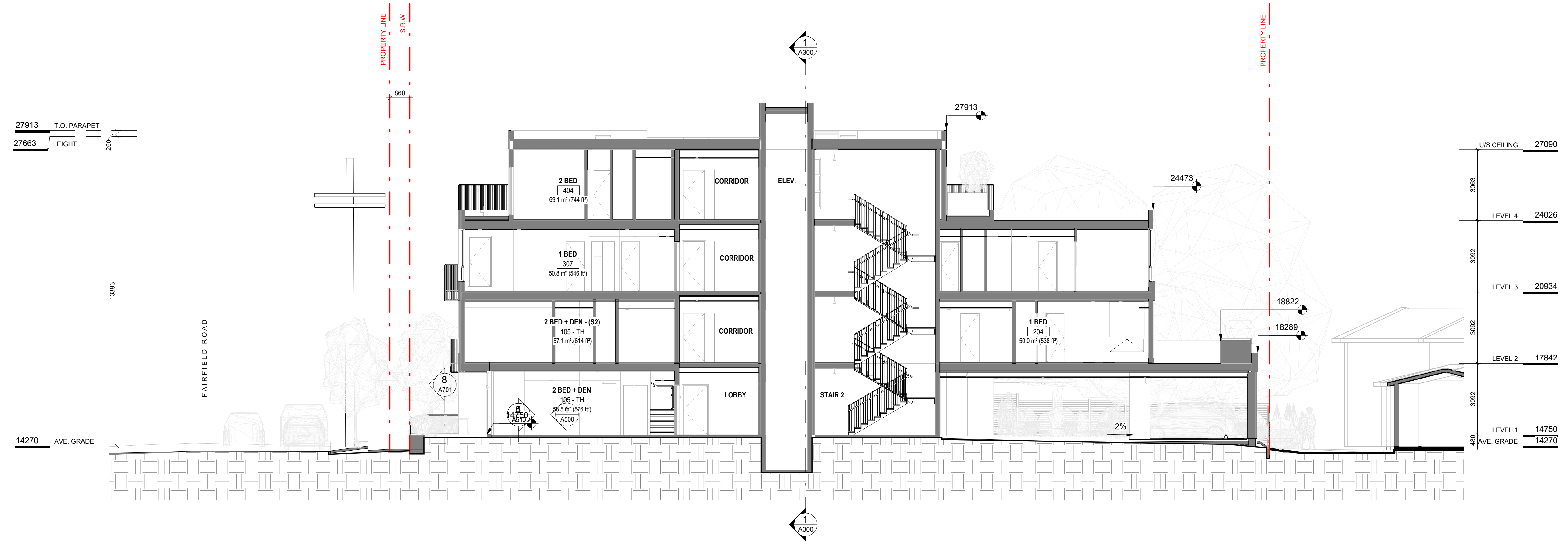
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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name EXTERIOR ELEVATIONS		
Date JUNE 25, 2024		
Scale As indicated	Project # 2123	Revision May 27, 2024 19
REGISTERED ARCHITECT GREGORY L.F. DUNN 2024-06-25 BRITISH COLUMBIA		Sheet # A-201



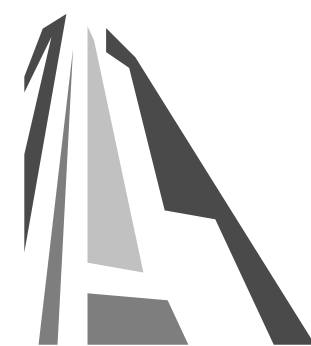


1 BUILDING SECTION 1  
SCALE = 1 : 100



2 BUILDING SECTION 2  
SCALE = 1 : 100

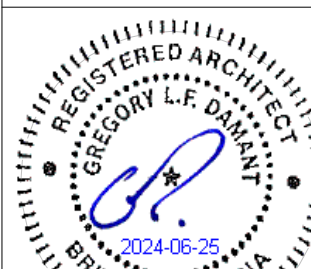
13	DPIRZ Rev4	Jan 18, 2024
4	DPIRZ Rev2	Jan 26, 2023
3	DPIRZ Rev1	July 20, 2022
2	DPIRZ Submission	April 29, 2022
1	Development Tracker Application	March 7, 2022
NO.	DESCRIPTION	DATE



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Project 1733-1737 Fairfield Rd ARYZE		
Sheet Name BUILDING SECTIONS		
Date JUNE 25, 2024	Scale 1 : 100	Project # 2123
Revision Jan 18, 2024 13	Sheet # A-301	





# 1733 FAIRFIELD

1733 FAIRFIELD ROAD, VICTORIA, BC

## SHEET LIST

L0.1 TREE MANAGEMENT & REMOVAL PLAN	L4.3 PLANTING PLAN - LEVEL 1
L1.1 MATERIALS PLAN - LEVEL 1	L4.4 PLANTING PLAN - UPPER LEVELS
L1.2 MATERIALS PLAN - UPPER LEVELS	L5.1 LIGHTING PLAN
L2.1 LAYOUT PLAN	L6.1 IRRIGATION PLAN - LEVEL 1
L3.1 GRADING PLAN	L6.2 IRRIGATION PLAN - UPPER LEVELS
L4.1 SOIL VOLUME PLAN	L7.1 PAVING DETAILS
L4.2 TREE PLANTING PLAN	L7.2 SITE FURNISHINGS DETAILS
	L7.3 PLANTING DETAILS

## GENERAL LANDSCAPE NOTES

- GENERAL:
- DO NOT PROCEED IN UNCERTAINTY.
  - DO NOT SCALE DRAWINGS.
  - DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS/SPECIFICATIONS IN THIS PROJECT SET. ANY DISCREPANCIES AMONG DRAWINGS, SPECIFICATIONS AND INDUSTRY BEST PRACTICES TO BE REPORTED TO THE PROJECT / CONSTRUCTION MANAGER AND THE LANDSCAPE CONSULTANT FOR DIRECTION.
  - ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
  - CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDS/QUOTES.
  - CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
  - CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT SITE FEATURES / CONDITIONS, WITHIN AND BEYOND THE LIMITS OF WORK EXISTING AT THE TIME OF CONSTRUCTION. ALL DISTURBED SURFACES, AREAS, STRUCTURES, VEGETATION, HABITAT ETC. ON PUBLIC / PRIVATE PROPERTY TO PROMPTLY BE RESTORED TO EQUAL OR BETTER CONDITION THAN EXISTING AND TO THE SATISFACTION OF THE MUNICIPALITY HAVING JURISDICTION / PROPERTY OWNER.
  - CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND TIDY CONDITION AT ALL TIMES. DO NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LEAVE UNPROTECTED HOLES / PITS / OPENINGS OVERNIGHT. ALL EXCESS MATERIALS AND REFUSE TO BE REMOVED FROM THE SITE DAILY UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

- STANDARDS:
- ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS (AUTHORITY HAVING JURISDICTION) INCLUDING BUT NOT LIMITED TO:
    - CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS SCHEDULE 'B' TO THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042
    - CITY OF VICTORIA SUPPLEMENTAL DRAWINGS
  - CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C: ALL LANDSCAPE WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE CURRENT EDITION OF THE *Canadian Landscape Standard* (CLS), UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
  - ALL HARD SURFACE (INCLUDING BUT NOT LIMITED TO: PAVING, CONCRETE RETAINING WALLS AND CONCRETE PLANTERS) TO CONFORM TO THE *Western Municipal Construction Documents Association PLATINUM EDITION* (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
  - IN CASES OF CONFLICT BETWEEN THE CLS AND THE MMCD, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
  - LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
  - GROWING MEDIUM AND GROWING MEDIUM TESTING TO CLS Section 6.
  - IRRIGATION DESIGN AND INSTALLATION TO IAABC STANDARDS AND CLS Section 5.

- COORDINATION:
- CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION AND ELECTRICAL SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL WORKS.

- SUBMITTALS:
- CONTRACTOR TO PROVIDE SAMPLES, TEST RESULTS AND SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL 45 DAYS PRIOR TO INSTALLATION.
  - SEE ALSO SUBMITTALS TABLE BELOW FOR ADDITIONAL INFORMATION.

- GROWING MEDIUM TESTING:
- GROWING MEDIUM TEST RESULTS ARE MANDATORY.
  - TEST RESULTS TO INCLUDE ANALYSIS OF ALL GROWING MEDIUM NUTRIENTS NOTED IN CLS 6.2.7 AND ARE TO BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
  - TEST RESULTS TO INCLUDE ANALYSIS OF SOIL TEXTURE, ORGANIC CONTENT AND ACIDITY AS PER CLS 6.3.5 AND BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
  - TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
  - RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyager Way, Richmond, BC V6X 3G9.

- COMPACTION TESTING:
- COMPACTION TESTS FOR HARD SURFACE SUBGRADE, GRANULAR SUB-BASE, AND GRANULAR BASE ARE MANDATORY.

- INSPECTIONS:
- CONTRACTOR TO ALERT THE LANDSCAPE CONSULTANT A MINIMUM OF 3 WORKING DAYS PRIOR TO REQUIRED LANDSCAPE INSPECTIONS.

- SUBSTITUTIONS:
- REQUESTS FOR SUBSTITUTIONS TO CONFORM TO THE DIVISION 01 SECTION AND BE SUBMITTED TO THE LANDSCAPE CONSULTANT, THROUGH THE PROJECT ADMINISTRATOR, A MINIMUM OF 45 DAYS PRIOR TO SCHEDULED WORK.
  - PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

- WARRANTY:
- CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR 1 FULL YEAR FOLLOWING THE DATE OF TOTAL PERFORMANCE AS PER MMCD UNLESS SPECIFICALLY NOTED OTHERWISE. FAULTY MATERIALS AND WORKMANSHIP SHALL BE PROMPTLY REPAIRED / REPLACED TO THE SATISFACTION OF THE LANDSCAPE CONSULTANT.

- ENVIRONMENTAL PROTECTION:
- CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION FILTRATION MEASURES AS REQUIRED FOR LANDSCAPE WORKS TO PREVENT MATERIALS FROM LEAVING THE SITE AND / OR ENTERING STORM DRAINS; STOCKPILED LANDSCAPE MATERIALS ARE TO BE KEPT TARPED.

## ELECTRICAL - DESIGN BUILD

- LANDSCAPE LIGHTING:
- IT IS THE INTENTION OF THE PROJECT THAT THE LANDSCAPE CONTRACTOR FURNISH A FUNCTIONAL LIGHTING SYSTEM AS DESCRIBED ON THE DRAWINGS AND IN THIS SECTION.
  - THE SCOPE OF WORK INCLUDES SUPPLY AND INSTALLATION OF LOW VOLTAGE LIGHTING PRODUCTS, CABLING, TRANSFORMER(S) / POWER SUPPLIES / DRIVERS AND ELECTRICAL SLEEVES.
  - ELECTRICAL CONTRACTOR IS TO INCLUDE POWER (CONDUIT AND CONDUCTORS) TO LOW VOLTAGE TRANSFORMERS/DRIVERS IN SUPPORT OF THE LANDSCAPE LIGHTING PLAN. THE NUMBER OF CONNECTION POINTS IS NOT DETERMINED – THIS DEPENDS ON HOW THE LANDSCAPE CONTRACTOR LAYS OUT THE SYSTEM, BUT WILL NOT EXCEED 5. REFER TO THE LANDSCAPE LIGHTING PLAN FOR GENERAL INFORMATION.
  - 15A 1P CIRCUIT FROM HOUSE PANEL, SWITCHED BY A PROGRAMMABLE TIMER INSTALLED IN THE ELECTRICAL ROOM.
  - TRANSFORMER TO BE ADEQUATELY SIZED FOR THE LOAD PLUS 40% RESERVE CAPACITY. TRANSFORMERS TO BE ARRANGED SUCH THAT NO LOAD REQUIRES WIRING IN EXCESS OF 75'.
  - TIMER FUNCTION ON TRANSFORMER TO BE DISABLED IF PROVIDED.
  - TRANSFORMERS, DRIVERS AND POWER SUPPLIES ARE TO BE INSTALLED IN GROUND JUNCTION BOXES, SUPPLIED AND INSTALLED BY THIS DIVISION.
  - THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR AC CIRCUIT TO EACH JUNCTION BOX LOCATION AND WITH THE GENERAL CONTRACTOR FOR THE INSTALLATION OF ELECTRICAL SLEEVES.
  - THE USE OF GEL FILLED WIRE NUTS IS REQUIRED.

- IRRIGATION COORDINATION:
- ELECTRICAL CONTRACTOR TO COORDINATE WITH CONSTRUCTION MANAGER AND IRRIGATION DESIGNER/INSTALLER TO PROVIDE ELECTRICAL FOR THE OPERATION OF AN AUTOMATIC IRRIGATION SYSTEM AND CONTROLLER.

## MATERIAL SPECIFICATIONS

- ON-SITE GROWING MEDIUM:
- GROWING MEDIUM TESTING, MIXING, HANDLING AND PLACEMENT TO CLS SECTION 6.
  - ON SITE GROWING MEDIUM TYPE TO BE: AS PER DRAWING LEGEND.
  - PLANTER GROWING MEDIUM TO BE:
    - 50% BY VOLUME 1H HIGH TRAFFIC LAWN GROWING MEDIUM
    - 50% BY VOLUME Pro-Mix HP Mychorizae OR APPROVED EQUAL

- OFF-SITE GROWING MEDIUM:
- BOULEVARD GROWING MEDIUM TO BE:
    - MMCD Planting Areas Growing Medium to City of Victoria Supplementary Specifications Schedule 'B', Table 2.
    - AS PER MUNICIPAL STANDARD.
    - IF NO MUNICIPAL STANDARD, GROWING MEDIUM TO CLS SECTION 6 - 2L LOW TRAFFIC LAWN AREAS.

- MULCH:
- MULCH IN ALL OTHER AREAS TO BE: Mitchell Excavating Ltd. Fine Bark Mulch - fir/hemlock OR APPROVED EQUAL.
  - HANDLING AND PLACEMENT TO CLS Section 10 - Mulching/Mulch

- SOD:
- MUNICIPAL SOD TO BE: No. 1 Premium Grade Nursery Turfgrass.
  - HANDLING AND PLACEMENT TO BCLS Section 8 - Turfgrass Sod.
  - SHALL BE SUITED TO THE LOCALITY, SITE CONDITIONS AND INTENDED FUNCTION OF THE PROJECT AREA.

- ROOT BARRIER:
- ROOT BARRIER TO BE: Deeptroot 18" Universal Guide OR APPROVED EQUAL.

- GEOTEXTILE:
- FILTER FABRIC TO BE: Soprema Soprafilte non-woven geotextile OR APPROVED EQUAL.
  - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND LANDSCAPE DETAILS.

- AGGREGATE:
- PLANTER DRAIN ROCK TO BE: 19 mm MINUS GRANULAR BASE (TO MMCD SPECIFICATION)
  - GREEN ROOF DRAIN ROCK TO BE: 6 mm WASHED DRAIN ROCK

- PLANT MATERIAL AND PLANTING:
- ALL PRODUCTS AND WORKMANSHIP, INCLUDING: PLANT MATERIAL, TRANSPORTATION, HANDLING AND PROTECTION, SCHEDULING AND STORAGE, WATERING AND IRRIGATION, TIME OF PLANTING, PLANTING, CONDITIONS FOR ACCEPTANCE, AND INSECTS PESTS AND DISEASE CONTROL, TO BCLS SECTION 9 - PLANTS AND PLANTING, WRITTEN SPECIFICATIONS AND LANDSCAPE DETAILS.
  - CONDITIONS FOR TOTAL PERFORMANCE TO MMCD SECTION - PLANTING OF TREES, SHRUBS AND GROUNDCOVERS.
  - IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES LISTED ON THE PLANTING PLAN AND IN THE PLANT LIST, THE PLANTING PLAN QUANTITIES TO TAKE PRECEDENCE.

- CAST IN PLACE CONCRETE:
- ALL CAST IN PLACE CONCRETE AND ASSOCIATED WORK AND MATERIALS TO CONFORM TO MMCD SPECIFICATIONS; ASSOCIATED WORK INCLUDES GRADING, SUBGRADE COMPACTION, GRANULAR BASE MATERIALS AND COMPACTION.

## IRRIGATION - DESIGN BUILD

- IRRIGATION:
- IT IS THE INTENTION OF THE PROJECT THAT THE LANDSCAPE CONTRACTOR FURNISH A FUNCTIONAL AUTOMATIC IRRIGATION SYSTEM TO ALL ON-SITE AND OFF SITE LANDSCAPE AREAS AS DESCRIBED ON THE LANDSCAPE DRAWINGS AND IN THIS SECTION.
  - THE SCOPE OF WORK INCLUDES SUPPLY AND INSTALLATION OF BACKFLOW PREVENTER, CONTROLLER, ALL IRRIGATION COMPONENTS, IRRIGATION SLEEVES, **YEAR MAINTENANCE WARRANTY** (SEE WRITTEN SPECIFICATIONS AND REQUIREMENTS BELOW) AND AN OPERATION MANUAL.
  - THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR FOR THE INSTALLATION OF IRRIGATION SLEEVES.

- MAINTENANCE
- UPON COMPLETION OF IRRIGATION INSTALLATION, CONTRACTOR TO SUBMIT AS-CONSTRUCTED DRAWINGS, OPERATION AND MAINTENANCE MANUAL, TOOLS PROVIDED BY THE MANUFACTURER AND BASE IRRIGATION SCHEDULE TO IAABC STANDARDS (SECTION 5 OF BCLS).
  - INSPECT AND CALIBRATE IRRIGATION SYSTEM AS PER SEASONAL REQUIREMENTS.
  - INSPECT GROWING MEDIUM FREQUENTLY **MINIMUM MONTHLY AND WEEKLY DURING PERIODS OF DROUGHT AND HIGH HEAT** FOR MOISTURE CONTENT AND ADJUST IRRIGATION SCHEDULE AS OFTEN AS REQUIRED TO MAINTAIN THE HEALTH OF THE PLANT MATERIAL DUE TO: RAPID DRAINAGE IN THE GROWING MEDIUM, ABSENCE OF A WATER TABLE, FINITE AMOUNT OF GROWING MEDIUM, AND EXPOSURE TO CLIMATIC CONDITIONS.
  - CONTRACTOR TO COORDINATE WITH THE OWNER'S MAINTENANCE REPRESENTATIVE AND TOGETHER PERFORM ONE WINTERIZATION AND ONE SPRING START-UP DURING THE ONE YEAR WARRANTY PERIOD.

## SUBMITTALS

SUBMITTALS					
SPECIFICATION SECTION	TITLE	SHOP DRAWINGS	MOCK-UP	SUBMITTALS	FOR APPROVAL
MMCD 03 30 20	CONCRETE WALKS, CURBS AND GUTTERS				
MMCD 03 30 53	CAST IN PLACE CONCRETE				
MMCD 31 02 17	AGGREGATES AND GRANULAR MATERIALS				
MMCD 31 22 01	SITE GRADING				
MMCD 31 24 13	ROADWAY EXCAVATION, EMBANKMENT AND COMPACTION				
MMCD 32 11 23	GRANULAR BASE				
MMCD 32 14 01	UNIT PAVING		yes	yes	product cut sheets, mockup 3.0m paved area on site
CLS 4	GRADING AND DRAINAGE				
CLS 5	IRRIGATION	yes			irrigation design for approval
CLS 6	GROWING MEDIUM			yes	supplier name, growing medium test results
CLS 7	LAWNS AND GRASS (HYDRAULIC SEEDING)			yes	supplier name, product information
CLS 8	TURFGRASS SOD			yes	supplier name, product information
CLS 9	PLANTS AND PLANTING		yes	yes	nursery name, tree and shrub layout on site prior to planting
CLS 10	MULCHING			yes	
CLS 11	LANDSCAPE OVER STRUCTURES - GREEN ROOFS				
CLS 12	CONTAINER GROWN PLANTS				





Table 1. Tree Inventory

Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No / City)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Condition		Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
					Common	Botanical					Health	Structural					
	M1	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	47	10	5.9	5	Good	Fair/good		Moderate	Multiple stems form at 3m above grade - included bark at main stem union with active response growth, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone.	Retain
	M2	Yes	City	City	Pacific sunset maple	<i>Acer truncatum Pacific sunset</i>	5	6	0.6	1	Good	Good		Moderate	Recently planted - still staked, included bark at stem unions. Multiple stems form at 4m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone.	Remove*
	M3	Yes	City	City	Purple leaf cherry plum	<i>Prunus cerasifera</i>	26	6	3.3	4	Good	Fair/good		Moderate	Multiple stems form at 4m above grade - no major weaknesses visible at stem unions, historic pruning wounds with associated surface decay.	Project arborist to supervise all excavation required within the critical root zone.	Retain
313	3383	Yes	On	No	Fig	<i>Ficus sp.</i>	11, 8, 6	5	2	2	Good	Fair	Unsuitable	Good	Located within the footprint of the proposed building.	Located within the footprint of the proposed building.	Remove
316	3384	Yes	On	No	Japanese maple	<i>Acer palmatum</i>	3, 3, 6	5	1.2	1.5	Good	Fair	Unsuitable	Moderate	Growing within close proximity to existing building.	Located within the footprint of the proposed building.	Remove
317	3385	Yes	On	Yes	Pacific dogwood	<i>Cornus nuttallii</i>	28, 23, 34, 32	8	8.8	4	Fair	Fair/poor	Unsuitable	Moderate	Multiple stems form at 1m above grade - narrow angles of attachment, stems topped and decayed with sloughing bark. Topped historically at 7m above grade for overhead utilities clearance, stem decay with sloughing bark.	Located within the footprint of the proposed building.	Remove
322	3386	Yes	On	Yes	Golden chain tree	<i>Laburnum sp.</i>	21, 28	7	8.3	4	Fair	Poor	Unsuitable	Poor	Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building.	Remove
321	3387	Yes	On	Yes	Apple	<i>Malus sp.</i>	14, 23	10	3.9	3	Fair	Poor	Unsuitable	Moderate	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
334	3388	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	55	5	6.9	4	Fair	Fair/poor	Unsuitable	Moderate	Flowering cherry, multiple stems form at 2m above grade - narrow angles of attachment, main stem topped historically at 4m above grade - large topping wound.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
298	3389	Yes	On	Yes	Cherry	<i>Prunus sp.</i>	19, 25	5	4.6	4	Fair	Fair/poor	Unsuitable	Moderate	Flowering cherry, codominant stems form at base - crossing at 5m above grade, large heading cuts.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3390	Yes	On	No		English yew	<i>Taxus baccata</i>	10.8, 8.6	5	2.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3391	Yes	On	No		English yew	<i>Taxus baccata</i>	5, 5, 5	5	1.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3392	Yes	On	No		English yew	<i>Taxus baccata</i>	10, 8, 9	5	2.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3393	Yes	On	No		English yew	<i>Taxus baccata</i>	8, 8, 4, 3	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3394	Yes	On	No		English yew	<i>Taxus baccata</i>	10, 9, 9, 4	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3395	Yes	On	No		English yew	<i>Taxus baccata</i>	11, 16	5	2.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3396	Yes	On	No		English yew	<i>Taxus baccata</i>	18	5	2.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3397	Yes	On	No		English yew	<i>Taxus baccata</i>	12, 8	5	2.1	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3398	Yes	On	No		English yew	<i>Taxus baccata</i>	10, 10, 8, 5	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3399	Yes	On	No		English yew	<i>Taxus baccata</i>	14, 8	5	2.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3400	Yes	On	No		English yew	<i>Taxus baccata</i>	12, 5	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3401	Yes	On	No		English yew	<i>Taxus baccata</i>	8, 8, 5, 5	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3402	Yes	On	No		English yew	<i>Taxus baccata</i>	8, 8, 5, 4	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3403	Yes	On	No		English yew	<i>Taxus baccata</i>	8, 6, 5, 4	5	1.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3404	Yes	On	No		English yew	<i>Taxus baccata</i>	10, 8, 5, 4	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3405	Yes	On	No		English yew	<i>Taxus baccata</i>	14, 10, 10	5	3.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3406	Yes	On	No		English yew	<i>Taxus baccata</i>	16	5	2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3407	Yes	On	No		English yew	<i>Taxus baccata</i>	10, 10, 5, 5, 5	5	2.4	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 13 yew trees spaced less than 1m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3408	Yes	On	No		English yew	<i>Taxus baccata</i>	12, 5, 5, 5	5	2.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3409	Yes	On	No		English yew	<i>Taxus baccata</i>	8, 4	5	1.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3410	Yes	On	No		English yew	<i>Taxus baccata</i>	5, 5, 4, 4, 4	5	1.3	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3411	Yes	On	No		English yew	<i>Taxus baccata</i>	8, 8, 5, 5	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3412	Yes	On	No		English yew	<i>Taxus baccata</i>	8, 8, 8	5	2.2	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3413	Yes	On	No		English yew	<i>Taxus baccata</i>	12, 5	5	1.9	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3414	Yes	On	No		English yew	<i>Taxus baccata</i>	10, 12, 5, 5, 5	5	2.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 7 yew trees spaced less than 1.25m apart.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3415	Yes	On	Yes*		English yew	<i>Taxus baccata</i>	11, 33	5	5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3416	Yes	On	Yes*		English yew	<i>Taxus baccata</i>	22	5	2.8	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3417	Yes	On	Yes*		English yew	<i>Taxus baccata</i>	5, 5, 5, 6, 6	5	1.5	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3418	Yes	On	Yes*		English yew	<i>Taxus baccata</i>	13	5	1.6	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
3419	Yes	On	Yes*		English yew	<i>Taxus baccata</i>	12, 13, 8, 5, 4	5	3.1	1	Fair	Fair/poor	Unsuitable	Moderate	Growing within a hedge row of 5 yew trees spaced less than 1m apart. *1 Bylaw size stem within hedge.	Will be heavily impacted by excavation required to construct the foundation of the proposed building.	Remove
Hedge 1	Yes	On	No		Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5 - 10cm	5	0.5	0.5	Fair	Fair	Unsuitable	Moderate	Hedge row consisting of approximately 30 individual stems - no bylaw stems. Codominant stems form at 3m above grade - no major weaknesses visible at stem unions, ivy covered trunk.	Located within the footprint of the proposed building.	Remove
314	3420	Yes	On	Yes	Apple	<i>Malus sp.</i>	21, 29*	5	4.7	4	Fair	Fair/poor	Unsuitable	Moderate	Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building.	Remove
315	3421	Yes	On	No	Apple	<i>Malus sp.</i>	28*	5	3.5	4	Fair	Fair/poor	Unsuitable	Moderate	Topped historically at 5m above grade - multiple regrowth leaders form at topping locations.	Located within the footprint of the proposed building.	Remove
OS1	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	10-	4	1.3	0.5	Fair	Fair		Moderate	Juvenile hedge tree growing within narrow planting strip.	*Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz.	Retain*

FAIRFIELD ROAD



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.

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

### TREE STATUS LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING
  - TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
  - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
  - TO MUNICIPAL STANDARD
- PROTECTED TREE AND SHRUB FOR REMOVAL
- MUNICIPAL TREE FOR REMOVAL

Previous tag #	Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No / City)	Name	Common	Botanical	dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Health	Structural	Retention Suitability (on-site trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
OS2	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	10-	4	1.3	0.5	0.5	Fair	Fair		Moderate	Juvenile hedge tree growing within narrow planting strip.	*Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz.	Retain*
OS3	Yes	Off	No		Honey locust	<i>Gleditsia triacanthos</i>	10-	8	1.3	2		Good	Good		Moderate	Juvenile hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz.	Retain
OS4	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5, 5, 5, 5-	5	1.4	1		Good	Fair		Moderate	Multiple stems hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz.	Retain
OS5	Yes	Off	No		Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	8, 8, 10, 4-	5	2.5	1		Good	Fair		Moderate	Multiple stems hedge tree growing within narrow planting strip.	Project arborist to supervise all excavation required within the crz.	Retain*
OS6	Yes	Off	No		Cherry	<i>Prunus sp.</i>	8, 6, 6-	5	1.9	1		Good	Fair		Moderate	Flowering cherry, growing within narrow planting strip.	*Parking stall proposed within the crz. Project arborist to supervise all excavation required within the crz.	Retain*
Hedge 2	Yes	On	No		Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	5 - 10cm	5	0.5	0.5	0.5	Good	Fair		Moderate	Hedge row consisting of 14 individual stems. No bylaw stems.	Will be heavily impacted by excavation required to construct the proposed parking stalls.	Remove
OS7	Yes	Off	No		Japanese maple	<i>Acer palmatum</i>	5, 5, 5, 4, 4	5	1.4	2		Good	Fair		Moderate	Multiple stems form at 5m above grade.	Project arborist to supervise all excavation required within the crz.	Retain
3422	No	On	No		Windmill palm	<i>Trachycarpus fortunei</i>	29	4	3.0	2		Good	Fair	Unsuitable	Good	Crown raised approx. 50% CRZ calculated above and drawn as follows on Tree Management Plan (T1). CRZ + 0.5* d.b.h. (drawn from the center of the stem)		Retain*

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



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

OWNER/CLIENT:  
ARYZE DEVELOPMENTS

PROJECT ADDRESS:  
1733 FAIRFIELD,  
VICTORIA, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: TYLER YESTAL

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
5	ISSUED FOR RZ/ DP RESUBMISSION	23/01/24
6	ISSUED FOR RZ/ DP RESUBMISSION	2023/08/18
7	25% BUILDING PERMIT	2023/10/10
8	ISSUED FOR BP COORDINATION	2023/11/24
9	DP/RZ REV 4	2024/01/12
10	DP/RZ REV 5	2024/02/21
11	ISSUED FOR BUILDING PERMIT	2024/03/01
12	DP/RZ REV 6	2024/07/03

SEAL



NORTH ARROW



DRAWING TITLE:  
TREE REMOVAL &  
PROTECTION PLAN

DWG NO:

SCALE: 1:150

L0.1



OWNER/CLIENT:  
**ARYZE DEVELOPMENTS**

DESIGNED BY:BIANCA BODLEY  
DRAWN BY:TYLER YESTAL

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7	25% BUILDING PERMIT	20/10/31/00
8	ISSUED FOR BP COORDINATION	20/11/31/24
9	DP/RZ REV 4	20/04/11/22
10	DP/RZ REV 5	20/04/02/21
11	ISSUED FOR BUILDING PERMIT	20/04/03/01
12	DP/RZ REV 6	20/07/01/03

SEARCH



NORTH ARROW



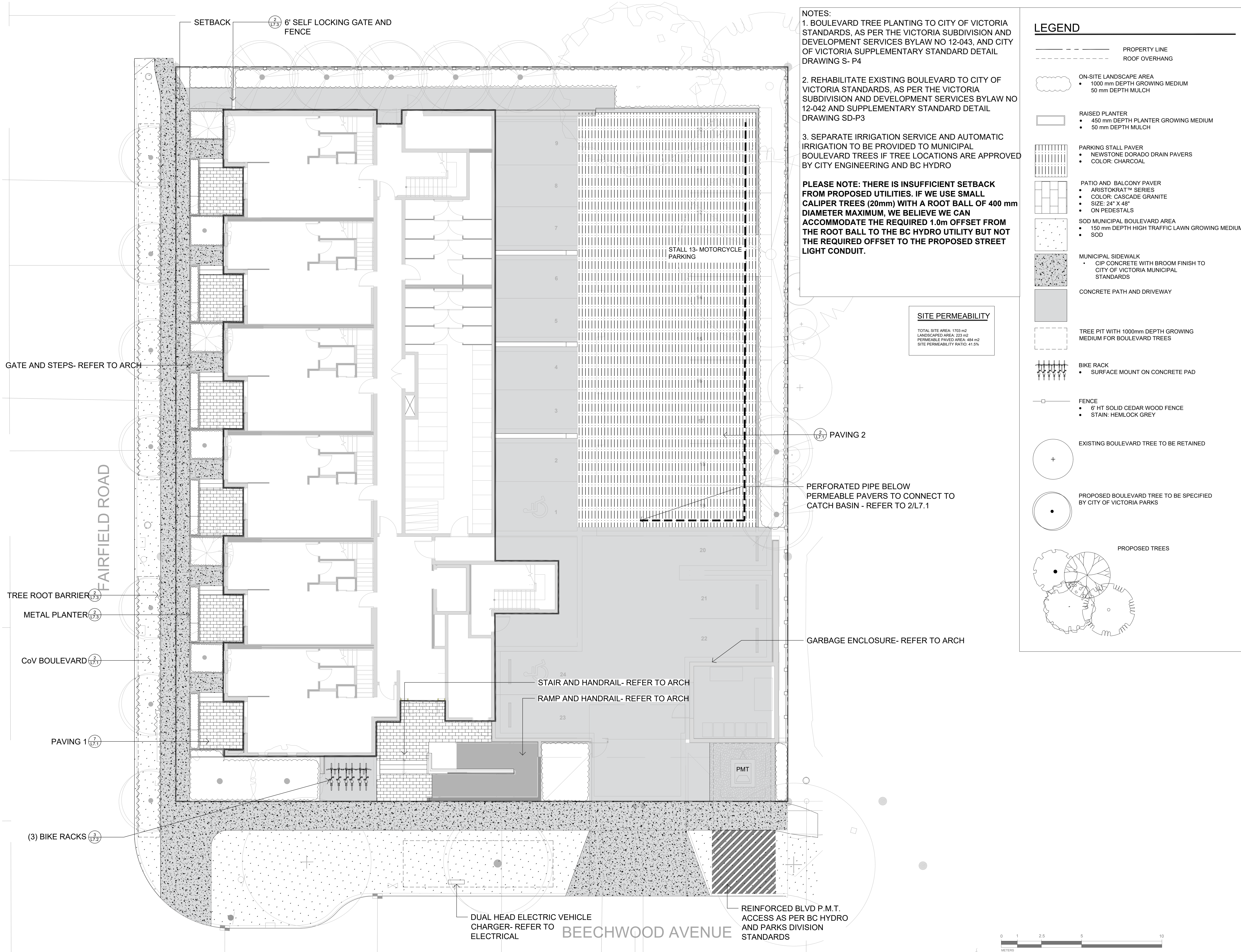
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LANDSCAPE MATERIALS  
PLAN  
LEVEL 1

DWG NO:

SCALE: 1:100

## L1.1







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SEAL



NORTH ARROW

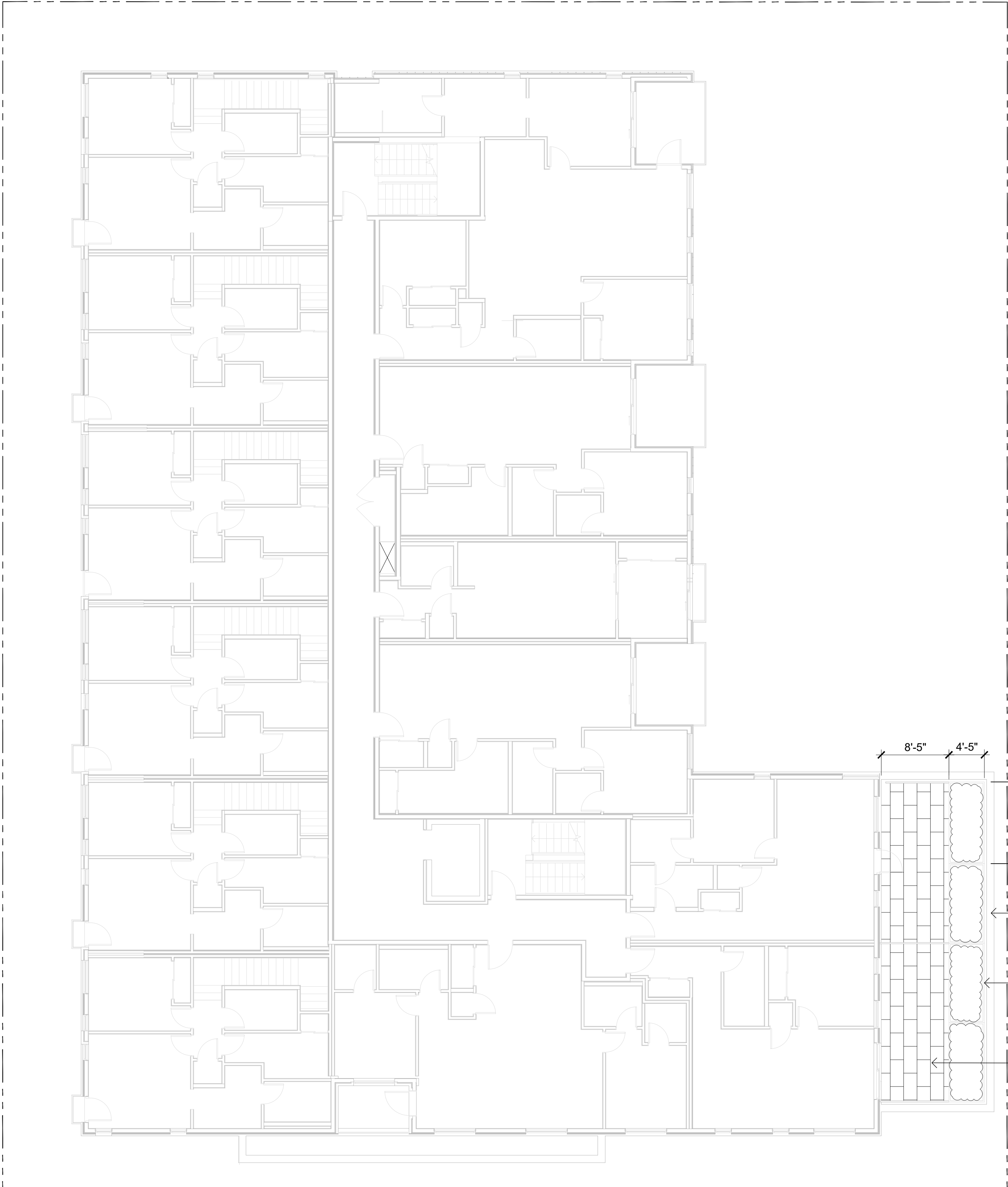


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**LANDSCAPE MATERIALS  
AND LAYOUT PLAN  
LEVELS 2, 3, & 4**

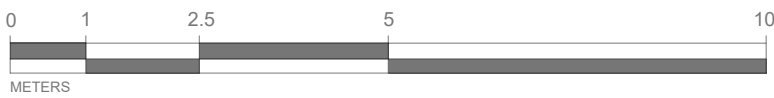
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SCALE: AS NOTED

L1.2



**1**  
**L2** LEVEL 2 BALCONY & PLANTER  
1:100







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SEAL



NORTH ARROW

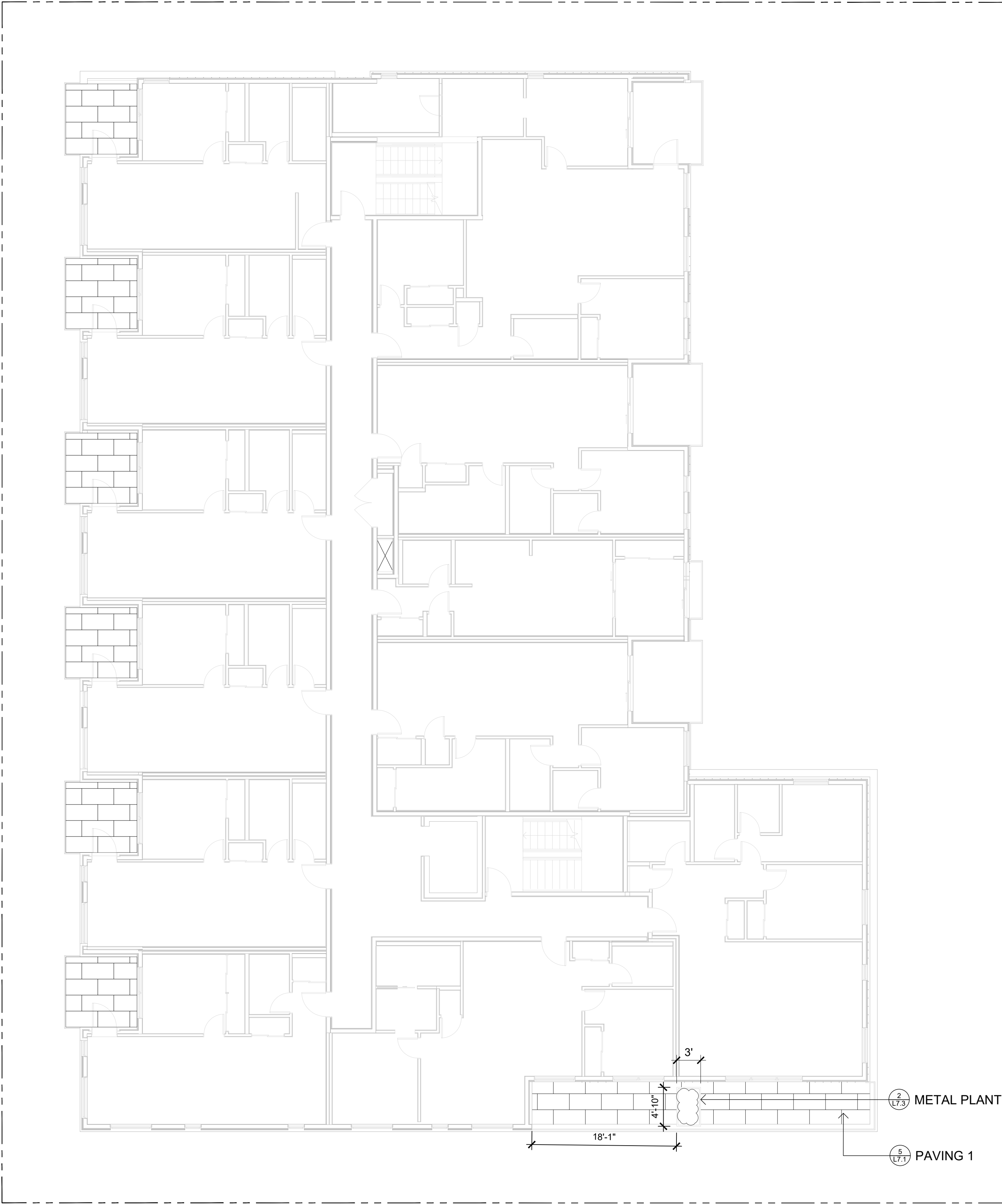


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AND LAYOUT PLAN  
LEVELS 2, 3, & 4**

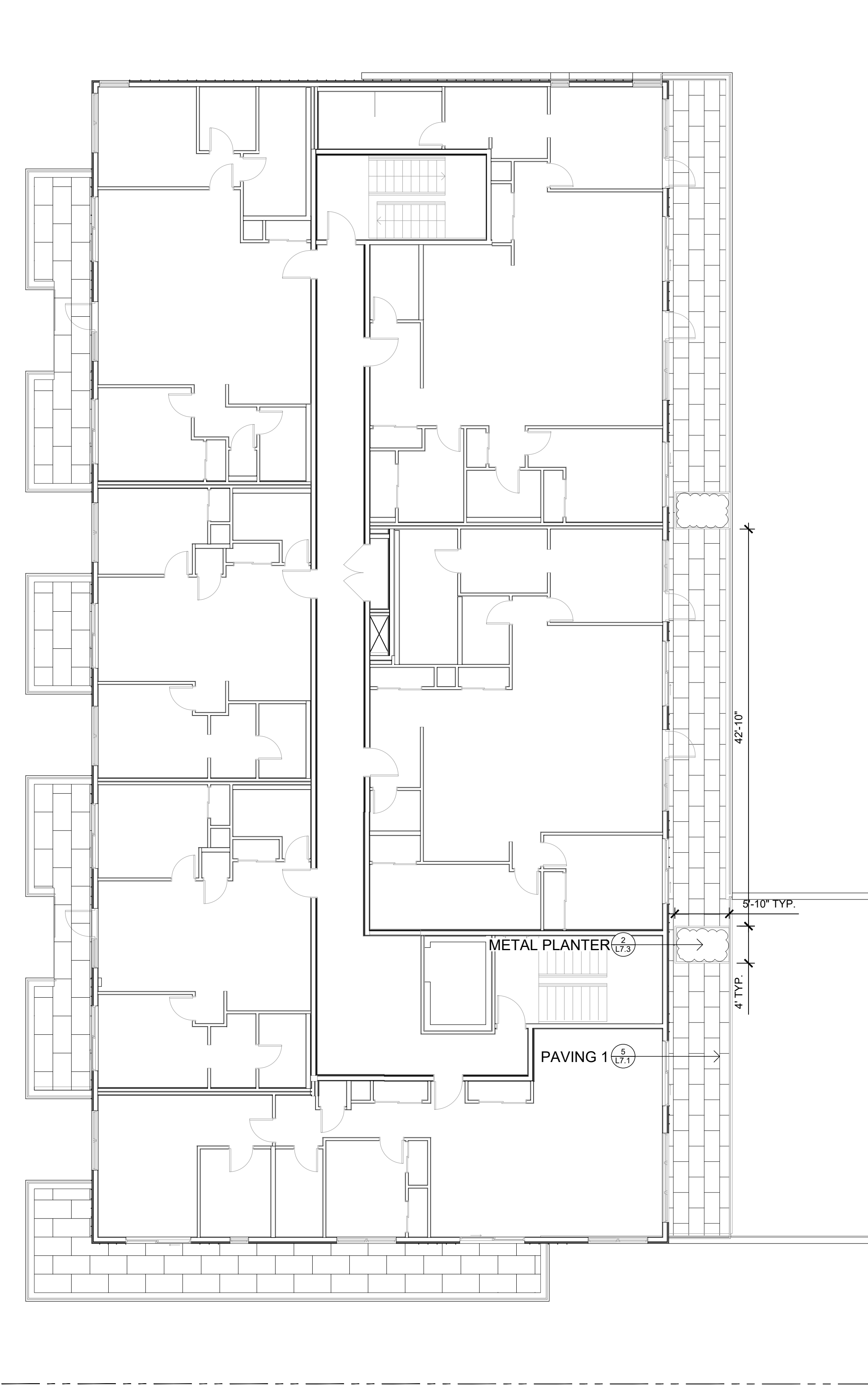
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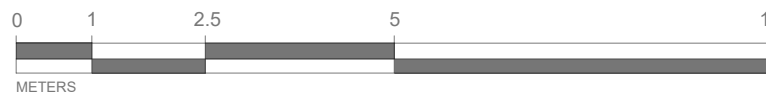
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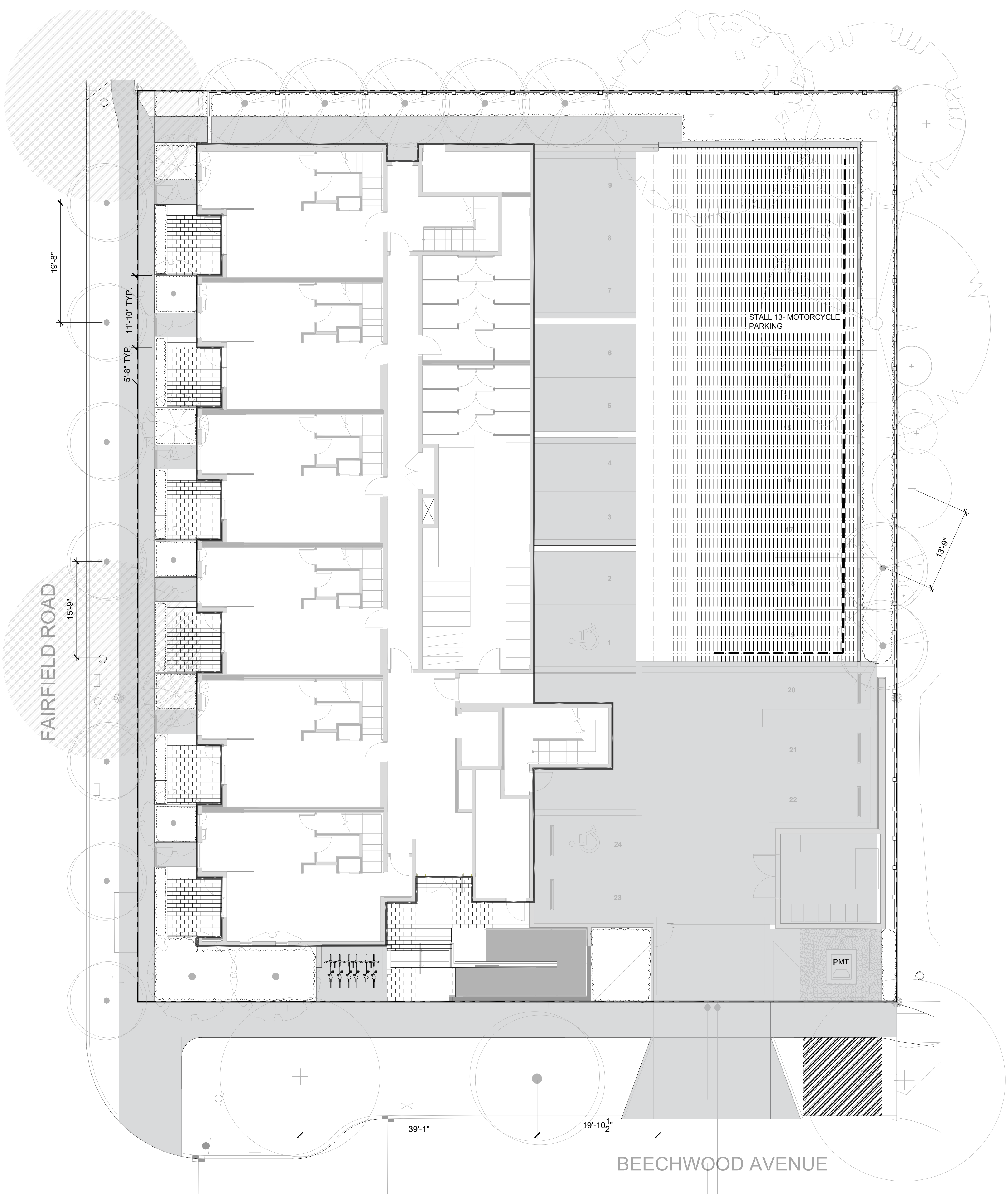
**1** LEVEL 3 BALCONY & PLANTER  
L1.3 1:100



**2** LEVEL 4 BALCONY & PLANTER  
L1.3 1:100







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12	DP/RZ REV 6	2024/07/03

SEAL



NORTH ARROW



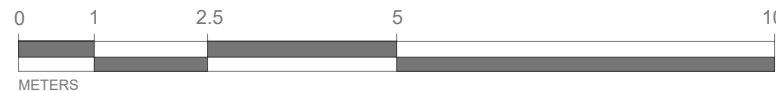
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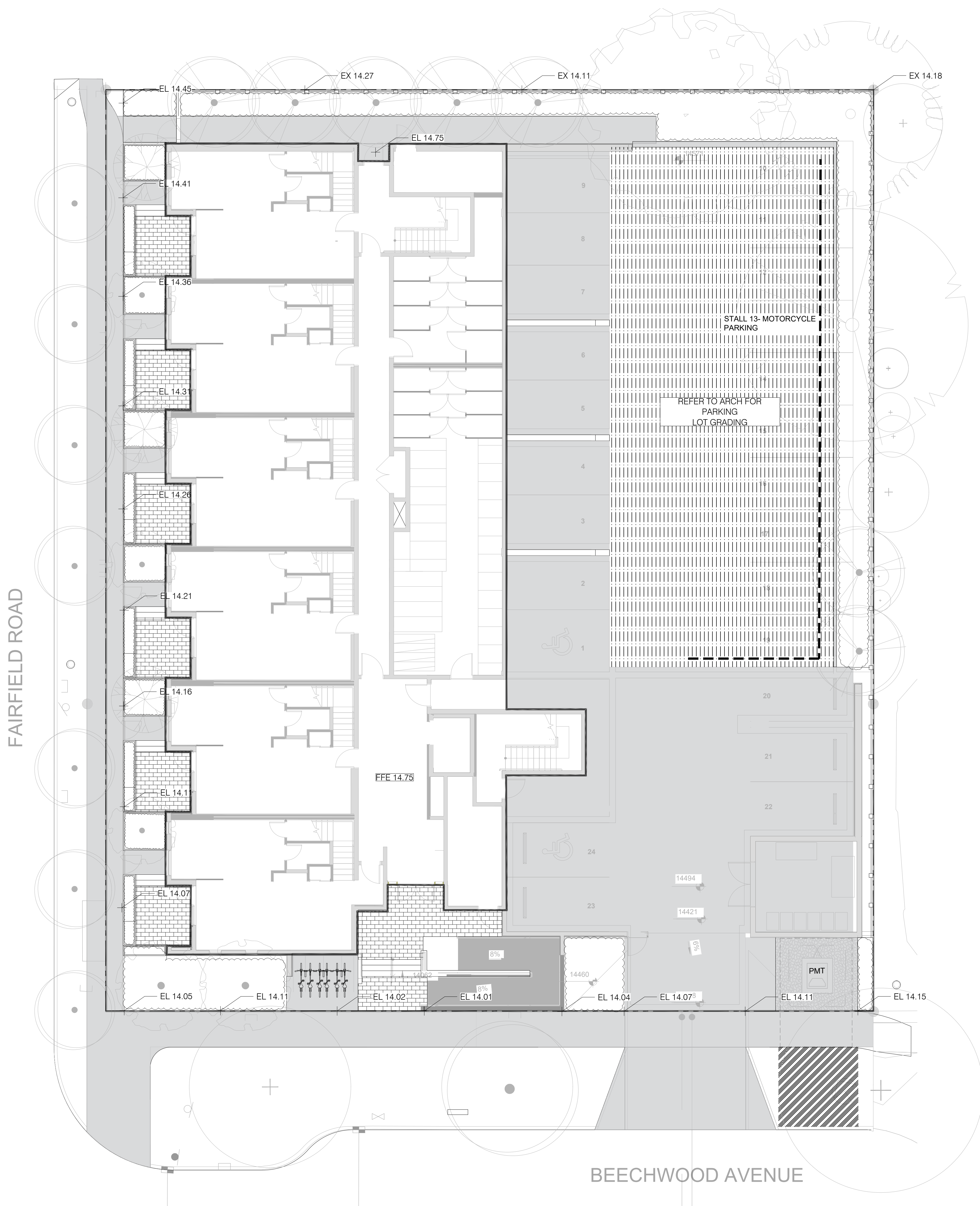
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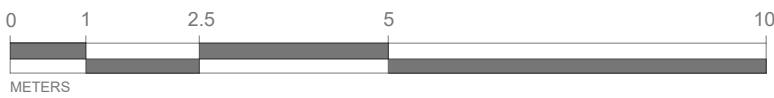
- LAYOUT PLAN NOTES
1. ALL DIMENSIONS ARE NOMINAL
  2. REFER TO GRADING PLAN FOR ELEVATIONS
  3. ALL SITE FURNISHINGS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION







- GRADING PLAN NOTES
1. ALL ELEVATIONS ARE NOMINAL. CONTRACTOR TO VERIFY SPOT ELEVATION PRIOR THE START OF CONSTRUCTION.
  2. ALL ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.
  3. REFER TO CIVIL FOR ALL OFFSITE AND PARKING LOT GRADING.
  4. REFER TO ARCH FOR ONSITE HARDSCAPE GRADING.



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10	DPRZ REV 5	2024/02/21
11	ISSUED FOR BUILDING PERMIT	2024/03/01
12	DPRZ REV 6	2024/07/03

SEAL



NORTH ARROW



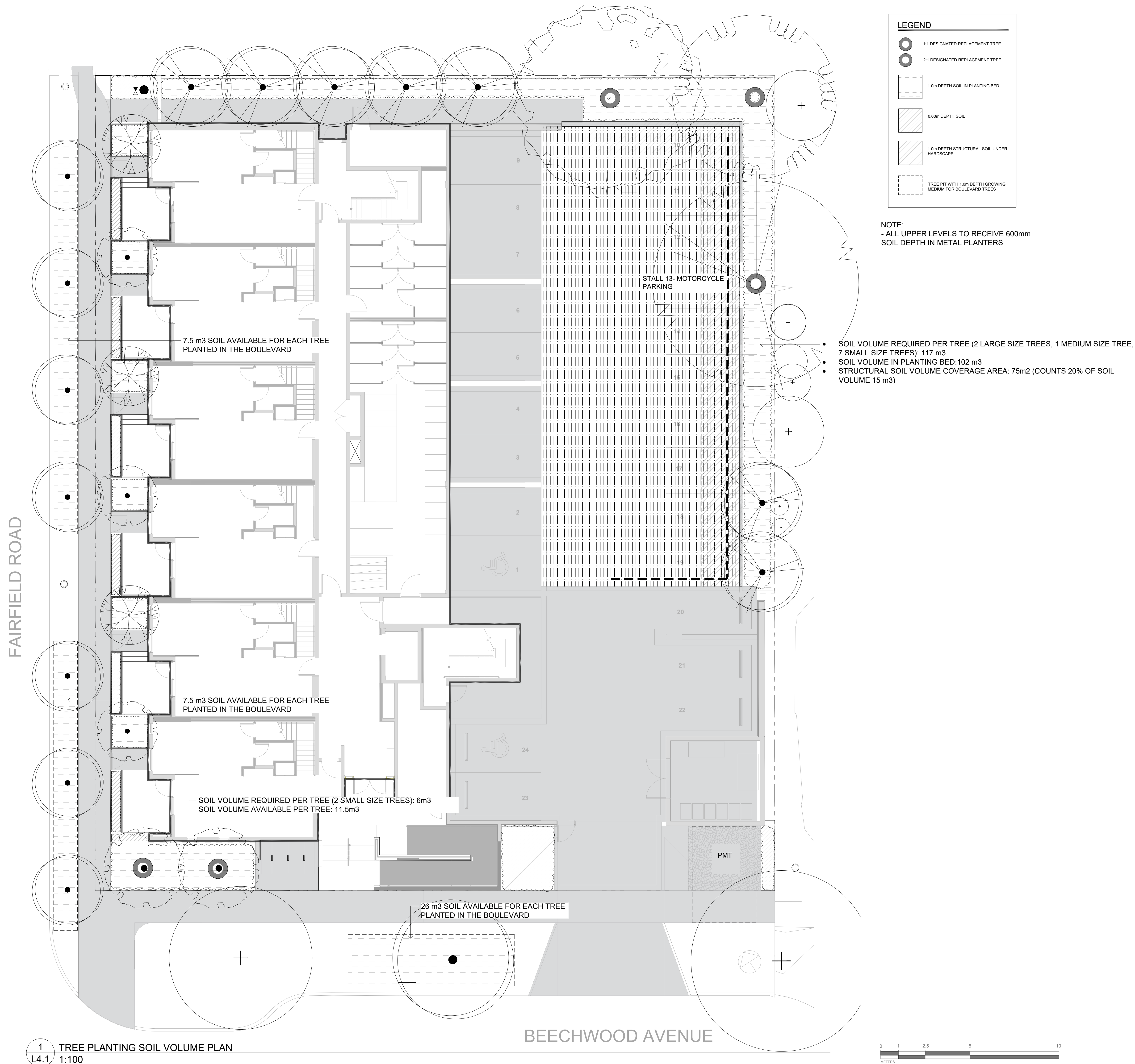
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**GRADING PLAN**

DWG NO:

**L3.1**

SCALE: 1:100





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SEAL



NORTH ARROW



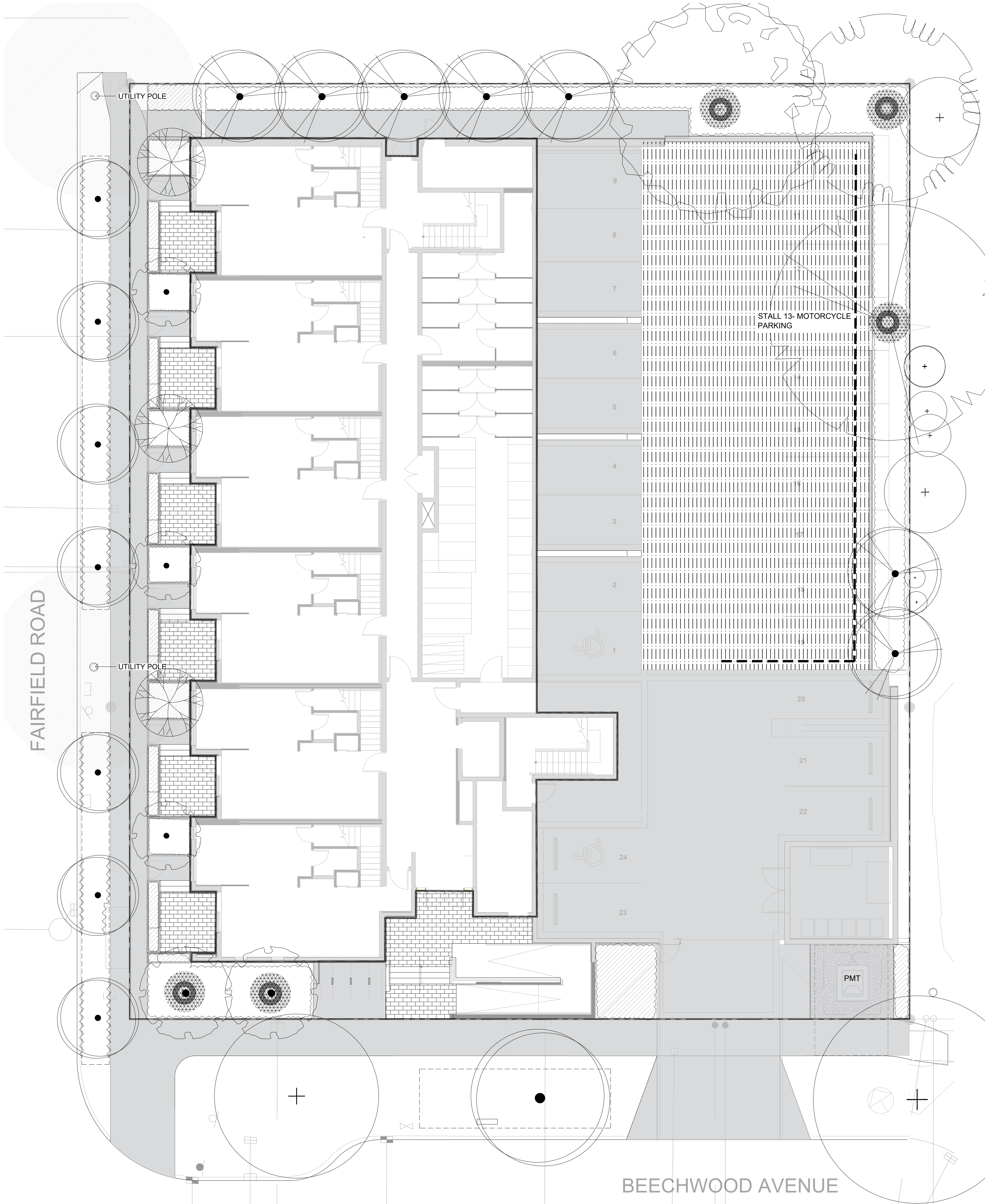
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SOIL VOLUME PLAN

DWG NO:

SCALE: AS NOTED

L4.1





**LEGEND**

— 0/0 — 5/0 — OVERHEAD POWER LINE

~~~~~ ROOT BARRIER

○ 1:1 DESIGNATED REPLACEMENT TREE

● 2:1 DESIGNATED REPLACEMENT TREE

--- TREE PIT WITH 1.0 m DEPTH GROWING MEDIUM FOR BOULEVARD TREES

**TREE PLANTING RESTRICTIONS**

5.0 m OFFSET FROM HYDRO OR LIGHT POLE

1.0 m OFFSET AREA

| TREE SCHEDULE |        |                                                |                           |           |         |      |        |
|---------------|--------|------------------------------------------------|---------------------------|-----------|---------|------|--------|
| Quantity      | Symbol | Latin Name                                     | Common Name               | Container | Caliper | Size | Native |
| 5             | ○      | Acer griseum                                   | Paperbark Maple           | B&B       | 6 cm    | >2 m |        |
| 1             | ●      | Fraxinus americana 'Autumn Applause'           | Autumn Applause white ash | B&B       | 6 cm    | >2 m |        |
| 1             | ○      | Liriodendron tulipifera                        | Tulip tree                | B&B       | 6 cm    | >2 m |        |
| 7             | ○      | Parrotia persica 'Ruby Vase'                   | Ruby Vase Parrotia        | B&B       | 6 cm    | >2 m |        |
| 3             | ○      | Styrax japonicus                               | Japanese snowbell         | B&B       | 6 cm    | >2 m |        |
| 1             | ○      | Quercus palustris                              | Pin Oak                   | B&B       | 6 cm    | >2 m |        |
| 8             | ○      | 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                             | 4        |
| MUNICIPAL TREES                          | 3     | 2              | 1             | 1                     |                               | 8        |
| NEIGHBORING TREES, BYLAW PROTECTED       | 0     | 0              | 0             | 0                     |                               | 0        |

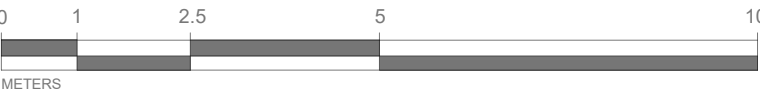
REPLACEMENT TREES TO BE PLANTED ON SITE

REPLACEMENT TREE SHORTFALL

TOTAL PROPOSED TREES ON SITE (REPLACEMENT (ACTUAL) + OTHER)

ACTUAL NUMBER : 5  
2 x LARGE TREE (1:1)  
1 x MEDIUM TREE (1:1)  
2 x SMALL TREE (2:1)

- NOTES:
- IRRIGATION SYSTEM ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK. THE FOLLOWING IRRIGATION AND SLEEVING INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C.
  - IRRIGATION INSPECTION REQUIREMENTS:
    - THE IRRIGATION SYSTEM AND SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042.
    - IRRIGATION SLEEVING PRIOR TO BACKFILLING\*
    - OPEN TRENCH MAIN LINE AND PRESSURE TEST
    - OPEN TRENCH LATERAL LINE
    - IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY IS TO HAVE AN INSPECTION TAG COMPLETED AND ATTACHED.
  - 100MM SDR 28 PIPE WILL BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100MM SDR 28 GSX (22.5 DEGREE) LONG SWEEPS. INSTALL WILL BE AT 400MM DEPTH.



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| 7   | 25% BUILDING PERMIT            | 2023/10/10 |
| 8   | ISSUED FOR BP COORDINATION     | 2023/11/24 |
| 9   | DP/RZ REV 4                    | 2024/01/12 |
| 10  | DP/RZ REV 5                    | 2024/02/21 |
| 11  | ISSUED FOR BUILDING PERMIT     | 2024/03/01 |
| 12  | DP/RZ REV 6                    | 2024/07/03 |

SEAL



NORTH ARROW



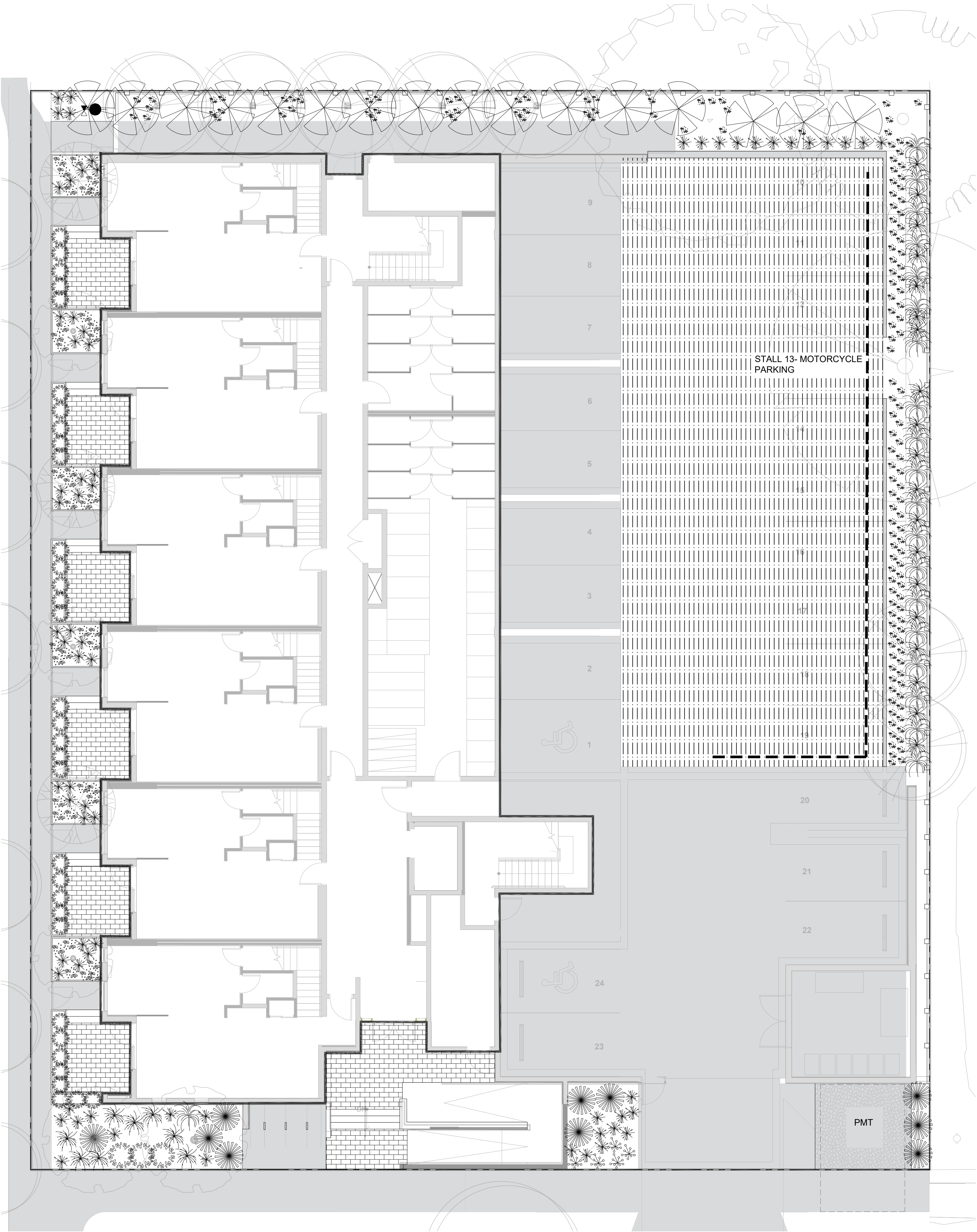
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**TREE PLANTING PLAN**

DWG NO:

SCALE: **1:100**

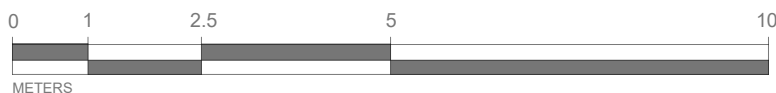
**L4.2**





| PLANT SCHEDULE                                                                                                                                                                                                                        |        |                                         |                                    |           |        |            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------------------|------------------------------------|-----------|--------|------------|
| Quantity                                                                                                                                                                                                                              | Symbol | Latin Name                              | Common Name                        | Container | Native | Pollinator |
| 12                                                                                                                                                                                                                                    |        | Armeria maritima 'Alba'                 | White-flowered Thrift              | 10cm      |        | y          |
| 182                                                                                                                                                                                                                                   |        | Arctostaphylos Uva-Ursi 'Massachusetts' | Kinnikinnick                       | 10cm      | y      | y          |
| 69                                                                                                                                                                                                                                    |        | Carex testacea 'Prairie Fire'           | New Zealand hair sedge             | #1        |        |            |
| 10                                                                                                                                                                                                                                    |        | Cephalotaxus harringtonia 'Prostrata'   | Spreading Japanese plum yew        | #2        |        |            |
| 16                                                                                                                                                                                                                                    |        | Choisya ternata                         | Mexican mock orange                | #3        |        | y          |
| 36                                                                                                                                                                                                                                    |        | Hebe pinguifolia 'Sutherlandii'         | Hebe Sutherlandii                  | #1        |        |            |
| 30                                                                                                                                                                                                                                    |        | Miscanthus sinensis 'Huron Light'       | Huron Light maiden grass           | #1        |        |            |
| 20                                                                                                                                                                                                                                    |        | Miscanthus sinensis 'Morning Light'     | Chinese silver grass Morning Light | #1        |        |            |
| 5                                                                                                                                                                                                                                     |        | Verbena bonariensis 'Lollipop'          | Dwarf purpletop                    | #1        |        | Y          |
| NOTES:<br>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. |        |                                         |                                    |           |        |            |

- PLANTING PLAN NOTES
1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
  2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
  3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
  4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
  5. ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
  6. REFER TO CIVIL AND MECHANICAL FOR DRAINS.
  7. ALL ONSITE AND OFF-SITE LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION TO BE SUPPLIED BY CONTRACTOR
  8. PLANTING AROUND EXISTING CRITICAL TREE ROOT ZONES TO BE INSTALLED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.



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| 6   | ISSUED FOR RZ/ DP RESUBMISSION | 2023/08/18 |
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| 10  | DP/RZ REV 5                    | 2024/02/21 |
| 11  | ISSUED FOR BUILDING PERMIT     | 2024/03/01 |
| 12  | DP/RZ REV 6                    | 2024/07/03 |

SEAL



NORTH ARROW



DRAWING TITLE:  
SHRUB PLANTING PLAN  
LEVEL 1

DWG NO:

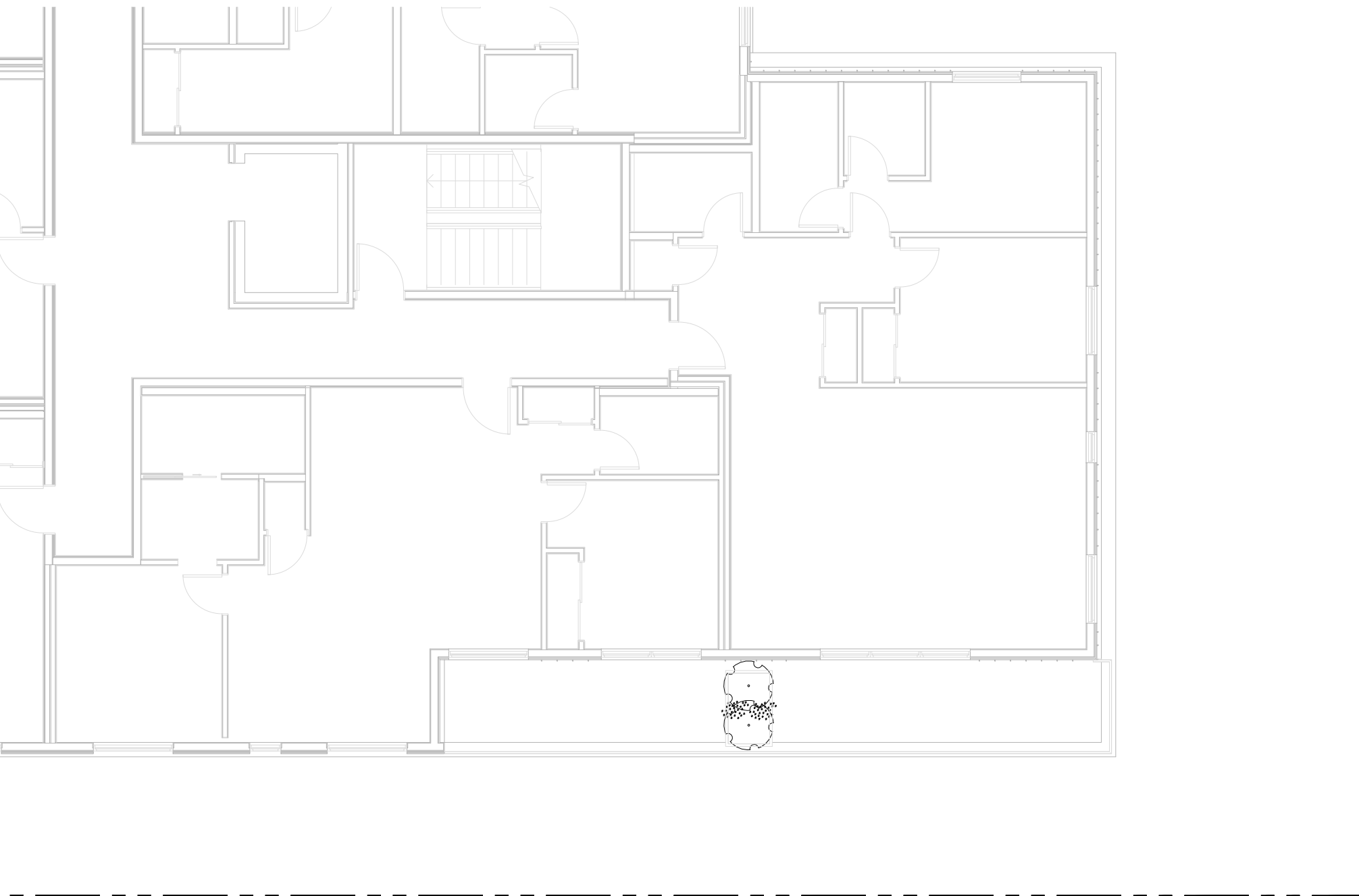
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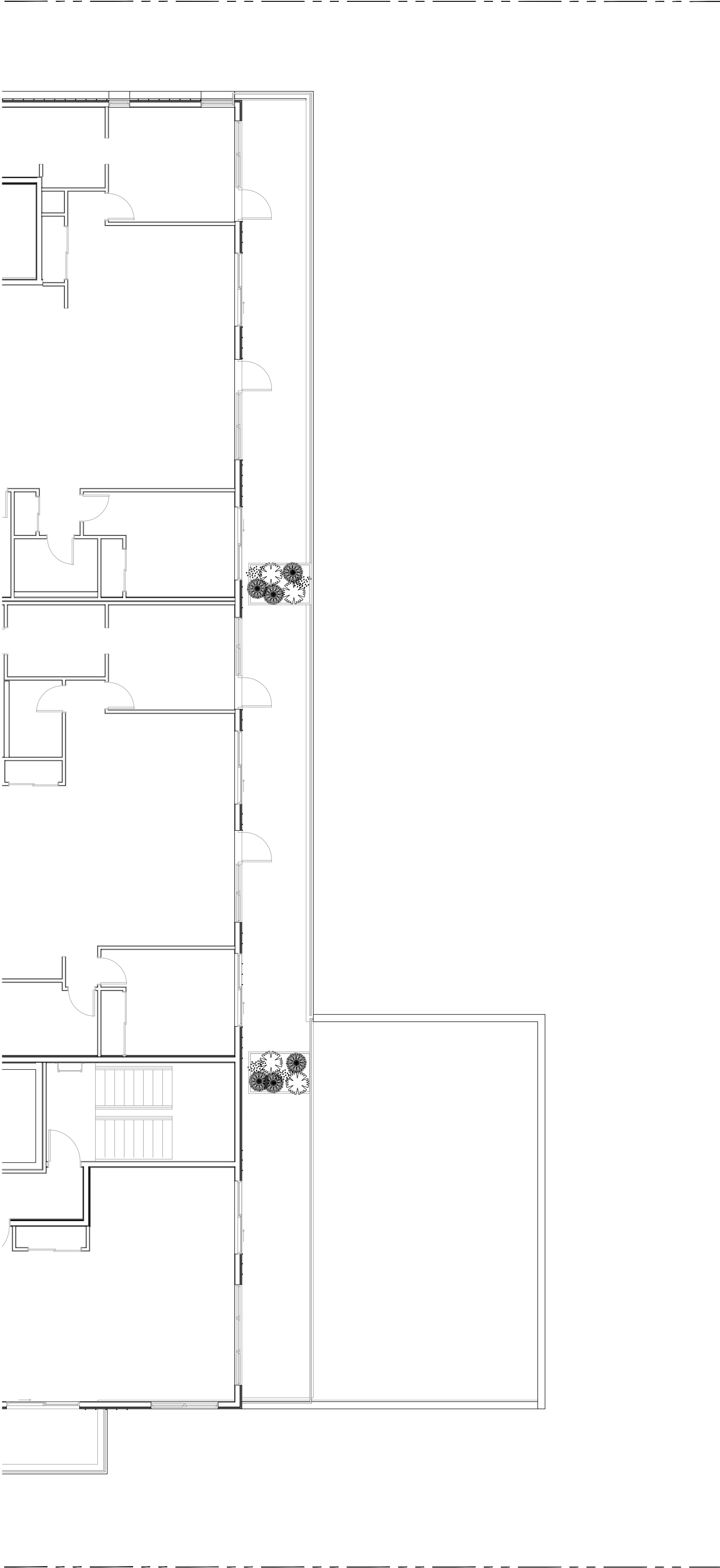




1 LEVEL TWO PLANTING PLAN  
L6 1:100



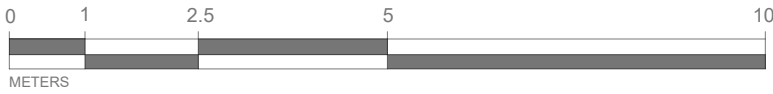
2 LEVEL THREE PLANTING PLAN  
L6 1:100



3 LEVEL FOUR PLANTING PLAN  
L6 1:100

| PLANT SCHEDULE                                                                                                                                                                                                                                           |        |                                |                                       |           |        |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------------------------|---------------------------------------|-----------|--------|------------|
| Quantity                                                                                                                                                                                                                                                 | Symbol | Latin Name                     | Common Name                           | Container | Native | Pollinator |
| 6                                                                                                                                                                                                                                                        |        | Armeria maritima 'Alba'        | White-flowered Thrift                 | 10cm      |        | y          |
| 10                                                                                                                                                                                                                                                       |        | Choisya ternata                | Mexican Orange Blossom                | #3        |        | y          |
| 6                                                                                                                                                                                                                                                        |        | Pinus strobus 'Horsford Dwarf' | Horsford Dwarf Eastern white pine     | #2        |        |            |
| 4                                                                                                                                                                                                                                                        |        | Rhododendron x                 | Bloom-A-Thon® White Reblooming Azalea | #1        |        | y          |
| 8                                                                                                                                                                                                                                                        |        | Parthenocussus quinquefolia    | Virginia Creeper                      | #2        |        |            |
| <div>NOTES:</div> <div>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> |        |                                |                                       |           |        |            |

- PLANTING PLAN NOTES
- ALL PLANT MATERIAL TO BCSLA STANDARDS.
  - THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
  - CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
  - ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH REQUIREMENTS.
  - ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
  - REFER TO CIVIL AND MECHANICAL FOR DRAINS.
  - ALL ONSITE AND OFF-SITE LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION TO BE SUPPLIED BY CONTRACTOR
  - PLANTING AROUND EXISTING CRITICAL TREE ROOT ZONES TO BE INSTALLED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.



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: TYLER YESTAL

| 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   |
| 5   | ISSUED FOR RZ/ DP RESUBMISSION | 23/01/24   |
| 6   | ISSUED FOR RZ/ DP RESUBMISSION | 2023/08/18 |
| 7   | 25% BUILDING PERMIT            | 2023/10/10 |
| 8   | ISSUED FOR BP COORDINATION     | 2023/11/24 |
| 9   | DP/RZ REV 4                    | 2024/01/12 |
| 10  | DP/RZ REV 5                    | 2024/02/21 |
| 11  | ISSUED FOR BUILDING PERMIT     | 2024/03/01 |
| 12  | DP/RZ REV 6                    | 2024/07/03 |

SEAL



NORTH ARROW



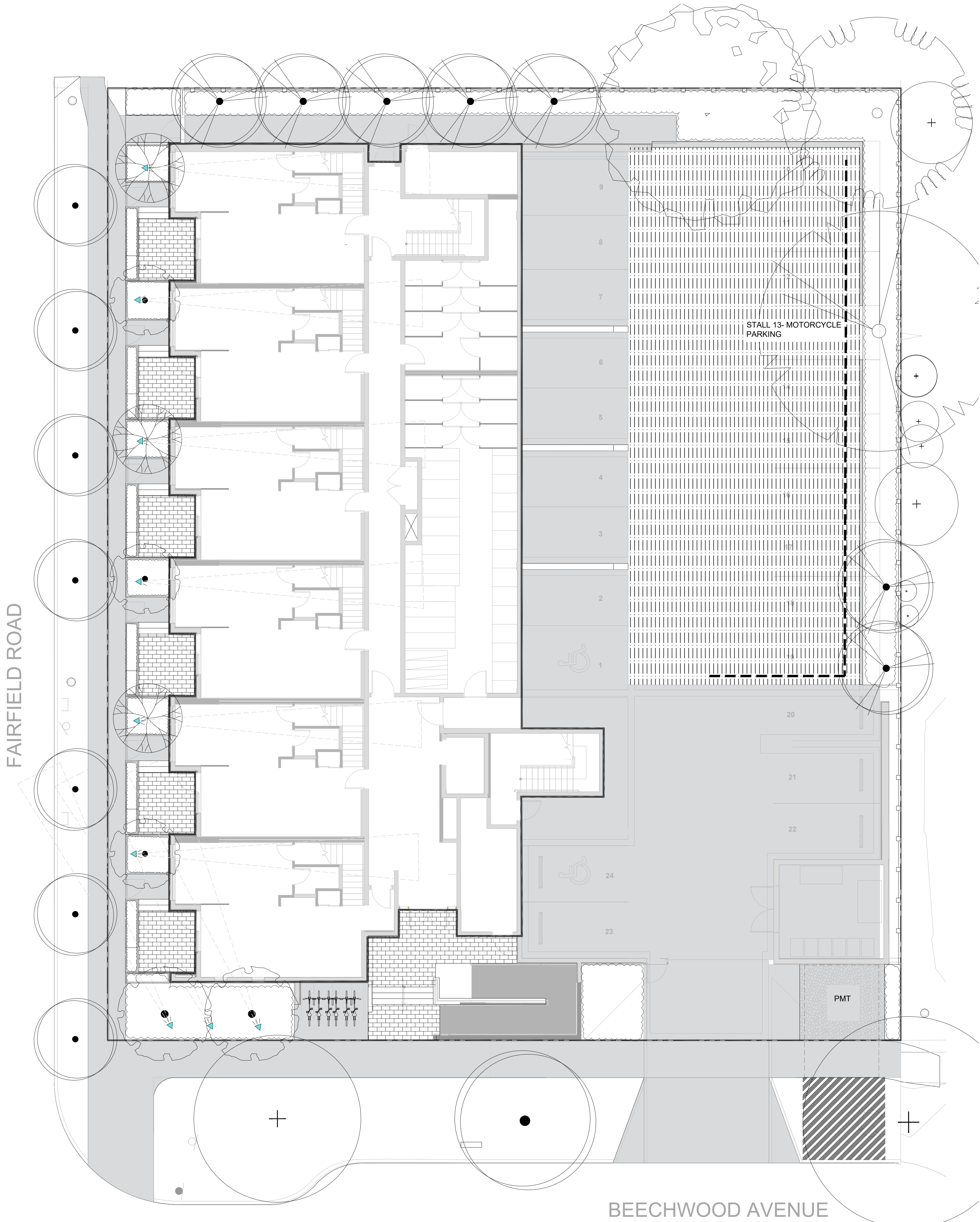
DRAWING TITLE:  
SHRUB PLANTING PLAN  
LEVELS 2, 3, & 4

DWG NO:

SCALE: AS NOTED

L4.4





LIGHTING SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                             | QTY | DETAIL |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------|
|        | WAC Landscape Lighting 5111<br>LED Accent Mini Landscape Spotlight<br>Order code: 5111, Aluminum Alloy, (BK) Black on Aluminum, Mounting Stake<br>Lamp: 5111 Integrated LED, 18W/23VA, 2700K, Beamspread: Narrow<br>Accessories: Additional Mounting Stake | 9   |        |



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| 11  | ISSUED FOR BUILDING PERMIT     | 2024/03/01 |
| 12  | DP/RZ REV 6                    | 2024/07/03 |

SEAL



NORTH ARROW



DRAWING TITLE:  
**LANDSCAPE LIGHTING PLAN  
LEVEL 1**

DWG NO:

**L5.1**

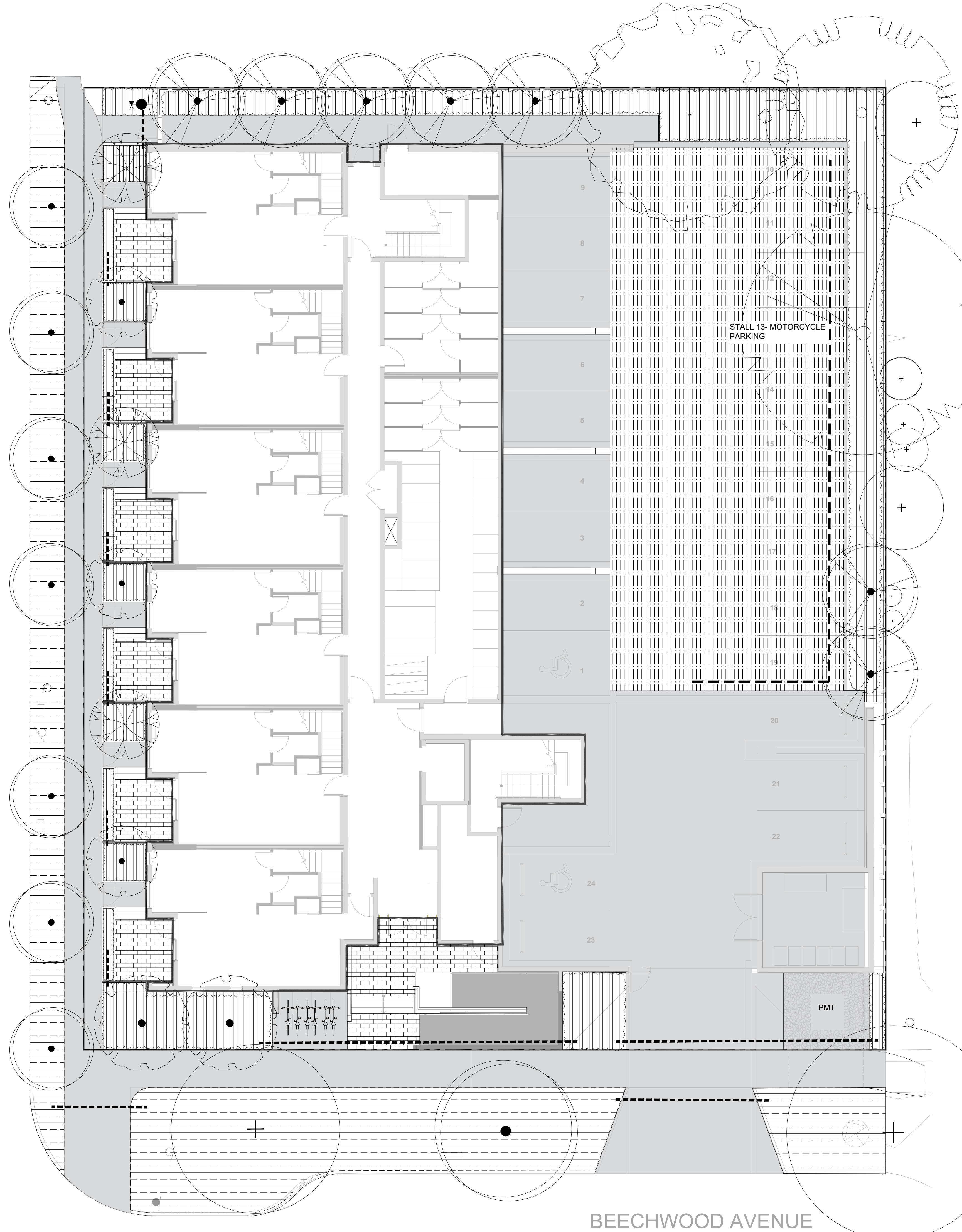
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FAIRFIELD ROAD

BEECHWOOD AVENUE



LEGEND

- PIPE SLEEVE: PVC SCHEDULE 40 TWICE THE SIZE OF THE INTERIOR PIPE OF MIN. 50MM DIA.
- HOSE BIB
- SHUT OFF VALVE
- 2" PVC POINT OF CONNECTION
- AREA TO RECEIVE DRIPLINE- RAIN BIRD XFS-CV-09-12 SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY .3 BAR CHECK VALVE. 3.41 LPH EMITTERS AT 30CM O.C. DRIPLINE LATERALS SPACED AT 30CM APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS
- TREES IN THIS AREA TO RECEIVE ROTOR IRRIGATION

NOTES

- IRRIGATION PLANS TO BE UPDATED PRIOR TO IFC.
- OFFSITE TREES TO BE IRRIGATED BY SEPARATE IRRIGATION SYSTEM.
- ALL OFFSITE IRRIGATION TO FOLLOW THE CITY OF VICTORIA STANDARDS
- IRRIGATION DRIPLINE TO BE INSTALLED SUB-SURFACE AND SLEEVED UNDER METAL PLANTERS
- REFER TO MECHANICAL FOR HOSEBIB LOCATIONS



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| 12  | DP/RZ REV 6                    | 2024/07/03 |

SEAL



NORTH ARROW



DRAWING TITLE:  
**IRRIGATED AREAS PLAN  
LEVEL 1**

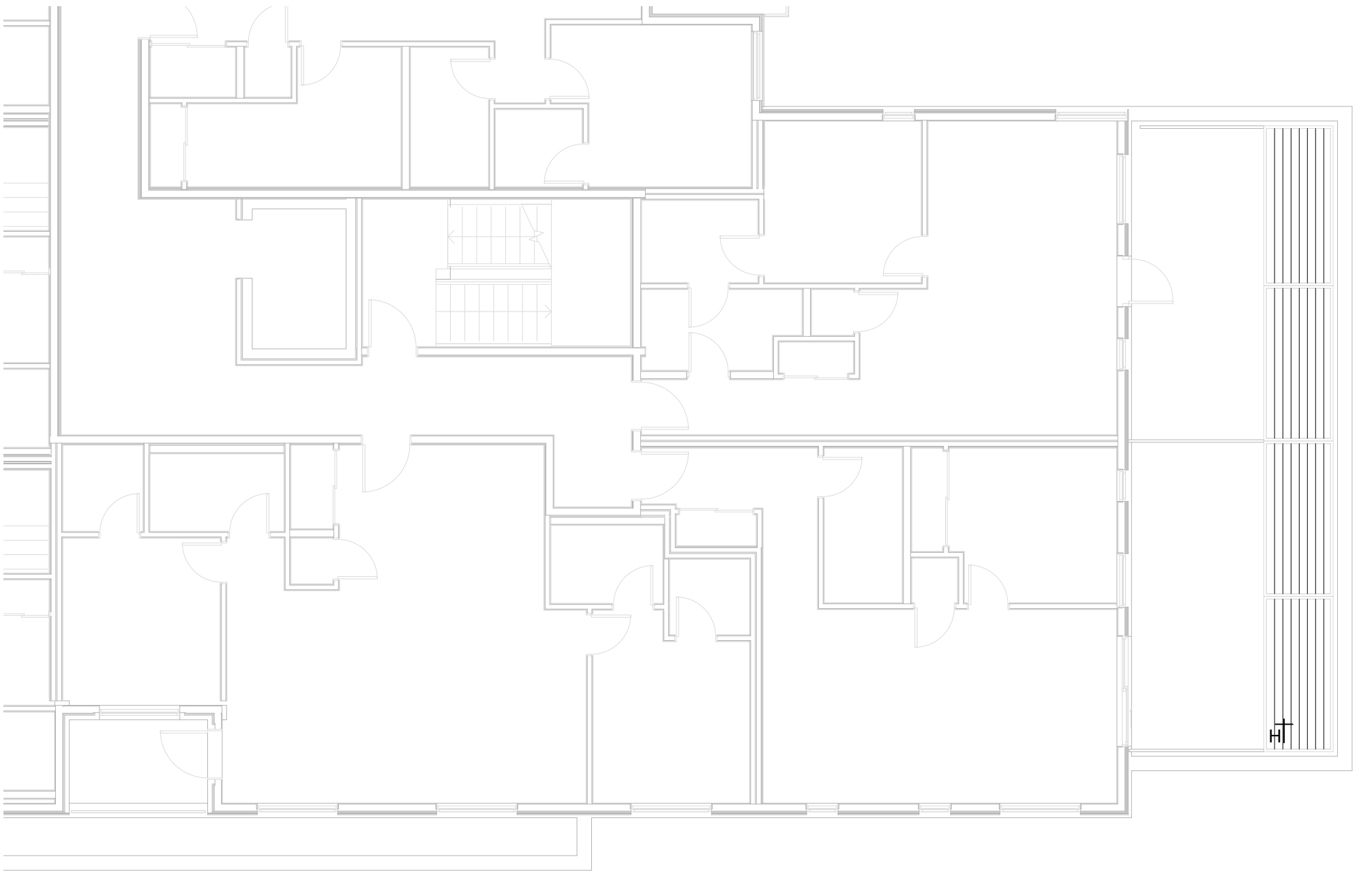
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**L6.1**

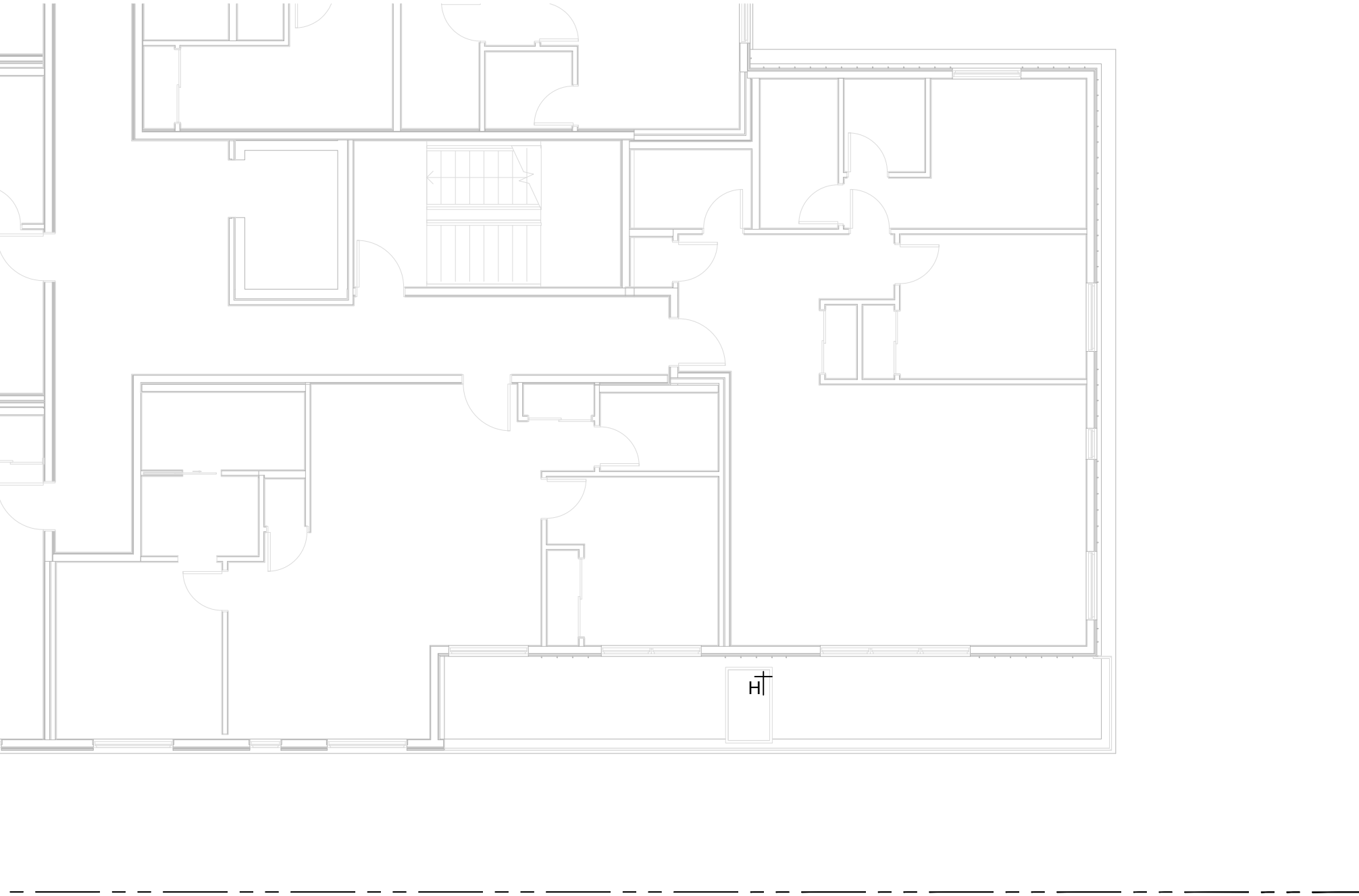
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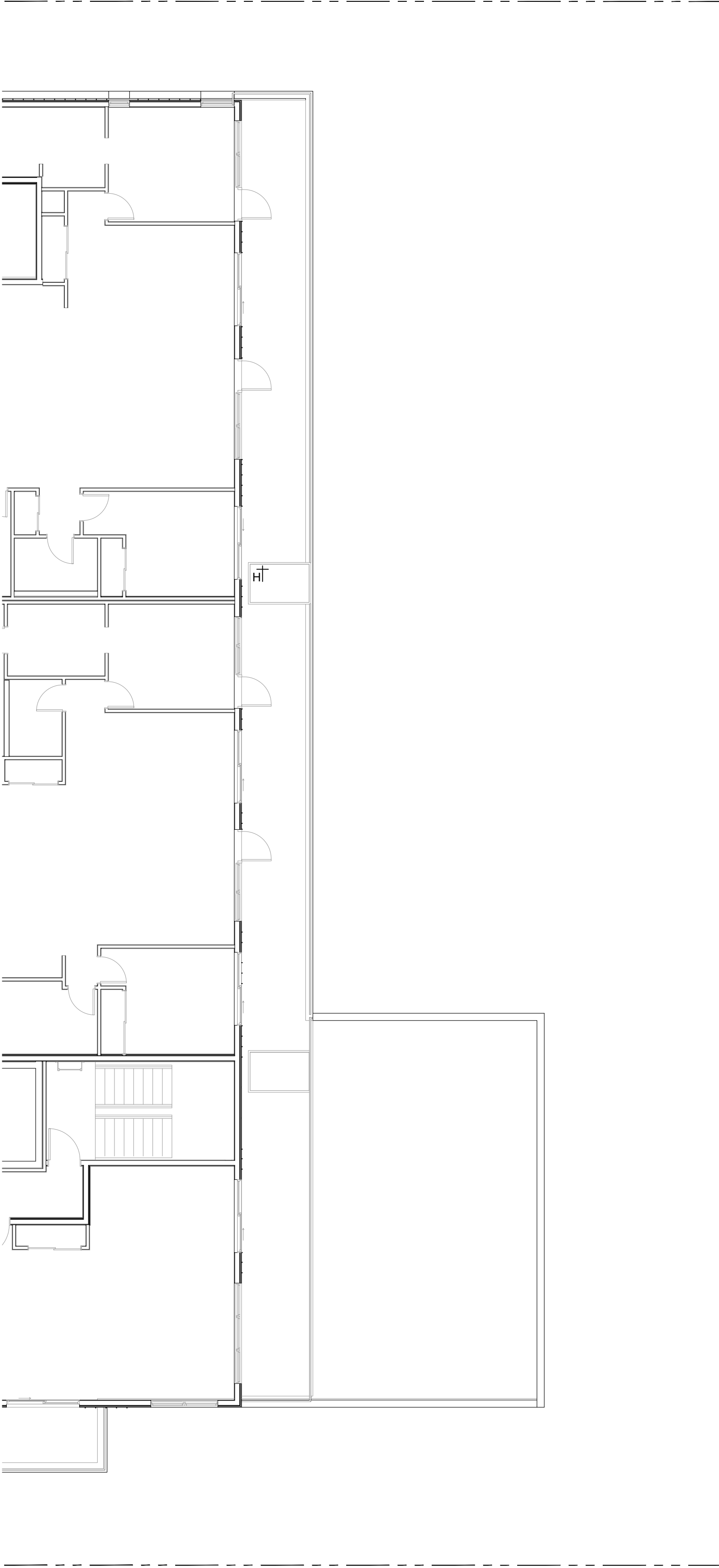




1 LEVEL TWO IRRIGATION PLAN  
L6.2 1:100



2 LEVEL THREE IRRIGATION PLAN  
L6.2 1:100



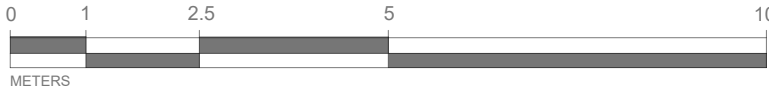
3 LEVEL FOUR IRRIGATION PLAN  
L6.2 1:100

LEGEND

- PIPE SLEEVE: PVC SCHEDULE 40 TWICE THE SIZE OF THE INTERIOR PIPE OF MIN. 50MM DIA.
- HOSE BIB
- SHUT OFF VALVE
- 2" PVC POINT OF CONNECTION
- AREA TO RECEIVE DRIPLINE- RAIN BIRD XFS-CV-09-12 SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3 BAR CHECK VALVE. 3.41 LPH EMITTERS AT 30CM O.C. DRIPLINE LATERALS SPACED AT 30CM APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS
- TREES IN THIS AREA TO RECEIVE ROTOR IRRIGATION

NOTES

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- OFFSITE TREES TO BE IRRIGATED BY SEPARATE IRRIGATION SYSTEM.
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| 9   | DPR/RZ REV 4                   | 2024/01/12 |
| 10  | DPR/RZ REV 5                   | 2024/02/21 |
| 11  | ISSUED FOR BUILDING PERMIT     | 2024/03/01 |
| 12  | DPR/RZ REV 6                   | 2024/07/03 |

SEAL



NORTH ARROW



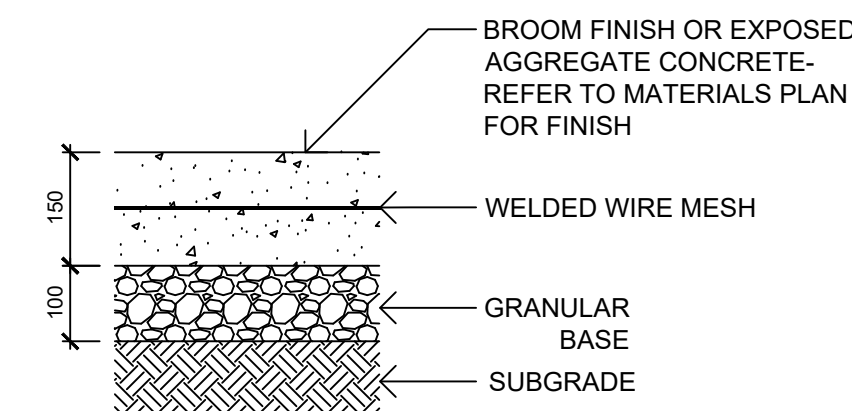
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IRRIGATED AREAS PLAN  
LEVELS 2, 3, & 4

DWG NO:

SCALE: AS NOTED

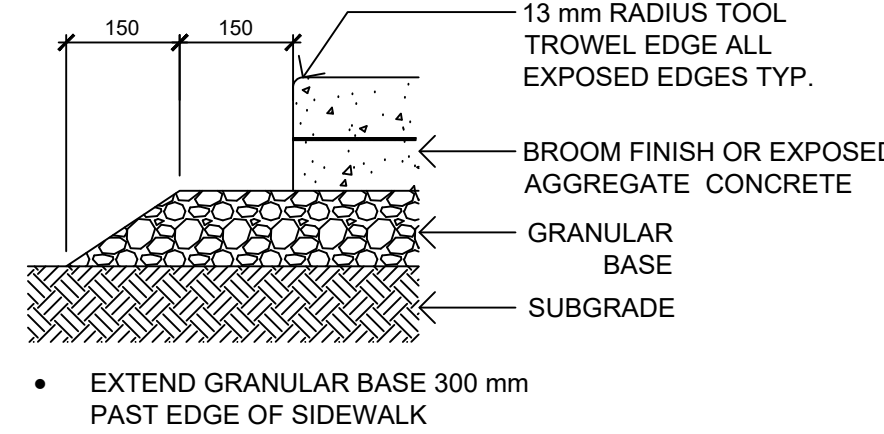
L6.2



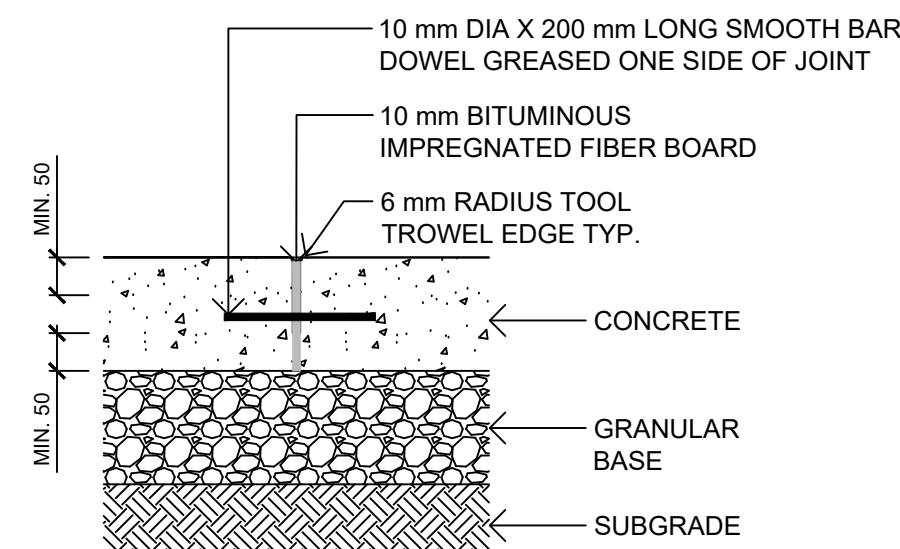


- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL SPECIFICATIONS
- WELDED WIRE REINFORCEMENT MESH TO BE 6 X 6 X W2.9 X W2.9 (152 x 152 MW18.7/18.7) AND TO BE INSTALLED PER NRC NBC AND CAC STANDARDS
- MIN 50 mm COVER ABOVE AND BELOW MESH.

**1 CIP CONCRETE**  
1:10

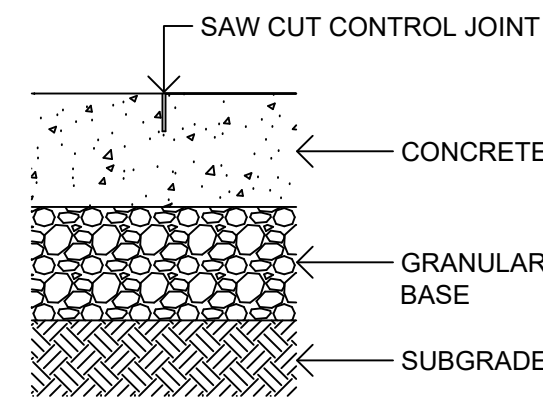


**2 CONCRETE EDGE**  
1:10



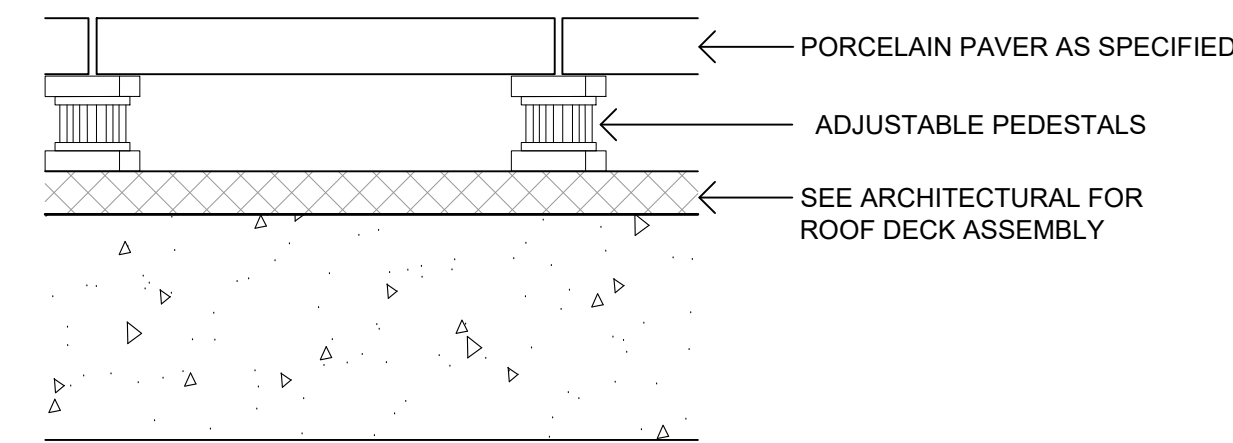
- BAR DOWELS @ 450 mm O.C. AND STARTING 300 mm FROM OUTSIDE EDGE OF CONCRETE - CENTER IN CONCRETE SLAB (MIN. 50 mm COVER)
- ISOLATION JOINT MAXIMUM SPACING 9.0 m
- JOINTING AS PER LAYOUT PLAN AND AT ALL ABUTTING CONCRETE STRUCTURES

**3 CONCRETE EXPANSION JOINT**  
1:10



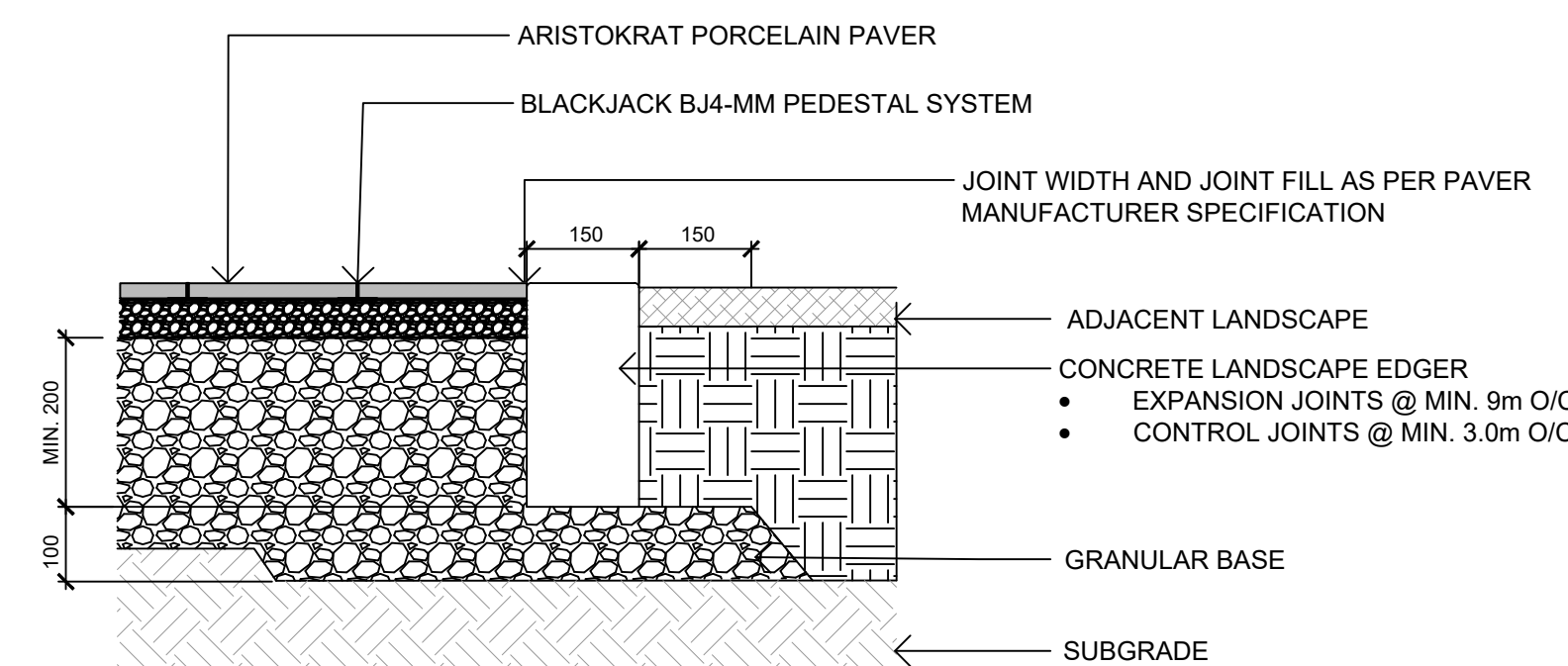
- JOINT DEPTH 1/3 SLAB THICKNESS
- CONTROL JOINT MAXIMUM SPACING 3.0 m
- JOINTING PATTERN AS PER LAYOUT PLAN

**4 CONCRETE CONTROL JOINT**  
1:10



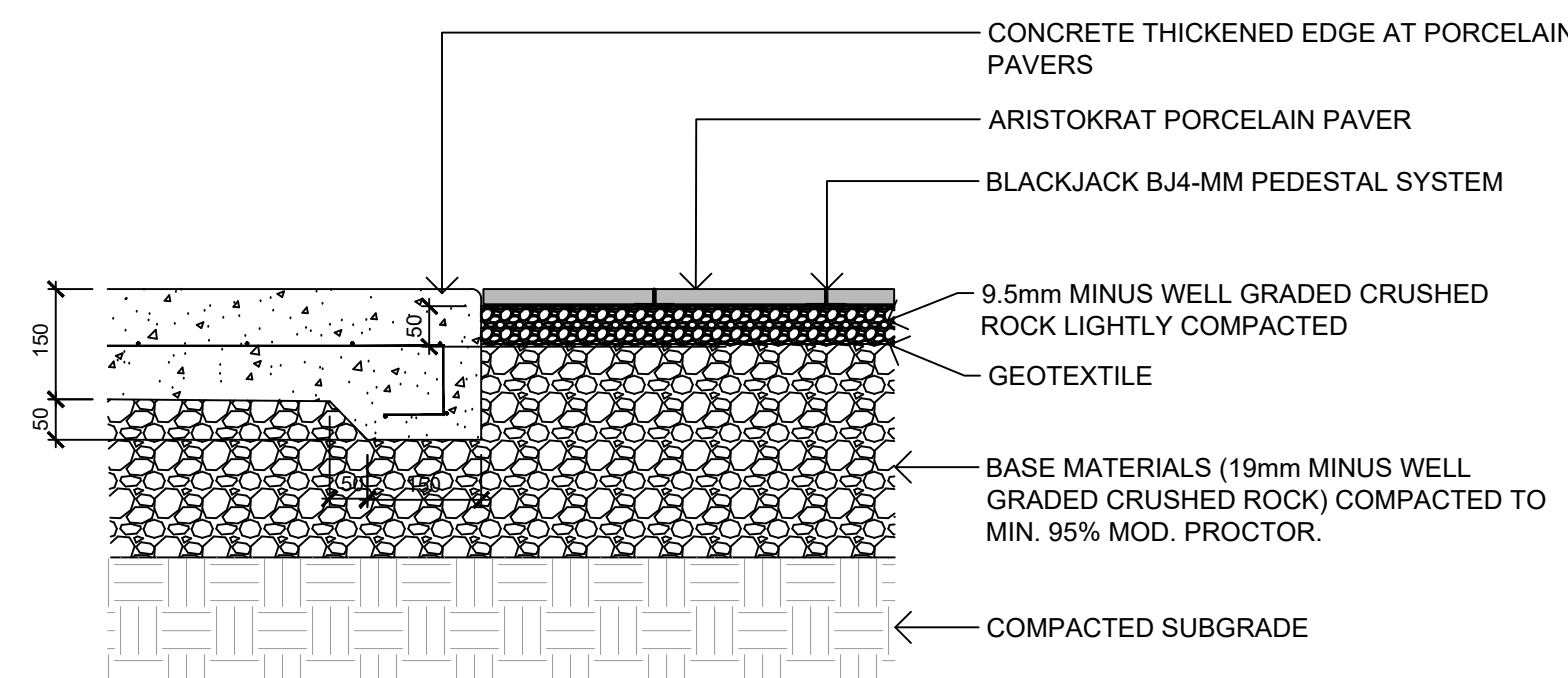
- PRIOR TO INSTALLATION, CONTRACTOR TO CONFIRM WITH ARCHITECTURAL / MEMBRANE CONSULTANT IF PROTECTION BOARD IS REQUIRED FOR PAVER PEDESTAL INSTALLATION. IF PROTECTION BOARD IS REQUIRED AND HAS NOT BEEN INSTALLED BY ARCHITECTURAL, CONTRACTOR TO NOTIFY GENERAL CONTRACTOR.
- ADJUSTABLE PEDESTALS TO BE BlackJack OneStep or BlackJack ScrewJack PEDESTALS AS REQUIRED OR APPROVED EQUAL.
- INSTALLATION TO MANUFACTURER'S SPECIFICATIONS.

**5 PORCELAIN PAVER ON PEDESTAL**  
1:10



- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE TO MMCD SPECIFICATION UNLESS NOTED OTHERWISE.

**6 PAVER EDGER**  
1:10



**7 PAVER 1**  
1:10

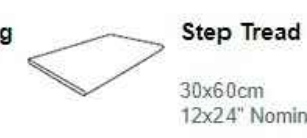
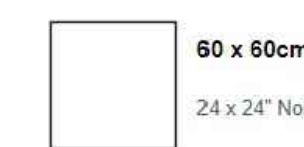
- REFER TO PAVER MANUFACTURER FOR INSTALLATION
- CONTROL JOINT MAXIMUM SPACING 3.0 m
- JOINTING PATTERN AS PER LAYOUT PLAN

#### Aristokrat® Series

The Aristokrat® Series is perfect for terraces, roof decks, patios, court yards, swimming pools, water features or any traditional hardscape areas. Porcelain slabs deliver performance, style, versatility and are resistant to staining, fading, marking, chemicals and extreme weather. It is the ideal choice for residential or commercial outdoor applications but can also be used indoors for aesthetic continuity.



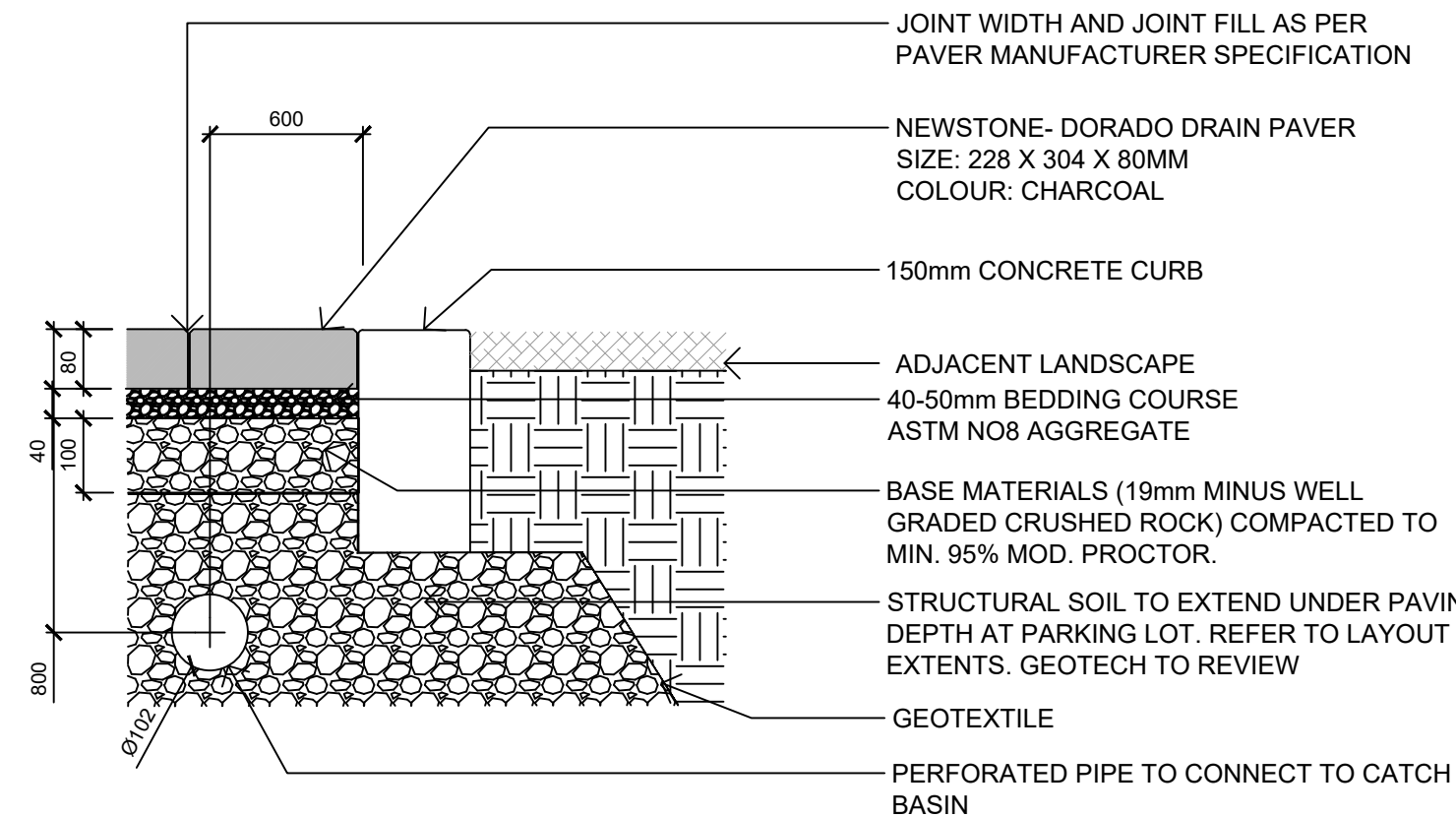
#### Aristokrat® Series



#### Available At



#### COLORS

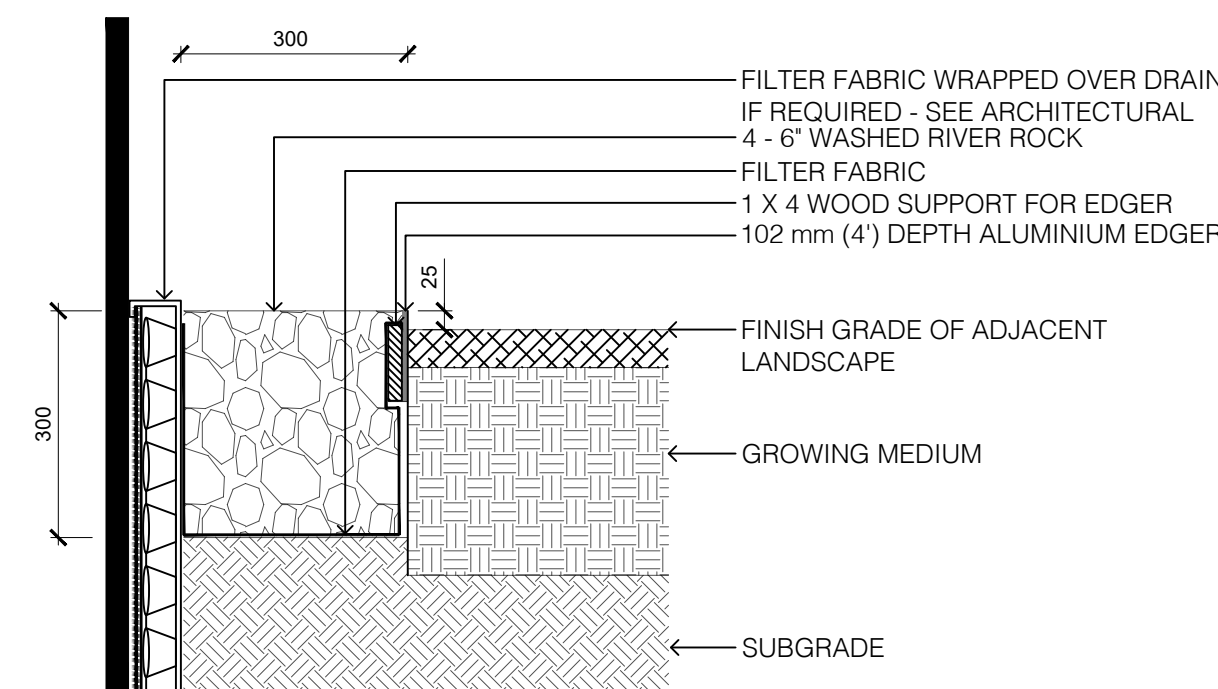
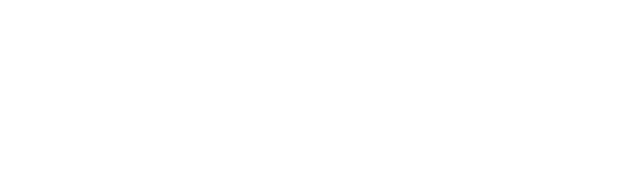
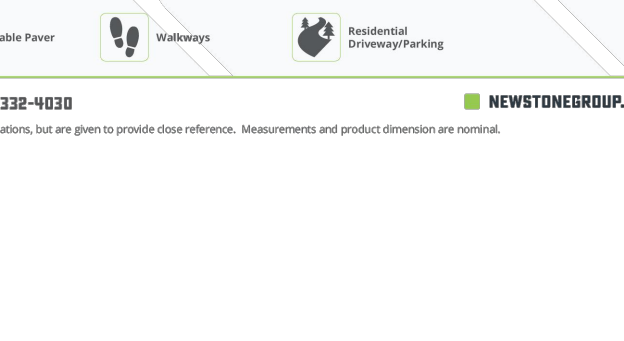
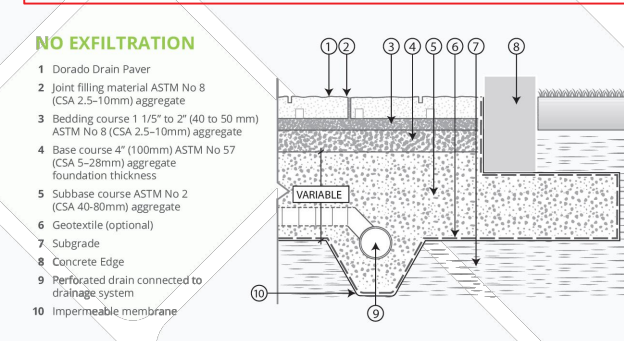
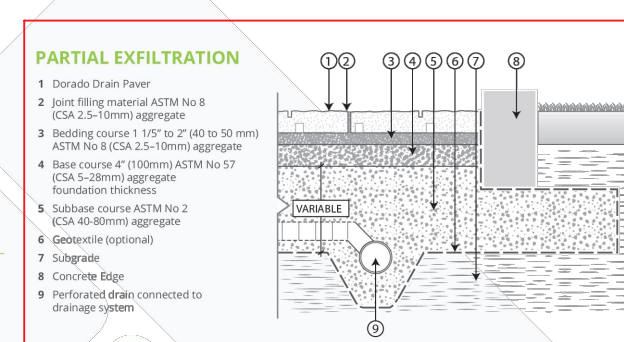
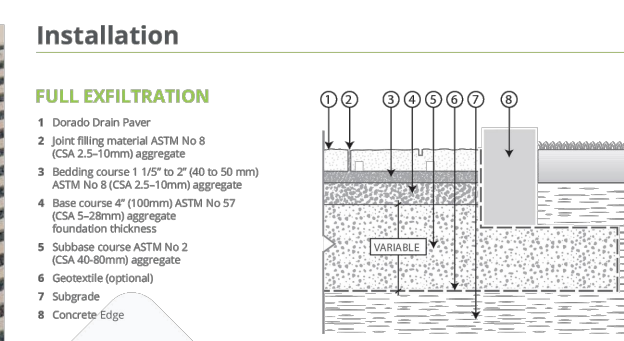
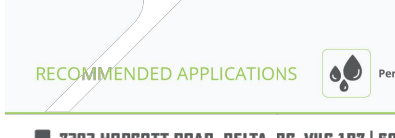
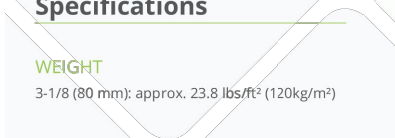
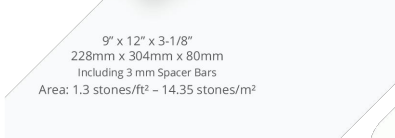
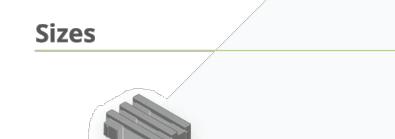
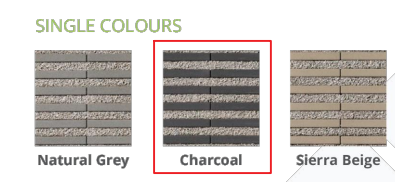
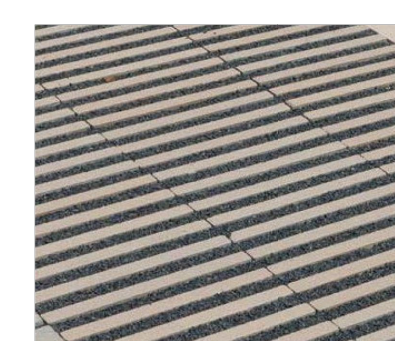


- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- GRANULAR BASE TO BE COMPACTED IN MAX. 100mm LIFTS.
- PAVER AND PAVER INSTALLATION TO MMCD AND MANUFACTURER'S SPECIFICATION UNLESS NOTED OTHERWISE.
- GEOTECH TO REVIEW PRIOR TO INSTALLATION.
- REFER TO CIVIL FOR CATCH BASIN LOCATIONS.
- DIAMETER OF PERFORATED PIPE TO BE DETERMINED BY STORMWATER ENGINEER.

**8 PAVER 2**  
1:10

#### NEWSTONE GROUP

##### Dorado Drain Paver



- NOTES:
- LANDSCAPE EDGER TO BE: PERMALOC CleanLine Commercial Grade Landscape Edging OR APPROVED EQUAL.
  - 4.8mm (3/16") THICKNESS, 102mm (4") HEIGHT, 4.8m (16") LENGTH, NATURAL MILL FINISH, 305mm (12") STAKE.
  - INSTALL EDGER AS PER MANUFACTURER'S INSTRUCTIONS
  - 1 X 4 WOOD SUPPORT TO BE STAKED IN PLACE AND USED TO ENSURE EDGER IS INSTALLED IN A STRAIGHT LINE AND MAINTAINS A STRAIGHT ALIGNMENT DURING THE INSTALLATION OF GROWING MEDIUM AND RIVER ROCK. MAY BE SCRAP WOOD AS LONG AS IT IS STRAIGHT.
  - FILTER FABRIC TO BE POLYPROPYLENE FIBRE NONWOVEN GEOTEXTILE, SUCH AS NILEX 4551 OR APPROVED EQUAL

**9 DRIP STRIP**  
1:10



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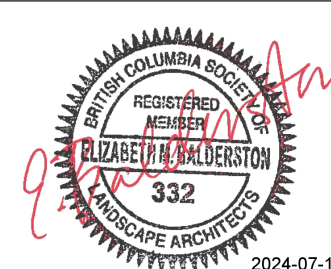
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PROJECT ADDRESS:  
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DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **TYLER YESTAL**

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| 6   | ISSUED FOR RZ/DP RESUBMISSION  | 2023/08/18 |
| 7   | 25% BUILDING PERMIT            | 2023/10/10 |
| 8   | ISSUED FOR RZ/DP REV 5         | 2024/02/21 |
| 8   | ISSUED FOR RZ/DP REV 6         | 2024/07/19 |

SEAL



NORTH ARROW



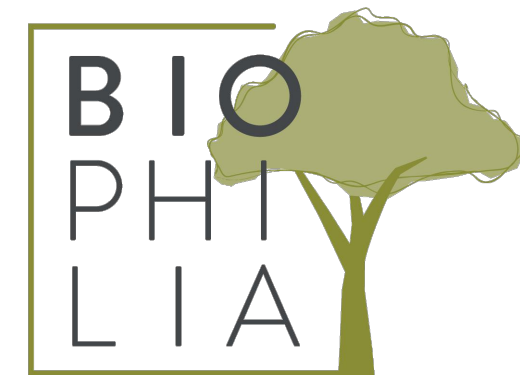
DRAWING TITLE:  
**PAVING DETAILS**

DWG NO:

SCALE: **AS NOTED**

**L7.1**





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The seal of the Commonwealth of Massachusetts, featuring a Native American figure holding a bow and arrow, surrounded by a circular border with the text "SIGILLUM REIPUBLICÆ MASSACHUSETTENSIS".

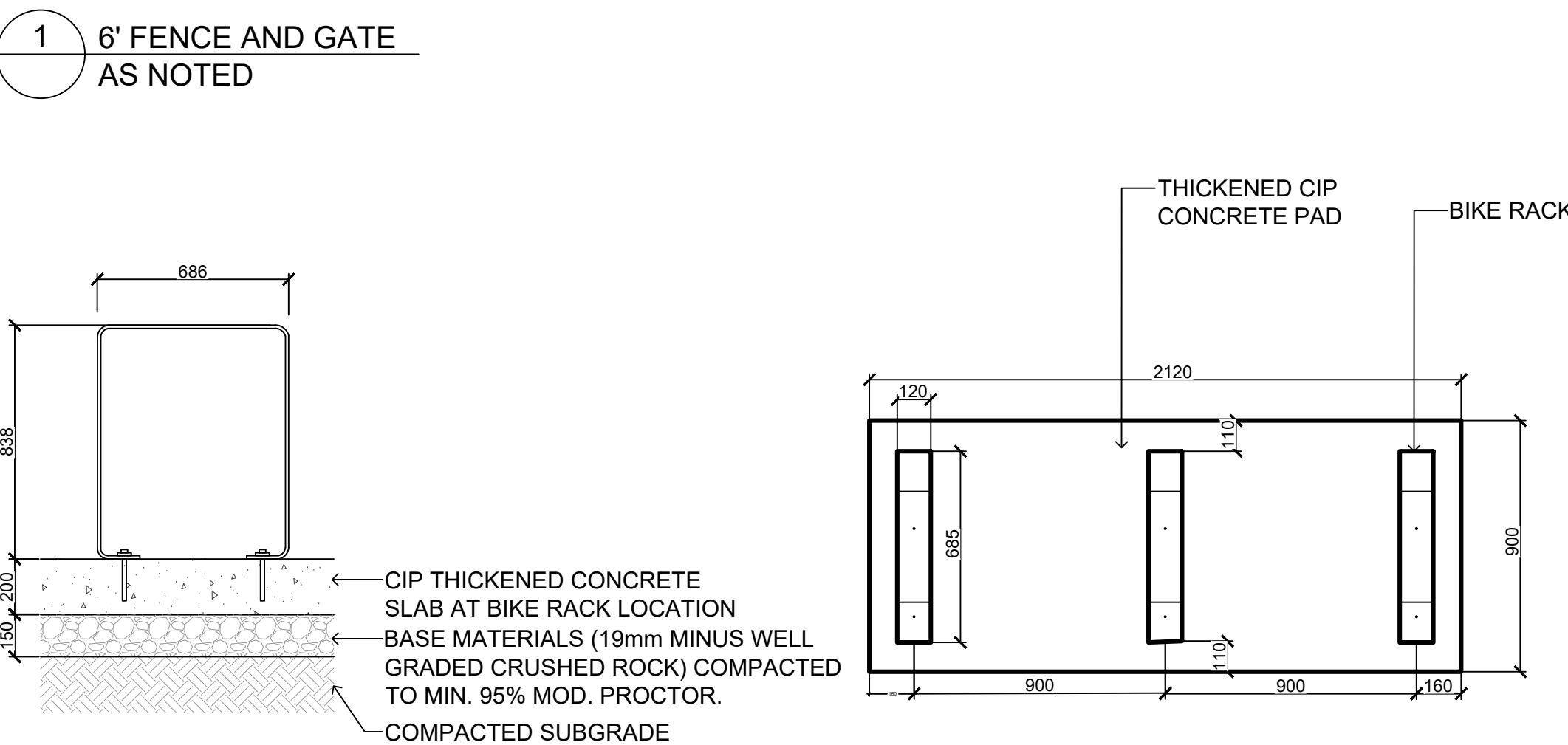
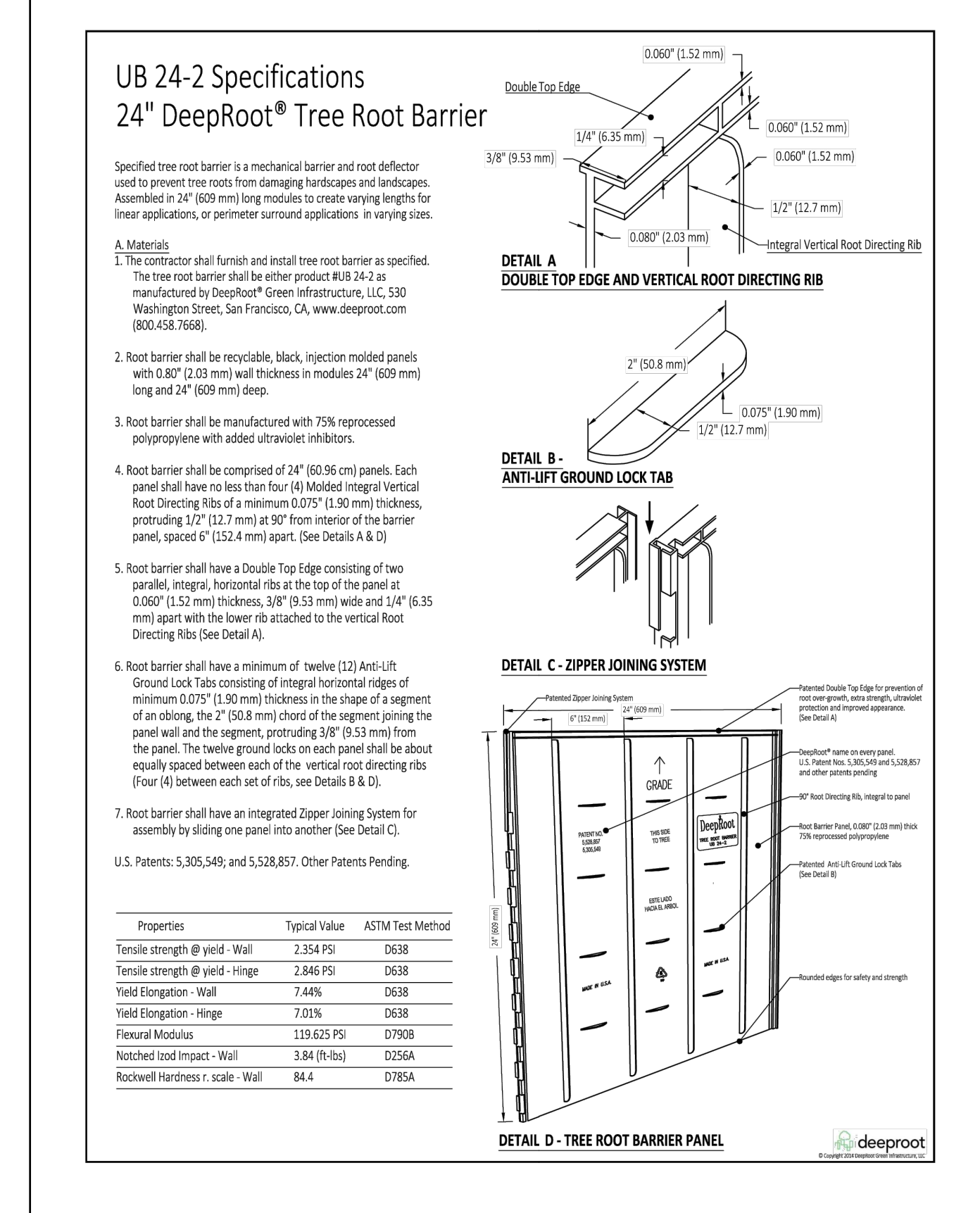
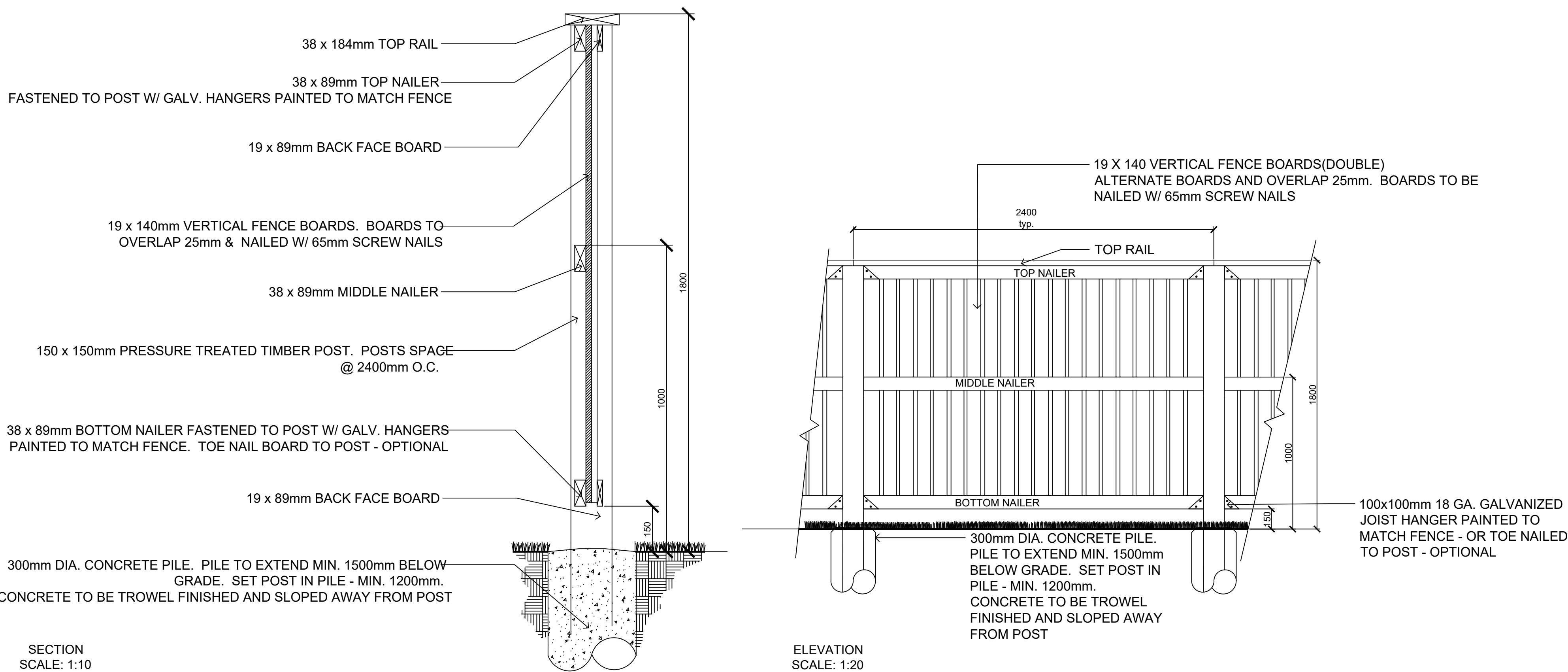
NORTH ARROW ☐

DRAWING TITLE:

## SITE FURNISHINGS DETAILS

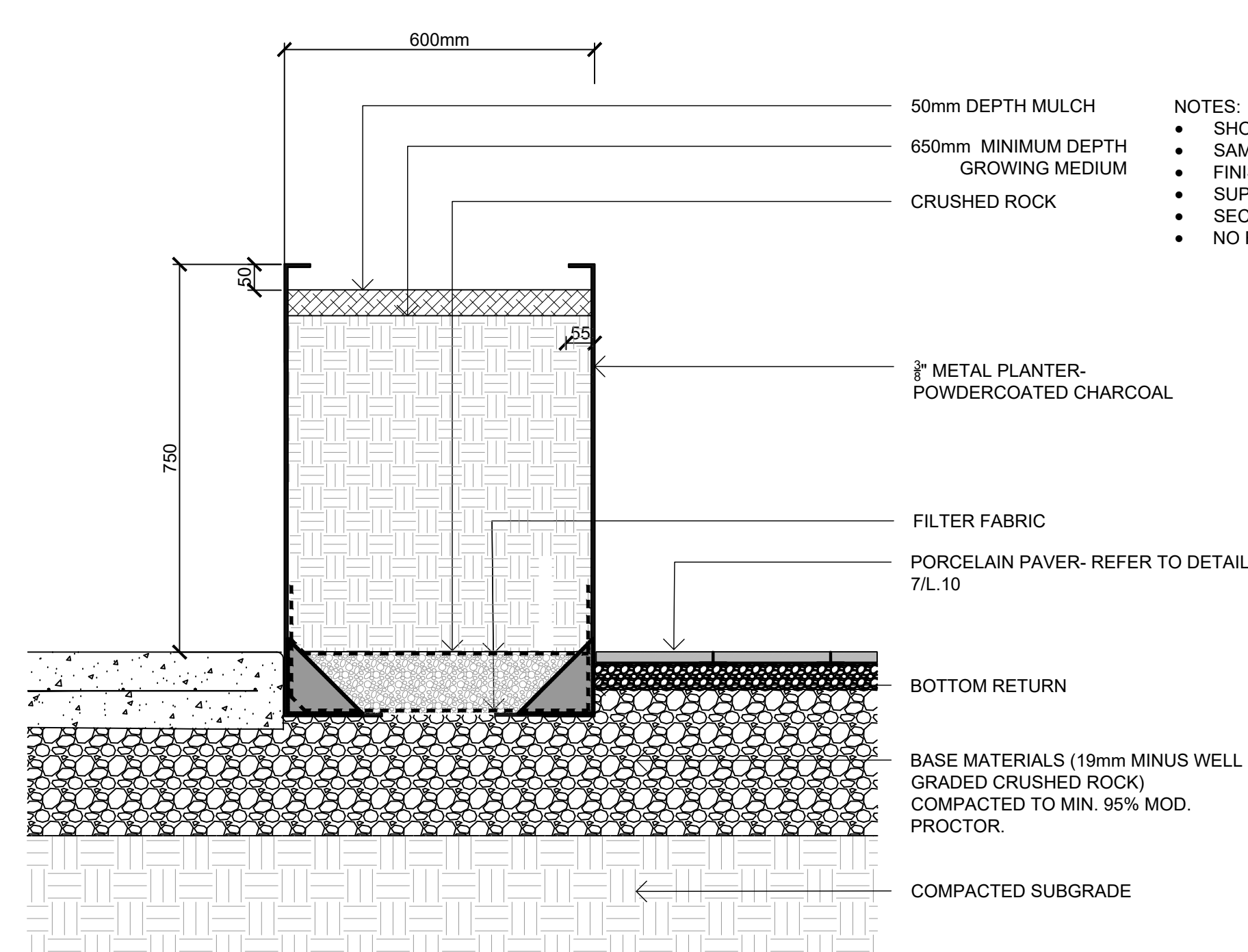
DWG NO: **130**

SCALE: AS NOTED



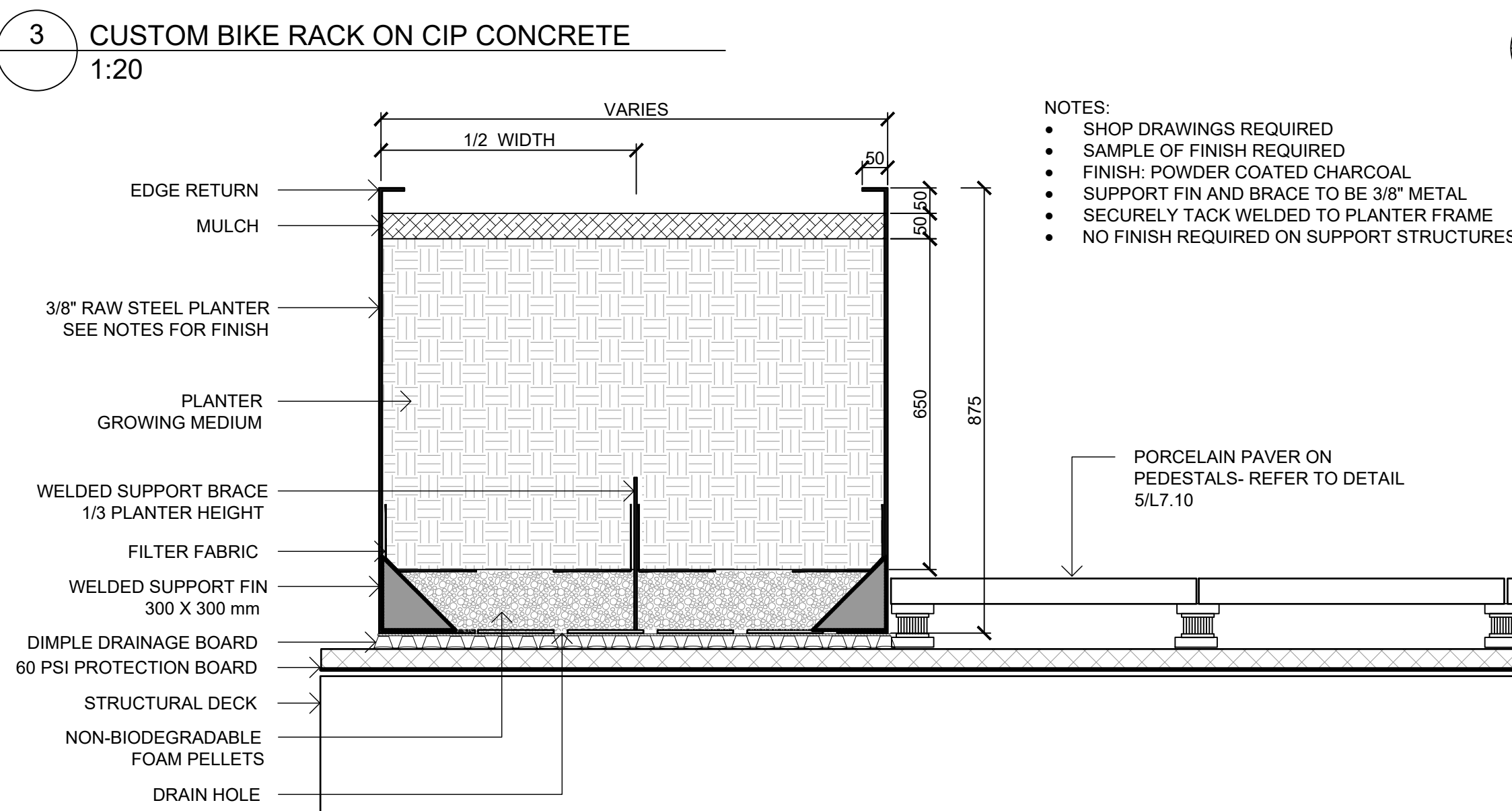
NOTES:

1. STEEL TO BE 50/10 THICKNESS; HOT-DIPPED GALVANIZED AS PER ASTM A123 AND HAND GROUND AFTER GALVANIZATION, PRIMED WITH A ZINC-RICH EPOXY PRIMER AND POWDERCOATED WITH A POLYESTER TRY-GLICIDYLISOCYANURATE (TGIC) FINISH 4mm THICK. COLOUR: AGED BRONZE.
2. SURFACE MOUNT WITH TAMPERPROOF BOLTS.
3. SHOP DRAWING REQUIRED FOR APPROVAL PRIOR TO FABRICATION.



NOTES:

- SHOP DRAWINGS REQUIRED
- SAMPLE OF FINISH REQUIRED
- FINISH: POWDER COATED CHARCOAL
- SUPPORT FIN AND BRACE TO BE 3/8" METAL
- SECURELY TACK WELDED TO PLANTER FRAME
- NO FINISH REQUIRED ON SUPPORT STRUCTURES



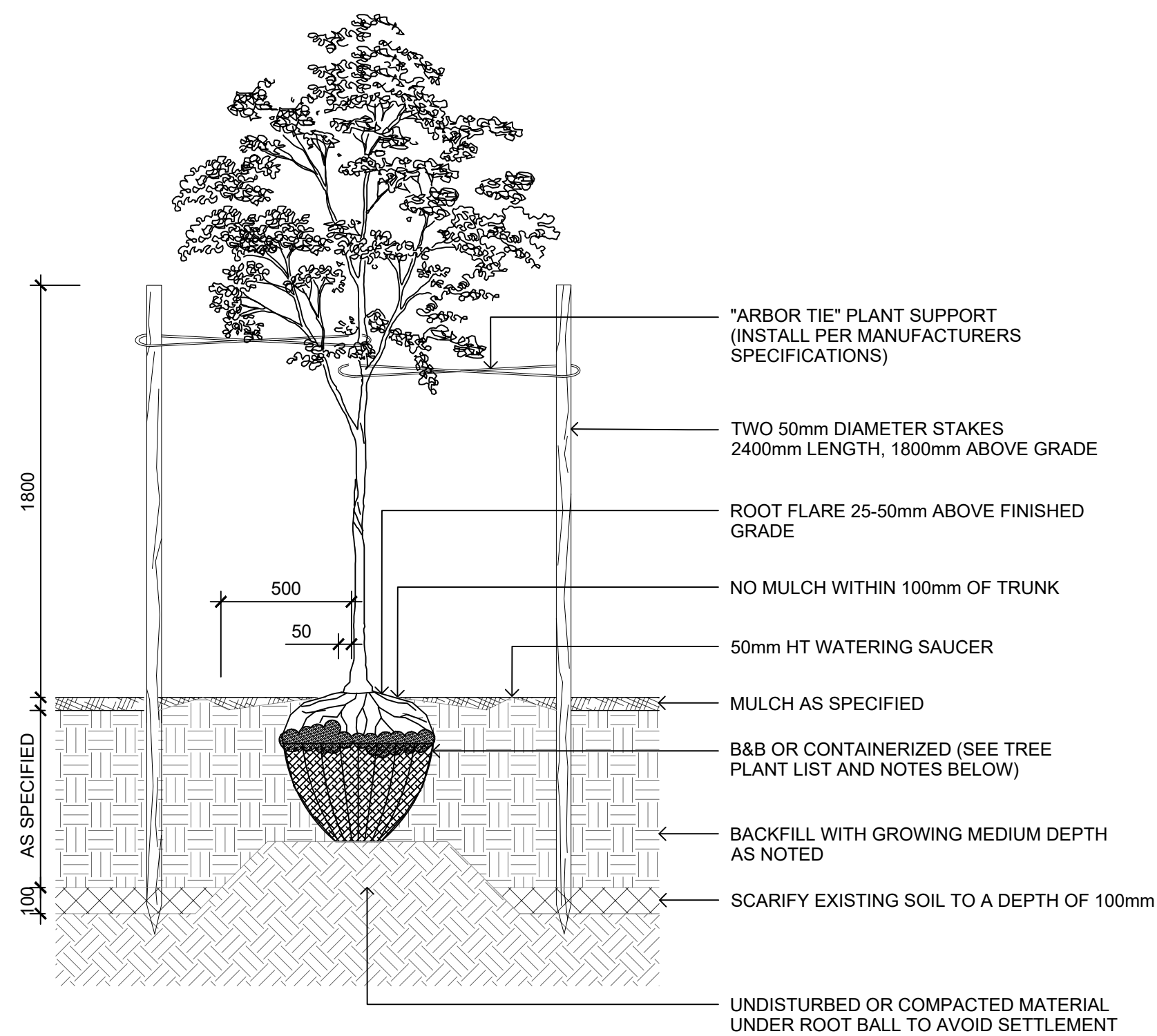
NOTES:

- SHOP DRAWINGS REQUIRED
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- SUPPORT FIN AND BRACE TO BE 3/8" METAL
- SECURELY TACK WELDED TO PLANTER FRAME
- NO FINISH REQUIRED ON SUPPORT STRUCTURES



1.10



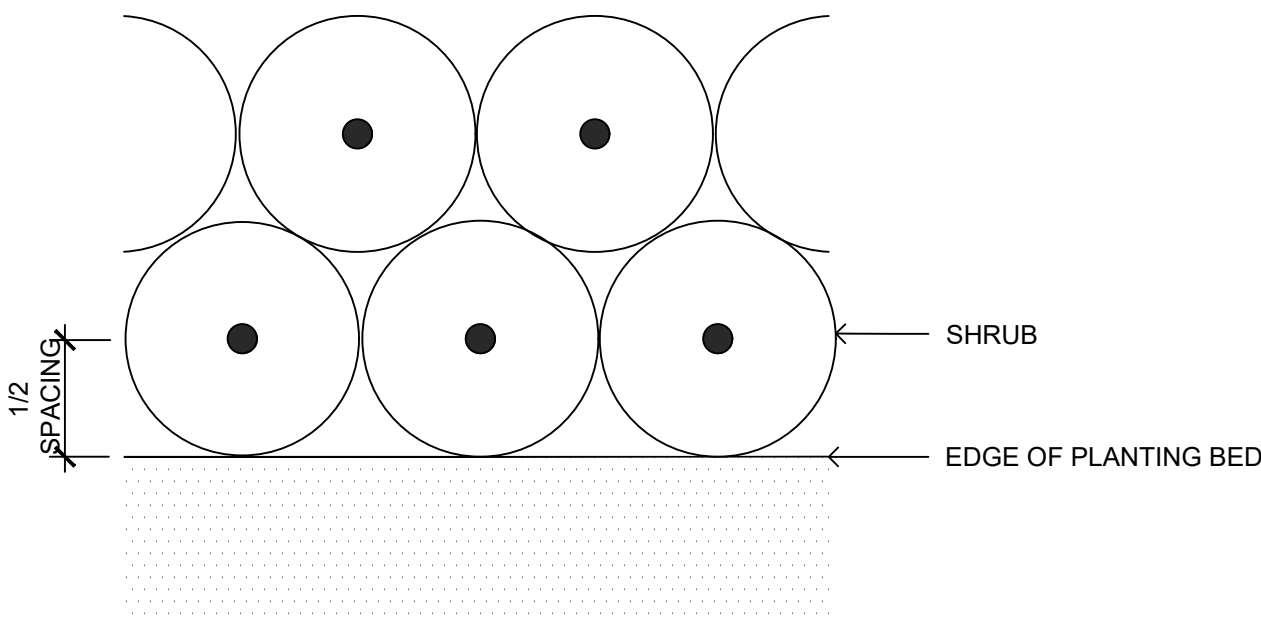


NOTES:

1. CONTRACTOR SHALL INSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
2. FOR B&B: REMOVE TOP 1/3 OF BURLAP AND CAGE PRIOR TO BACKFILLING WITH GROWING MEDIUM
3. FOR CONTAINERS: LOOSEN ROOT STRUCTURE AND ENSURE NO CIRCLING ROOTS BY LIGHT ROOT PRUNING
4. INSTALL TREE TIE AT APPROX. 50% OF TREE HT. FOR CONFERS LESS THAN 3m HT. AND 100mm BELOW LOWEST BRANCH FOR DECIDUOUS LESS THAN 100mm CAL. DO NOT REMOVE OR CONSTRAIN ANY BRANCHES.
5. STANDARD TREE PLANTING DETAILS TO BE APPLIED ACCORDINGLY TO TREES PLANTED IN PLANTERS
6. TREE PLANTING ON MUNICIPAL PROPERTY TO MUNICIPAL STANDARD DETAIL

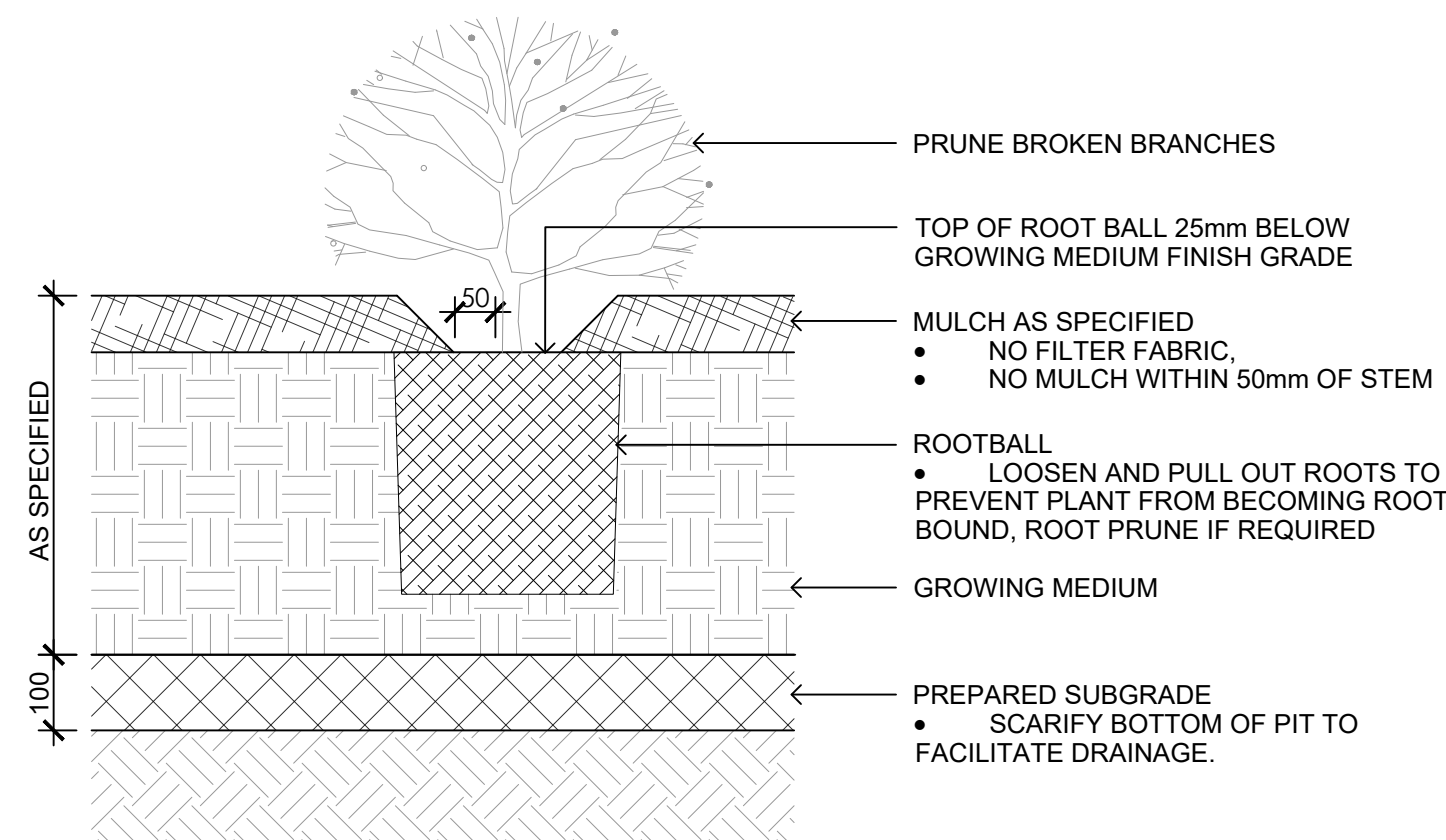
## 1 TREE PLANTING ON GRADE

1:20



#### 4 PLANT SPACING PLAN

1:1C

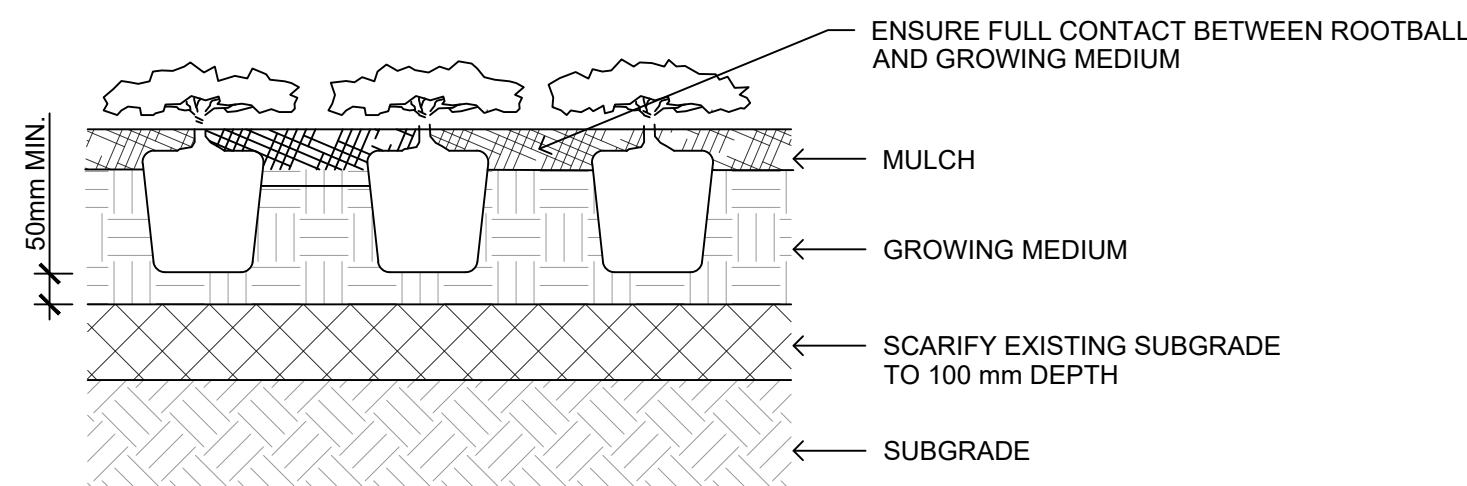


## NOTES

1. SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS
2. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

## 2 SHRUB PLANTING

1:10



NOTES:

1. PLACE AND COMPACT SUBGRADE AS PER WRITTEN SPECIFICATIONS
2. SUBGRADE TO BE COMPACTED TO A CONSISTENT 80% M.P.D
3. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS

### 3 GROUNDCOVER PLANTING

1:10

| NO. | ISSUE                          | YY/MM/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   |
| 5   | ISSUED FOR RZ/ DP RESUBMISSION | 23/01/24   |
| 6   | ISSUED FOR RZ/ DP RESUBMISSION | 2023/08/18 |
| 7   | 25% BUILDING PERMIT            | 2023/10/10 |
| 8   | ISSUED FOR RZ/ DP REV 5        | 2024/02/21 |
| 8   | ISSUED FOR RZ/ DP REV 6        | 2024/07/19 |

SEAL



NORTH ARROW

DRAWING TITLE:

## PLANTING DETAILS

DWG NO:

SCALE: AS NOTED

## L7.3









## 1733-1737 Fairfield Road Parking Variance

Final Report V04

---

Prepared for  
Aryze Developments

Date  
January 18, 2023

Project No.  
04-22-0057







January 18, 2023  
04-22-0057

Olivia Wheeler  
Development Manager  
Aryze Developments  
1839 Fairfield Road  
Victoria, BC  
V8S 1G9

Dear Olivia:

**Re: 1733 - 1737 Fairfield Road, Parking Variance  
Final Report V04**

Bunt & Associates Engineering Ltd. (Bunt) has completed our parking variance study for the proposed residential development at 1733-1737 Fairfield Road, Victoria, BC. Our Report is provided herewith, it addresses the potential transportation impacts related to the proposed development.

We trust that our input with this report will be of assistance. Please do not hesitate to contact us should you have any questions.

Best regards,  
**Bunt & Associates**



Jason Potter, M.Sc. PTP  
Senior Transportation Planner / Associate







## CORPORATE AUTHORIZATION

Prepared By: Jason Potter, M.Sc. PTP  
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Canada

Telephone: +1 250 592 6122

Date: January 18, 2023  
Project No. 04-22-0057  
Status: Final V04

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## EXECUTIVE SUMMARY

Aryze proposes the development of a four-storey 30-unit strata residential building at 1733 - 1737 Fairfield Road, Victoria, BC. The site is currently occupied with three single family-homes.

The proposed supply of 22 parking spaces is 14 spaces below the City of Victoria Zoning Bylaw requirements for 36 spaces, therefore a vehicle parking variance is required.

The proposed variance is considered appropriate for this site, as it will be supported by:

- Providing electric charging abilities to all of the vehicle spaces;
- Exceeding Victoria Bylaw bicycle parking requirements with 52 Long-term bicycle spaces and six weather protected Short-term bicycle spaces;
- Providing the Long-Term bicycle spaces with 110 volt charging ability;
- Providing a bicycle repair station and bike wash station;
- Improving site fronting sidewalks and boulevards to enhance the area's walkability,
- Providing a Transportation Option Information Package or Brochure for new residents; and,
- Supporting car-share activity by providing a \$500 value MODO car-share membership which would remain with the residential unit or EVO credits to a value of \$500 for each non-vehicle parking space leasing unit.







## 1. INTRODUCTION

### 1.1 Study Purpose & Objectives

Aryze is proposing the development of a residential strata building at 1733-1737 Fairfield Road. The site is currently zoned as R1-G (Gonzales Single Family Dwelling District).

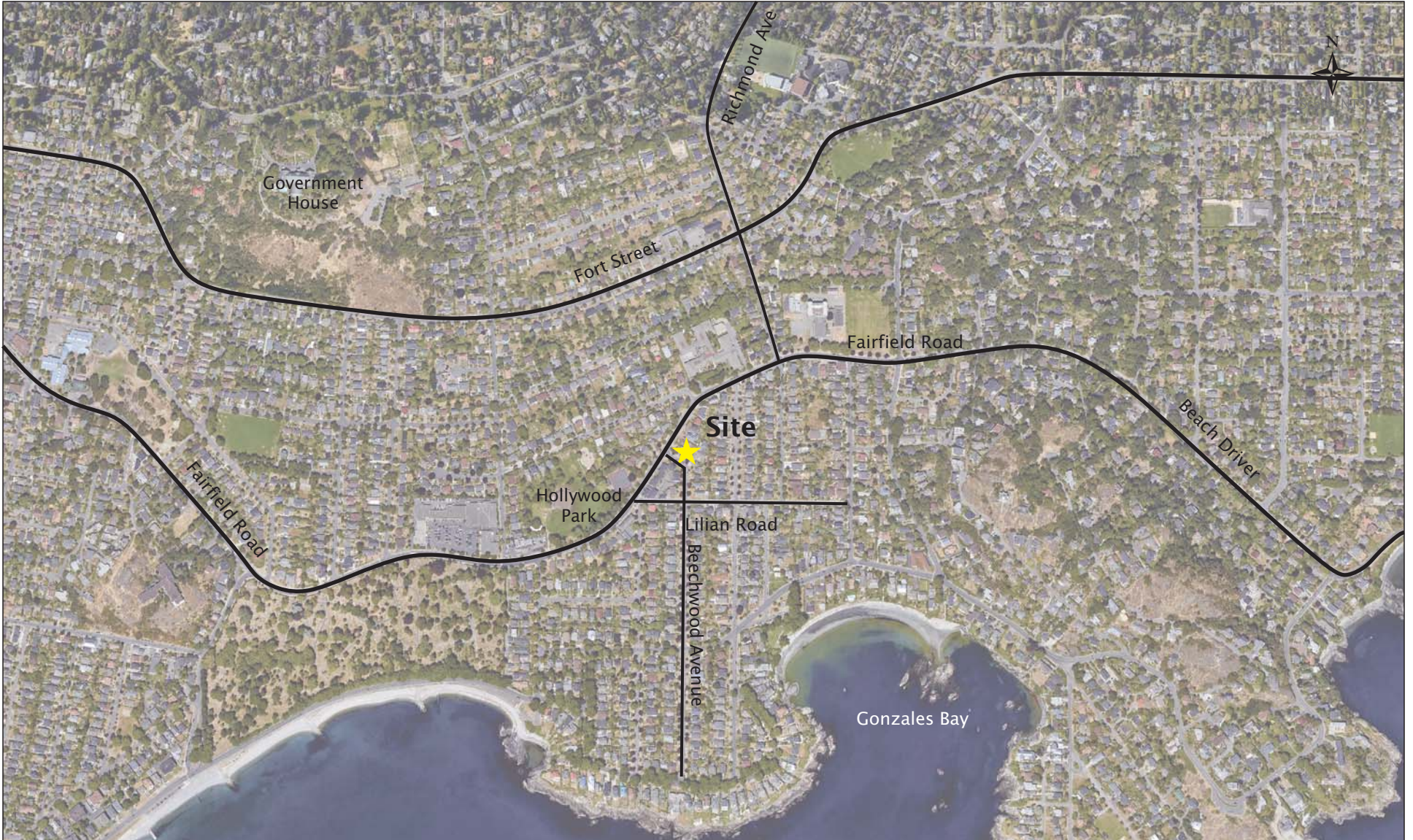
The project will feature 30 residential units. They consist of six townhomes, two studios, nine 1-bedroom, four 1-bedroom plus den, four 2-bedroom, three 2-bedroom plus den and two 3-bedroom plus den units.

Bunt & Associates were retained by Aryze to conduct a parking review for the proposed parking variance and propose Transportation Demand Management (TDM) strategies to help reduce the development's demand for vehicle parking. This parking variance study will accompany Aryze's rezoning application.

The location of the proposed development site is illustrated in **Exhibit 1.1**.



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## Exhibit 1.1 Site Location

04-22-0057

1733-1737 Fairfield Road  
February 2022





## 1.2 Proposed Development

The proposed development is summarized in **Table 1.1**.

**Table 1.1: Proposed Land Uses and Unit Breakdown**

| LAND USE                        | UNITS     | APPROXIMATE SIZE (M <sup>2</sup> ) |
|---------------------------------|-----------|------------------------------------|
| Townhome - 2 bedrooms           | 6         | 58                                 |
| Studio                          | 2         | 41                                 |
| Apartment - 1 bedroom           | 9         | 51                                 |
| Apartment - 1 bedroom with den  | 4         | 67                                 |
| Apartment - 2 bedrooms          | 4         | 69                                 |
| Apartment - 2 bedrooms with den | 3         | 53-105                             |
| Apartment - 3 bedrooms with den | 2         | 120-126                            |
| <b>RESIDENTIAL TOTAL</b>        | <b>30</b> | -                                  |

All residential units will be condo strata units.

The development proposes including 22 parking spaces on the ground level. Two of these spaces are designated for visitor parking, the remaining 20 are for residents resulting in 0.67 spaces per unit for residents and 0.06 spaces per unit for residential visitors (0.73 spaces per unit total).

Vehicle access to the parking is on Beechwood Avenue on the south edge of the site.

Bicycle parking will exceed bylaw requirements with 52 Long-term (14 greater than Bylaw) and 6 Short-term bicycle spaces.

The proposed site plan (ground level) is shown in **Exhibit 1.2**.





| 1  | 18-R-7 Rev1                     | July 20, 2022  |
|----|---------------------------------|----------------|
| 2  | 18-R-7 Submittals               | April 28, 2022 |
| 3  | 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       | JAN 13, 2023           |                |
| Scale      | 1 : 100                | Project # 2123 |
|            | Revision               | 3              |
|            | July 20, 2022          |                |
| Sheet #    |                        | A-101          |

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## Exhibit 1.2 Site Plan

1733-1737 Fairfield Road  
January 2023

04-22-0057





## 2. EXISTING CONDITIONS

### 2.1 Land Use

1733-1737 Fairfield Road is currently occupied by three single-family homes, two are accessed from Fairfield Road and one from Beechwood Avenue. Land use adjacent to the site is primarily composed of single-family residential dwellings, with commercial land uses and a cemetery to the west of the site on Fairfield Road.

The site is located approximately 2.7 km southeast of Victoria's downtown area in the Gonzales neighbourhood. It is also located approximately 2.1 km south of Royal Jubilee Hospital and 3.7 km south of Camosun College Lansdowne Campus.

### 2.2 Existing Transportation Network

#### 2.2.1 Road Network

Fairfield Street adjacent to the site is a two-way street that connects to Victoria's Downtown. Beechwood Avenue adjacent to the site operates similar to a local road. Nearby intersections are all stop-controlled.

The adjacent street network is illustrated in **Exhibit 2.1**.

There is currently curb side parking along both sides of Beechwood Avenue and Fairfield Road. On-street parking supply and regulations are examined in Section 2.2.5.

#### 2.2.2 Transit Network

The site is well served by public transit, with three transit routes within 800 metres of the site (an approximate ten-minute walk). These routes and local area bus stops are presented in **Exhibit 2.2**.

The site is located less than 200 m from stops on regional route #7, and 600-800 m from stops on local routes #1 and #3. Downtown or the University of Victoria is approximately a 16-minute trip on route #7 from the site, and Camosun College's Lansdowne Campus is an approximate 14-minute trip. **Table 2.1** shows the frequencies of the transit routes near the site.

**Table 2.1: Existing Transit Service Frequency**

| # | ROUTE                     | APPROXIMATE HEADWAY (MIN.) |         |    |         |         |
|---|---------------------------|----------------------------|---------|----|---------|---------|
|   | BUS ROUTE NAME            | AM                         | MID-DAY | PM | EVENING | WEEKEND |
| 1 | South Oak Bay / Downtown  | 45                         | -       | 45 | -       | -       |
| 3 | James Bay / Royal Jubilee | 30                         | 65      | 30 | -       | 60      |
| 7 | UVic/Downtown             | 15                         | 20      | 15 | 30      | 30      |
|   |                           |                            |         |    |         |         |



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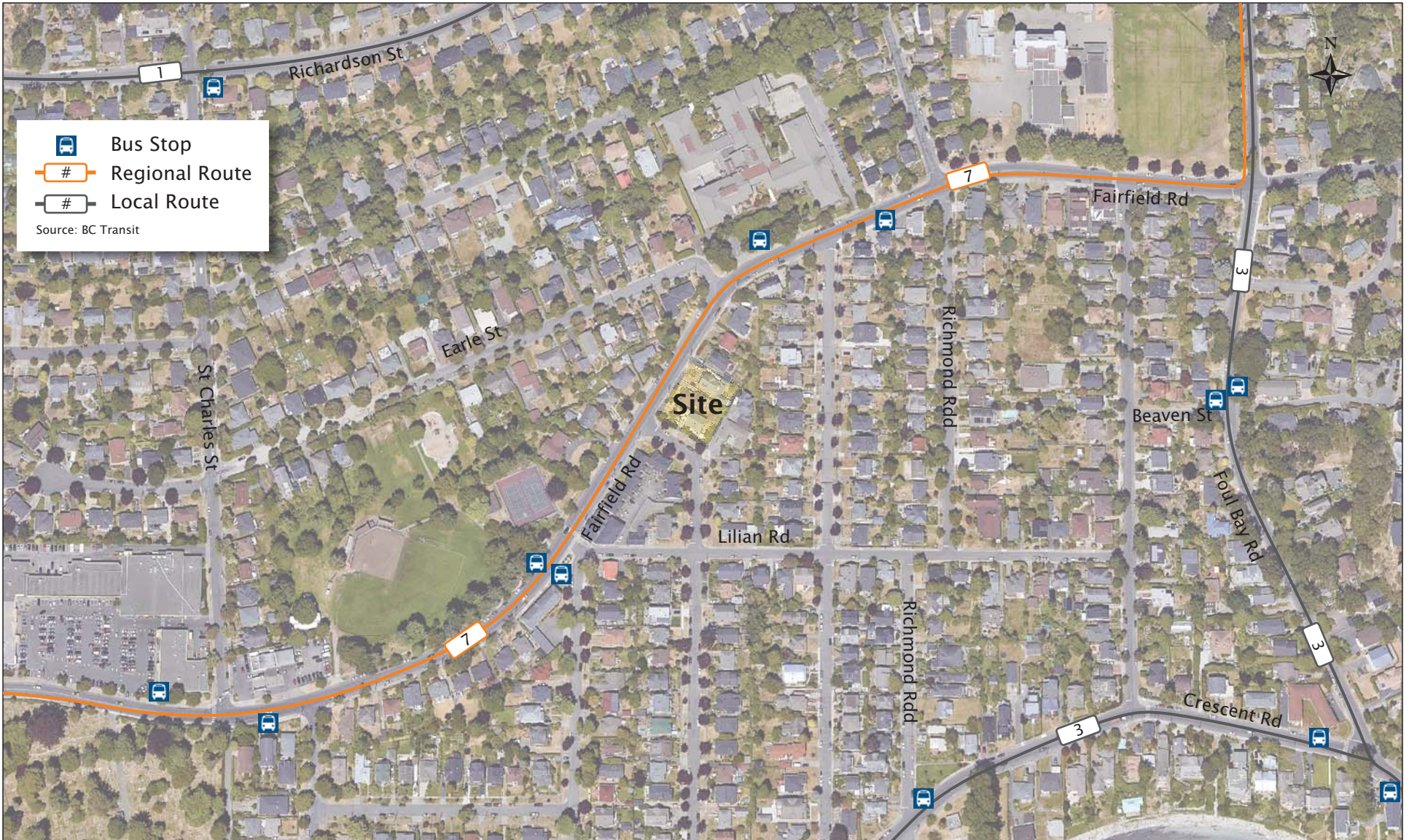


## Exhibit 2.1 Existing Road Network and Laning

04-22-0057 1733-1737 Fairfield Road  
February 2022



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## Exhibit 2.2 Existing Transit Routes and Stops

04-22-0057 1733-1737 Fairfield Road  
February 2022



### 2.2.3 Cycling & Pedestrian Networks

The site is well connected to both walking and cycling networks. Fairfield Street and Crescent Road are signed bike routes. Downtown can be accessed in 15 minutes via Fairfield Street or via the nearby Richardson Street to the north. Continuous bike lanes on Foul Bay Road and Henderson Road provide residents with a direct cycling route to Camosun College Lansdowne Campus and the University of Victoria. The existing cycling network surrounding the site is shown in **Exhibit 2.3**.

All streets surrounding the development site have sidewalks on both sides.

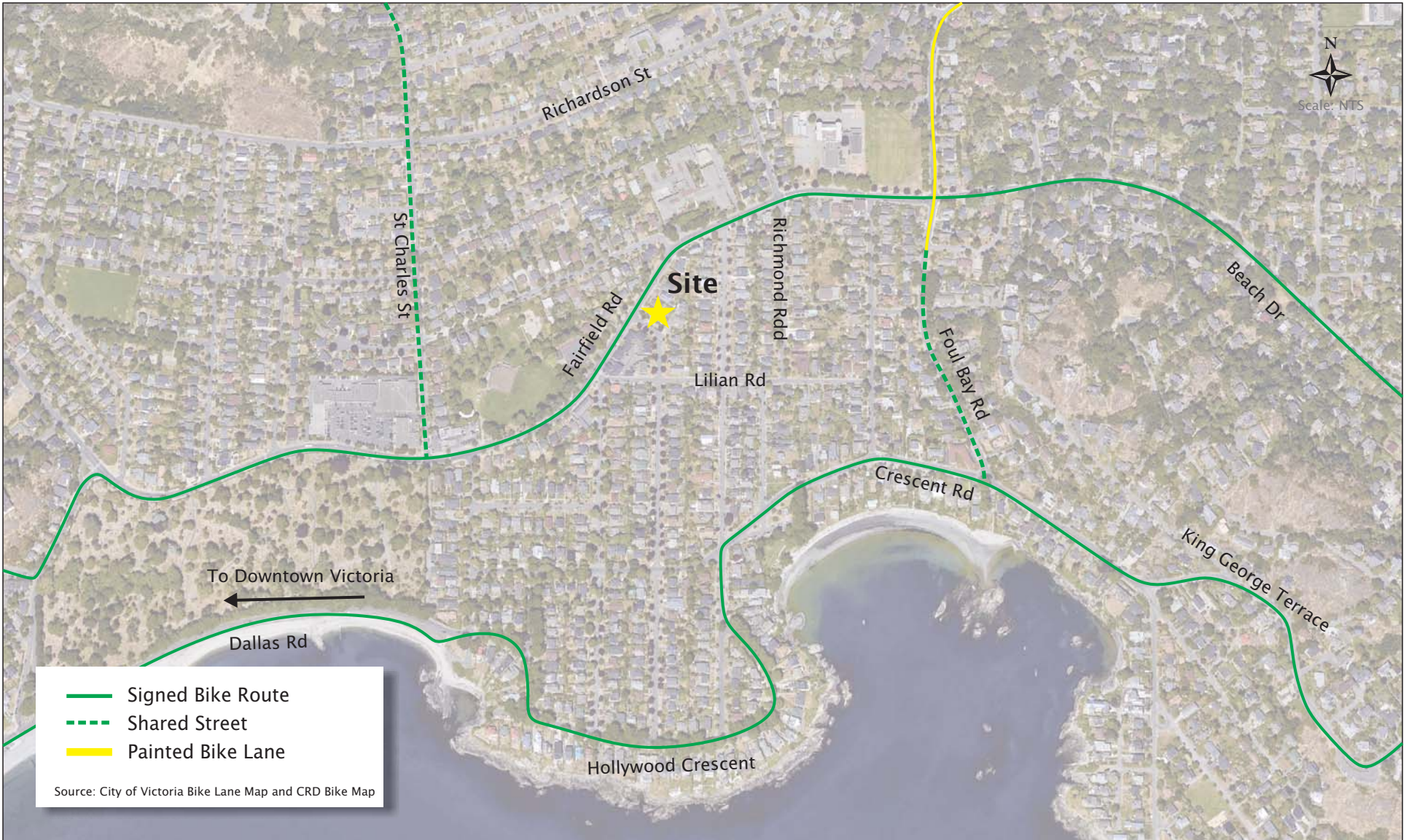
The City of Victoria is rapidly upgrading its network of All Ages and Abilities (AAA) cycling infrastructure. Plans call for the existing signed bike route on Richardson Street to be upgraded to protected cycling lanes, creating a continuous, AAA cycling route that connects the site's neighbourhood to Victoria's downtown area. It is anticipated that these protected AAA cycling facilities will increase the attractiveness and viability of cycling to and from the development. With its substantial volume of bike parking, the proposed development at 1733-1737 Fairfield Street is well-positioned to support the anticipated cycling demand.

The location is within a walking distance of most everyday amenities and services, and all daily errands can be accomplished either on foot or on a bike. The Fairfield Plaza with food and services can be accessed in 6 minutes on foot or 2 minutes by bike. Walk Score is an on-line tool that assesses the walkability and bikeability of a location based on distances to a wide variety of amenities and services. The site scores a 65 for walkability which it defines as "Somewhat".

The location receives a Bike Score of 90 out of 100, placing it in Walk Score's "biker's paradise" category. This already high score is expected to improve with the cycling upgrades performed over the next few years.



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## Exhibit 2.3 Cycling Network

04-22-0057 1733-1737 Fairfield Road  
February 2022



#### 2.2.4 Car-Share

MODO is a two-way carsharing service; registered members can pick up the vehicle from a parking spot and must return it to the same spot when they are done. The site has two MODO carshare vehicles located within 1 km of the site, the closest of which is located approximately 800 m away at Rockland Avenue and St Charles Street. Approximately 20 other MODO vehicles are located in downtown Victoria, which is easily accessible by bike or transit. Vehicles range from compact cars and sedans to SUVs and minivans, and sedan and compact are present within 1 km of the site. **Exhibit 2.4** shows the locations of nearby Modo carsharing vehicles.

EVO car share launched in Victoria in the summer of 2021 with 80 vehicles. EVO vehicles can be used and dropped off anywhere within the designated City of Victoria area.

Another potential carsharing option for residents of the proposed development is Turo. Turo allows individuals to rent out their private vehicles when not in use. As of February 2022, one vehicle is listed on Turo within walking distance of 1733-1737 Fairfield Road, and more than 25 vehicles are listed in the greater Victoria area.

Other new car-sharing opportunities are anticipated in the years ahead as these types of businesses become more viable with app based and autonomous vehicle technologies.



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## Exhibit 2.4 Carshare Vehicles

04-22-0057 1733-1737 Fairfield Road  
February 2022



### 2.2.5 Existing On-Street Parking

Bunt collected on-street vehicle parking supply and demand data near the proposed development site. Data was collected on Wednesday December 7, 2022, at 5PM -5:30PM and on Saturday December 10, 2022, at 3PM – 3:30PM. These periods are intended to represent average to peak periods for on-street vehicle parking activity.

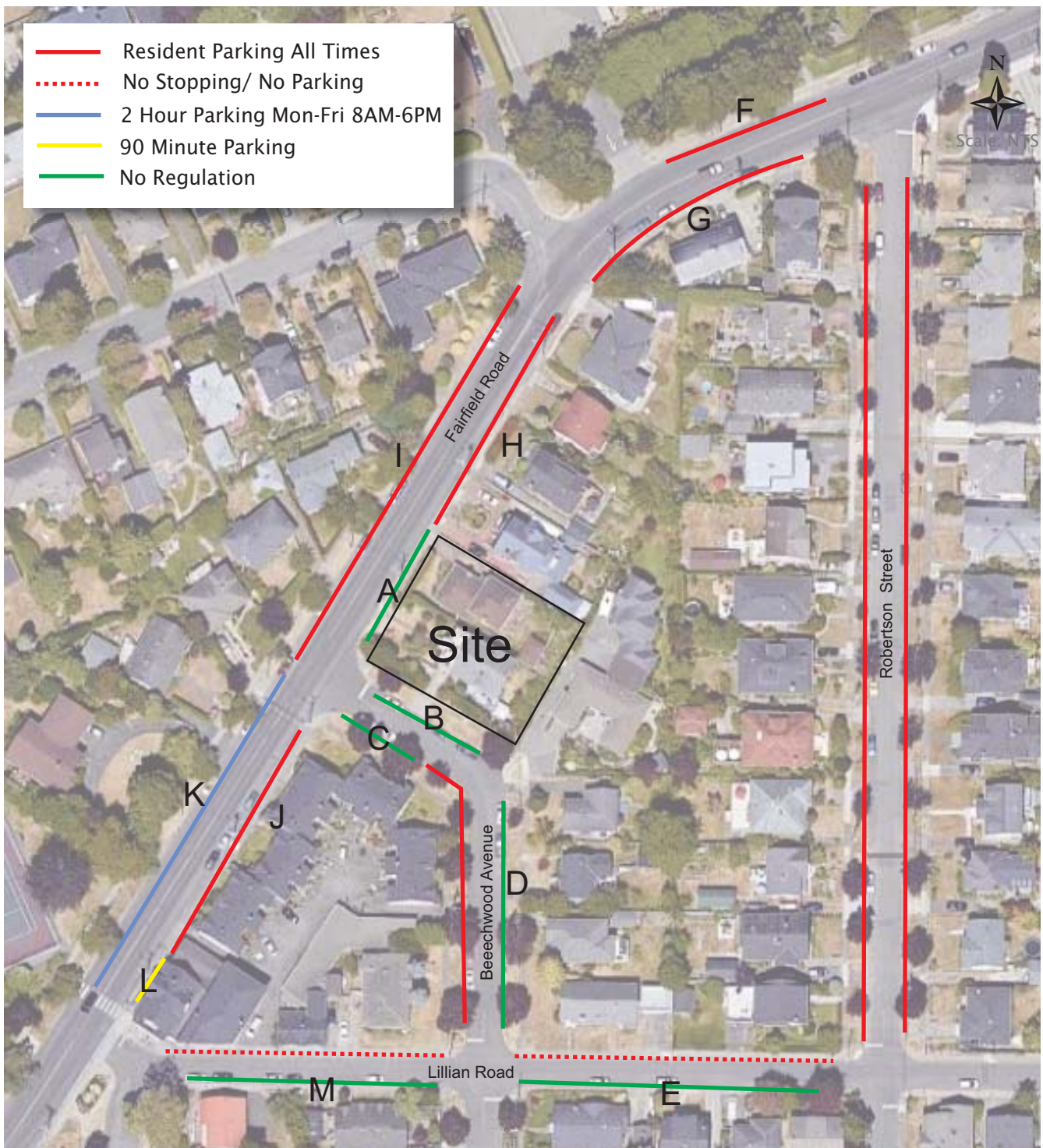
The blocks surrounding the proposed development site have a range of parking regulations. These regulations as well as the observed parking demand for specific areas are shown in **Exhibit 2.5**.

Key finding include:

- The development site frontages have a total of 8 vehicle spaces, these spaces were observed to have a maximum occupancy of 6 spaces during the Saturday observation period.
- Non-site fronting parking areas on Beechwood Avenue were observed to have high parking demand with an observed 6 out of 6 spaces occupied during the weekday observation.
- Aryze’s Rhodo residential development at 1839 Fairfield is across Fairfield Road from the proposed development site, it has 7 two-hour parking spaces along its frontage, these spaces were observed to have a peak demand of 4 spaces.
- There are at total of 31 publicly available on-street parking spaces within an approximate one-block area from the site. These spaces had a maximum observed demand of 19 spaces which equates to 61% occupancy or approximately 12 vacant vehicle spaces.
- There are 41 resident-only on-street parking spaces within an approximate one-block area from the site. These spaces had a maximum observed demand of 16 spaces which equates to 39% occupancy or approximately 25 vacant vehicle spaces.
- In total, including resident-only spaces and publicly available spaces, the observed area had a total of 81 parking spaces with a peak observed demand of 40 spaces (49%).

It is noted that the above data represents two days of parking data and therefore is not considered conclusive of peak period occupancy but rather is intended to provide a snapshot of on-street parking demand during these specific time periods.





|                              | Site Frontage |   | No Regulation |   |   | Resident Only |   |   |    |   | 2 hour | 90 min |   |
|------------------------------|---------------|---|---------------|---|---|---------------|---|---|----|---|--------|--------|---|
| Area                         | A             | B | C             | D | E | F             | G | H | I  | J | K      | L      | M |
| Parking Supply               | 5             | 3 | 2             | 6 | 8 | 4             | 7 | 8 | 13 | 9 | 7      | 2      | 7 |
| Dec.7, 2022 Wed. 5PM Demand  | 2             | 1 | 1             | 6 | 2 | 4             | 0 | 4 | 5  | 3 | 4      | 1      | 7 |
| Dec.10, 2022 Sat. 3PM Demand | 4             | 2 | 0             | 4 | 2 | 4             | 1 | 2 | 4  | 4 | 4      | 0      | 5 |

|                              | No Reg. | Resident | 2 hour | 90 min | All |
|------------------------------|---------|----------|--------|--------|-----|
| Total by Regulation          | 31      | 41       | 7      | 2      | 81  |
| Dec.7, 2022 Wed. 5PM Demand  | 19      | 16       | 4      | 1      | 40  |
| Dec.10, 2022 Sat. 3PM Demand | 17      | 15       | 4      | 0      | 36  |

## Exhibit 2.5 On-Street Parking Regulations, Supply and Demand



### 3. SITE PLAN DESIGN REVIEW

#### 3.1 Site Access Design

The proposed development will have one vehicle access point from Beechwood Avenue.

Pedestrian access to the site's apartment units will be accessed from Beechwood Avenue. The development includes six townhomes with pedestrian access fronting Fairfield Road.

#### 3.2 Parking Supply

##### 3.2.1 Vehicle Parking Bylaw Requirements

The City of Victoria's parking Bylaw (Schedule C, Zoning Bylaw) specifies four the off-street parking sub-areas with different requirements. The proposed development is located in the "Other Areas" category. The residential component of the development is required to provide 0.85 to 1.45 resident parking spaces per residential unit depending on unit size. These rates consider the development's location outside of the Core or Village areas and the units being condo units rather than rental units.

In addition, Bylaw requires the development provide 0.1 residential visitor parking space per unit.

Bylaw requirements and proposed supplies are summarized in **Table 3.1**.

**Table 3.1: Vehicle Parking Supply Requirement & Provision**

| LAND USE                  | DENSITY        | BYLAW RATE                                                                        | BYLAW SUPPLY REQUIREMENT | PROVIDED | DIFFERENCE |
|---------------------------|----------------|-----------------------------------------------------------------------------------|--------------------------|----------|------------|
| Townhomes or Condominiums | 0 units        | 0.85 spaces per unit that is less than 45m <sup>2</sup>                           | 33                       | 20       | -13        |
|                           | 23 units       | 1.00 spaces per unit that is equal to 45m <sup>2</sup> and up to 70m <sup>2</sup> |                          |          |            |
|                           | 7 units        | 1.45 spaces per unit that is more than 70m <sup>2</sup>                           |                          |          |            |
|                           | 30 units total | 0.10 visitor parking spaces per unit                                              | 3                        | 2        | -1         |
| -                         | -              | -                                                                                 | 36                       | 22       | -14        |

As shown in Table 3.1, the proposed total parking supply of 22 spaces is 14 spaces below Bylaw requirements. The shortfall from Bylaw is comprised of 13 resident spaces and 1 visitor space.



### 3.2.2 Bicycle Parking Bylaw Requirements

Well managed, secure, accessible and covered bicycle parking will be provided as part of the development plan. The site plan indicates a total of 38 long-term bicycle spaces in a dedicated bicycle parking room including two spaces for oversized cargo bicycles. In addition, 6 short-term bicycle spaces will be provided at ground level in a well lit, weather protected and highly visible area.

Current City of Victoria Bylaw requirements are provided in **Table 3.2**.

**Table 3.2: Bicycle Parking Supply Requirement & Provision**

| LAND USE                  | DENSITY                                       | BYLAW RATE                                                              | BYLAW SUPPLY REQUIREMENT     | PROVIDED                     | DIFFERENCE                    |
|---------------------------|-----------------------------------------------|-------------------------------------------------------------------------|------------------------------|------------------------------|-------------------------------|
| Townhomes or Condominiums | 30 units (all greater than 45m <sup>2</sup> ) | Long-term: 1.25 spaces per unit that is 45m <sup>2</sup> or greater     | 38 Long-term<br>6 Short-term | 52 Long-term<br>6 Short-term | +14 Long-term<br>0 Short-term |
|                           |                                               | Short-term: The greater of 6 spaces per building or 0.1 spaces per unit |                              |                              |                               |

The proposed development plan offers 52 long-term bicycle spaces and 6 short-term spaces for a total of 58 bicycle parking spaces. This proposed supply exceeds Bylaw requirements (+14) for long-term spaces and meets requirements for short-term spaces.



## 4. VEHICLE PARKING SUPPLY ANALYSIS

### 4.1 Resident Parking

The proposed vehicle parking ratio of 0.73 spaces per unit (0.67 for residents and 0.06 for residential visitors) represents a variance from bylaw for both residents and visitors but is consistent with City objectives to right size vehicle parking. 20 units will have one vehicle space and 10 units will not have access to a vehicle space. This is considered viable as the site is well located in regard to nearby viable non-private vehicle transportation options as well as nearby amenities.

In March of 2020 Bunt & Associates collected supply and demand data at 7 Victoria and Saanich apartment buildings with 24 to 90 units of market/ strata condos. The average vehicle parking supply was 1.18 spaces per unit for residents and 0.21 spaces per unit for visitors. The demand was 0.82 spaces for residents and 0.06 visitor spaces per unit. The proposed provision of 0.67 spaces per unit for residents is below this observed demand of 0.82 spaces per unit, however the 0.82 spaces per unit rate was observed at buildings that did not have as significant or no transportation demand management initiatives to support other modes of transportation.

### 4.2 Visitor Parking

Previous research conducted by Bunt has repeatedly suggested that a visitor parking rate of 0.05 spaces per unit for residential buildings is adequate to accommodate peak demands. This is supported by Metro Vancouver's comprehensive "2012 Metro Vancouver Residential Apartment Parking Study"<sup>1</sup>. The study found peak visitor parking demand rates in the range of 0.05 to 0.07 vehicles per unit for multi-family residential. This is consistent with Bunt's in-house database of peak visitor parking demand rates.

A visitor parking demand rate of 0.05 spaces per unit would translate to peak period demand of approximately two parking spaces for the proposed 30 units. This is consistent with the proposed two visitor space provision. While additional curbside spaces are available along both road frontages and are anticipated to be used by visitors and short-term delivery vehicles, they do not count towards the site's parking count which must all be on-site.

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<sup>1</sup> 2012 Metro Vancouver Apartment Parking Study available at:  
[https://www.esquimalt.ca/sites/default/files/docs/municipal-hall/EVP/schedule\\_m\\_parking\\_study.pdf](https://www.esquimalt.ca/sites/default/files/docs/municipal-hall/EVP/schedule_m_parking_study.pdf)



## 5. VEHICLE TRIP GENERATION ESTIMATES

Vehicle trip generation for a typical condo residential building of this type is in the range of 0.4 total two-way vehicle trips per weekday PM peak hour (ITE Trip Generation Manual, Edition 10) which equates to approximately 12 vehicle trips either entering or exiting the site per peak hour. This quantity of vehicle traffic is considered negligible and is not anticipated to have a significant impact on adjacent road operations. The proposed vehicle parking variance is anticipated to lower this particular developments' vehicle trip generation below a total of 10 two-way vehicle trips per peak hour.

## 6. SERVICE VEHICLE OPERATIONS

The City of Victoria Zoning Bylaw does not stipulate a requirement for off-street loading for residential land use. Loading activity for the proposed 30 residential units would likely involve vehicles no larger than a garbage/ recycling vehicle. Garbage and recycling bins will be accessible from the parking area.

Small sized delivery vehicles are anticipated to use the on-site visitor parking spaces or the available curbside parking along the site's Fairfield Road and Beechwood Avenue site frontages.



## 7. TRANSPORTATION DEMAND MANAGEMENT (TDM)

### 7.1 Transportation Demand Management

Transportation Demand Management (TDM) is defined as the “application of strategies and policies to reduce travel demand (specifically that of single-occupant private vehicles), or to redistribute this demand in space or in time”<sup>2</sup>. A successful TDM program can influence travel behaviour away from Single Occupant Vehicle (SOV) travel during peak periods towards more sustainable modes such as High Occupancy Vehicle (HOV) travel, transit, cycling or walking. The responsibility for implementation of TDM measures can range across many groups, including regional and municipal governments, transit agencies, private developers, residents/resident associations or employers.

### 7.2 TDM Initiatives

#### 7.2.1 Bicycle Repair Station and Bike Wash

Aryze will provide an on-site bike repair station and a bike wash station within the bike room. This removes one of the barriers to cycling for residents who may otherwise have to purchase the tools required to perform basic maintenance on their bicycles. With the significant supply of bicycle parking and strong access to nearby cycling routes, a bike repair station would likely be well used in this development.



**Figure 4.1. Bicycle Repair Station**

<sup>2</sup> <http://ops.fhwa.dot.gov/tdm/index.htm> FHWA Travel Demand Management home page



### 7.2.2 Parking Management – Unbundle Parking

It is recommended that the vehicle parking spaces be unbundled from the unit costs (sold or leased separately). With 20 available vehicle spaces, all 1 bedroom plus den and larger units can be offered the choice to purchase or lease a vehicle parking space. Remaining spaces can be offered to studio and one-bedroom unit owners if available.

### 7.2.3 Specialized Parking

Current Bylaw required energized electric vehicle outlets for each resident vehicle space. Aryze will meet this Bylaw requirement.

### 7.2.4 Bicycle Parking

The development will be providing 52 long-term bicycle parking spaces and 6 short-term spaces. This supply exceeds Bylaw requirements for long-term spaces by 14 spaces.

The developer will provide electric charging abilities for the long-term bicycle parking spaces.

### 7.2.5 Transportation Options Information Package

New residents are considered a pliable demographic for transportation mode change as they have yet to establish travel patterns from their new address. Clear and simple messages along with practical information about local transit services and walking and cycling routes to and from the site can help encourage residents to use more sustainable transportation modes. Information should be distributed to residents upon their move-in or made available through a website or webpage. The information provided in print or on-line should include:

- Map showing local transit routes (can be obtained from BC Transit - Victoria website);
- Map showing local area cycling routes (can be obtained from City website – Victoria Bike Routes);
- Map showing amenities within a typical walking catchment of 800 metres (can be obtained from Walk Score website: [www.walkscore.com](http://www.walkscore.com)).

### 7.2.6 Car-Share

Car-sharing organizations have developed significantly in the last 5-10 years. They allow people to have access to a car without having to buy or maintain their own vehicle. A “pay as you go” approach is adopted as members pay by the hour and/or kilometre when they use a vehicle. There are currently two car share organizations in the Victoria area: Modo and EVO. Modo currently (January 2023) has a fleet of over 50 vehicles throughout the Greater Victoria area. EVO has approximately 80 vehicles.

The parking demand impact of having a car share vehicle and/ or memberships provided to residents is unclear. Some other municipalities such as Vancouver have equated varying degrees of car share participation with a parking requirement reduction of five vehicle spaces. The true impact is likely dependent on various site-specific factors such as location and resident demographics. It is our opinion that having access to a shared vehicle will remove a common barrier for residents who may consider not



owning a private vehicle, especially in the present context where the car share vehicle provides another viable transport option to an area that has other strong multi-modal transportation options.

It is recommended that the development provide MODO memberships for each resident unit that does not lease a parking space. The cost would be \$500 per unit for the membership down payment fee. The memberships will remain property of the development and are transferable to new future tenants. Residents provided with memberships will pay for vehicle use by time or by kilometers traveled.

If the developer or residents prefer EVO then credits of equal value could be provided to non-parking spaces leasing residents as EVO memberships are just \$35.

In summary, the development will provide a \$500 value MODO car-share membership which would remain with the unit or EVO credits to a value of \$500 for each non-parking space leasing unit.



## 8. SUMMARY

1. The proposed development at 1733 - 1737 Fairfield Road consists of 30 condo (24) and townhome (6) residential units.
2. Vehicle access to the building's parking spaces will be from Beechwood Avenue on the site's east frontage.
3. The development proposes 22 vehicle parking spaces units located within a one-level parkade structure. Two of these spaces will be for visitors. The remaining 20 spaces will service residents of the 30 units.
4. The vehicle parking supply of 22 spaces (0.73 spaces per unit) is 14 spaces short of the Bylaw requirement of 36 vehicle spaces. The shortfall from Bylaw is comprised of 13 resident spaces and one visitor space.
5. Observation of study area on-street parking indicates availability for resident visitor parking and short-term deliveries, in particular along the site's two frontages, however while these spaces may be used they do not count towards the development's parking provision as all spaces must be on-site.
6. The vehicle parking variance will be supported by the proposed TDM plan which includes the following initiatives:
  - a) Bicycle parking (52 Long Term and 6 Short Term) will exceed bylaw requirements.
  - b) Bicycle rooms will have enhanced access with at minimum 41-inch door widths,
  - c) Two cargo bike spaces and have ground orientated bicycle spaces above bylaw requirements.
  - d) A bike repair station and a bike wash station will be provided on-site,
  - e) Adjacent sidewalk and public realm improvements,
  - f) Transportation Options Information Package,
  - g) Unbundled vehicle parking; and,
  - h) The development will provide a \$500 value MODO car-share membership which would remain with the unit or EVO credits to a value of \$500 for each non-parking space leasing unit.

It is Bunt's view that the proposed vehicle parking supply at 1733 - 1737 Fairfield Road is appropriate for this development and this location and will not result in vehicle parking overflow into the adjacent neighbourhood. Saved costs from not building additional parking spaces can be passed onto residents through reduced development costs.







