

REPORTS OF COMMITTEES

1. **Committee of the Whole – July 20, 2017**
2. **Development Variance Permit Application No. 00192 and Development Permit with Variances Application No. 00033 for 1421 Fairfield Road (Fairfield)**

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto:

Development Variance Permit Application No. 00192:

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 00193 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped June 23, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot F

- a. Part 1.2.5(a): Reduce the front setback from 7.5m to 6.2m
- b. Part 1.2.5(b): Reduce the rear setback from 7.5m to 3.5m.

3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016.”

Remove the two surface parking spots and replace with green landscaping.

Development Permit with Variances Application No. 00033

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 00033 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped June 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot D

- i. Schedule H(3)(a): Increase the height from 5.00m to 6.66m
- ii. Schedule H(3)(a): Increase the number of storeys from 1 to 1.5.

Proposed Lot E

- i. Schedule H(3)(a): Increase the height from 5.00m to 7.01m
- ii. Schedule H(3)(a): Increase the number of storeys from 1 to 1.5.

3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016.”

Remove the two surface parking spots and replace with green landscaping.

Carried Unanimously

4. LAND USE MATTERS

4.1 Development Variance Permit Application No. 00192 for 1421 Fairfield Road (Fairfield) and Development Permit with Variances Application No. 00033 for 1421 Fairfield Road (Fairfield)

Committee received a report dated July 6, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to subdivide the existing lot located at 1421 Fairfield Road, to construct three single-family dwellings. The Development Variance Permit is required for Lot F, due to shorter depth of the proposed lot.

Committee received a report dated July 6, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to subdivide the property located at 1421 Fairfield Road. This Development Variance Permit with Variance application is for two of the three proposed panhandle lots.

Committee discussed:

- The required amount of soft landscape on a lot.
- Concerns with the amount of parking proposed.
- How a half storey is applied to a building.
- The possibility of housing requirements being included in a Development Variance Permit.

Motion: It was moved by Councillor Young, seconded by Councillor Lucas,

Development Variance Permit Application No. 00192 for 1421 Fairfield Road
That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

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1. Plans date stamped June 23, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot F

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3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016.”

Development Permit with Variances Application No. 00033 for 1421 Fairfield Road

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1. Plans date stamped June 23, 2017.
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Proposed Lot D

- i. Schedule H(3)(a): Increase the height from 5.00m to 6.66m
- ii. Schedule H(3)(a): Increase the number of storeys from 1 to 1.5.

Proposed Lot E

- i. Schedule H(3)(a): Increase the height from 5.00m to 7.01m
- ii. Schedule H(3)(a): Increase the number of storeys from 1 to 1.5.

3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016.”

Amendment: It was moved by Mayor Helps, seconded by Councillor Alto, that the motion be amended as follows:
Development Variance Permit Application No. 00192 for 1421 Fairfield Road
That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 00193 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped June 23, 2017
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That two surface parking spots be removed and replaced with green landscaping.

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Proposed Lot E

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- ii. Schedule H(3)(a): Increase the number of storeys from 1 to 1.5.

3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016.”

That two surface parking spots be removed and replaced with green landscaping.

Committee discussed:

- The rationale for the developer requesting the additional parking spots.

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe.

Against: Councillor Young

On the amendment:
CARRIED 17/COTW

Main motion as amended:

Development Variance Permit Application No. 00192 for 1421 Fairfield Road

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 00193 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped June 23, 2017

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot F

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This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016.”

That two surface parking spots be removed and replaced with green landscaping.

On the main motion as amended:
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe,
and Young
Against: Councillors Madoff and Isitt



Committee of the Whole Report

For the Meeting of July 20, 2017

To: Committee of the Whole **Date:** July 6, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Development Permit with Variances Application No. 00033 for 1421 Fairfield Road**

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00033 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped June 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot D

- i. Schedule H (3)(a): Increase the height from 5.00m to 6.66m
- ii. Schedule H (3)(a): Increase the number of storeys from 1 to 1.5.

Proposed Lot E

- i. Schedule H (3)(a): Increase the height from 5.00m to 7.01m
- ii. Schedule H (3)(a): Increase the number of storeys from 1 to 1.5.

3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1421 Fairfield Road. The proposal is to subdivide the existing lot and construct three single-family dwellings. This Development Permit with Variances is for two proposed Panhandle Lots. A Development Variance Permit is required for the third lot located on Fairfield Road and is discussed in a separate report.

The following points were considered in assessing these applications:

- the proposal is generally consistent with the objectives for sensitive infill in Development Permit Area 15B: Intensive Residential – Panhandle Lot of the *Official Community Plan* (OCP)
- the proposal is generally consistent with the design specifications of the *Small Lot House Design Guidelines* (2002)
- the proposed variances relate to height and number of storeys. These variances reflect the context across the lane and do not have a substantial impact on the privacy of the adjacent properties.

BACKGROUND

Description of Proposal

The proposal is to construct three single-family houses. Lot D and Lot E, the subjects of this application, are Panhandle Lots and therefore are in Development Permit Area 15B: Intensive Residential – Panhandle Lot. Lot F is not a Panhandle Lot but would require variances which are reviewed under a separate report. Similarly, although all three lots would be in the R1-B Zone, Single Family Dwelling District, Schedule H – Panhandle Lot Regulations would apply only to Lot D and E.

Specific details include:

- one and a half storey buildings with basements
- design elements such as contemporary low slope rooflines, covered front entryways, and contemporary styled windows
- the exterior materials include wood siding, acrylic stucco siding, metal cladding, fibre cement panel and aluminium guard rails with glass inserts
- new hard and soft landscaping would be introduced, including permeable paving stone driveways and paths, trees, shrubs and ground cover.

Sustainability Features

As indicated in the applicant's letter dated February 22, 2017, the following sustainability features are associated with this application:

- energy efficiency: New construction to pursue Energuide 80 (or equivalent)
- renewable energy: solar / PV provisions
- water: low flow fixtures

- site permeability: permeable paving stones for hard landscaping
- landscaping: no net loss in number of trees.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently in the R1-B Zone, Single Family Dwelling District. Under this zone, the site could be subdivided and three single-family homes with secondary suites could be built, subject to Council's approval of a Panhandle Development Permit Application.

Data Table

The following data table compares the proposal with the R1-B Zone and the Panhandle Regulations. An asterisk is used to identify where the proposal is less stringent than the existing zone.

| Zoning Criteria | Proposal Lot D | Proposal Lot E | Zone Standard R1-B Zone |
|--|-------------------|-------------------|----------------------------|
| Site area (m ²) - minimum | 600.00 | 600.00 | 600.00 |
| Lot width (m) - minimum | 21.74 | 20.94 | 18.00 |
| Total floor area (m ²) - maximum | 279.80 | 280.00 | 280.00 |
| Height (m) - maximum | 6.66 * | 7.01 * | 5.00 |
| Storeys - maximum | 1.5 * | 1.5 * | 1 |
| Site coverage % - maximum | 24.90 | 25.00 | 25.00 |
| Setbacks (m) - minimum | | | |
| Front (Moss Rock Pl.) | 8.40 | 7.50 | 7.50 |
| Rear (south) | 7.50 | 8.60 | 7.50 |
| Side (east) | 4.20 | 4.20 | 4.00 |
| Side (west) | 4.00 | 4.30 | 4.00 |
| Parking - minimum | 1 | 1 | 1 |

Relevant History

The three single-family dwellings located across Moss Rock Place were constructed prior to revisions to the Panhandle Lot Regulations and therefore the Panhandle Lot Regulations did not apply at the time.

A previous application (No.00004) was received for 1421 Fairfield Road to subdivide into three lots and construct three single-family dwellings. The proposal was declined by Council at the September 8, 2016 Council Meeting (minutes attached). The subject of this report is a revised application for the same site.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on May 18, 2017 the application was referred for a 30-day comment period to the Fairfield Gonzales CALUC; a letter dated May 19, 2017 is attached to this report.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 15B: Intensive – Panhandle Lot. The Design Guidelines for a Small Lot House (2002) apply to Panhandle Lot Development.

Proposed Lot D – New Single Family Dwelling

The proposal is for a one and a half storey house with a basement. The design of the house incorporates architectural elements such as contemporary low slope rooflines, covered front entryways, and contemporary styled windows. The exterior design, materials, form and character are in keeping with the buildings across the lane, and the proposed Lot F.

Proposed Lot E – New Single Family Dwelling

The proposal is for a one and a half storey house with a basement. The design of the house incorporates architectural elements such as contemporary low slope rooflines, covered front entryways, and contemporary styled windows. The exterior design, materials, form and character are in keeping with the buildings across the lane, and the proposed Lot F.

Regulatory Considerations

The single-family dwellings across Moss Rock Place were not subject to the Panhandle Regulations at the time of their construction. This application proposes variances to permit increased height and number of storeys which would be more in keeping with these existing houses.

Proposed Lot D – New Single Family Dwelling

The applicant is requesting variances for the house on Lot D as follows:

- increasing the height from 5.00m to 6.66m
- increasing the number of storeys from 1 to 1.5

A new fence and new trees are proposed to mitigate potential privacy impacts on the adjacent house (1470 Faircliff Lane) which may result from an increased building height. The proposed house is offset and the rear setback is 7.5m so that the existing house will see past it. The other adjacent property (311 Masters Road) will not be substantially impacted because it is at a much higher elevation due to a steep grade change.

Proposed Lot E – New Single Family Dwelling

The applicant is requesting variances for the house on Lot E as follows:

- increase the height from 5.00m to 7.01m
- increase the number of storeys from 1 to 1.5.

These variances will not have a substantial impact because the adjacent existing house does not have any windows on the rear elevation and there are existing trees on the adjacent lot that will screen the view between the two buildings. The windows on the rear of the house are small in size and number.

Tree Preservation and Urban Forest Management

There are no bylaw protected trees on the development's proposed residential lots. There is one large protected Arbutus tree directly across from the development on Moss Rock Place. There are three privately owned protected Western Red Cedar trees immediately adjacent to the development's east property boundary. Their critical root zones do not extend into the proposed building envelopes; however they do extend into the subdivision's servicing easement. The Tree Preservation Plan outlines protection measures for these neighbour's trees to be employed during construction. The project arborist will be required to be on site during excavation works for the proposed services to these lots within the road right-of-way on Moss Rock Place, to ensure the Arbutus root zone is protected as well.

Boulevard landscaping along the Fairfield Road frontage will be secured at the time of subdivision approval, including grass and three new boulevard canopy trees.

CONCLUSIONS

This proposal to construct three new houses requires a Development Permit with Variances for the two Panhandle Lots. Although the application is not in compliance with Schedule H, which provides regulations related to height and number of storeys, the proposal is generally consistent with Development Permit 15B: Intensive Residential – Panhandle Lot. The new houses will fit in with the existing neighbourhood and the variances will not have a substantial impact on the privacy of the adjacent lots. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00033 for the property located at 1421 Fairfield Road.

Respectfully submitted,




Rob Bateman
Senior Process Planner
Development Services Division

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

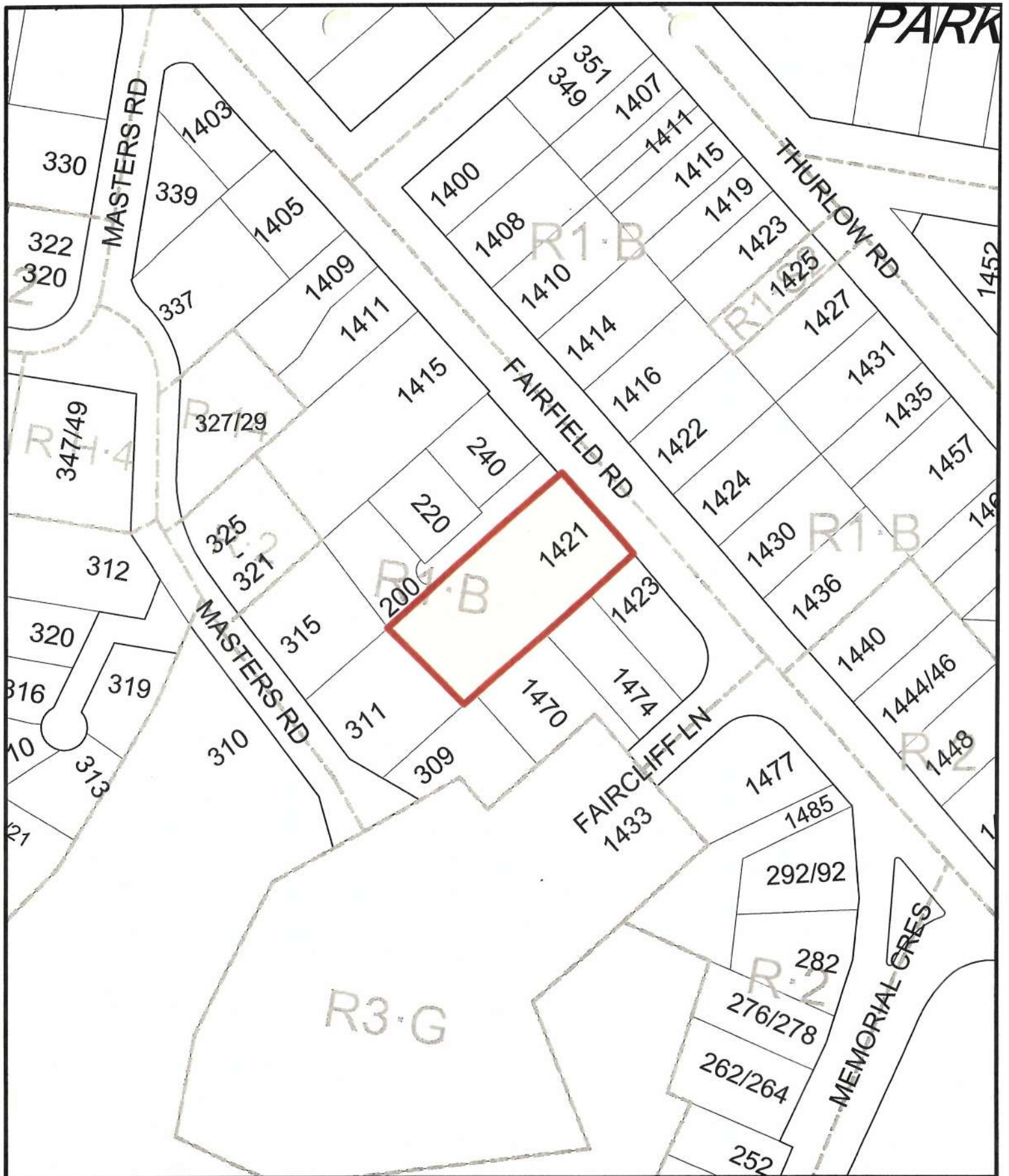
Report accepted and recommended by the City Manager:

Date:


July 12, 2017

List of Attachments

- Subject Map
- Aerial Map
- Plans date stamped June 23, 2017
- Letter from applicant to Mayor and Council dated April 24, 2017
- September 8, 2016 Council Meeting Minutes
- Letter from Fairfield Gonzales CALUC dated May 19, 2017



1421 Fairfield Road

Development Permit with Variances #00033



PROPOSED SUBDIVISION OF: 1421 Fairfield Road VICTORIA, BC



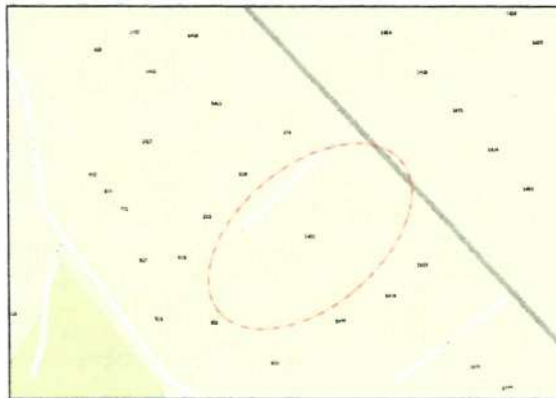
PROJECT INFORMATION:

SITE ADDRESS: 1421 FAIRFIELD ROAD
LOT A, PLAN VIP17481,
LAND DISTRICT S7,
FAIRFIELD FARM ESTATE
OWNER: MOSS ROCK DEVELOPMENT LTD

SCOPE OF WORK:

SUBDIVISION OF EXISTING R1-B
PARCEL INTO 3 R1-B STRATA LOTS

KEY PLAN:



SHEET INDEX:

- A0.0 COVER SHEET
- A1.1 COMMUNITY PLAN
- A1.2 PROPOSED NEIGHBORHOOD PLAN
- A1.3 EXISTING SURVEY
- A1.4 PROPOSED SUBDIVISION PLAN
- A1.5 PROPOSED SITE PLAN
- A1.6 PROPOSED SITE SERVICING PLAN
- A1.7 PROPOSED LANDSCAPE PLAN
- A1.8 SHADOW STUDY
- A1.9 PROPOSED TREE PLAN
- A2.1 DEVELOPMENT ELEVATIONS
- A3.1 DEVELOPMENT PERSPECTIVES
- A3.2 DEVELOPMENT PERSPECTIVES
- A3.3 DEVELOPMENT PERSPECTIVES
- A3.4 DEVELOPMENT PERSPECTIVES
- D0.0 STRATA LOT D - COVER SHEET
- D2.1 STRATA LOT D - FLOOR PLANS
- D2.2 STRATA LOT D - FLOOR PLANS
- D2.3 STRATA LOT D - SECTION
- D4.1 STRATA LOT D - ELEVATIONS
- D4.2 STRATA LOT D - ELEVATIONS
- D5.1 STRATA LOT D - PRIVACY VIEW
- E0.0 STRATA LOT E - COVER SHEET
- E2.1 STRATA LOT E - FLOOR PLANS
- E2.2 STRATA LOT E - FLOOR PLAN & SECTION
- E4.1 STRATA LOT E - ELEVATIONS
- E4.2 STRATA LOT E - ELEVATIONS
- E5.1 STRATA LOT E - PRIVACY VIEW
- F0.0 STRATA LOT F - COVER SHEET
- F2.1 STRATA LOT F - FLOOR PLANS
- F2.2 STRATA LOT F - FLOOR PLAN & SECTION
- F4.1 STRATA LOT F - ELEVATIONS
- F4.2 STRATA LOT F - ELEVATIONS
- F5.1 STRATA LOT F - PRIVACY VIEW
- G0.0 DEVELOPMENT PERSPECTIVE

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.959.9893
INFO@RYANHOYTDESIGNS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.656.5155

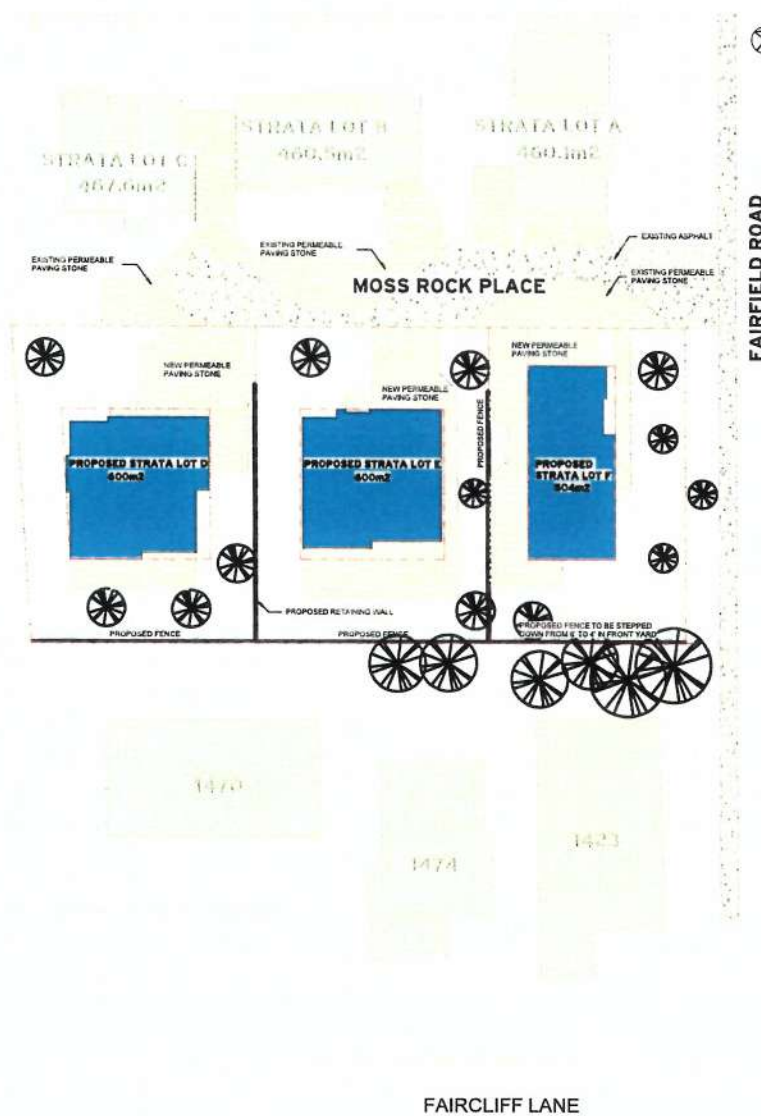
Received
City of Victoria
JUN 23 2017
Planning & Development Department
Development Services Division

| Date | Description | By | No. |
|----------|---------------------------|----|-----|
| 15/06/21 | Issue for Design Permit | RH | 1 |
| 15/06/21 | Design Permit Application | RH | 2 |
| 15/06/21 | Design Permit Application | RH | 3 |
| 15/06/21 | Design Permit Application | RH | 4 |
| 15/06/21 | Design Permit Application | RH | 5 |
| 15/06/21 | Design Permit Application | RH | 6 |
| 15/06/21 | Design Permit Application | RH | 7 |
| 15/06/21 | Design Permit Application | RH | 8 |
| 15/06/21 | Design Permit Application | RH | 9 |
| 15/06/21 | Design Permit Application | RH | 10 |

Project: 1421 Fairfield Rd.
Sheet Title: Cover Sheet
Project No.: 15115
Sheet: A0.0

JUN 23 2017

Planning & Development Department
Development Services Division



① Proposed Neighborhood Plan
1-200

[illegible]

| Date: | Description: | By: | No: |
|------------|--------------------------|-----|-----|
| 15 Oct 21 | Issued for Dev. Permit | RH | 1 |
| 15 Dec 16 | Dev. Permit Reevaluation | RH | 2 |
| 16 Aug 15 | Dev. Permit Reevaluation | RH | 3 |
| 16 Aug 92 | Dev. Permit Reevaluation | RH | 4 |
| 17 Aug 01 | Dev. Permit Reevaluation | RH | 5 |
| 17 Aug 01 | Dev. Permit Reevaluation | RH | 6 |
| 12 June 21 | Dev. Permit Reevaluation | RH | 7 |



1421 Fairfield Rd.

Sheet Title: **Proposed
Neighborhood Plan**

Project No. 15115

A1.2 ⁷

Received

City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division

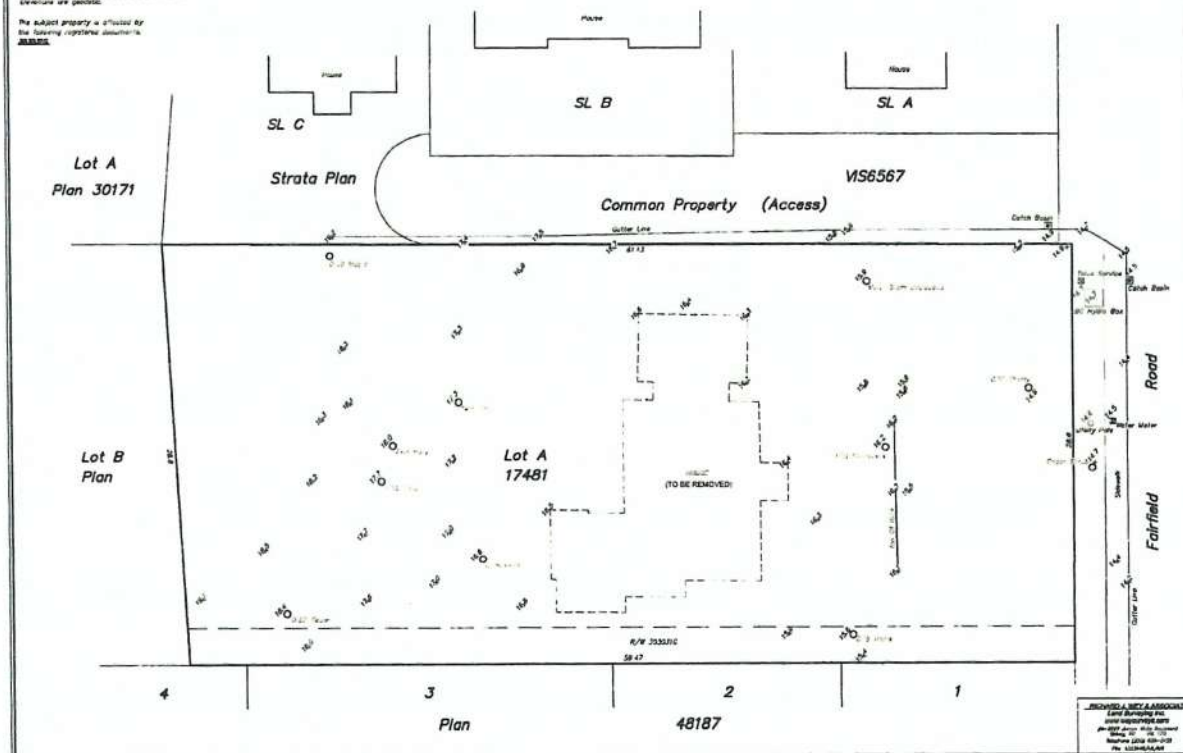
Site Plan Of:
Lot A, Fairfield Farm Estate,
Victoria District, Plan 17481.

Scale = 1:150

Dated this 27th day of August, 2014

Dimensions and elevations shown are in metres
Uncertainties are indicated.

The subject property is situated at
the following registered address:
1421 Fairfield Road



Existing Survey
1:150

1. The City of Victoria Planning & Development Department (PDD) is responsible for the review and approval of development applications (DAs) and site plans. The PDD is also responsible for the review and approval of development agreements (DAs) and development agreements in principle (DAPs). The PDD is also responsible for the review and approval of development agreements in principle (DAPs) and development agreements in principle (DAPs).

| Date | Description | By | No. |
|----------|---------------------------------|-----|-----|
| 15/08/14 | Issue for Dev. Permit | RLH | 1 |
| 15/08/14 | Dev. Permit Baseline/Assessment | RLH | 2 |
| 15/08/14 | Dev. Permit Baseline/Assessment | RLH | 3 |
| 15/08/14 | Dev. Permit Baseline/Assessment | RLH | 4 |
| 15/08/14 | Dev. Permit Baseline/Assessment | RLH | 5 |
| 15/08/14 | Dev. Permit Baseline/Assessment | RLH | 6 |
| 15/08/14 | Dev. Permit Baseline/Assessment | RLH | 7 |

chd
1421 Fairfield Road
Rural Property Development Inc.
255-979-9999
www.ruralpropertydevelopment.com

Project:
1421 Fairfield Rd.
Sheet Title:
Existing Survey

Project No.:
15115

Sheet:
A1.3

Received
City of Victoria

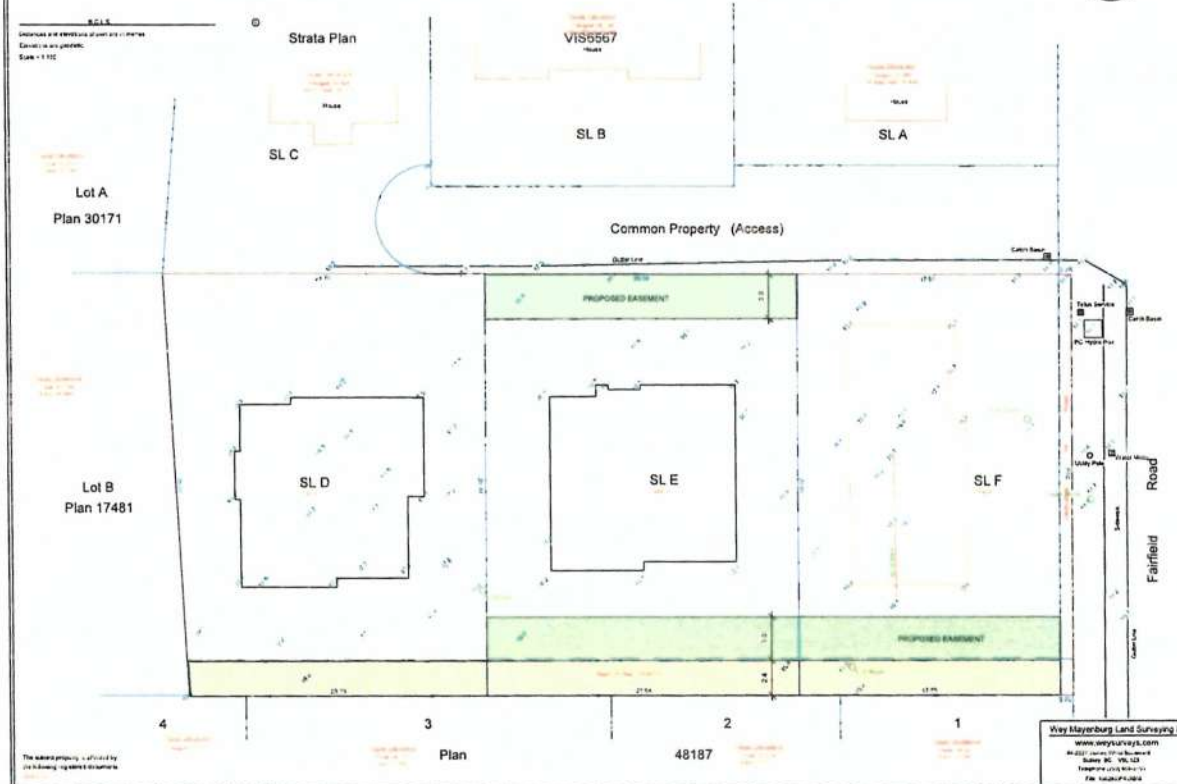
JUN 23 2017

Planning & Development Department
Development Services Division

Proposed Bareland Strata Development Of:
Lot A, Fairfield Farm Estate,
Victoria District, Plan 17481

Dated this 14th day of January 2016

Scale: 1:100
Information and instructions about this plan
Can be found on page 10 of the plan
Scale: 1:100



1 Proposed Subdivision Plan
T: 150

GENERAL NOTES

1. The owner of the land is responsible for obtaining all necessary permits and approvals from the relevant authorities.
2. The owner of the land is responsible for obtaining all necessary permits and approvals from the relevant authorities.
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10. The owner of the land is responsible for obtaining all necessary permits and approvals from the relevant authorities.

| Date | Description | By | No. |
|----------|-------------------------|----|-----|
| 15/01/16 | Issue for Dev. Permit | BD | 1 |
| 15/01/16 | Dev. Permit Application | BD | 2 |
| 15/01/16 | Dev. Permit Application | BD | 3 |
| 15/01/16 | Dev. Permit Application | BD | 4 |
| 15/01/16 | Dev. Permit Application | BD | 5 |
| 15/01/16 | Dev. Permit Application | BD | 6 |
| 15/01/16 | Dev. Permit Application | BD | 7 |

Way Mayenburg Land Surveying Inc.
RYS - HOTT
2559955893
www.waymayenburg.com

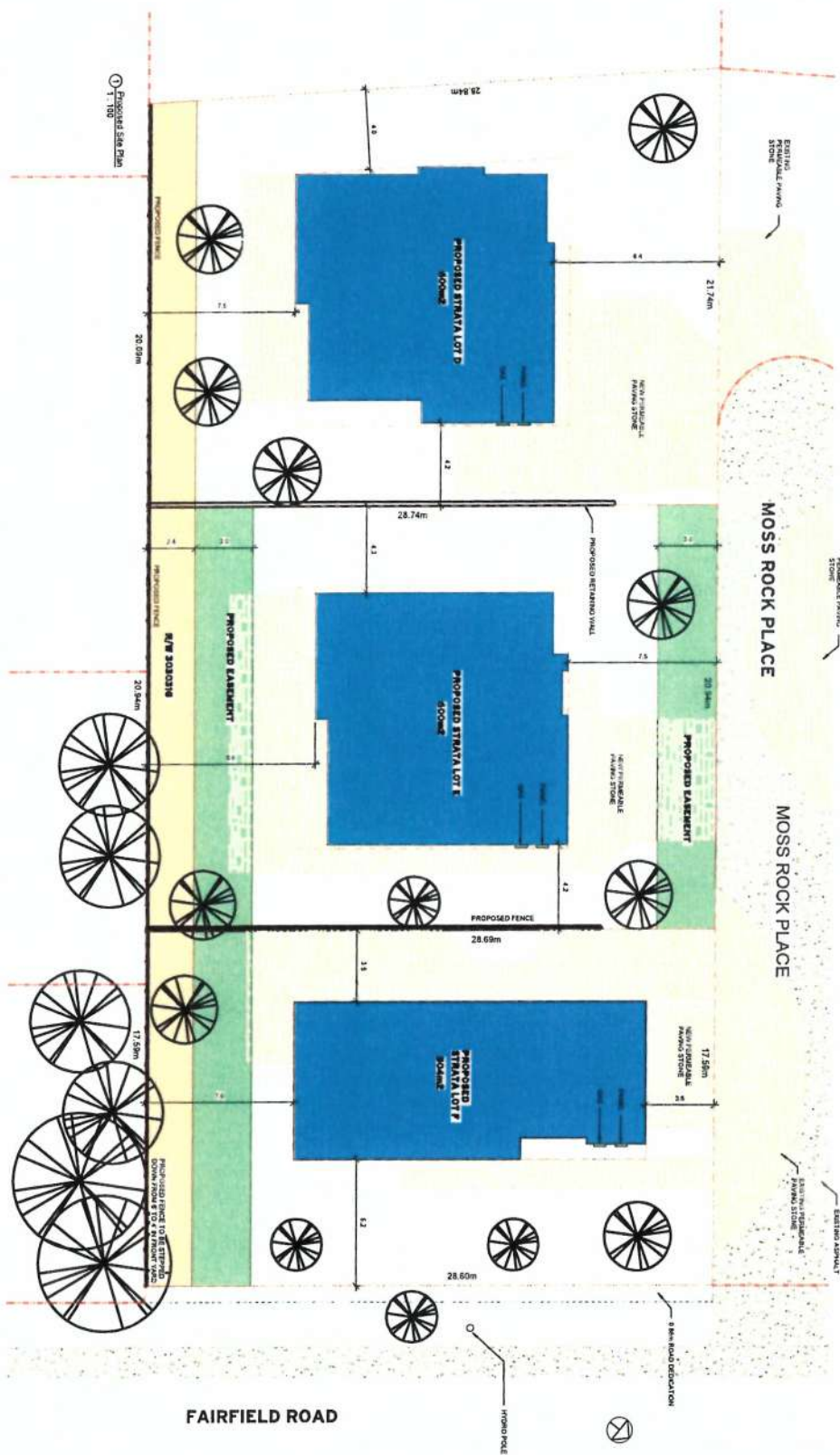
Project:
1421 Fairfield Rd.
Sheet Title:
Proposed
Subdivision Plan

Project No.:
15115
Sheet:
A1.4

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— DIVISION —

**FAIRFIELD ROAD**

SH

Pr

1421 Fairfield Rd.

Sheet Title:
Proposed Site Plan

rh
RYAN HOYT

Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave
Victoria, BC V8Z 6L8

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info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

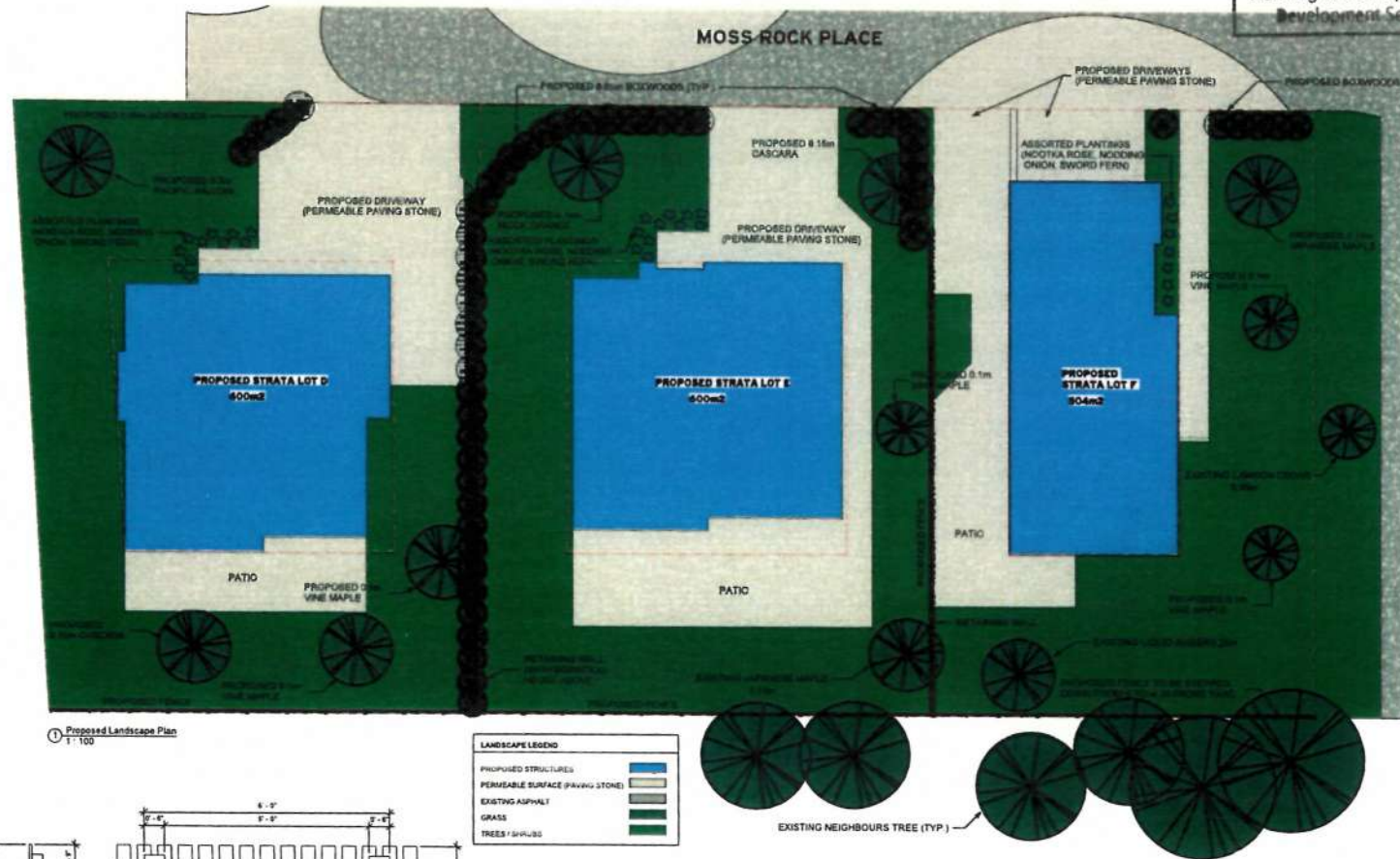
| Date: | Description: | By: | No.: | Comments: |
|-----------|--------------------------|-----|------|-----------|
| 15Oct21 | Issue for Dev. Permit | RH | 1 | |
| 15Oct16 | Dev. Permit Resubmission | RH | 2 | |
| 16April15 | Dev. Permit Resubmission | RH | 3 | |
| 16April22 | Dev. Permit Resubmission | RH | 4 | |
| 17Feb07 | Dev. Permit Resubmission | RH | 5 | |
| 17April05 | Dev. Permit Resubmission | RH | 6 | |
| 17June21 | Dev. Permit Resubmission | RH | 7 | |

[illegible]

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JUN 23 2017

Planning & Development Department
Development Services Division



NOTES

1. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.
2. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.
3. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.
4. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.
5. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.
6. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.
7. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.
8. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.
9. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.
10. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.

| Date | Description | By | No. |
|----------|------------------------|----|-----|
| 15/06/17 | Issue for Dev. Permit | RH | 1 |
| 16/06/17 | Dev. Permit Submission | RH | 2 |
| 16/06/17 | Dev. Permit Submission | RH | 3 |
| 16/06/17 | Dev. Permit Submission | RH | 4 |
| 17/06/17 | Dev. Permit Submission | RH | 5 |
| 17/06/17 | Dev. Permit Submission | RH | 6 |
| 17/06/17 | Dev. Permit Submission | RH | 7 |

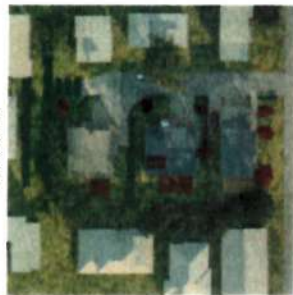
rh
Landscape Architecture
Ryan Harg Design Inc.
Suite 207, 4375 Vancouver Ave.
Victoria, BC V8E 6L8
Tel: 250-383-8888
www.ryanhargdesign.com

Project
1421 Fairfield Rd.

Sheet Title
Proposed Landscape Plan

Project No.
15115

Sheet
A1.7



EQUINOX 9:00 am



EQUINOX 12:00 pm



EQUINOX 3:00 pm



EQUINOX 5:00 pm



SUMMER SOLSTICE 9:00 am



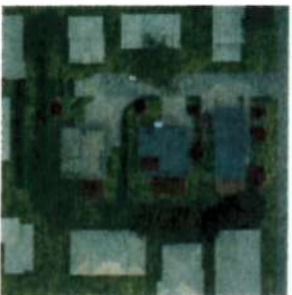
SUMMER SOLSTICE 12:00 pm



SUMMER SOLSTICE 3:00 pm



SUMMER SOLSTICE 5:00 pm



WINTER SOLSTICE 9:00 am



WINTER SOLSTICE 12:00 pm



WINTER SOLSTICE 3:00 pm



WINTER SOLSTICE 5:00 pm

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City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division

Sheet:
A1.8

Project No.:
15115

Project:
1421 Fairfield Rd.

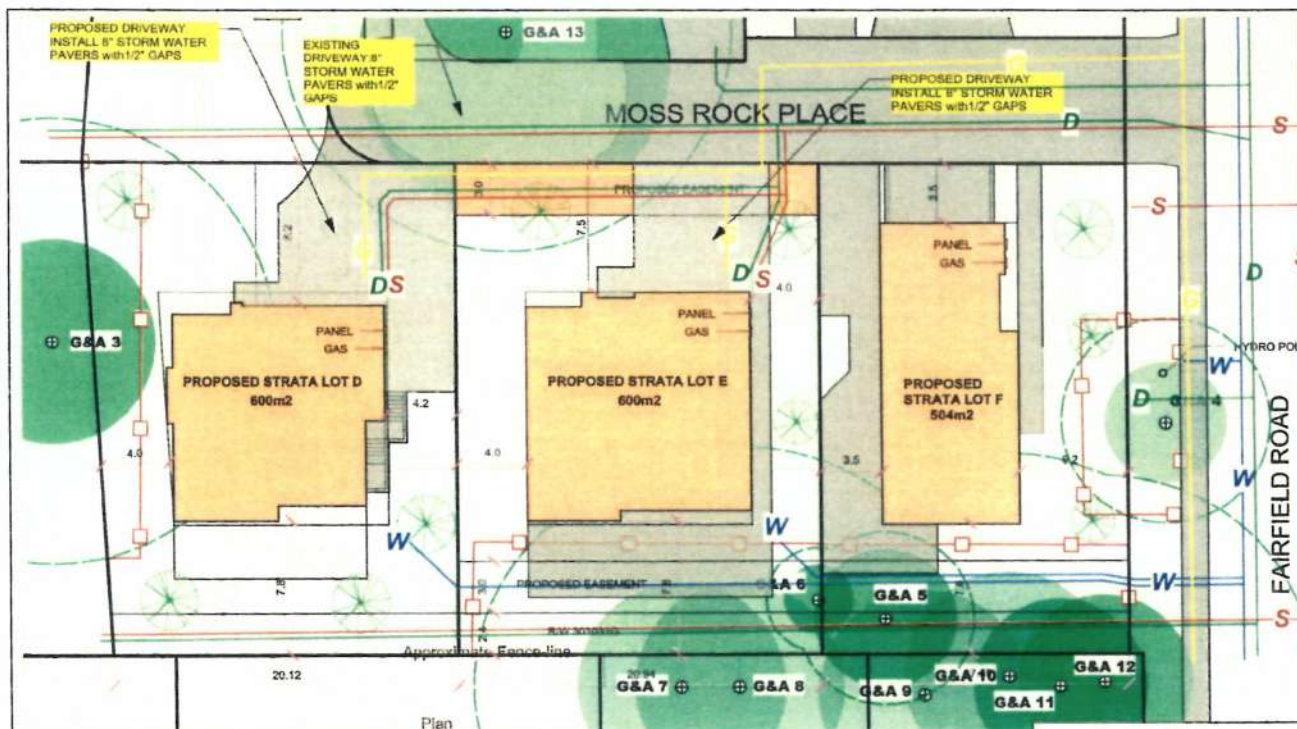
Sheet Title:
Shadown Study

rh
RYAN HOYT

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info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

| Date: | Description: | By: | No.: | Comments: |
|----------|--------------------------|-----|------|-----------|
| 15Oct21 | Issue for Dev. Permit | RH | 1 | |
| 15Oct18 | Dev. Permit Resubmission | RH | 2 | |
| 15Aug15 | Dev. Permit Resubmission | RH | 3 | |
| 18Apr22 | Dev. Permit Resubmission | RH | 4 | |
| 17Feb07 | Dev. Permit Resubmission | RH | 5 | |
| 12Apr05 | Dev. Permit Resubmission | RH | 6 | |
| 17June21 | Dev. Permit Resubmission | RH | 7 | |

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3. This drawing is for the use of the City of Victoria and is not to be used for any other purpose without the prior written permission of Ryan Hoyt Designs Inc.
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- ### TREE PRESERVATION MEASURES
- Before site preparation begins, erect tree protection fencing and armoring as indicated. Contact project arborist to inspect fencing & armored area and review tree protection plan drawing with building contractor on site. In sections adjacent to trees designated for removal, it is recommended that fencing be delayed until after tree removal is complete. Chip up tree branches and leave chip mulch on site for distribution within sensitive tree areas (see Note 6 below). These conditions must be completed before a building permit can be issued by the City of Victoria.
 - The owner and contractor shall meet with the project arborist to review the Tree Protection Plan and associated measures.
 - The arborist shall be present to oversee excavation, service trenching, site grading or blasting within, or adjacent to, the tree protection areas (TPAs).
 - Any damaged tree roots or branches shall be pruned back to undamaged tissue by the arborist.
 - Temporary construction access within a TPA must be approved and supervised by the project arborist.
 - If it is not possible to fence off the entire protected root zone, the unfenced area must be protected ("armored") with a cover of 3/4" plywood. (See drawing note.) In areas subject to heavy machine use, use a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.
 - No equipment, materials or excavated soil shall be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE BUILDING FOUNDATION.
 - No replacement trees required to be planted on this site as part of this project.

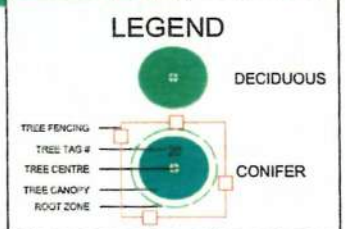
Tree Protection Fencing Detail

Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See photo below.) Snow-fencing will then be affixed to the frame using zip-ties, staples wire or nails. All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA - NO TRESPASSING.



| Tree # | Common Name | DBH (cm) | PRZr (m) | Structural Condition | Health | Action |
|---------------|--------------------------|----------|----------|----------------------|--------|--------|
| 3 (off-site) | Bigleaf maple X2 | 70/50 | 13 | Fair | Good | Retain |
| 4 (Boulevard) | Lawson cedar (golden) | 35 | 6 | Good | Good | Retain |
| 5 | Liquid amber (Sweet-gum) | 25 | 5 | Good | Good | Retain |
| 6 | Japanese maple | 15 | 3 | Good | Good | Retain |
| 7 (off-site) | Red cedar | 65 | 12 | Good | Good | Retain |
| 8 (off-site) | Red cedar | 75 | 14 | Good | Good | Retain |
| 9 (off-site) | Red cedar | 45 | 8 | Good | Good | Retain |
| 10 (off-site) | Red cedar | 70 | 13 | Fair- Good | Good | Retain |
| 11 (off-site) | Lombardi poplar | 55 | 10 | Good | Good | Retain |
| 12 (off-site) | Lombardi poplar | 65 | 12 | Good | Good | Retain |
| 13 (off-site) | Arbutus | 112 | 13 | Good | Fair | Retain |

NOTE: Off-site trees are not tagged.



Gye and Associates.ca
 PROJECT
 1421 Fairfield Rd, Victoria, BC
 SHEET TITLE
 Tree Management Plan-Construction Phase
 (for Development Permit App.)

| | | | | |
|--------|-------------|-------------|-------------|------------------|
| | | | PROJECT NO. | 15-043 |
| | | | DATE | October 31, 2015 |
| | | | SCALE | 1:250 |
| | | | DRAWN BY | JG |
| 1 | FOR REVIEW | JUN 23 2017 | SHEET NO. | T - 2 |
| REV NO | DESCRIPTION | DATE | | |

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 City of Victoria
 JUN 23 2017
 Planning & Development Department
 Development Services Division

1. A tree is a plant with a woody stem, growing upright and with a trunk that is at least 10 cm in diameter at breast height (DBH) and is at least 1.3 m tall. A tree is a plant with a woody stem, growing upright and with a trunk that is at least 10 cm in diameter at breast height (DBH) and is at least 1.3 m tall.

2. The owner and contractor shall meet with the project arborist to review the Tree Protection Plan and associated measures.

3. The arborist shall be present to oversee excavation, service trenching, site grading or blasting within, or adjacent to, the tree protection areas (TPAs).

4. Any damaged tree roots or branches shall be pruned back to undamaged tissue by the arborist.

5. Temporary construction access within a TPA must be approved and supervised by the project arborist.

6. If it is not possible to fence off the entire protected root zone, the unfenced area must be protected ("armored") with a cover of 3/4" plywood. (See drawing note.) In areas subject to heavy machine use, use a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.

7. No equipment, materials or excavated soil shall be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE BUILDING FOUNDATION.

8. No replacement trees required to be planted on this site as part of this project.

Tree Protection Fencing Detail

Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See photo below.) Snow-fencing will then be affixed to the frame using zip-ties, staples wire or nails. All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA - NO TRESPASSING.

Project: 1421 Fairfield Rd.

Sheet Title: Proposed Tree Plan

Project No.: 15115

Sheet: A1.9



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Development Services Division

GENERAL NOTES

1. All elevations are shown in perspective and are not to scale. The elevations are for informational purposes only and are not to be used for construction.
2. The elevations are shown in perspective and are not to scale. The elevations are for informational purposes only and are not to be used for construction.
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4. The elevations are shown in perspective and are not to scale. The elevations are for informational purposes only and are not to be used for construction.

| Date | Description | By | No. |
|----------|---------------------------|----|-----|
| 15/04/17 | Issue for Dev. Permit | RL | 1 |
| 15/04/17 | Dev. Permit Re-submission | RL | 2 |
| 15/04/17 | Dev. Permit Re-submission | RL | 3 |
| 15/04/17 | Dev. Permit Re-submission | RL | 4 |
| 17/04/17 | Dev. Permit Re-submission | RL | 5 |
| 17/04/17 | Dev. Permit Re-submission | RL | 6 |
| 17/04/17 | Dev. Permit Re-submission | RL | 7 |

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Tel: 250-383-1111
www.ryanhoytdesign.com

Project:
1421 Fairfield Rd.

Sheet Title:
Development Elevations

Project No.:
15115

Sheet:
A2.1

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JUN 23 2017
Planning & Development Department
Development Services Division



1. The City of Victoria is not responsible for the accuracy of the information provided in this document. The City of Victoria is not responsible for the accuracy of the information provided in this document. The City of Victoria is not responsible for the accuracy of the information provided in this document.

| Date | Description | By | No. | Notes |
|-------------|---------------------------|----|-----|-------|
| 15 Oct 2017 | Issue for Dev. Perms | RH | 1 | |
| 15 Oct 2017 | Dev. Permit Re-submission | RH | 2 | |
| 15 Oct 2017 | Dev. Permit Re-submission | RH | 3 | |
| 17 Feb 2017 | Dev. Permit Re-submission | RH | 4 | |
| 17 Feb 2017 | Dev. Permit Re-submission | RH | 5 | |
| 17 Feb 2017 | Dev. Permit Re-submission | RH | 6 | |
| 17 Feb 2017 | Dev. Permit Re-submission | RH | 7 | |

ch RYAN HOYE
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Suite 207, 4475 Vennart Ave.
Victoria, BC V8S 6L8
250.899.8873
www.ryanhoyperspectives.com

Project: 1421 Fairfield Rd.
Sheet Title: Development Perspectives

Project No.: 15115

Sheet: A3.1

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City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division



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| Date | Description | By | No. |
|---------|--------------------------|----|-----|
| 15Jun01 | Drawn for Dev. Persp. | BH | 1 |
| 15Jun01 | Dev. Persp. Presentation | BH | 2 |
| 15Jun01 | Dev. Persp. Presentation | BH | 3 |
| 15Jun01 | Dev. Persp. Presentation | BH | 4 |
| 15Jun01 | Dev. Persp. Presentation | BH | 5 |
| 15Jun01 | Dev. Persp. Presentation | BH | 6 |
| 15Jun01 | Dev. Persp. Presentation | BH | 7 |

th

Project: 1421 Fairfield Rd.
Sheet Title: Development Perspectives

Project No.: 15115

Sheet: A3.2

Project: 1421 Fairfield Rd.
Sheet Title: Development Perspectives

Project No.: 15115

Sheet: A3.2

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Development Services Division



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2. The City of Victoria is not responsible for any errors or omissions in these drawings, plans, reports, designs, and other documents. The City of Victoria is not responsible for any errors or omissions in these drawings, plans, reports, designs, and other documents.

3. The City of Victoria is not responsible for any errors or omissions in these drawings, plans, reports, designs, and other documents. The City of Victoria is not responsible for any errors or omissions in these drawings, plans, reports, designs, and other documents.

4. The City of Victoria is not responsible for any errors or omissions in these drawings, plans, reports, designs, and other documents. The City of Victoria is not responsible for any errors or omissions in these drawings, plans, reports, designs, and other documents.

| Date | Description | By | No |
|----------|-------------------------|----|----|
| 12/01/14 | Issue for Design Review | BM | 1 |
| 12/01/14 | Design Review | BM | 2 |
| 12/01/14 | Design Review | BM | 3 |
| 12/01/14 | Design Review | BM | 4 |
| 12/01/14 | Design Review | BM | 5 |
| 12/01/14 | Design Review | BM | 6 |
| 12/01/14 | Design Review | BM | 7 |

ch
BYRON HOYT

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Project: 1421 Fairfield Rd.
Sheet Title: Development Perspectives

Project No.: 15115

Sheet: A3.3

JUN 23 2017

Planning & Development Department
Development Services Division



NOTES:

1. All dimensions are in meters unless otherwise stated.
2. The proposed development is shown in the context of the surrounding area.
3. The proposed development is shown in the context of the surrounding area.
4. The proposed development is shown in the context of the surrounding area.
5. The proposed development is shown in the context of the surrounding area.
6. The proposed development is shown in the context of the surrounding area.
7. The proposed development is shown in the context of the surrounding area.
8. The proposed development is shown in the context of the surrounding area.
9. The proposed development is shown in the context of the surrounding area.
10. The proposed development is shown in the context of the surrounding area.

| Date | Description | By | No. | Issue |
|------------|--------------------------|----|-----|-------|
| 15/05/2017 | Issue for Dev. Permit | RH | 1 | |
| 15/05/2017 | Dev. Permit Resubmission | RH | 2 | |
| 15/05/2017 | Dev. Permit Resubmission | RH | 3 | |
| 16/06/2017 | Dev. Permit Resubmission | RH | 4 | |
| 17/06/2017 | Dev. Permit Resubmission | RH | 5 | |
| 12/06/2017 | Dev. Permit Resubmission | RH | 6 | |
| 12/06/2017 | Dev. Permit Resubmission | RH | 7 | |

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www.ryanhoytdesign.com

Project: 1421 Fairfield Rd.
Sheet Title: Development Perspectives

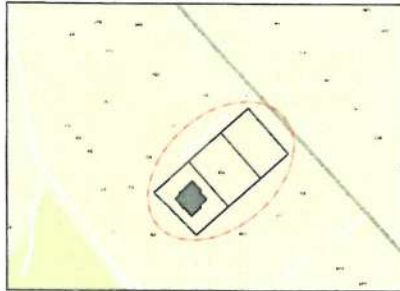
Project No.: 15115

Sheet: A3.4

NEW CUSTOM HOME: STRATA LOT D

1421 FAIRFIELD ROAD
VICTORIA, BC

KEY PLAN:



ZONING ANALYSIS:

ZONE: R1-B
LOT AREA: 600.0m²

GRADES: AVERAGE GRADE: 17.76m
F.S.R.: ALLOWABLE NO RESTRICTION

GROSS FLOOR AREA: ALLOWABLE
SECOND FLOOR: 93.8m²
MAIN FLOOR: 95.7m²
BASEMENT: 51.7m²
GARAGE: 38.6m²
TOTAL: 280.0m²

LOT COVERAGE: ALLOWABLE 25%

HEIGHT: ALLOWABLE 5.00m

STOREYS: ALLOWABLE 1 STOREY

SETBACKS: ALLOWABLE
FRONT (N): 7.5m
REAR (S): 7.5m
SIDE (E): 4.0m
SIDE (W): 4.0m

PROJECT INFORMATION:

SITE ADDRESS: PROPOSED STRATA LOT D
1421 FAIRFIELD ROAD
LOT A, PLAN VP17491,
LAND DISTRICT 57,
FAIRFIELD FARM ESTATE

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250 559 5593
INFO@RYANHOYTDESIGNS.COM

GENERAL CONTRACTOR: TBD

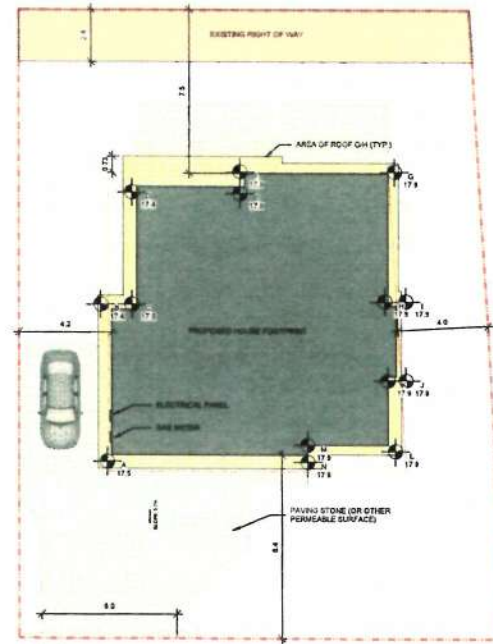
STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND
SURVEYING INC
250 556 5155

SHEET INDEX:

- D0.0 STRATA LOT D - COVER SHEET
- D2.1 STRATA LOT D - FLOOR PLANS
- D2.2 STRATA LOT D - FLOOR PLAN & SECTION
- D4.1 STRATA LOT D - ELEVATIONS
- D4.2 STRATA LOT D - ELEVATIONS
- D5.1 STRATA LOT D - PRIVACY VIEW

PROPOSED STRATA LOT D 600m²



① Site Plan
1 100

| AVG. GRADE CALC. (PROPOSED GRADE) | GRADE POINTS | Avg. OF POINTS | DIST. BETWEEN | TOTALS |
|-----------------------------------|--------------|-----------------------|---------------|---------|
| POINT "A" | 17.8m | A-B (17.8 + 17.8) / 2 | 0.0m | +118.8 |
| POINT "B" | 17.8m | B-C (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "C" | 17.8m | C-D (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "D" | 17.8m | D-E (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "E" | 17.8m | E-F (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "F" | 17.8m | F-G (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "G" | 17.8m | G-H (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "H" | 17.8m | H-I (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "I" | 17.8m | I-J (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "J" | 17.8m | J-K (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "K" | 17.8m | K-L (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "L" | 17.8m | L-M (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "M" | 17.8m | M-N (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "N" | 17.8m | N-O (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| TOTAL | | | 11.0m | +1188.8 |

GRADE CALCULATION 912.8 / 51.0m = 17.9m

| AVG. GRADE CALC. (EXISTING GRADE) | GRADE POINTS | Avg. OF POINTS | DIST. BETWEEN | TOTALS |
|-----------------------------------|--------------|-----------------------|---------------|---------|
| POINT "A" | 17.8m | A-B (17.8 + 17.8) / 2 | 0.0m | +118.8 |
| POINT "B" | 17.8m | B-C (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "C" | 17.8m | C-D (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "D" | 17.8m | D-E (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "E" | 17.8m | E-F (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "F" | 17.8m | F-G (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "G" | 17.8m | G-H (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "H" | 17.8m | H-I (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "I" | 17.8m | I-J (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "J" | 17.8m | J-K (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "K" | 17.8m | K-L (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "L" | 17.8m | L-M (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "M" | 17.8m | M-N (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "N" | 17.8m | N-O (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| TOTAL | | | 11.0m | +1188.8 |

GRADE CALCULATION 928.8 / 51.0m = 18.2m

| AVG. GRADE CALC. (EXISTING GRADE) | GRADE POINTS | Avg. OF POINTS | DIST. BETWEEN | TOTALS |
|-----------------------------------|--------------|-----------------------|---------------|---------|
| POINT "A" | 17.8m | A-B (17.8 + 17.8) / 2 | 0.0m | +118.8 |
| POINT "B" | 17.8m | B-C (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "C" | 17.8m | C-D (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "D" | 17.8m | D-E (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "E" | 17.8m | E-F (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "F" | 17.8m | F-G (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "G" | 17.8m | G-H (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "H" | 17.8m | H-I (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "I" | 17.8m | I-J (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "J" | 17.8m | J-K (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "K" | 17.8m | K-L (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "L" | 17.8m | L-M (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "M" | 17.8m | M-N (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| POINT "N" | 17.8m | N-O (17.8 + 17.8) / 2 | 1.1m | +118.8 |
| TOTAL | | | 11.0m | +1188.8 |

GRADE CALCULATION 925.7 / 51.0m = 17.9m

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As shown, this plan, including any amendments, is for the purpose of providing information only and does not constitute a contract. The City of Victoria is not responsible for the accuracy or completeness of the information provided. The City of Victoria is not responsible for the accuracy or completeness of the information provided. The City of Victoria is not responsible for the accuracy or completeness of the information provided.

| Date | Description | By | No. |
|-------------|--------------------------|----|-----|
| 15 Oct 2017 | Issue for Dev. Permit | BN | 1 |
| 15 Oct 2017 | Dev. Permit Resubmission | BN | 2 |
| 15 Oct 2017 | Dev. Permit Resubmission | BN | 3 |
| 15 Oct 2017 | Dev. Permit Resubmission | BN | 4 |
| 15 Oct 2017 | Dev. Permit Resubmission | BN | 5 |
| 15 Oct 2017 | Dev. Permit Resubmission | BN | 6 |
| 15 Oct 2017 | Dev. Permit Resubmission | BN | 7 |

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info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project
1421 Fairfield Rd.
Sheet Title:
Strata Lot D - Cover Sheet

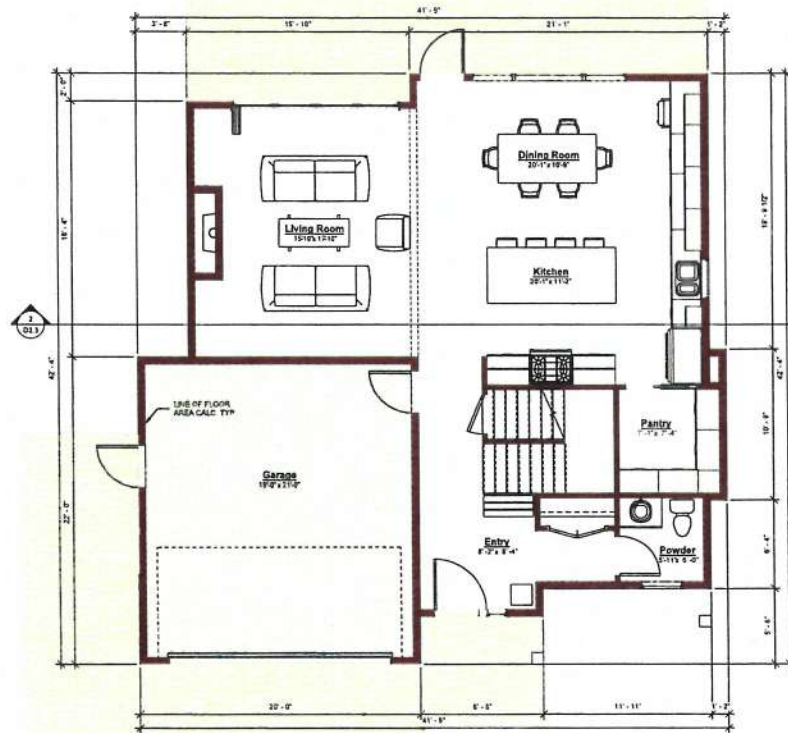
Project No.
15115

Sheet:
D0.0

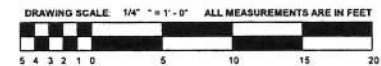
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Development Services Division



| FLOOR AREA | |
|------------|---------|
| MAIN | 1530 SF |
| UPPER | 1000 SF |
| BASEMENT | 500 SF |
| TOTAL | 3030 SF |
| GARAGE | 410 SF |



NOTES

1. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
2. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
3. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
4. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
5. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
6. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
7. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.

| Date | Description | By | No. |
|------------|--------------------------|----|-----|
| 15 Oct 17 | Issue for Dev. Perm. | RH | 1 |
| 15 Dec 16 | Dev. Permit Resubmission | RH | 2 |
| 15 Dec 16 | Dev. Permit Resubmission | RH | 3 |
| 15 Dec 16 | Dev. Permit Resubmission | RH | 4 |
| 15 Dec 16 | Dev. Permit Resubmission | RH | 5 |
| 12 Feb 17 | Dev. Permit Resubmission | RH | 6 |
| 12 June 17 | Dev. Permit Resubmission | RH | 7 |

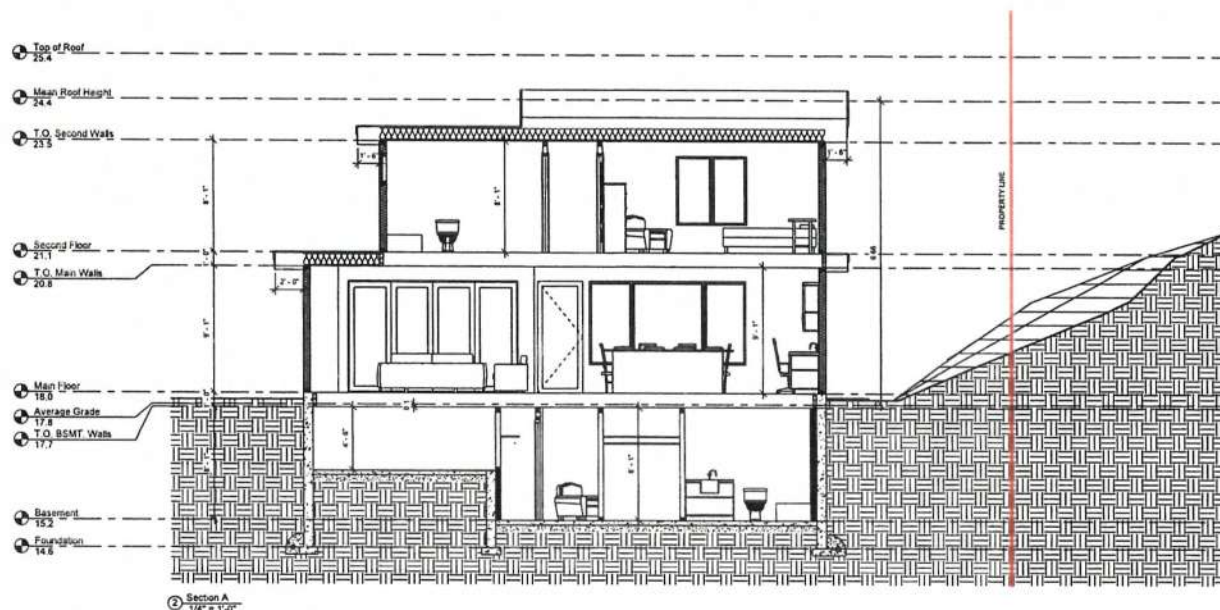
RYAN H. D.Y.
RYAN H. D.Y.
Ryan H. D.Y. Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8S 6L8
250.999.8899
www.ryanhdy.com

Project: 1421 Fairfield Rd.
Sheet Title: Sirata Lot D - Floor Plans

Project No.: 15115

Sheet: D2.1

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Development Services Division



| FLOOR AREA | |
|------------|---------|
| MAIN | 1332 SF |
| UPPER | 1009 SF |
| BASEMENT | 156 SF |
| TOTAL | 2555 SF |
| GARAGE | 415 SF |

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET

NOTES:
1. All structural steel members, including connections and fasteners, shall be in accordance with the provisions of the 2015 International Building Code (IBC) and the 2015 International Residential Code (IRC) as adopted by the City of Victoria.
2. The design of the structure shall be in accordance with the provisions of the 2015 International Building Code (IBC) and the 2015 International Residential Code (IRC) as adopted by the City of Victoria.
3. The design of the structure shall be in accordance with the provisions of the 2015 International Building Code (IBC) and the 2015 International Residential Code (IRC) as adopted by the City of Victoria.
4. The design of the structure shall be in accordance with the provisions of the 2015 International Building Code (IBC) and the 2015 International Residential Code (IRC) as adopted by the City of Victoria.

| Date | Description | By | No. |
|----------|---------------------------|----|-----|
| 15/04/21 | Issue for Dev. Permit | RH | 1 |
| 15/04/21 | Dev. Permit Re-submission | RH | 2 |
| 15/04/21 | Dev. Permit Re-submission | RH | 3 |
| 15/04/22 | Dev. Permit Re-submission | RH | 4 |
| 12/04/27 | Dev. Permit Re-submission | RH | 5 |
| 12/04/27 | Dev. Permit Re-submission | RH | 6 |
| 12/04/27 | Dev. Permit Re-submission | RH | 7 |

chp
H T A N H O Y T
Ryan Hoyt Designs Inc.
1000 West 10th Ave.
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250.999.8893
www.ryanhoitdesigns.com

Project:
1421 Fairfield Rd.
Sheet Title:
Strata Lot D -
Section

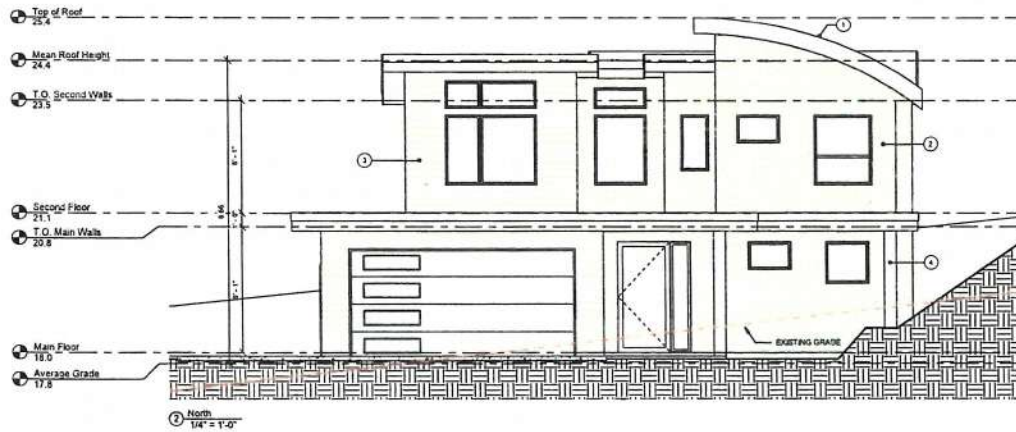
Project No.:
15115

Sheet:
D2.3

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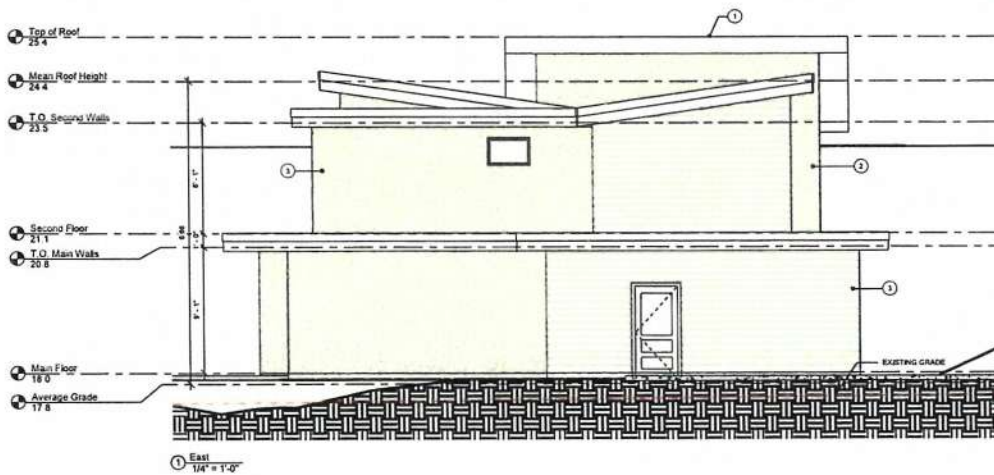
Planning & Development Department
Development Services Division



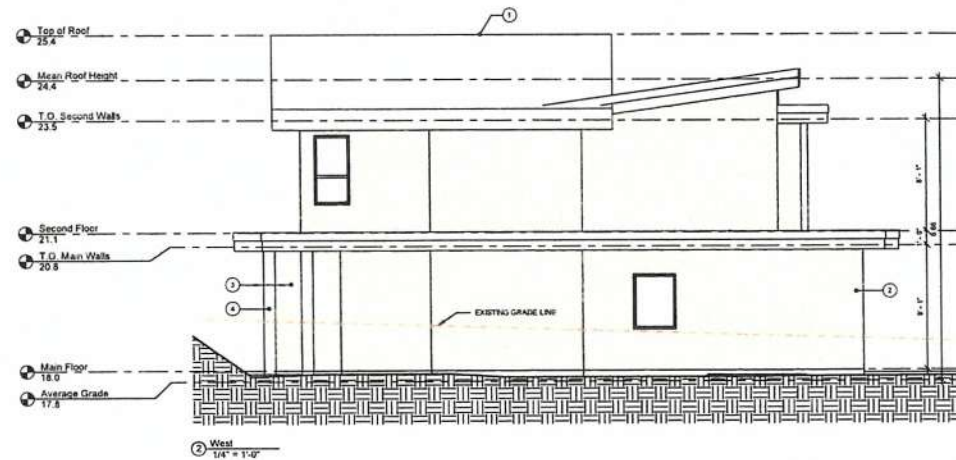
| ELEVATION NOTES LEGEND | |
|------------------------|--------------------------------|
| 1 | 2 PLY MODIFIED BITUMEN ROOFING |
| 2 | ACRYLIC STUCCO |
| 3 | FINE LINE WOOD SIDING |
| 4 | 1X1X12" WOOD POST |



| | |
|--|---|
| <p>150021 Issue for Dev. Permit BH 1</p> <p>150015 Dev. Permit Re-submission BH 2</p> <p>150015 Dev. Permit Re-submission BH 3</p> <p>150015 Dev. Permit Re-submission BH 4</p> <p>150015 Dev. Permit Re-submission BH 5</p> <p>150015 Dev. Permit Re-submission BH 6</p> <p>150015 Dev. Permit Re-submission BH 7</p> | |
| <p>150021 Issue for Dev. Permit BH 1</p> <p>150015 Dev. Permit Re-submission BH 2</p> <p>150015 Dev. Permit Re-submission BH 3</p> <p>150015 Dev. Permit Re-submission BH 4</p> <p>150015 Dev. Permit Re-submission BH 5</p> <p>150015 Dev. Permit Re-submission BH 6</p> <p>150015 Dev. Permit Re-submission BH 7</p> | <p>By: BH 1</p> <p>BH 2</p> <p>BH 3</p> <p>BH 4</p> <p>BH 5</p> <p>BH 6</p> <p>BH 7</p> |
| <p>Project: 1421 Fairfield Rd.</p> <p>Sheet Title: Strata Lot D - Elevations</p> <p>Project No: 15115</p> <p>Sheet: D4.1</p> | |



| ELEVATION NOTES LEGEND | |
|------------------------|--------------------------------|
| 1 | 2 PLY MODIFIED BITUMEN ROOFING |
| 2 | ACRYLIC STUCCO |
| 3 | PANELING WOOD SKING |
| 4 | 10"x12" WOOD POST |



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GENERAL NOTES:
1. The drawings shall be used for the construction of the building and shall not be used for any other purpose.
2. The drawings shall be used for the construction of the building and shall not be used for any other purpose.
3. The drawings shall be used for the construction of the building and shall not be used for any other purpose.
4. The drawings shall be used for the construction of the building and shall not be used for any other purpose.

| Date: | Description: | By: | No.: |
|----------|--------------------------|-----|------|
| 15/05/21 | Issue for Dev. Permit | RH | 1 |
| 15/05/21 | Dev. Permit Resubmission | RH | 2 |
| 15/05/21 | Dev. Permit Resubmission | RH | 3 |
| 15/05/21 | Dev. Permit Resubmission | RH | 4 |
| 15/05/21 | Dev. Permit Resubmission | RH | 5 |
| 15/05/21 | Dev. Permit Resubmission | RH | 6 |
| 15/05/21 | Dev. Permit Resubmission | RH | 7 |

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ARCHITECT
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250.999.8877
www.ryanreiddesigns.com

Project: 1421 Fairfield Rd.
Sheet Title: Strata Lot D - Elevations

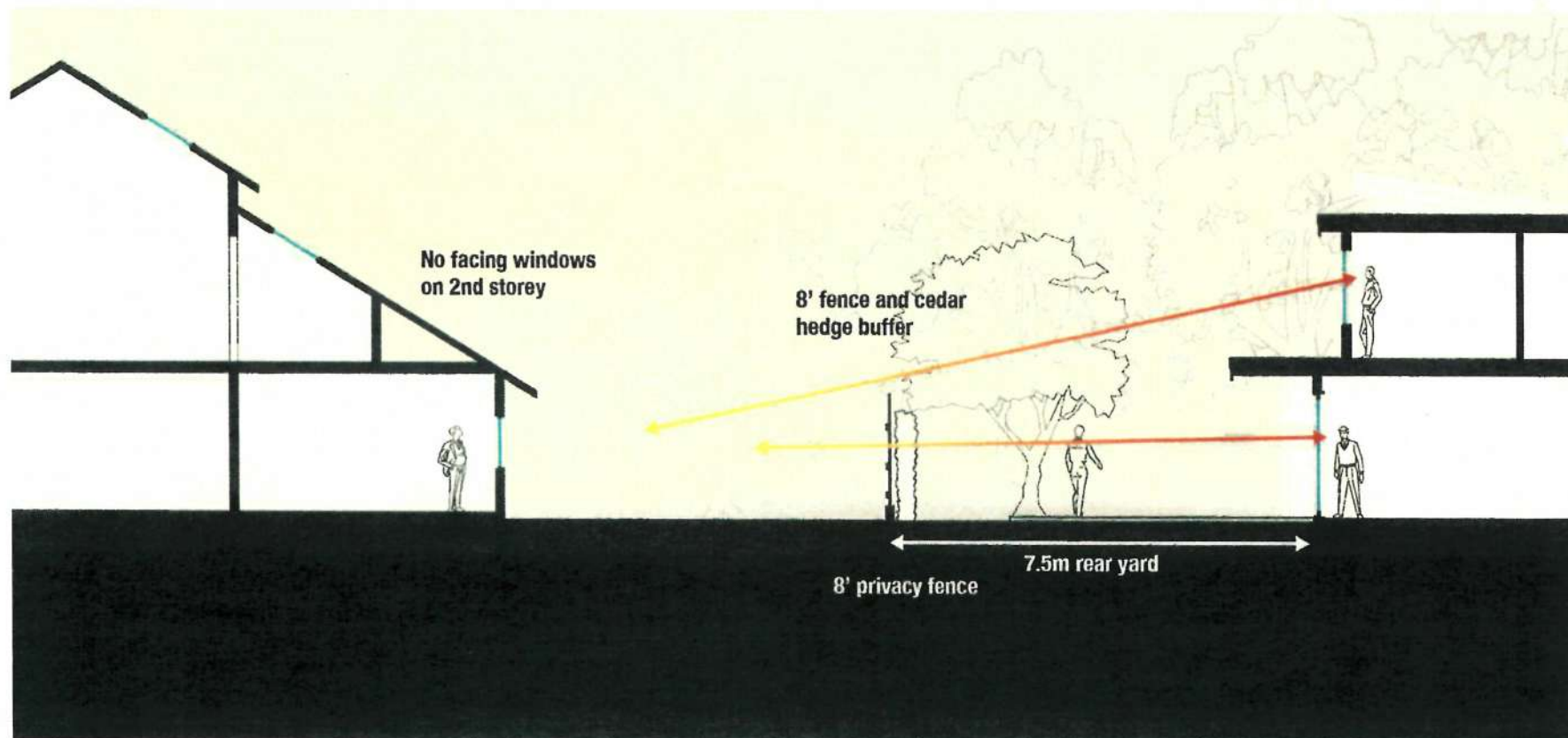
Project No: 15115

Sheet: D4.2

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| Date | Description | By | No. |
|----------|------------------------|----|-----|
| 15/04/21 | Issue for Dev. Permit | RH | 1 |
| 15/04/21 | Dev. Permit Submission | RH | 2 |
| 15/04/21 | Dev. Permit Submission | RH | 3 |
| 15/04/21 | Dev. Permit Submission | RH | 4 |
| 17/04/21 | Dev. Permit Submission | RH | 5 |
| 17/04/21 | Dev. Permit Submission | RH | 6 |
| 17/04/21 | Dev. Permit Submission | RH | 7 |

chd
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416-996-8899
www.ryanhoytdesign.com

Project:
1421 Fairfield Rd.

Sheet Title:
Strata Lot D - Privacy View

Project No.:
15115

Sheet:
D5.1

1421 FAIRFIELD ROAD
VICTORIA, BC

SITE ADDRESS: PROPOSED STRATA LOT E
1421 FAIRFIELD ROAD
LOT A, PLAN V17481,
LAND DISTRICT 57
FAIRFIELD FARM ESTATE

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

DESIGNER: RYAN HOYT DESIGNS INC.
250.599.9893
INFO@RYANHOYTDISIGNS.COM

GENERAL
CONTRACTOR

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND
SURVEYING INC
250.858.5155

ZONE: R1-B
LOT AREA: 600 0m2

GRADES: AVERAGE GRADE 15.02m

| | |
|--------|-----------------------------|
| F.S.R: | ALLOWABLE NO RESTRICTION |
|--------|-----------------------------|

GROSS FLOOR AREA: ALLOWABLE

| | | | | |
|---------------|---------------------|---------------------|----|-----------------------------------|
| SECOND FLOOR: | | 90.2m ² | — | (90.2m ² /139.0 = 65%) |
| MAIN FLOOR | | 100.0m ² | └─ | 139.0m ² ┘ |
| BASEMENT: | | 50.8m ² | └─ | |
| GARAGE | | 39.0m ² | └─ | |
| TOTAL: | 280.0m ² | 280.0m ² | | (90.2+100.0+50.8+39.0) |

LOT COVERAGE: **ALLOWABLE**
25%

| | |
|----------------|------------------|
| HEIGHT: | ALLOWABLE |
| HOUSE | 5.00m |

| | |
|-----------------|------------------|
| STOREYS: | ALLOWABLE |
| HOUSE | 1 STOREY |

| SETBACKS: | ALLOWABLE |
|------------|-----------|
| FRONT (N): | 7.5m |
| REAR (S): | 7.5m |
| SIDE (E): | 4.0m |
| SIDE (W): | 4.0m |

PROPOSED
N/A

PROPOSED

90.2m2 — (90.2m2/139.0 = 65%)
 100.0m2 — 139.0m2 —┐
 50.8m2 —┘
 39.0m2 —┘
 280.0m2 (90.2+100.0+50.8+39.0)

PROPOSED
HOUSE 150.0m2 (150.0/600 = 25.0%)

PROPOSED
7.01m (VARIANCE REQUIRED)

PROPOSED
15 STOREY (VARIANCE REQUIRED)

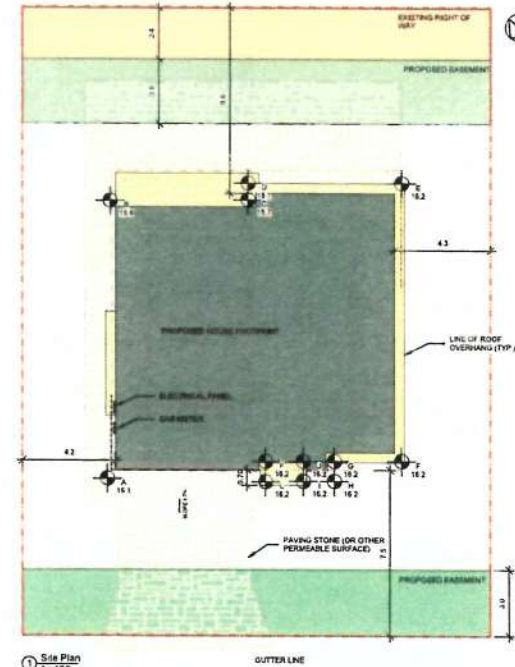
PROPOSED
7.5m
8.6m
4.2m
4.3m

E0.0 - STRATA LOT E - COVER SHEET
E2.1 - STRATA LOT E - FLOOR PLANS
E2.2 - STRATA LOT E - FLOOR PLAN & SECTION
E4.1 - STRATA LOT E - ELEVATIONS
E4.2 - STRATA LOT E - ELEVATIONS
E5.1 - STRATA LOT E - PRIVACY VIEW

| AVG. GRADE CALC. (PROPOSED) GRADE | | | | | AVG. GRADE CALC. (EXISTING) GRADE | | | | | AVG. GRADE CALC. (LOWEST) GRADE | | | | |
|-----------------------------------|--------|--------------------|---------------|----------------------|-----------------------------------|--------|--------------------|---------------|----------------------|---------------------------------|--------|--------------------|---------------|----------------------|
| AVG. GRADE | POINTS | DIFFERENCE | DIST. BETWEEN | TOTALS | AVG. GRADE | POINTS | DIFFERENCE | DIST. BETWEEN | TOTALS | AVG. GRADE | POINTS | DIFFERENCE | DIST. BETWEEN | TOTALS |
| POINT 'A' | 13.24 | EA (10.18 - 13.21) | 3.03 | 158.7 | POINT 'A' | 13.24 | EA (10.18 - 13.21) | 3.03 | 158.7 | POINT 'A' | 13.24 | EA (10.18 - 13.21) | 3.03 | 158.7 |
| POINT 'B' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'B' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'B' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| POINT 'C' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'C' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'C' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| POINT 'D' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'D' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'D' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| POINT 'E' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'E' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'E' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| POINT 'F' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'F' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'F' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| POINT 'G' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'G' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'G' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| POINT 'H' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'H' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'H' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| POINT 'I' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'I' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'I' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| POINT 'J' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'J' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'J' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| POINT 'K' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'K' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'K' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| POINT 'L' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'L' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 | POINT 'L' | 13.24 | EA (10.18 - 13.21) | 3.06 | 110.7 |
| TOTAL | | | | 1587.0 | TOTAL | | | | 1587.0 | TOTAL | | | | 1587.0 |
| GRADE CALCULATION | | | | 863.15/33.24 = 18.23 | GRADE CALCULATION | | | | 863.15/33.24 = 18.14 | GRADE CALCULATION | | | | 863.15/33.24 = 18.14 |

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PROPOSED STRATA LOT
600m2



① Side Plan
1 : 100

MOSS ROCK PLACE

[illegible]

| Date | Description | By | No. |
|----------|-------------------------------|----|-----|
| 15/04/21 | Issue for Dev. Permit | RH | 1 |
| 15/04/16 | Issue for Permit Reassessment | RH | 2 |
| 16/04/15 | Dev. Permit Reassessment | RH | 3 |
| 16/04/12 | Dev. Permit Reassessment | RH | 4 |
| 17/04/07 | Dev. Permit Reassessment | RH | 5 |
| 17/04/04 | Dev. Permit Reassessment | RH | 6 |
| 17/04/01 | Dev. Permit Reassessment | RH | 7 |

rh
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info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

| | |
|-------------|--------------------------------------|
| Project | 1421 Fairfield Rd. - Strata Lot E |
| Sheet Title | Strata Lot E - Cover Sheet |

Project No.:

15115

Sheet

E0.0

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JUN 23 2017

Planning & Development Department
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1. The applicant is responsible for obtaining all necessary permits and approvals from the City of Victoria, including but not limited to, a Development Permit, a Building Permit, and a Fire Department permit. The applicant is also responsible for obtaining all necessary approvals from the relevant government departments and agencies, including but not limited to, the Ministry of Environment and Climate Change, the Ministry of Health, and the Ministry of Transportation.

2. The applicant is responsible for ensuring that the proposed development complies with all applicable laws, regulations, and standards, including but not limited to, the Building Act, the Fire Act, and the Environmental Assessment Act.

3. The applicant is responsible for ensuring that the proposed development is consistent with the City of Victoria's Official Community Plan and the relevant zoning bylaws.

4. The applicant is responsible for ensuring that the proposed development is designed to be accessible to all people, including but not limited to, people with disabilities.

5. The applicant is responsible for ensuring that the proposed development is designed to be sustainable and environmentally friendly.

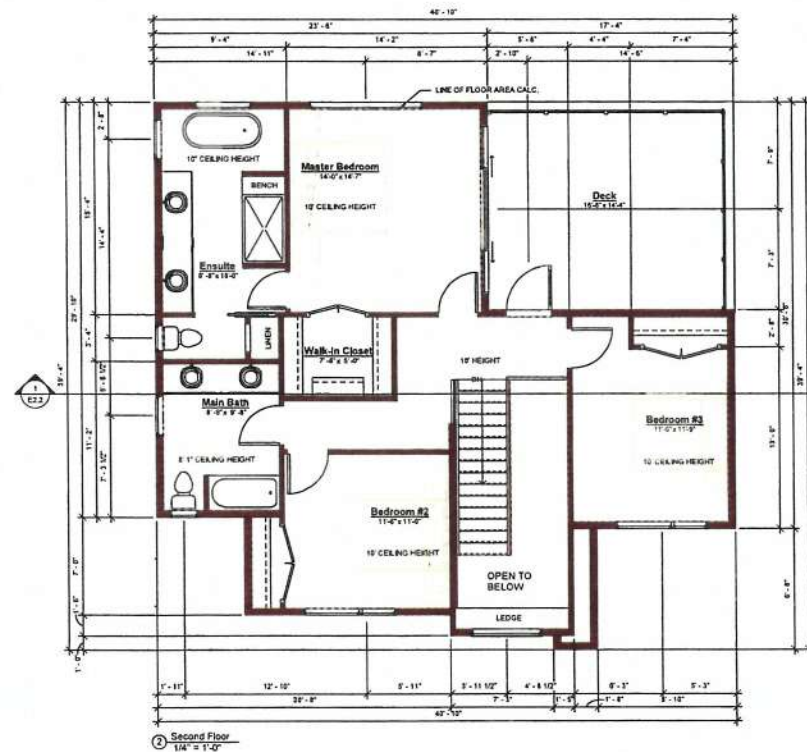
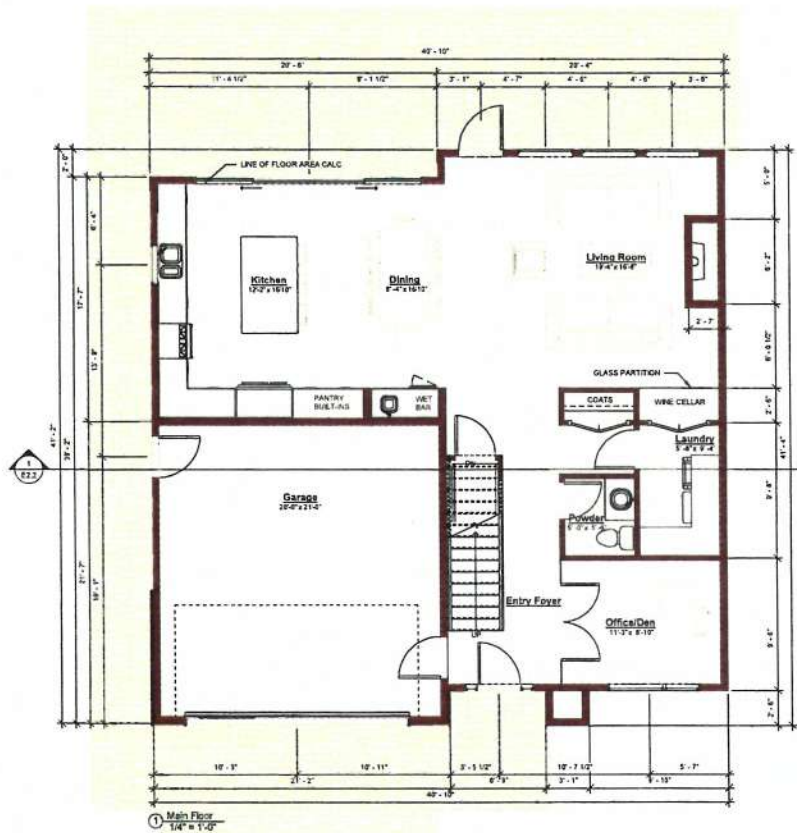
6. The applicant is responsible for ensuring that the proposed development is designed to be safe and secure.

7. The applicant is responsible for ensuring that the proposed development is designed to be aesthetically pleasing and in keeping with the character of the neighborhood.

8. The applicant is responsible for ensuring that the proposed development is designed to be functional and efficient.

9. The applicant is responsible for ensuring that the proposed development is designed to be flexible and adaptable to future changes.

10. The applicant is responsible for ensuring that the proposed development is designed to be resilient and able to withstand future challenges.



| FLOOR AREA | |
|------------|---------|
| BASEMENT | 547 SF |
| MAIN | 1079 SF |
| UPPER | 271 SF |
| TOTAL | 2585 SF |
| GARAGE | 428 SF |

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET

5 4 3 2 1 0 5 10 15 20

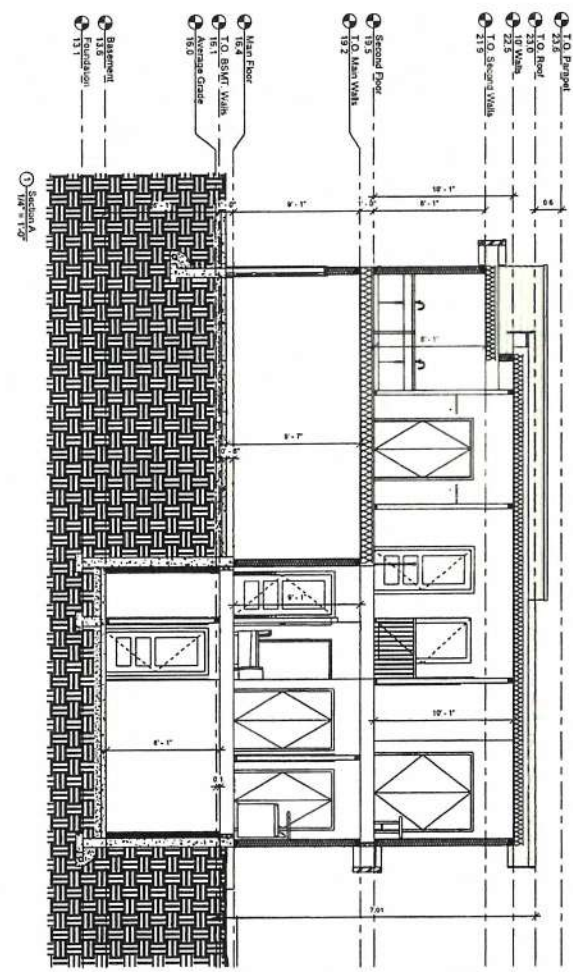
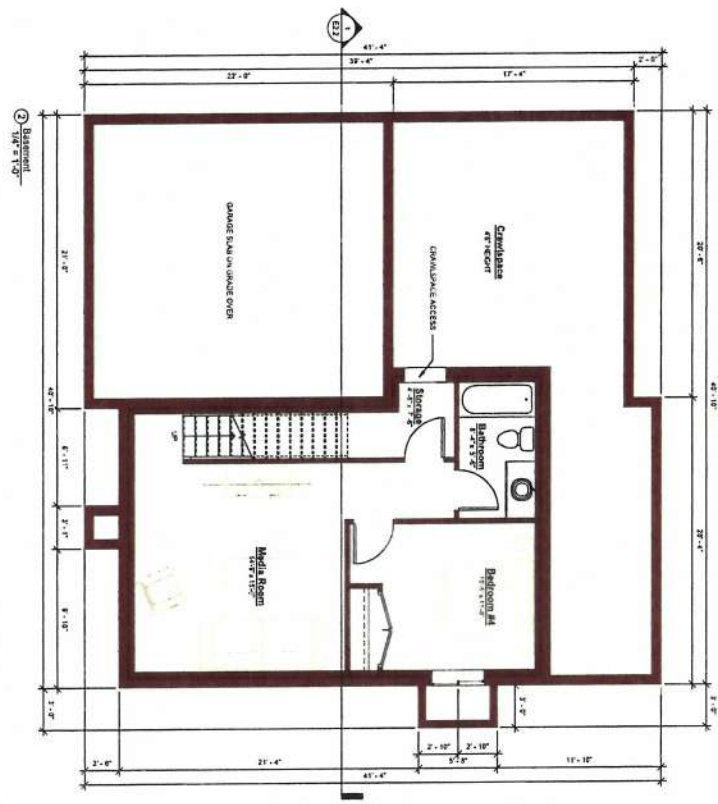
| Date | Description | By | No. |
|-----------|--------------------------|----|-----|
| 15 Oct 21 | Issue for Dev. Permit | BH | 1 |
| 15 Oct 16 | Dev. Permit Resubmission | BH | 2 |
| 15 Oct 15 | Dev. Permit Resubmission | BH | 3 |
| 12 Feb 07 | Dev. Permit Resubmission | BH | 5 |
| 12 Jan 05 | Dev. Permit Resubmission | BH | 6 |
| 12 Jan 01 | Dev. Permit Resubmission | BH | 7 |

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www.ryanhoysdesign.com

Project: 1421 Fairfield Rd. - Strata Lot E
Sheet Title: Strata Lot E - Floor Plans

Project No.: 15115
Sheet: E2.1

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JUN 23 2017
Planning & Development Department
Development Services Division



| Room Area | Area |
|--------------|--------|
| Basement | 140.00 |
| Main Floor | 140.00 |
| Second Floor | 140.00 |
| Roof | 140.00 |
| Garage | 140.00 |
| Kitchen | 140.00 |
| Living Room | 140.00 |
| Dining Room | 140.00 |
| Bedroom #1 | 140.00 |
| Bedroom #2 | 140.00 |
| Bathroom | 140.00 |
| Staircase | 140.00 |
| Entrance | 140.00 |
| Garage Entry | 140.00 |
| Garage Exit | 140.00 |

| Sheet E2.2 | Project No. 15115 | Project 1421 Fairfield Rd. - Strata Lot E | Sheet Title Strata Lot E - Floor Plan & Section | <p>RYAN HOYT</p> <p>Ryan Hoyt Designs Inc. Suite 207, 4475 Viewmont Ave. Victoria, BC V8Z 6L8 250.999.0892 info@ryanhoytdesigns.com www.ryanhoytdesigns.com</p> | <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>By</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td>15Oct21</td> <td>Issue for Dev. Permit</td> <td>RH</td> <td>1</td> </tr> <tr> <td>15Oct16</td> <td>Dev. Permit Resubmission</td> <td>RH</td> <td>2</td> </tr> <tr> <td>18Apr15</td> <td>Dev. Permit Resubmission</td> <td>RH</td> <td>3</td> </tr> <tr> <td>18Apr12</td> <td>Dev. Permit Resubmission</td> <td>RH</td> <td>4</td> </tr> <tr> <td>17Feb07</td> <td>Dev. Permit Resubmission</td> <td>RH</td> <td>5</td> </tr> <tr> <td>17Apr05</td> <td>Dev. Permit Resubmission</td> <td>RH</td> <td>6</td> </tr> <tr> <td>17Apr21</td> <td>Dev. Permit Resubmission</td> <td>RH</td> <td>7</td> </tr> </tbody> </table> | Date | Description | By | No. | 15Oct21 | Issue for Dev. Permit | RH | 1 | 15Oct16 | Dev. Permit Resubmission | RH | 2 | 18Apr15 | Dev. Permit Resubmission | RH | 3 | 18Apr12 | Dev. Permit Resubmission | RH | 4 | 17Feb07 | Dev. Permit Resubmission | RH | 5 | 17Apr05 | Dev. Permit Resubmission | RH | 6 | 17Apr21 | Dev. Permit Resubmission | RH | 7 | <p>1. The owner of the property shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p> <p>2. The owner shall ensure that the construction complies with all applicable building codes and regulations.</p> <p>3. The owner shall maintain accurate records of all construction activities and materials used.</p> <p>4. The owner shall ensure that the construction is completed within the specified time frame.</p> <p>5. The owner shall ensure that the construction is completed to the satisfaction of the relevant authorities.</p> |
|----------------------|--------------------------|---|---|---|--|------|-------------|----|-----|---------|-----------------------|----|---|---------|--------------------------|----|---|---------|--------------------------|----|---|---------|--------------------------|----|---|---------|--------------------------|----|---|---------|--------------------------|----|---|---------|--------------------------|----|---|---|
| Date | Description | By | No. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15Oct21 | Issue for Dev. Permit | RH | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15Oct16 | Dev. Permit Resubmission | RH | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18Apr15 | Dev. Permit Resubmission | RH | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18Apr12 | Dev. Permit Resubmission | RH | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17Feb07 | Dev. Permit Resubmission | RH | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17Apr05 | Dev. Permit Resubmission | RH | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17Apr21 | Dev. Permit Resubmission | RH | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

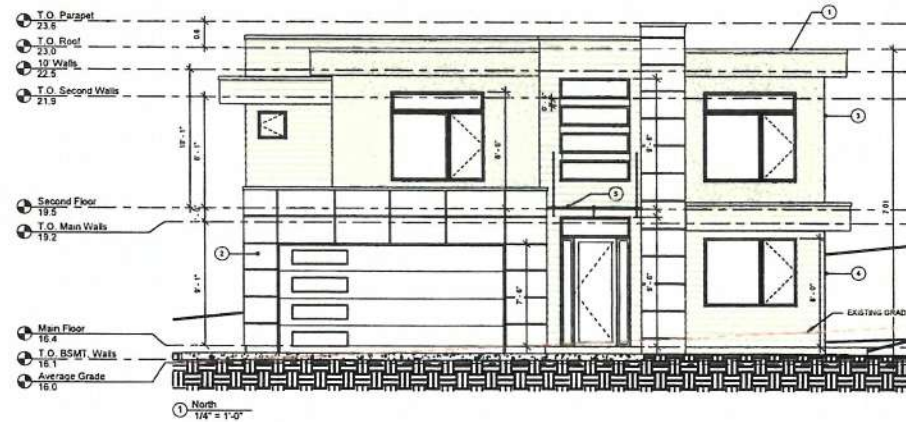
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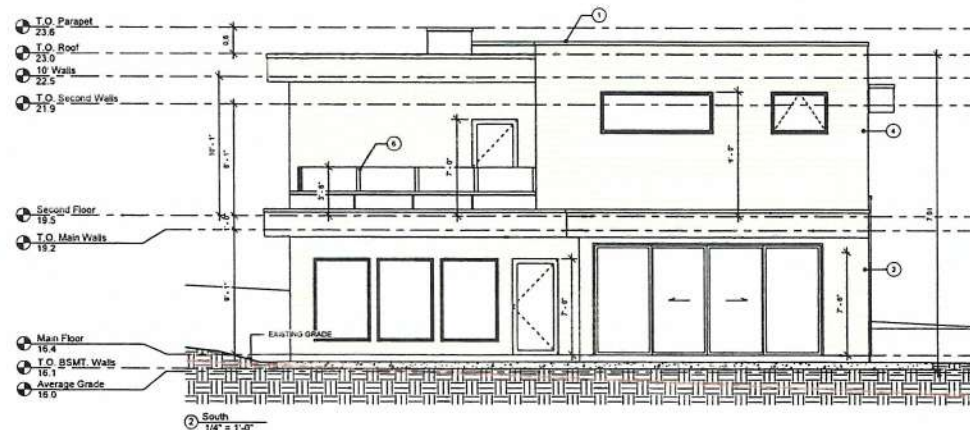
Planning & Development Department
Development Services Division

GENERAL NOTES

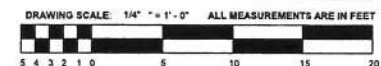
1. All drawings are subject to change without notice. The City of Victoria is not responsible for the accuracy of the information provided on these drawings. The user of these drawings is responsible for verifying the accuracy of the information provided on these drawings.
2. A 1/4" = 1'-0" scale is provided for the entire drawing. The user is responsible for verifying the accuracy of the information provided on these drawings.
3. The user is responsible for verifying the accuracy of the information provided on these drawings.
4. The user is responsible for verifying the accuracy of the information provided on these drawings.



| ELEVATION NOTES LEGEND | |
|------------------------|---|
| ① | 3 PLY MODIFIED BITUMEN ROOFING |
| ② | ALU METAL CLADDING |
| ③ | ACRYLIC STUCCO |
| ④ | FIR/ELM WOOD SIDING |
| ⑤ | GLASS CANOPY (BY OTHER) |
| ⑥ | POWDER COATED ALUMINUM GUARDRAIL, OLY GLASS INSERTS |



| FLOOR AREA | |
|------------|---------|
| BASEMENT | 547 SF |
| MAIN | 1876 SF |
| UPPER | 871 SF |
| TOTAL | 3294 SF |
| GARAGE | 420 SF |



| Date | By | Description | No. |
|----------|----|---------------------------|-----|
| 15/04/17 | RM | Issue for Dev. Permit | 1 |
| 15/04/17 | RM | Dev. Permit Re-submission | 2 |
| 15/04/17 | RM | Dev. Permit Re-submission | 3 |
| 15/04/17 | RM | Dev. Permit Re-submission | 4 |
| 15/04/17 | RM | Dev. Permit Re-submission | 5 |
| 15/04/17 | RM | Dev. Permit Re-submission | 6 |
| 15/04/17 | RM | Dev. Permit Re-submission | 7 |

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Suite 207, 4475 Vesper Ave.
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www.ryanhoydesign.com

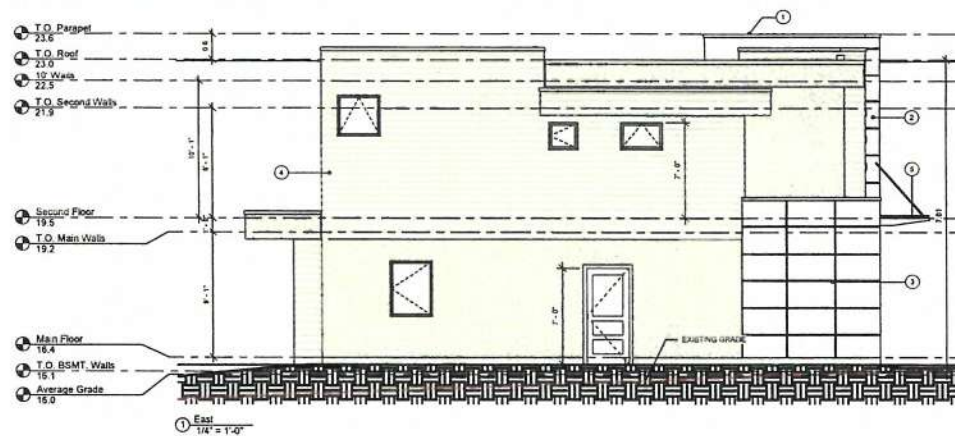
Project: 1421 Fairfield Rd. - Strata Lot E
Sheet Title: Strata Lot E - Elevations

Project No: 15115
Sheet: E4.1

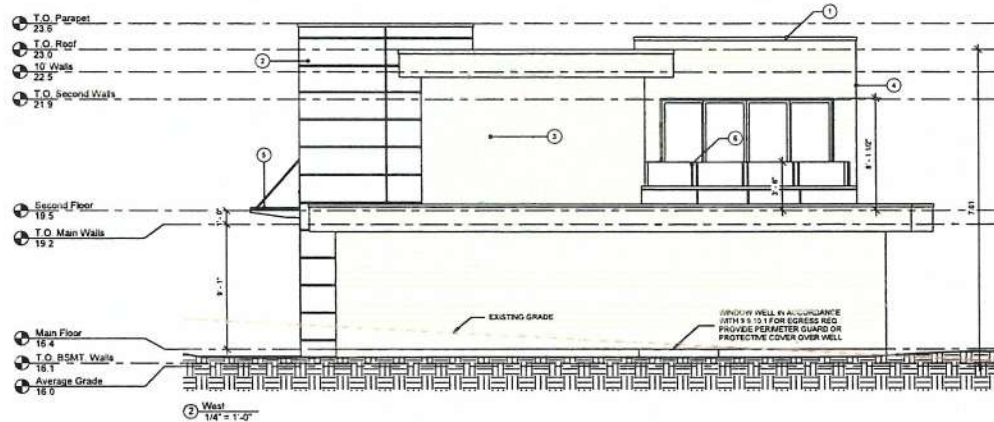
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City of Victoria

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Development Services Division



| ELEVATION NOTES LEGEND | |
|------------------------|---|
| ① | 2 PLY MODIFIED BITUMEN ROOFING |
| ② | ALU METAL CLADDING |
| ③ | ACRYLIC STUCCO |
| ④ | FRIGLINE WOOD Siding |
| ⑤ | GLASS CANOPY (BY OTHER) |
| ⑥ | POWDER COATED ALUMINUM GUARDRAIL, G/W GLASS INSERTS |



| FLOOR AREA | |
|------------|---------|
| BASEMENT | 547 SF |
| MAIN | 1076 SF |
| UPPER | 671 SF |
| TOTAL | 2294 SF |
| GARAGE | 420 SF |

DRAWING SCALE: 1/4" = 1' - 0" ALL MEASUREMENTS ARE IN FEET

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| Date | Description | By | No. |
|-----------|-------------------------|----|-----|
| 15 Oct 17 | Issue for Dev. Permit | RH | 1 |
| 15 Dec 16 | Dev. Permit Application | RH | 2 |
| 15 Dec 16 | Dev. Permit Application | RH | 3 |
| 15 Dec 16 | Dev. Permit Application | RH | 4 |
| 17 Feb 17 | Dev. Permit Application | RH | 5 |
| 17 Jun 17 | Dev. Permit Application | RH | 6 |
| 17 Jun 17 | Dev. Permit Application | RH | 7 |

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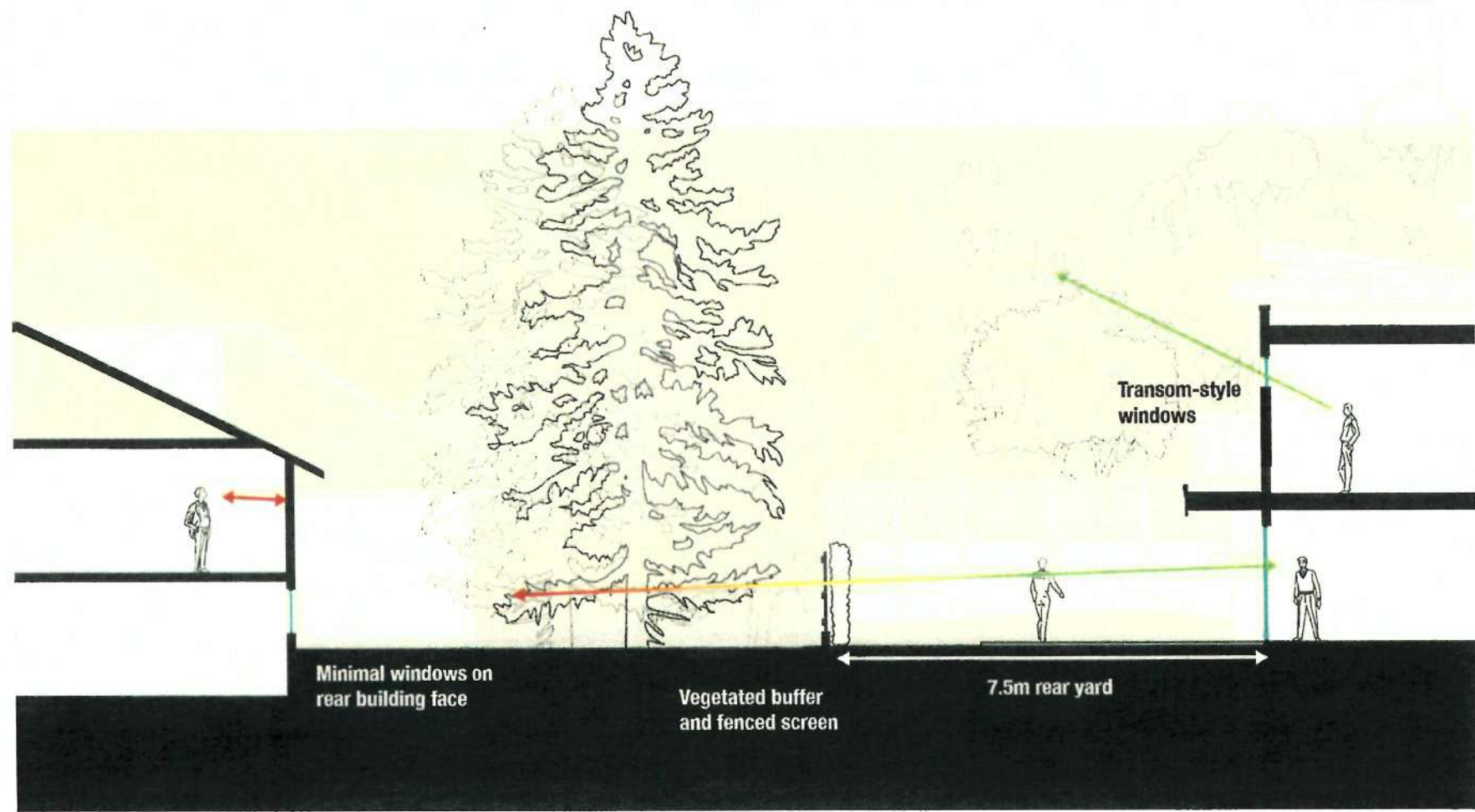
Project: 1421 Fairfield Rd. -
Strata Lot E
Sheet Title: Strata Lot E -
Elevations

Project No.: 15115
Sheet: E4.2

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NOTES:

1. All windows, doors, screens, louvers, shutters and other openings must be designed to meet the requirements of the Building Code of Australia (BCA) and the relevant standards for fire, security, sound, and energy efficiency. The design of these openings must also take into account the need for privacy and security of the building and its occupants.
2. The design of the building must also take into account the need for privacy and security of the building and its occupants. This includes the design of the building's exterior walls, roof, and other elements that may affect the building's privacy and security.
3. The design of the building must also take into account the need for privacy and security of the building and its occupants. This includes the design of the building's exterior walls, roof, and other elements that may affect the building's privacy and security.
4. The design of the building must also take into account the need for privacy and security of the building and its occupants. This includes the design of the building's exterior walls, roof, and other elements that may affect the building's privacy and security.

| Date | Description | By | No. |
|----------|-----------------------|----|-----|
| 15/06/11 | Issue for Dev. Permit | BN | 1 |
| 16/06/11 | Issue for Dev. Permit | BN | 2 |
| 16/06/11 | Issue for Dev. Permit | BN | 3 |
| 16/06/11 | Issue for Dev. Permit | BN | 4 |
| 17/06/11 | Issue for Dev. Permit | BN | 5 |
| 17/06/11 | Issue for Dev. Permit | BN | 6 |
| 17/06/11 | Issue for Dev. Permit | BN | 7 |

rh
RHYTHM
Ryan Hoy Design Inc.
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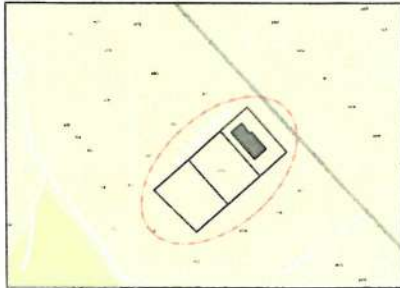
Project: 1421 Fairfield Rd. - Strata Lot E
Sheet Title: Strata Lot E - Privacy View

Project No.: 15115
Sheet: E5.1

NEW CUSTOM HOME: STRATA LOT F

1421 FAIRFIELD ROAD
VICTORIA, BC

KEY PLAN:



ZONING ANALYSIS:

| | |
|--------------------------|---|
| ZONE: | R1-B |
| LOT AREA: | 504.0m ² |
| GRADES: | AVERAGE GRADE: 15.38m |
| F.S.R.: | ALLOWABLE NO RESTRICTION |
| GROSS FLOOR AREA: | ALLOWABLE NO RESTRICTION |
| SECOND FLOOR: | 123.6m ² |
| MAIN FLOOR: | 75.1m ² |
| BASEMENT: | 70.1m ² |
| GARAGE: | 40.3m ² |
| TOTAL: | 299.1m² (123.6+75.1+70.1+40.3=299.1) |
| LOT COVERAGE: | ALLOWABLE 40% |
| HEIGHT: | ALLOWABLE 7.50m |
| SETBACKS: | ALLOWABLE FRONT (W) 7.5m REAR (E) 7.5m SIDE (S) 3.0m SIDE (N) 3.5m |

PROJECT INFORMATION:

SITE ADDRESS: PROPOSED STRATA LOT F
1421 FAIRFIELD ROAD
LOT A, PLAN VIP17481,
LAND DISTRICT 57,
FAIRFIELD FARM ESTATE

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.5893
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.656.5155

SHEET INDEX:

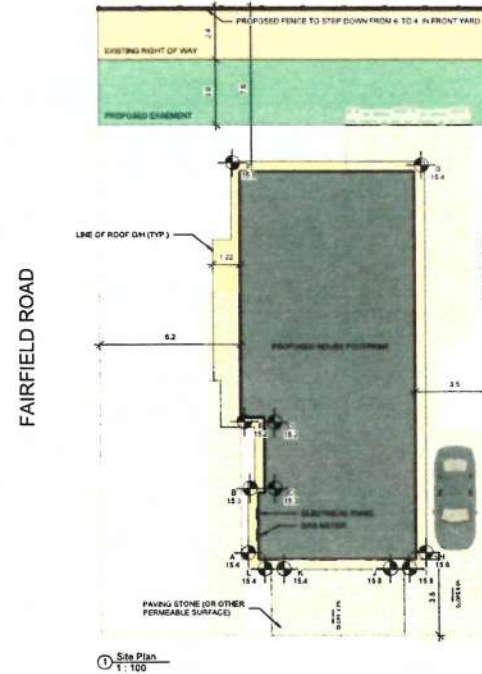
F0.0 STRATA LOT F - COVER SHEET
F2.1 STRATA LOT F - FLOOR PLANS
F2.2 STRATA LOT F - FLOOR PLANS & SECTION
F4.1 STRATA LOT F - ELEVATIONS
F4.2 STRATA LOT F - ELEVATIONS
F5.1 STRATA LOT F - PRIVACY VIEW

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PROPOSED STRATA LOT F 504m²



| AVG. GRADE CALC. (PROPOSED GRADE) | | | | AVG. GRADE CALC. (EXISTING GRADE) | | | | AVG. GRADE CALC. (LOWEST GRADE) | | | |
|-----------------------------------|-----------------------|---------------|--------|-----------------------------------|-----------------------|---------------|--------|---------------------------------|-----------------------|---------------|--------|
| GRADE POINTS | AVG. OF POINTS | DIST. BETWEEN | TOTALS | GRADE POINTS | AVG. OF POINTS | DIST. BETWEEN | TOTALS | GRADE POINTS | AVG. OF POINTS | DIST. BETWEEN | TOTALS |
| POINT "A" 15.0m | A-B ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "X" 15.0m | A-B ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "M" 15.0m | A-B ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "B" 15.0m | B-C ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "Y" 15.0m | B-C ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "N" 15.0m | B-C ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "C" 15.0m | C-D ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "Z" 15.0m | C-D ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "O" 15.0m | C-D ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "D" 15.0m | D-E ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "AA" 15.0m | D-E ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "P" 15.0m | D-E ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "E" 15.0m | E-F ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "AB" 15.0m | E-F ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "Q" 15.0m | E-F ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "F" 15.0m | F-G ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "AC" 15.0m | F-G ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "R" 15.0m | F-G ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "G" 15.0m | G-H ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "AD" 15.0m | G-H ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "S" 15.0m | G-H ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "H" 15.0m | H-I ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "AE" 15.0m | H-I ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "T" 15.0m | H-I ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "I" 15.0m | I-J ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "AF" 15.0m | I-J ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "U" 15.0m | I-J ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "J" 15.0m | J-K ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "AG" 15.0m | J-K ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "V" 15.0m | J-K ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "K" 15.0m | K-L ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "AH" 15.0m | K-L ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "W" 15.0m | K-L ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| POINT "L" 15.0m | L-A ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "AI" 15.0m | L-A ((15.0 + 15.3)/2) | 3.5m | +45.8 | POINT "X" 15.0m | L-A ((15.0 + 15.3)/2) | 3.5m | +45.8 |
| TOTAL | 52.0m | +639.5 | | TOTAL | 52.0m | +639.5 | | TOTAL | 52.0m | +639.5 | |
| GRADE CALCULATION | | | | GRADE CALCULATION | | | | GRADE CALCULATION | | | |
| 829.8 / 52.0m = 15.38m | | | | 829.8 / 52.0m = 15.38m | | | | 829.8 / 52.0m = 15.38m | | | |

1. The City of Victoria Planning Department is responsible for reviewing and approving all development applications submitted to it. The City of Victoria Planning Department is not responsible for reviewing and approving any other development applications submitted to other government agencies or private organizations.

2. The City of Victoria Planning Department is not responsible for reviewing and approving any other development applications submitted to other government agencies or private organizations.

3. The City of Victoria Planning Department is not responsible for reviewing and approving any other development applications submitted to other government agencies or private organizations.

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10. The City of Victoria Planning Department is not responsible for reviewing and approving any other development applications submitted to other government agencies or private organizations.

| Date: | Description: | By: | No.: |
|----------|-----------------------|-----|------|
| 15/06/17 | Issue for Dev. Permit | RH | 1 |
| 15/06/17 | Dev. Permit Amendment | RH | 2 |
| 15/06/17 | Dev. Permit Amendment | RH | 3 |
| 15/06/17 | Dev. Permit Amendment | RH | 4 |
| 15/06/17 | Dev. Permit Amendment | RH | 5 |
| 15/06/17 | Dev. Permit Amendment | RH | 6 |
| 15/06/17 | Dev. Permit Amendment | RH | 7 |

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250.999.5893
INFO@RYANHOYTDIGNS.COM

1421 Fairfield Rd.
Strata Lot F - Cover Sheet

Project: 1421 Fairfield Rd.
Sheet: F0.0

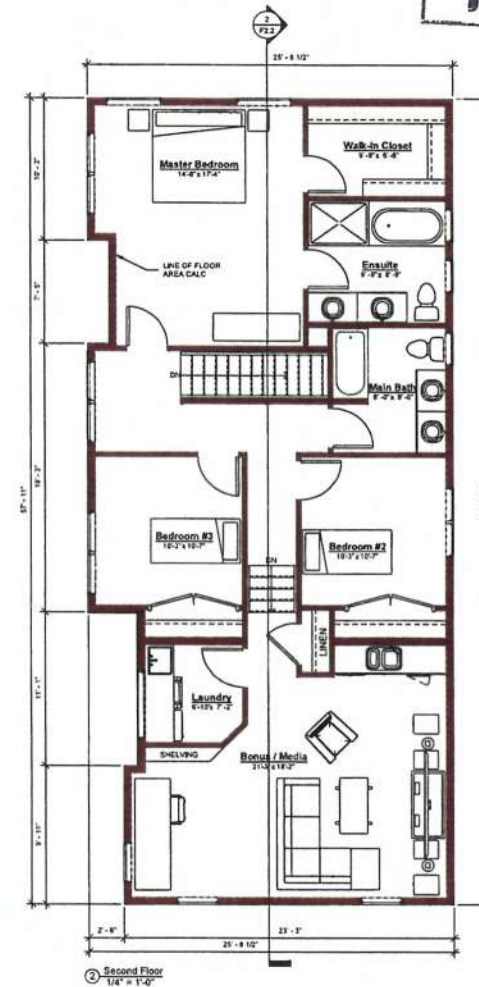
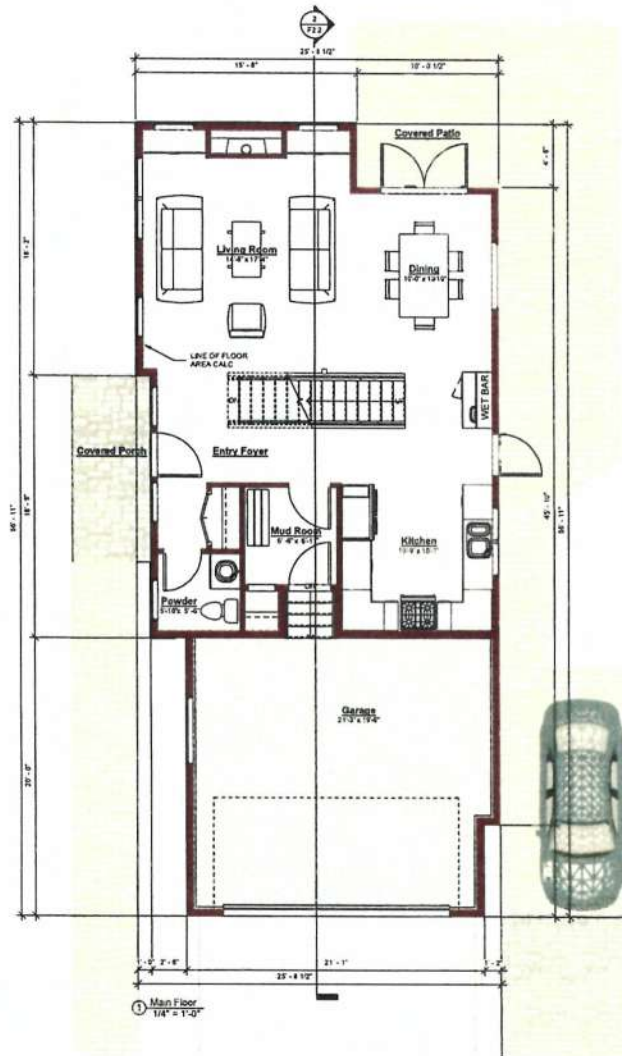
Project No: 15115

Sheet: F0.0

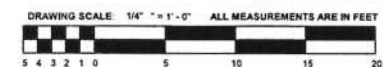
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Development Services Division



| FLOOR AREA | |
|------------|---------|
| BASEMENT | 688 SF |
| MAIN | 823 SF |
| UPPER | 1294 SF |
| TOTAL | 2805 SF |
| GARAGE | 468 SF |



| | |
|--------------------|-------|
| 1421 Fairfield Rd. | |
| Project No.: | 15115 |
| Sheet: | F2.1 |

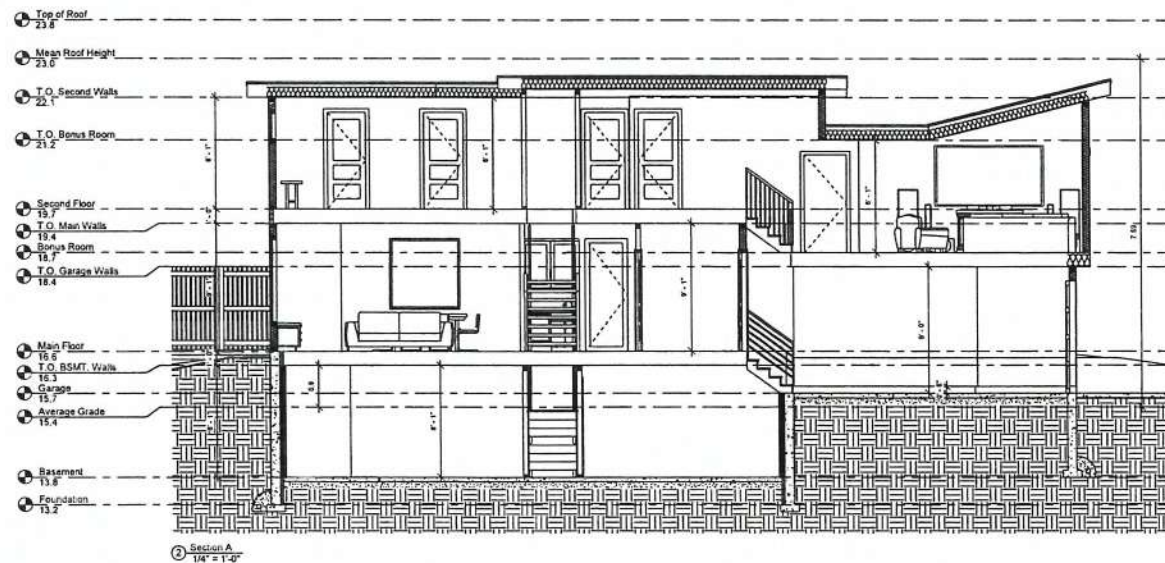
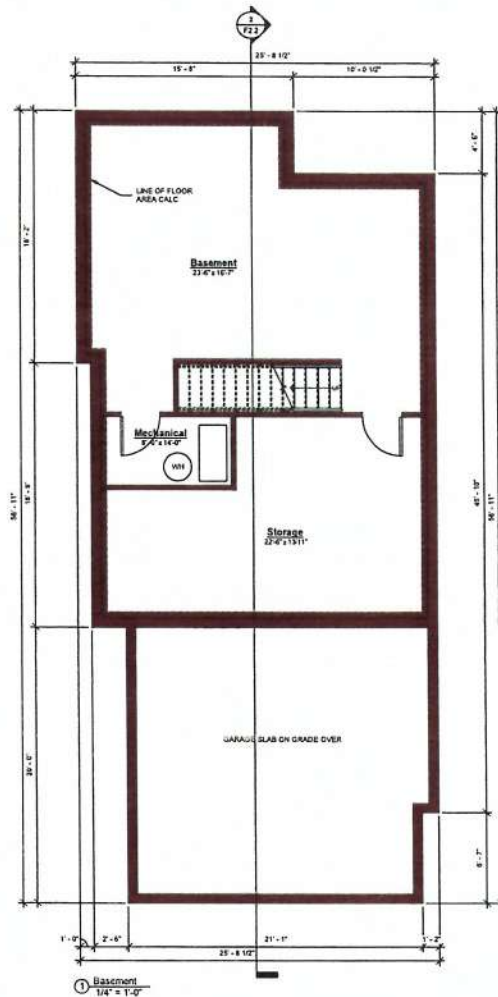
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| 15Oct13 | Issue for Dev. Permit | SH | 1 |
| 15Oct15 | Dev. Permit Re-submission | SH | 2 |
| 15Oct15 | Dev. Permit Re-submission | SH | 3 |
| 15Oct15 | Dev. Permit Re-submission | SH | 4 |
| 17Feb17 | Dev. Permit Re-submission | SH | 5 |
| 12Apr17 | Dev. Permit Re-submission | SH | 6 |
| 12Apr17 | Dev. Permit Re-submission | SH | 7 |

ch Ryan Hest Design Inc. 2500 Hwy 101 Suite 100 Victoria BC V8N 1A5 250.999.9933 ryan@ryanhestdesign.com www.ryanhestdesign.com

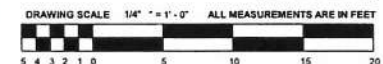
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Development Services Division



| FLOOR AREA | |
|------------|---------|
| BASEMENT | 808 SF |
| MAIN | 823 SF |
| UPPER | 1294 SF |
| TOTAL | 2925 SF |
| GARAGE | 408 SF |



1. The City of Victoria Planning & Development Department (PDD) is responsible for reviewing and approving all development applications (DAs) submitted to it. The PDD is also responsible for ensuring that all DAs are in compliance with the City of Victoria's Development Services Division (DSD) policies and procedures.

2. The PDD is responsible for ensuring that all DAs are in compliance with the City of Victoria's Development Services Division (DSD) policies and procedures.

3. The PDD is responsible for ensuring that all DAs are in compliance with the City of Victoria's Development Services Division (DSD) policies and procedures.

4. The PDD is responsible for ensuring that all DAs are in compliance with the City of Victoria's Development Services Division (DSD) policies and procedures.

5. The PDD is responsible for ensuring that all DAs are in compliance with the City of Victoria's Development Services Division (DSD) policies and procedures.

| Date | Description | By | No. |
|-----------|--------------------------|----|-----|
| 15 Oct 21 | Issue for Dev. Permit | BS | 1 |
| 15 Dec 16 | Dev. Permit Resubmission | BS | 2 |
| 15 Dec 16 | Dev. Permit Resubmission | BS | 3 |
| 15 Dec 16 | Dev. Permit Resubmission | BS | 4 |
| 15 Dec 16 | Dev. Permit Resubmission | BS | 5 |
| 15 Dec 16 | Dev. Permit Resubmission | BS | 6 |
| 15 Dec 16 | Dev. Permit Resubmission | BS | 7 |

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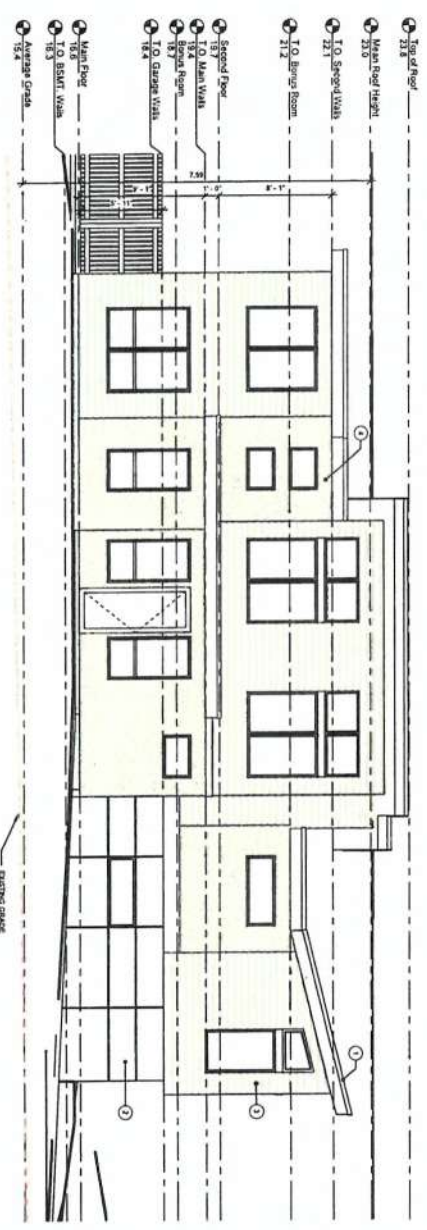
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1421 Fairfield Rd.

Sheet Title
Strata Lot F - Floor Plan & Section

Project No.
15115

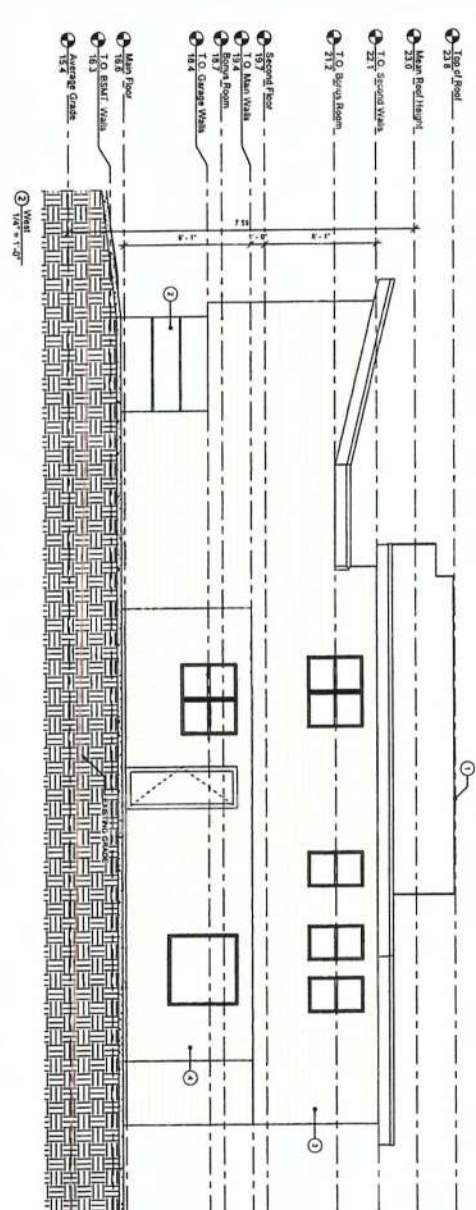
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Development Services Division



ELEVATION NOTES LEGEND

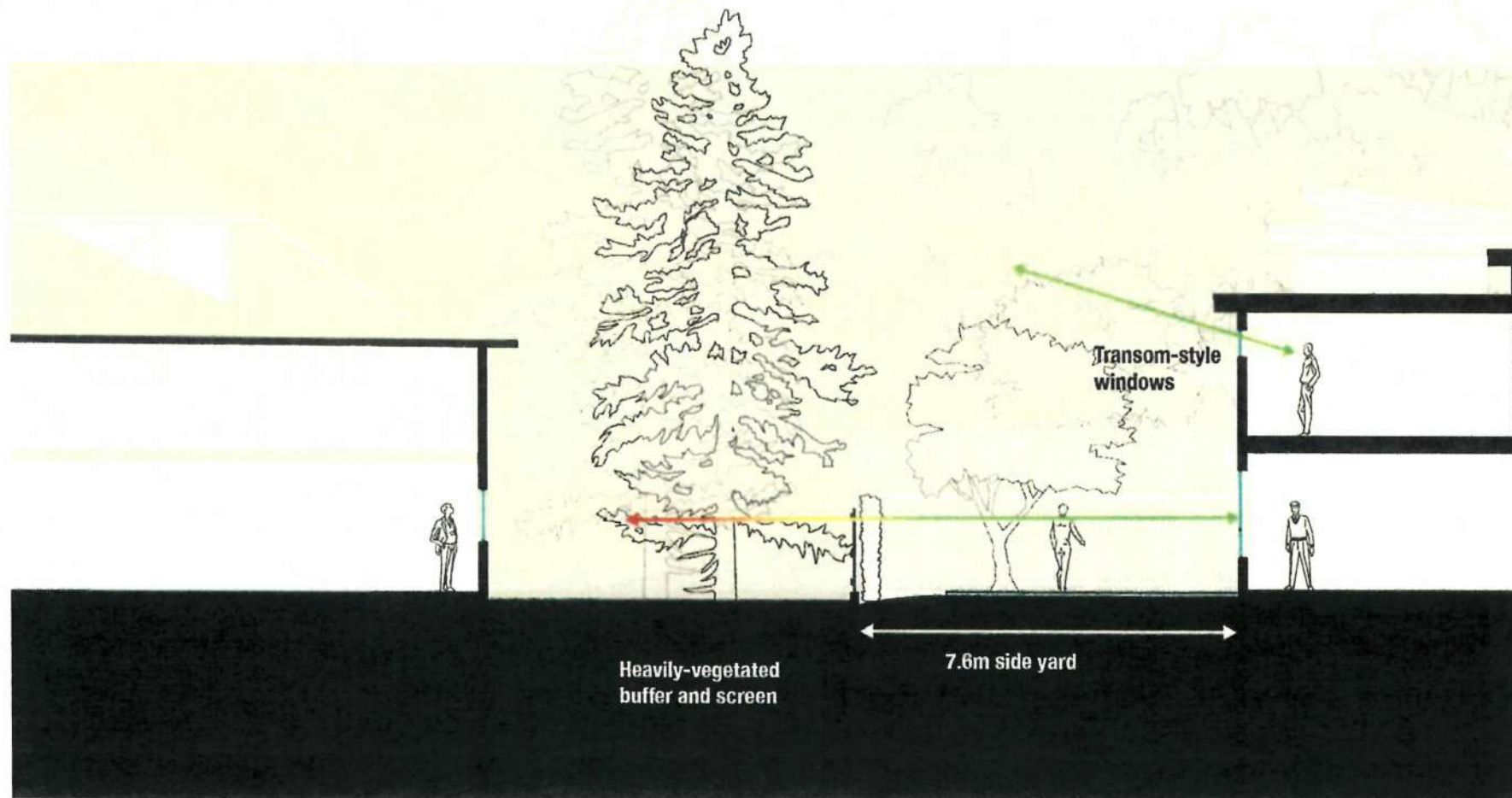
| | |
|---|-------------------------------------|
| 1 | 2 IN. TYPICAL BRICK MASONRY SYSTEM |
| 2 | FRAME EXTERIOR PANEL, CONCRETE 18MM |
| 3 | FRAME INTERIOR PANEL |
| 4 | ACRYLIC FINISH |



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Development Services Division



1. The Council shall ensure that the development is in accordance with the City of Victoria Planning Scheme and the relevant provisions of the Planning and Development Act 2017.

2. The Council shall ensure that the development is in accordance with the City of Victoria Planning Scheme and the relevant provisions of the Planning and Development Act 2017.

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| Date | Description | By | No. |
|------------|---------------------------|----|-----|
| 15/05/2017 | Issue for Dev. Panel | RM | 1 |
| 15/05/2017 | Dev. Panel Recommendation | RM | 2 |
| 15/05/2017 | Dev. Panel Recommendation | RM | 3 |
| 15/05/2017 | Dev. Panel Recommendation | RM | 4 |
| 15/05/2017 | Dev. Panel Recommendation | RM | 5 |
| 15/05/2017 | Dev. Panel Recommendation | RM | 6 |
| 15/05/2017 | Dev. Panel Recommendation | RM | 7 |

chd
RYAN HOYT
Ryan Hoyt Architects Inc.
Suite 207, 4475 Trunston Ave.
Victoria, BC V8Z 6L8
250.999.8995
www.ryanhoym.com

Project:
1421 Fairfield Rd.
Sheet Title:
Strata Lot F - Privacy View

Project No:
15115

Sheet
F5.1

JUN 23 2017

[illegible]


| Date | Description | Ry | No. |
|----------|------------------------|----|-----|
| 15/06/01 | Issue for Dev. Permit | RH | 1 |
| 15/06/01 | Dev. Permit Reamission | RH | 2 |
| 16/06/01 | Dev. Permit Reamission | RH | 3 |
| 16/06/02 | Dev. Permit Reamission | RH | 4 |
| 16/06/02 | Dev. Permit Reamission | RH | 5 |
| 12/06/05 | Dev. Permit Reamission | RH | 6 |
| 12/06/05 | Dev. Permit Reamission | RH | 7 |

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Project
1421 Fairfield Rd.

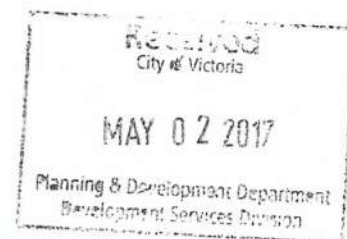
Sheet Title: Development Perspective

Project No. 15115

Sheet: **G0.0** 

April 24, 2017

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6



Dear Mayor & Council,

RE: Development Permit Application - 1421 Fairfield Road - Victoria, BC

On behalf of Moss Rock Developments Ltd. (the Owner), Ryan Hoyt Designs Inc. (RHD) has submitted a revised Development Permit application (the Proposal) with variances for a three (3) lot subdivision at 1421 Fairfield Road (the Property). Our original Development Proposal was not approved following a split vote at a public hearing September 8, 2016. We have since worked with a Planner to engage with our neighbors, and revised our proposal in an effort to alleviate some of the concerns.

The following information outlines the details of this proposal.

1.0 BACKGROUND

The Property is located on the SW side of Fairfield Road just before Memorial Crescent and Fairfield Road fork around the Ross Bay Cemetery. The Property is currently zoned R1-B (Residential Single Family) with an existing Single Family Dwelling currently on the Property. The existing parcel size is 1704m².

The existing single family dwelling on the Property suffered a fire recently (prior to the purchase of the Property by the Owner) and remains in disrepair, while the Site has been overgrown and rather unsightly for some time now.

2.0 LOCATION

Bordering the Property are:

- One R1-B (Single Family) lot to the West (address on Masters Road above),
- Four R1-B (Single Family) lots to the South (addresses on Faircliff Lane)
- Three R1-B (Single Family) lots to the North (addresses on Moss Rock Place)

The three lots noted above with addresses on Moss Rock Place were created by subdivision circa 2008. The original parcel (1419 Fairfield Road) was of comparable size to the subject Property.

| | | |
|----------------|-------------|-----------|
| Height: | R1-B: | 7.6m |
| | Schedule H: | 5.0m |
| Storeys: | R1-B: | 2-Storeys |
| | Schedule H: | 1-Storey |
| Site Coverage: | R1-B: | 40% |
| | Schedule H: | 25% |

The existing development on Moss Rock Place (completed circa 2008) was approved prior to the introduction of the Zoning Regulations Bylaw (No. 80-159) Schedule H - Panhandle Lot Regulations, and thus the approved constructions already in-situ along Moss Rock Place would not comply with the Schedule H - Panhandle Lot Regulations today as they all are at least 2-storeys, with heights exceeding 5.0m, and Site Coverage exceeding 25%.

The overall goal of the Proposal is to achieve three (3) new single family dwellings that 'round out' Moss Rock Place, with comparable styling, massing, and density, such that years following the development it will appear less as a phased or uncoordinated development.

To achieve this goal, variances are required, as summarized in the following section.

5.0 PROPOSED VARIANCES

The Proposal includes a total of seven (6) variances requested.

A detailed breakdown of the proposed variances is as follows:

1. Lot D: Height variance from 5.0m to 6.66m
2. Lot D: Increase from 1 storey to 1.5 storey.
3. Lot E: Height variance from 5.0m to 7.01m
4. Lot E: Increase from 1 storey to 1.5 storey.
5. Lot F: Front Setback 7.5m to 6.2m
6. Lot F: Rear Setback: 7.5m to 3.5m

Cover Letter

To: City of Victoria
From: Evan Peterson, Barefoot Planning
Date: February 8, 2017
Att: Mayor and Council
Re: 1421 Fairfield Road – Revisions and Neighbourhood Consultation

Introduction

Following the Council meeting on September 8, the owners of 1421 Fairfield Road engaged Barefoot Planning to [a] assess the current application, [b] consult with neighbours about the project and key concerns, and [c] provide subsequent recommendations to improve the proposal.

This covering letter serves to briefly highlight 7 key issues identified by and discussed with neighbours, as well as related improvements made or clarifications discussed to alleviate concerns. Please, see the updated application package for full details.

1. Privacy & View Impacts

Summary The new homes will replace an empty lot, having some impacts on neighbouring homes.

Neighbours Initially, two neighbours on Faircliff Lane and one on Masters Road had concerns with regard to privacy and view impacts. After the below response, concerns have been significantly reduced.

Response The rear face of the homes on Lots F and E have been reworked, *replacing standard windows with high 'transom'-style windows* on the upper floors. The applicant has also committed to work with the neighbours to improve fencing and vegetated screening.

Moreover, further engagement provided the opportunity to discuss the actual impacts: For example, the neighbouring houses on Masters Road are at a significantly higher elevation, greatly reducing privacy impacts, and the houses on Faircliff Lane have significant screening in their rear yards and limited rear-facing windows.

Rear-facing upper storey windows are transom style to reduce impacts.

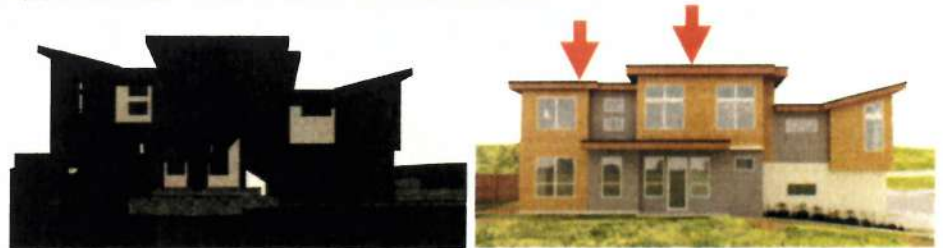


City of Victoria – 1421 Fairfield Road

Proposed two-storey homes will be expressed as two storeys, not three.



Perceived scale of Lot F home has been reduced.

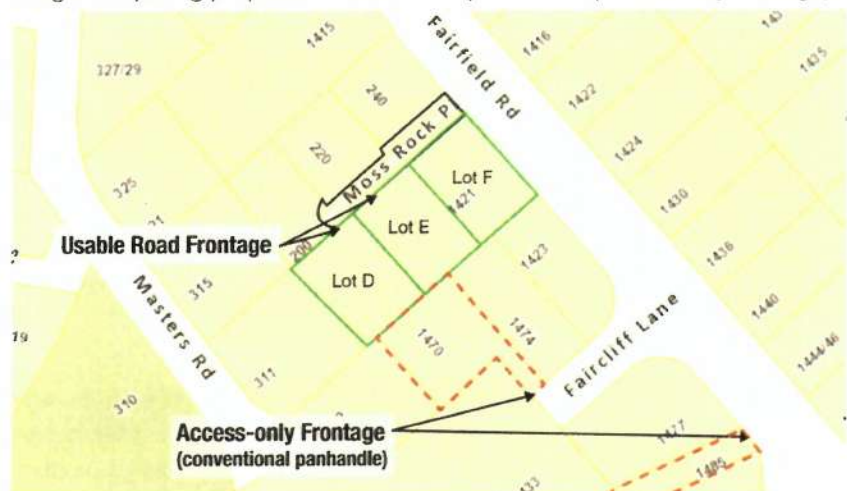


3. Panhandle Considerations & Height Variance

Summary The two back lots (D and E) of this proposal are subject to Schedule H Panhandle Regulations, despite having road frontage. This is because Moss Rock Place is a private strata road.

Neighbours Several neighbours took exception to the height variances for Lots D and E, largely based on principle. Once the above/below was explained, neighbour concerns were significantly reduced.

Image comparing proposed lots and true panhandle (access only frontage).



Response Lots D and E *do not function as panhandle lots* and, upon approval, all three lots will become part of the existing Moss Rock Place strata. Thus, the variances proposed to the Schedule H regulations hold significant merit relative to a 'true' panhandle context.



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additional driveway space. Moreover, the proposal will result in a net decrease in driveways accessing Fairfield Road.

6. Shadows

Summary A few neighbours have expressed concern over potential shadowing from the new homes.

Response A shadow diagram can now be found in the application package. In summary, due to its location on the north side of Moss Rock and adjacent to large evergreen trees, there is *virtually no shadowing impacts* from the proposed homes on neighbouring lots..

7. Neighbourhood Consultation & Perception

Summary Perhaps the most significant issue with the original application was the (lack of) consultation with neighbours.

Neighbours Many neighbours felt frustrated with the lack of communication regarding the project leading up to the initial application, and this was also accompanied by some misinformation and rumours.

Response Barefoot Planning engaged neighbours (one-on-one) on all sides of the development, including Faircliff Lane, Masters Road, and Fairfield Road. Consultations were all amicable and generally very in-depth, with plenty of time given to talk through key issues – as well as potential design responses.

With regard to rumours, it is worth clarifying (again) that the previous house burnt down and was condemned two owners prior to the applicants.

Conclusion

Through additional consultation with neighbours, the enclosed proposal has been improved. While not reinventing the wheel, as the vision for this project remains as the 'completion' of Moss Rock Place, meaningful changes have been made to reduce impacts on neighbours and better integrate these homes with the neighbourhood. Moreover, constructive conversations have allowed for misinformation to be corrected and many concerns to be reduced or alleviated.

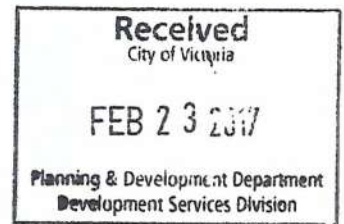
Sincerely,

Evan Peterson
Principal
Barefoot Planning



info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

RH Designs Inc.
250.999.9893



February 22nd, 2017

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor & Council,

RE: Green Features - 1421 Fairfield Road - Victoria, BC

On behalf of Moss Rock Developments Ltd. (the Owner), Ryan Hoyt Designs Inc. (RHD) has submitted a Development Permit application with variances for a proposed 3 lot subdivision at 1421 Fairfield Road (the Property). The following 'green features' are considered for this project:

| | |
|--------------------------------------|--|
| Building Retention and Reuse: | The existing building suffered a fire and is in disrepair. All demolition waste will be recycled where possible. |
| Transportation: | Required parking does not exceed the minimum number of off-street spaces |
| Energy Efficiency: | New Construction to pursue Energuide 80 (or equivalent) |
| Renewable Energy: | Solar / PV provisions |
| Water: | Low flow fixtures |
| Site Permeability: | Permeable paving stones for hard landscaping |
| Landscaping: | No net loss in number of trees |

Yours truly,

Ryan Hoyt Designs Inc.

Ryan Hoyt, ASCT, RBD, LEED®AP
Principal

PUBLIC AND STATUTORY HEARINGS

3. Development Permit with Variances and Development Variances Permit Application No. 00004 for 1421 Fairfield Road

a. Hearing

Development Permit with Variances Application No. 00004 for 1421 Fairfield Road

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1421 Fairfield Road, in Development Permit Area 15B Intensive – Panhandle Lot, for purposes of allowing two single-family dwellings on panhandle lots.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

Proposed Lot D

- Schedule H (3)(a): Increase the height from 5.0m to 6.8m;
- Schedule H (3)(a): Increase the number of storeys from 1 to 2.

Proposed Lot E

- Schedule H (3)(a): Increase the height from 5.0m to 7.5m;
- Schedule H (3)(a): Increase the number of storeys from 1 to 2;
- Schedule H (5)(a): Increase the site coverage from 25% to 27.4%.

b. Development Variance Permit Application No. 00004 for 1421 Fairfield Road

The Council of the City of Victoria will consider issuing a Development Variance Permit for the land known as 1421 Fairfield Road for purposes of reducing the front and rear setbacks to allow a single-family dwelling.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

Proposed Lot F

- Part 1.2.5 (a): Reduce the front setback from 7.5m to 6.25m;
- Part 1.2.5 (b): Reduce the rear setback from 7.5m to 3.5m.

R. Bateman (Planner): Provided information regarding the application, which is requesting to subdivide the existing lot and construct three single-family dwellings. The Development Permit with Variances is for two proposed Panhandle Lots and the Development Variance Permit is required for the third lot.

Mayor Helps opened the public hearing at 11:12 p.m.

Ryan Hoyt Designs (Applicant): Provided detailed information regarding the application.

Maria Abbott (Masters Road): Expressed concerns regarding the application's proposed variances for height and foot print, due to privacy concerns.

Gail Harris (Fairfield Road): Expressed concerns regarding the application's proposed variances as they will affect sunlight and heritage trees.

Dale Bate (Fairfield Road): Expressed concerns regarding the application due to the proposed variances, past history, and how it will effect traffic and neighbouring homes.

Ben How (Faircliff Lane): Expressed concerns regarding the application due the proposed variances, as it will negatively affect neighbouring homes and privacy.

Council discussed the following:

- l) *Whether the basement would be above or below ground.*
- m) *What could be built on the site if no variances were requested.*

Mayor Helps closed the public hearing at 11:48 p.m.

c. **Development Permit with Variances Approval**

Motion:

It was moved by Councillor Young, seconded by Councillor Lucas, that Council authorize the issuance of Development Permit with Variances Application No. 00004 for Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot D

- i. Schedule H (3)(a): Increase the height from 5.0m to 6.8m;
- ii. Schedule FI (3)(a): Increase the number of storeys from 1 to 2.

Proposed Lot E

- i. Schedule FI (3)(a): Increase the height from 5.0m to 7.5m;
- ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2;
- iii. Schedule FI (5)(a): Increase the site coverage from 25% to 27.4%.

3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three Strata lots generally in accordance with the subdivision application dated April 29, 2016.

Development Permit with Variances Approval

That Council authorize the issuance of Development Variance Permit Application No. 00004 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot F

- a. Part 1.2.5 (a): Reduce the front setback from 7.5m to 6.25m;
- b. Part 1.2.5 (b): Reduce the rear setback from 7.5m to 3.5m;

3. Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three Strata lots generally in accordance with the subdivision application dated April 29, 2016.

Council discussed the following:

- n) *Whether the massing of the house is reasonable in comparison to neighbouring homes.*
- o) *The amount of opposition from immediate neighbours.*

Defeated

For: Mayor Helps, Councillors Lucas and Young
Opposed: Councillors Alto, Isitt, and Loveday

Katie Lauriston

From: ALICE ALBERT [REDACTED]
Sent: Friday, May 19, 2017 8:04 AM
To: David Biltek; Katie Lauriston
Cc: Lisa Helps (Mayor); Chris Coleman (Councillor); Jonathan Tinney
Subject: Re: Revised Plans Received for 1421 Fairfield Road - DPV No. 00033

Thanks David, points well ade. Alice

Sent from Samsung tablet

----- Original message -----

From: David Biltek <[REDACTED]>
Date: 05-19-2017 07:55 (GMT-08:00)
To: Katie Lauriston <kauriston@victoria.ca>
Cc: "Lisa Helps (Mayor)" <mayor@victoria.ca>, "Chris Coleman (Councillor)" <ccoleman@victoria.ca>, Jonathan Tinney <JTinney@victoria.ca>
Subject: RE: Revised Plans Received for 1421 Fairfield Road - DPV No. 00033

Katie:

Please convey to the Mayor and Council our ongoing concern about variances that are beyond a 15% change or reduction in the standard.

In this particular case all the variances are between a 20 to 50% change in the standard. We view changes such as these not simple variances but major changes to the nature of the building set on the property.

We have seen recently a house set on property as an approved variance that was located within one foot of the property line. This has caused much grief for the property owner and neighbours but was an approved variance.

We continue to receive variance notices that are all well beyond the 15% we have set as our marker to comment. All such referrals to us have been above this 15% marker. Given this it may be time for Council to ask Planning Staff to review these standards. In one case on which we have previously commented, there were 10 - 12 variances for each of three houses on a newly subdivide parcel of land. Changes such as these are not simple but rather may have a significant impact on the built property and neighbours.

All standards have been set for a reason: safety (from fire spread), aesthetics, privacy between neighbours, street scape, etc...it may be time that some of these are amended.

David Biltek
Chair
Fairfield Gonzales Community Association Land Use Committee