

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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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:

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

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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.”

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:

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

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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 Variance Permit Application No. 00193 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. 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:
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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."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit 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 Variance Permit is for Lot F; a Development Permit with Variances is required for the two Panhandle Lots which are being proposed in conjunction with this application and is

discussed in a separate report.

The requested variances are to reduce the front and rear setbacks. These variances are due to the short depth of the proposed lot and do not have a substantial impact on shading and privacy of the adjacent lots. The proposed front setback is approximately in line with the adjacent houses on Fairfield Road.

BACKGROUND

Description of Proposal

The proposal is to construct three single-family houses. Lot D and Lot E are Panhandle Lots and therefore are in Development Permit Area 15B: Intensive Residential – Panhandle Lot which are reviewed under a separate report along with associated variances. Lot F is not a Panhandle Lot but would require variances. 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 Lot E.

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. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal Lot F	Zone Standard R1-B Zone
Site area (m ²) - minimum	504.00	460.00
Lot width (m) - minimum	28.60	15.00
1st & 2 nd storey floor area (m ²) - maximum	239.00	280.00
Total floor area (m ²) - maximum	290.50	300.00
Height (m) - maximum	7.59	7.6
Storeys - maximum	2	2
Site coverage % - maximum	26.30	40.00
Setbacks (m) - minimum		
Front (Fairfield Rd.)	6.20 *	7.50
Rear (south)	3.50 *	7.50
Side (east)	3.50	2.86
Side (west)	7.60	3.00
Combined side yards	11.10	4.50
Parking - minimum	1	1

Relevant History

A previous application (DPV No.00004) was received for 1421 Fairfield Road to subdivide the property 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

Regulatory Considerations

The applicant is requesting variances as follows:

- reducing the front yard setback from 7.50m to 6.20m
- reducing the rear yard setback from 7.50m to 3.50m.

These variances are the result of the proposed house being sited towards the side lot line (Moss Rock Place) instead of the front lot line (Fairfield Road is defined as the front in accordance with the *Zoning Regulation Bylaw*). The requested setback variances would be reduced if Moss

Rock Place was considered to be the front lot line. The setbacks do not have a substantial impact on the adjacent lot and usable outdoor space is provided in the side yard. Additionally, the proposed front setback is approximately in line with the adjacent houses on Fairfield Road.

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. A 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.

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

The proposal to construct three new houses requires variances associated with the house on Fairfield Road (Lot F). The variances are supportable because they will not have a substantial impact on the privacy of the adjacent house. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00193 for the property located at 1421 Fairfield Road.


Respectfully submitted,


Rob Bateman
Senior Process Planner
Development Services Division



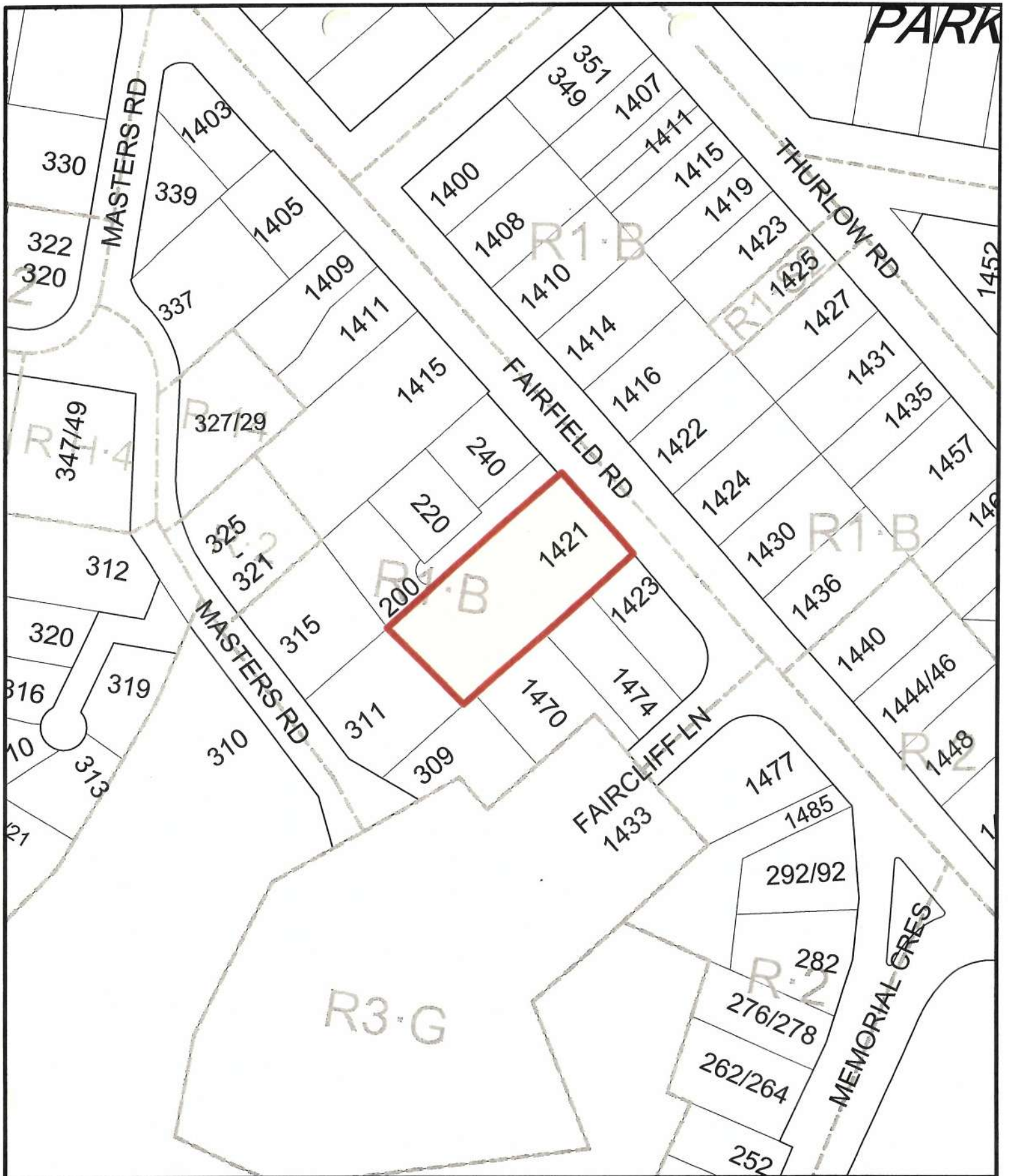

Jonathan Timney, Director
Sustainable Planning and Community
Development Department

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 the Fairfield Gonzales CALUC, dated May 19, 2017



1421 Fairfield Road

Development Permit with Variances #00033





PARK



1421 Fairfield Road
Development Permit with Variances #00033



PROPOSED SUBDIVISION OF: 1421 Fairfield Road VICTORIA, BC



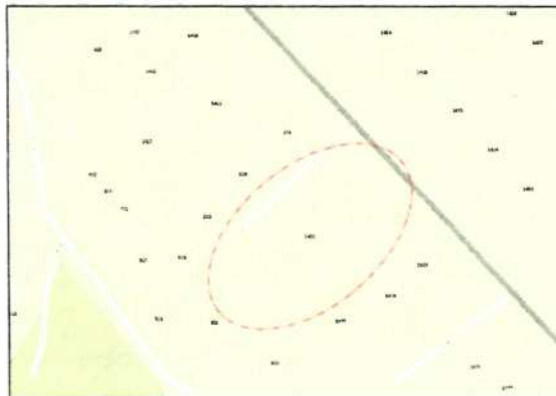
PROJECT INFORMATION:

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@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: TBD

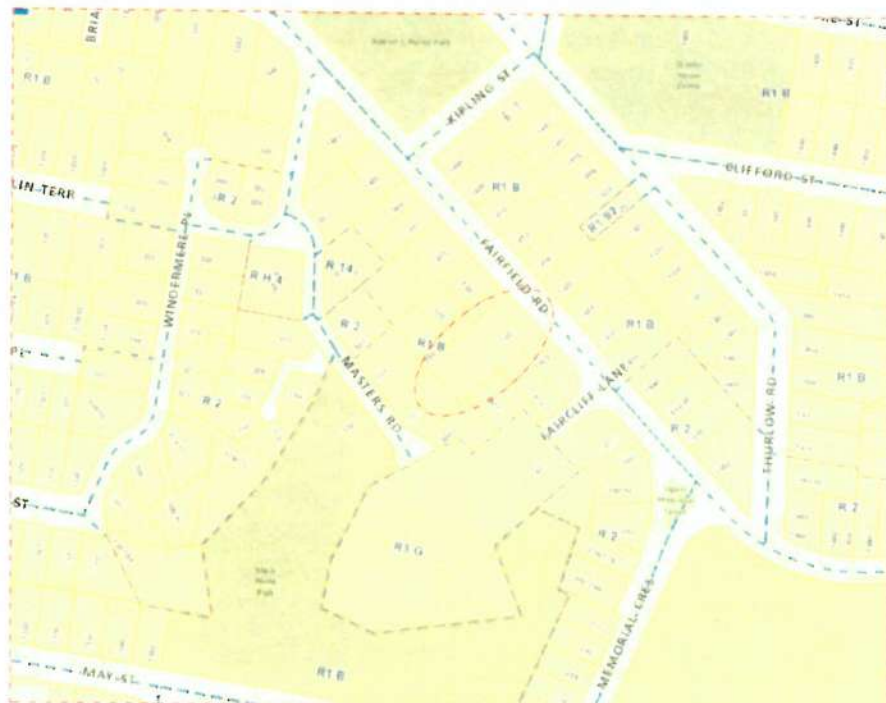
STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.656.5155

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JUN 23 2017
Planning & Development Department
Development Services Division

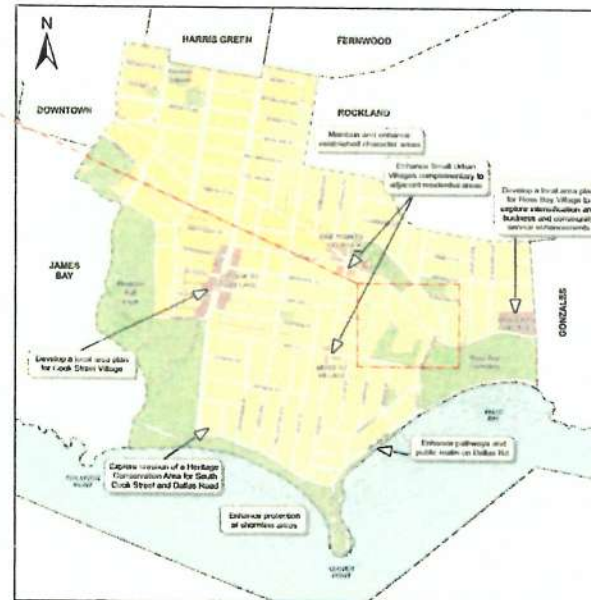
Date	Description	By	No.
15/06/21	Issue for Design Permit	RH	1
15/06/21	Design Permit Application	RH	2
15/06/21	Design Permit Application	RH	3
15/06/21	Design Permit Application	RH	4
15/06/21	Design Permit Application	RH	5
15/06/21	Design Permit Application	RH	6
15/06/21	Design Permit Application	RH	7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



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MAP 21: FAIRFIELD STRATEGIC DIRECTIONS



MAP 21
Fairfield
Strategic Directions

Urban Place Designations*

- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Mixed

Public Facilities

- Existing Public School
- Community Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

1. The City of Victoria Planning Plan is a strategic document that sets out the long-term vision and goals for the City of Victoria. It is a key tool for the City's planning and development process.

2. The Planning Plan is developed in accordance with the Planning and Development Act 2017 and the Planning and Development Regulations 2017.

3. The Planning Plan is a living document that will be updated regularly to reflect changes in the City's needs and priorities.

4. The Planning Plan is a key tool for the City's planning and development process. It is used to guide the City's decisions on land use, infrastructure, and other matters.

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Date	Description	By	No.
15 Oct 21	Issue for Dev. Perm.	RM	1
15 Oct 21	Dev. Perm. Resolution	RM	2
15 Oct 21	Dev. Perm. Resolution	RM	3
15 Oct 21	Dev. Perm. Resolution	RM	4
15 Oct 21	Dev. Perm. Resolution	RM	5
15 Oct 21	Dev. Perm. Resolution	RM	6
15 Oct 21	Dev. Perm. Resolution	RM	7

City of Victoria
Planning & Development Department
Development Services Division
1421 Fairfield Rd.
Suite 201, 4475 Viewmont Ave.
Victoria, BC V8E 4L8
www.cityofvictoria.ca
www.vicdevservices.com

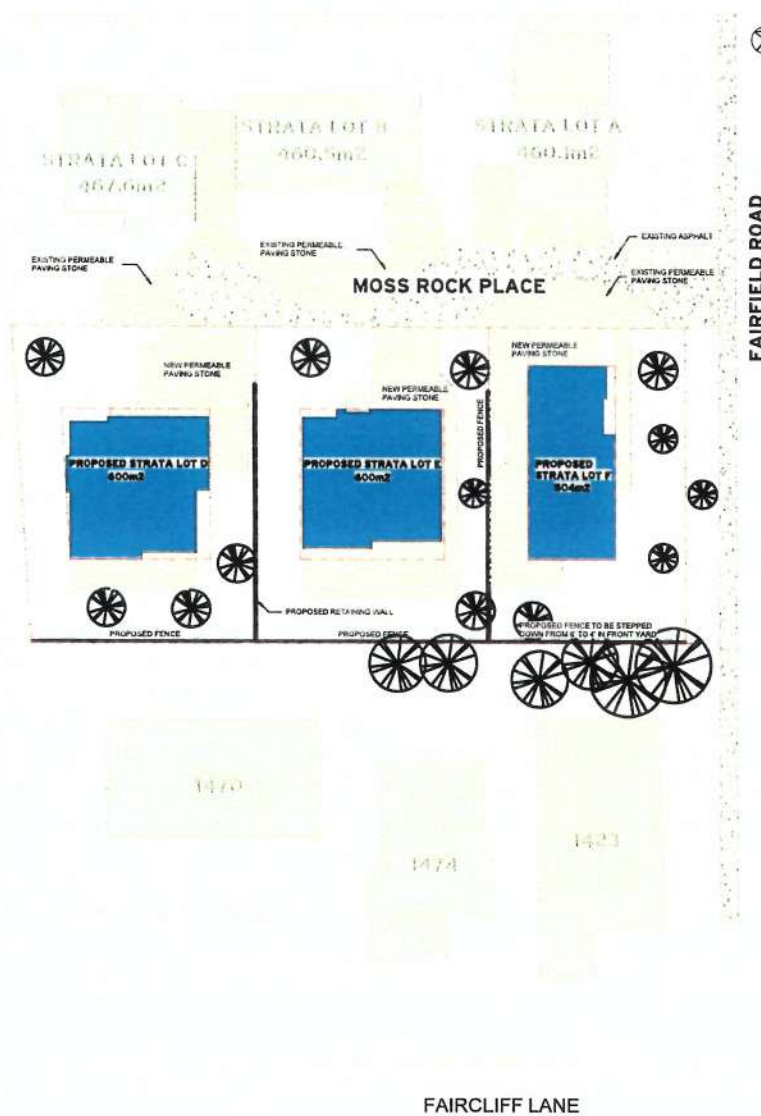
Project
1421 Fairfield Rd.
Sheet Title
Community Plan

Project No.
15115

Sheet
A1.1

JUN 23 2017

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Development Services Division



① Proposed Neighborhood Plan
1-200

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



1421 Fairfield Rd.

Sheet Title: **Proposed
Neighborhood Plan**

15115

Sheet: **A1.2** 

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Development Services Division

① Existing Survey
1 - 150

A1.3₇

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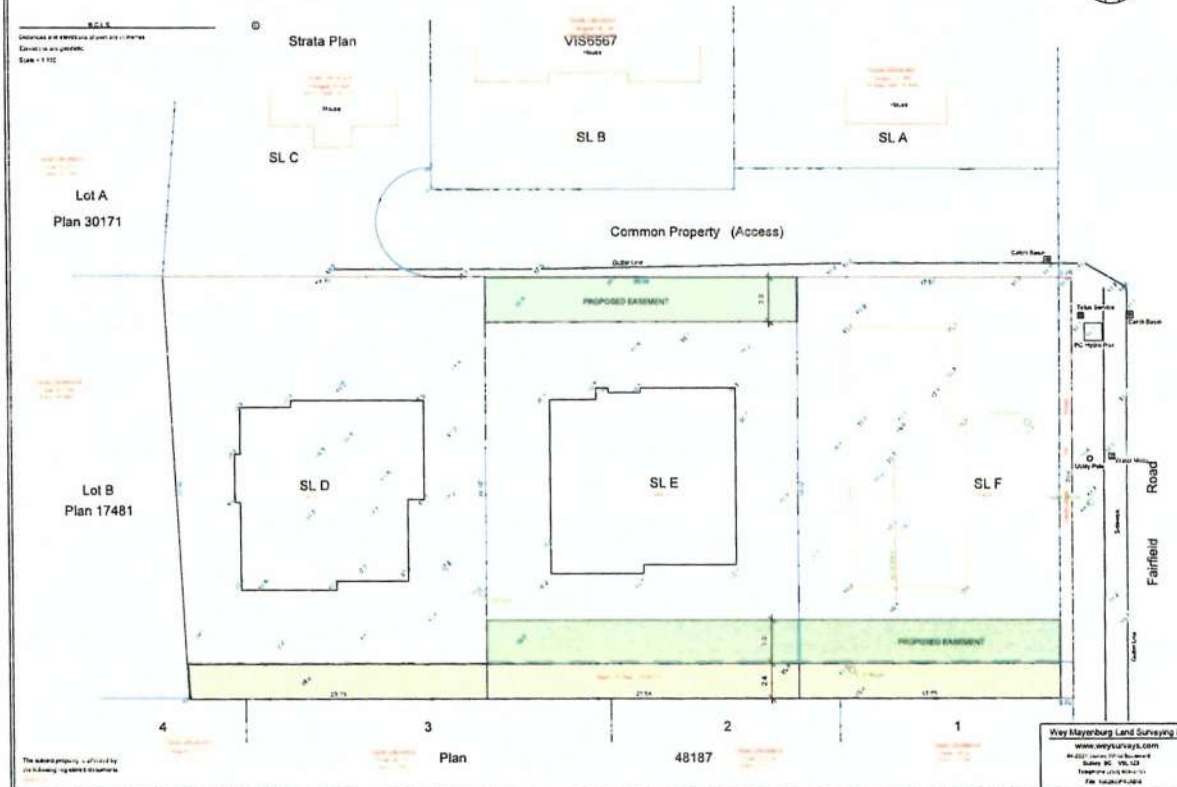
JUN 23 2017

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 plan is a preliminary plan and is subject to change without notice.
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Date	Description	By	No.
15/01/16	Issue for Dev. Permit	BD	1
15/01/16	Dev. Permit Re-assessment	BD	2
15/01/16	Dev. Permit Re-assessment	BD	3
15/01/16	Dev. Permit Re-assessment	BD	4
15/01/16	Dev. Permit Re-assessment	BD	5
15/01/16	Dev. Permit Re-assessment	BD	6
15/01/16	Dev. Permit Re-assessment	BD	7

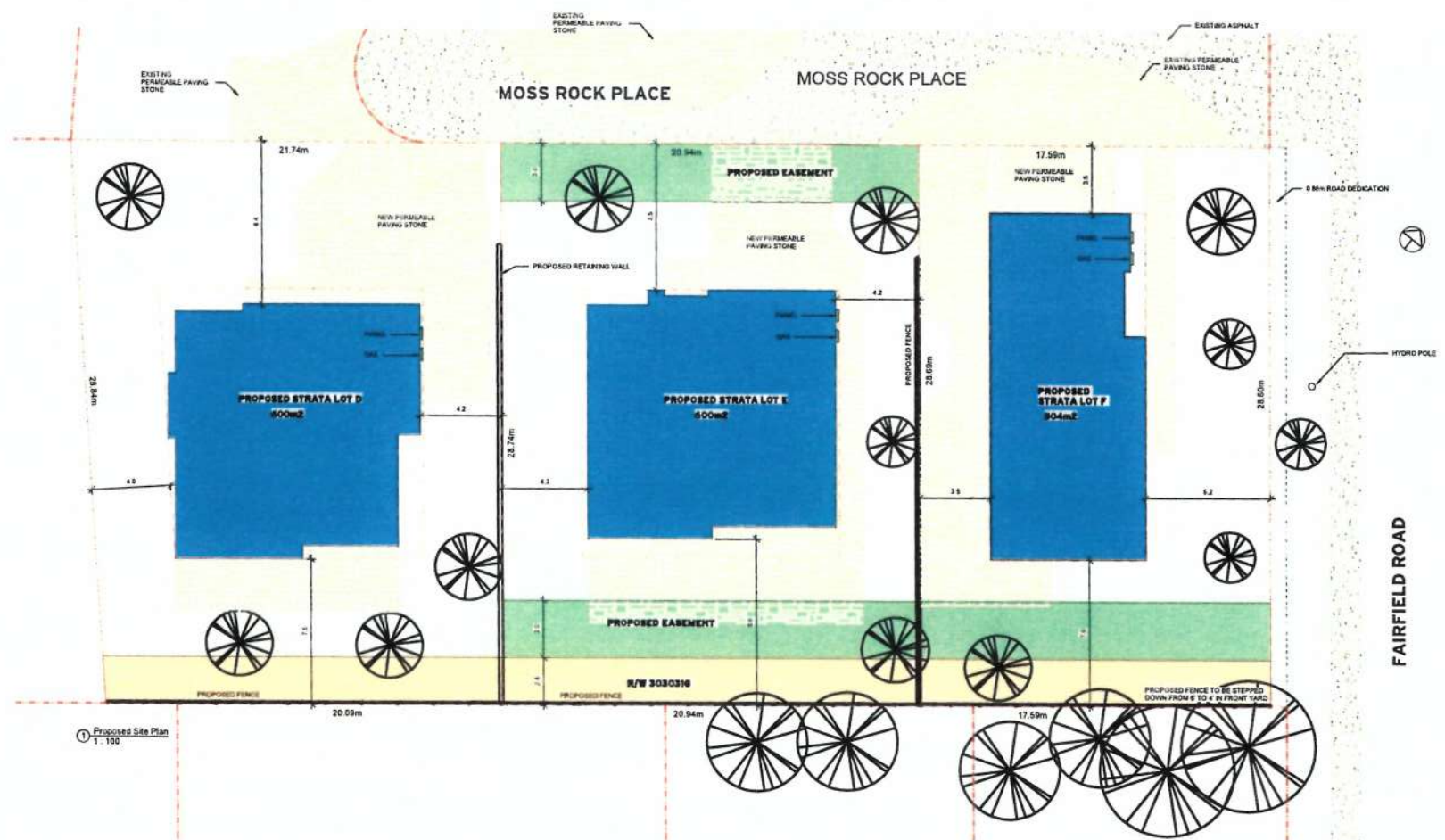
chd
RYAN HOYT
Rural & Urban Design Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8Z 6L8
250.995.0893
www.chdinc.com

Project: 1421 Fairfield Rd.
Sheet Title: Proposed Subdivision Plan
Project No.: 15115
Sheet: A1.4

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Development Services Division



Proposed Site Plan
1:100

NOTES:
1. The site plan is a preliminary design and is subject to change without notice.
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2	RM	Design Permit Application	16/06/21
3	RM	Design Permit Application	16/06/21
4	RM	Design Permit Application	16/06/21
5	RM	Design Permit Application	16/06/21
6	RM	Design Permit Application	16/06/21
7	RM	Design Permit Application	16/06/21

chd
CHIAN HOI DESIGN
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Tel: 250.688.8888
Fax: 250.688.8888
www.chianhoi.com

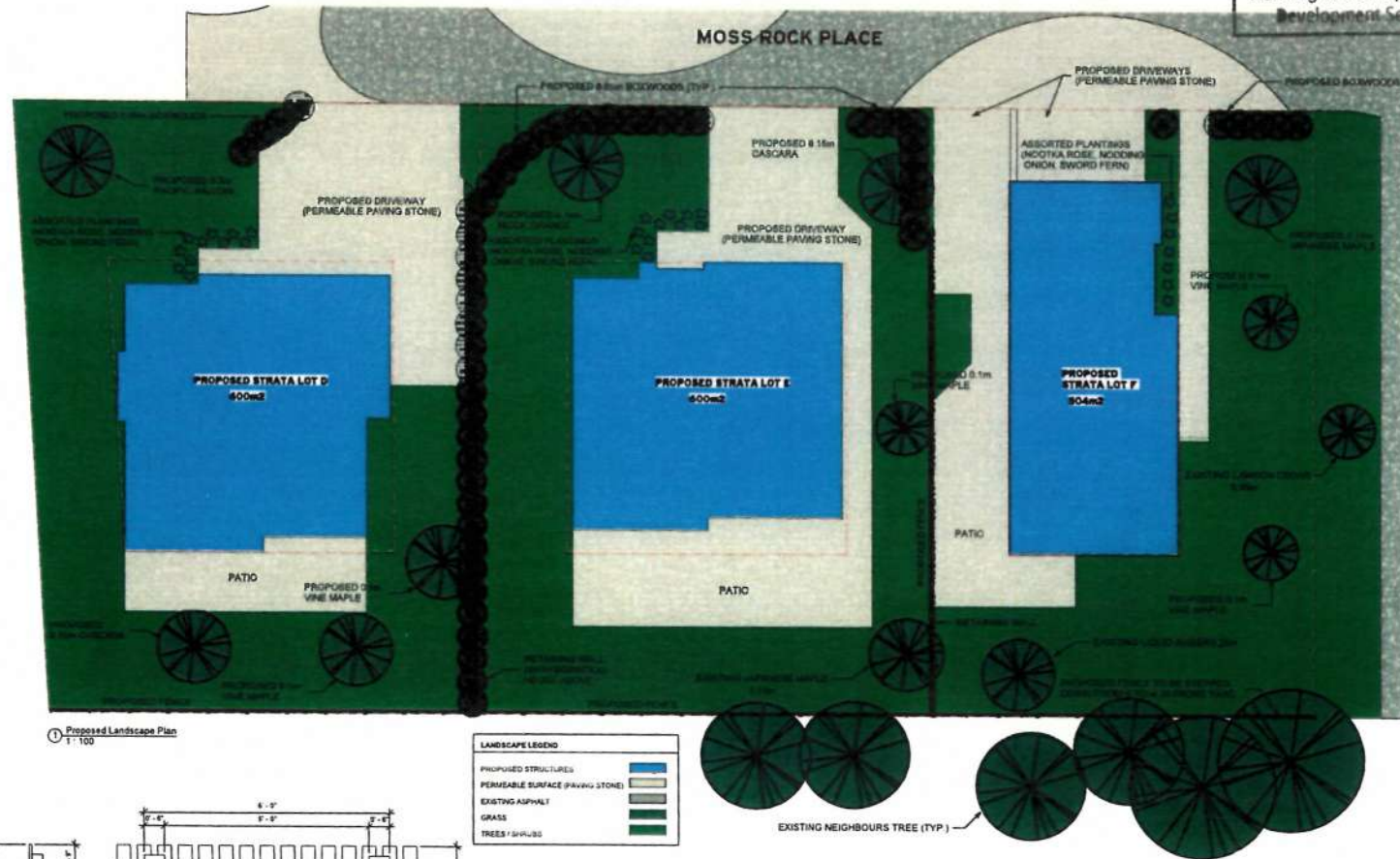
Project: 1421 Fairfield Rd.
Sheet Title: Proposed Site Plan

Project No.: 15115
Sheet: A1.5

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NOTES

1. All proposed plantings should be installed in accordance with the City of Victoria's Planting Schedule.
2. All proposed structures should be installed in accordance with the City of Victoria's Building Bylaw.
3. All proposed surfaces should be installed in accordance with the City of Victoria's Engineering Department's specifications.
4. All proposed trees should be installed in accordance with the City of Victoria's Planting Schedule.
5. All proposed shrubs should be installed in accordance with the City of Victoria's Planting Schedule.
6. All proposed fences should be installed in accordance with the City of Victoria's Building Bylaw.
7. All proposed lighting should be installed in accordance with the City of Victoria's Engineering Department's specifications.
8. All proposed irrigation should be installed in accordance with the City of Victoria's Engineering Department's specifications.
9. All proposed drainage should be installed in accordance with the City of Victoria's Engineering Department's specifications.
10. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.
11. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.
12. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.
13. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.
14. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.
15. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.
16. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.
17. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.
18. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.
19. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.
20. All proposed retaining walls should be installed in accordance with the City of Victoria's Engineering Department's specifications.

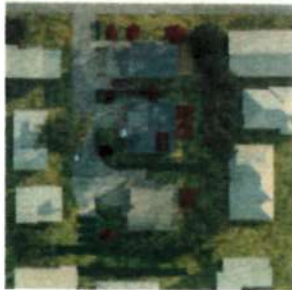
Date	Description	By	No.
15/06/17	Issue for Dev. Permit	RH	1
16/06/17	Dev. Permit Submission	RH	2
17/06/17	Dev. Permit Submission	RH	3
18/06/17	Dev. Permit Submission	RH	4
19/06/17	Dev. Permit Submission	RH	5
20/06/17	Dev. Permit Submission	RH	6
21/06/17	Dev. Permit Submission	RH	7

rh
Landscape Architecture
Ryan Harg Design Inc.
Suite 207, 4375 Vancouver Ave.
Victoria, BC V8E 6L6
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 2:00 pm



EQUINOX 5:00 pm



SUMMER SOLSTICE 9:00 am



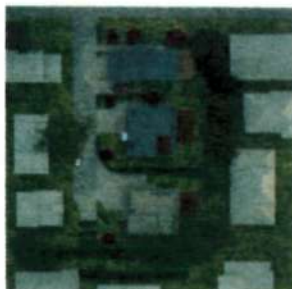
SUMMER SOLSTICE 12:00 pm



SUMMER SOLSTICE 2:00 pm



SUMMER SOLSTICE 5:00 pm



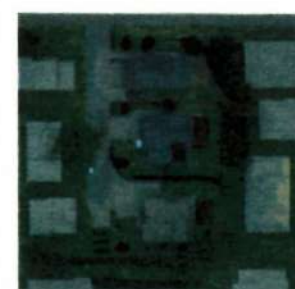
WINTER SOLSTICE 9:00 am



WINTER SOLSTICE 12:00 pm



WINTER SOLSTICE 2:00 pm



WINTER SOLSTICE 5:00 pm

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City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division

NOTES

1. The proposed development is located on a site that is currently zoned for residential use. The proposed development is consistent with the zoning requirements for the site.
2. The proposed development is consistent with the City of Victoria's Official Community Plan (OCP) and the City's Strategic Plan.
3. The proposed development is consistent with the City's Environmental Assessment (EA) process.
4. The proposed development is consistent with the City's Heritage Conservation Act (HCA) and the City's Heritage Conservation Regulations.

Date	Description	By	No.
15 Oct 11	Initial Design Permit	RH	1
15 Oct 11	Design Permit Submission	RH	2
15 Oct 11	Design Permit Submission	RH	3
15 Oct 11	Design Permit Submission	RH	4
15 Oct 11	Design Permit Submission	RH	5
15 Oct 11	Design Permit Submission	RH	6
15 Oct 11	Design Permit Submission	RH	7

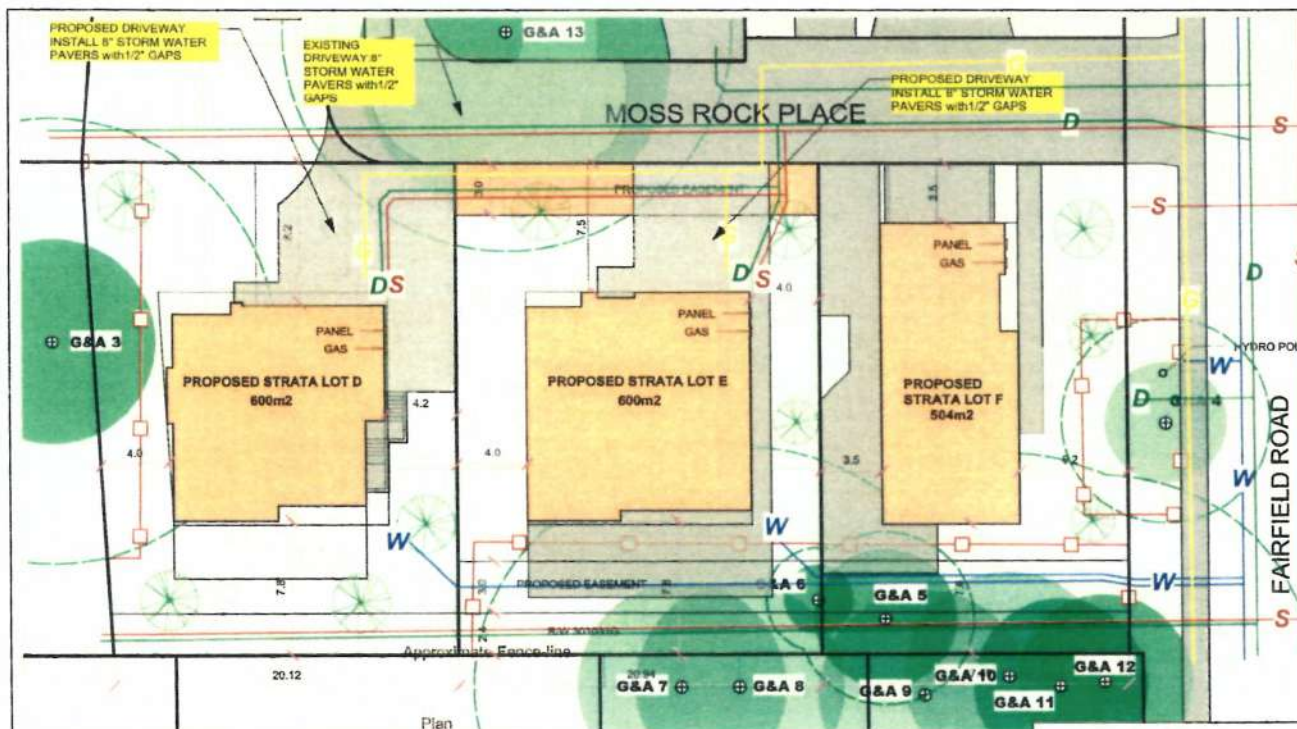
RYAN HOY
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info@ryanhoydesign.com
www.ryanhoydesign.com

Project: **1421 Fairfield Rd.**

Sheet Title: **Shadowdown Study**

Project No.: **15115**

Sheet: **A1.8**



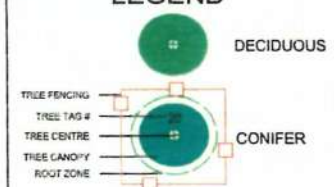
- ### TREE PRESERVATION MEASURES
- Before site preparation begins, erect tree protection fencing and armoring as indicated. Contact project arborist to inspect fencing & armored area and review tree protection plan drawing with building contractor on site. In sections adjacent to trees designated for 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.



LEGEND



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
			SHEET NO.	T - 2
1	FOR REVIEW	JUN 23 2017		
REV NO	DESCRIPTION	DATE		

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JUN 23 2017

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Development Services Division

1. A tree is a plant with a woody stem, growing upright and with a trunk at least 10 cm in diameter at 1.37 m above the ground. This definition includes trees that are planted or propagated by other means, such as cuttings, grafts, or other methods, and trees that are growing in pots or other containers.

2. A tree is a plant with a woody stem, growing upright and with a trunk at least 10 cm in diameter at 1.37 m above the ground. This definition includes trees that are planted or propagated by other means, such as cuttings, grafts, or other methods, and trees that are growing in pots or other containers.

3. A tree is a plant with a woody stem, growing upright and with a trunk at least 10 cm in diameter at 1.37 m above the ground. This definition includes trees that are planted or propagated by other means, such as cuttings, grafts, or other methods, and trees that are growing in pots or other containers.

4. A tree is a plant with a woody stem, growing upright and with a trunk at least 10 cm in diameter at 1.37 m above the ground. This definition includes trees that are planted or propagated by other means, such as cuttings, grafts, or other methods, and trees that are growing in pots or other containers.

Date	By	No.	Description
15/04/15	JG	1	Initial Design, Permit
15/04/15	JG	2	Design Development, Permit
15/04/15	JG	3	Design Development, Permit
15/04/15	JG	4	Design Development, Permit
15/04/15	JG	5	Design Development, Permit
15/04/15	JG	6	Design Development, Permit
15/04/15	JG	7	Design Development, Permit
15/04/15	JG	8	Design Development, Permit
15/04/15	JG	9	Design Development, Permit
15/04/15	JG	10	Design Development, Permit
15/04/15	JG	11	Design Development, Permit
15/04/15	JG	12	Design Development, Permit
15/04/15	JG	13	Design Development, Permit
15/04/15	JG	14	Design Development, Permit
15/04/15	JG	15	Design Development, Permit
15/04/15	JG	16	Design Development, Permit
15/04/15	JG	17	Design Development, Permit
15/04/15	JG	18	Design Development, Permit
15/04/15	JG	19	Design Development, Permit
15/04/15	JG	20	Design Development, Permit

Project: 1421 Fairfield Rd.

Sheet: Proposed Tree Plan

Project No. 15115

Sheet No. A1.9



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Development Services Division

GENERAL NOTES

1. All elevations are shown in perspective. The architect is not responsible for the accuracy of the elevations. The architect is not responsible for the accuracy of the elevations. The architect is not responsible for the accuracy of the elevations.
2. The architect is not responsible for the accuracy of the elevations. The architect is not responsible for the accuracy of the elevations. The architect is not responsible for the accuracy of the elevations.
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4. The architect is not responsible for the accuracy of the elevations. The architect is not responsible for the accuracy of the elevations. The architect is not responsible for the accuracy of the elevations.

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

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www.ryanhoym.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.	Sheet
15 Oct 07	Issue for Dev. Perms	RH	1	
15 Oct 07	Dev. Permit Re-submission	RH	2	
15 Oct 07	Dev. Permit Re-submission	RH	3	
17 Feb 07	Dev. Permit Re-submission	RH	4	
17 Feb 07	Dev. Permit Re-submission	RH	5	
17 Feb 07	Dev. Permit Re-submission	RH	6	
17 Feb 07	Dev. Permit Re-submission	RH	7	

ch RYAN HOYE
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Victoria, BC V8S 6L8
250.899.8873
www.ryanhoype.com

Project: 1421 Fairfield Rd.
Sheet Title: Development Perspectives

Project No.: 15115

Sheet: A3.1

JUN 23 2017

Planning & Development Department
Development Services Division

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Date	Description	By	No.
15Oct81	Unst for Dev. Parml	PR	1
15Oct81	Dev. Parml Pseudomoxia	PR	2
16Oct81	Dev. Parml Pseudomoxia	PR	3
16Oct82	Dev. Parml Pseudomoxia	PR	4
17Mar87	Dev. Parml Pseudomoxia	PR	5
12Mar87	Dev. Parml Pseudomoxia	PR	6
14Mar87	Dev. Parml Pseudomoxia	PR	7



Project:
1421 Fairfield Rd.

Sheet Title: Development Perspectives

Project No.: 15115

Sheet: **A3.2** 

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Date	Description	By	No
1550401	Signage for Deer, Fawns	BH	1
1550414	Deer Permit Resubmission	BH	2
1550422	Deer Permit Resubmission	BH	3
1560422	Deer Permit Resubmission	BH	4
1574607	Deer Permit Resubmission	BH	5
1574607	Deer Permit Resubmission	BH	6
1574607	Deer Permit Resubmission	BH	7
1574607	Deer Permit Resubmission	BH	7

rhod
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www.ryanhoytdesigns.com

Project
1421 Fairfield Rd.

Sheet Title: Development Perspectives

Project No.: 15115

Sheet: **A3.3** 

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Development Services Division



1. An external panel, formed, designed, constructed and able to be changed, created by the design team, to be used to make decisions on the project. The external panel will be made up of representatives of the design team, the client, the project manager and the project sponsor. The external panel will be made up of representatives of the design team, the client, the project manager and the project sponsor. The external panel will be made up of representatives of the design team, the client, the project manager and the project sponsor.
2. The external panel will be made up of representatives of the design team, the client, the project manager and the project sponsor. The external panel will be made up of representatives of the design team, the client, the project manager and the project sponsor. The external panel will be made up of representatives of the design team, the client, the project manager and the project sponsor.
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Date:	Description:	By:	No.:
15/04/21	1st amt for Dev. Perm.	RH	1
15/04/21	2nd amt for Dev. Perm.	RH	2
15/04/21	3rd amt for Dev. Perm.	RH	3
16/04/21	Dev. Perm. Reassessment	RH	4
16/04/22	Dev. Perm. Reassessment	RH	5
17/04/07	Dev. Perm. Reassessment	RH	6
17/04/05	Dev. Perm. Reassessment	RH	7
12/04/21	Dev. Perm. Reassessment	RH	8



Project
1421 Fairfield Rd.

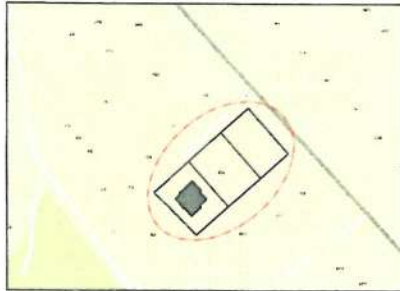
Sheet Title:
**Development
Perspectives**

Project No.: 15115

Sheet: **A3.4** 

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

GROSS FLOOR AREA:	ALLOWABLE
SECOND FLOOR	
MAIN FLOOR:	
BASEMENT	
GARAGE	
TOTAL	280.0m2

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

PROJECT INFORMATION:

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

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.9893
INFO@RYANHOYTDISIGNS.COM

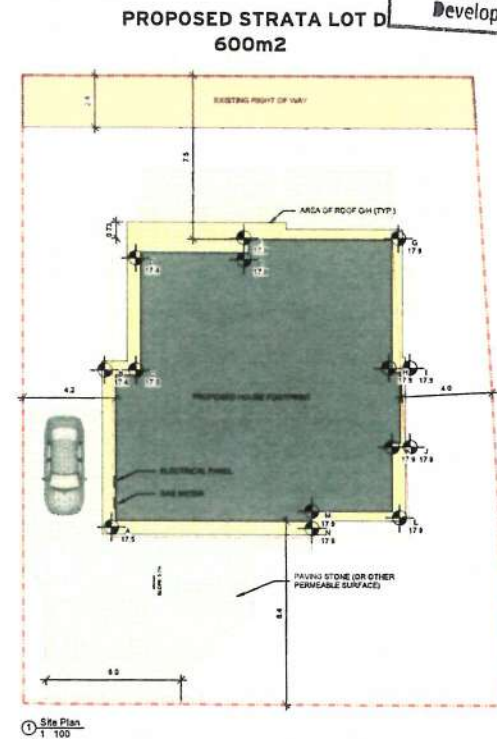
GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND
SURVEYING INC
250.656.5155

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



AVG. GRADE CALC. (PROPOSED GRADE)					AVG. GRADE CALC. (EXISTING GRADE)					AVG. GRADE CALC. (BOWEST GRADE)				
AVG. GRADE	AVG. OF POINTS	DIST. BETWEEN	TOTALS		AVG. GRADE	AVG. OF POINTS	DIST. BETWEEN	TOTALS		AVG. GRADE	AVG. OF POINTS	DIST. BETWEEN	TOTALS	
POINT "A"	17.8m	5.0m	89.0	+118	POINT "A"	17.8m	5.0m	89.0	+118	POINT "A"	17.5m	4.8m	87.6	+118
POINT "B"	17.8m	5.0m	89.0	+118	POINT "B"	17.8m	5.0m	89.0	+118	POINT "B"	17.5m	4.8m	87.6	+118
POINT "C"	17.8m	5.0m	89.0	+118	POINT "C"	17.8m	5.0m	89.0	+118	POINT "C"	17.5m	4.8m	87.6	+118
POINT "D"	17.8m	5.0m	89.0	+118	POINT "D"	17.8m	5.0m	89.0	+118	POINT "D"	17.5m	4.8m	87.6	+118
POINT "E"	17.8m	5.0m	89.0	+118	POINT "E"	17.8m	5.0m	89.0	+118	POINT "E"	17.5m	4.8m	87.6	+118
POINT "F"	17.8m	5.0m	89.0	+118	POINT "F"	17.8m	5.0m	89.0	+118	POINT "F"	17.5m	4.8m	87.6	+118
POINT "G"	17.8m	5.0m	89.0	+118	POINT "G"	17.8m	5.0m	89.0	+118	POINT "G"	17.5m	4.8m	87.6	+118
POINT "H"	17.8m	5.0m	89.0	+118	POINT "H"	17.8m	5.0m	89.0	+118	POINT "H"	17.5m	4.8m	87.6	+118
POINT "I"	17.8m	5.0m	89.0	+118	POINT "I"	17.8m	5.0m	89.0	+118	POINT "I"	17.5m	4.8m	87.6	+118
POINT "J"	17.8m	5.0m	89.0	+118	POINT "J"	17.8m	5.0m	89.0	+118	POINT "J"	17.5m	4.8m	87.6	+118
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POINT "L"	17.8m	5.0m	89.0	+118	POINT "L"	17.8m	5.0m	89.0	+118	POINT "L"	17.5m	4.8m	87.6	+118
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POINT "N"	17.8m	5.0m	89.0	+118	POINT "N"	17.8m	5.0m	89.0	+118	POINT "N"	17.5m	4.8m	87.6	+118
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POINT "P"	17.8m	5.0m	89.0	+118	POINT "P"	17.8m	5.0m	89.0	+118	POINT "P"	17.5m	4.8m	87.6	+118
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POINT "R"	17.8m	5.0m	89.0	+118	POINT "R"	17.8m	5.0m	89.0	+118	POINT "R"	17.5m	4.8m	87.6	+118
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POINT "U"	17.8m	5.0m	89.0	+118	POINT "U"	17.8m	5.0m	89.0	+118	POINT "U"	17.5m	4.8m	87.6	+118
POINT "V"	17.8m	5.0m	89.0	+118	POINT "V"	17.8m	5.0m	89.0	+118	POINT "V"	17.5m	4.8m	87.6	+118
POINT "W"	17.8m	5.0m	89.0	+118	POINT "W"	17.8m	5.0m	89.0	+118	POINT "W"	17.5m	4.8m	87.6	+118
POINT "X"	17.8m	5.0m	89.0	+118	POINT "X"	17.8m	5.0m	89.0	+118	POINT "X"	17.5m	4.8m	87.6	+118
POINT "Y"	17.8m	5.0m	89.0	+118	POINT "Y"	17.8m	5.0m	89.0	+118	POINT "Y"	17.5m	4.8m	87.6	+118
POINT "Z"	17.8m	5.0m	89.0	+118	POINT "Z"	17.8m	5.0m	89.0	+118	POINT "Z"	17.5m	4.8m	87.6	+118
GRAD. CALCULATION					GRAD. CALCULATION					GRAD. CALCULATION				
912.1m x 11m = 10,033m					568.5 x 11m = 6,253m					505.713m x 11m = 5,562.84m				

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JUN 23 1117
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Development Services Division


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Date:	Description:	By:	No.:
15Oct15	1000 for Des. Permit	RH	1
15Dec16	Des. Permit Revision	RH	2
14Sep15	Des. Permit Revision	RH	3
14Oct22	Des. Permit Revision	RH	4
17Feb07	Des. Permit Revision	RH	5
12Apr07	Des. Permit Revision	RH	6
12Jan21	Des. Permit Revision	RH	7

ryan hoyt
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Victoria, BC V8Z 6L8
250.999.9893
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project
1421 Fairfield Rd.

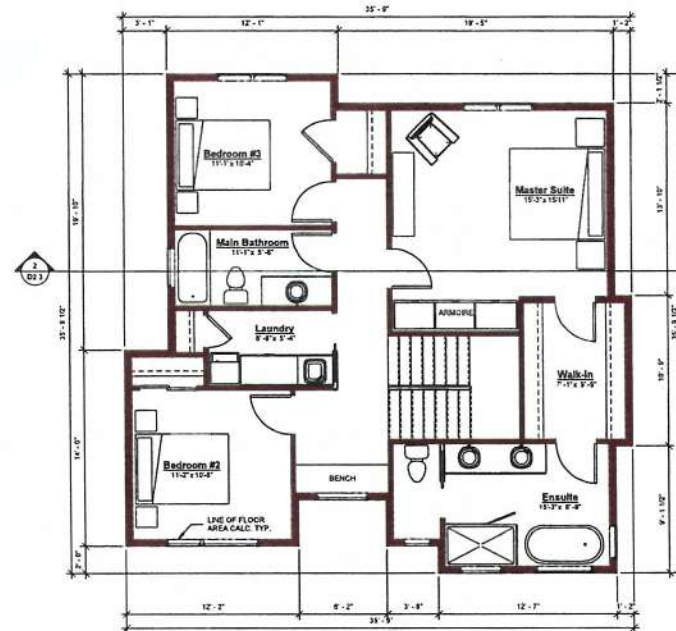
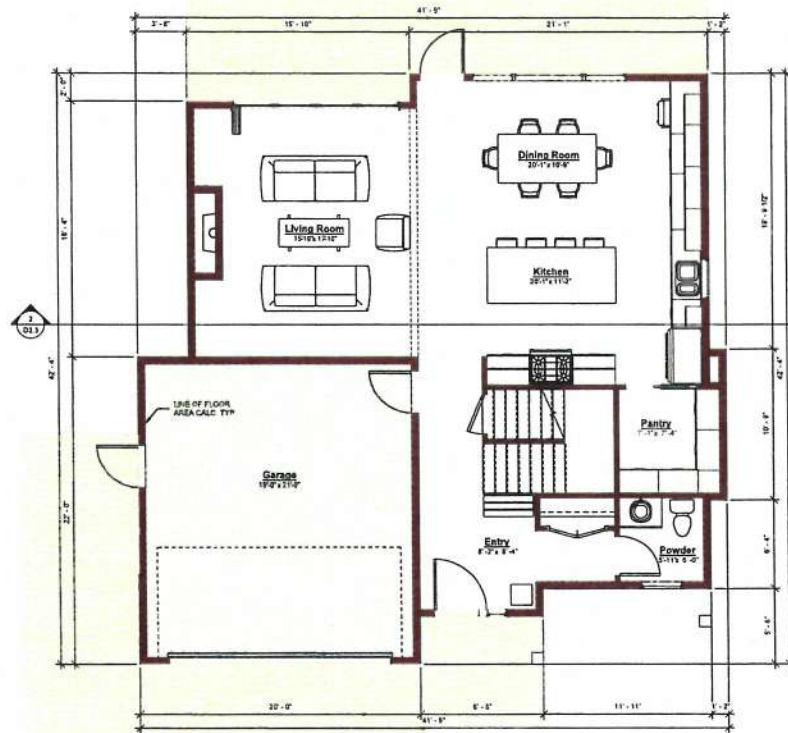
15115

Sheet D0.0 

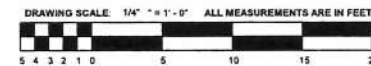
Received
City of Victoria

JUN 23 2017

Planning & Development Department
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

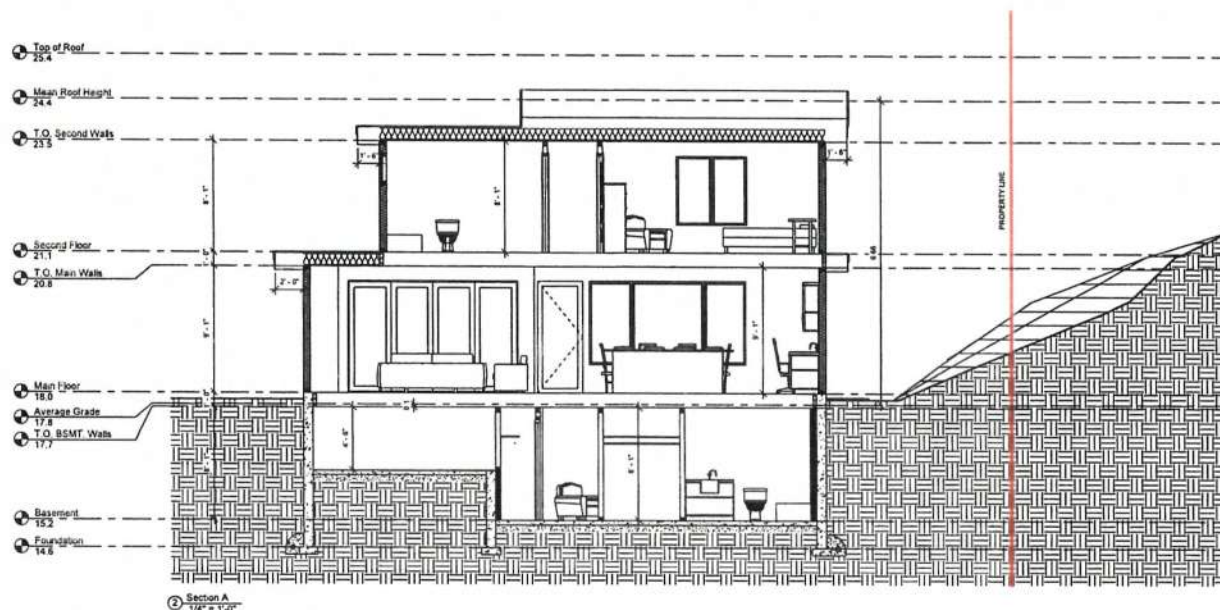
chd
RYAN H. D.Y.
Ryan H. D.Y. Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8S 6L8
250.999.8899
www.ryanhyd.com

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

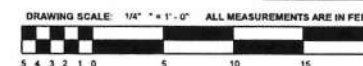
Project No.: 15115

Sheet: D2.1

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



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



NOTES:
1. All structural steel members, including connections and fasteners, shall conform to the requirements of the American Institute of Steel Construction, Inc. (AISC) and shall be fabricated in accordance with the provisions of the AISC Specification for Structural Steel Buildings. All steel members shall be painted with a rust-inhibiting primer and a protective finish.
2. The design of the foundation and retaining walls shall be in accordance with the provisions of the American Institute of Steel Construction, Inc. (AISC) and shall be fabricated in accordance with the provisions of the AISC Specification for Structural Steel Buildings. All steel members shall be painted with a rust-inhibiting primer and a protective finish.
3. The design of the roof and floor joists shall be in accordance with the provisions of the American Institute of Steel Construction, Inc. (AISC) and shall be fabricated in accordance with the provisions of the AISC Specification for Structural Steel Buildings. All steel members shall be painted with a rust-inhibiting primer and a protective finish.
4. The design of the exterior walls shall be in accordance with the provisions of the American Institute of Steel Construction, Inc. (AISC) and shall be fabricated in accordance with the provisions of the AISC Specification for Structural Steel Buildings. All steel members shall be painted with a rust-inhibiting primer and a protective finish.

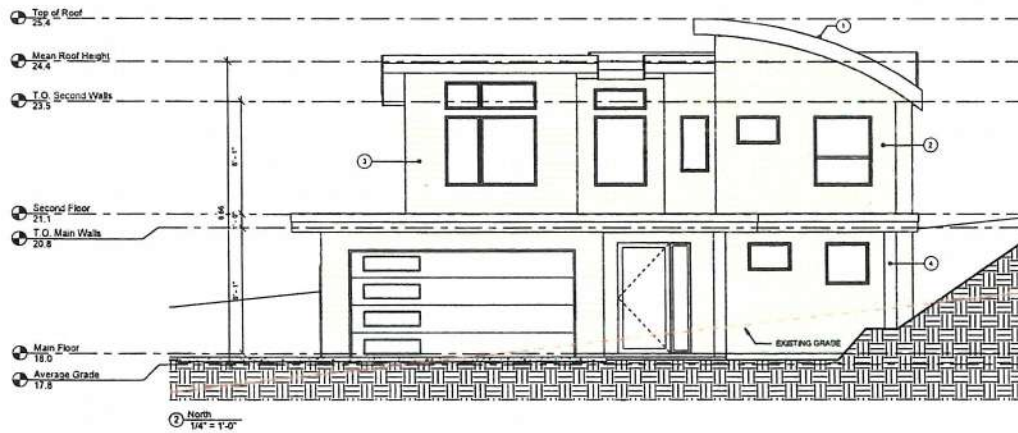
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15Oct11	Dev. Permit Re-submission	RH	3
15Oct11	Dev. Permit Re-submission	RH	4
12Feb07	Dev. Permit Re-submission	RH	5
12Feb07	Dev. Permit Re-submission	RH	6
12Feb07	Dev. Permit Re-submission	RH	7

chp
H. T. A. N. H. O. Y.
Ryan Reed Designs Inc.
1000 West 10th Ave.
Victoria, BC V8W 2L8
250.999.8893
www.ryanreedesigns.com

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

Project No.:
15115

Sheet:
D2.3



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



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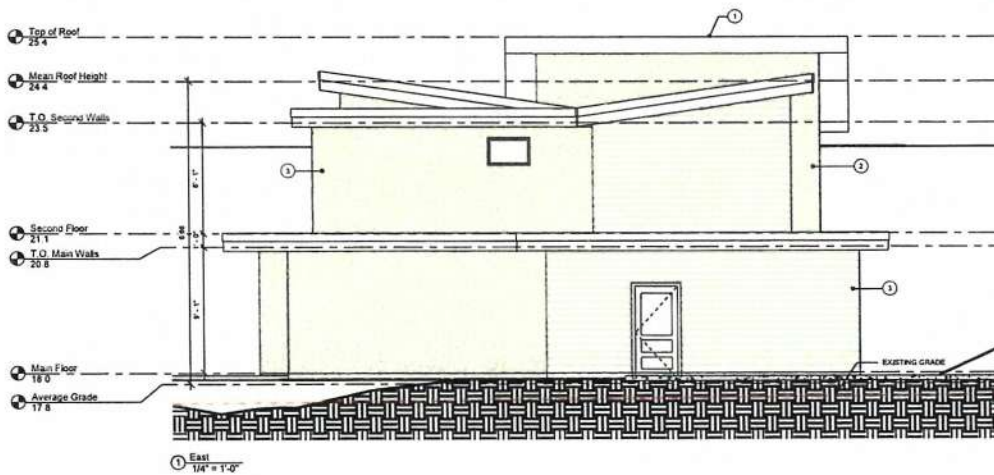
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15 Oct 11	Dev. Permit Re-submission	BH	2
15 Oct 11	Dev. Permit Re-submission	BH	3
15 Oct 11	Dev. Permit Re-submission	BH	4
15 Oct 11	Dev. Permit Re-submission	BH	5
15 Oct 11	Dev. Permit Re-submission	BH	6
15 Oct 11	Dev. Permit Re-submission	BH	7

chd
RYAN HOLT
Ryan Holt Architects Inc.
200 200 4475 Westside Ave.
Victoria, BC V8Z 4L8
250.999.9993
www.ryanholtholts.com

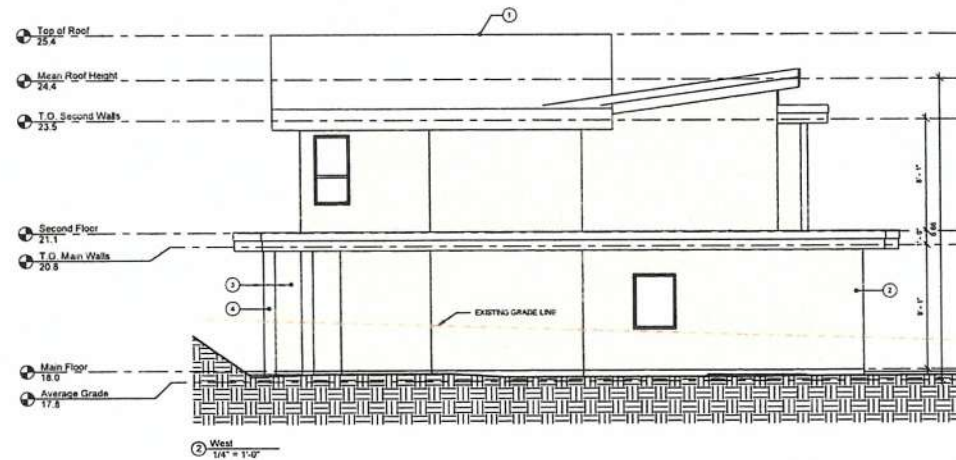
Project: 1421 Fairfield Rd.
Sheet Title: Strata Lot D - Elevations

Project No.: 15115

Sheet: D4.1



ELEVATION NOTES LEGEND	
1	2 PLY MODIFIED BUTEN ROOFING
2	ACRYLIC STUCCO
3	PAINTED WOOD SIDING
4	10"x12" WOOD POST



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GENERAL NOTES:
1. The drawings are prepared in accordance with the City of Victoria's Design Manual and the British Columbia Building Code. The drawings are prepared for the purpose of obtaining a building permit. The drawings are not to be used for any other purpose without the written consent of the architect.
2. The drawings are prepared on the basis of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.
3. The drawings are prepared on the basis of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.
4. The drawings are prepared on the basis of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

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

CHO
ARCHITECTS
Ryan Reid Architects Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8E 6L8
250.999.8877
www.ryanreidarchitects.com

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

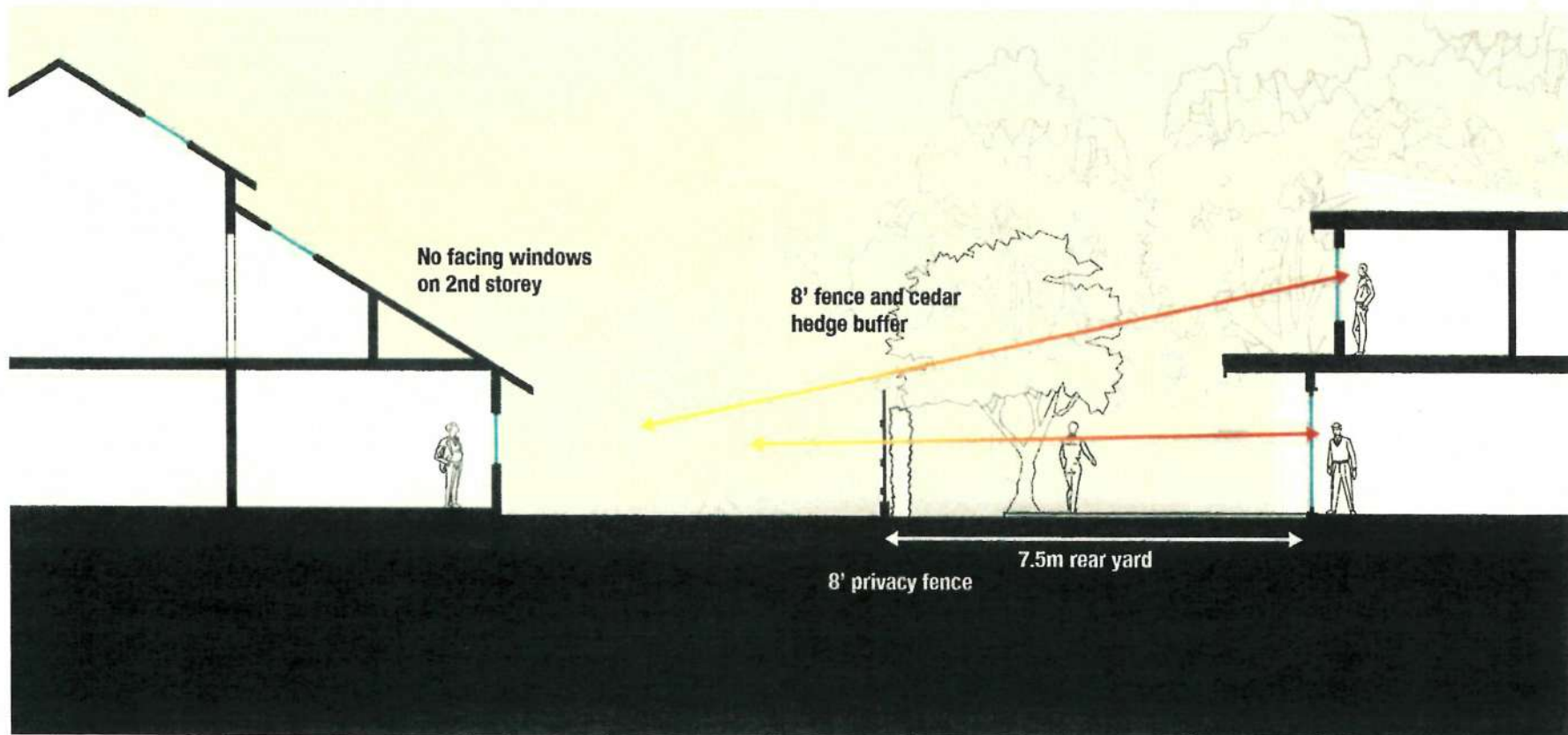
Project No: 15115

Sheet: D4.2

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Date	Description	By	No.
15/04/21	Issue for Dev. Permi.	RH	1
19/04/21	Dev. Permit Submission	RH	2
19/04/21	Dev. Permit Submission	RH	3
16/05/21	Dev. Permit Submission	RH	4
17/06/21	Dev. Permit Submission	RH	5
17/06/21	Dev. Permit Submission	RH	6
12/06/21	Dev. Permit Submission	RH	7

chd
RYAN HOYT
Ryan Hoyt Design Inc.
Suite 207, 4475 Viewport Ave.
Victoria, BC V8Z 4L8
416-996-8893
www.ryanhoytdesign.com

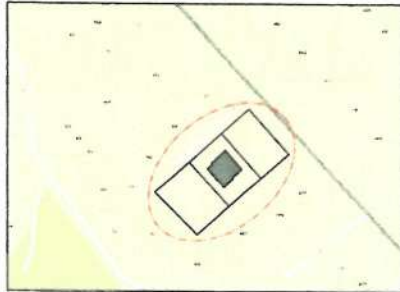
Project: 1421 Fairfield Rd.
Sheet Title: Strata Lot D - Privacy View

Project No: 15115
Sheet: D5.1

NEW CUSTOM HOME: STRATA LOT E

1421 FAIRFIELD ROAD
VICTORIA, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: PROPOSED STRATA LOT E
1421 FAIRFIELD ROAD
LOT A, PLAN VP17481,
LAND DISTRICT 57
FAIRFIELD FARM ESTATE

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.8893
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND
SURVEYING INC
250.659.5155

ZONING ANALYSIS:

ZONE: R1-B
LOT AREA: 600.0m²

GRADES: AVERAGE GRADE 15.02m

F.S.R.: ALLOWABLE
NO RESTRICTION

GROSS FLOOR AREA: ALLOWABLE

SECOND FLOOR: 90.2m² (90.2m²/139.0 = 65%)
MAIN FLOOR: 150.0m² 139.0m² - J
BASEMENT: 59.0m²
GARAGE: 39.0m²
TOTAL: 280.0m²

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%)
150.0m² 139.0m² - J
59.0m²
39.0m²
280.0m² (90.2+100.0+50.8+39.0)

PROPOSED

150.0m² (150.0/600 = 25.0%)

PROPOSED

7.01m (VARIANCE REQUIRED)

PROPOSED

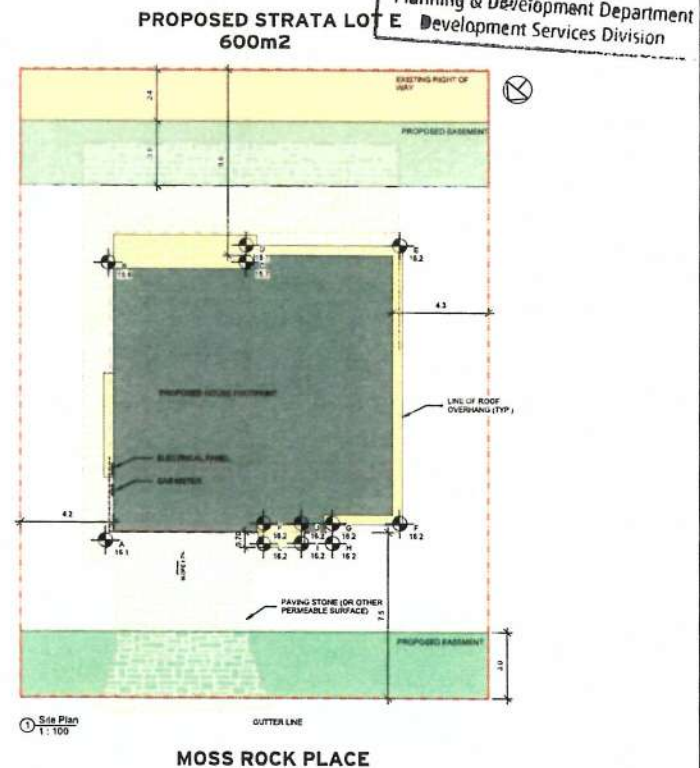
1.5 STOREY (VARIANCE REQUIRED)

PROPOSED

SHEET INDEX:

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)			
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" 15.3m	A-B (15.3 + 15.2) / 2	X 12.0m	= 204.1	POINT "A" 15.3m	A-B (15.3 + 15.2) / 2	X 12.0m	= 204.1	POINT "A" 15.3m	A-B (15.3 + 15.2) / 2	X 12.0m	= 204.1
POINT "B" 15.2m	B-C (15.2 + 15.2) / 2	X 8.4m	= 103.7	POINT "B" 15.2m	B-C (15.2 + 15.2) / 2	X 8.4m	= 103.7	POINT "B" 15.2m	B-C (15.2 + 15.2) / 2	X 8.4m	= 103.7
POINT "C" 15.2m	C-D (15.2 + 15.2) / 2	X 0.0m	= 0.0	POINT "C" 15.2m	C-D (15.2 + 15.2) / 2	X 0.0m	= 0.0	POINT "C" 15.2m	C-D (15.2 + 15.2) / 2	X 0.0m	= 0.0
POINT "D" 15.3m	D-E (15.3 + 15.2) / 2	X 8.5m	= 105.3	POINT "D" 15.3m	D-E (15.3 + 15.2) / 2	X 8.5m	= 105.3	POINT "D" 15.3m	D-E (15.3 + 15.2) / 2	X 8.5m	= 105.3
POINT "E" 15.2m	E-F (15.2 + 15.2) / 2	X 12.0m	= 204.1	POINT "E" 15.2m	E-F (15.2 + 15.2) / 2	X 12.0m	= 204.1	POINT "E" 15.2m	E-F (15.2 + 15.2) / 2	X 12.0m	= 204.1
POINT "F" 15.2m	F-G (15.2 + 15.2) / 2	X 3.3m	= 33.5	POINT "F" 15.2m	F-G (15.2 + 15.2) / 2	X 3.3m	= 33.5	POINT "F" 15.2m	F-G (15.2 + 15.2) / 2	X 3.3m	= 33.5
POINT "G" 15.2m	G-H (15.2 + 15.2) / 2	X 0.0m	= 0.0	POINT "G" 15.2m	G-H (15.2 + 15.2) / 2	X 0.0m	= 0.0	POINT "G" 15.2m	G-H (15.2 + 15.2) / 2	X 0.0m	= 0.0
POINT "H" 15.2m	H-I (15.2 + 15.2) / 2	X 0.0m	= 0.0	POINT "H" 15.2m	H-I (15.2 + 15.2) / 2	X 0.0m	= 0.0	POINT "H" 15.2m	H-I (15.2 + 15.2) / 2	X 0.0m	= 0.0
POINT "I" 15.2m	I-J (15.2 + 15.2) / 2	X 0.0m	= 0.0	POINT "I" 15.2m	I-J (15.2 + 15.2) / 2	X 0.0m	= 0.0	POINT "I" 15.2m	I-J (15.2 + 15.2) / 2	X 0.0m	= 0.0
POINT "J" 15.2m	J-K (15.2 + 15.2) / 2	X 2.2m	= 35.8	POINT "J" 15.2m	J-K (15.2 + 15.2) / 2	X 2.2m	= 35.8	POINT "J" 15.2m	J-K (15.2 + 15.2) / 2	X 2.2m	= 35.8
POINT "K" 15.3m	K-L (15.3 + 15.2) / 2	X 0.0m	= 0.0	POINT "K" 15.3m	K-L (15.3 + 15.2) / 2	X 0.0m	= 0.0	POINT "K" 15.3m	K-L (15.3 + 15.2) / 2	X 0.0m	= 0.0
POINT "L" 15.2m	L-A (15.2 + 15.2) / 2	X 0.0m	= 0.0	POINT "L" 15.2m	L-A (15.2 + 15.2) / 2	X 0.0m	= 0.0	POINT "L" 15.2m	L-A (15.2 + 15.2) / 2	X 0.0m	= 0.0
TOTAL		53.2m	= 802.1	TOTAL		53.2m	= 802.1	TOTAL		53.2m	= 802.1
GRADE CALCULATION	802.1 / 53.2m = 15.24m			GRADE CALCULATION	802.1 / 53.2m = 15.24m			GRADE CALCULATION	802.1 / 53.2m = 15.24m		



MOSS ROCK PLACE

Received
City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division

NOTES:

1. The proposed development is subject to the following conditions:
 - a. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Community Plan (OCP) and the City of Victoria's Zoning Bylaw (ZB).
 - b. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - c. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - d. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - e. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - f. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - g. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - h. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - i. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - j. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - k. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - l. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - m. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - n. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - o. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
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 - r. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - s. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - t. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - u. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - v. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - w. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - x. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - y. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).
 - z. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division (DSD).

Date	Discipline	By	No.
15/04/17	Issue for Dev. Permt.	RH	1
15/04/17	Dev. Permt. Resubmission	RH	2
16/04/17	Dev. Permt. Resubmission	RH	3
16/04/17	Dev. Permt. Resubmission	RH	4
16/04/17	Dev. Permt. Resubmission	RH	5
16/04/17	Dev. Permt. Resubmission	RH	6
16/04/17	Dev. Permt. Resubmission	RH	7

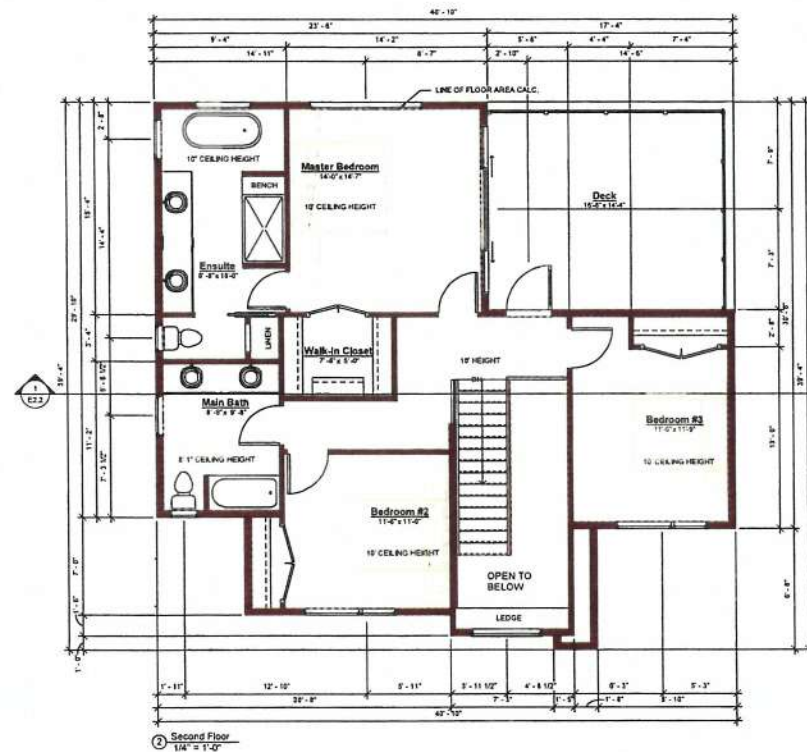
ryan hoyt
RYAN HOYT
DESIGNS INC.
250.999.8893
INFO@RYANHOYTDIGNS.COM
VICTORIA, BC V8Z 6L8

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

Project No.:
15115

Sheet:
E0.0

Planning & Development Department
Development Services Division



FLOOR AREA	
BASEMENT	547 SF
MAIN	1079 SF
UPPER	971 SF
TOTAL	<u>2597 SF</u>
GARAGE	420 SF

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

A graphic scale bar with a black and white checkerboard pattern. The bar is divided into four equal segments, each representing 5 feet. Below the bar, the numbers 5, 4, 3, 2, 1, 0, 5, 10, 15, and 20 are printed, indicating the scale in feet.


[illegible]

Date	Description	By	No.
15/04/11	Issue for Dev. Parent	RH	1
16/04/11	Issue for Dev. Parent	RH	2
16/04/11	Dev. Parent Satisfaction	RH	3
16/04/11	Dev. Parent Satisfaction	RH	4
16/04/11	Dev. Parent Satisfaction	RH	5
17/04/11	Dev. Parent Satisfaction	RH	6
17/04/11	Dev. Parent Satisfaction	RH	7
17/04/11	Dev. Parent Satisfaction	RH	8

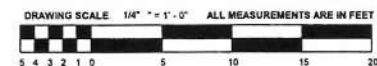
RYAN HOYT
Ryan Hoyt Designs Inc.
Suite 207, 4475 Vainment Ave.
Victoria, BC V8Z 6L8
250.999.9893
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com


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

15115

Sheet **E2.1** 

Planning & Development Department
Development Services Division



Sheet **E2.2** 

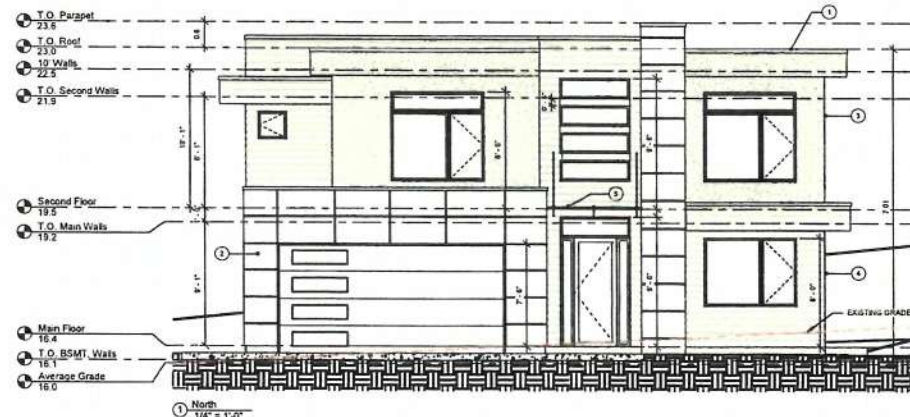
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City of Victoria

JUN 23 2017

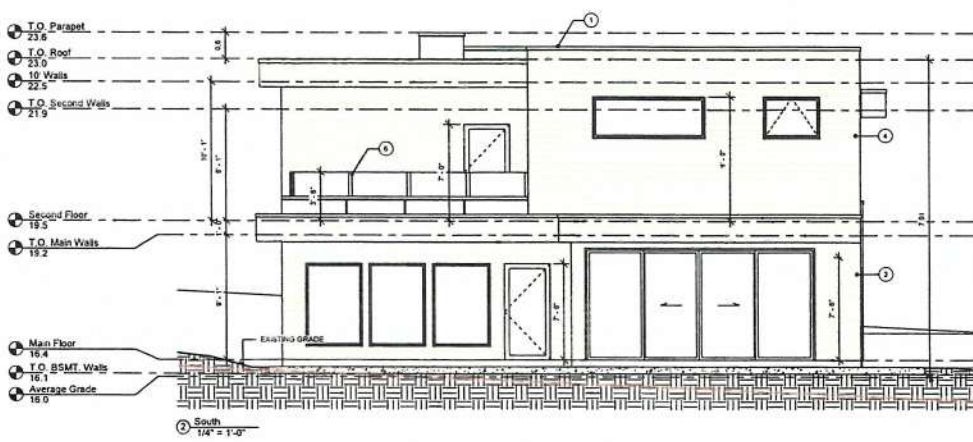
Planning & Development Department
Development Services Division

GENERAL NOTES

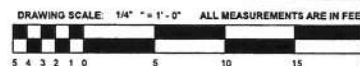
1. All drawings are subject to change without notice. The City of Victoria is not responsible for the accuracy of the information provided on these drawings. The user of these drawings is responsible for verifying the accuracy of the information provided on these drawings.
2. A 1/4" = 1'-0" scale is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



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



Date	By	Description	No.
15/04/11	RM	Issue for Dev. Permit	1
15/04/11	RM	Dev. Permit Re-submission	2
15/04/11	RM	Dev. Permit Re-submission	3
15/04/11	RM	Dev. Permit Re-submission	4
15/04/11	RM	Dev. Permit Re-submission	5
15/04/11	RM	Dev. Permit Re-submission	6
15/04/11	RM	Dev. Permit Re-submission	7

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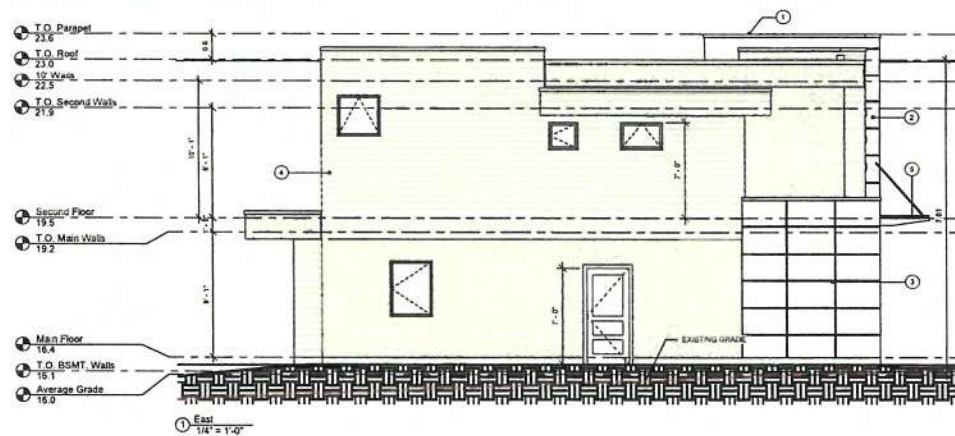
Project: 1421 Fairfield Rd. - Strata Lot E
Sheet Title: Strata Lot E - Elevations

Project No: 15115
Sheet: E4.1

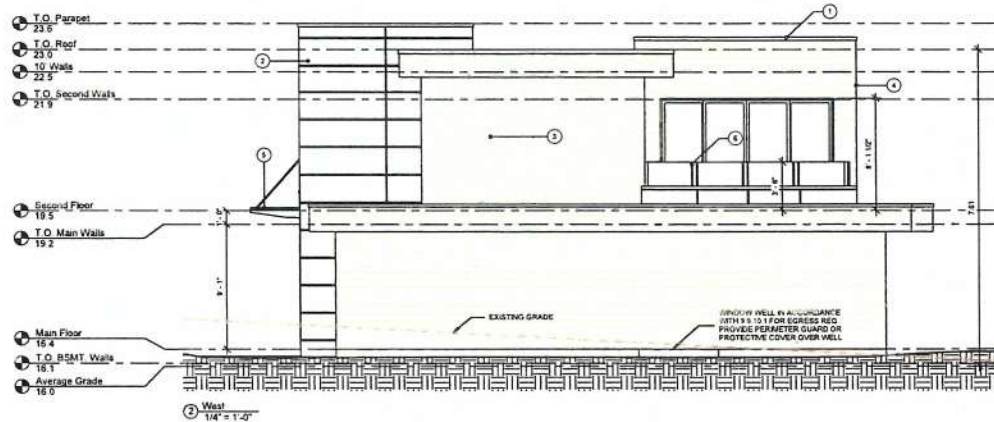
Received
City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division



ELEVATION NOTES LEGEND	
①	2 PLY MODIFIED BITUMEN ROOFING
②	ALU METAL CLADDING
③	ACRYLIC STUCCO
④	FRIGLITE WOOD Siding
⑤	GLASS CANOPY (BY OTHER)
⑥	POWDER COATED ALUMINUM GUARDRAIL 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

NOTES:
1. The owner shall be responsible for obtaining all necessary permits and approvals from the City of Victoria and the relevant authorities. The owner shall also be responsible for obtaining all necessary approvals from the relevant authorities for the proposed development.
2. The owner shall be responsible for obtaining all necessary approvals from the relevant authorities for the proposed development.
3. The owner shall be responsible for obtaining all necessary approvals from the relevant authorities for the proposed development.
4. The owner shall be responsible for obtaining all necessary approvals from the relevant authorities for the proposed development.
5. The owner shall be responsible for obtaining all necessary approvals from the relevant authorities for the proposed development.
6. The owner shall be responsible for obtaining all necessary approvals from the relevant authorities for the proposed development.
7. The owner shall be responsible for obtaining all necessary approvals from the relevant authorities for the proposed development.

Date	Description	By	No.
15 Oct 17	Issue for Dev. Permit	RH	1
15 Dec 17	Dev. Permit Disposition	RH	2
15 Jan 18	Dev. Permit Disposition	RH	3
15 Feb 18	Dev. Permit Disposition	RH	4
15 Mar 18	Dev. Permit Disposition	RH	5
15 Apr 18	Dev. Permit Disposition	RH	6
15 May 18	Dev. Permit Disposition	RH	7

RYAN HOYT
Ryan Hoyt Design Inc.
Suite 207, 4415 Vancouver Ave.
Victoria, BC V8E 6L8
Tel: 250.699.9999
www.ryanhoytdesign.com

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

Project No.: 15115

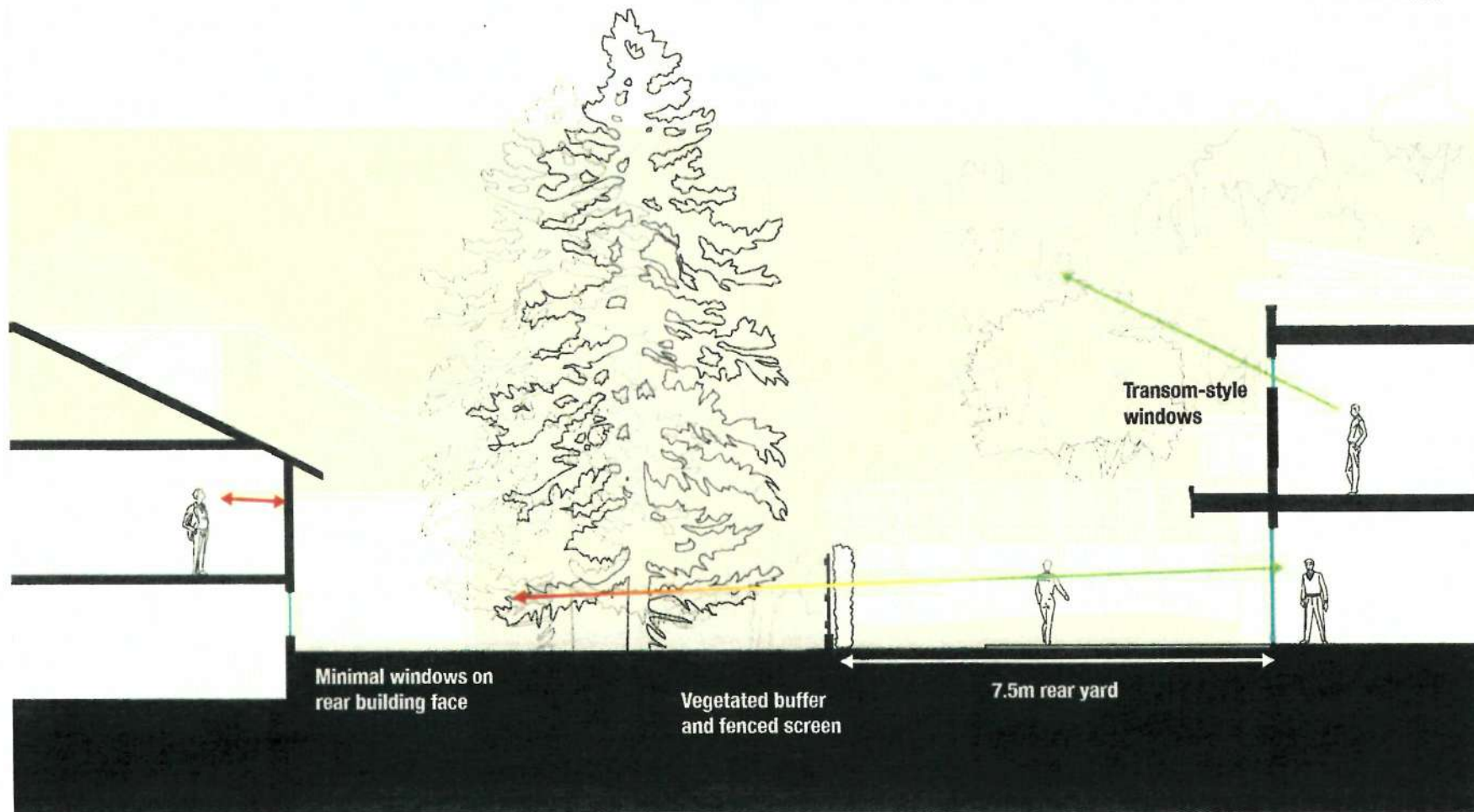
Sheet: E4.2

Received

City of Victoria

JUN 23 117

Planning & Development Department
Development Services Division



NOTES:

1. All drawings are prepared using AutoCAD and are subject to change without notice. The City of Victoria is not responsible for any errors or omissions in the drawings.
2. The drawings are prepared for the City of Victoria and are not to be used for any other purpose without the written consent of the City of Victoria.
3. The drawings are prepared for the City of Victoria and are not to be used for any other purpose without the written consent of the City of Victoria.
4. The drawings are prepared for the City of Victoria and are not to be used for any other purpose without the written consent of the City of Victoria.

Date	Description	By	No.
15/05/11	Drawn for City of Victoria	BN	1
16/05/11	Drawn for City of Victoria	BN	2
16/05/11	Drawn for City of Victoria	BN	3
16/05/11	Drawn for City of Victoria	BN	4
17/05/11	Drawn for City of Victoria	BN	5
17/05/11	Drawn for City of Victoria	BN	6
17/05/11	Drawn for City of Victoria	BN	7

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

Project No.: 15115
Sheet: E5.1

1421 FAIRFIELD ROAD
VICTORIA, BC

An aerial photograph showing a large rectangular building complex, possibly a military installation or industrial site. A red dashed oval highlights a specific section of the complex, which appears to be a smaller, darker structure. The surrounding area is mostly flat and light-colored, with some darker patches and a road or path visible on the right side.

ZONE: R1-B
LOT AREA: 504.0m²

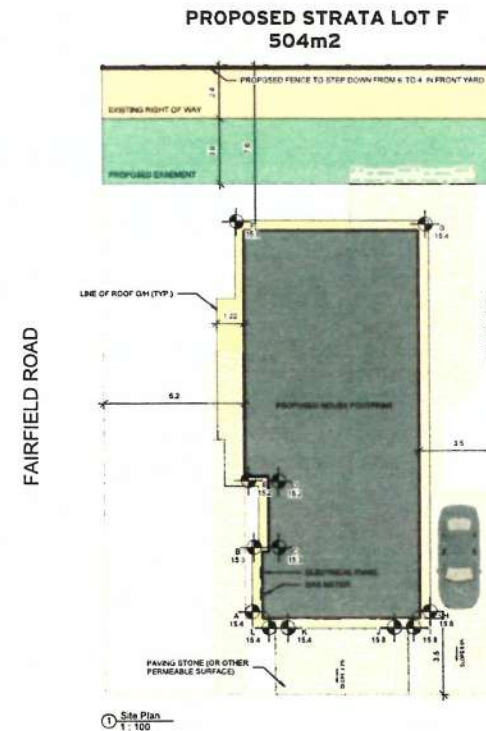
F.S.R:	ALLOWABLE NO RESTRICTION
--------	-----------------------------

SECOND FLOOR:	
MAIN FLOOR:	
BASEMENT:	
GARAGE:	
TOTAL:	300.0m ²

40%

SETBACKS:	ALLOWABLE
FRONT (W)	7.5m
REAR (E)	7.5m
SIDE (S)	3.0m
SIDE (N)	3.5m

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



AVG. GRADE CALC. (PROPOSED) GRADES					AVG. GRADE CALC. (EXISTING) GRADES					AVG. GRADE CALC. (BLOMBERG) GRADES				
GRADE POINTS	AVG. OF POINTS	DEPT.	TOTALS	AVERAGE	GRADE POINTS	AVG. OF POINTS	DEPT.	TOTALS	AVERAGE	GRADE POINTS	AVG. OF POINTS	DEPT.	TOTALS	AVERAGE
POINT "A"	15.5m	BC (15.5 + 15.5) / 2	31.0	+48.5	POINT "A"	15.5m	BC (15.5 + 15.5) / 2	31.0	+48.5	POINT "A"	15.5m	BC (15.5 + 15.5) / 2	31.0	+48.5
POINT "B"	15.5m	BC (15.5 + 15.5) / 2	31.0	+49.0	POINT "B"	15.5m	BC (15.5 + 15.5) / 2	31.0	+49.0	POINT "B"	15.5m	BC (15.5 + 15.5) / 2	31.0	+49.0
POINT "C"	15.5m	BC (15.5 + 15.5) / 2	31.0	+49.5	POINT "C"	15.5m	BC (15.5 + 15.5) / 2	31.0	+49.5	POINT "C"	15.5m	BC (15.5 + 15.5) / 2	31.0	+49.5
POINT "D"	15.5m	BC (15.5 + 15.5) / 2	31.0	+50.0	POINT "D"	15.5m	DE (15.2 + 15.2) / 2	31.0	+50.0	POINT "D"	15.5m	BC (15.5 + 15.5) / 2	31.0	+50.0
POINT "E"	15.5m	EF (15.2 + 15.2) / 2	31.0	+50.5	POINT "E"	15.5m	DE (15.2 + 15.2) / 2	31.0	+50.5	POINT "E"	15.5m	BC (15.5 + 15.5) / 2	31.0	+50.5
POINT "F"	15.5m	FG (15.2 + 15.2) / 2	31.0	+51.0	POINT "F"	15.5m	EF (15.2 + 15.2) / 2	31.0	+51.0	POINT "F"	15.5m	DE (15.2 + 15.2) / 2	31.0	+51.0
POINT "G"	15.5m	GH (15.5 + 15.5) / 2	31.0	+51.5	POINT "G"	15.5m	FG (15.2 + 15.2) / 2	31.0	+51.5	POINT "G"	15.5m	DE (15.2 + 15.2) / 2	31.0	+51.5
POINT "H"	15.5m	HI (15.5 + 15.5) / 2	31.0	+52.0	POINT "H"	15.5m	GH (15.5 + 15.5) / 2	31.0	+52.0	POINT "H"	15.5m	DE (15.2 + 15.2) / 2	31.0	+52.0
POINT "I"	15.5m	IL (15.5 + 15.5) / 2	31.0	+52.5	POINT "I"	15.5m	HA (15.5 + 15.5) / 2	31.0	+52.5	POINT "I"	15.5m	DE (15.2 + 15.2) / 2	31.0	+52.5
POINT "J"	15.5m	JK (15.5 + 15.5) / 2	31.0	+53.0	POINT "J"	15.5m	JK (15.5 + 15.5) / 2	31.0	+53.0	POINT "J"	15.5m	DE (15.2 + 15.2) / 2	31.0	+53.0
POINT "K"	15.5m	KL (15.5 + 15.5) / 2	31.0	+53.5	POINT "K"	15.5m	KL (15.5 + 15.5) / 2	31.0	+53.5	POINT "K"	15.5m	DE (15.2 + 15.2) / 2	31.0	+53.5
POINT "L"	15.5m	LA (15.5 + 15.5) / 2	31.0	+54.0	POINT "L"	15.5m	LA (15.5 + 15.5) / 2	31.0	+54.0	POINT "L"	15.5m	DE (15.2 + 15.2) / 2	31.0	+54.0
POINT "M"	15.5m	MB (15.5 + 15.5) / 2	31.0	+54.5	POINT "M"	15.5m	MB (15.5 + 15.5) / 2	31.0	+54.5	POINT "M"	15.5m	DE (15.2 + 15.2) / 2	31.0	+54.5
POINT "N"	15.5m	NC (15.5 + 15.5) / 2	31.0	+55.0	POINT "N"	15.5m	NC (15.5 + 15.5) / 2	31.0	+55.0	POINT "N"	15.5m	DE (15.2 + 15.2) / 2	31.0	+55.0
POINT "O"	15.5m	OD (15.5 + 15.5) / 2	31.0	+55.5	POINT "O"	15.5m	OD (15.5 + 15.5) / 2	31.0	+55.5	POINT "O"	15.5m	DE (15.2 + 15.2) / 2	31.0	+55.5
POINT "P"	15.5m	PE (15.5 + 15.5) / 2	31.0	+56.0	POINT "P"	15.5m	PE (15.5 + 15.5) / 2	31.0	+56.0	POINT "P"	15.5m	DE (15.2 + 15.2) / 2	31.0	+56.0
POINT "Q"	15.5m	QF (15.5 + 15.5) / 2	31.0	+56.5	POINT "Q"	15.5m	QF (15.5 + 15.5) / 2	31.0	+56.5	POINT "Q"	15.5m	DE (15.2 + 15.2) / 2	31.0	+56.5
POINT "R"	15.5m	RG (15.5 + 15.5) / 2	31.0	+57.0	POINT "R"	15.5m	RG (15.5 + 15.5) / 2	31.0	+57.0	POINT "R"	15.5m	DE (15.2 + 15.2) / 2	31.0	+57.0
POINT "S"	15.5m	SH (15.5 + 15.5) / 2	31.0	+57.5	POINT "S"	15.5m	SH (15.5 + 15.5) / 2	31.0	+57.5	POINT "S"	15.5m	DE (15.2 + 15.2) / 2	31.0	+57.5
POINT "T"	15.5m	TI (15.5 + 15.5) / 2	31.0	+58.0	POINT "T"	15.5m	TI (15.5 + 15.5) / 2	31.0	+58.0	POINT "T"	15.5m	DE (15.2 + 15.2) / 2	31.0	+58.0
TOTALS					TOTALS					TOTALS				
870.5 / 52.0m = 16.75m					870.5 / 52.0m = 16.75m					870.5 / 52.0m = 16.75m				
AVG. GRADE CALCULATION					AVG. GRADE CALCULATION					AVG. GRADE CALCULATION				
870.5 / 52.0m = 16.75m					870.5 / 52.0m = 16.75m					870.5 / 52.0m = 16.75m				

Planning & Development Department
Development Services Division

[illegible]

Date:	Description:	By:	No.:	Amount:
50 Sept 1	Issued for Dev. Fund	BH	1	
15 Dec 16	Dev. Fund Reimbursement	BH	2	
15 Dec 16	Dev. Fund Reimbursement	BH	3	
16 Dec 22	Dev. Fund Reimbursement	BH	4	
17 Feb 17	Dev. Fund Reimbursement	BH	5	
17 Feb 17	Dev. Fund Reimbursement	BH	6	
17 Feb 21	Dev. Fund Reimbursement	BH	7	

rh
RYAN HOYT

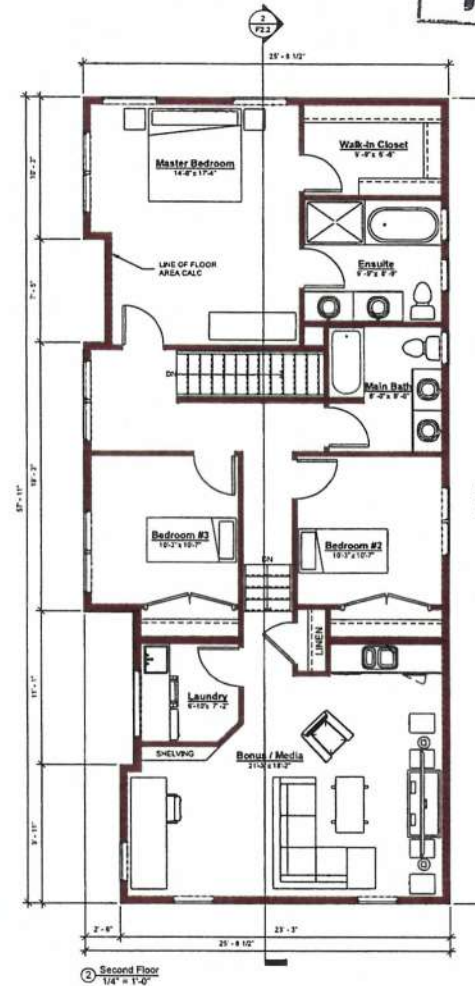
Ryan Hoyt Designs Inc.
Suite 207, 4675 Vilemont Ave.,
Victoria, BC V8Z 6L8
250.999.8883
ryan@rhdesigns.com
www.rhdesigns.com

Project	Sheet Title:
1421 Fairfield Rd.	Sirata Lot F - Cover Sheet

Project No.: 15115


Sheet: F0.0 

Planning & Development Department
Development Services Division



FLOOR AREA	
BASEMENT	688 SF
MAIN	823 SF
UPPER	1294 SF
TOTAL	<u>2805 SF</u>
GARAGE	498 SF

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



A graphic scale bar with alternating black and white segments. The segments are labeled with the numbers 5, 4, 3, 2, 1, 0, 5, 10, 15, and 20, representing feet.

GENERAL INVOICE				
Date	Description	By	No.	Amount
15/03/01	Initial Inv. Exp. - Deposit	BH 1	1	
15/03/01	Inv. Exp. - Deposit	BH 2	2	
15/03/01	Inv. Exp. - Deposit	BH 3	3	
15/03/01	Inv. Exp. - Deposit	BH 4	4	
15/03/01	Inv. Exp. - Deposit	BH 5	5	
15/03/01	Inv. Exp. - Deposit	BH 6	6	
15/03/01	Inv. Exp. - Deposit	BH 7	7	
15/03/01	Inv. Exp. - Deposit	BH 8	8	
15/03/01	Inv. Exp. - Deposit	BH 9	9	
15/03/01	Inv. Exp. - Deposit	BH 10	10	
15/03/01	Inv. Exp. - Deposit	BH 11	11	
15/03/01	Inv. Exp. - Deposit	BH 12	12	
15/03/01	Inv. Exp. - Deposit	BH 13	13	
15/03/01	Inv. Exp. - Deposit	BH 14	14	
15/03/01	Inv. Exp. - Deposit	BH 15	15	
15/03/01	Inv. Exp. - Deposit	BH 16	16	
15/03/01	Inv. Exp. - Deposit	BH 17	17	
15/03/01	Inv. Exp. - Deposit	BH 18	18	
15/03/01	Inv. Exp. - Deposit	BH 19	19	
15/03/01	Inv. Exp. - Deposit	BH 20	20	
15/03/01	Inv. Exp. - Deposit	BH 21	21	
15/03/01	Inv. Exp. - Deposit	BH 22	22	
15/03/01	Inv. Exp. - Deposit	BH 23	23	
15/03/01	Inv. Exp. - Deposit	BH 24	24	
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15/03/01	Inv. Exp. - Deposit	BH 99	99	
15/03/01	Inv. Exp. - Deposit	BH 100	100	




Project
1421 Fairfield Rd.

Project
1421 Fairfield Rd.

Sheet Title:
Strata Lot F - Floor
Plans

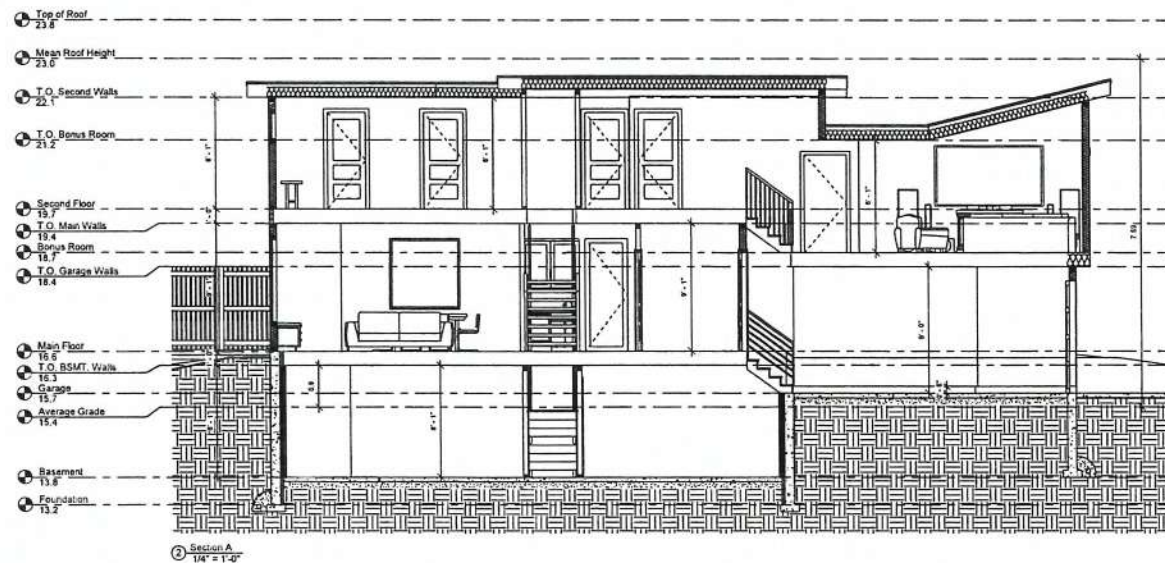
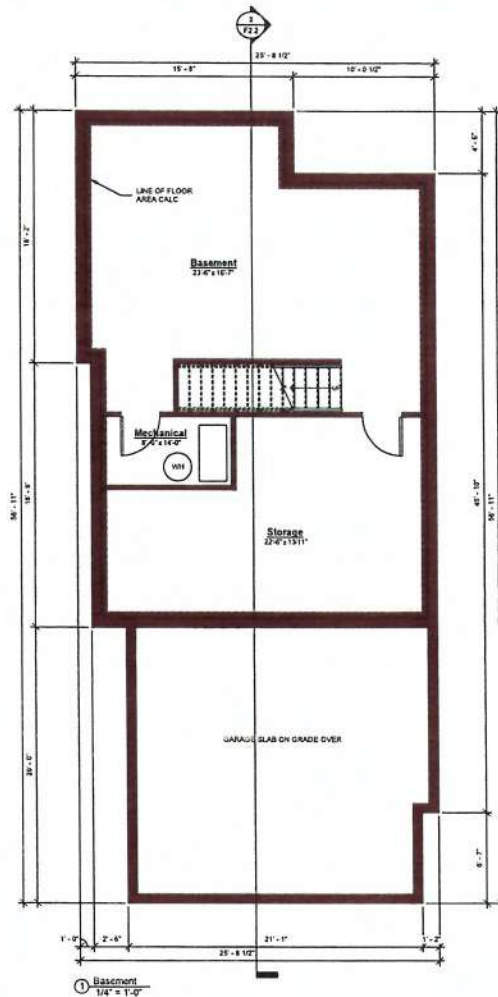
Project No. 15115

Sheet **F2.1** 

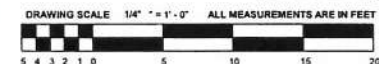
Received
City of Victoria

JUN 23 2017

Planning & Development Department
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. 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.

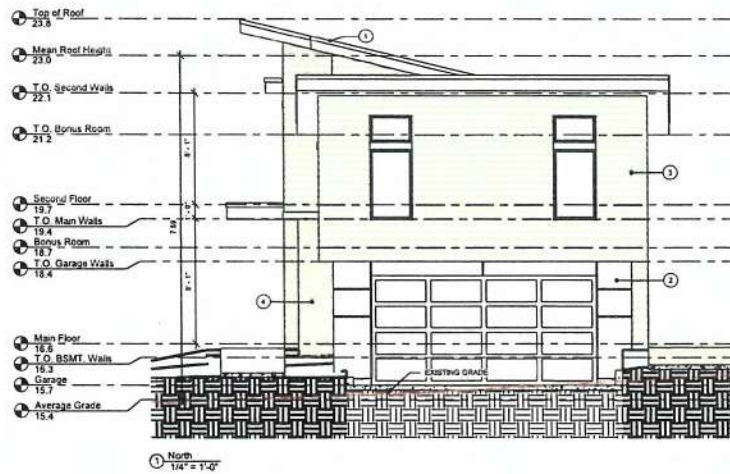
Date	Description	By	No.
15 Oct 21	Issue for Dev. Permit	BS	1
15 Dec 16	Dev. Permit Resubmission	BS	2
15 Dec 16	Dev. Permit Resubmission	BS	3
15 Dec 16	Dev. Permit Resubmission	BS	4
15 Dec 16	Dev. Permit Resubmission	BS	5
15 Dec 16	Dev. Permit Resubmission	BS	6
15 Dec 16	Dev. Permit Resubmission	BS	7

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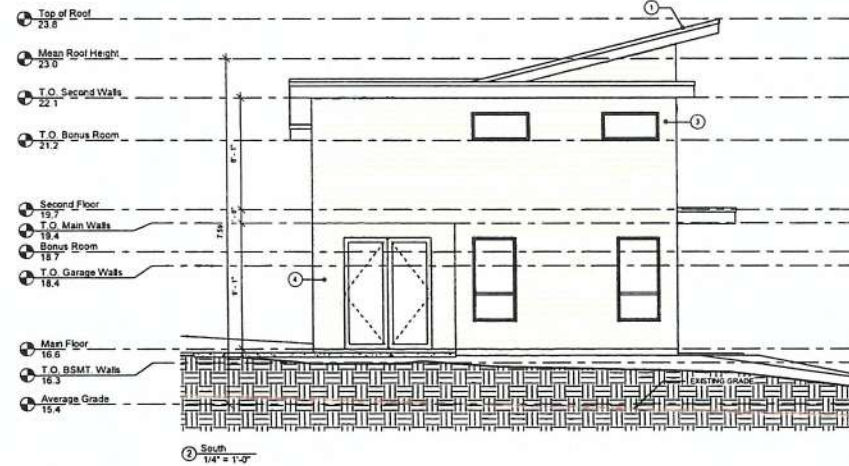
Project
1421 Fairfield Rd.
Sheet Title
Strata Lot F - Floor Plan & Section

Project No.
15115

Sheet
F2.2



ELEVATION NOTES LEGEND	
①	2 PLY MODIFIED BITUMEN ROOFING SYSTEM
②	FIBRE CEMENT PANEL GUTTER TRIM
③	FINELINE WOOD SING
④	ACRYLIC STUCCO



Received
City of Victoria

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 user of this document is responsible for verifying the accuracy of the information provided in this document.

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

Date	Description	By	No.
15 Oct 21	Issue for Dev. Permit	RH	1
18 Dec 16	Dev. Permit Resubmission	RH	2
15 Dec 16	Dev. Permit Resubmission	RH	3
15 Dec 16	Dev. Permit Resubmission	RH	4
17 Feb 07	Dev. Permit Resubmission	RH	5
17 Apr 05	Dev. Permit Resubmission	RH	6
12 June 21	Dev. Permit Resubmission	RH	7

RYAN HAY
RYAN HAY
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www.ryanhaydesigns.com

Project: 1421 Fairfield Rd.

Sheet Title: Strata Lot F - Elevations

Project No. 15115

Sheet: F4.1

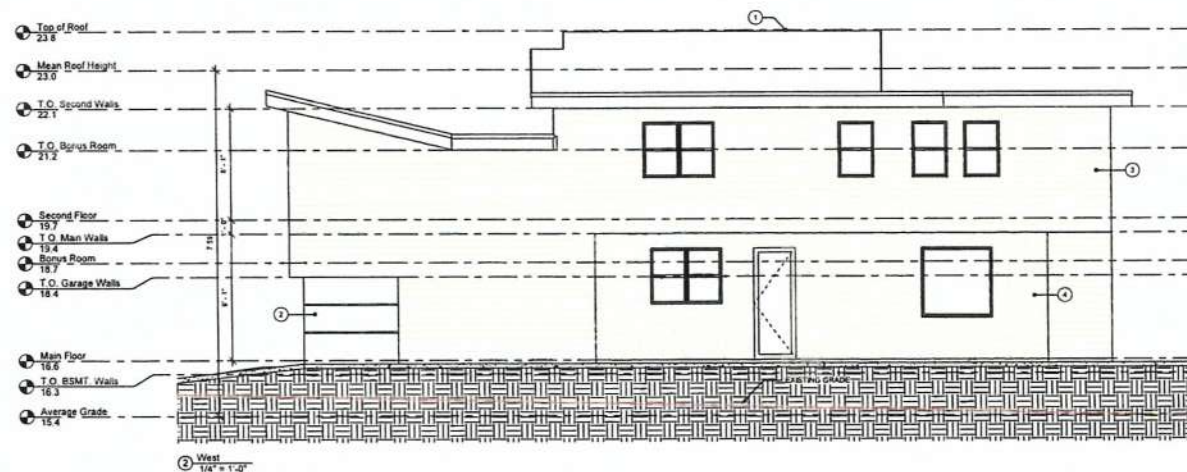


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City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division

ELEVATION NOTES LEGEND	
①	3 PLY MODIFIED BITUMEN ROOFING SYSTEM
②	FIBRE CEMENT PANEL CAN EASY TRIM
③	FINELINE WOOD SIDING
④	ACRYLIC STUCCO



GENERAL NOTES

1. The owner is responsible for obtaining all necessary permits and approvals from the City of Victoria and the relevant authorities. The owner is also responsible for ensuring that the project complies with all applicable laws, regulations, and standards.

2. The architect is responsible for the design and construction of the building. The architect is also responsible for ensuring that the project complies with all applicable laws, regulations, and standards.

3. The contractor is responsible for the construction of the building. The contractor is also responsible for ensuring that the project complies with all applicable laws, regulations, and standards.

4. The owner is responsible for the payment of all costs associated with the project. The owner is also responsible for ensuring that the project is completed on time and within budget.

Date	Description	By	No.
15/06/17	Issue for Dev. Permit	BL	1
15/06/17	Dev. Permit Application	BL	2
15/06/17	Dev. Permit Decision	BL	3
15/06/17	Dev. Permit Decision	BL	4
15/06/17	Dev. Permit Decision	BL	5
15/06/17	Dev. Permit Decision	BL	6
15/06/17	Dev. Permit Decision	BL	7

RYAN HOT

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

Project: 1421 Fairfield Rd.

Sheet Title: Strata Lot F - Elevations

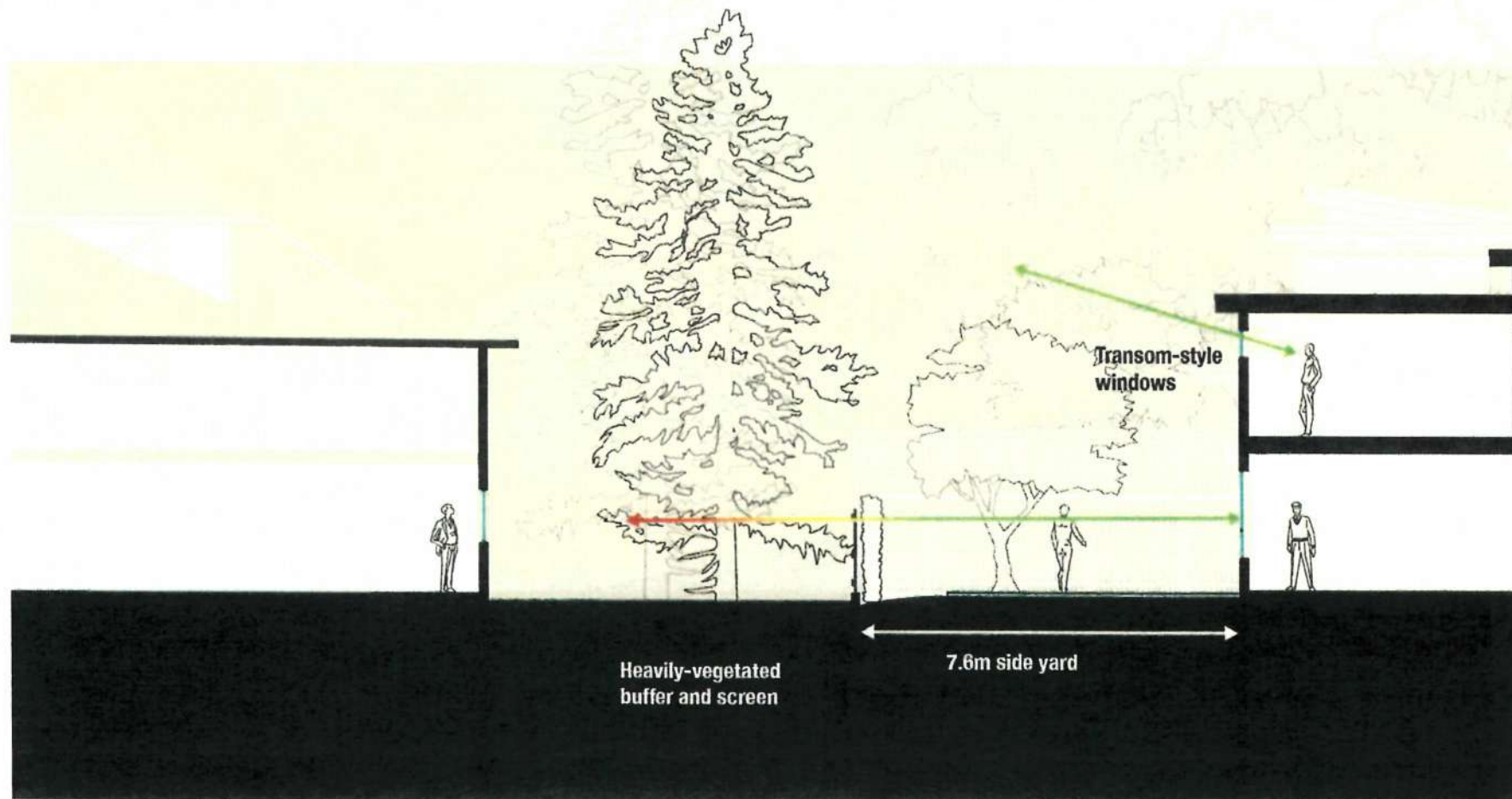
Project No: 15115

Sheet: F4.2

Received
City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division



1. The Council shall ensure that the development is in accordance with the City of Victoria Planning and Development Act 2001 and the City of Victoria Planning and Development Regulations 2002.

2. The Council shall ensure that the development is in accordance with the City of Victoria Planning and Development Act 2001 and the City of Victoria Planning and Development Regulations 2002.

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Date	Description	By	No.
15/05/17	Issue for Dev. Perm.	RH	1
15/05/17	Dev. Perm. Submission	RH	2
15/05/17	Dev. Perm. Submission	RH	3
17/06/17	Dev. Perm. Submission	RH	4
12/06/17	Dev. Perm. Submission	RH	5
12/06/17	Dev. Perm. Submission	RH	6
12/06/17	Dev. Perm. Submission	RH	7

chd
RYAN HOYT
Ryan Hoyt Architects Inc.
Suite 207, 4475 Trunton 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

1. As a means of giving greater insight into the results of the study, the authors provide a table showing the distribution of the number of subjects who were included in the study. The authors also provide a table showing the distribution of the number of subjects who were included in the study. The authors also provide a table showing the distribution of the number of subjects who were included in the study.
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Date	Description	By	No.
15Oct01	Issue for Dev. Permit	RH	1
15Oct04	Dev. Permit Reapplication	RH	2
16Oct05	Dev. Permit Reapplication	RH	3
17Feb07	Dev. Permit Reapplication	RH	4
17Feb07	Dev. Permit Reapplication	RH	5
12Apr05	Dev. Permit Reapplication	RH	6
12Apr05	Dev. Permit Reapplication	RH	7

ryan hoyt
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Project
1421 Fairfield Rd.

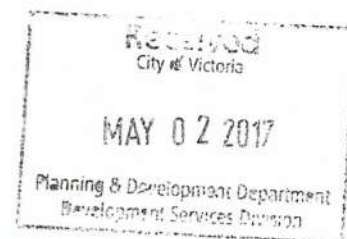
Sheet Title: Development Perspective

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.

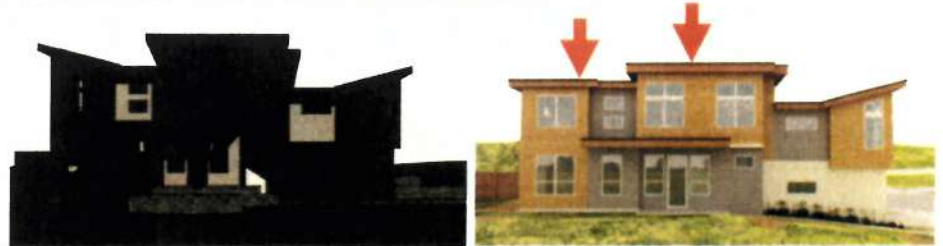
Rear-facing upper storey windows are transom style to reduce impacts.



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



Perceived scale of Lot F home has been reduced.

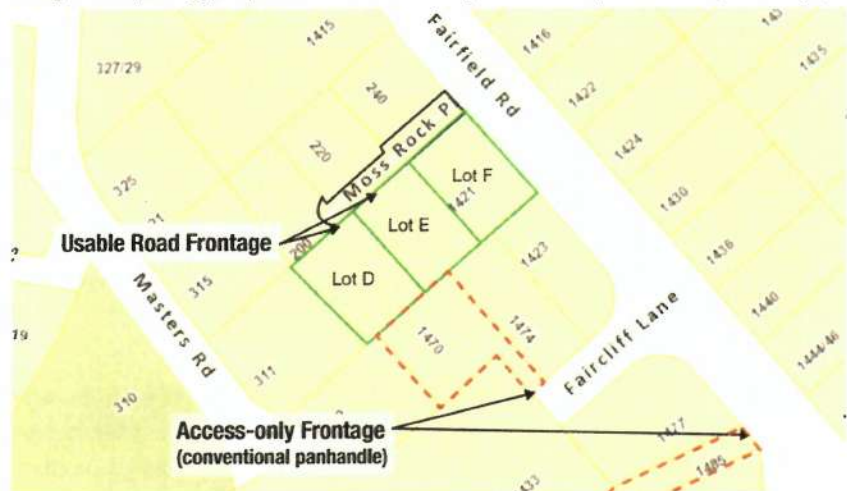


3. Panhandle Considerations & Height Variance

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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778.067.2575

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.

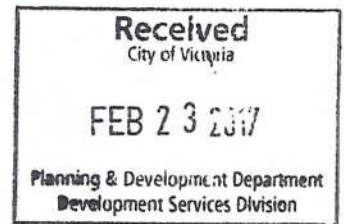
Sincerely,

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