



Committee of the Whole Report

For the Meeting of July 14, 2016

To: Planning and Land Use Committee **Date:** June 23, 2016

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

Subject: Development Permit with Variances Application No. 00004 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. 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 H (3)(a): Increase the number of storeys from 1 to 2.

Proposed Lot E

- i. Schedule H (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 H (5)(a): Increase the site coverage from 25% to 27.4%.

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

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

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

The following points were considered in assessing this application:

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

BACKGROUND

Description of Proposal

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

Specific details include:

- two storey buildings with basements
- one of the houses (Lot D) has a Secondary Suite in the basement
- design elements such as contemporary low slope rooflines, covered front entryways, and contemporary styled windows
- the exterior materials include stone veneer siding, painted fibre cement panel siding, wood siding, acrylic stucco siding, and aluminium guard rails with glass inserts
- new hard and soft landscaping would be introduced, including permeable paving stone driveways, trees, shrubs and ground cover.

Sustainability Features

As indicated in the applicant's letter dated November 4, 2015 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.

Existing Site Development and Development Potential

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

Data Table

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

Zoning Criteria	Proposal Lot D	Proposal Lot E	Zone Standard R1-B Zone
Site area (m ²) - minimum	600.00	600.00	600.00
Lot width (m) - minimum	21.74	20.94	18.00
Total floor area (m ²) - maximum	279.50	279.90	280.00
Secondary Suite floor area (m ²) - maximum	58.34	NA	90.00
Secondary Suite floor area ratio (%) - maximum	20.85	NA	40.00
Height (m) - maximum	6.80 *	7.50 *	5.00
Storeys - maximum	2 *	2 *	1
Site coverage % - maximum	24.13	27.40 *	25.00
Setbacks (m) - minimum			
Front (Moss Rock Pl.)	8.10	7.50	7.50
Rear (south)	7.80	7.80	7.50
Side (east)	4.20	4.00	4.00
Side (west)	4.00	4.00	4.00
Parking - minimum	1	1	1

Relevant History

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

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on November 16, 2015 the application was referred for a 30-day comment period to the Fairfield and Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Development Permit Area and Design Guidelines

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

Proposed Lot D – New Single Family Dwelling

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

Proposed Lot E – New Single Family Dwelling

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

Regulatory Considerations

The single family dwellings across Moss Rock Place were not subject to the Panhandle Regulations at the time of their construction. This application proposes variances to permit equal height and number of storeys to these houses.

Proposed Lot D – New Single Family Dwelling

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

- increasing the height from 5.0m to 7.5m
- increasing the number of storeys from 1 to 2

A new fence and new trees are proposed to mitigate potential privacy impacts on the adjacent house (1470 Faircliff Lane) which may result from an increased building height. The proposed house is offset and the rear setback is 7.8m so that the existing house will see past it. The other adjacent property (311 Masters Road) will not be substantially impacted because it is at a much higher elevation due to a steep grade change.

Proposed Lot E – New Single Family Dwelling

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

- increase the height from 5.0m to 6.8m
- increase the number of storeys from 1 to 2
- increase the site coverage from 25% to 27.4%

These variances will not have a substantial impact because the adjacent existing house does not have any windows on the rear elevation and there are existing trees on the adjacent lot that will screen the view between the two buildings. The increase in site coverage is a small amount and there is still adequate usable outdoor space.

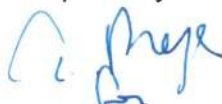
CONCLUSIONS

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

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00004 for the property located at 1421 Fairfield Road.

Respectfully submitted,



Rob Bateman
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

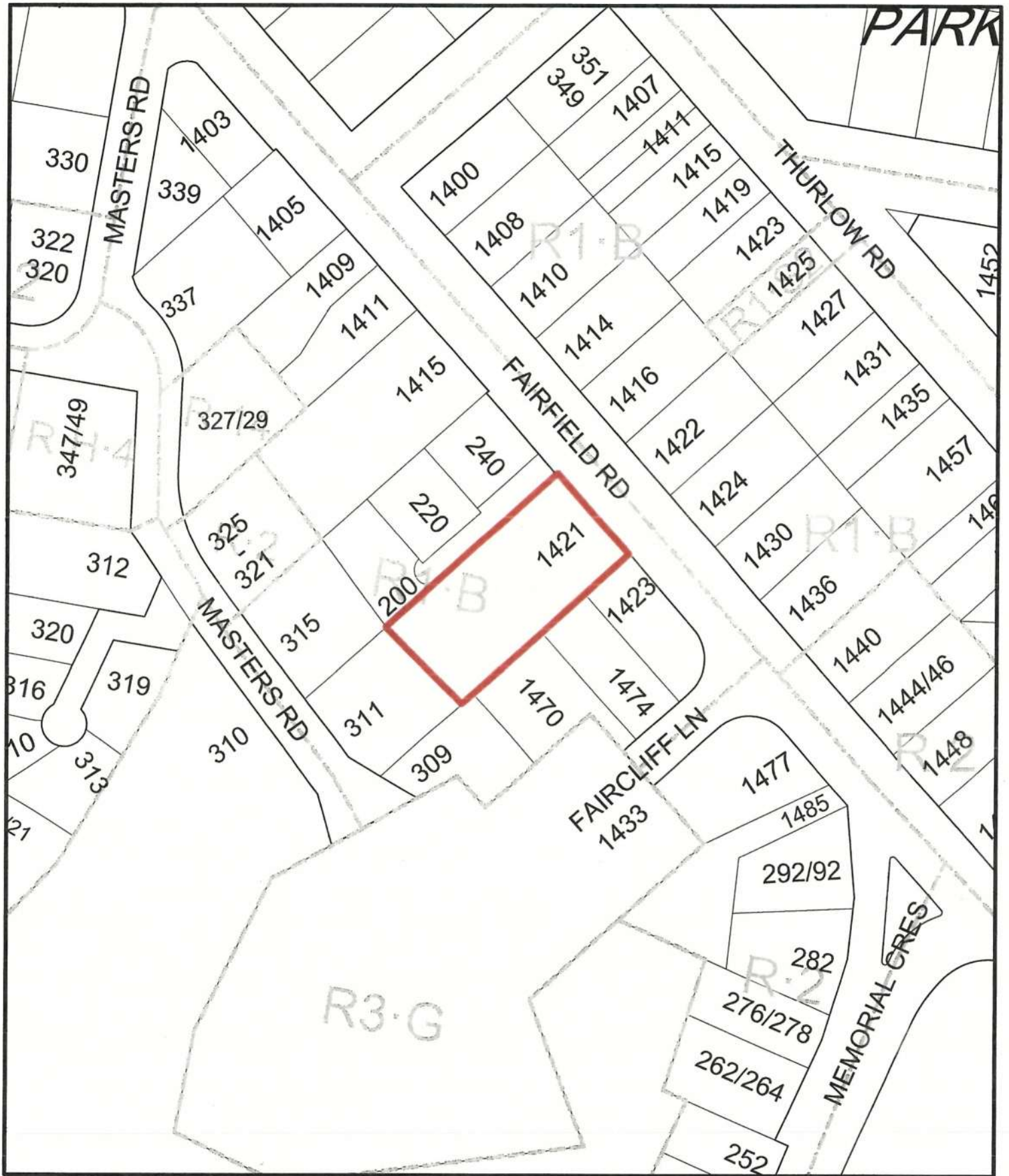


Date:

July 6, 2016

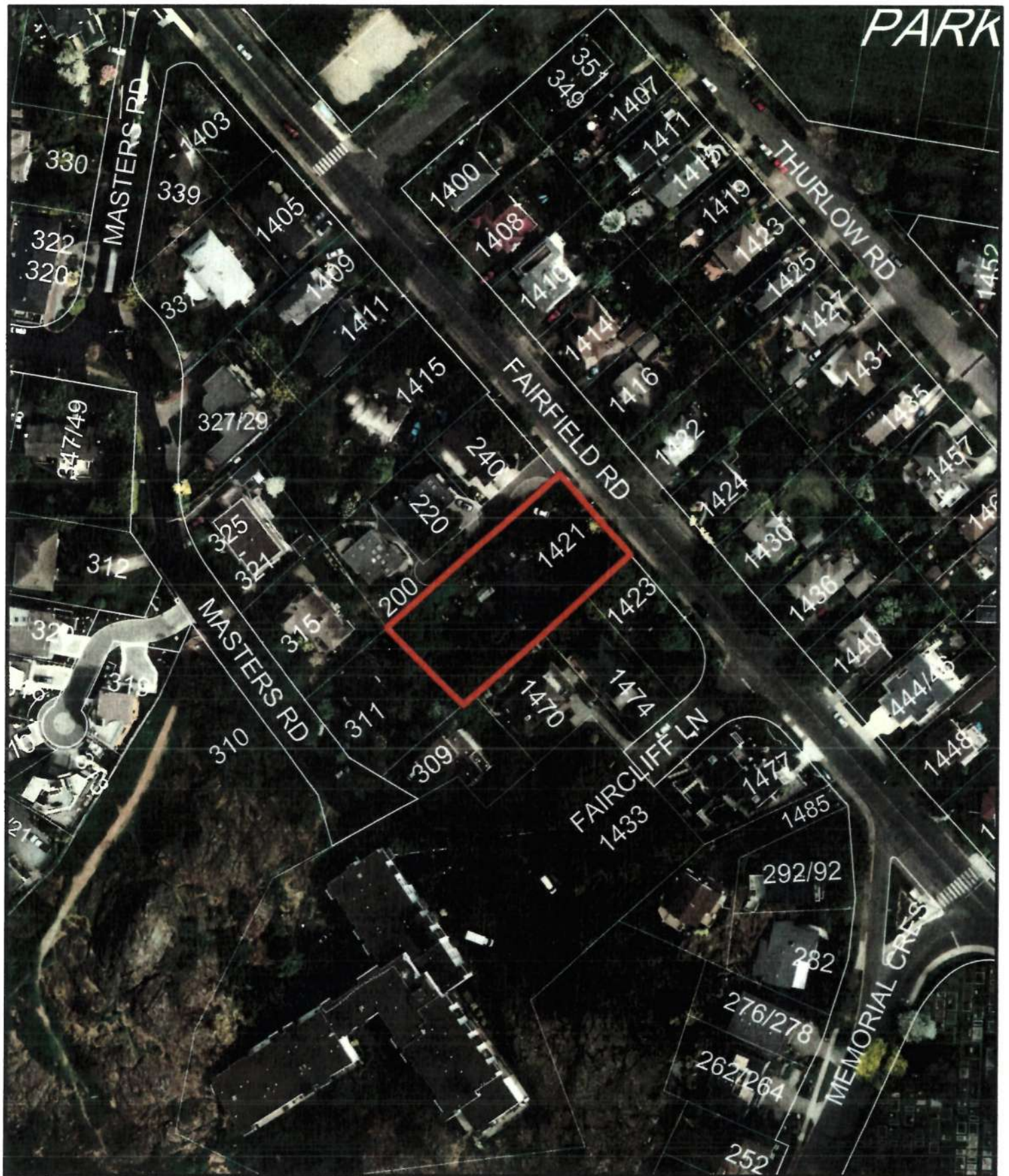
List of Attachments:

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated November 4, 2015
- Plans dated April 29, 2016.



1421 Fairfield Road
Development Permit with Variances #00004





1421 Fairfield Road
Development Permit with Variances #00004





November 04, 2015

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 Development Permit application (the Proposal) with variances for a three (3) lot subdivision at 1421 Fairfield Road (the Property). 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.

3.0 THE OWNERS

The Owner's of the Property, Moss Rock Developments Ltd., are majority Owners of the properties on Moss Rock Place.

Prior to purchasing the Property, the Owners were aware of multiple parties who explored the development potential of the Property, many of which that contemplated the existing private road (Moss Rock Place) as the ideal access for a proposed subdivision. As concerned property owners, the Owners secured ownership of the Property in an effort to retain some control over the impending change of use of this adjacent parcel and the obvious effect it would have on their existing residences.

The Owners are seeking approval to develop this parcel in a manner that is in-keeping with the subdivision created circa 2008, to render Moss Rock Place a comprehensive development of sorts.

4.0 DEVELOPMENT IMPLICATIONS

The Proposal does not require a rezoning application. The size of the existing parcel is such that three (3) R1-B lots can be created within the parameters of the City of Victoria Zoning and Subdivision bylaw.

The existing bare land strata will be amended to include the three new parcels, while Moss Rock Place will serve as the driveway access for all six Strata Lots.

Because Moss Rock Place is a Private Road, the two (2) westerly lots proposed by this subdivision do not have direct 'highway access' as defined by the City of Victoria, thus they are considered Panhandle Lots and subject to the regulations as outlined in the Zoning Regulations Bylaw (No. 80-159) Schedule H - Panhandle Lot Regulations.

Furthermore, the subdivision of land which creates a panhandle lot is subject to the City of Victoria Development Permit Area DPA 15B - Intensive Residential - Panhandle Lot, for the purpose of establishment of objectives for the form and character. The OCP Guidelines applicable are the "Design Guidelines for Small Lot House (2002)".

5.0 SUBDIVISION & ZONING DETAILS

The creation of new lots in the R1-B zone requires a minimum lot area of 460m², while the creation of new panhandle lots require a minimum lot area of 600m². The proposed subdivision of the Property proposes three new Strata lots, with lot sizes as follows:

Strata Lot D: 600m²
Strata Lot E: 600m²

Strata Lot F: 504m²

The existing lot sizes on Moss Rock Place:

Strata Lot A: 460m²

Strata Lot B: 460m²

Strata Lot C: 468m²

The current Proposal does not require space dedicated to the Private Road, which reflects the increase in lots sizes vs. the original subdivision plan. This retains more open site space vs. a proposal that could not utilize the existing private road.

The Schedule H - Panhandle Lot Regulations further limits development opposed to standard R1-B zoning, with key parameters summarized as follows:

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.

6.0 PROPOSED VARIANCES

The Proposal includes a total of seven (7) variances requested. In general, these variances seek to permit all three lots to construct 2 storeys, and achieve overall height of a standard R1-B lot (to match the massing of the existing houses on Moss Rock Place). Furthermore, two modest Site Coverage variances are proposed for the two (2) panhandle lots, to permit an overall footprint and gross floor area comparable

to the existing houses, but to remain well below a the Site Coverage allowance of a typical R1-B lot.

Finally, setback variances are proposed for Strata Lot F (along Fairfield Road) to mimic the frontage and private road driveway access of the opposing lot on Moss Rock Place.

It is important to appreciate that the proposed Strata Lot F, is not subject to Schedule H - Panhandle Lot Regulations, and therefore can build 2-storeys, up to 7.6m in height, and up to 40% Site Coverage without variance.

A detailed breakdown of the proposed variances is as follows:

1. Lot D: Height variance from 5.0m to 7.6m
2. Lot D: Increase from 1 storey to 2 storey.
3. Lot E: Lot Coverage variance from 25% to 27.4%
4. Lot E: Height variance from 5.0m to 7.6m
5. Lot E: Increase from 1 storey to 2 storey.
6. Lot F: Front Setback 7.5m to 6.25m
7. Lot F: Rear Setback: 7.5m to 3.5m

7.0 NEIGHBORHOOD IMPACT

We feel this Proposal provides positive impact on the neighborhood. The Property in its current state is unsightly and needs to be re-purposed. The existing density exceeds that of the surrounding parcels, and represents an excellent opportunity for tasteful infill.

The most significant impact of the Proposal will be realized by the homes already along Moss Rock Place. Having the Owners of these existing properties coming forward to propose this development reflects their keen interest to enhance the neighborhood positively.

Utilizing Moss Rock Place to access the additional lots is the best-case scenario for the neighborhood, avoiding any additional Private Road easements, or separate panhandle driveways onto an already busy traffic thoroughfare.

The impact for properties on the opposing side of Fairfield Road should be limited when considering the development potential of the Property despite any subdivision. The massing of the proposed dwelling along Fairfield Road (Lot F) is indicative of what could be built (short of a setback variance) regardless of this subdivision / DP application.

The impact for properties adjacent along Masters should be minimal, considering the large elevation change between the Property and Masters Road. Even with height variances, the massing of the proposed dwellings will not impact views from Masters Road.

The impact for properties along Faircliff Lane is apparent. The increase in density will provide some impact, although the Property in it's current form does hold potential for re-purposing without DP or subdivision that would also have potential impacts on these adjacent parcels.

The Proposal includes the provision of a new fence along the South Property line (abutting the Faircliff properties), along with some tasteful landscaping to limit the impact of the new houses. A typical rear yard setback distance of 7.5m exists for all three proposed Strata lots where they abut their Faircliff neighbors.

While with any subdivision comes potential scrutiny from neighbors who have become accustomed to the existing under-utilization of the Property, the current zoning of this parcel does support an increase in density, such that opposition should not be considered from a density standpoint, but rather form and character alone.

On this front, we feel the Proposal will provide three (3) distinct, attractive homes that complement those surrounding the Property, and that will surely provide a positive impact to the neighborhood.

8.0 CLOSURE

Thank you for the opportunity to submit this Proposal. Should you have any questions or comments, please do not hesitate to contact the undersigned.

Yours truly,

Ryan Hoyt Designs Inc.



Ryan Hoyt, ASCT, RBD, LEED®AP
Principal

November 04, 2015

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

PROPOSED SUBDIVISION OF: 1421 Fairfield Road

VICTORIA, BC



PROJECT INFORMATION:

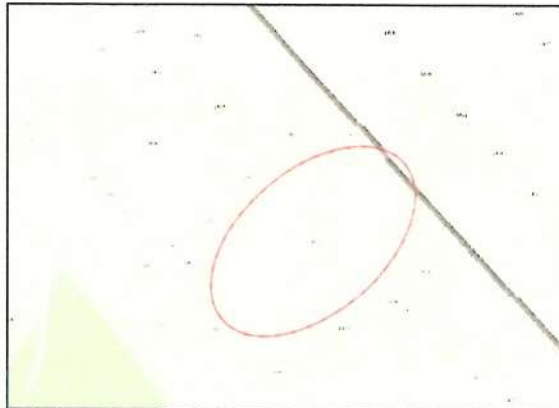
SITE ADDRESS: 1421 FAIRFIELD ROAD
LOT A, PLAN VP17481,
LAND DISTRICT 57,
FAIRFIELD FARM ESTATE

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 EXISTING NEIGHBORHOOD 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 PROPOSED TREE PLAN
A1.9 EXISTING SITE IMAGES
A1.10 EXISTING SITE IMAGES
A1.11 EXISTING SITE IMAGES

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
D6.1 STRATA LOT D - PERSPECTIVES

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 - PERSPECTIVES

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 - PERSPECTIVES

A6.1 DEVELOPMENT ELEVATIONS

A7.1 DEVELOPMENT PERSPECTIVES
A7.2 DEVELOPMENT PERSPECTIVES

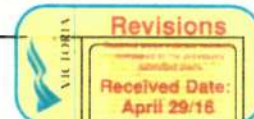
PROJECT DIRECTORY:

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

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND
SURVEYING INC.
250.656.5155



Date	Description	By	No	Comments
15Oct11	Issue for Dev. Permit	RH	1	
15Oct16	Dev. Permit Resubmission	RH	2	
16Apr15	Dev. Permit Resubmission	RH	3	
16Apr12	Dev. Permit Resubmission	RH	4	

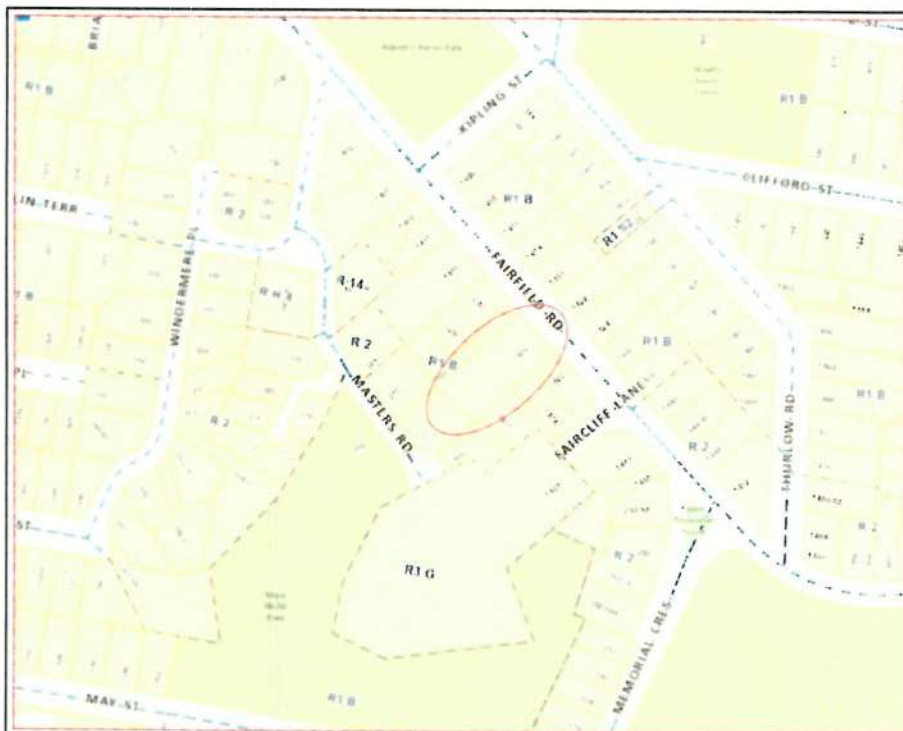
Date	Description	By	No	Comments
15Oct11	Issue for Dev. Permit	RH	1	
15Oct16	Dev. Permit Resubmission	RH	2	
16Apr15	Dev. Permit Resubmission	RH	3	
16Apr12	Dev. Permit Resubmission	RH	4	



1421 Fairfield Rd.
Sheet Title
Cover Sheet

Project No
15115

Sheet
A0.0



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
 - Marine
- 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.

Revisions

Received Date: April 29, 18

Revision No.	Revision Description	Revision Date
1	Initial design	15/03/21
2	Revised design	15/03/21
3	Revised design	15/03/21
4	Revised design	15/03/21
5	Revised design	15/03/21
6	Revised design	15/03/21
7	Revised design	15/03/21
8	Revised design	15/03/21
9	Revised design	15/03/21
10	Revised design	15/03/21

Date	Description	By	No.	Comments
15/03/21	Issue for Dev. Permit	RH	1	
15/03/21	Dev. Permit Resubmission	RH	2	
15/03/21	Dev. Permit Resubmission	RH	3	
15/03/21	Dev. Permit Resubmission	RH	4	

RYAN HOYT

RYAN HOYT
250-900-8833
ryan.hoyt@cityofvancouver.ca

Project: 1421 Fairfield Rd.

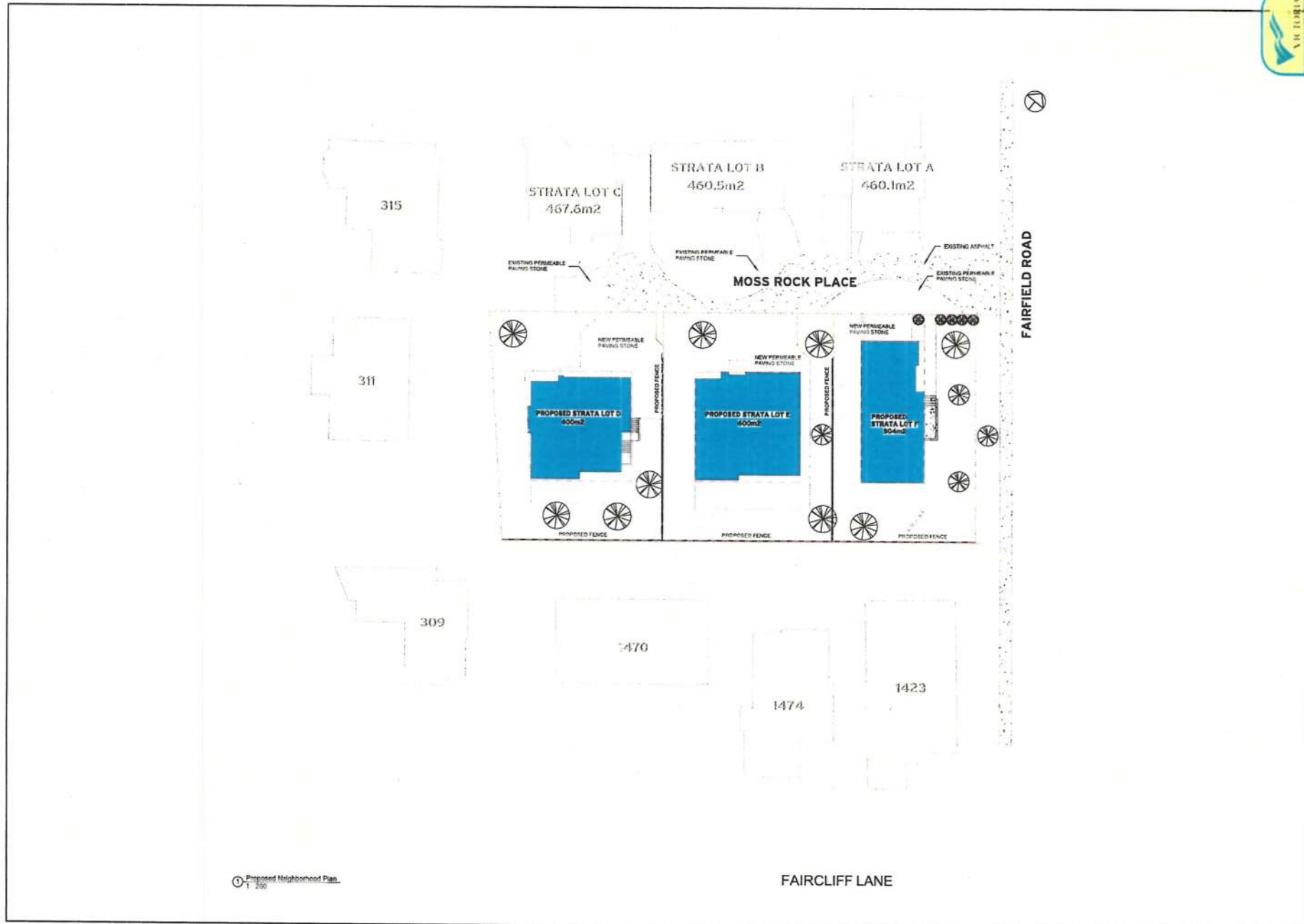
Sheet Title: Existing Neighborhood Plan

Project No.: 15115

Sheet: A1.1

Revisions

Received Date: April 29/16



Proposed Neighborhood Plan
1 300

Revisions

Received Date: April 29/16

Date	Description	By	No.
15Oct21	Issue for Dev. Permit	RA	1
15Oct16	Dev. Permit Resubmission	RA	2
16Apr15	Dev. Permit Resubmission	RA	3
16Apr12	Dev. Permit Resubmission	RA	4

rh RYAN HOYT

Ryan Hoyt Designs Inc.
1400 St. John's Road
Victoria, BC V8L 4A8
250.699.8883
ryan@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project: 1421 Fairfield Rd.

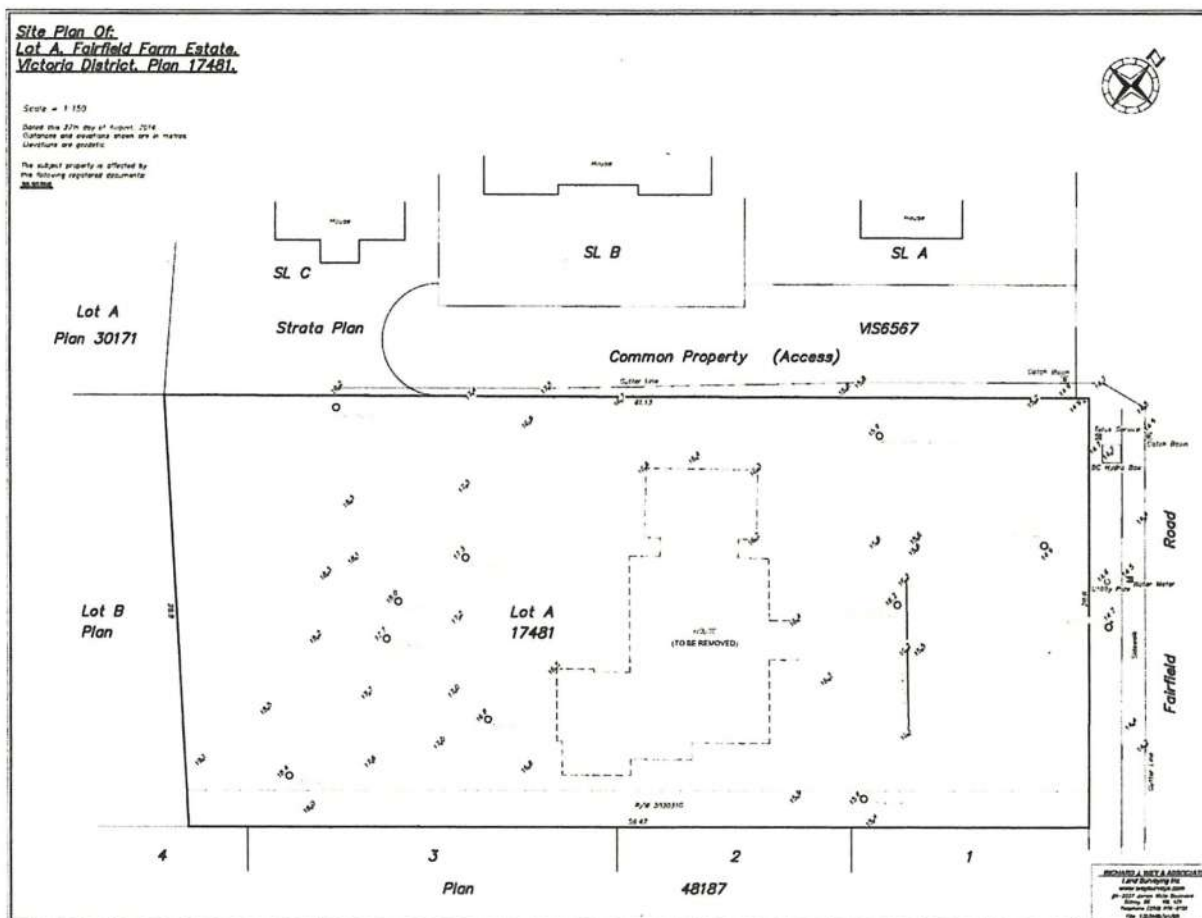
Sheet Title: Proposed Neighborhood Plan

Project No.: 15115

Sheet: A1.2

Revisions

Received Date: April 29/18



Existing Survey
 1:150

Date	Description	By	No
15Oct11	Issue for Dev. Permit	RM	1
15Dec18	Dev. Permit Reapplication	RM	2
15Apr15	Dev. Permit Reapplication	RM	3
15Apr07	Dev. Permit Reapplication	RM	4

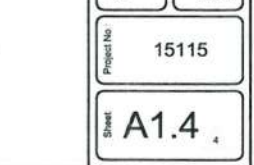
RYAN HOYT
 Ryan Hoyt Incorporated Inc.
 2250 9th Street
 Victoria, BC V8T 4L8
 250.698.3823
 www.ryanhoysurveying.com

Project:
1421 Fairfield Rd.

Sheet No.:
Existing Survey

Project No.:
15115

Sheet:
A1.3



① Proposed Subdivision Plan
1-150



Revisions

Received Date: April 29/15

Comments:

Date	Description	By	No.
15Oct21	Issue for Dev. Permit	RH	1
15Dec18	Dev. Permit Re-submission	RH	2
15Apr15	Dev. Permit Re-submission	RH	3
15Apr22	Dev. Permit Re-submission	RH	4

rh RYAN HOYT

Ryan Hoyt Designs Inc.
1421 Fairfield Rd.
Victoria, BC V8E 2A8
250.999.5893
www.rhdesigns.com

Project: 1421 Fairfield Rd.

Sheet Title: Proposed Site Plan

Project No.: 15115

Sheet: A1.5



① Proposed Landscape Plan
T. 100

Revisions

Received Date: April 29/16

1. [REDACTED]

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

9. [REDACTED]

10. [REDACTED]

Date	Description	By	No.	Comments
15Oct11	Issue for Dev. Permit	RH	1	
15Oct16	Dev. Permit Resubmission	RH	2	
18Apr15	Dev. Permit Resubmission	RH	3	
18Apr12	Dev. Permit Resubmission	RH	4	

RYAN HOYT

Ryan Hoyt Designs Inc.

1421 Fairfield Road, Suite 100
Victoria, BC V8M 2G2
250.946.8883
ryan@ryanhoytdesigns.com

1421 Fairfield Rd.

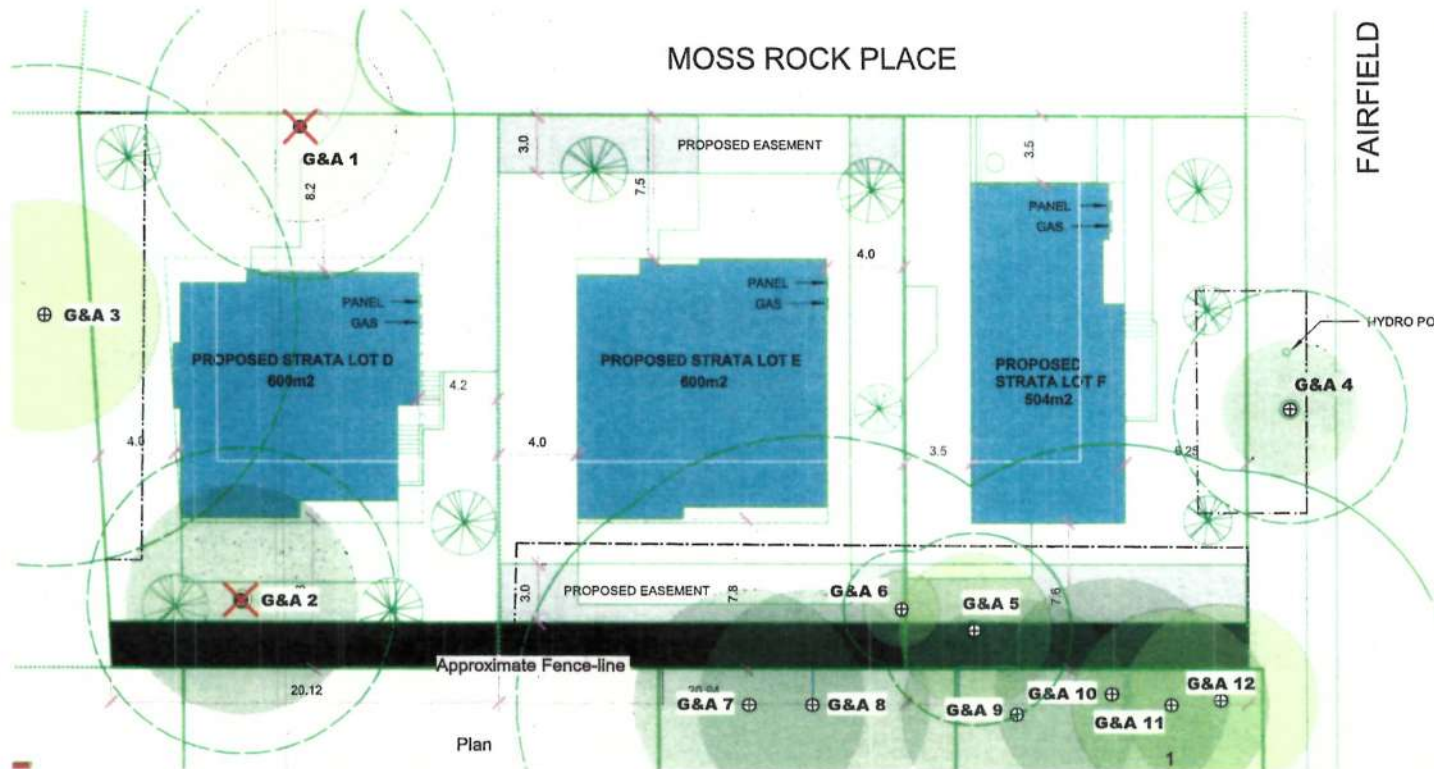
Proposed Landscape Plan

Project No.: 15115

Sheet: A1.7

MOSS ROCK PLACE

FAIRFIELD



Plan

Revisions

TREE PROTECTION RES
Received Date: April 29/15

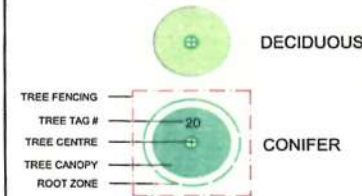
1. Grubbing of site vegetation and house demolition will both be completed under the supervision of the project arborist during the Demolition phase of redevelopment. Tree protection fencing will be erected after demolition is complete and before further site preparation. Tree fencing must remain in good condition throughout the duration of the project.
2. Any excavation, blasting or trenching within 4m of the fenced Tree Protection Areas must be supervised by the project arborist.
3. Tree roots impacted by excavation must be pruned back to undamaged wood by the Project Arborist.
4. No dumping of fill, concrete or any other construction materials or debris within TPAs.
5. Limited storage of materials within the TPA may be conditionally permitted if authorized by the project arborist.

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
1	Bigleaf maple	45	8	Fair	Good	Remove
2	Lawson cedar	45	8	Good	Good	Remove
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

NOTE: Off-site trees are not tagged.

G GyeandAssociates.ca

PROJECT
1421 Fairfield Rd,
Victoria, BC

SHEET TITLE
Tree Plan (for Development Permit App.)

REV NO	DESCRIPTION	DATE
0	FOR REVIEW	OCT 31 2015

PROJECT NO. 15-043
DATE October 31, 2015
SCALE 1:250
DRAWN BY JG
SHEET NO.

T - 2



PHOTO #1
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (NORTH)
NOTE: EXISTING HOUSE NOT VISIBLE



PHOTO #2
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (NORTH EAST)
NOTE: EXISTING HOUSE DRIVEWAY AND PORTIONS OF HOUSE VISIBLE



PHOTO #3
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (EAST)
NOTE: EXISTING HOUSE NOT VISIBLE. EXISTING DEVELOPMENT ON MOSS ROCK PLACE VISIBLE



PHOTO #4
VIEW OF MOSS ROCK PLACE FROM FAIRFIELD ROAD (EAST)
NOTE: EXISTING HOUSE NOT VISIBLE. LIMITED VISIBILITY OF EXISTING DEVELOPMENT AT MOSS ROCK PLACE

VIRGINIA

Revisions

Received Date:
April 29/18

No.	Description	Date	By	For
1	Issue for Dev. Permit	15Oct11	RH	
2	Dev. Permit Resubmission	15Dec18	RH	
3	Dev. Permit Resubmission	16Apr15	RH	
4	Dev. Permit Resubmission	16Apr22	RH	

No.	Description	Date	By	For
1	Issue for Dev. Permit	15Oct11	RH	
2	Dev. Permit Resubmission	15Dec18	RH	
3	Dev. Permit Resubmission	16Apr15	RH	
4	Dev. Permit Resubmission	16Apr22	RH	

RYAN HOYT

Ryan Hoyt Design Inc.
Suite 207, 4413 Woodmont Avenue
Falls Church, VA 22041
703.281.1800
ryan@ryanhoytdesign.com

Project

1421 Fairfield Rd.

Sheet Title

Existing Site Images

Project No

15115

Sheet

A1.9

Project

1421 Fairfield Rd.

Sheet Title

Existing Site Images



PHOTO #5
VIEW OF EXISTING MOSS ROCK PLACE DEVELOPMENT FROM FAIRFIELD ROAD (EAST)
NOTE: THREE EXISTING SINGLE FAMILY DWELLINGS, 240 MOSS ROCK PLACE IN THE FOREGROUND



PHOTO #6
VIEW OF EXISTING MOSS ROCK PLACE DEVELOPMENT FROM FAIRFIELD ROAD (EAST)
NOTE: TWO EXISTING SINGLE FAMILY DWELLINGS, 220 MOSS ROCK PLACE IN THE FOREGROUND



PHOTO #7
VIEW OF EXISTING MOSS ROCK PLACE DEVELOPMENT FROM FAIRFIELD ROAD (EAST)
NOTE: EXISTING SINGLE FAMILY DWELLING, 200 MOSS ROCK PLACE IN THE FOREGROUND



PHOTO #8
VIEW OF EXISTING LOT (1421 FAIRFIELD) FROM THE TOP OF MOSS ROCK PLACE (WEST)
NOTE: EXISTING DWELLING VISIBLE FROM TOP OF CUL-DE-SAC

Revisions

Revisions to the project shall be submitted to the project manager for review and approval.

Received Date:
April 29/18

No.	Revision	By	Date
1	Initial Design	RM	15Oct17
2	Revised Design	RM	15Oct17
3	Revised Design	RM	15Oct17
4	Revised Design	RM	15Oct17

1. Initial Design
2. Revised Design
3. Revised Design
4. Revised Design

Date	Description	By	No	Comments
15Oct17	Issue for Dev. Permit	RM	1	
15Oct17	Dev. Permit Resubmission	RM	2	
15Oct17	Dev. Permit Resubmission	RM	3	
15Oct17	Dev. Permit Resubmission	RM	4	

RYAN HOLT
Project Manager
Suite 202, 4495 Woodward Avenue
Victoria, BC V8B 6L8
250.899.8888
www.rhdgroup.com

Project:
1421 Fairfield Rd.

Sheet Title:
Existing Site Images

Project No.:
15115

Sheet:
A1.10

PHOTO #9 - VIEW OF CLEARED LOT ALONG FAIRFIELD ROAD (NORTH).
NOTE TREE COVERAGE OF NEIGHBOUR TO THE EAST OF LOT F.



PHOTO #10 - VIEW OF CLEARED LOT ALONG FAIRFIELD ROAD (NORTH).
NOTE HEIGHT DIFFERENCE OF NEIGHBOUR TO THE WEST OF LOT D.



PHOTO #11 - VIEW OF CLEARED LOT ALONG FAIRFIELD ROAD (NORTH).
NOTE TREE COVERAGE OF NEIGHBOURS TO THE SOUTH.



Revisions

Received Date: April 29/16

Revisions to the project:

No.	Description	Date
1	Revised site plan to show proposed driveway and parking area.	15/04/16
2	Revised site plan to show proposed driveway and parking area.	15/04/16
3	Revised site plan to show proposed driveway and parking area.	15/04/16
4	Revised site plan to show proposed driveway and parking area.	15/04/16

Date	Description	By	No.	Comments
15/04/16	Issue for Dev. Permit	RH	1	
15/04/16	Dev. Permit Resubmission	RH	2	
18/04/16	Dev. Permit Resubmission	RH	3	
18/04/16	Dev. Permit Resubmission	RH	4	

rhdp

RYAN HOYT

Ryan Hoyt Designs Inc.
1000 West 1st Avenue
Victoria, BC V8Z 6A8
250.979.5893
www.rhdpdesigns.com

Project: 1421 Fairfield Rd.

Street View

Existing Site Images

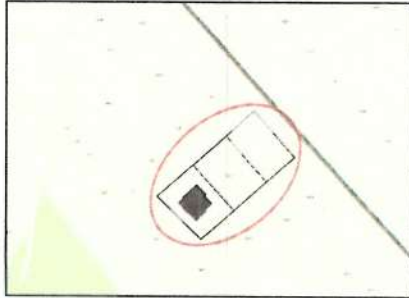
Project No.: 15115

Sheet: A1.11

NEW CUSTOM HOME: STRATA LOT D

1421 FAIRFIELD ROAD
VICTORIA, BC

KEY PLAN:



ZONING ANALYSIS:

ZONE:	R1-B
LOT AREA:	800.0m ²
GRADES:	AVERAGE GRADE: 17.6m
F.S.R.:	ALLOWABLE NO RESTRICTION
GROSS FLOOR AREA: ALLOWABLE	PROPOSED
SECOND FLOOR:	104.8m ²
MAIN FLOOR:	91.1m ²
BASEMENT:	5.2m ²
BASEMENT SUITE:	58.4m ²
GARAGE:	39.0m ² (18.6m ² EXEMPT)
TOTAL:	280.0m ²
LOT COVERAGE:	ALLOWABLE 25%
HEIGHT:	ALLOWABLE 5.0m
STOREYS:	ALLOWABLE 1 STOREY (5.0m HEIGHT)
SETBACKS:	ALLOWABLE
FRONT (F):	7.5m
REAR (R):	7.5m
SIDE (S):	4.0m
SIDE (W):	4.0m

PROJECT INFORMATION:

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

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.9853
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: TBD

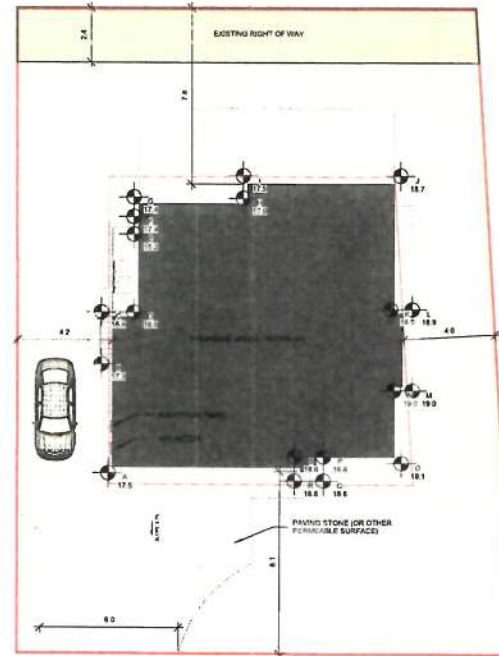
STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.696.5165

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 - PERSPECTIVES

PROPOSED STRATA LOT D 600m²



Site Plan
1:100

AVG. GRADE CALC. PROPOSED GRADE			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A" 17.8m	A-B (17.5 + 17.9) / 2	X 5.0m	= 85.5
POINT "B" 17.5m			
POINT "C" 16.6m	C-D (16.5 + 16.5) / 2	X 1.1m	= 18.2
POINT "D" 16.5m	D-E (16.5 + 15.2) / 2	X 4.0m	= 63.4
POINT "E" 15.2m			
POINT "F" 17.5m	F-G (17.5 + 17.5) / 2	X 1.0m	= 17.5
POINT "G" 17.5m	G-H (17.5 + 17.5) / 2	X 4.8m	= 85.8
POINT "H" 17.5m	H-I (17.5 + 17.5) / 2	X 0.5m	= 18.1
POINT "I" 17.5m	I-J (17.5 + 17.5) / 2	X 6.4m	= 114.6
POINT "J" 17.5m	J-K (17.5 + 17.5) / 2	X 5.7m	= 100.0
POINT "K" 17.5m	K-L (17.5 + 17.5) / 2	X 3.4m	= 72.2
POINT "L" 17.5m	L-M (17.5 + 17.5) / 2	X 3.3m	= 59.1
POINT "M" 17.5m	M-N (17.5 + 17.5) / 2	X 0.4m	= 7.2
POINT "N" 17.5m	N-O (17.5 + 17.5) / 2	X 3.3m	= 57.3
POINT "O" 17.5m	O-P (17.5 + 17.5) / 2	X 3.4m	= 60.9
POINT "P" 17.5m	P-Q (17.5 + 17.5) / 2	X 0.5m	= 12.1
POINT "Q" 17.5m	Q-R (17.5 + 17.5) / 2	X 0.7m	= 12.5
POINT "R" 17.5m	R-S (17.5 + 17.5) / 2	X 0.2m	= 3.6
POINT "S" 17.5m	S-A (17.5 + 17.5) / 2	X 6.3m	= 148.6
TOTAL		49.5m	= 878.5
GRADE CALCULATION 878.5 / 49.5m = 17.7m			

AVG. GRADE CALC. EXISTING GRADE			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A" 17.5m	A-B (17.5 + 17.5) / 2	X 5.0m	= 87.5
POINT "B" 17.5m			
POINT "C" 16.6m	C-D (16.5 + 16.5) / 2	X 1.1m	= 18.2
POINT "D" 16.5m	D-E (16.5 + 15.2) / 2	X 4.0m	= 63.4
POINT "E" 15.2m			
POINT "F" 17.4m	F-G (17.4 + 17.4) / 2	X 1.0m	= 17.4
POINT "G" 17.4m	G-H (17.4 + 17.4) / 2	X 4.8m	= 84.7
POINT "H" 17.4m	H-I (17.4 + 17.4) / 2	X 0.5m	= 18.1
POINT "I" 17.5m	I-J (17.5 + 17.5) / 2	X 6.4m	= 112.1
POINT "J" 17.5m	J-K (17.5 + 17.5) / 2	X 5.7m	= 107.2
POINT "K" 17.5m	K-L (17.5 + 17.5) / 2	X 0.4m	= 7.8
POINT "L" 17.5m	L-M (17.5 + 17.5) / 2	X 3.3m	= 62.5
POINT "M" 17.5m	M-N (17.5 + 17.5) / 2	X 0.4m	= 7.8
POINT "N" 17.5m	N-O (17.5 + 17.5) / 2	X 3.3m	= 62.4
POINT "O" 17.5m	O-P (17.5 + 17.5) / 2	X 3.4m	= 64.1
POINT "P" 17.5m	P-Q (17.5 + 17.5) / 2	X 0.5m	= 12.5
POINT "Q" 17.5m	Q-R (17.5 + 17.5) / 2	X 0.7m	= 13.0
POINT "R" 17.5m	R-S (17.5 + 17.5) / 2	X 0.2m	= 3.7
POINT "S" 17.5m	S-A (17.5 + 17.5) / 2	X 6.3m	= 148.8
TOTAL		49.5m	= 884.8
GRADE CALCULATION 884.8 / 49.5m = 18.1m			

AVG. GRADE CALC. LOWEST GRADE			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A" 17.5m	A-B (17.5 + 17.5) / 2	X 5.0m	= 87.5
POINT "B" 17.5m			
POINT "C" 16.6m	C-D (16.5 + 16.5) / 2	X 1.1m	= 18.2
POINT "D" 16.5m	D-E (16.5 + 15.2) / 2	X 4.0m	= 63.4
POINT "E" 15.2m			
POINT "F" 17.4m	F-G (17.4 + 17.4) / 2	X 1.0m	= 17.4
POINT "G" 17.4m	G-H (17.4 + 17.4) / 2	X 4.8m	= 84.7
POINT "H" 17.5m	H-I (17.5 + 17.5) / 2	X 0.5m	= 18.1
POINT "I" 17.5m	I-J (17.5 + 17.5) / 2	X 6.4m	= 114.6
POINT "J" 17.5m	J-K (17.5 + 17.5) / 2	X 5.7m	= 100.0
POINT "K" 17.5m	K-L (17.5 + 17.5) / 2	X 0.4m	= 7.2
POINT "L" 17.5m	L-M (17.5 + 17.5) / 2	X 3.3m	= 59.1
POINT "M" 17.5m	M-N (17.5 + 17.5) / 2	X 0.4m	= 7.2
POINT "N" 17.5m	N-O (17.5 + 17.5) / 2	X 3.3m	= 57.3
POINT "O" 17.5m	O-P (17.5 + 17.5) / 2	X 3.4m	= 60.9
POINT "P" 17.5m	P-Q (17.5 + 17.5) / 2	X 0.5m	= 12.5
POINT "Q" 17.5m	Q-R (17.5 + 17.5) / 2	X 0.7m	= 12.5
POINT "R" 17.5m	R-S (17.5 + 17.5) / 2	X 0.2m	= 3.6
POINT "S" 17.5m	S-A (17.5 + 17.5) / 2	X 6.3m	= 148.8
TOTAL		49.5m	= 872.3
GRADE CALCULATION 872.3 / 49.5m = 17.6m			

Revisions

Received Date:
April 29/18

1. Issue for Dev. Permit
2. Dev. Permit Resubmission
3. Dev. Permit Resubmission
4. Dev. Permit Resubmission

Date	Description	By	No.	Comments
15Oct18	Issue for Dev. Permit	SH	1	
15Oct18	Dev. Permit Resubmission	RH	2	
15Apr18	Dev. Permit Resubmission	RH	3	
15Apr18	Dev. Permit Resubmission	RH	4	

RYAN HOYT
250.999.9853
www.ryanhoytdesigns.com

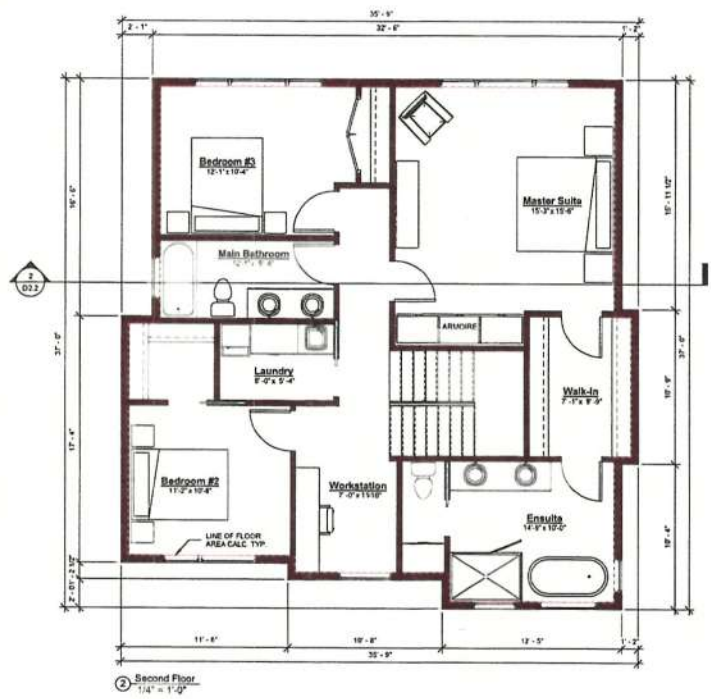
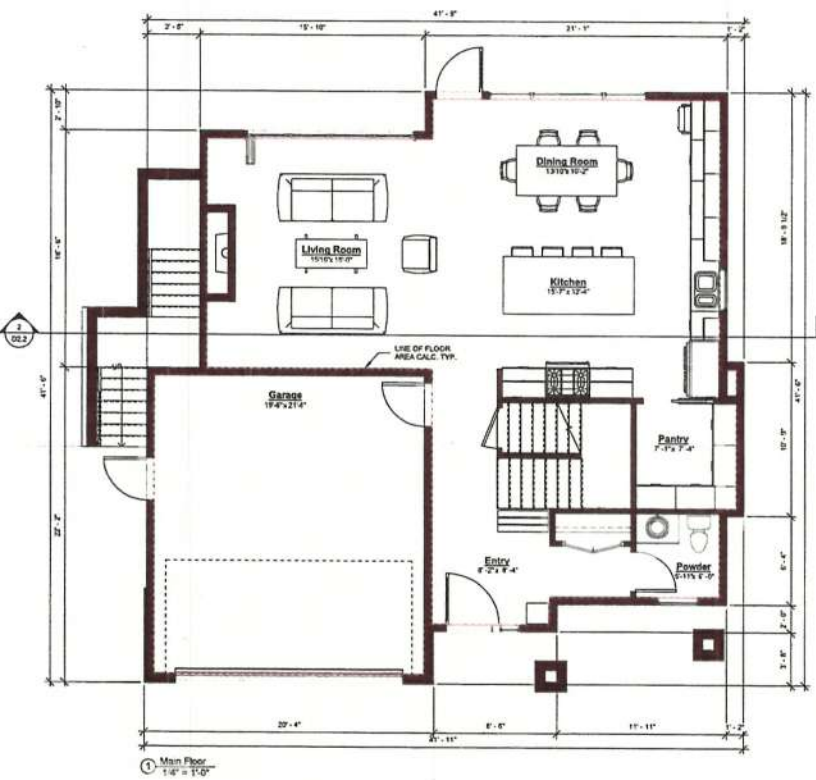
Project: 1421 Fairfield Rd.
Sheet Title: Strata Lot D - Cover Sheet

Project No.: 15115

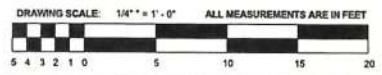
Sheet: D0.0

Revisions

Received Date: April 29/16



FLOOR AREA	
MAIN	680 SF
UPPER	1128 SF
BASEMENT	50 SF
BASEMENT SUITE	115 SF
TOTAL	2392 SF
GARAGE	420 SF



Rev.	Date	Description
1	15Oct15	Issue for Dev. Permit
2	15Oct15	Dev. Permit Resubmission
3	18Apr15	Dev. Permit Resubmission
4	15Apr15	Dev. Permit Resubmission

Rev.	Date	Description	By	No.
1	15Oct15	Issue for Dev. Permit	RA	1
2	15Oct15	Dev. Permit Resubmission	RA	2
3	18Apr15	Dev. Permit Resubmission	RA	3
4	15Apr15	Dev. Permit Resubmission	RA	4

RYAN HICKEY

Ryan Hickey Design Inc.

1550 9th Street NW

Atlanta, GA 30309

404.525.8883

www.ryanhickeydesign.com

Project

1421 Fairfield Rd.

Sheet Title

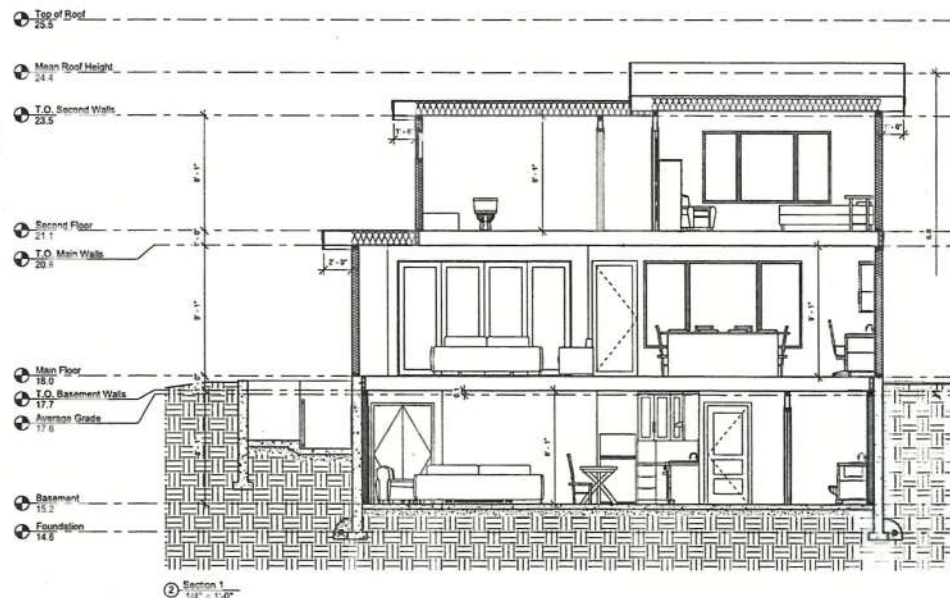
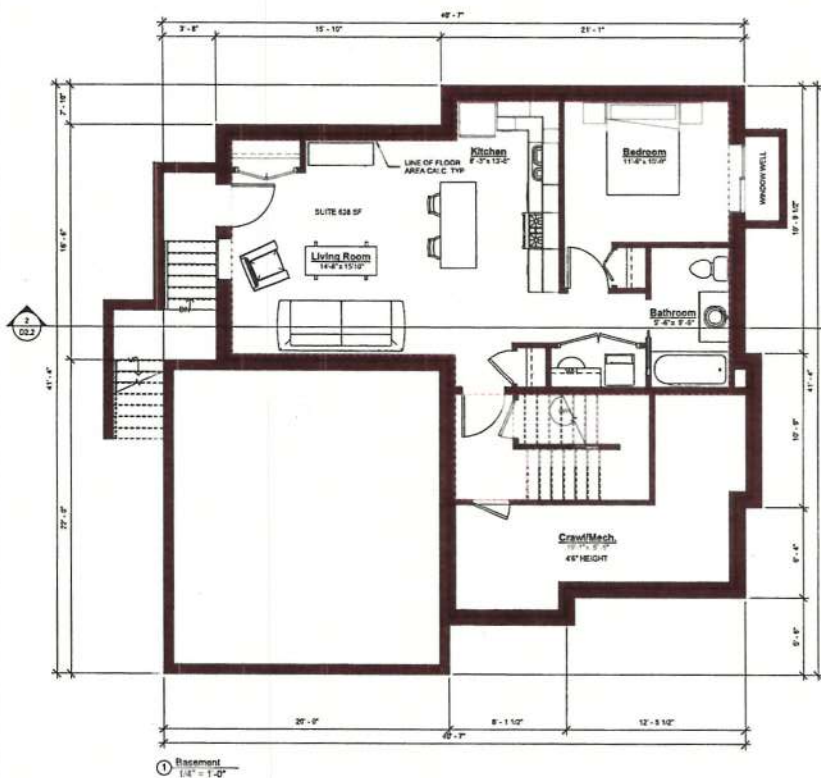
Strata Lot D - Floor Plans

Project No.

15115

Sheet

D2.1



FLOOR AREA	
MAIN	680 SF
UPPER	120 SF
BASEMENT	50 SF
BASEMENT SUITE	628 SF
TOTAL	229.2 SF
CORNER	429 SF



Comments:

Date	Description	By	No.
15Oct21	Issue for Dev. Permit	RH	1
15Dec16	Dev. Permit Resubmission	RH	2
16Apr15	Dev. Permit Resubmission	RH	3
15Apr22	Dev. Permit Resubmission	RH	4

RYAN HOYT
 Ryan Hoyt Design Inc.
 250 S. 1st St., Suite 102
 Virginia, VA 22180
 www.ryanhoym.com

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

Project No.:
 15115

Sheet:
 D2.2

Revisions

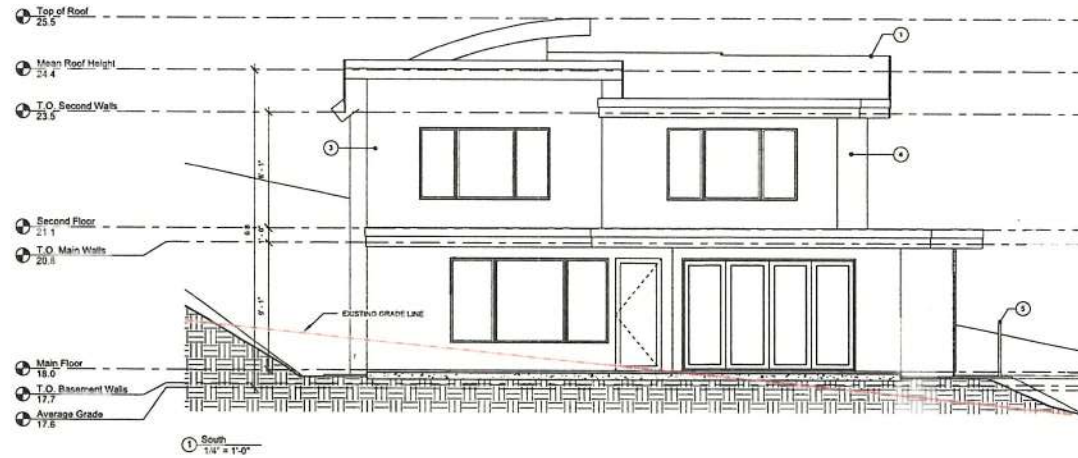
Revised to the property
submitted plans.

Received Date:
April 29/15



ELEVATION NOTES LEGEND

1. 2 PLY WOOLFED BITUMEN ROOFING
2. K2 ASHLAR STONE VENEER
3. PAINTED FIBRE CEMENT PANEL
4. FINELINE WOOD SIDING
5. ALUMINUM CHARD RAIL WITH GLASS INSERTS



RYAN HOYT

Ryan Hoyt Designs Inc.
100-100-100-100
100-100-100-100
100-100-100-100

Project:
1421 Fairfield Rd.

Sheet Title:
Strata Lot D - Elevations

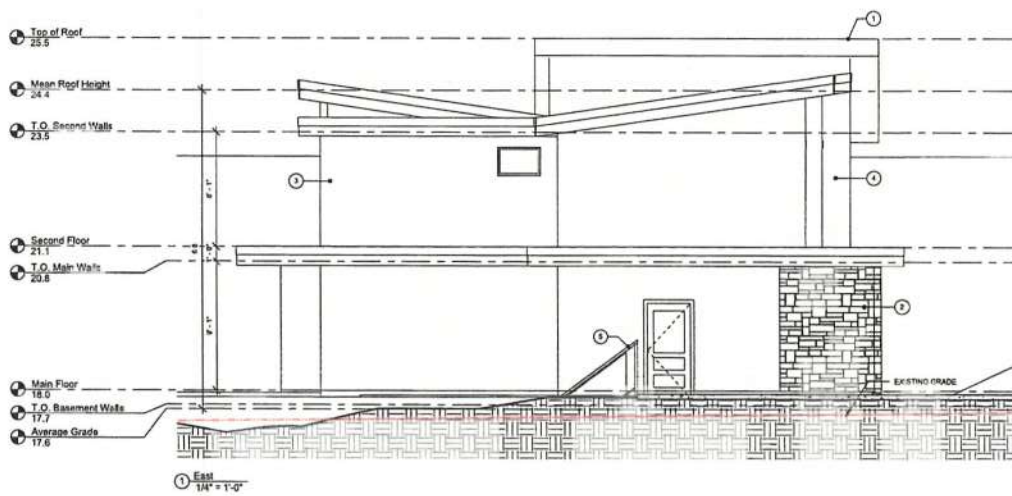
Project No.:
15115

Sheet:
D4.1

Revisions

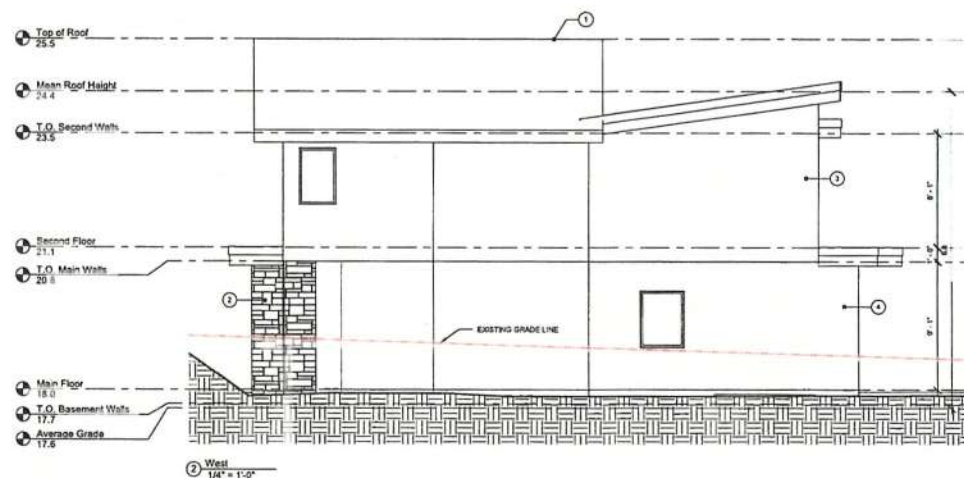
Revised by the professional
 Registered Engineer

Received Date:
 April 29/18



ELEVATION NOTES LEGEND

1	2 FLY MODIFIED BITUMEN ROOFING
2	K2 ASHLAR STONE VENER
3	PANDED FIBRE CEMENT PANEL
4	PAVILION WOOD SIDING
5	ALUMINUM GUARD RAIL WITH GLASS INFILLS



Comments:

Date:	Description:	By:	No.
15Oct11	Issue for Dev. Permit	RH	1
15Oct11	Dev. Permit Resubmission	RH	2
15Apr15	Dev. Permit Resubmission	RH	3
15Apr15	Dev. Permit Resubmission	RH	4

rh RYAN HOYT

Ryan Hoyt Designer Inc.
 1421 Fairfield Rd.
 Victoria, BC V8L 6L3
 250.999.8893
 www.ryanhoysdesign.com

Project: 1421 Fairfield Rd.

Sheet: Strata Lot D - Elevations

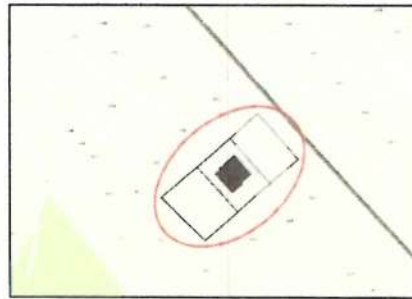
Project No.: 15115

Sheet: D4.2

NEW CUSTOM HOME: STRATA LOT E

1421 FAIRFIELD ROAD
VICTORIA, BC

KEY PLAN:



ZONING ANALYSIS:

ZONE:	R1-B
LOT AREA:	600.0m ²
GRADES:	AVERAGE GRADE: 16.1m
F.S.R.:	ALLOWABLE NO RESTRICTION
GROSS FLOOR AREA: ALLOWABLE	PROPOSED
SECOND FLOOR:	92.3m ²
MAIN FLOOR:	111.0m ²
BASEMENT:	51.4m ²
GARAGE:	43.8m ²
TOTAL:	279.9m ²
LOT COVERAGE:	ALLOWABLE 25%
HEIGHT:	ALLOWABLE 5.0m
STOREYS:	ALLOWABLE 1 STOREY (5.0m HEIGHT)
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 E
1421 FAIRFIELD ROAD
LOT A, PLAN V17481,
LAND DISTRICT S7,
FAIRFIELD FARM ESTATE

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250 598 8893
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: TBD

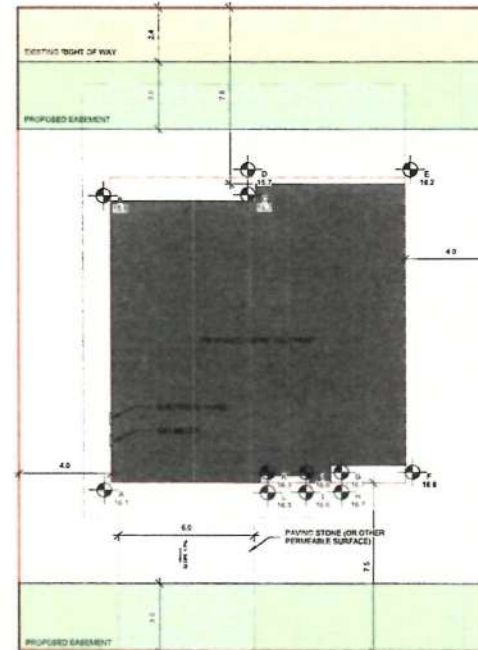
STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.658.5155

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 - PERSPECTIVES

PROPOSED STRATA LOT E 600m²



① Site Plan
1 : 100

AUG GRADE CALC (PROPOSED GRADE)				
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS	
POINT 'A'	16.3m	A-B (16.3 + 16.3)/2	X 12.6m	+205.4
POINT 'B'	16.3m	B-C (16.3 + 16.3)/2	X 8.4m	+104.5
POINT 'C'	16.3m	C-D (16.3 + 16.3)/2	X 8.4m	+104.5
POINT 'D'	16.3m	D-E (16.3 + 16.3)/2	X 8.4m	+104.5
POINT 'E'	16.3m	E-F (16.3 + 16.3)/2	X 12.6m	+205.4
POINT 'F'	16.3m	F-G (16.3 + 16.3)/2	X 8.4m	+104.5
POINT 'G'	16.3m	G-H (16.3 + 16.3)/2	X 8.4m	+104.5
POINT 'H'	16.3m	H-I (16.3 + 16.3)/2	X 8.4m	+104.5
POINT 'I'	16.3m	I-J (16.3 + 16.3)/2	X 8.4m	+104.5
POINT 'J'	16.3m	J-K (16.3 + 16.3)/2	X 8.4m	+104.5
POINT 'K'	16.3m	K-L (16.3 + 16.3)/2	X 8.4m	+104.5
POINT 'L'	16.3m	L-A (16.3 + 16.3)/2	X 8.4m	+104.5
TOTAL				+104.5

GRADE CALCULATION 807.2 / 53.2m = 16.3m

AUG GRADE CALC (EXISTING GRADE)				
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS	
POINT 'A'	16.1m	A-B (16.1 + 16.1)/2	X 12.6m	+197.7
POINT 'B'	15.9m	B-C (15.9 + 15.9)/2	X 8.4m	+100.2
POINT 'C'	15.7m	C-D (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'D'	15.7m	D-E (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'E'	15.7m	E-F (15.7 + 15.7)/2	X 12.6m	+200.4
POINT 'F'	15.7m	F-G (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'G'	15.7m	G-H (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'H'	15.7m	H-I (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'I'	15.7m	I-J (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'J'	15.7m	J-K (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'K'	15.7m	K-L (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'L'	15.7m	L-A (15.7 + 15.7)/2	X 8.4m	+100.2
TOTAL				+100.2

GRADE CALCULATION 808.1 / 53.2m = 16.3m

AUG GRADE CALC (LOWEST GRADE)				
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS	
POINT 'A'	16.1m	A-B (16.1 + 16.1)/2	X 12.6m	+197.7
POINT 'B'	15.9m	B-C (15.9 + 15.9)/2	X 8.4m	+100.2
POINT 'C'	15.7m	C-D (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'D'	15.7m	D-E (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'E'	15.7m	E-F (15.7 + 15.7)/2	X 12.6m	+200.4
POINT 'F'	15.7m	F-G (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'G'	15.7m	G-H (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'H'	15.7m	H-I (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'I'	15.7m	I-J (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'J'	15.7m	J-K (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'K'	15.7m	K-L (15.7 + 15.7)/2	X 8.4m	+100.2
POINT 'L'	15.7m	L-A (15.7 + 15.7)/2	X 8.4m	+100.2
TOTAL				+100.2

GRADE CALCULATION 804.1 / 53.2m = 16.3m

Revisions

Received Date: April 29/18

Date	By	No.	Description	Comments
15Oct21	RM	1	Issue for Dev. Permit	
15Oct16	RM	2	Dev. Permit Resubmission	
18Apr15	RM	3	Dev. Permit Resubmission	
18Apr12	RM	4	Dev. Permit Resubmission	

ryan hoyt

RYAN HOYT

Ryan Hoyt Designs Inc.
250.598.8893
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project

1421 Fairfield Rd.

Sheet Title

Strata Lot E - Cover Sheet

Project No.

15115

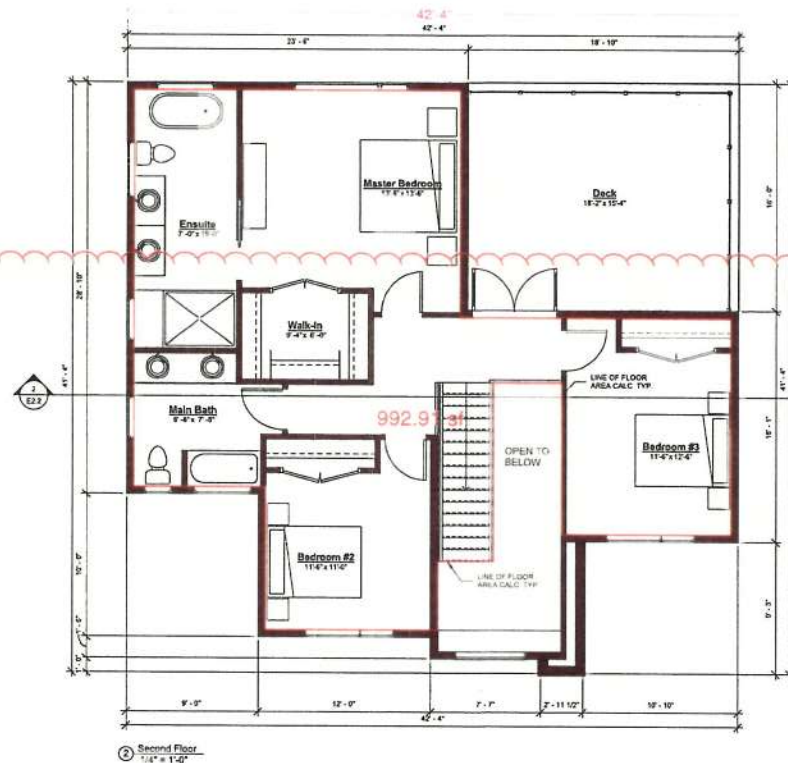
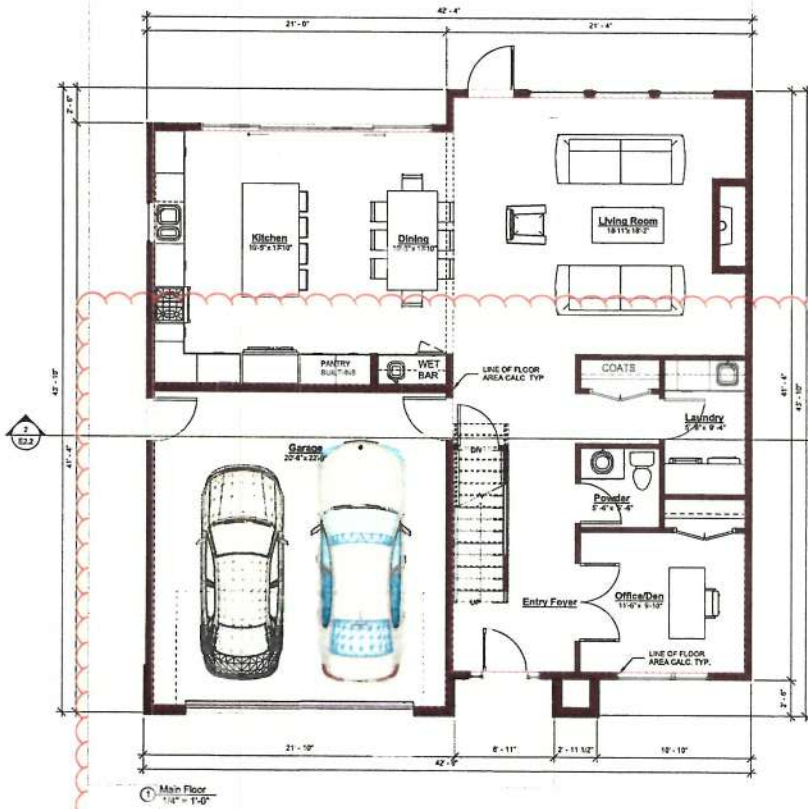
Sheet

E0.0

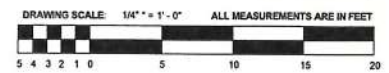
Revisions

Received Date: April 29/18

No.	Description	By	Date
1	Issue for Dir. Permit	RH	15Oct21
2	Dir. Permit Re-submission	RH	15Oct21
3	Dir. Permit Re-submission	RH	15Apr15
4	Dir. Permit Re-submission	RH	15Apr22



FLOOR AREA	
BASEMENT	315 SF
MAIN	1154 SF
UPPER	1229 SF
TOTAL	2708 SF
GARAGE	471 SF



Project: 1421 Fairfield Rd.

Sheet Title: Strata Lot E - Floor Plans

Project No.: 15115

Sheet: E2.1

rh

RYAN HAYES DESIGN

Ryan Hayes Design Inc.
1421 Fairfield Rd.
Victoria, BC V8L 6L8
250.999.8893
ryanhayesdesign.com
info@ryanhayesdesign.com



FLOOR AREA	
BASEMENT	315 SF
MAIN	1194 SF
UPPER	1221 SF
TOTAL	2730 SF
GARAGE	471 SF



Comments:

By:	No.:
-----	------

Date:	Description:
-------	--------------

Date: _____

て


1424 Esigfield Rd
Project

Project No.:

Sheet

Sheet Title:

15115

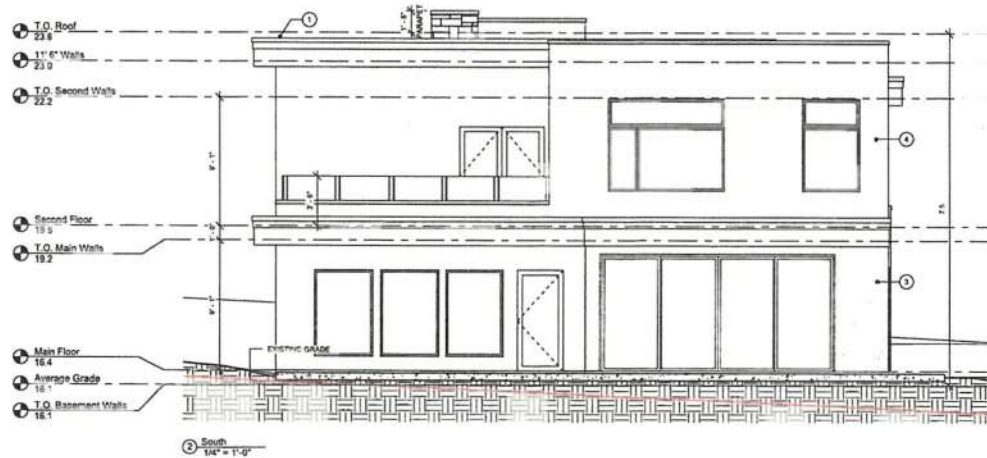
Sheet E2.2 

Revisions

Received Date:
April 29/18



ELEVATION NOTES LEGEND	
1	2 PLY MODIFIED BITUMEN ROOFING
2	R2 ASHLAR STONE VENEER
3	ACRYLIC STUCCO
4	PRIMED WOOD SIDING



Date	Description	By	No.	Comments
15Oct18	Issue for Dev. Permit	RH	1	
15Oct18	Dev. Permit Resubmission	RH	2	
15Apr15	Dev. Permit Resubmission	RH	3	
15Apr22	Dev. Permit Resubmission	RH	4	

ryan holt
RYAN HOLT
Ryan Holt Design Inc.
1000 West 10th Street, Suite 100
Vancouver, BC V6H 1A8
250.999.8883
ryan@ryanholt.ca
www.ryanholt.ca

Project: 1421 Fairfield Rd.

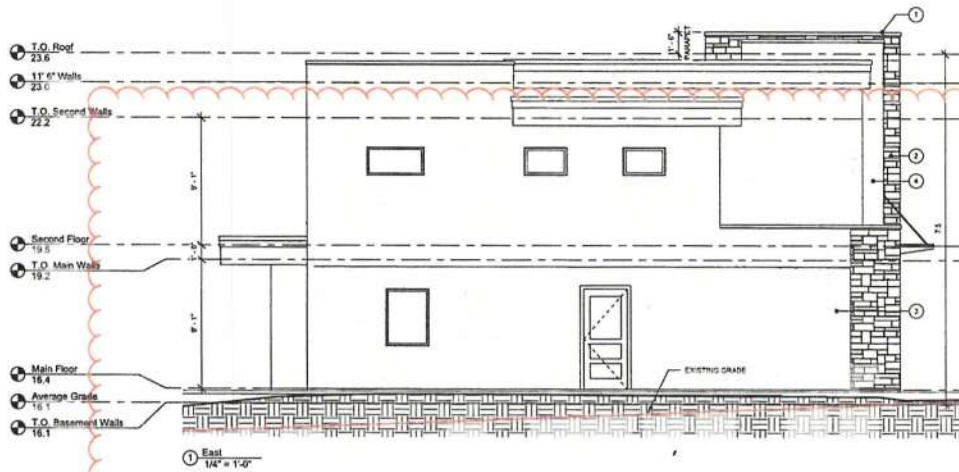
Sheet Title: Strata Lot E - Elevations

Project No.: 15115

Sheet: E4.1

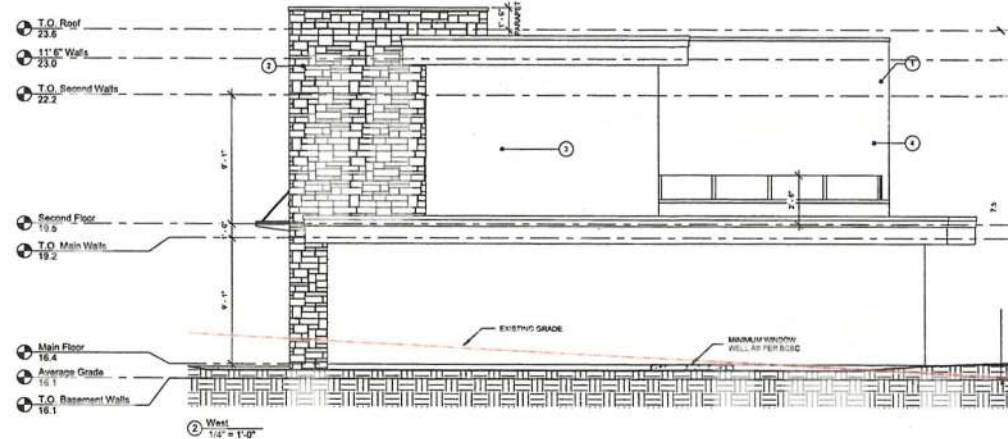
Revisions

Received Date: April 29/15



ELEVATION NOTES LEGEND

- 1 2 PLY IMPROVED BITUMEN ROOFING
- 2 K2 ASHLAR STONE VENER
- 3 ADHESIVE STUCCO
- 4 FINELINE WOOD SIDING



Comments:

Date	Description	By	No.
15 Oct 11	Issue for Dev. Permit	RH	1
15 Dec 15	Dev. Permit Resubmission	RH	2
16 Apr 15	Dev. Permit Resubmission	RH	3
15 Apr 15	Dev. Permit Resubmission	RH	4

rchd RYAN HOYT

Ryan Hoyt, Designer Inc.
2500 West 10th Avenue
Vancouver, BC V6L 2L8
www.ryanhoysdesign.com

Project: 1421 Fairfield Rd.

Sheet Title: Strata Lot E - Elevations

Project No.: 15115

Sheet: E4.2



3D View 1



3D View 3



3D View 2

VICTORIA

Revisions

Standard to the previous submitted design

Received Date
April 29/18

1. The design was updated to reflect the latest information received from the client.

2. The design was updated to reflect the latest information received from the client.

3. The design was updated to reflect the latest information received from the client.

4. The design was updated to reflect the latest information received from the client.

Date	Description	By	No	Comments
15Oct21	Issue for Dev. Permit	RBH	1	
15Dec16	Dev. Permit Resubmission	RBH	2	
15Apr15	Dev. Permit Resubmission	RBH	3	
15Apr07	Dev. Permit Resubmission	RBH	4	

Date	Description	By	No	Comments
15Oct21	Issue for Dev. Permit	RBH	1	
15Dec16	Dev. Permit Resubmission	RBH	2	
15Apr15	Dev. Permit Resubmission	RBH	3	
15Apr07	Dev. Permit Resubmission	RBH	4	

RYAN HOFF

Project Manager

250.899.8993

www.ryanhoff.com

Project:

1421 Fairfield Rd.

Sheet Title:

Strata Lot E - Perspectives

Project No:

15115

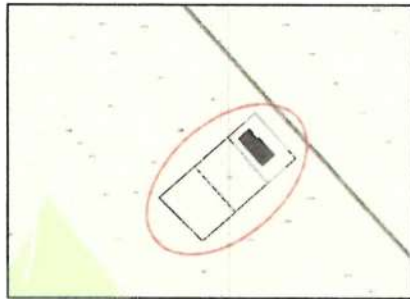
Sheet:

E5.1

NEW CUSTOM HOME: STRATA LOT F

1421 FAIRFIELD ROAD
VICTORIA, BC

KEY PLAN:



ZONING ANALYSIS:

ZONE:	R1-B	
LOT AREA:	504.0m2	
GRADES:	AVERAGE GRADE: 15.4m	
F.S.R:	ALLOWABLE NO RESTRICTION	PROPOSED N/A
GROSS FLOOR AREA: ALLOWABLE	PROPOSED	
SECOND FLOOR:	123.6m2	
MAIN FLOOR:	75.1m2	
BASEMENT:	70.1m2	
GARAGE:	40.3m2	
TOTAL:	300.0m2	290.5m2 (123.6+75.1+70.1+40.3=18.6)
LOT COVERAGE:	ALLOWABLE 40%	PROPOSED HOUSE: 132.6m2 (132.6/504 = 26.3%)
HEIGHT:	ALLOWABLE HOUSE: 7.6m	PROPOSED 7.6m
SETBACKS:	ALLOWABLE	PROPOSED
FRONT (W):	7.5m	6.25m (VARIANCE REQUIRED)
REAR (E):	7.5m	3.5m (VARIANCE REQUIRED)
SIDE (S):	3.0m	7.6m
SIDE (N):	3.5m	3.5m
PROPOSED COVENANT IN FAVOR OF C.O.V.:	MAINTAIN MIN. SIDE YARD INT. (SOUTH) AT 7.5m	

PROJECT INFORMATION:

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

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.989.9893
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: TBD

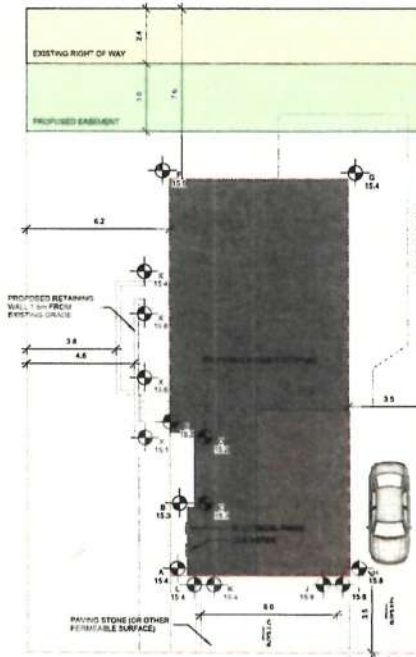
STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND
SURVEYING INC.
250.656.5155

SHEET INDEX:

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

PROPOSED STRATA LOT F 504m²



① Site Plan
1:100

AVG. GRADE CALC. PROPOSED GRADE					AVG. GRADE CALC. EXISTING GRADE					AVG. GRADE CALC. EXISTING GRADE				
GRADE POINT	AVG. OF POINTS	DIST. BETWEEN	TOTALS		GRADE POINT	AVG. OF POINTS	DIST. BETWEEN	TOTALS		GRADE POINT	AVG. OF POINTS	DIST. BETWEEN	TOTALS	
POINT "A"	15.9m	A-B (11.9 + 15.9) / 2	X 3.0m	= 47.7	POINT "W"	15.4m	A-B (11.9 + 15.9) / 2	X 3.0m	= 46.1	POINT "K"	15.4m	A-B (11.9 + 15.9) / 2	X 3.0m	= 46.1
POINT "B"	15.9m	B-C (15.9 + 15.9) / 2	X 0.5m	= 4.8	POINT "E"	15.3m	B-C (15.3 + 15.3) / 2	X 0.5m	= 4.8	POINT "G"	15.3m	B-C (15.3 + 15.3) / 2	X 0.5m	= 4.8
POINT "C"	15.9m	C-D (15.9 + 15.9) / 2	X 2.4m	= 52.9	POINT "I"	15.3m	C-D (15.3 + 15.3) / 2	X 2.4m	= 51.9	POINT "M"	15.3m	C-D (15.3 + 15.3) / 2	X 2.4m	= 51.9
POINT "D"	15.9m	D-E (15.9 + 15.9) / 2	X 1.1m	= 17.4	POINT "O"	15.2m	D-E (15.2 + 15.2) / 2	X 1.1m	= 16.7	POINT "Q"	15.2m	D-E (15.2 + 15.2) / 2	X 1.1m	= 16.7
POINT "E"	15.9m	E-F (15.9 + 15.9) / 2	X 11.3m	= 179.0	POINT "S"	15.2m	E-F (15.2 + 15.2) / 2	X 11.3m	= 170.8	POINT "U"	15.2m	E-F (15.2 + 15.2) / 2	X 11.3m	= 170.8
POINT "F"	15.7m	F-G (15.7 + 15.9) / 2	X 7.5m	= 127.2	POINT "T"	15.0m	F-G (15.0 + 15.4) / 2	X 7.8m	= 120.1	POINT "V"	15.0m	F-G (15.0 + 15.4) / 2	X 7.8m	= 120.1
POINT "G"	15.6m	G-H (15.6 + 15.9) / 2	X 17.7m	= 292.1	POINT "X"	15.4m	G-H (15.4 + 15.9) / 2	X 17.7m	= 276.1	POINT "Y"	15.4m	G-H (15.4 + 15.9) / 2	X 17.7m	= 276.1
POINT "H"	15.9m	H-I (15.9 + 15.9) / 2	X 0.6m	= 9.5	POINT "Z"	15.6m	H-I (15.6 + 15.9) / 2	X 0.6m	= 9.8	POINT "AA"	15.6m	H-I (15.6 + 15.9) / 2	X 0.6m	= 9.8
POINT "I"	15.7m	I-J (15.7 + 15.7) / 2	X 6.1m	= 83.6	POINT "BB"	15.6m	J-K (15.6 + 15.4) / 2	X 6.1m	= 95.2	POINT "CC"	15.6m	J-K (15.6 + 15.4) / 2	X 6.1m	= 95.2
POINT "J"	15.7m	J-K (15.7 + 15.9) / 2	X 0.6m	= 9.5	POINT "DD"	15.4m	L-A (15.4 + 15.4) / 2	X 0.6m	= 9.2	POINT "EE"	15.4m	L-A (15.4 + 15.4) / 2	X 0.6m	= 9.2
TOTAL			52.0m	= 836.3	TOTAL			52.0m	= 800.0	TOTAL			52.0m	= 800.0
GRADE CALCULATION	836.3 / 52.0m = 16.1m				GRADE CALCULATION	800.0 / 52.0m = 15.4m				GRADE CALCULATION	800.0 / 52.0m = 15.4m			

Revisions
Received Date:
April 29/18

Comments:

Date	Description	By	No.
15Oct21	Issue for Dev. Permit	RH	1
15Dec16	Dev. Permit Resubmission	RH	2
15Apr15	Dev. Permit Resubmission	RH	3
15Apr15	Dev. Permit Resubmission	RH	4

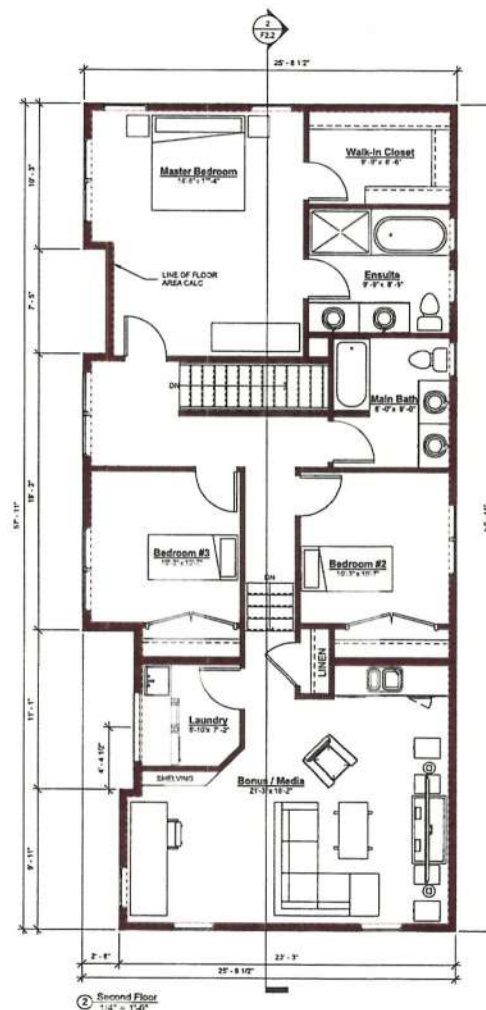
RYAN HOYT
RYAN HOYT DESIGNS INC.
Suite 207, 4475 Vancouver Avenue
Victoria, BC V8L 4L8
250.989.9893
www.ryanhoytdesigns.com

Project:
1421 Fairfield Rd.

Sheet Title:
Strata Lot F - Cover Sheet

Project No.:
15115

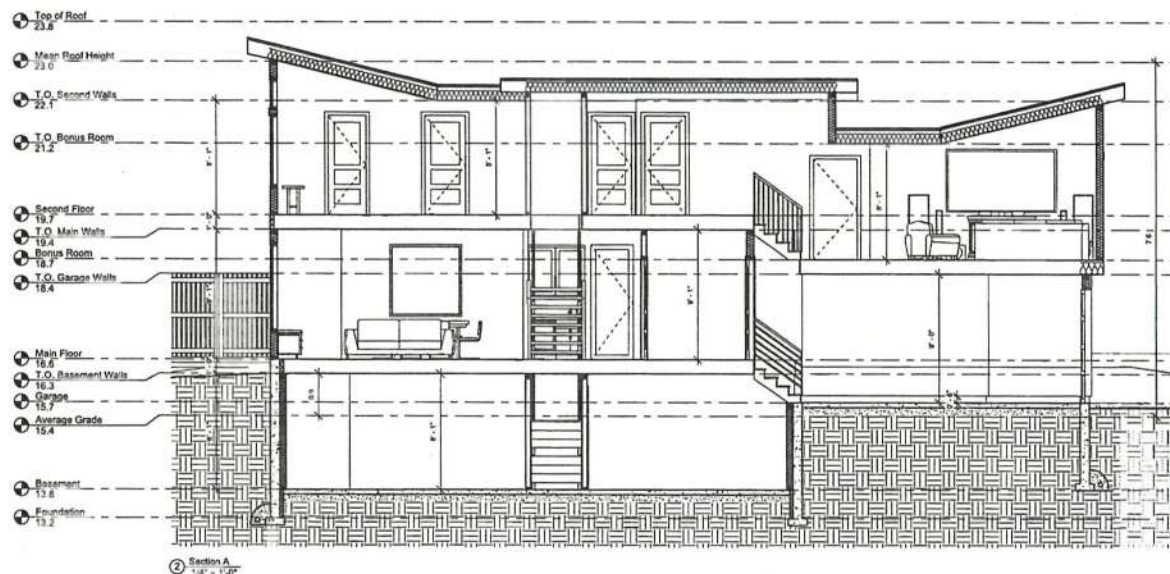
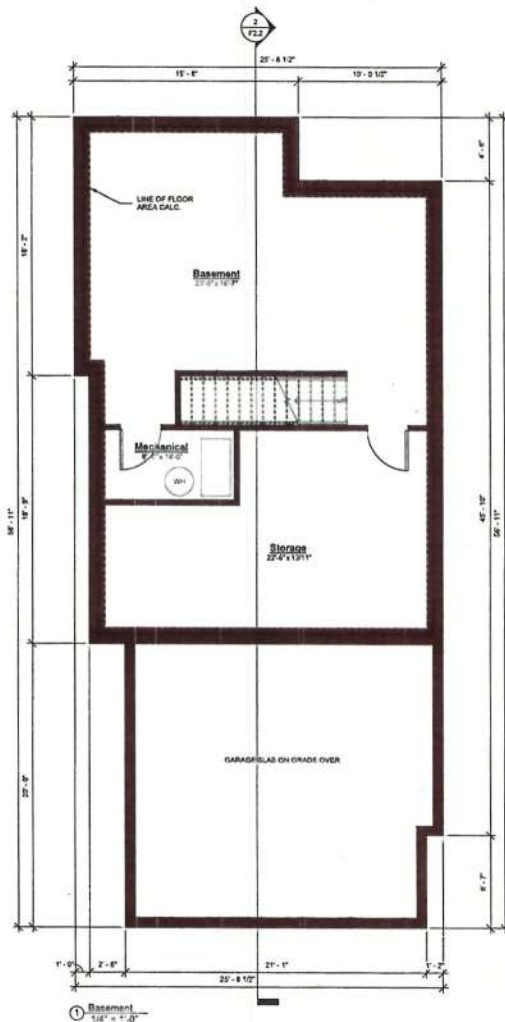
Sheet:
F0.0



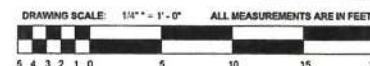
FLOOR AREA	
BASMENT	698 SF
MAIN	823 SF
UPPER	1294 SF
TOTAL	2825 SF
GARAGE	408 SF

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





FLOOR AREA	
BASEMENT:	100 SF
MAIN:	122 SF
LOFT:	124 SF
TOTAL:	200 SF
GARAGE:	408 SF



Date	Description	By	No.	Comments
15Oct16	Issue for Dev. Permit	RH	1	
15Dec16	Dev. Permit Resubmission	RH	2	
15Apr17	Dev. Permit Resubmission	RH	3	
15Apr17	Dev. Permit Resubmission	RH	4	

RYAN HOYT
Ryan Hoyt Design Inc.
2200 9th Street
Vancouver, BC V6Z 6A8
www.ryanhoytdesign.com

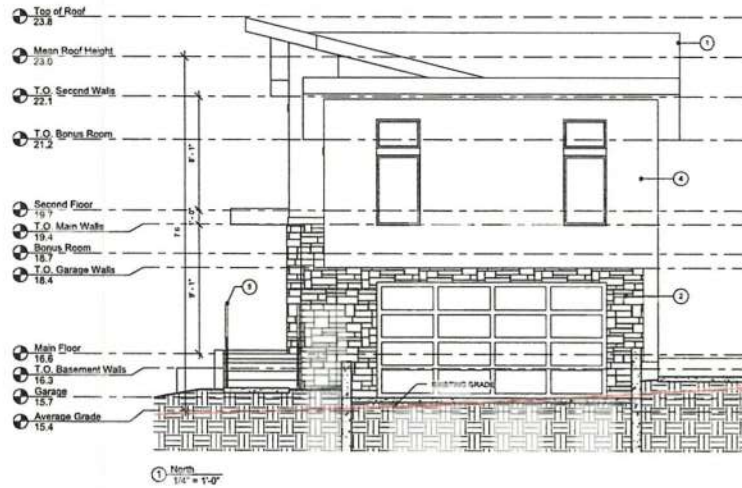
Project: 1421 Fairfield Rd.
Sheet Title: Strata Lot F - Floor Plan & Section

Project No.: 15115

Sheet: F2.2

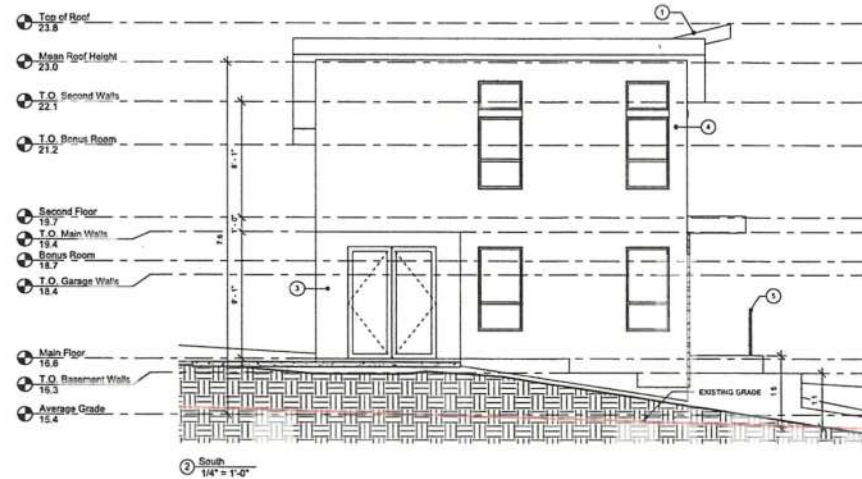
Revisions

Received Date:
April 29/16



ELEVATION NOTES LEGEND

- 1 2 PLY MODIFIED BITUMEN ROOFING SYSTEM
- 2 K2 ASHLAR STONE VENEER
- 3 PAINTED FIBRE CEMENT PANEL
- 4 FINELINE WOOD SIDING
- 5 ALUMINUM GUARD RAIL WITH GLASS INSERTS
- 6 FENCE



1. All elevations shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).

2. All elevations shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).

3. All elevations shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).

4. All elevations shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).

5. All elevations shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).

6. All elevations shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).

Date	Description	By	No.	Comments
15 Oct 11	Issue for Dev. Permit	RH	1	
15 Oct 11	Dev. Permit Resubmission	RH	2	
15 Apr 15	Dev. Permit Resubmission	RH	3	
15 Apr 15	Dev. Permit Resubmission	RH	4	

rh RYAN HOTT

Ryan Hott Design Inc.
1421 Fairfield Rd.
Suite 202, 4415 Rivermont Avenue
Baltimore, MD 21206-2422
Tel: 410-528-1234
www.rhdesigninc.com

Project: 1421 Fairfield Rd.

Sheet Title: Strata Lot F - Elevations

Project No.: 15115

Sheet: F4.1

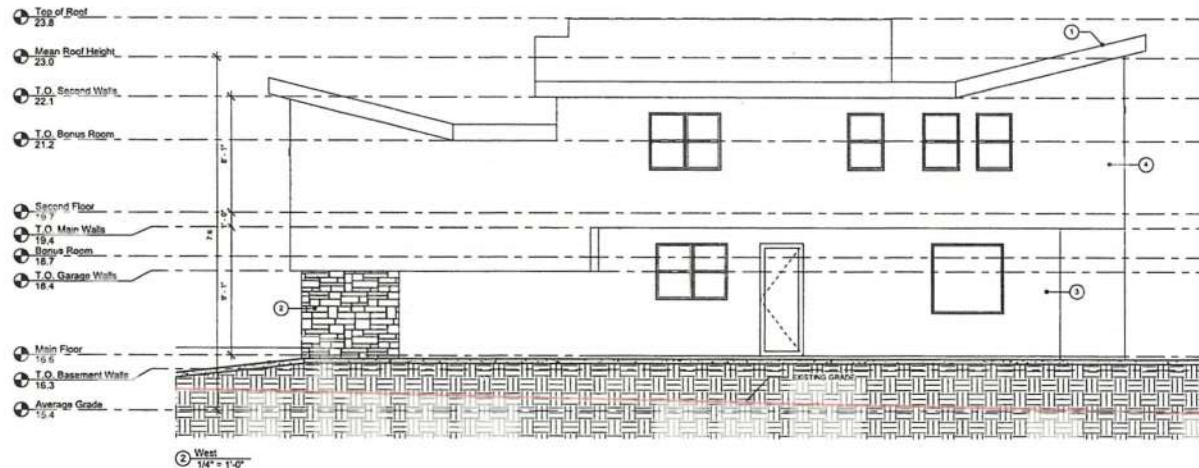
Revisions

Received Date: April 29/16



ELEVATION NOTES LEGEND

- 2 PLY MODIFIED BITUMEN ROOFING SYSTEM
- K2 ASHLAR STONE VENEER
- PAINTED FIBRE CEMENT PANEL
- FIMELINE WOOD SINGIS
- ALUMINIUM CLAUDED RAIL WITH GLASS INSERTS
- FENCE



Comments:

Date	Description	By	No.
15Oct21	Issue for Dev. Permit	RH	1
15Dec18	Dev. Permit Re-submission	RH	2
16Apr15	Dev. Permit Re-submission	RH	3
16Apr22	Dev. Permit Re-submission	RH	4

RYAN HIGGINS

Ryan Higgins Design Inc.
Suite 101, 207 E. 1st Street, Vancouver, BC V6C 1A8
Tel: 604.681.8833
Fax: 604.681.8834
Email: ryan@ryanhiggins.com

1421 Fairfield Rd.

Strata Lot F - Elevations

Project No.: 15115

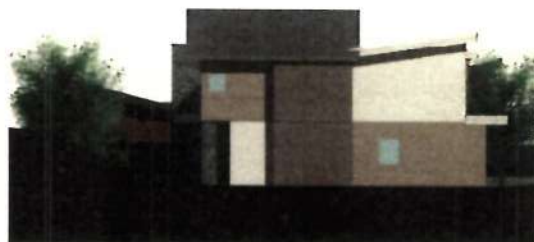
Sheet: F4.2



① North
1/8" = 1'-0"



② South
1/8" = 1'-0"



③ West
1/8" = 1'-0"



④ East
1/8" = 1'-0"

Revisions

Received Date:
April 29/15

1. [Illegible text]

2. [Illegible text]

3. [Illegible text]

4. [Illegible text]

Date	Description	By	No.	Comments
14Oct11	Issue for Dev. Permit	RH	1	
15Dec18	Dev. Permit Resubmission	RH	2	
15Apr15	Dev. Permit Resubmission	RH	3	
16Apr12	Dev. Permit Resubmission	RH	4	

rh RYAN H. O'YR

Ryan O'Yr Design Inc.
1000 N. 1st St.
Suite 205, 4425 Vermont Avenue
Baltimore, MD 21204-1414
Phone: 410-528-1111
Fax: 410-528-1112
www.rhdesigninc.com

Project: 1421 Fairfield Rd.

Sheet: 15115

Development Elevations

REV.

Sheet: A6.1



③ NORTH EAST PERSPECTIVE



① NORTH PERSPECTIVE #1



② NORTH PERSPECTIVE #2

Revisions

Received Date: April 29/15

1. The owner has requested that the exterior walls be finished with dark wood siding instead of the previously specified stone veneer. This change will be reflected in the revised drawings.

2. The owner has requested that the driveway be paved with interlocking pavers instead of the previously specified concrete. This change will be reflected in the revised drawings.

3. The owner has requested that the front porch be finished with dark wood siding instead of the previously specified stone veneer. This change will be reflected in the revised drawings.

4. The owner has requested that the front porch be finished with dark wood siding instead of the previously specified stone veneer. This change will be reflected in the revised drawings.

Date	Description	By	No.	Comments
15Oct11	Issue for Dev. Permit	RH	1	
15Dec18	Dev. Permit Resubmission	RH	2	
15Apr15	Dev. Permit Resubmission	RH	3	
15Apr22	Dev. Permit Resubmission	RH	4	

h

H. T. A. N. H. O. Y. T.

Ryan Hoyt Designs Inc.
 Suite 207, 4475 Vermont Avenue
 Richmond, BC V6X 4L6
 604-273-8888
 ryan@ryandesigns.com

Project: 1421 Fairfield Rd.

Sheet Title: Development Perspectives

Project No.: 15115

Sheet: A7.1



① EAST AERIAL PERSPECTIVE #1



② EAST AERIAL PERSPECTIVE #2



③ NORTH AERIAL PERSPECTIVE

REV.#19

Revisions

Received Date:
April 29/16

No.	By	Date	Description
1	RYA	15Oct1	Issue for City Permit
2	RYA	15Oct16	City Permit Resubmission
3	RYA	15Apr15	City Permit Resubmission
4	RYA	15Apr15	City Permit Resubmission

No.	By	Date	Description
1	RYA	15Oct1	Issue for City Permit
2	RYA	15Oct16	City Permit Resubmission
3	RYA	15Apr15	City Permit Resubmission
4	RYA	15Apr15	City Permit Resubmission

RYAN HOYT

RYAN HOYT ARCHITECTS INC.

255-988-3893

1421 Fairfield Rd.

Volusia, FL 32909

www.ryanhoyt.com

Project:

1421 Fairfield Rd.

Sheet Title:

Development Perspectives

Project No.:

15115

Sheet:

A7.2