



UNITY
COMMONS

Revisions
Received Date:
October 10, 2017

1303 FAIRFIELD ROAD

SUBMISSION FOR
REZONING AND
DEVELOPMENT PERMIT

28 SEPTEMBER 2017

DRAWING LIST

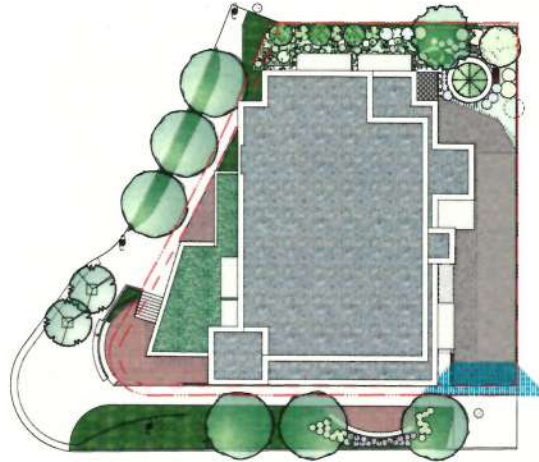
D01 CONTEXT PLAN (AIR PHOTO)
D02 CONTEXT PLAN
D03 PROJECT DATA
D04 PLAN - SITE AND L1 (ILLUSTRATIVE)
D05 PLAN - SITE AND L1
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LANDSCAPE PLAN
PLANT REFERENCE PHOTOS



LOW
HAMMOND
ROWE
ARCHITECTS

300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5 | 250.472.8013



DATE/ISSUING REVISION/ISSUE	11/19/20
ISSUED BY	ARL
CONSENTED BY THE CONSULTANT'S LICENSED PROFESSIONAL ARCHITECT	
PROJECT NUMBER	1626
SCALE	1:250
DATE	11/19/20
PROJECT	checked CR

Unity Commons
1303 Fairfield Road

sheet title
Context Plan

sheet number
D01

Project Data

Project description	Four storey mixed-use building Main level: church sanctuary, commercial space, residential lobby, storage Upper levels: rental apartments		
Owner	Unity Urban Properties Ltd, 3471 Short Street, Victoria BC		
Municipal Address	1303 Fairfield Road, Victoria, BC		
Legal Description	Lot A (DD 286440-1) Fairfield Farm Estate, Victoria City, Plan 1455		
	Existing/Permitted	Proposed	
Zoning	R1-B Single Family Dwelling	New Zone	
Lot Area	893.8 m ²		
Lot Coverage	337.6 m ² = 40% Max	602.0 m ² = 62.6%	
Open Site Space		321.6 m ² = 32.4%	
Building Setbacks	front: 7.5m rear: 7.5m or 25% side: 1.5m or 10% side (flanking): 3.5m or 10%	front (Moss St): 0.86 m rear (east): 2.63 m side (south): 3.81 m side (Fairfield Rd): 0.62 m	
Building Height	R1-B zone: 7.6m, 2 Storeys OCP: 3 storeys	Mixed Use: 15.6m, 4 Storeys	
Residential Units		16	
Car Parking	43 or 54 spaces	16 spaces	
Bicycle Parking	Class I: 17 Class II: 13	Class I: 20 Class II: 12	
Floor Space Ratio	up to 2.0 : 1 (OCP p30)	1.84 : 1	

Total Area for FSR 1829.3 m²

	m ² net	m ² gross (FSR)
Church Sanctuary	234.7	
Commercial Rental Unit	129.3	
Rental Apartment		
Lobby	25.3	
Bicycle Room	32.0	
Tenant Storage	17.9	
L1 total	438.2	472.4 m²
Suite 201	50.8	
Suite 202 (min unit size)	50.3	
Suite 203	66.5	
Suite 204	77.2	
Suite 205	68.6	
Suite 206	58.3	
L2 total	371.7	479.7 m²
Suite 301	50.8	
Suite 302 (min unit size)	50.3	
Suite 303	66.5	
Suite 304	77.2	
Suite 305	68.6	
Suite 306	58.3	
L3 total	371.7	479.7 m²
Suite 401	58.8	
Suite 402	95.0	
Suite 403	69.9	
Suite 404	87.7	
L4 Total	311.4	397.5 m²

Average Grade Calculation

Grade Point	Existing	Proposed	Lower Point used
A	14.55	13.95	13.95
B	14.89	13.95	13.95
C	14.53	15.45	14.53
D	14.14	15.45	14.14
E	15.77	15.45	15.45
F	15.80	15.45	15.45
I	15.83	15.83	15.83
J	15.56	15.56	15.56
K	15.09	15.09	15.09
L	15.09	10.20	10.20
M	12.71	13.15	12.71
N	13.17	13.15	13.15
O	13.20	13.95	13.20
P	14.93	13.95	13.95

Point Names	Points Average	Distance	Totals
AB	13.95	5.370	74.917
BC	14.24	2.655	37.827
CD	14.34	5.235	75.043
DE	14.80	8.643	127.829
EF	15.40	2.885	44.573
FI	15.64	6.728	105.206
IJ	15.70	10.690	246.527
JK	15.33	3.175	48.580
KL	12.65	-	-
LM	11.46	24.190	276.429
MN	12.83	11.703	143.503
NO	13.18	1.170	14.756
OP	13.58	9.965	135.139
PA	13.95	5.415	75.539

Perimeter Total 102.053
Average Grade 13.77



353-1506 SEDAR HILL CROSSING
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DATE	1/25/2023
BY	LM
CHECKED	LM
SCALE	1:1
DATE	1/25/2023
BY	LM
CHECKED	LM

Unity Commons
1303 Fairfield Road

Project Data

D03



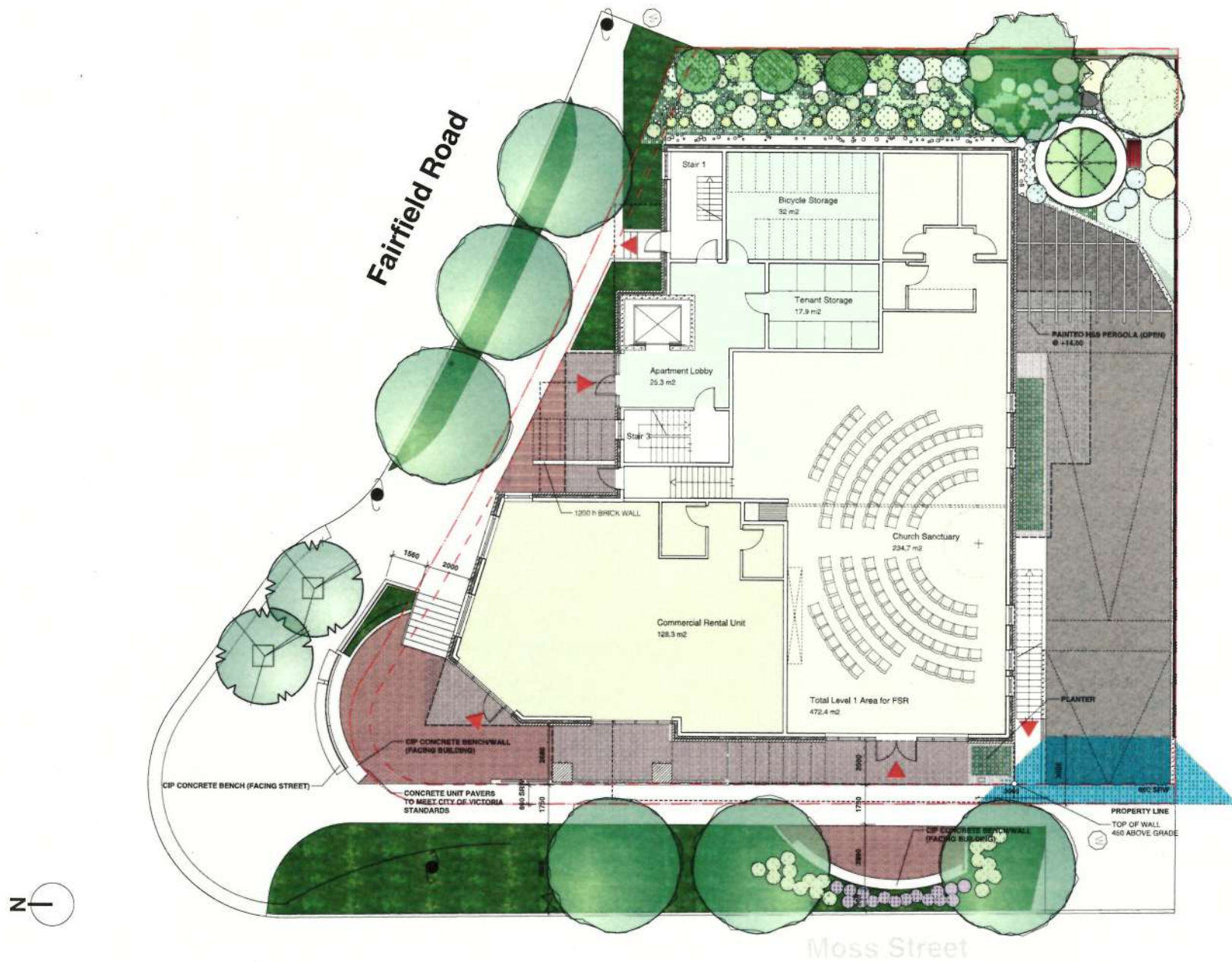
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scale	1:75
date	170621 checked CR
project	

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1303 Fairfield Road

Plan - Site and L1

sheet number

D04





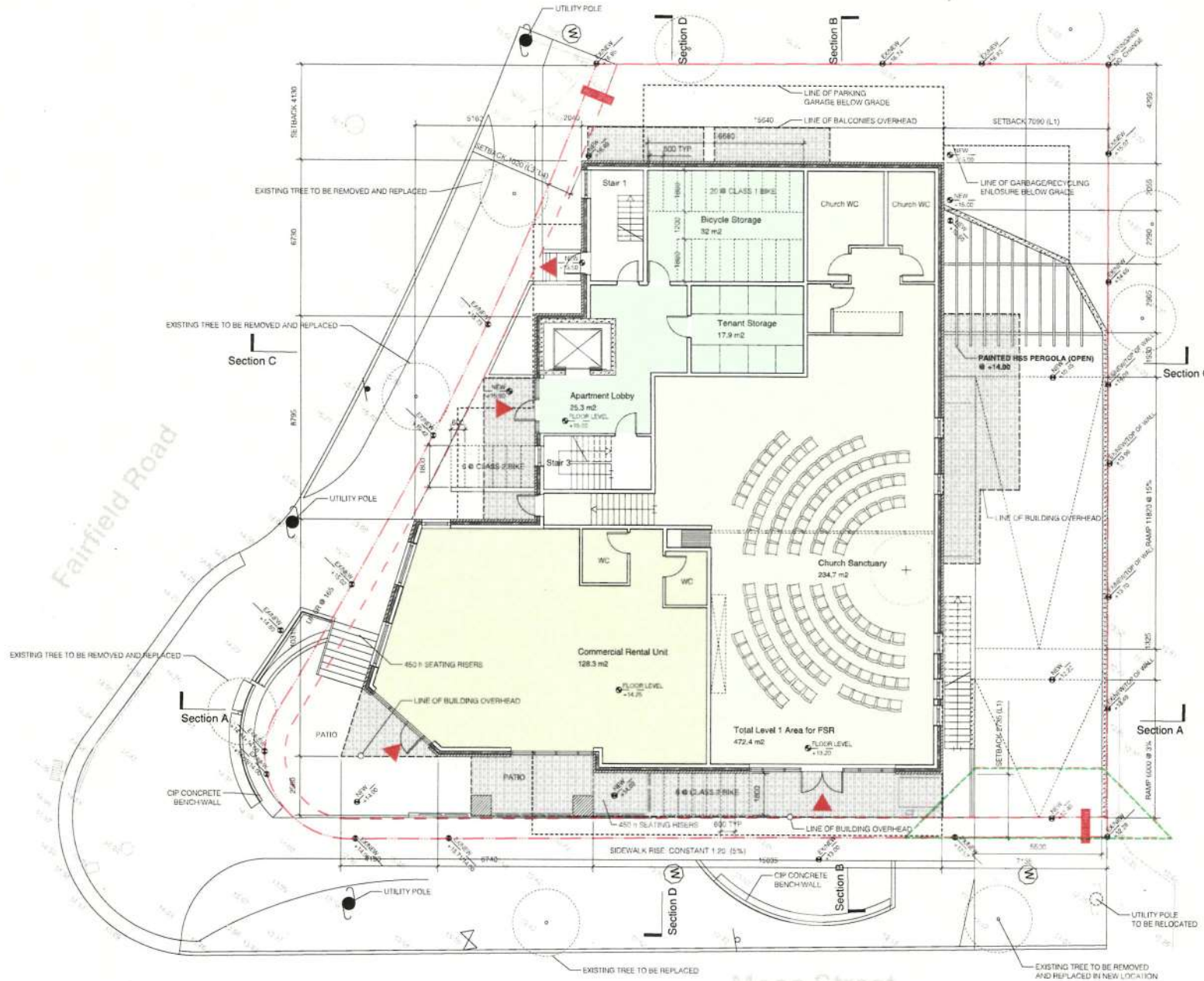
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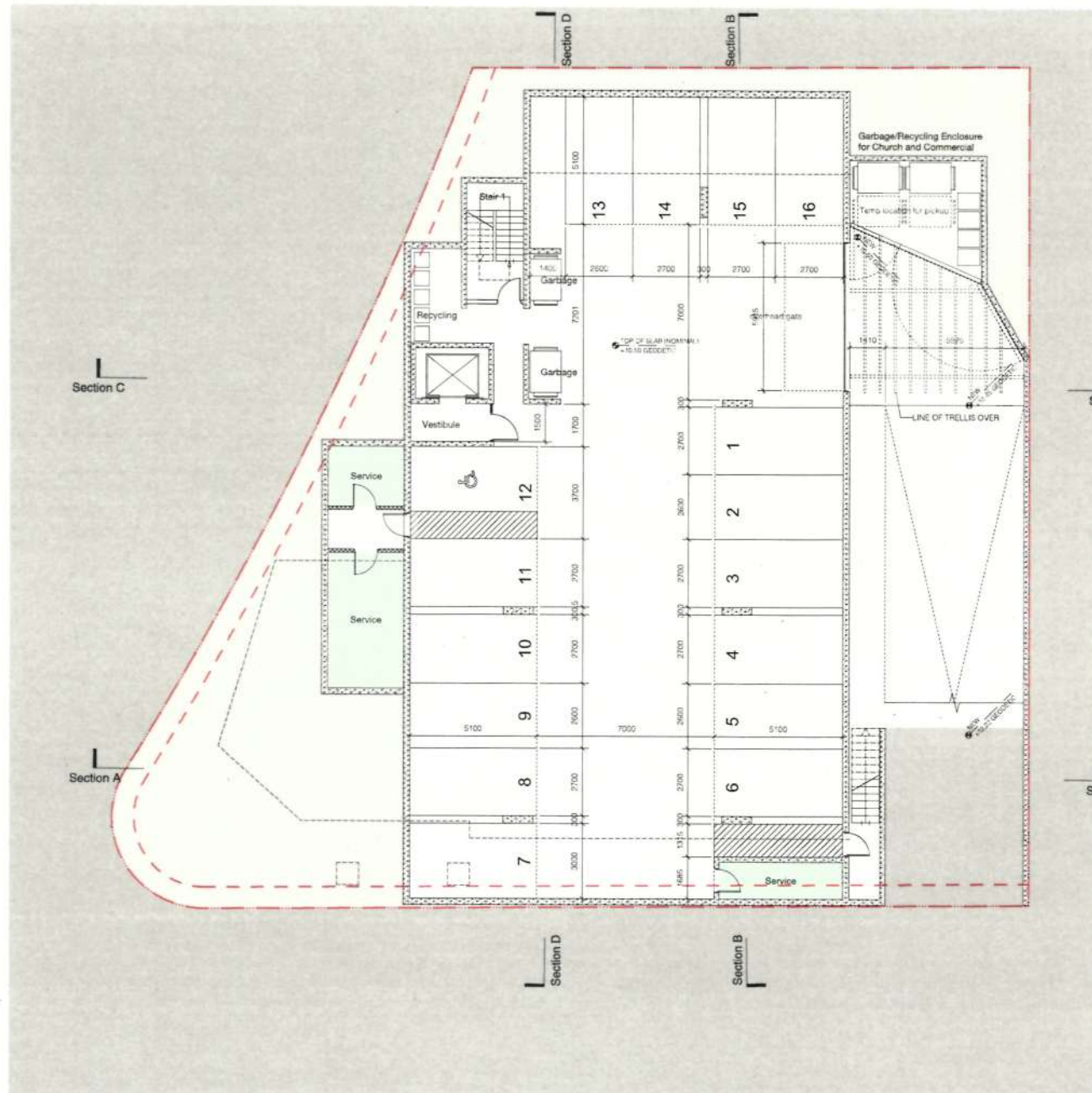
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Plan - L1

Sheet Number

D05





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DR. RETAINING R.T.S./MISSION		17012
drawn by	nam	
checked by		
Comments: This drawing is for the purpose of the design only. It is not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided by the client.		
Project Number	1624	drawn
Scale	1:75	
Date	11/02/00	checked: CR
Project		

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1303 Fairfield Road

Plan - Parking Garage

D06



DATE	11/01/13
BY	MM
FOR	UNIVERSITY OF SASKATCHEWAN
PROJECT	100113
DATE	11/01/13
BY	MM
FOR	UNIVERSITY OF SASKATCHEWAN
PROJECT	100113
DATE	11/01/13
BY	MM
FOR	UNIVERSITY OF SASKATCHEWAN
PROJECT	100113

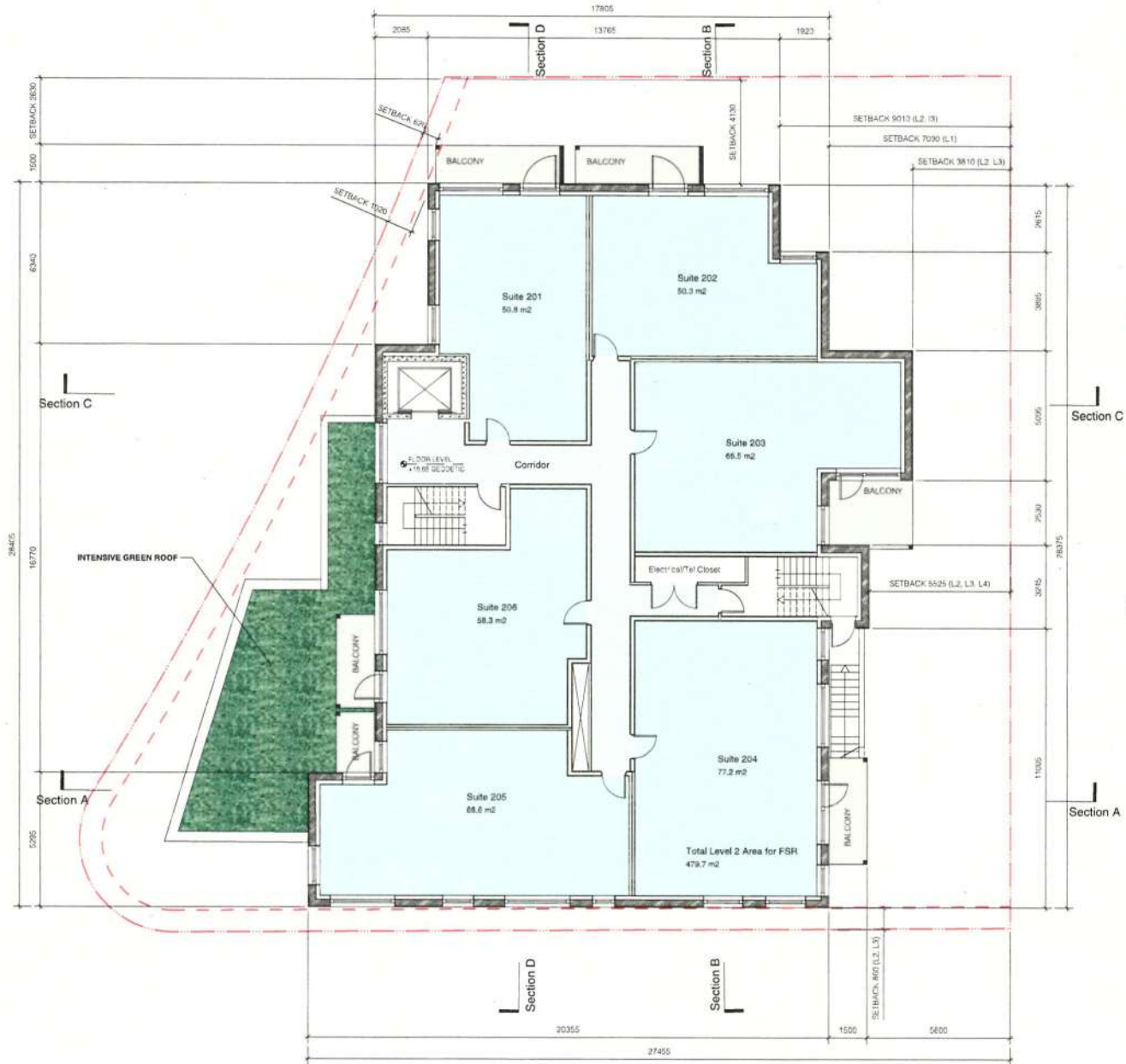
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1303 Fairfield Road

11/01/13

Plan - L2

11/01/13

D07





315-150 CEDAR HILL CROSS ROAD
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Unity Commons
1303 Fairfield Road

Plan - L3

street number

D08



203-1141 CEDAR HILL CROSS ROAD
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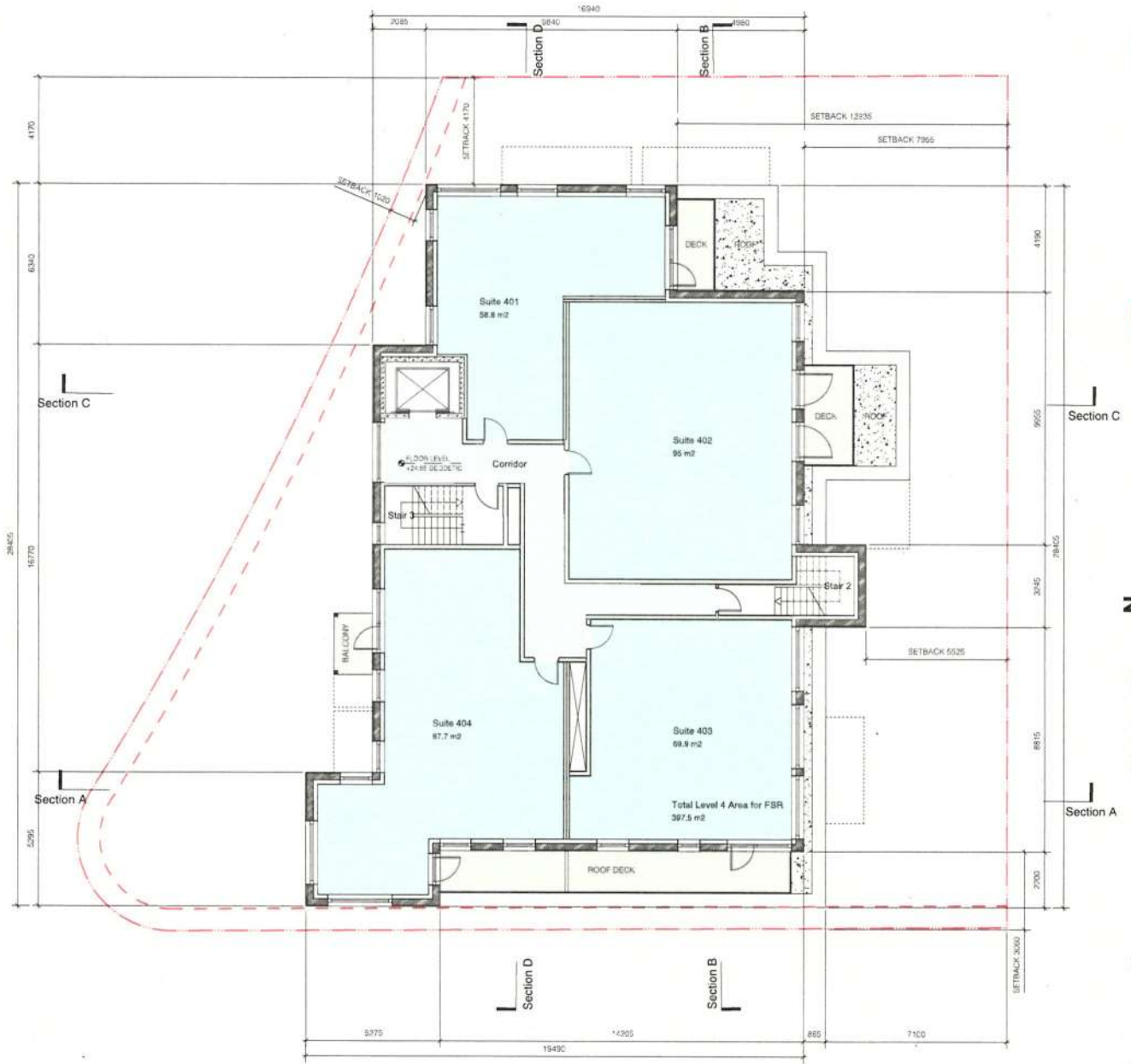


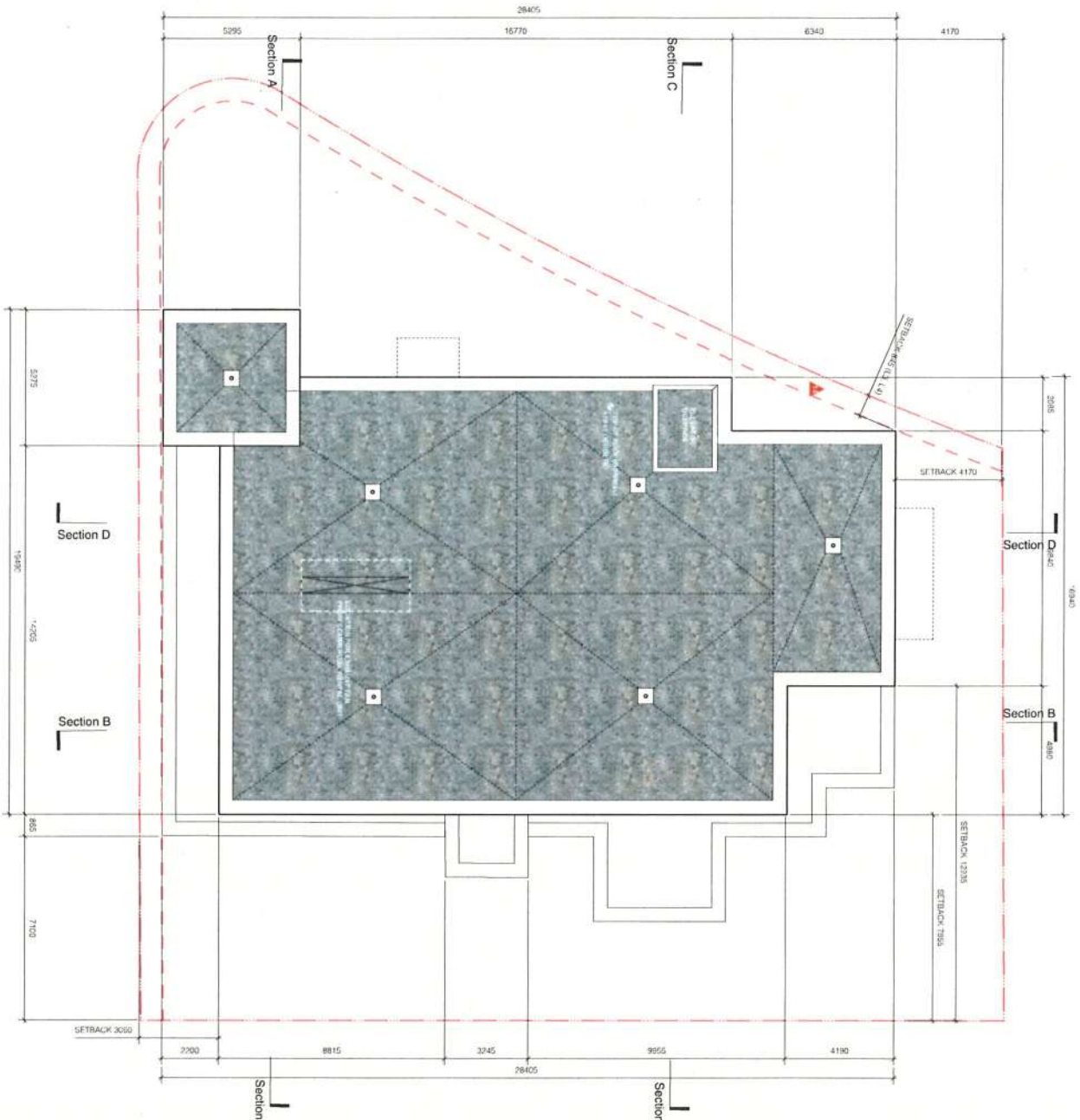
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DATE	2011
PROJECT NUMBER	1421
SCALE	1:75
DATE	11/11/11
CHECKED	CR
PROJECT	

Unity Commons
1303 Fairfield Road

Plan - L4

D09





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303-101-1234
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101-1234-303



FOR REVISIONS, CONTACT: 101-1234-303
101-1234-303
101-1234-303
101-1234-303
101-1234-303

Unity Commons
1303 Fairfield Road

Plan - Roof

D10



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Architectural floor plan of the Church of the Holy Spirit, showing various levels and elevations. The plan includes a parking garage at the base, followed by a church sanctuary and commercial rental unit. Above these are three levels of apartments (L1, L2, L3) and a rooftop terrace. The plan is color-coded: light blue for apartment units, light green for the commercial rental unit, and light yellow for the church sanctuary. A vertical red dashed line indicates the average grade. The total height of the building is 137.76 meters.

Level	Elevation (m)	Area (m²)
Parapet (Tower)	+29.500	
Roof	+29.10	
L3 (Apartments)	+24.91	
L2 (Apartments)	+21.85	
L2 (Apartments)	+18.65	
L1 - Apartment Lobby	+15.50	
L1 - Commercial Unit	+14.00	
L1 - Church Sanctuary	+13.20	
Parking Garage	+10.50 geoidetic	

HEIGHT = 137.76

AVERAGE GRADE = +13.77 m

Rooms and Units:

- Suite 404
- Suite 305
- Suite 205
- Suite 403
- Suite 304
- Suite 204
- Commercial Rental Unit
- Church Sanctuary
- Parking Garage

Parapet (Tower)
+29.596 m

Roof
+29.10 m

L3 (Apartments)
+24.35 m

L2 (Apartments)
+21.81 m

L2 (Apartments)
+18.65 m

L1 - Apartment Lobby
+16.60 m

L1 - Commercial Unit
+14.00 m

L1 - Church Sanctuary
+13.20 m

Parking Garage
+10.60 geocentric

AVERAGE GRADE
+13.77 m

HEIGHT = 11720

APPROX LINE OF EXISTING GRADE AND FLOOR LEVEL AT SECTION PLANE

Church Sanctuary

Church Sanctuary (Toilet)

Mechanical Space

Suite 402

Suite 403

Suite 302

Suite 303

Suite 304

Suite 202

Suite 203

Suite 204

Parking Garage

[illegible]

Unity Commons
1303 Fairfield Road

Sections

D13



Image 1. EXISTING CHURCH LOOKING EAST



Image 5. 364 MOSS STREET LOOKING



Image 9. EXISTING SCHOOL LOOKING EAST



Image 2. EXISTING CHURCH LOOKING SOUTH



Image 6. 360 MOSS STREET LOOKING



Image 10. EXISTING SCHOOL LOOKING NORTH



Image 11. EXISTING SCHOOL LOOKING EAST

SITE CONTEXT MAP



Image 3. EXISTING CHURCH LOOKING SOUTH



Image 7. MOSS STREET AND FAIRFIELD ROAD LOOKING WEST



Image 12. EXISTING SCHOOL LOOKING NORTH



Image 4. EXISTING CHURCH LOOKING SOUTH EAST



Image 10. EXISTING SCHOOL LOOKING NORTH



Image 12. EXISTING SCHOOL LOOKING NORTH



Image 8. 354 MOSS STREET LOOKING SOUTH

SITE LOCATION MAP



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DP REVIEWING APP. DISCUSSION	170910
Author	DATE
REVISIONS	
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Unity Commons
1303 Fairfield Road

Sheet 10.0

Context Photos

Sheet 10.0

D15



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UNITY



An architectural rendering of a proposed development on Fairfield Road. The scene features a large, modern multi-story building with a mix of white and brown facade panels and numerous windows. To its left is a smaller, existing two-story building with a gabled roof and a red chimney. To the right is another two-story building with a grey facade and a white horizontal band. A dark-colored car is parked on the street in front of this building. The foreground is a dark, flat area representing the road or parking lot. The sky is a clear, light blue. The text 'Fairfield Road' is visible in the top right corner.

DP REZONING REF/MISSION 170P28

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Project Number: 1524 Drawn:

Scale 1-75

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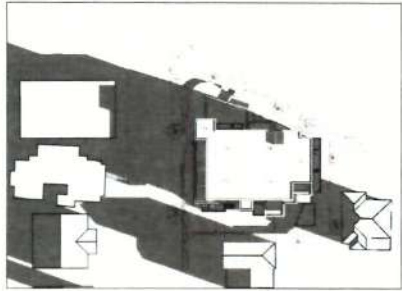
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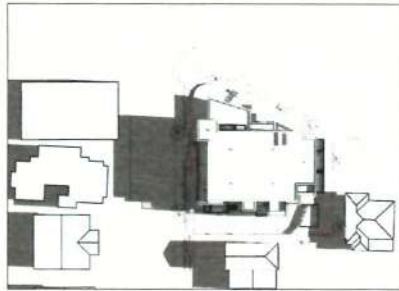
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short vs. other

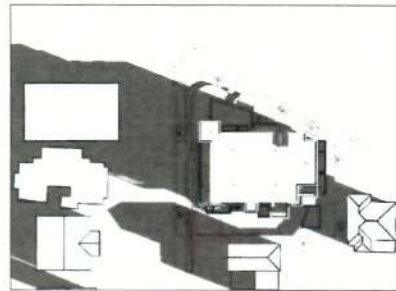
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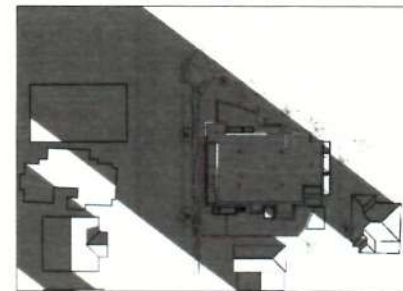
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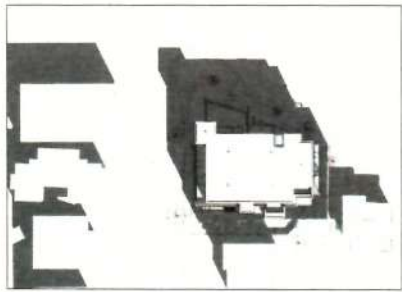
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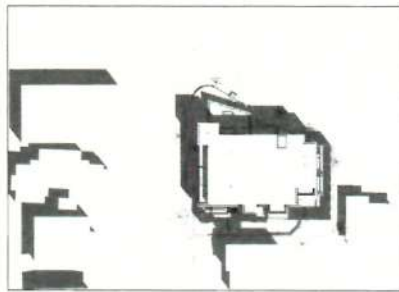
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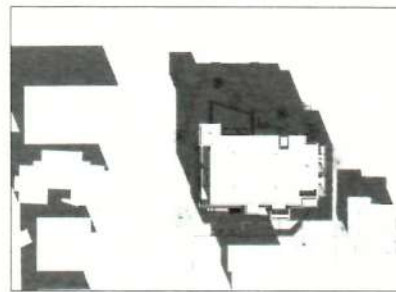
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SPRING @ 12pm



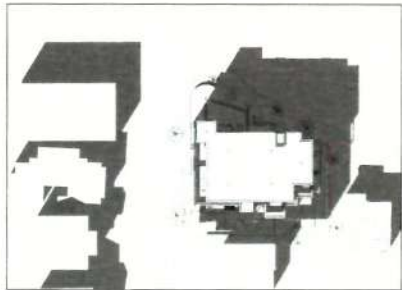
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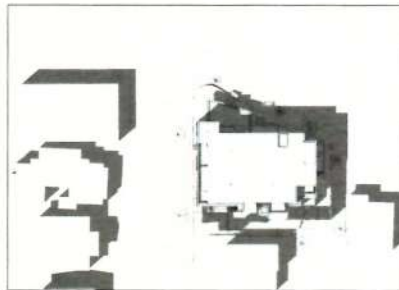
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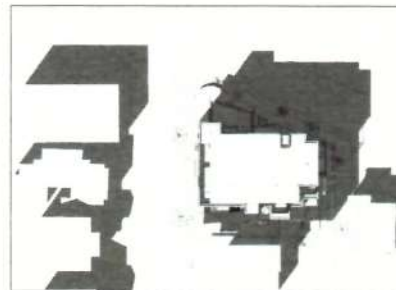
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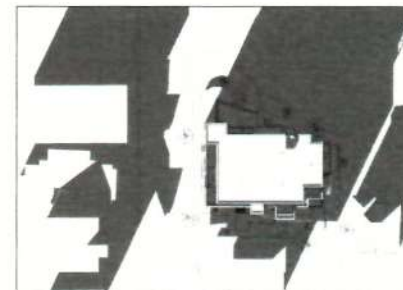
SPRING @ 3pm



SUMMER @ 3pm



FALL @ 3pm



WINTER @ 3pm



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View from south west



View from north



View from south east



View from west

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Comparison w/ Existing Massing

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