UNITY COMMONS

Revisions

Received Date: October 10, 2017

1303 FAIRFIELD ROAD

SUBMISSION FOR REZONING AND DEVELOPMENT PERMIT

28 SEPTEMBER 2017

DRAWING LIST

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LANDSCAPE PLAN
PLANT REFERENCE PHOTOS

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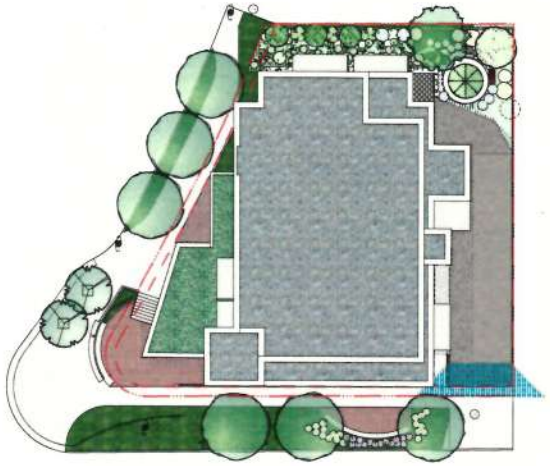
300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5 | 250 472 8013

Attachment C



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project number 1626 drawn

scale 1 : 200

date 170620 checked CR

project

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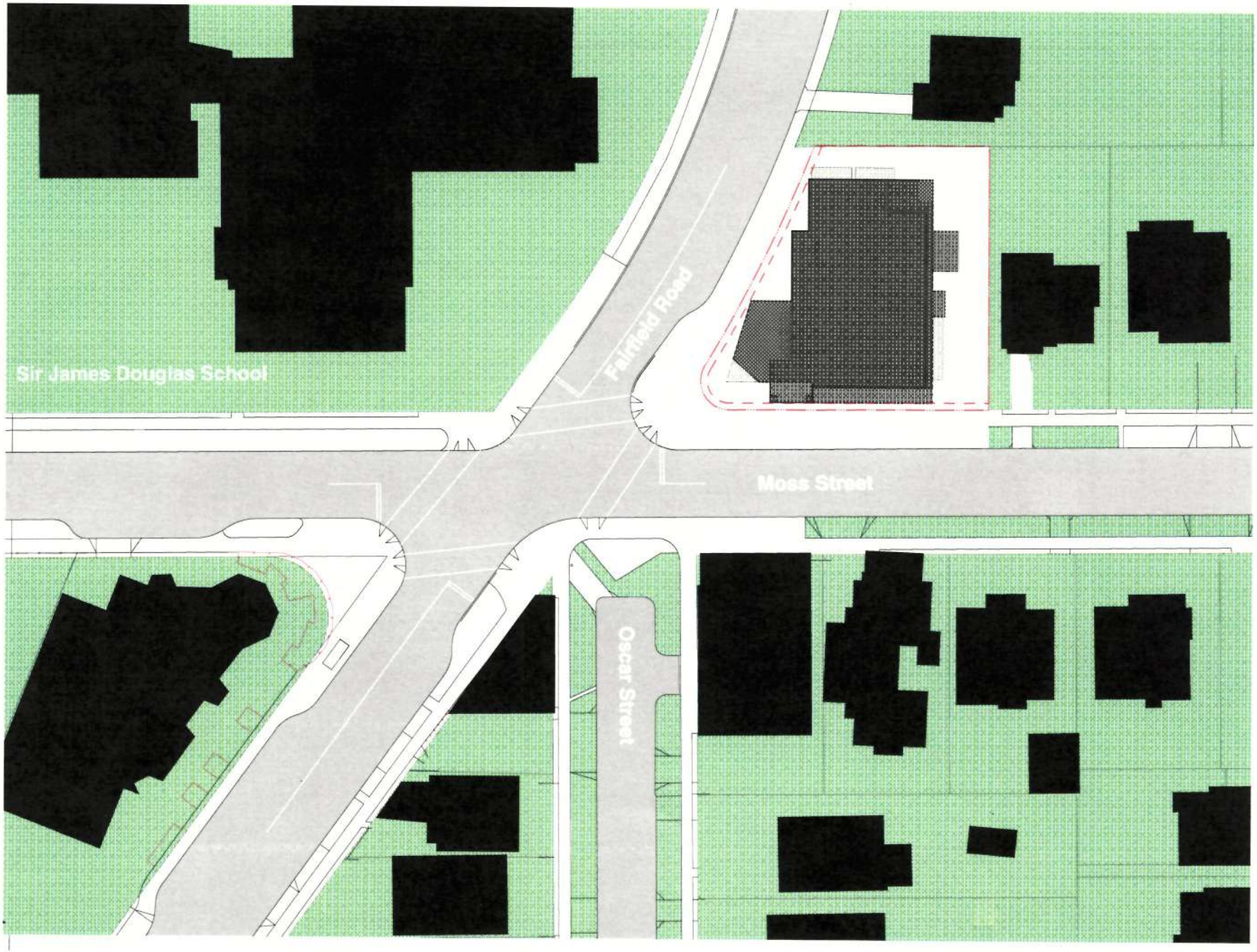
sheet title

Context Plan

sheet number

D01



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DP/REZONING RESUBMISSION 120912

issued for date

project number 1424 drawn

scale 1:200

date 120620 checked CR

project

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1303 Fairfield Road

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Context Plan

sheet number

D02

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 1456	
	Existing/Permitted	**Proposed**
Zoning	R1-B Single Family Dwelling	New Zone
Lot Area	933.9 m2	
Lot Coverage	337.6 m2 = 40% Max	**622.0 m2 = 62.6%**
Open Site Space		**321.6 m2 = 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 10	**Class I 20** Class II 12
Floor Space Ratio	up to 2.0 : 1 (OCP p39)	**1.84 : 1**

Total Area for FSR **1829.3 m2**

	m2 net	m2 gross (FSR)
Church Sanctuary	234.7	
Commercial Rental Unit	128.3	
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	14.53	13.95	13.95
B	14.99	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	15.60	15.45	15.45
I	16.83	16.83	16.83
J	15.56	15.56	15.56
K	15.09	15.09	15.09
L	15.09	10.20	10.20
M	13.71	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	74.912
BC	14.24	2.655	37.807
CD	14.34	5.235	75.044
DE	14.80	8.640	127.829
EF	15.45	2.885	44.573
FI	15.64	6.728	105.226
IJ	15.70	15.650	245.677
JK	15.33	3.170	48.580
KL	12.65	-	-
LM	11.46	24.100	276.409
MN	12.93	11.100	143.523
ND	13.18	1.120	14.756
OP	13.58	9.955	135.139
PA	13.95	5.415	75.539
Perimeter		102.053	
Total			1,404.964

Average Grade **13.77 m**

LOW HAMMOND ROWE ARCHITECTS

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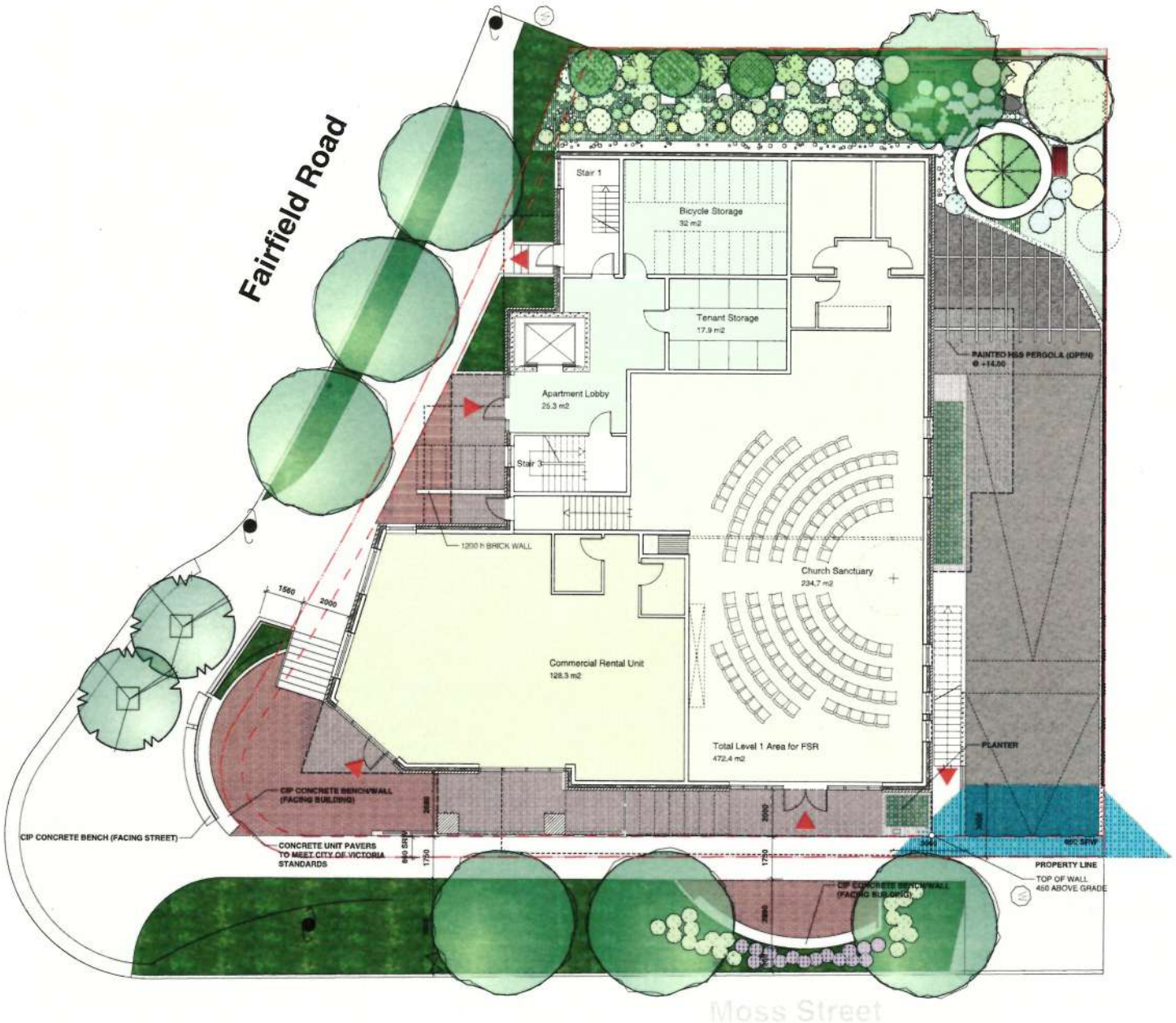
Unity Commons
1303 Fairfield Road

Project Data

D03



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DP REZONING RESUBMISSION 170912

revision	date
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date	170620	checked	CB

project

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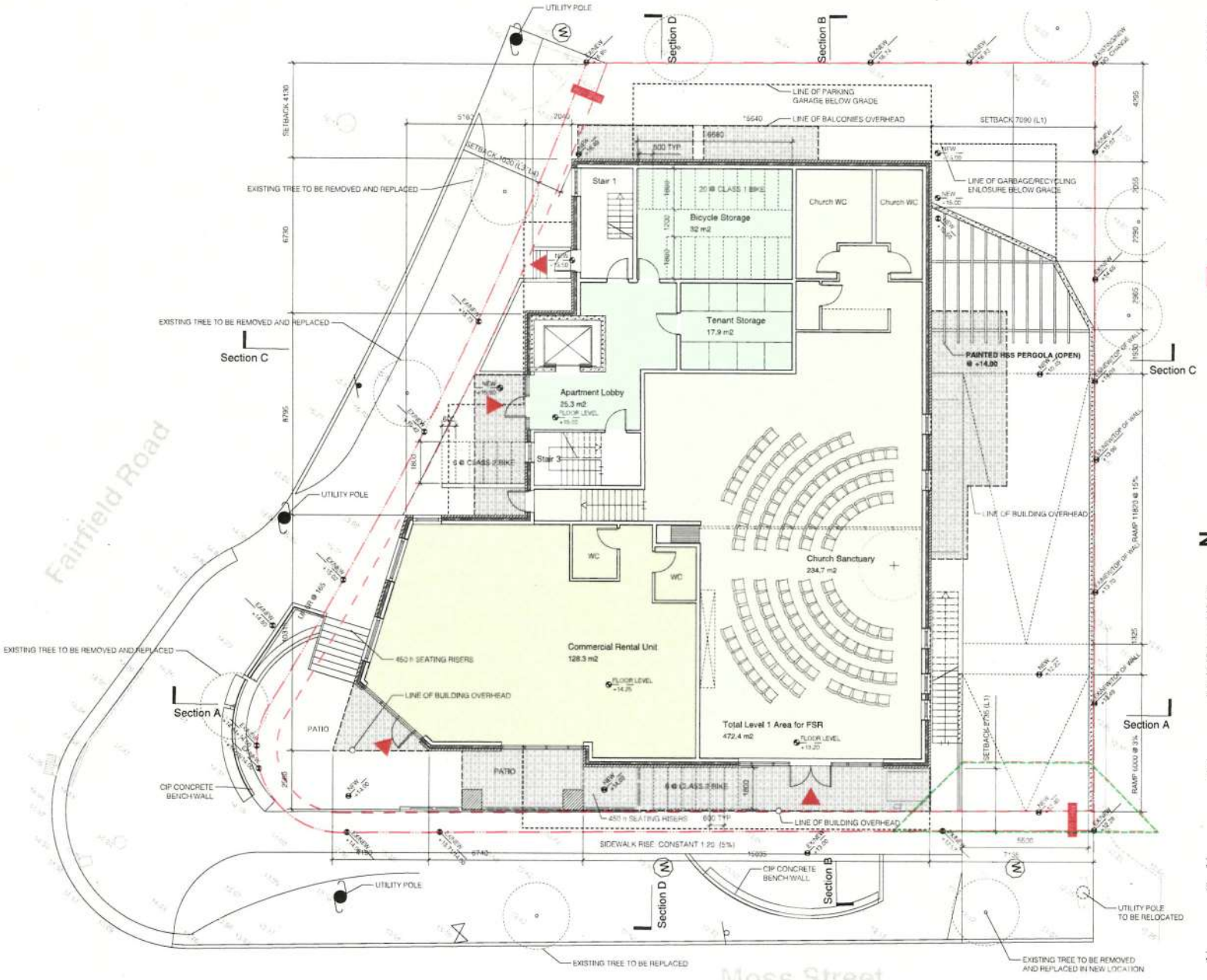
1303 Fairfield Road

sheet title

Plan - Site and L1

sheet number

D04



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DP REZONING RESUBMISSION

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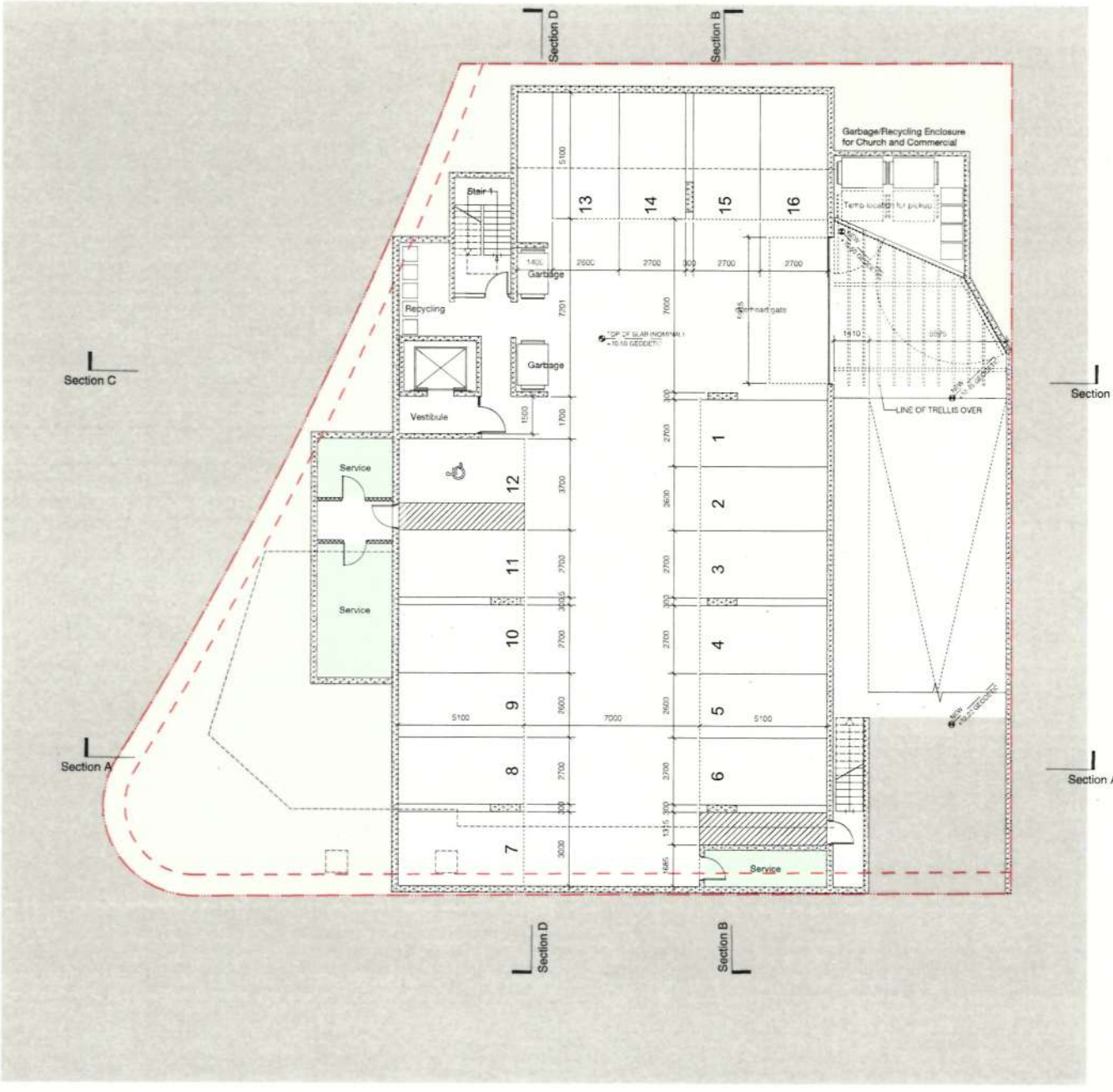
Plan - L1

D05



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scale 1:150

date 170620 checked DR

project

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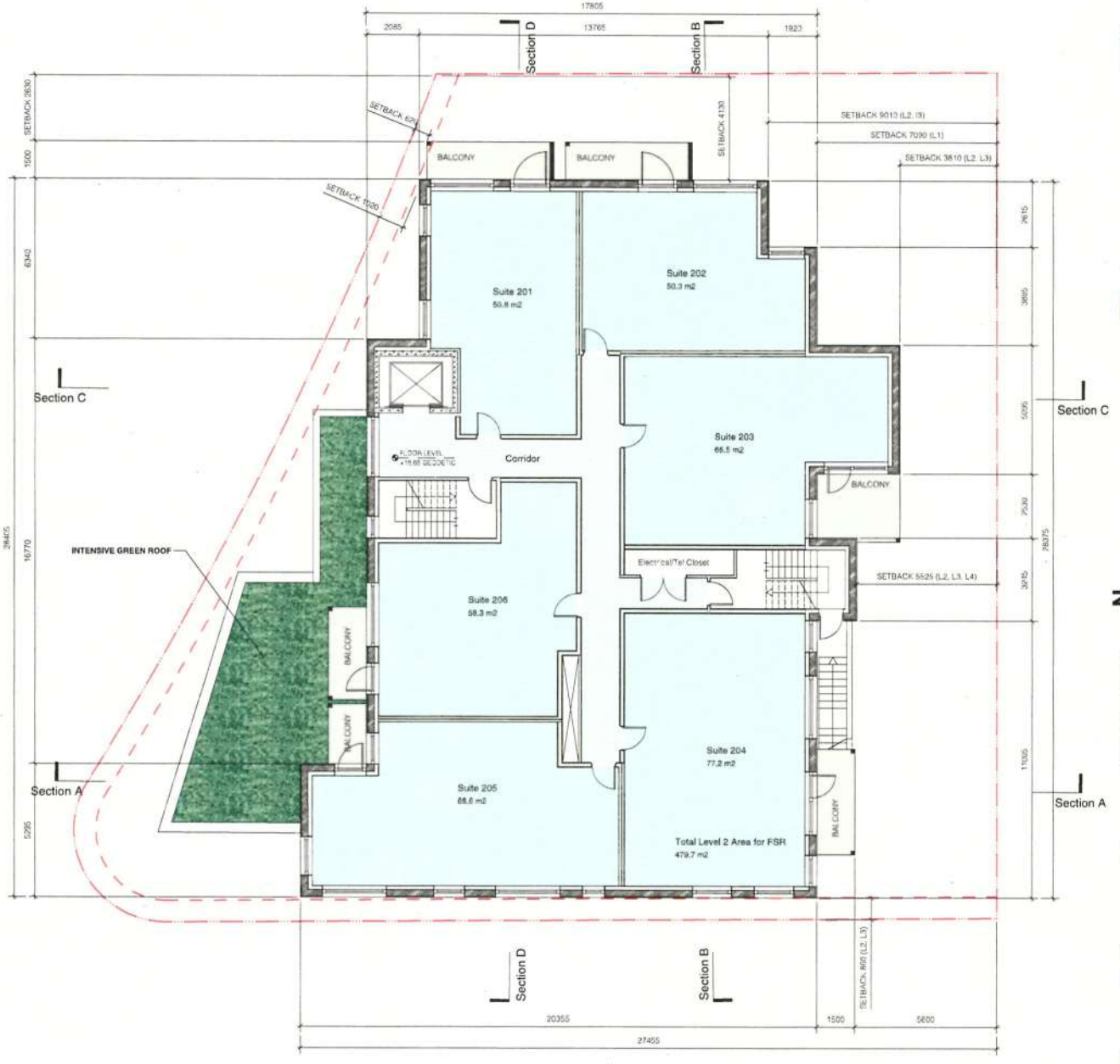
sheet title

Plan - Parking Garage

sheet number

D06



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project number 1626 drawn

scale 1:75

date checked CR

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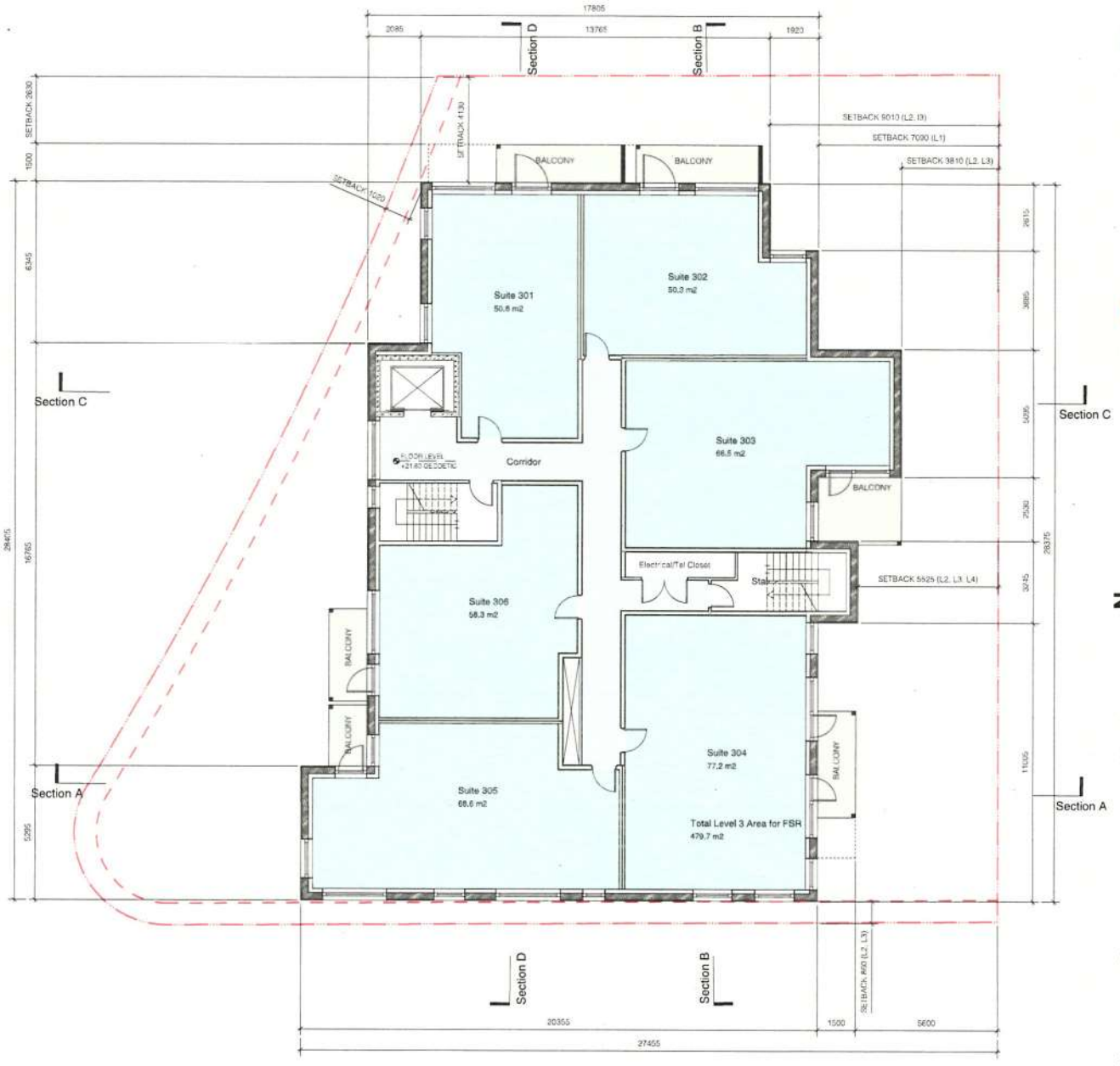
Plan - L2

D07



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revisions: none

project number 1623 drawn
scale 1:75
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Plan - L3

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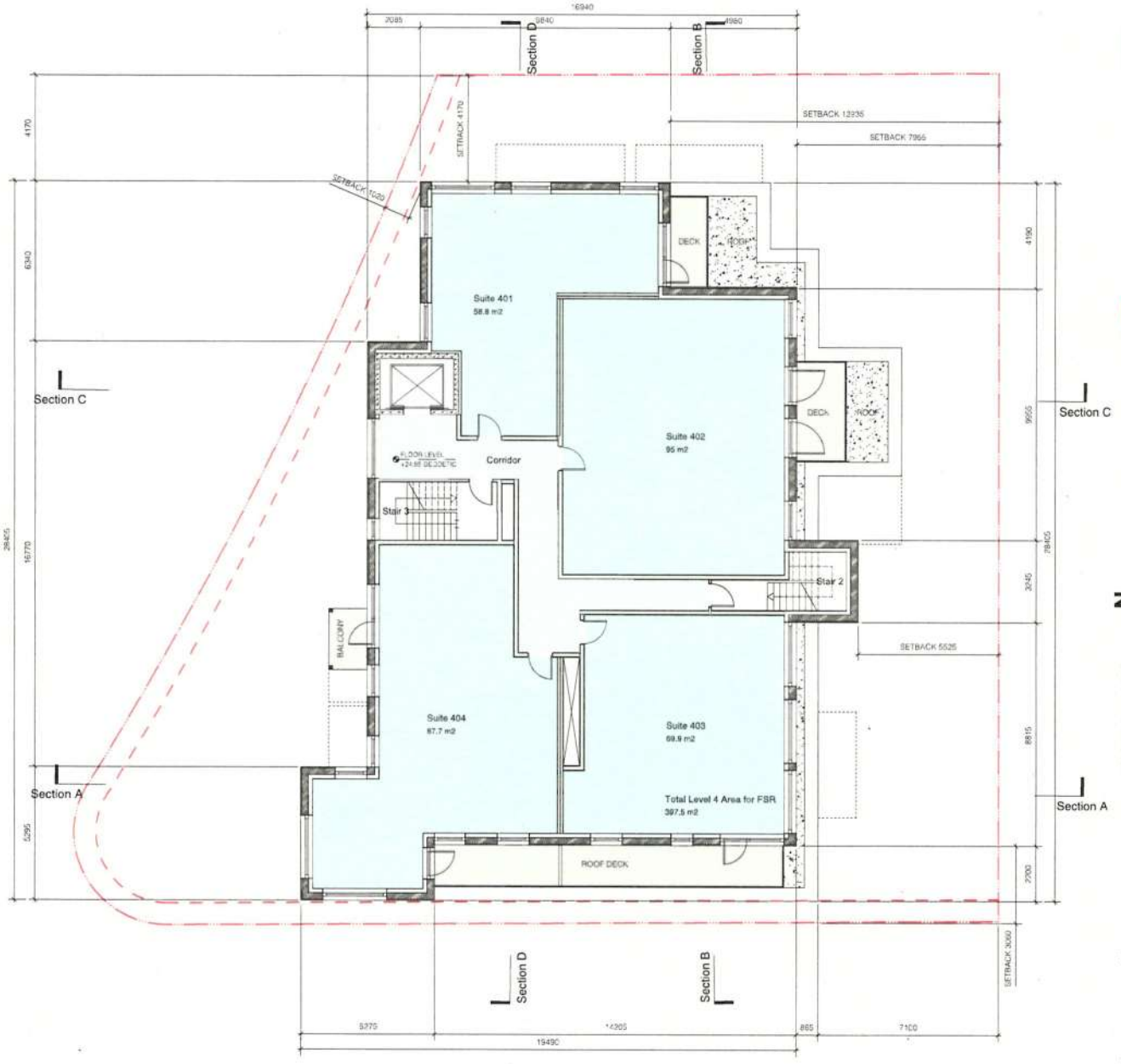
D08



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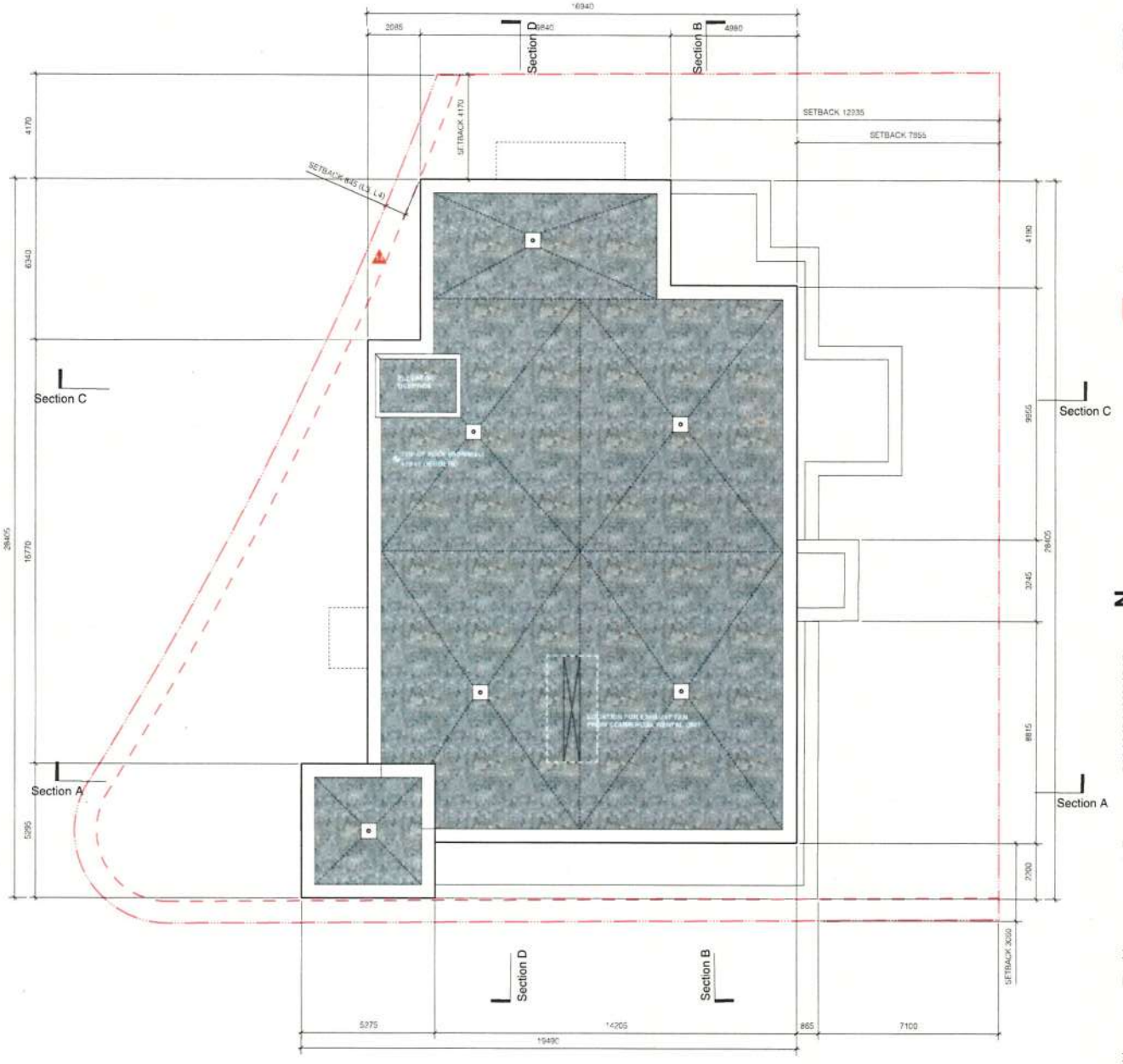
Plan - L4

D09



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project number 1824 drawn

scale 1:75

date checked CR

project

Unity Commons
1303 Fairfield Road

sheet title

Plan - Roof

sheet number

D10

West Elevation (Moss Street)

North Elevation (Fairfield Road)

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DP REZONING RESUBMISSION 170910

project number 1524 drawn

scale 1:175

date 170525 checked CR

project

Unity Commons
1303 Fairfield Road

sheet title

Elevations

sheet number

D11

Exterior Materials Legend

- Brick masonry veneer - Mutual Materials 'Redondo Gray' smooth
- Cedar rainscreen cladding. 89mm. vertical, transparent gray stain
- Stucco rainscreen cladding - white.

East Elevation (side yard)

South Elevation (side yard)

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description date

project number 1624 drawn

issue

date 170420 checked

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1303 Fairfield Road

sheet title

Elevations

sheet number

D12

Section A

Section B

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project number 1626 drawn
scale 1:75
date 170620 checked DR
project

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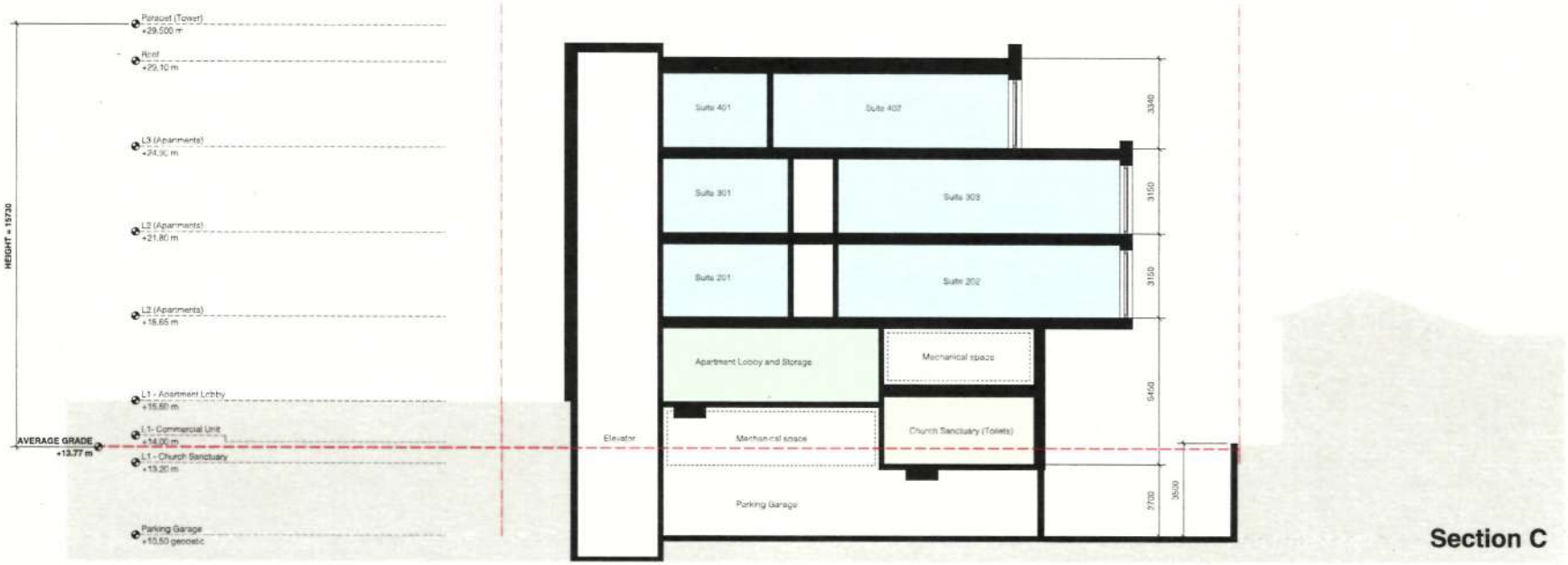
1303 Fairfield Road

sheet title
Sections

sheet number
D13



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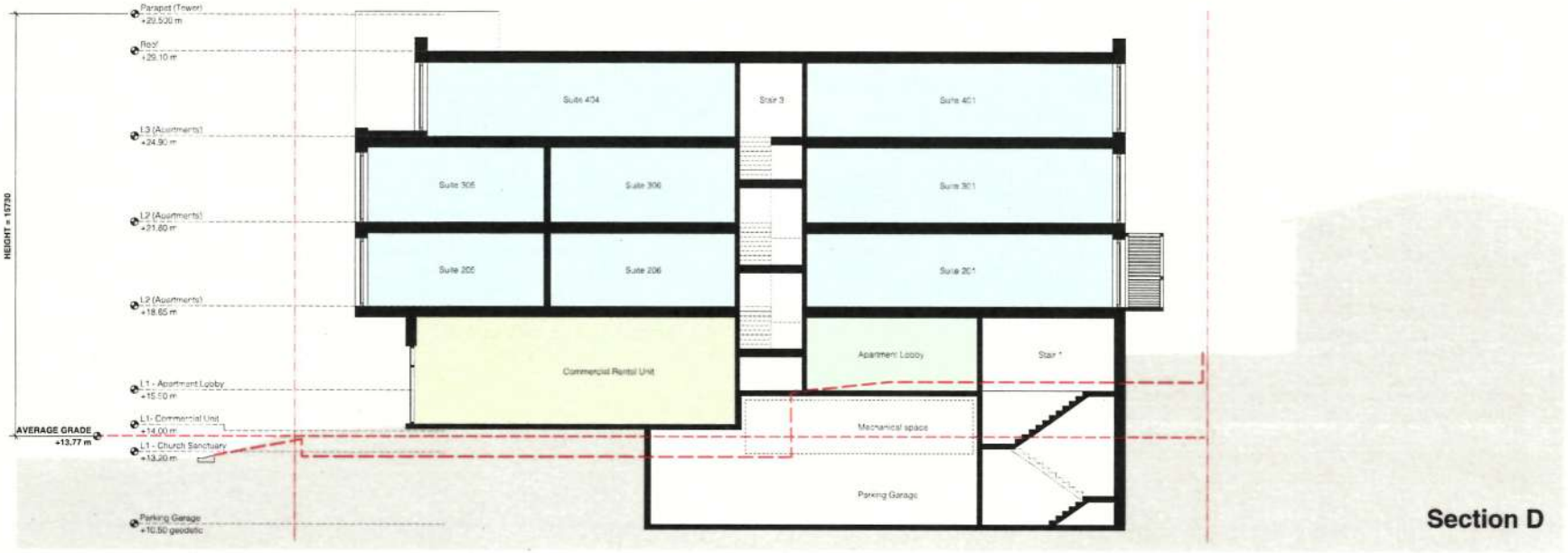

Section D

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DP REZONING RESUBMISSION 170922

revision date

project number 1624 drawn

scale 1:75

date 170620 checked DR

project

Unity Commons
1303 Fairfield Road

sheet title

Sections

sheet number

D14

Image 1. EXISTING CHURCH LOOKING EAST

Image 2. EXISTING CHURCH LOOKING SOUTH

Image 3. EXISTING CHURCH LOOKING SOUTH

Image 4. EXISTING CHURCH LOOKING SOUTH EAST

Image 5. 364 MOSS STREET LOOKING

Image 6. 360 MOSS STREET LOOKING

Image 7. MOSS STREET AND FAIRFIELD ROAD LOOKING WEST

Image 8. 394 MOSS STREET LOOKING SOUTH

Image 9. EXISTING SCHOOL LOOKING EAST

Image 10. EXISTING SCHOOL LOOKING NORTH

Image 11. EXISTING SCHOOL LOOKING EAST

Image 12. EXISTING SCHOOL LOOKING NORTH

SITE CONTEXT MAP

SITE LOCATION MAP

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number	date

project number	1624	drawn	
scale	1:125		
date	170420	checked	CR

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sheet title

Context Photos

sheet number

D15

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no.	revision	date

project number	1624	drawn	
scale	1 : 75		
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project

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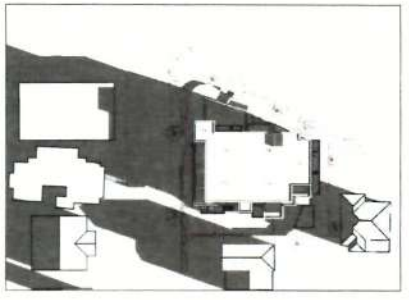
sheet title

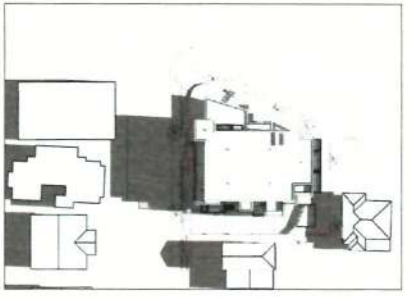
Street Elevations

sheet number

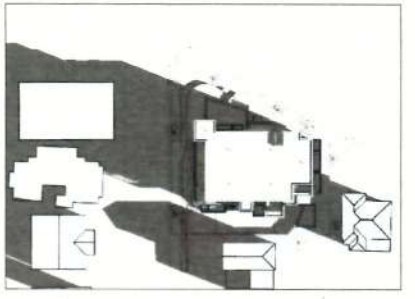
D16



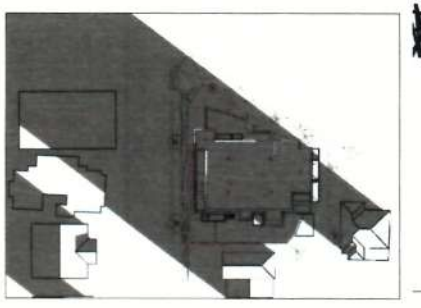
SPRING @ 9am



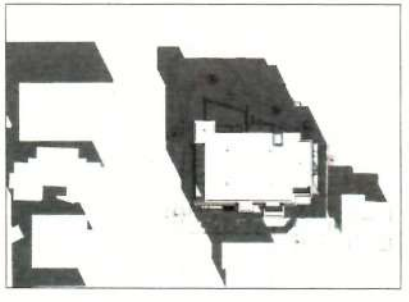
SUMMER @ 9am



FALL @ 9am



WINTER @ 9am



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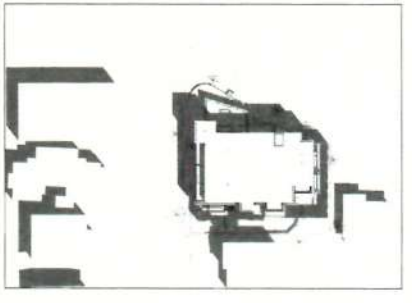

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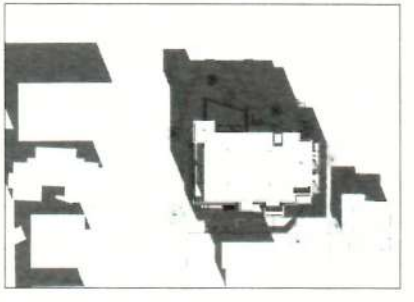
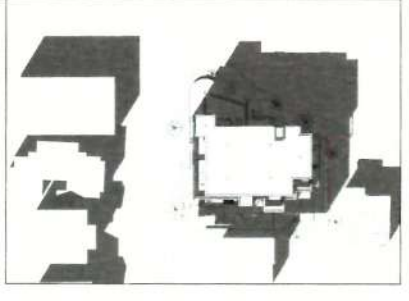


FALL @ 12pm

WINTER @ 12pm



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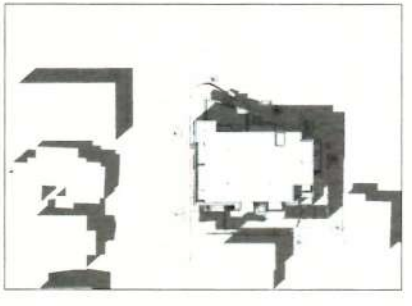
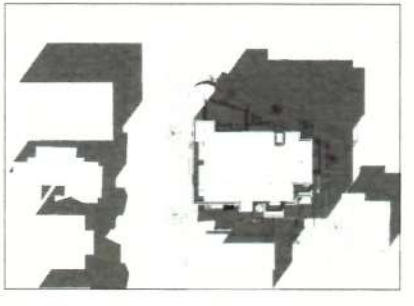
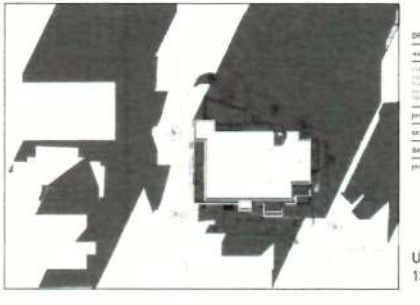


SUMMER @ 3pm



FALL @ 3pm



WINTER @ 3pm

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REZONING RESUBMISSION 170929

project number 1424 drawn

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sheet title

Sun Study

sheet number

D17

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DP REZONING RESUBMISSION 170918

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scale 1:75
date 170620 checked CR
project

Unity Commons
1303 Fairfield Road

sheet title

Comparison w/ Existing Massing

sheet number

D18