

List of Drawings


Architectural

D'Ambrosio architecture + urbanism  
2960 Jutland Road  
Victoria, BC  
V8T 9K2

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D'AMBROSIO  
architecture + urbanism

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**Revisions**  
**Received Date:**  
**June 26, 2024**

**902 Foul Bay Road**  
Victoria B.C.



**REVISIONS TO DEVELOPMENT PERMIT**  
**June 18, 2024**



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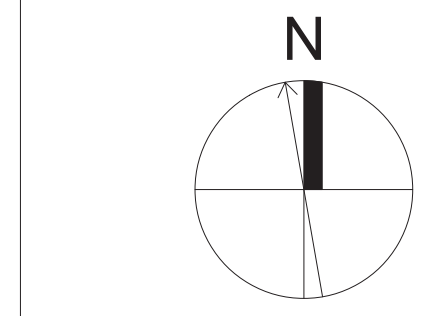
**Graphics Legend**

- 18.10 (F.N.) Geodetic Grade Elevation, Finished and Natural (Surveyed from survey by J.E. Anderson, dated Oct. 24, 2019)
- 20.06 (F.N.) Geodetic Grade Elevation, Finished and Existing (Surveyed from survey by J.E. Anderson, dated Oct. 24, 2019)
- (A) (1) Data Point for Grade Calculation
- Existing Tree, Retain
- Existing Tree, Remove

**GARAGE ENCLOSURE & SPINNER CLOSET**  
Average Grade Calculation

Grade Point (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
10	01.00	10.00	4.762	47.62
11	02.00	11.00	2.841	28.41
12	03.00	12.00	1.820	18.20
13	04.00	13.00	0.899	8.99
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rev no	description	date
A4	REVISIONS TO D.P.	24.06.18
A3	REVISED BUILDING PERMIT APPLICATION	24.06.18
A2	REVISIONS TO D.P.	24.06.07

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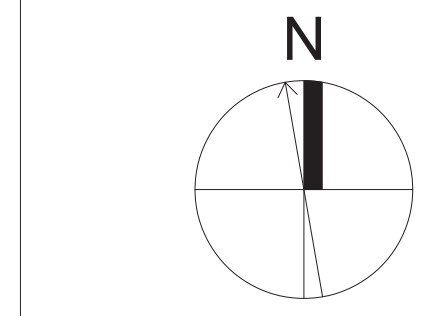
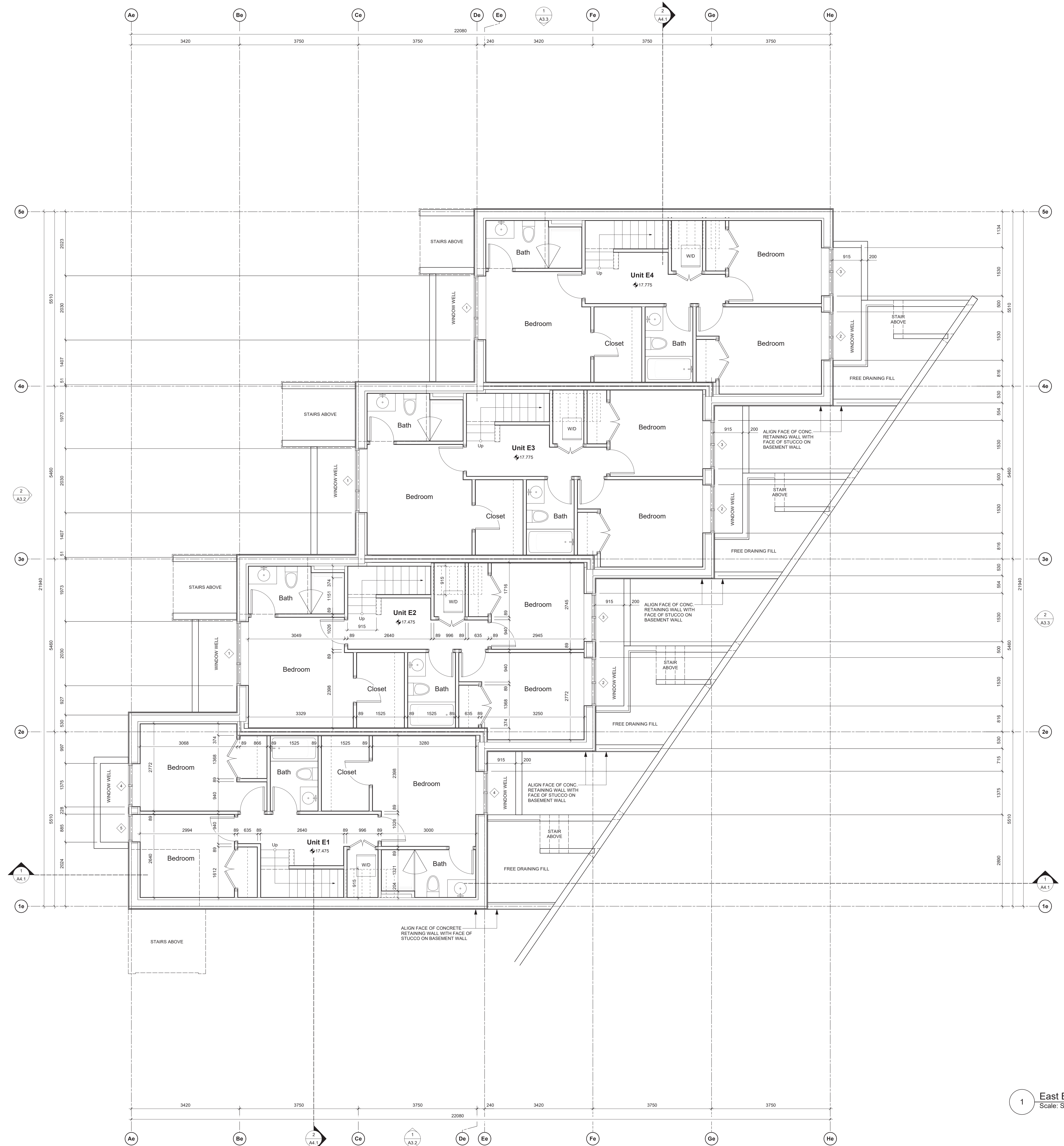
project name  
**902 Foul Bay Road**  
Victoria, BC

sheet title  
**West Building - Basement Plan**

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.06.18
sheet no.	<b>A2.0w</b>

1 West Bldg. - Basement Plan  
Scale: Scale: 1:50

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rev no	description	date
1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07

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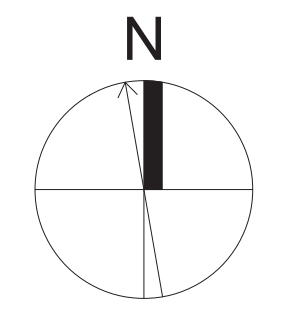
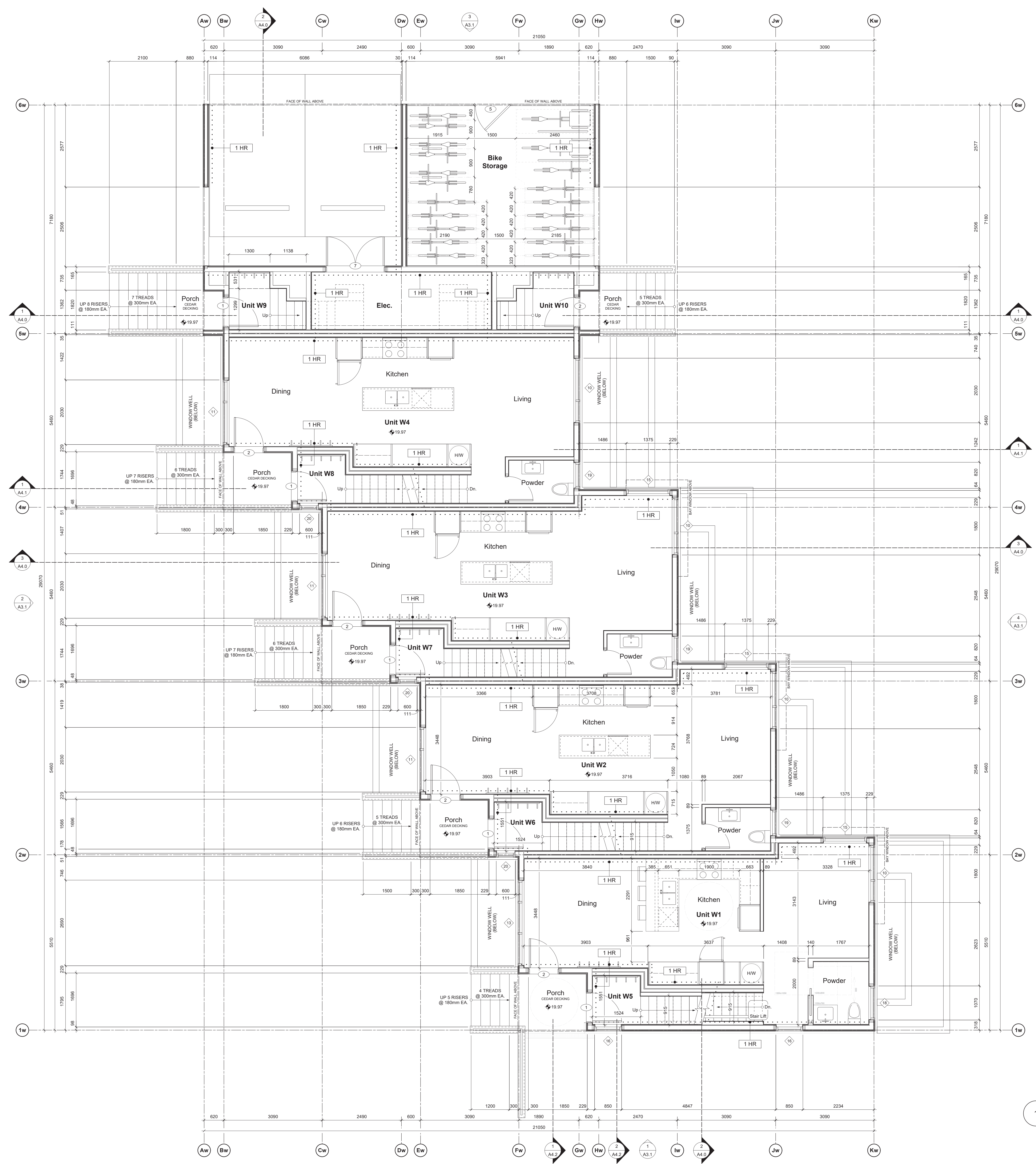
project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Basement Plan

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.06.18
sheet no.	A2.0e

1 East Bldg. - Basement Plan  
Scale: Scale: 1:50

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rev no	description	date
A4	REVISIONS TO D.P.	24.06.18
A3	REVISED BUILDING PERMIT APPLICATION	24.06.18
A2	REVISIONS TO D.P.	24.06.07

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project name  
**902 Foul Bay Road**  
Victoria, BC

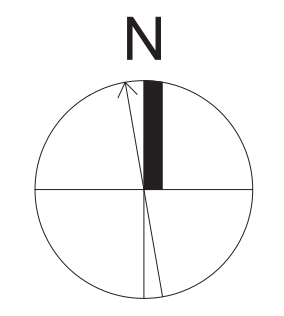
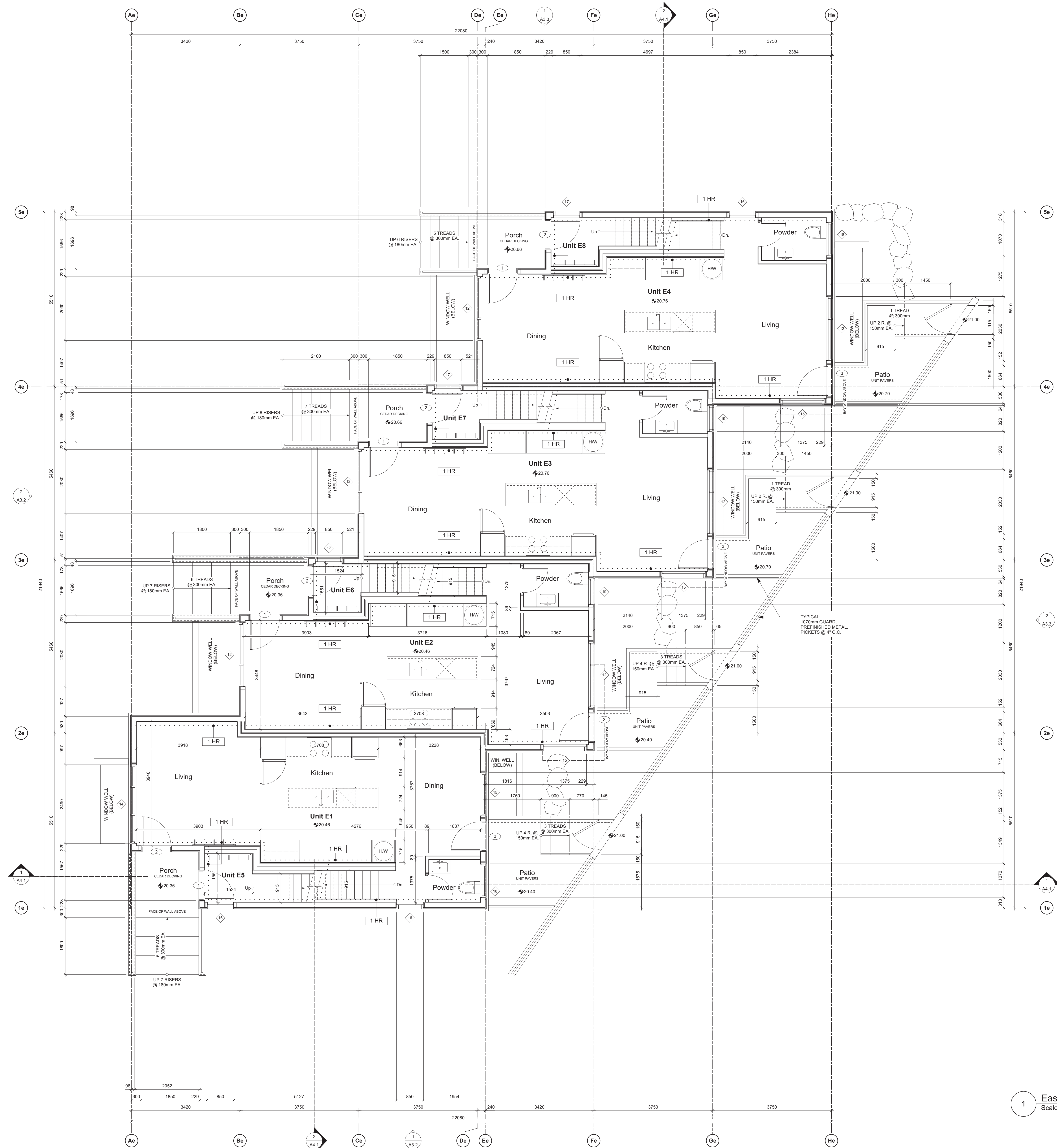
sheet title  
**West Building - Level 1 Plan**

project no. 1933  
drawing file -  
scale As Noted  
drawn by JH

date 24.06.18  
sheet no. **A2.1w**

1 West Bldg. - Level 1 Plan  
Scale: Scale: 1:50

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2	REVISED BUILDING PERMIT APPLICATION	24.06.18
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project name  
**902 Foul Bay Road**  
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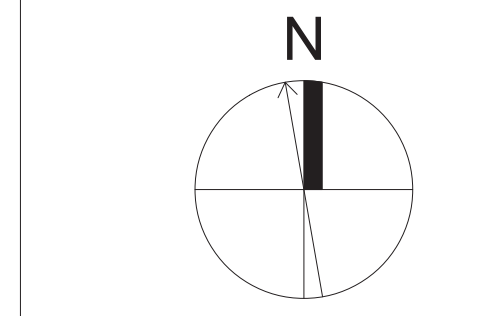
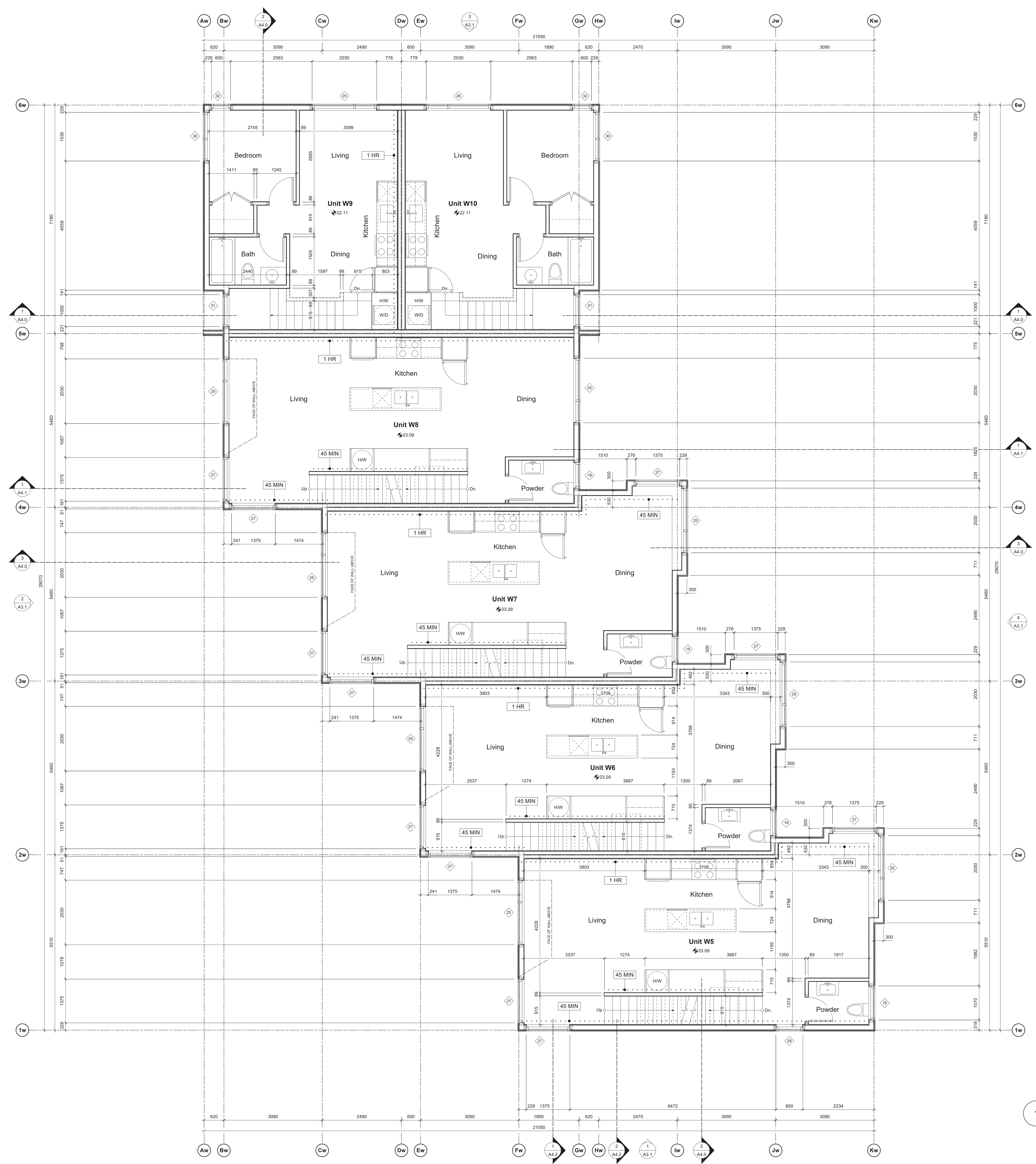
sheet title  
**East Building - Level 1 Plan**

project no. 1933  
drawing file -  
scale As Noted  
drawn by JH

date 24.06.18  
sheet no. **A2.1e**

1 East Bldg. - Level 1 Plan  
Scale: Scale: 1:50

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rev no	description	date
A4	REVISIONS TO D.P.	24.06.18
A3	REVISED BUILDING PERMIT APPLICATION	24.06.18
A2	REVISIONS TO D.P.	24.06.07

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project name  
**902 Foul Bay Road**  
Victoria, BC

sheet title  
**West Building - Level 2 Plan**

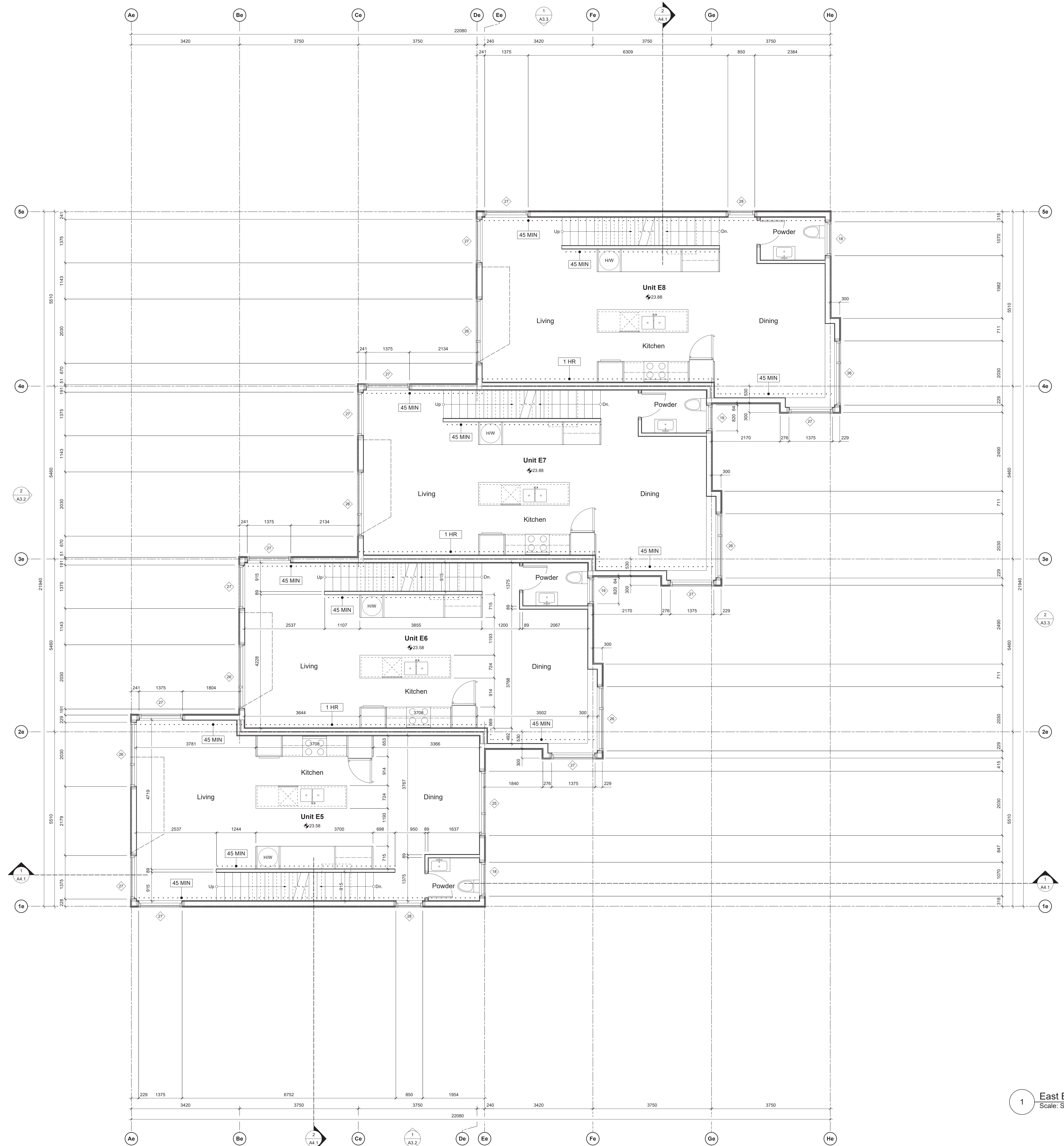
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scale As Noted

drawn by JH  
date 24.06.18

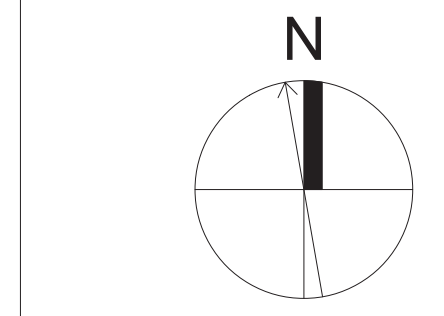
sheet no.  
**A2.2w**

1 West Bldg. - Level 2 Plan  
Scale: Scale: 1:50

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1 East Bldg. - Level 2 Plan  
Scale: Scale: 1:50



rev no	description	date
1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07

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Victoria, BC

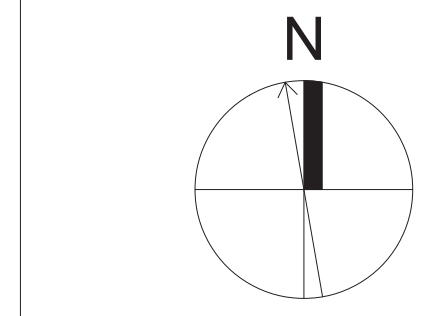
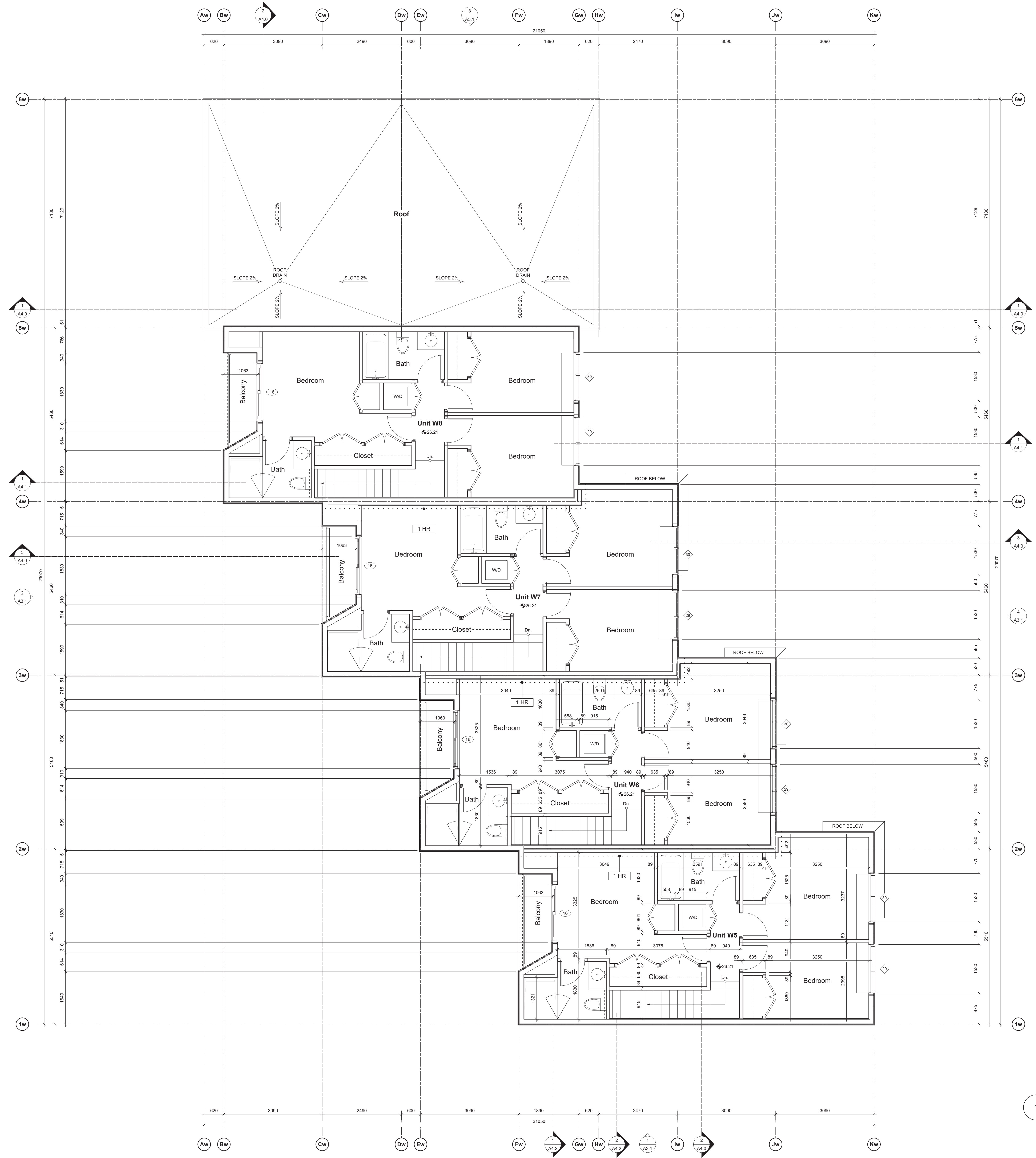
sheet title  
East Building - Level 2 Plan

project no. 1933  
drawing file -  
scale As Noted

drawn by JH

date 24.06.18 sheet no. A2.2e

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rev no	description	date
1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07

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project name  
902 Foul Bay Road  
Victoria, BC

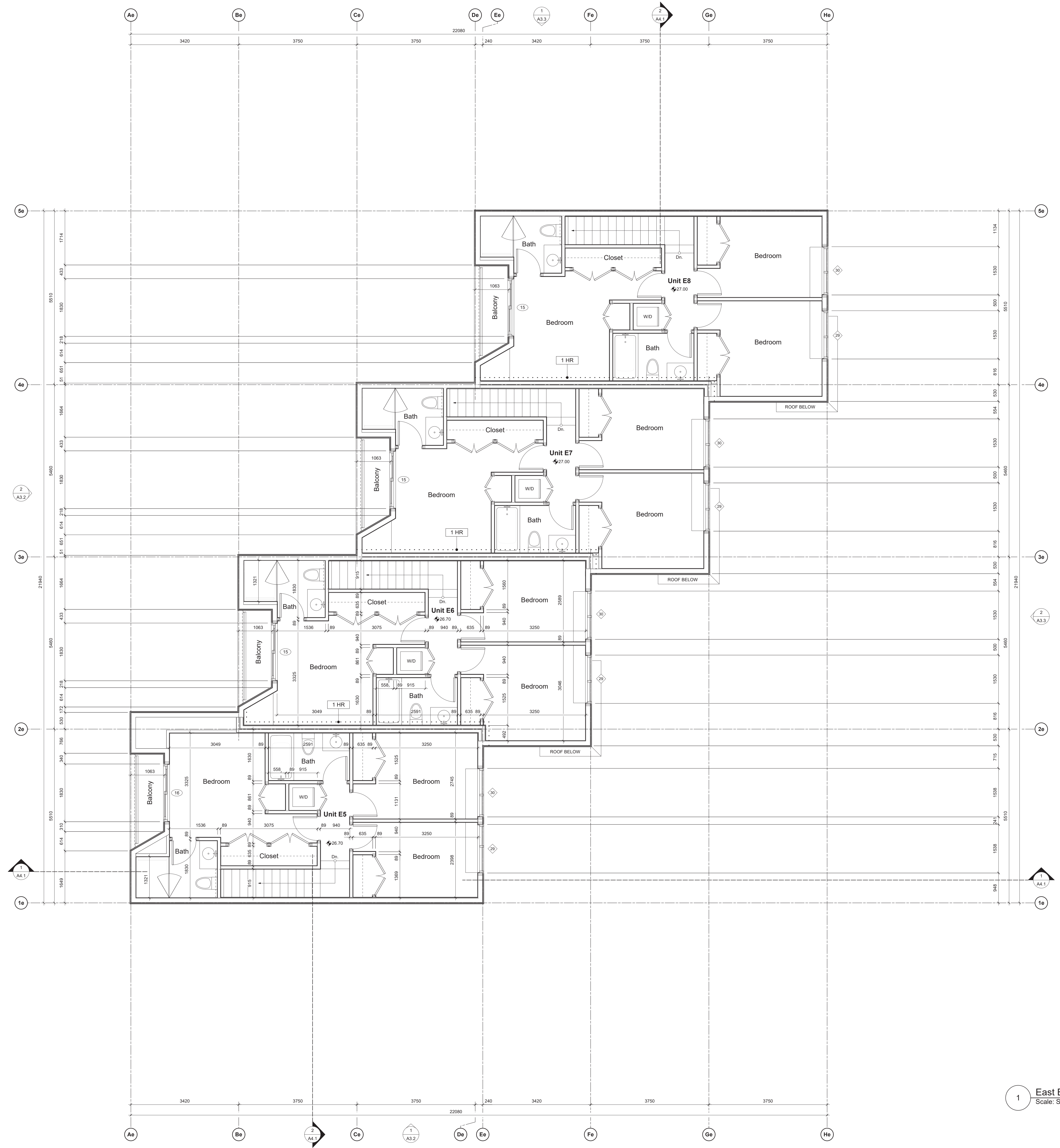
sheet title  
West Building - Level 3 Plan

project no. 1933  
drawing file -  
scale As Noted  
drawn by JH

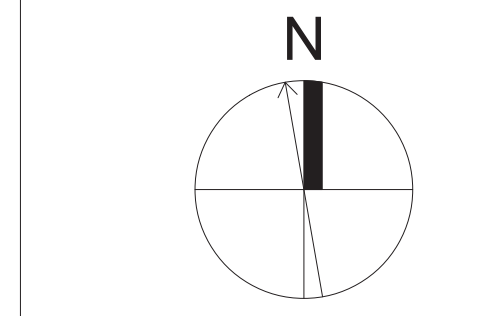
date 24.06.18  
sheet no. A2.3w

1 West Bldg. - Level 3 Plan  
Scale: Scale: 1:50

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1 East Bldg. - Level 3 Plan  
Scale: Scale: 1:50



rev no	description	date
A4	REVISIONS TO D.P.	24.06.18
A3	REVISED BUILDING PERMIT APPLICATION	24.06.18
A2	REVISIONS TO D.P.	24.06.07

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Level 3 Plan

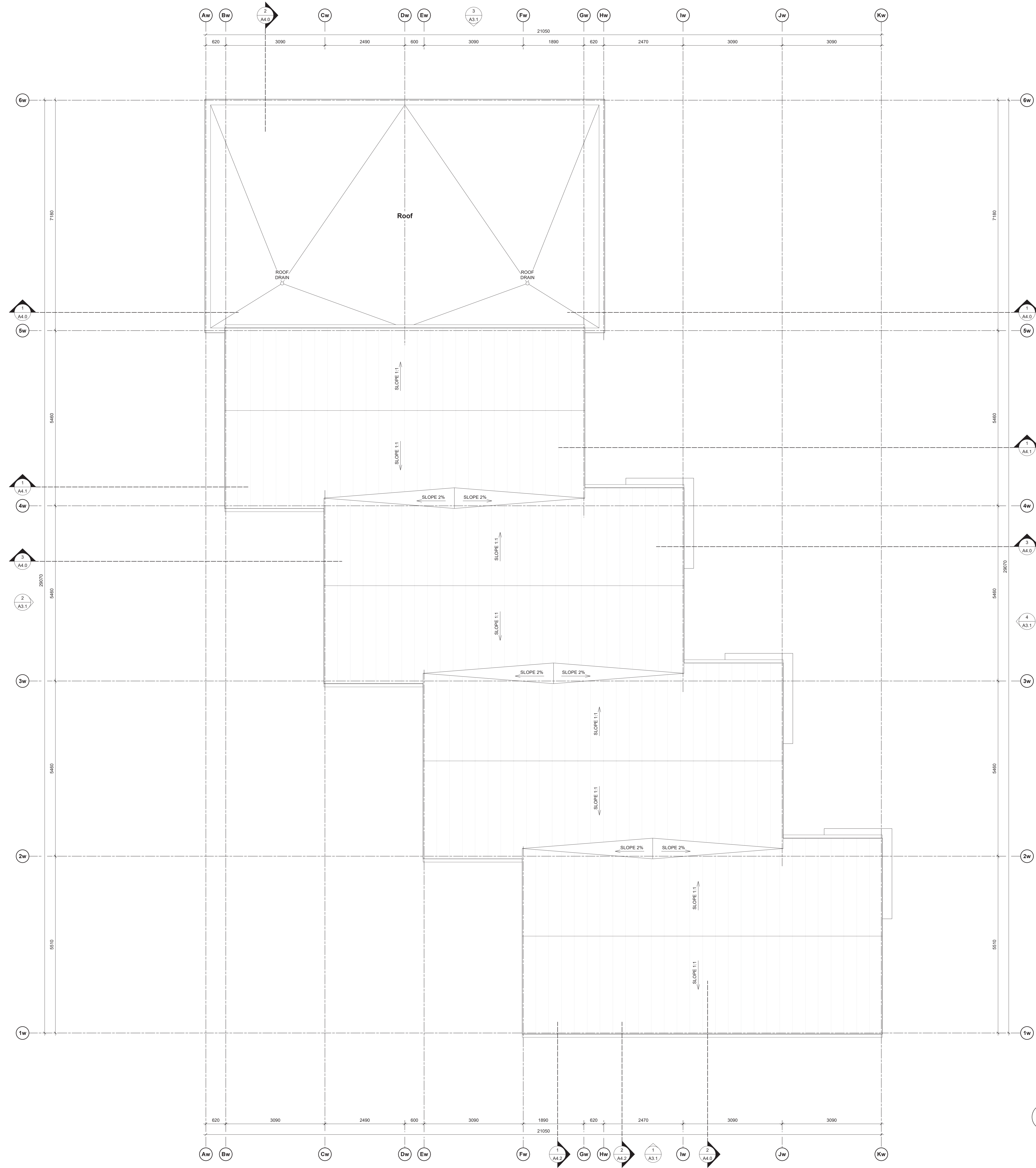
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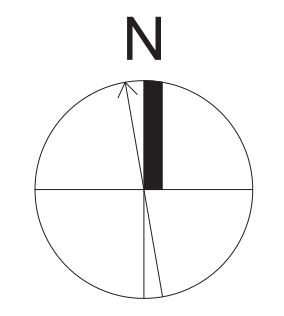
scale As Noted

drawn by JH

date 24.06.18 sheet no. A2.3e



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rev no	description	date
1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07

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project name  
**902 Foul Bay Road**  
Victoria, BC

sheet title  
**West Building - Roof Plan**

project no. 1933

drawing file -

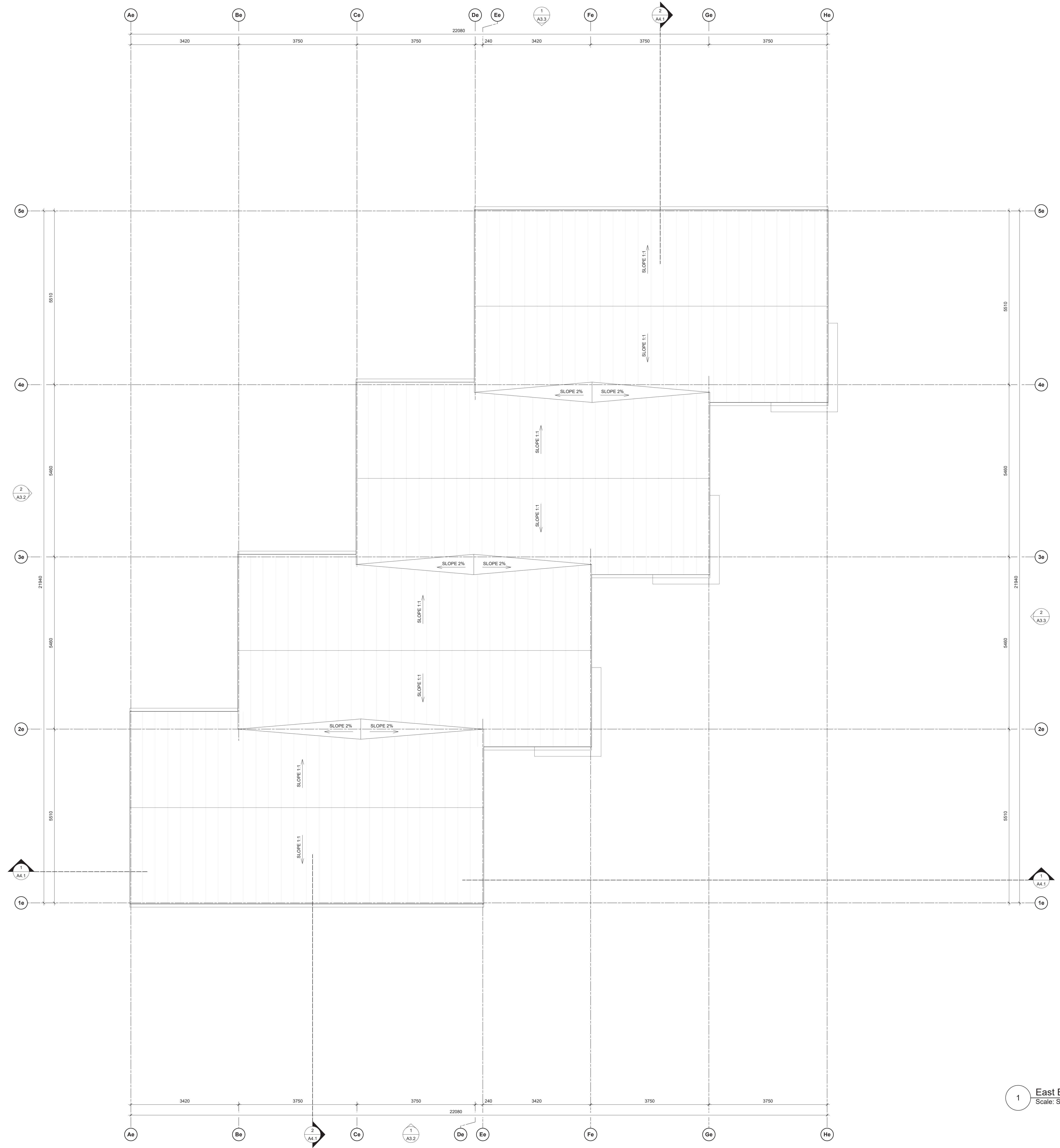
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drawn by JH

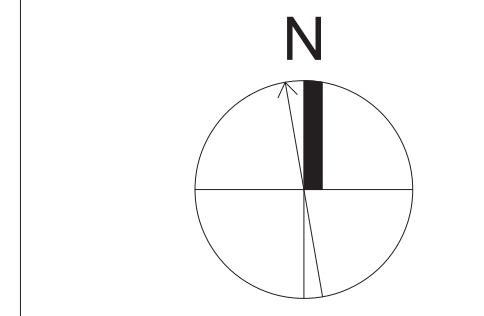
date 24.06.18 sheet no. **A2.4w**

1 West Bldg. - Roof Plan  
Scale: Scale: 1:50

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1 East Bldg. - Roof Plan  
Scale: Scale: 1:50



rev no	description	date
1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Roof Plan

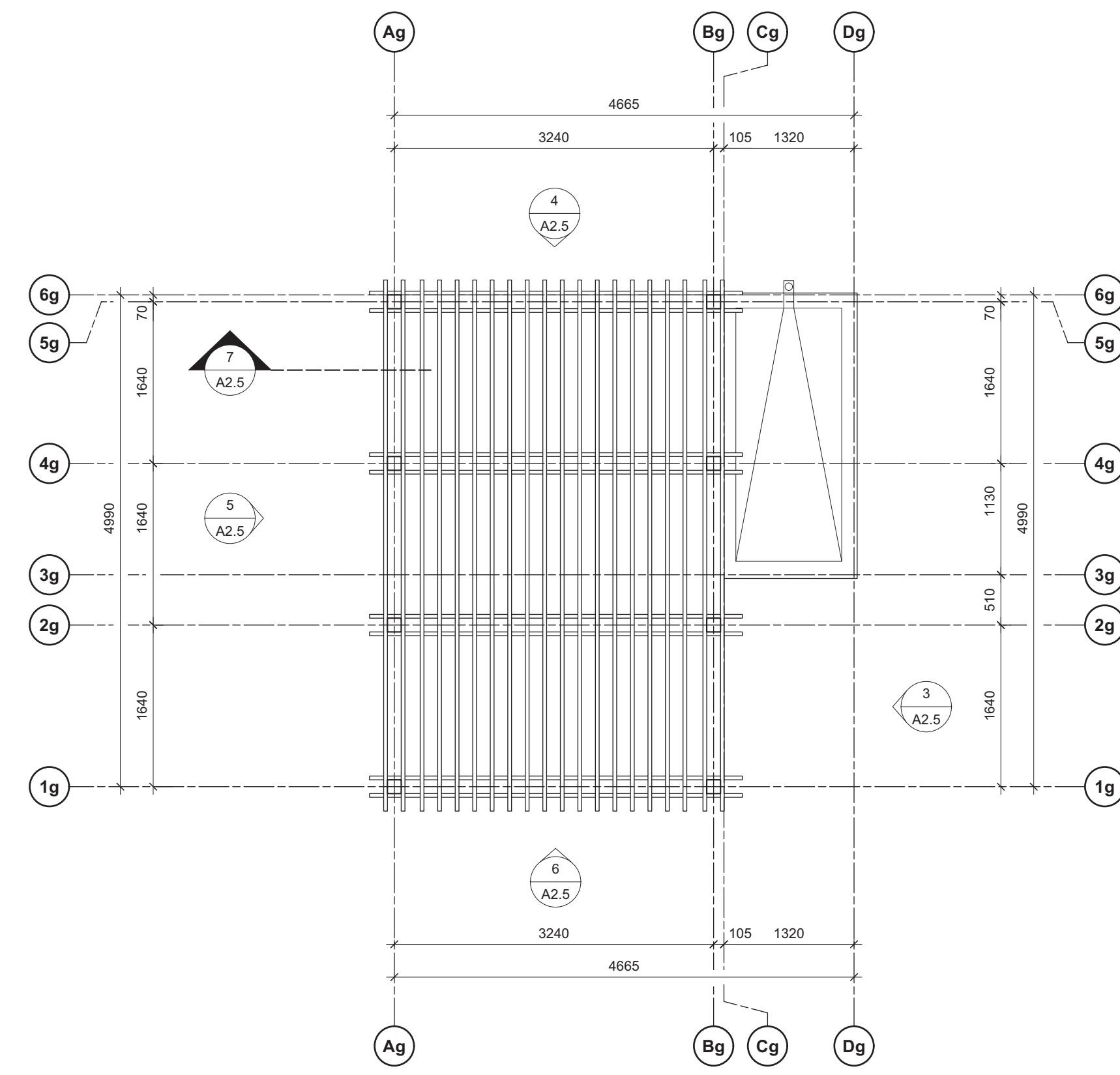
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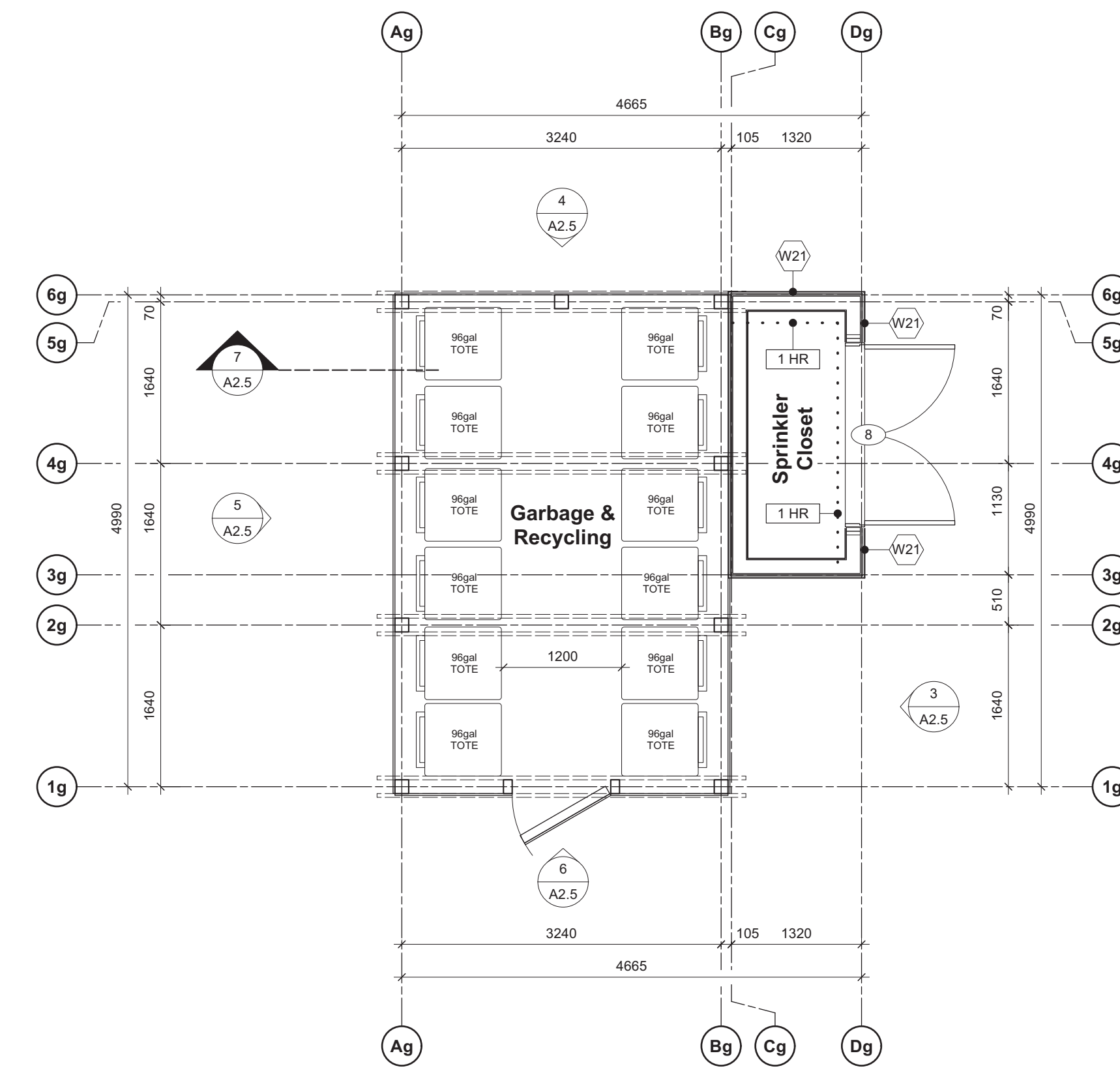
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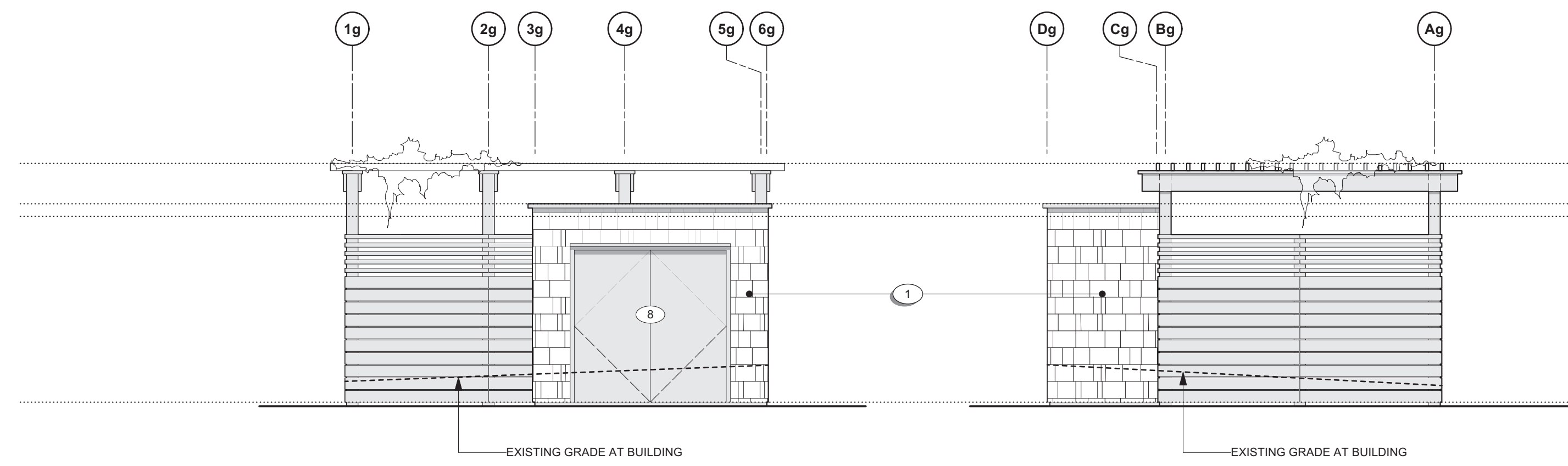
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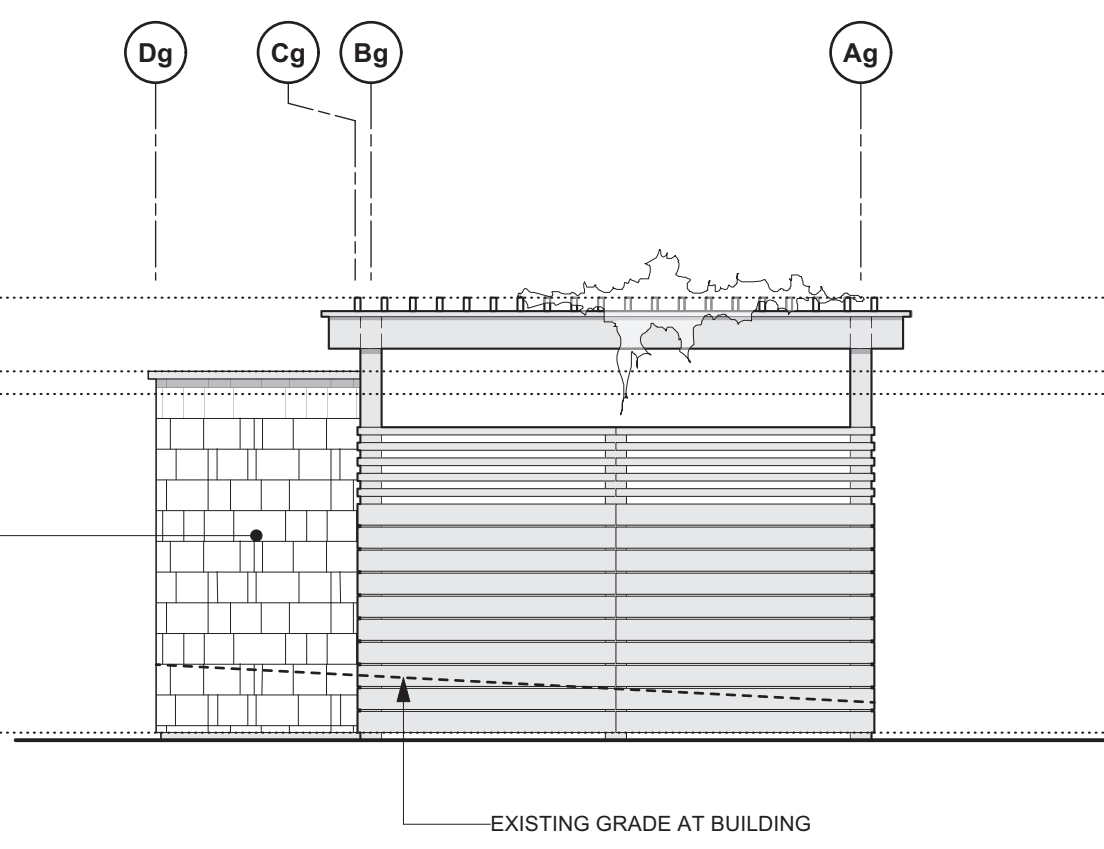
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Scale: 1:50



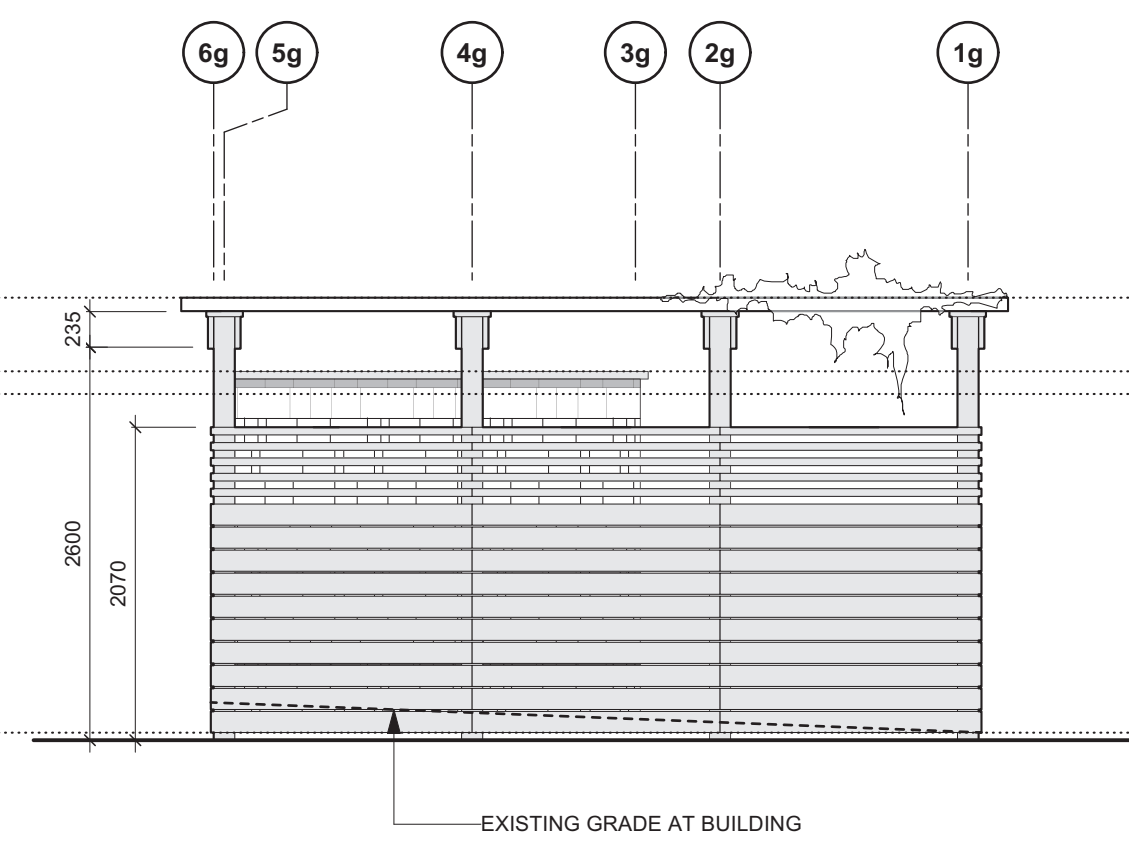
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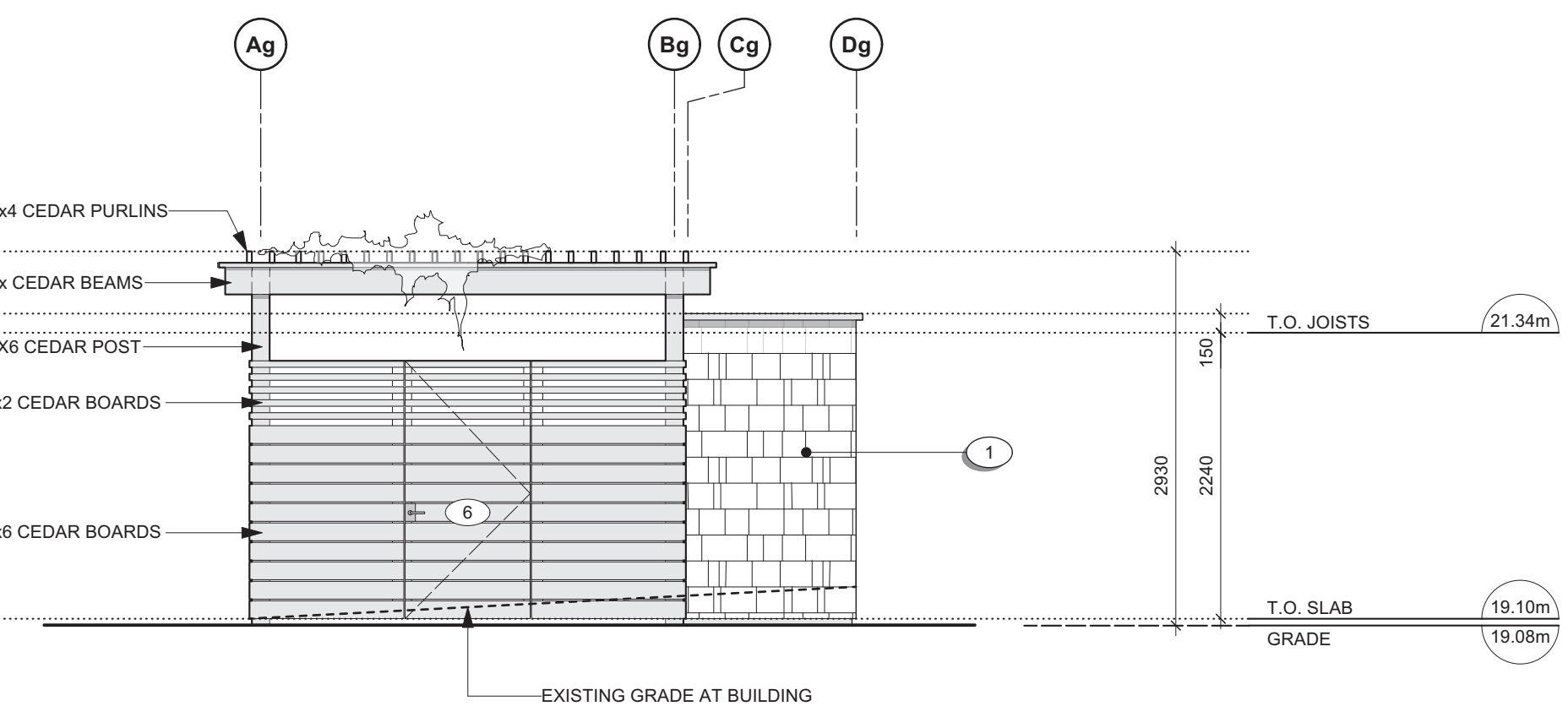
3 Garbage Enclosure - East Elevation  
Scale: 1:50



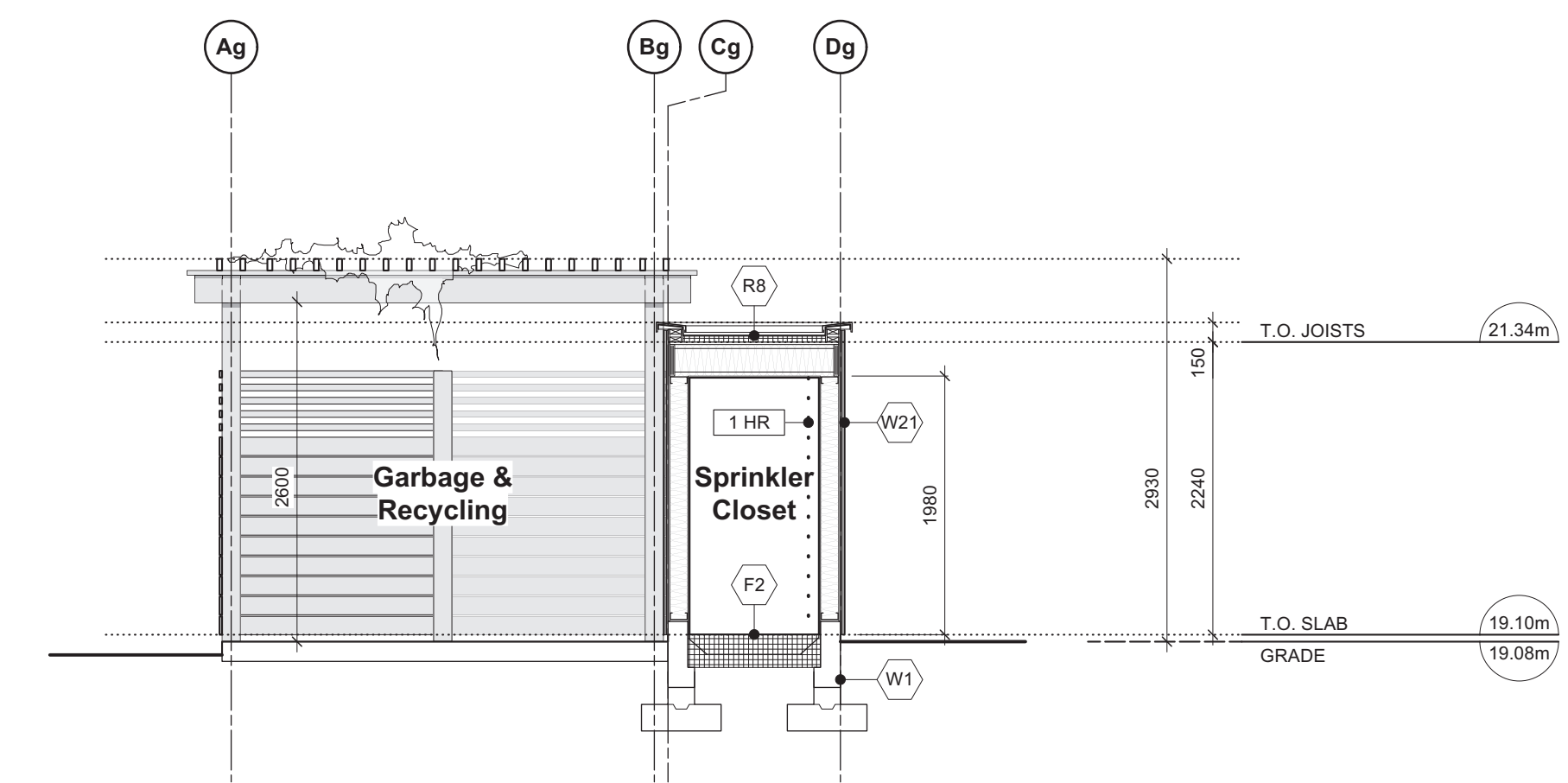
4 Garbage Enclosure - North Elevation  
Scale: 1:50



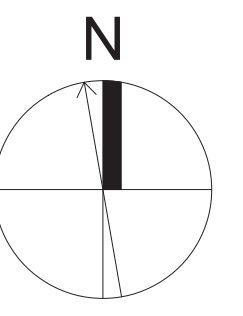
5 Garbage Enclosure - West Elevation  
Scale: 1:50



6 Garbage Enclosure - South Elevation  
Scale: 1:50



7 Garbage Enclosure - E-W Section  
Scale: 1:50



14	REVISIONS TO D.P.	24.06.18
13	REVISED BUILDING PERMIT APPLICATION	24.06.18
12	REVISIONS TO D.P.	24.06.07
rev no	description	date
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project name 902 Foul Bay Road Victoria, BC		
sheet title Garbage Enclosure & Sprinkler Closet		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	24.06.18	sheet no. A2.5

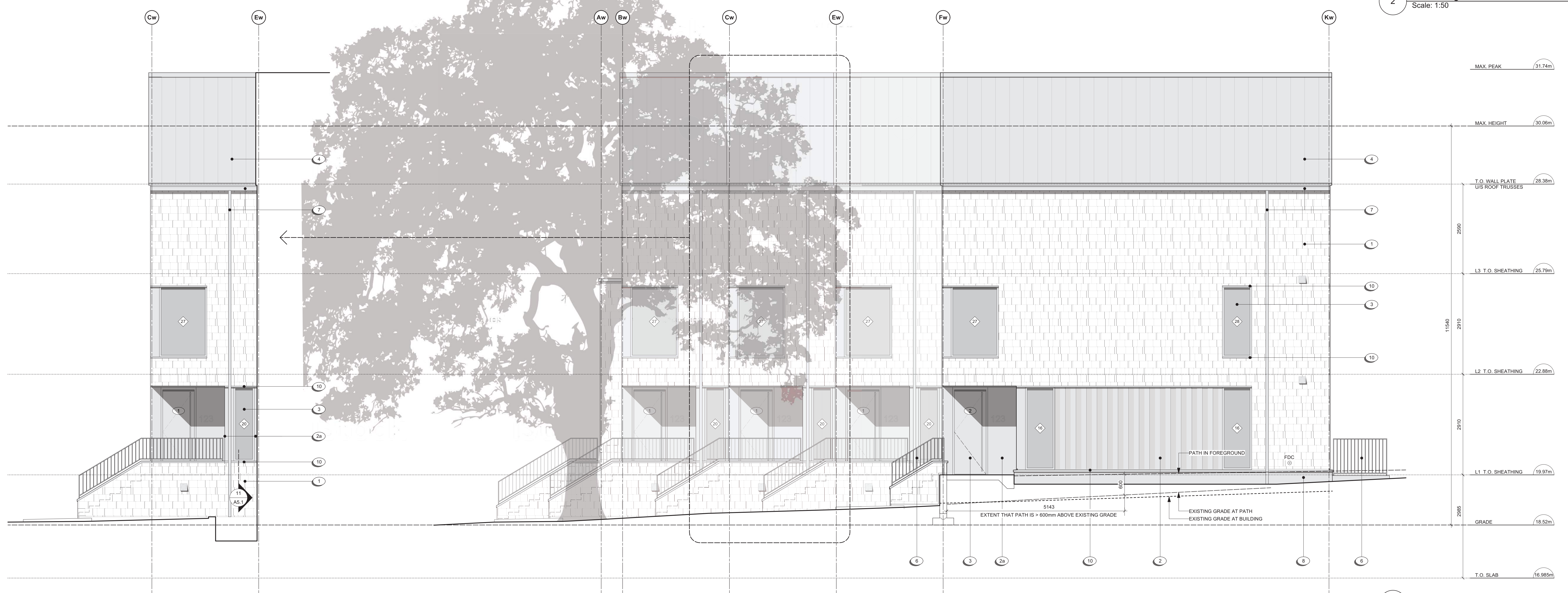


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**MATERIALS KEY**

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

2 West Bldg. - West Elevation  
Scale: 1:50



1 West Bldg. - South Elevation  
Scale: 1:50

rev no	description	date
A	REVISIONS TO D.P.	24.06.18
B	REVISED BUILDING PERMIT APPLICATION	24.06.18
C	REVISIONS TO D.P.	24.06.07

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
West Building - Elevations

project no. 1933  
drawing file -  
scale As Noted  
drawn by JH

date 24.06.18  
sheet no. A3.0

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2 West Bldg. - East Elevation  
Scale: 1:50



1 West Bldg. - North Elevation  
Scale: 1:50

MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

rev no	description	date
14	REVISIONS TO D.P.	24.06.18
13	REVISED BUILDING PERMIT APPLICATION	24.06.18
12	REVISIONS TO D.P.	24.06.07

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
West Building - Elevations

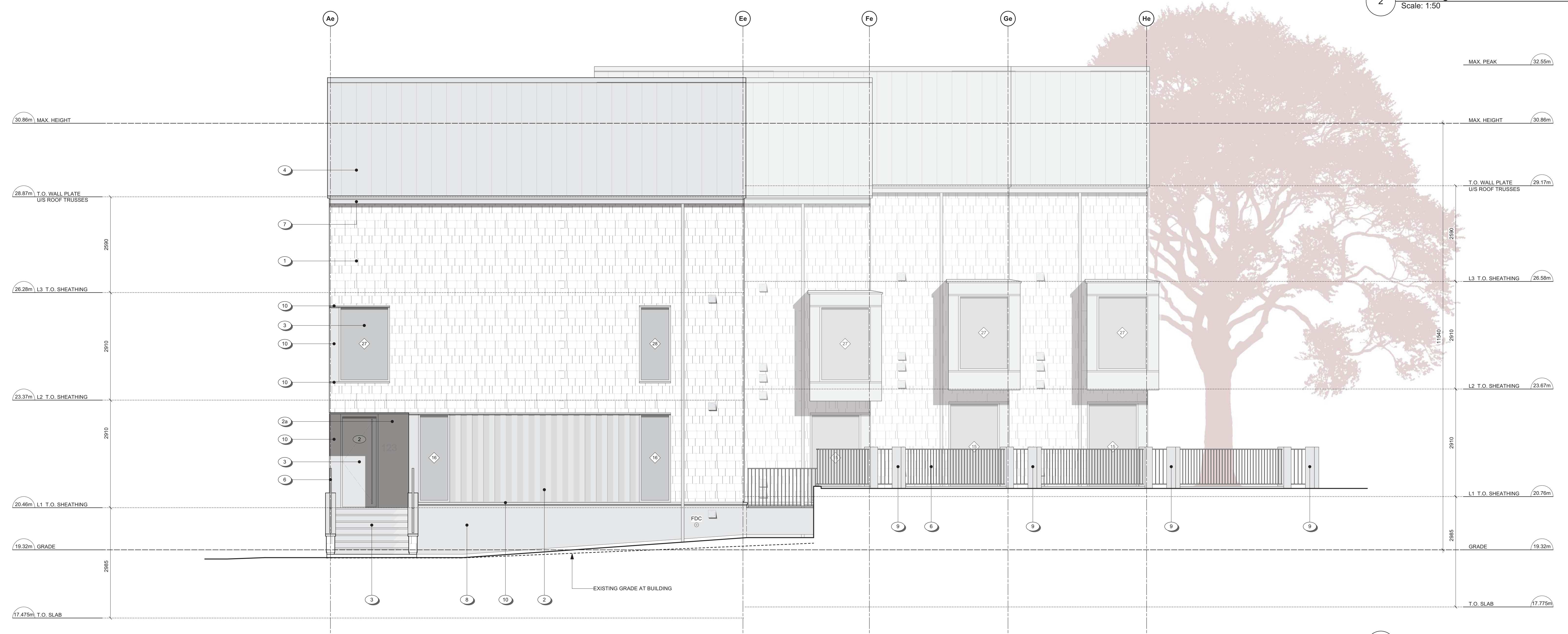
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scale	As Noted
drawn by	JH
date	24.06.18

sheet no.  
A3.1

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2 East Bldg. - West Elevation  
Scale: 1:50



1 East Bldg. - South Elevation  
Scale: 1:50

- MATERIALS KEY**
- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
  - 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
  - 2a FLAT METAL PANEL CLADDING - CHARCOAL
  - 3 WINDOWS / DOORS - CHARCOAL
  - 4 PREFINISHED METAL ROOF - WEATHERED ZINC
  - 5 PAINTED WOOD STEPS - WARM GREY
  - 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
  - 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
  - 8 STUCCO - WARM GREY
  - 9 ARCHITECTURAL CONCRETE
  - 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
  - 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
  - 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
  - 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

rev no	description	date
1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Elevations

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.06.18
sheet no.	A3.2

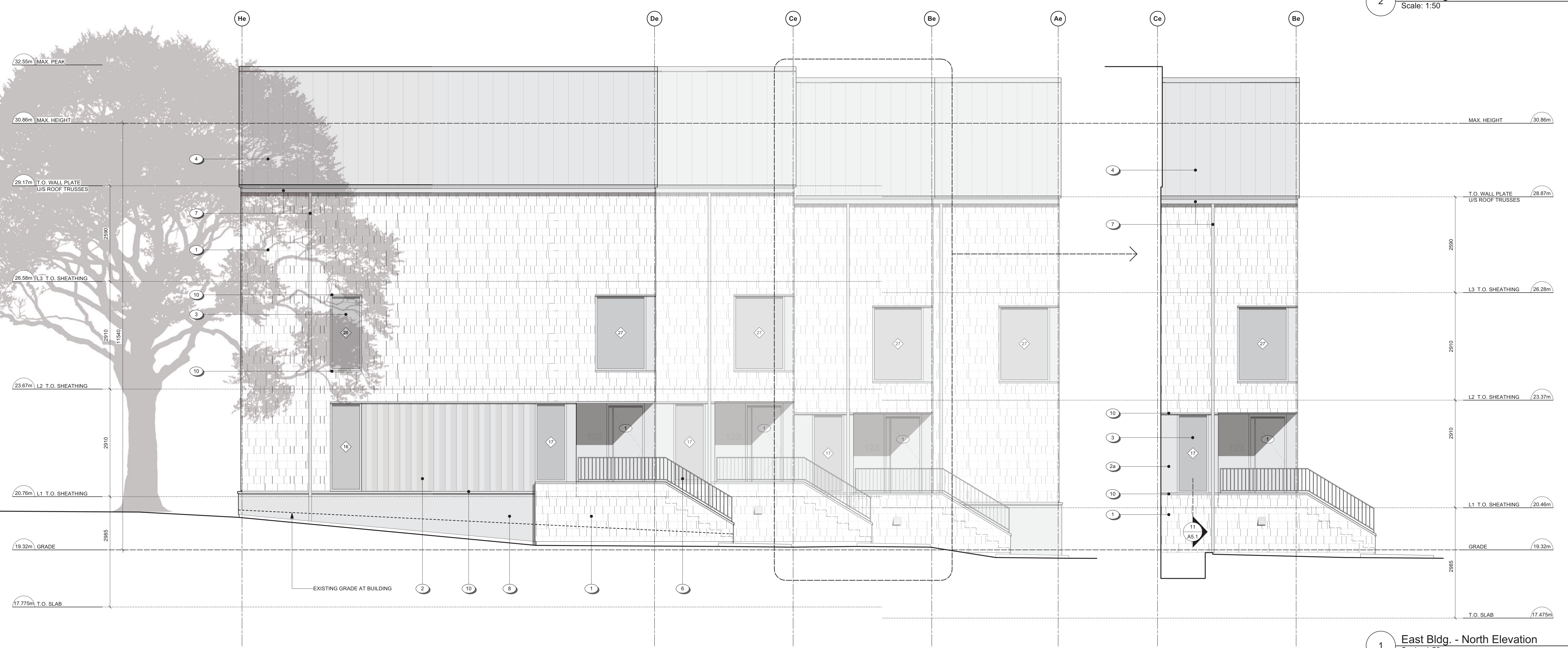
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**MATERIALS KEY**

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- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

2 East Bldg. - East Elevation  
Scale: 1:50



1 East Bldg. - North Elevation  
Scale: 1:50

rev no	description	date
1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Elevations

project no. 1933  
drawing file -

scale As Noted  
drawn by JH

date 24.06.18  
sheet no. A3.3

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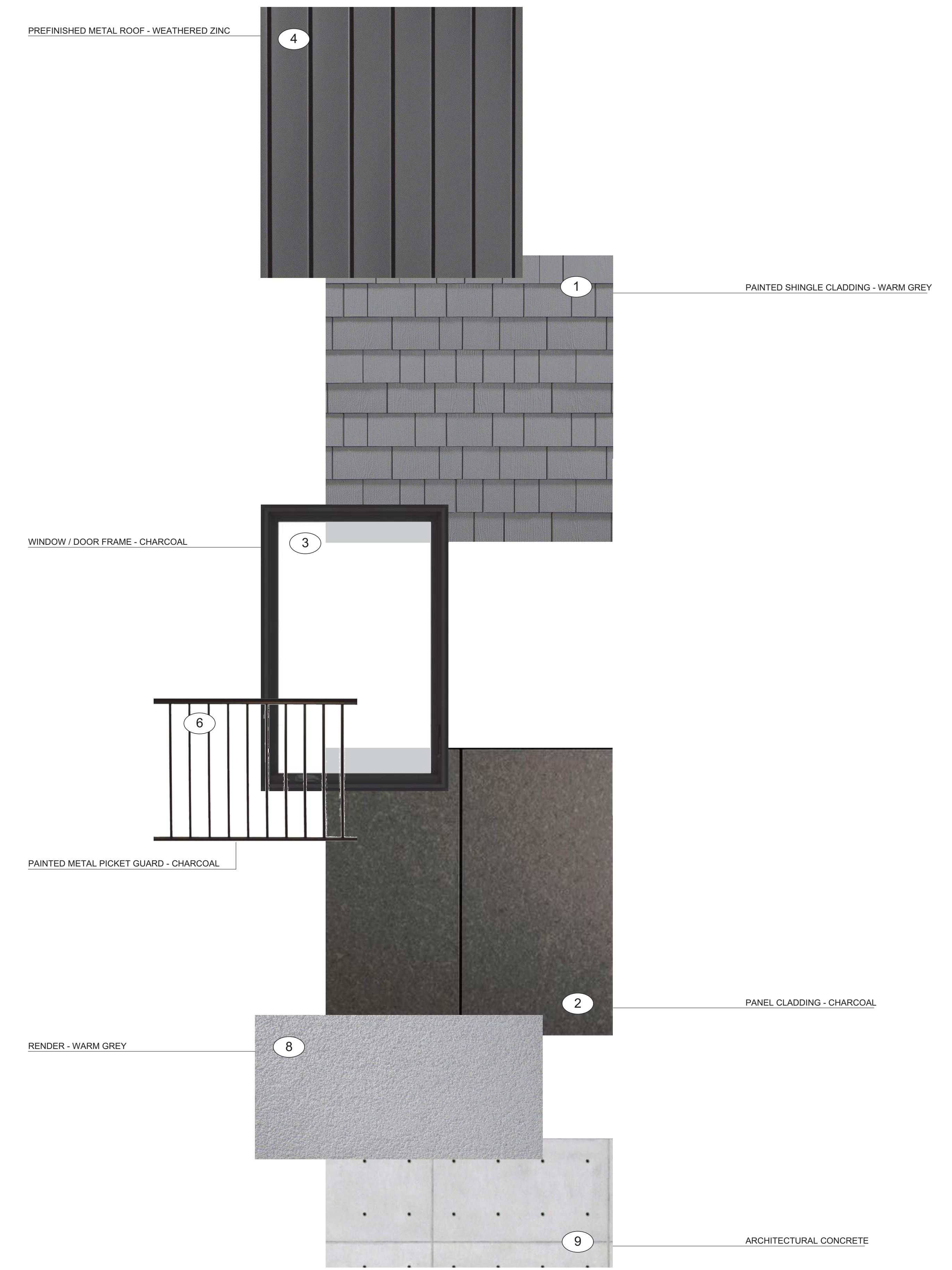
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- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD, VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE, VERTICAL PICKETS @ 4" O.C. - CHARCOAL



1 Corner of Quamichan and Redfern  
SCALE: nts



2 Redfern Looking Southeast  
SCALE: nts



rev no	description	date
1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07

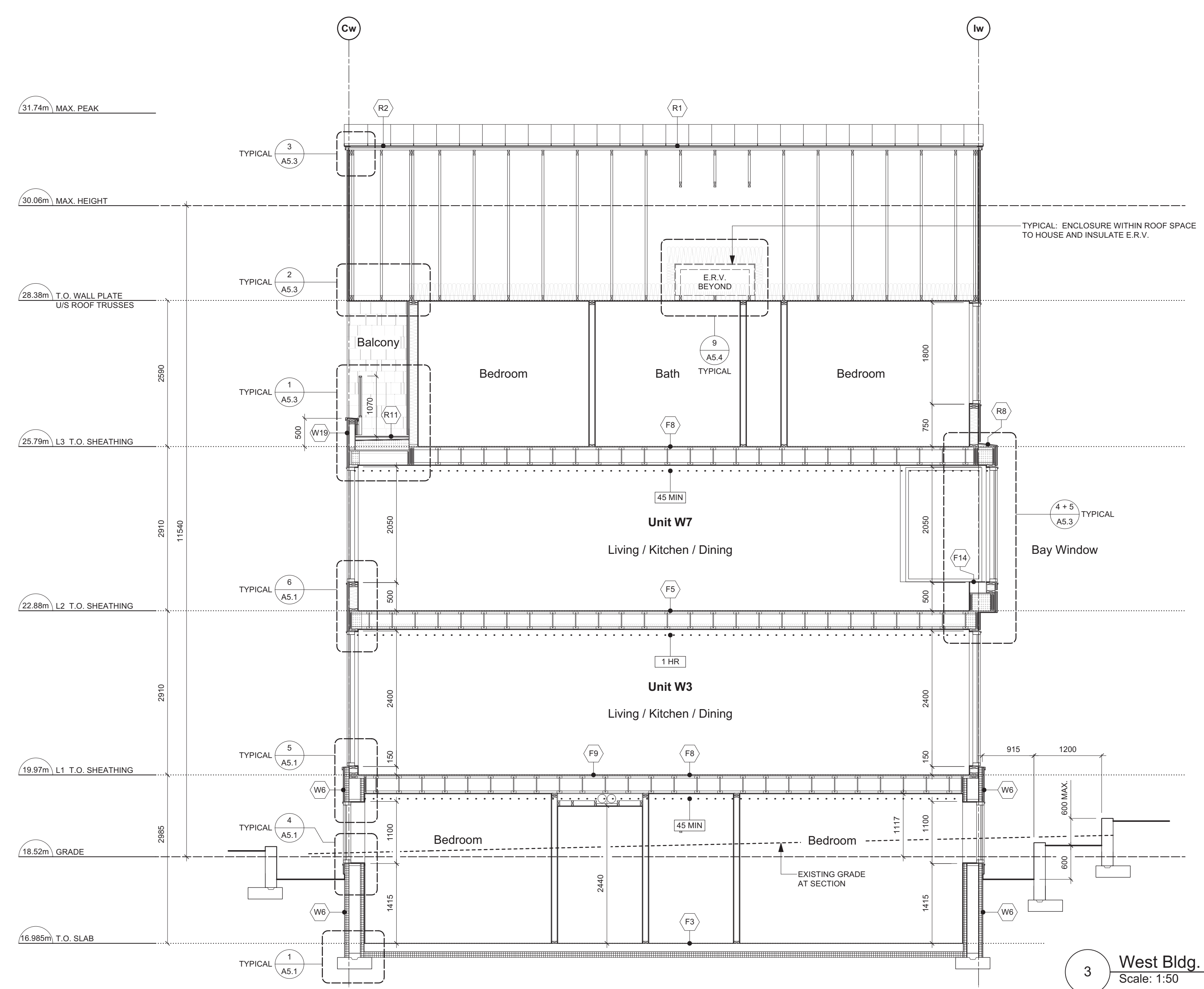
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project name	
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sheet title	
Materials Palette	
project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.06.18
sheet no.	A3.4

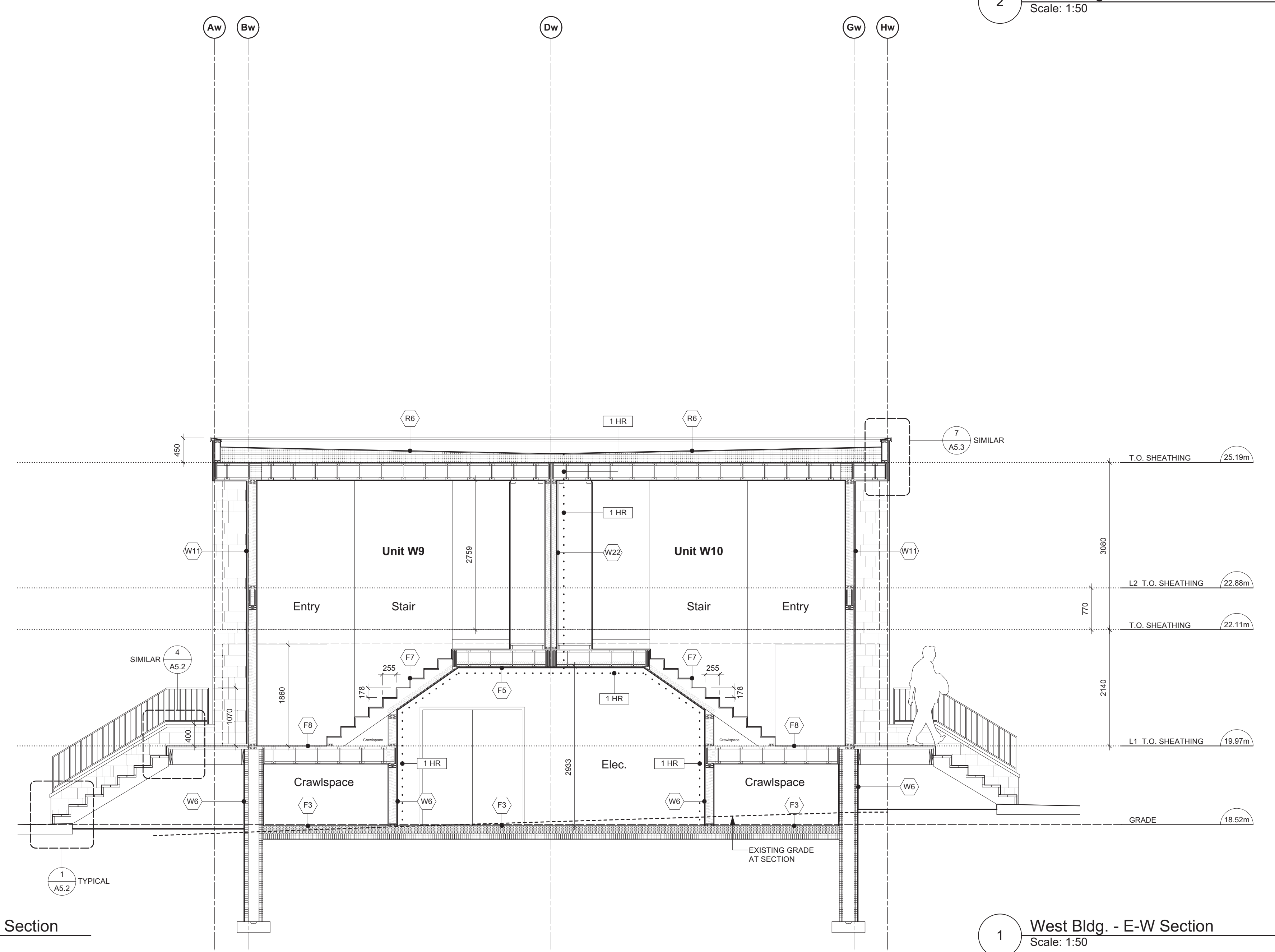
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2 West Bldg. - N-S Section  
Scale: 1:50



3 West Bldg. - E-W Section  
Scale: 1:50



1 West Bldg. - E-W Section  
Scale: 1:50

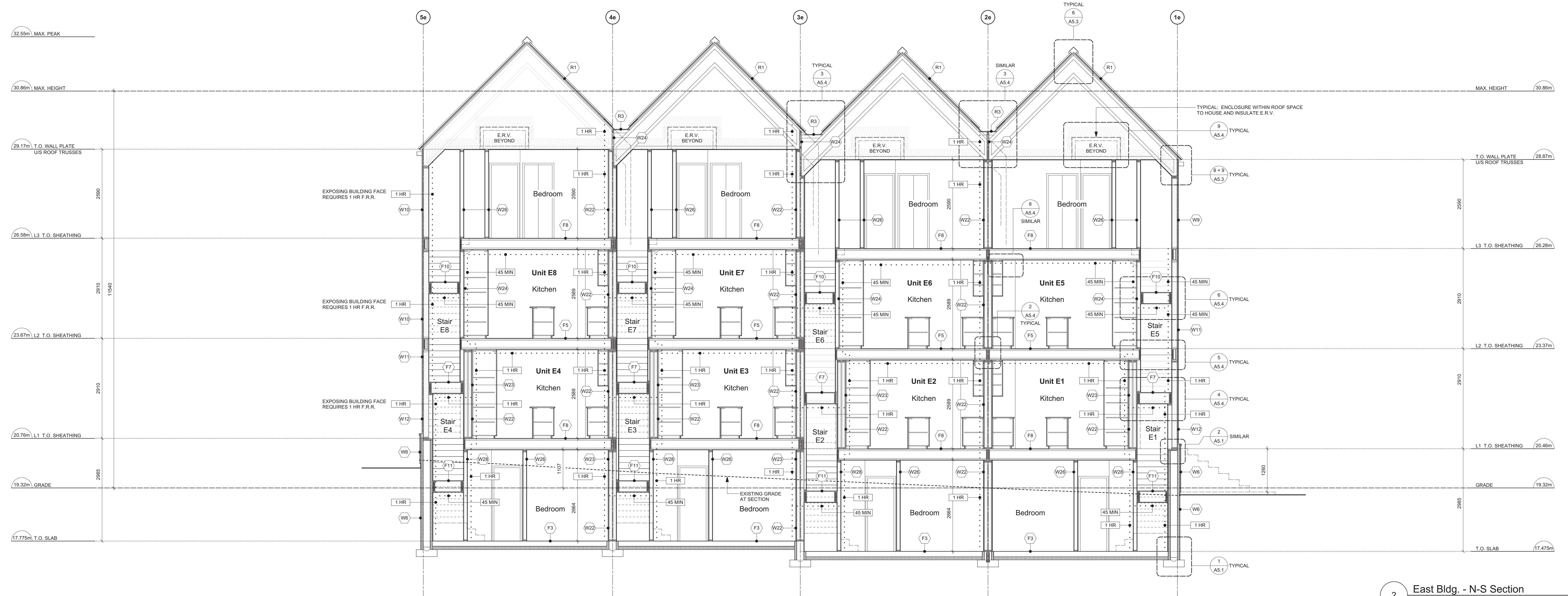
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1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07

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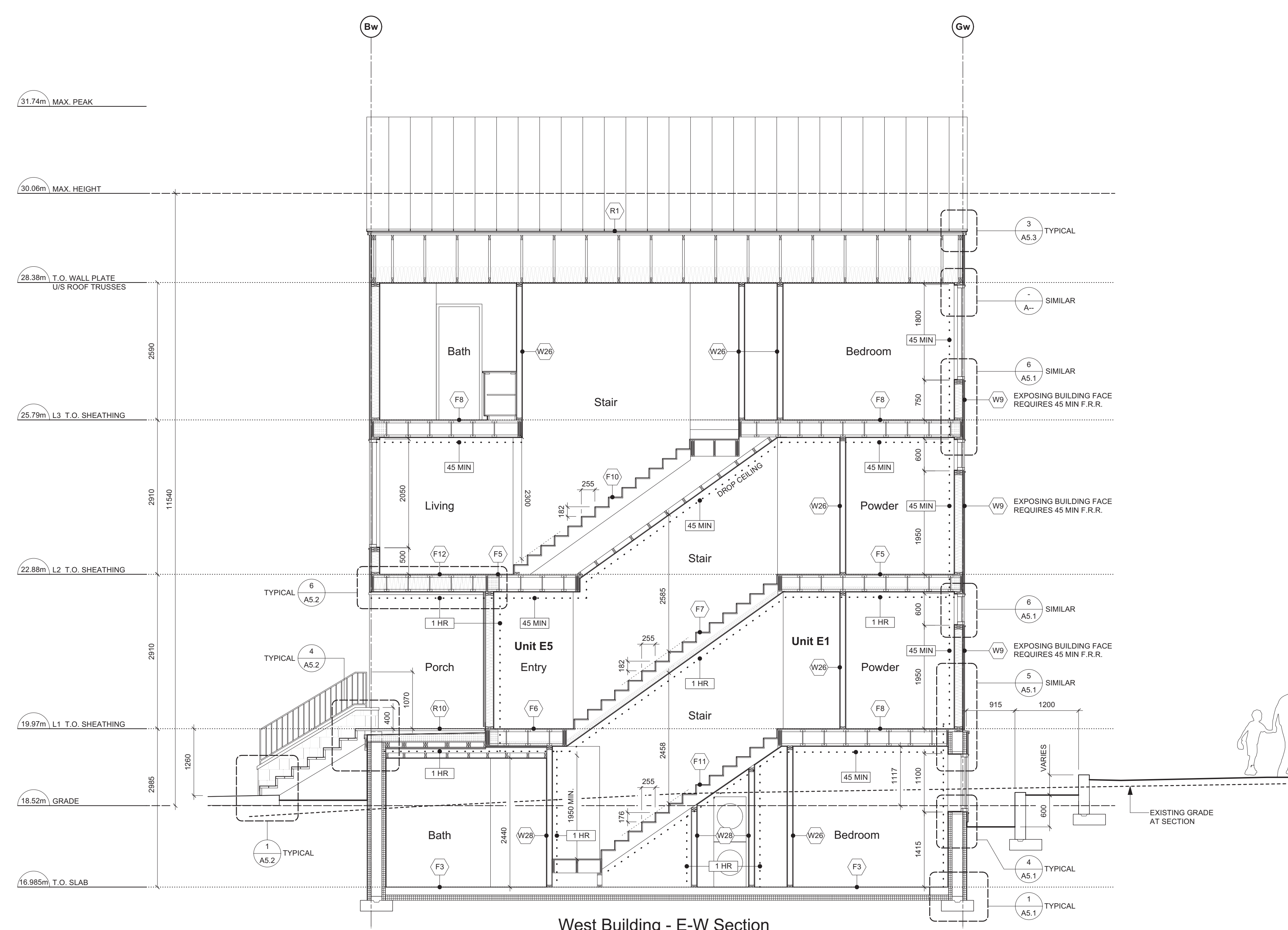
project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
West Building - Sections

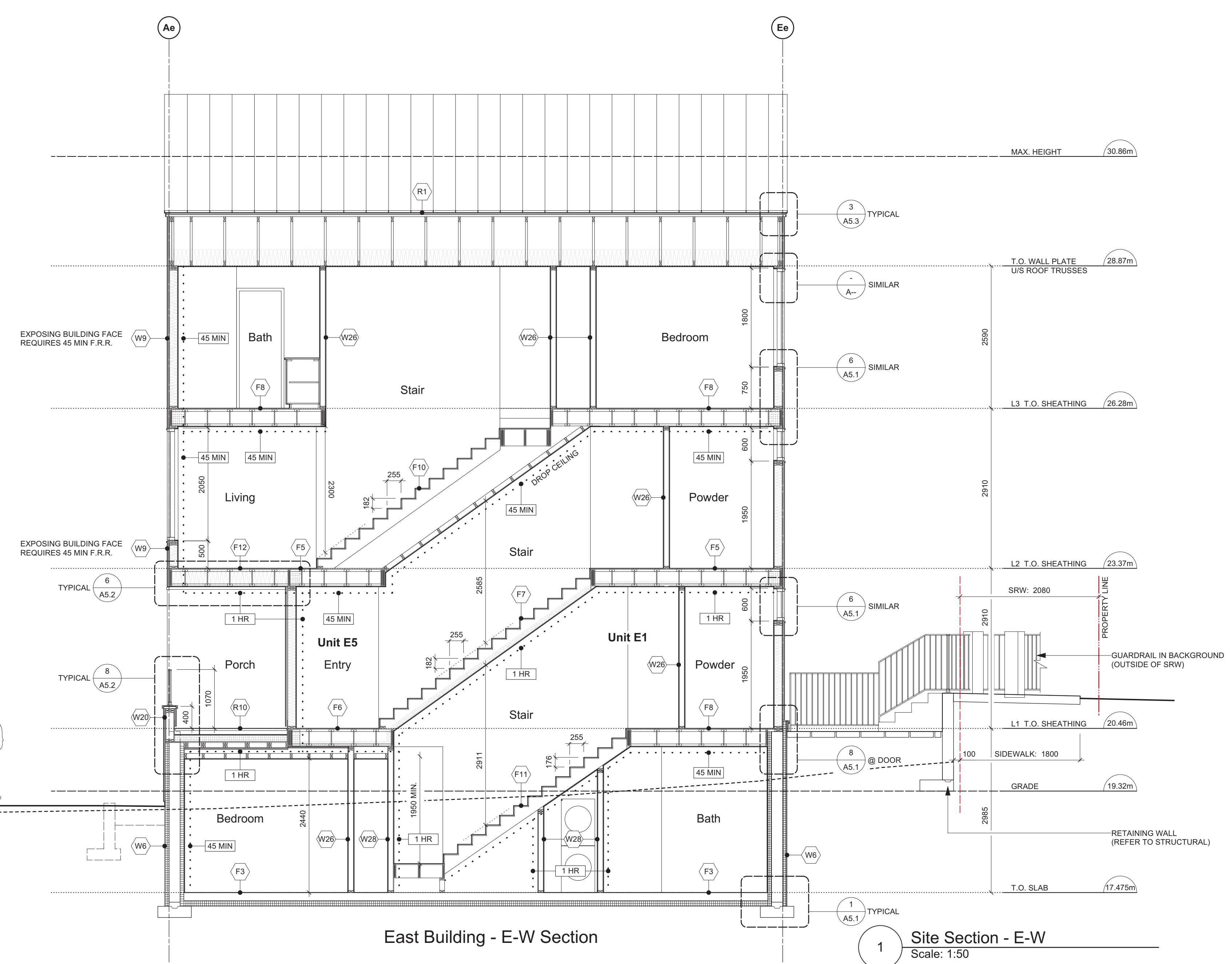
project no. 1933  
drawing file -  
scale As Noted  
drawn by JH  
date 24.06.18  
sheet no. A4.0



2 East Bldg. - N-S Section  
Scale: 1:50



West Building - E-W Section



East Building - E-W Section

1 Site Section - E-W  
Scale: 1:50

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rev no	description	date
1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Sections  
Site Section

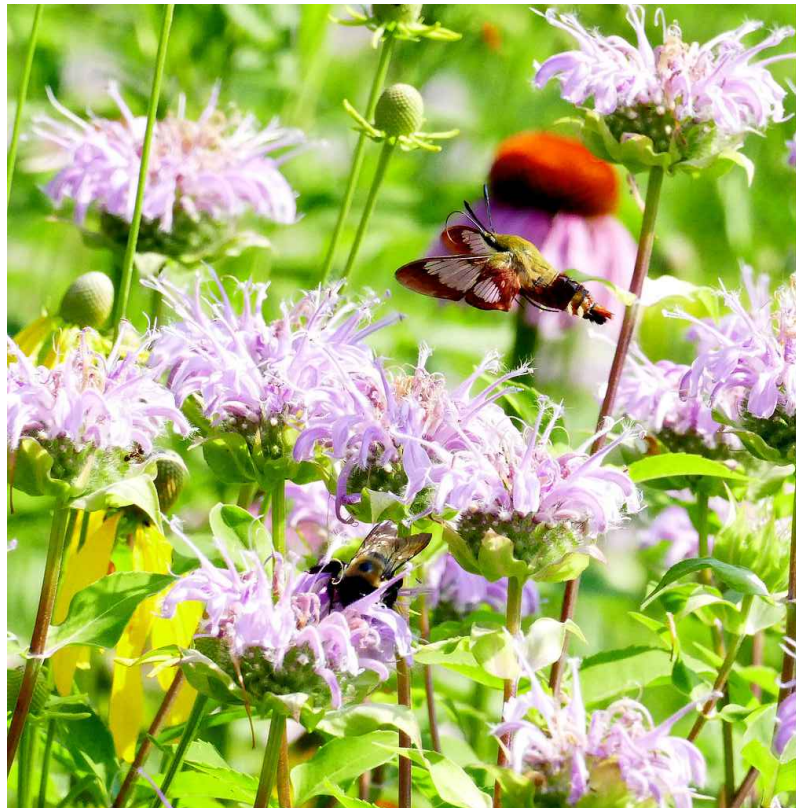
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scale	As Noted
drawn by	JH
date	24.06.18
sheet no.	A4.1

# 902 Foul Bay Rd

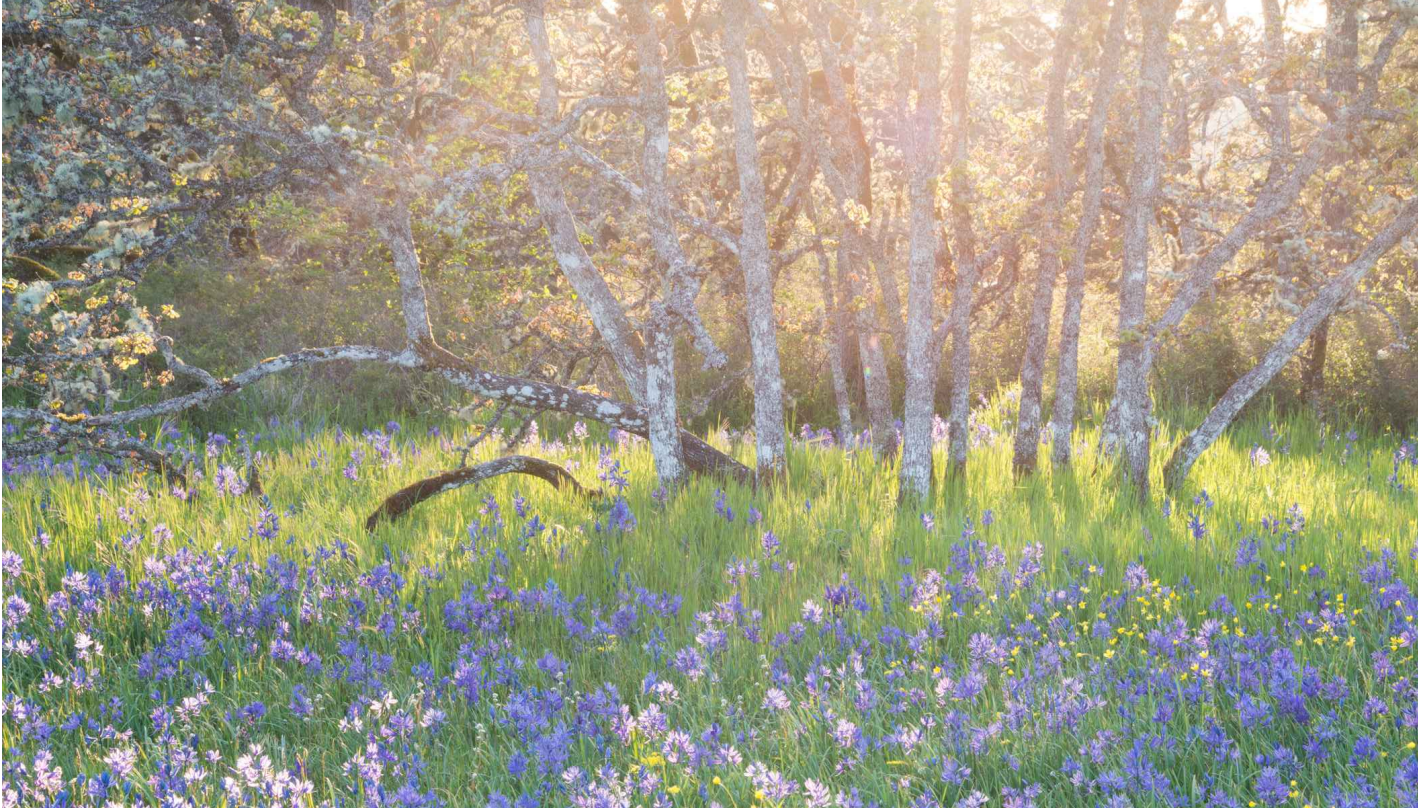
Victoria, BC



NATIVE MEADOW PLANTS



POLLINATOR



GARRY OAK MEADOW

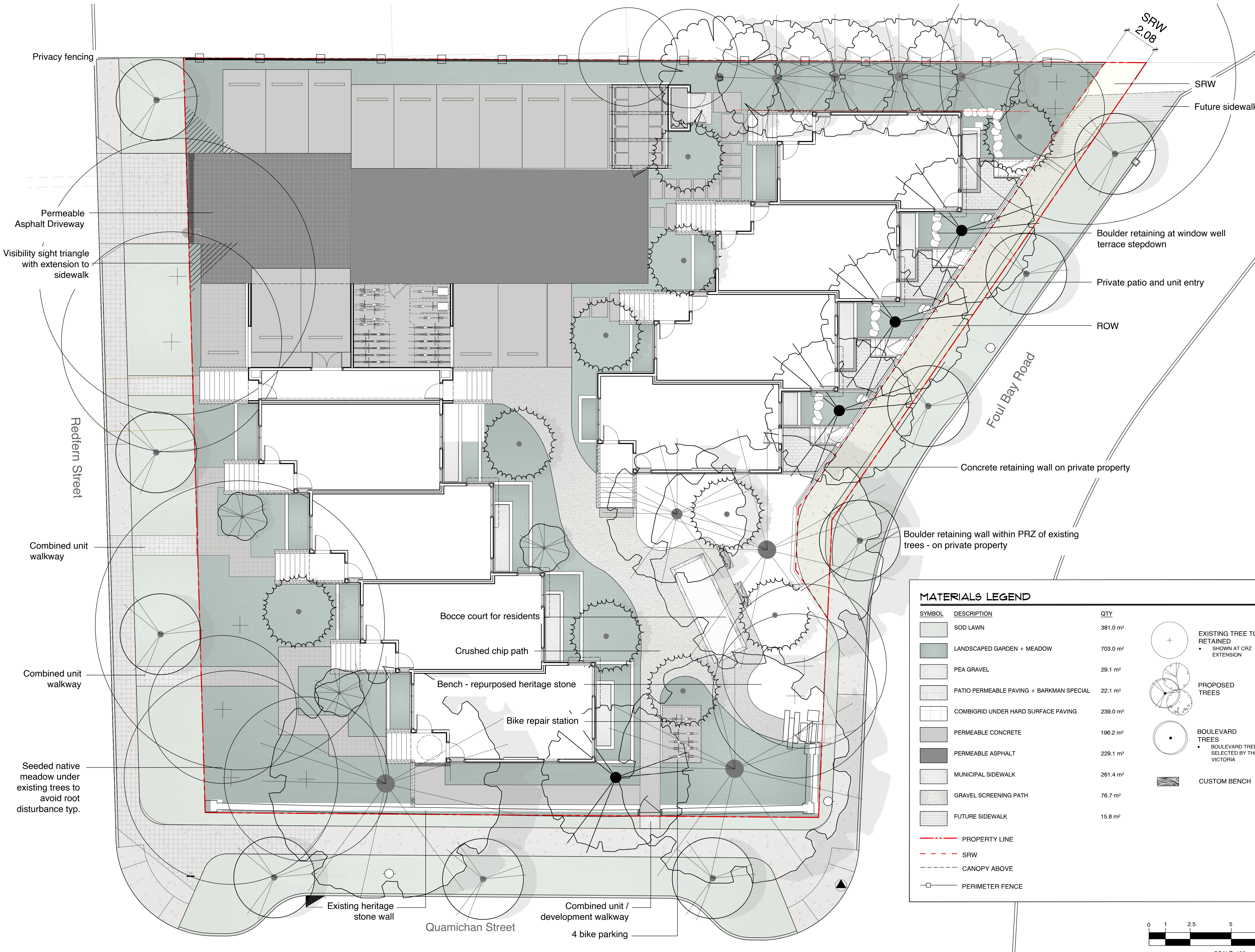


GRANITE STONE WALL PRESERVATION

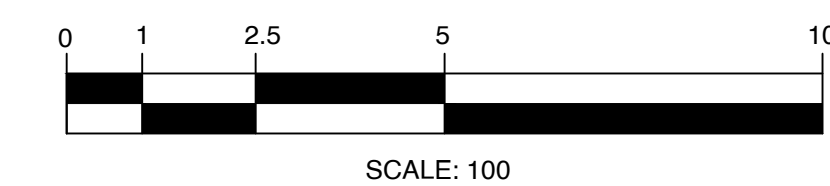
Revised and Re-Issued For:  
DEVELOPMENT PERMIT  
June 11, 2024



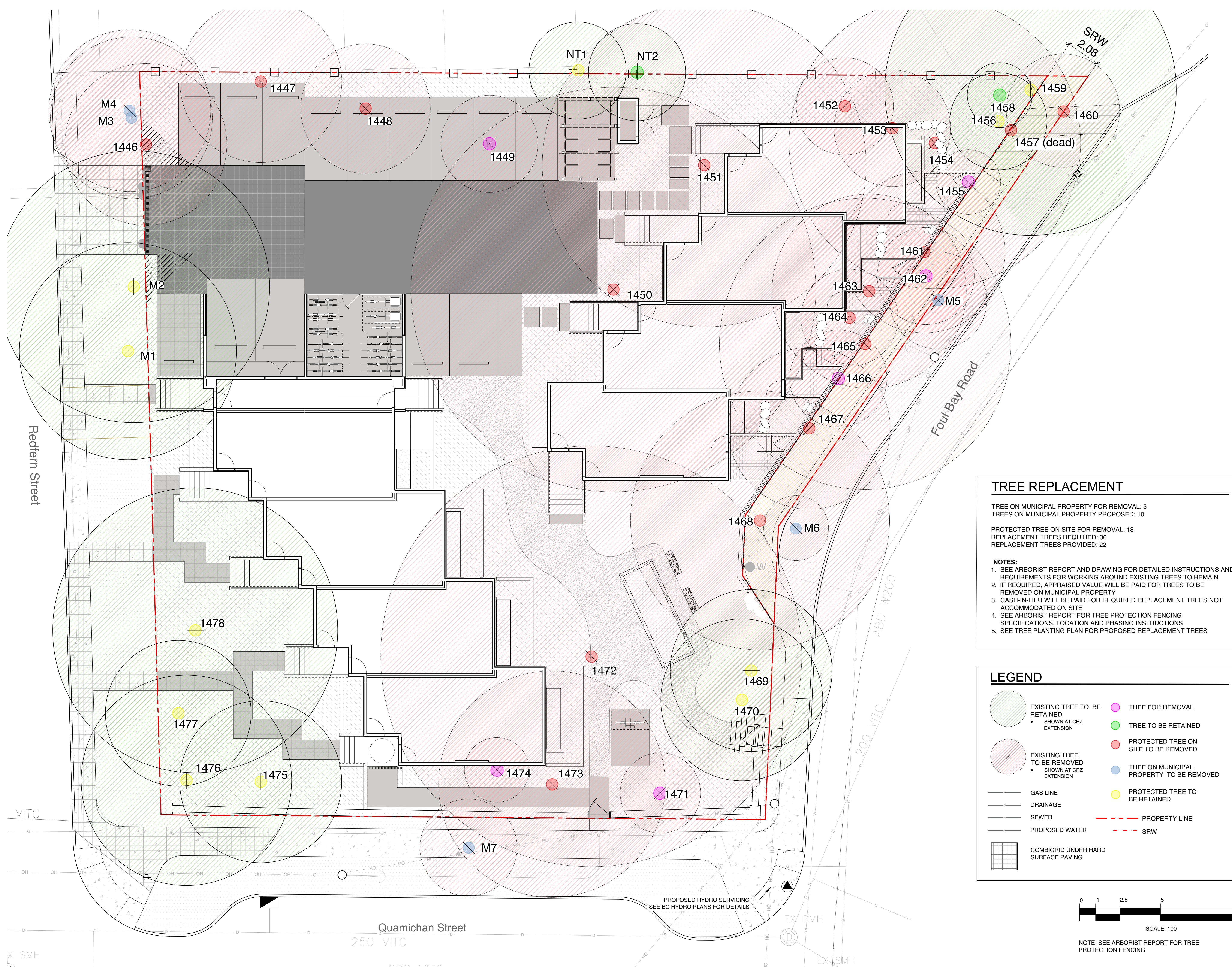
**BIOPHILIA**  
design collective



MATERIALS LEGEND		
SYMBOL	DESCRIPTION	QTY
[Symbol]	SOD LAWN	381.0 m <sup>2</sup>
[Symbol]	LANDSCAPED GARDEN + MEADOW	703.0 m <sup>2</sup>
[Symbol]	PEA GRAVEL	29.1 m <sup>2</sup>
[Symbol]	PATIO PERMEABLE PAVING + BARKMAN SPECIAL	22.1 m <sup>2</sup>
[Symbol]	COMBIGRID UNDER HARD SURFACE PAVING	239.0 m <sup>2</sup>
[Symbol]	PERMEABLE CONCRETE	196.2 m <sup>2</sup>
[Symbol]	PERMEABLE ASPHALT	229.1 m <sup>2</sup>
[Symbol]	MUNICIPAL SIDEWALK	261.4 m <sup>2</sup>
[Symbol]	GRAVEL SCREENING PATH	76.7 m <sup>2</sup>
[Symbol]	FUTURE SIDEWALK	15.8 m <sup>2</sup>
[Symbol]	PROPERTY LINE	
[Symbol]	SRW	
[Symbol]	CANOPY ABOVE	
[Symbol]	PERIMETER FENCE	
[Symbol]	EXISTING TREE TO BE RETAINED • SHOWN AT CRZ EXTENSION	
[Symbol]	PROPOSED TREES	
[Symbol]	BOULEVARD TREES • BOULEVARD TREE SPECIES TO BE SELECTED BY THE CITY OF VICTORIA	
[Symbol]	CUSTOM BENCH	



NO.	ISSUE	DATE
5.	ISSUED FOR DP RESUBMISSION	2024/06/11
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YYMMDD



**TREE REPLACEMENT**

TREE ON MUNICIPAL PROPERTY FOR REMOVAL: 5  
TREES ON MUNICIPAL PROPERTY PROPOSED: 10

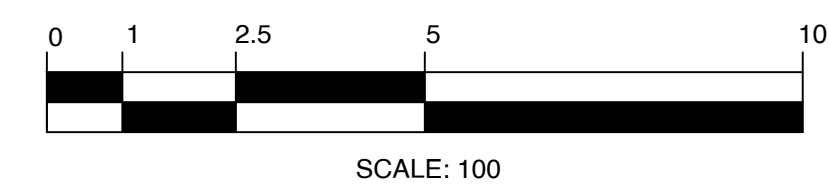
PROTECTED TREE ON SITE FOR REMOVAL: 18  
REPLACEMENT TREES REQUIRED: 36  
REPLACEMENT TREES PROVIDED: 22

**NOTES:**

- SEE ARBORIST REPORT AND DRAWING FOR DETAILED INSTRUCTIONS AND REQUIREMENTS FOR WORKING AROUND EXISTING TREES TO REMAIN
- IF REQUIRED, APPRAISED VALUE WILL BE PAID FOR TREES TO BE REMOVED ON MUNICIPAL PROPERTY
- CASH-IN-LIEU WILL BE PAID FOR REQUIRED REPLACEMENT TREES NOT ACCOMMODATED ON SITE
- SEE ARBORIST REPORT FOR TREE PROTECTION FENCING SPECIFICATIONS, LOCATION AND PHASING INSTRUCTIONS
- SEE TREE PLANTING PLAN FOR PROPOSED REPLACEMENT TREES

**LEGEND**

- EXISTING TREE TO BE RETAINED (Green circle with cross)
- EXISTING TREE TO BE REMOVED (Red circle with cross)
- GAS LINE (Thin solid line)
- DRAINAGE (Thin dashed line)
- SEWER (Thin solid line with dashes)
- PROPOSED WATER (Thin solid line with dots)
- COMBIGRID UNDER HARD SURFACE PAVING (Grid pattern)
- TREE FOR REMOVAL (Pink circle with cross)
- TREE TO BE RETAINED (Green circle)
- PROTECTED TREE ON SITE TO BE REMOVED (Red circle)
- TREE ON MUNICIPAL PROPERTY TO BE REMOVED (Blue circle)
- PROTECTED TREE TO BE RETAINED (Yellow circle)
- PROPERTY LINE (Red dashed line)
- SRW (Red dash-dot line)



NOTE: SEE ARBORIST REPORT FOR TREE PROTECTION FENCING

5.	ISSUED FOR DP RESUBMISSION	2024/06/11
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2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YYMMDD

SEAL

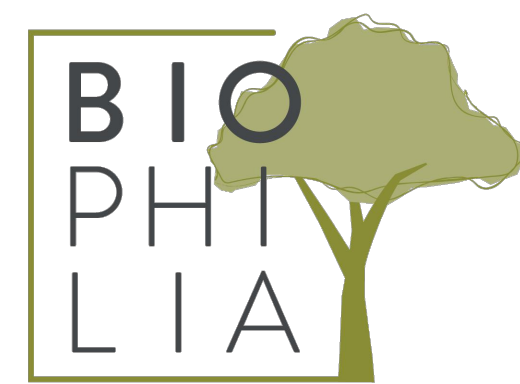


DRAWING TITLE:  
**Tree Removal and Retention Plan**

DWG NO:

**L2**

SCALE: 1:100



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:  
**Purdey Group**

PROJECT ADDRESS:  
**902 Foul Bay Road**

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KT, OL

Tree ID	Common Name	Latin Name	DBH (cm) - approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
266	Trembling aspen	<i>Populus tremuloides</i>	26,37	8.0	5.0	Moderate	Fair	Fair	Co-dominant, smaller stem dead, large deadwood, ivy on trunk	Municipal	X	Impacts from parking and changes in drainage.
267	Trembling aspen	<i>Populus tremuloides</i>	41.0	7.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on main trunk, broken limb in canopy	Municipal	X	Impacts from parking and changes in drainage.
268	Trembling aspen	<i>Populus tremuloides</i>	46.0	9.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on trunk, canker	Yes	X	Impacts from parking and changes in drainage.
269	Horse chestnut	<i>Aesculus hippocastanum</i>	33,34,35,45	8.0	8.4	Good	Fair	Fair/poor	Multi stem at 1 meter, included bark in stem unions.	Municipal	Retain	
270	Horse chestnut	<i>Aesculus hippocastanum</i>	84.0	14.0	6.7	Good	Fair	Fair/poor	Multi-stem at 3 meters. Internal crack in limb on south side	Municipal	Retain	
313	Garry oak	<i>Quercus garryana</i>	88.0	18.0	8.8	Good	Fair	Fair	Large deadwood, some epicormic growth	Yes	Retain	
323	Horse chestnut	<i>Aesculus hippocastanum</i>	51.0	9.0	5.0	Good	Fair	Fair	Ivy on main trunk, insect damage, canker, possible root disturbance from previous structure removal.	Yes	X	Parking and structure.
330	Garry oak	<i>Quercus garryana</i>	106.0	9.0	10.0	Good	Poor	Poor	Cambium dieback and decay in main trunk. Previously reduced, cavities in trunk.	Yes	X	In building
334	Garry oak	<i>Quercus garryana</i>	26.0	8.0	3.0	Good	Good	Fair	Asymmetric crown, canker on trunk	Yes	X	Too close to excavation for building
335	Garry oak	<i>Quercus garryana</i>	36.0	12.0	3.6	Good	Good	Fair	Some end weighted limbs, suppressed by adjacent tree	Yes	X	In building
336	Garry oak	<i>Quercus garryana</i>	67, 26	18.0	8.0	Good	Fair	Fair	May have originally been two trees, large deadwood	Yes	X	In building
337	Arbutus	<i>Arbutus menziesii</i>	12.0	5.0	3.0	Poor	Fair	Fair	Canker on lower trunk	Yes	Retain	
338	Arbutus	<i>Arbutus menziesii</i>	18.0	4.0	3.0	Poor	Good	Good		Yes	X	Too close to excavation for building
339	Garry oak	<i>Quercus garryana</i>	52,62	13.0	9.0	Good	Fair	Fair	co-dominant at 1.3 meters, ivy on trunk, asymmetric crown.	Yes	X	Too close to excavation for building
340	Garry oak	<i>Quercus garryana</i>	62.0	9.0	6.0	Good	Fair	Fair	Some large deadwood	Yes	X	In building
341	European Beech	<i>Fagus sylvatica</i>	85.0	17.0	12.5	Poor	Fair	Fair	Stunted growth at top, some epicormic growth, possible minor root injury from old house removal.	Yes	X	In building
343	European Beech	<i>Fagus sylvatica</i>	89.0	15.0	13.0	Poor	Fair	Fair	Aerialia fruiting bodies around base and on buttress roots. Recommend closer examination if retained.	Yes	X	Too close to excavation for building
345	Horse chestnut	<i>Aesculus hippocastanum</i>	64.0	10.0	5.0	Good	Fair	Fair	Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds	Yes	X	Too close to excavation for building
346	Holly	<i>Ilex aquifolium</i>	28.0	4.0	3.0	Good	Good	Fair		No	X	Too close to excavation for building
348	European Birch	<i>Betula pendula</i>	65.0	9.0	8.0	Poor	Fair	Fair	Some tip dieback, possibly insect related	Yes	X	Too close to excavation for building, services.
361	Horse chestnut	<i>Aesculus hippocastanum</i>	62.0	9.0	5.0	Good	Fair	Fair	Pruned for utilities	Yes	Retain	
362	Holly	<i>Ilex aquifolium</i>	52.0	8.0	5.0	Good	Good	Fair/poor		Yes	Retain	
372	European Birch	<i>Betula pendula</i>	59.0	11.0	7.0	Poor	Fair	Fair/poor	Possible cavity in lower trunk. Closer examination recommended if retained	Yes	X	Too close to excavation for building
384	Horse chestnut	<i>Aesculus hippocastanum</i>	54.0	8.0	4.5	Good	Fair	Fair/poor	Multi stem at 2.5 meters	Yes	Retain	
385	Horse chestnut	<i>Aesculus hippocastanum</i>	80.0	12.0	6.5	Good	Fair	Fair	Multi stem, ivy on trunks	Yes	Retain	
387	Horse chestnut	<i>Aesculus hippocastanum</i>	66.0	9.0	5.0	Good	Fair	Fair/poor	Large stubbed off limbs	Yes	Retain	
420	Garry oak	<i>Quercus garryana</i>				Dead	Dead	Dead	Dead	Yes	X	Dead
421	Garry oak	<i>Quercus garryana</i>	91.0	13.0	9.0	Good	Fair/poor	Fair	Ivy on main trunk, tip dieback, sparse foliage	Yes	Retain	
422	Garry oak	<i>Quercus garryana</i>	34.0	4.0	3.5	Good	Poor	Poor	Very few live buds remaining	Yes	X	Poor specimen to retain.

Tree ID	Common Name	Latin Name	DBH (cm) - approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
441	Holly	<i>Ilex aquifolium</i>	10.0	4.0	2.0	Good	Fair/poor	Fair/poor		No	X	Too close to excavation for building
442	Holly	<i>Ilex aquifolium</i>	17,17	5.0	2.5	Good	Fair/poor	Fair/poor		No	X	Landscaping choice, replace with a healthy young tree of a better species.
445	Holly	<i>Ilex aquifolium</i>	13.0	4.0	2.0	Good	Good	Good		No	X	Too close to excavation for building
446	Douglas fir	<i>Pseudotsuga menziesii</i>	30.0	8.0	5.0	Poor	Fair	Good	Young tree, some thinning foliage	Yes	X	Too close to excavation for building
447	Western Red cedar	<i>Thuja plicata</i>	19.0	6.0	3.0	Moderate	Good	Good	Young tree	No	X	Too close to excavation for building
448 (N.L.7)	Laburnum	<i>Laburnum anagyroides</i>	17,15,11	4.0	3.0	Moderate	Poor	Poor	Decay on 17 cm stem	Municipal	X	Remove as requested by city staff.
N.L.1	Chamaecyparis	<i>Chamaecyparis sp.</i>	22.0	5.0	3.0	Poor	Fair/poor	Fair	Sparse foliage, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.L.2	Laburnum	<i>Laburnum anagyroides</i>	20, 10, 10	5.0	3.0	Moderate	Fair	Fair	Multi stem, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.L.3	English hawthorn	<i>Crataegus laevigata</i>	28.0	6.0	3.0	Good	Fair	Fair	Ivy on trunk, municipal tree, suckering at base.	Municipal	X	Municipal sidewalk conflict
N.L.4	Holly	<i>Ilex aquifolium</i>	30,15	6.0	4.0	Good	Good	Fair		Yes	X	in parking
N.L.5	Laurel hedge	<i>Prunus laurocerasus</i>	Multi	18.0	3.0	Good	Good	Fair	Largest stem 20cm	No	X	in parking
N.L.6	Holly	<i>Ilex aquifolium</i>	12,8	4.0	2.0	Good	Good	Fair		No	Retain	
N.L.8	Holly	<i>Ilex aquifolium</i>	14.0	3.0	2.0	Good	Fair	Good		Municipal	X	Remove as requested by city staff.

Prepared by:  
Talbot Mackenzie & Associates  
ISA Certified and Consulting Arborists  
Phone: (250) 479-8733  
Fax: (250) 479-7050  
email: tmreehelp@gmail.com

5.	ISSUED FOR DP RESUBMISSION	2024/06/11
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL

NORTH ARROW



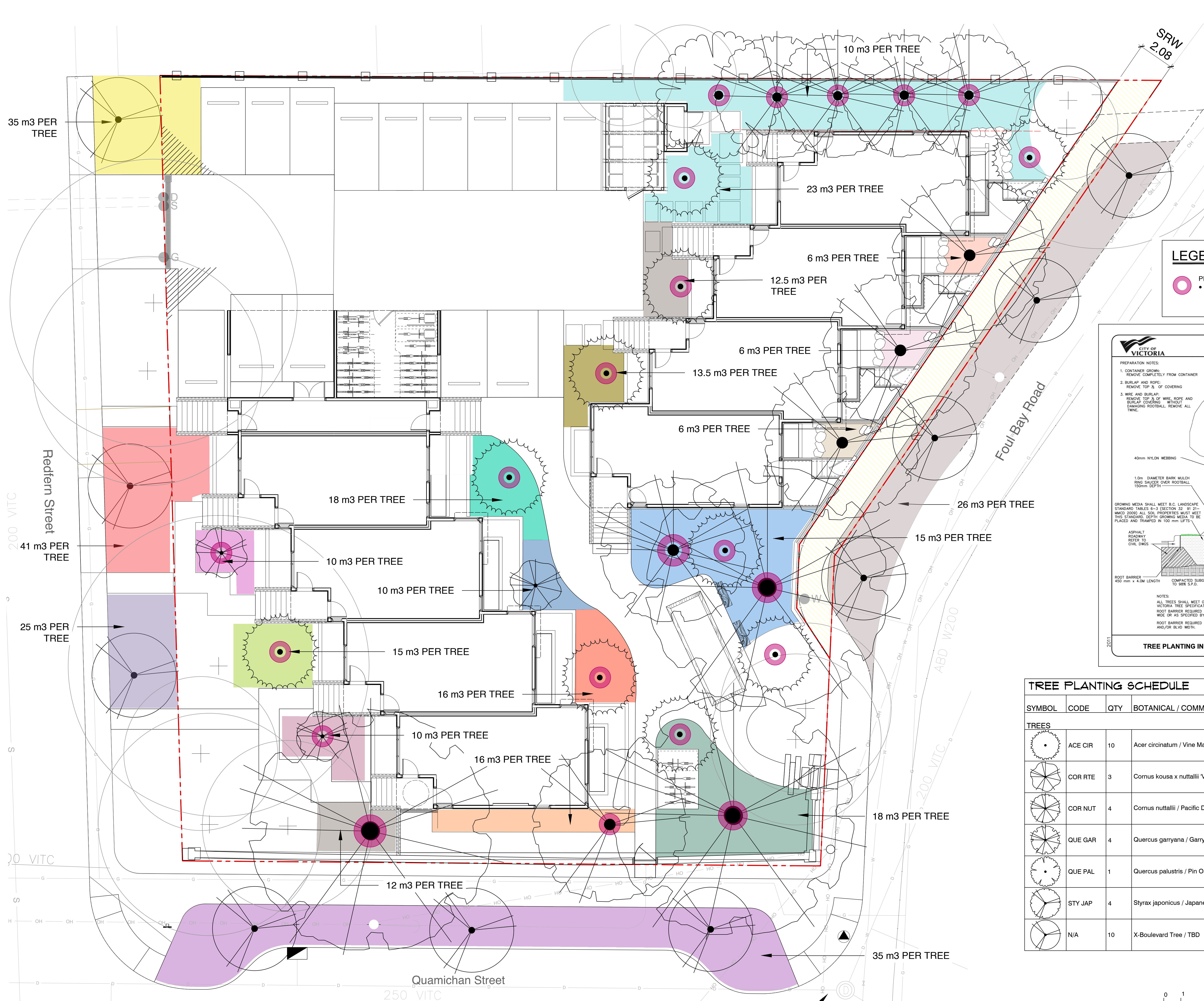
DRAWING TITLE:

**Arborist Report of Existing Trees**

DWG NO:

SCALE: NTS

**L3**



**LEGEND**

- PROPOSED REPLACEMENT TREE
- ALL PROPOSED TREES TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM

**SUPPLEMENTARY STANDARD DETAIL DRAWINGS**

**CITY OF VICTORIA**

**PREPARATION NOTES:**

- CONTAINER GROWING: REMOVE COMPLETELY FROM CONTAINER
- BURLAP AND ROPE: REMOVE TOP 1/3 OF COVERING
- WIRE AND BURLAP: REMOVE TOP 1/3 OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.

DO NOT PRUNE LEADER  
PRUNE ONLY DEAD OR DAMAGED BRANCHES

2-2 1/2" (64mm) ROUND PRESSURE TREATED STAKES @ 8" (244mm) LENGTH STAKE AT EDGES OF THE ROOTBALL IN LINE WITH ROADWAY ON EXPOSED SIDES STAKE IN LINE WITH PREVAILING WIND. VERTICAL STAKES TO BE DRIVEN 600 mm INTO GROUND.

40mm NYLON WEBBING

1.0m DIAMETER BARK MULCH RING SAUCER OVER ROOTBALL 150mm DEPTH

TREES MUST BE PLANTED WITH NO MORE THAN A 50 mm DEPTH FROM FINISHED GRADE TO THE TOP OF THE ROOT BALL.

GROWING MEDIA SHALL MEET B.C. LANDSCAPE STANDARD TABLES 6-3 (SECTION 32 91 21- WMO 2009) ALL SOIL PROPERTIES MUST MEET THIS STANDARD. DEPTH GROWING MEDIA TO BE PLACED AND TRAPPED IN 100 mm LIFTS.

ASPHALT ROADWAY REFER TO CIVIL DWGS

ROOT BARRIER 450 mm x 4.0m LENGTH

GRASS BOULEVARD

ROOT BARRIER 450 mm x 4.0m LENGTH

BROOM FINISH CONCRETE SIDEWALK

700 mm COMPACTED STRUCTURAL SOIL TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER

SCARIFY BOTTOM OF PIT

NOTES:

- ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS.
- ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.
- ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

2011

**TREE PLANTING IN BOULEVARD**

REVISIONS

DRAWING NUMBER: **SD P4**

**TREE PLANTING SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
<b>TREES</b>					
	ACE CIR	10	Acer circinatum / Vine Maple	60mm Cal.	
	COR RTE	3	Cornus kousa x nuttallii 'Venus' / Venus Dogwood	60mm Cal.	
	COR NUT	4	Cornus nuttallii / Pacific Dogwood	60mm Cal.	
	QUE GAR	4	Quercus garryana / Garry Oak	60mm Cal.	
	QUE PAL	1	Quercus palustris / Pin Oak	60mm Cal.	
	STY JAP	4	Styrax japonicus / Japanese Snowbell	60mm Cal.	
	N/A	10	X-Boulevard Tree / TBD	N/A	

5.	ISSUED FOR DP RESUBMISSION	2024/06/11
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NO.	ISSUE	YYMMDD

SEAL

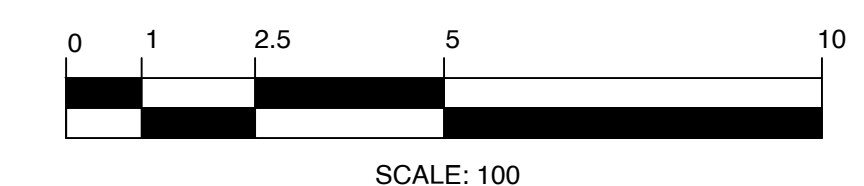


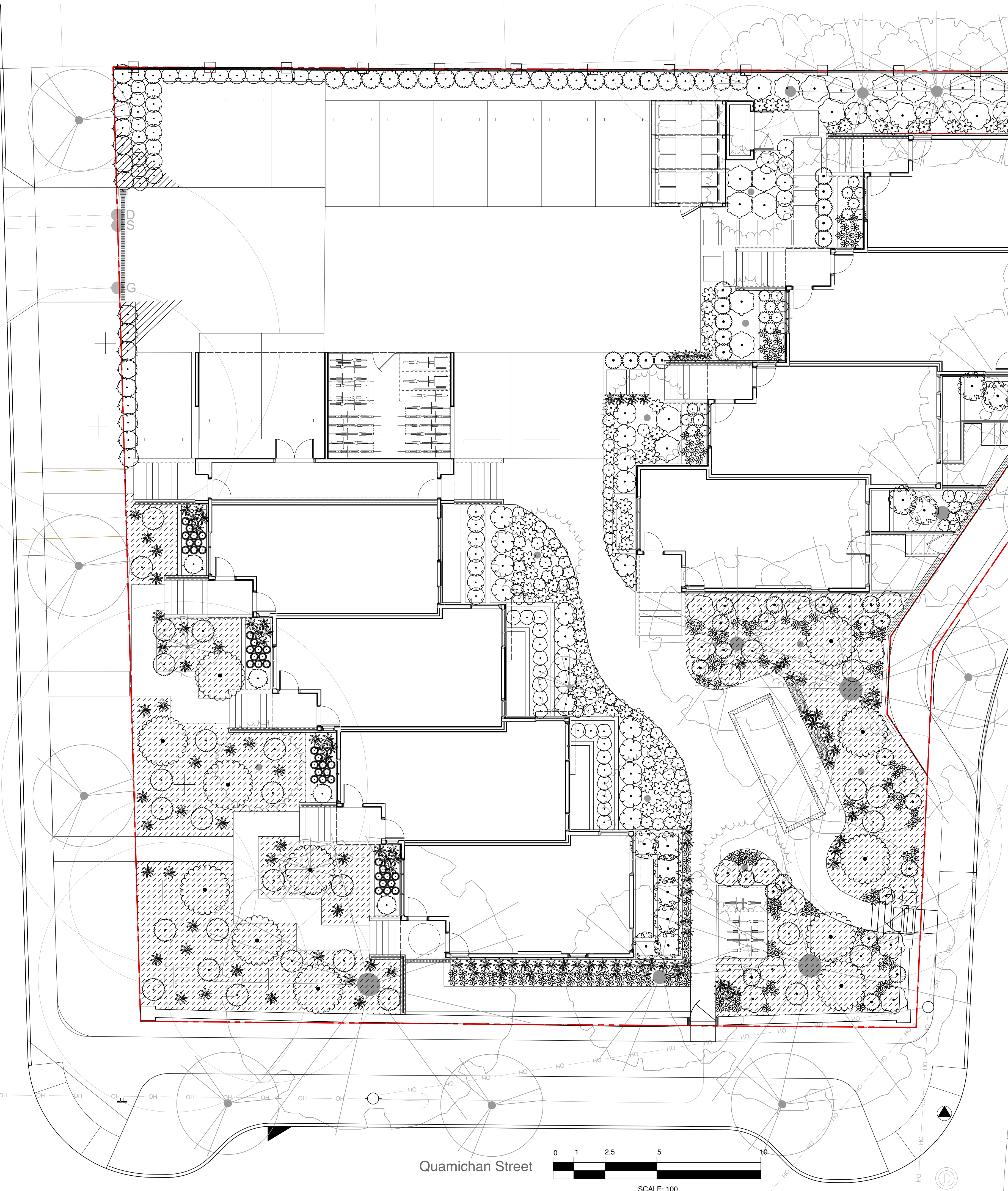
DRAWING TITLE:  
**Tree Planting + Soil Volumes Plan**

DWG NO:

**L4**

SCALE: 1:100





PLANT CATEGORIES	
Pollinator	flower producing shrub or perennial
Food bearing	Edible for animals or people
Native	On a recognized Southern Vancouver Island plant list

SHRUB PLANT CATEGORY PERCENTAGE (combined plant list and seed mix)	
Total plant quantity	797 + 2,914 = 3,711
Pollinator	60%
Food bearing	21%
Native	80%
Non-native	12%

NATIVE SEED MIX - PLANT CATEGORY PERCENTAGE (by plant ft²)	
Plant Quantity	270.8m² = 2,914ft²
Pollinator	61%
Food bearing	15%
Native	100%
Non-native	0%

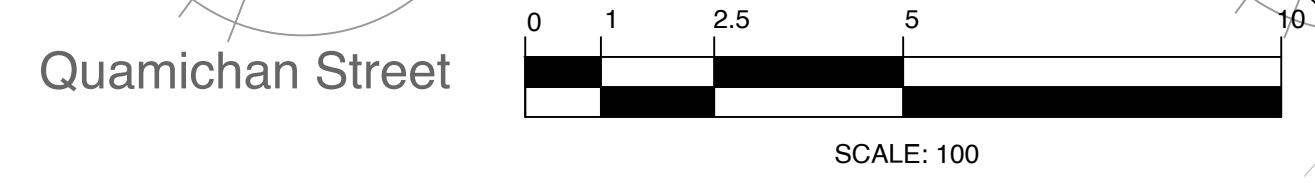
SHRUB LIST CATEGORY PERCENTAGE (by plant quantity)	
Plant Quantity	797
Pollinator	60%
Food bearing	38%
Native	41%
Non-native	58%

**SHRUB PLANTING SCHEDULE**

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	POLLINATOR	FRUIT BEARING
	ARB COM	12	Arbutus unedo 'Compacta' / Compact Strawberry Tree	#3 POT		Y	Y
	ARC BSR	30	Arctostaphylos edmundsii 'Big Sur' / Big Sur Little Sur Manzanita	#1 POT			
	ARC MAS	20	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	10 cm.		Y	
	GAU SHA	95	Gaultheria shallon / Salal	#1 POT	Y	Y	Y
	MYR GAL	27	Myrica gale / Sweetgale	#3 POT	Y	Y	
	POL MUN	87	Polystichum munitum / Western Sword Fern	#1 POT	Y		
	RHA MIN	35	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	#3 POT	Y	Y	Y
	RHO CUW	30	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#5 POT		Y	
	RHO GLG	9	Rhododendron macrophyllum / Pacific Rhododendron	#5 POT	Y	Y	
	RUD BLA	157	Rudbeckia fulgida / Coneflower	#1 POT		Y	
	SAM ELD	18	Sambucus canadensis / American Elderberry	#3 POT	Y	Y	Y
	SAR ITE	30	Sarcococca hookeriana / Sweetbox	#2 POT			
	SAR RUS	31	Sarcococca ruscifolia / Fragrant Sweetbox	#2 POT			
	STI GIG	125	Stipa gigantea / Giant Feather Grass	#1 POT			
	VAC OVA	16	Vaccinium ovatum / Evergreen Huckleberry	#3 POT	Y	Y	Y
		15	Rhododendron x 'Glowing Embers' / Glowing Embers Rhododendron	#5 POT		Y	
		40	Calamagrostis canadensis / Bluejoint Grass	#1 POT	Y		
		20	Filipendula rubra 'Venusta' / Queen of the Prairie	#2 POT		Y	Y

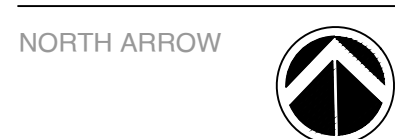
**NATIVE SEED MIX - GARRY OAK MEADOW**

	<b>NATIVE SEED MIX - GARRY OAK MEADOW</b> Nodding Onion Great Camas Field Chickweed Farewell-to-Spring California Oatgrass Woolly Sunflower Roemer's fescue Barestem Desert-Parsley Prairie Woodrush Sea Blush Graceful Cinquefoil Self-heal Blue-eyed Grass	270.8 m² (equal number of seeds per species) native / pollinator / edible bulb native / pollinator / edible bulb native / pollinator native / pollinator native / pollinator native / pollinator / edible roots and shoots native native / pollinator native / pollinator native / pollinator native
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1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL



DRAWING TITLE:  
**Shrub Planting Plan**

DWG NO.:

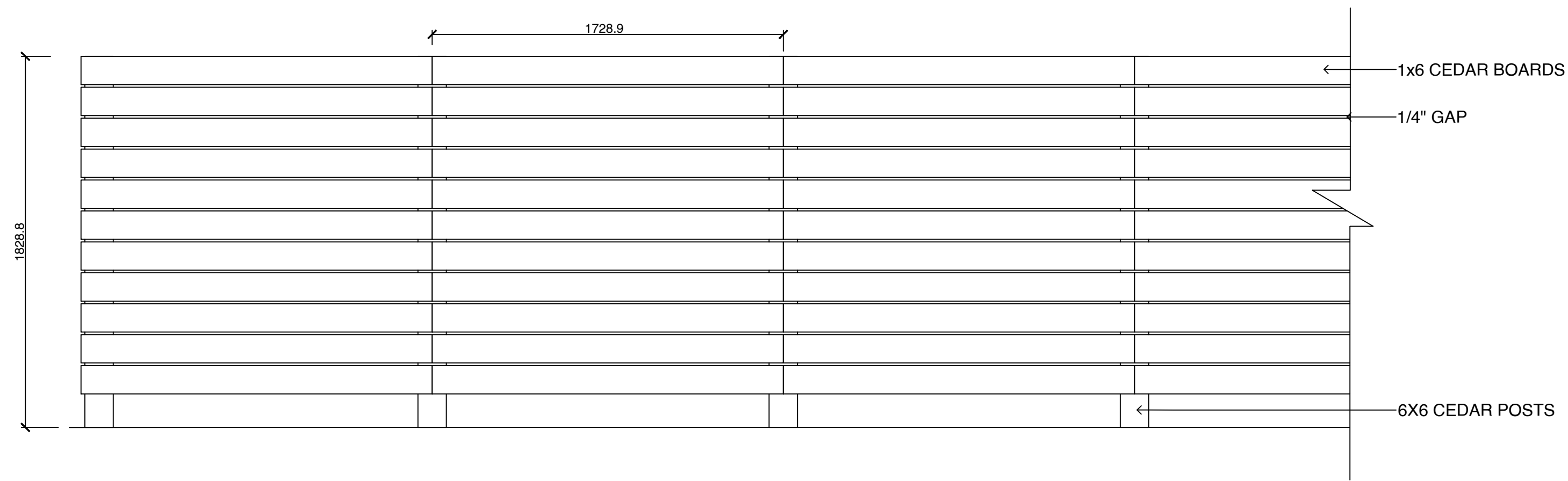
**L5**

SCALE: 1:100

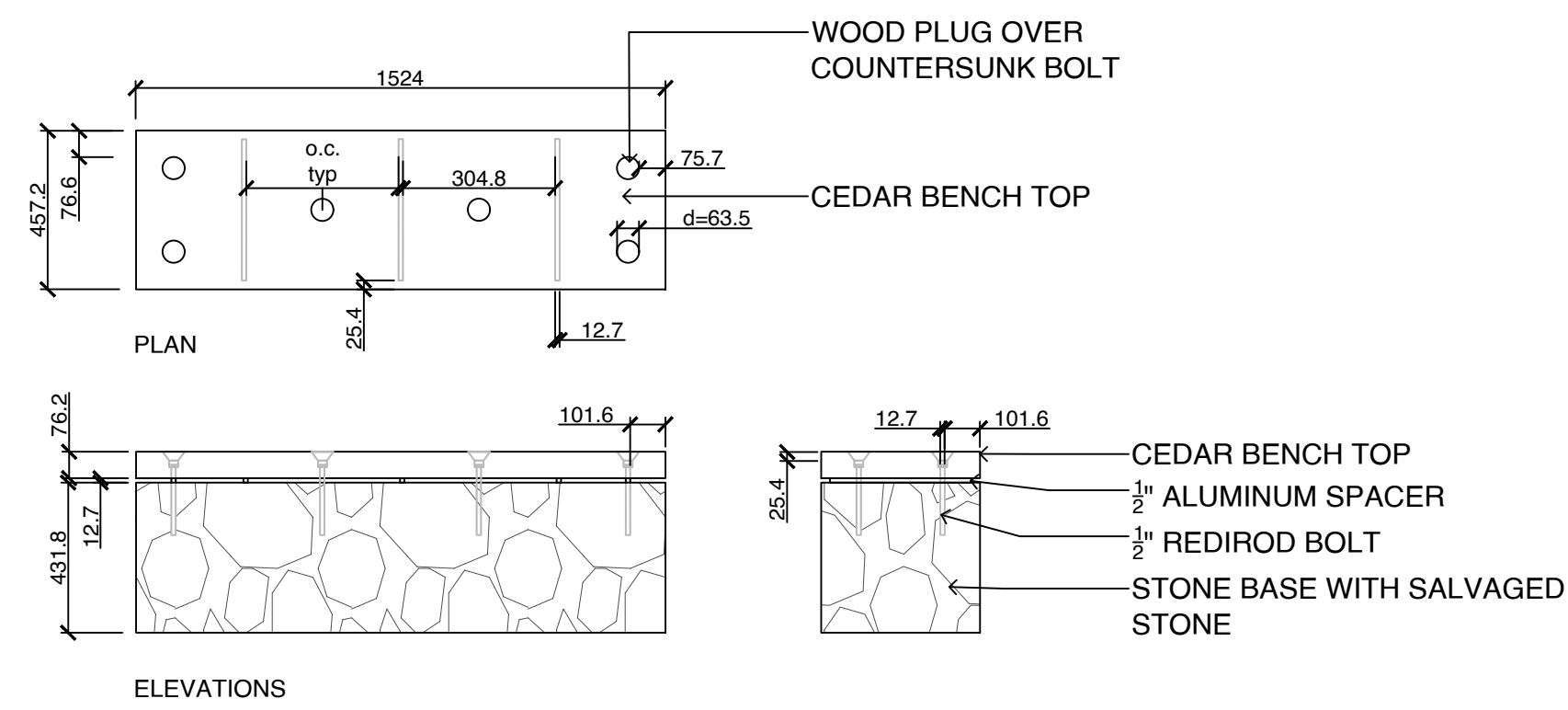
OWNER/CLIENT:  
**Purdey Group**

PROJECT ADDRESS:  
**902 Foul Bay Road**

DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KT, OL**



**1 6 FT HT PERIMETER FENCE**  
1:20



- NOTES:  
1. ALL WOOD TO BE CEDAR  
2. STONE BASE TO BE SALVAGED GRANITE FROM ORIGINAL HOUSE



BENCH CHARACTER IMAGE

**2 CUSTOM BENCH - BENCH WITH REPURPOSED HERITAGE STONE**  
1:20

5.	ISSUED FOR DP RESUBMISSION	2024/06/11
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NO.	ISSUE	YY/MM/DD



*Arbutus unedo* 'Compacta', Dwarf Strawberry

*Sarcococca hookeriana*, Sweetbox

*Camassia*, Camas

*Plectritis*, Sea blush

*Vaccinium ovatum*, Evergreen huckleberry

*Arctostaphylos uva-ursi*, Kinninnick

*Rhododendron*, Cunningham's white

**3 PLANT IMAGERY**  
NTS

SEAL

NORTH ARROW



DRAWING TITLE:

**DESIGN DETAIL**

DWG NO:

SCALE: **AS NOTED**

**L6**