

Changes Made to Development Permit Documents

Revision Number	Revision Title	Drawing	Description
1	Parking Canopy Deleted	A1.0	Parking Canopy with green roof has been deleted and stall locations have been adjusted. In place of the green roof, the drive aisle has been changed to permeable paving. Refer to Landscape drawings.
2	Garbage Enclosure	A1.0, A2.5	New garbage enclosure with cedar screening and trellis. New sprinkler closet with conditioned interior space. See revision #7 below.
3	Parking & Bike Parking	A1.0, A2.1w, A3.1	Adjustments to the Bike Storage and adjacent parking stall configuration; Revised electrical room access.
4	Green Roof Deleted	A2.3w	Green roof deleted over 1br units. Standard low-slope roofing remains (2 ply SBS membrane, dark grey). In place of green roof, the drive aisle has been changed to permeable paving (refer to Landscape drawings).
5	Pathways Revised	A1.0	Pathway configuration and materials have changed. Refer to Landscape drawings.
6	Metal Plate Awning Deleted	A3.0, A3.2	Metal plate awnings have been deleted.
7	Grades Updated	A1.0	Grade calculations have been updated in coordination with the detailed site plan & site grading. For reference, building footprints have been added to the site survey. Also refer to change #22 below.
8	Floor Area Updated	A1.0	Floor area calculations have been updated to include the new Sprinkler Closet and refinements to the residential units.
9	Basement Wall Moved	A2.0w	Bathroom wall in Unit W3 has been revised for unit consistency.
10	Entry Porch Reconfigured	A1.0, A2.1w, A2.1e, A3.0, A3.1	Entry porches at Unit W1 and E1 have been revised for unit consistency.
11	Height Dimension	Elevations & Sections	Height dimension added to Elevations and Sections as requested in Zoning Plan Check.
12	Pathway Setback & Site Coverage	Site Plan & Project Data	Quemichan setback taken to edge of pathway as requested in Zoning Plan Check comment. Site Coverage has been adjusted to account for the area of pathway more than 0.6m above natural grade.
13	Separation Dimension	Site Plan	Distance between Garbage Enclosure and East Building dimensioned as requested in Zoning Plan Check comment.
14	Accessible Stall Details	Site Plan	Hatch lines and wheelchair symbol added to accessible parking stall as requested in Zoning Plan Check comment.
15	Visitor Stall	Site Plan	Accessible stall designated Visitor Parking in response to Zoning Plan Check comment.
16	Sheet Numbers	All	Sheet numbers and contents have been revised as follows: Sheet numbers in previous set: (April 22, 2022) A0.0 Cover Sheet A0.1 Site Survey & Location Plan A0.2 Shadow Analysis DELETED A0.3 3D Shadow Analysis DELETED A1.0 Site Plan + Project Information + Grade Calculation A2.0 Basement Plan A2.1 First Storey Plan A2.2 Second Storey Plan A2.3 Third Storey Plan A2.4 Roof Plan A3.0 East Building Elevations A3.1 West Building Elevations A3.2 Street/Context Elevations DELETED A3.3 Materials Palette A4.0 Building Sections A4.1 Roof Sections Sheet numbers in current set: (February 29, 2024) A0.0 Cover Sheet A0.1 Site Survey & Context A1.0 Site Plan + Project Information + Grade Calculation A2.0w West Bldg. Basement Plan A2.0e East Bldg. Basement Plan A2.1w West Bldg. First Storey Plan A2.1e East Bldg. First Storey Plan A2.2w West Bldg. Second Storey Plan A2.2e East Bldg. Second Storey Plan A2.3w West Bldg. Third Storey Plan A2.3e East Bldg. Third Storey Plan A2.4w West Bldg. Roof Plan A2.4e East Bldg. Roof Plan A2.5 Garbage Enclosure Plans + Elevations + Sections NEW SHEET A3.0 West Bldg. Elevations A3.1 West Bldg. Elevations A3.2 East Bldg. Elevations A3.3 East Bldg. Elevations A3.4 Materials Palette A4.0 West Bldg. Sections A4.1 East Bldg. Sections SCALE OF PLANS INCREASED; EAST & WEST BUILDINGS SEPARATED ONTO NEW SHEETS SCALE OF ELEVATIONS INCREASED; EAST & WEST BUILDINGS SEPARATED ONTO NEW SHEETS SCALE OF SECTIONS INCREASED; EAST & WEST BUILDINGS SEPARATED ONTO NEW SHEETS
17	Section Label Revised	A4.1	Section drawing labels revised to "East Building", "West Building" and "Site" in response to Zoning Plan Check Comment.
18	Materials Palette Added	A3.4	Added back into set with new sheet number. Material #7 has been deleted and replaced (see revision #6 above).
19	Stairs & Retaining Walls Adjusted	Site Plan & A2.1w	At the West Building, entry porch stairs have been reduced in length and window well retaining walls have shifted east to suit refinements in finished grade. Grade points at retaining walls and new building corners have been re-extrapolated from the survey. See revision #7 above.
20	Stairs Adjusted & New Retaining Walls	Site Plan & A2.1e	At the East Building, window wells have been added and entry porch stairs have been adjusted in length to suit refinements in finished grade. Grade points at new building corners and retaining wall steps have been re-extrapolated from the survey. See revision #7 above.
21	Existing grade	Elevations & Sections	A dashed line indicating existing grade has been added to elevations and sections.
22	Grade Calculations	A1.0 Site Plan, A2.0	Grade calculation tables now show data to three decimal places and the subtotals display correctly. West Building grade calculation has been revised around the entry to Unit W1 to exclude the ramp structure. To maintain grade and avoid larger changes, one window well (noted on the Site Plan) has been made Code minimum and excluded from the calculations (grade points 22 to 24 are now existing/natural).

Legend



Revision Bubble



Revision Tag

List of Drawings

Architectural

D'Ambrosio architecture + urbanism
2960 Jutland Road
Victoria, BC
V8T 5K2

A0.0 Cover Sheet
A0.1 Site Survey & Context

A1.0 Site Plan + Project Information
+ Grade Calculation
A2.0w West Bldg. Basement Plan
A2.0e East Bldg. Basement Plan
A2.1w West Bldg. First Storey Plan
A2.1e East Bldg. First Storey Plan
A2.2w West Bldg. Second Storey Plan
A2.2e East Bldg. Second Storey Plan
A2.3w West Bldg. Third Storey Plan
A2.3e East Bldg. Third Storey Plan
A2.4w West Bldg. Roof Plan
A2.4e East Bldg. Roof Plan

A2.5 Garbage Enclosure Plans
+ Elevations + Sections

A3.0 West Bldg. Elevations
A3.1 West Bldg. Elevations
A3.2 East Bldg. Elevations
A3.3 East Bldg. Elevations
A3.4 Materials Palette
A4.0 West Bldg. Sections
A4.1 East Bldg. Sections

Landscape

Biophilia Design Collective Ltd.
1608 Camosun Street
Victoria, BC
V8T 3E6

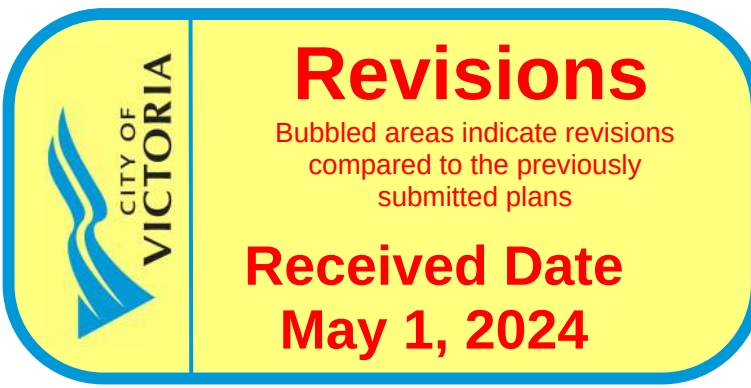
L1 Tree Removal and Retention Plan
L2 Arborist Report of Existing Trees
L3 Landscape Site Plan
L4 Tree Planting and Soil Volumes Plan
L5 Shrub Planting Plan

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D'AMBROSIO
architecture + urbanism

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web www.fdarc.ca



Bubbled Set
Changes made to the
Development Permit Application

902 Foul Bay Road
Victoria B.C.



Revised Development Permit Application
April 26, 2024



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sheet title
Site Survey, Context,
Location / Zoning Plan

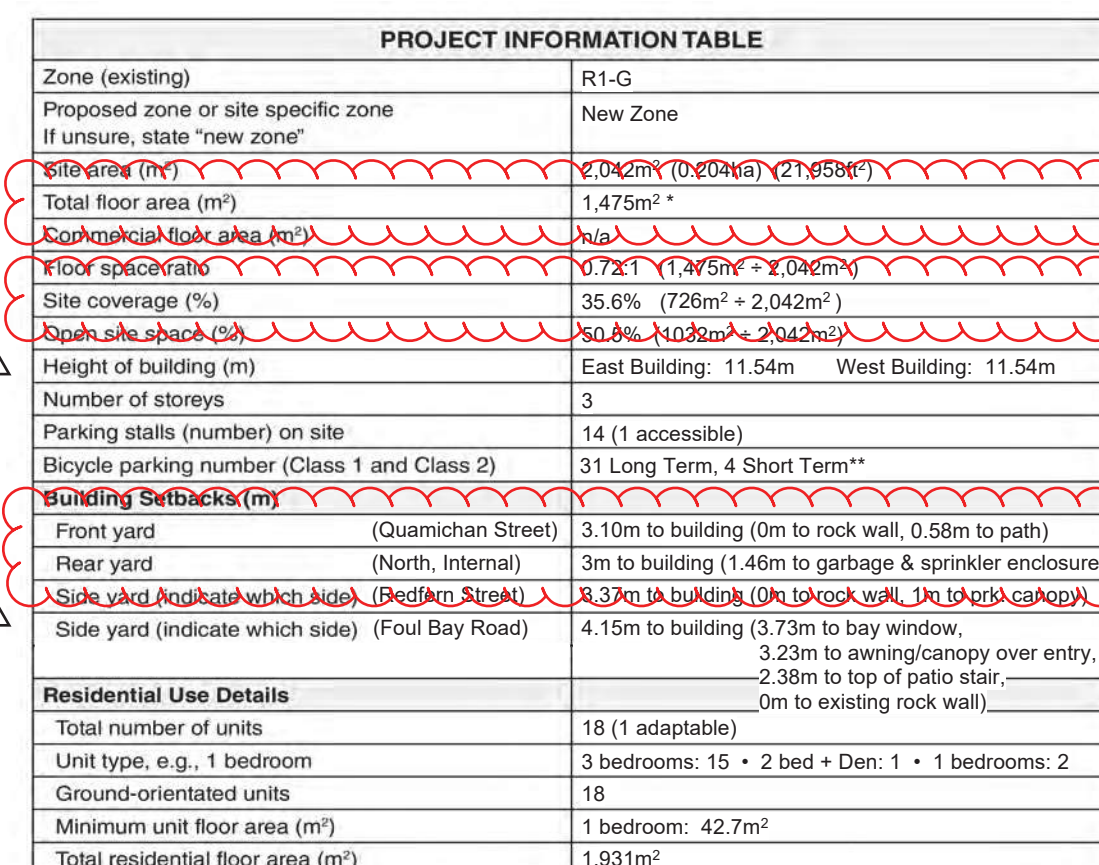
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Graphics Legend

- project name
902 Foul Bay Road
Victoria, BC

project no.	193
drawing file	

A1.0



Proposed: 31 Long Term (9 sf. floor mounted, including 2 cargo, 22 double decker), 4 Short Term per correspondence with C.O.V. Planning Dept.

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project name	
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902 Foul Bay Road

Victoria, BC

sheet title

Site Plan

Project Data

Grade Calculations

project no.	1933
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drawing file -

scale	As Noted
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drawn by	JH
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date	sheet no.
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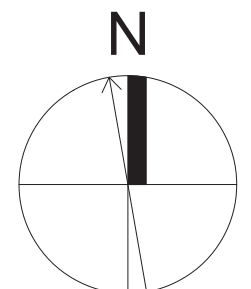
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Site Plan
Scale: Scale: 1:100

Project Data
Scale: n/a



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rev no	description	date

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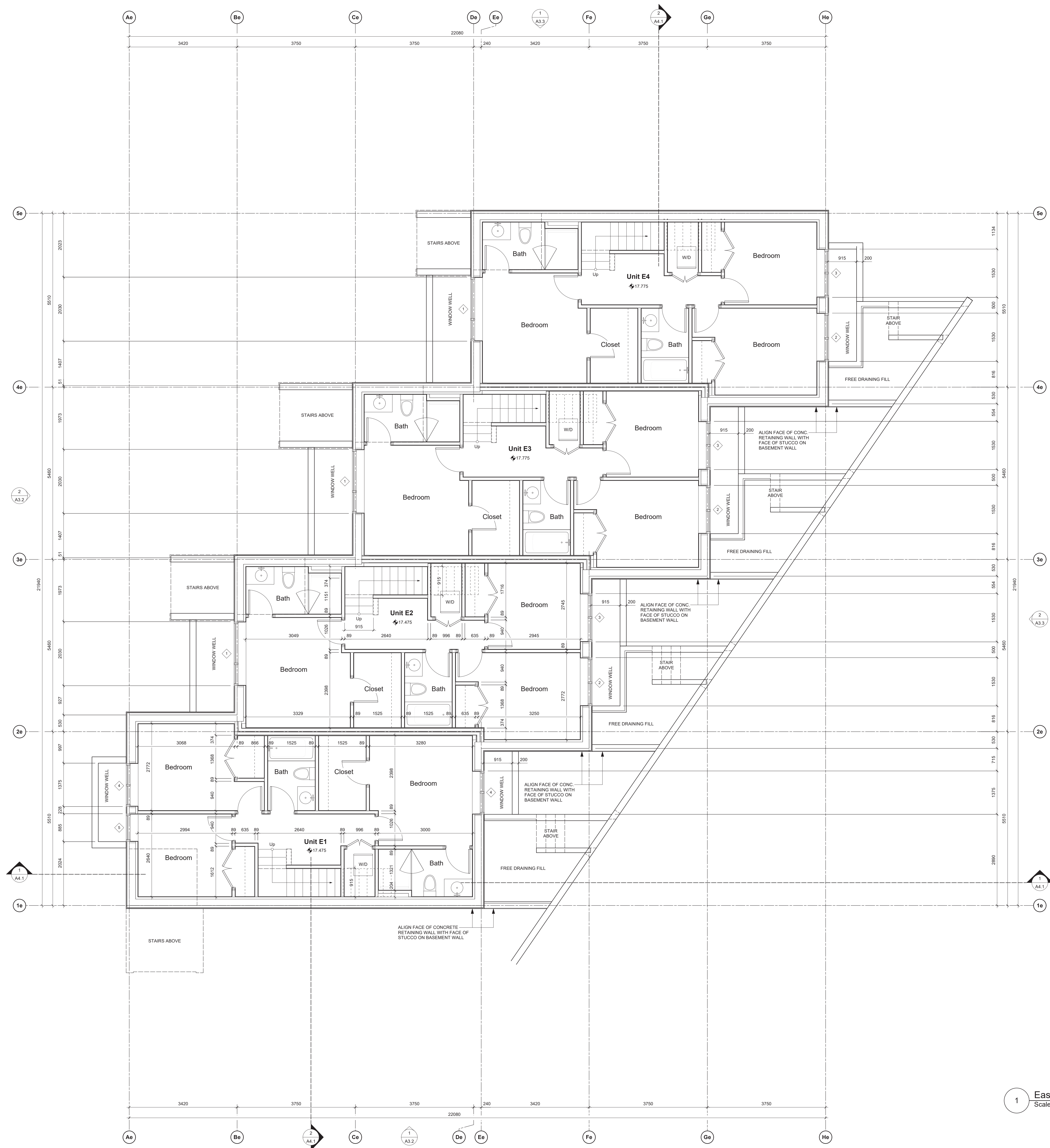
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project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.04.26
sheet no.	A2.0w

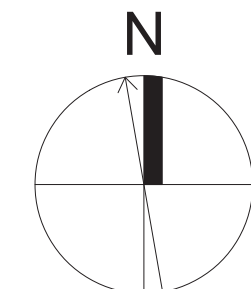
1 West Bldg. - Basement Plan
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East Bldg. - Basement Plan
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rev no	description	date

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902 Foul Bay Road
Victoria, BC

sheet title
East Building - Basement Plan

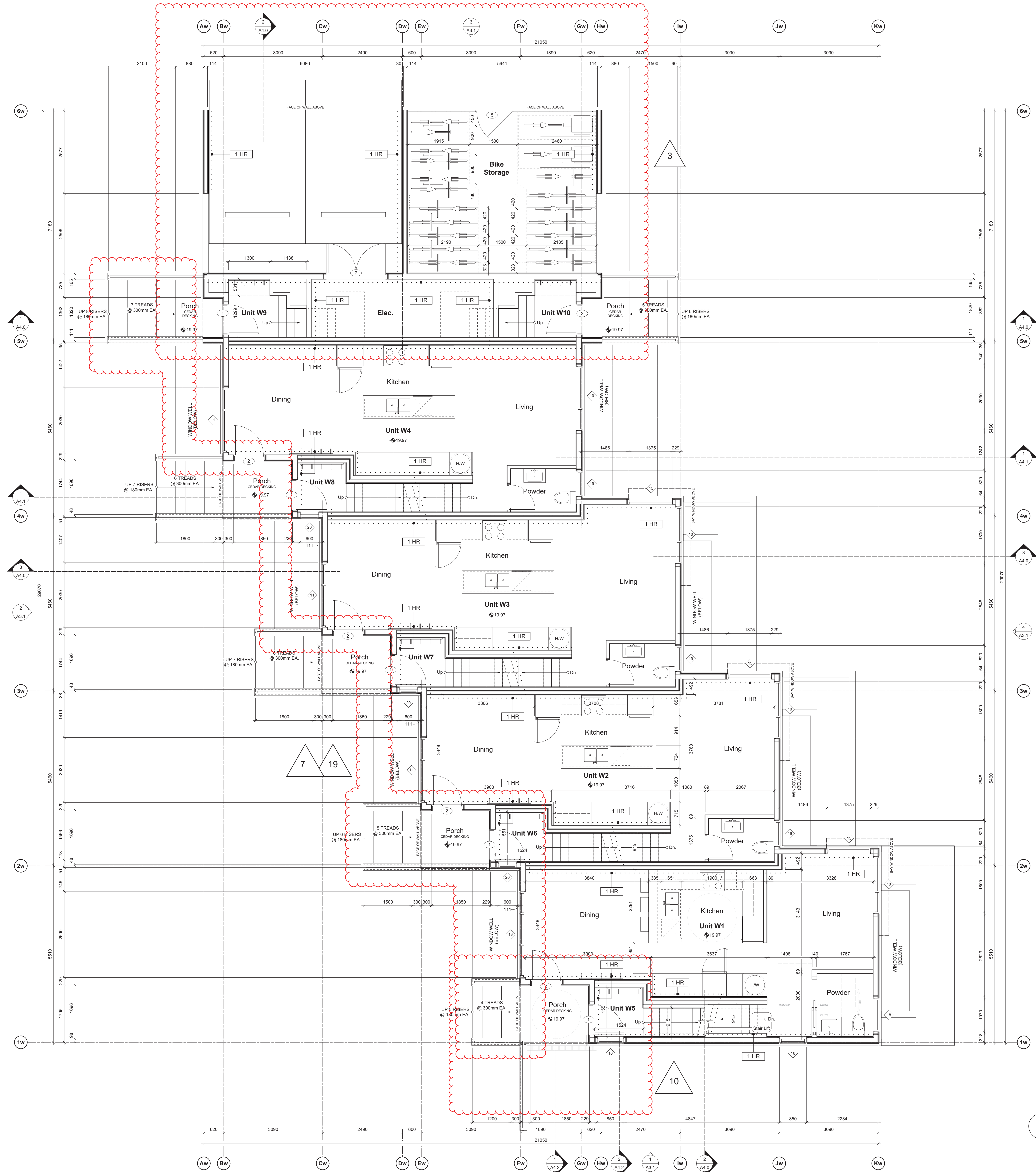
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scale As Noted
drawn by JH

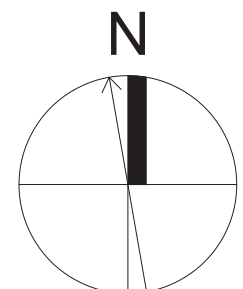
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1 West Bldg. - Level 1 Plan
Scale: Scale: 1:50



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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

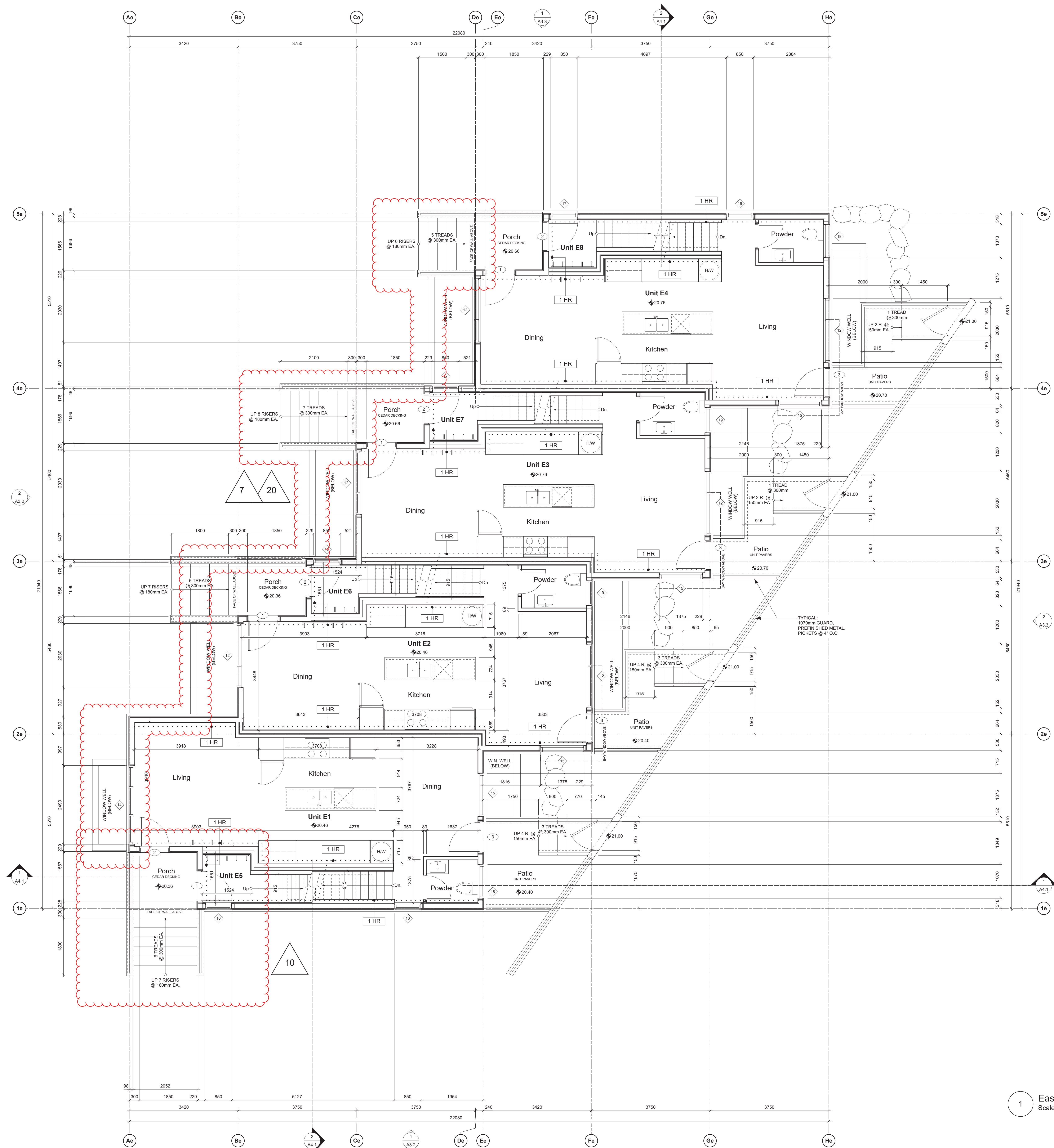
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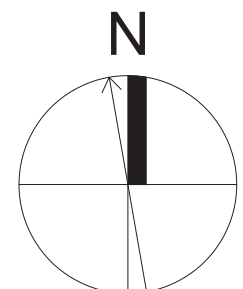
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1 East Bldg. - Level 1 Plan
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sheet title
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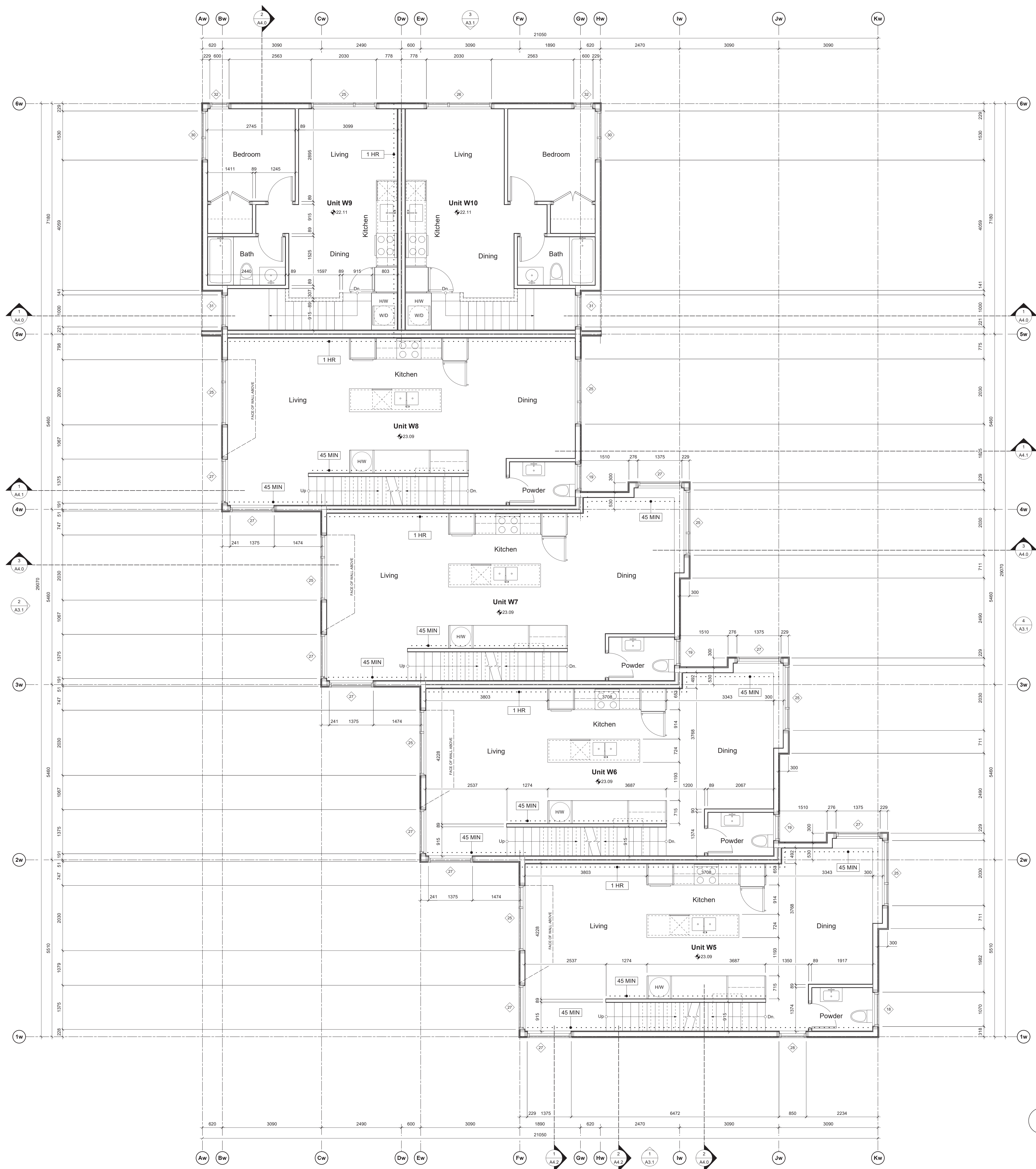
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scale As Noted
drawn by JH

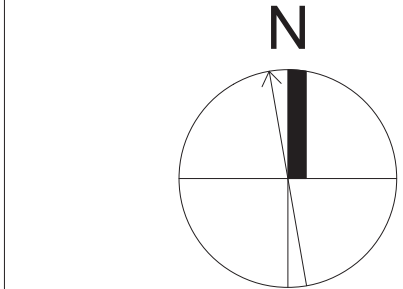
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1 West Bldg. - Level 2 Plan
Scale: Scale: 1:50



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902 Foul Bay Road
Victoria, BC

sheet title
West Building - Level 2 Plan

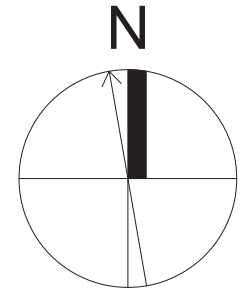
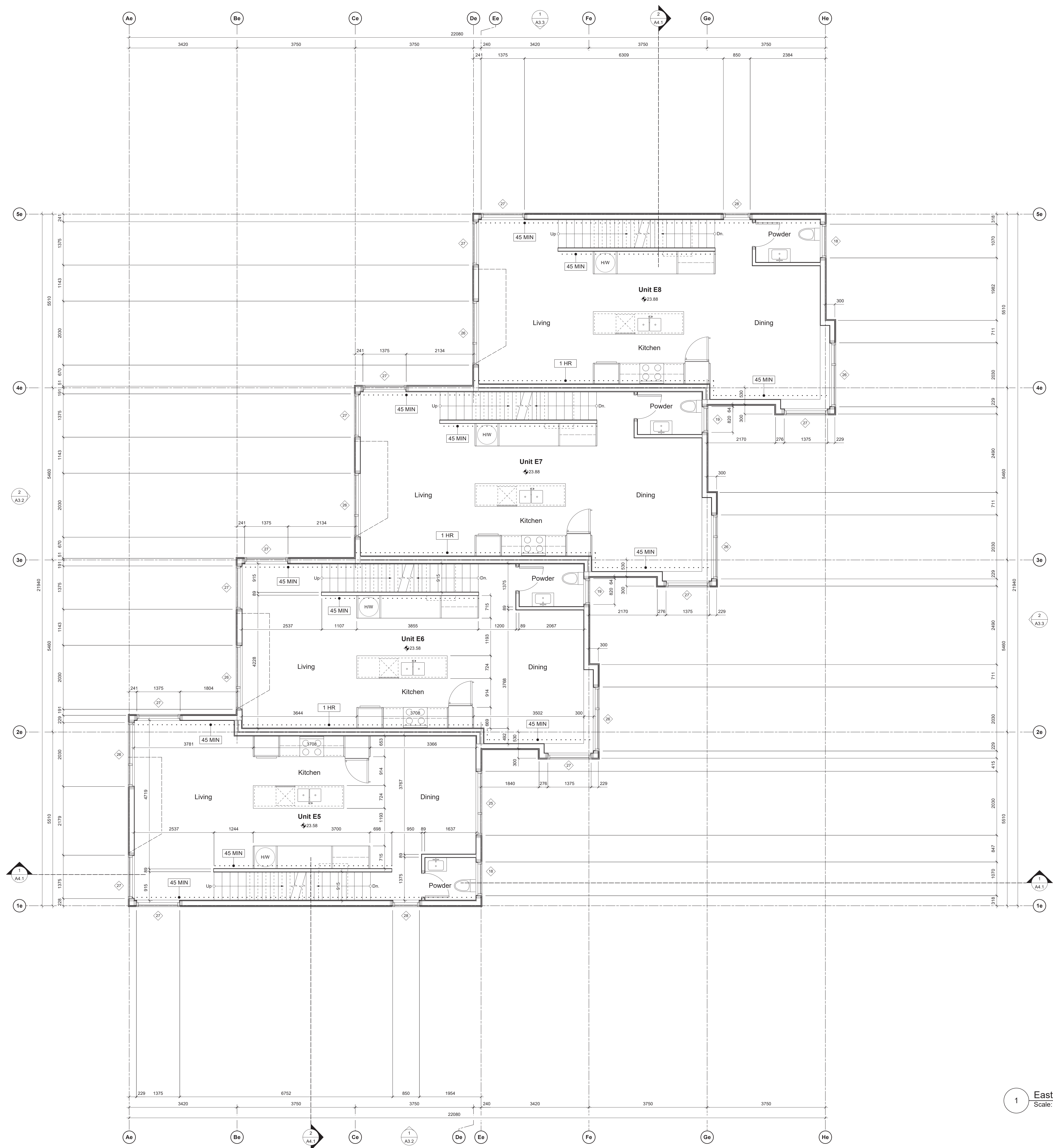
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date 24.04.26
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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Level 2 Plan

project no. 1933
drawing file -

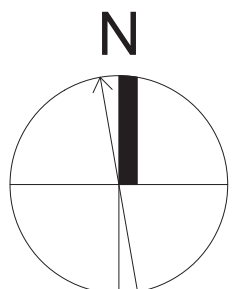
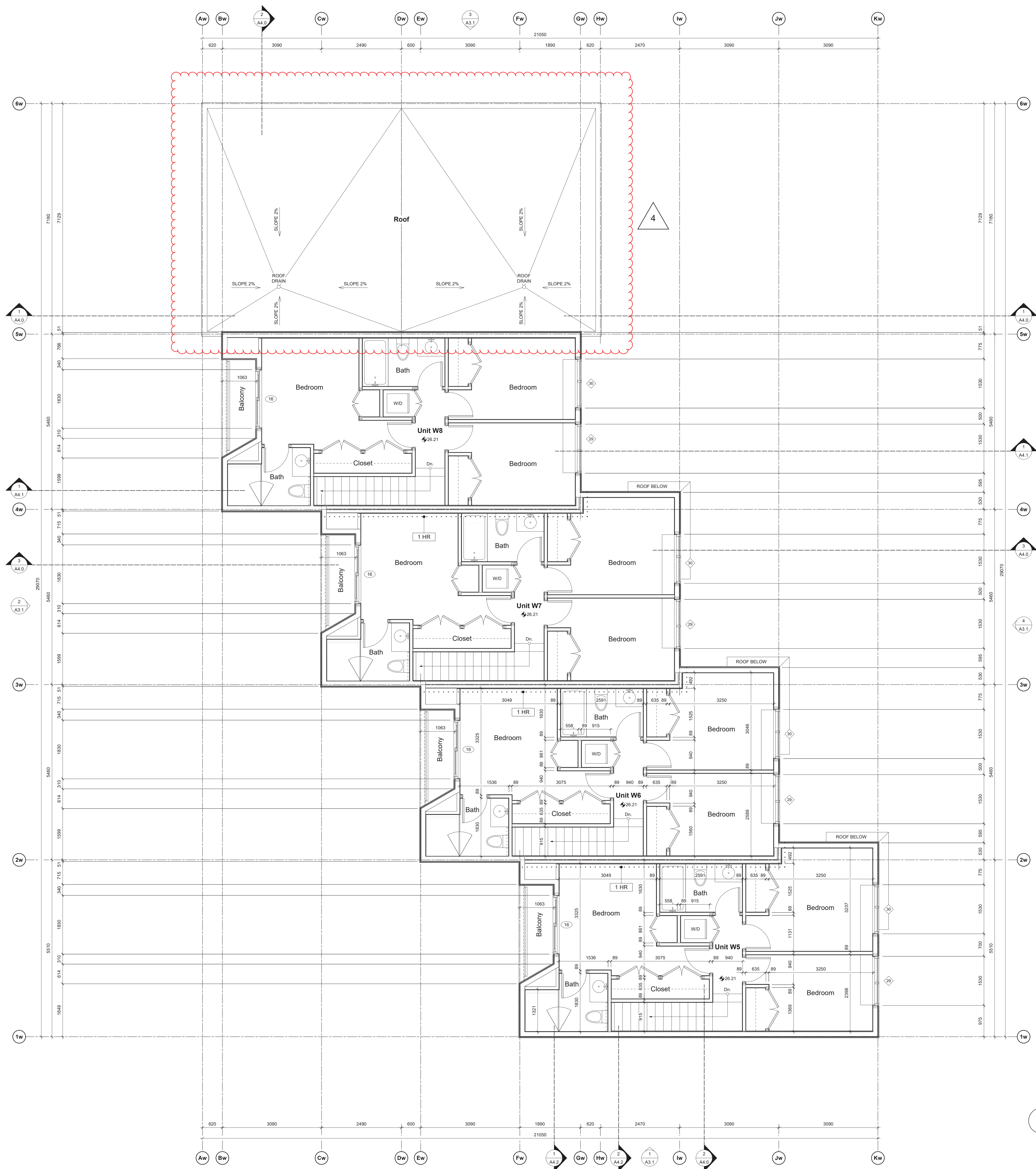
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drawn by JH

date 24.04.26
sheet no. A2.2e

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



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24.04.26	24.02.29	24.01.26
23.09.25		

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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

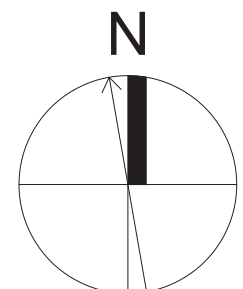
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1 East Bldg. - Level 3 Plan
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902 Foul Bay Road
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sheet title
East Building - Level 3 Plan

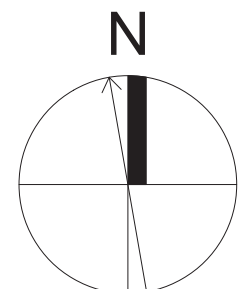
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drawing file -

scale As Noted
drawn by JH

date 24.04.26
sheet no. A2.3e



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rev no	description	date

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project name

902 Foul Bay Road
Victoria, BC

sheet title
West Building - Roof Plan

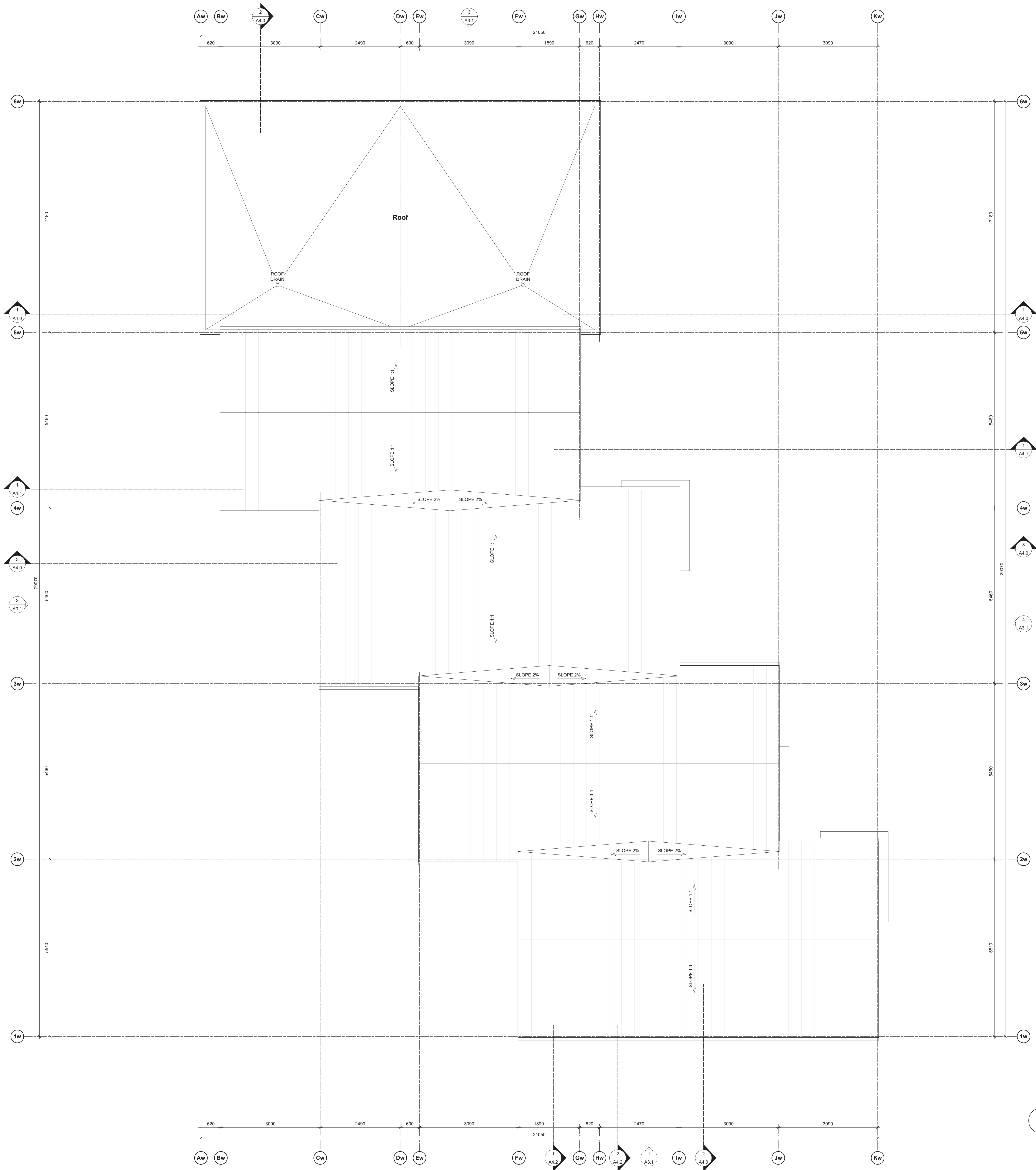
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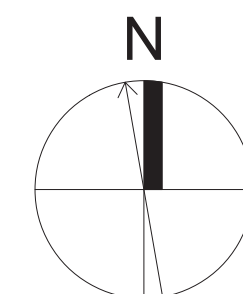
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date 24.04.26 sheet no. A2.4w



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rev no	description	date

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project name	
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902 Foul Bay Road
Victoria, BC

sheet title

East Building - Roof Plan

project no.	1933
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drawing file

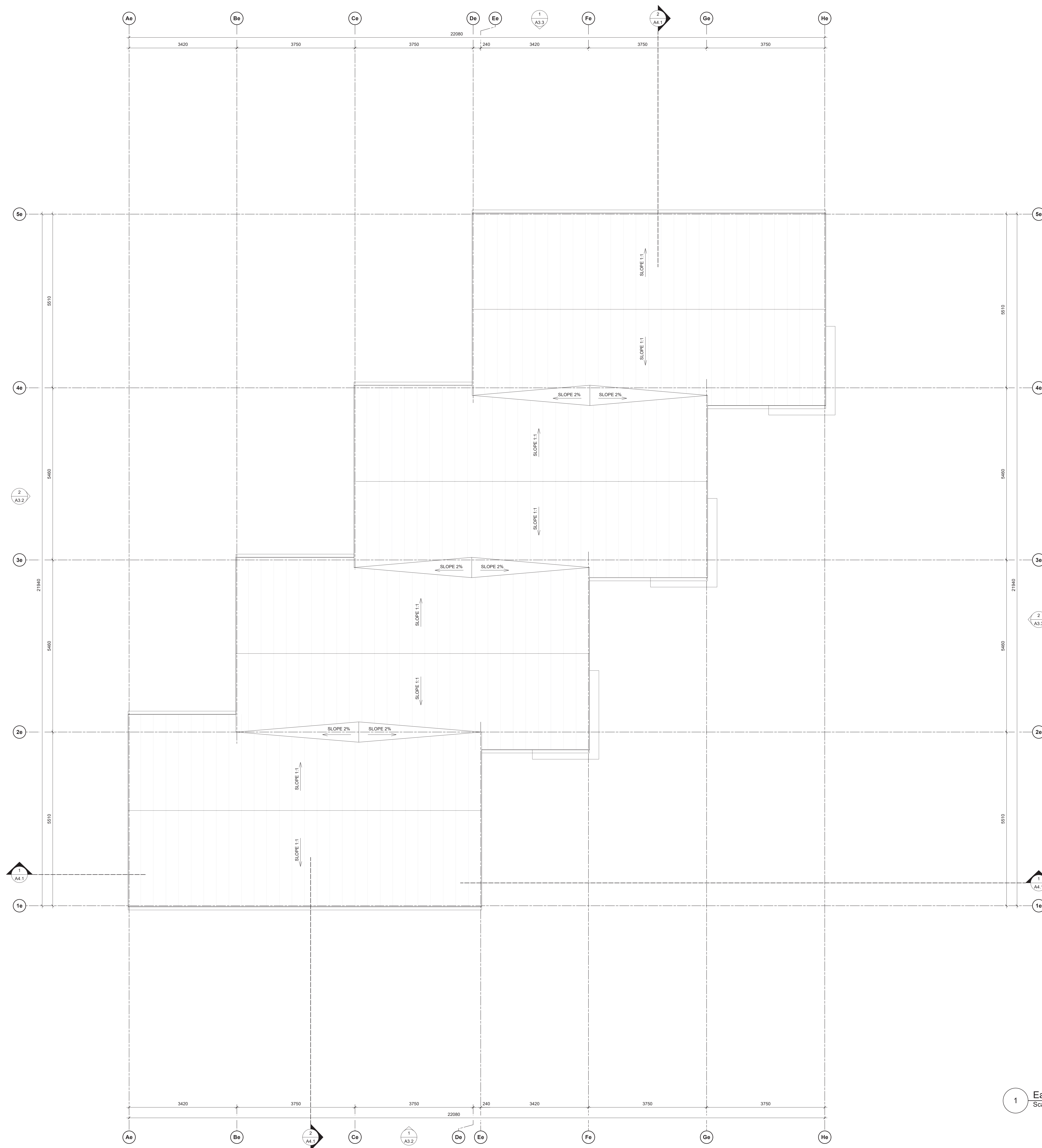
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drawn by JH

date	sheet no.
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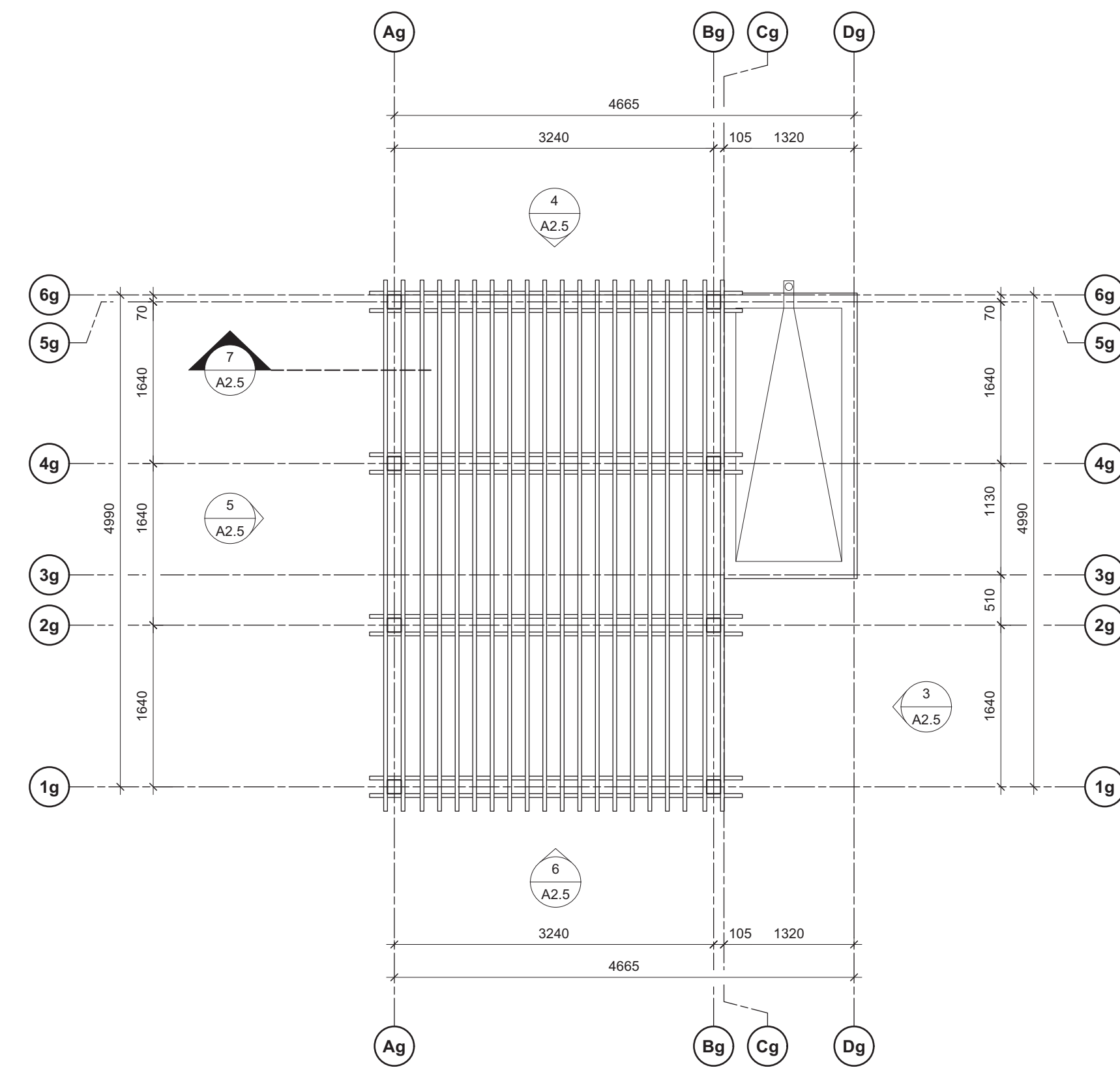
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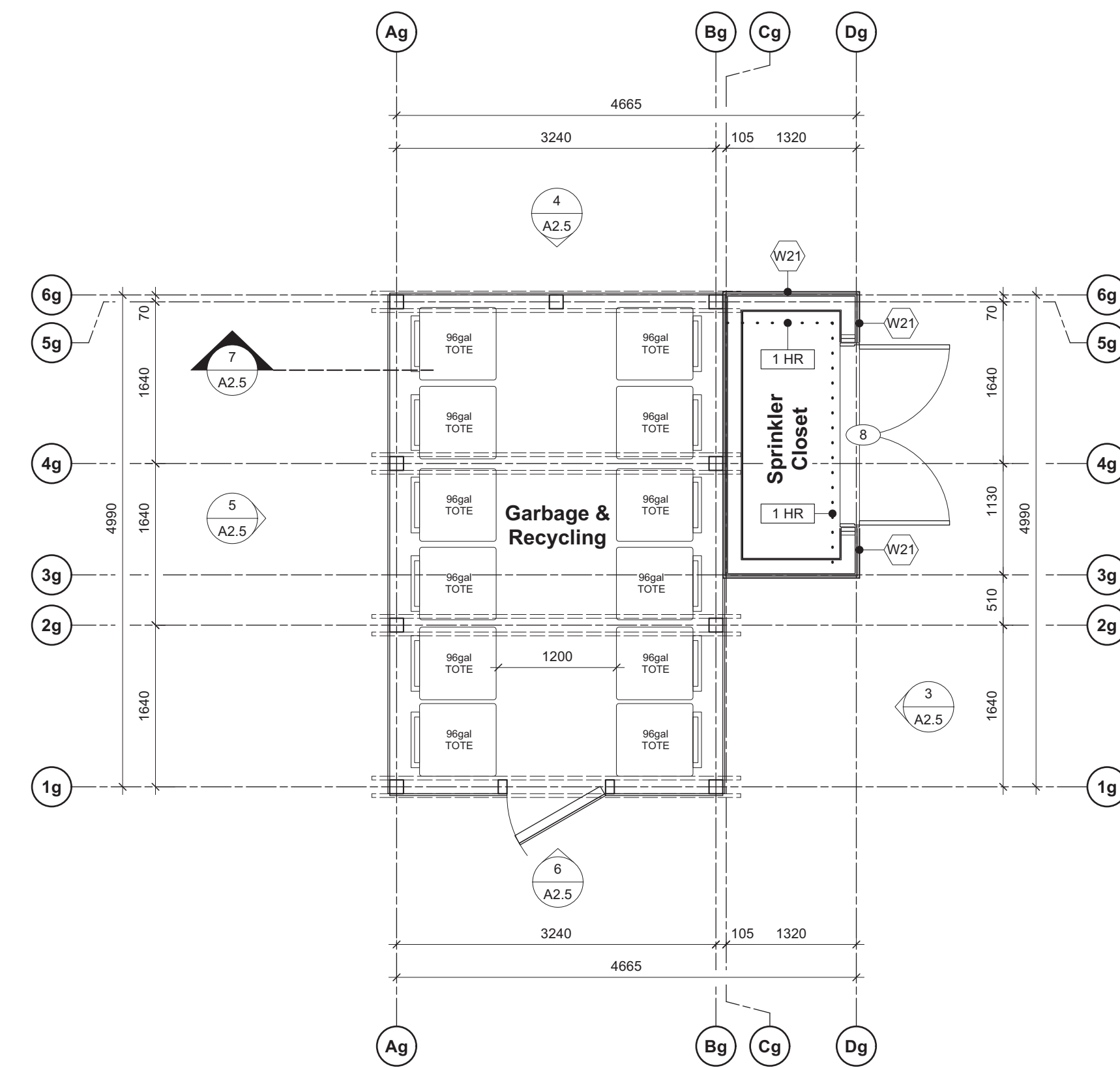
1 East Bldg. - Roof Plan
Scale: Scale: 1:50



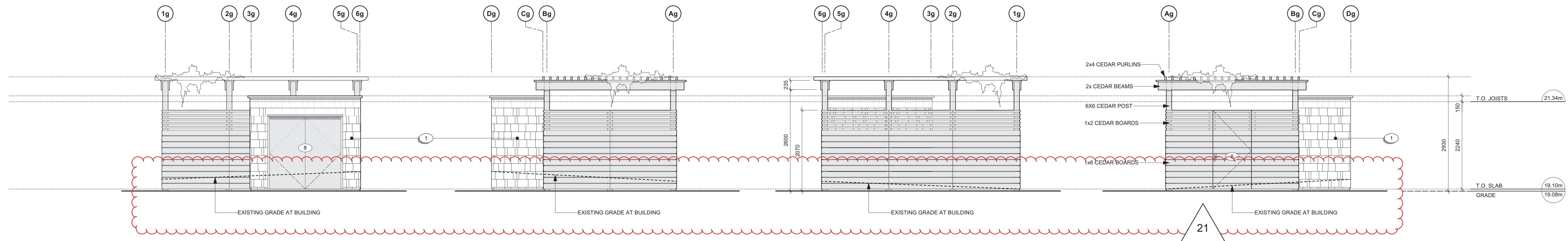
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2 Garbage Enclosure - Roof Plan
Scale: 1:50



1 Garbage Enclosure - Plan
Scale: 1:50

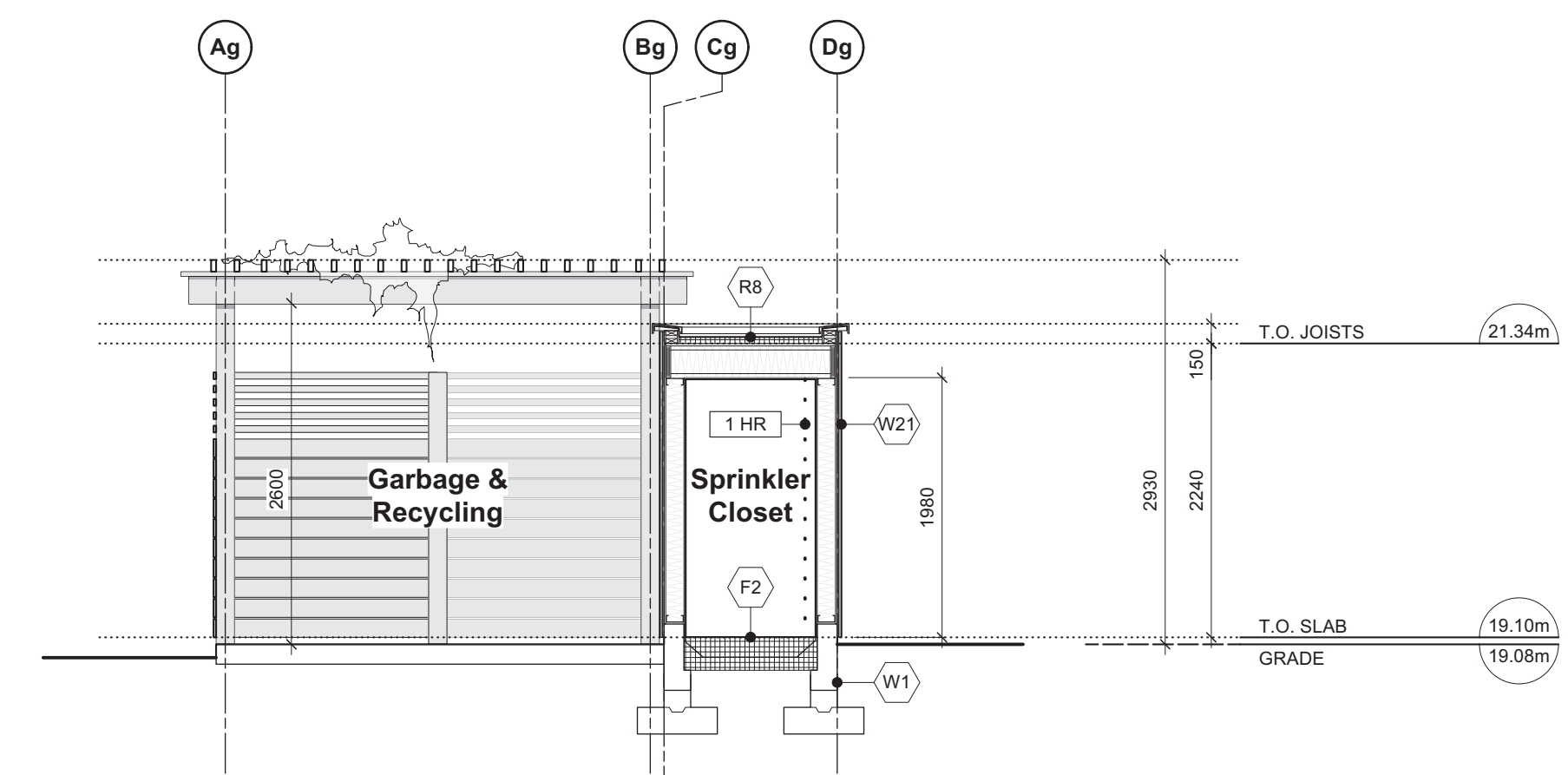


3 Garbage Enclosure - East Elevation
Scale: 1:50

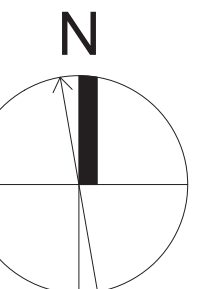
4 Garbage Enclosure - North Elevation
Scale: 1:50

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



REVISION	REVISION	REVISION
1	2	3
REVISED D.P. SUBMISSION	REVISED D.P. SUBMISSION	REVISED D.P. SUBMISSION
24.04.26	24.02.29	24.01.26
REVISED D.P. SUBMISSION	REVISED D.P. SUBMISSION	REVISED D.P. SUBMISSION
23.09.25		

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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 24.04.26

sheet no. A2.5



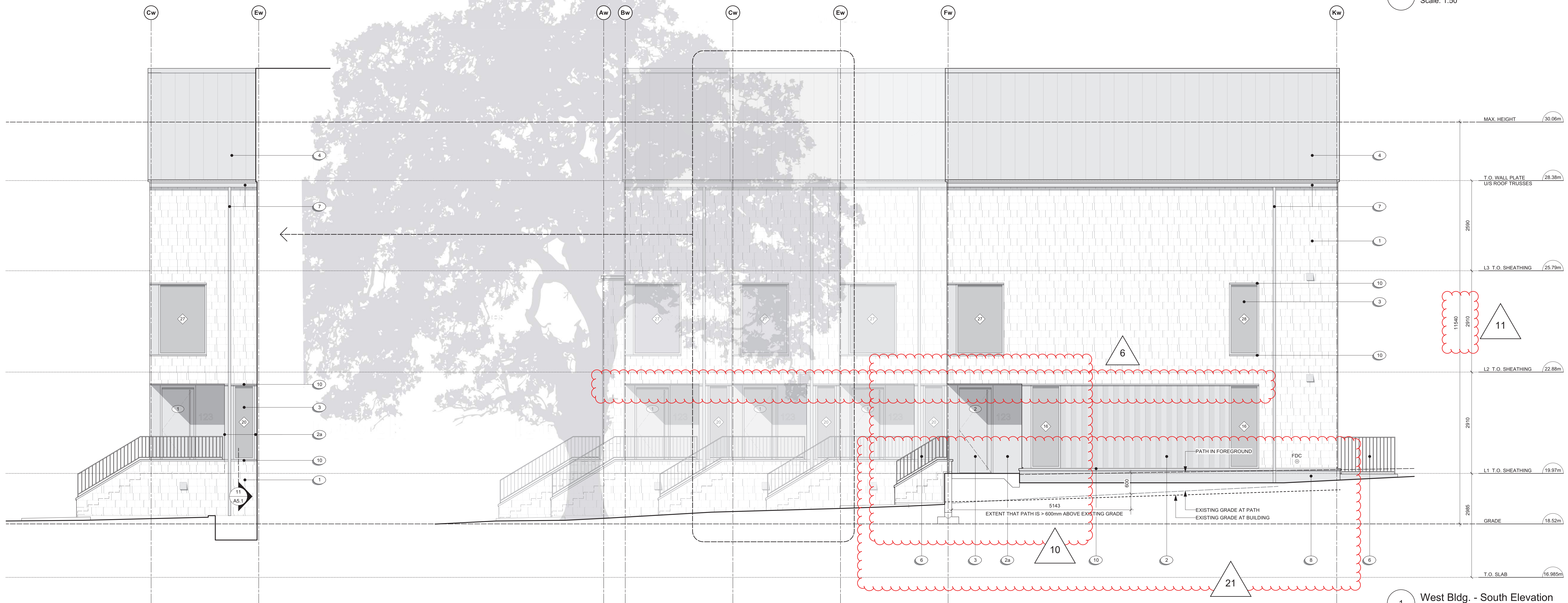
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MATERIALS KEY

- CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- FLAT METAL PANEL CLADDING - CHARCOAL
- WINDOWS / DOORS - CHARCOAL
- PREFINISHED METAL ROOF - WEATHERED ZINC
- PAINTED WOOD STEPS - WARM GREY
- PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- STUCCO - WARM GREY
- ARCHITECTURAL CONCRETE
- PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- PREFINISHED METAL FLASHING - WEATHERED ZINC
- CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 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

9	REVISED D.P. SUBMISSION	24.04.26
8	REVISED D.P. SUBMISSION	24.02.29
7	REVISED D.P. SUBMISSION	24.01.26
6	REVISED D.P. SUBMISSION	23.09.25

rev no description date

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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 24.04.26
sheet no. A3.0



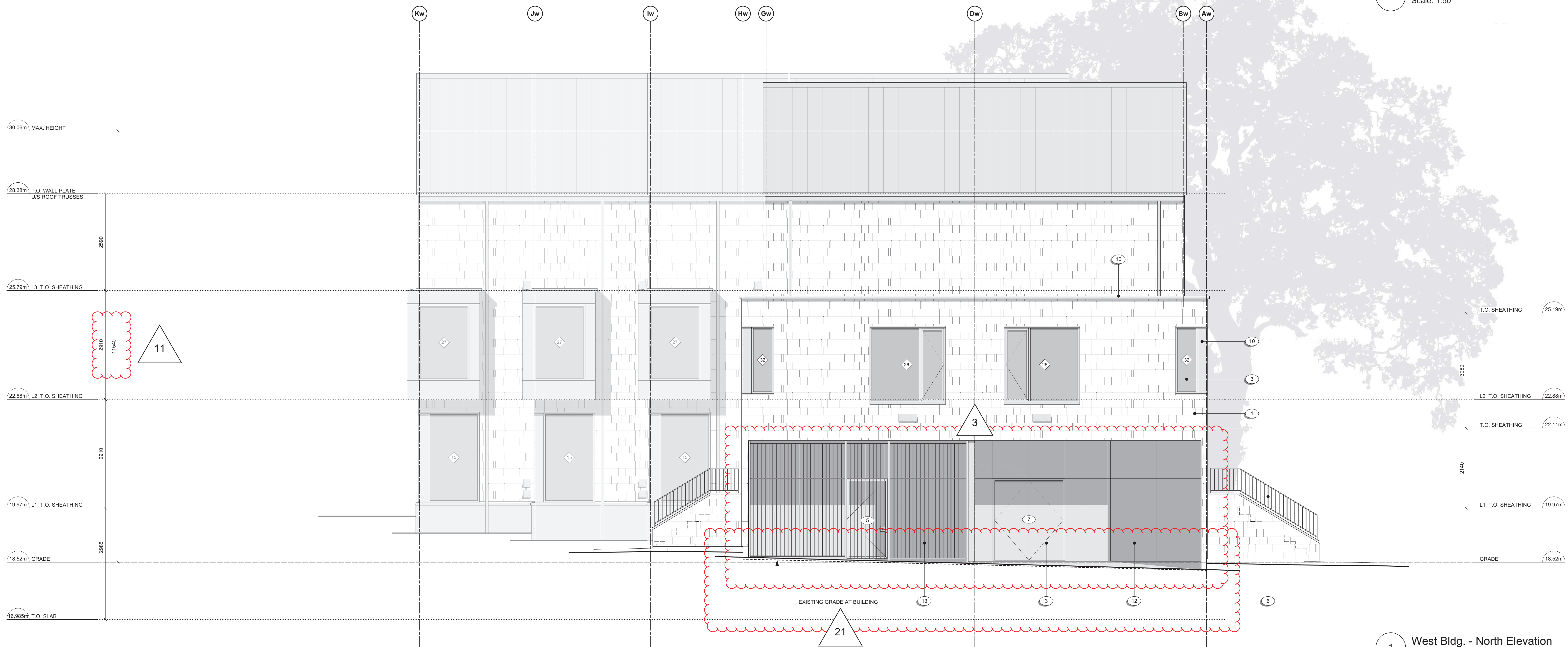
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- PAINTED WOOD STEPS - WARM GREY
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2 West Bldg. - East Elevation
Scale: 1:50



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

9	REVISED D.P. SUBMISSION	24.04.26
6	REVISED D.P. SUBMISSION	24.02.29
7	REVISED D.P. SUBMISSION	24.01.26
8	REVISED D.P. SUBMISSION	23.09.25

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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 24.04.26

sheet no. A3.1



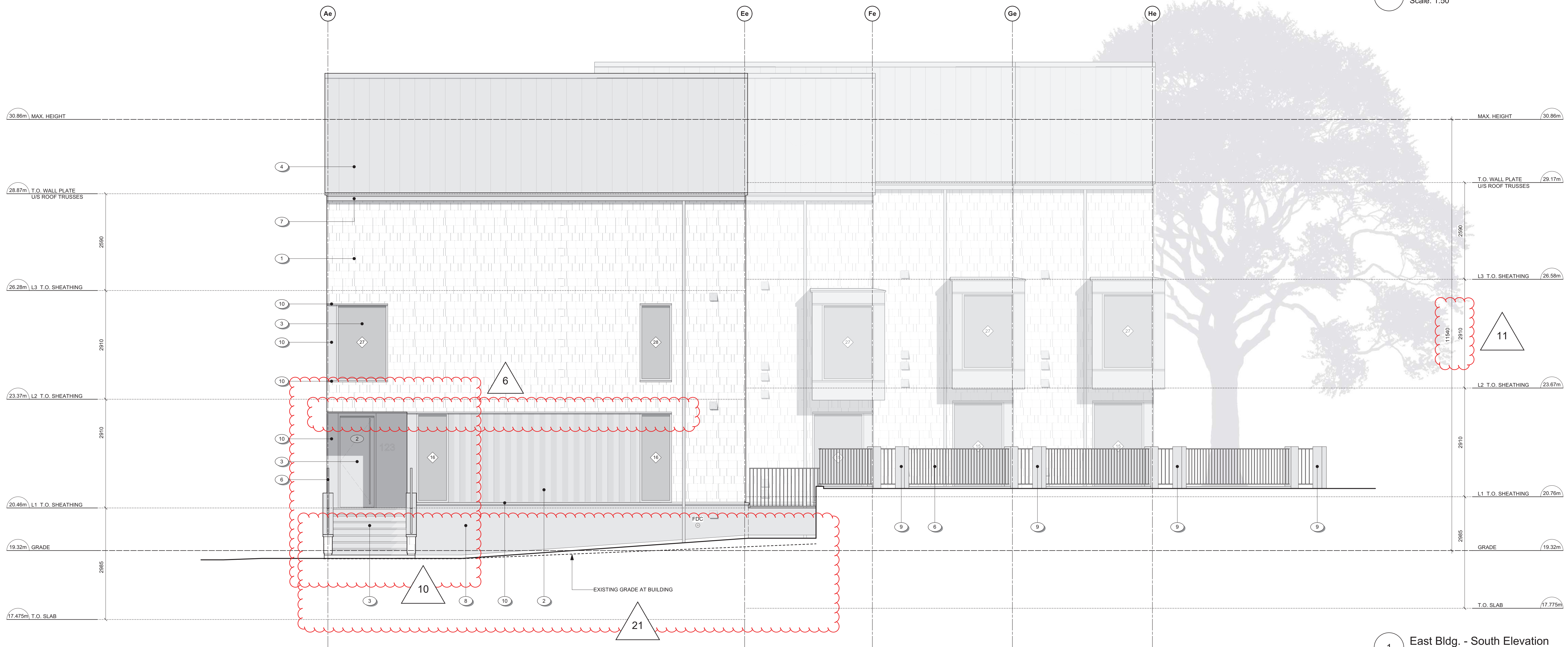
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2 East Bldg. - West Elevation
Scale: 1:50



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

9	REVISED D.P. SUBMISSION	24.04.26
8	REVISED D.P. SUBMISSION	24.02.29
7	REVISED D.P. SUBMISSION	24.01.26
6	REVISED D.P. SUBMISSION	23.09.25

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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 24.04.26

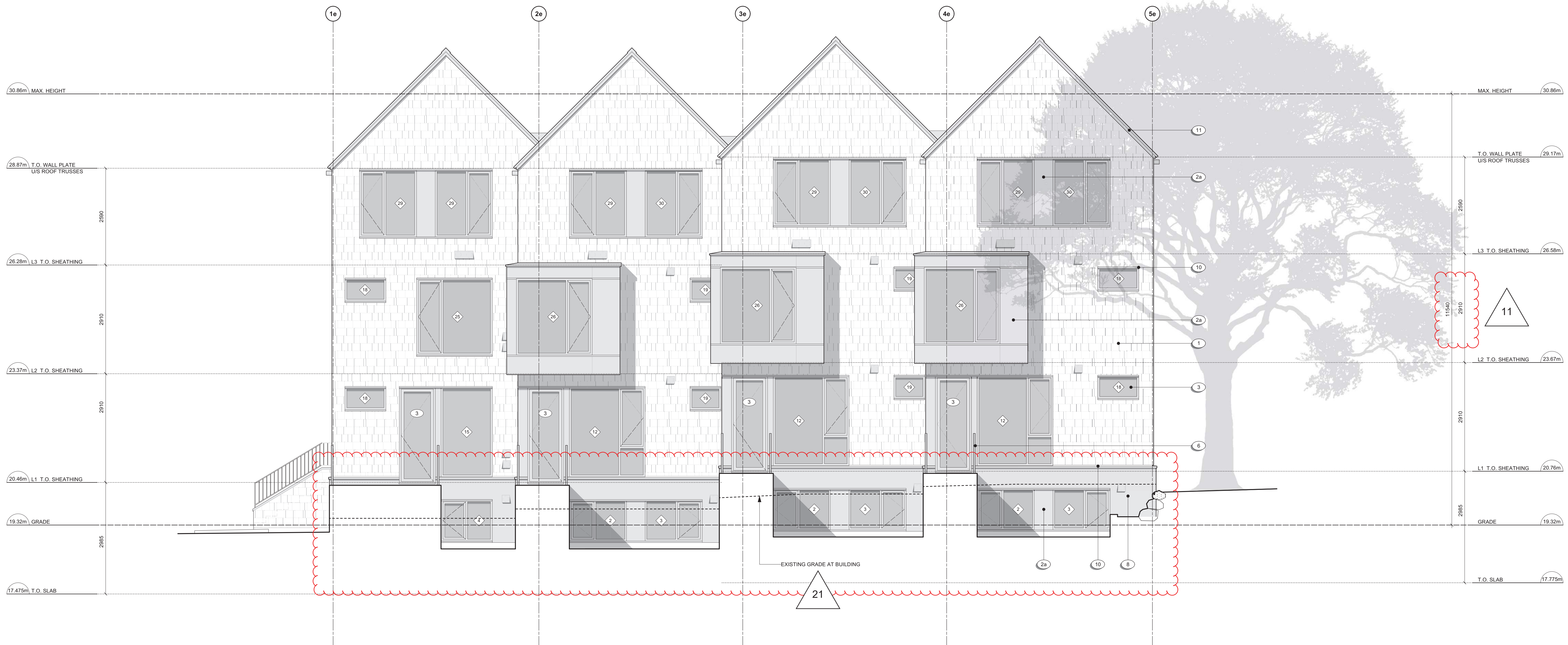
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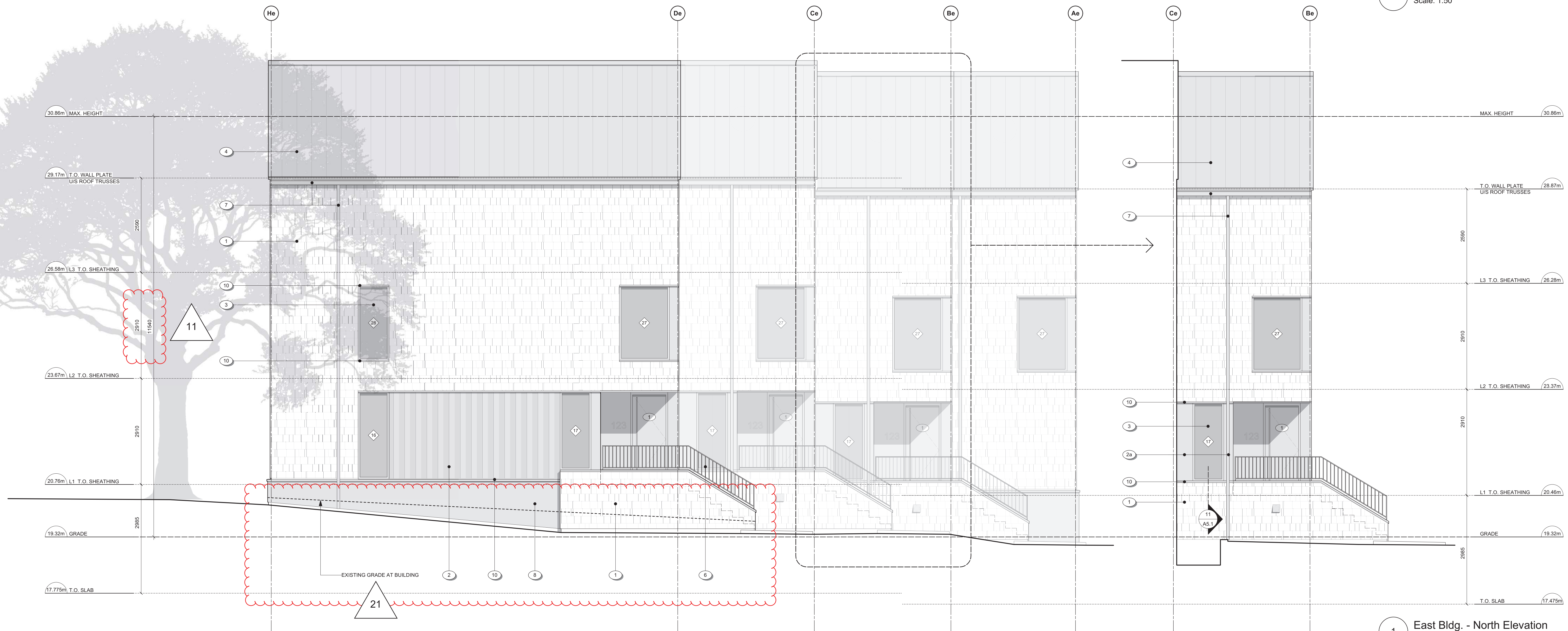
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- PREFINISHED METAL FLASHING - WEATHERED ZINC
- CEMENTITIOUS CLADDING PANELS - CHARCOAL
- PREFINISHED METAL FENCE, VERTICAL PICKETS @ 4" O.C. - CHARCOAL



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



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

9	REVISED D.P. SUBMISSION	24.04.26
8	REVISED D.P. SUBMISSION	24.02.29
7	REVISED D.P. SUBMISSION	24.01.26
6	REVISED D.P. SUBMISSION	23.09.25

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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 & 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

rev no	description	date
9	REVISED D.P. SUBMISSION	24.04.26
8	REVISED D.P. SUBMISSION	24.02.29
7	REVISED D.P. SUBMISSION	24.01.26
6	REVISED D.P. SUBMISSION	23.09.25
5	REVISED REZONING SUBMISSION IV	22.04.22
4	REVISED REZONING SUBMISSION III	21.07.29
3	REVISED REZONING SUBMISSION II	21.01.12
2	REVISED REZONING SUBMISSION	20.07.16
1	ISSUED FOR REZONING	20.04.17

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project name
902 Foul Bay Road
Victoria, BC

sheet title
Materials Palette

project no.	1933
drawing file	
date	24.04.26
scale	
drawn by	JDH
checked by	ES
revision no.	sheet no.

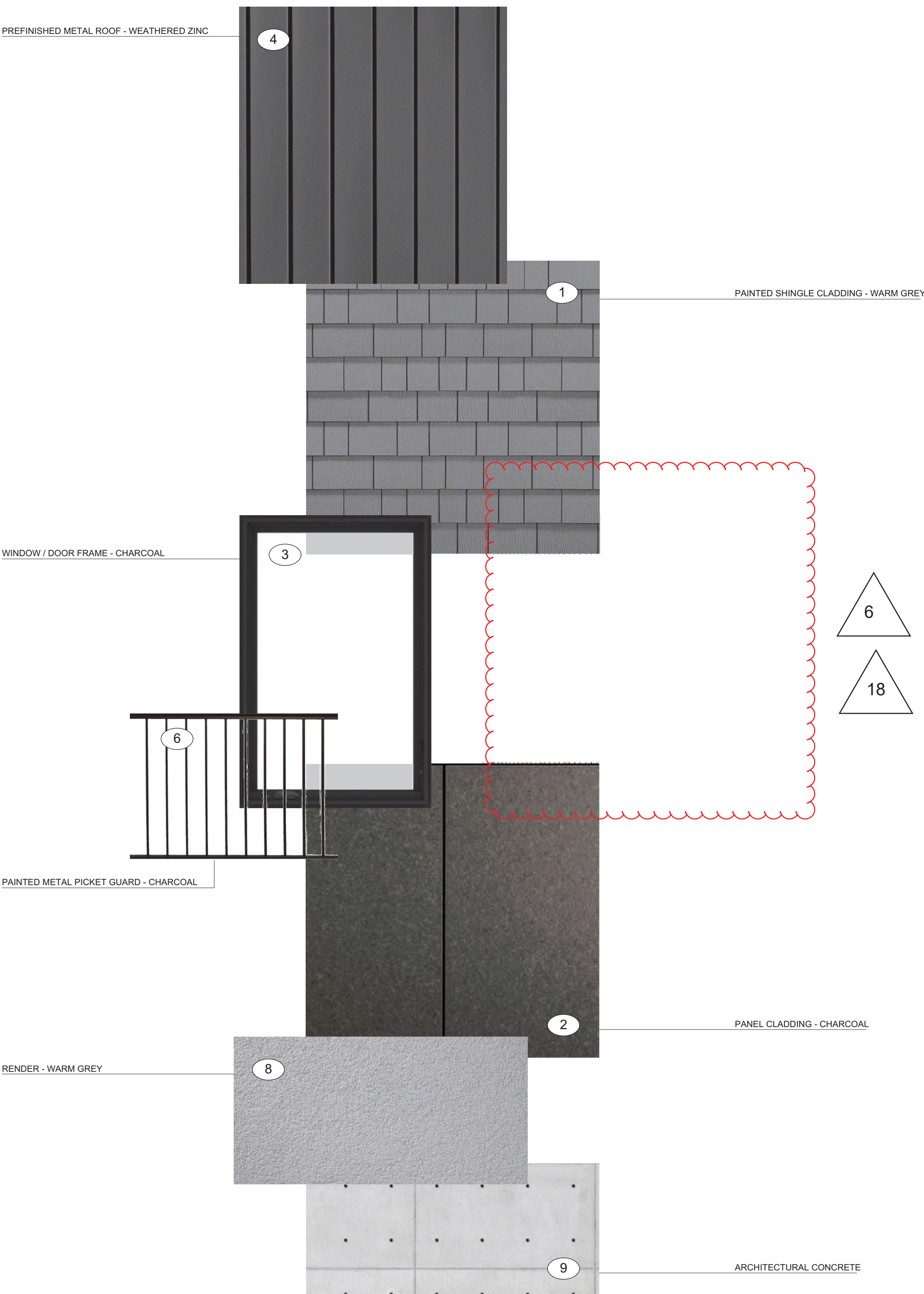
9 A3.4



1 Corner of Quamichan and Redfern
SCALE: nts



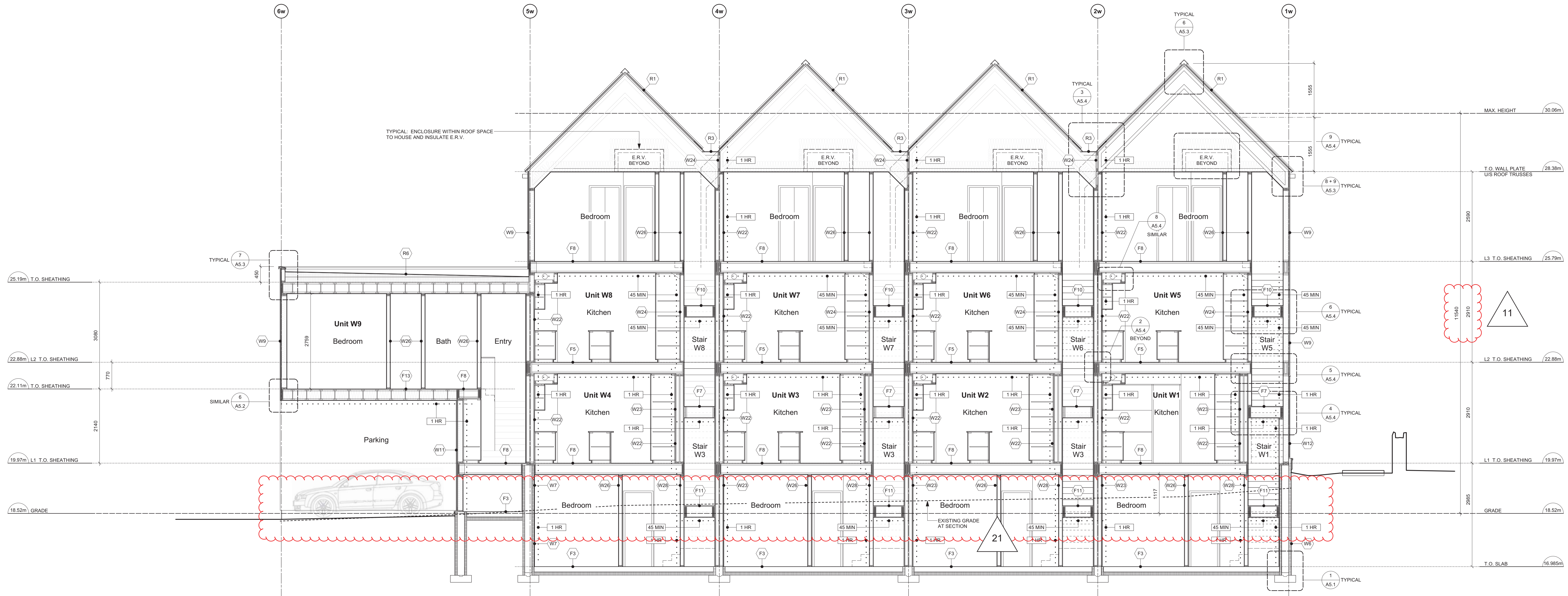
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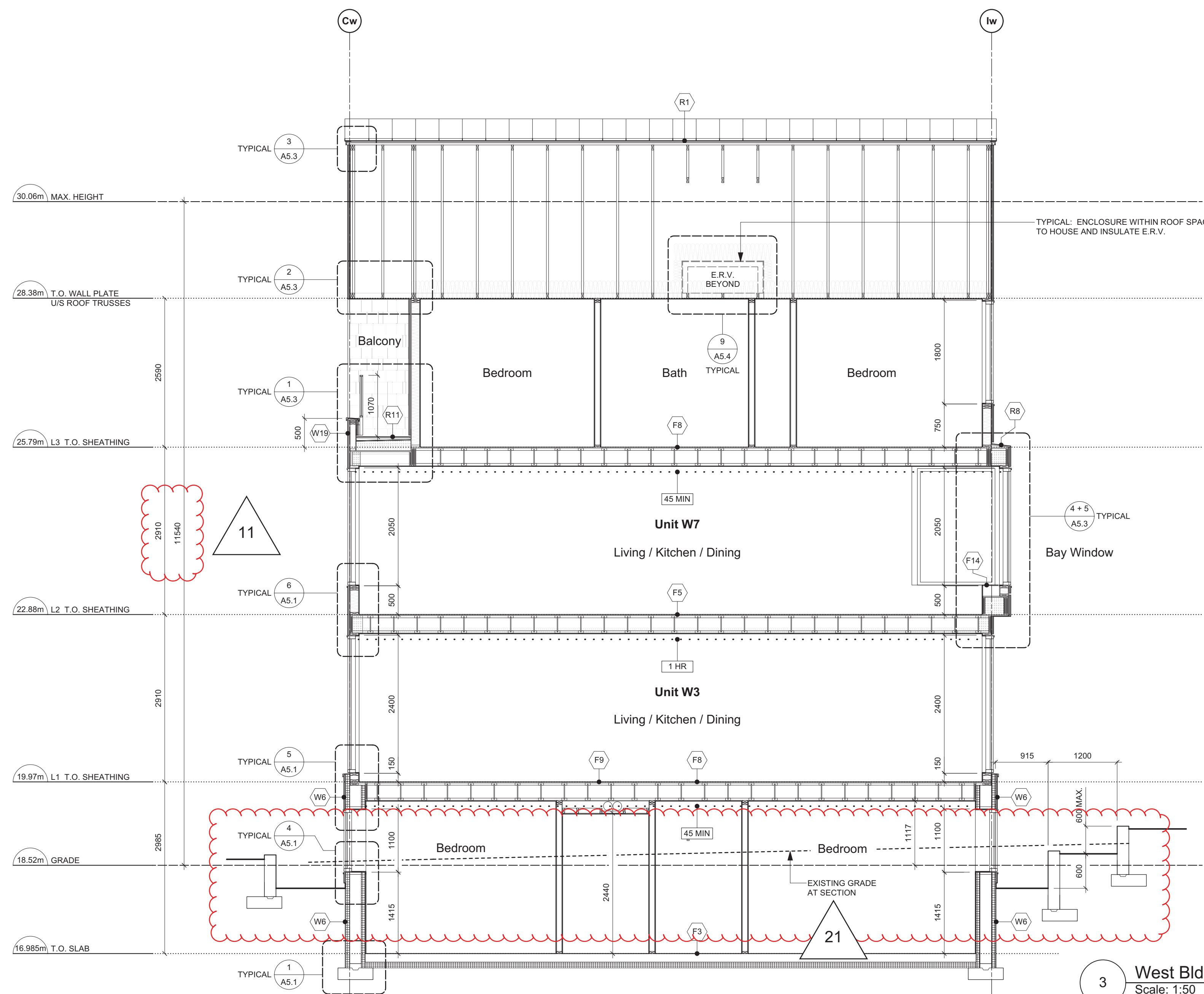
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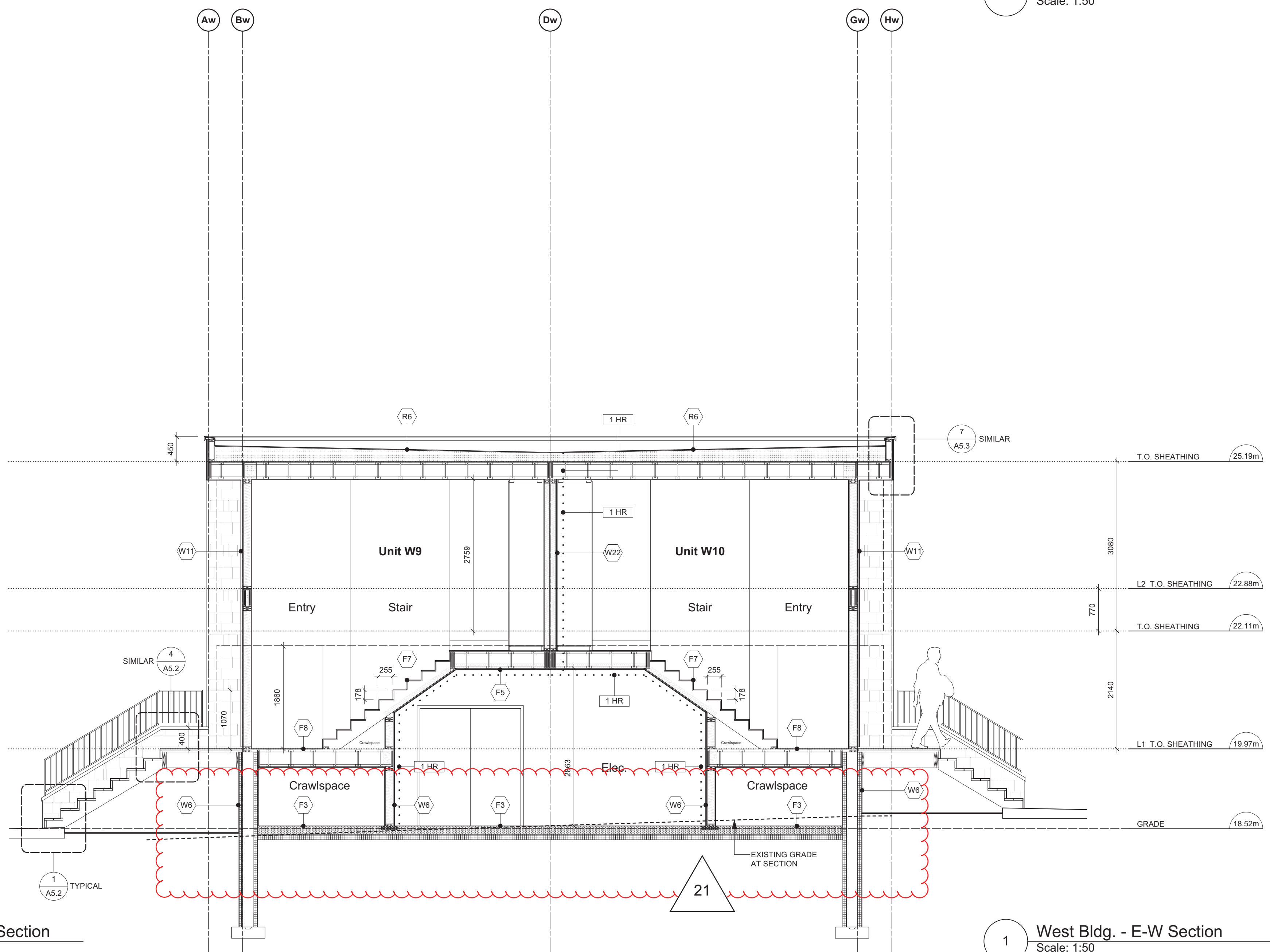
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2 West Bldg. - N-S Section
Scale: 1:50



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



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

rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Sections

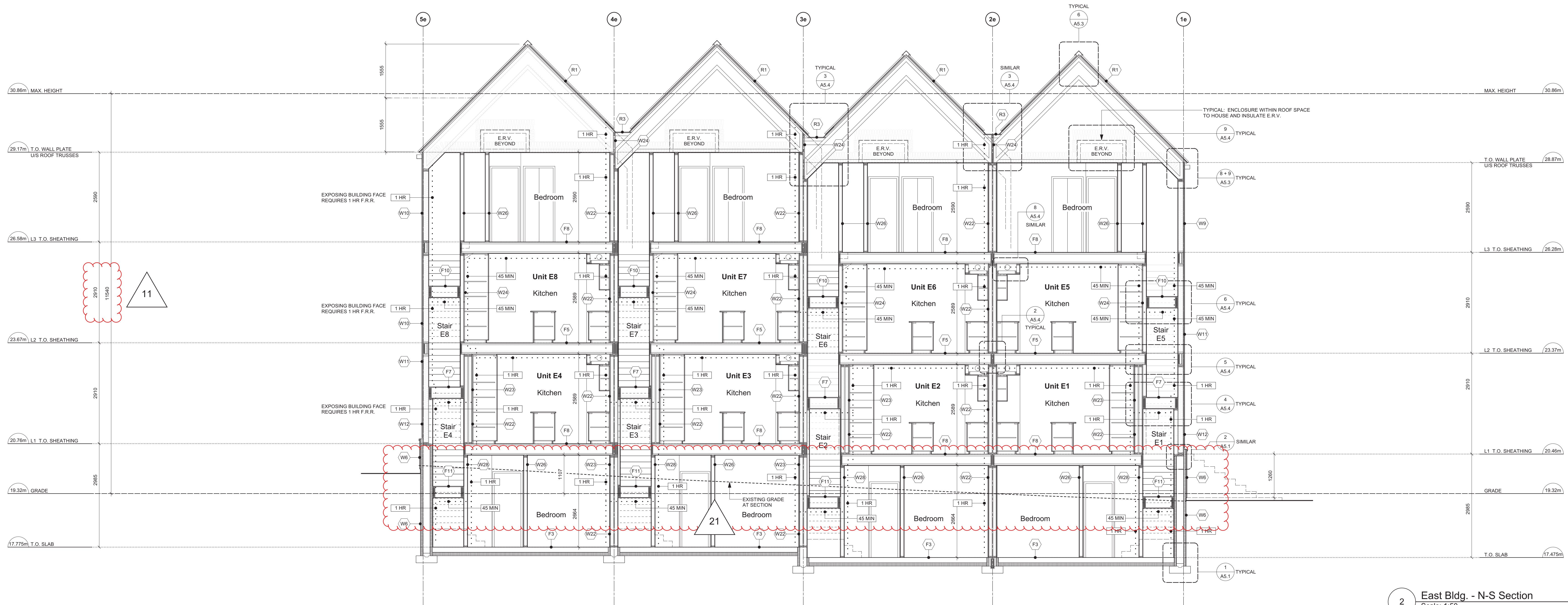
project no. 1933
drawing file -

scale As Noted
drawn by JH

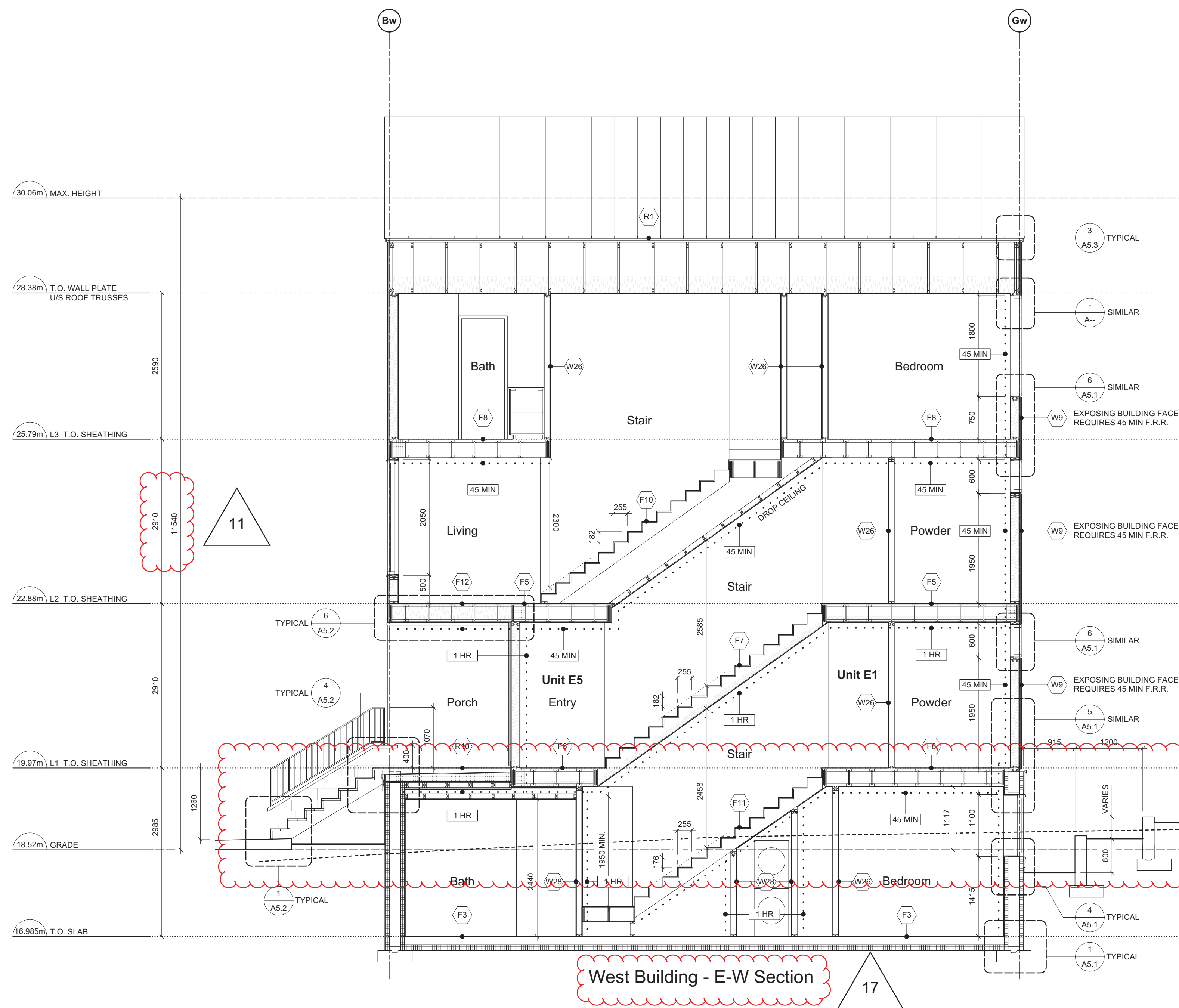
date 24.04.26
sheet no. A4.0



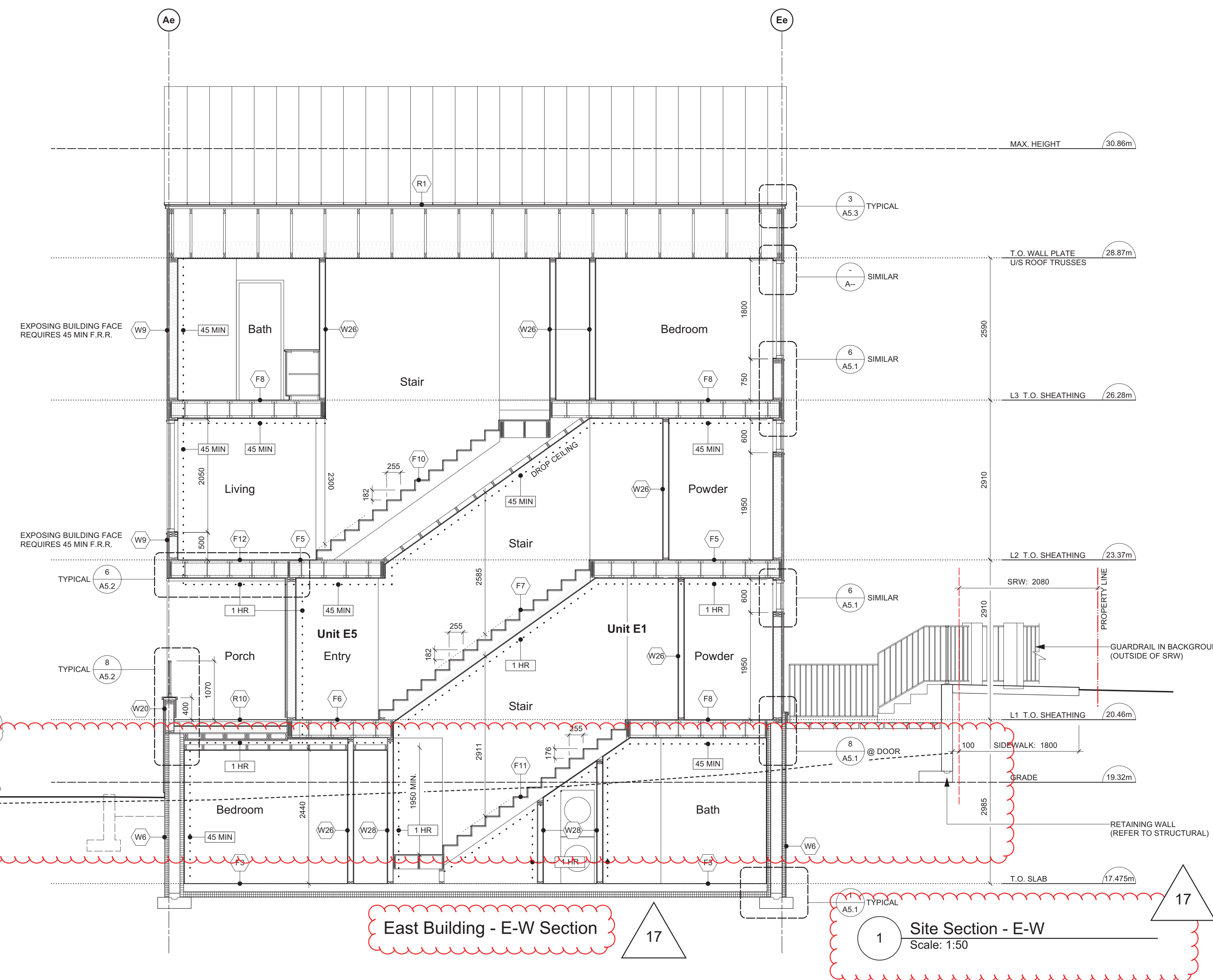
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2 East Bldg. - N-S Section
Scale: 1:50



West Building - E-W Section



East Building - E-W Section

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

rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Sections
Site Section

project no. 1933

drawing file -

scale As Noted

drawn by JH

date 24.04.26

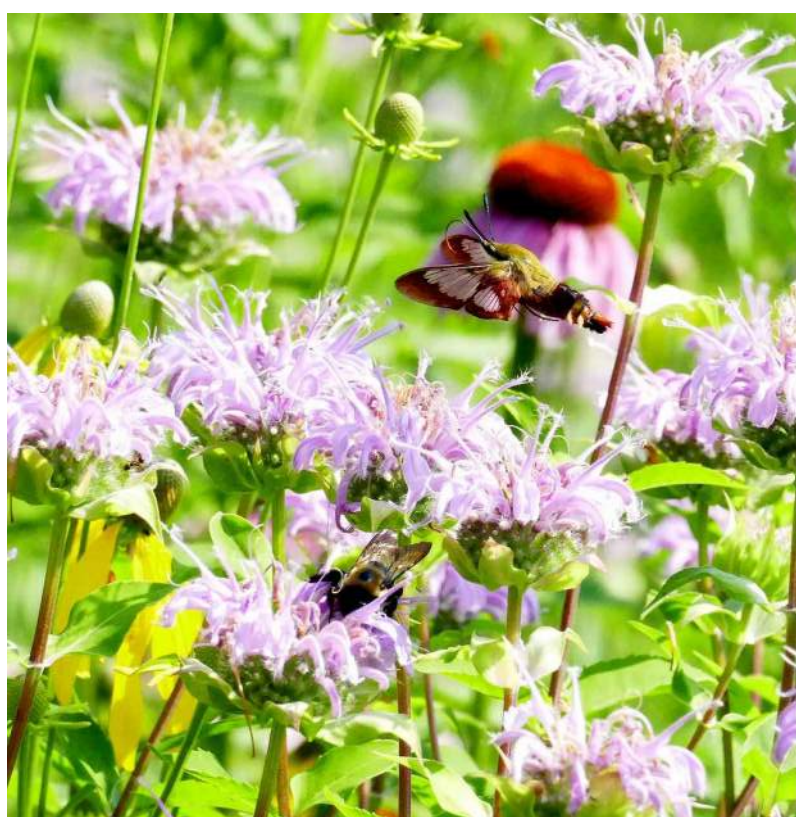
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902 Foul Bay Rd

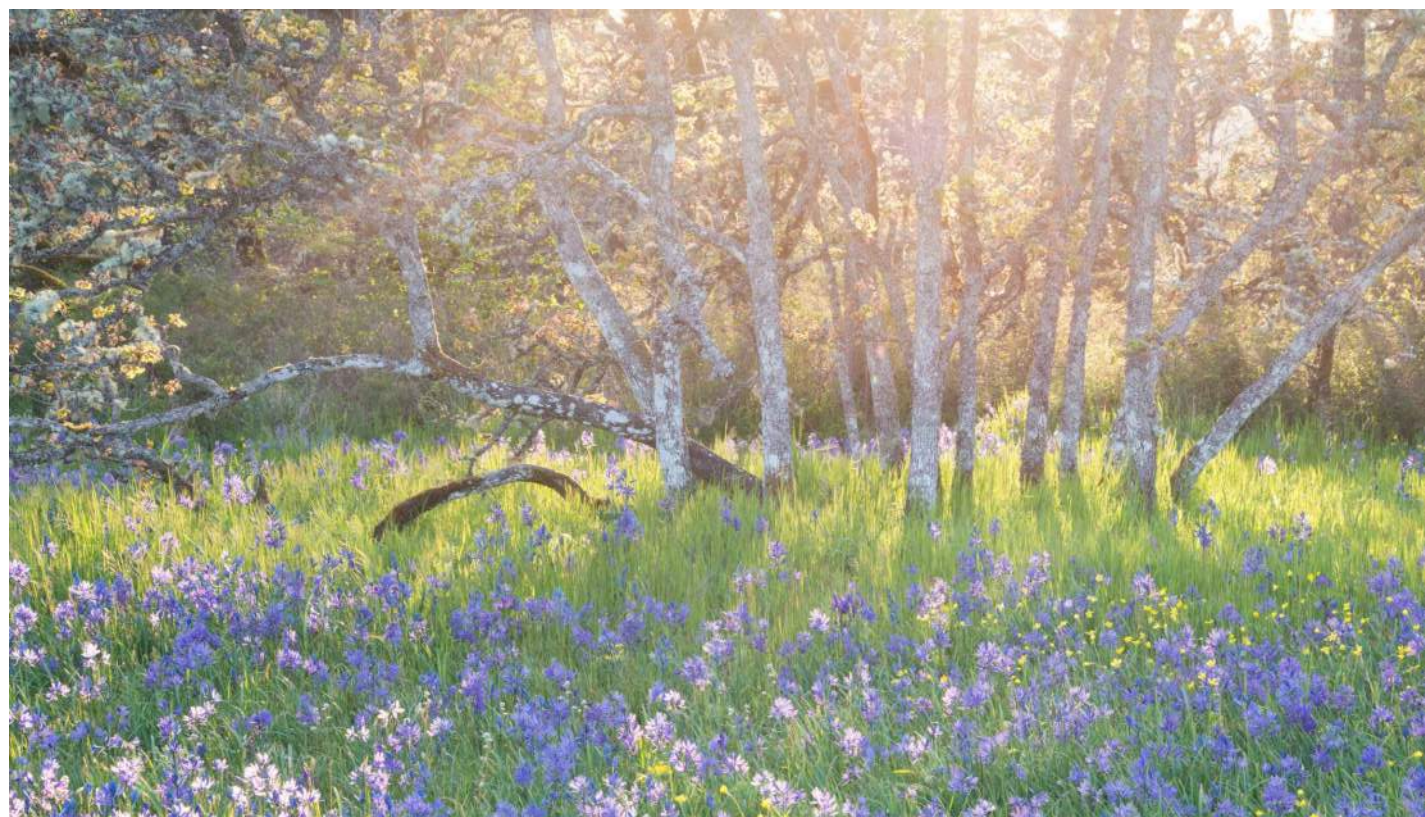
Victoria, BC



NATIVE MEADOW PLANTS



POLLINATOR

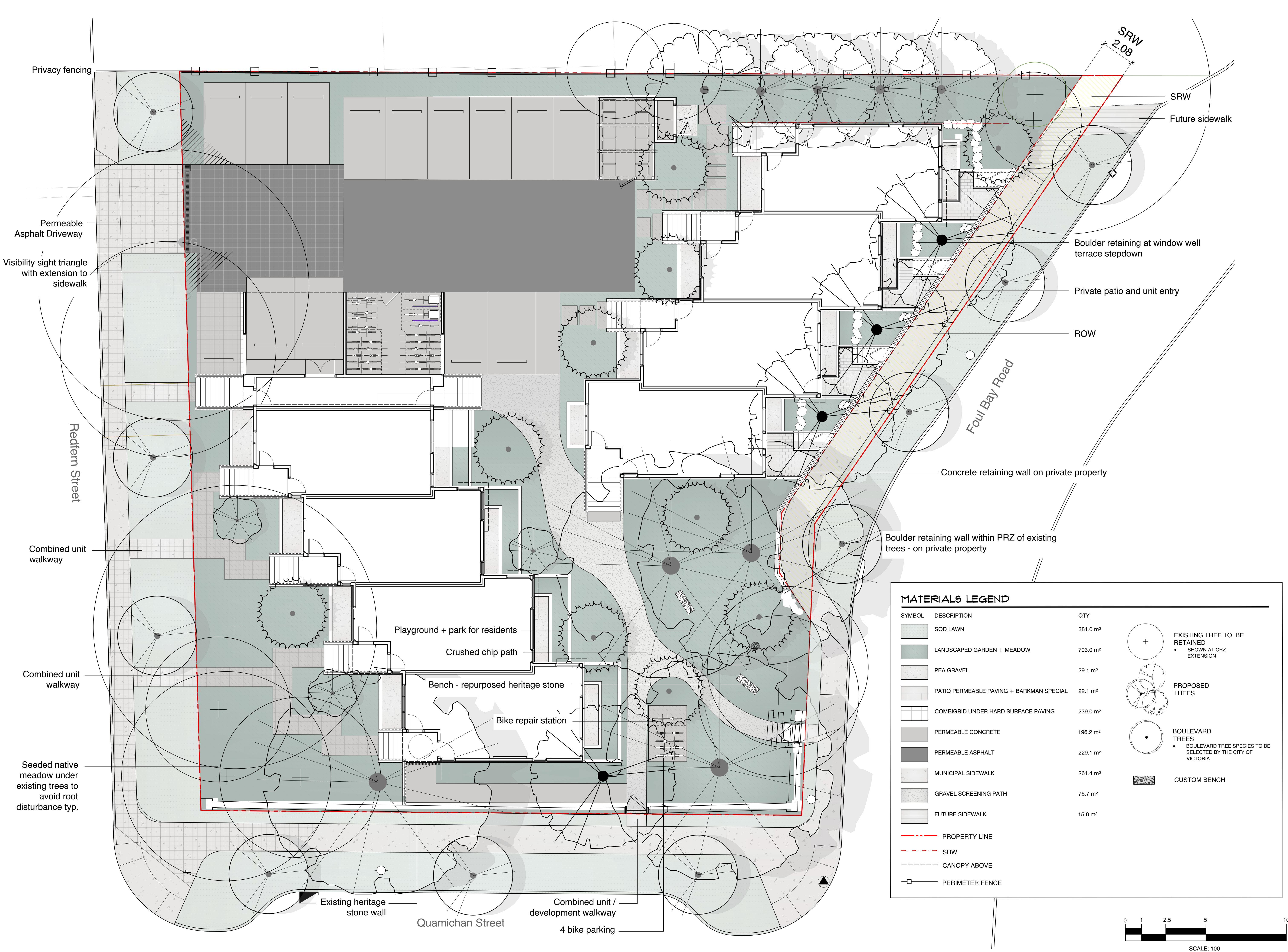


GARRY OAK MEADOW



GRANITE STONE WALL PRESERVATION

Revised and Re-Issued For:
DEVELOPMENT PERMIT
March 13, 2024



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

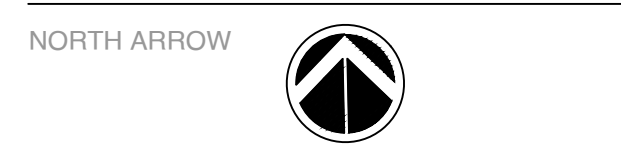
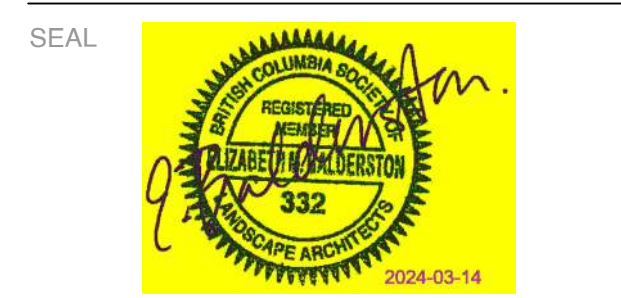
OWNER/CLIENT:
Purdey Group

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

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

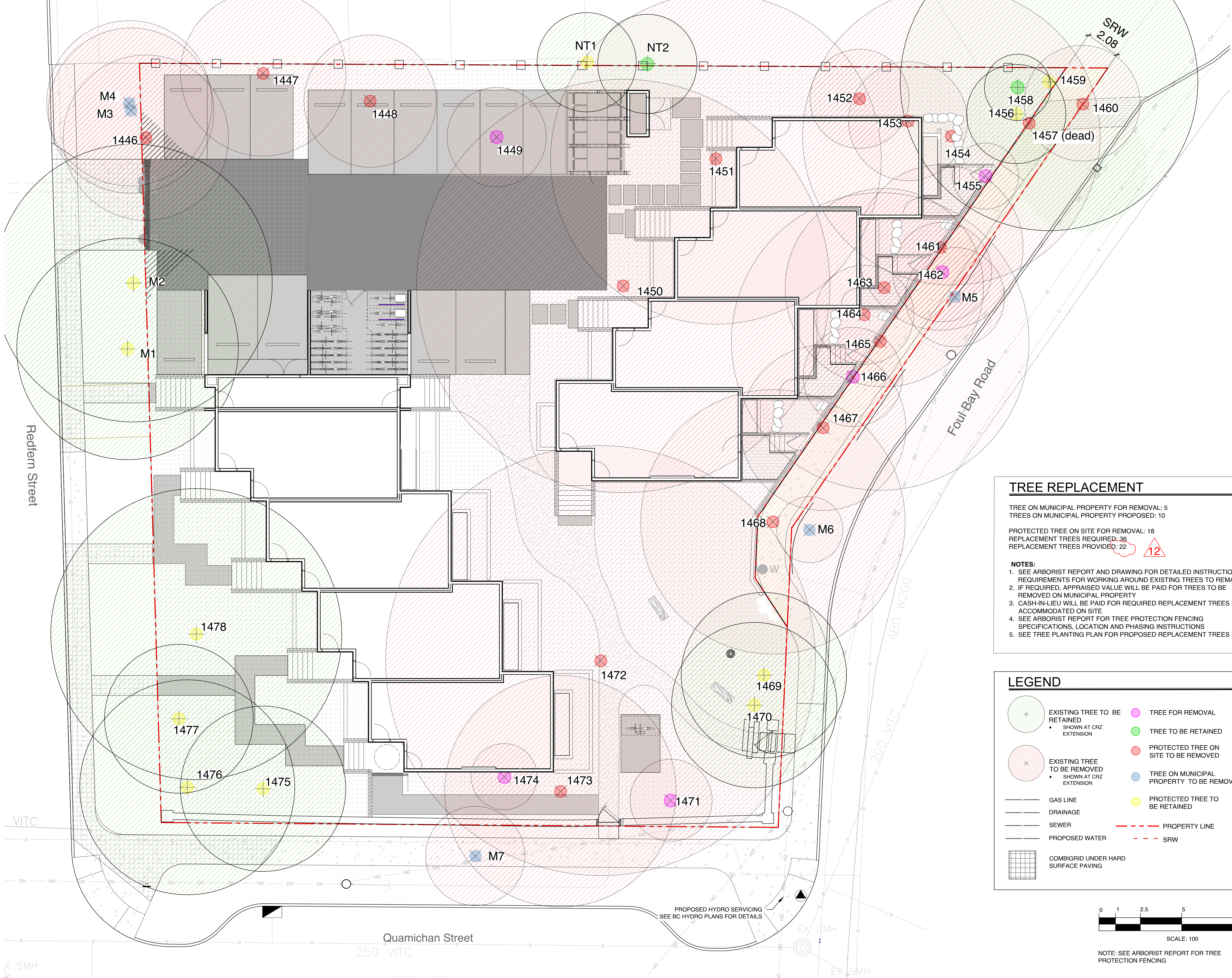
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD



DRAWING TITLE:
Landscape Site Plan

DWG NO:
L1

SCALE: 1:100



TREE REPLACEMENT

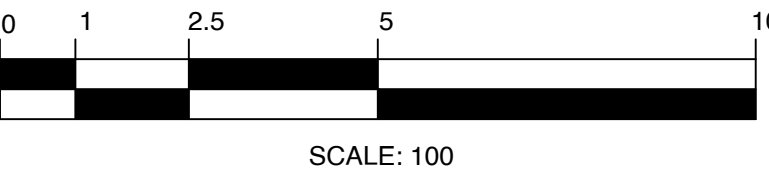
TREE ON MUNICIPAL PROPERTY FOR REMOVAL: 5
TREES ON MUNICIPAL PROPERTY PROPOSED: 10

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

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

LEGEND

- EXISTING TREE TO BE RETAINED
 - SHOWN AT CRZ EXTENSION
- EXISTING TREE TO BE REMOVED
 - SHOWN AT CRZ EXTENSION
- GAS LINE
- DRAINAGE
- SEWER
- PROPOSED WATER
- COMBIGRID UNDER HARD SURFACE PAVING
- TREE FOR REMOVAL
- TREE TO BE RETAINED
- PROTECTED TREE ON SITE TO BE REMOVED
- TREE ON MUNICIPAL PROPERTY TO BE REMOVED
- PROTECTED TREE TO BE RETAINED
- PROPERTY LINE
- SRW



NOTE: SEE ARBORIST REPORT FOR TREE PROTECTION FENCING



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

OWNER/CLIENT:
Purdey Group

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/28
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL



NORTH ARROW



DRAWING TITLE:
Tree Removal and Retention Plan

DWG NO:

SCALE: 1:100

L2

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	Armillaria 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.t.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.t.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.t.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.t.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.t.4	Holly	<i>Ilex aquifolium</i>	30,15	6.0	4.0	Good	Good	Fair		Yes	X	in parking
N.t.5	Laurel hedge	<i>Prunus laurocerasus</i>	Multi	18.0	3.0	Good	Good	Fair	Largest stem 20cm	No	X	in parking
N.t.6	Holly	<i>Ilex aquifolium</i>	12,8	4.0	2.0	Good	Good	Fair		No	Retain	
N.t.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:
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Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
Purdey Group

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/28
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL



NORTH ARROW



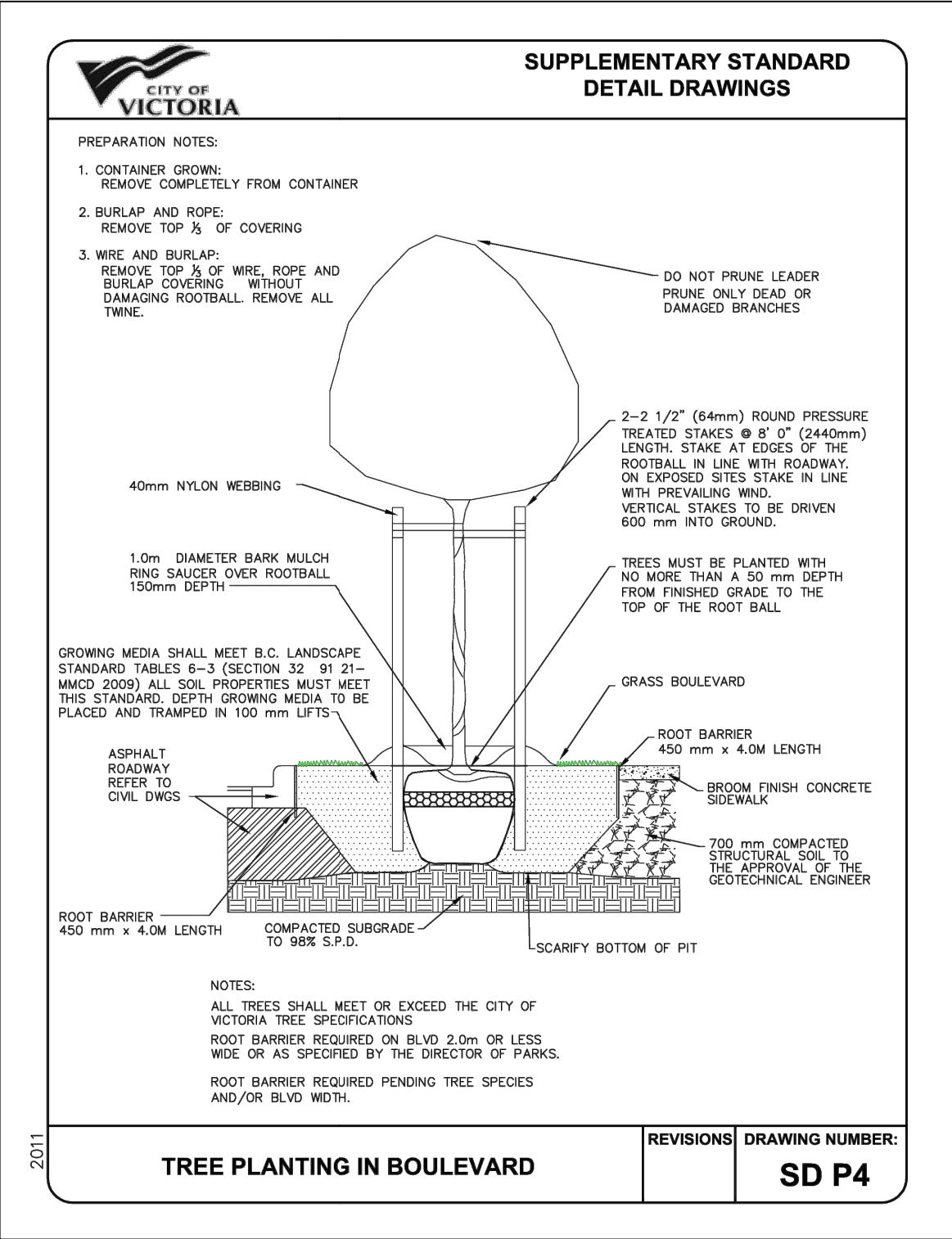
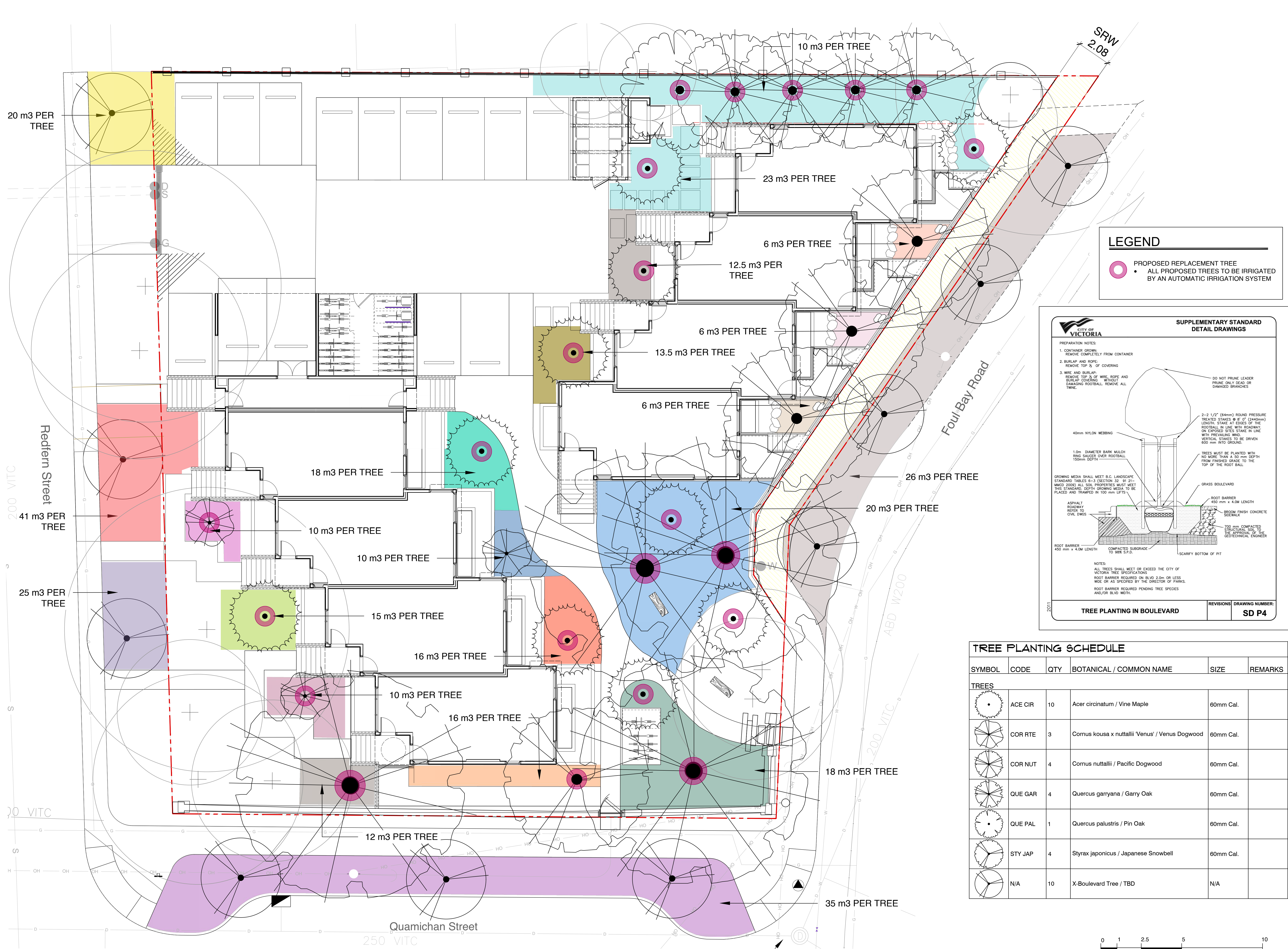
DRAWING TITLE:

Arborist Report of
Existing Trees

DWG NO:

SCALE: NTS

L3



TREE PLANTING SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	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	



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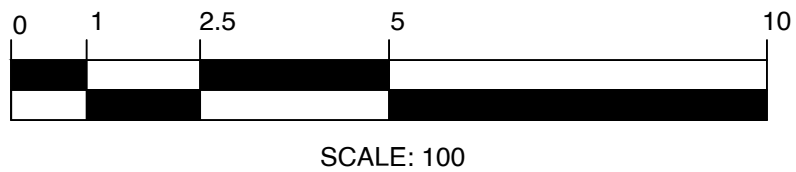
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4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD



DRAWING TITLE:
Tree Planting +
Soil Volumes Plan

DWG NO:
SCALE: 1:100
L4





SHRUB PLANT CATEGORY PERCENTAGE (combined plant list and seed mix)	
Total plant quantity	697+ 3348 = 4,045
Pollinator	62%
Food bearing	24%
Native	90%
Non-native	10%

SHRUB LIST CATEGORY PERCENTAGE (by plant quantity)	
Plant Quantity	697
Pollinator	28%
Food bearing	28%
Native	45%
Non-native	55%

NATIVE SEED MIX - PLANT CATEGORY PERCENTAGE (by plant ft²)	
Plant Quantity	311 m² = 3,347 ft²
Pollinator	69%
Food bearing	23%
Native	100%
Non-native	0%

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 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	16	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	10 cm.		Y	
	GAU SHA	109	Gaultheria shallon / Salal	#1 POT	Y	Y	Y
	MYR GAL	28	Myrica gale / Sweetgale	#3 POT	Y	Y	
	POL MUN	78	Polystichum munitum / Western Sword Fern	#1 POT	Y		
	RHA MIN	40	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	#3 POT	Y	Y	Y
	RHO CUW	28	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#5 POT		Y	
	RHO GLG	24	Rhododendron macrophyllum / Pacific Rhododendron	#5 POT	Y	Y	
	RUD BLA	135	Rudbeckia fulgida / Coneflower	#1 POT		Y	
	SAM ELD	18	Sambucus canadensis / American Elderberry	#3 POT	Y	Y	Y
	SAR ITE	28	Sarcococca hookeriana / Sweetbox	#2 POT			
	SAR RUS	26	Sarcococca ruscifolia / Fragrant Sweetbox	#2 POT			
	STI GIG	106	Stipa gigantea / Giant Feather Grass	#1 POT			
	VAC OVA	19	Vaccinium ovatum / Evergreen Huckleberry	#3 POT	Y	Y	Y

NATIVE SEED MIX - GARRY OAK MEADOW

NATIVE SEED MIX - GARRY OAK MEADOW	310.7 m² (equal number of seeds per species)
Nodding Onion	native / pollinator / edible bulb
Great Camas	native / pollinator / edible bulb
Field Chickweed	native / pollinator
Farewell-to-Spring	native / pollinator
California Oatgrass	native
Woolly Sunflower	native / pollinator
Roemer's fescue	native
Barestem Desert-Parsley	native / pollinator / edible roots and shoots
Prairie Woodrush	native
Sea Blush	native / pollinator
Graceful Cinquefoil	native / pollinator
Self-heal	native / pollinator
Blue-eyed Grass	native



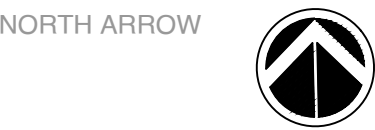
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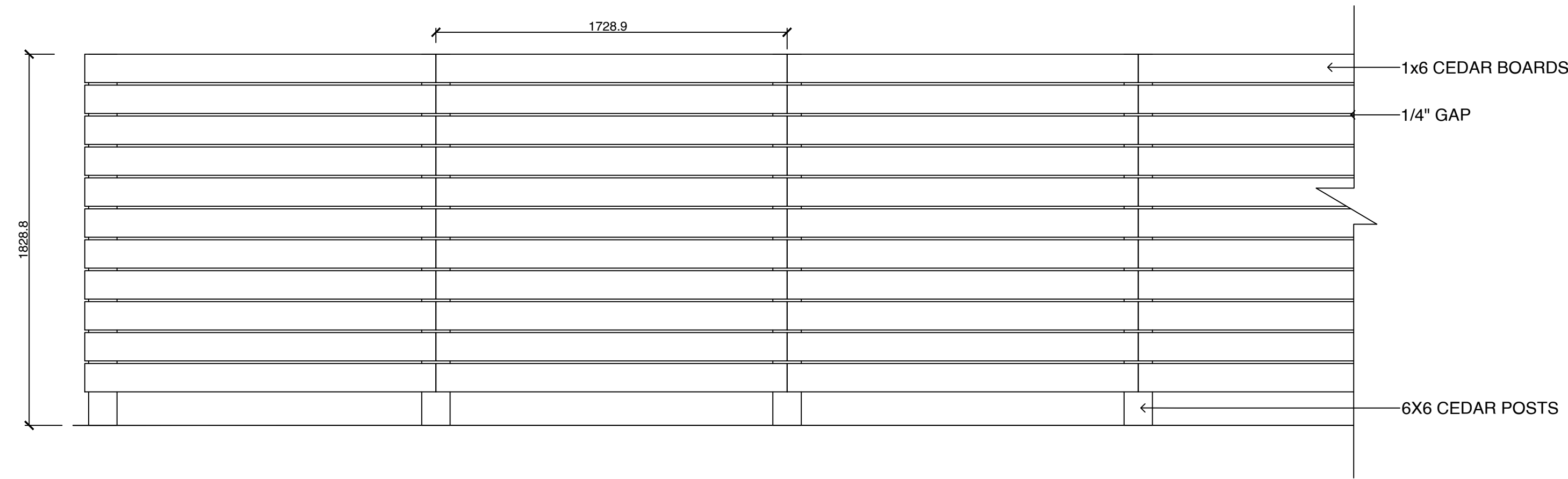
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2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD



DRAWING TITLE:
Shrub Planting
Plan

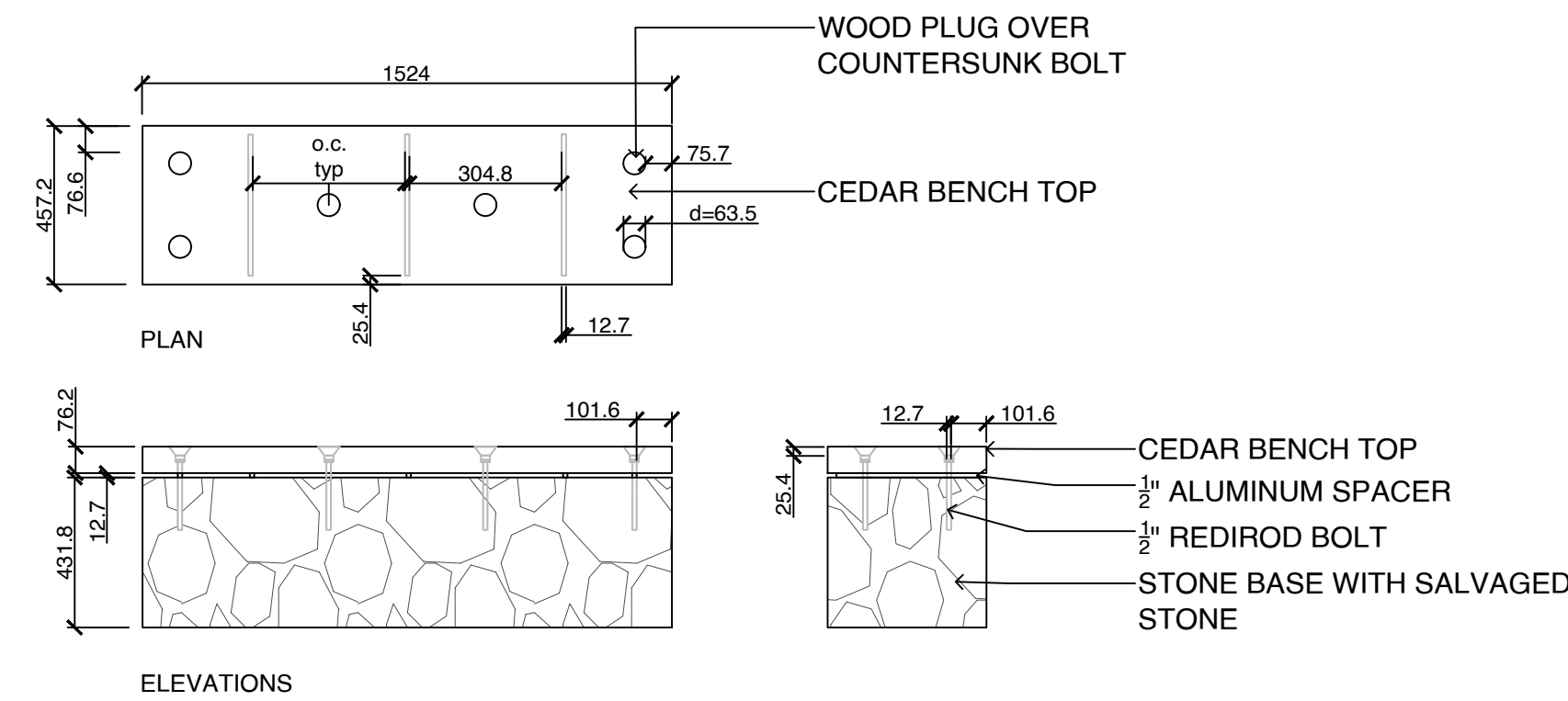
DWG NO:
L5

SCALE: 1:100



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



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



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1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL



NORTH ARROW



DRAWING TITLE:

DESIGN DETAIL

DWG NO:

SCALE: AS NOTED

L6