

PROJECT INFO & SITE DATA

OWNER NORM FOSTER PROPERTIES
DESIGNER ZEBRA DESIGN
CIVIC ADDRESS 1514 & 1520 FOUL BAY RD.
LEGAL ADDRESS LOTS 9 & 10, BLOCK 1, SECTION 76, VICTORIA DISTRICT, PLAN 273, EXCEPT PART IN PLAN 15172
CURRENT ZONING R1-B
PROPOSED ZONING SITE SPECIFIC
PROJECT DESCRIPTION PROPOSED 8-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT

ADDITIONAL CONSULTANTS
CIVIL JE ANDERSON & ASSOCIATES
ARBORIST SOUTHSORE FOREST CONSULTANTS
GEOTECHNICAL TBD
STRUCTURAL TBD
MECHANICAL VILLA PLUMBING & HEAT
ELECTRICAL CL ELECTRICAL
LANDSCAPE ZEBRA DESIGN
ENERGY ADVISOR BALANCED HOME ENERGY
SOLAR ADVISOR HIGH TIDE ENERGY, TE BURNS ENGINEERING

LOT AREA* * INCLUDING GRAY AREA	SITE (COMBINED)
FRONT YARD AREA	1070.57 M ² (11523.55 FT ²)
LOT WIDTH	146.01 M (1511.63 FT)
LOT DEPTH (AVG)	32.34 M (106.10')
SETBACKS	
EAST - FOUL BAY RD.	4.43 M (14.70') TO BLDG B ENTRY
WEST - REAR	2.04 M (6.69') TO BLDG A
NORTH - INT. SIDE	2.64 M (8.66') TO BLDG B
SOUTH - INT. SIDE	2.64 M (8.66') TO BLDG A
SEPARATION BTN BLDGS	
SIDE/SIDE (N/S)	7.00M
AVG. GRADE	
BLDG A	18.42 M (60.43')
BLDG B	18.39 M (60.33')
STOREYS	2 & 3 STOREYS
BUILDING HEIGHT	
BLDG A	10.94 M (35.89')
BLDG B	10.98 M (36.02')
FLOOR AREA	
3RD FLOOR	303.00 M ² (3261.48 FT ²) = 70.58 % OF 2ND FLOOR AREA
2ND FLOOR	432.56 M ² (4656.00 FT ²)
1ST FLOOR	280.84 M ² (3022.94 FT ²)
GARAGE	147.77 M ² (1590.54 FT ²)
ALLOWANCES:	
VEHICLE PARKING STALL (UP TO -18.60 M ² PER UNIT)	-147.77 M ² (1590.54 FT ²)
TOTAL FLOOR AREA	1016.40M ² (10940.42 FT ²)
FLOOR AREA RATIO	0.949
SITE COVERAGE	45.81 % (490.48 M ²)
OPEN SITE SPACE - TOTAL	35.20 % (376.88 M ²)
OPEN SITE SPACE - FRONT YARD	80.50 % (117.54 M ²)
PARKING	8 VEHICLE STALLS
VEHICLE STALL - RESIDENTIAL	8
VEHICLE STALL - VISITOR	0
BICYCLE - LONG TERM	8 (PRIVATE - IN GARAGES)
BICYCLE - SHORT TERM	6 (1 RACK)
TOTAL NUMBER OF UNITS	8
UNIT TYPE	3 BEDROOM
# OF BUILDINGS	2
# OF UNITS PER BLDG	4
MINIMUM UNIT FLOOR AREA	114.55 M ² UNITS 4 & 8
SITE AREA PER UNIT	133.82 M ² (1440.44 FT ²)



LOCATION MAP
(not to scale)

DRAWING LIST:

- ARCHITECTURAL**
A100 PROJECT INFO
A101 SITE PLAN
A102 SURVEY PLAN (EXISTING)
A201 BUILDING A FLOOR PLANS
A202 BUILDING B FLOOR PLANS
A301 BUILDING A ELEVATIONS
A302 BUILDING B ELEVATIONS
A401 STREETSCAPE & SECTIONS
A501 SHADOW STUDY

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
Eng. Project No. 32657

NOTE: FOR ROAD/ SIDEWALK/ DRIVEWAY, GRADING & SERVICING DETAILS SEE CIVIL PLANS BY JE ANDERSON

BIO PHILIA
1608 Cameron Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

NOTE: FOR LANDSCAPE DETAILS SEE PLANS BY BIOPHILIA

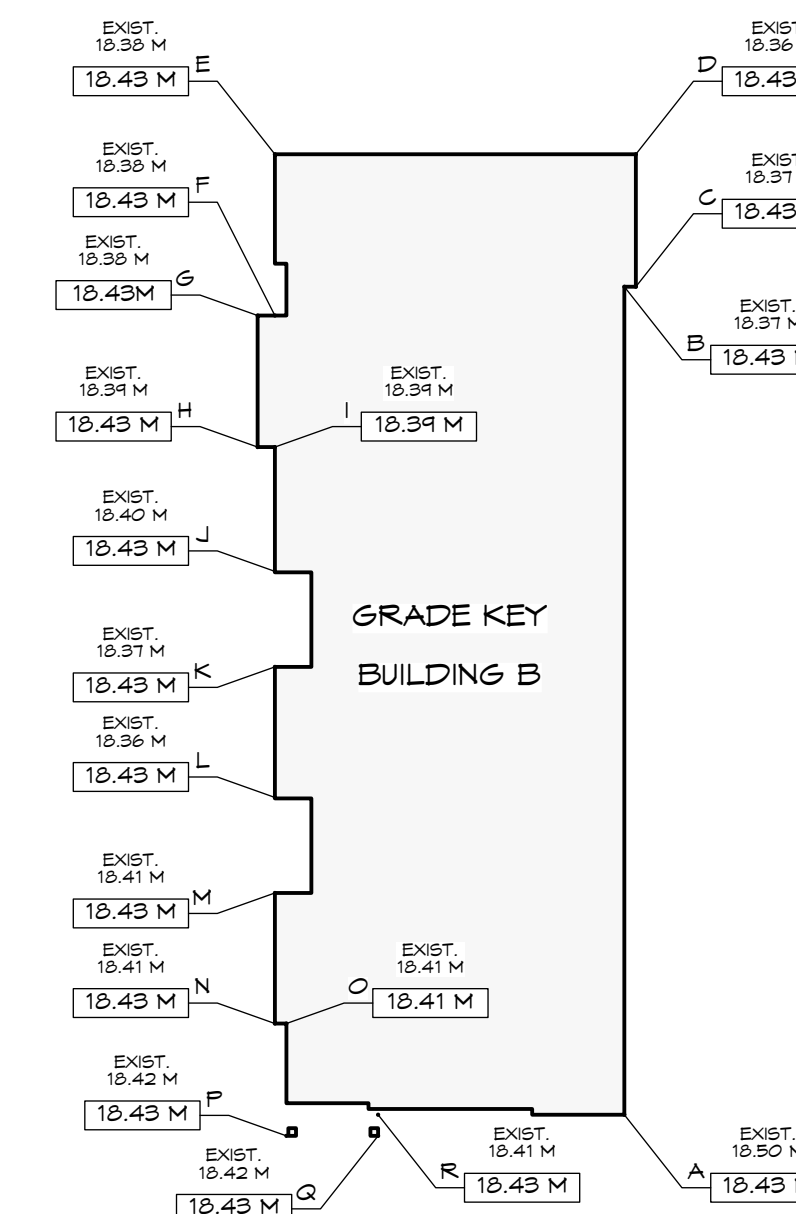
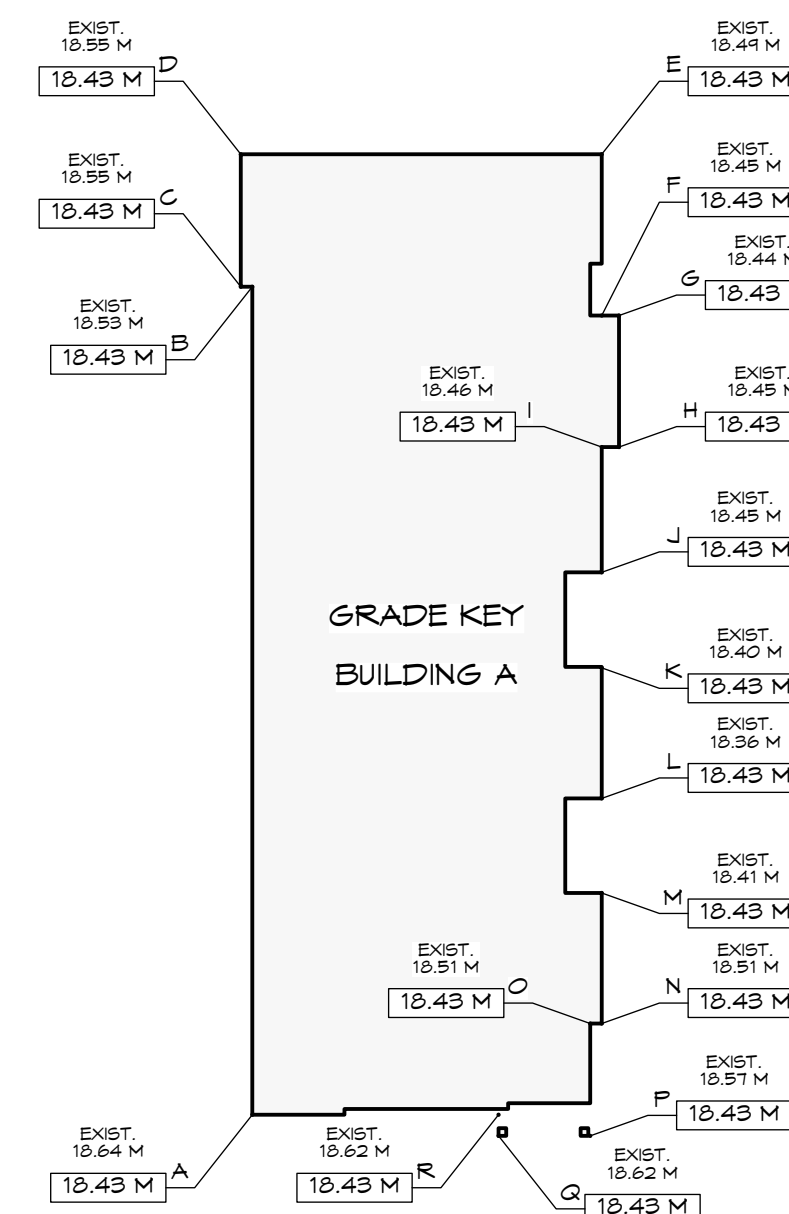
Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date:
July 15, 2022

Building A - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.43	18.43	18.43	21.91	403.80	1325.50	71.94	18.425
BC	18.43	18.43	18.43	0.30	5.53			
CD	18.43	18.43	18.43	3.51	64.89			
DE	18.43	18.43	18.43	9.55	176.01			
EF	18.43	18.43	18.43	4.27	78.70			
FG	18.43	18.43	18.43	0.46	8.48			
GH	18.43	18.43	18.43	3.48	64.14			
HI	18.43	18.43	18.43	0.46	8.48			
IJ	18.43	18.43	18.43	3.29	60.63			
JK	18.43	18.40	18.42	2.53	46.59			
KL	18.40	18.36	18.38	3.45	63.41			
LM	18.36	18.41	18.39	2.50	45.96			
MN	18.41	18.43	18.42	3.45	63.55			
NO	18.43	18.43	18.43	0.30	5.53			
OP	18.43	18.43	18.43	2.97	54.74			
PQ	18.43	18.43	18.43	2.43	44.78			
QR	18.43	18.43	18.43	0.56	10.32			
RA	18.43	18.43	18.43	6.52	120.16			
TOTAL				71.94	1325.50			18.43

Building B - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.43	18.37	18.40	21.91	403.14	1323.18	71.94	18.393
BC	18.37	18.37	18.37	0.30	5.51			
CD	18.37	18.36	18.37	3.51	64.46			
DE	18.36	18.38	18.37	9.55	175.43			
EF	18.38	18.38	18.38	4.27	78.48			
FG	18.38	18.38	18.38	0.46	8.45			
GH	18.38	18.39	18.39	3.48	63.98			
HI	18.39	18.39	18.39	0.46	8.46			
IJ	18.39	18.40	18.40	3.29	60.52			
JK	18.40	18.37	18.39	2.50	45.96			
KL	18.37	18.36	18.37	3.45	63.36			
LM	18.36	18.41	18.39	2.53	46.51			
MN	18.41	18.41	18.41	3.45	63.51			
NO	18.41	18.41	18.41	0.30	5.52			
OP	18.41	18.42	18.42	2.97	54.69			
PQ	18.42	18.42	18.42	2.43	44.76			
QR	18.42	18.41	18.42	0.56	10.31			
RA	18.41	18.43	18.42	6.52	120.10			
TOTAL				71.94	1323.18			18.39



REV. NO.	DESCRIPTION	DATE
1	1. SITE DATA REVISED 2. AVERAGE GRADE CALCULATIONS REVISED 3. SHADOW STUDY ADDED TO DRAWING PACKAGE	07.04.22

RE-ISSUED FOR REZONING 2022.07.04

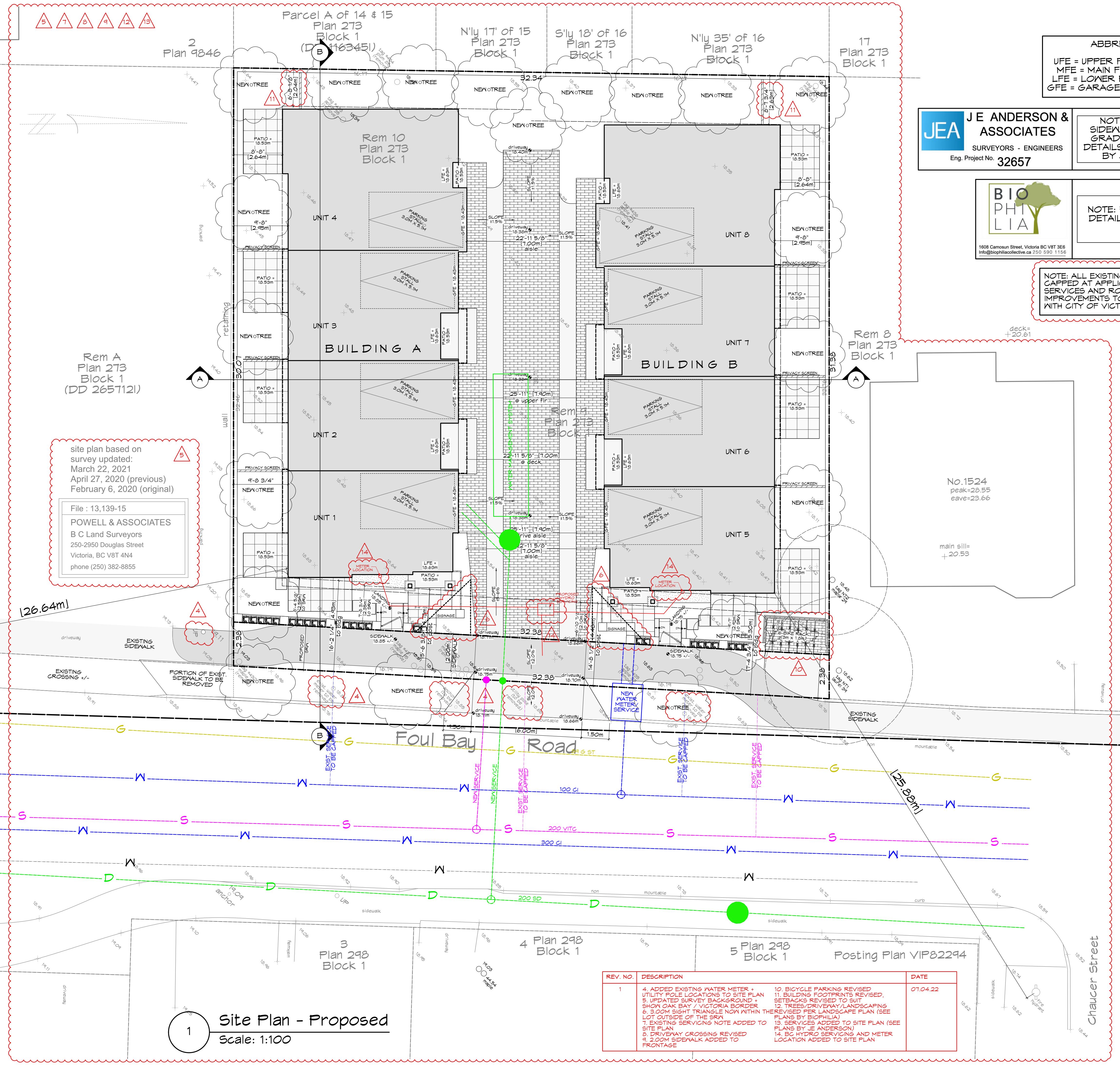
ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: c.c.
Date: JUNE 24, 2022
Scale: AS NOTED
Project:
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

Title:
PROJECT INFO

Revision: Sheet:
CALIC NOV. 12/20 **A**
REZONE/DP JAN. 07/21 **100**
REZONE/DP JUL. 4/22
Proj.No. TBD



ABBREVIATIONS:
 UFE = UPPER FLOOR ELEVATION
 MFE = MAIN FLOOR ELEVATION
 LFE = LOWER FLOOR ELEVATION
 GFE = GARAGE FLOOR ELEVATION

JEA J E ANDERSON & ASSOCIATES
 SURVEYORS - ENGINEERS
 Eng. Project No. 32657

NOTE: FOR ROAD/
 SIDEWALK/ DRIVEWAY,
 GRADING & SERVICING
 DETAILS SEE CIVIL PLANS
 BY JE ANDERSON



NOTE: FOR LANDSCAPE
 DETAILS SEE PLANS BY
 BIOPHILIA

NOTE: ALL EXISTING SERVICES TO BE
 CAPPED AT APPLICANTS EXPENSE. NEW
 SERVICES AND ROADSIDE
 IMPROVEMENTS TO BE COORDINATED
 WITH CITY OF VICTORIA.

site plan based on
 survey updated:
 March 22, 2021
 April 27, 2020 (previous)
 February 6, 2020 (original)

File : 13,139-15
 POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

City of Victoria
 District of Oak Bay
 Municipal Boundary

RE-ISSUED FOR
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 PROPOSED
 TOWNHOUSES
 @ 1514/1520
 FOUL BAY RD

Title:
 SITE PLAN

Revision: Sheet:
 CALLC NOV. 12/20 A
 REZONE/DP JAN. 07/21 101
 REZONE/DP JUL. 4/22
 Proj.No. TBD

REV. NO.	DESCRIPTION	DATE
1	4. ADDED EXISTING WATER METER + UTILITY POLE LOCATIONS TO SITE PLAN 5. UPDATED SURVEY BACKGROUND + SHOW OAK BAY + VICTORIA BORDER 6. 3.00M SIGHT TRIANGLE NOW WITHIN THE LOT OUTSIDE OF THE SRN 7. EXISTING SERVICING NOTE ADDED TO SITE PLAN 8. DRIVEWAY CROSSING REVISED 9. 2.00M SIDEWALK ADDED TO FRONTAGE 10. BICYCLE PARKING REVISED 11. BUILDING FOOTPRINTS REVISED, SETBACKS REVISED TO SUIT 12. TREES/DRIVEWAY/LANDSCAPING REVISED PER LANDSCAPE PLAN (SEE PLANS BY BIOPHILIA) 13. SERVICES ADDED TO SITE PLAN (SEE PLANS BY JE ANDERSON) 14. BC HYDRO SERVICING AND METER LOCATION ADDED TO SITE PLAN	07.04.22

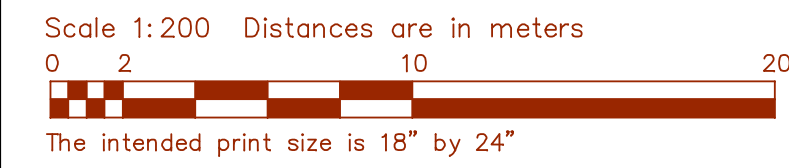
1 Site Plan - Proposed
 Scale: 1:100

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1520 & 1514 Foul Bay Road

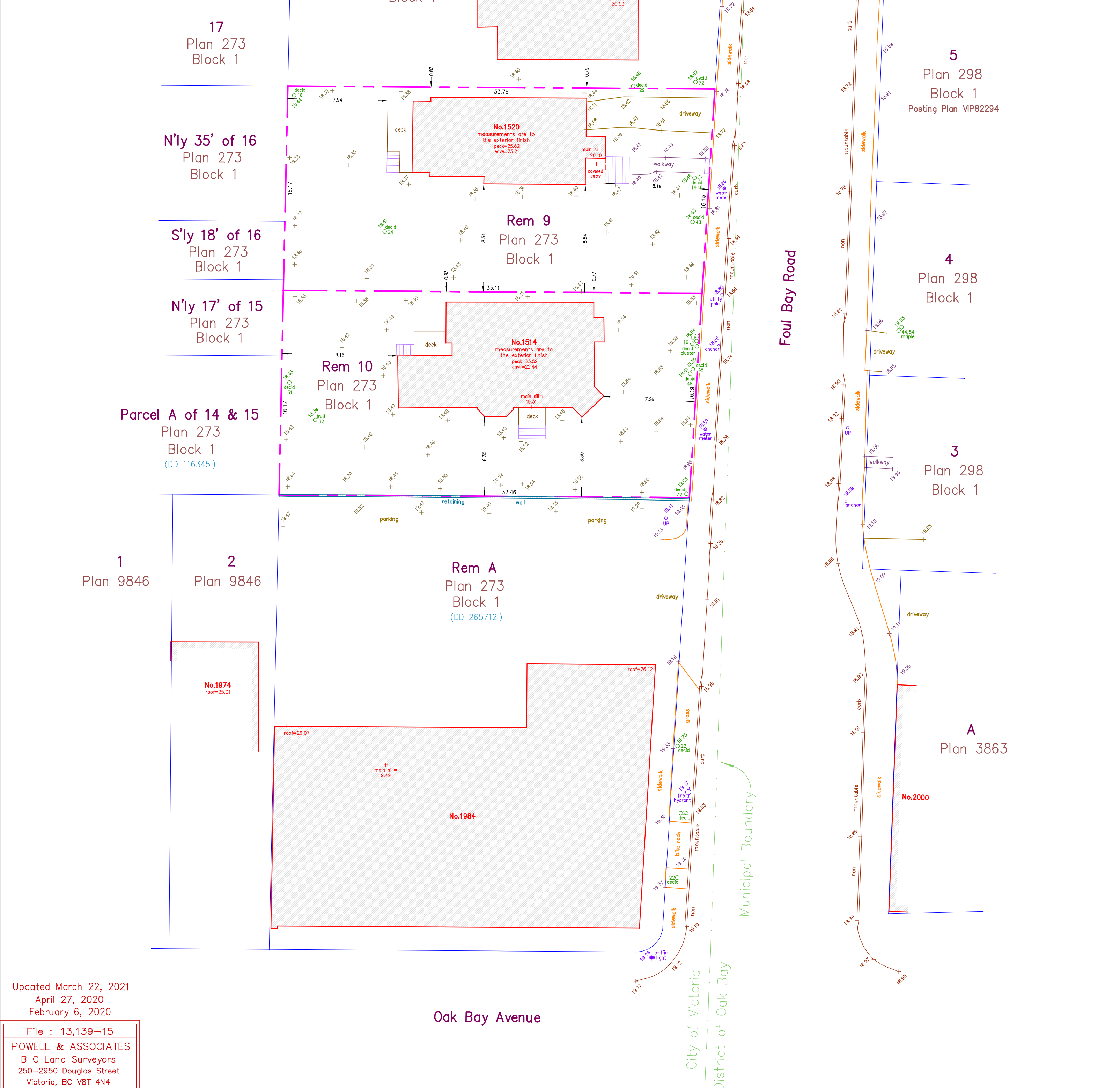
Legal Lots 9 & 10, Block 1, Section 76,
Victoria District, Plan 273, except
part in Plan 15172

Parcel Identifier Lot 9: 009-194-673
Parcel Identifier Lot 10: 009-194-649
in the City of Victoria



LEGEND
Elevations are to geodetic datum.
UL - denotes - utility pole with light
+ - denotes - existing elevation
Tree diameters are in centimetres.
Lot 9 Area = 540 m²
Lot 10 Area = 530 m²

Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.



Updated March 22, 2021
April 27, 2020
February 6, 2020

File : 13,139-15
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

REV. NO.	DESCRIPTION	DATE
1	15. SURVEY UPDATED	07.04.22

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2022.07.04



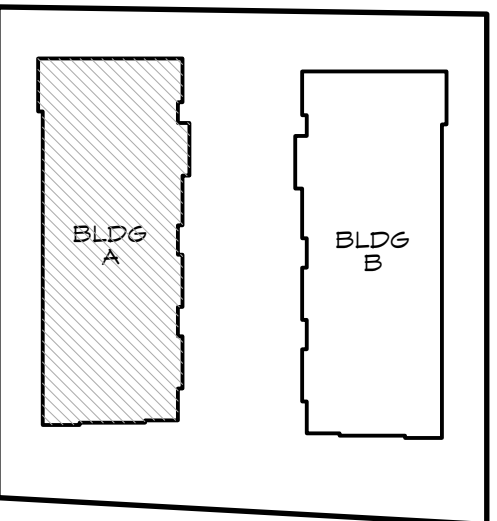
1161 NEWPORT AVE
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Drawn By: c.c.
Date: JUNE 24, 2022
Scale: AS NOTED
Project:
**PROPOSED
TOWNHOUSES
@ 1514/1520
FOUL BAY RD**

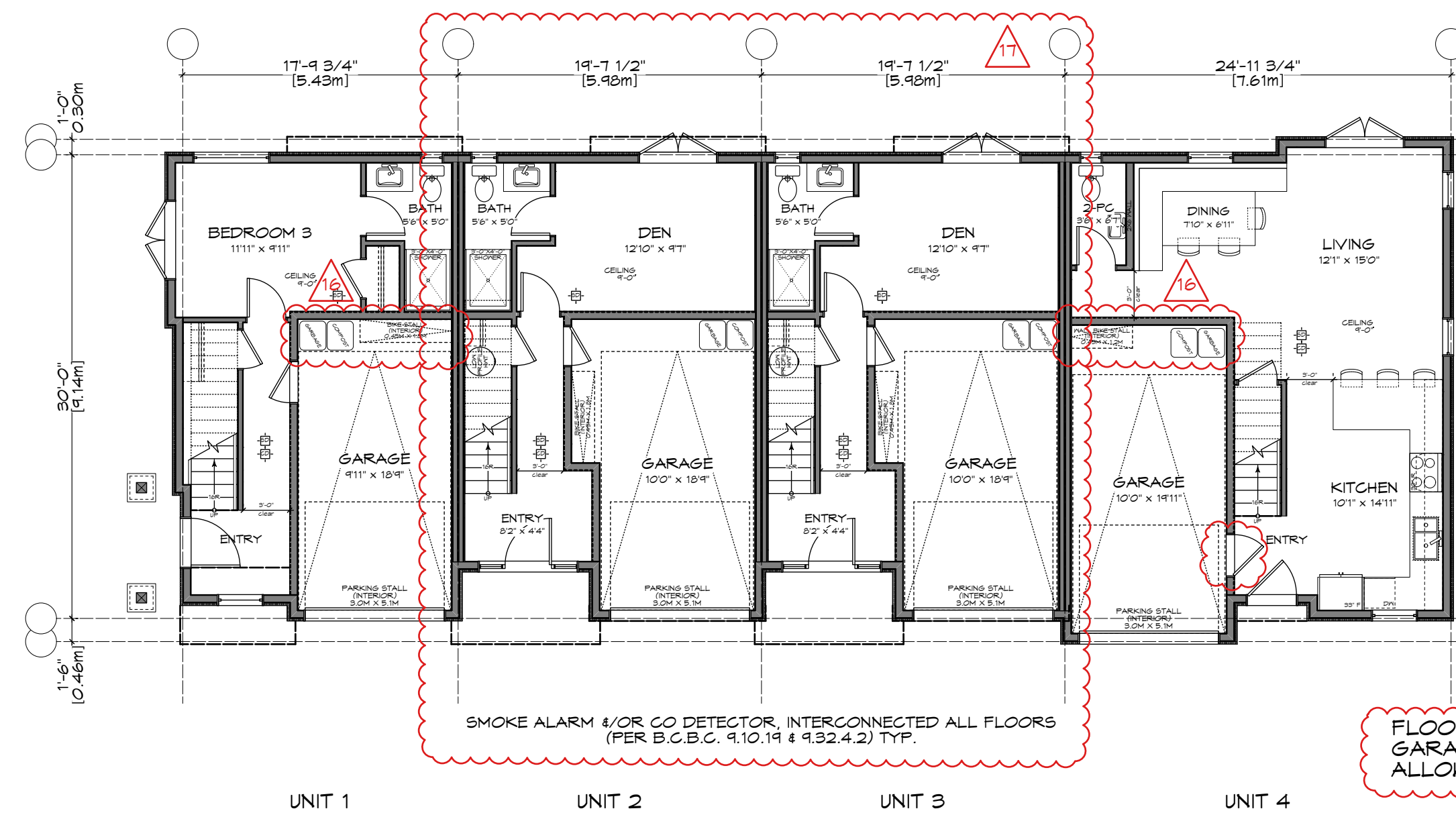
Title:
**SURVEY PLAN
(EXISTING)**

Revision: CALJC NOV. 12/20	Sheet: A
REZONE/DP JAN. 07/21	102
REZONE/DP JUL. 4/22	Proj.No. TBD



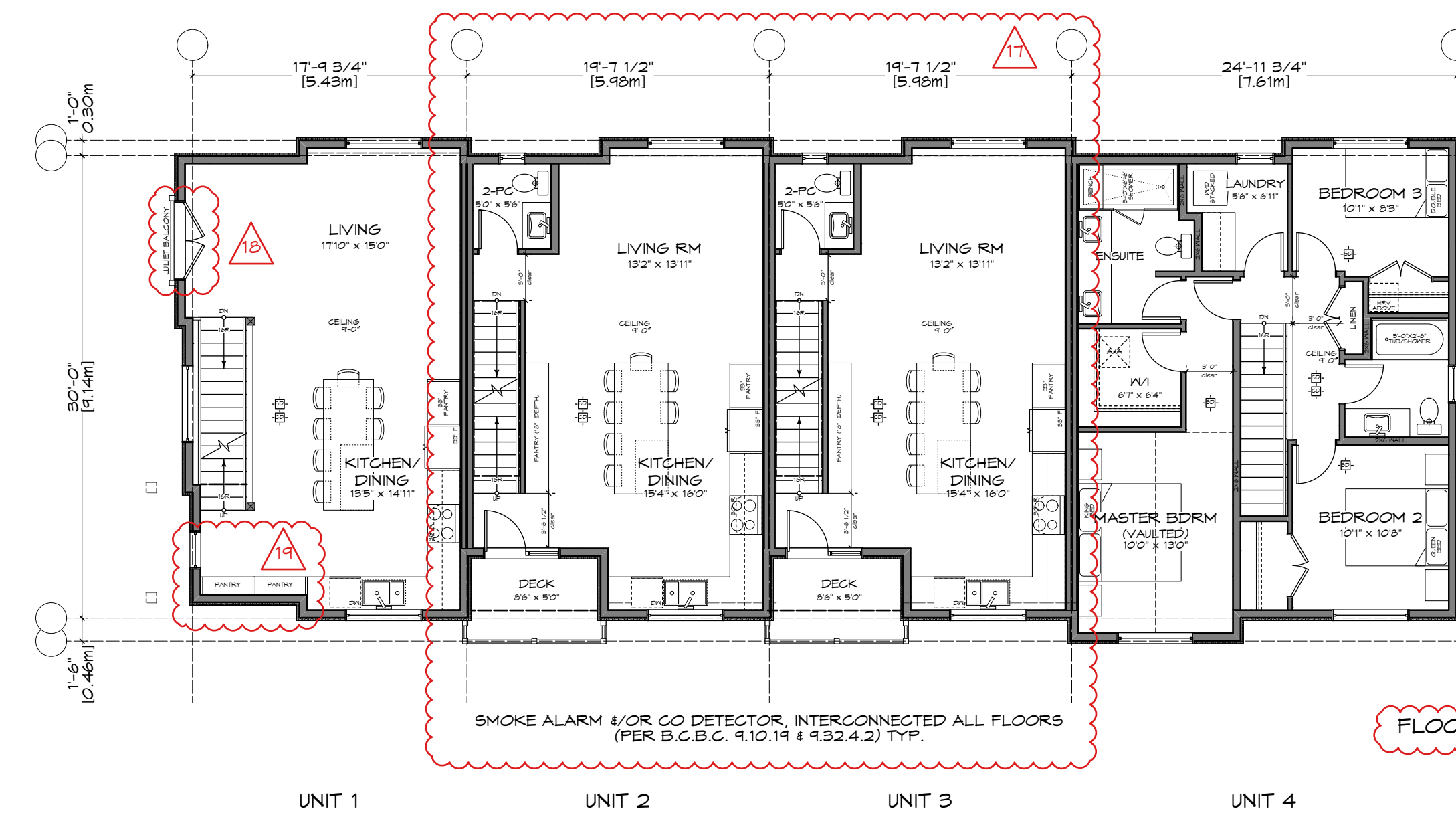


KEY PLAN



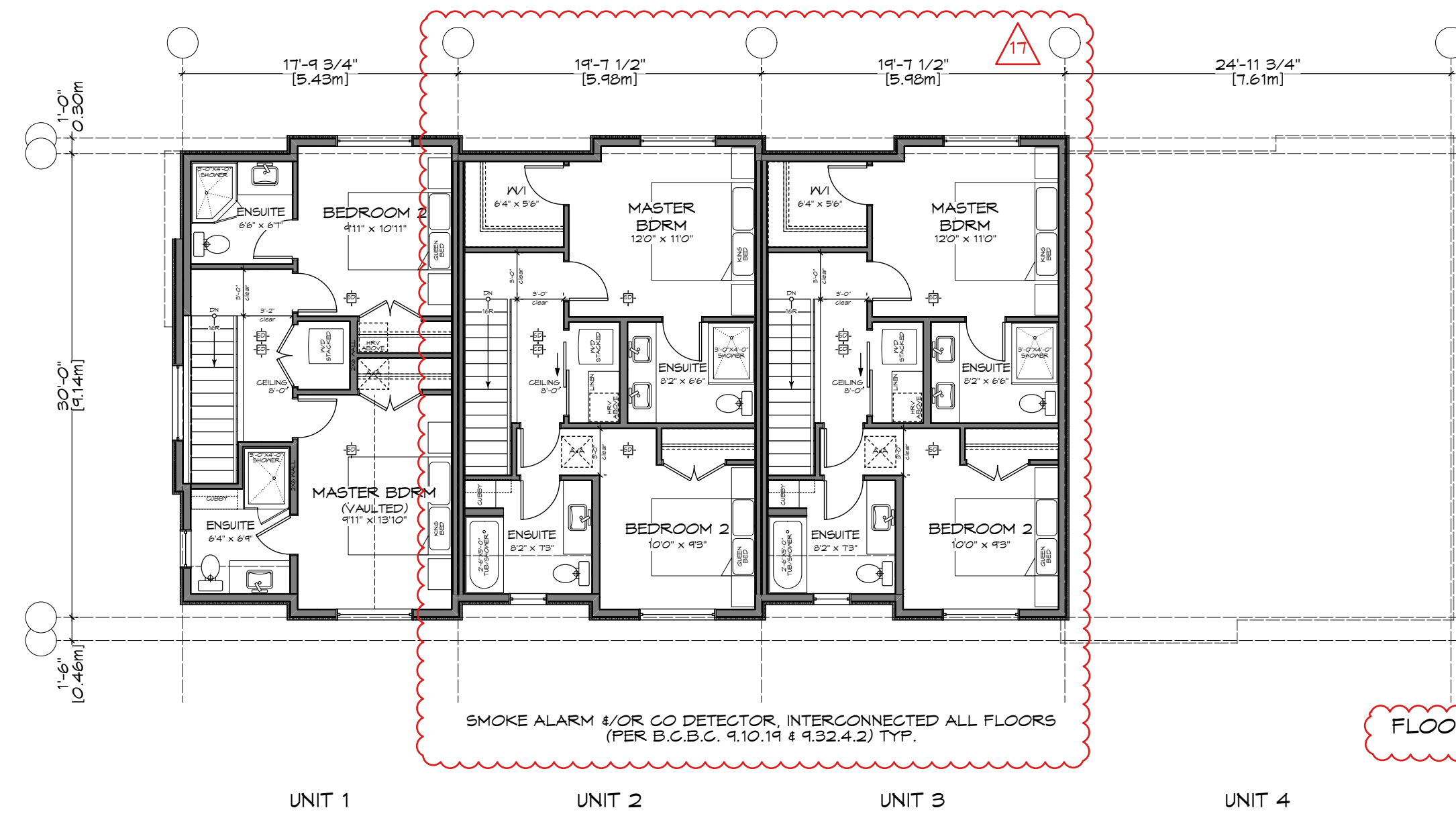
FLOOR AREA = 140.42 M2
GARAGE AREA = 73.88 M2
ALLOWANCE = -73.88 M2

1 Lower Floor Plan - Bldg A
Scale: 1:100



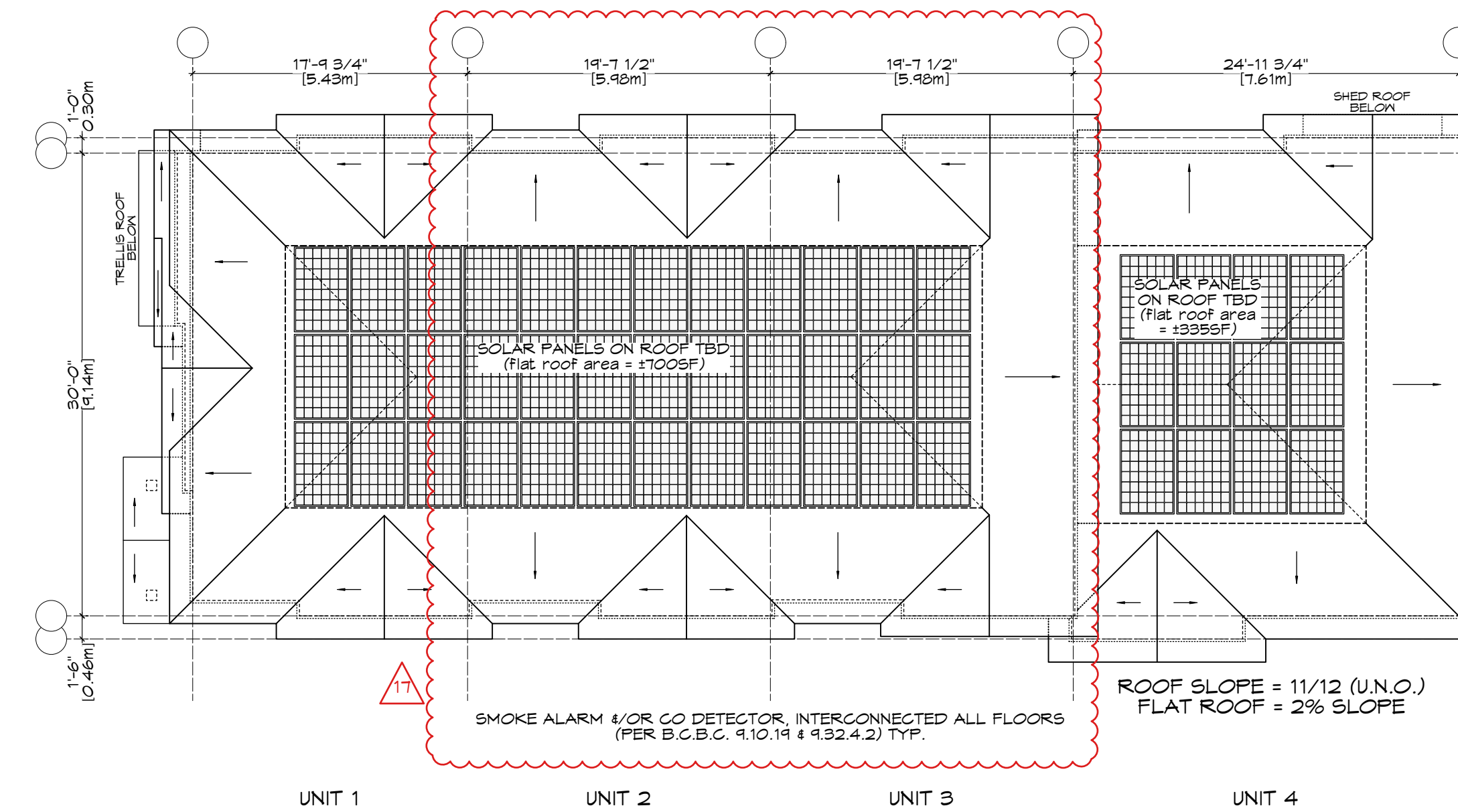
FLOOR AREA = 214.64 M2

2 Main Floor Plan - Bldg A
Scale: 1:100



FLOOR AREA = 151.50 M2

3 Upper Floor Plan - Bldg A
Scale: 1:100



ROOF SLOPE = 1/12 (U.N.O.)
FLAT ROOF = 2% SLOPE

4 Roof Plan - Bldg A
Scale: 1:100

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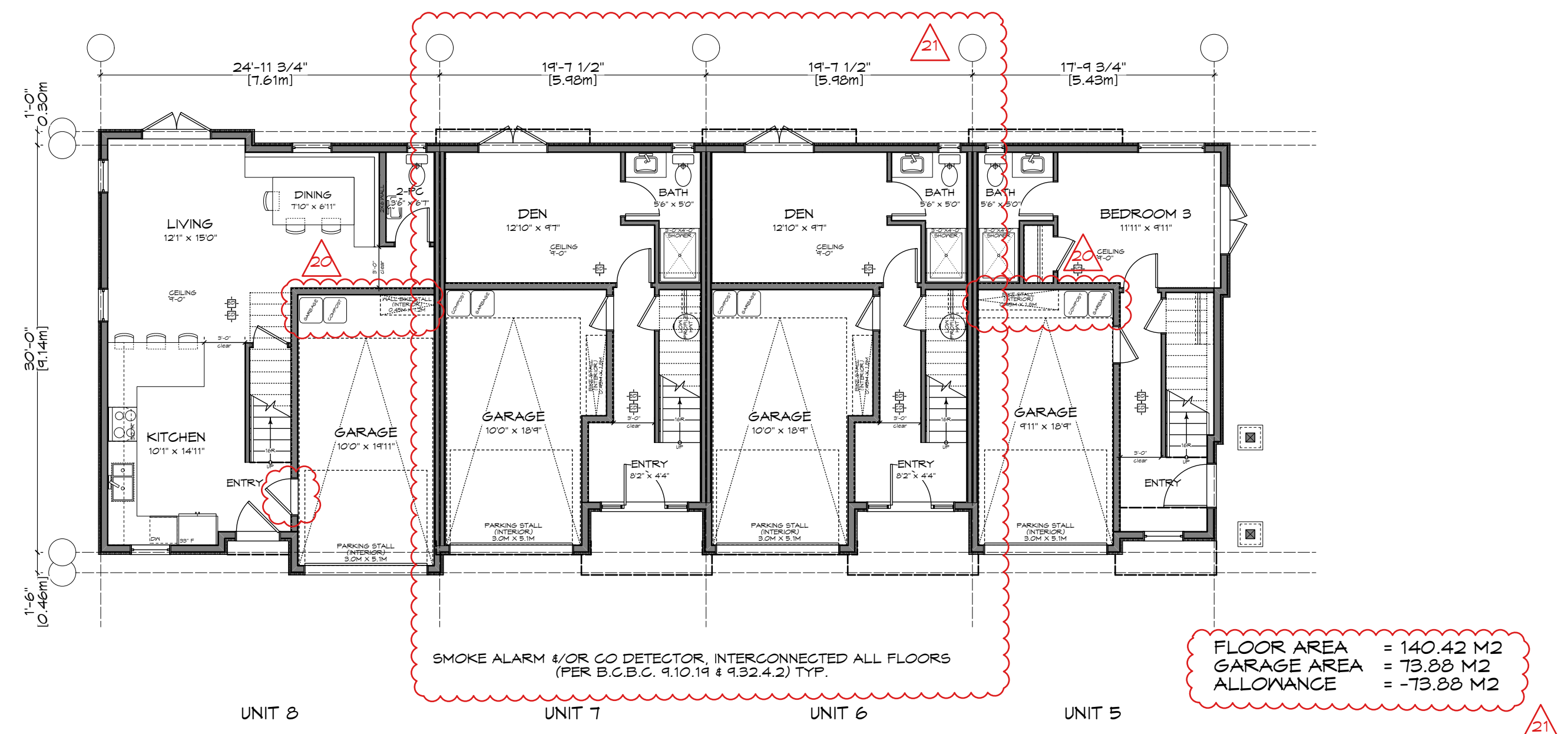
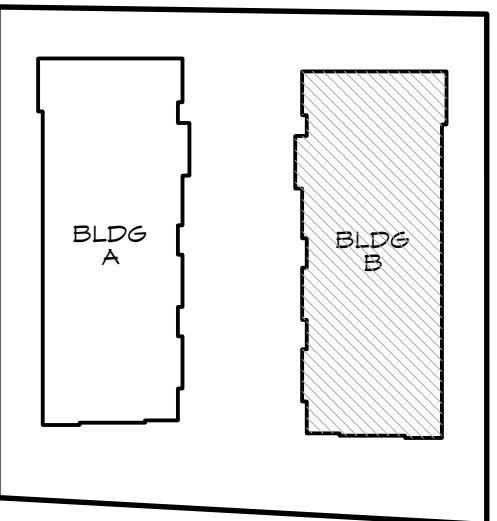
Drawn By: c.c.
Date: JUNE 24, 2022
Scale: AS NOTED
Project:
PROPOSED
TOWNHOUSES
@ 1514/1520
FOUL BAY RD

Title:
FLOOR PLANS -
BUILDING A

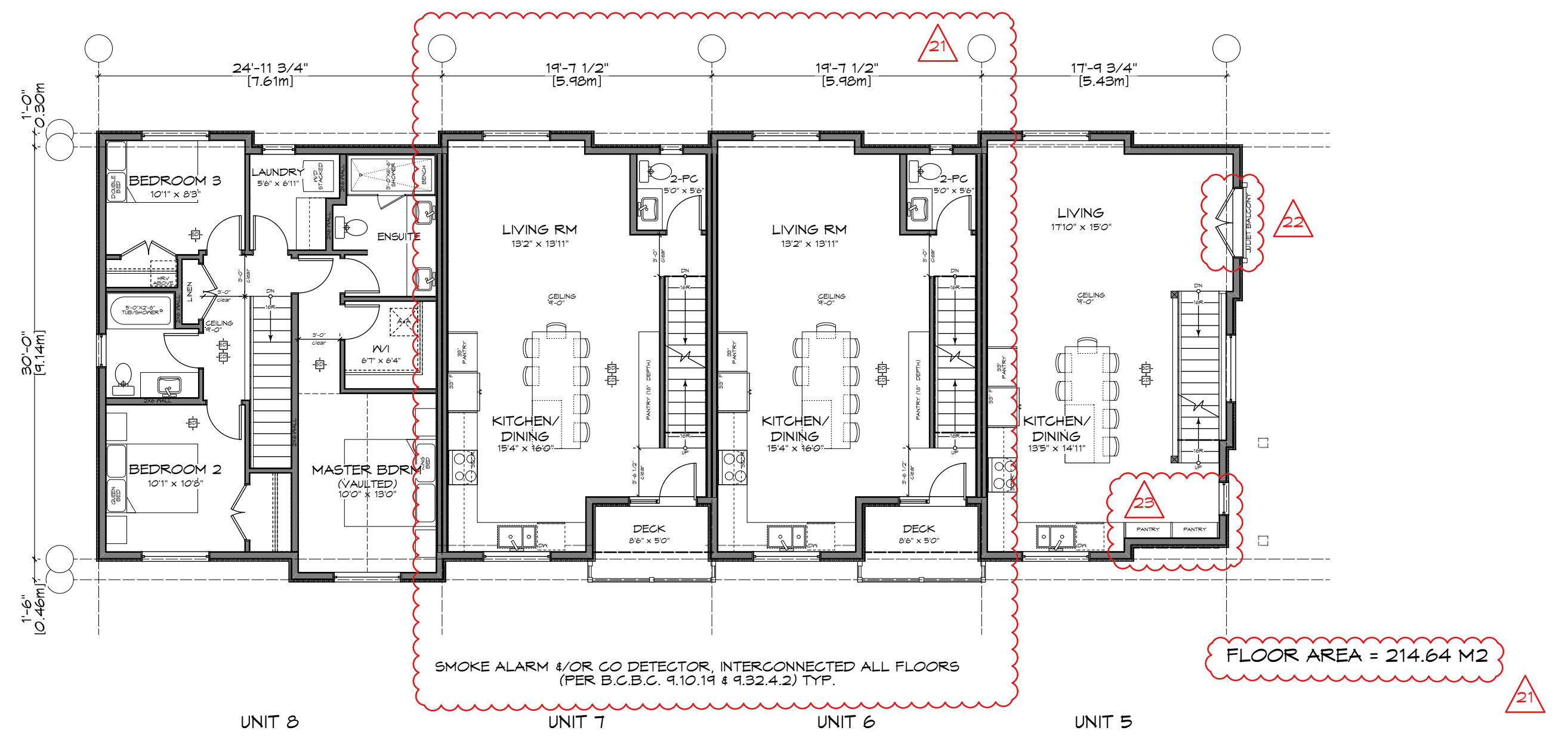
REV. NO.	DESCRIPTION	DATE
1	16. GARBAGE AND RECYCLING LOCATION REVISED (OUTSIDE OF PARKING STALL) 17. MIDDLE UNITS REVISED (FLOOR AREAS REVISED TO SUIT) 18. FRENCH DOORS ADDED TO MAIN FLOOR 19. DECK REMOVED	07.04.22

Revision:
CALUC
NOV. 12/20
REZONE/DP
JAN. 07/21
REZONE/DP
JUL. 4/22

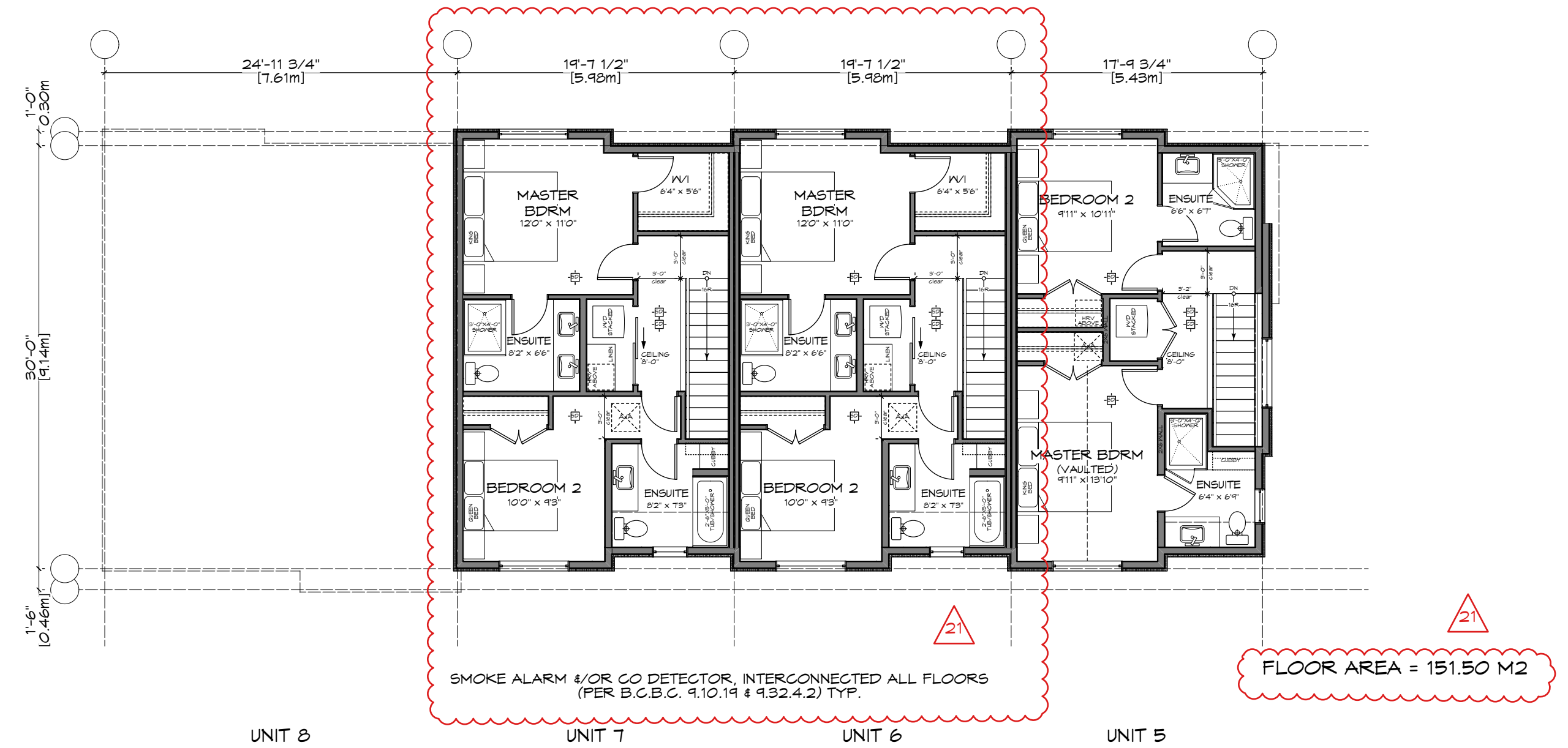
Sheet:
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201
Proj.No. TBD



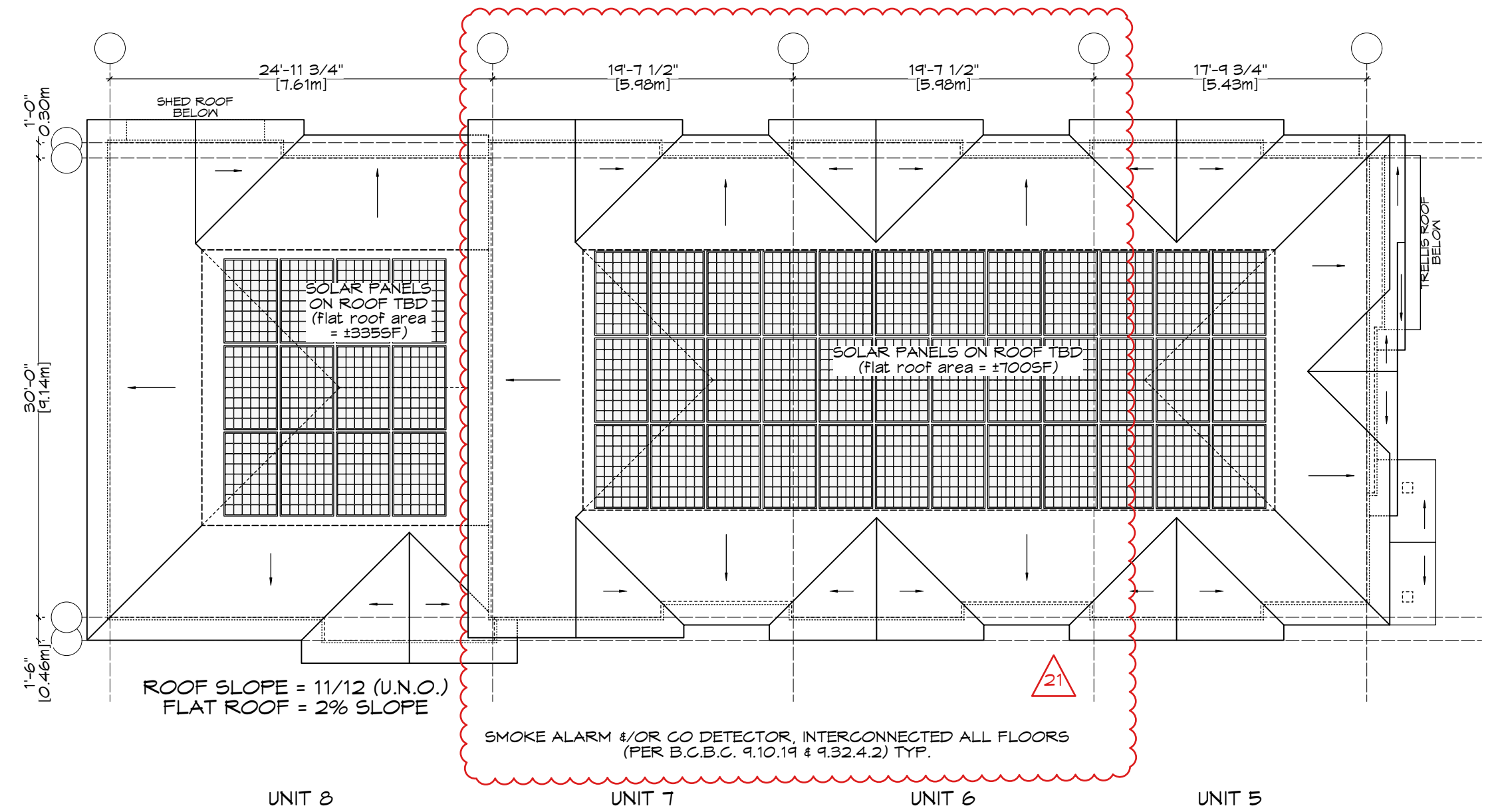
1 Lower Floor Plan - Bldg B
Scale: 1:100



2 Main Floor Plan - Bldg B
Scale: 1:100



3 Upper Floor Plan - Bldg B
Scale: 1:100



4 Roof Plan - Bldg B
Scale: 1:100



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2022.07.04



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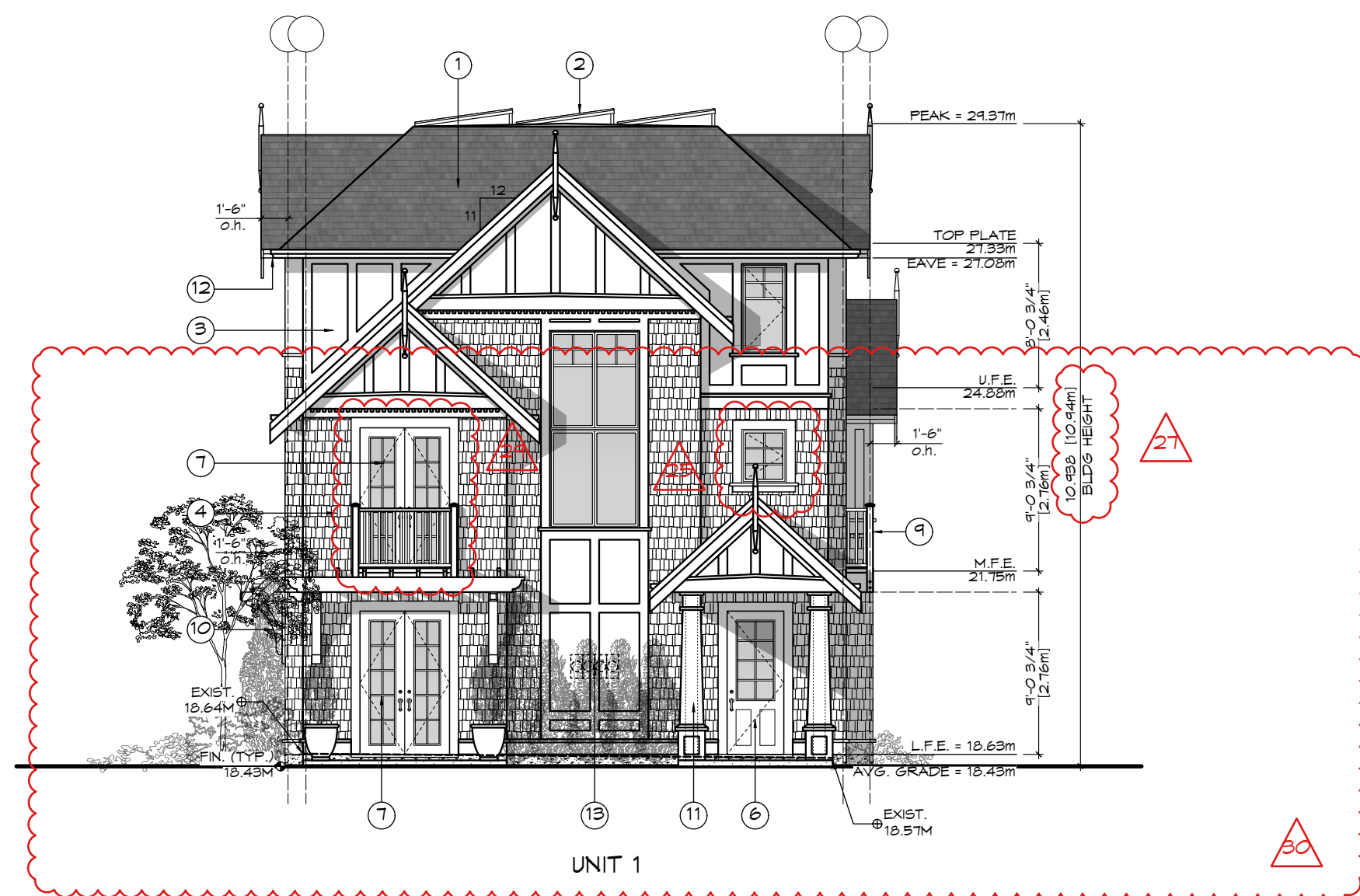
Drawn By: c.c.
Date: JUNE 24, 2022
Scale: AS NOTED
Project:
PROPOSED TOWNHOUSES
@ 1514/1520 FOUL BAY RD

Title:
FLOOR PLANS - BUILDING B

REV. NO.	DESCRIPTION	DATE
1	20. GARBAGE AND RECYCLING LOCATION REVISED (OUTSIDE OF PARKING STALL) 21. MIDDLE UNITS REVISED (FLOOR AREAS REVISED TO SUIT) 22. FRENCH DOORS ADDED TO MAIN FLOOR 23. DECK REMOVED	07.04.22

Revision:
CALIC NOV. 12/20
REZONE/DP JAN. 07/21
REZONE/DP JUL. 4/22

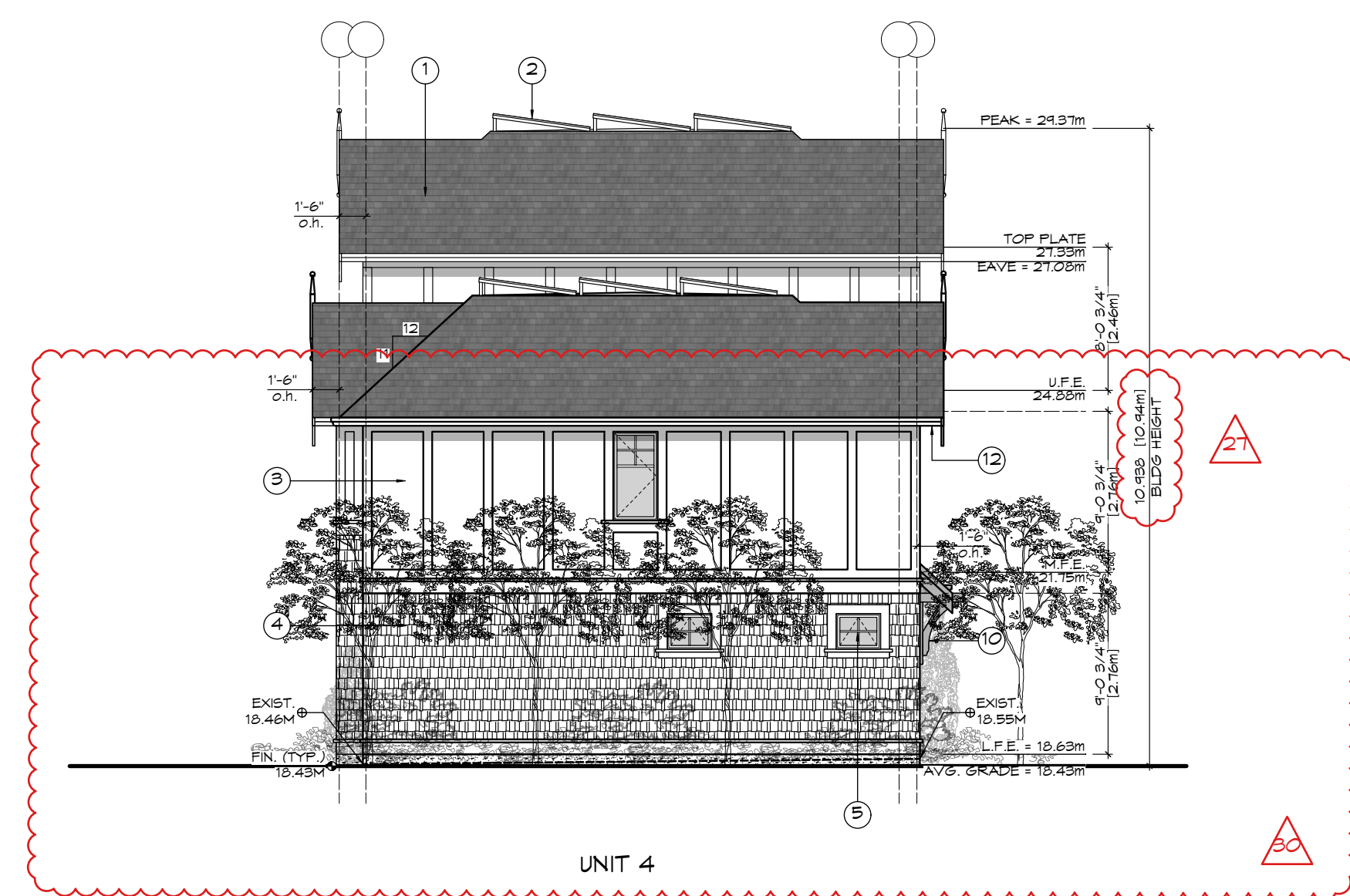
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Proj.No. TBD



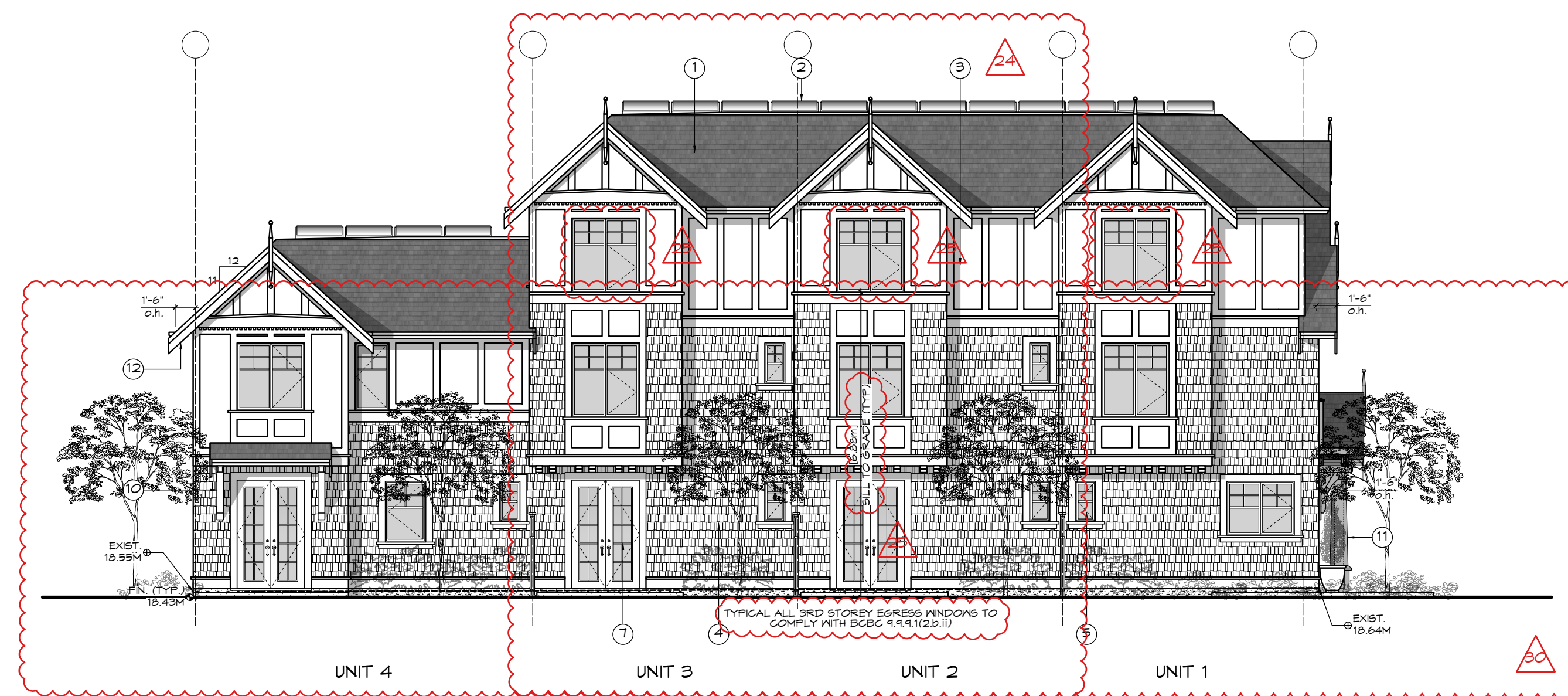
1 Front (Foul Bay) Elevation - Bldg A
Scale: 1:100



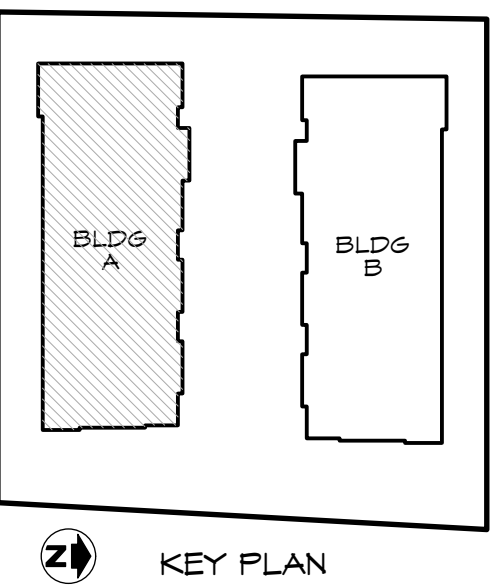
2 Side (Drive-aisle) Elevation - Bldg A
Scale: 1:100



3 Rear (W) Elevation - Bldg A
Scale: 1:100



4 Side (S) Elevation - Bldg A
Scale: 1:100



- FINISH SCHEDULE KEY**
- ① FIBERGLASS SHINGLE ROOFING
 - ② SOLAR PANELS ON FLAT ROOF
 - ③ CEMENTITIOUS PANELS & TRIM
 - ④ SHINGLE FINISH
 - ⑤ VINYL WINDOW
 - ⑥ WOOD ENTRY DOOR
 - ⑦ COMPOSITE FRENCH DOOR
 - ⑧ COMPOSITE GARAGE DOOR
 - ⑨ METAL RAILING
 - ⑩ WOOD BRACKETS
 - ⑪ WOOD POST
 - ⑫ SOFFIT & U/S OF BALCONIES - PREFIN. VENTED METAL
 - ⑬ LOCATION OF HYDRO METERS (LANDSCAPE SCREENED)

Bldg A		Unit 1		Unit 2		Unit 3		Unit 4	
Glazing Area Calc.									
West (rear)	N/A		N/A		N/A		N/A		Imperial Metric
limit distance									6.69 2.04
building face area									655.64 60.91
glazing area									16.15 1.50
percentage									2.46%
max allowed									9.18% ok
South (side)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
limit distance	8.66	2.64	8.66	2.64	8.66	2.64	8.66	2.64	
building face area	550.39	51.13	573.00	53.23	573.00	53.23	499.36	46.39	
glazing area	63.00	5.85	68.00	6.32	68.00	6.32	61.00	5.67	
percentage	11.45%		11.87%		11.87%		12.22%		
max allowed	11.88% ok		11.88% ok		11.88% ok		15.76% ok		
East (front/street)	N/A		N/A		N/A		N/A		
limit distance	faces street								
building face area									
glazing area									
percentage									
max allowed									
North (driveaisle)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
limit distance	12.96	3.95	12.96	3.95	12.96	3.95	11.48	3.50	
building face area	553.02	51.38	573.21	53.25	562.00	52.21	507.54	47.15	
glazing area	77.00	7.15	89.00	8.27	89.00	8.27	65.00	6.04	
percentage	13.92%		15.53%		15.84%		12.81%		
max allowed	17.78% ok		17.78% ok		17.78% ok		23.50% ok		

REV. NO.	DESCRIPTION	DATE
1	24. MIDDLE UNITS REVISED 25. WINDOWS REVISED; 3RD STOREY EGRESS NOTE ADDED TO PLAN 26. GLAZING CALCULATIONS REVISED 27. BUILDING HEIGHT TAKEN TO TOP OF FLAT PORTION OF ROOF 28. DECK REMOVED 29. WINDOW CHANGED TO FRENCH DOORS 30. TREES REVISED PER LANDSCAPE PLAN (SEE PLANS BY BIOPHILIA) 31. SOFFIT NOTE REVISED	07.04.22

RE-ISSUED FOR
REZONING
2022.07.04

ZEBRADESIGN



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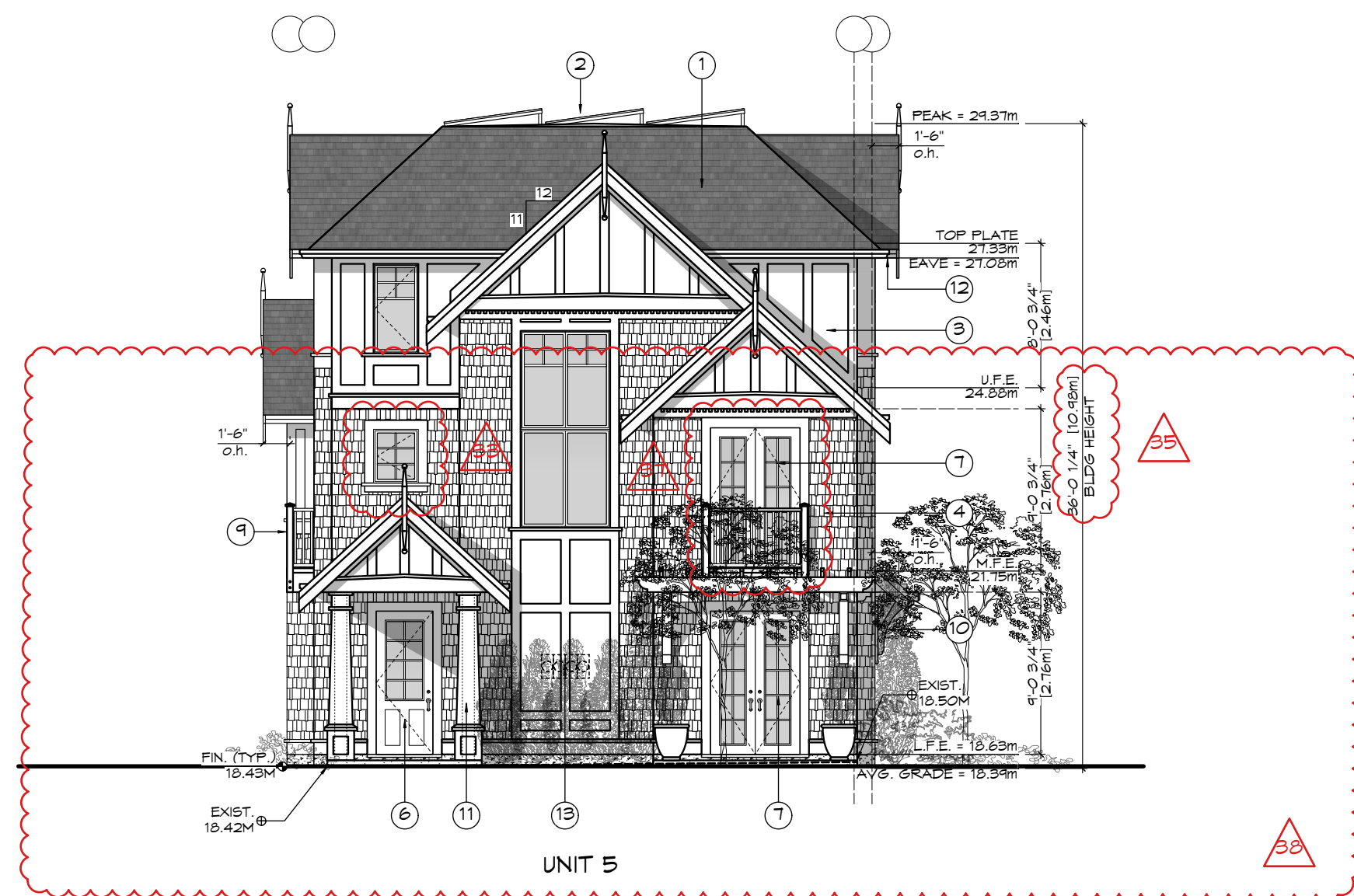
Scale: AS NOTED

Project:
PROPOSED
TOWNHOUSES
@ 1514/1520
FOUL BAY RD

Title:
ELEVATIONS -
BUILDING A

Revision: Sheet:
CALUC NOV. 12/20
REZONE/DP
JAN. 07/21
REZONE/DP
JUL. 4/22
A
301

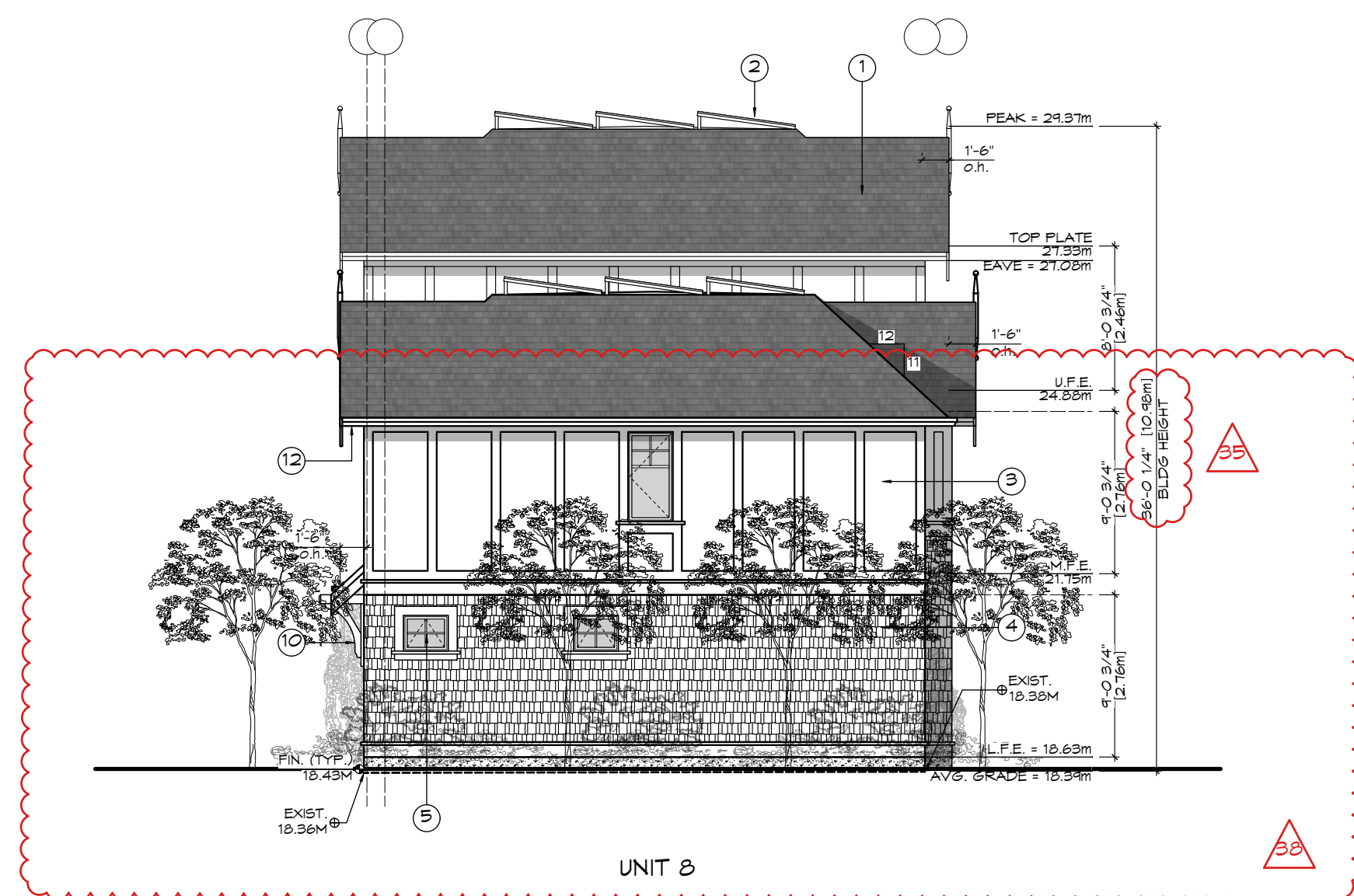
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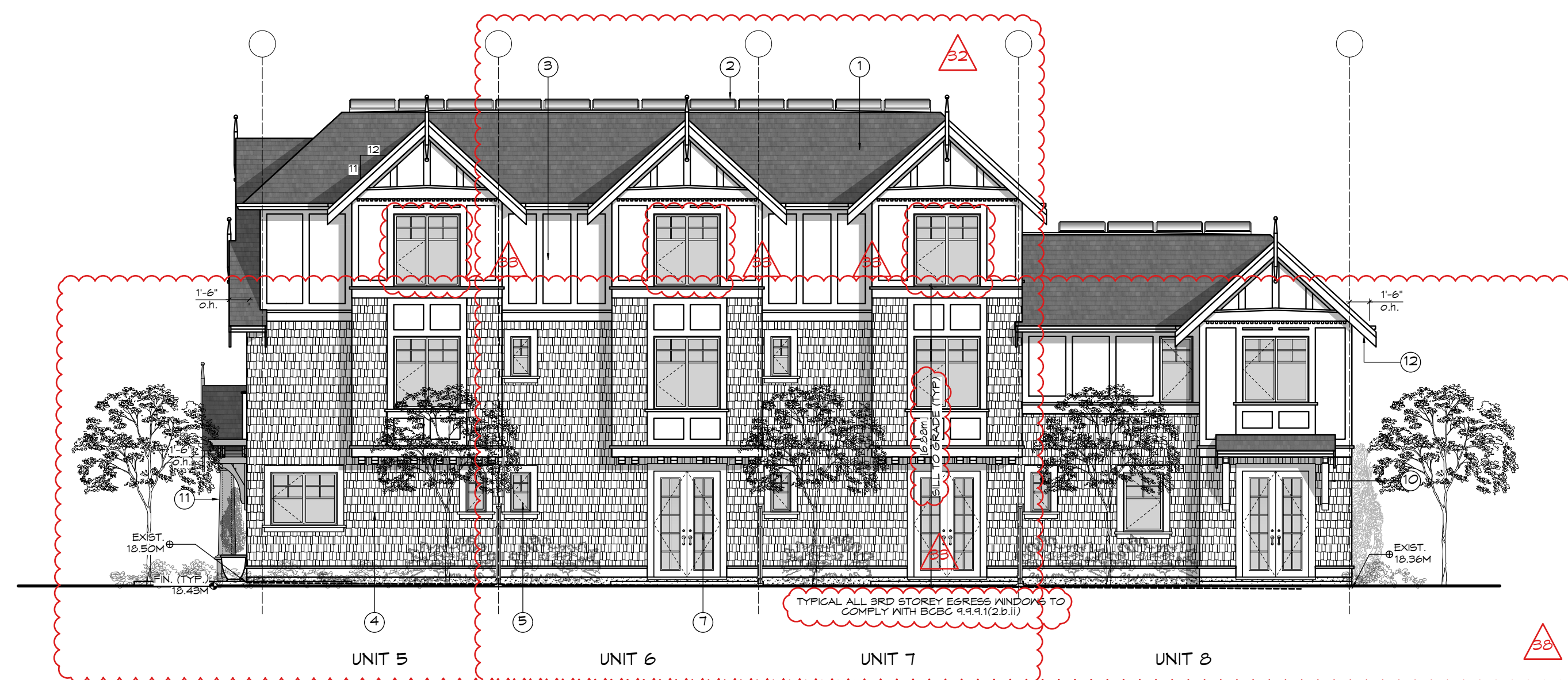
1 Front (Foul Bay) Elevation - Bldg B
Scale: 1:100



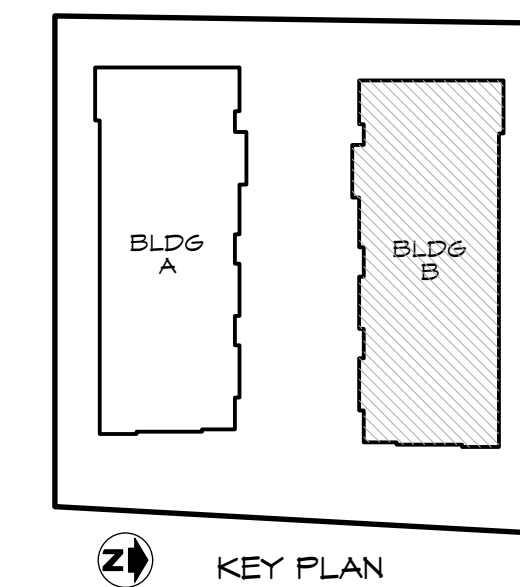
2 Side (Drive-aisle) Elevation - Bldg B
Scale: 1:100



3 Rear (W) Elevation - Bldg B
Scale: 1:100



4 Side (N) Elevation - Bldg B
Scale: 1:100



- FINISH SCHEDULE KEY**
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 - ② SOLAR PANELS ON FLAT ROOF
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 - ⑫ SOFFIT & U/S OF BALCONIES - PREFIN. VENTED METAL
 - ⑬ LOCATION OF HYDRO METERS (LANDSCAPE SCREENED)

Bldg B		Unit 5		Unit 6		Unit 7		Unit 8	
Glazing Area Calc.		Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
South (driveaisle)									
limit distance		12.96	3.95	12.96	3.95	12.96	3.95	11.48	3.50
building face area		553.02	51.38	573.00	53.23	562.00	52.21	507.54	47.15
glazing area		77.00	7.15	89.00	8.27	89.00	8.27	65.00	6.04
percentage		13.92%		15.53%		15.84%		12.81%	
max allowed		17.78% ok		17.78% ok		17.78% ok		23.50% ok	
East (front/street)									
limit distance		N/A		N/A		N/A		N/A	
building face area		faces street							
glazing area									
percentage									
max allowed									
North (side)									
limit distance		8.66	2.64	8.66	2.64	8.66	2.64	8.66	2.64
building face area		550.39	51.13	573.00	53.23	573.00	53.23	499.36	46.39
glazing area		63.00	5.85	68.00	6.32	68.00	6.32	62.12	5.77
percentage		11.45%		11.87%		11.87%		12.44%	
max allowed		11.88% ok		11.88% ok		11.88% ok		15.76% ok	
West (rear)									
limit distance		N/A		N/A		N/A		Imperial	Metric
building face area								8.63	2.63
glazing area								655.64	60.91
percentage								16.15	1.50
max allowed								2.46%	
								11.84% ok	

RE-ISSUED FOR REZONING 2022.07.04

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: c.c.

Date: JUNE 24, 2022

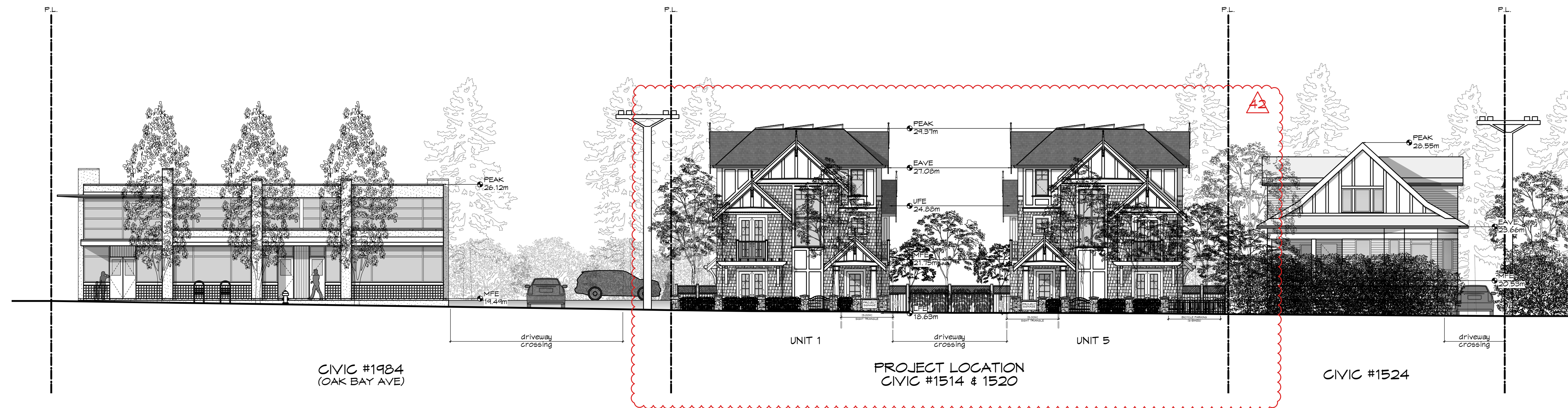
Scale: AS NOTED

Project:
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

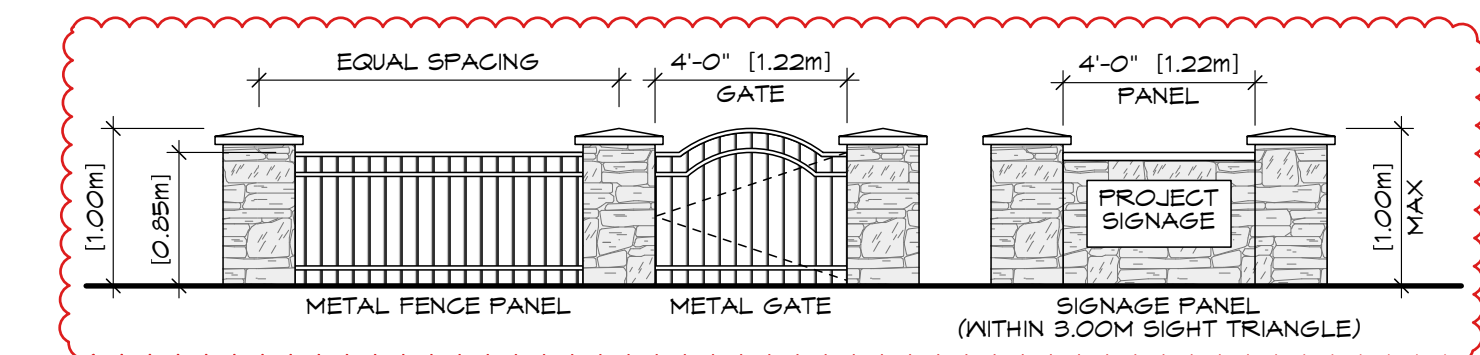
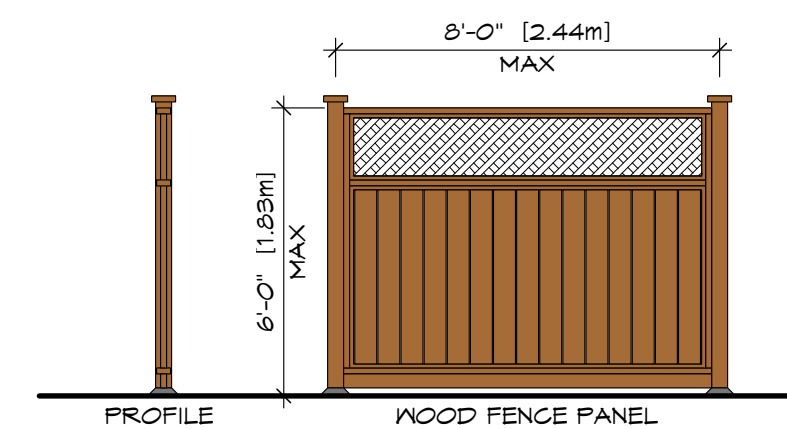
Title:
ELEVATIONS - BUILDING B

REV. NO.	DESCRIPTION	DATE
1	32 MIDDLE UNITS REVISED 33 WINDOWS REVISED; 3RD STOREY EGRESS NOTE ADDED TO PLAN 34 GLAZING CALCULATIONS REVISED 35 BUILDING HEIGHT TAKEN TO TOP OF FLAT PORTION OF ROOF 36 DECK REMOVED 37 WINDOW CHANGED TO FRENCH DOORS 38 TREES REVISED PER LANDSCAPE PLAN (SEE PLANS BY BIOPHILIA) 39 SOFFIT NOTE REVISED	07.04.22

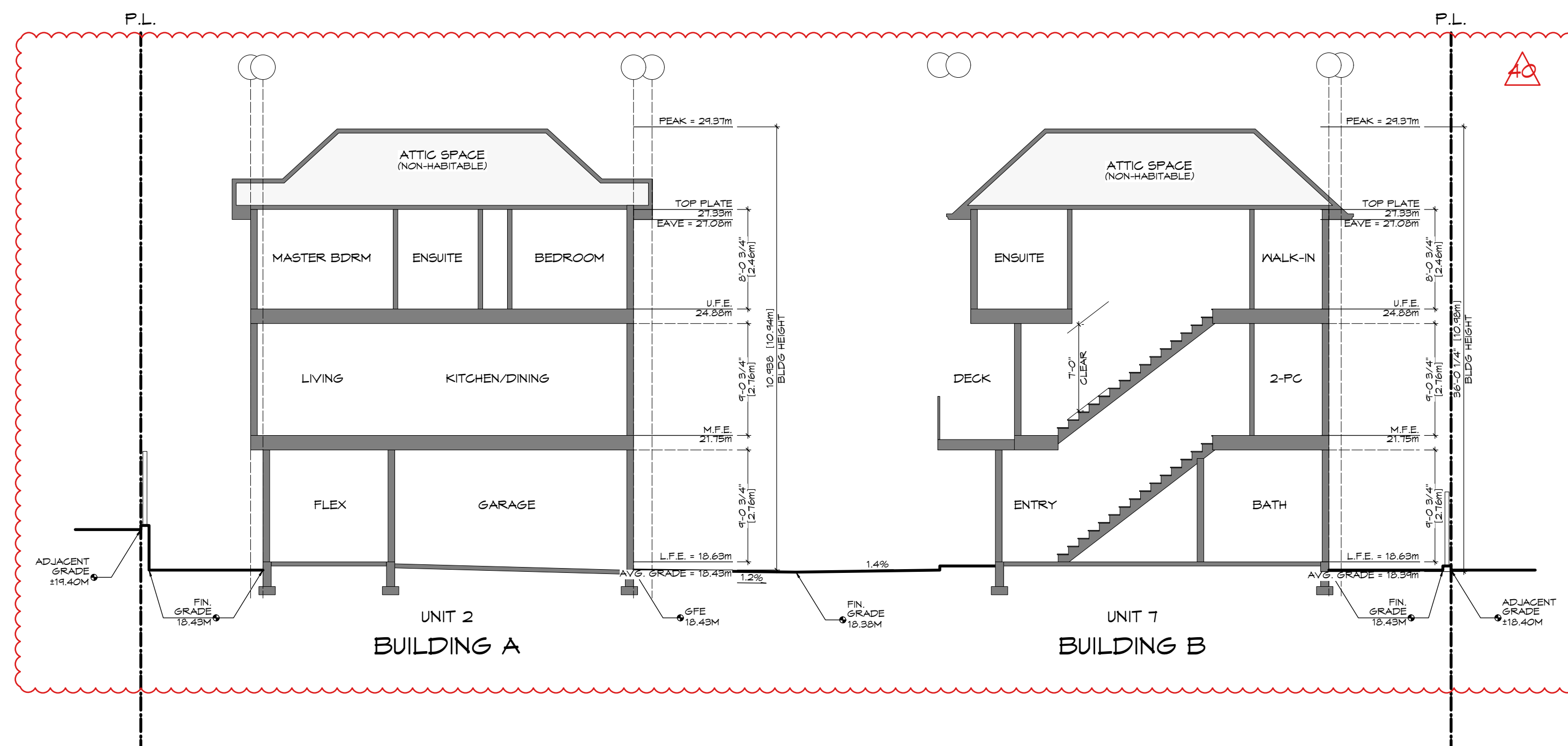
Revision: Sheet:
CALUC NOV. 12/20
REZONE/DP JAN. 07/21
REZONE/DP JUL. 4/22
A
302
Proj.No. TBD



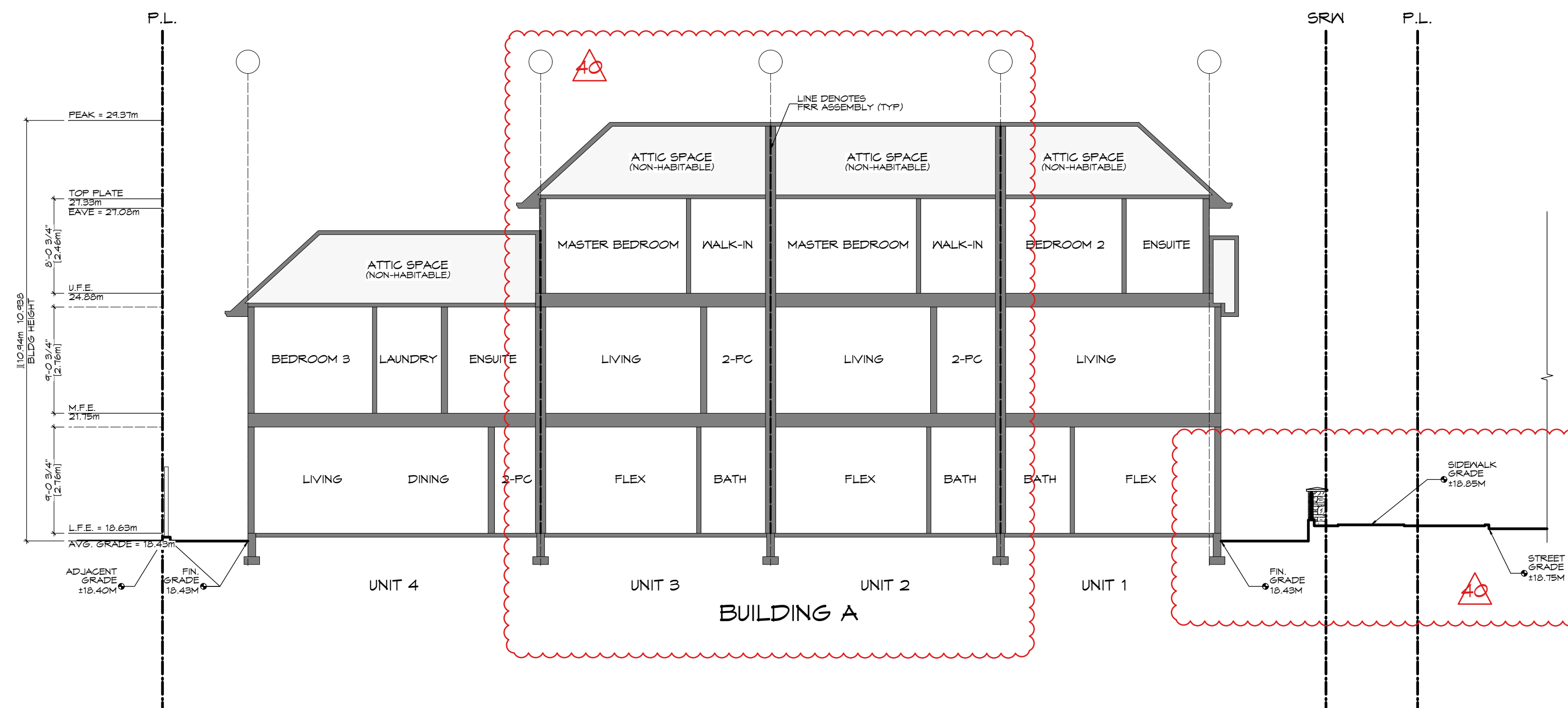
1 Streetscape
Scale: 1:150



4 Fence Design
Scale: 1/4" = 1'-0"



2 Site Section A
Scale: 1:100



3 Site Section B
Scale: 1:100

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REZONING
2022.07.04

ZEBRADESIGN



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Victoria, B.C. V8S 5E6
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Fax: (250) 360-2115

Drawn By: c.c.

Date: JUNE 24, 2022

Scale: AS NOTED

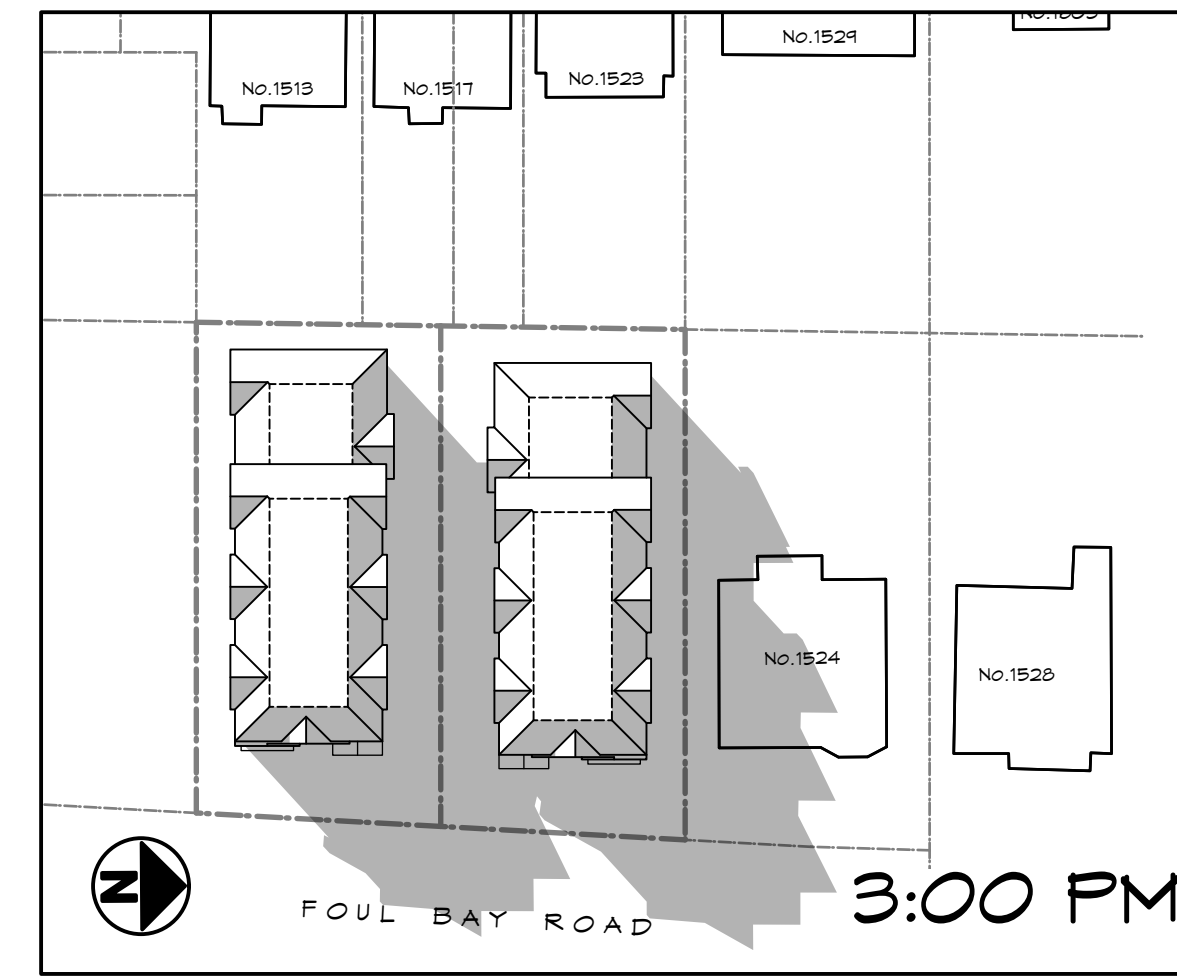
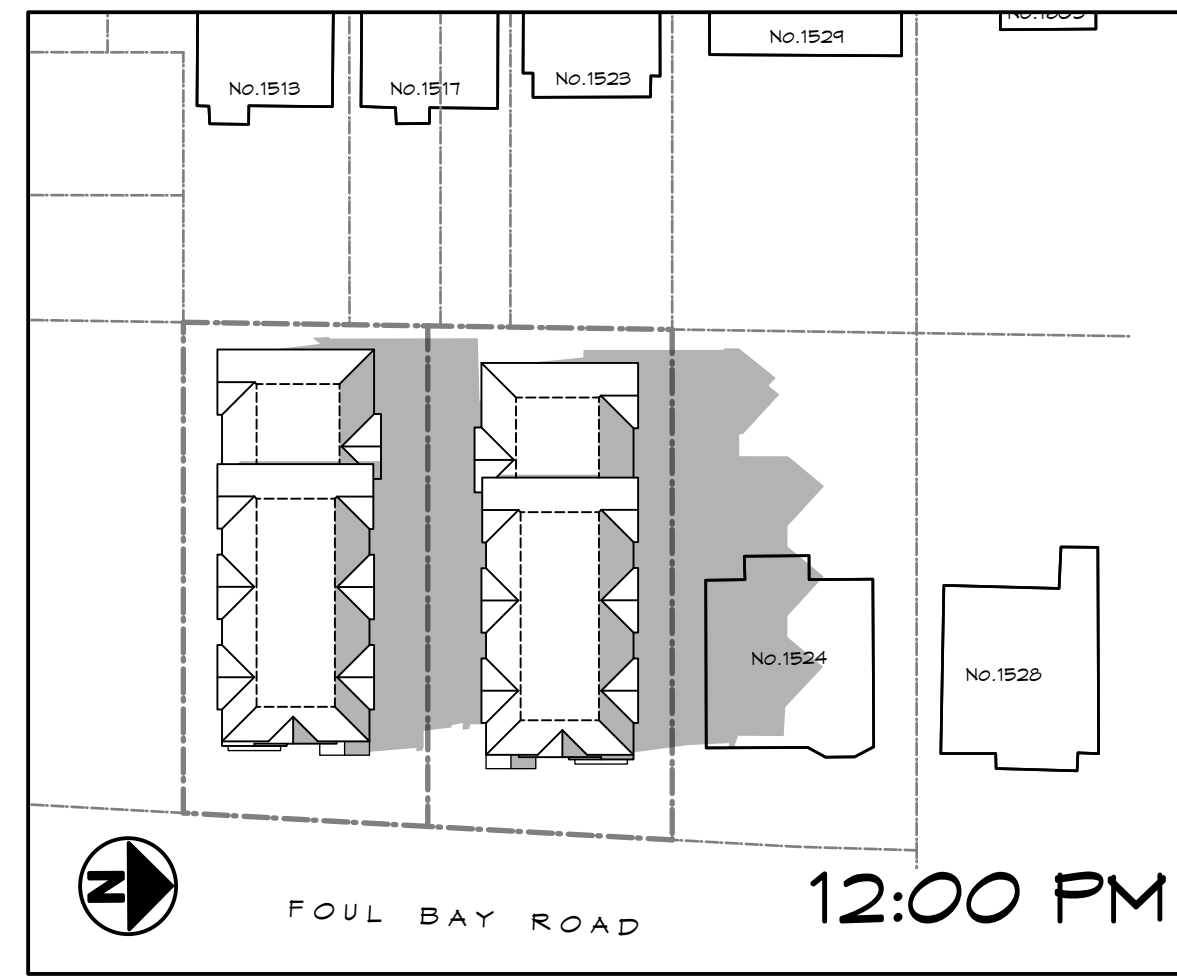
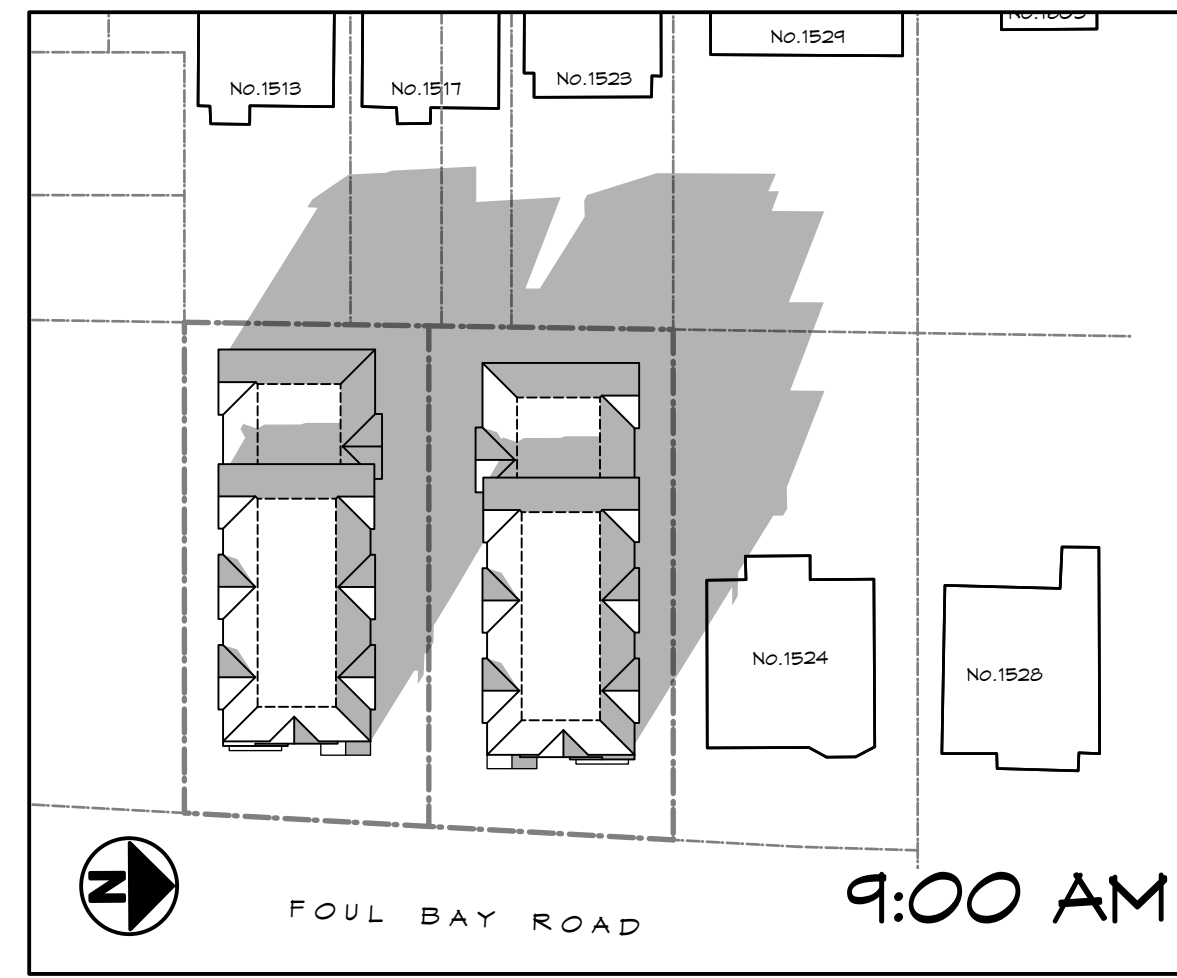
Project:
PROPOSED
TOWNHOUSES
@ 1514/1520
FOUL BAY RD

Title:
STREETSCAPE &
SITE SECTIONS

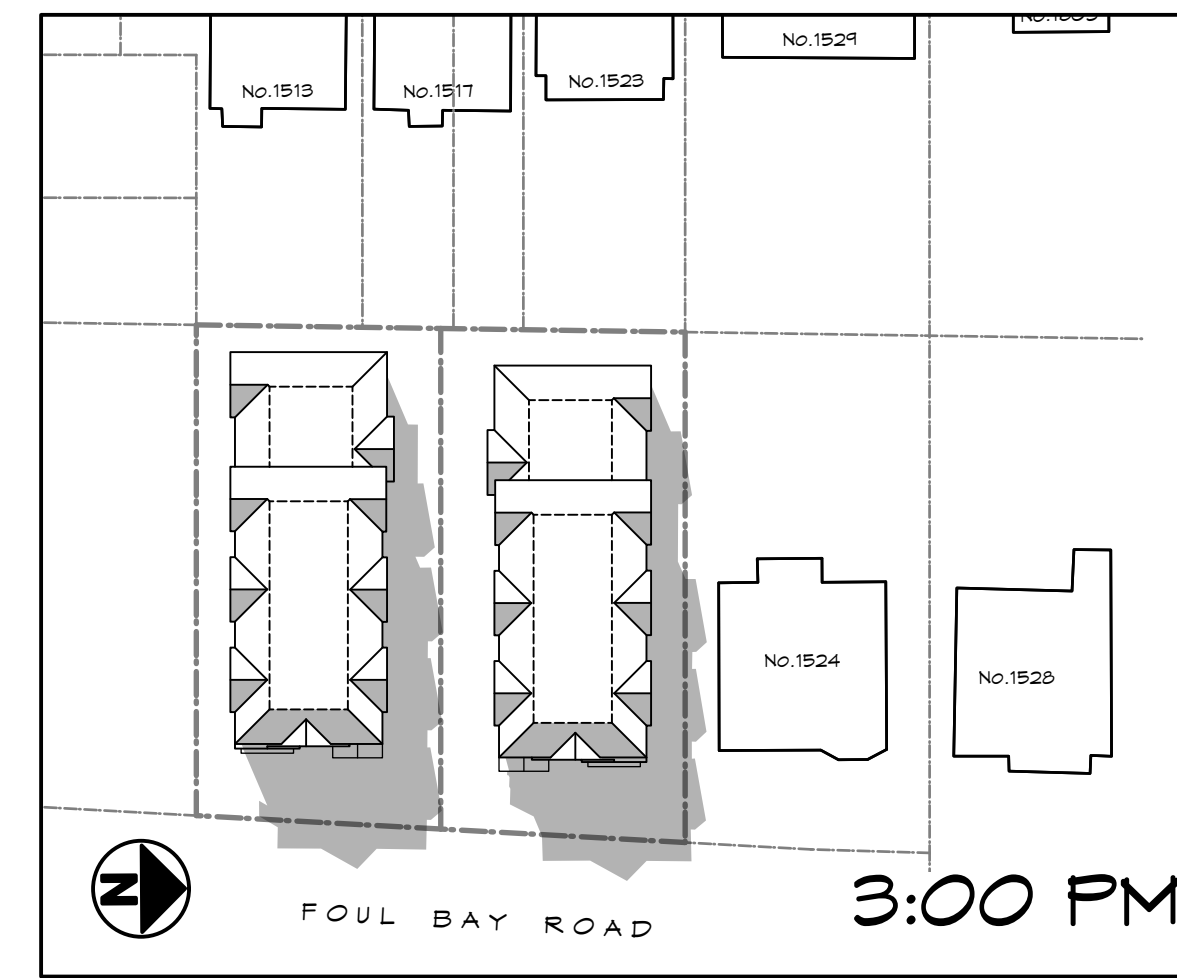
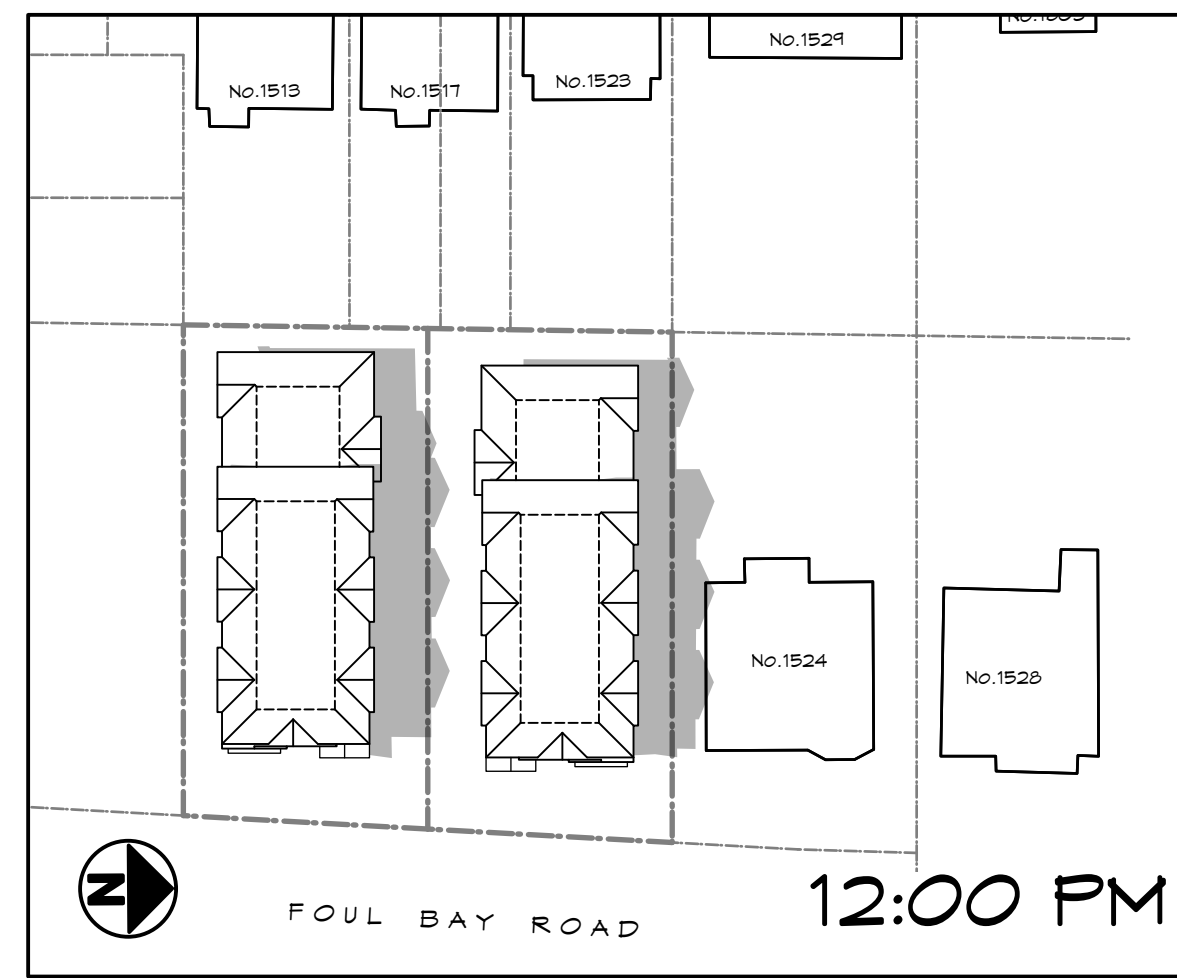
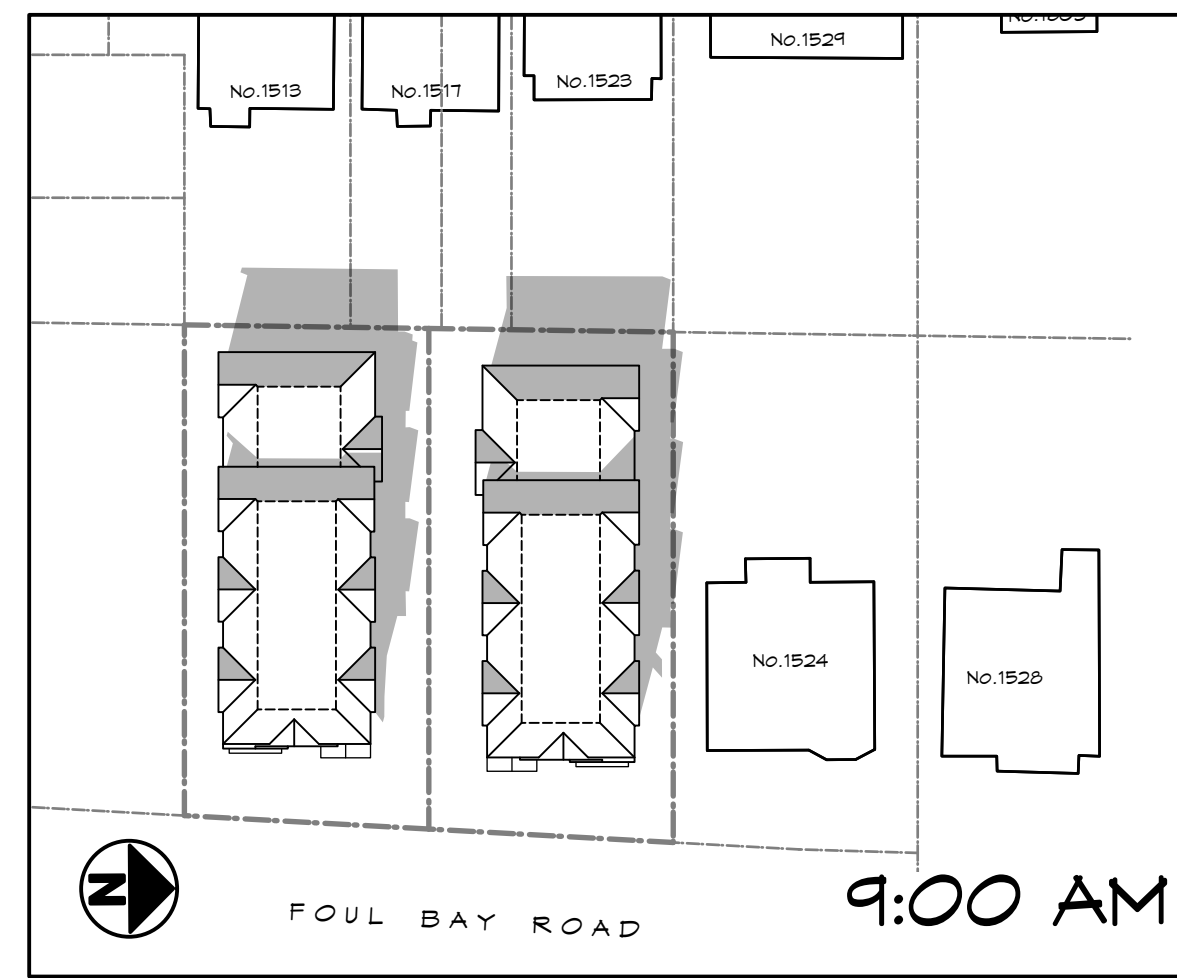
REV. NO.	DESCRIPTION	DATE
1	40 SECTIONS REVISED TO SUIT CHANGES 41 FENCE DESIGN REVISED 42 STREETSCAPE REVISED TO SUIT CHANGES	07.04.22

Revision: CALIC NOV. 12/20	Sheet: A 401
REZONE/DP JAN. 07/21	Proj.No. TBD
REZONE/DP JUL. 4/22	

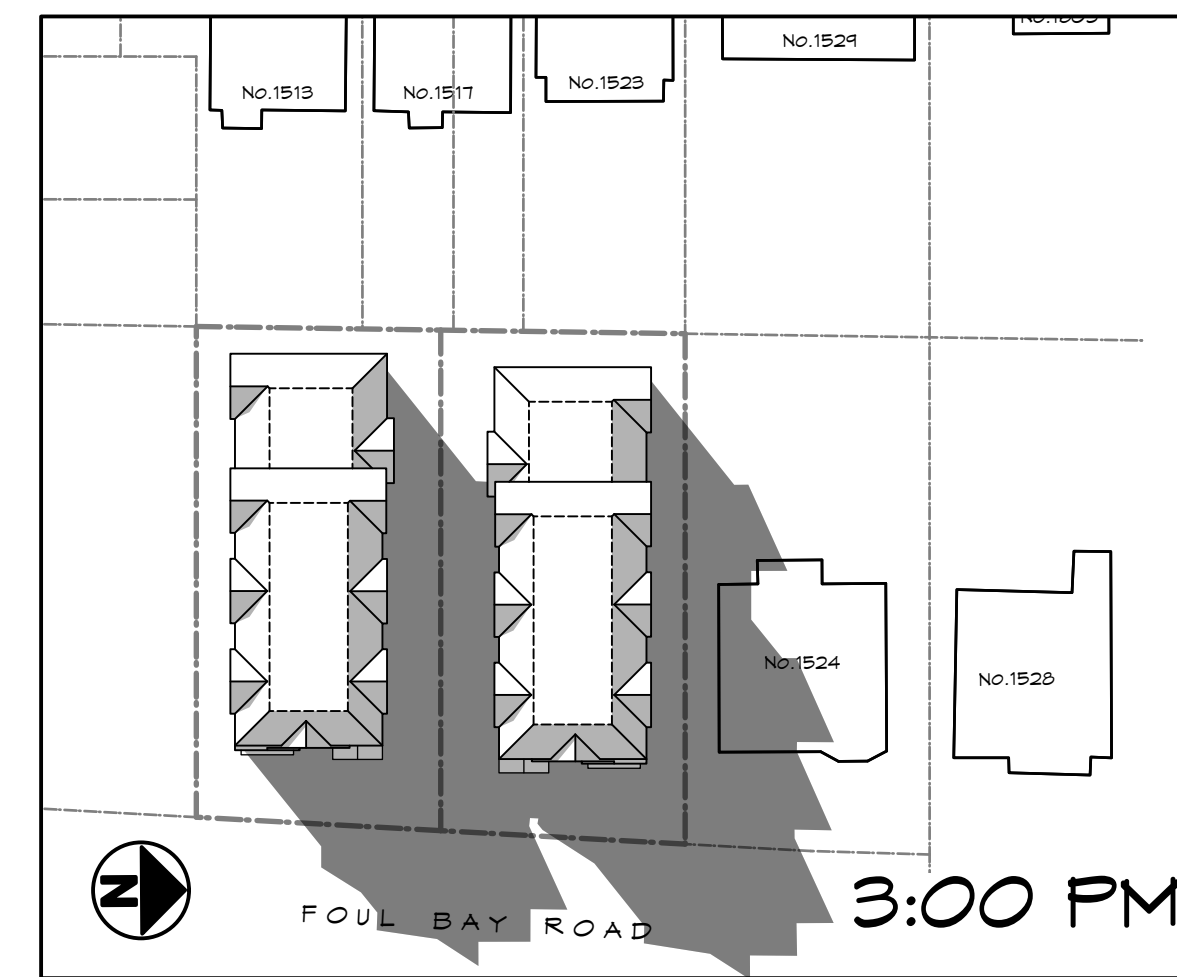
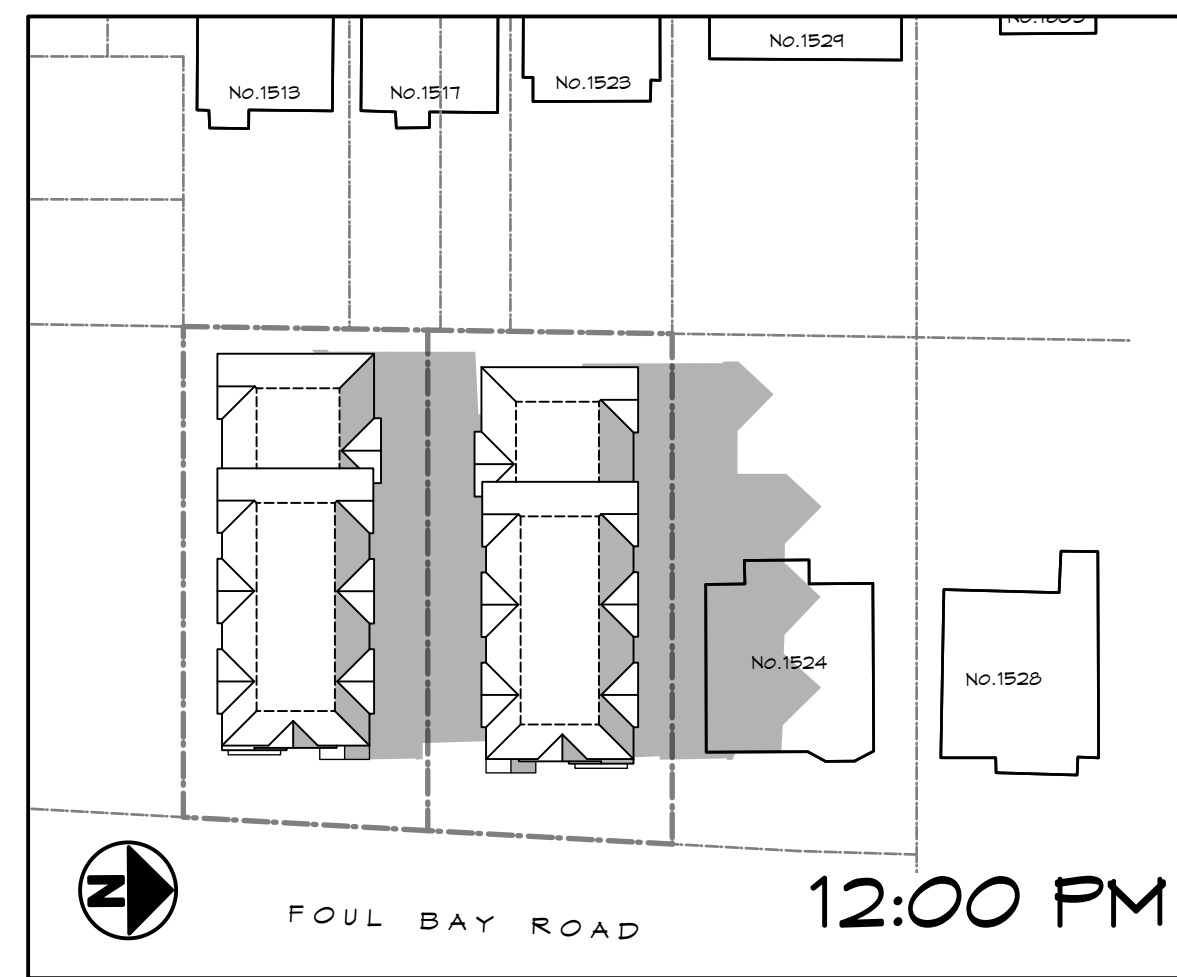
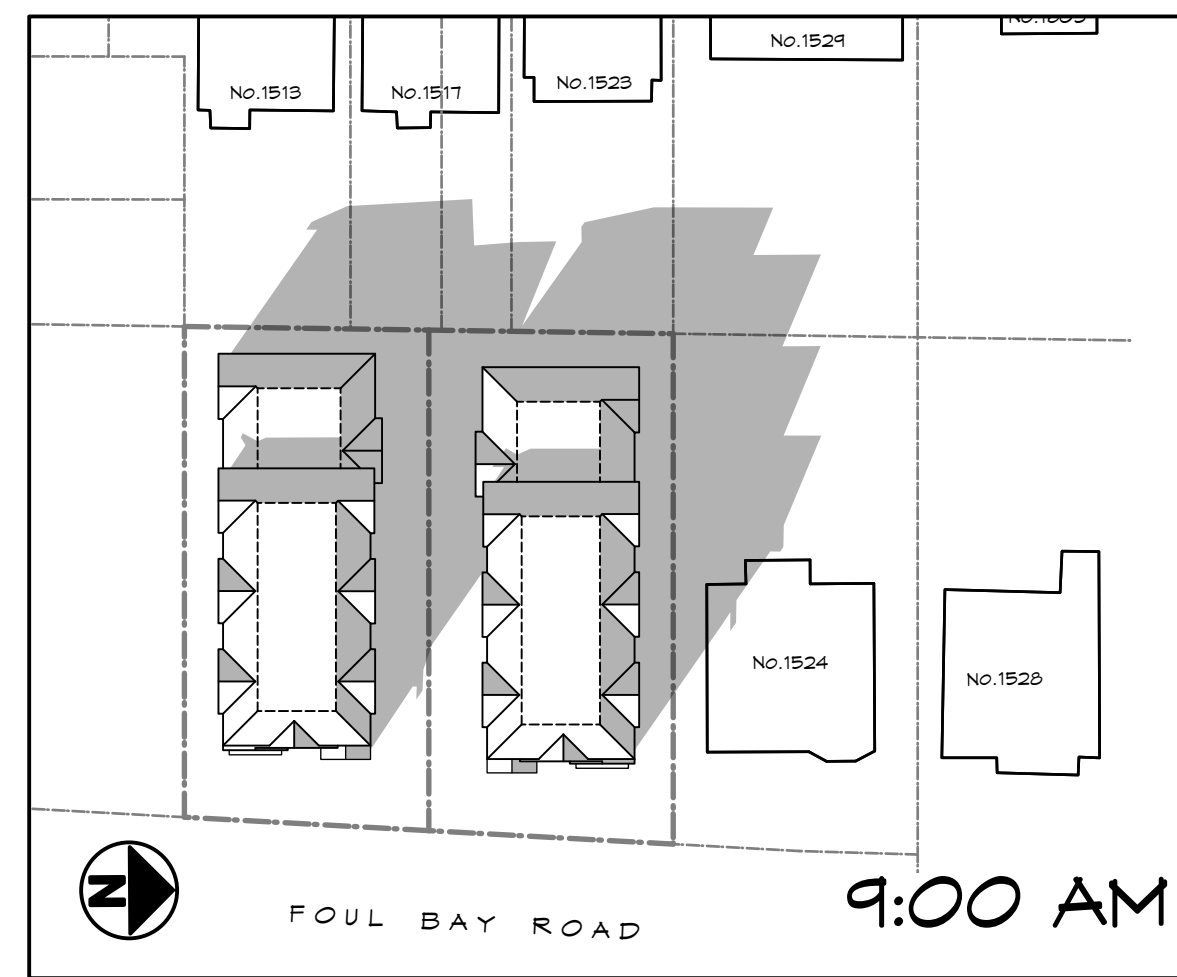
MARCH 20
(EQUINOX)



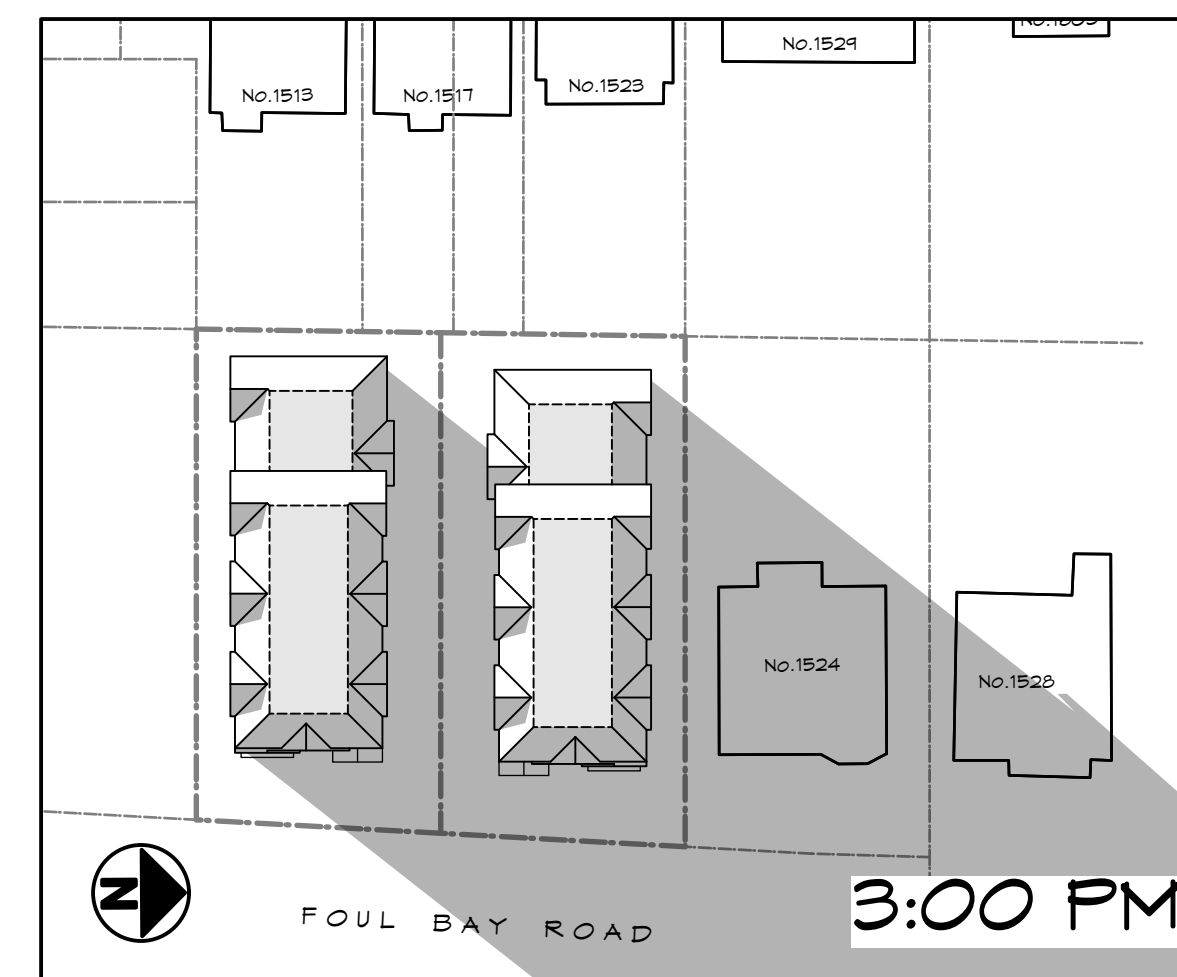
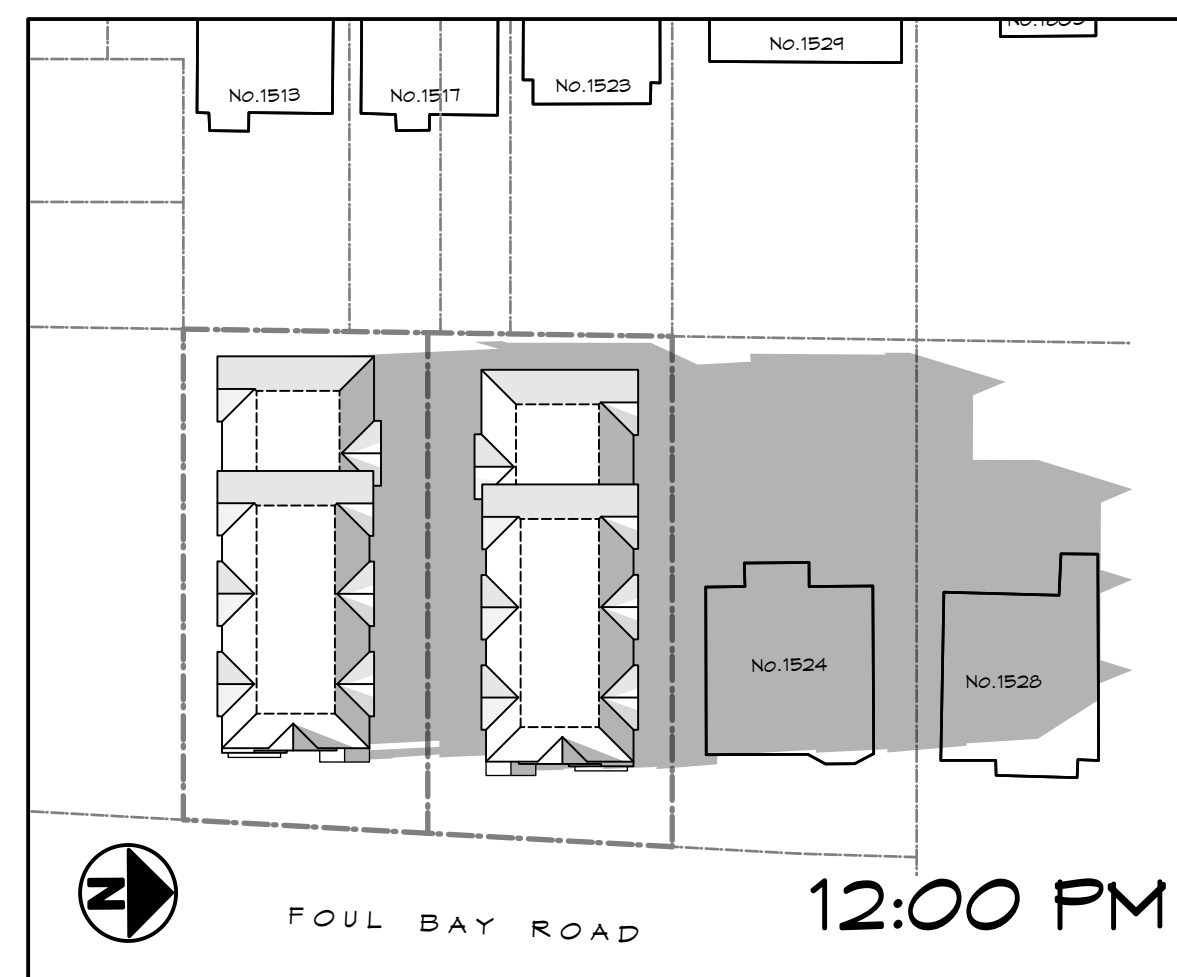
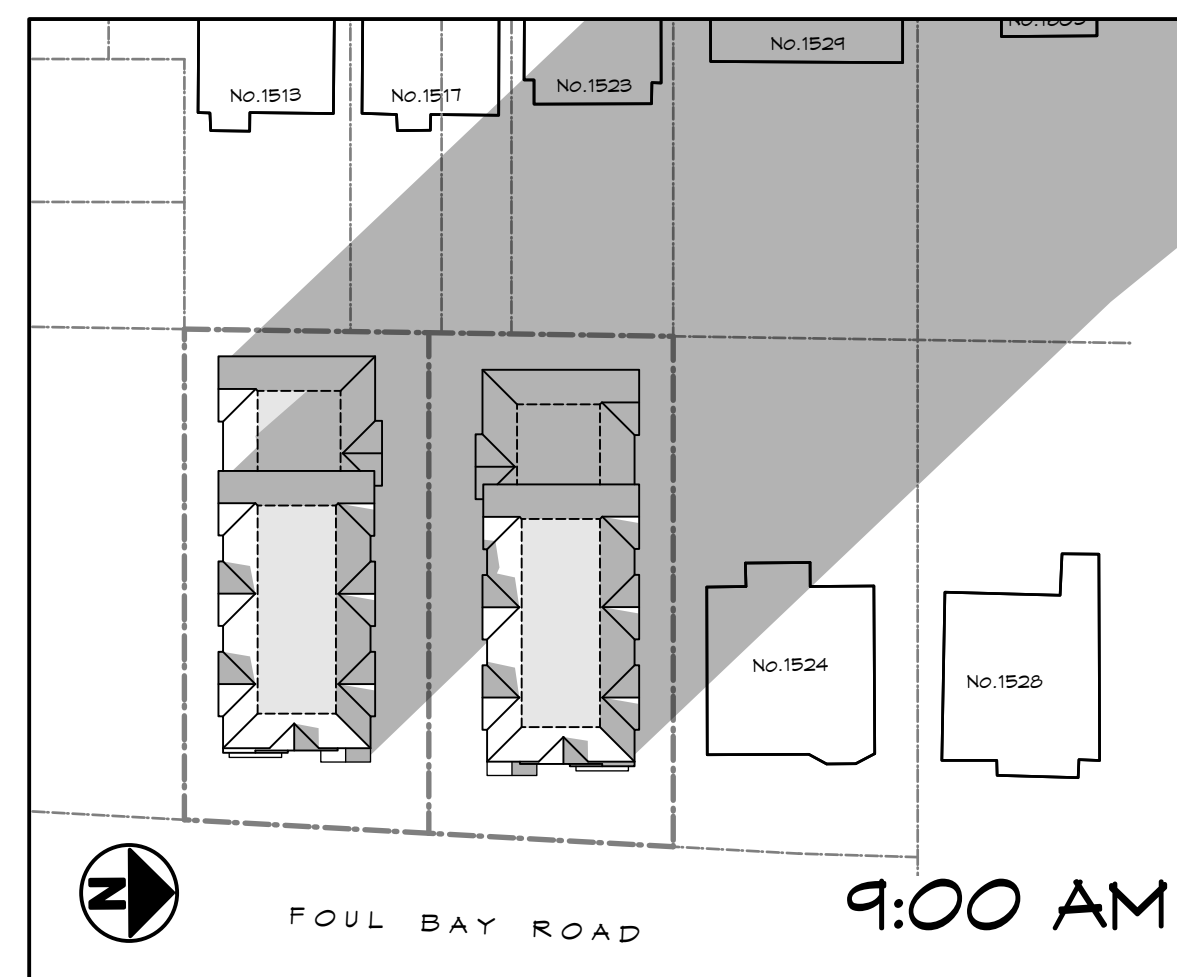
JUNE 21
(SOLSTICE)



SEPT. 23
(EQUINOX)



DEC. 22
(SOLSTICE)



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2022.07.04

ZEBRADESIGN



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Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: c.c.

Date: JUNE 24, 2022

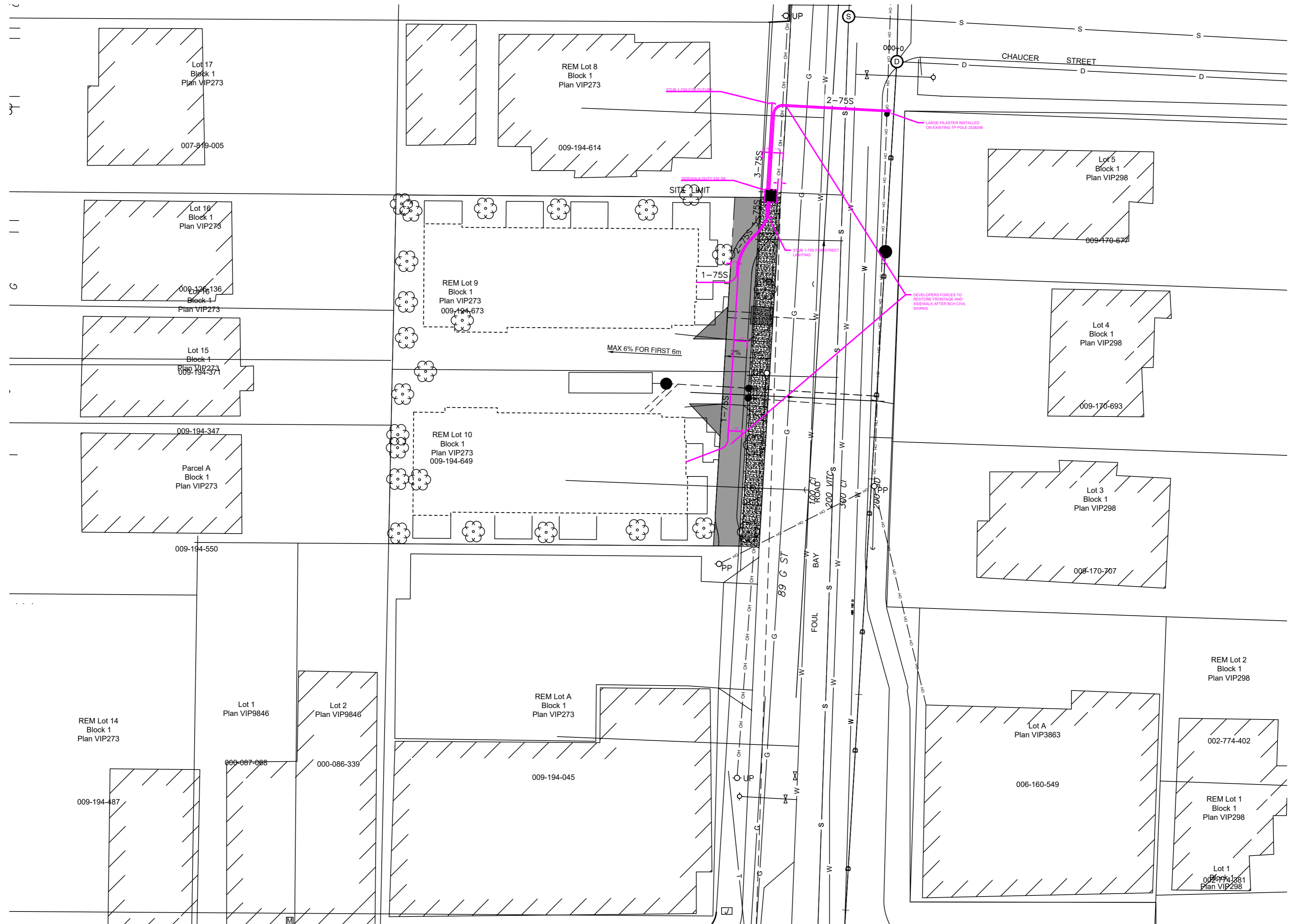
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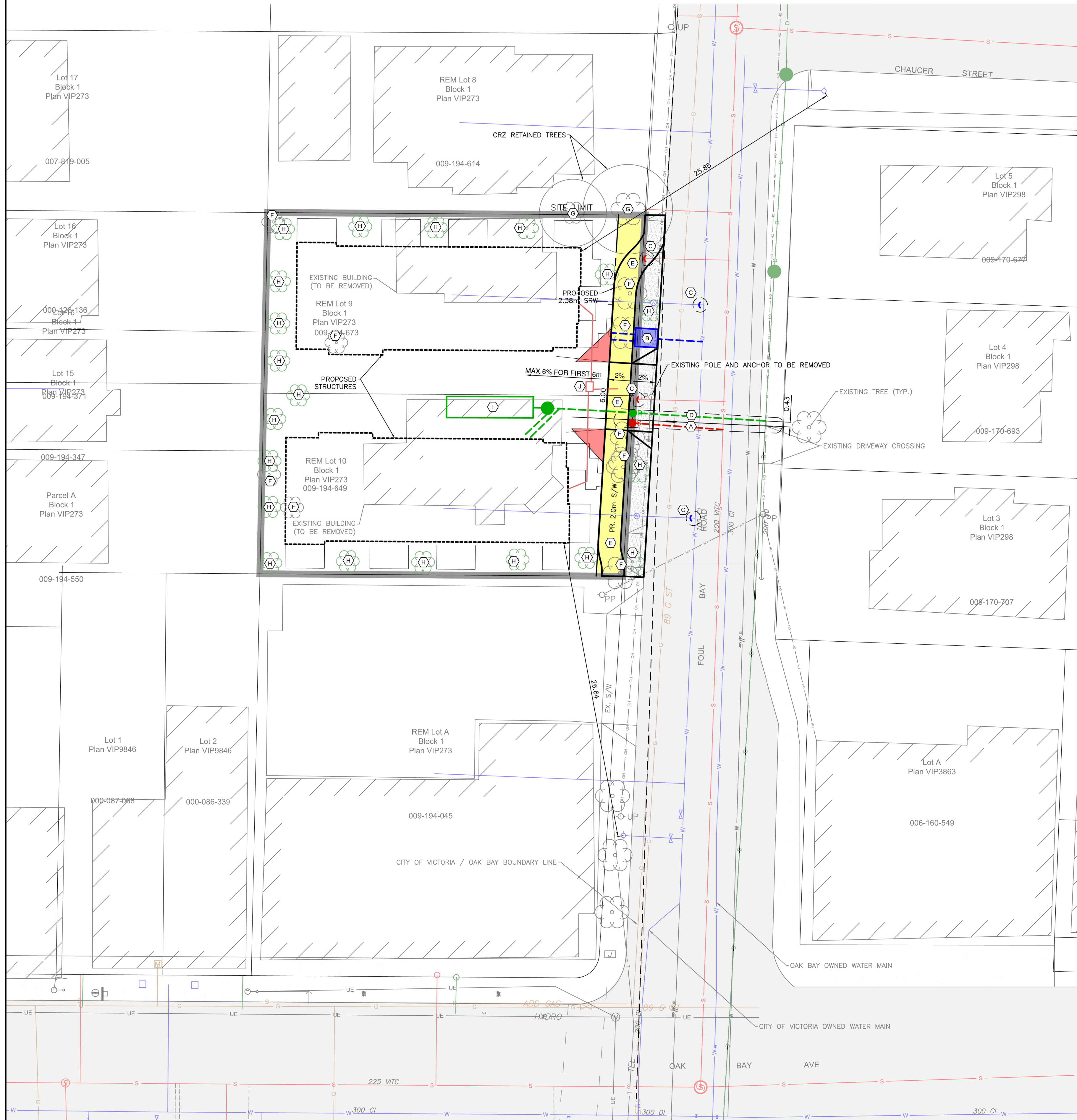
Project:
PROPOSED
TOWNHOUSES
@ 1514/1520
FOUL BAY RD

Title:
SHADOW STUDY

Revision: CALUC NOV. 12/20	Sheet: A 501
REZONE/DP JAN. 07/21	Proj.No. TBD
REZONE/DP JUL. 4/22	

REV. NO.	DESCRIPTION	DATE
1	43. SHADOW STUDY ADDED TO DRAWING PACKAGE	07.04.22





SHEET NOTES:

- (A) CITY OF VICTORIA TO INSTALL SEWER SERVICE AT DEVELOPERS EXPENSE.
- (B) CITY OF VICTORIA WATER TO INSTALL WATER SERVICE AND METER AT DEVELOPERS EXPENSE.
- (C) CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICE AT DEVELOPERS EXPENSE.
- (D) DISTRICT OF OAK BAY TO INSTALL DRAIN SERVICE AT DEVELOPERS EXPENSE.
- (E) CONTRACTOR TO CONSTRUCT 2.0m SEPARATED SIDEWALK WITH CURB AND GUTTER COMPLETE WITH 6.0m WIDE DRIVEWAY AS PER CITY OF VICTORIA STANDARDS. CONTRACTOR TO TIE IN PROPOSED SIDEWALK TO EXISTING.
- (F) EXISTING TREE TO BE REMOVED.
- (G) EXISTING TREE TO BE RETAINED. ALL WORK WITHIN CRZ TO BE UNDER SUPERVISION OF PROJECT ARBORIST.
- (H) PROPOSED TREE LOCATION. SEE LANDSCAPE PLANS FOR DETAILS.
- (I) PROPOSED ONSITE STORM WATER MANAGEMENT SYSTEM COMPLETE WITH FLOW CONTROL MANHOLE. CONFIRMATION OF STORAGE VOLUME TO BE COMPLETED AT BUILDING PERMIT. ALTERNATE STORAGE MAY BE PROVIDED VIA RAIN GARDEN.
- (J) PROPOSED HYDRO SERVICING AS PER BCH REDLINE.

STORAGE SIZING - SITE
 TOTAL IMPERMEABLE SURFACE AREA = 608m²
 REQUIRED STORAGE = 100m³/ha OF IMPERVIOUS AREA
 = 100m³/ha x (0.061)ha
 = 6.1m³

STORAGE PROVIDED BY 3 STORMTECH SC-780 CHAMBERS. SEE DETAIL BELOW. EACH STORMTANK PROVIDES 1.3m³ OF STORAGE VOLUME. THE FLOW CONTROL MANHOLE (FCMH) IS 1050mm² CONCRETE MANHOLE WHICH ALSO PROVIDED AN ADDITIONAL 0.86m³ OF STORAGE VOLUME. THE VOIDS IN THE 0.3m WIDE GRAVEL SURROUNDING THE CHAMBERS PROVIDES FURTHER STORAGE VOLUME.

VOLUME OF CHAMBERS = 3 CHAMBERS x 1.3m³/CHAMBER = 3.9m³
 TOTAL VOLUME = 2.8m WIDE x 4.8m LONG x 0.91m HIGH = 12.2m³
 VOLUME OF DRAIN ROCK SURROUND = (12.2-3.9)x30% = 2.5m³

PROVIDED STORAGE = VOLUME OF RELOCATED CHAMBERS + VOLUME RELOCATED OF DRAIN ROCK + VOLUME RELOCATED OF FCMH
 = 3.9m³ + 2.5m³ + 0.86m³
 = 7.3m³

NOTE:
 EXISTING FIRE HYDRANTS ARE WITHIN 45m OF PROPOSED STRUCTURE



LEGEND		
LAMP STANDARD	LS	LS
POLE(Hydro, Tel.)	PP	PP
U/G WIRING	UE	UE
GAS	G	G
WATER	W	W
SEWER	S	S
DRAIN	D	D
CLEANOUT	□	□
CATCHBASIN	■	■
MANHOLE	○	○
SERVICE RISER	○	○
MOUNTABLE CURB	MC	MC
NON-MOUNT. CURB	NMC	NMC
EDGE ASPHALT	—	—
DITCH	—	—
METER	○	○
FLUSH VALVE	○	○
VALVE	○	○
REDUCER	○	○
HYDRANT	○	○
AIR VALVE	○	○

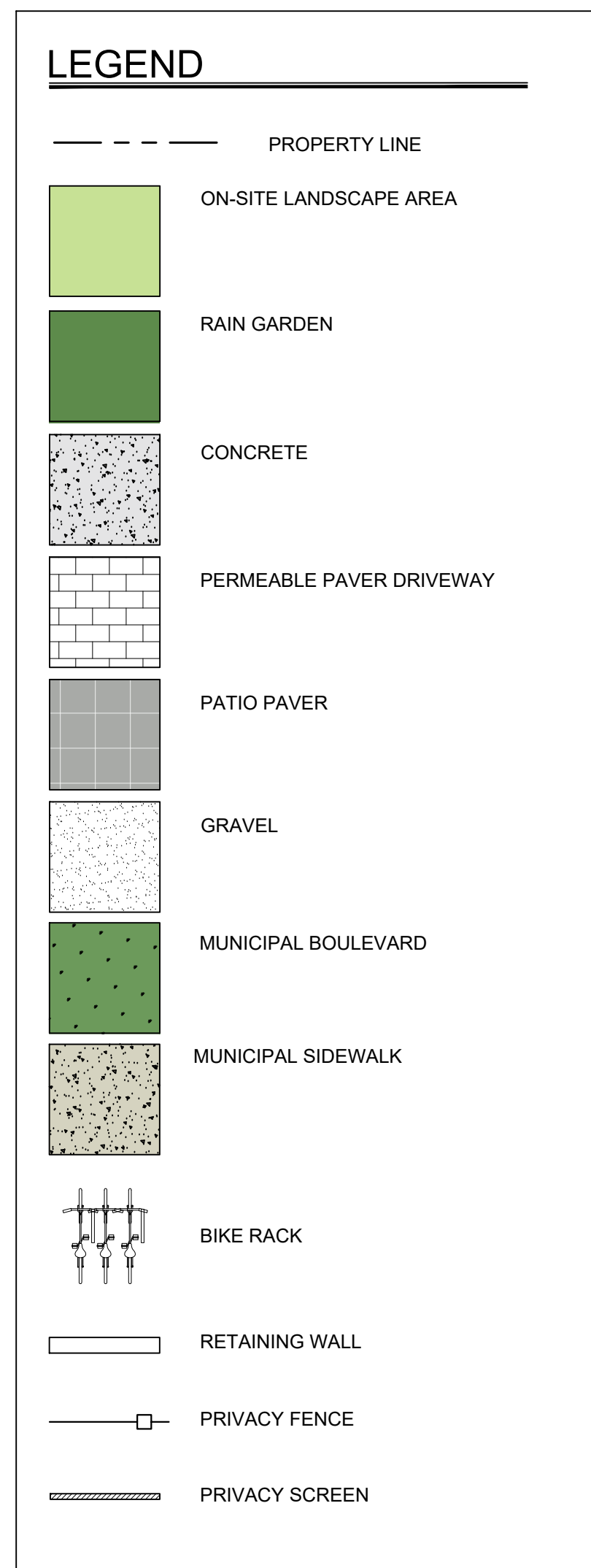
**1514/1520 FOUL BAY ROAD
 PRELIMINARY SERVICING
 PLAN**

Scale 1:200
 Scale N/A
 Sheet 1 of 1
 Eng. Project No. 32657

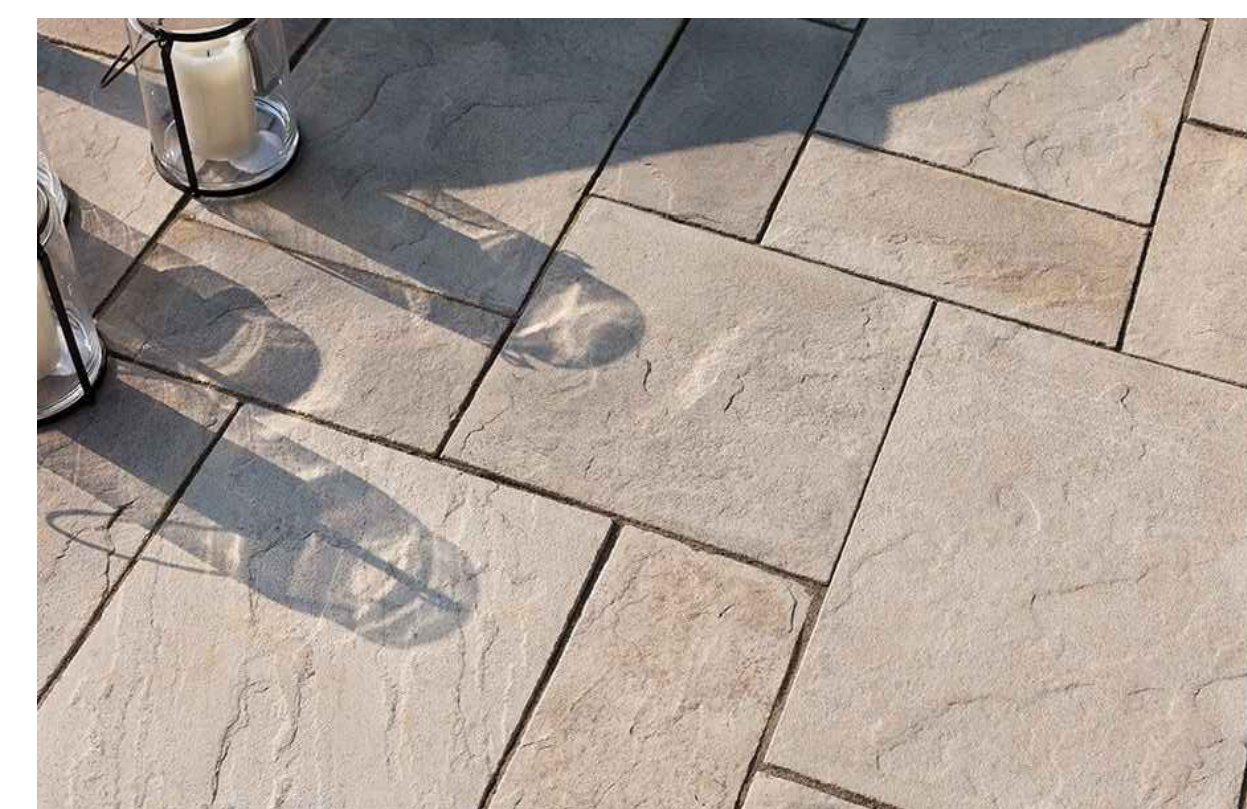
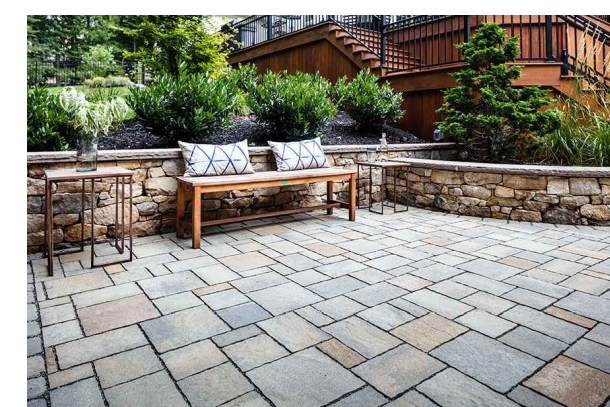


VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
 PHONE: 250-727-2214 info@jeanderson.com

CONCEPTUAL SITE SERVICING PLAN



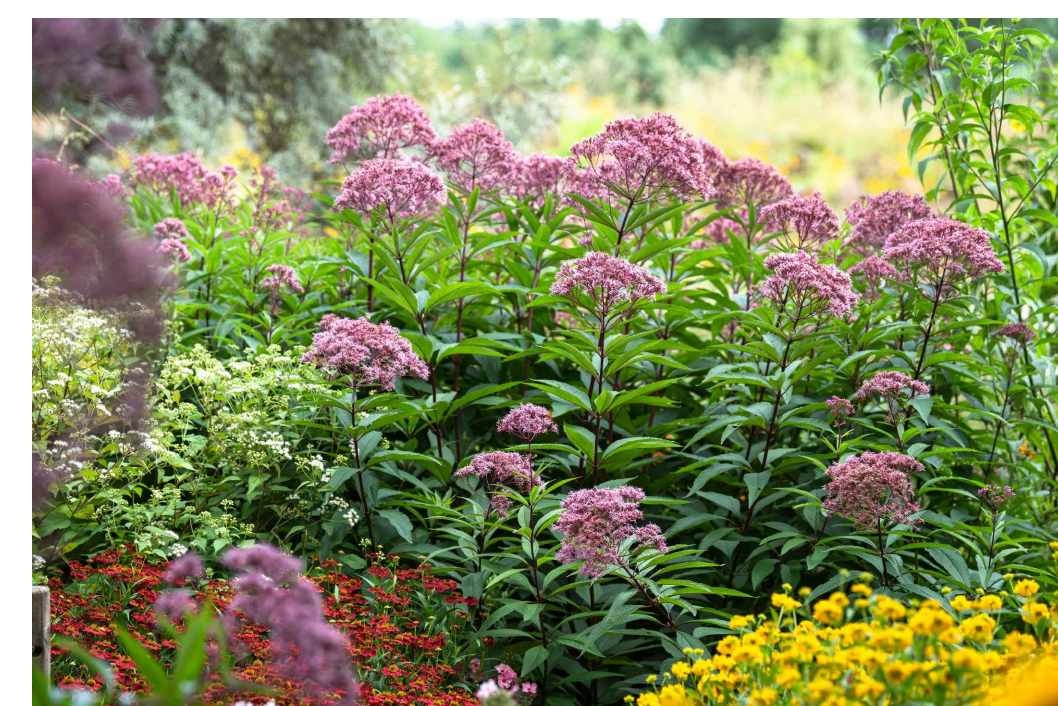
DRIVEWAY PERMEABLE PAVER



PATIO PAVER OPTIONS



PRIVACY FENCING



RAIN GARDEN



NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04

SEAL

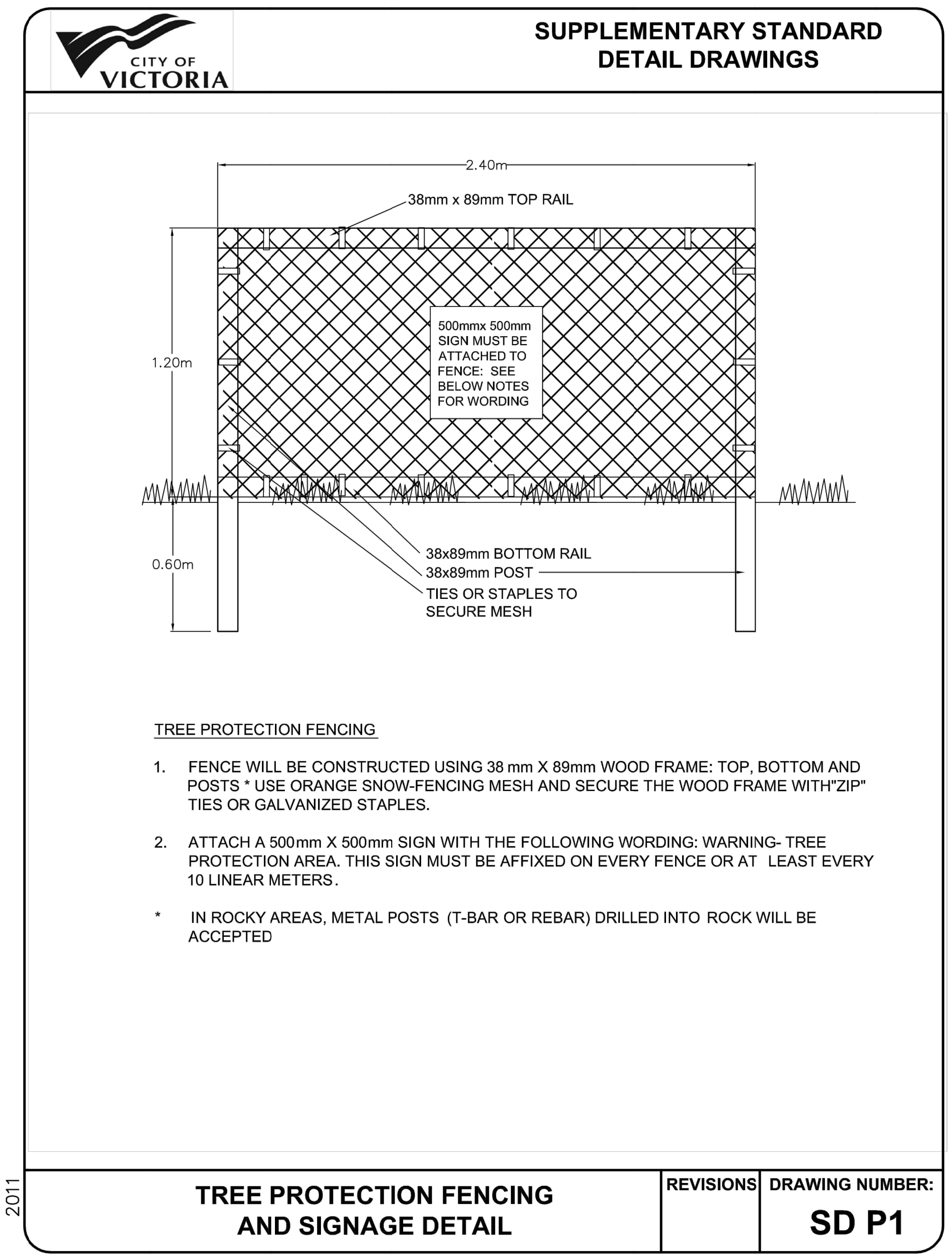
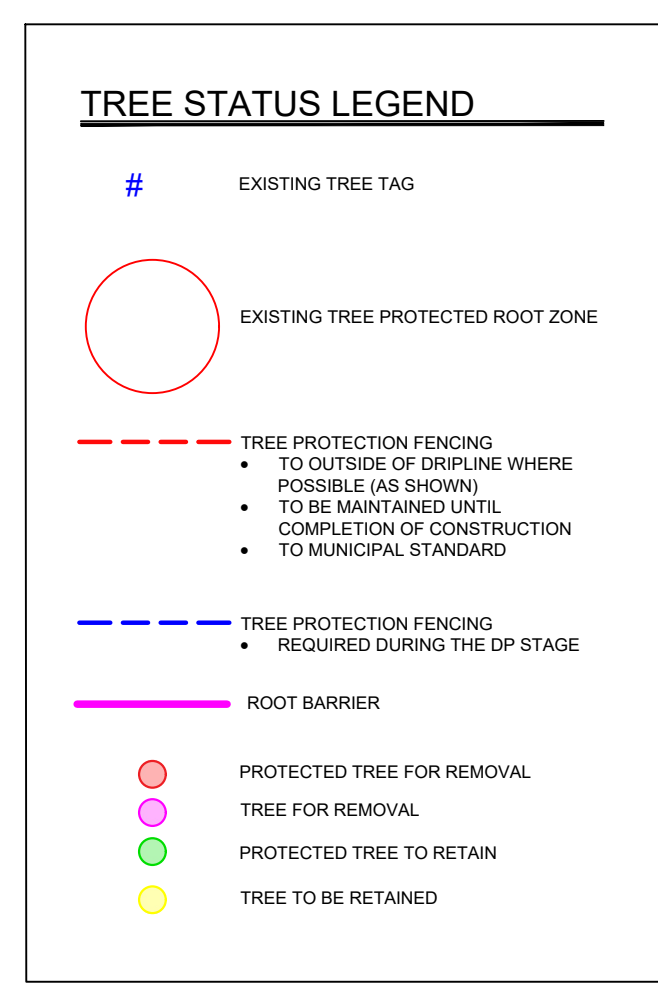
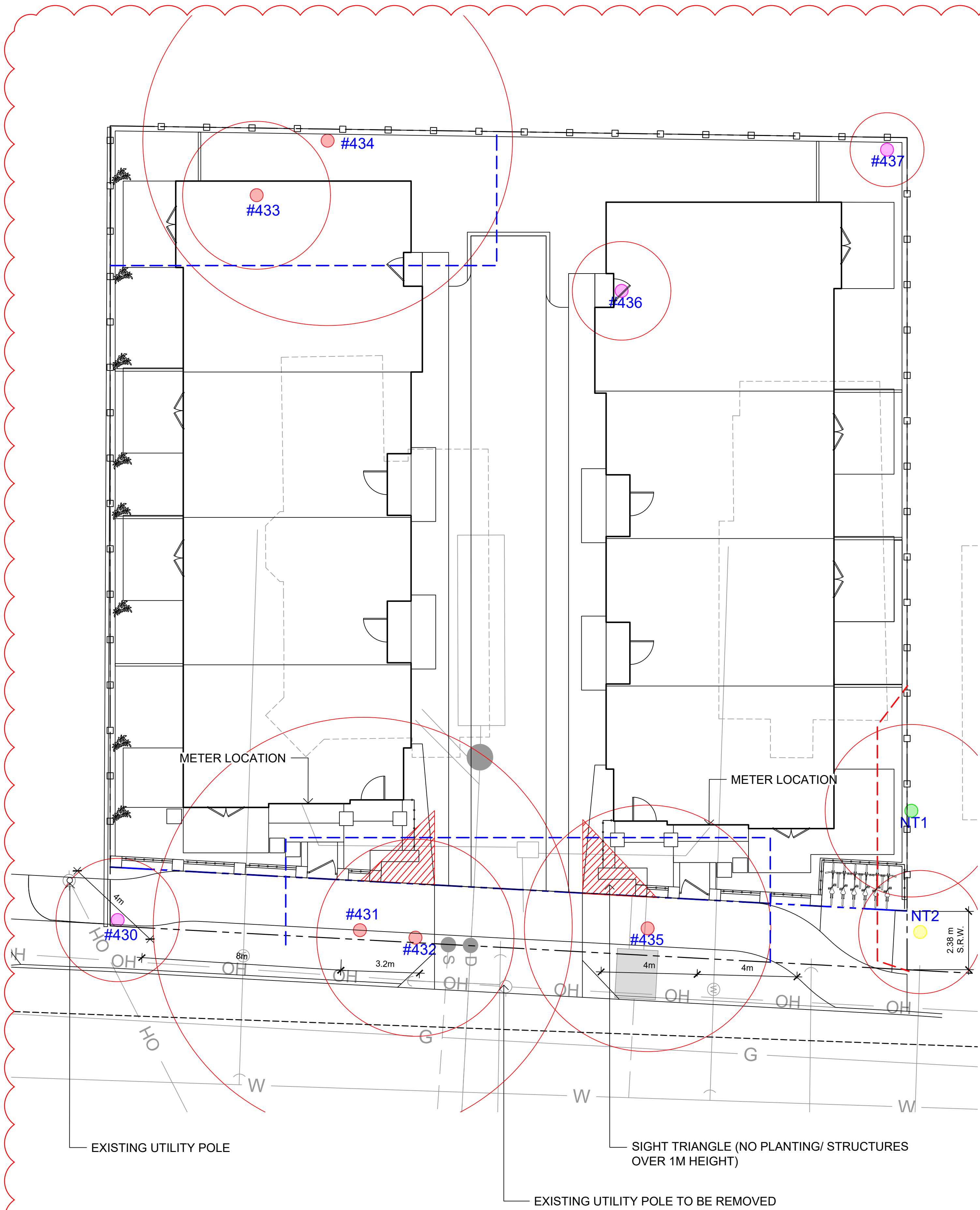


DRAWING TITLE:
LANDSCAPE PLAN

DWG NO:

SCALE: 1:100

L1



Tree Inventory

Tree#	Tree Species	Ownership Onsite - O/S Offsite - OF/S Muni - M	DBH (cm)	Height (M)	PRZ (M)	Tree Condition G, F, P	Impact L, M, H	Retain	Remove	Bylaw Protected
430	S maple	O/S	27	9	5	F/F	M/H		X	no
431	S maple	O/S	95	12	17	F/P	H		X	yes
432	S maple	O/S	50	12	8	F/P	H		X	yes
433	Apple	O/S	35	4	6	P/P	H		X	yes
434	PL plum	O/S	85	8	15	F/P-P	H		X	yes
435	Apple	O/S	53	8	10	F/P-P	H		X	yes
NT3	Lilac	O/S	25	3	5	P/P	H		X	no
NT1	Laurel	OF/S	39	5	7	F/P	M	X		yes
NT2	S maple	OF/S	29	10	5	F/P-P	M	X		no
436	Apple	O/S	22	5	4	Dead	H		X	no
437	S maple	O/S	17	7	3	F/P	M		X	no
N/T	S maple	OF/S	110	22	20	F-F/P	L	X		yes

SouthShore Forest Consultants

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04

SEAL

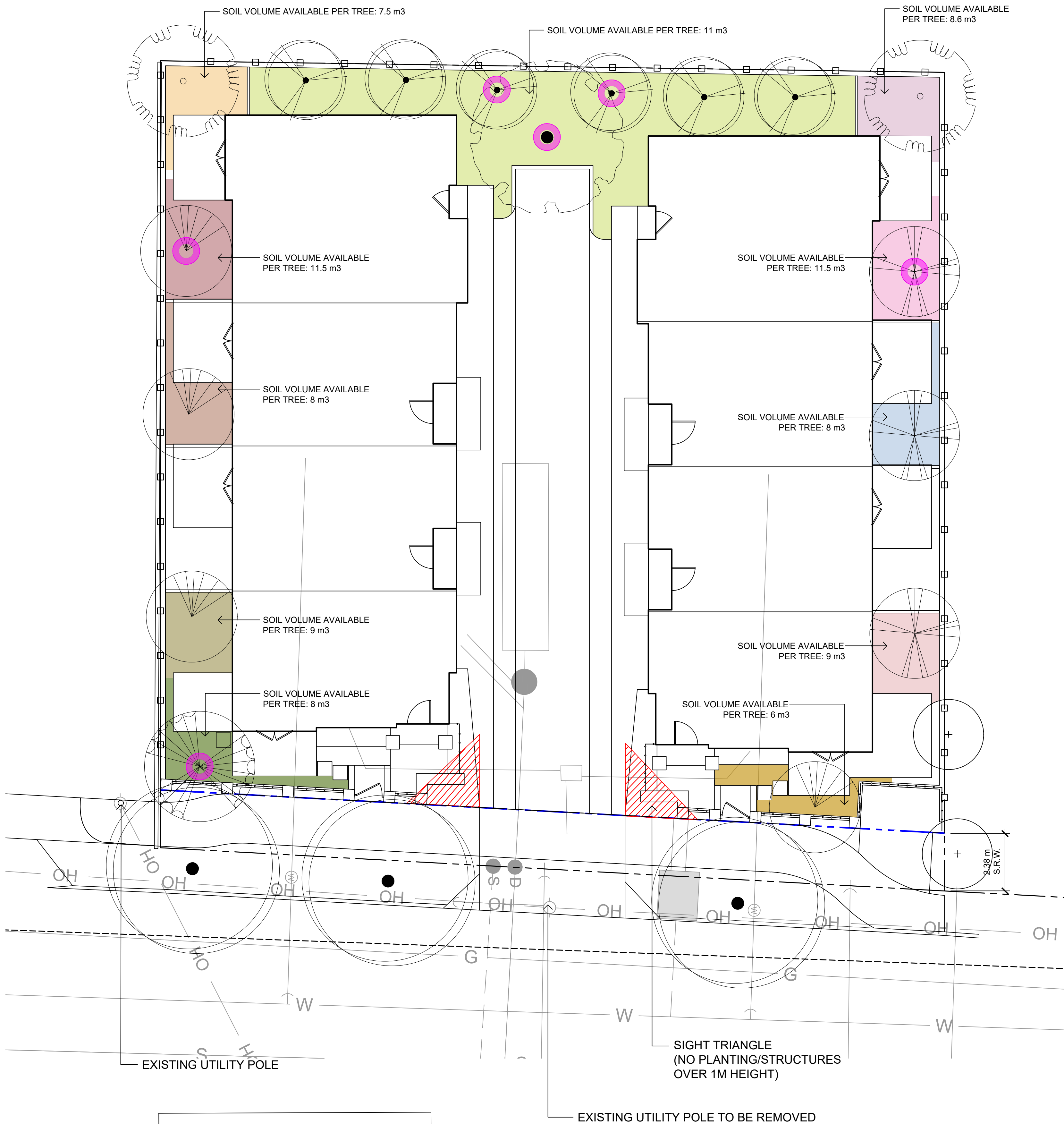


DRAWING TITLE:
TREE REMOVAL & PROTECTION PLAN

DWG NO:

SCALE: 1:100

L2



LEGEND

- REPLACEMENT TREES
- PROTECTED TREES TO BE REMOVED ON SITE: 5
- REPLACEMENT TREES NEEDED: 10
- REPLACEMENT TREES PROPOSED: 6

2

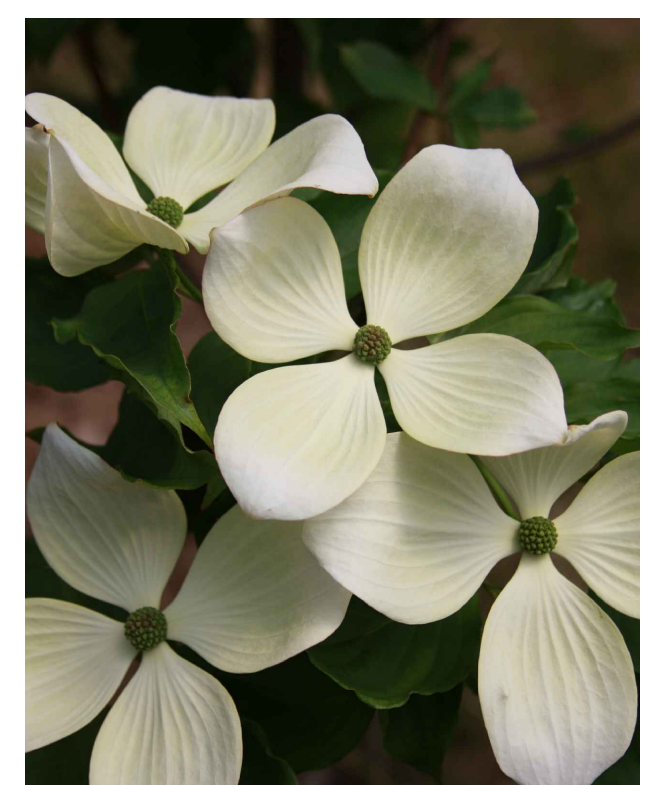
TREE SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native	Height at Maturity (m)	Spread at Maturity (m)
3		<i>Cornus Venus</i>	Venus® Dogwood	B&B		Y	4.5000	4.5000
6		<i>Amelanchier alnifolia</i>	Serviceberry	B&B		Y	6	6
3		<i>Cornus nuttallii</i>	Pacific Dogwood	B&B		Y	15	3
1		<i>Cercidiphyllum</i>	Japanese Katsura	B&B		N	15	9
2		<i>Magnolia x brooklynensis</i>	Yellow Bird Magnolia	B&B		N	12	9
1		<i>Quercus palustris</i>	Pin Oak	B&B		N	20	12
2		TBD BY CITY	N/A	N/A	N/A	N/A	N/A	N/A

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
2. PARKS WILL REQUIRE (3) INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA 2) INSPECTION OF STOCK UPON DELIVERY 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. THE TREE (S) MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 CM DIAMETER, CALIPER MEASURED 15 CM ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M-2.5 M ABOVE GROUND. PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P4 AND SD P5).



SERVICEBERRY



VENUS FLOWERING DOGWOOD



PACIFIC DOGWOOD



JAPANESE KATSURA



YELLOWBIRD MAGNOLIA



PIN OAK

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04

SEAL

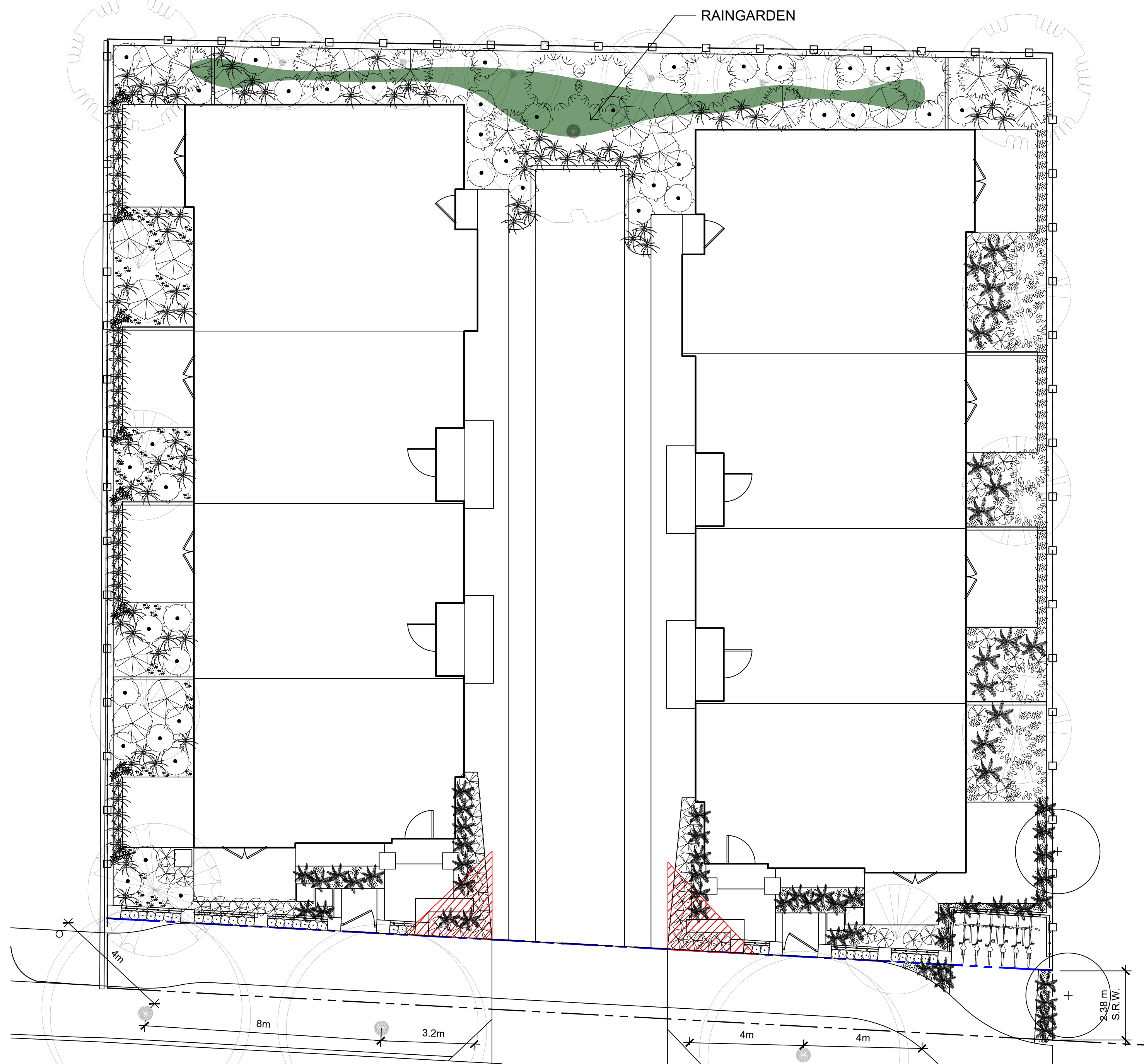


DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:

SCALE: 1:100

L3

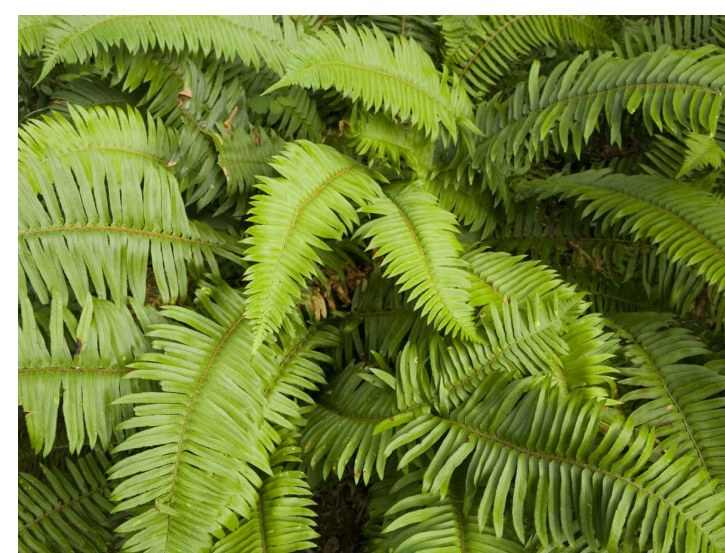


PLANT SCHEDULE									
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)	Notes
SHADE PLANTING									
145		<i>Asarum canadense</i>	Wild ginger	Flat	Y		0.1-0.15	0.15-0.3	
46		<i>Buxus sinica</i> var. <i>insularis</i> 'Green Velvet'	Green Velvet boxwood	#2			0.9-1.2	0.9-1.2	clipped hedge to be kept below 1.0 m ht and within planting bed width - resistant to Boxwood Blight and bronzing in winter
57		<i>Plyostichum munitum</i>	Western sword fern	#1	Y		0.6-1.2	0.6-1.2	
51		<i>Sarcococca humilis</i>	Dwarf Sweetbox	#1		Y	0.6	0.6	
7		<i>Vaccinium ovatum</i>	Evergreen huckleberry	#1	Y	Y	0.5-4.6m	1.5m	
SUN PLANTING									
60		<i>Arctostaphylos uva-ursi</i> 'Massachusetts'	Massachusetts Kinnikinnick	Flat		Y	0.3	3-4.5	
8		<i>Jasminum polyanthum</i>	White Jasmine	#1		Y	4.9-9	2.1-4.5	
7		<i>Myrica californica</i>	Pacific Wax Myrtle	#3	Y		6	6	
7		<i>Oemleria cerasiformis</i>	June Plum	#2	Y		2.4	2.4	
13		<i>Ribes sanguineum</i>	Red Flowering Currant	#1	Y	Y	1.5	1.5	
97		<i>Stipa arundinacea</i>	New Zealand Wind Grass	#1			0.6-0.9	0.6-0.9	
41		<i>Symphoricarpos albus</i>	Common Snowberry	#1	Y		0.9-1.8	0.9-1.8	
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.									

SHADE PLANTING PALETTE



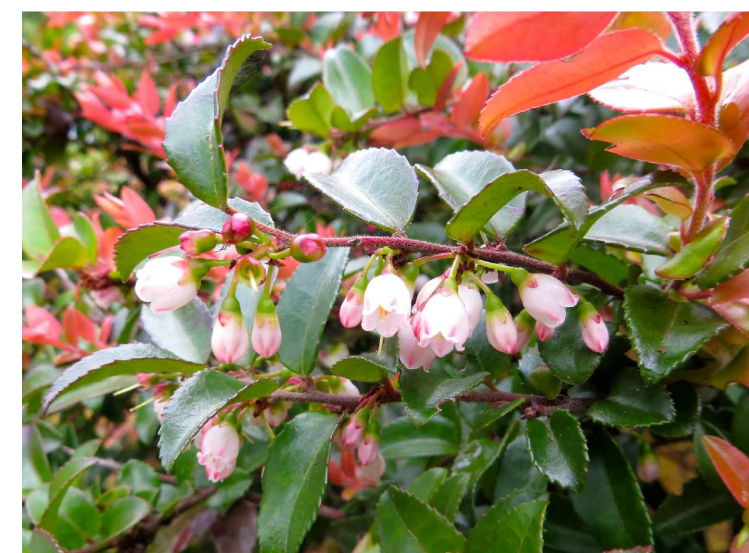
WILD GINGER



WESTERN SWORD FERN



SWEETBOX



EVERGREEN HUCKLEBERRY

SUN PLANTING PALETTE



KINNIKINNICK



WHITE JASMINE



PACIFIC WAX MYRTLE



JUNE PLUM



RED FLOWERING CURRANT



NEW ZEALAND WIND GRASS



COMMON SNOWBERRY

3



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

PROJECT NAME:
VILLAGE LANDING

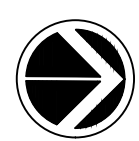
PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

DESIGNED BY: BIANCA BODLEY
 DRAWN BY: KIM TANG

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04

SEAL

NORTH ARROW



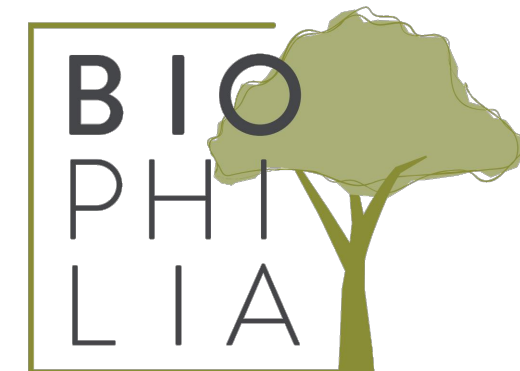
DRAWING TITLE:

PLANTING PLAN

DWG NO:

SCALE: 1:100

L4.1

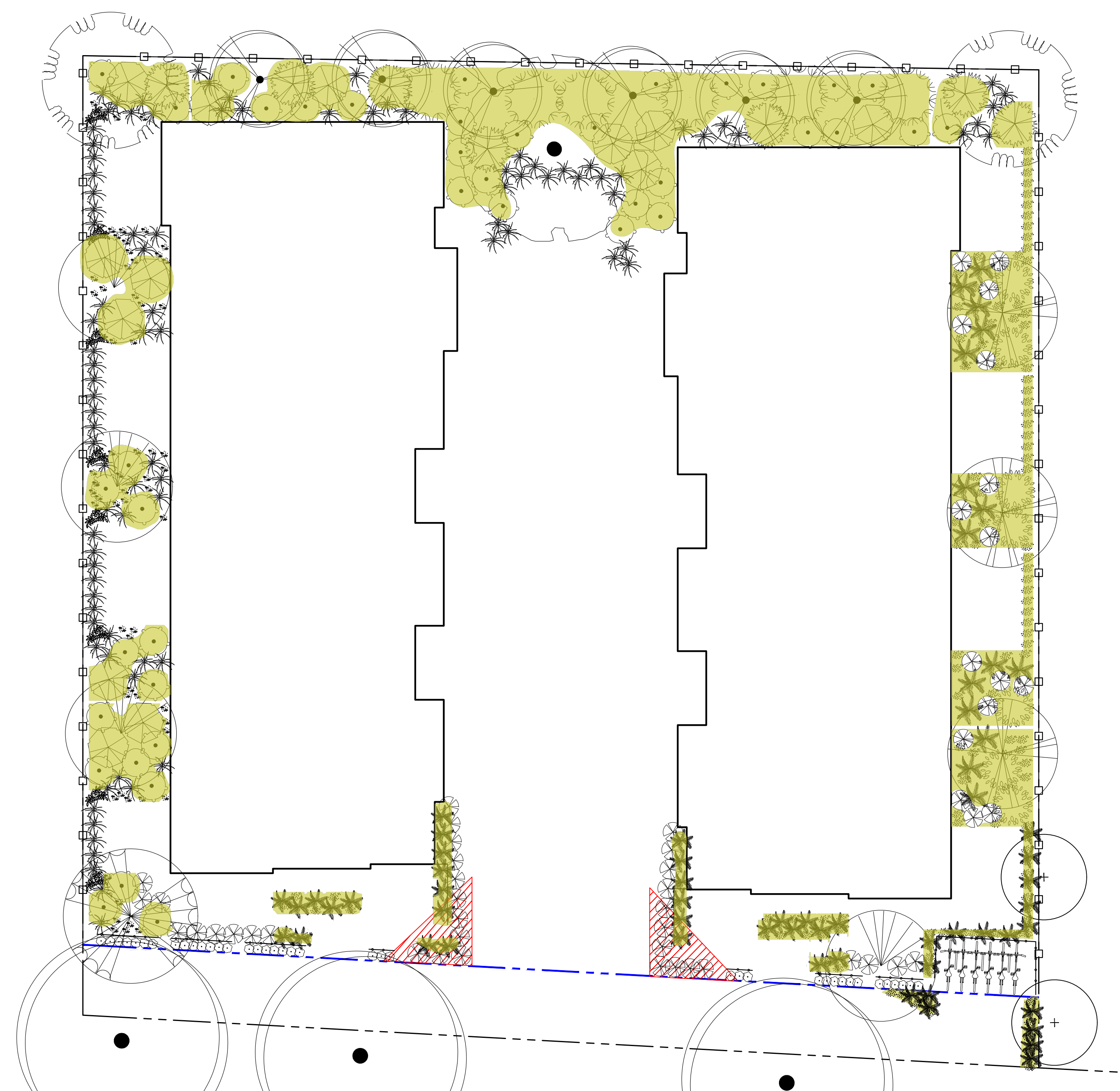


1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophilicollective.ca 250 590 1156

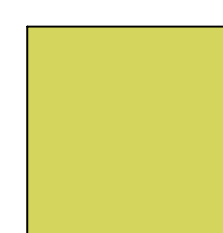
PROJECT NAME:
VILLAGE LANDING

PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

DESIGNED BY: **BIANCA BODLEY**
 DRAWN BY: **KIM TANG**



LEGEND



- NATIVE & POLLINATOR PLANT AREA**
- TOTAL PLANTED AREA = 194 m²
 - TOTAL NATIVE & POLLINATOR PLANTED AREA = 143 m²
 - TOTAL % NATIVE & POLLINATOR SPECIES = 74%

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04

SEAL

NORTH ARROW



DRAWING TITLE:

**NATIVE PLANT
 PERCENTAGE**

DWG NO:

SCALE: 1:100

L4.2