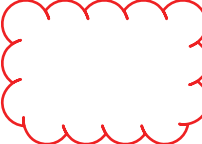


Changes Made to Development Permit Documents

Revision Number	Revision Title	Drawing	Description
1	Play Amenity	Site Plan	A Bocce court play amenity has been added to the landscaped area near the corner of Foul Bay Road and Quamichan. Please also refer to the Landscape drawings and list of revisions.
2	Parking Spaces	Site Plan	Parking spaces 1 to 3 have been shifted east to create a larger landscaped buffer to the street. Please also refer to the Landscape drawings and list of revisions.

Legend



Revision Bubble



Revision Tag



Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
June 12, 2024

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

D'A M B R O S I O
architecture + urbanism

2960 Jutland Road
Victoria BC Canada V8T5K2

tel 250.384.2400
fax 250.384.7893
eml mail@fdarc.ca
web www.fdarc.ca

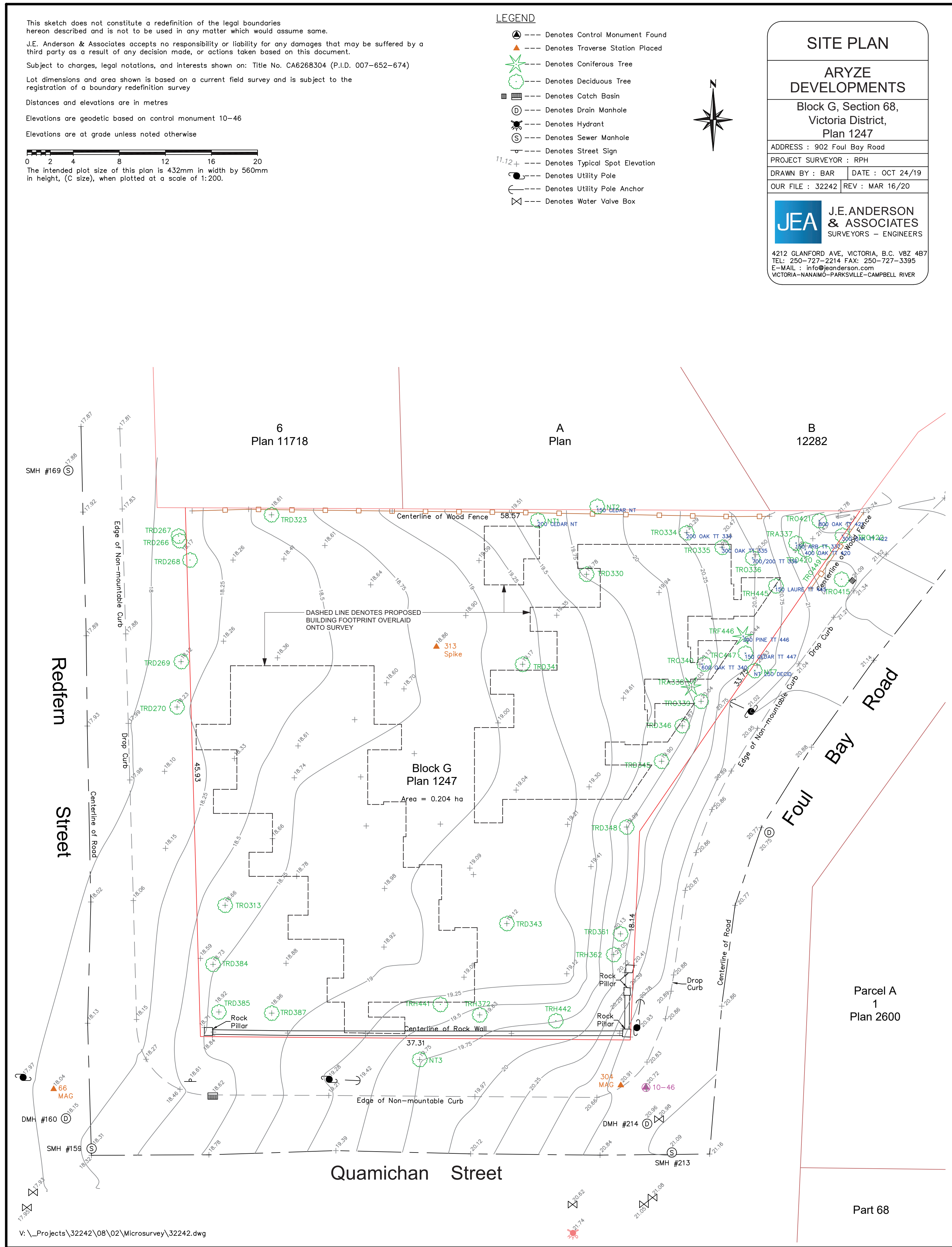
Bubbled Set
Changes made to the
Development Permit Application

902 Foul Bay Road
Victoria B.C.



Revised Development Permit Application
September 25, 2024

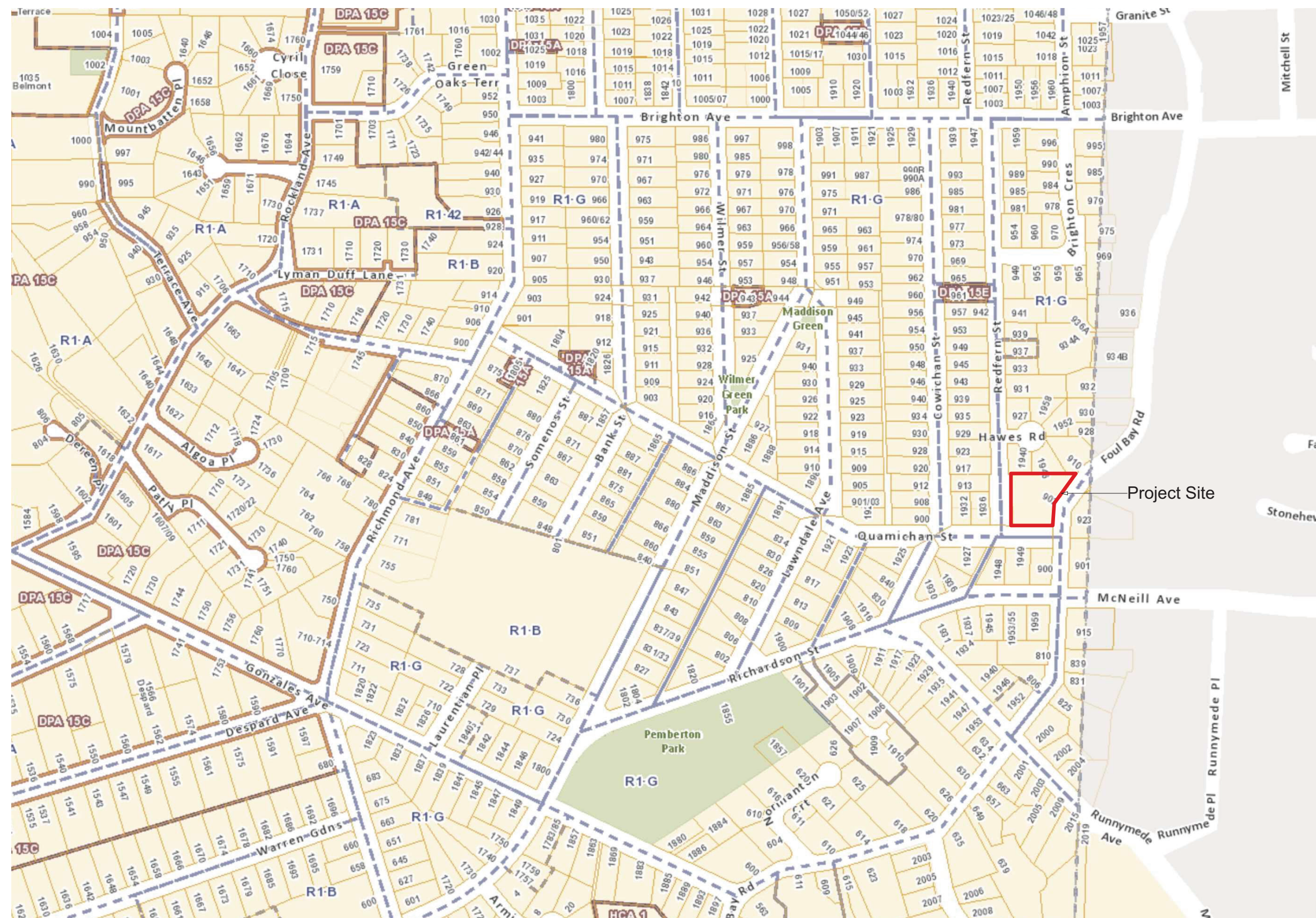
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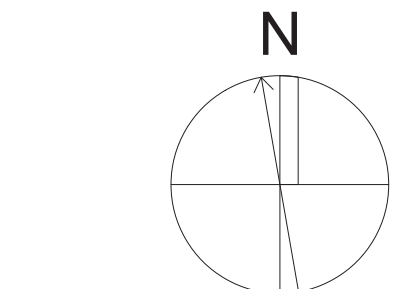
1 Site Survey
Scale: 1:200



2 Context Plan
Scale: 1:500



3 Location / Zoning Plan
Scale: nts



rev no	description	date
10	REVISED D.P. SUBMISSION	24.06.11
7	ISSUED FOR BUILDING PERMIT APPLICATION	23.11.02
6	REVISED D.P. SUBMISSION	23.09.25
5	REVISED REZONING SUBMISSION IV	22.04.22

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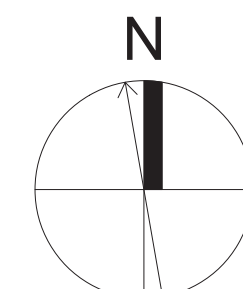
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907/909 Redfern St.
(Accessory Building)
Victoria, BC

sheet title
Site Survey, Context,
Location / Zoning Plan

project no. 1933
drawing file -

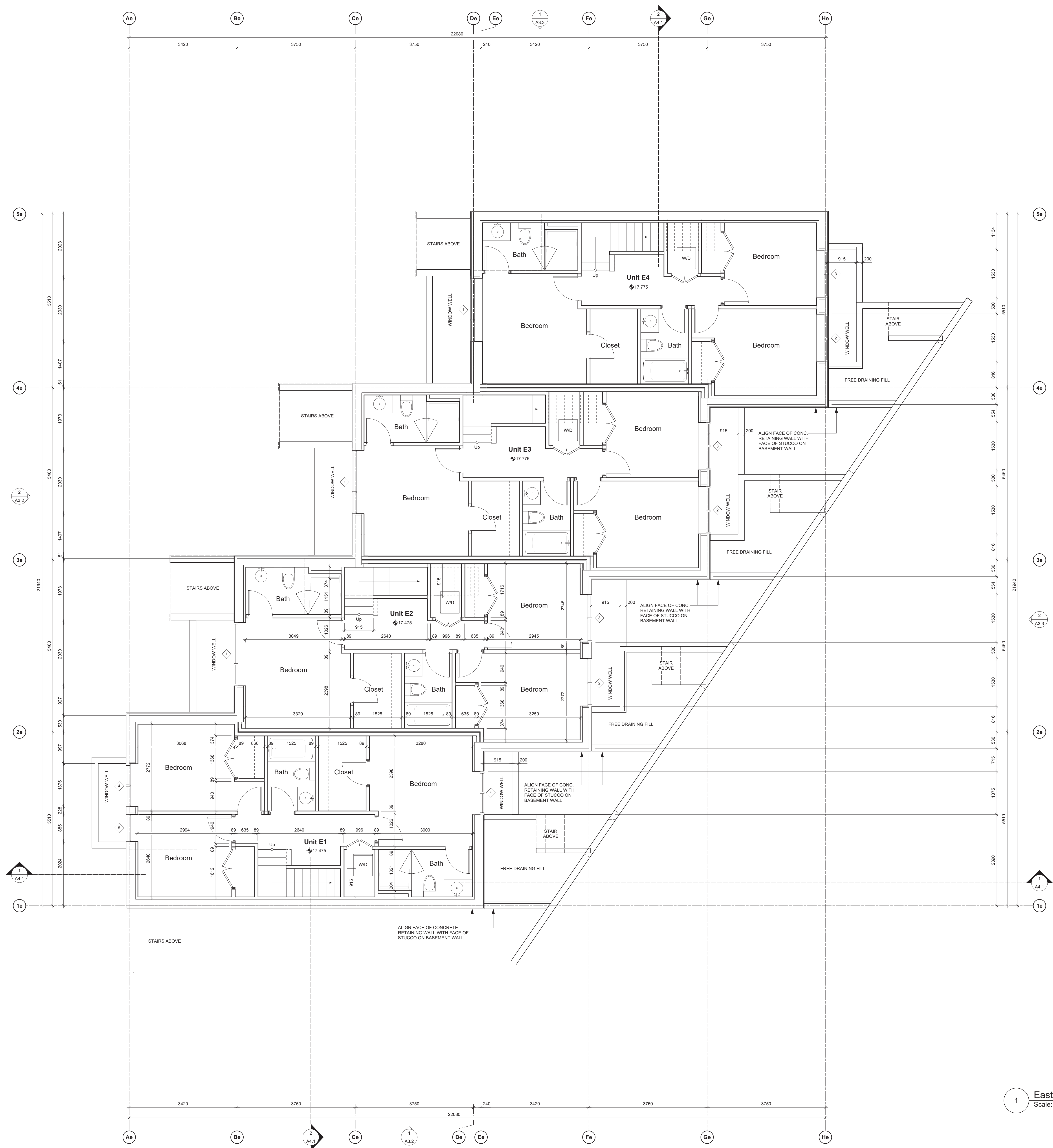
scale As Noted
drawn by JH

date 24.06.11
sheet no. A0.1

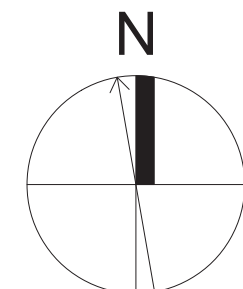


10	REVISED D.P. SUBMISSION	24.06.11
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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
West Building - Basement Plan		
project no.		1933
drawing file		-
scale		As Noted
drawn by		JH
date	sheet no.	
24.06.11	A2 0w	

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

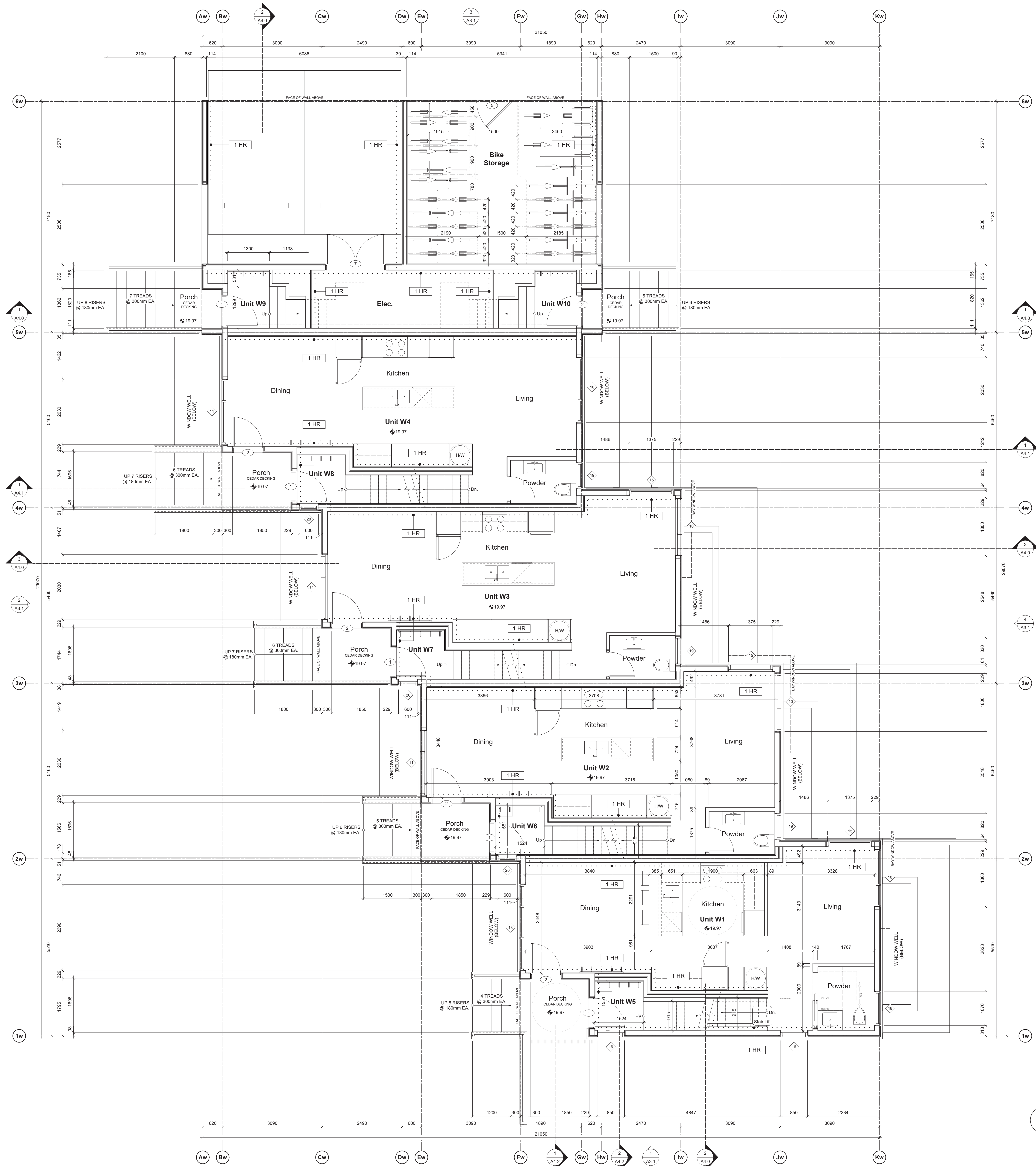


1 East Bldg. - Basement Plan
Scale: Scale: 1:50

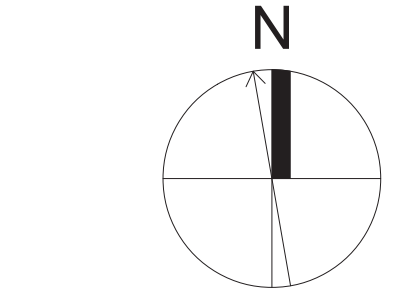


10	REVISED D.P. SUBMISSION	24.08.11
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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
East Building - Basement Plan		
project no. 1933		
drawing file -		
scale As Noted		
drawn by JH		
date 24.08.11		sheet no. A2.0e

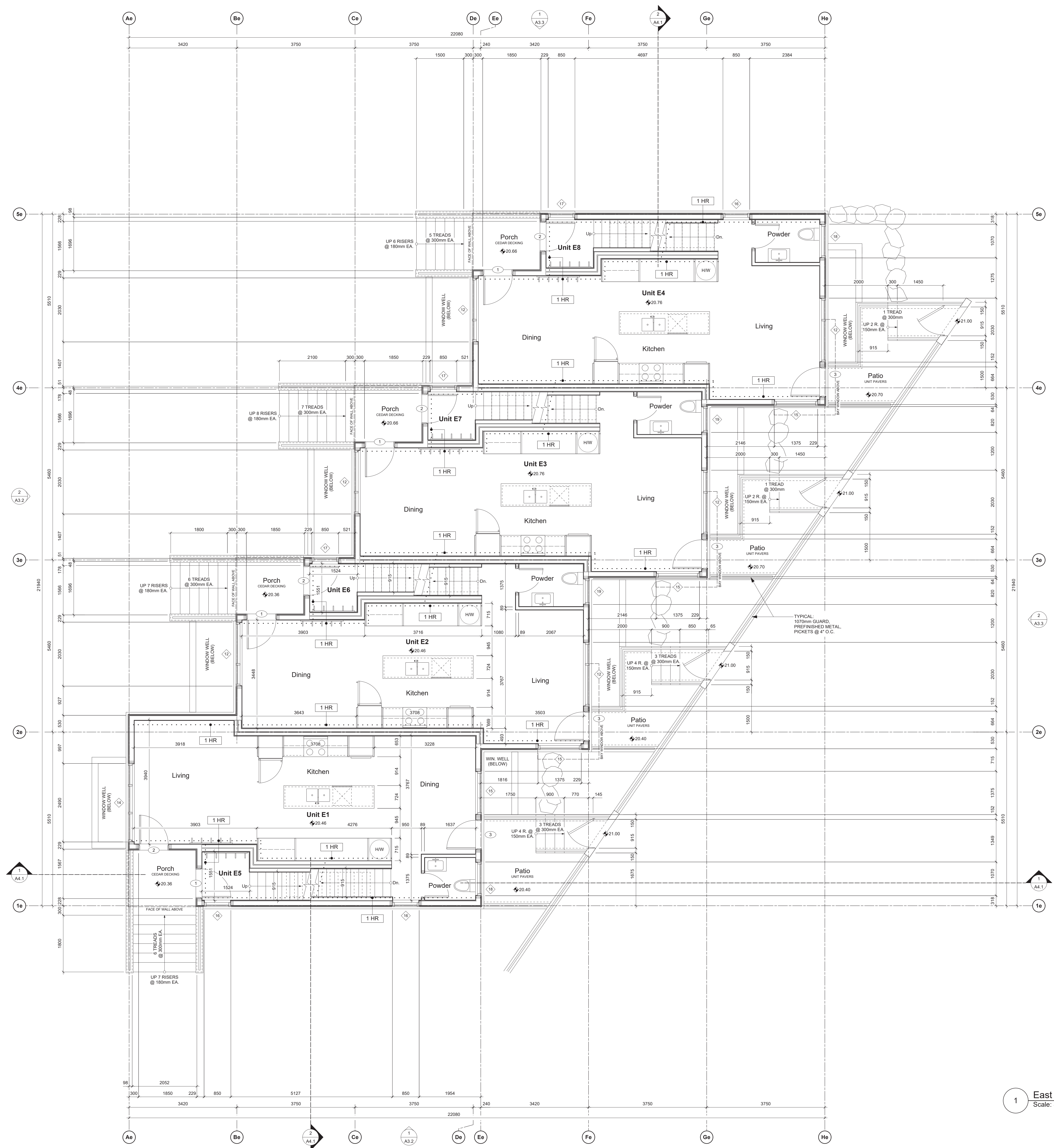
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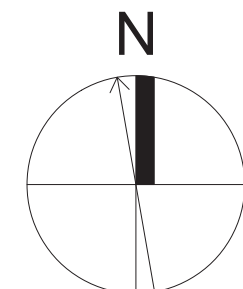
1 West Bldg. - Level 1 Plan
Scale: Scale: 1:50



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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
West Building - Level 1 Plan		
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drawn by	JH	
date	24.06.11	sheet no.
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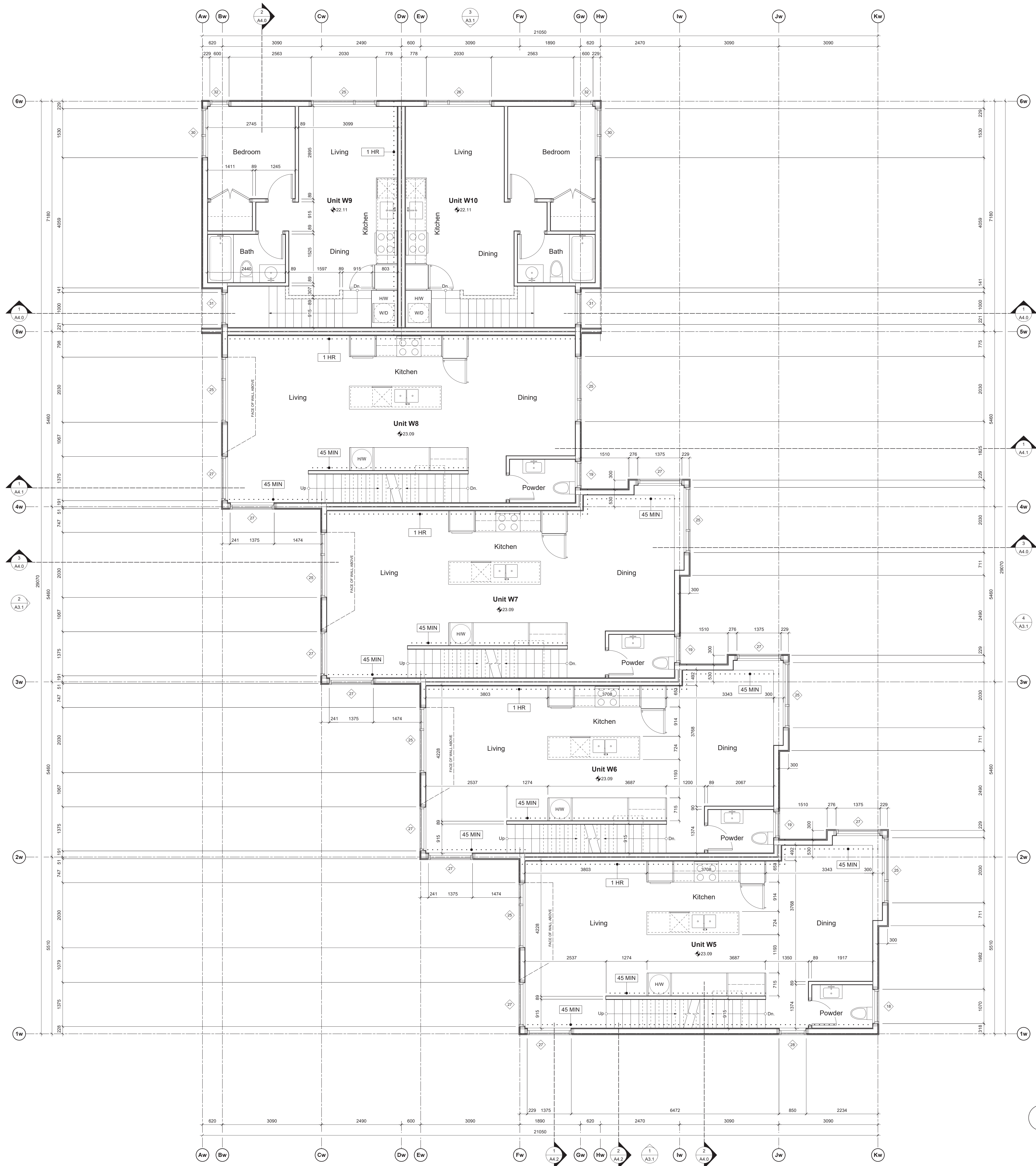


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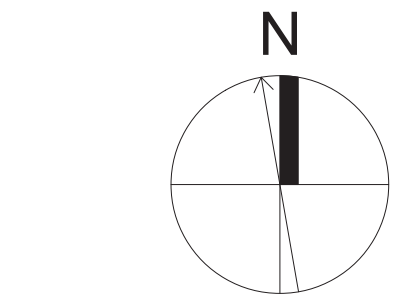


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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
East Building - Level 1 Plan		
project no. 1933		
drawing file -		
scale As Noted		
drawn by JH		
date 24.06.11		sheet no. A2.1e

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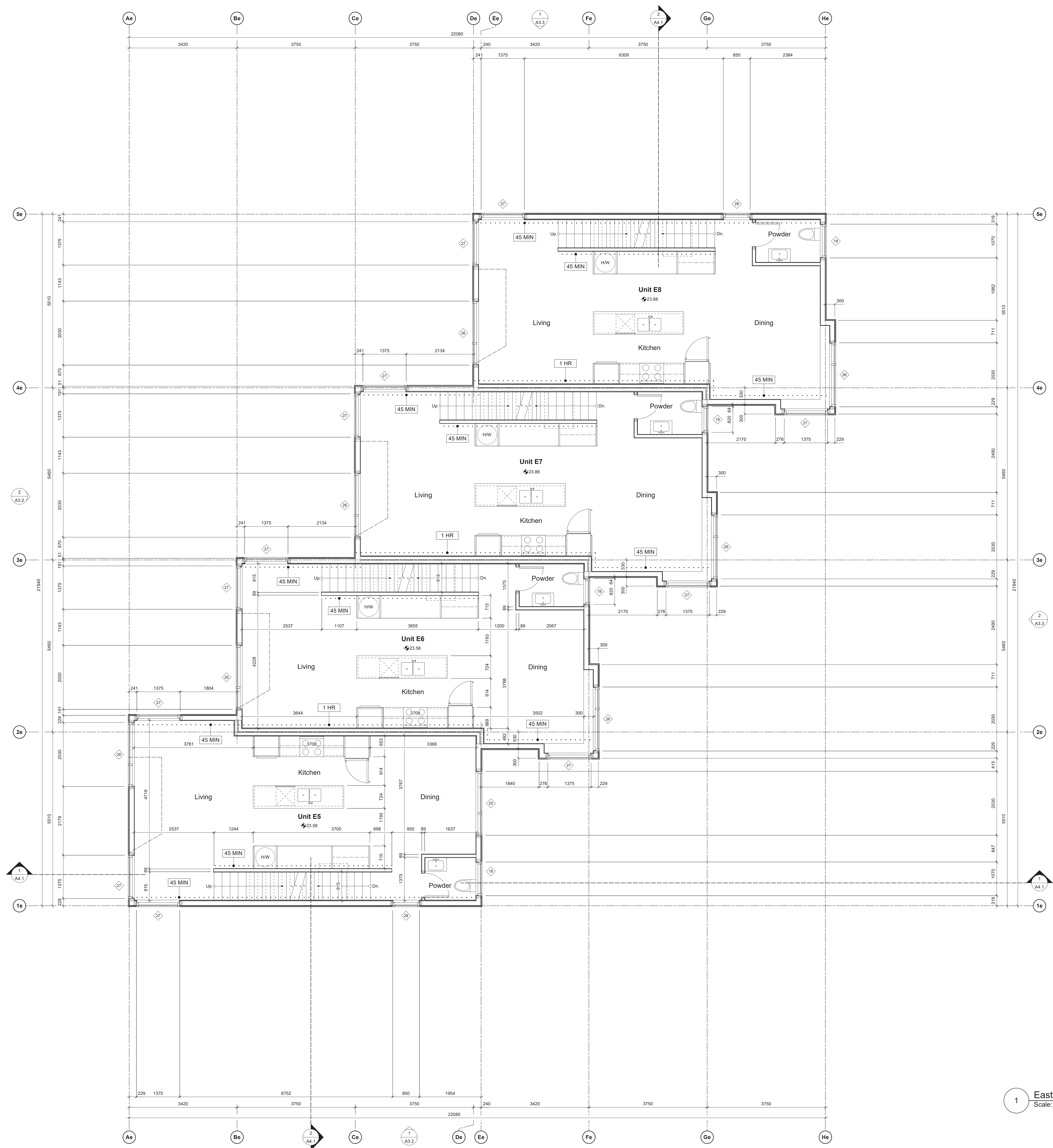


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Scale: Scale: 1:50

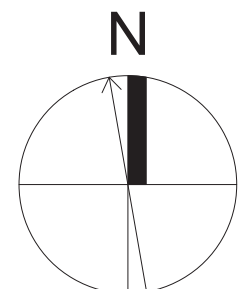


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sheet title		
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project no. 1933		
drawing file -		
scale As Noted		
drawn by JH		
date 24.06.11		sheet no. A2.2w

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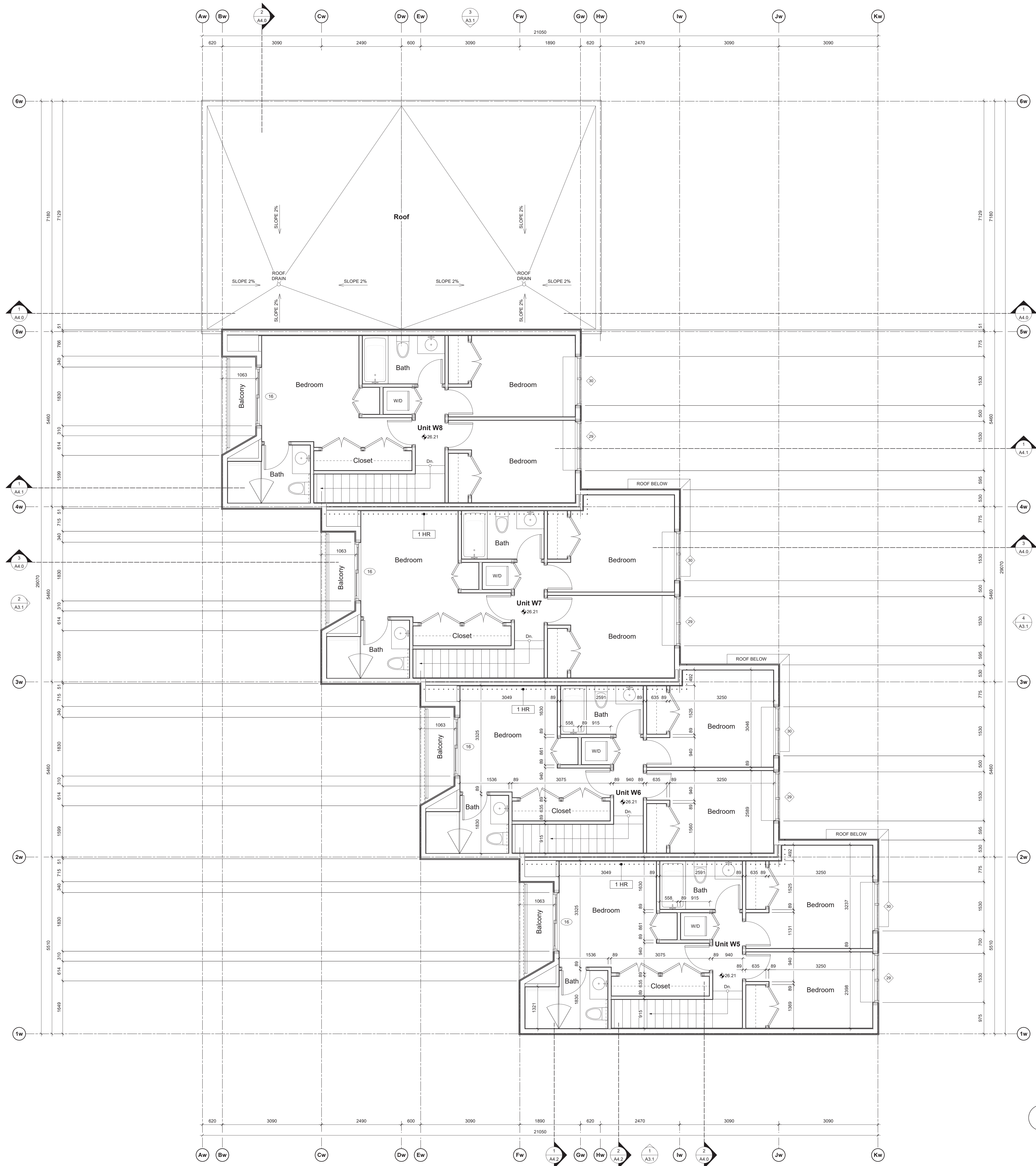


1 East Bldg. - Level 2 Plan
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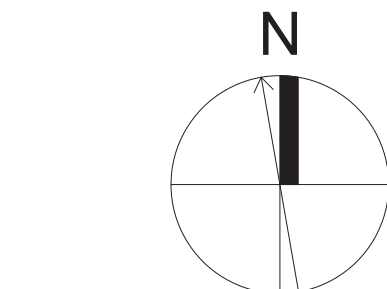


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sheet title		
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project no. 1933		
drawing file -		
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1 West Bldg. - Level 3 Plan
Scale: Scale: 1:50

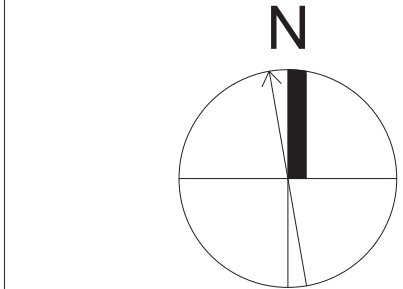


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sheet title		
West Building - Level 3 Plan		
project no. 1933		
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drawn by JH		
date 24.06.11		sheet no. A2.3w

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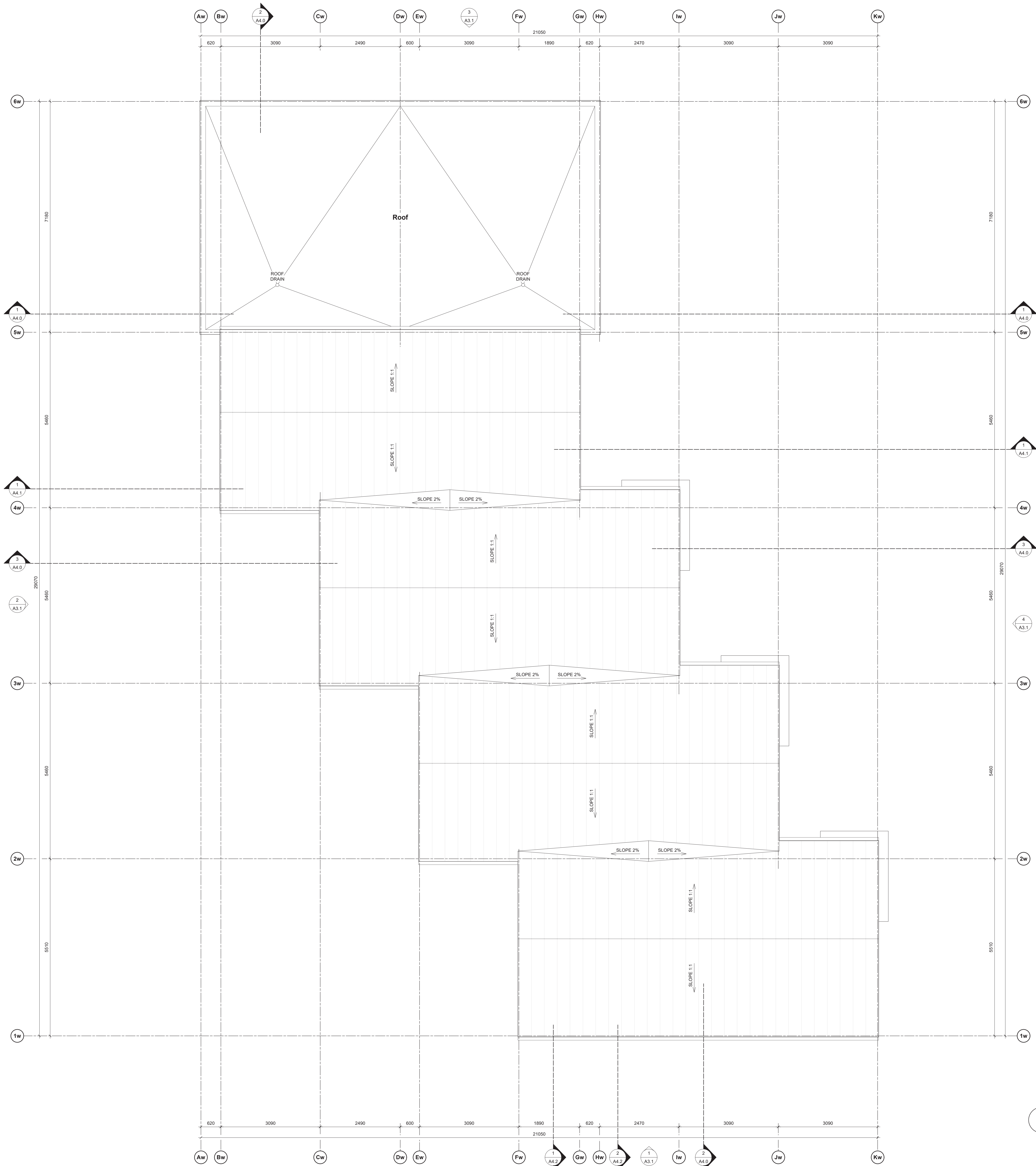


1 East Bldg. - Level 3 Plan
Scale: Scale: 1:50

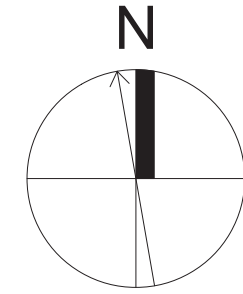


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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
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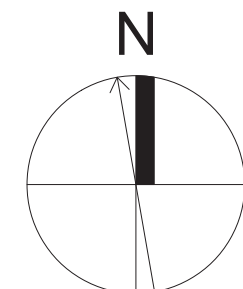
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1 West Bldg. - Roof Plan
Scale: Scale: 1:50



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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
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project no.		1933
drawing file		-
scale		As Noted
drawn by		JH
date	sheet no.	
24.08.11	A2.4w	



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rev no	description	date

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902 Foul Bay Road
Victoria, BC

sheet title
East Building - Roof Plan

project no.	1933
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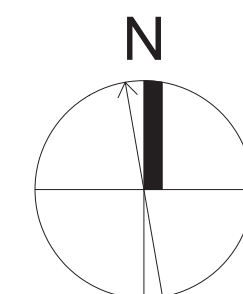
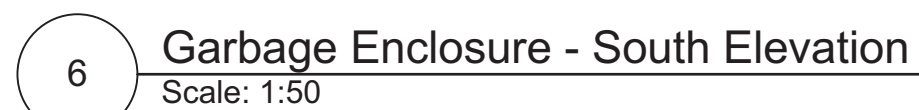
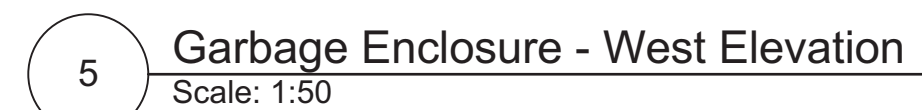
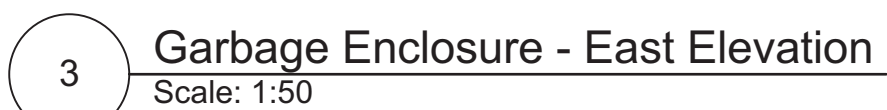
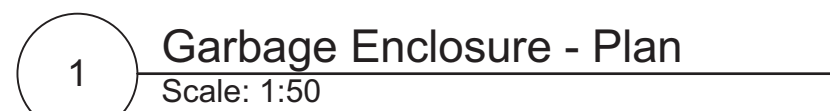
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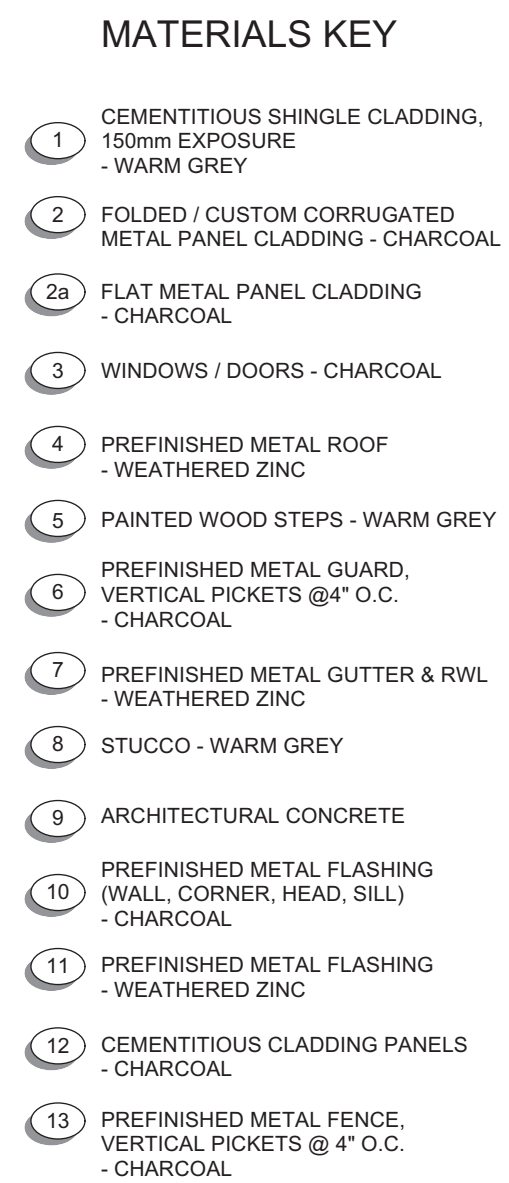
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date	sheet no.
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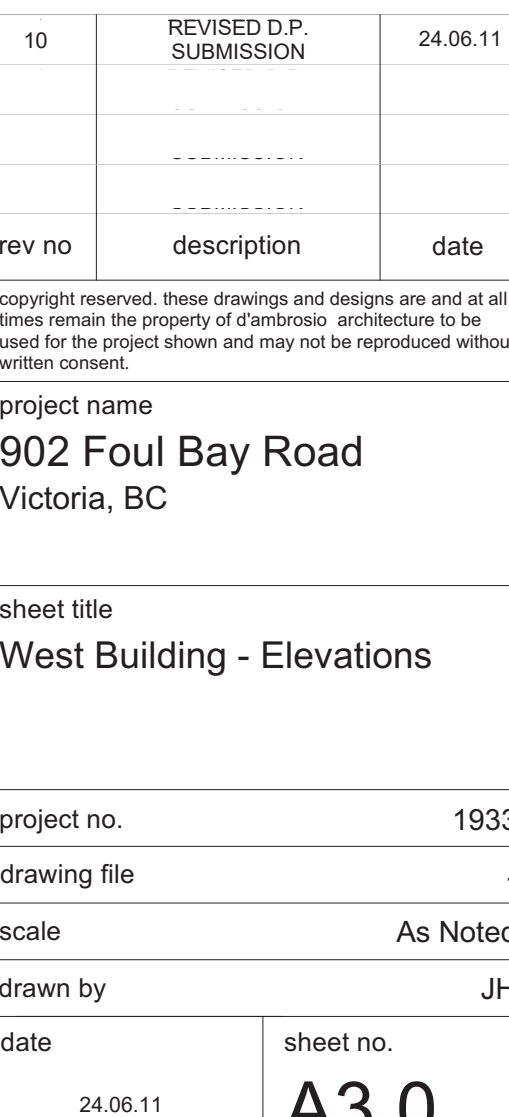
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10	REVISED D.P. SUBMISSION	24.06.11
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sheet title Garbage Enclosure & Sprinkler Closet		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	sheet no.	A2.5
24.06.11		



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



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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. - East Elevation
Scale: 1:50



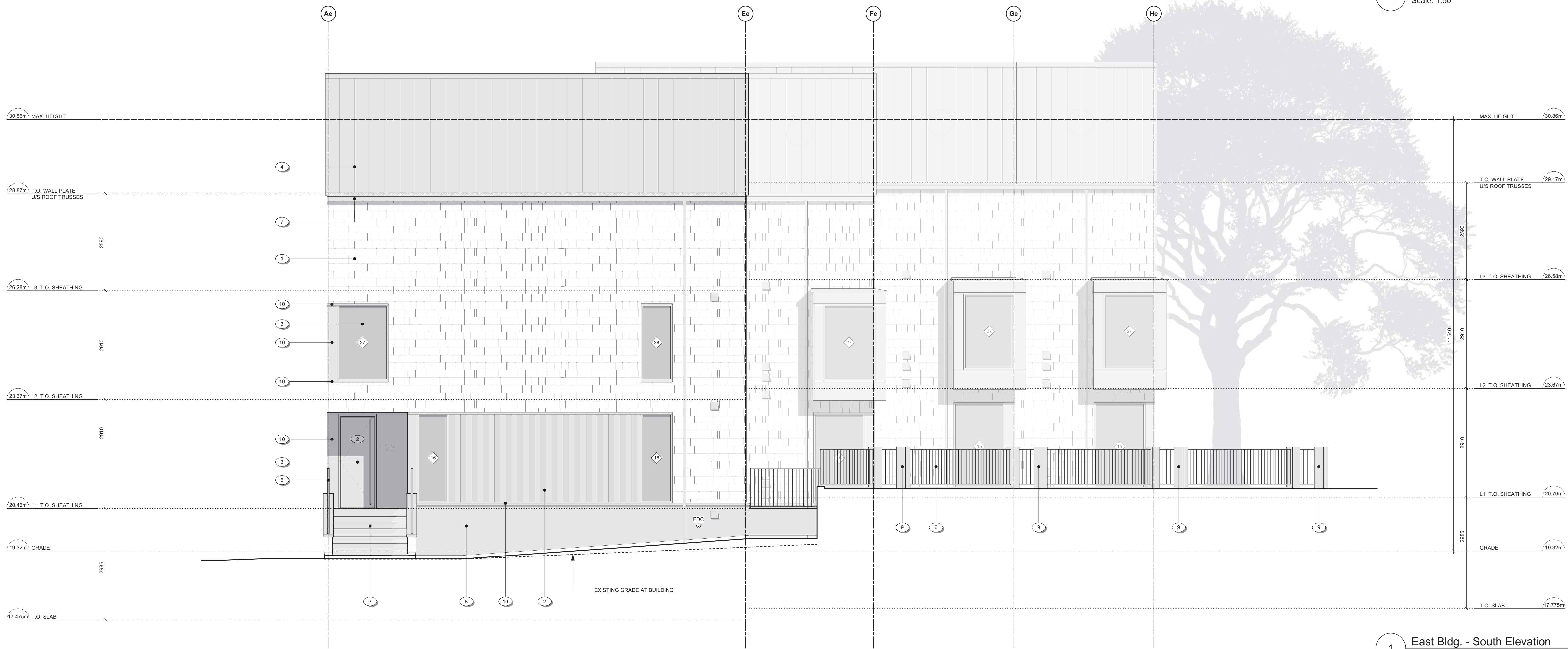
1 West Bldg. - North Elevation
Scale: 1:50

10	REVISED D.P. SUBMISSION	24.06.11
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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		24.06.11
sheet no.		A3.1

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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



10	REVISED D.P. SUBMISSION	24.06.11
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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		24.06.11
sheet no.		A3.2

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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

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

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

10	REVISED D.P. SUBMISSION	24.06.11
rev no	description	date
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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	24.06.11	sheet no. A3.3

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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

10	REVISED D.P. SUBMISSION	24.06.11
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
rev no	description	date

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project name
902 Foul Bay Road
Victoria, BC

sheet title
Materials Palette

project no. 1933

drawing file

date 24.06.11

scale

drawn by JDH

checked by ES

revision no.

sheet no.



A3.4



1 Corner of Quamichan and Redfern
SCALE: nts



2 Redfern Looking Southeast
SCALE: nts

PREFINISHED METAL ROOF - WEATHERED ZINC

4

WINDOW / DOOR FRAME - CHARCOAL

3

PAINTED METAL PICKET GUARD - CHARCOAL

6

RENDER - WARM GREY

8

PAINTED SHINGLE CLADDING - WARM GREY

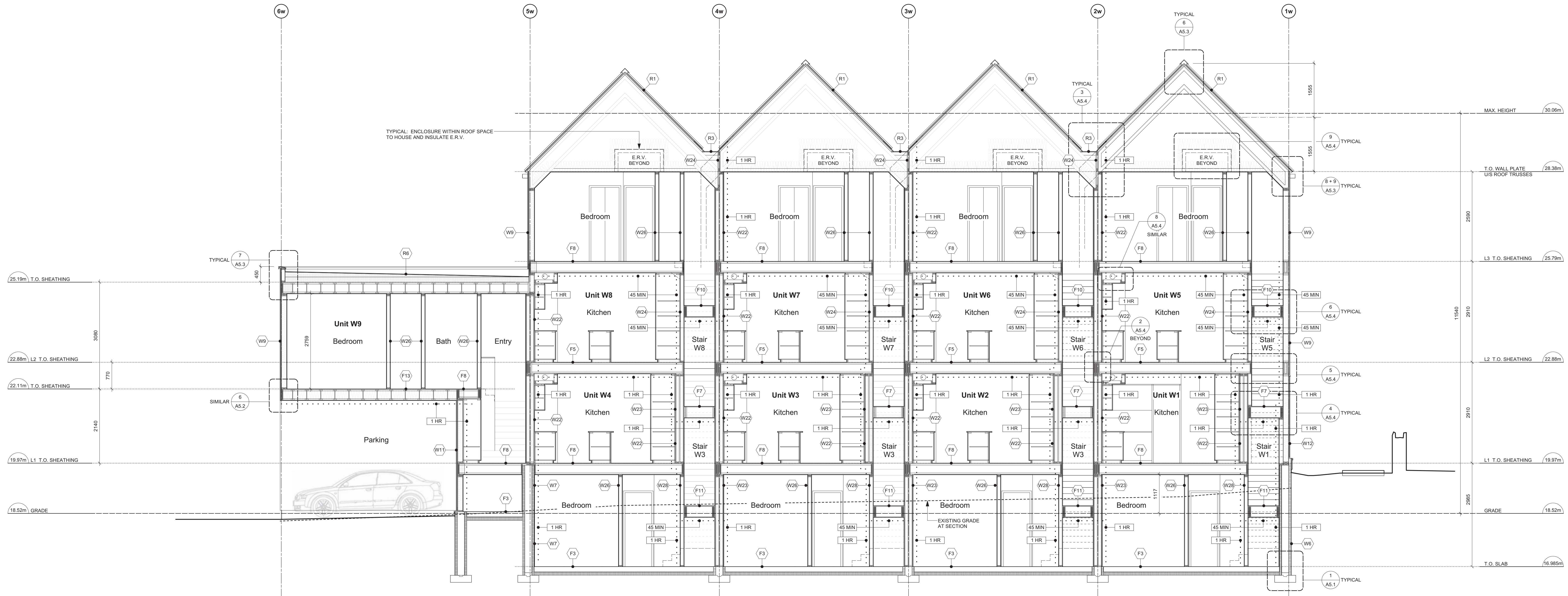
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PANEL CLADDING - CHARCOAL

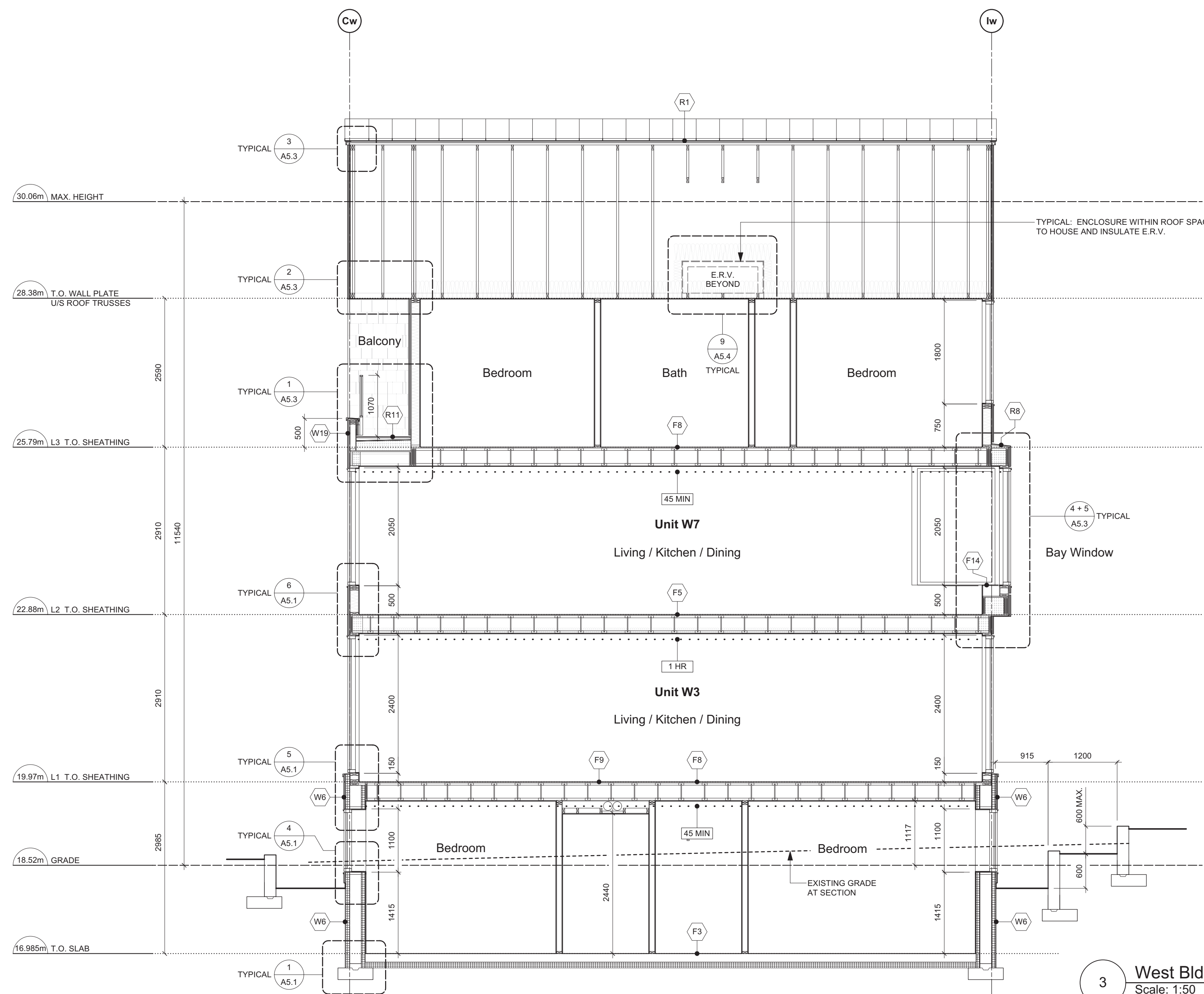
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ARCHITECTURAL CONCRETE

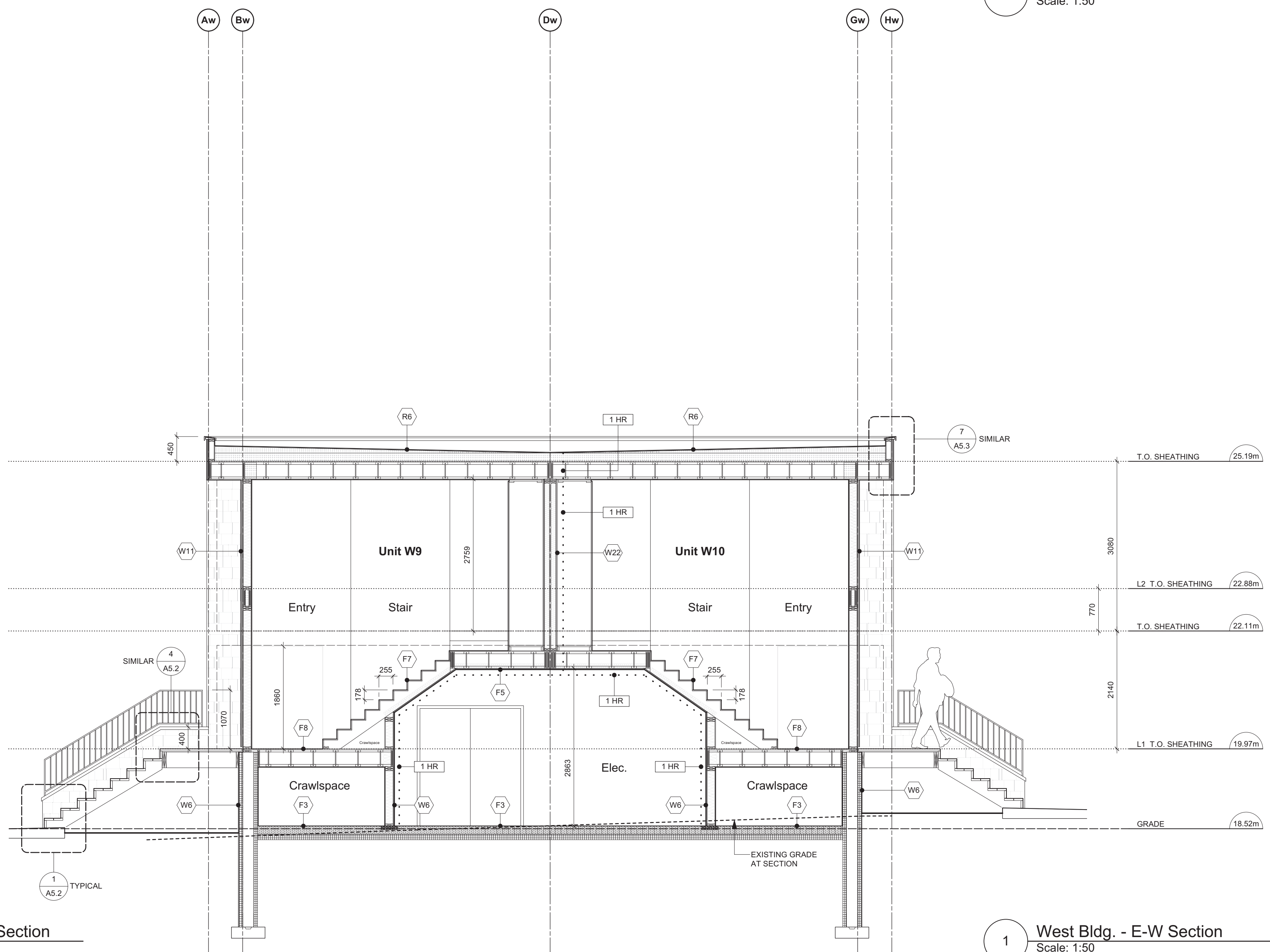
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2 West Bldg. - N-S Section
Scale: 1:50



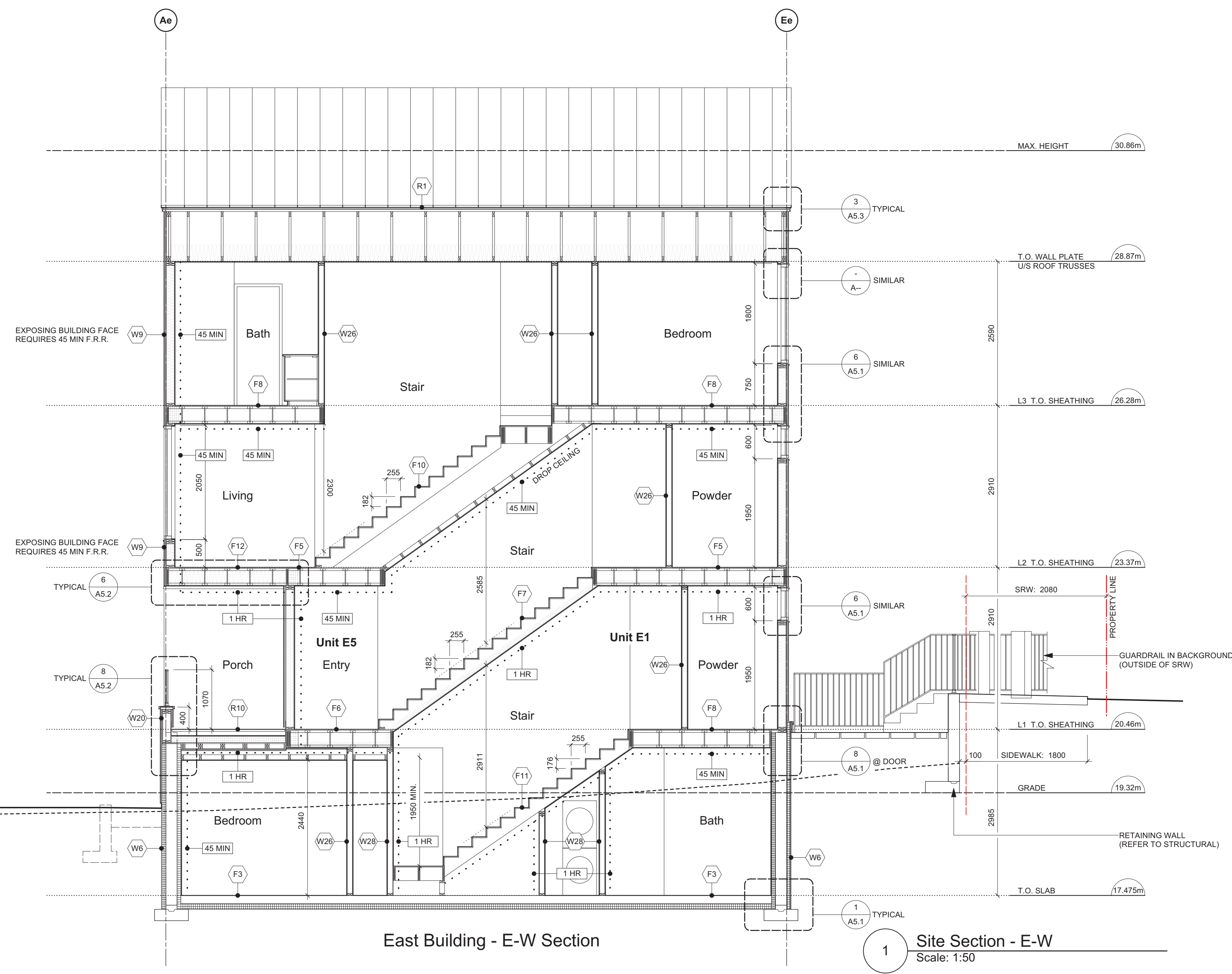
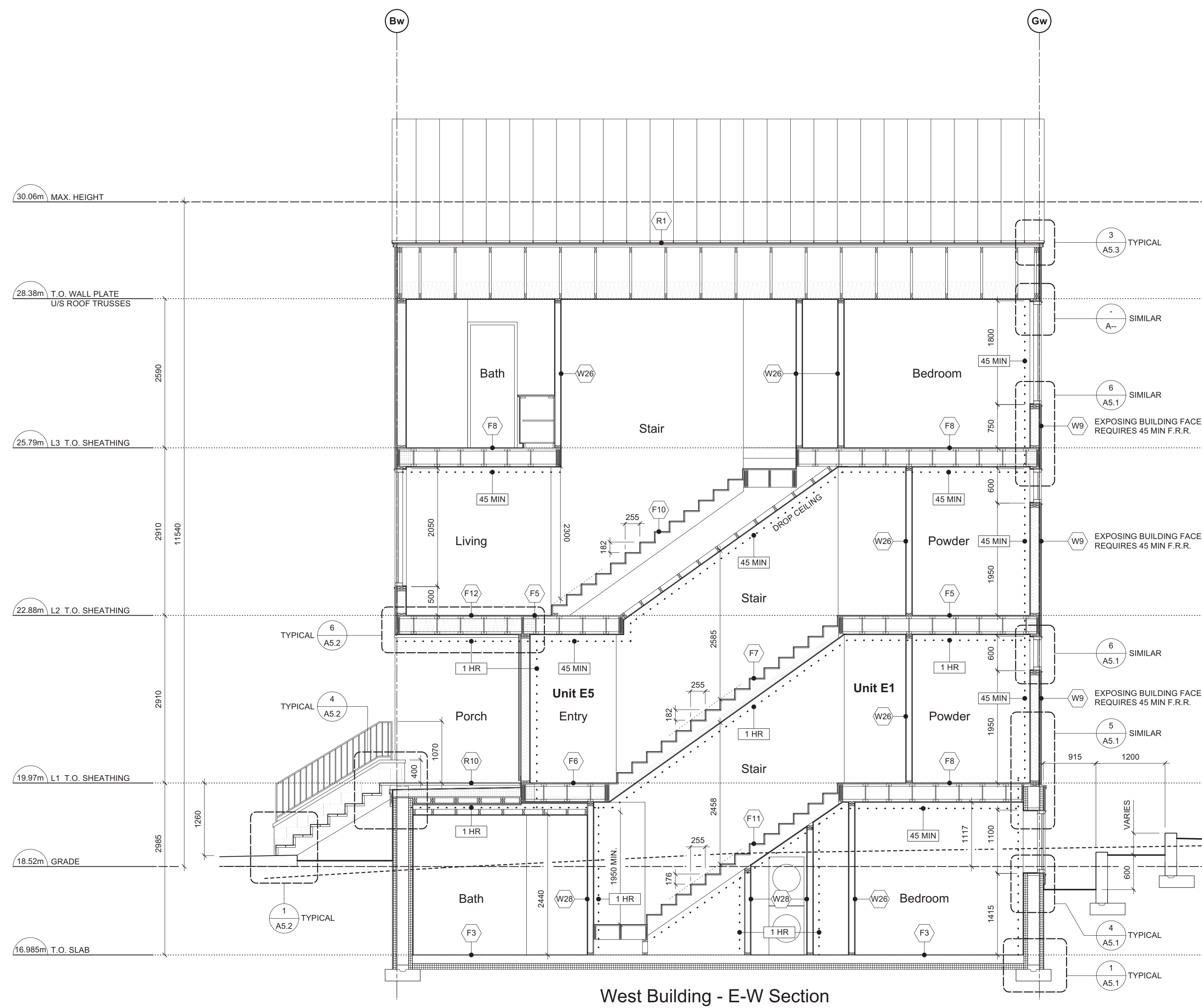
3 West Bldg. - E-W Section
Scale: 1:50



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

10	REVISED D.P. SUBMISSION	24.06.11
rev no	description	date
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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	24.06.11	sheet no. A4.0

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

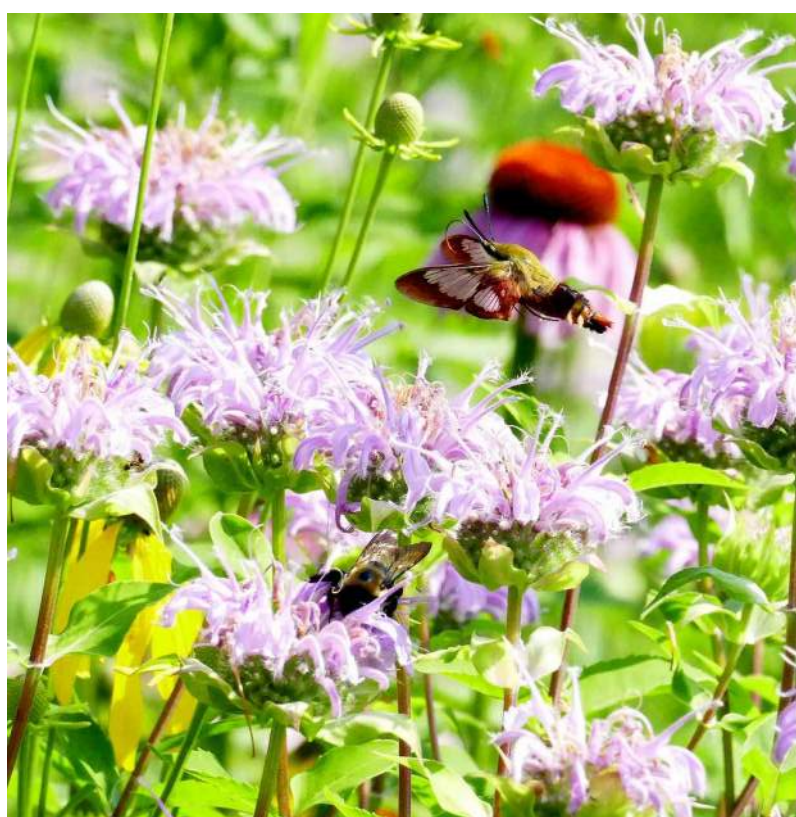
rev no	description	date
10	REVISED D.P. SUBMISSION	24.06.11
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project name 902 Foul Bay Road Victoria, BC		
sheet title East Building - Sections Site Section		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	24.06.11	sheet no. A4.1

902 Foul Bay Rd

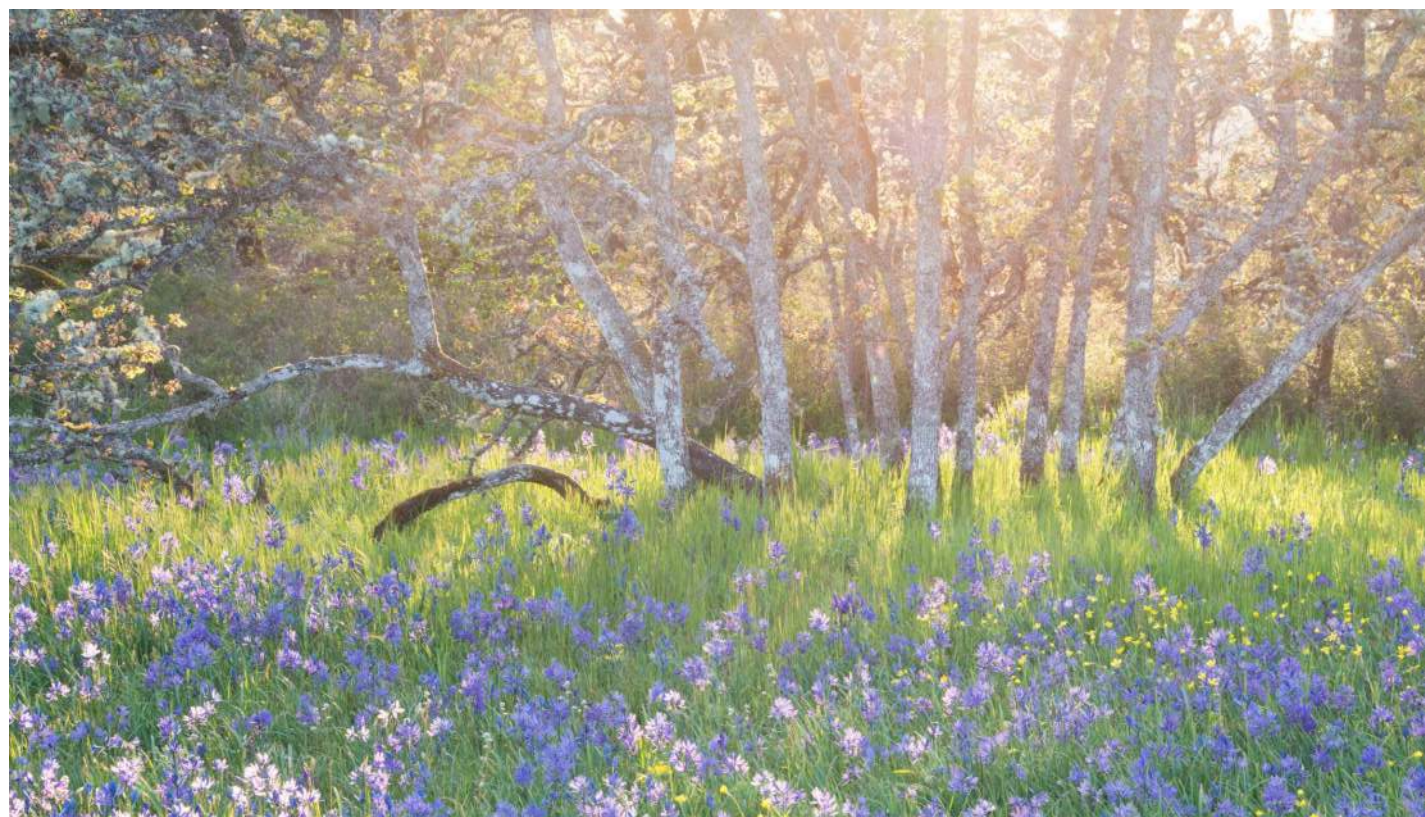
Victoria, BC



NATIVE MEADOW PLANTS



POLLINATOR

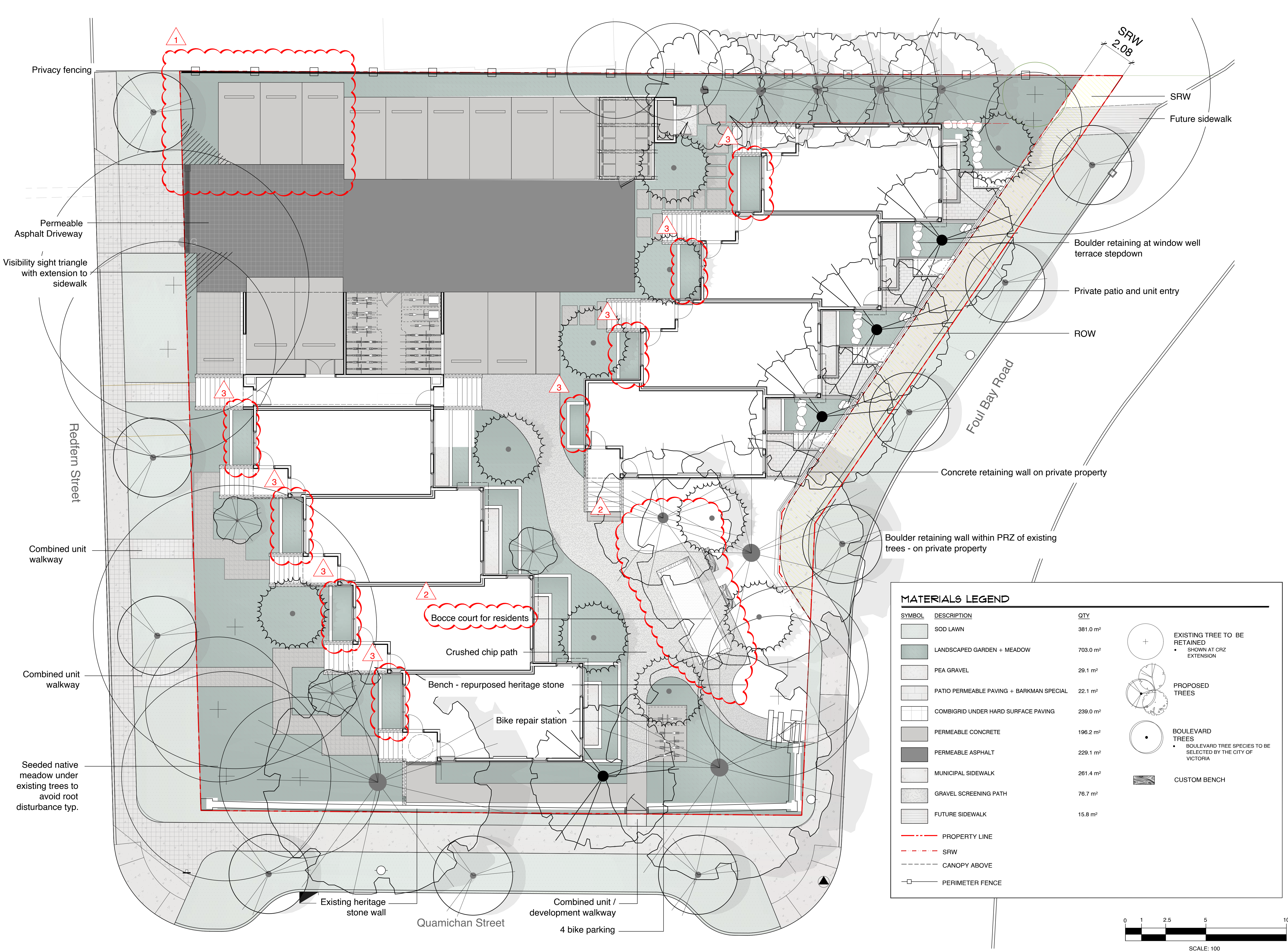


GARRY OAK MEADOW



GRANITE STONE WALL PRESERVATION

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



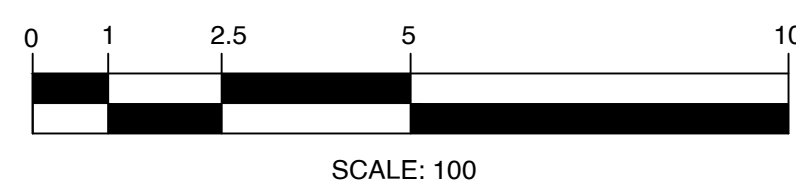
1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilicollective.ca 250 590 1156

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 m²
	LANDSCAPED GARDEN + MEADOW	703.0 m²
	PEA GRAVEL	29.1 m²
	PATIO PERMEABLE PAVING + BARKMAN SPECIAL	22.1 m²
	COMBIGRID UNDER HARD SURFACE PAVING	239.0 m²
	PERMEABLE CONCRETE	196.2 m²
	PERMEABLE ASPHALT	229.1 m²
	MUNICIPAL SIDEWALK	261.4 m²
	GRAVEL SCREENING PATH	76.7 m²
	FUTURE SIDEWALK	15.8 m²
	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	



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	2023/09/28
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL

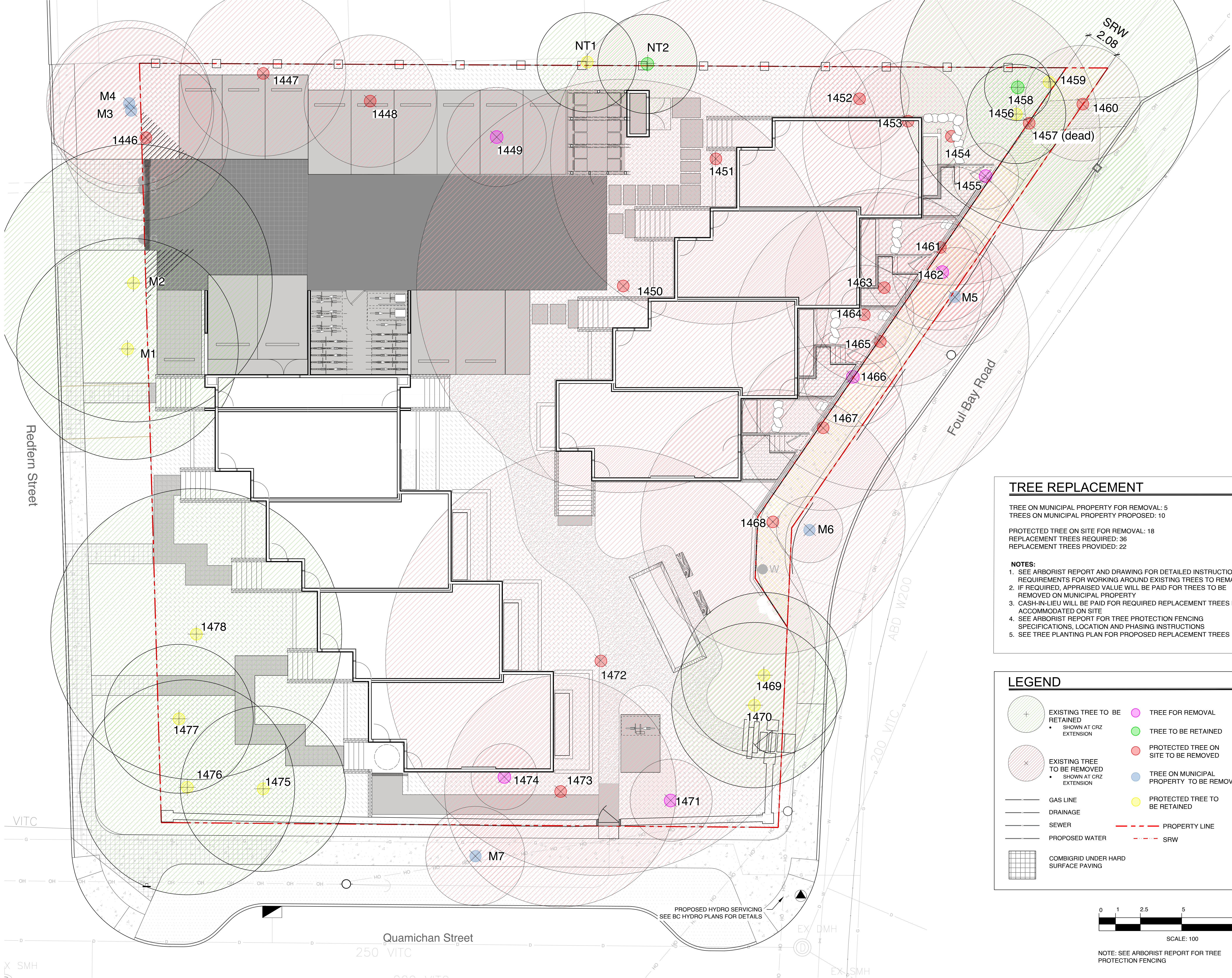


DRAWING TITLE:
Landscape Site Plan

DWG NO:

SCALE: 1:100

L1



TREE REPLACEMENT

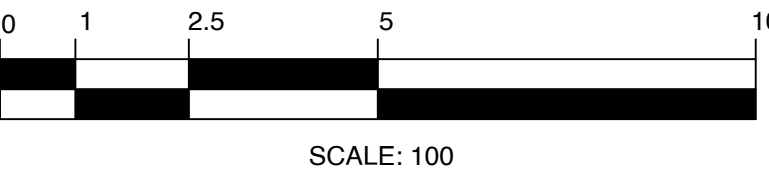
TREE ON MUNICIPAL PROPERTY FOR REMOVAL: 5
TREES ON MUNICIPAL PROPERTY PROPOSED: 10

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



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DRAWN BY: KT, OL

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



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

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Purdey Group

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DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

5.	ISSUED FOR DP RESUBMISSION	2024/06/11
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
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2.	ISSUED FOR DP RESUBMISSION	2023/09/28
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL

NORTH ARROW



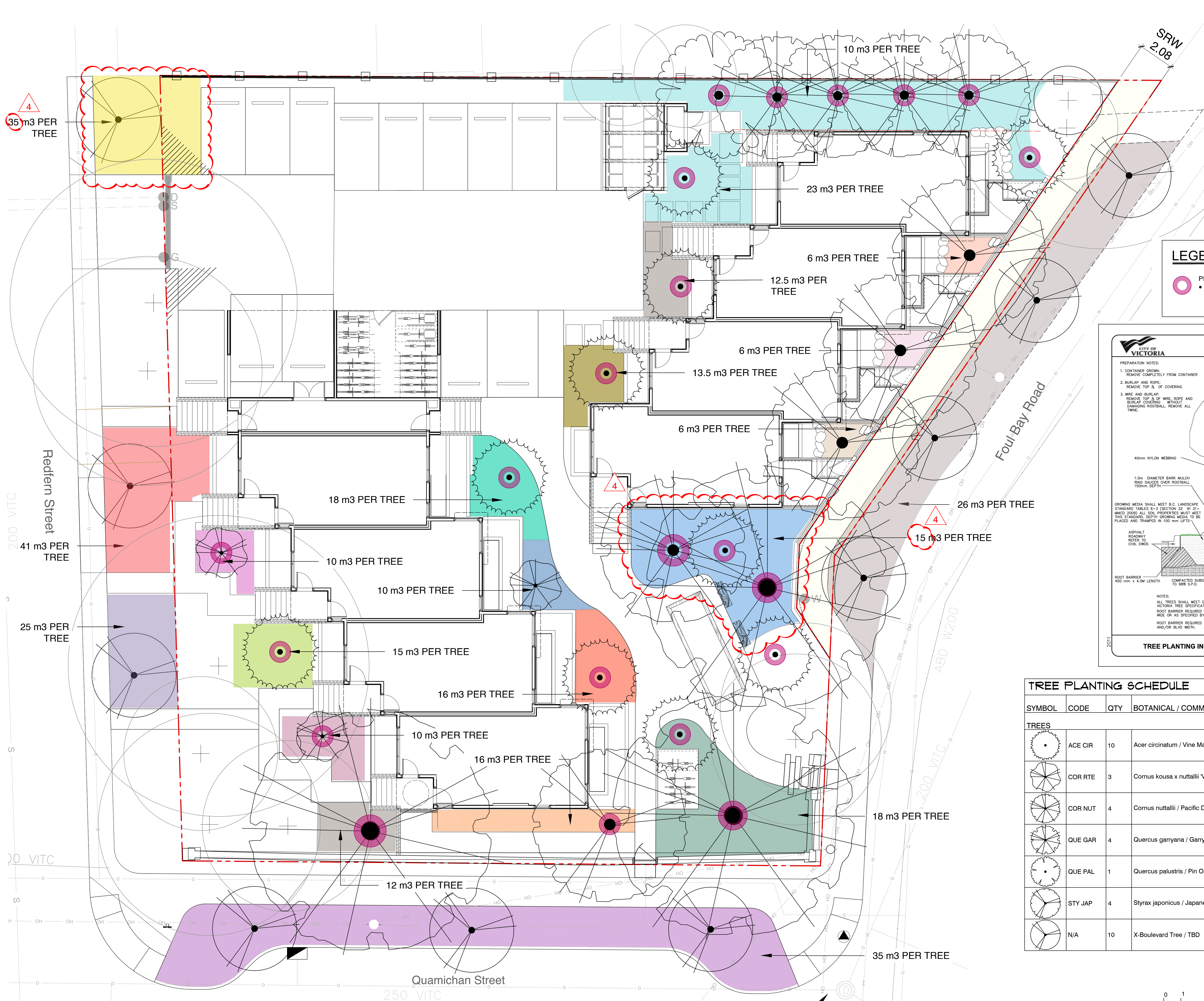
DRAWING TITLE:

Arborist Report of
Existing Trees

DWG NO:

SCALE: NTS

L3



LEGEND

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

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

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' 0" (2440mm) LENGTH. STAKE AT EDGES OF THE ROOTBALL IN LINE WITH ROADWAY ON EXPOSED SITES STAKE IN LINE WITH PREVAILING WIND. VERTICAL STAKES TO BE DRIVEN 600 mm INTO GROUND.

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

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

COMPACTED SUBGRADE TO MIN 5% D.

ROOT BARRIER 450 mm x 4.0m LENGTH TO MIN 5% D.

ASPHALT ROADWAY REFER TO CIVIL DWGS

GROWING MEDIA SHALL MEET B.C. LANDSCAPE STANDARD TABLES 6-3 (SECTION 32.91.21-MARCH 2009) ALL SOIL PROPERTIES MUST MEET THIS STANDARD. DEPTH GROWING MEDIA TO BE PLACED AND TRAPPED IN 100 mm LIFTS.

NOTES:

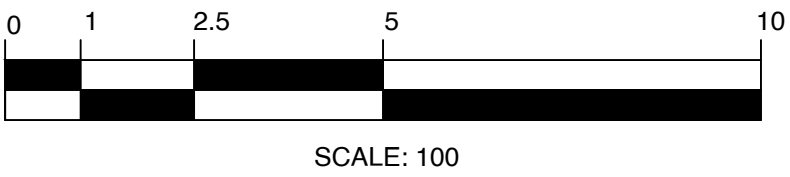
- ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS.
- ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.
- ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

TREE PLANTING IN BOULEVARD

REVISIONS

DRAWING NUMBER: **SD P4**

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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NORTH ARROW



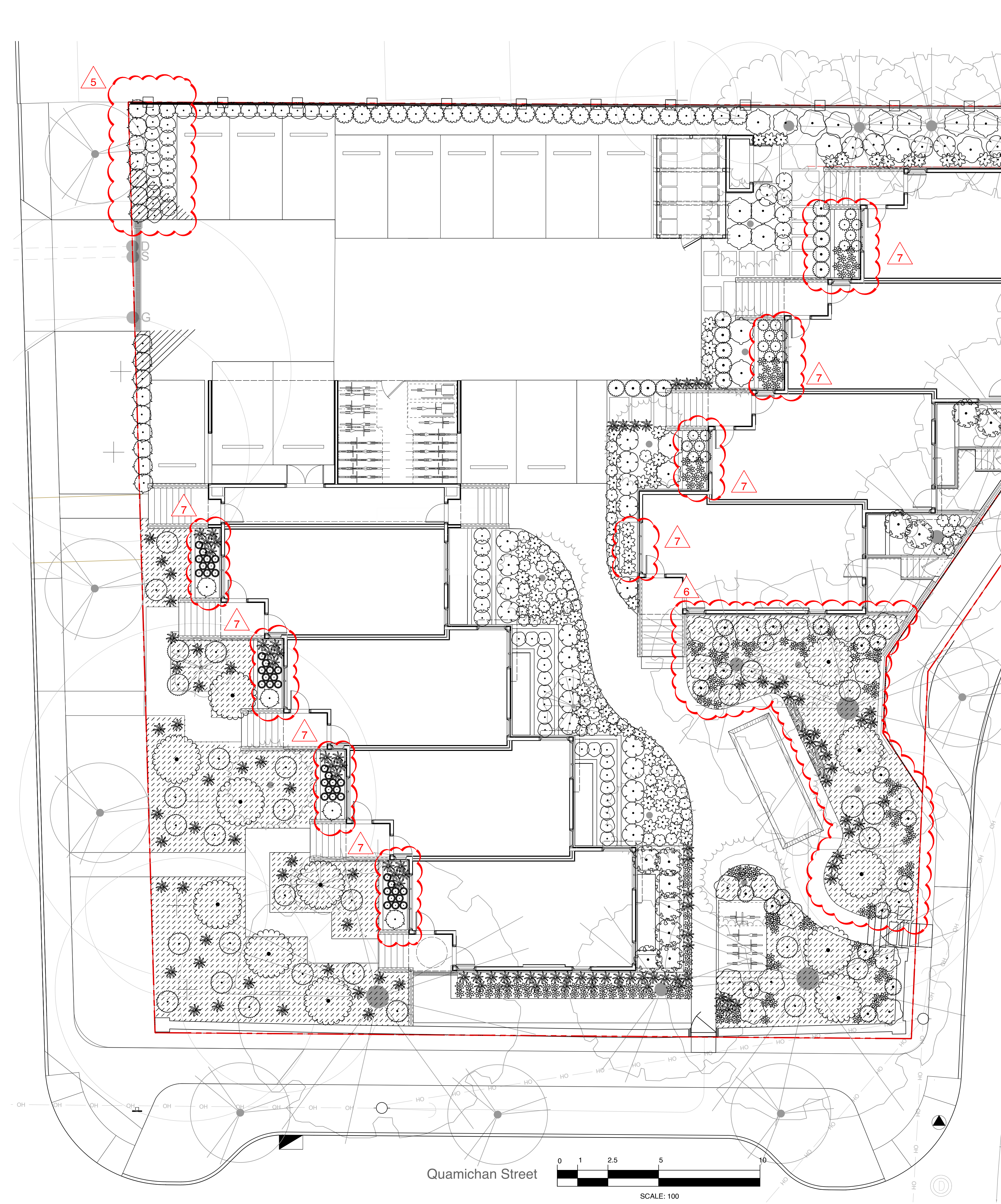
DRAWING TITLE:

Tree Planting +
Soil Volumes Plan

DWG NO:

SCALE: 1:100

L4



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

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%

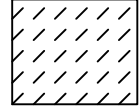
SHRUB PLANT CATEGORY PERCENTAGE (combined plant list and seed mix)	
Total plant quantity	797+ 2,914 = 3,711
Pollinator	60%
Food bearing	21%
Native	80%
Non-native	12%

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



NATIVE SEED MIX - GARRY OAK MEADOW

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



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

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



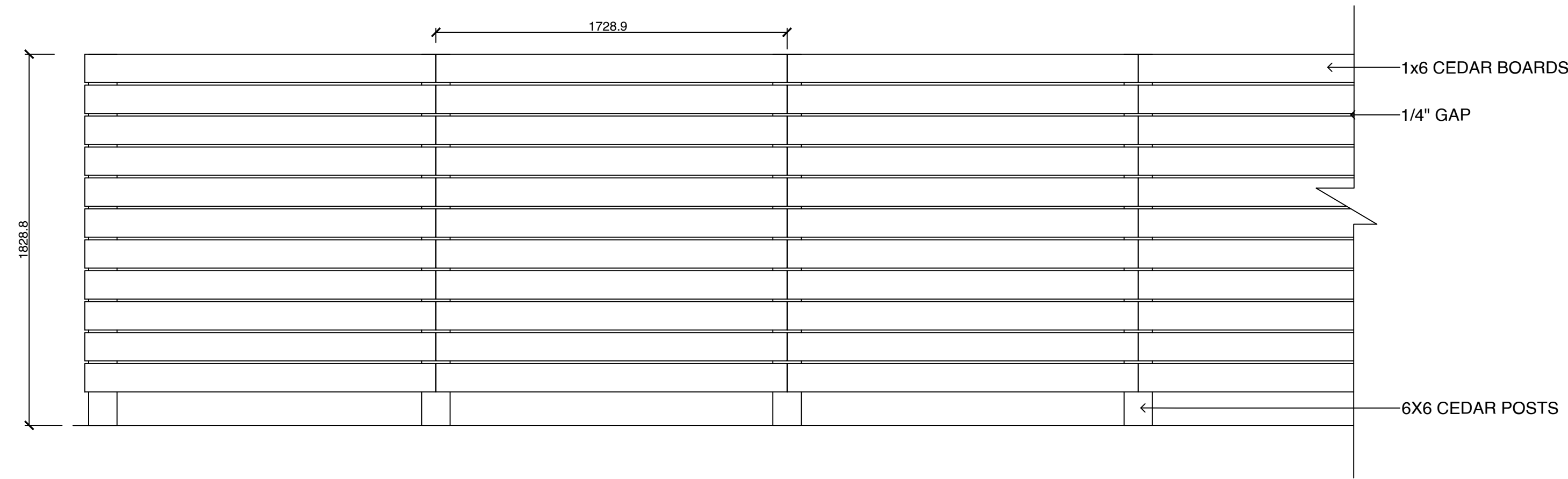
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Shrub Planting
Plan

DWG NO:

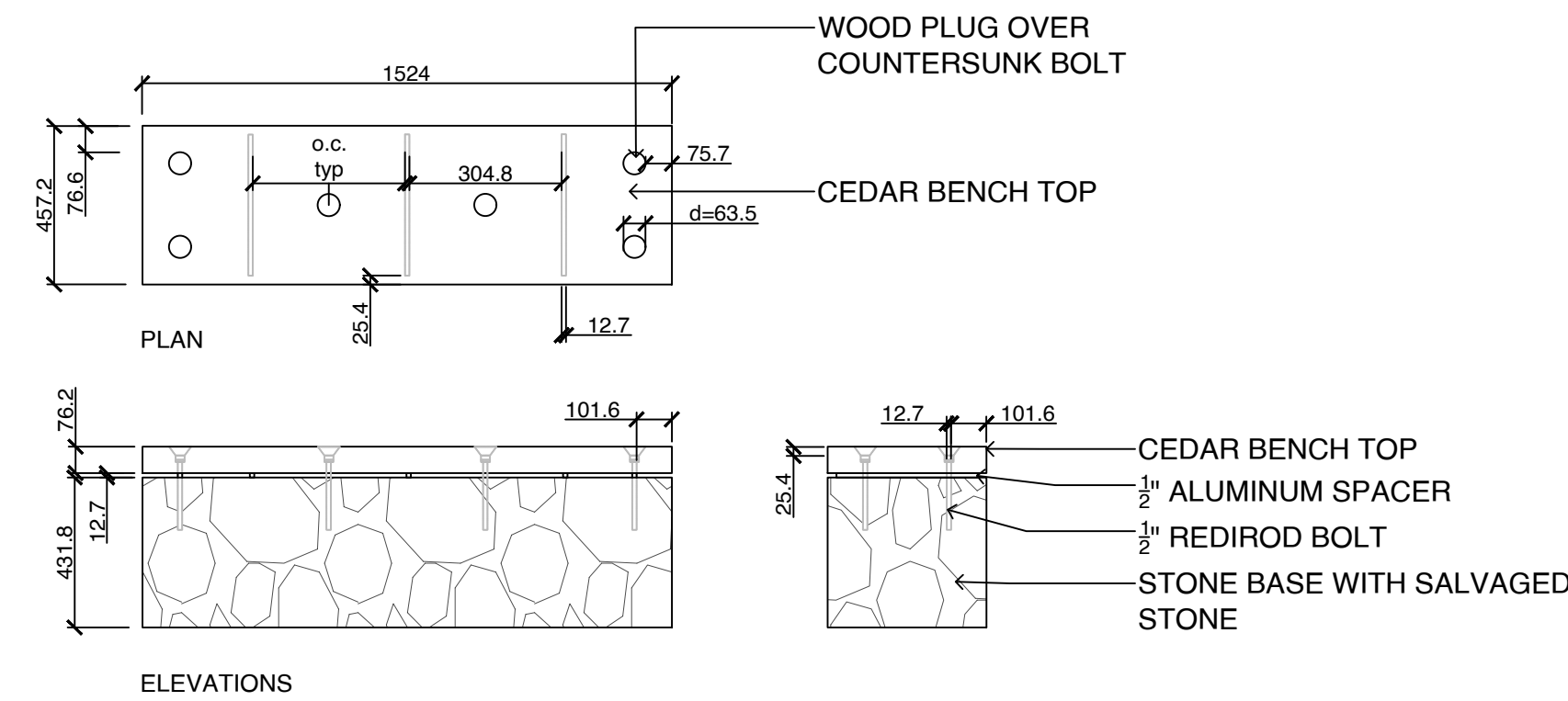
SCALE: 1:100

L5



1

6 FT HT PERIMETER FENCE
1:20



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