

Revisions to Development Permit Drawings			
Revision Number	Revision Title	Drawing	Description
1	Entry Paths	Site Plan	Paved entry paths on the Radfern frontage have been altered to avoid disturbing tree roots
2	Corner Posts	Level 1 Plans, Elevations	Corner posts have been added at each entry porch

Legend

Revision bubble

Revision number

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 & Sprinkler Closet

- 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

D'Ambrosio
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CITY OF
VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
August 18, 2025

Deemed Date:
July 25, 2024

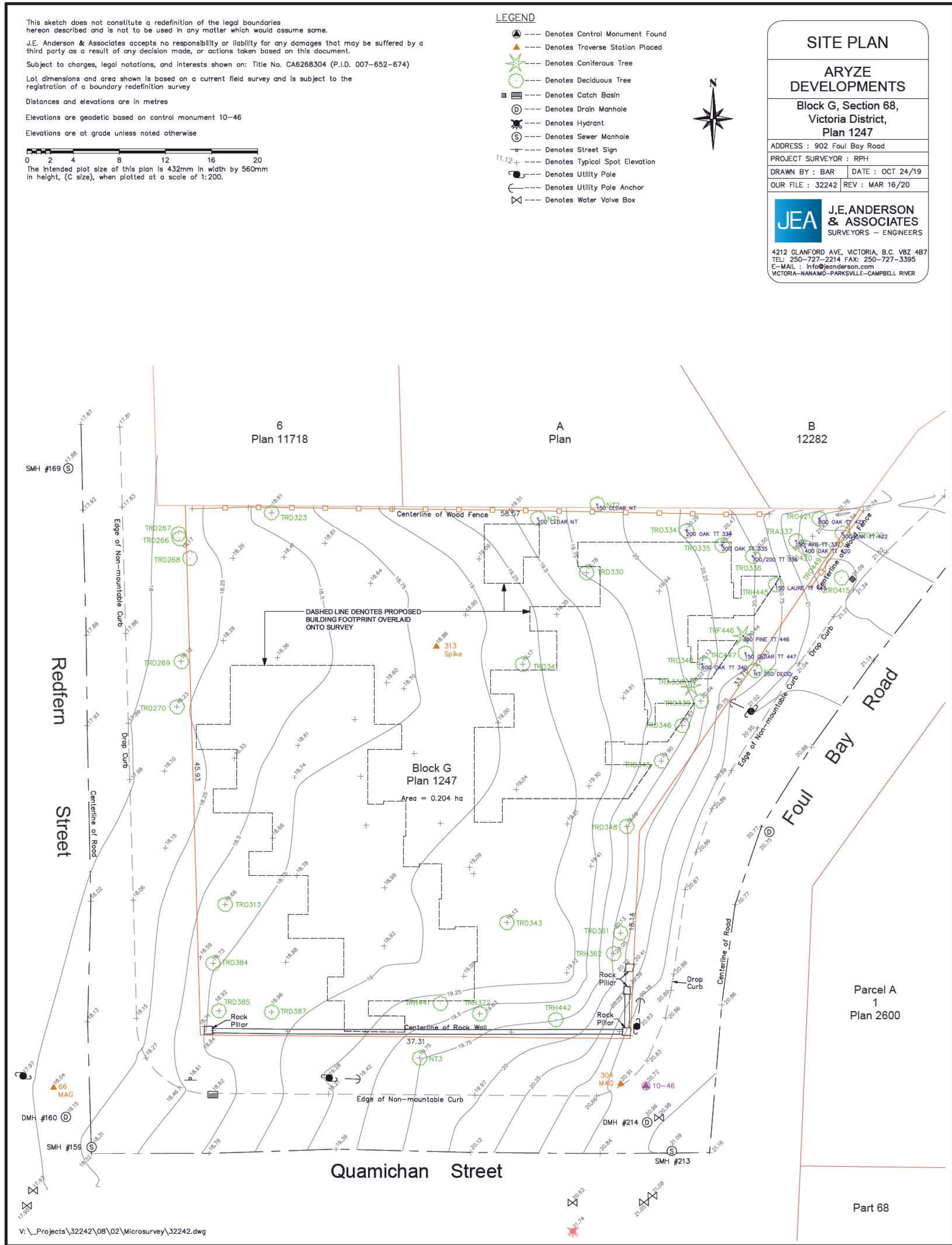


902 Foul Bay Road
Victoria B.C.

UPDATED D.P. DRAWINGS
August 7, 2025



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Graphics Legend

- | | |
|---|---|
|  18.10 (FIN.)
18.70 (NAT.) | Geodetic Grade Elevation,
Finished and Natural
(Extrapolated from survey by J.E. Anderson,
dated Oct. 24, 2019) |
|  20.36 (FIN.)
19.90 (EX.) | Geodetic Grade Elevation,
Finished and Existing
(Extrapolated from survey by J.E. Anderson,
dated Oct. 24, 2019) |
| <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; border-radius: 50%; padding: 2px 5px; margin-right: 10px;">A</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">1</div> </div> | Data Point for Grade Calculation |
|  | Existing Tree, Retain |
|  | Existing Tree, Remove |



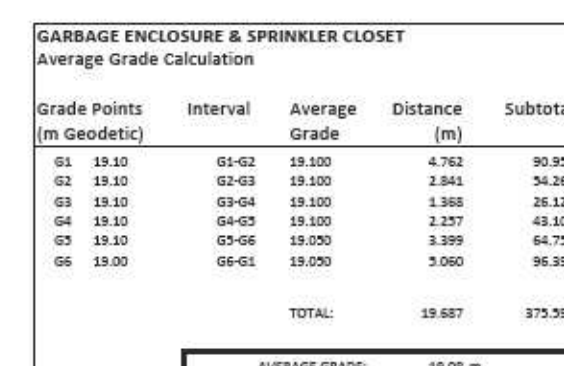
	UPDATED D.P. DRAWINGS	25.08.07
	REVISED B.P. DRAWINGS	24.08.06
	REVISED D.P. DRAWINGS	24.07.19
	ISSUED FOR CONSTRUCTION	24.06.20

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sheet title
Site Plan
Project Data
Grade Calculations

scale	As Noted
-------	----------

date	sheet no.
25.08.07	A10



WEST BUILDING Average Grade Calculation				
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
15.6800	1-2	15.675	5.083	94.90
2 15.7200	2-3	15.7200	2.333	45.78
3 15.7600	3-4	15.7625	2.334	45.47
4 15.7800	4-5	15.7800	0.818	15.21
5 15.7800	5-6	15.7800	1.200	22.66
6 15.8000	6-7	15.8000	0.000	0.00
7 15.8000	7-8	15.8000	0.818	15.50
8 15.8100	8-9	15.8100	4.746	85.96
9 15.8100	9-10	15.8100	15.583	285.30
10 15.8100	10-11	15.8100	0.000	0.00
11 15.7700	11-12	15.8000	1.200	22.56
12 15.7700	12-13	15.7800	1.200	22.56
13 15.8600	13-14	15.8600	1.408	26.31
14 15.7700	14-15	15.8000	0.000	0.00
15 15.7700	15-16	15.8000	75.450	1385.55
16 15.8100	16-17	15.8100	0.818	15.50

[illegible]

BEST BUILDING				
Average Grade Calculation				
Grade Points (in Grades)	Interval	Average Grade	Distance (in Miles)	Subtotal
A	90-100	95.00	1.00	95.00
B	80-89	84.50	1.00	84.50
C	70-79	74.50	1.00	74.50
D	60-69	64.50	1.00	64.50
E	50-59	54.50	1.00	54.50
F	40-49	44.50	1.00	44.50
G	30-39	34.50	1.00	34.50
H	20-29	24.50	1.00	24.50
I	10-19	14.50	1.00	14.50
J	0-9	4.50	1.00	4.50
K	0-0	0.00	1.00	0.00
L	0-0	0.00	1.00	0.00
M	0-0	0.00	1.00	0.00
N	0-0	0.00	1.00	0.00
O	0-0	0.00	1.00	0.00
P	0-0	0.00	1.00	0.00
Q	0-0	0.00	1.00	0.00
R	0-0	0.00	1.00	0.00
S	0-0	0.00	1.00	0.00
T	0-0	0.00	1.00	0.00
U	0-0	0.00	1.00	0.00
V	0-0	0.00	1.00	0.00
W	0-0	0.00	1.00	0.00
X	0-0	0.00	1.00	0.00
Y	0-0	0.00	1.00	0.00
Z	0-0	0.00	1.00	0.00
AA	0-0	0.00	1.00	0.00
AB	0-0	0.00	1.00	0.00
AC	0-0	0.00	1.00	0.00
AD	0-0	0.00	1.00	0.00
AE	0-0	0.00	1.00	0.00
AF	0-0	0.00	1.00	0.00
AG	0-0	0.00	1.00	0.00
AH	0-0	0.00	1.00	0.00
AI	0-0	0.00	1.00	0.00
AM	0-0	0.00	1.00	0.00
AN	0-0	0.00	1.00	0.00
AO	0-0	0.00	1.00	0.00
AP	0-0	0.00	1.00	0.00
AQ	0-0	0.00	1.00	0.00
AR	0-0	0.00	1.00	0.00
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AV	0-0	0.00	1.00	0.00
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BC	0-0	0.00	1.00	0.00
BD	0-0	0.00	1.00	0.00
BE	0-0	0.00	1.00	0.00
BF	0-0	0.00	1.00	0.00
BG	0-0	0.00	1.00	0.00
BH	0-0	0.00	1.00	0.00
BI	0-0	0.00	1.00	0.00
BJ	0-0	0.00	1.00	0.00
BK	0-0	0.00	1.00	0.00
BL	0-0	0.00	1.00	0.00
BM	0-0	0.00	1.00	0.00
BN	0-0	0.00	1.00	0.00
BO	0-0	0.00	1.00	0.00
BP	0-0	0.00	1.00	0.00
BQ	0-0	0.00	1.00	0.00
BR	0-0	0.00	1.00	0.00
BS	0-0	0.00	1.00	0.00
BT	0-0	0.00	1.00	0.00
BU	0-0	0.00	1.00	0.00
BV	0-0	0.00	1.00	0.00
BW	0-0	0.00	1.00	0.00
BX	0-0	0.00	1.00	0.00
BY	0-0	0.00	1.00	0.00
BZ	0-0	0.00	1.00	0.00
CA	0-0	0.00	1.00	0.00

Grade Calculations
Scale: n/a

1 Site Plan
Scale: 1:100

Zoning / Project Data
Scale: n/a



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

	UPDATED D.P. DRAWINGS	25.08.07
	REVISED B.P. DRAWINGS	24.08.06
	REVISED D.P. DRAWINGS	24.07.19
	ISSUED FOR CONSTRUCTION	24.06.20
rev no	description	date
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project name 907/909 Redfern St. (Formerly 902 Foul Bay Rd.) Victoria, BC		
sheet title West Building - Basement Plan		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	25.08.07	sheet no. A2.0w

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rev no	description	date

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project name
907/909 Redfern St.
(Formerly 902 Foul Bay Rd.)
Victoria, BC

sheet title	East Building - Basement Plan
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project no.	193
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drawing file

scale	As Note
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drawn by JI

date	sheet no.
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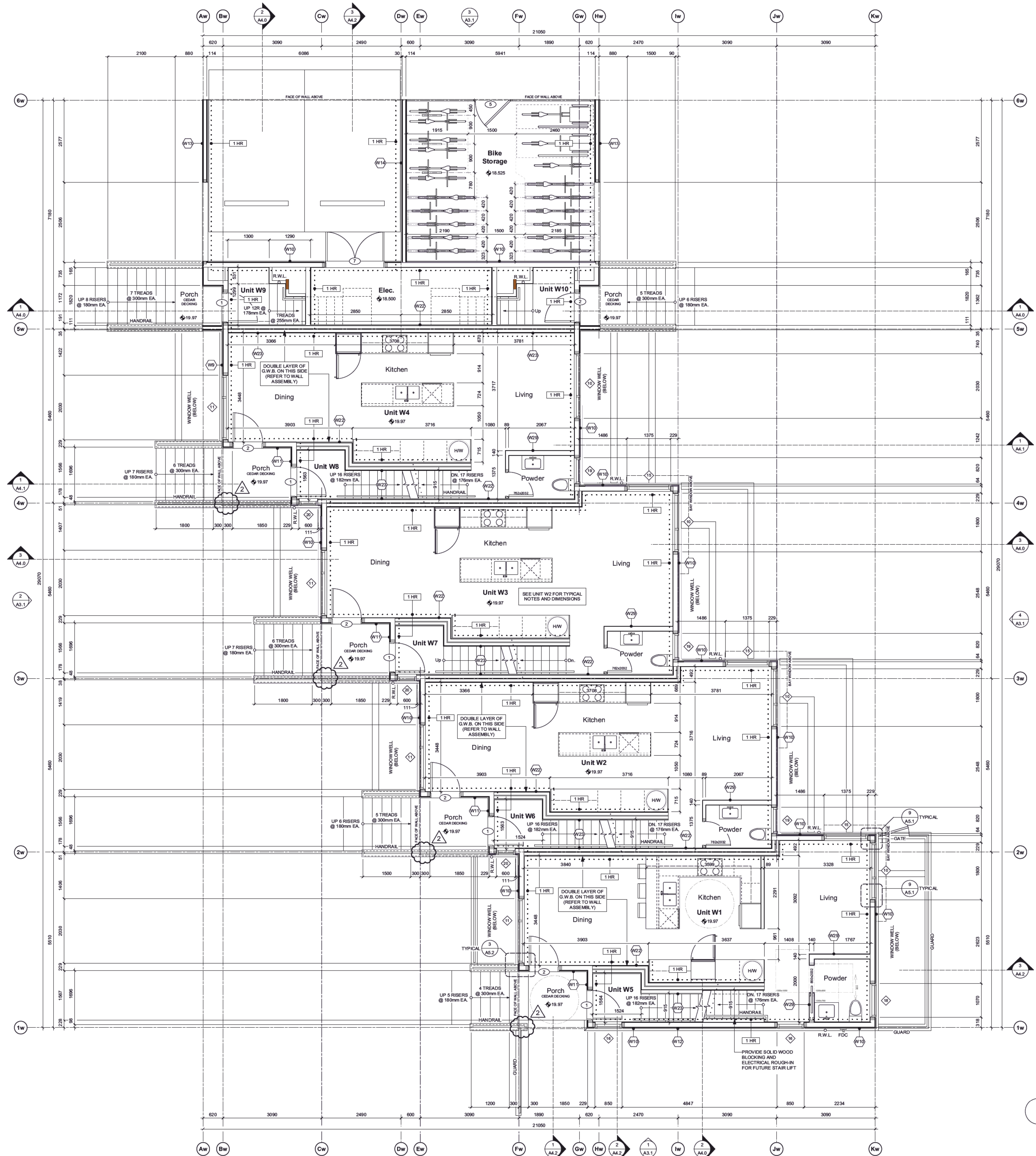
25.08.07	A2 0e
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[illegible]

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



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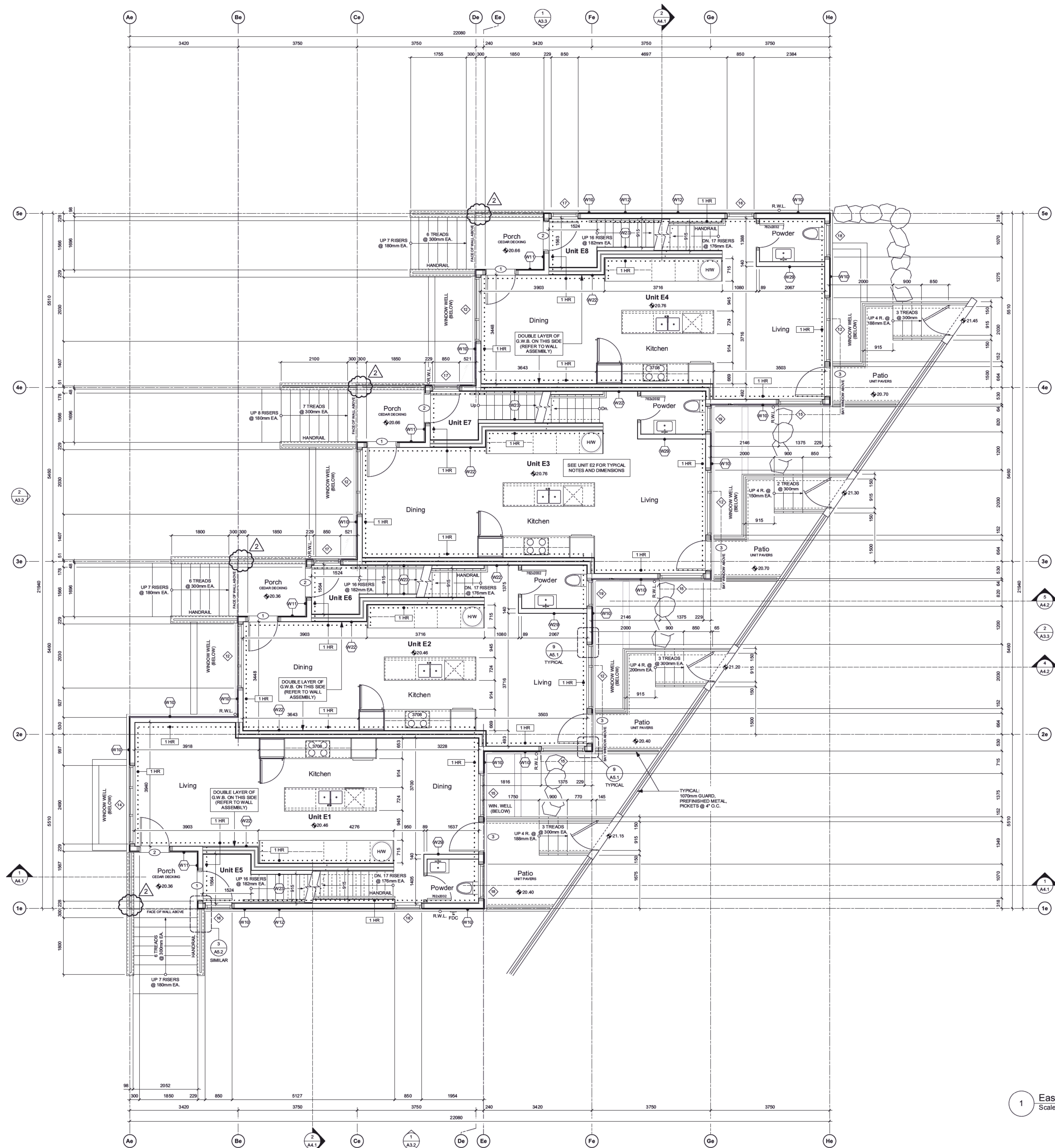


1 West Bldg. - Level 1 Plan
Scale: 1:50

	UPDATED D.P. DRAWINGS	25.08.07
	REVISED B.P. DRAWINGS	24.08.06
	REVISED D.P. DRAWINGS	24.07.19
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sheet title West Building - Level 1 Plan		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	25.08.07	sheet no. A2.1w



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sheet title
East Building - Level 1 Plan

project no. 1933

drawing file -

scale As Noted

drawn by JH

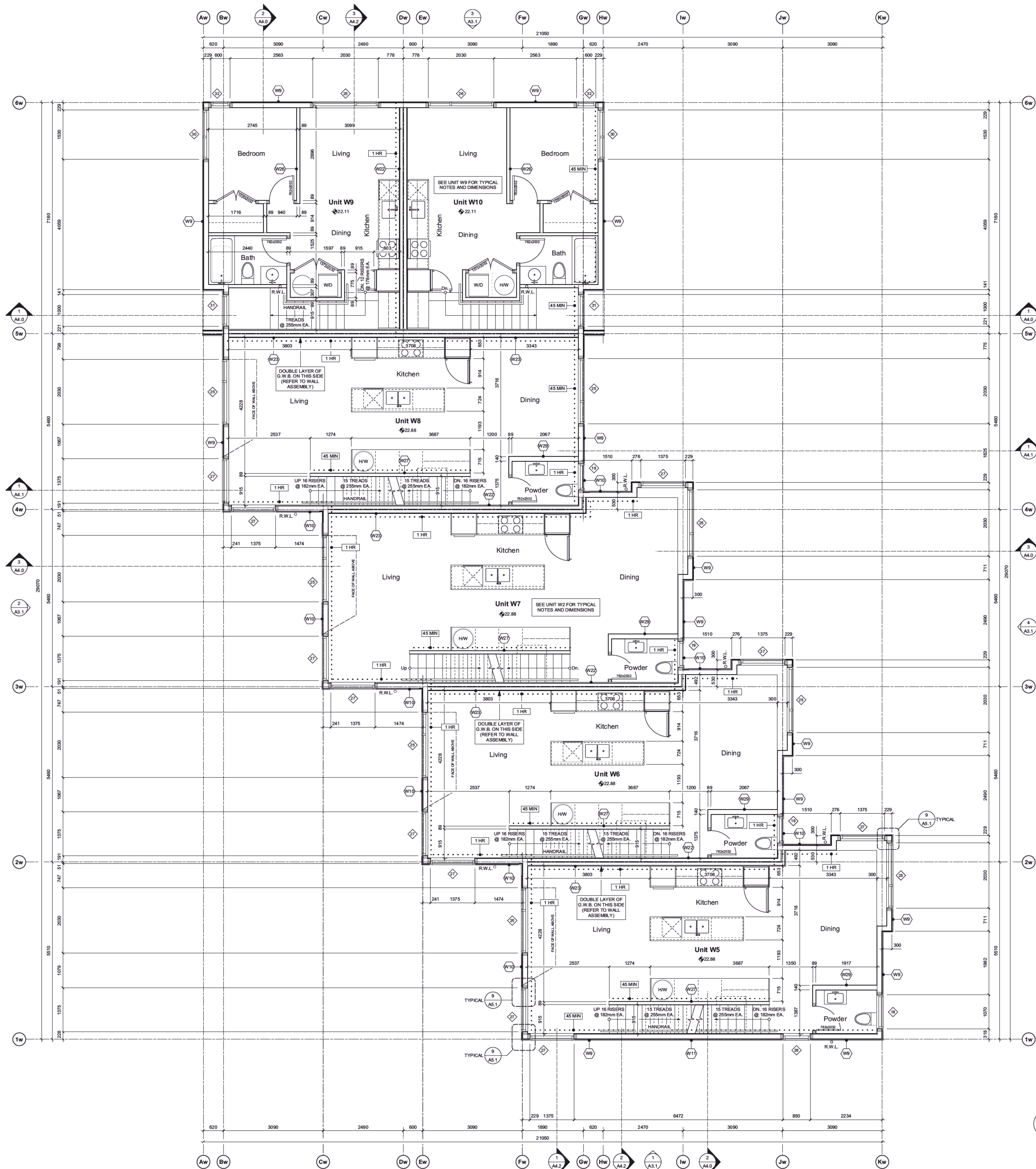
date 25.08.07

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



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



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Victoria, BC

sheet title
West Building - Level 2 Plan

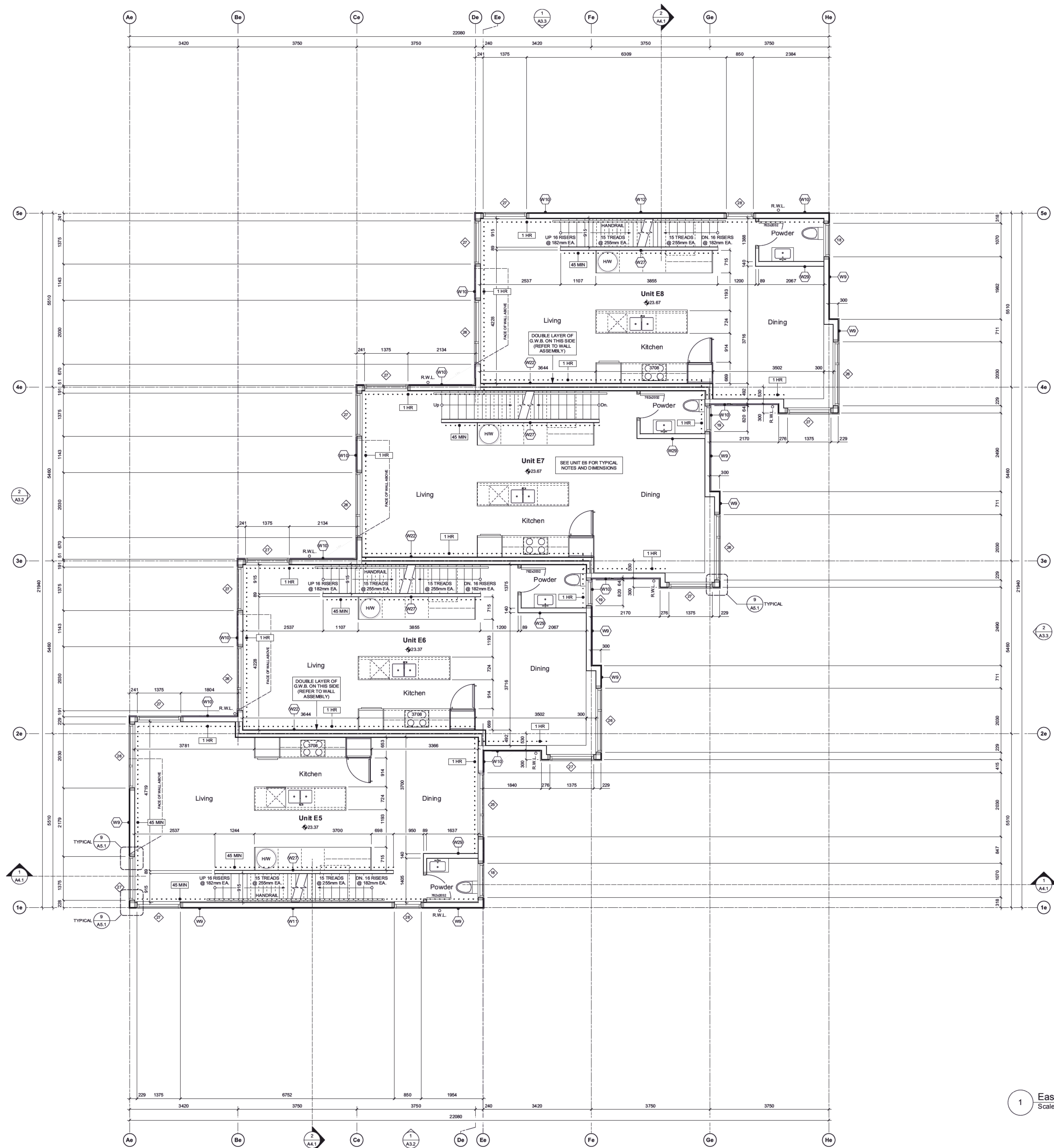
project no. 1933
drawing file -

scale As Noted
drawn by JH

date 25.08.07
sheet no. A2.2w



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



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sheet title
East Building - Level 2 Plan

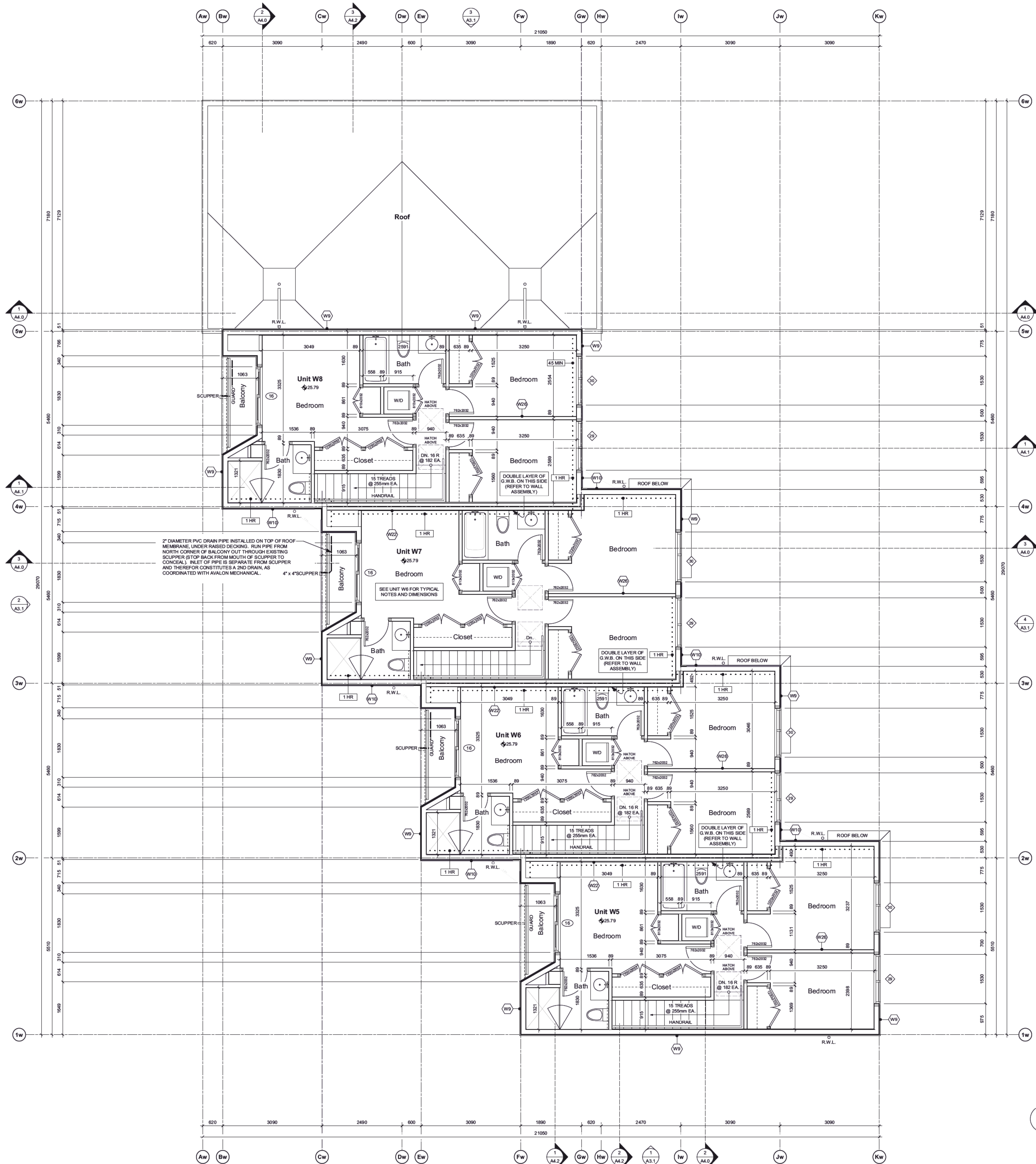
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1 West Bldg. - Level 3 Plan
Scale: 1:50



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Victoria, BC

sheet title
West Building - Level 3 Plan

project no. 1933
drawing file -

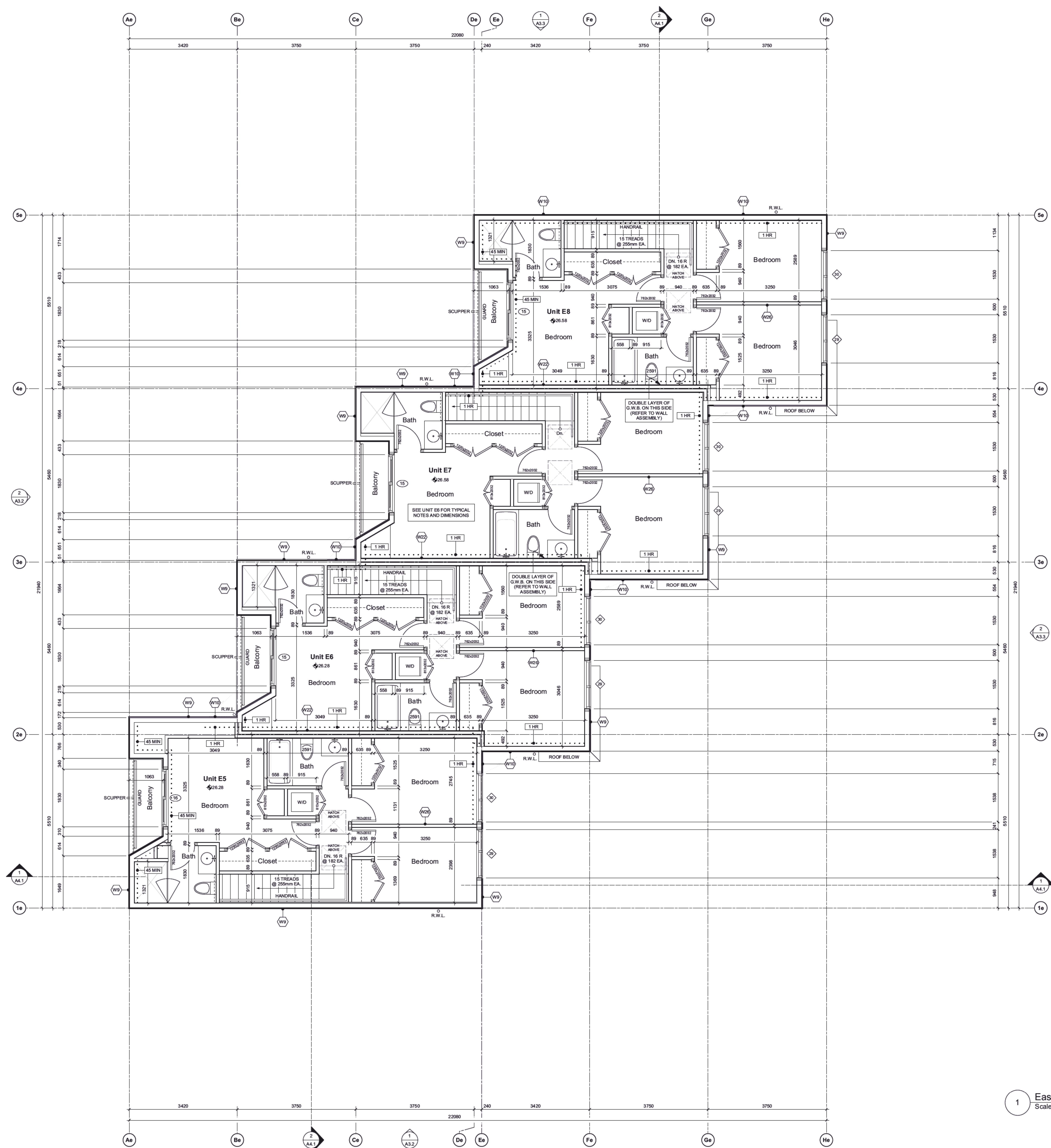
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date 25.08.07
sheet no. A2.3w



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



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sheet title
East Building - Level 3 Plan

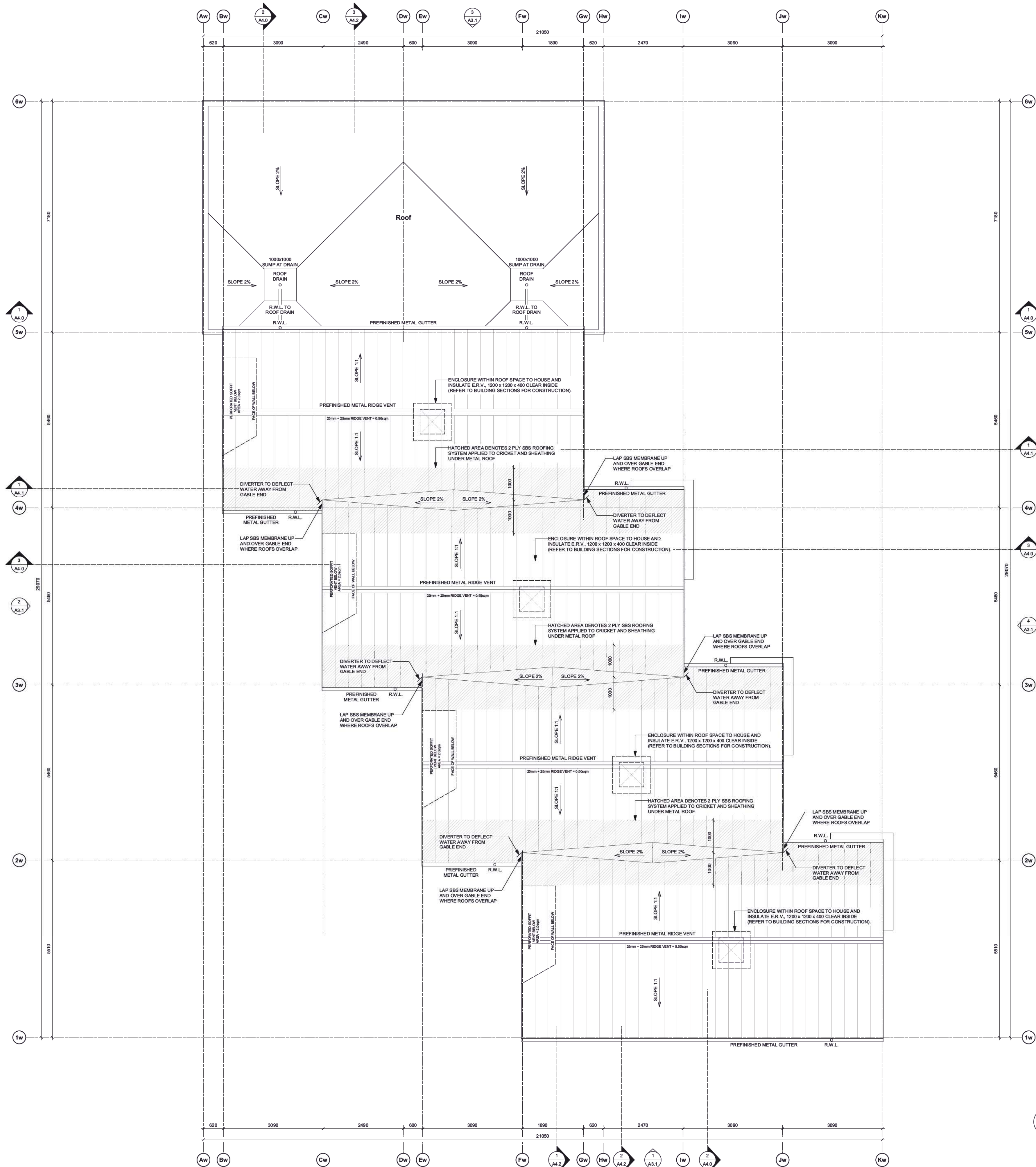
project no. 1933
drawing file -
scale As Noted

drawn by JH
date

sheet no.
25.08.07
A2.3e

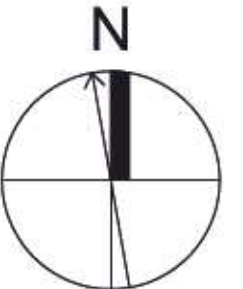


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ROOF VENTILATION
1/300 OF INSULATED CEILING AREA: 223.1 / 300 = 0.74sqm
BOTTOM VENTING: 2.0sqm
TOP VENTING: 2.0sqm

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



UPDATED D.P. DRAWINGS	25.08.07
REVISED B.P. DRAWINGS	24.08.06
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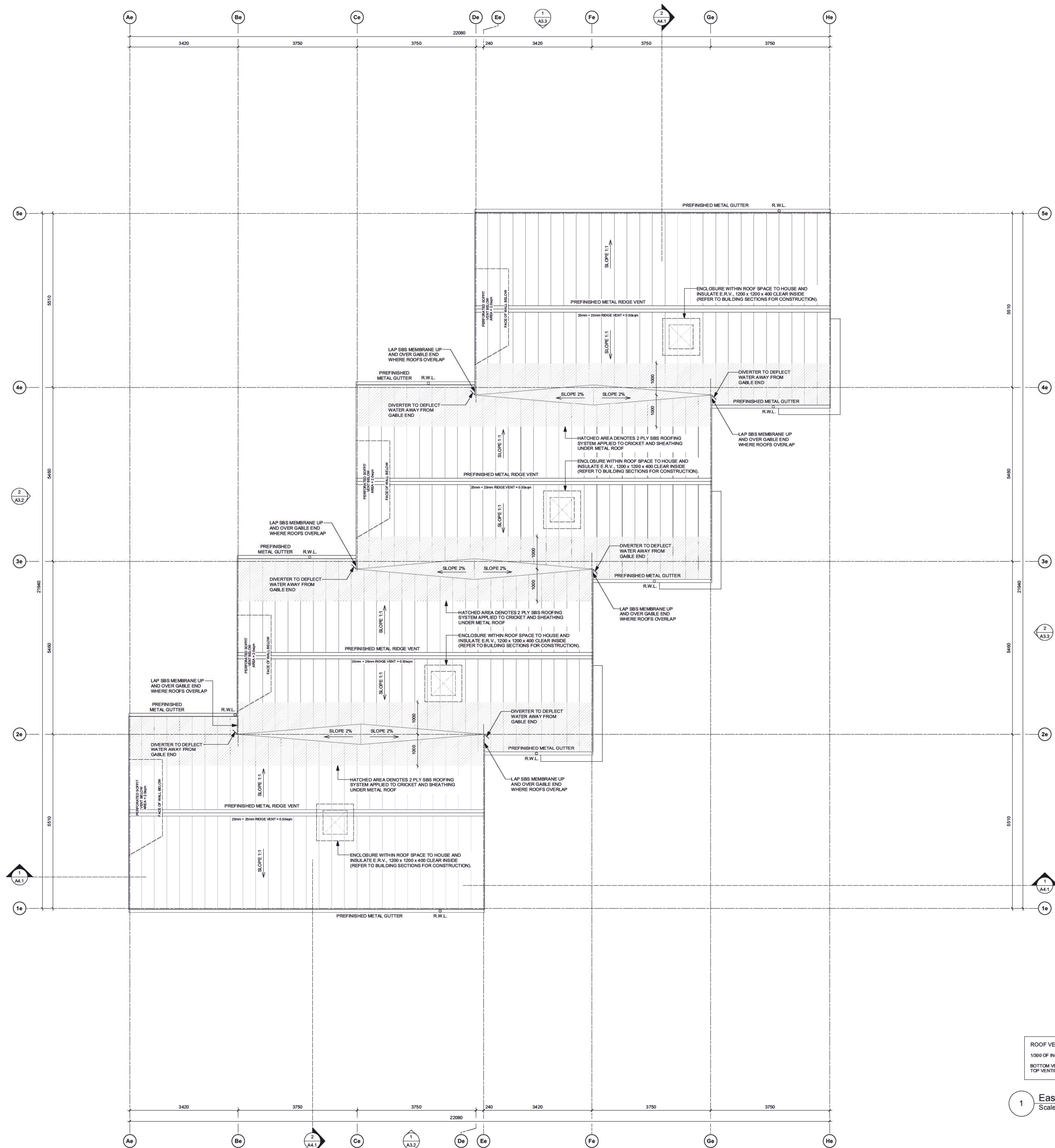
project name
907/909 Redfern St.
(Formerly 902 Foul Bay Rd.)
Victoria, BC

sheet title
West Building - Roof Plan

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	25.08.07
sheet no.	A2.4w

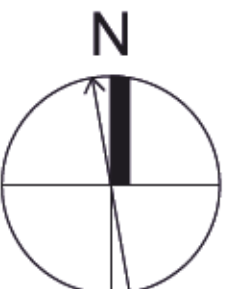


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ROOF VENTILATION
1/300 OF INSULATED CEILING AREA: 224.8 / 300 = 0.75sqm
BOTTOM VENTING: 2.0sqm
TOP VENTING: 2.0sqm

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



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sheet title
East Building - Roof Plan

project no. 1933

drawing file -

scale As Noted

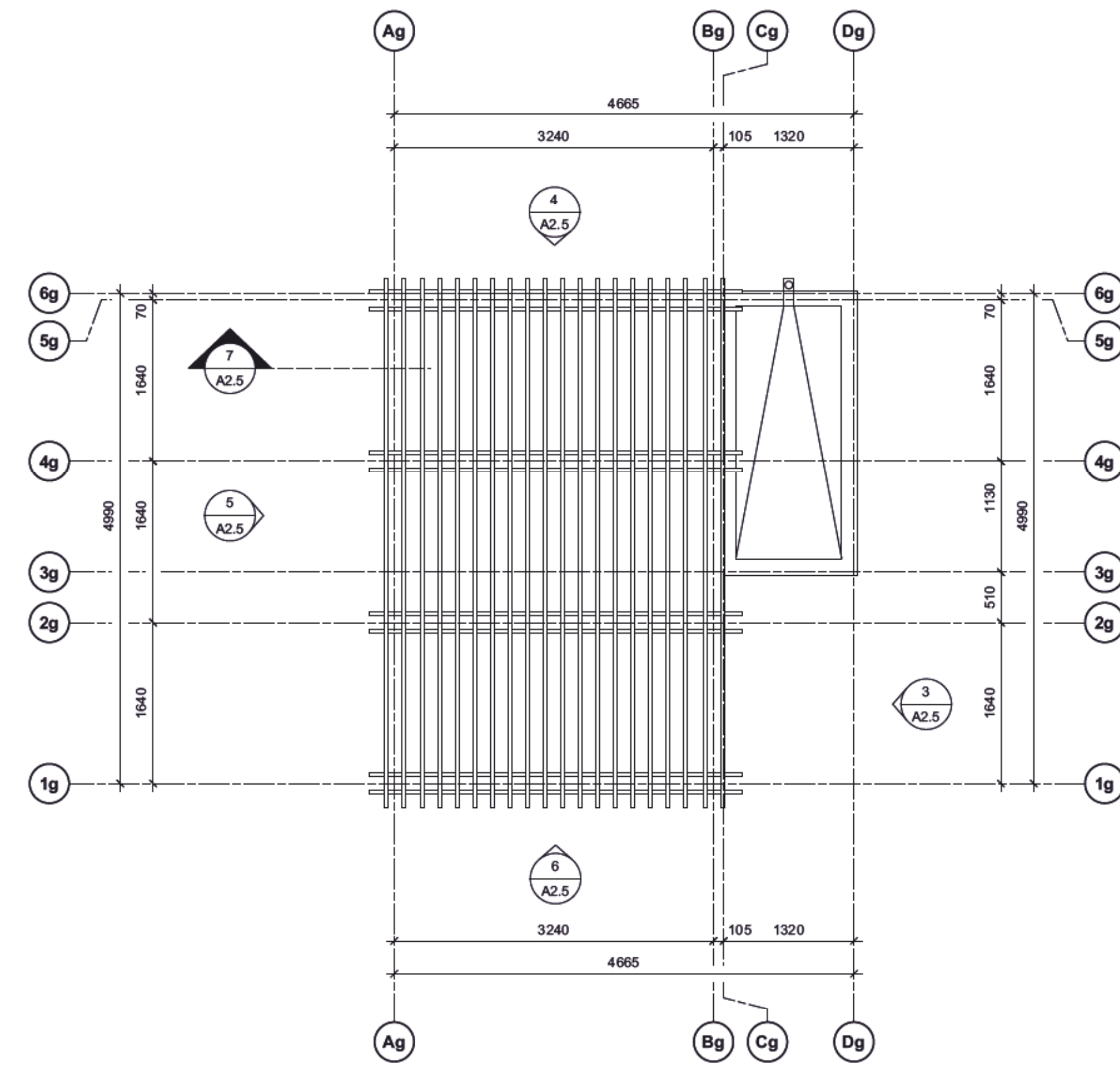
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date 25.08.07

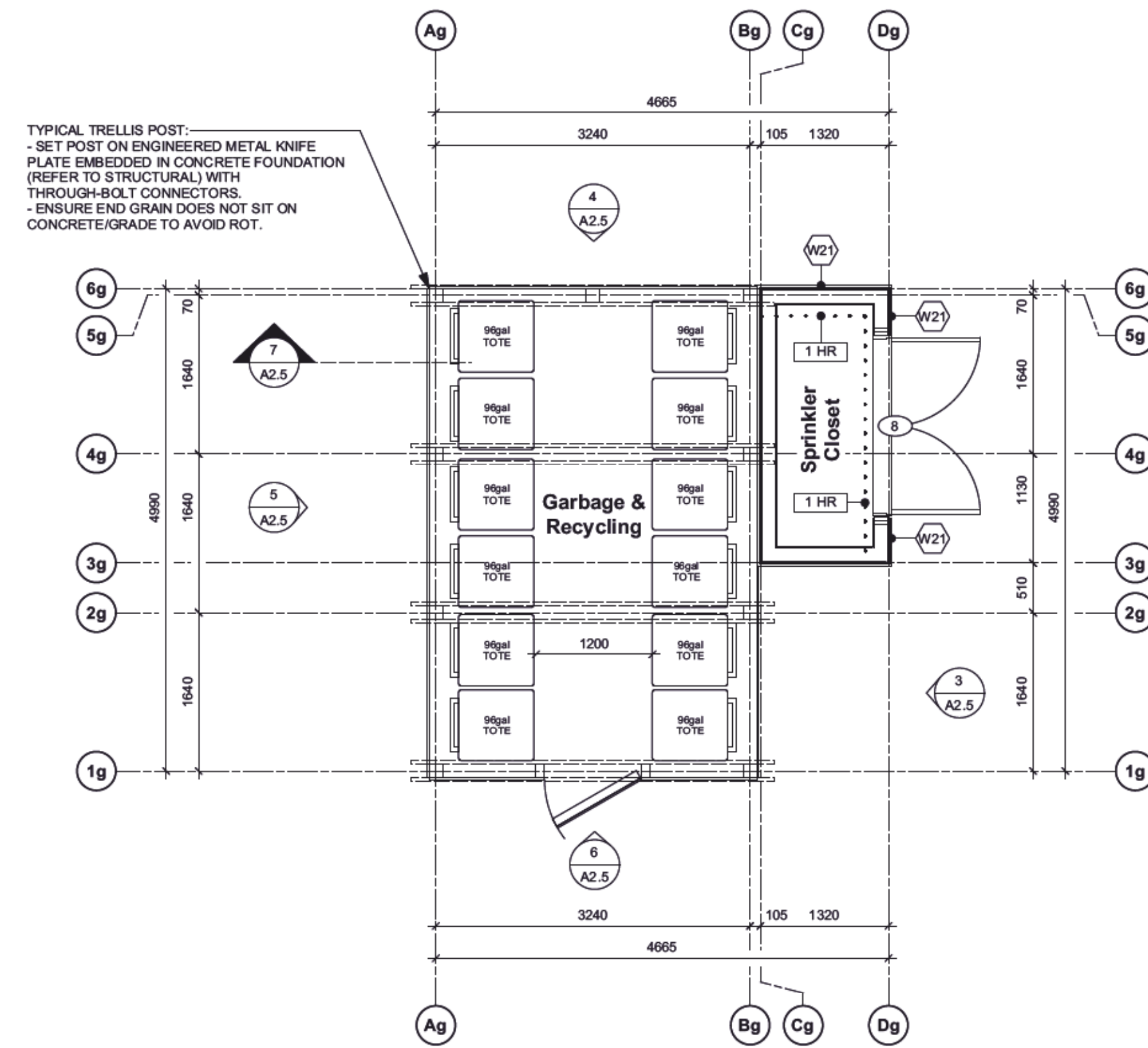
sheet no. A2.4e



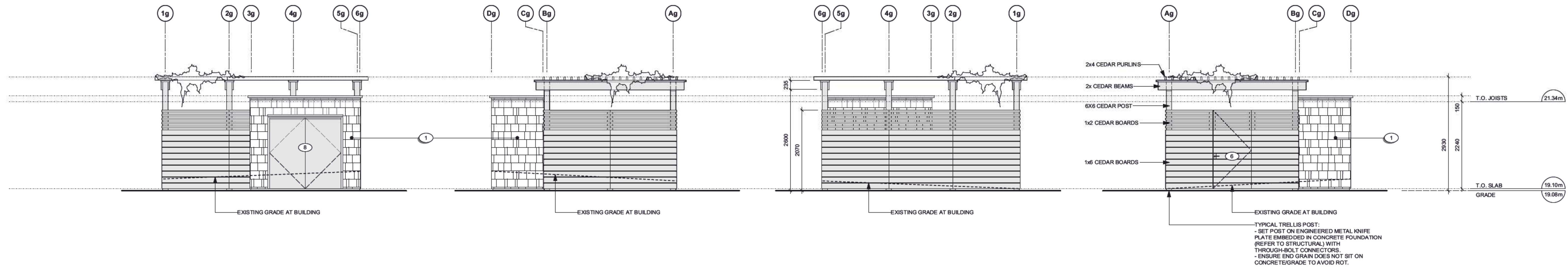
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2 Garbage Enclosure - Roof Plan
Scale: 1:50



1 Garbage Enclosure - Plan
Scale: 1:50

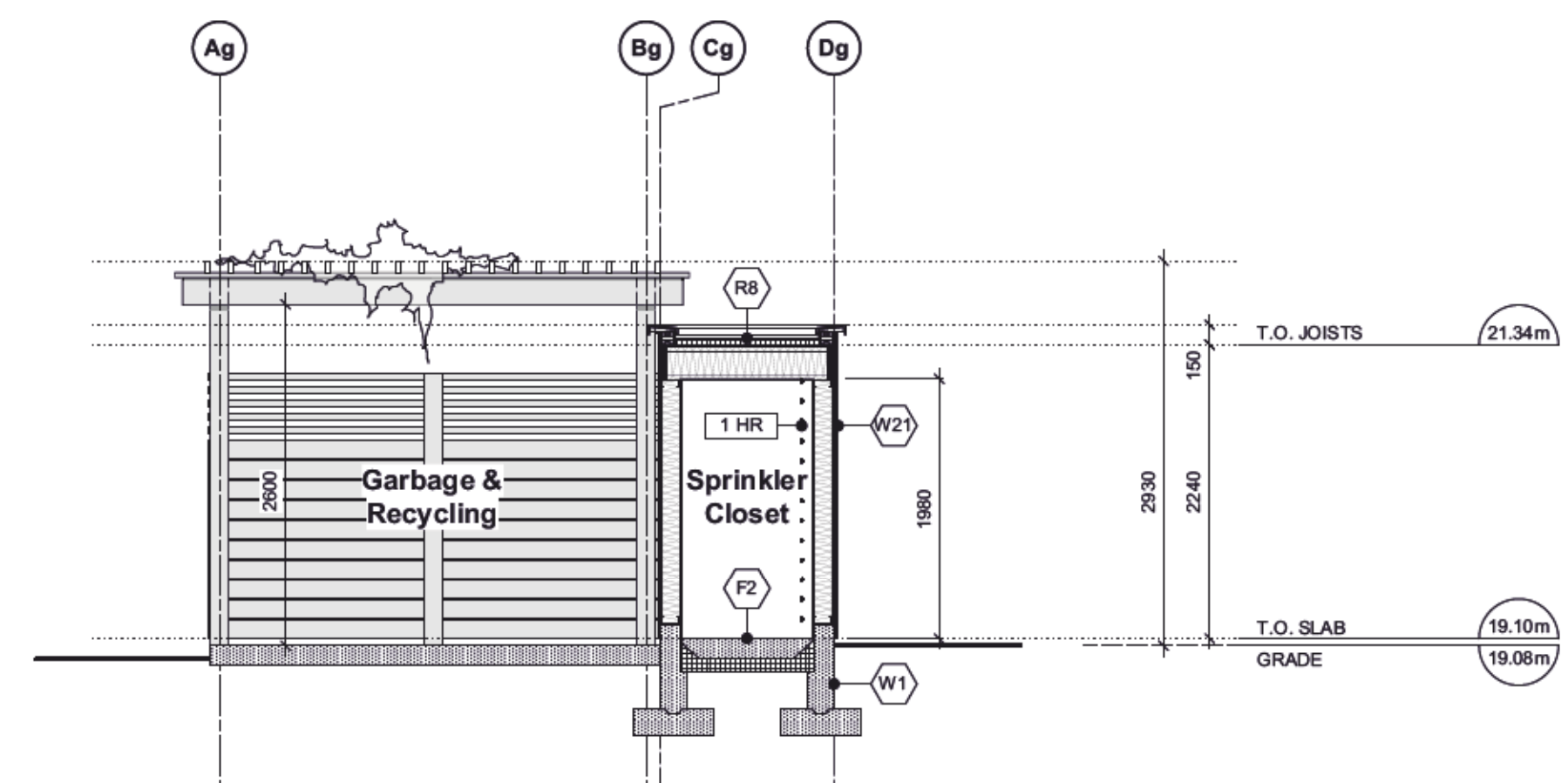


3 Garbage Enclosure - East Elevation
Scale: 1:50

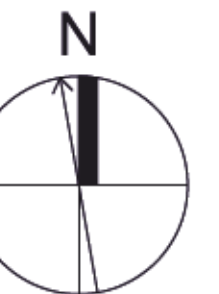
4 Garbage Enclosure - North Elevation
Scale: 1:50

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



UPDATED D.P. DRAWINGS	25.08.07
REVISED B.P. DRAWINGS	24.08.06
REVISED D.P. DRAWINGS	24.07.19
ISSUED FOR CONSTRUCTION	24.06.20

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project name
907/909 Redfern St.
(Formerly 902 Foul Bay Rd.)
Victoria, BC

sheet title
Garbage Enclosure &
Sprinkler Closet

project no. 1933
drawing file -
scale As Noted

drawn by JH
date 25.08.07

sheet no.
A2.5



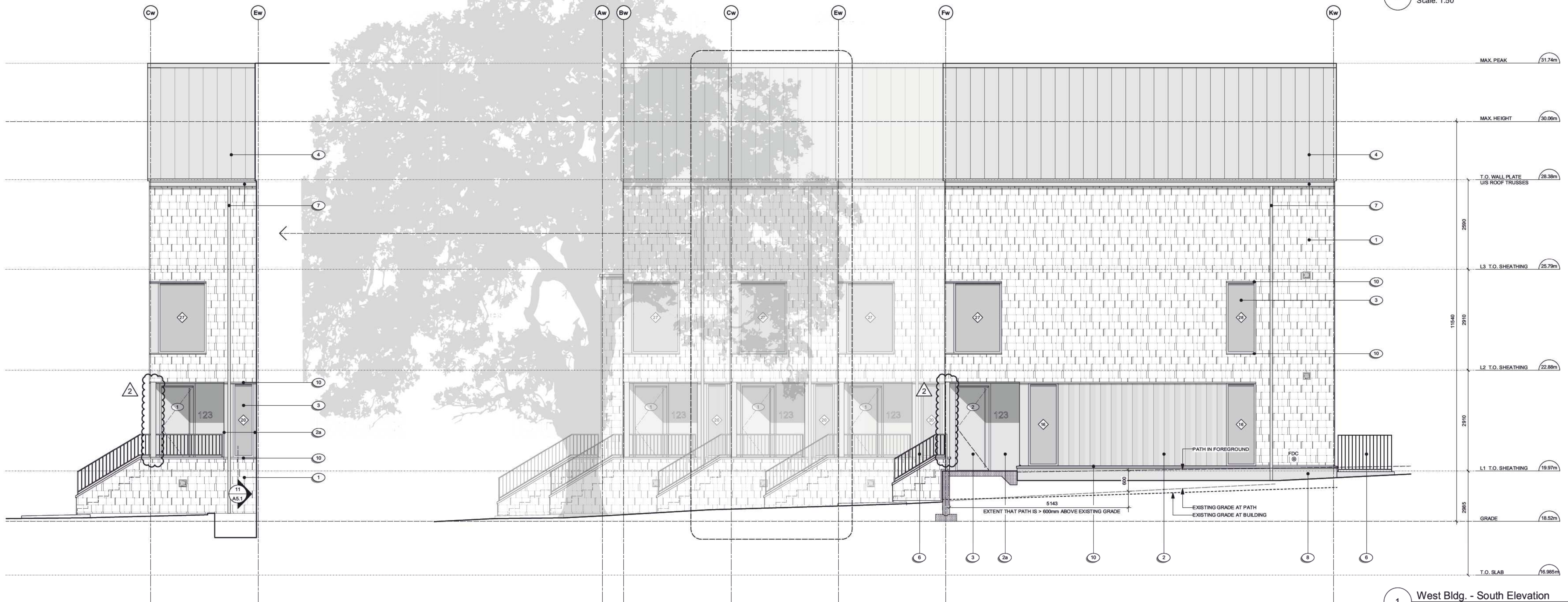
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MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING, 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD, VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & 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 West Bldg. - West Elevation
Scale: 1:50



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

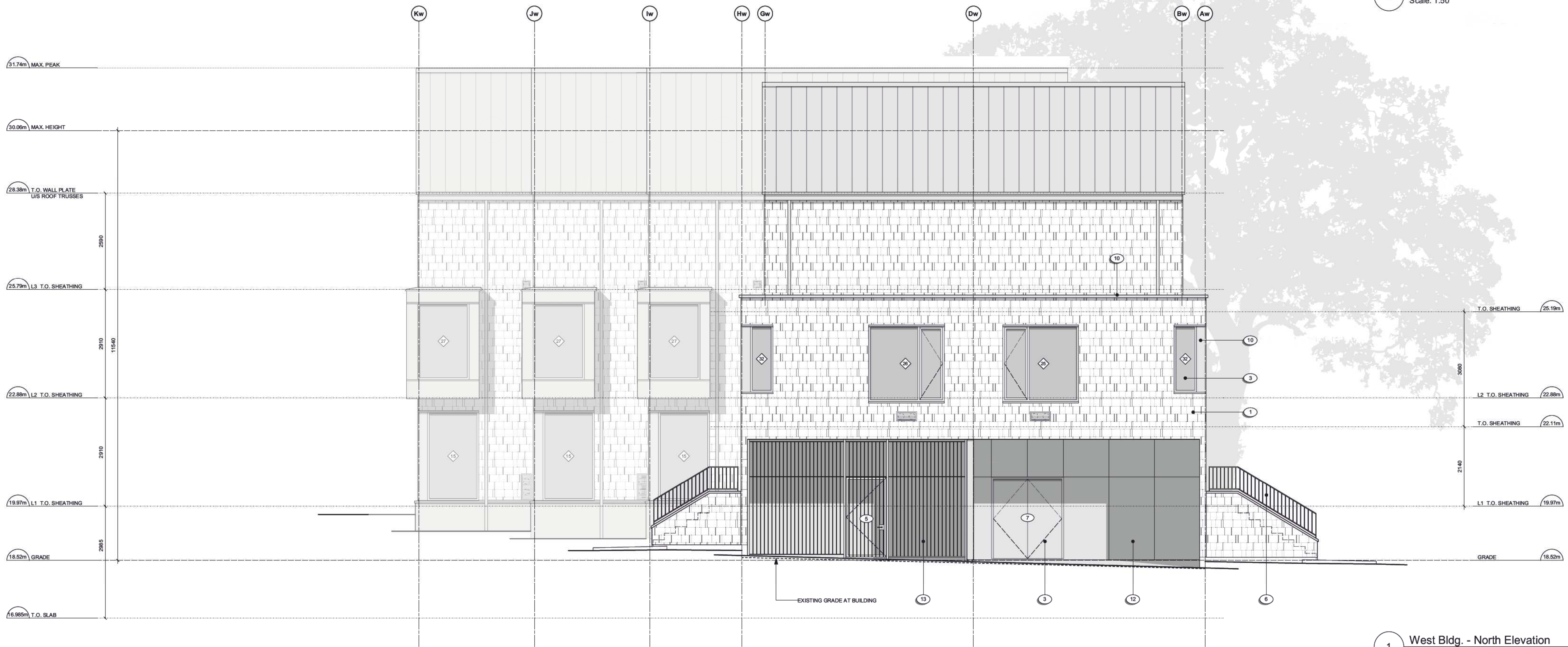
	UPDATED D.P. DRAWINGS	25.08.07
	REVISED B.P. DRAWINGS	24.08.06
	REVISED D.P. DRAWINGS	24.07.19
	ISSUED FOR CONSTRUCTION	24.06.20
rev no	description	date
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project name		
007/909 Redfern St. (formerly 902 Foul Bay Rd.) Victoria, BC		
sheet title		
West Building - Elevations		
project no.		
1933		
drawing file		
-		
scale		
As Noted		
drawn by		
JH		
date		sheet no.
25.08.07		A3.0



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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 & RVL - WEATHERED ZINC
- STUCCO - WARM GREY
- ARCHITECTURAL CONCRETE
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- PREFINISHED METAL FLASHING - WEATHERED ZINC
- CEMENTITIOUS CLADDING PANELS - CHARCOAL
- PREFINISHED METAL FENCE, VERTICAL PICKETS @ 4" O.C. - CHARCOAL



13	UPDATED D.P. DRAWINGS	25.08.07
12	REVISED B.P. DRAWINGS	24.08.06
11	REVISED D.P. DRAWINGS	24.07.19
10	ISSUED FOR CONSTRUCTION	24.06.20
rev no	description	date
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project name		
907/909 Redfern St. (Formerly 902 Foul Bay Rd.) Victoria, BC		
sheet title		
West Building - Elevations		
project no.		1933
drawing file		-
scale		As Noted
drawn by		JH
date		25.08.07
sheet no.		A3.1



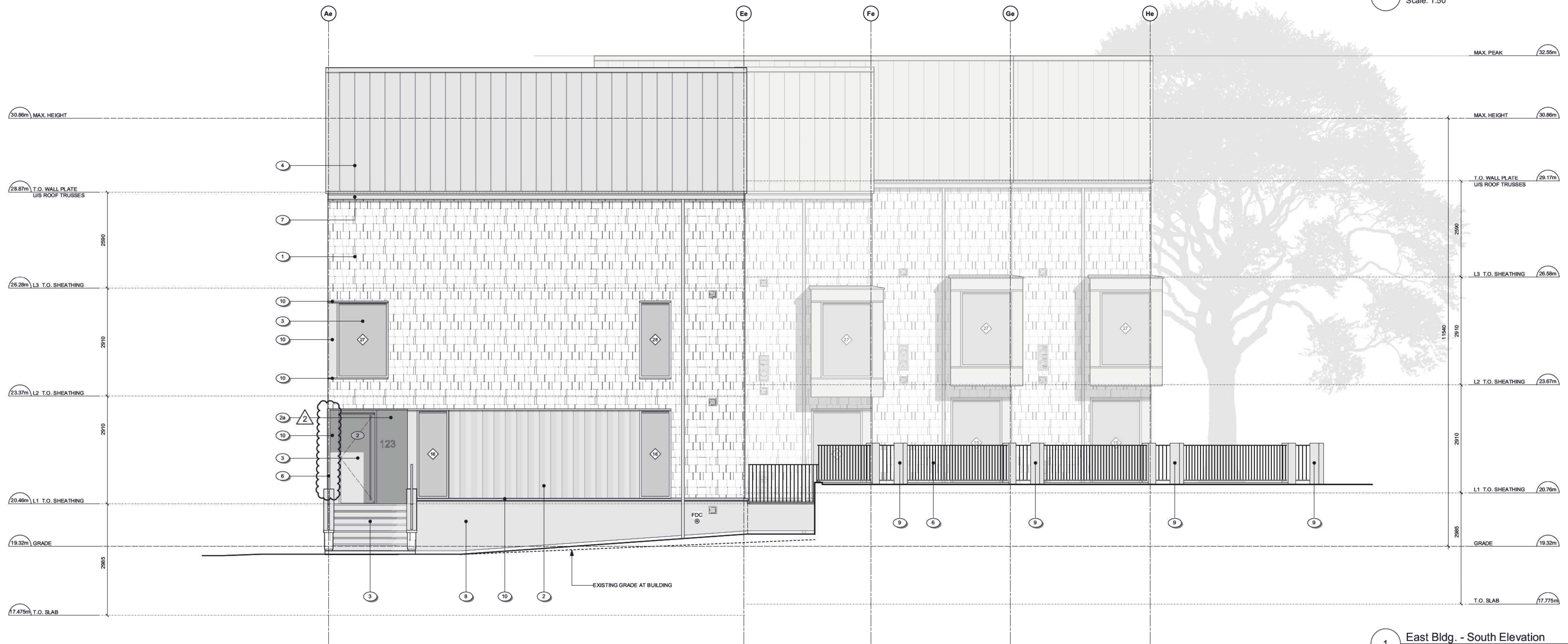
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MATERIALS KEY

- 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
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- 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
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- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE, VERTICAL PICKETS @ 4" O.C. - CHARCOAL



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



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

13	UPDATED D.P. DRAWINGS	25.08.07
12	REVISED B.P. DRAWINGS	24.08.06
11	REVISED D.P. DRAWINGS	24.07.19
10	ISSUED FOR CONSTRUCTION	24.06.20

rev no description date

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project name
907/909 Redfern St.
(Formerly 902 Foul Bay Rd.)
Victoria, BC

sheet title
East Building - Elevations

project no. 1933

drawing file -

scale As Noted

drawn by JH

date 25.08.07

sheet no. A3.2



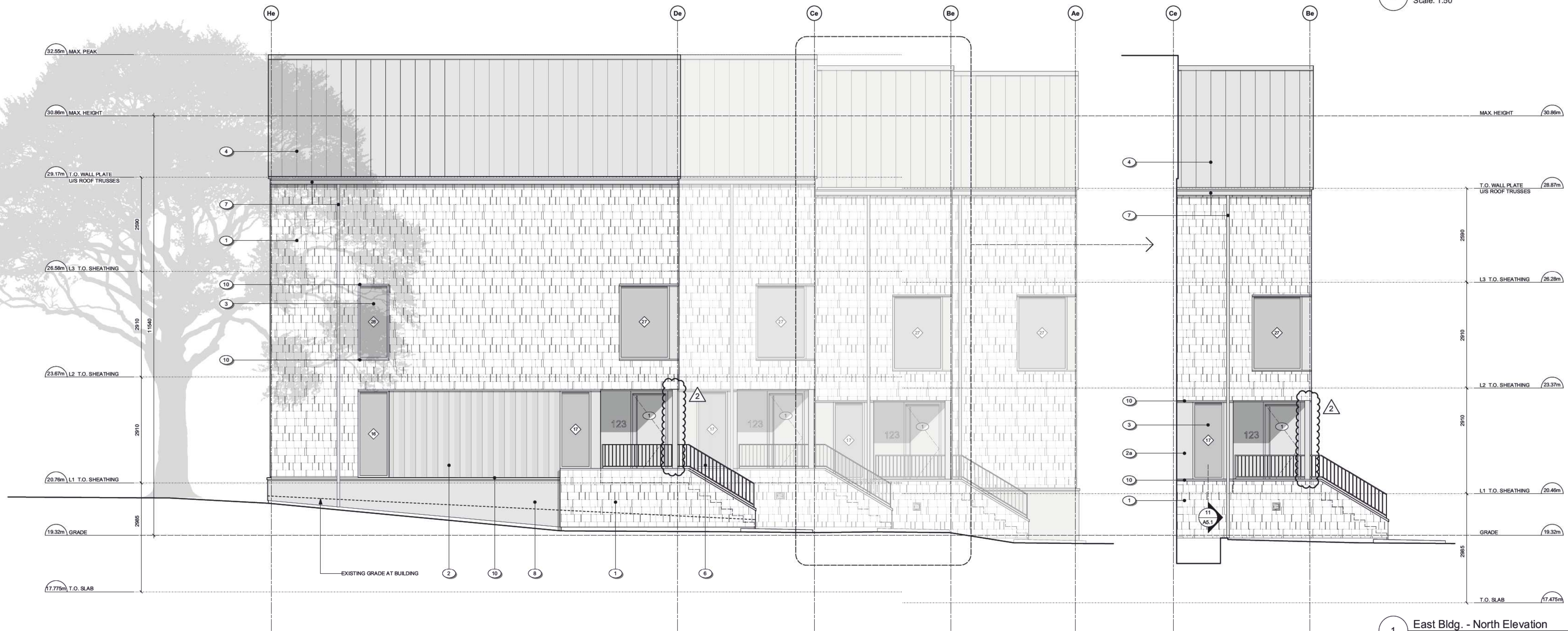
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MATERIALS KEY

- 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
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- PREFINISHED METAL GUTTER & RVL - 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 East Bldg. - East Elevation
Scale: 1:50



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

	UPDATED D.P. DRAWINGS	25.08.07
	REVISED B.P. DRAWINGS	24.08.06
	REVISED D.P. DRAWINGS	24.07.19
	ISSUED FOR CONSTRUCTION	24.06.20
rev no	description	date
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project name		
907/909 Redfern St. (Formerly 902 Foul Bay Rd.) Victoria, BC		
sheet title		
East Building - Elevations		
project no.		1933
drawing file		-
scale		As Noted
drawn by		JH
date		sheet no.
25.08.07		A33



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MATERIALS KEY

- CEMENTITIOUS SHINGLE CLADDING, 100mm 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

13	UPDATED D.P. DRAWINGS	25.08.07
12	REVISED B.P. DRAWINGS	24.08.06
11	REVISED D.P. DRAWINGS	24.07.19
10	ISSUED FOR CONSTRUCTION	24.06.20
rev no	description	date

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project name
907/909 Redfern St.
(Formerly 902 Foul Bay Rd.)
Victoria, BC

sheet title
Materials Palette

project no. 1933

drawing file -

scale As Noted

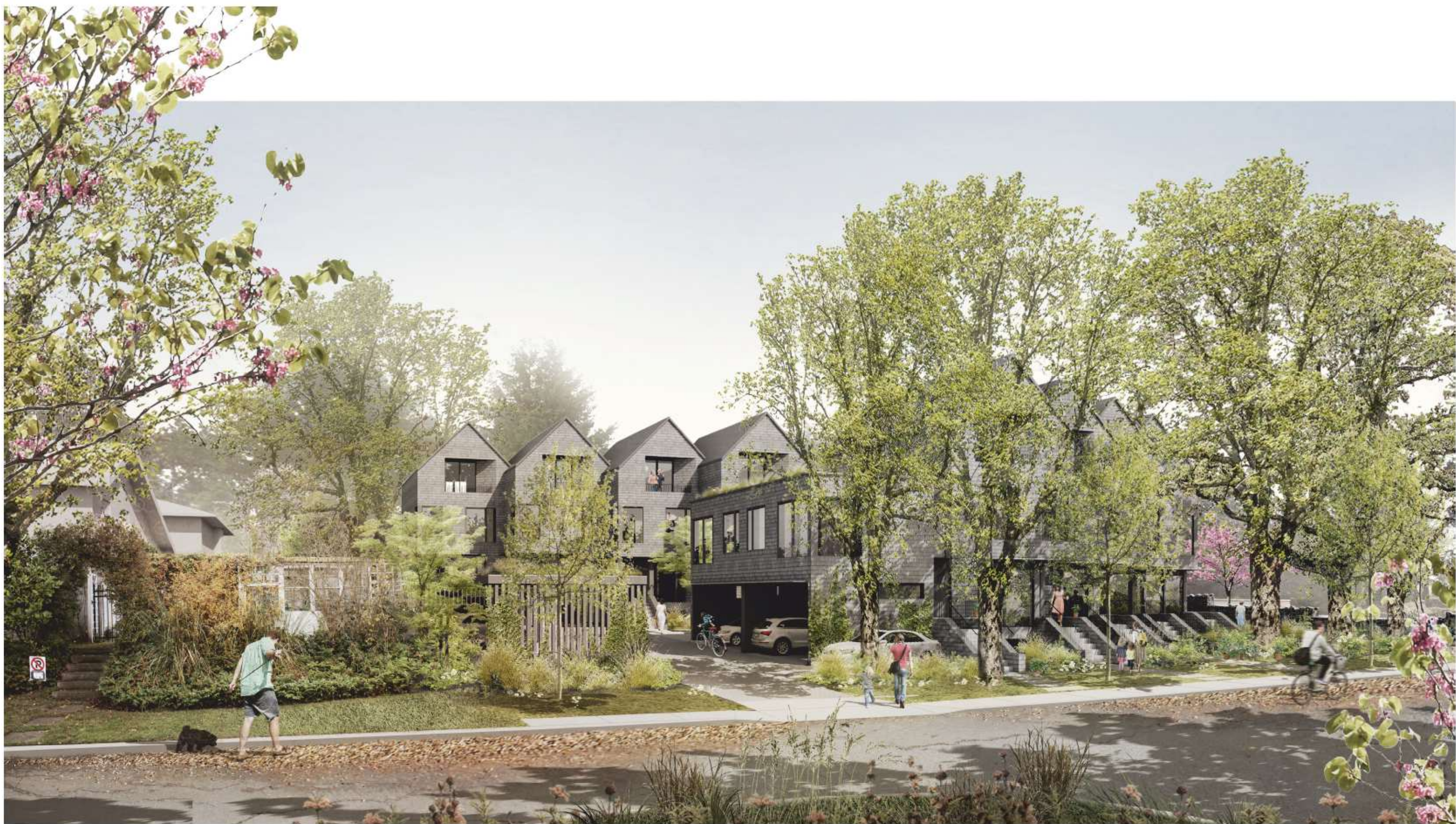
drawn by JH

date 25.08.07

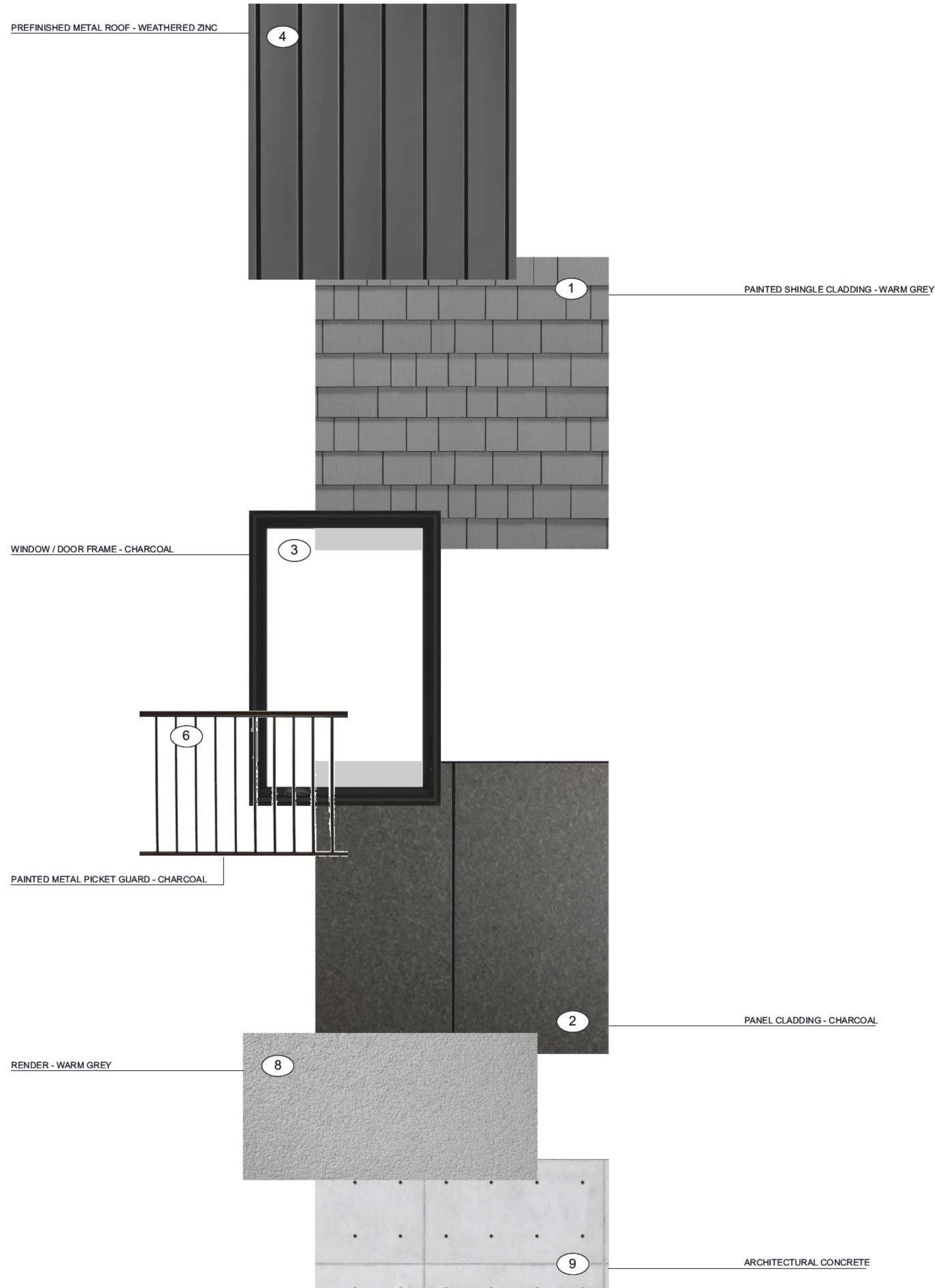
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1 Corner of Quamichan and Redfern
SCALE: nts

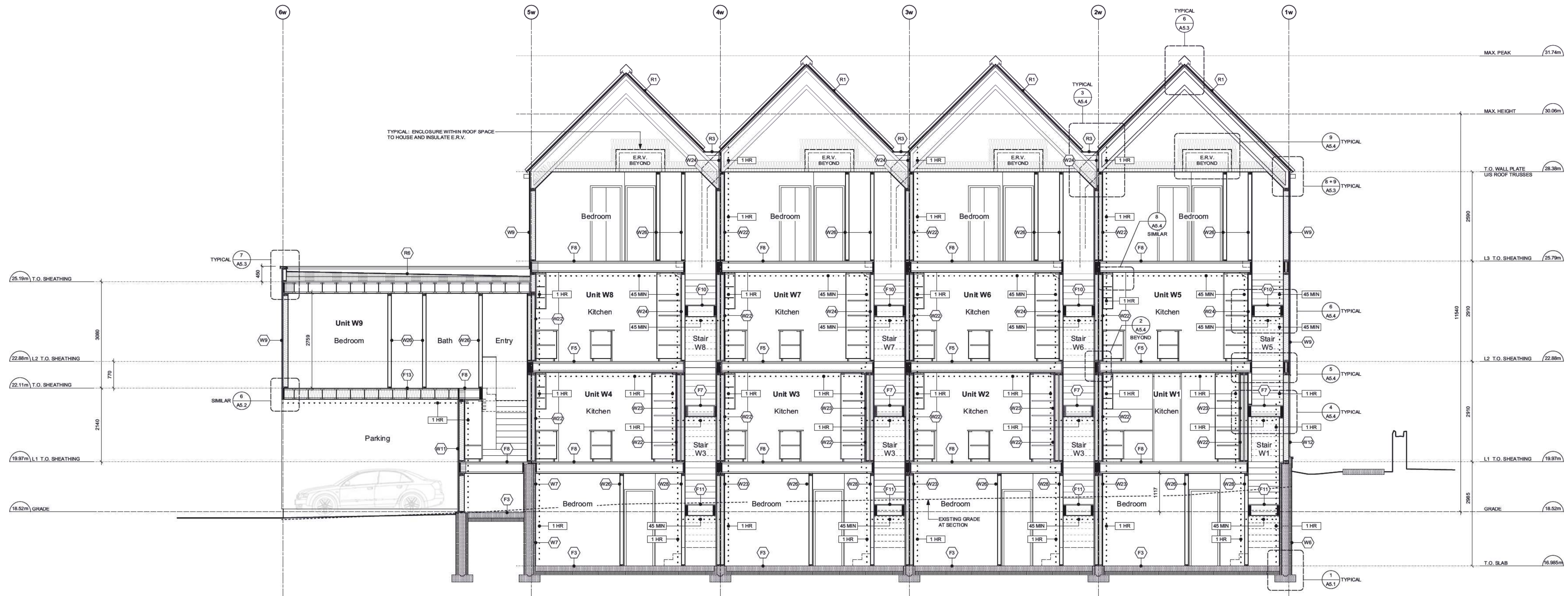


2 Redfern Looking Southeast
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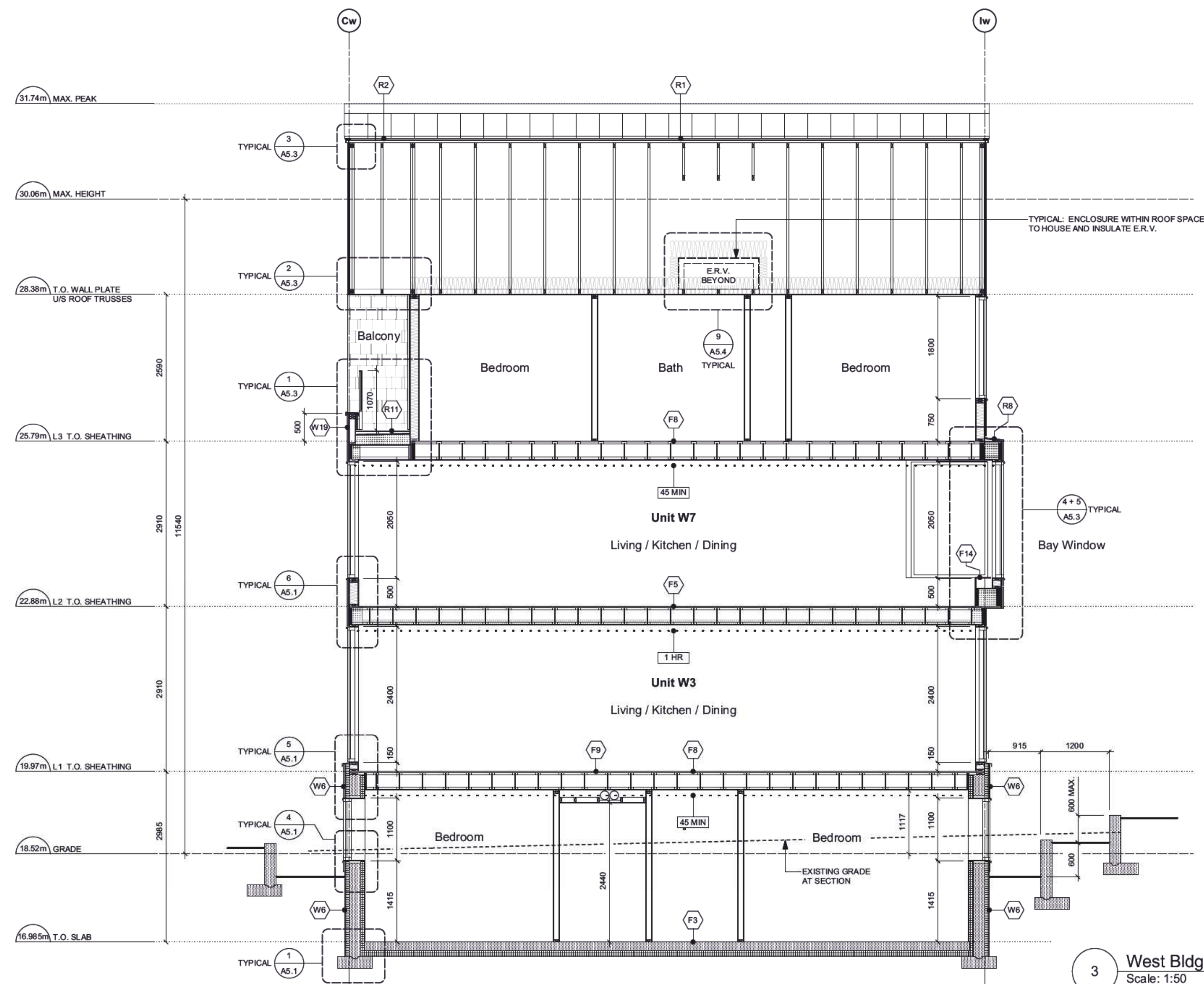




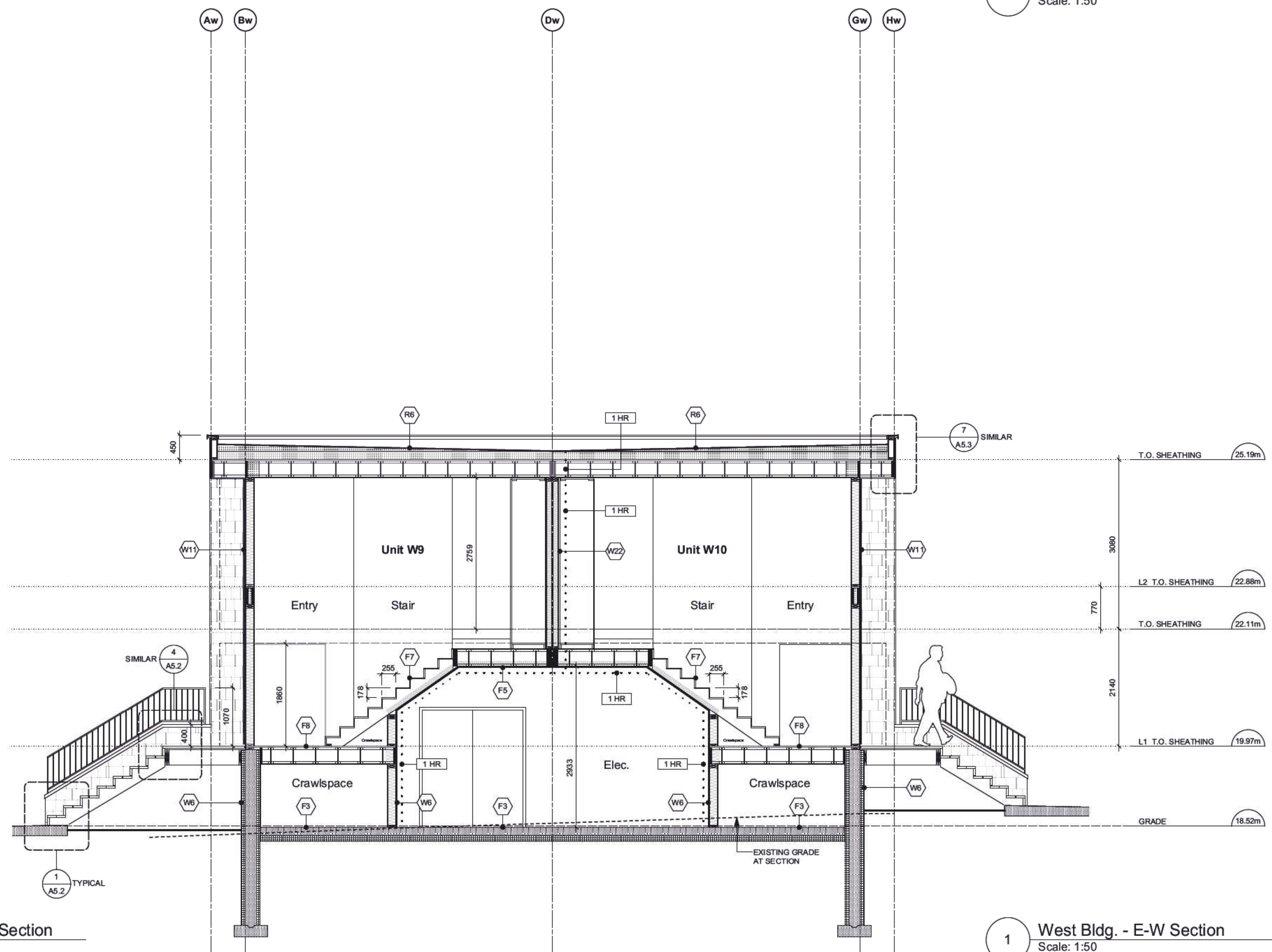
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2 West Bldg. - N-S Section
Scale: 1:50



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

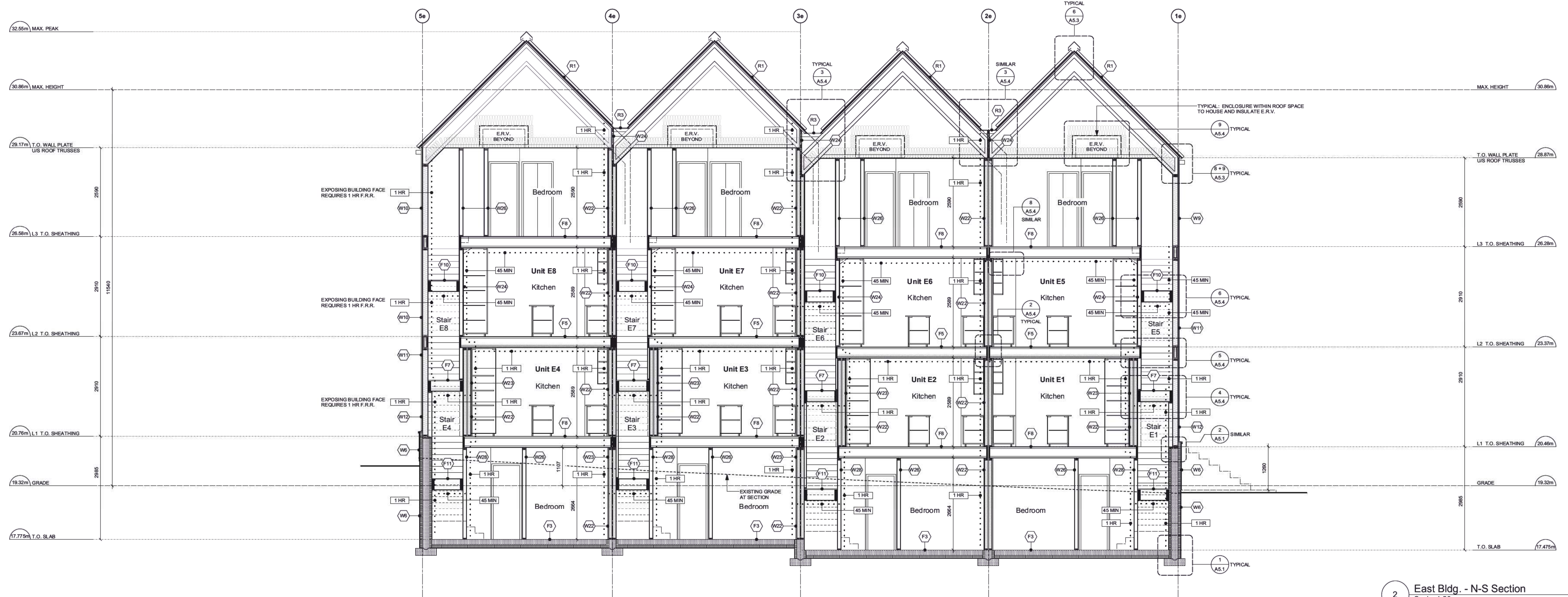


1 West Bldg. - E-W Section
Scale: 1:50

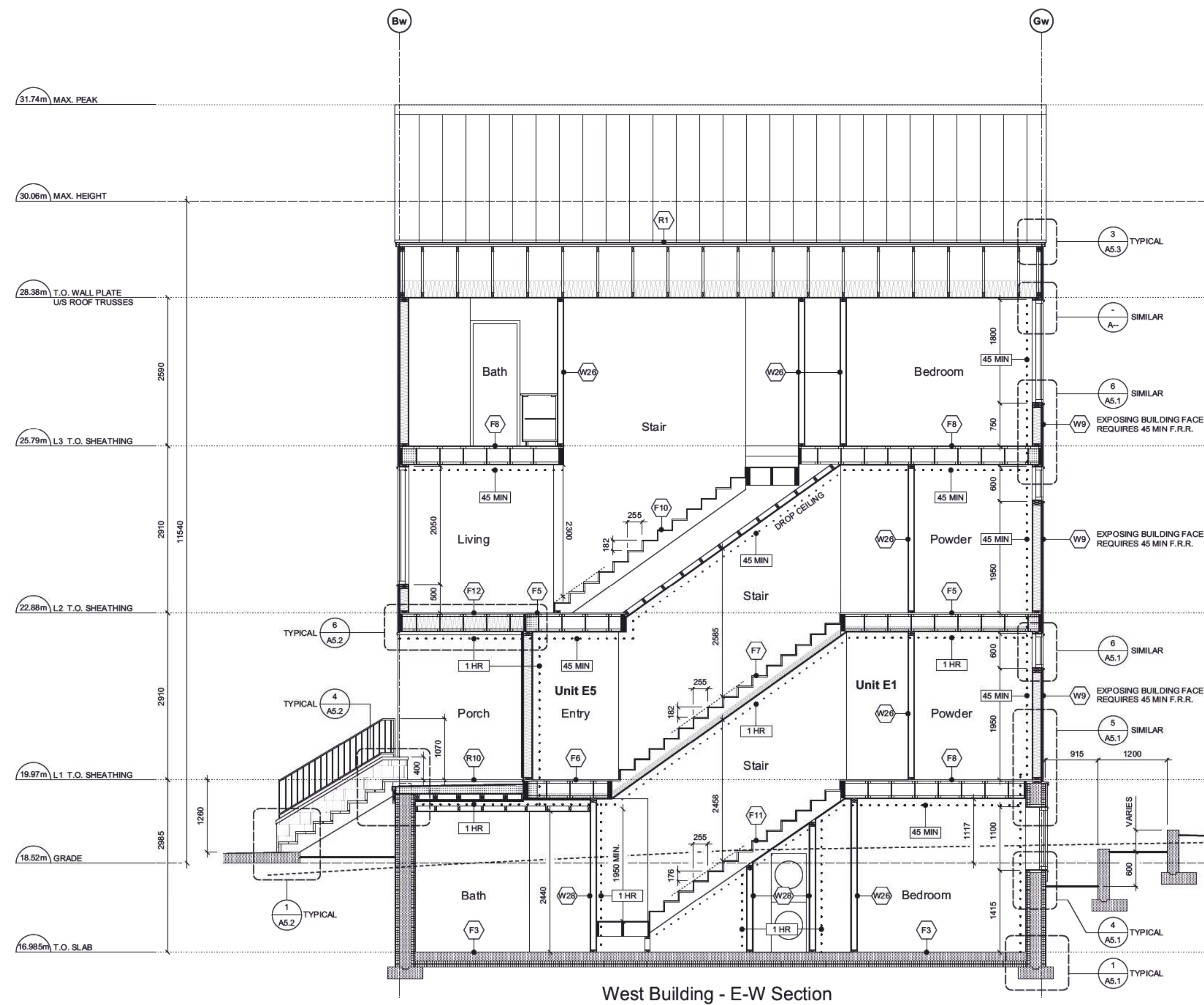
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1	UPDATED D.P. DRAWINGS	25.08.07
2	REVISED B.P. DRAWINGS	24.08.06
3	REVISED D.P. DRAWINGS	24.07.19
4	ISSUED FOR CONSTRUCTION	24.06.20
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project name		
907/909 Redfern St. (Formerly 902 Foul Bay Rd.) Victoria, BC		
sheet title		
West Building - Sections		
project no.		
1933		
drawing file		
-		
scale		
As Noted		
drawn by		
JH		
date		
25.08.07		
sheet no.		
A4.0		



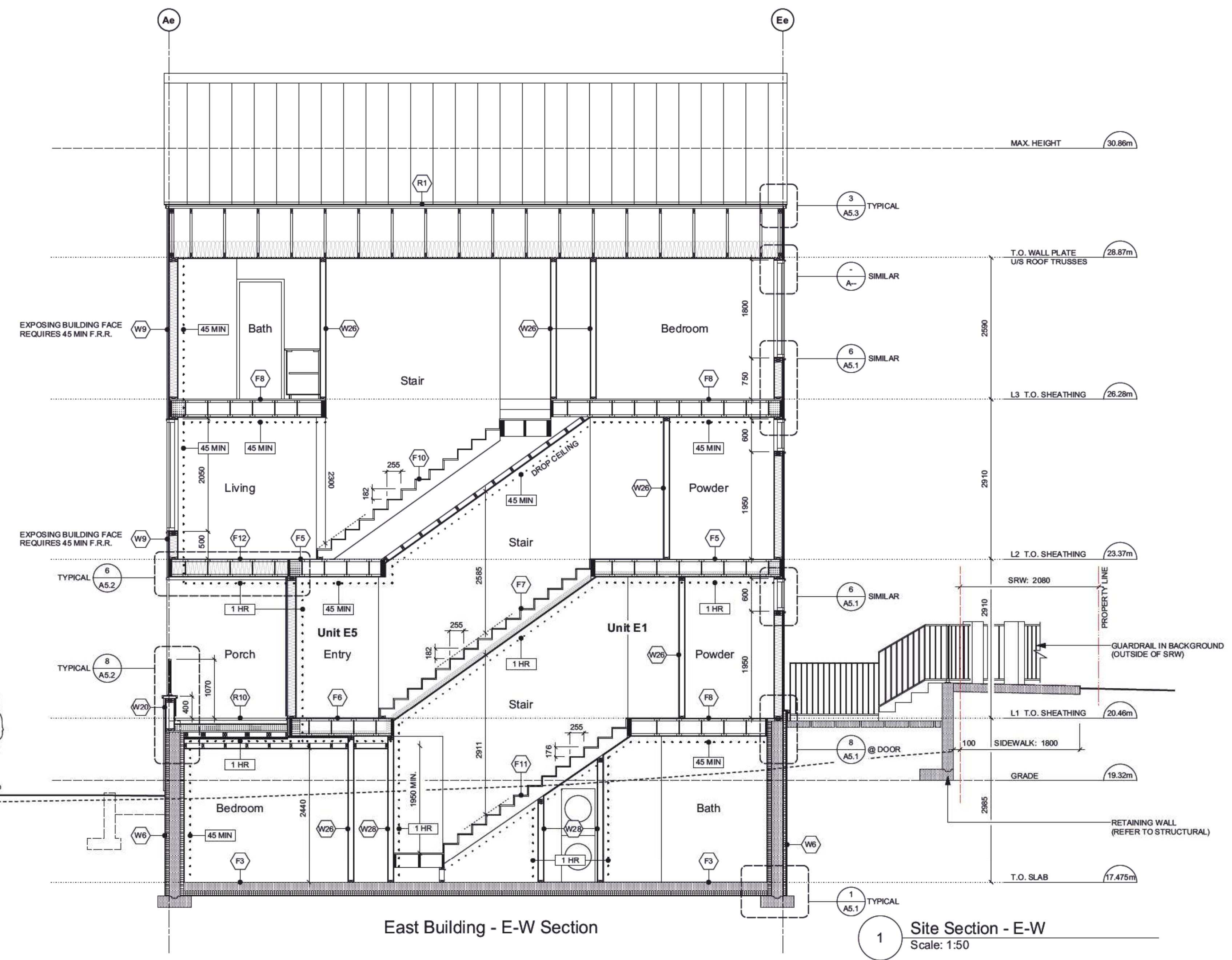
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2 East Bldg. - N-S Section
Scale: 1:50



West Building - E-W Section



East Building - E-W Section

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

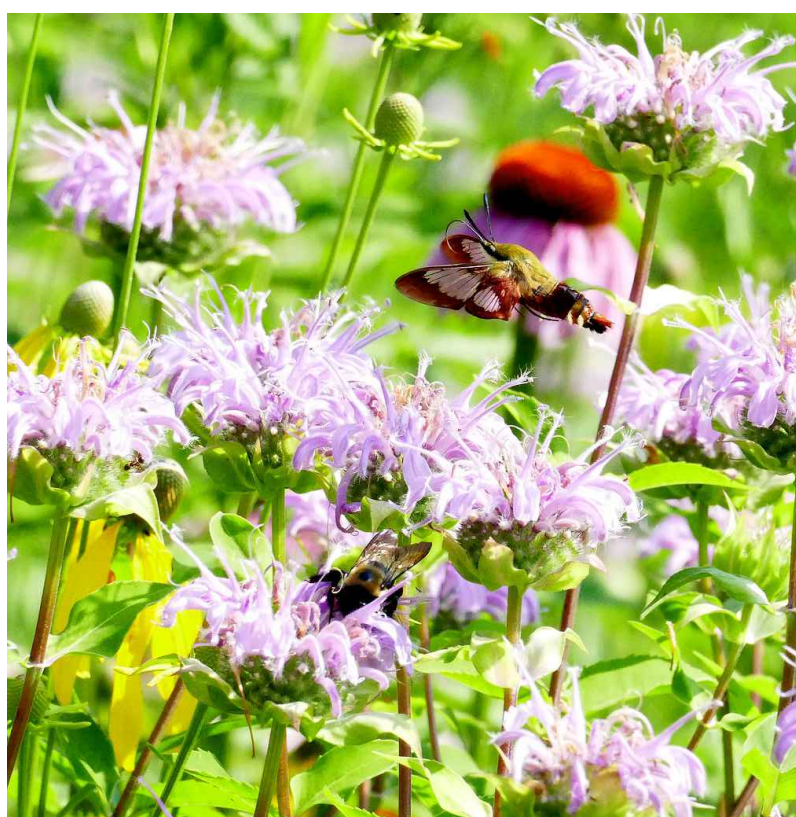
	UPDATED D.P. DRAWINGS	25.08.07
	REVISED B.P. DRAWINGS	24.08.06
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rev no	description	date
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project name 907/909 Redfern St. (Formerly 902 Foul Bay Rd.) Victoria, BC		
sheet title East Building - Sections Site Section		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	25.08.07	
sheet no.		A4.1

902 Foul Bay Rd

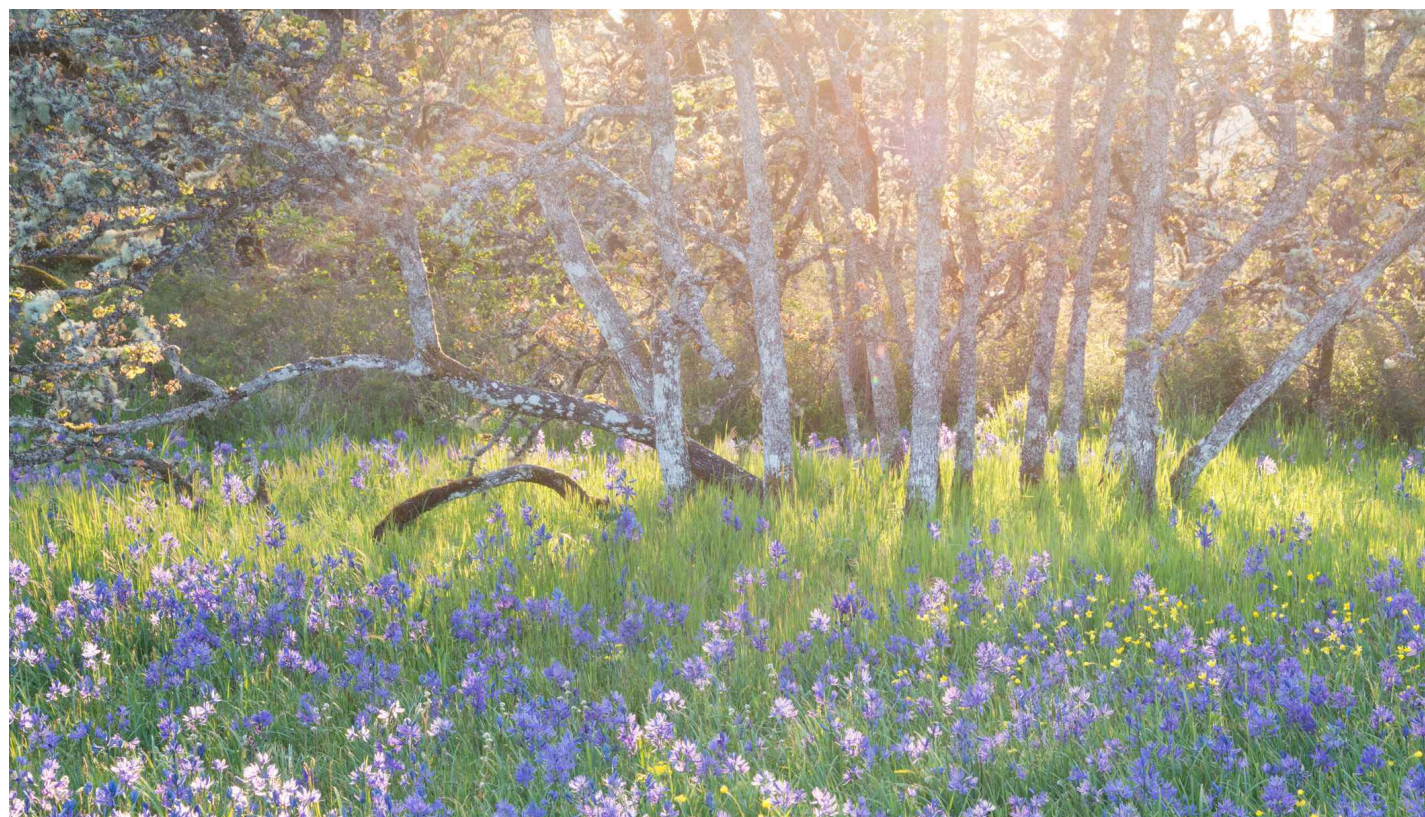
Victoria, BC



NATIVE MEADOW PLANTS



POLLINATOR

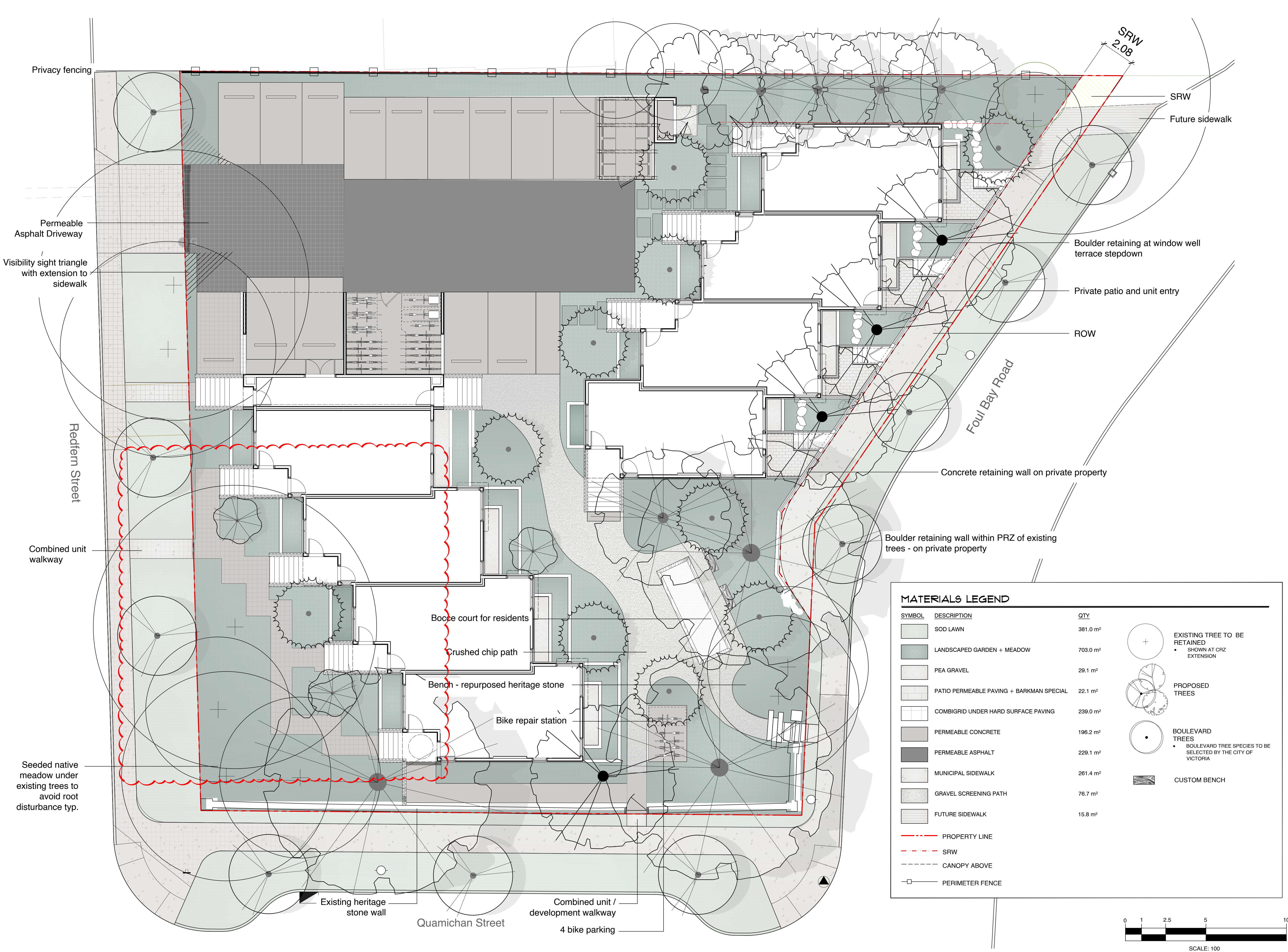


GARRY OAK MEADOW



GRANITE STONE WALL PRESERVATION

Revised and Re-Issued For:
DEVELOPMENT PERMIT
August 07, 2025



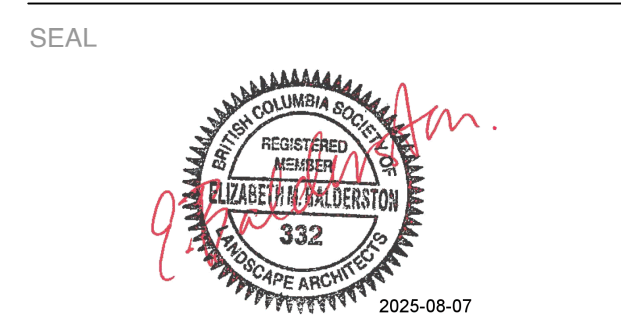
1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:
Aryze Developments

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

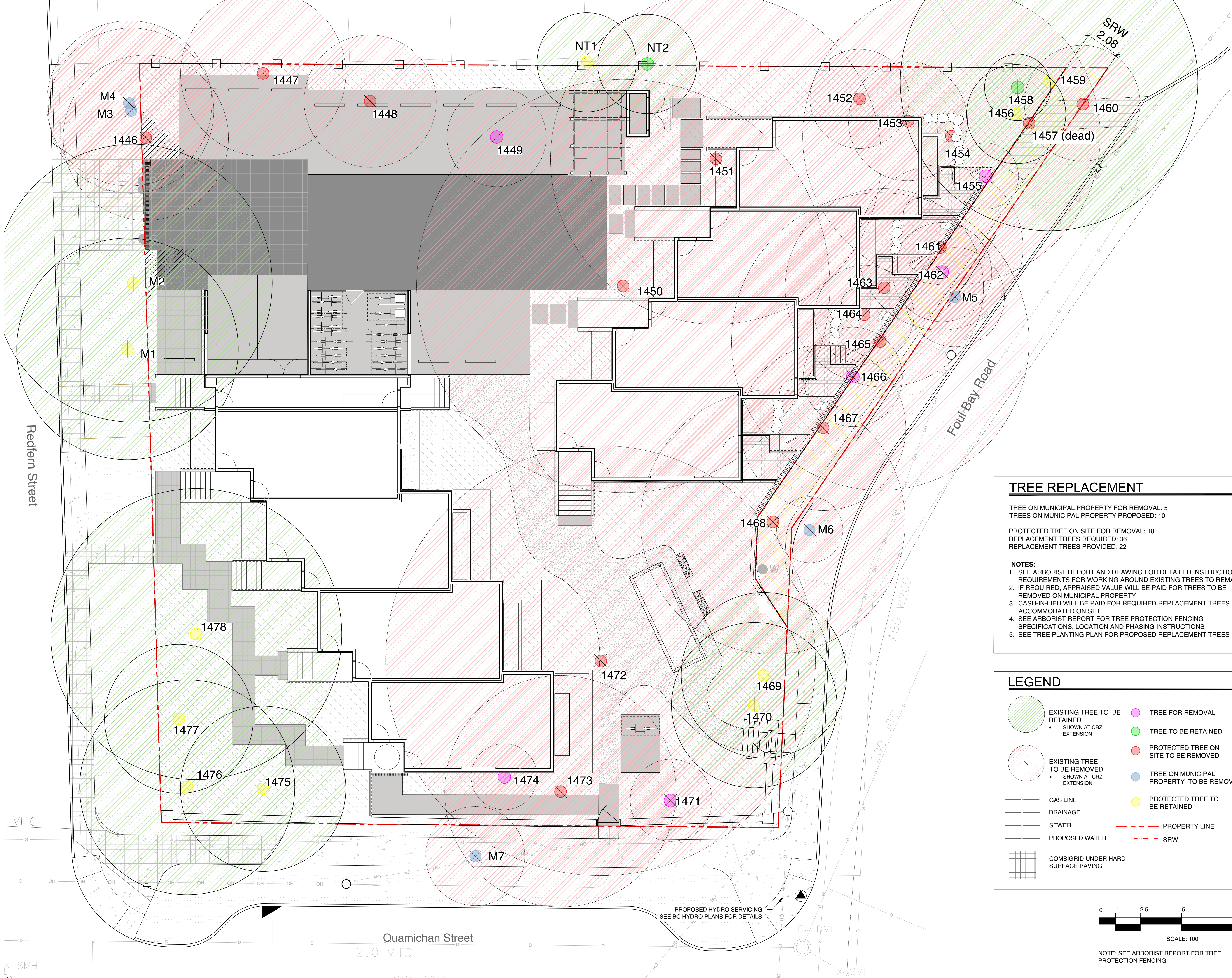
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6.	ISSUED FOR DP RESUBMISSION	2024/07/16
5.	ISSUED FOR DP RESUBMISSION	2024/06/11
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/28
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD



DRAWING TITLE:
Landscape Site Plan

DWG NO:
L1

SCALE: 1:100



TREE REPLACEMENT

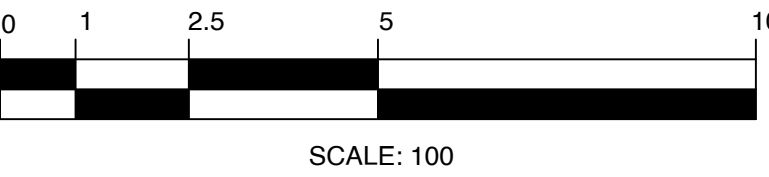
TREE ON MUNICIPAL PROPERTY FOR REMOVAL: 5
TREES ON MUNICIPAL PROPERTY PROPOSED: 10

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@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:
Aryze Developments

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

7.	ISSUED FOR DP RESUBMISSION	2025/08/08
6.	ISSUED FOR DP RESUBMISSION	2024/07/16
5.	ISSUED FOR DP RESUBMISSION	2024/06/11
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL



NORTH ARROW



DRAWING TITLE:
Tree Removal and Retention Plan

DWG NO:

SCALE: 1:100

L2



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

OWNER/CLIENT:
Aryze Developments

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL



NORTH ARROW



DRAWING TITLE:
Arborist Report of Existing Trees

DWG NO:

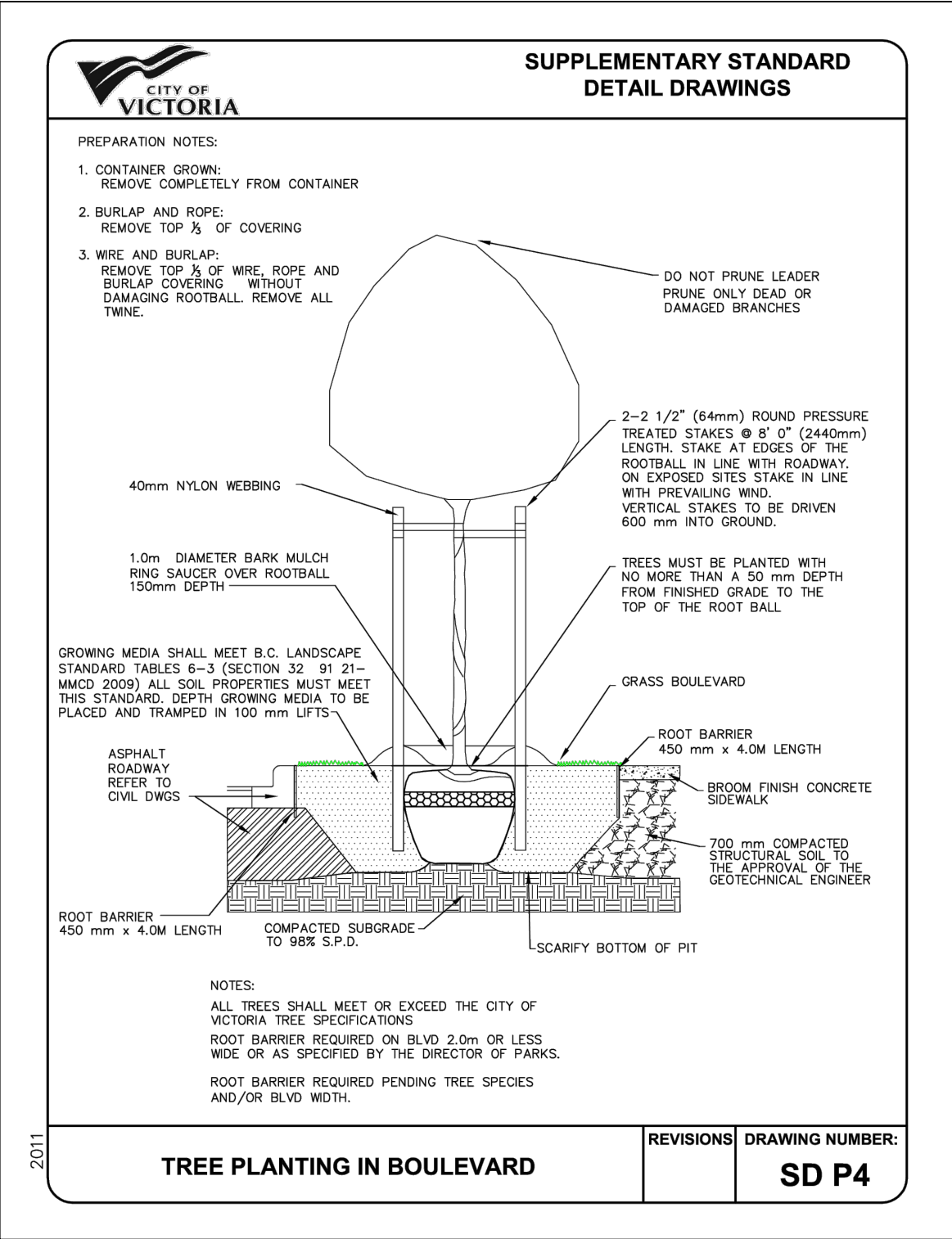
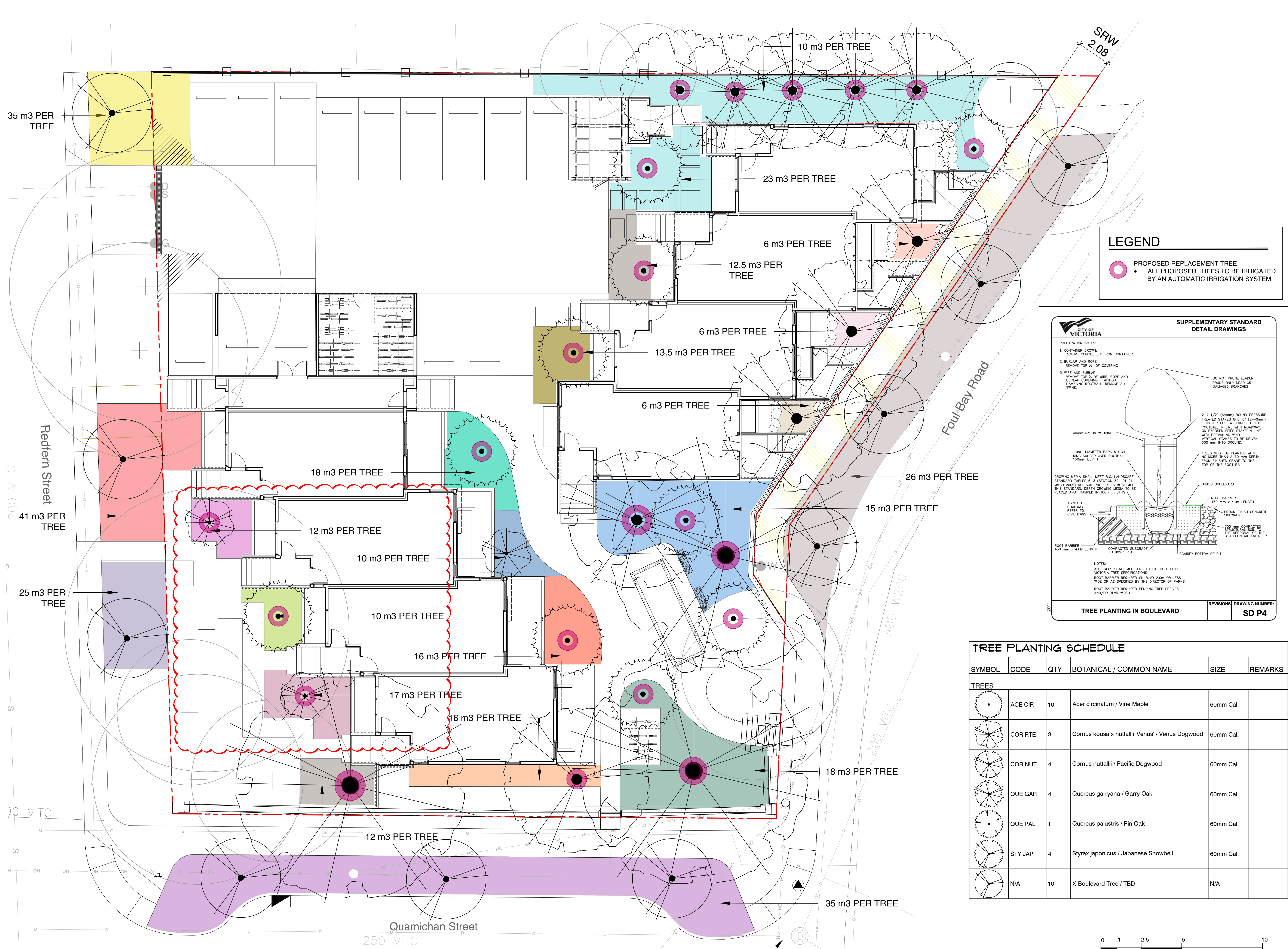
SCALE: NTS

L3

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	Populus tremuloides	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	Populus tremuloides	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	Populus tremuloides	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	Aesculus hippocastanum	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	Aesculus hippocastanum	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	Quercus garryana	88.0	18.0	8.8	Good	Fair	Fair	Large deadwood, some epicormic growth	Yes	Retain	
323	Horse chestnut	Aesculus hippocastanum	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	Quercus garryana	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	Quercus garryana	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	Quercus garryana	36.0	12.0	3.6	Good	Good	Fair	Some end weighted limbs, suppressed by adjacent tree	Yes	X	In building
336	Garry oak	Quercus garryana	67, 26	18.0	8.0	Good	Fair	Fair	May have originally been two trees, large deadwood	Yes	X	In building
337	Arbutus	Arbutus menziesii	12.0	5.0	3.0	Poor	Fair	Fair	Canker on lower trunk	Yes	Retain	
338	Arbutus	Arbutus menziesii	18.0	4.0	3.0	Poor	Good	Good		Yes	X	Too close to excavation for building
339	Garry oak	Quercus garryana	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	Quercus garryana	62.0	9.0	6.0	Good	Fair	Fair	Some large deadwood	Yes	X	In building
341	European Beech	Fagus sylvatica	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	Fagus sylvatica	89.0	15.0	13.0	Poor	Fair	Fair	Armilaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained.	Yes	X	Too close to excavation for building
345	Horse chestnut	Aesculus hippocastanum	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	Ilex aquifolium	28.0	4.0	3.0	Good	Good	Fair		No	X	Too close to excavation for building
348	European Birch	Betula pendula	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	Aesculus hippocastanum	62.0	9.0	5.0	Good	Fair	Fair	Pruned for utilities	Yes	Retain	
362	Holly	Ilex aquifolium	52.0	8.0	5.0	Good	Good	Fair/poor		Yes	Retain	
372	European Birch	Betula pendula	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	Aesculus hippocastanum	54.0	8.0	4.5	Good	Fair	Fair/poor	Multi stem at 2.5 meters	Yes	Retain	
385	Horse chestnut	Aesculus hippocastanum	80.0	12.0	6.5	Good	Fair	Fair	Multi stem, ivy on trunks	Yes	Retain	
387	Horse chestnut	Aesculus hippocastanum	66.0	9.0	5.0	Good	Fair	Fair/poor	Large stubbed off limbs	Yes	Retain	
420	Garry oak	Quercus garryana					Dead	Dead	Dead	Yes	X	Dead
421	Garry oak	Quercus garryana	91.0	13.0	9.0	Good	Fair/poor	Fair	Ivy on main trunk, tip dieback, sparse foliage	Yes	Retain	
422	Garry oak	Quercus garryana	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	Ilex aquifolium	10.0	4.0	2.0	Good	Fair/poor	Fair/poor		No	X	Too close to excavation for building
442	Holly	Ilex aquifolium	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	Ilex aquifolium	13.0	4.0	2.0	Good	Good	Good		No	X	Too close to excavation for building
446	Douglas fir	Pseudotsuga menziesii	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	Thuja plicata	19.0	6.0	3.0	Moderate	Good	Good	Young tree	No	X	Too close to excavation for building
448 (N.t.7)	Laburnum	Laburnum anagyroides	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	Chamaecyparis sp.	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	Laburnum anagyroides	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	Crataegus laevigata	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	Ilex aquifolium	30,15	6.0	4.0	Good	Good	Fair		Yes	X	in parking
N.t.5	Laurel hedge	Prunus laurocerasus	Multi	18.0	3.0	Good	Good	Fair	Largest stem 20cm	No	X	in parking
N.t.6	Holly	Ilex aquifolium	12,8	4.0	2.0	Good	Good	Fair		No	Retain	
N.t.8	Holly	Ilex aquifolium	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



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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DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

7.	ISSUED FOR DP RESUBMISSION	2025/08/08
6.	ISSUED FOR DP RESUBMISSION	2024/07/16
5.	ISSUED FOR DP RESUBMISSION	2024/06/11
4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL



NORTH ARROW



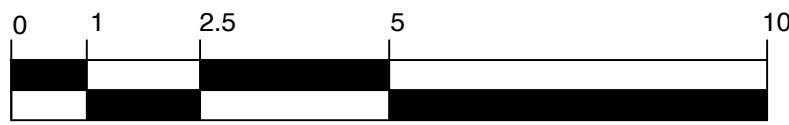
DRAWING TITLE:

Tree Planting +
Soil Volumes Plan

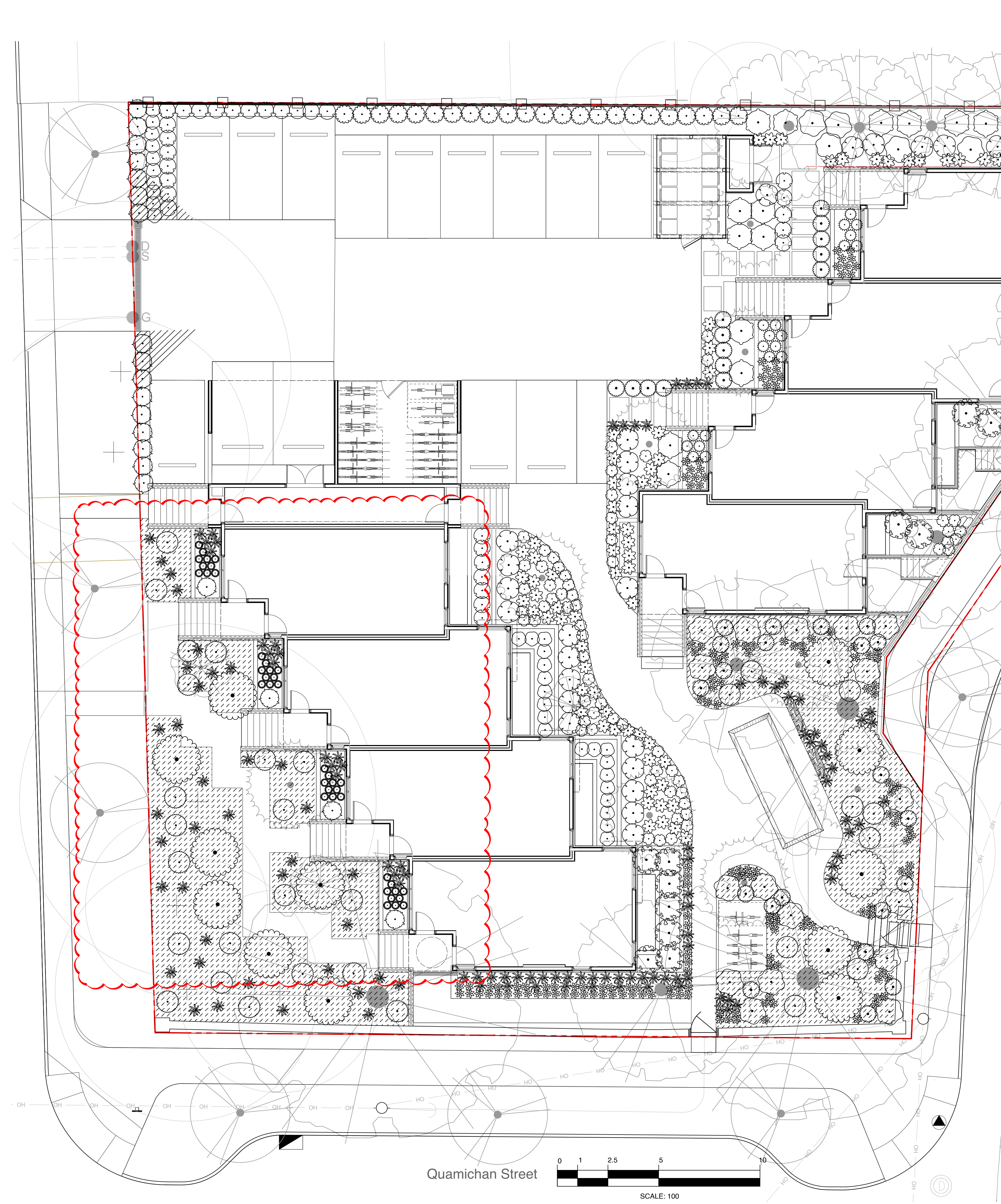
DWG NO:

SCALE: 1:100

L4



SCALE: 100



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

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

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

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

SHRUB PLANTING SCHEDULE

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

NATIVE SEED MIX - GARRY OAK MEADOW

NATIVE SEED MIX - GARRY OAK MEADOW	270.8 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 / pollinator
Woolly Sunflower	native / pollinator
Roemer's fescue	native / pollinator
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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2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL



NORTH ARROW



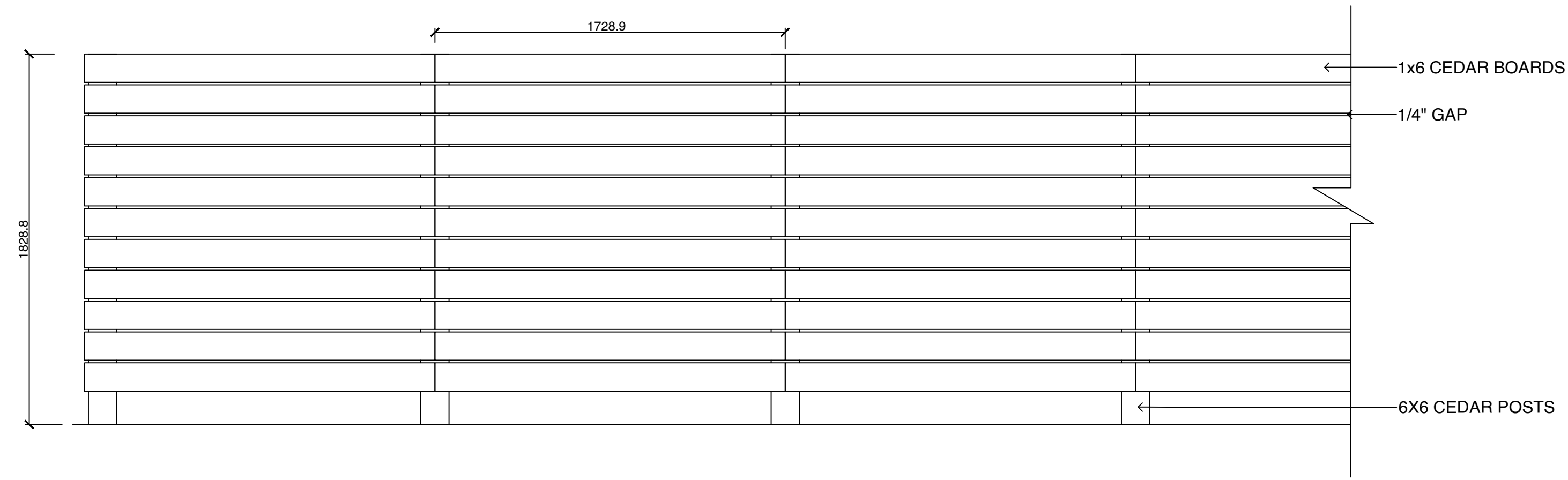
DRAWING TITLE:

Shrub Planting Plan

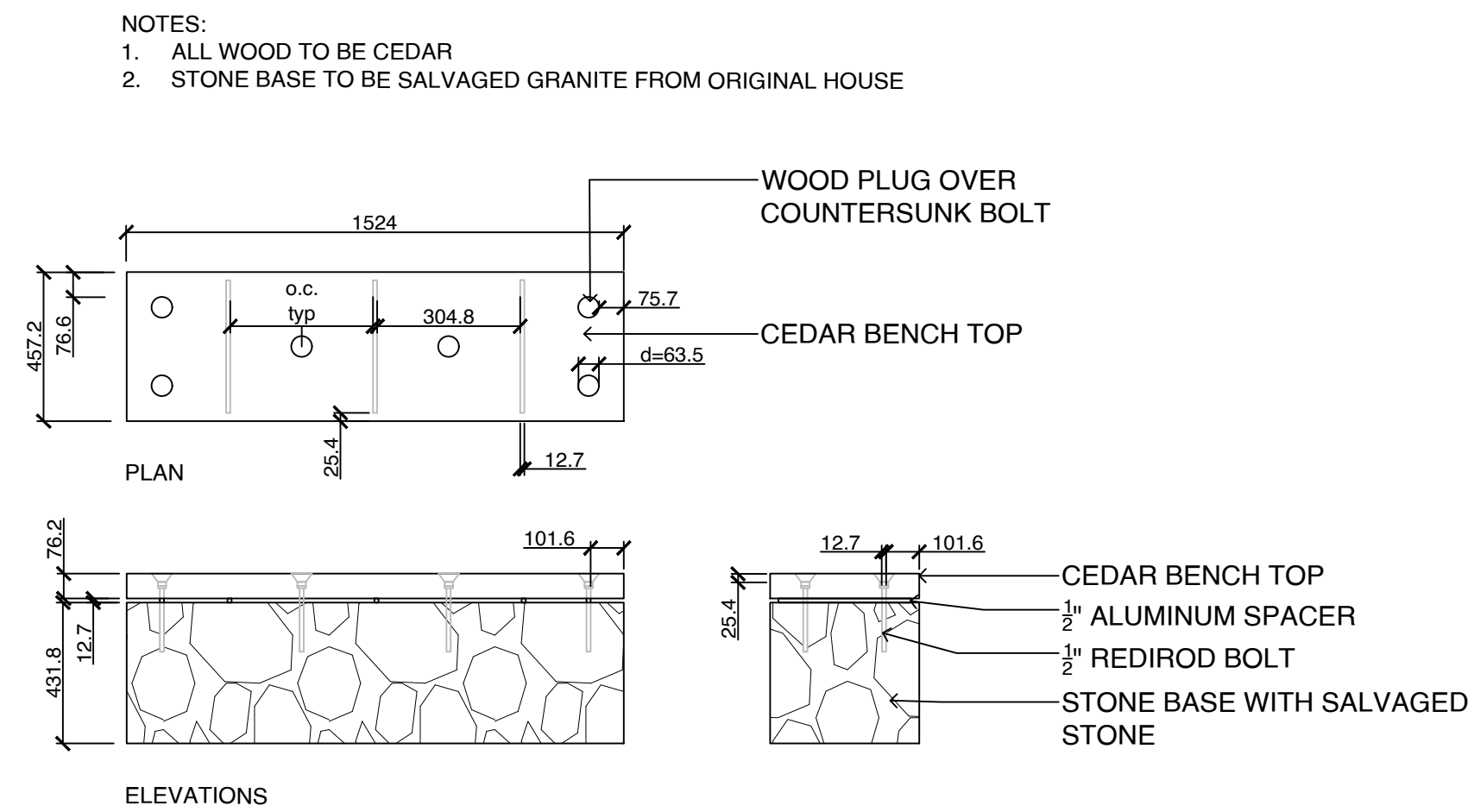
DWG NO:

SCALE: **1:100**

L5



1 6 FT HT PERIMETER FENCE
1:20

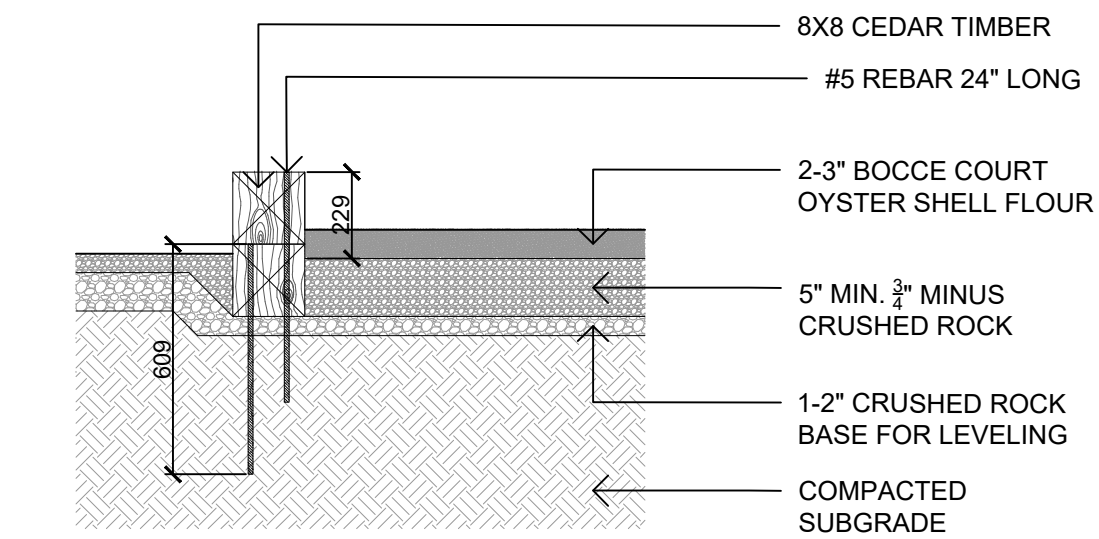


2 CUSTOM BENCH - BENCH WITH REPURPOSED HERITAGE STONE
1:20

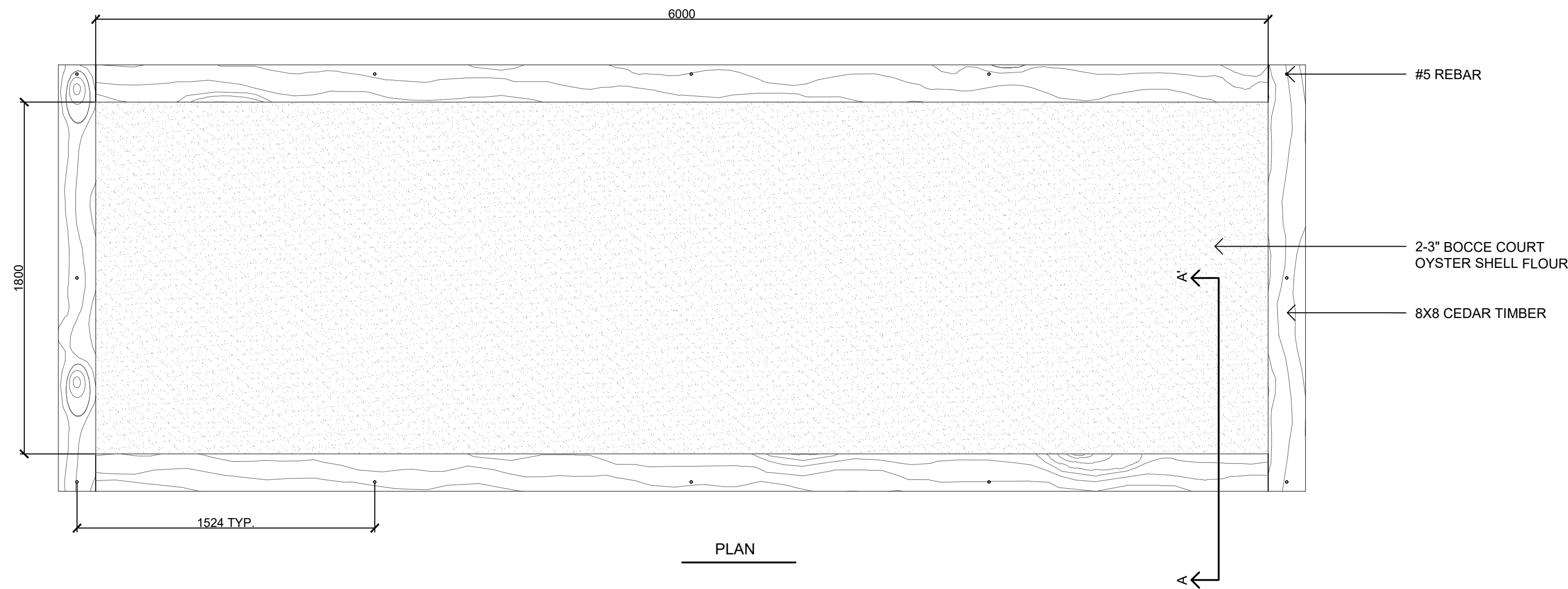


BENCH CHARACTER IMAGE

NOTES:
1. CEDAR TO BE GRADE C CLEAR OR BETTER.
2. WOOD: CEDAR.
3. FINISH: NANO PENETRATING WOOD SEALER
HTTPS://SEAL-ONCE.COM/NANO-PENETRATING-WOOD-SEALER-WOOD-STAIN/SHOP
DRAWINGS REQUIRED
4. WOOD STAIN TINT, CLEAR MATE
5. SHOP DRAWINGS TO BE PROVIDED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.



SECTION A-A'



3 BOCCE COURT
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

4 PLANT IMAGERY
NTS



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SEAL



NORTH ARROW



DRAWING TITLE:

DESIGN DETAIL

DWG NO:

SCALE: AS NOTED

L6