

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 SRM AREA 1070.57 M² (11523.55 FT²)
FRONT YARD AREA 146.01 M² (1571.68 FT²)
LOT WIDTH 32.34 M (106.10')
LOT DEPTH (AVG) 33.11 M (108.63')
SETBACKS
 EAST - FOUL BAY RD. 4.48 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 BTWN BLDGS
 SIDE/SIDE (N/S) 7.00M
AVG. GRADE
 BLDG A 18.43 M (60.46')
 BLDG B 18.39 M (60.33')
STOREYS
 2 & 3 STOREYS
BUILDING HEIGHT
 BLDG A 11.43 M (37.50')
 BLDG B 11.48 M (37.66')
FLOOR AREA
 3RD FLOOR 303.00 M² (3261.48 FT²) = 70.04 % OF 2ND FLOOR AREA
 2ND FLOOR 432.56 M² (4656.00 FT²)
 1ST FLOOR 280.84 M² (3022.94 FT²)
 GARAGE 147.77 M² (1590.54 FT²)
ALLOWANCES:
 VEHICLE PARKING STALL -147.77 M² (1590.54 FT²)
 (UP TO -18.60 M² PER UNIT)
TOTAL FLOOR AREA 1016.40M² (10940.42 FT²)
FLOOR AREA RATIO 0.949
SITE COVERAGE 45.81 % (490.48 M²)
OPEN SITE SPACE - TOTAL 35.26 % (377.49 M²)
OPEN SITE SPACE - FRONT YARD 80.92 % (1271.68 M²)
PARKING
 VEHICLE STALLS 8
 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 M² UNITS 4 & 8
SITE AREA PER UNIT 133.82 M² (1440.44 FT²)



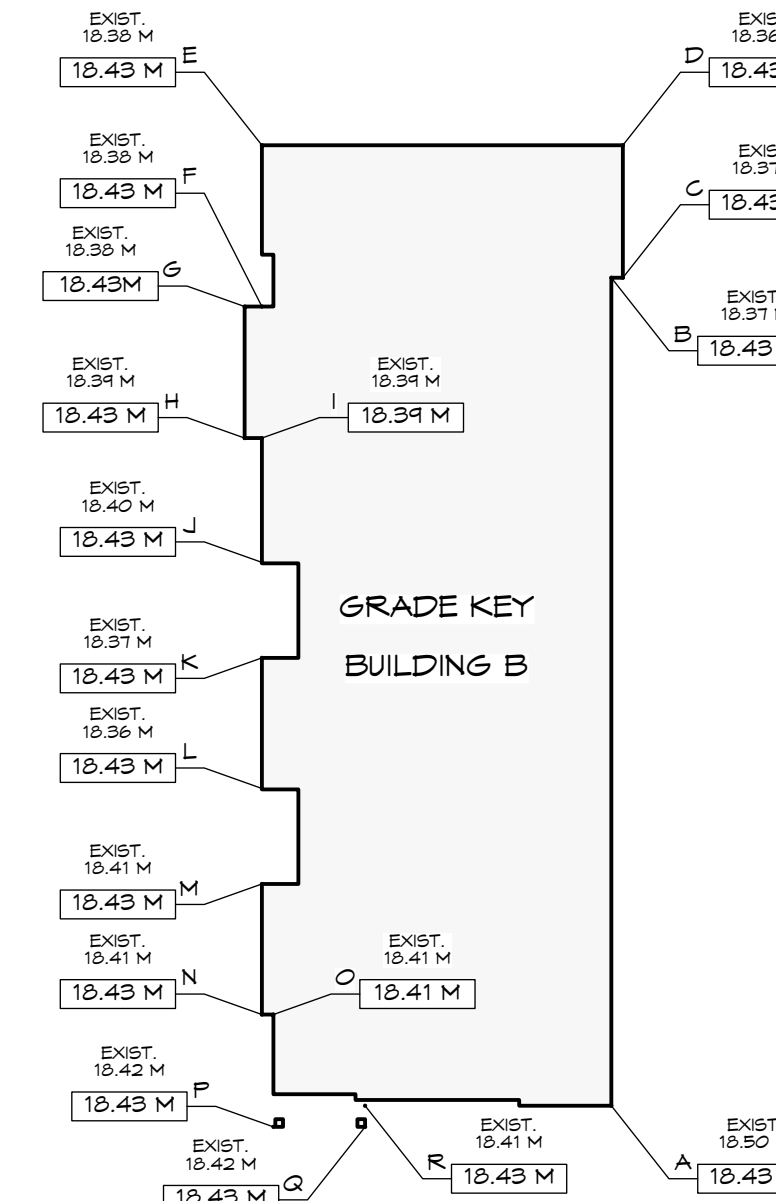
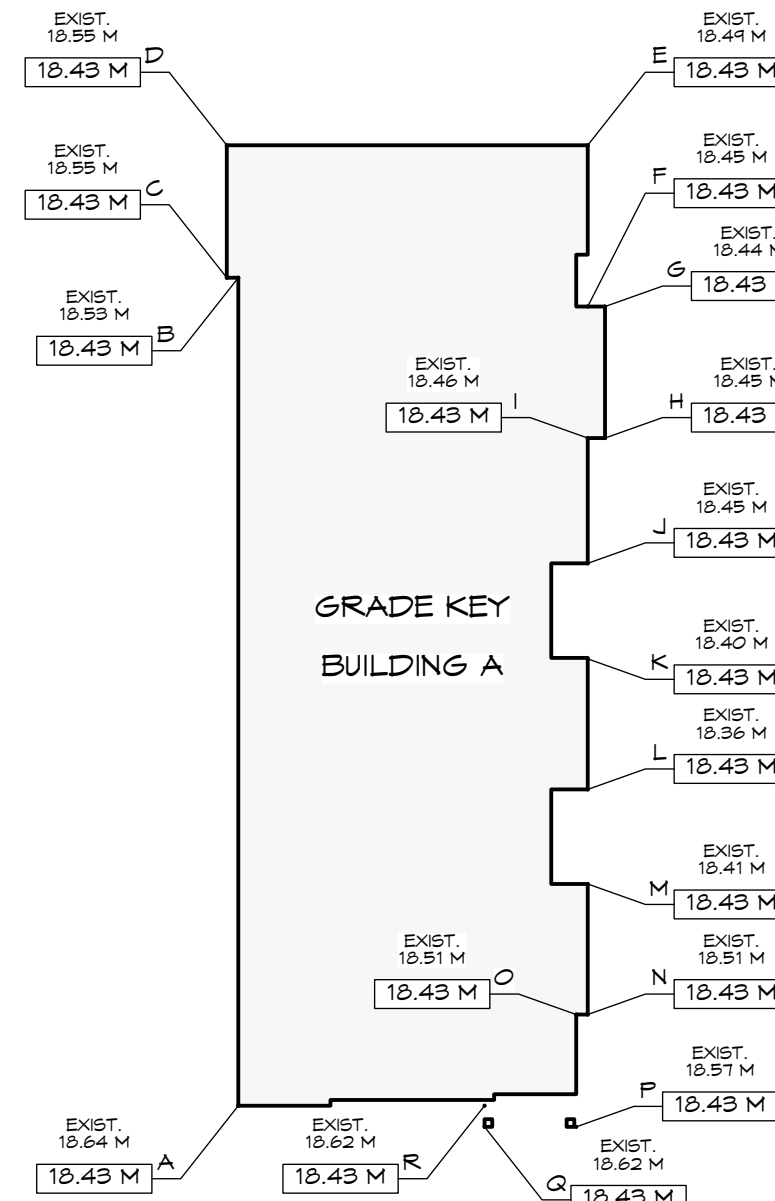
LOCATION MAP
(not to scale)

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		AVERAGE GRADE	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		AVERAGE GRADE	18.39



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
 A601 WINDOW STUDY

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

BIO PHILIA

NOTE: FOR LANDSCAPE DETAILS SEE PLANS BY BIOPHILIA

1608 Camosun Street, Victoria BC V8T 3E6
 info@biophilacollective.ca 250 590 1156

Revisions
 Received Date:
November 18, 2022

RE-ISSUED FOR
 REZONING/DP
 2022.11.01

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

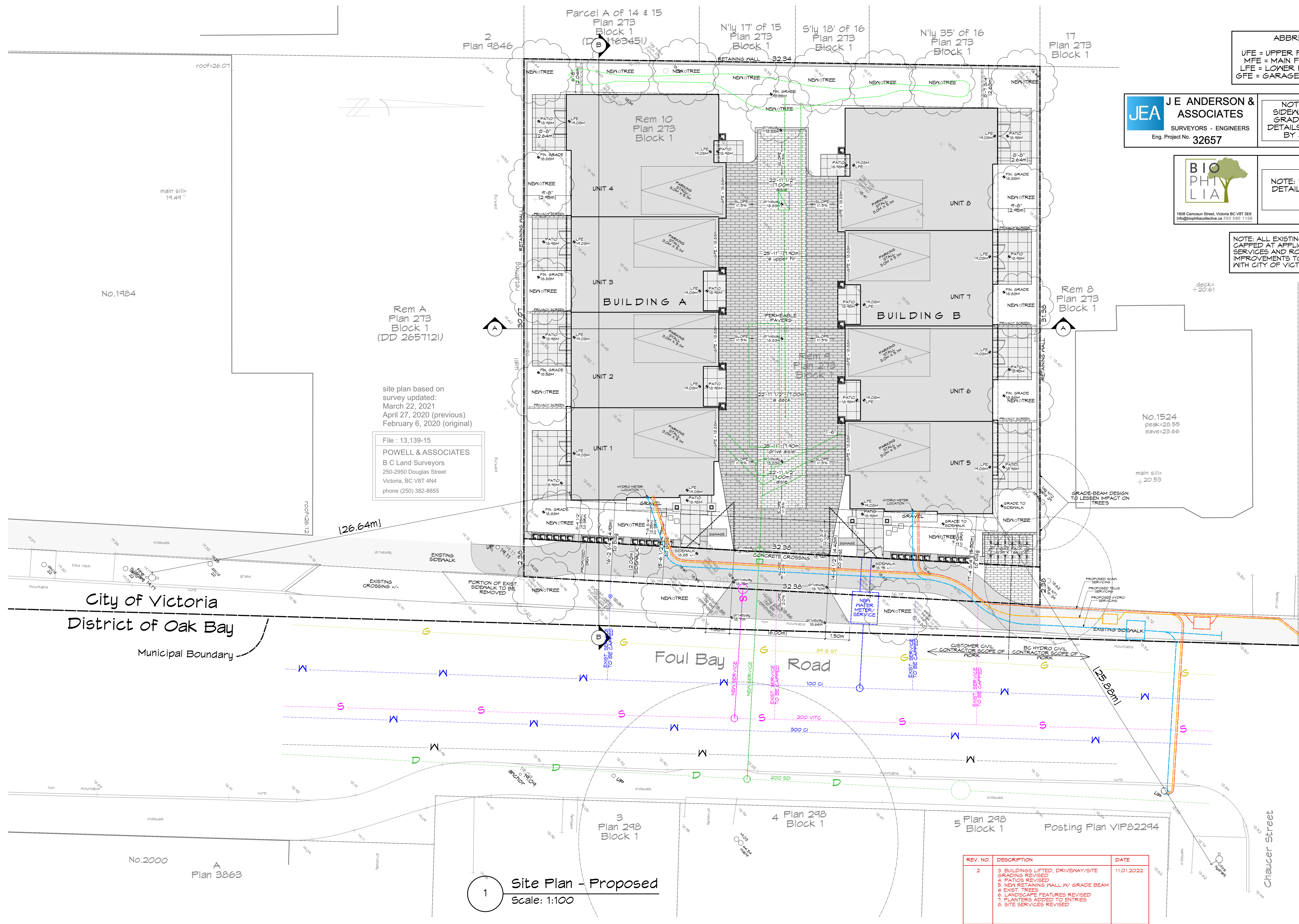
Title:
 PROJECT INFO

REV. NO.	DESCRIPTION	DATE
2	1. SITE DATA REVISED 2. WINDOW STUDY ADDED TO DRAWING PACKAGE	11.01.2022

Revision: Sheet:
 CALIC NOV. 12/20
 #0 REZONE/DP JAN. 07/21
 #1 REZONE/DP JUL. 4/22
 #2 REZONE/DP NOV. 01/22

A 100

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.

Rem A
 Plan 273
 Block 1
 (DD 2657121)

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

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 @ 1514/1520
 FOUL BAY RD

Title:
 SITE PLAN

Revision:	Sheet:
CALIC NOV. 12/20	A
#0 REZONE/DP JAN. 07/21	101
#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	Proj.No. TBD

REV. NO.	DESCRIPTION	DATE
2	3. BUILDINGS LIFTED, DRIVEWAY/SITE GRADING REVISED 4. PATIOS REVISED 5. NEW RETAINING WALL W/ GRADE BEAM 6. EXIST. TREES 7. LANDSCAPE FEATURES REVISED 8. PLANTERS ADDED TO ENTRIES 9. SITE SERVICES REVISED	11.01.2022

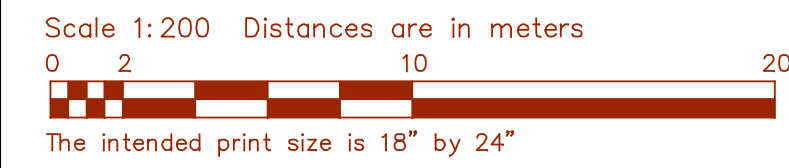
1 Site Plan - Proposed
 Scale: 1:100

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1520 & 1514 Foul Bay Road

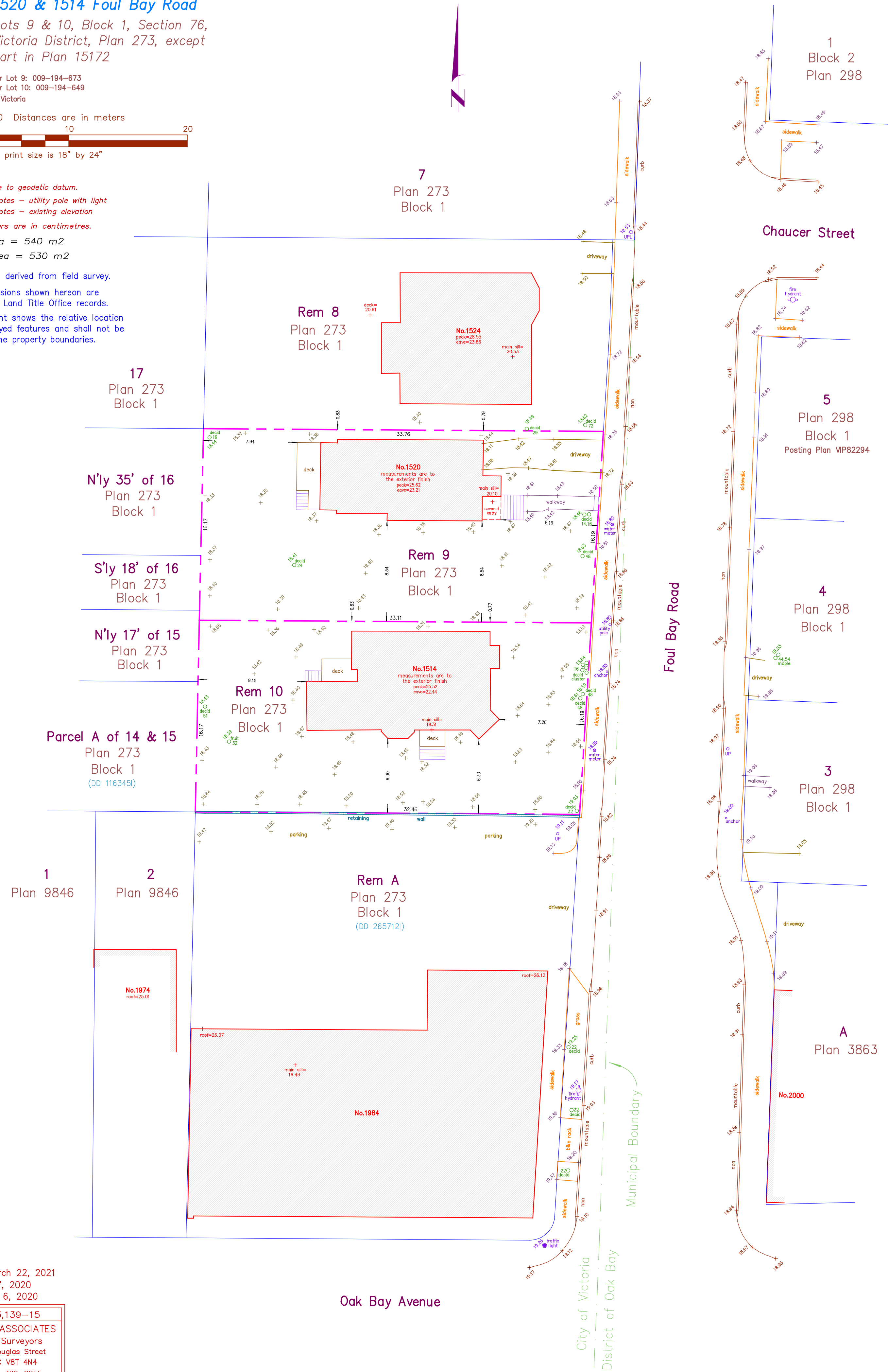
Legal Lots 9 & 10, Block 1, Section 76,
Victoria District, Plan 273, except
part in Plan 15172

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.
⊕ - 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
2	NO CHANGE	11.01.2022

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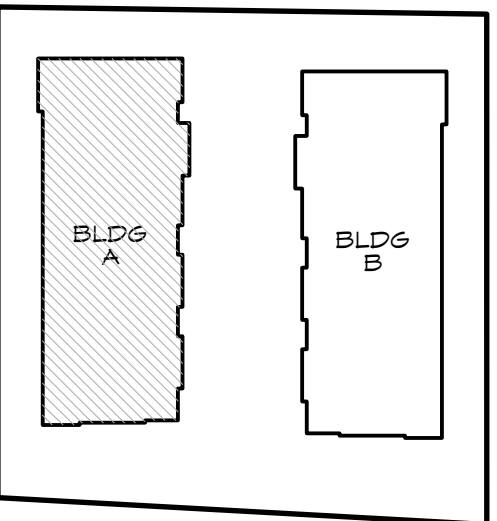
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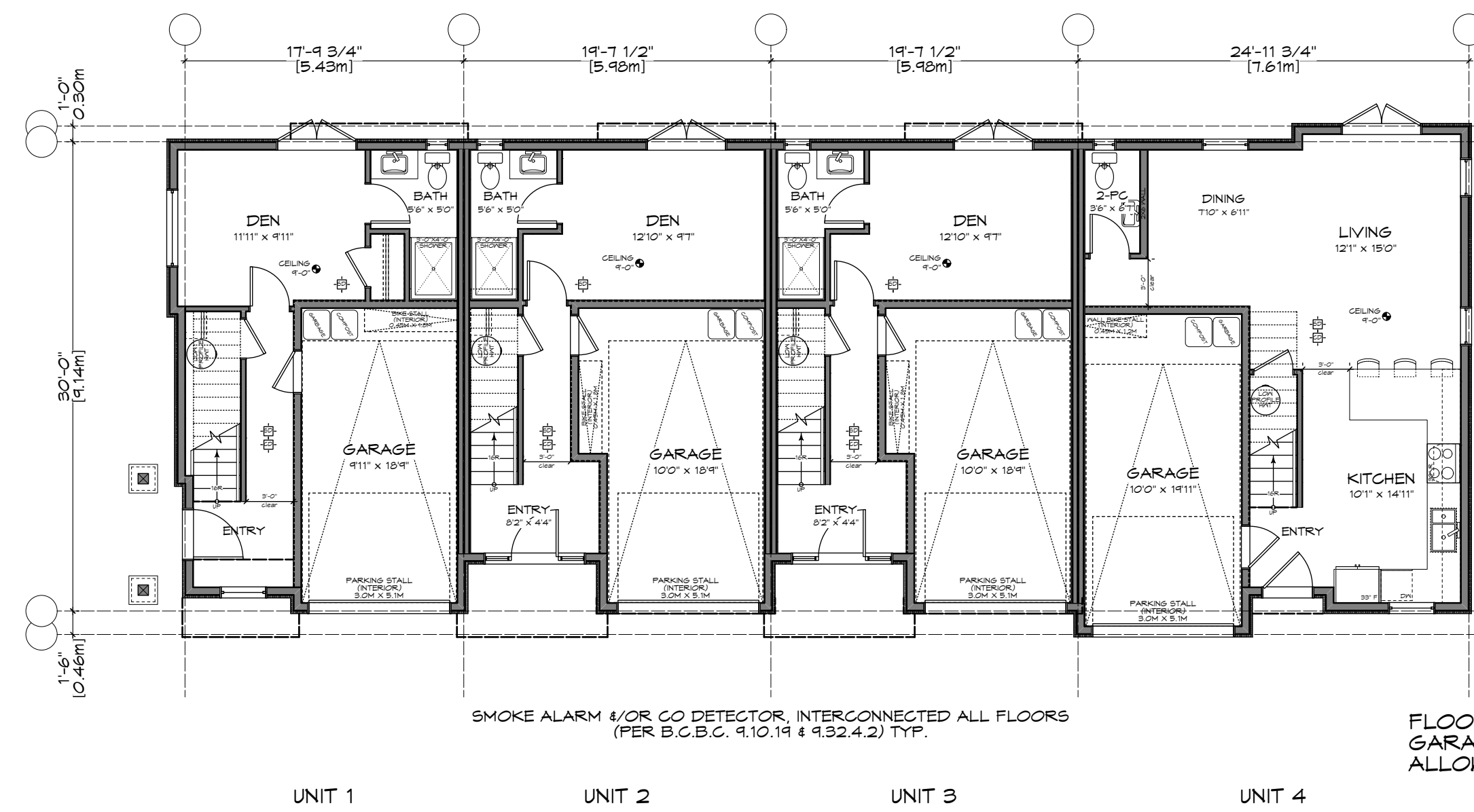
Project:
**PROPOSED
TOWNHOUSES
@ 1514/1520
FOUL BAY RD**

Title:
**SURVEY PLAN
(EXISTING)**

Revision:	Sheet:
CALIC NOV. 12/20	A
#0 REZONE/DP JAN. 07/21	102
#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	Proj.No. TBD



KEY PLAN

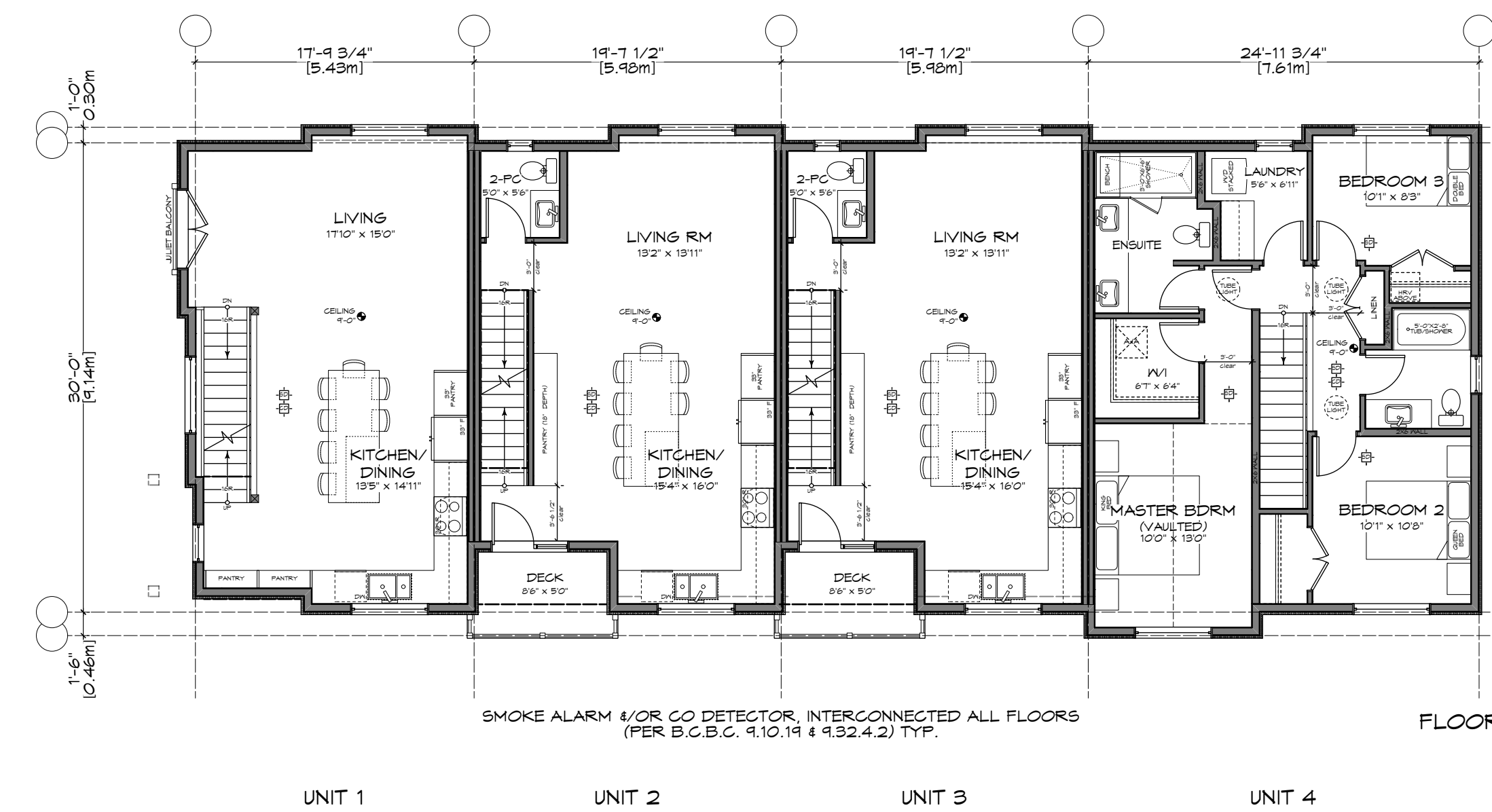


UNIT 1 UNIT 2 UNIT 3 UNIT 4

SMOKE ALARM 1/OR CO DETECTOR, INTERCONNECTED ALL FLOORS
(PER B.C.B.C. 9.10.14 & 9.32.4.2) TYP.

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

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

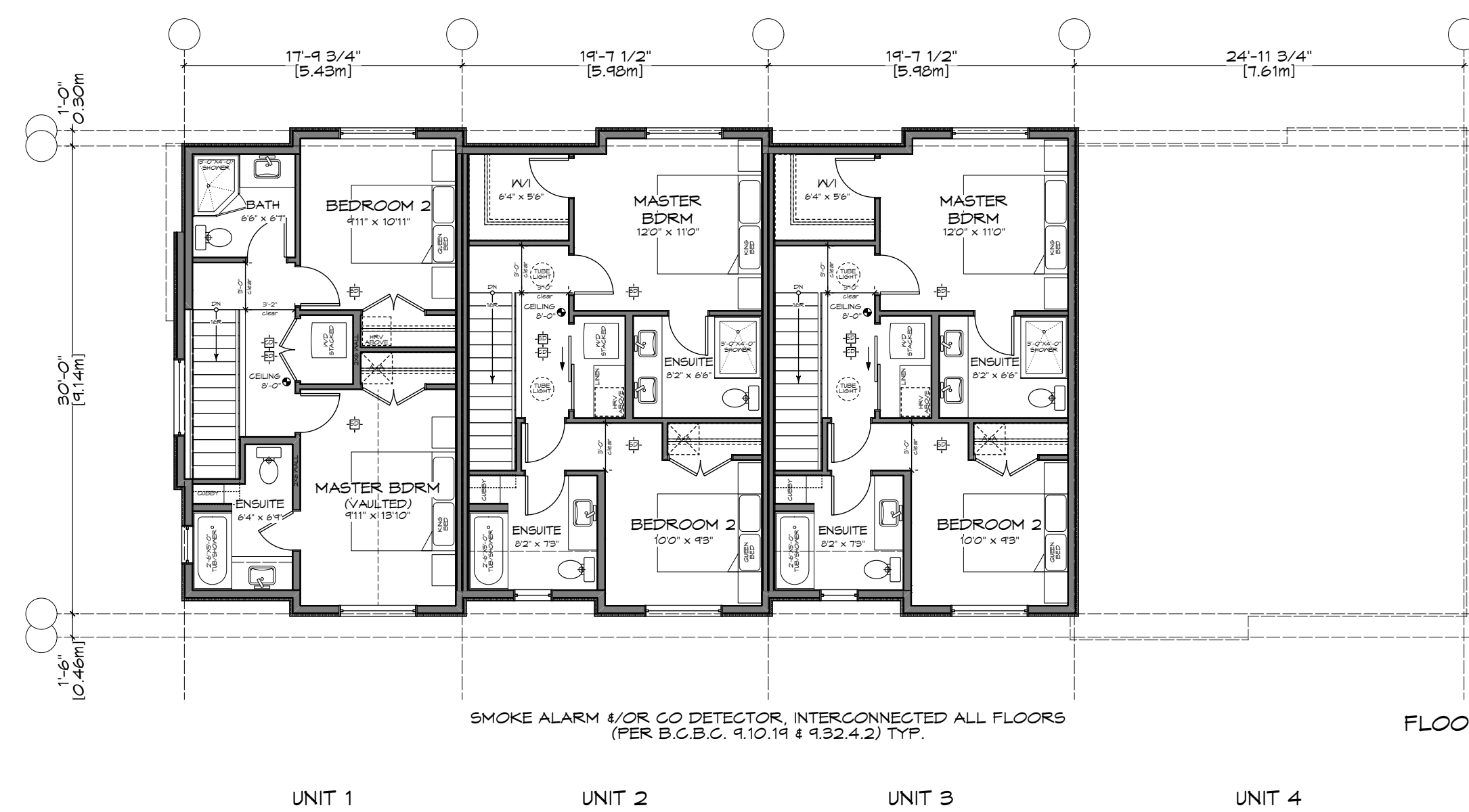
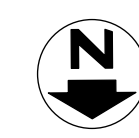


UNIT 1 UNIT 2 UNIT 3 UNIT 4

SMOKE ALARM 1/OR CO DETECTOR, INTERCONNECTED ALL FLOORS
(PER B.C.B.C. 9.10.14 & 9.32.4.2) TYP.

FLOOR AREA = 214.64 M2

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

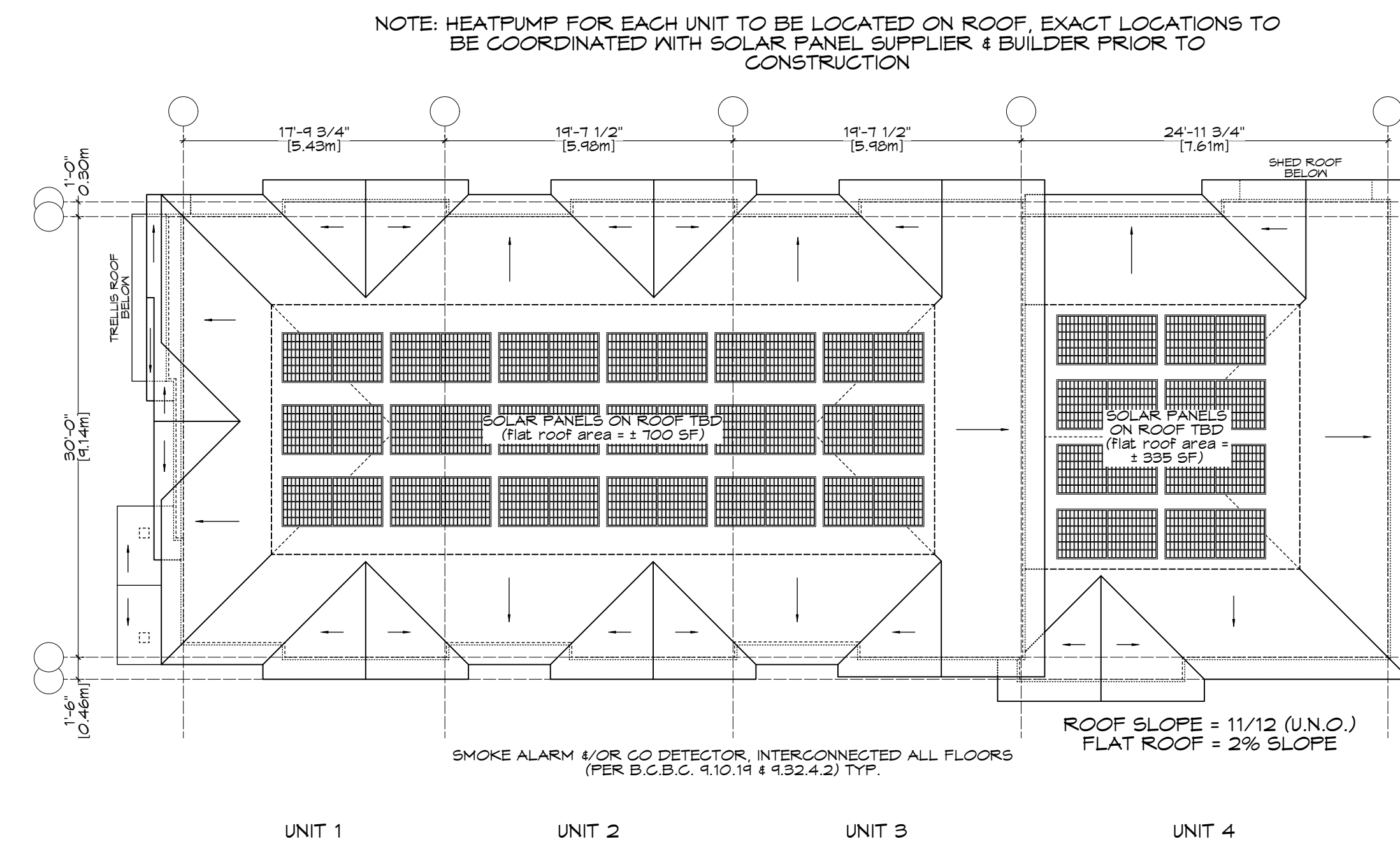


UNIT 1 UNIT 2 UNIT 3 UNIT 4

SMOKE ALARM 1/OR CO DETECTOR, INTERCONNECTED ALL FLOORS
(PER B.C.B.C. 9.10.14 & 9.32.4.2) TYP.

FLOOR AREA = 151.50 M2

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



UNIT 1 UNIT 2 UNIT 3 UNIT 4

SMOKE ALARM 1/OR CO DETECTOR, INTERCONNECTED ALL FLOORS
(PER B.C.B.C. 9.10.14 & 9.32.4.2) TYP.

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

4 Roof Plan - Bldg A
Scale: 1:100

NOTE: HEATPUMP FOR EACH UNIT TO BE LOCATED ON ROOF, EXACT LOCATIONS TO BE COORDINATED WITH SOLAR PANEL SUPPLIER & BUILDER PRIOR TO CONSTRUCTION

RE-ISSUED FOR REZONING/DP 2022.11.01



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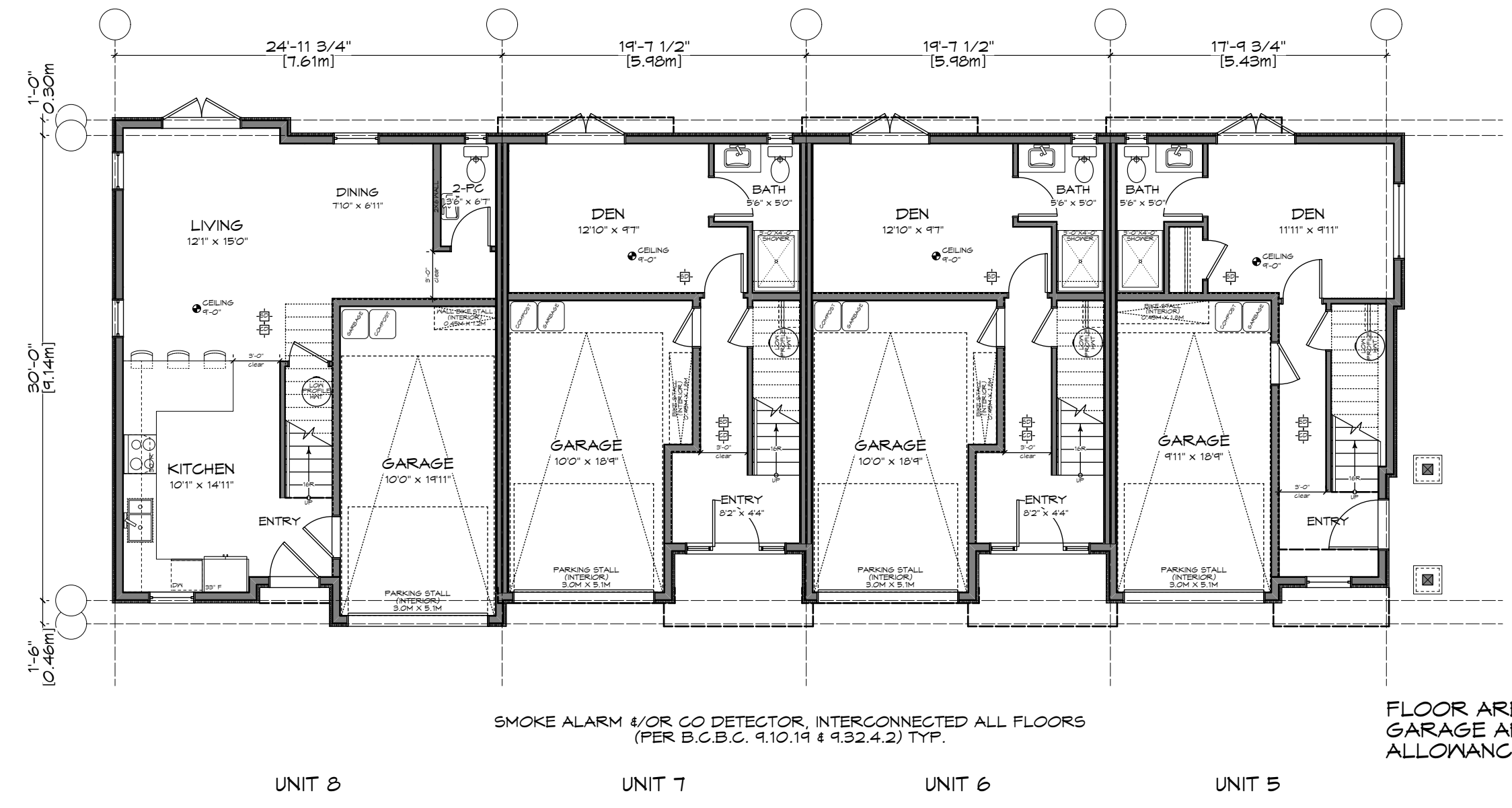
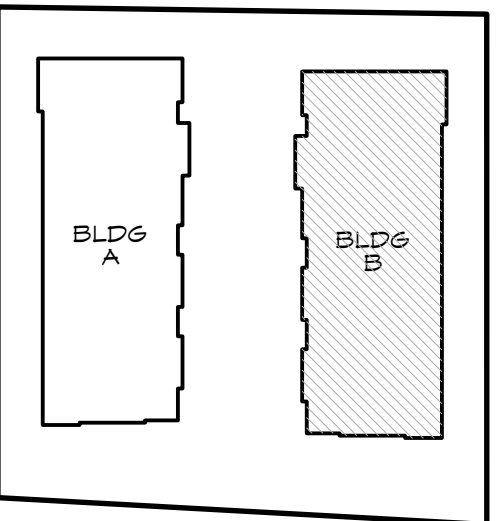
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Date: JUNE 24, 2022
Scale: AS NOTED
Project:
PROPOSED TOWNHOUSES
@ 1514/1520 FOUL BAY RD

Title:
FLOOR PLANS - BUILDING A

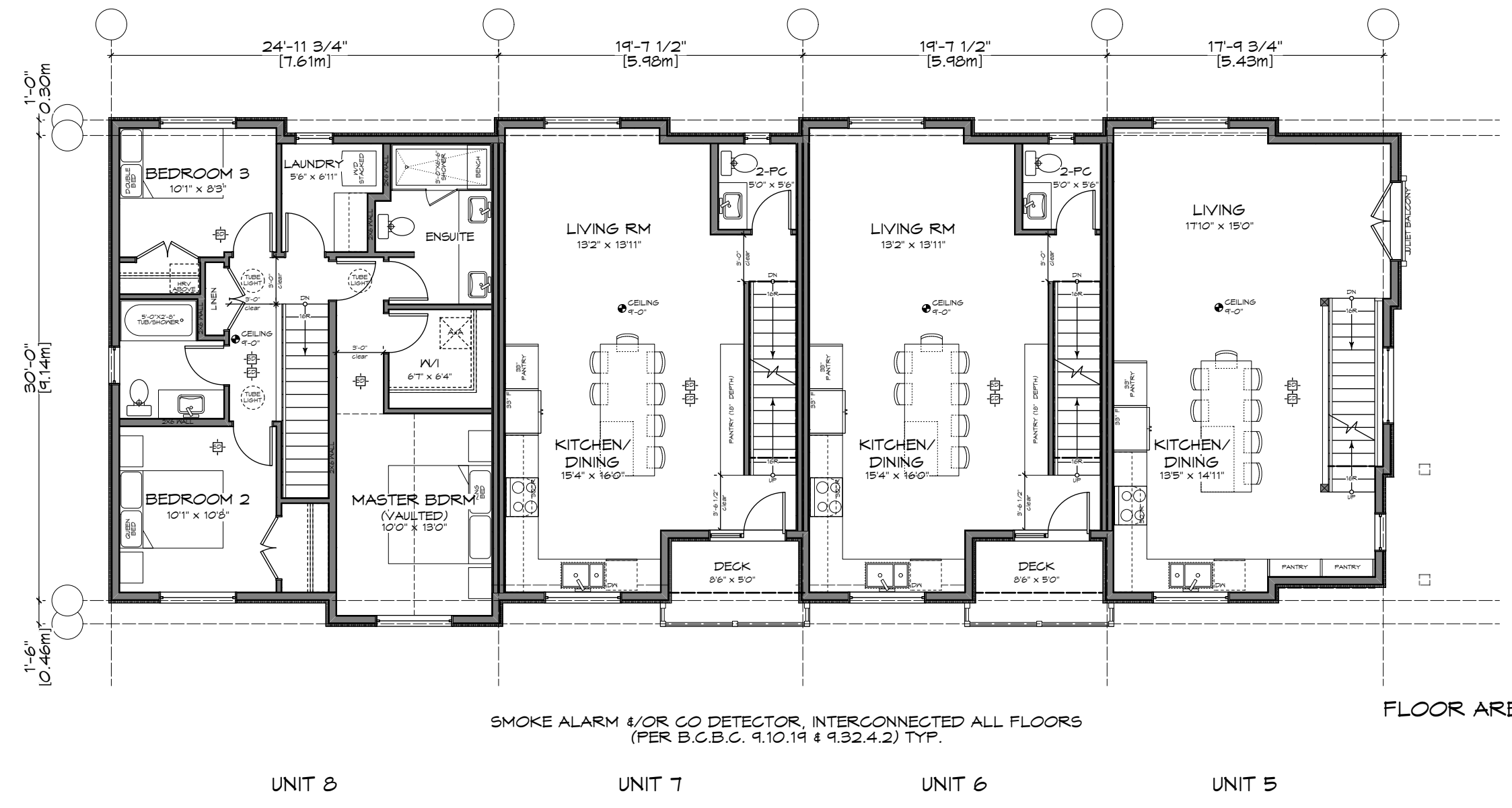
REV. NO.	DESCRIPTION	DATE
2	4. DOORS & WINDOWS REVISED 10. TUBE LIGHTS ADDED TO FLOOR PLANS 11. SOLAR PANEL LAYOUT REFINED BASED ON DESIGN PROPOSAL FROM SHIFT, HEAT PUMPS TO BE LOCATED ON ROOF	11.01.2022

Revision: CALJC NOV. 12/20
#0 REZONE/DP JAN. 07/21
#1 REZONE/DP JUL. 4/22
#2 REZONE/DP NOV. 01/22

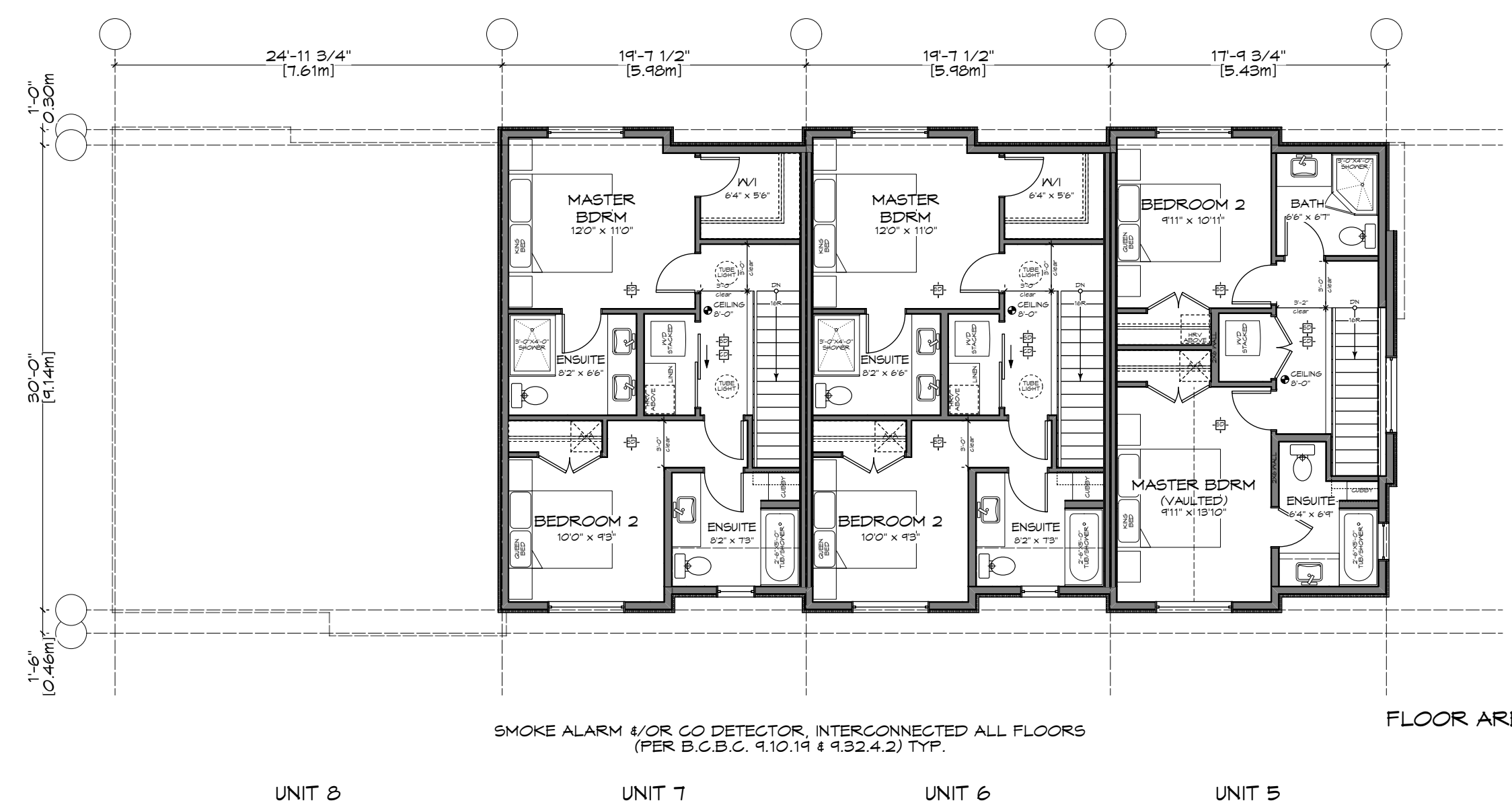
Sheet: A 201
Proj.No. TBD



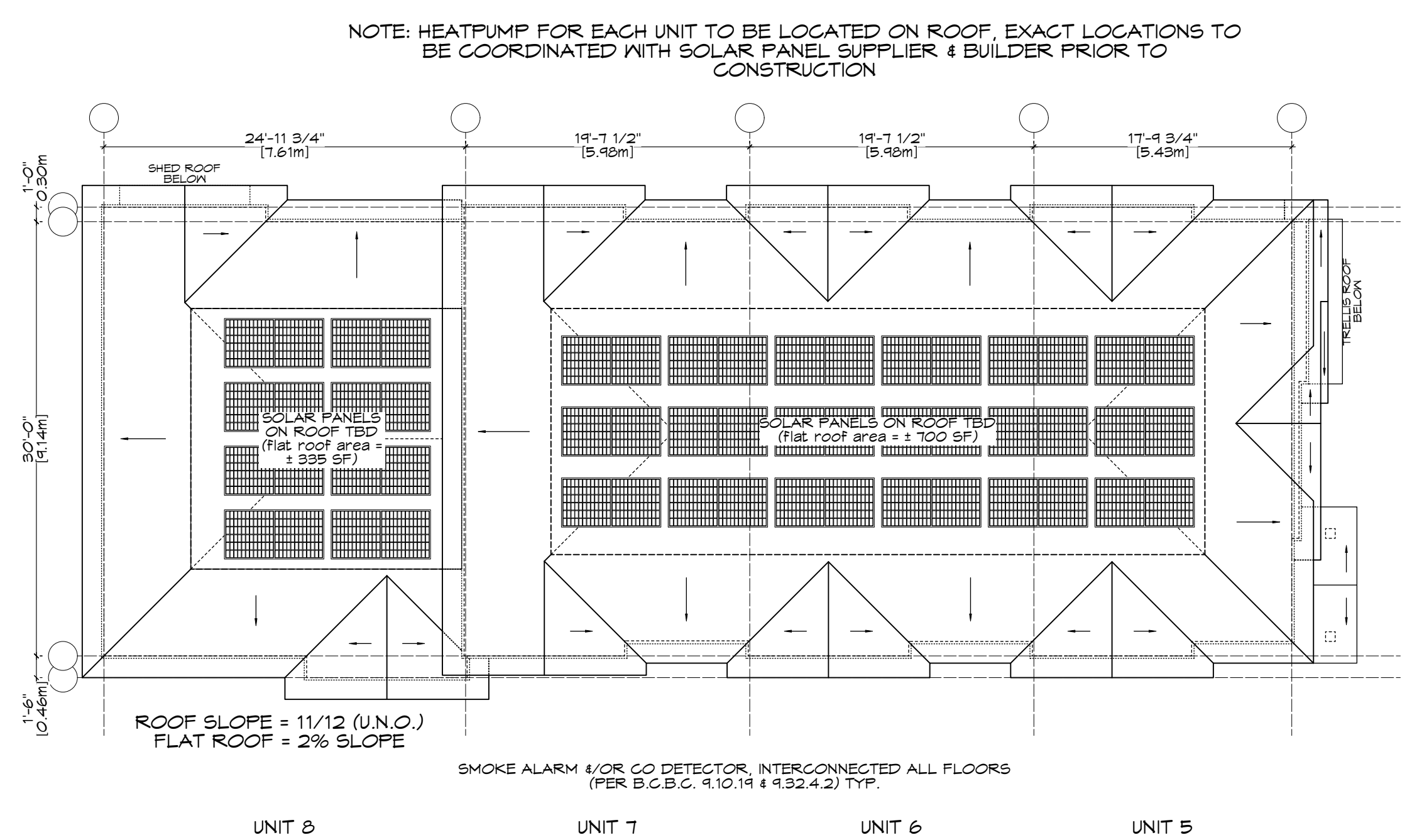
1 Lower Floor Plan - Bldg B
Scale: 1:100



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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2022.11.01



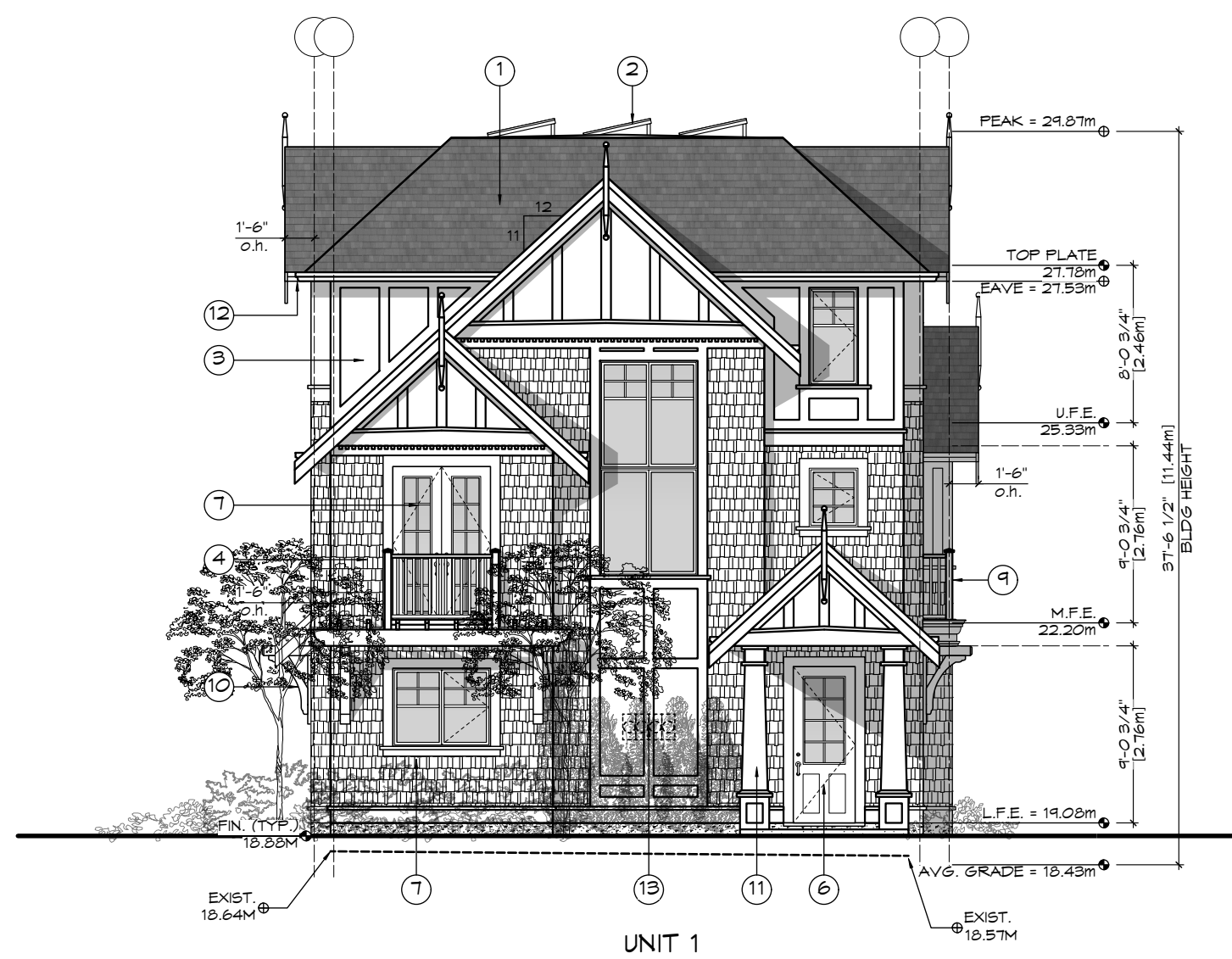
1161 NEWPORT AVE
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Drawn By: c.c.
Date: JUNE 24, 2022
Scale: AS NOTED
Project:
PROPOSED
TOWNHOUSES
@ 1514/1520
FOUL BAY RD

Title:
FLOOR PLANS -
BUILDING B

REV. NO.	DESCRIPTION	DATE
2	12. DOORS & WINDOWS REVISED 13. TUBE LIGHTS ADDED TO FLOOR PLANS 14. SOLAR PANEL LAYOUT REFINED BASED ON DESIGN PROPOSAL FROM SHIFT HEAT PUMPS TO BE LOCATED ON ROOF	11.01.2022

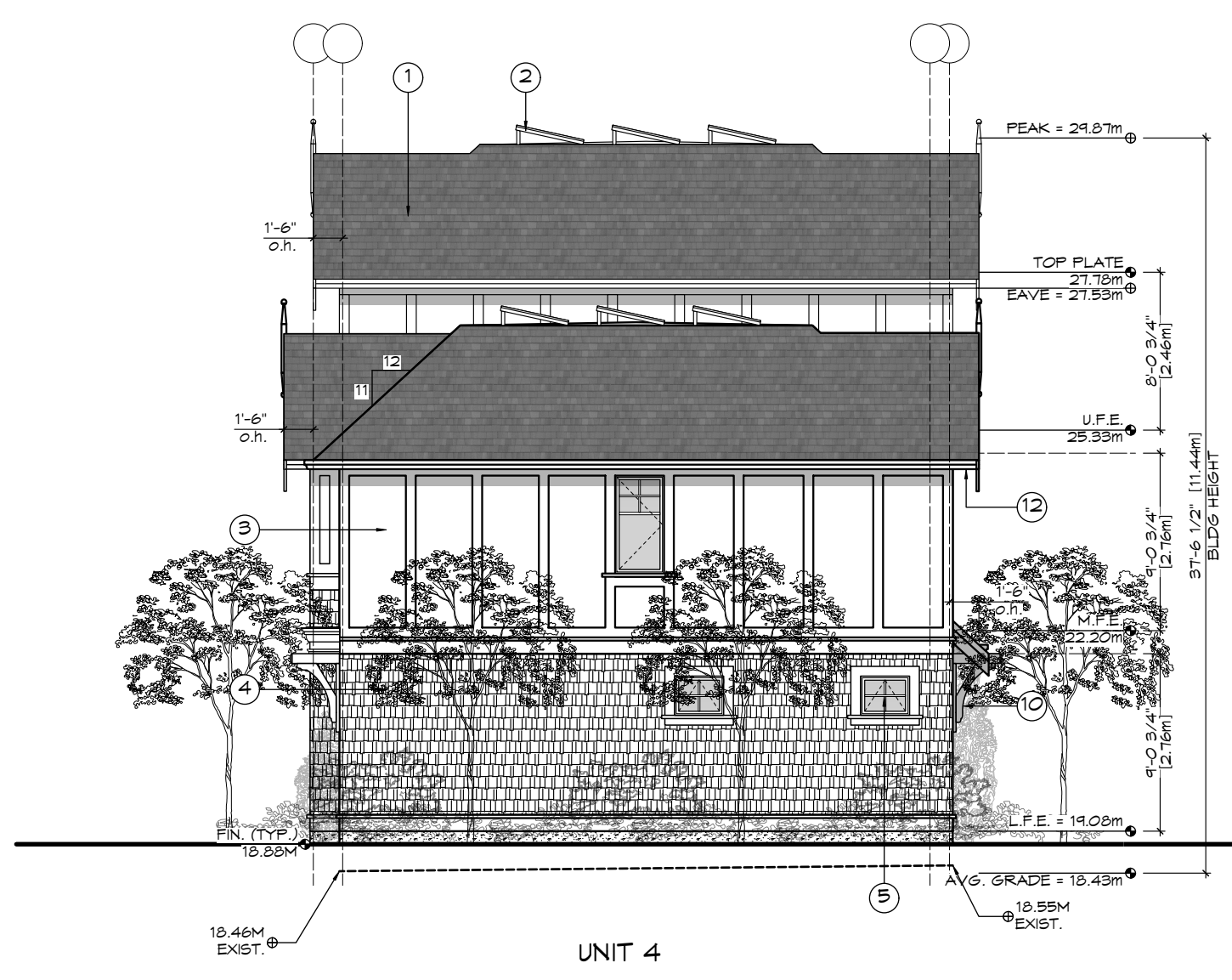
Revision: CALJC NOV. 12/20	Sheet: A 202
#0 REZONE/DP JAN. 07/21	Proj.No. TBD
#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	



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



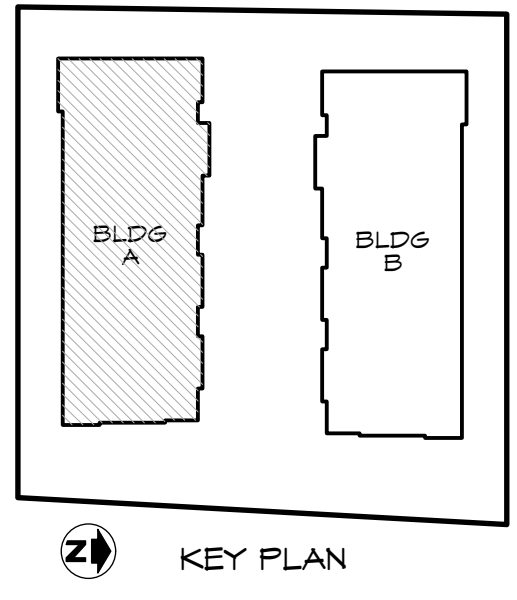
2 Side (Drive-aisle) Elevation - Bldg A
Scale: 1:100



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 Glazing Area Calc.	Unit 1		Unit 2		Unit 3		Unit 4		
West (rear)	N/A		N/A		N/A		Imperial Metric		legend
limit distance							6.69 2.04		<40
building face area							655.64 60.91		<50
glazing area							16.15 1.50		<100
percentage							2.46%		>100
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	63.63	5.91	66.43	6.17	66.43	6.17	61.00	5.67	
percentage	11.56%		11.59%		11.59%		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 (drive/aisle)	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	58.60	5.44	95.61	8.88	95.61	8.88	65.00	6.04	
percentage	10.60%		16.68%		17.01%		12.81%		
max allowed	17.78%	ok	17.78%	ok	17.78%	ok	23.50%	ok	

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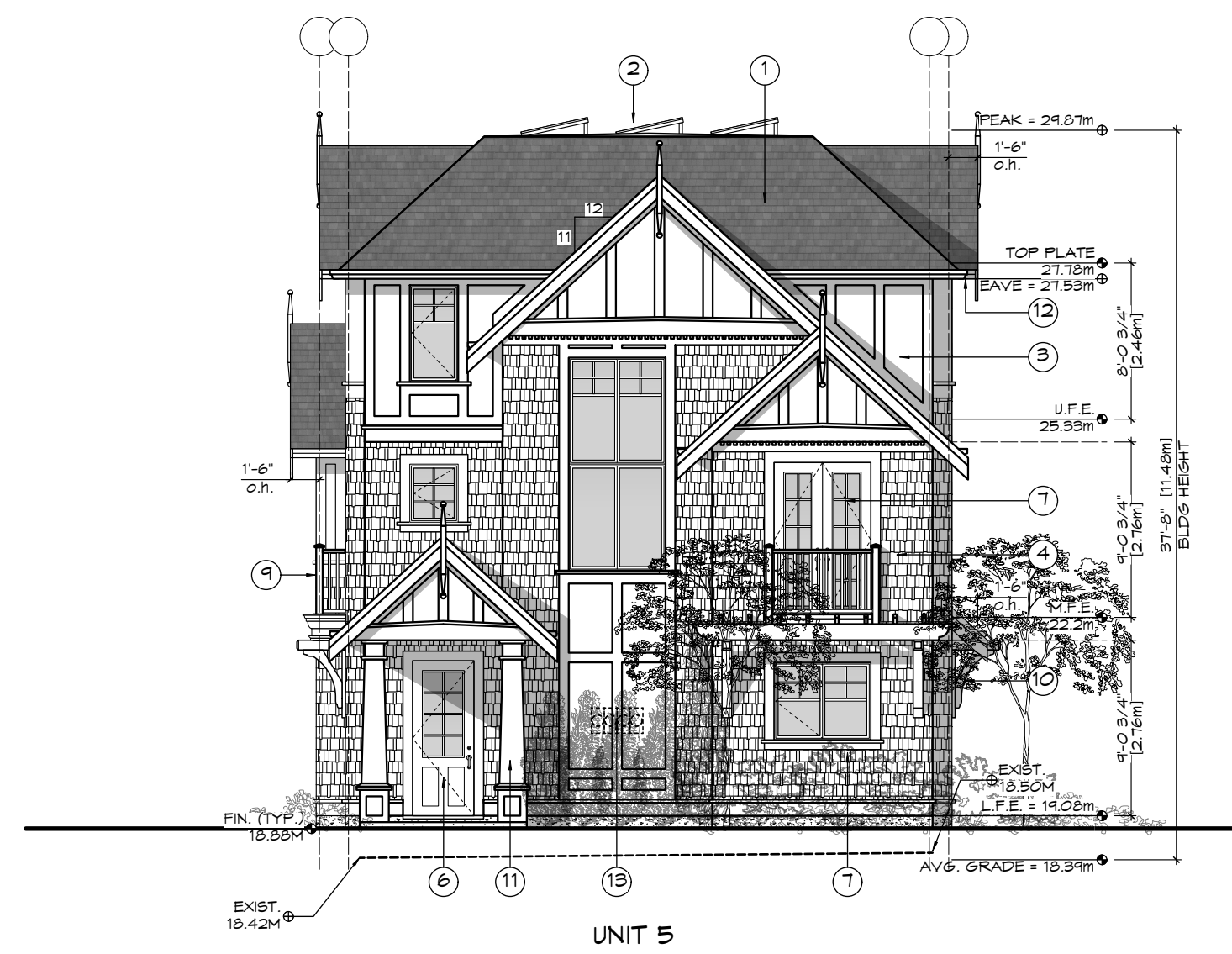
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Drawn By: c.c.
Date: JUNE 24, 2022
Scale: AS NOTED
Project:
PROPOSED TOWNHOUSES
@ 1514/1520 FOUL BAY RD

Title:
ELEVATIONS - BUILDING A

REV. NO.	DESCRIPTION	DATE
2	15. BUILDINGS LIFTED, ELEVATION TREE AND GRADES REVISED TO SUIT 16. LIMITING DISTANCE TABLE REVISED 17. SOLAR PANEL LAYOUT REFINED BASED ON DESIGN PROPOSAL FROM SHIFT 18. ENTRY/DECKS REVISED 19. PATIO REVISED 20. DOORS & WINDOWS REVISED	11.01.2022

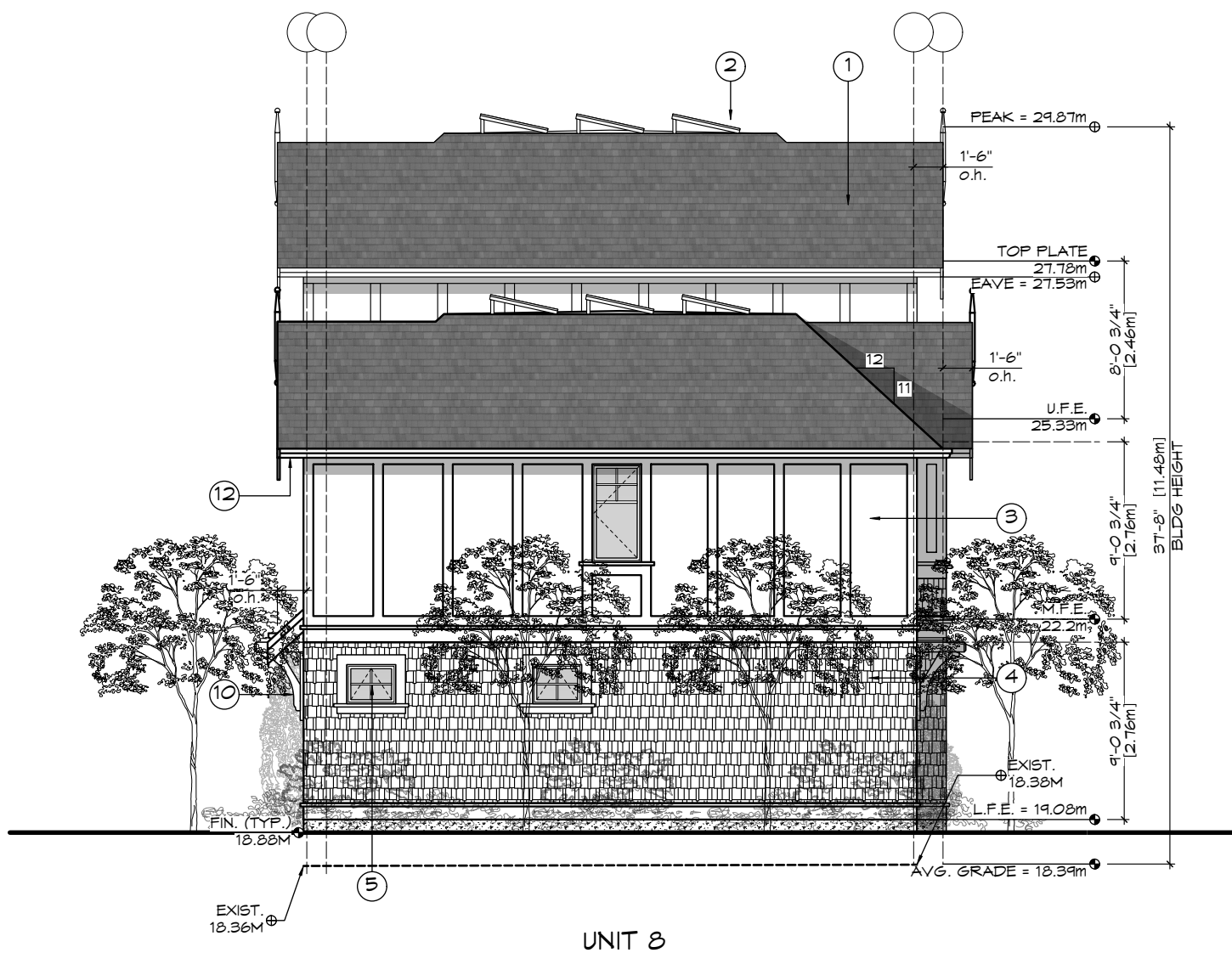
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CALIC NOV. 12/20 A
#0 REZONE/DP JAN. 07/21 301
#1 REZONE/DP JUL. 4/22
#2 REZONE/DP NOV. 01/22
Proj.No. TBD



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



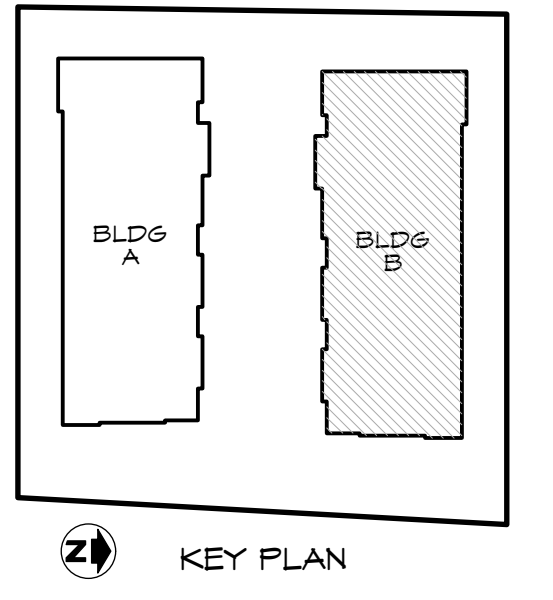
2 Side (Drive-aisle) Elevation - Bldg B
Scale: 1:100



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



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



- FINISH SCHEDULE KEY**
- 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 B		Unit 5		Unit 6		Unit 7		Unit 8		Legend
Glazing Area Calc.		Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
South (drive/aisle)										<40
limit distance		12.96	3.95	12.96	3.95	12.96	3.95	11.48	3.50	<50
building face area		553.02	51.38	573.00	53.23	562.00	52.21	507.54	47.15	<100
glazing area		58.60	5.44	95.38	8.86	95.61	8.88	65.00	6.04	>100
percentage		10.60%		16.65%		17.01%		12.81%		
max allowed		17.78% ok		17.78% ok		17.78% ok		23.50% 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 (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		62.28	5.79	68.00	6.32	68.00	6.32	62.12	5.77	
percentage		11.32%		11.87%		11.87%		12.44%		
max allowed		11.88% ok		11.88% ok		11.88% ok		15.76% ok		
West (rear)		N/A		N/A		N/A		Imperial	Metric	
limit distance								8.63	2.63	
building face area								655.64	60.91	
glazing area								16.15	1.50	
percentage								2.46%		
max allowed								11.84% ok		

REV. NO.	DESCRIPTION	DATE
2	21. BUILDINGS LIFTED, ELEVATION TREE AND GRADES REVISED TO SUIT 22. LIMITING DISTANCE TABLE REVISED 23. SOLAR PANEL LAYOUT REFINED BASED ON DESIGN PROPOSAL FROM SHIFT 24. ENTRY DECKS REVISED 25. PATIO REVISED 26. DOORS & WINDOWS REVISED	11.01.2022

RE-ISSUED FOR REZONING/DP 2022.11.01

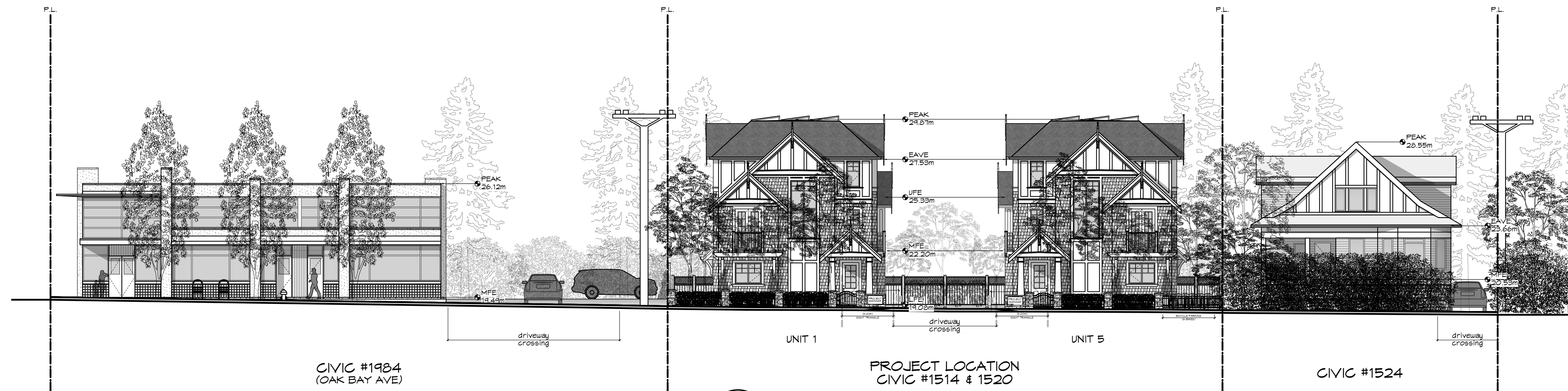


1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
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Fax: (250) 360-2115

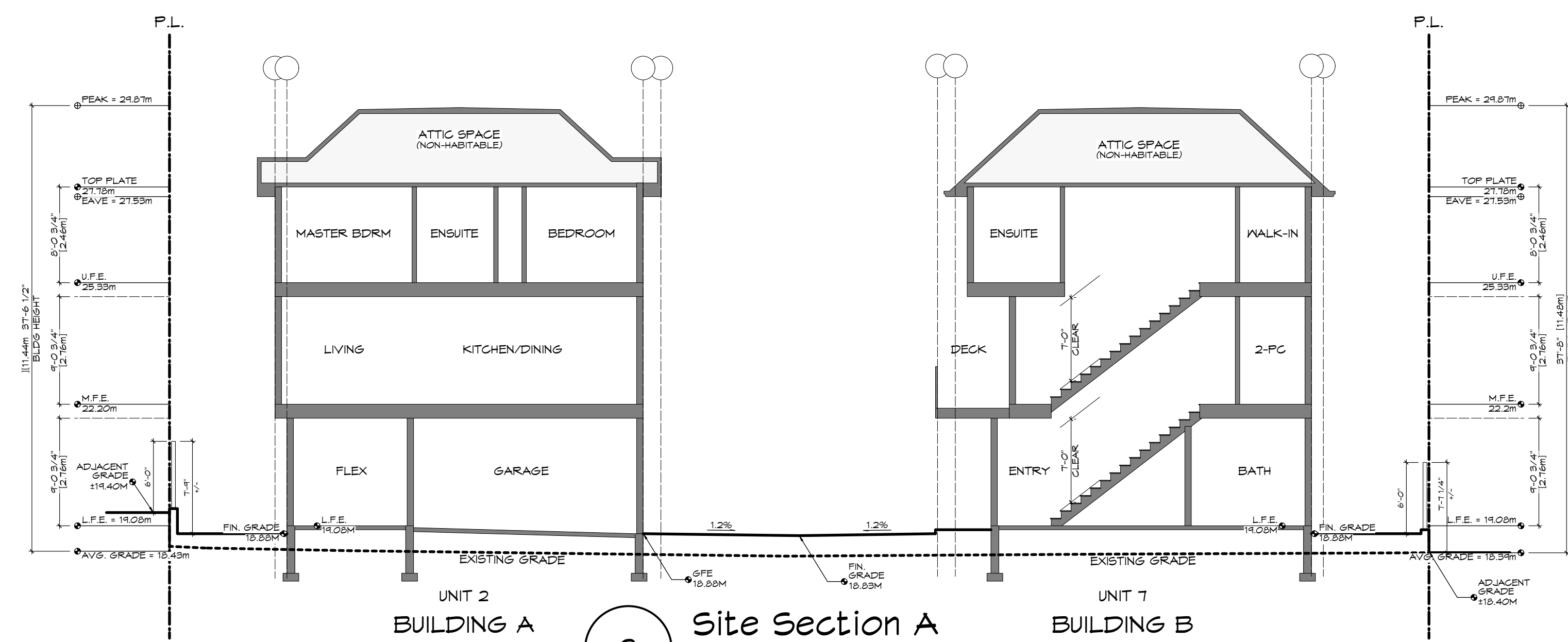
Drawn By: c.c.
Date: JUNE 24, 2022
Scale: AS NOTED
Project:
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

Title:
ELEVATIONS - BUILDING B

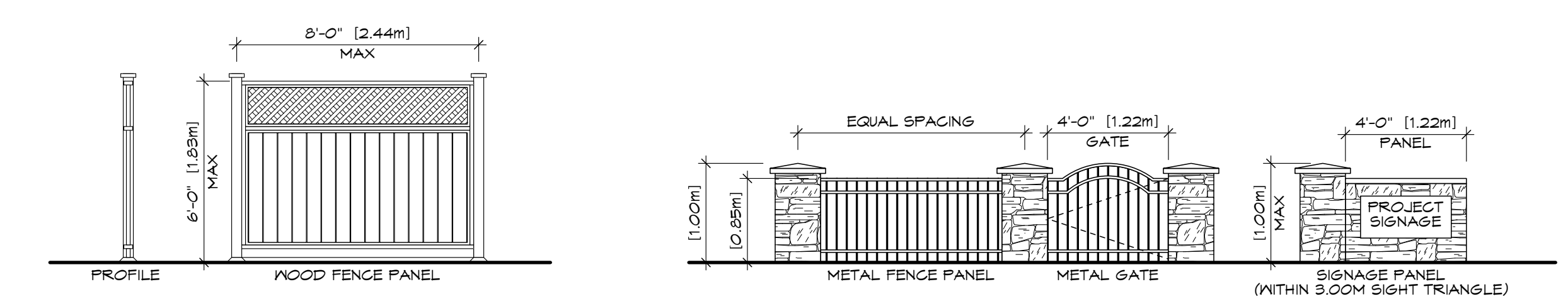
Revision:	Sheet:
CALUC NOV. 12/20	A
#0 REZONE/DP JAN. 07/21	302
#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	Proj.No. TBD



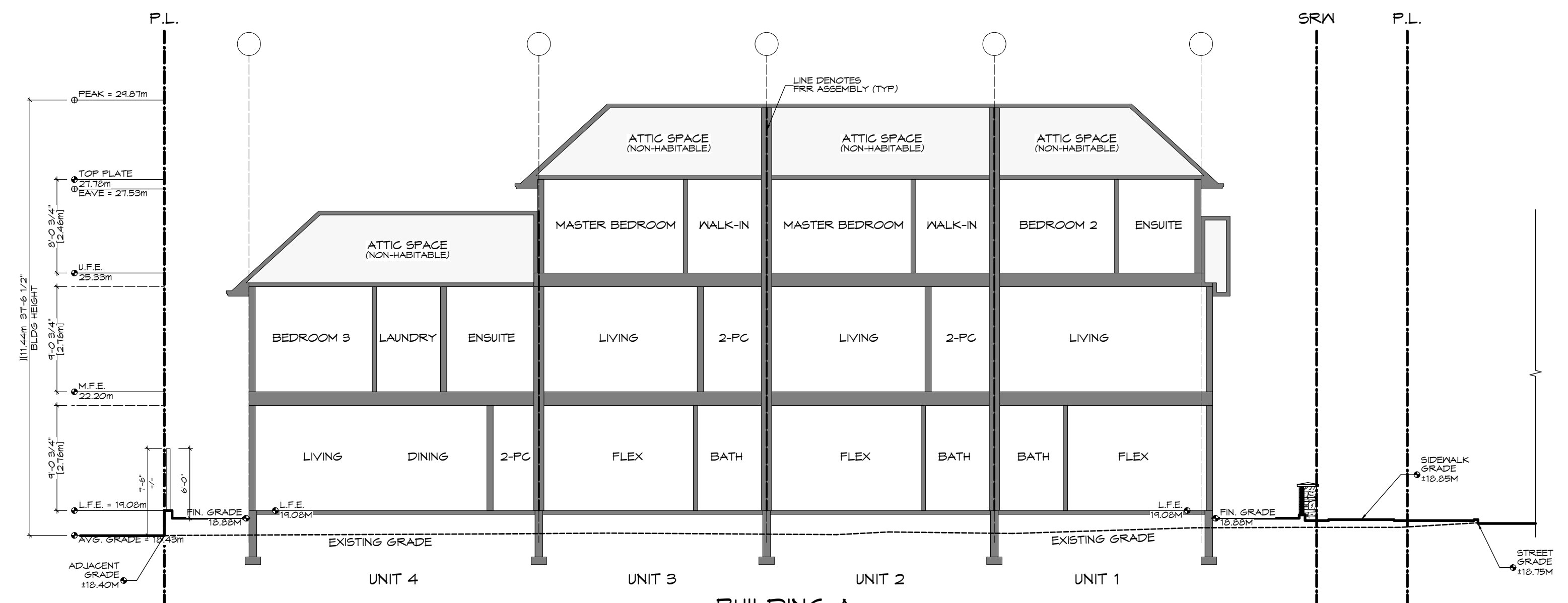
1 Streetscape
Scale: 1:150



2 Site Section A
Scale: 1:100



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



3 Site Section B
Scale: 1:100

REV. NO.	DESCRIPTION	DATE
2	27. SECTIONS REVISED TO SUIT CHANGES 28. FENCE DESIGN REVISED 29. STREETScape REVISED TO SUIT CHANGES	11.01.2022

RE-ISSUED FOR REZONING/DP 2022.11.01



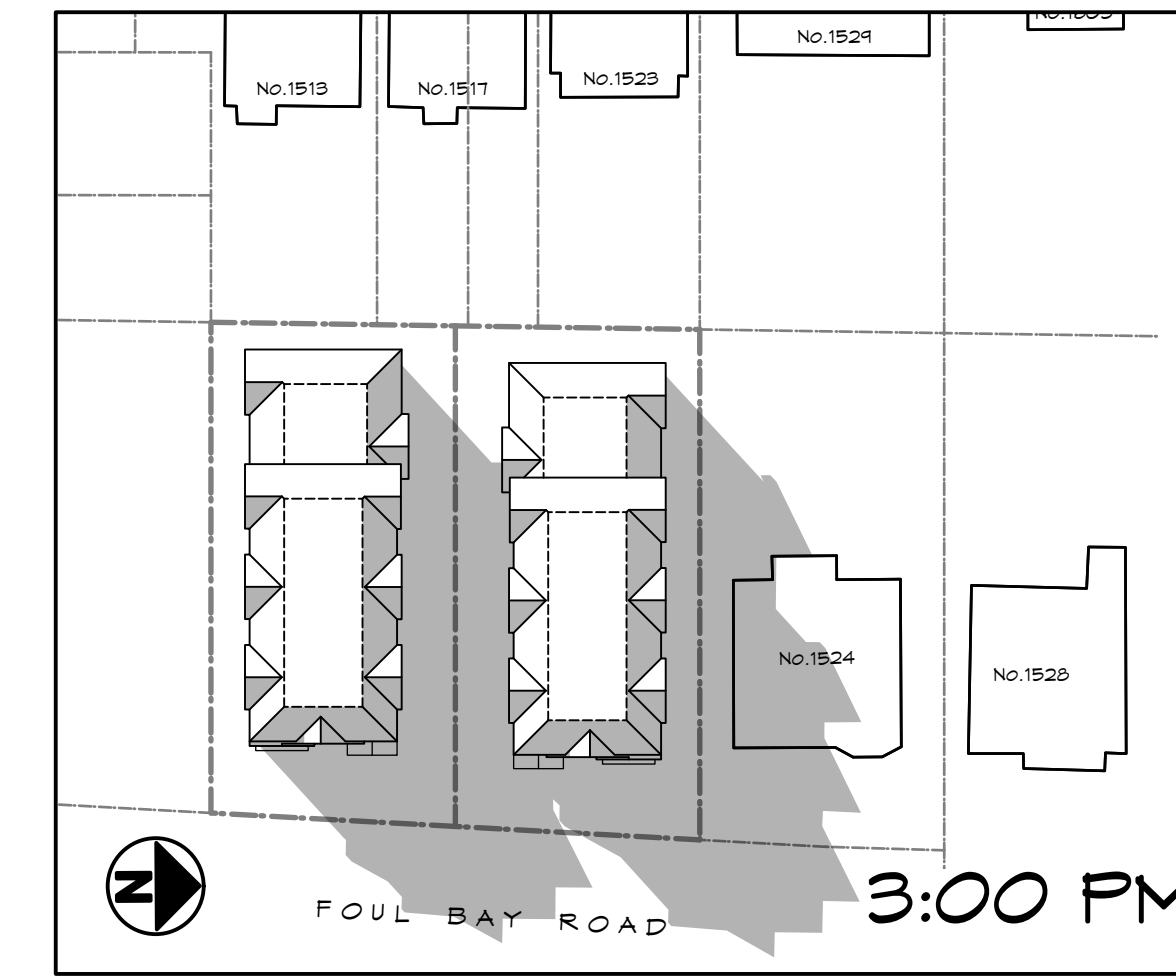
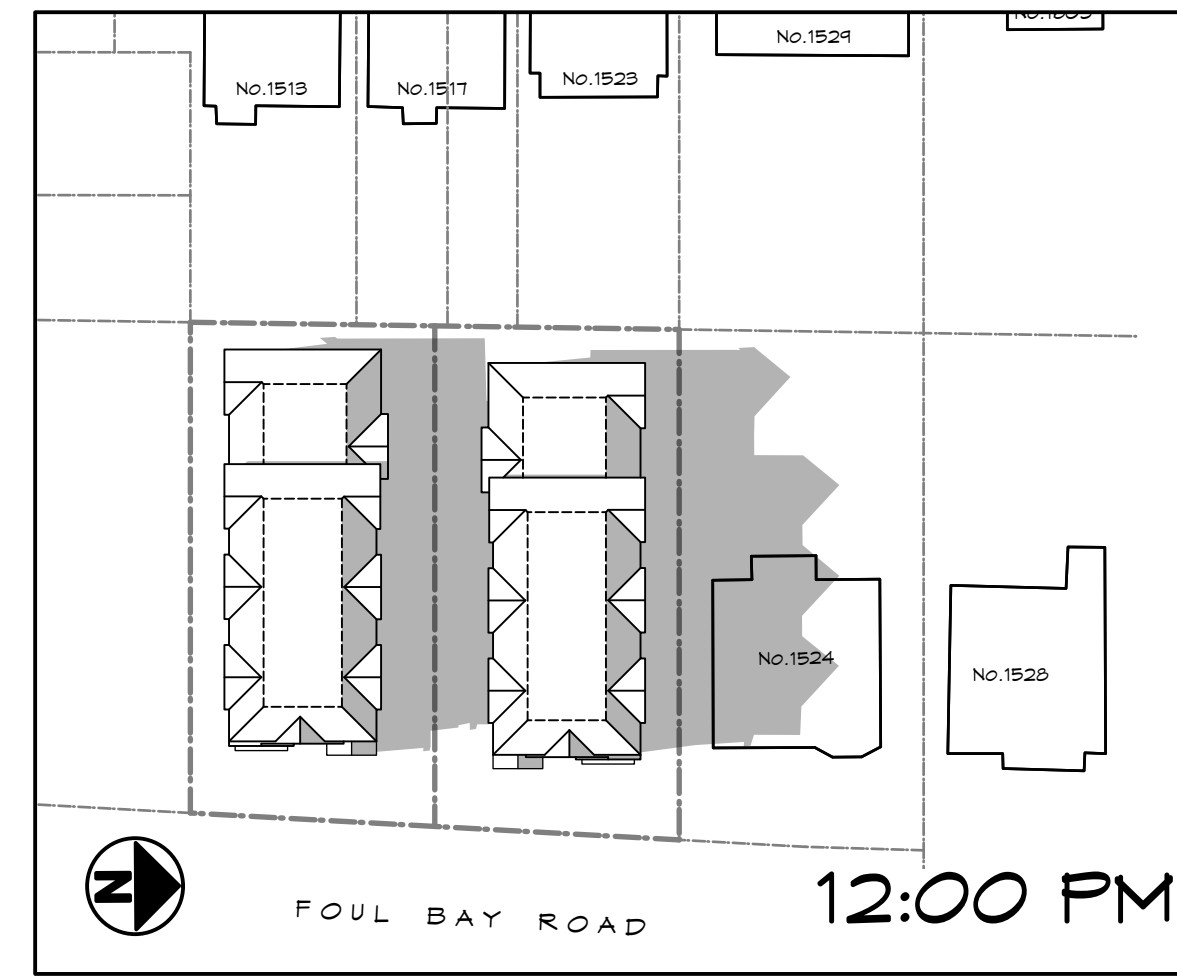
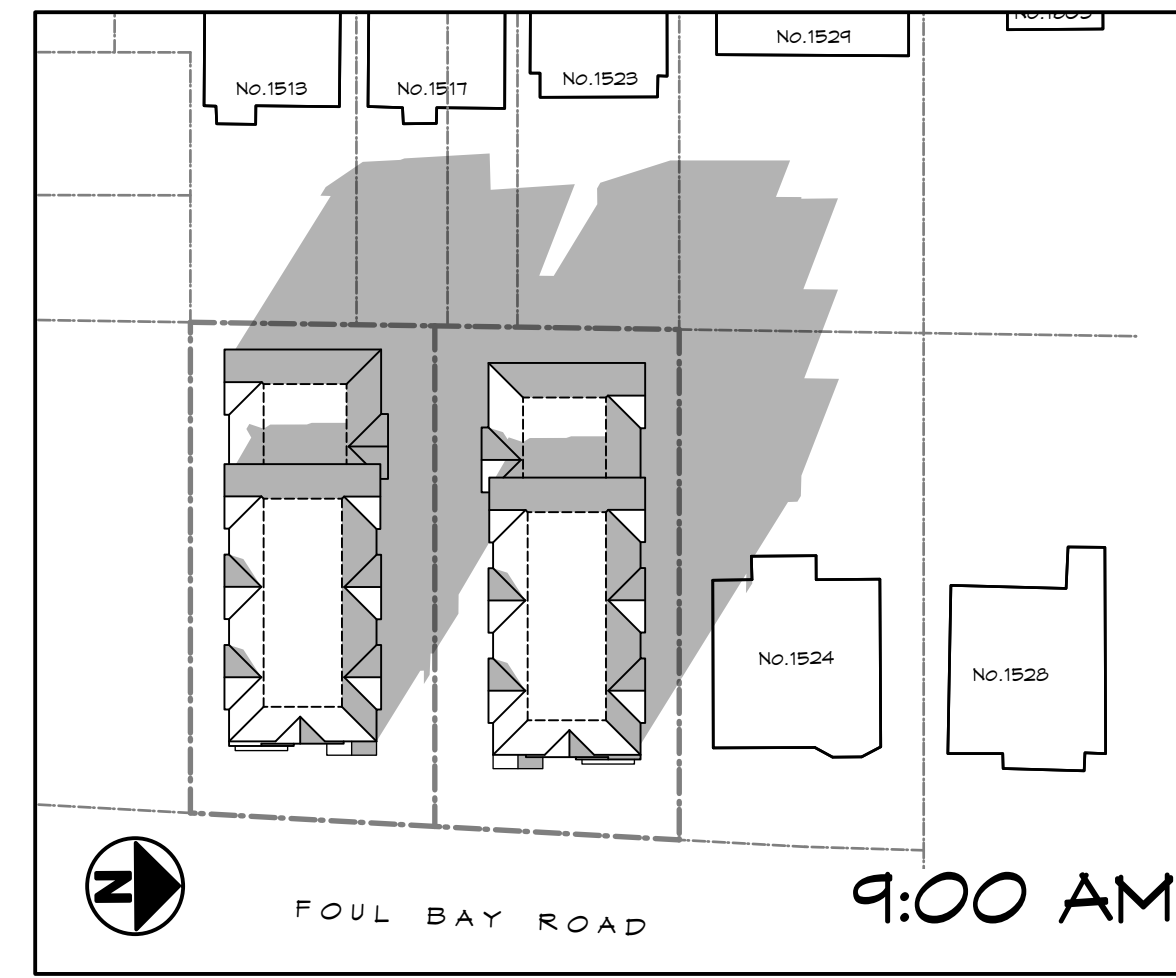
1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

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

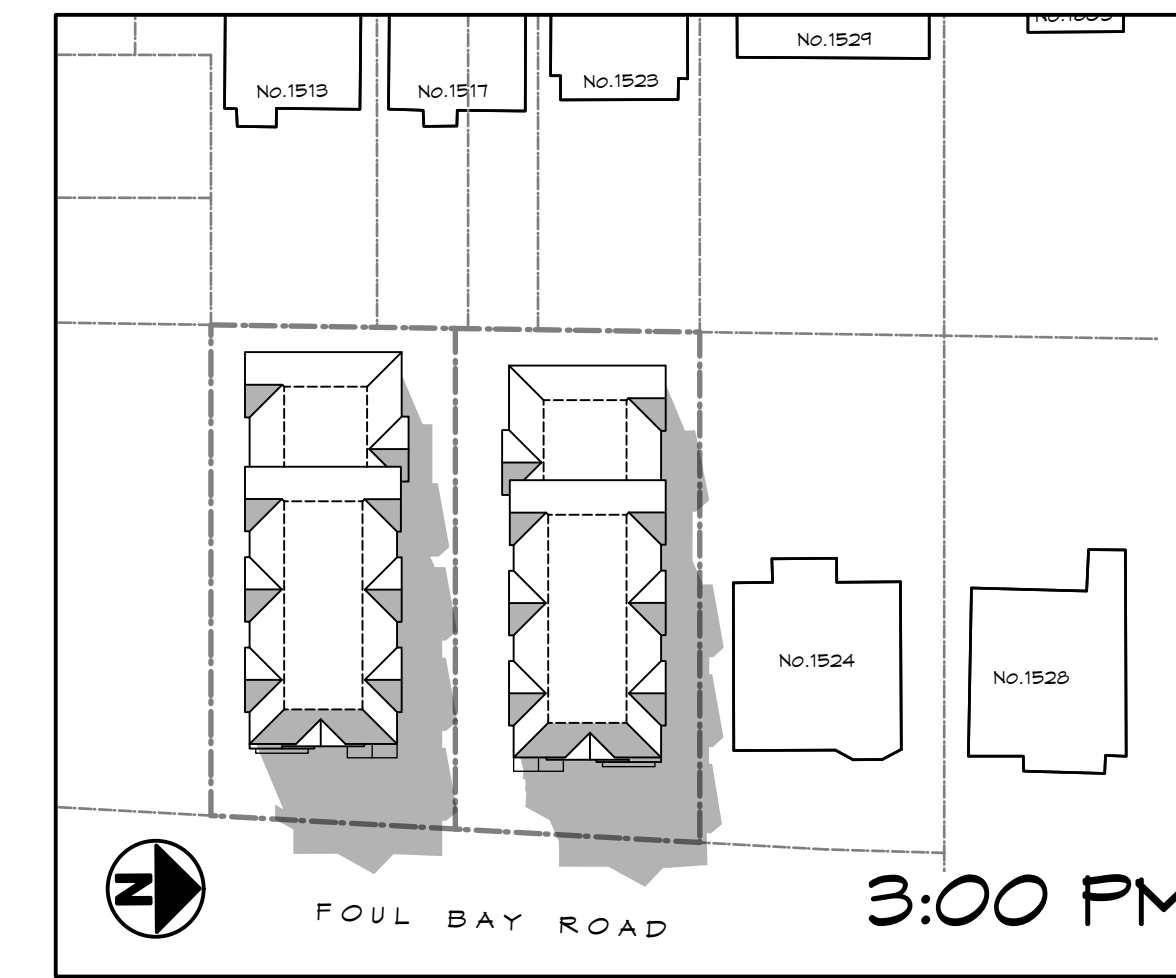
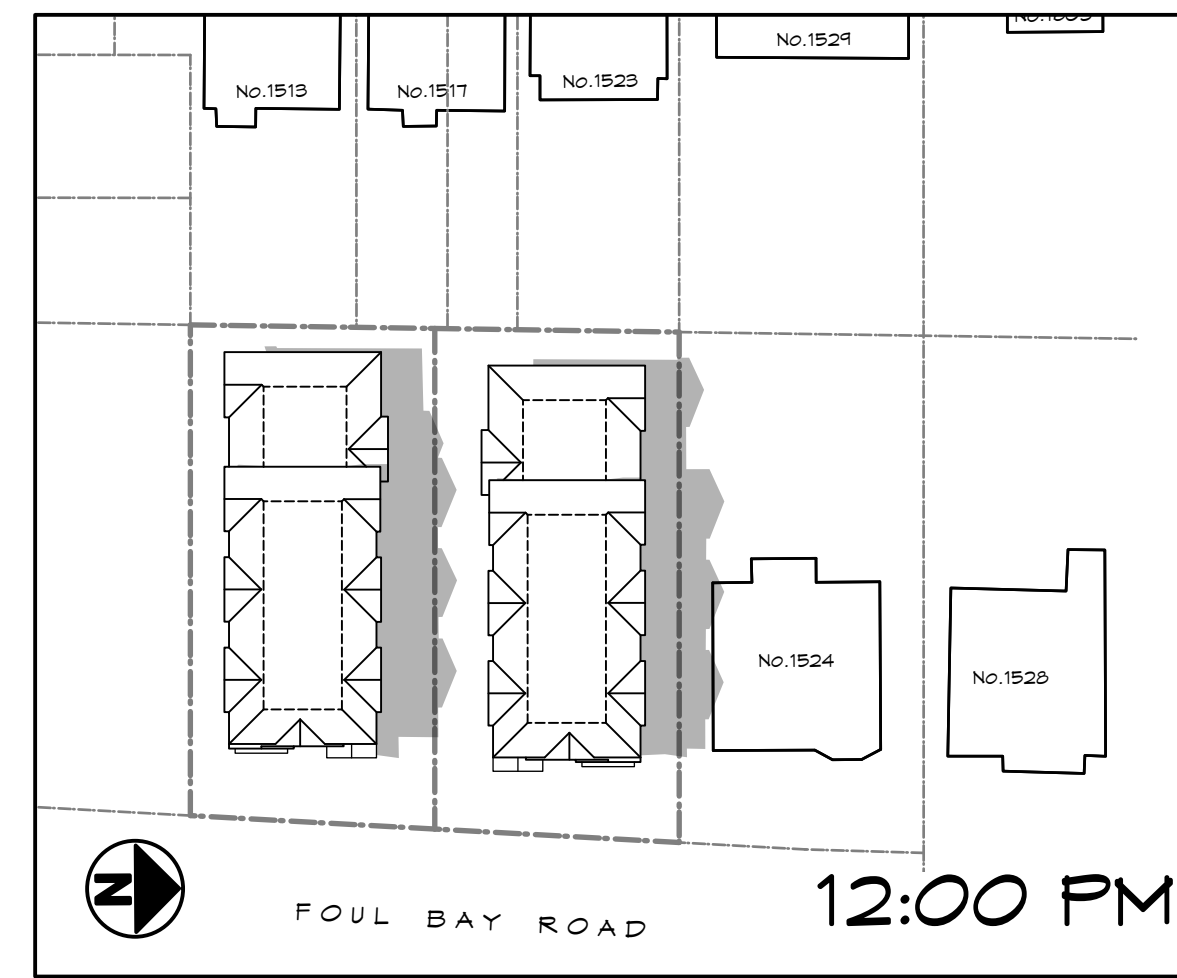
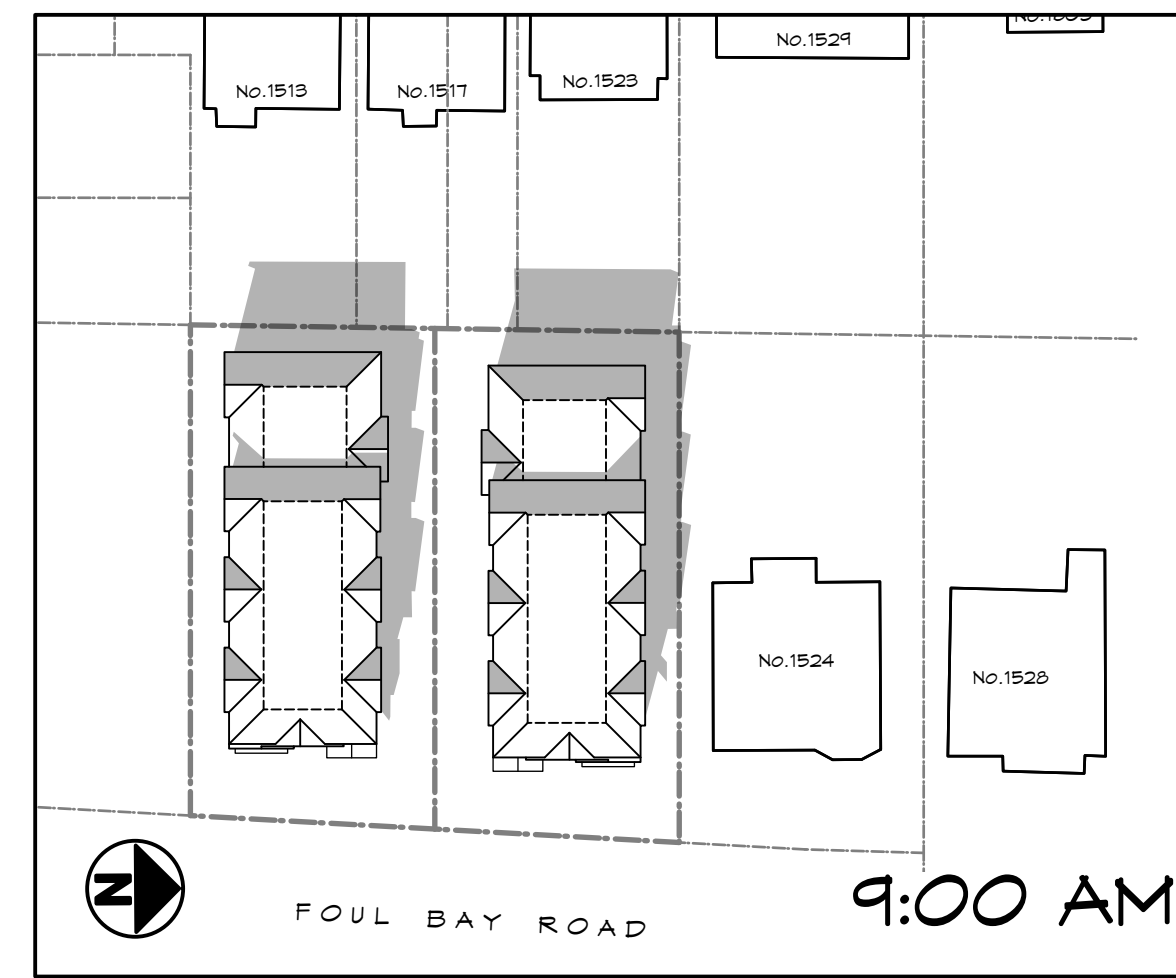
Title:
STREETScape & SITE SECTIONS

Revision: CALIC NOV. 12/20 #0 REZONE/DP JAN. 07/21 #1 REZONE/DP JUL. 4/22 #2 REZONE/DP NOV. 01/22	Sheet: A 401 Proj.No. TBD
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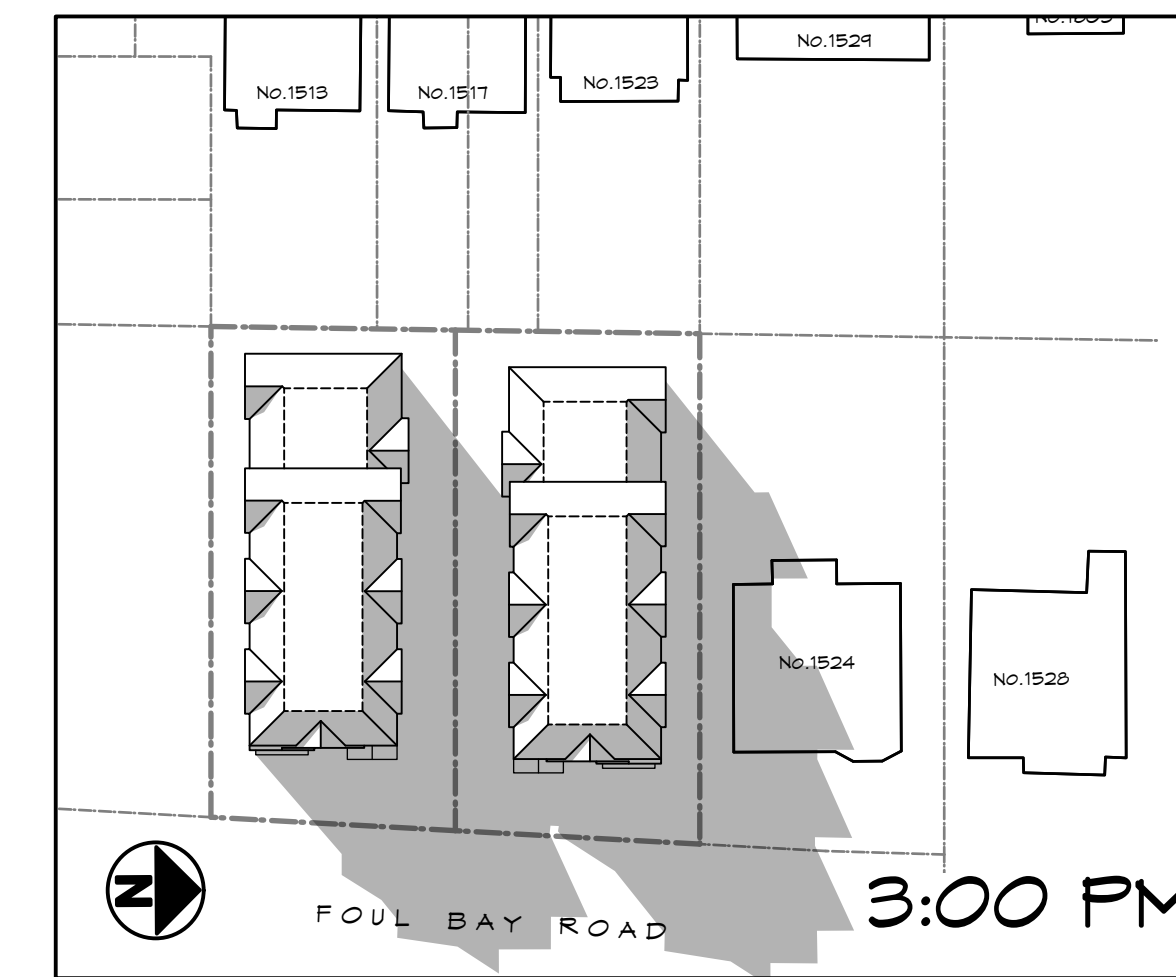
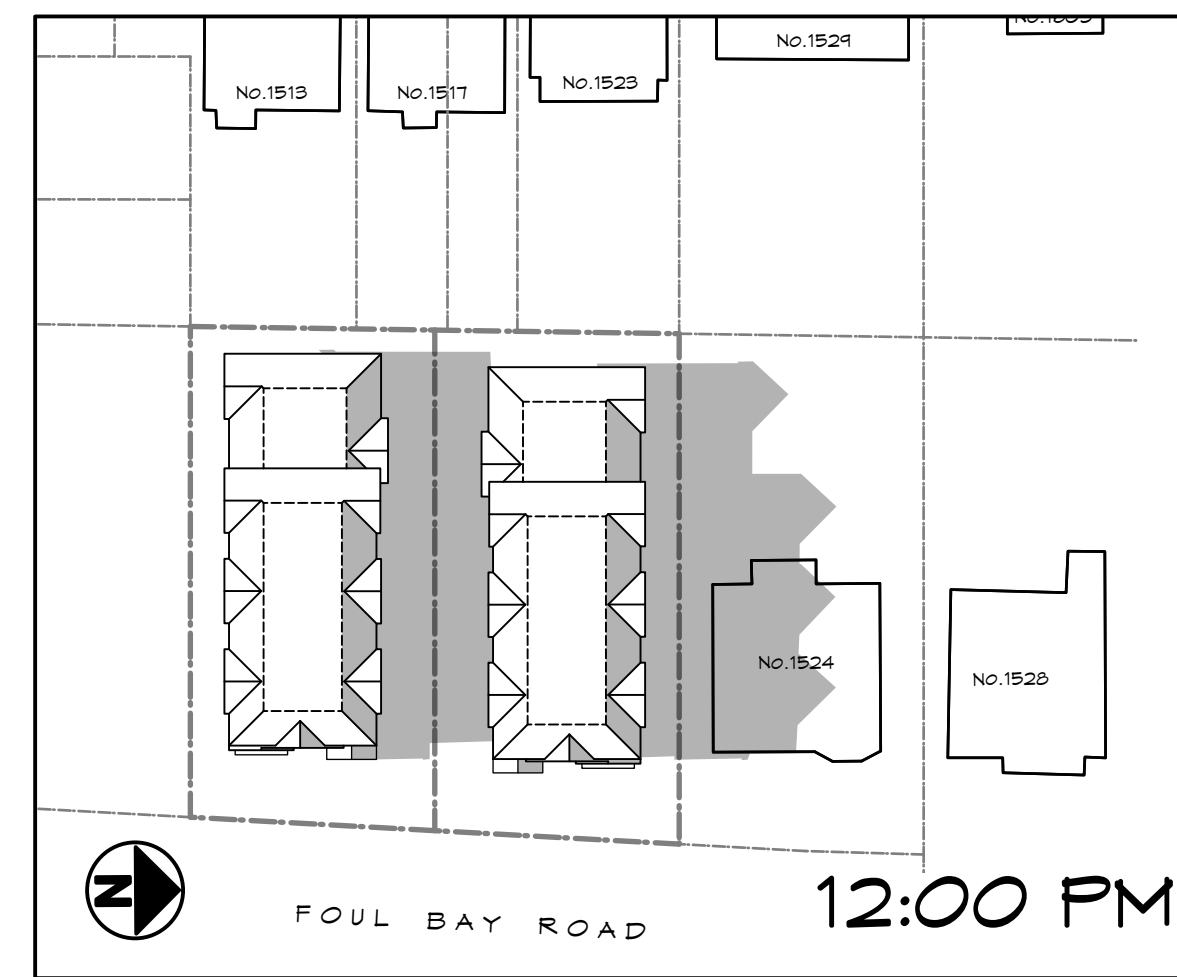
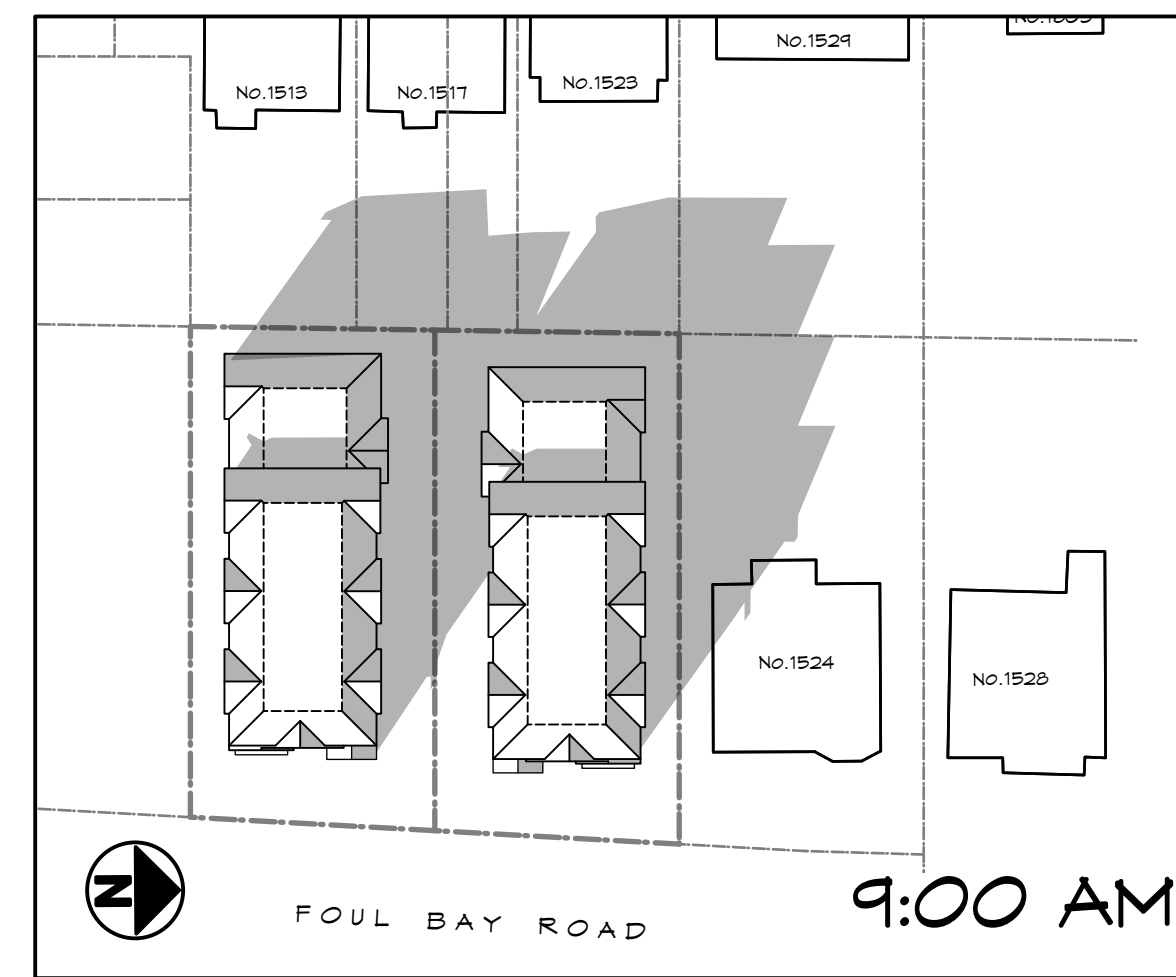
MARCH 20
(EQUINOX)



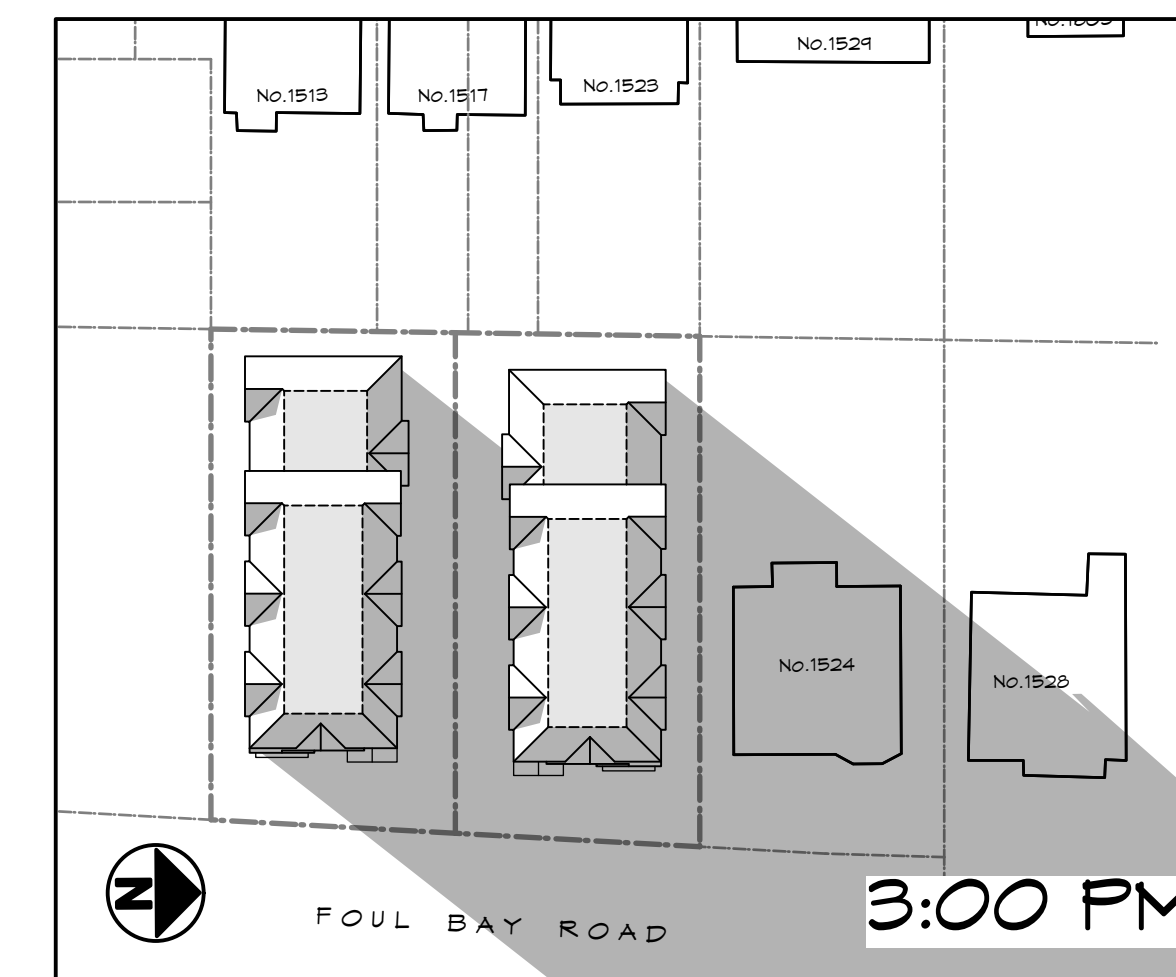
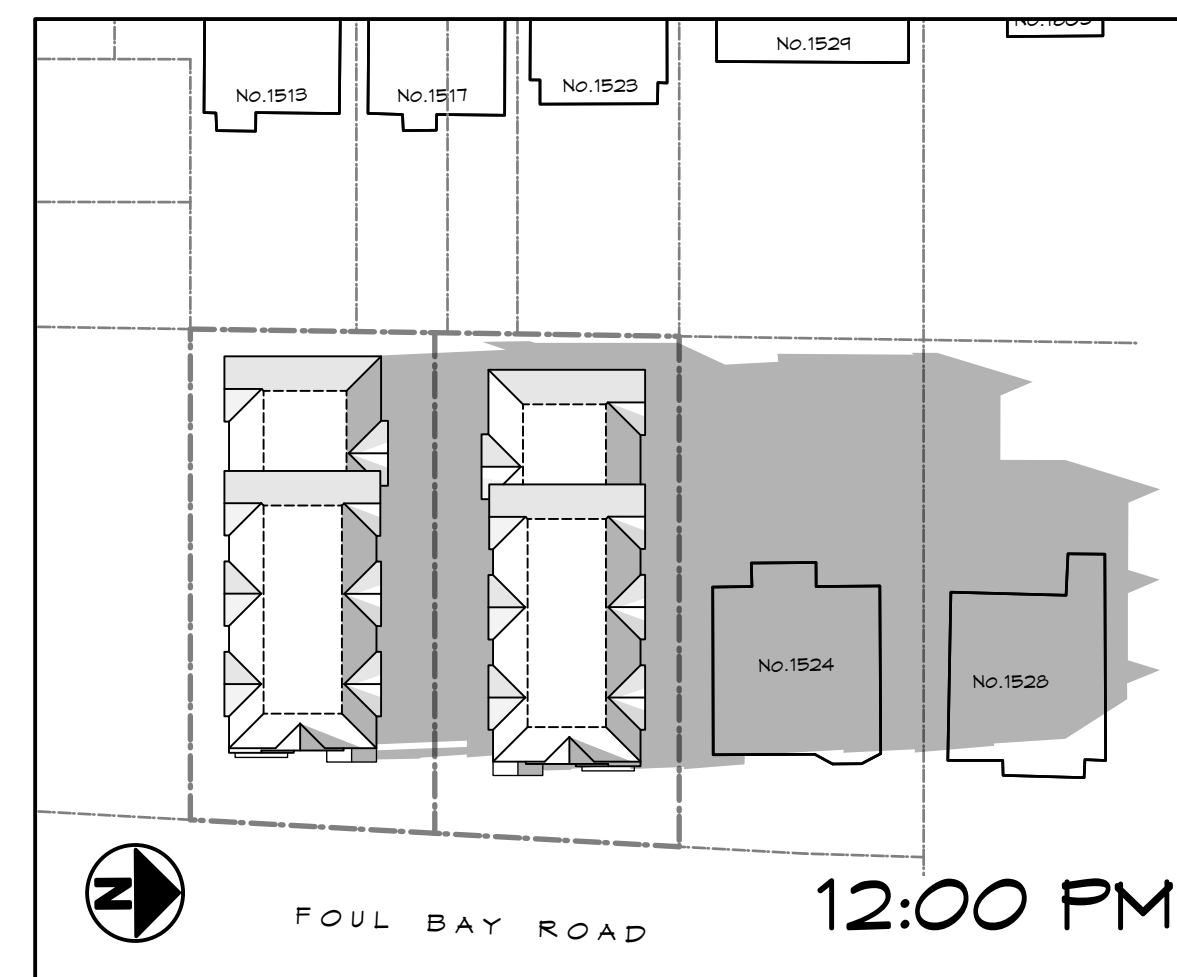
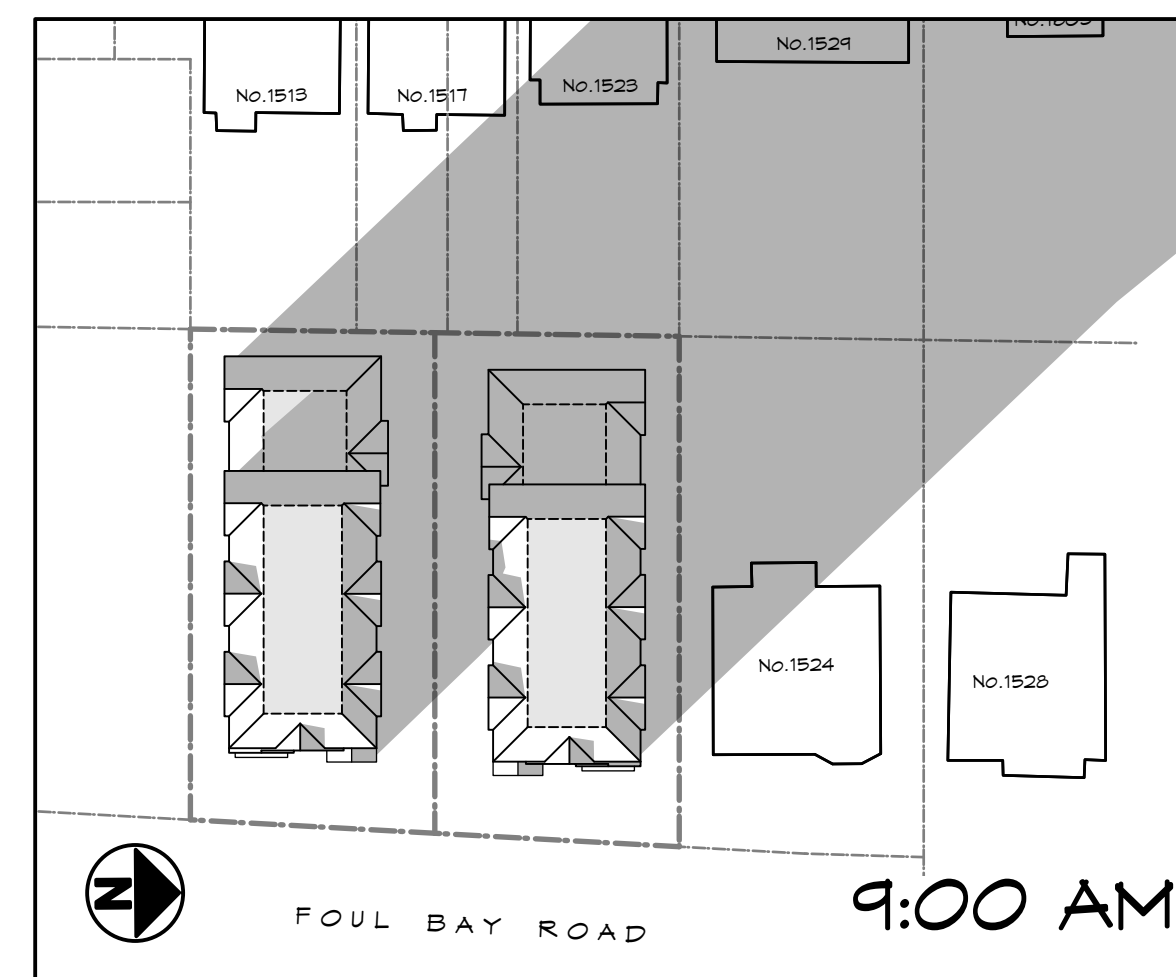
JUNE 21
(SOLSTICE)



SEPT. 23
(EQUINOX)



DEC. 22
(SOLSTICE)



RE-ISSUED FOR
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2022.11.01

ZEBRADESIGN



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Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
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Drawn By: c.c.

Date: JUNE 24, 2022

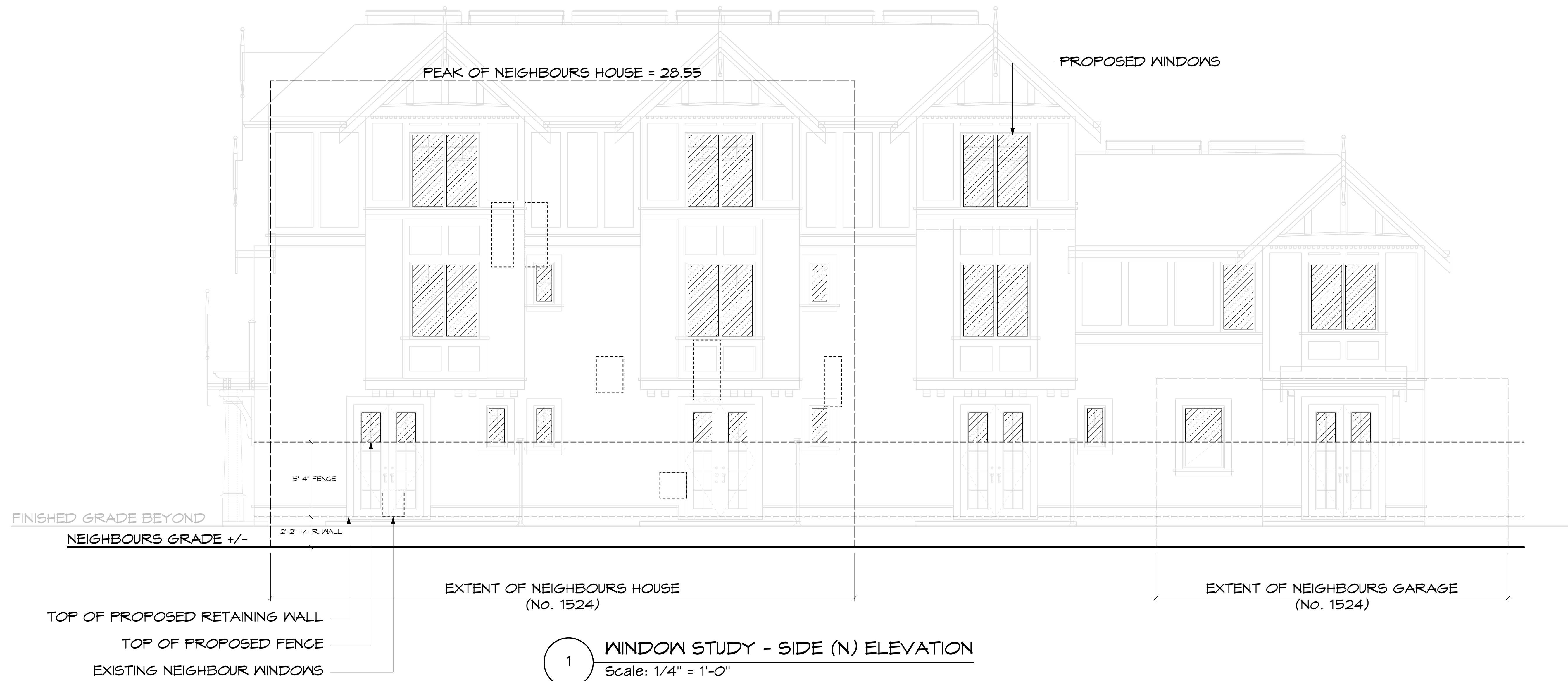
Scale: AS NOTED

Project:
PROPOSED
TOWNHOUSES
@ 1514/1520
FOUL BAY RD

Title:
SHADOW STUDY

Revision:	Sheet:
CALUC NOV. 12/20	A
#0 REZONE/DP JAN. 07/21	501
#1 REZONE/DP JUL. 4/22	Proj.No. TBD
#2 REZONE/DP NOV. 01/22	

REV. NO	DESCRIPTION	DATE
2	30. BUILDINGS RAISED, SHADOW STUDY REVISED TO SUIT	11.01.2022



1 WINDOW STUDY - SIDE (N) ELEVATION
 Scale: 1/4" = 1'-0"

RE-ISSUED FOR
 REZONING/DP
 2022.11.01



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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:
 WINDOW STUDY

Revision: CALUC NOV. 12/20	Sheet: A 601
#0 REZONE/DP JAN. 07/21	Proj.No. TBD
#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	

REV. NO	DESCRIPTION	DATE
2	31. WINDOW STUDY ADDED TO DRAWING PACKAGE	11.01.2022

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04
4	REZONING & DEVELOPMENT PERMIT	2022-11-01

SEAL

NORTH ARROW



DRAWING TITLE:
LANDSCAPE PLAN

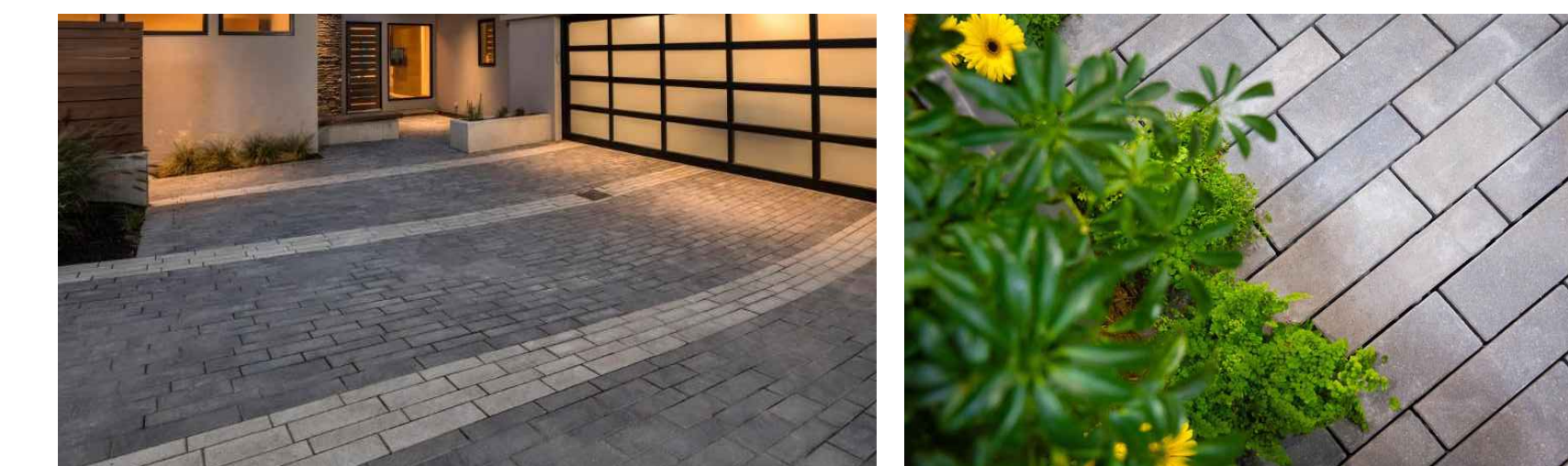
DWG NO:

SCALE: 1:100

L1



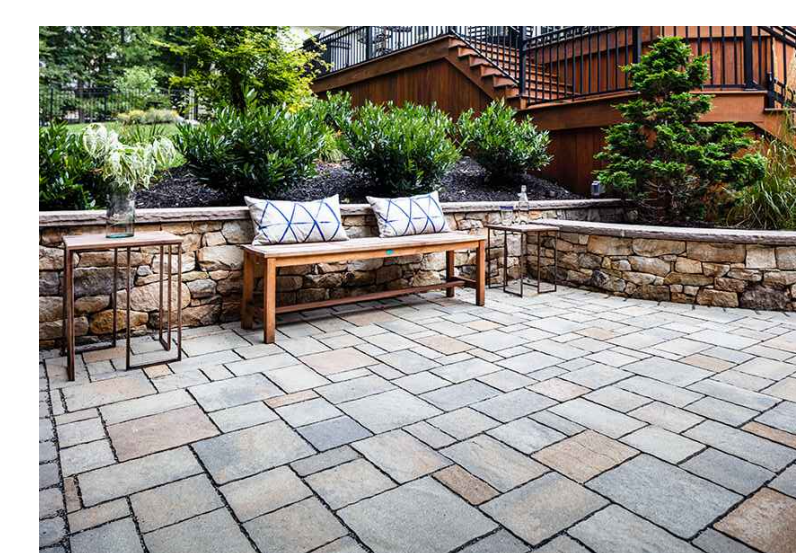
1 FRONT GARDEN AND FOUL BAY FRONTAGE SECTION
L1 NTS



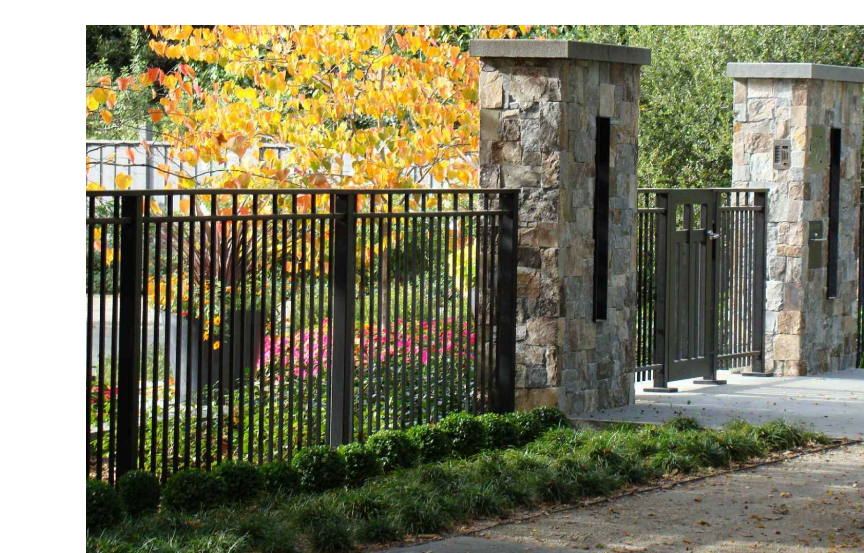
DRIVEWAY PERMEABLE PAVER
- BARKMAN BOARDWALK (SPECIAL ORDER)

LEGEND

- PROPERTY LINE
- ON-SITE LANDSCAPE AREA
- RAIN GARDEN
- PLANTER
- PERMEABLE PAVER DRIVEWAY
• BARKMAN BOARDWALK (SPECIAL ORDER)
- PERMEABLE PATIO PAVER
• TECO- BLOC MISTA
- GRAVEL
- MUNICIPAL BOULEVARD
- CIP CONCRETE MUNICIPAL SIDEWALK
- CIP CONCRETE
- SHORT TERM BIKE PARKING
• PERVIOUS BASE OVER GRADE PROVIDED FOR WATER AND GASEOUS EXCHANGE
- RETAINING WALL
- PRIVACY FENCE
- PRIVACY SCREEN



PATIO PAVER
- TECO- BLOC MISTA



METAL FENCE WITH STONE PILLAR



PLANTER AT THE FRONT DOOR



BIKE RACK



SITE PERVIOUS RATIO

SITE AREA: 993.5 m²
LANDSCAPED AREA: 214 m²
PERVIOUS HARDSCAPE AREA: 291.5 m²
TOTAL PERVIOUS AREA: 505.5 m²/ 50.8%



1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophilialcollective.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
4	REZONING & DEVELOPMENT PERMIT	2022-11-01

SEAL

NORTH ARROW



DRAWING TITLE:

PAVING MATERIAL SPECIFICATIONS

DWG NO:

L1.1

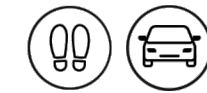
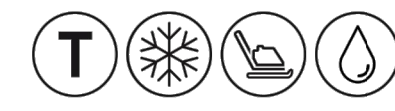
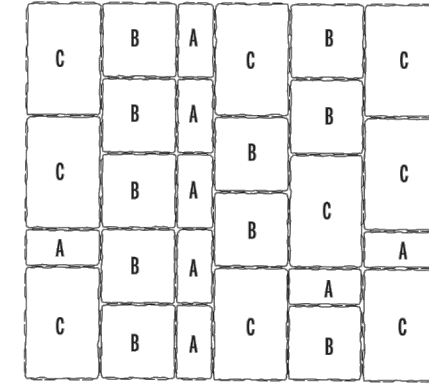
SCALE: **NTS**



MISTA RANDOM

DESCRIPTION: Paver TEXTURE: Multi-textured

PALLET OVERVIEW



Permeable pavers allow for storm water drainage and manage excess runoff. The use of permeable pavers also facilitates LEED® certification easier to obtain.

NOTES

See page 62 to 64 for more technical information. When used in a permeable pavement application, see page 33 and 101 for more technical information.

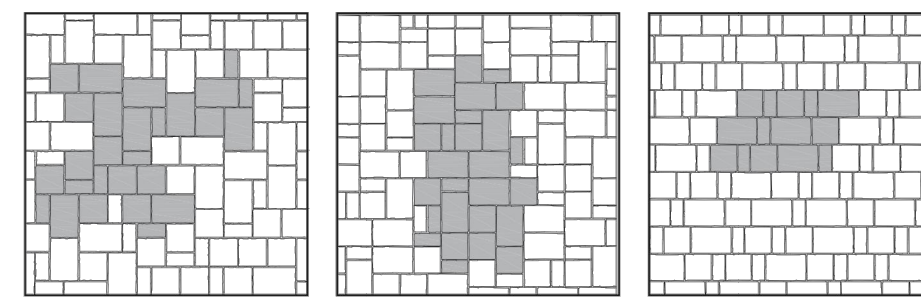
See page 30 for more information about applications.

JOINT WIDTH: 3/16" TO 9/16" (4 TO 14 mm)
% OF SURFACE OPENING: 6.3 %
INFILTRATION RATE: 610 in./hr (15 505 mm/hr)

Specifications per pallet	Imperial	Metric
Cubing	116.20 ft²	10.80 m ²
Approx. Weight	3 356 lbs	1 522 kg
Number of rows	10	
Coverage per row	11.62 ft ²	1.08 m ²
Linear coverage per row	17.71 lin. ft	5.40 lin. m

	Unit dimensions	in	mm	Units/pallet
A	Height	2 5/16	65	80 units
	Width	7 7/8	200	
	Length	3 15/16	100	
B	Height	2 5/16	65	100 units
	Width	7 7/8	200	
	Length	7 7/8	200	
C	Height	2 5/16	65	90 units
	Width	7 7/8	200	
	Length	11 13/16	300	

04 | Modular pattern 05 | Modular pattern 06 | Linear pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



Linear Elegance for Inspiring Designs

Boardwalk is a eight paver system with a modern, linear look. Boardwalk is an excellent option for drawing the eye towards the focal point in any landscape. At 3 inches thick, it's perfect for high traffic areas including driveways, patios, and plazas. For quick installation, Boardwalk can be machine installed. Its wide spacers also allow it to be used as a permeable paver in locations that require good drainage.



SIZES (L X W X H)

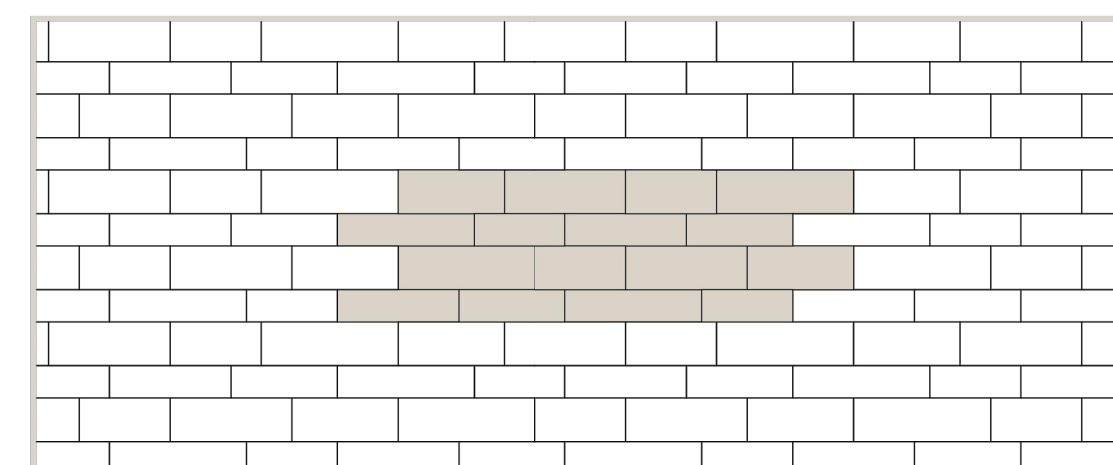
362 x 119 x 80 mm 14.25 x 4.69 x 3.15 in	322 x 119 x 80 mm 12.68 x 4.69 x 3.15 in	282 x 119 x 80 mm 11.10 x 4.69 x 3.15 in	242 x 119 x 80 mm 9.53 x 4.69 x 3.15 in
362 x 89 x 80 mm 14.25 x 3.50 x 3.15 in	322 x 89 x 80 mm 12.68 x 3.50 x 3.15 in	282 x 89 x 80 mm 11.10 x 3.50 x 3.15 in	242 x 89 x 80 mm 9.53 x 3.50 x 3.15 in

COLOURS



Shoreline Slate

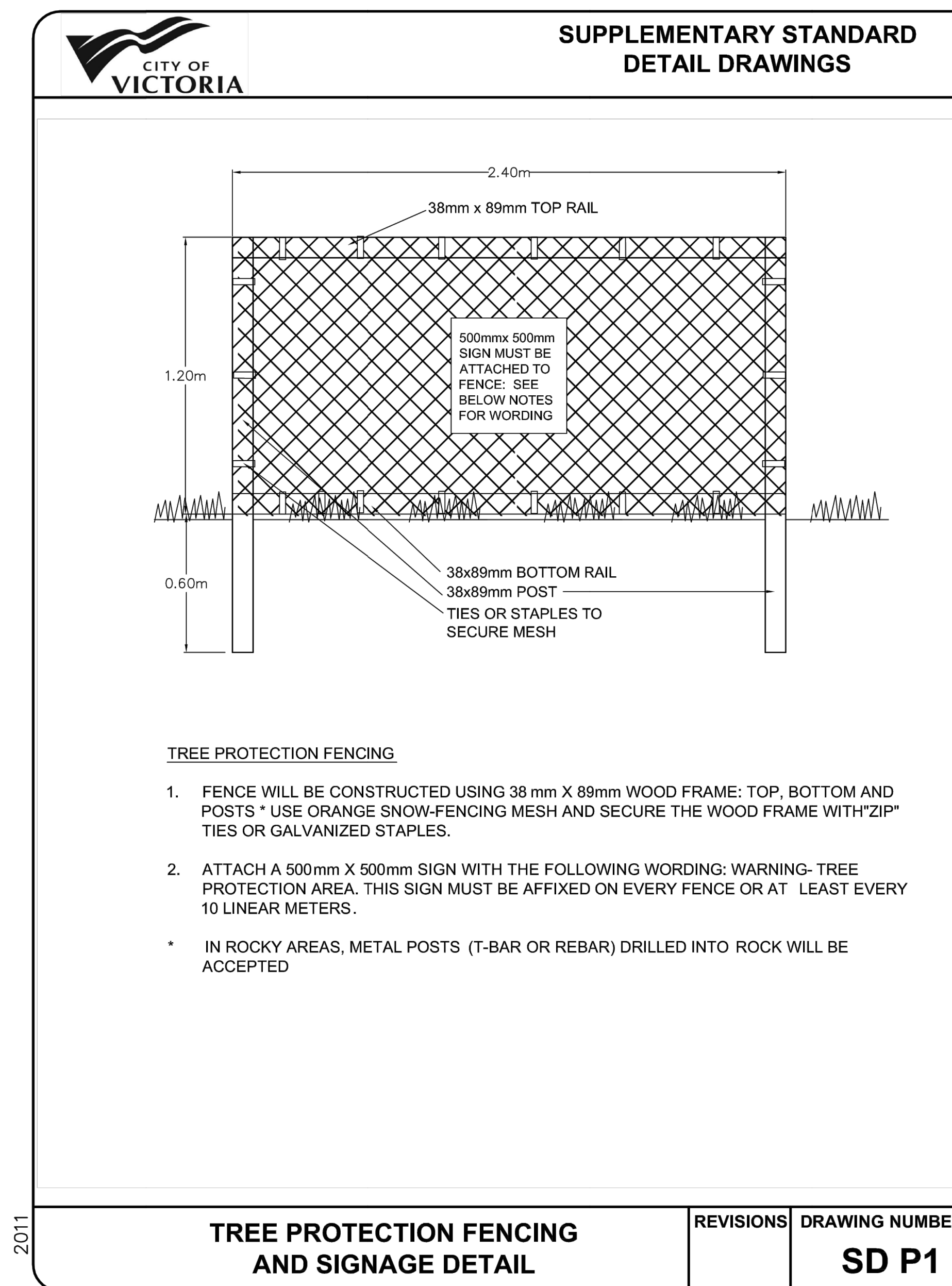
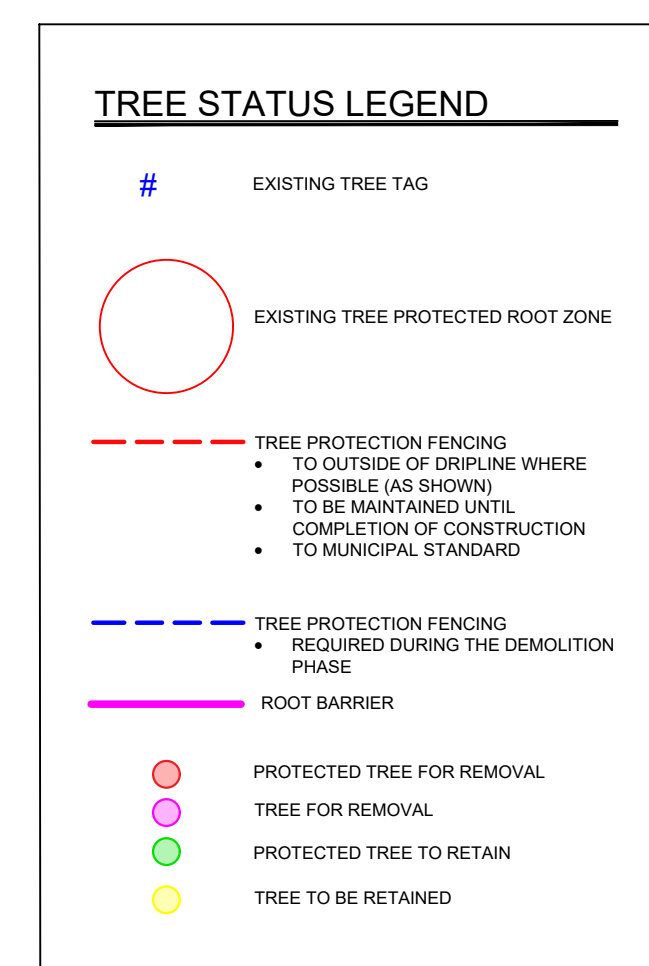
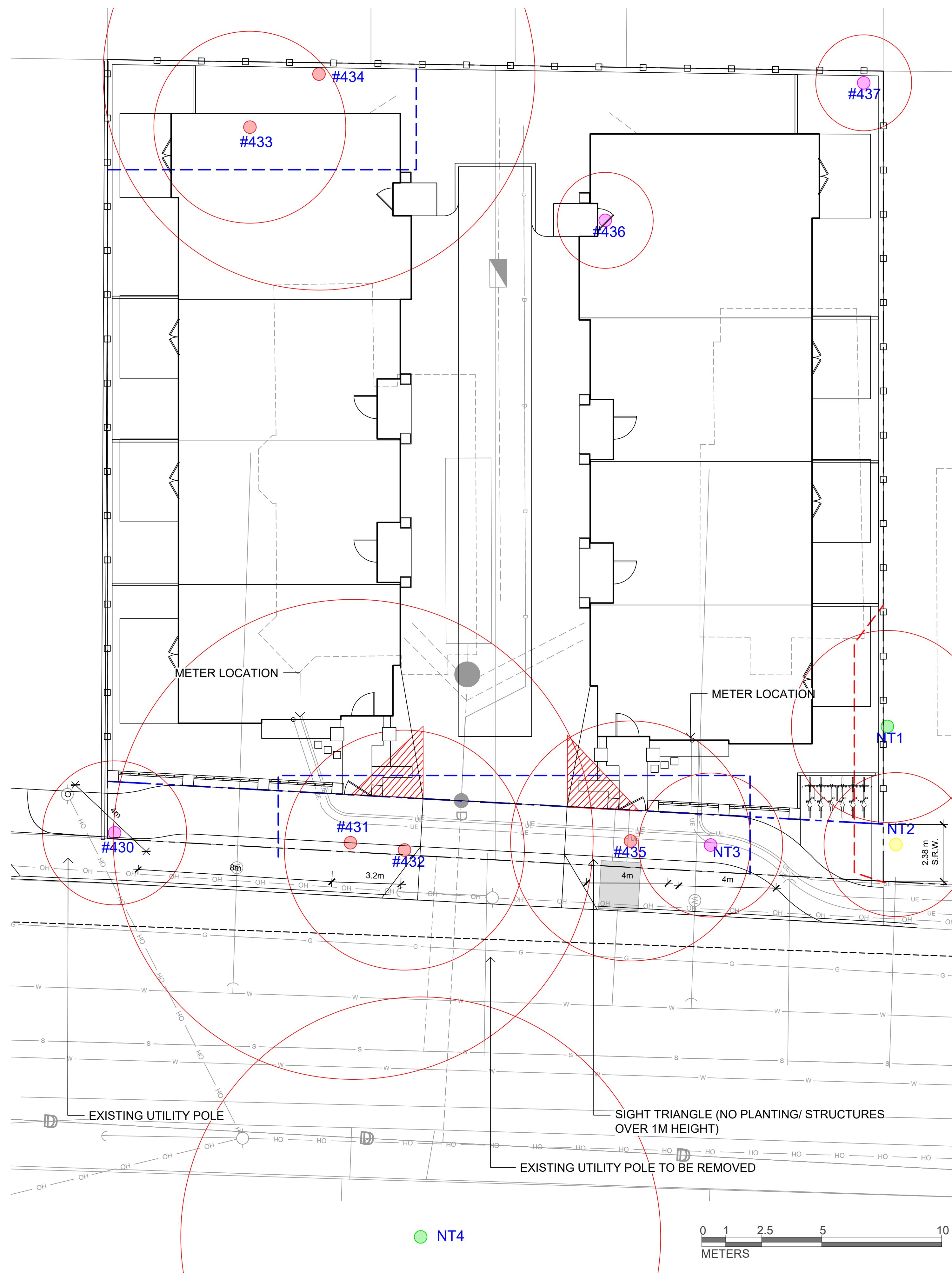
PATTERNS



Pattern 1

05-2020

Visit BarkmanConcrete.com for more information



Tree Inventory – Appendix “B” – Figure #1

Tree#	Tree Species	Ownership Onsite - O/S Offsite - OF/S Muni - M	DBH (cm)	Height (M)	CRZ 1:9 (M)	Tree Condition G, F, P	Impact L, M, H	Retain	Remove	Bylaw Protected
430	S maple	O/S	27	9	3	F/F	M/H		X	no
431	S maple	O/S	95	12	10	F/P	H		X	yes
432	S maple	O/S	50	12	5	F/P	H		X	yes
433	Apple	O/S	N/A	4	4	P/P	H		Stump	yes
434	PL plum	O/S	85	8	9	F/P-P	H		X	yes
435	Apple	O/S	53	8	5	F/P-P	H		X	yes
NT3	Lilac	O/S	25	3	3	P/P	H		X	no
NT1	Laurel	OF/S	39	5	4	F/P	M	X		yes
NT2	S maple	OF/S	29	10	3	F/F-P	M	X		no
436	Apple	O/S	22	5	2	Dead	H		X	no
437	S maple	O/S	17	7	2	F/P	M		X	no
N/T4	S maple	OF/S	110	22	10	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
4	REZONING & DEVELOPMENT PERMIT	2022-11-01

SEAL

NORTH ARROW

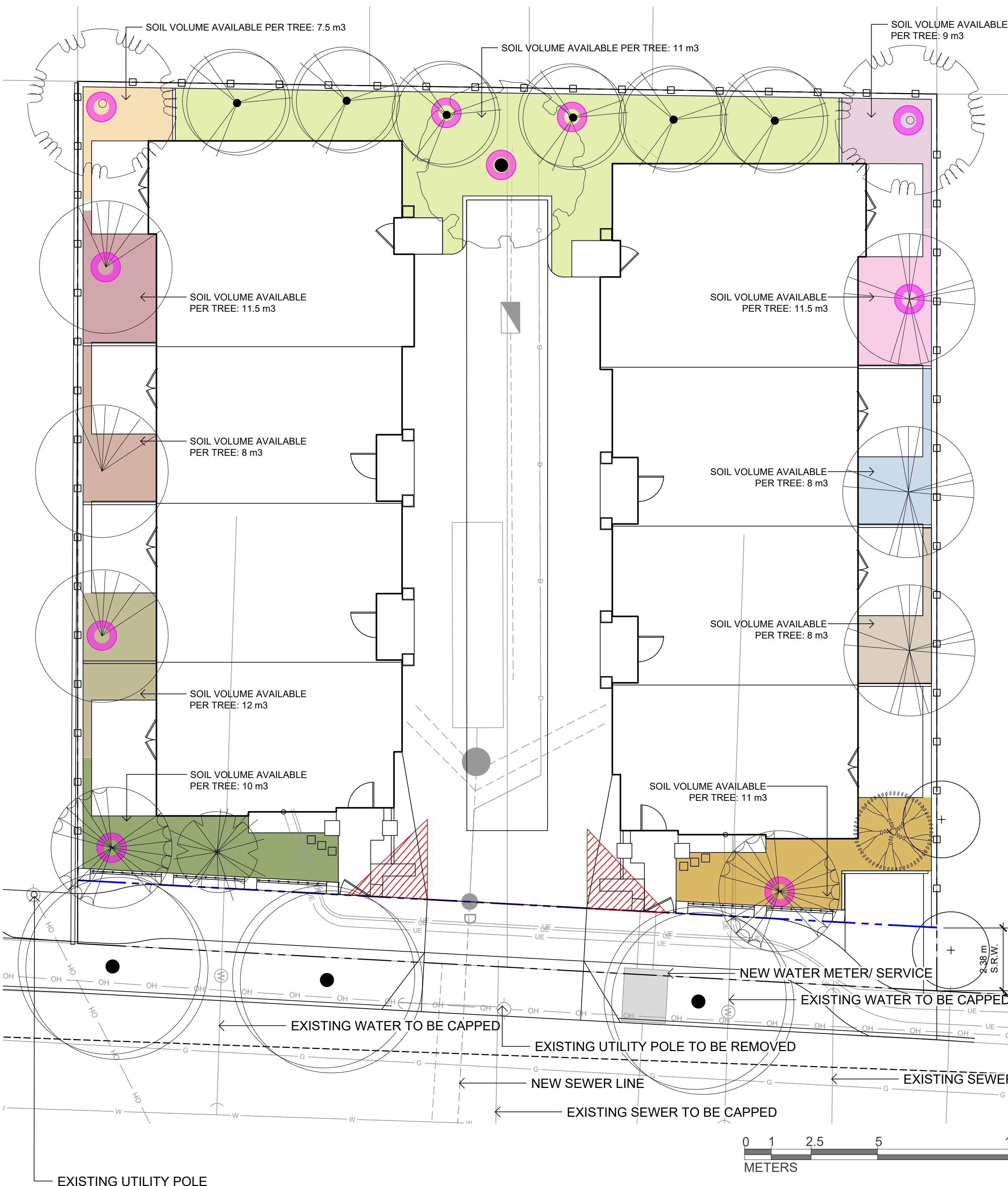


DRAWING TITLE:
**TREE REMOVAL &
PROTECTION PLAN**

DWG NO:

SCALE: 1:100

L2



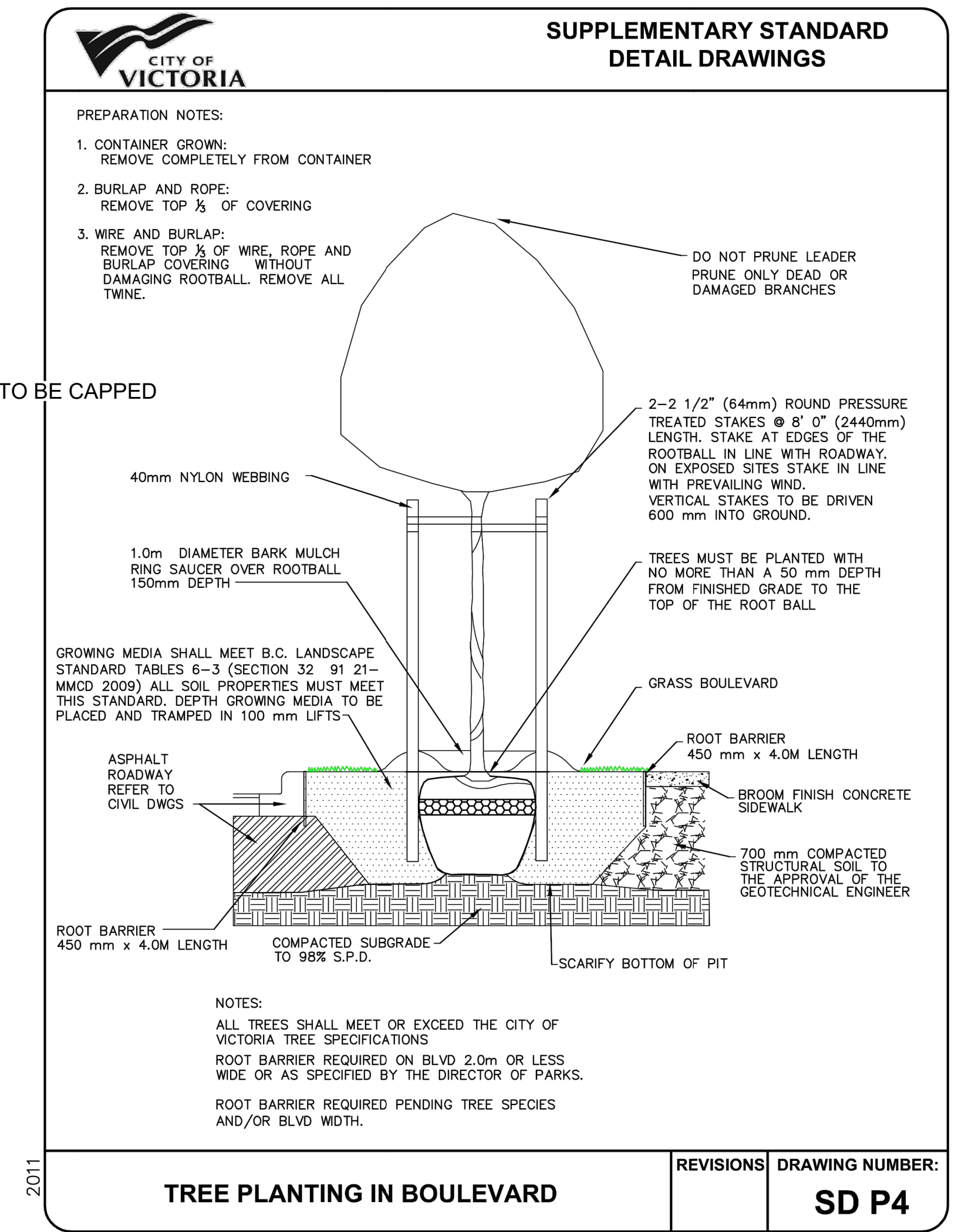
LEGEND

○ REPLACEMENT TREES

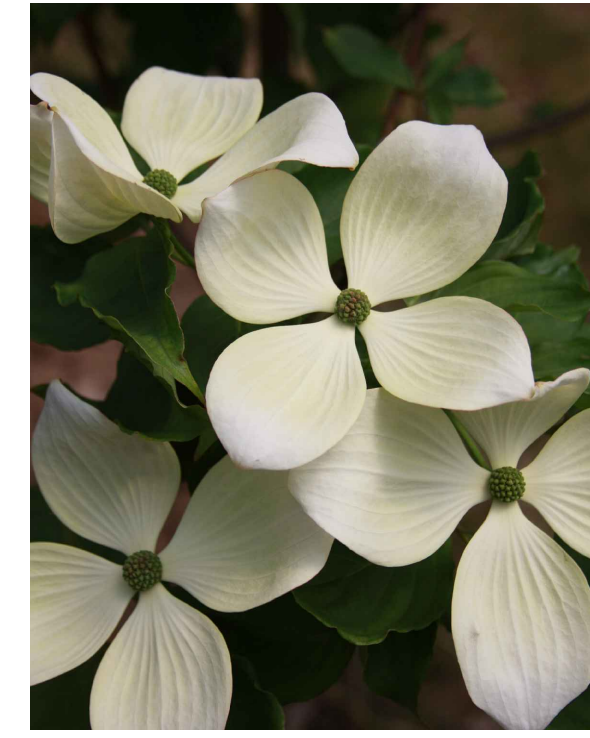
● PROTECTED TREES TO BE REMOVED ON SITE: 5
 ○ REPLACEMENT TREES NEEDED: 10
 ○ REPLACEMENT TREES PROPOSED: 10

TREE SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native	Height at Maturity (m)	Spread at Maturity (m)
3		Cornus Venus	Venus® Dogwood	B&B		Y	4.5	4.5
6		Amelanchier alnifolia	Serviceberry	B&B		Y	6	6
3		Cornus nuttallii	Pacific Dogwood	B&B		Y	15	3
1		Cercidiphyllum	Japanese Katsura	B&B		N	15	9
2		Magnolia x brooklynensis	Yellow Bird Magnolia	B&B		N	12	9
2		Styrax obassia	Fragrant Snowbell	B&B		N	6-9	4.5-7.5
1		Acer palmatum 'Seiryu'	Laceleaf Japanese Maple	B&B		N	3-4.5	2.4-3.6
1		Magnolia sieboldii	Oyama Magnolia	B&B		N	3-4.5	3-4.5
3		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 DOGWOOD



PACIFIC DOGWOOD



JAPANESE KATSURA



YELLOWBIRD MAGNOLIA



SEIRYU MAPLE



FRAGRANT SNOWBELL



OYAMA MAGNOLIA



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

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04
4	REZONING & DEVELOPMENT PERMIT	2022-11-01

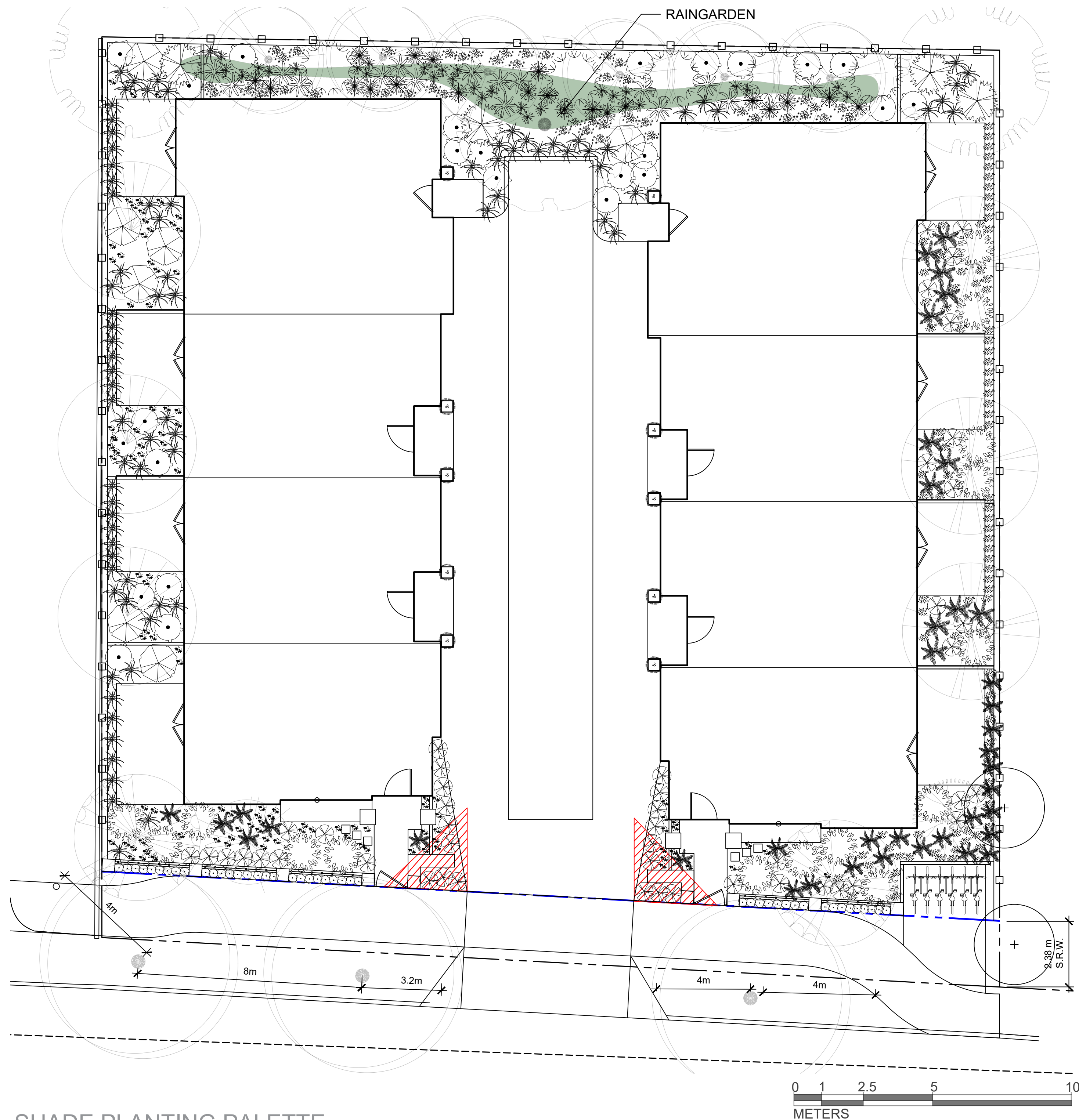
SEAL

NORTH ARROW

DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:
L3

SCALE: 1:100



PLANT SCHEDULE									
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)	Notes
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	
60		<i>Arctostaphylos uva-ursi</i> 'Massachusetts'	Massachusetts Kinnikinnick	Flat	Y	Y	0.3	3-4.5	
7		<i>Myrica californica</i>	Pacific Wax Myrtle	#3	Y		6	6	
7		<i>Oemleria cerasiformis</i>	June Plum	#2	Y	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	
10		<i>Ligustrum japonicum</i> 'Texanum'	Waxleaf Privet			Y	3	1.8	
25		<i>Carex flacca</i>	Blue Sedge				0.15-0.3	0.3-0.45	
16		<i>Juncus ensuifolius</i>	Dagger-leaved rush		Y		0.2-0.6	0.6-1.2	
20		<i>Eutrochium dubium</i> 'Baby Joe'	Dwarf Joe-pye Weed			Y	0.9-1.2	0.3-0.9	
3		<i>Mahonia repens</i>	Creeping Oregon-grape		Y	Y	0.2-0.3	0.2-0.45	

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. PLANTS IN THE SITE TRIANGLE AND BY THE PROPERTY LINE WILL BE TRIMMED TO MAINTAIN LOW AND COMPACT.

SHADE PLANTING PALETTE



WILD GINGER WESTERN SWORD FERN SWEETBOX EVERGREEN HUCKLEBERRY

RAIN GARDEN PLANTING PALETTE



BLUE SEDGE DAGGER-LEAVED RUSH JOE-PYE WEED CREEPING OREGON GRAPE

SUN PLANTING PALETTE



KINNIKINNICK WHITE JASMINE PACIFIC WAX MYRTLE JUNE PLUM RED FLOWERING CURRANT NEW ZEALAND WIND GRASS COMMON SNOWBERRY



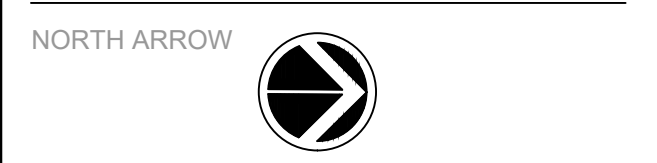
1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophilcollective.ca 250 590 1156

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
4	REZONING & DEVELOPMENT PERMIT	2022-11-01

SEAL

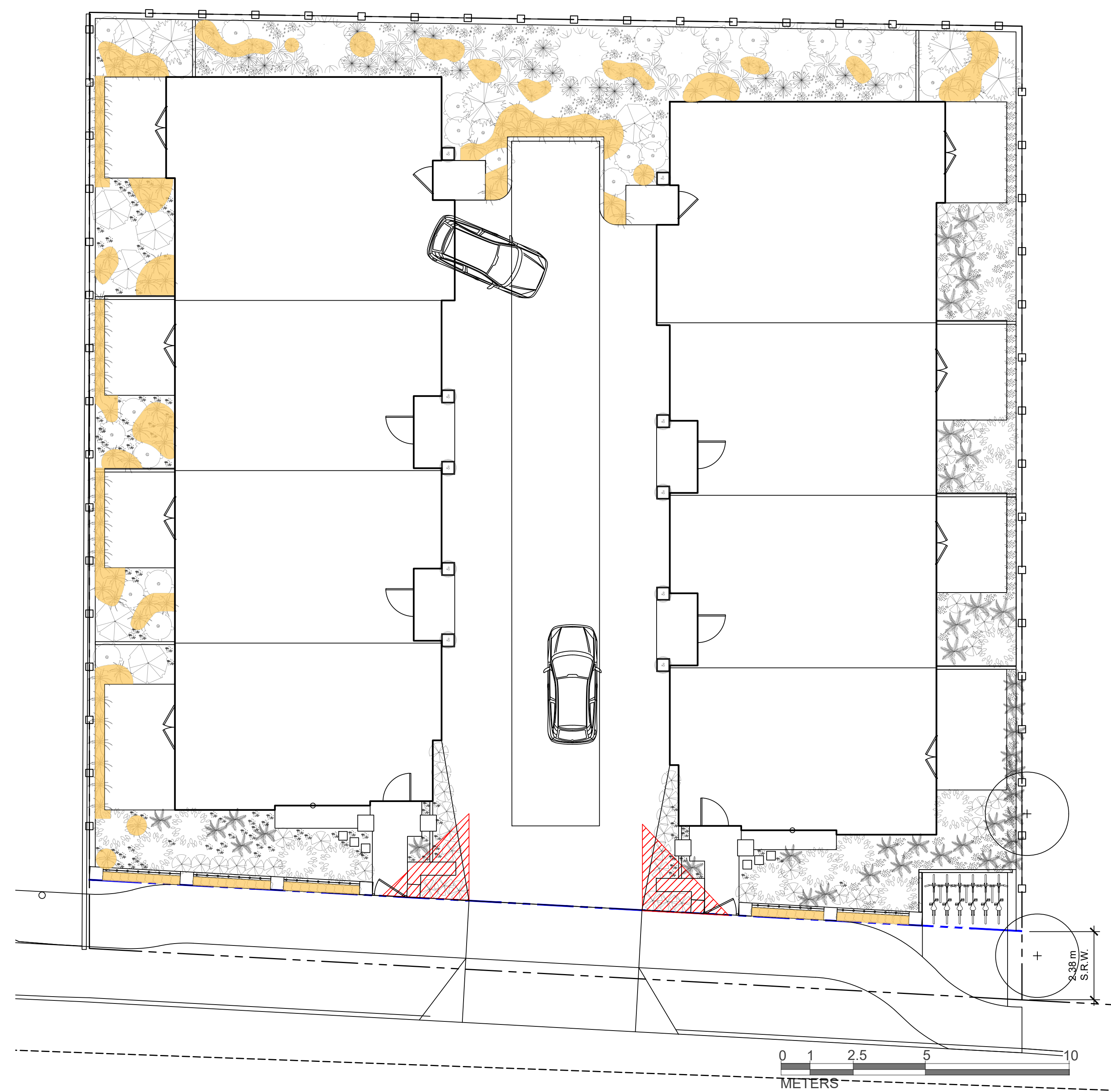


DRAWING TITLE:
PLANTING PLAN

DWG NO:

SCALE: 1:100

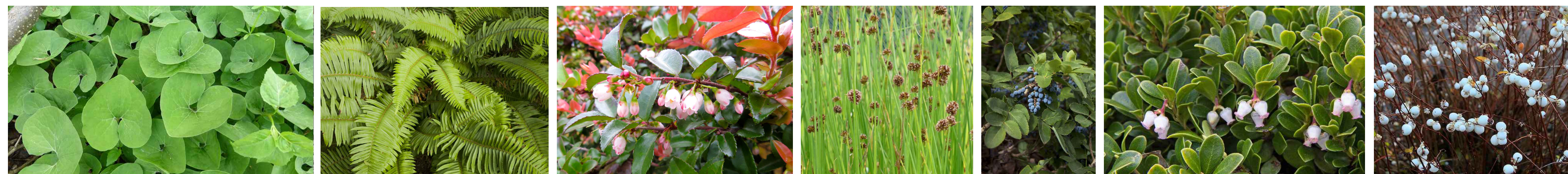
L4.1



LEGEND

NON NATIVE & POLLINATOR PLANT AREA: 39 m2

TOTAL PLANTED AREA = 194 m2
 TOTAL NATIVE & POLLINATOR PLANTED AREA = 155 m2
 NATIVE & POLLINATOR PLANTED AREA RATIO = 80%



NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04
4	REZONING & DEVELOPMENT PERMIT	2022-11-01

SEAL

NORTH ARROW



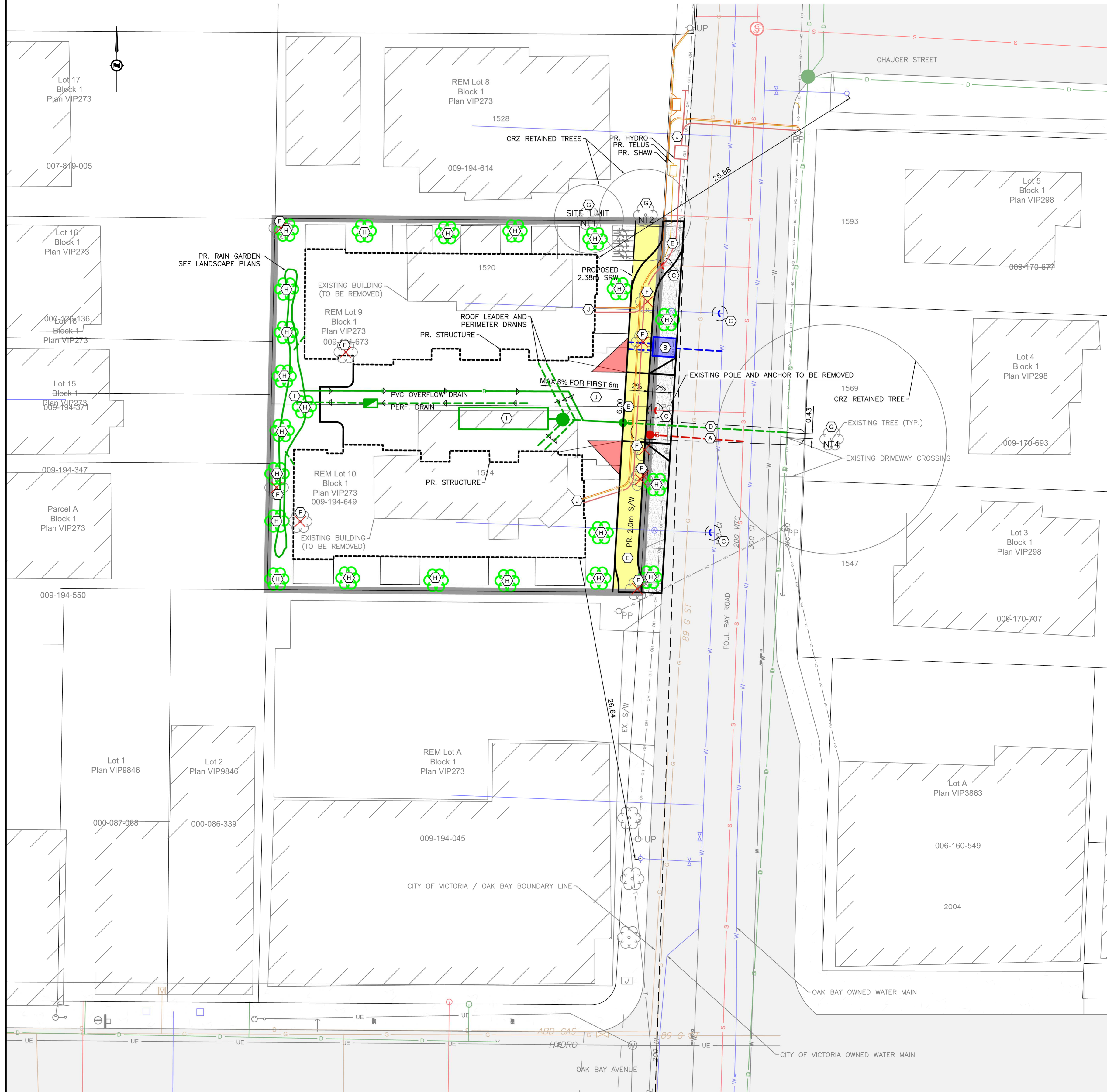
DRAWING TITLE:

**NATIVE PLANT
 PERCENTAGE**

DWG NO:

SCALE: 1:100

L4.2



SITE PLAN
H 1:200

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, STORAGE TANKS, AND RAIN GARDENS. CONFIRMATION OF STORAGE VOLUME TO BE COMPLETED AT BUILDING PERMIT.
- (J) PROPOSED THIRD PARTY UTILITY SERVICING.

STORAGE SIZING - SITE

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

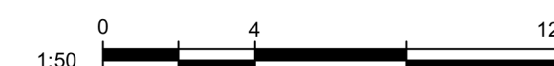
STORAGE PROVIDED BY 3 STORMTECH SC-780 CHAMBERS. SEE DETAIL BELOW. EACH STORMTANK PROVIDES 1.3m³ OF STORAGE VOLUME. THE FLOW CONTROL MANHOLE (FCMH) IS 1050mm² CONCRETE MANHOLE WHICH ALSO PROVIDED AN ADDITIONAL 0.86m³ OF STORAGE VOLUME. THE VOIDS IN THE 0.3m WIDE GRAVEL SURROUNDING THE CHAMBERS PROVIDES 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 FCMH + VOLUME 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	CLEANOUT	CO	DITCH	D
POLE(Hydro, Tel.)	PP	CATCHBASIN	CB	METER	M
U/G WIRING	UE	MANHOLE	MA	FLUSH VALVE	FV
GAS	G	SERVICE RISER	SR	VALVE	V
WATER	W	MOUNTABLE CURB	MC	REDUCER	R
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	H
DRAIN	D	EDGE ASPHALT	EA	AIR VALVE	AV



1514/1520 FOUL BAY ROAD
 PRELIMINARY SERVICING
 PLAN

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

JEA J E ANDERSON &
 ASSOCIATES

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

CONCEPTUAL SITE SERVICING PLAN