

**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

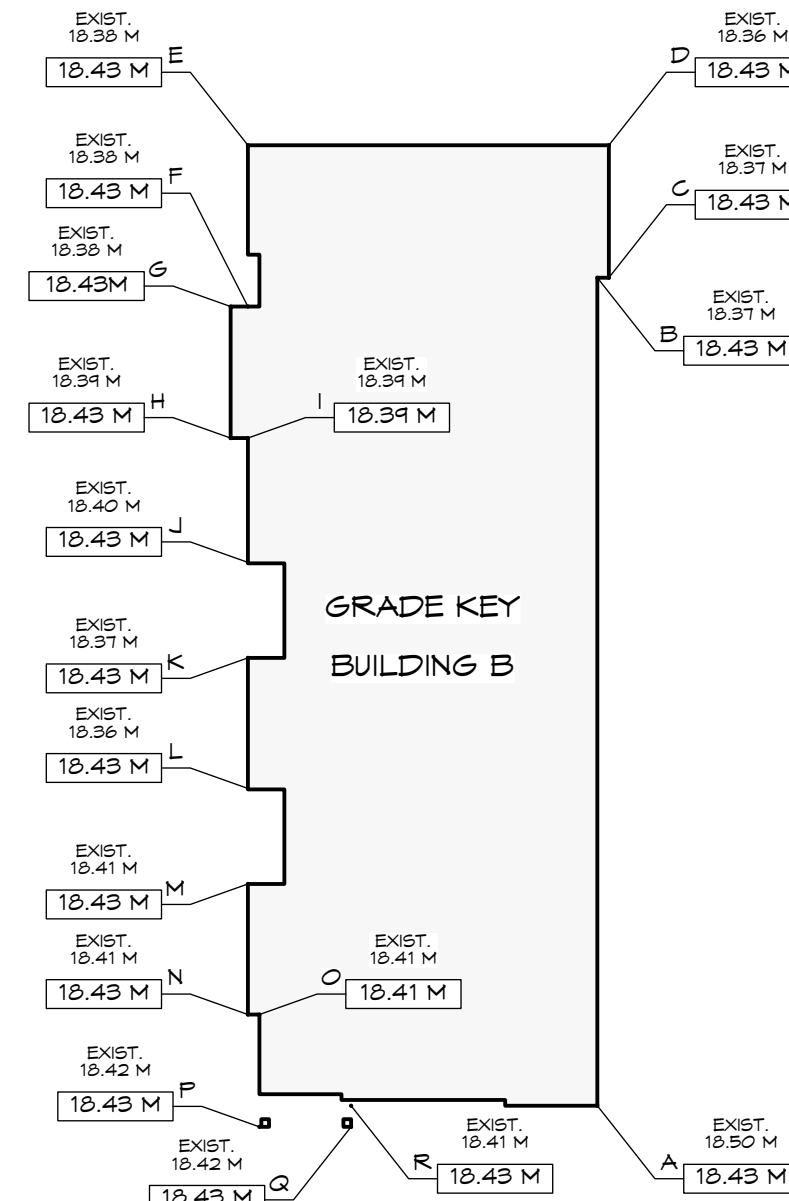
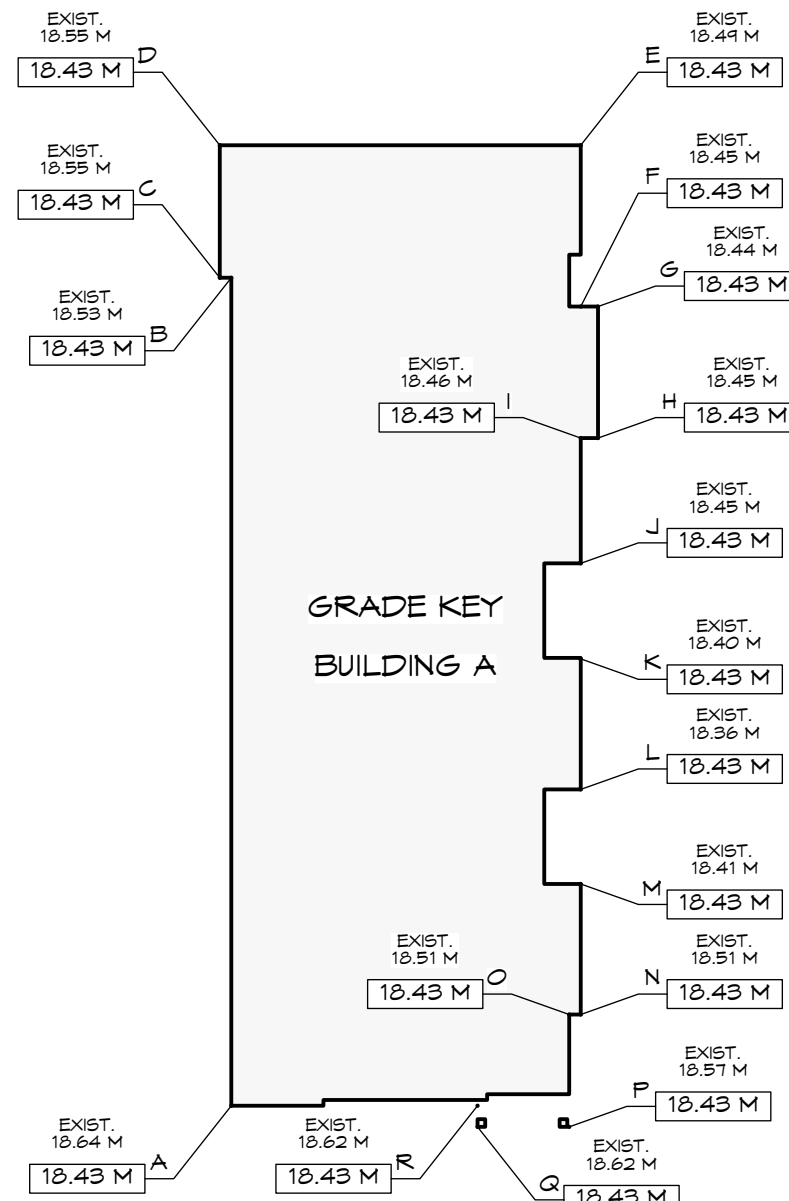
**LOT AREA\*** \* INCLUDING SRM AREA 1070.57 M<sup>2</sup> (11523.55 FT<sup>2</sup>)  
**FRONT YARD AREA** 146.01 M<sup>2</sup> (1571.68 FT<sup>2</sup>)  
**LOT WIDTH** 32.34 M (106.10')  
**LOT DEPTH (AVG)** 33.11 M (108.63')  
**SETBACKS**  
 EAST - FOUL BAY RD. 4.48 M (14.70') TO BLDG B ENTRY  
 WEST - 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 M<sup>2</sup> (3261.48 FT<sup>2</sup>) = 70.04 % OF 2ND FLOOR AREA  
 2ND FLOOR 432.56 M<sup>2</sup> (4656.00 FT<sup>2</sup>)  
 1ST FLOOR 280.84 M<sup>2</sup> (3022.94 FT<sup>2</sup>)  
 GARAGE 147.77 M<sup>2</sup> (1590.54 FT<sup>2</sup>)  
**ALLOWANCES:**  
 VEHICLE PARKING STALL (UP TO -18.60 M<sup>2</sup> PER UNIT) -147.77 M<sup>2</sup> (1590.54 FT<sup>2</sup>)  
**TOTAL FLOOR AREA** 1016.40M<sup>2</sup> (10940.42 FT<sup>2</sup>)  
**FLOOR AREA RATIO** 0.949  
**SITE COVERAGE** 45.81 % (490.48 M<sup>2</sup>)  
**OPEN SITE SPACE - TOTAL** 35.26 % (377.49 M<sup>2</sup>)  
**OPEN SITE SPACE - FRONT YARD** 20.92 % (2271.68 M<sup>2</sup>)  
**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 M<sup>2</sup> UNITS 4 & 8  
**SITE AREA PER UNIT** 133.82 M<sup>2</sup> (1440.44 FT<sup>2</sup>)



LOCATION MAP (not to scale)

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			
				<b>TOTAL</b>	<b>71.94</b>	<b>1325.50</b>		<b>AVERAGE GRADE 18.43</b>

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			
				<b>TOTAL</b>	<b>71.94</b>	<b>1323.18</b>		<b>AVERAGE GRADE 18.39</b>



**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

**Revisions**  
 Bubbled areas indicate revisions compared to the previously submitted plans  
**Received Date: November 18, 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

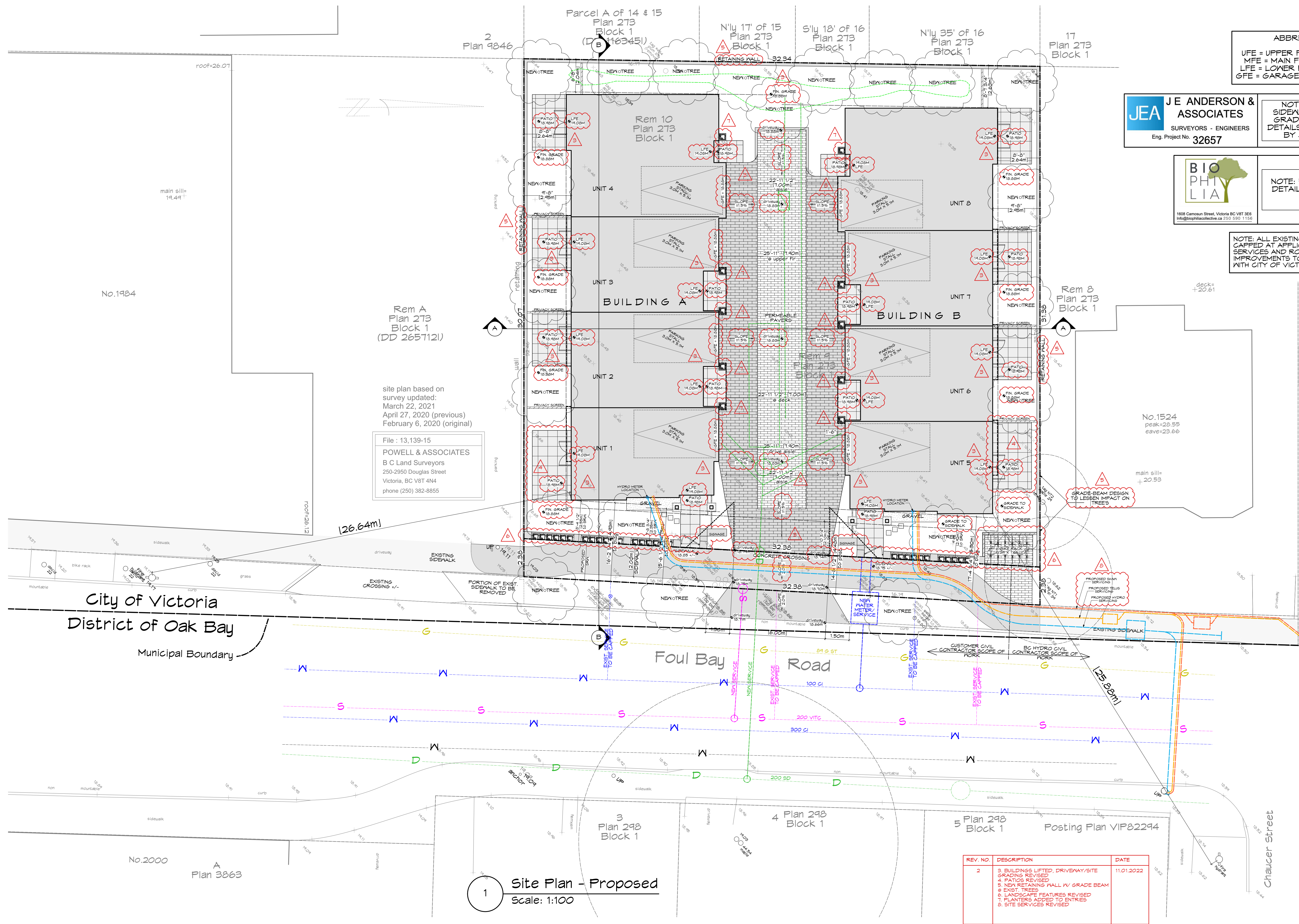
Drawn By: c.c.  
 Date: JUNE 24, 2022  
 Scale: AS NOTED

Project:  
 PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

Title:  
 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	<b>A 100</b> 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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Drawn By: c.c.  
 Date: JUNE 24, 2022  
 Scale: AS NOTED  
 Project:  
 PROPOSED  
 TOWNHOUSES  
 @ 1514/1520  
 FOUL BAY RD

Title:  
 SITE PLAN

Revision:	Sheet:
CALIC NOV. 12/20	<b>A</b>
#0 REZONE/DP JAN. 07/21	<b>101</b>
#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

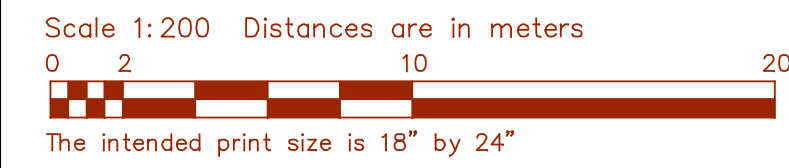
1 Site Plan - Proposed  
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**BC LAND SURVEYORS SITE PLAN OF:**

**Civic: 1520 & 1514 Foul Bay Road**

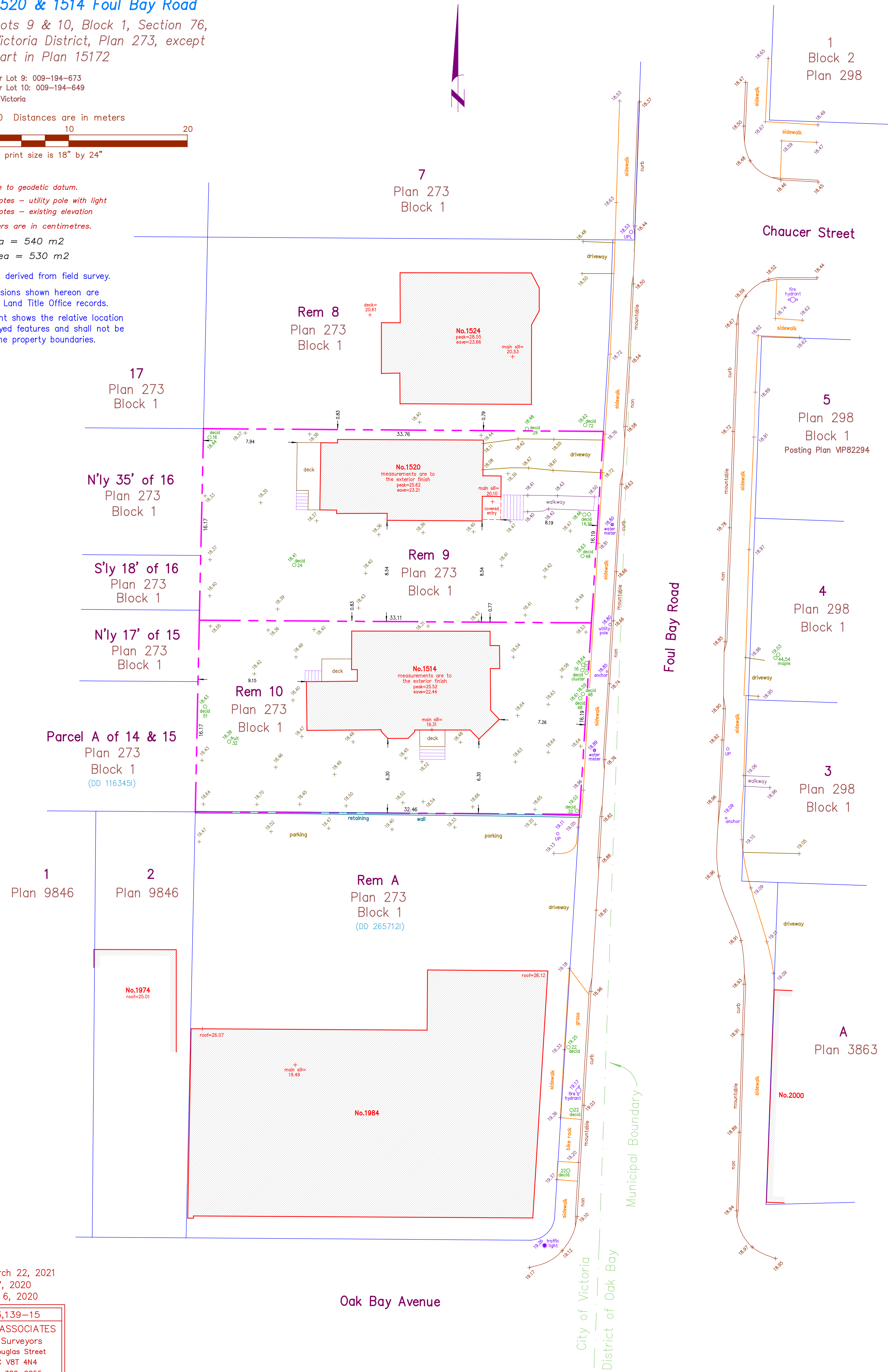
**Legal** Lots 9 & 10, Block 1, Section 76,  
Victoria District, Plan 273, except  
part in Plan 15172

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 m<sup>2</sup>  
Lot 10 Area = 530 m<sup>2</sup>

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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**ZEBRADESIGN**



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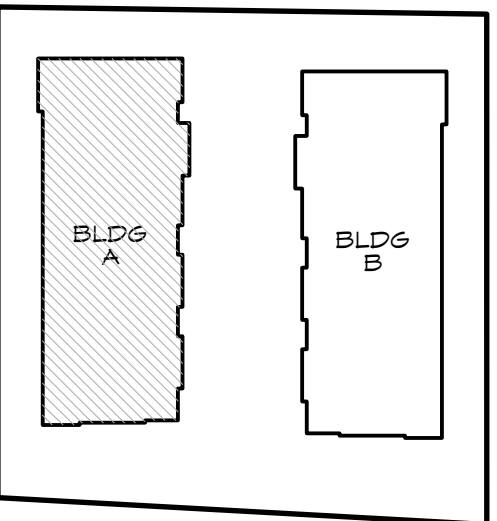
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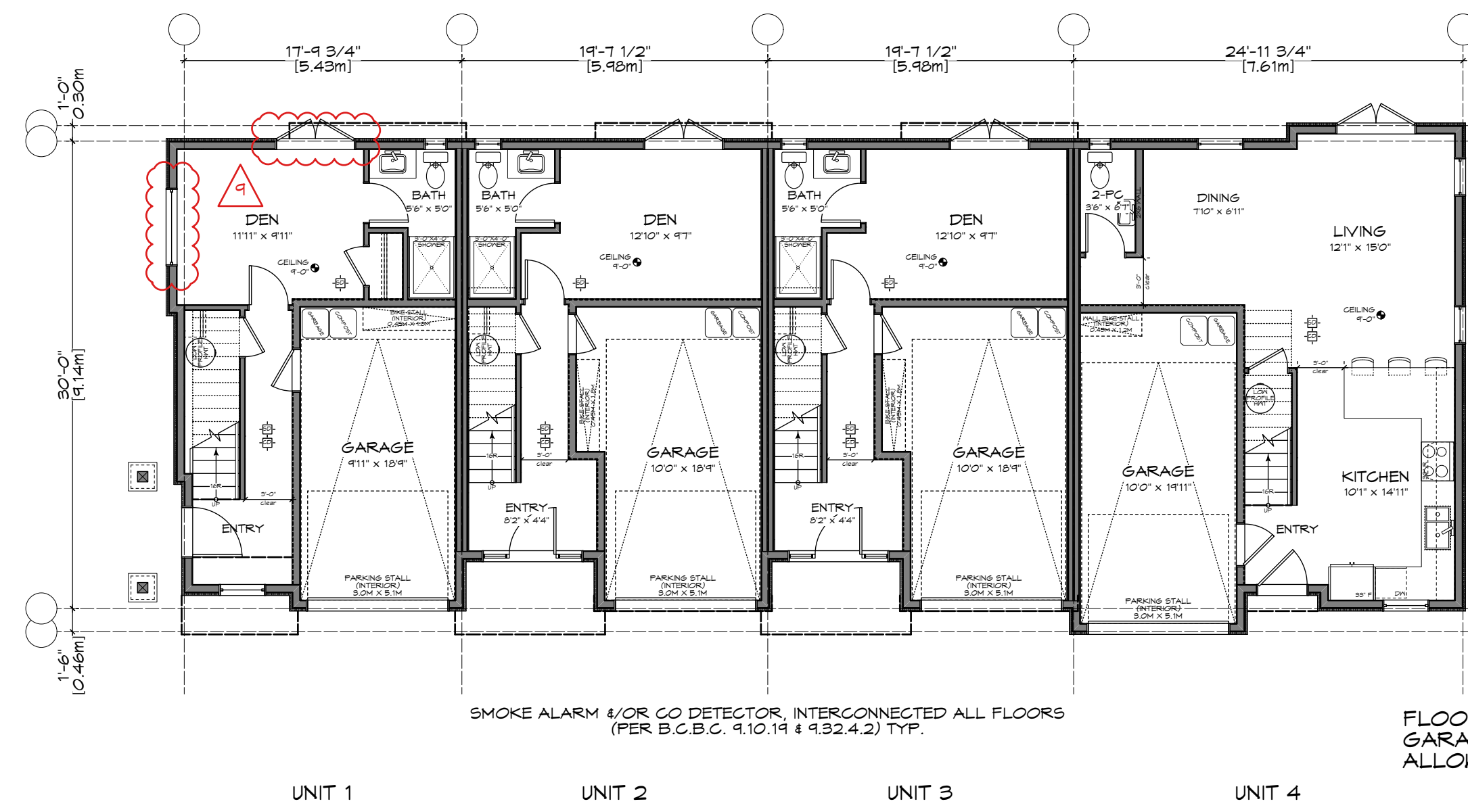
Project:  
**PROPOSED  
TOWNHOUSES  
@ 1514/1520  
FOUL BAY RD**

Title:  
**SURVEY PLAN  
(EXISTING)**

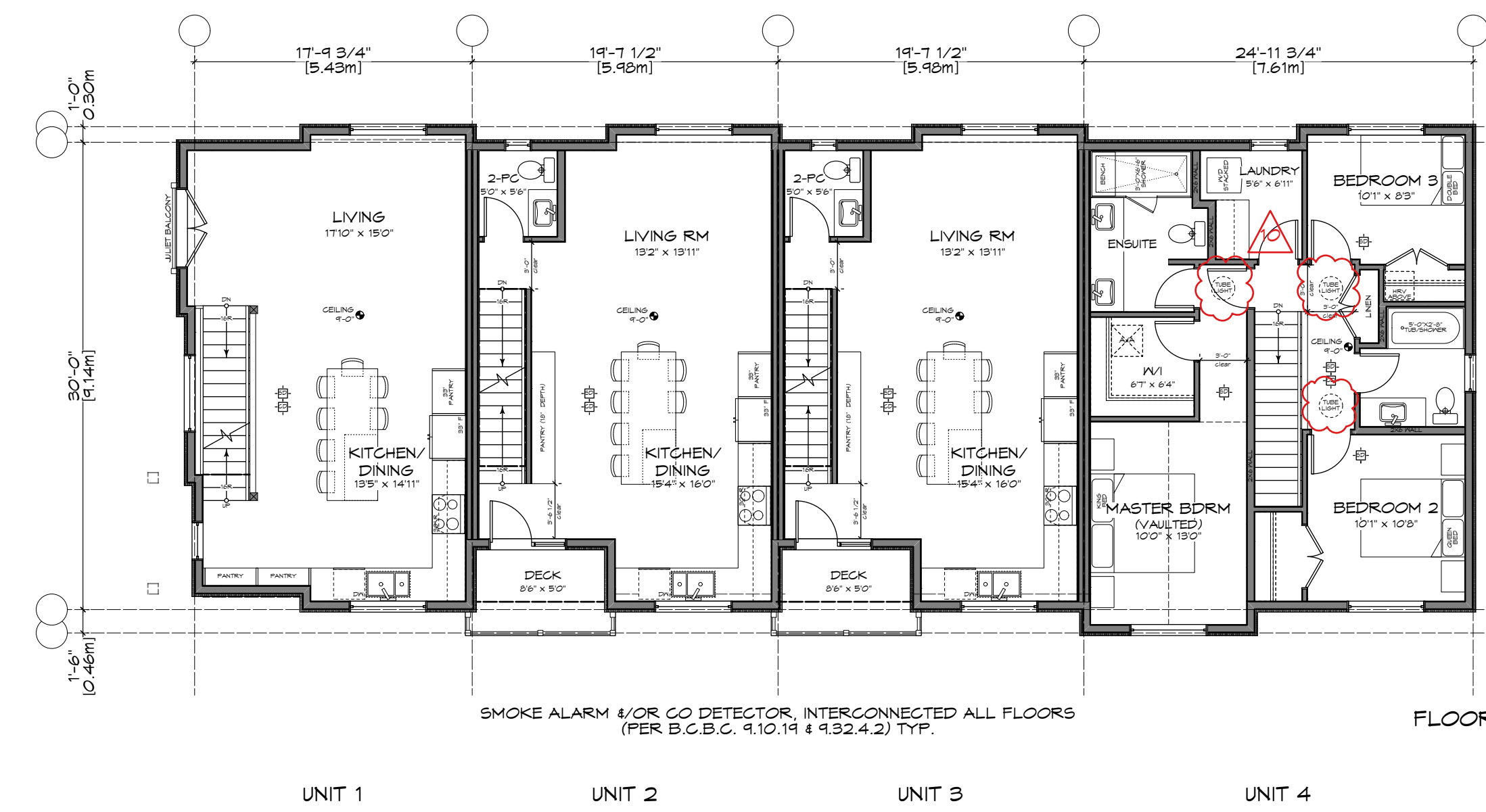
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#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	Proj.No. TBD



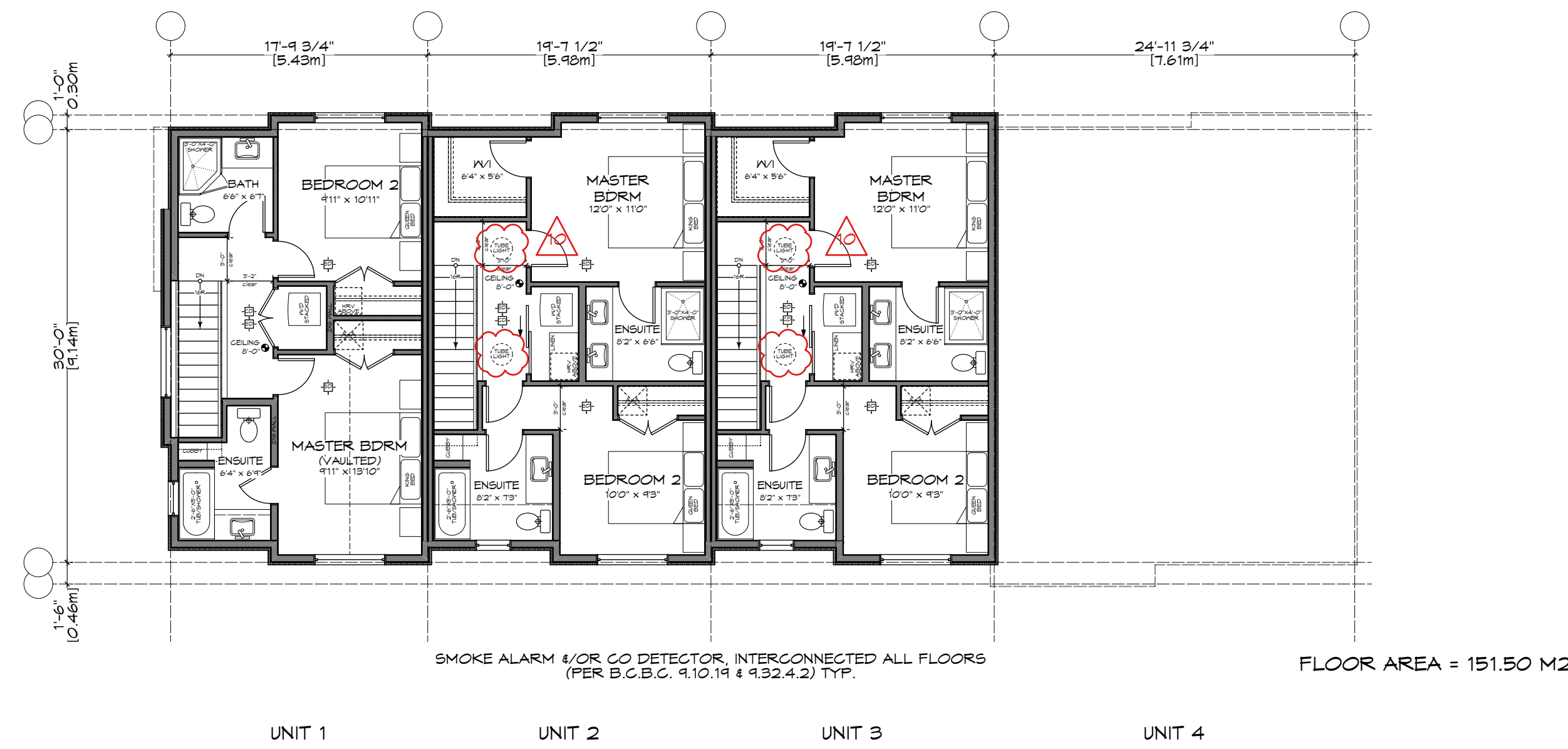
KEY PLAN



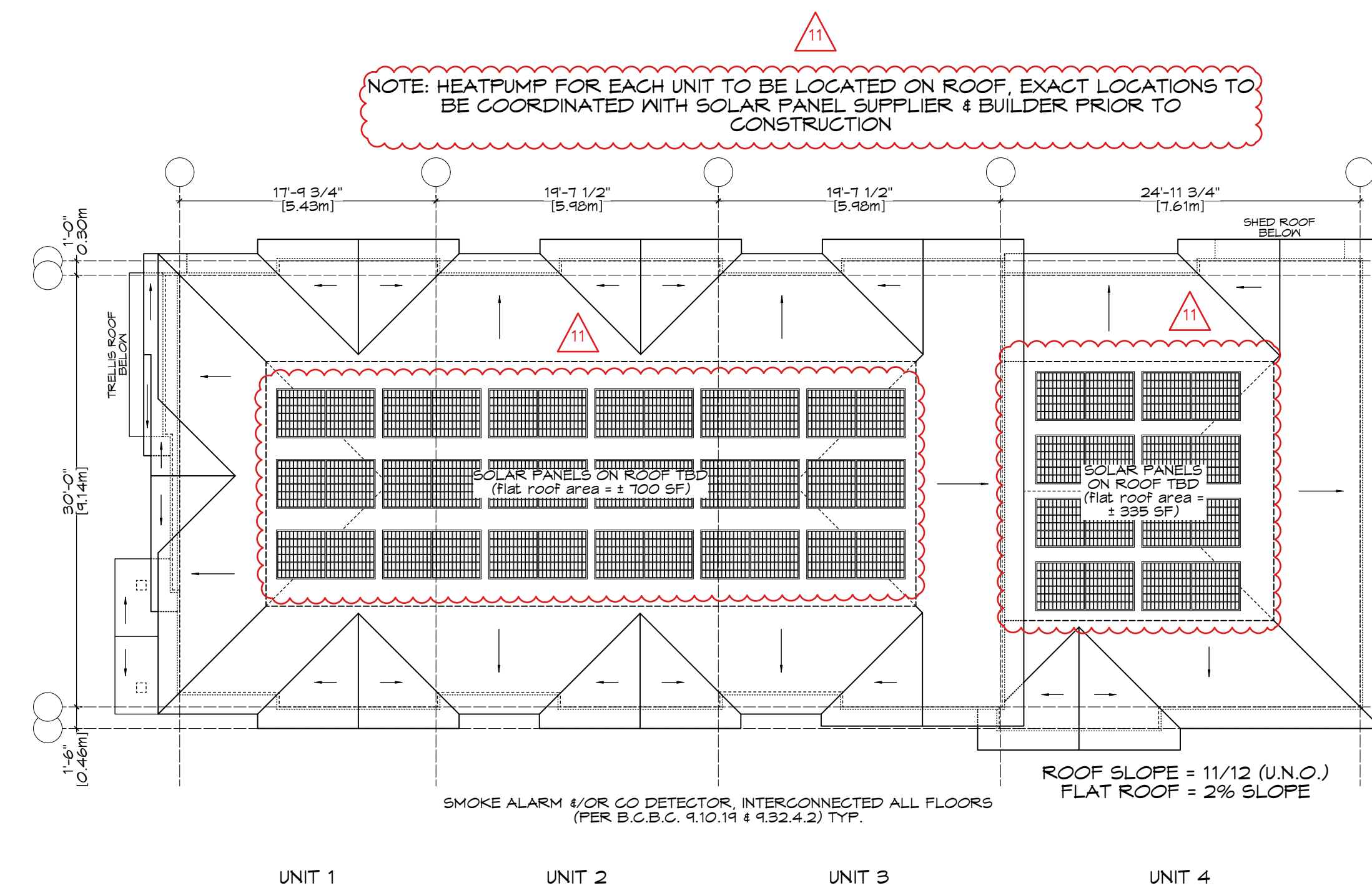
1 Lower Floor Plan - Bldg A  
Scale: 1:100



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



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



4 Roof Plan - Bldg A  
Scale: 1:100



REV. NO.	DESCRIPTION	DATE
2	#1. DOORS & WINDOWS REVISED TO 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

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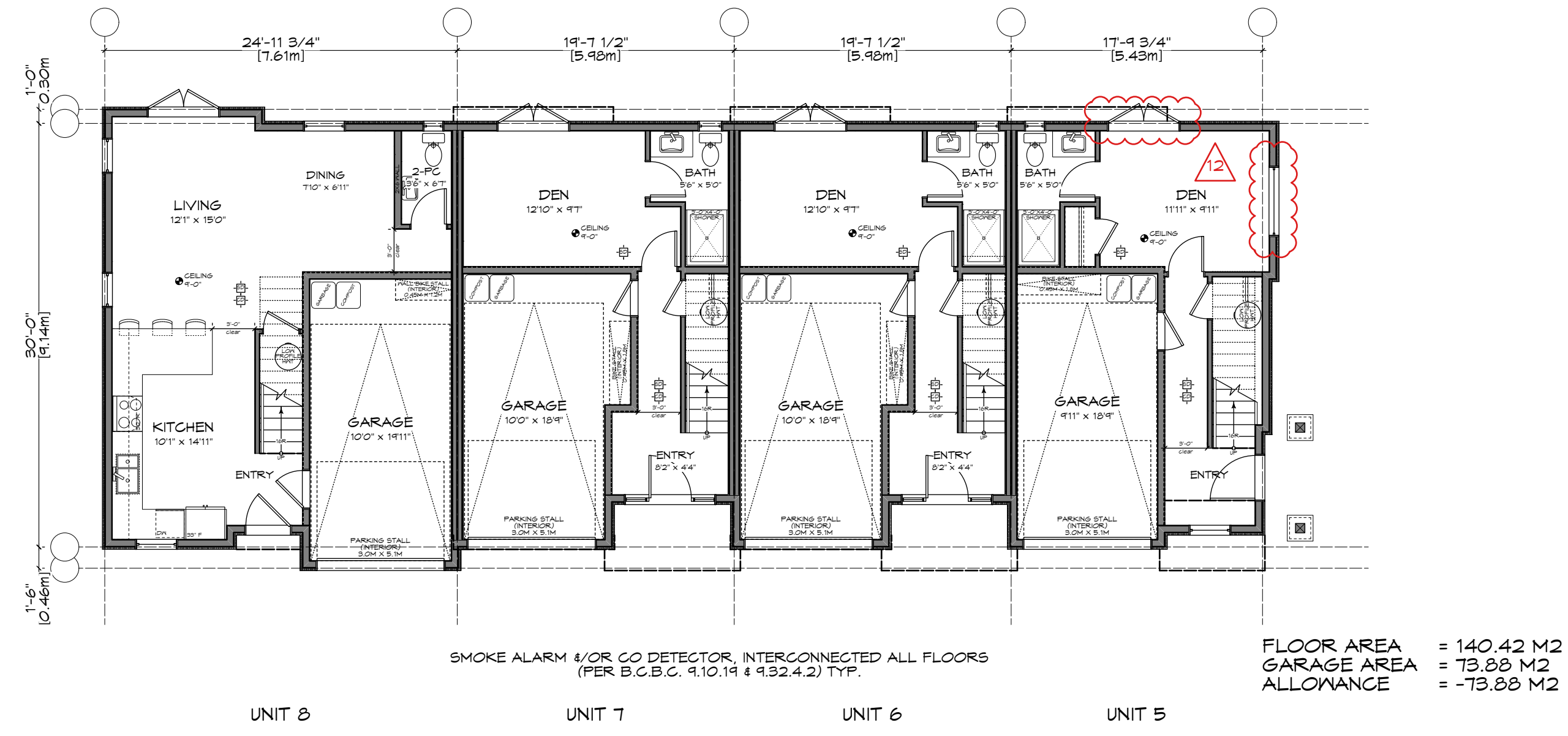
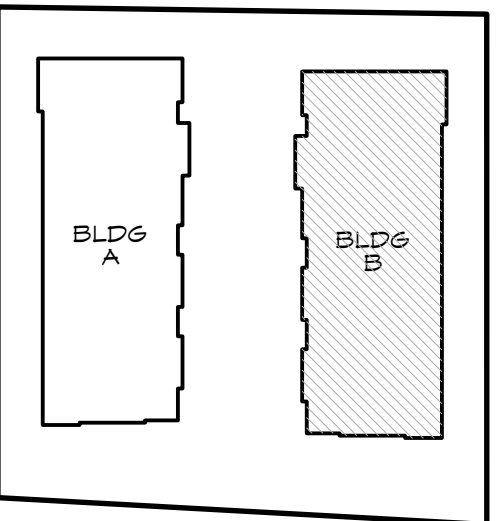


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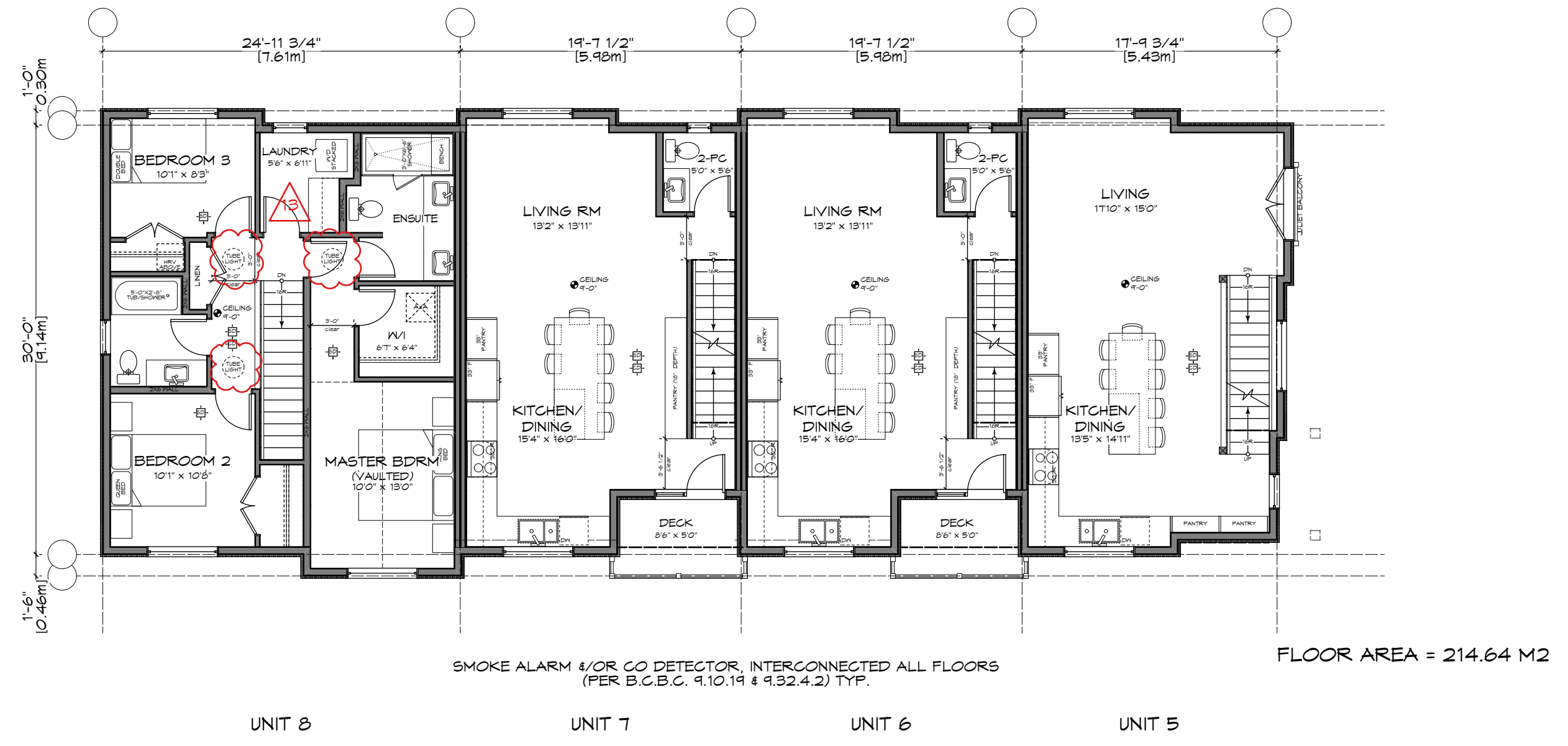
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Date: JUNE 24, 2022  
Scale: AS NOTED  
Project:  
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

Title:  
FLOOR PLANS - BUILDING A

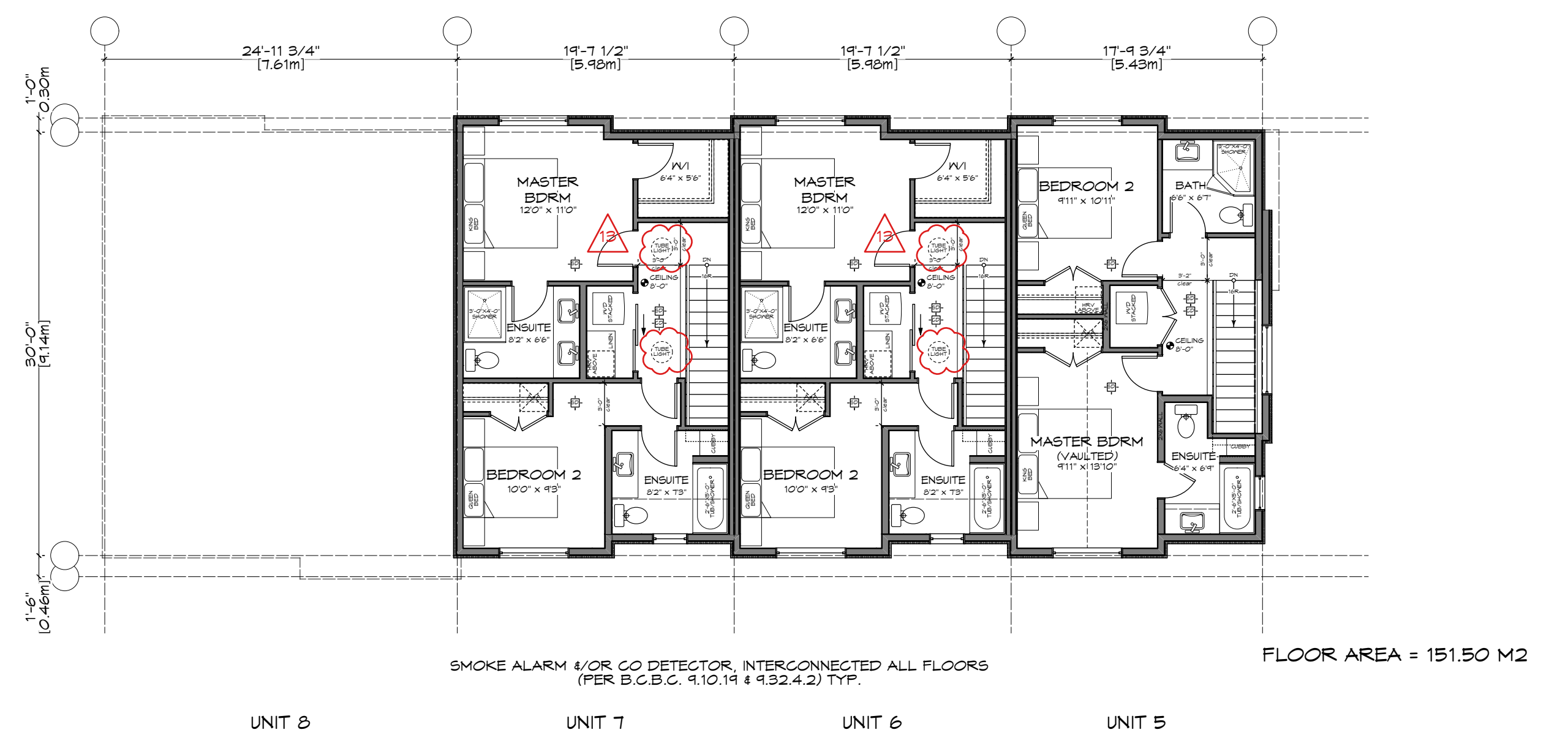
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#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	



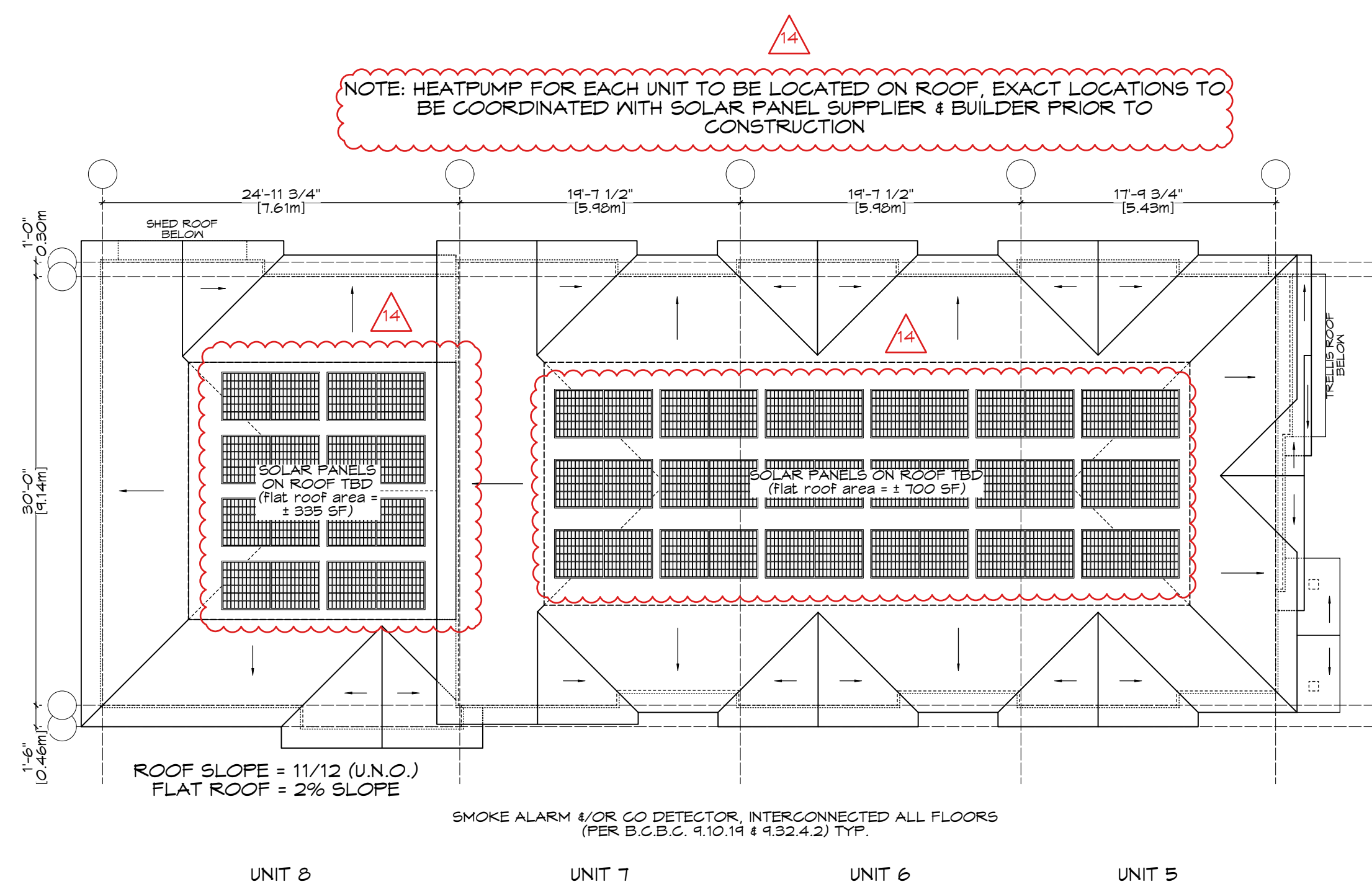
1 Lower Floor Plan - Bldg B  
Scale: 1:100



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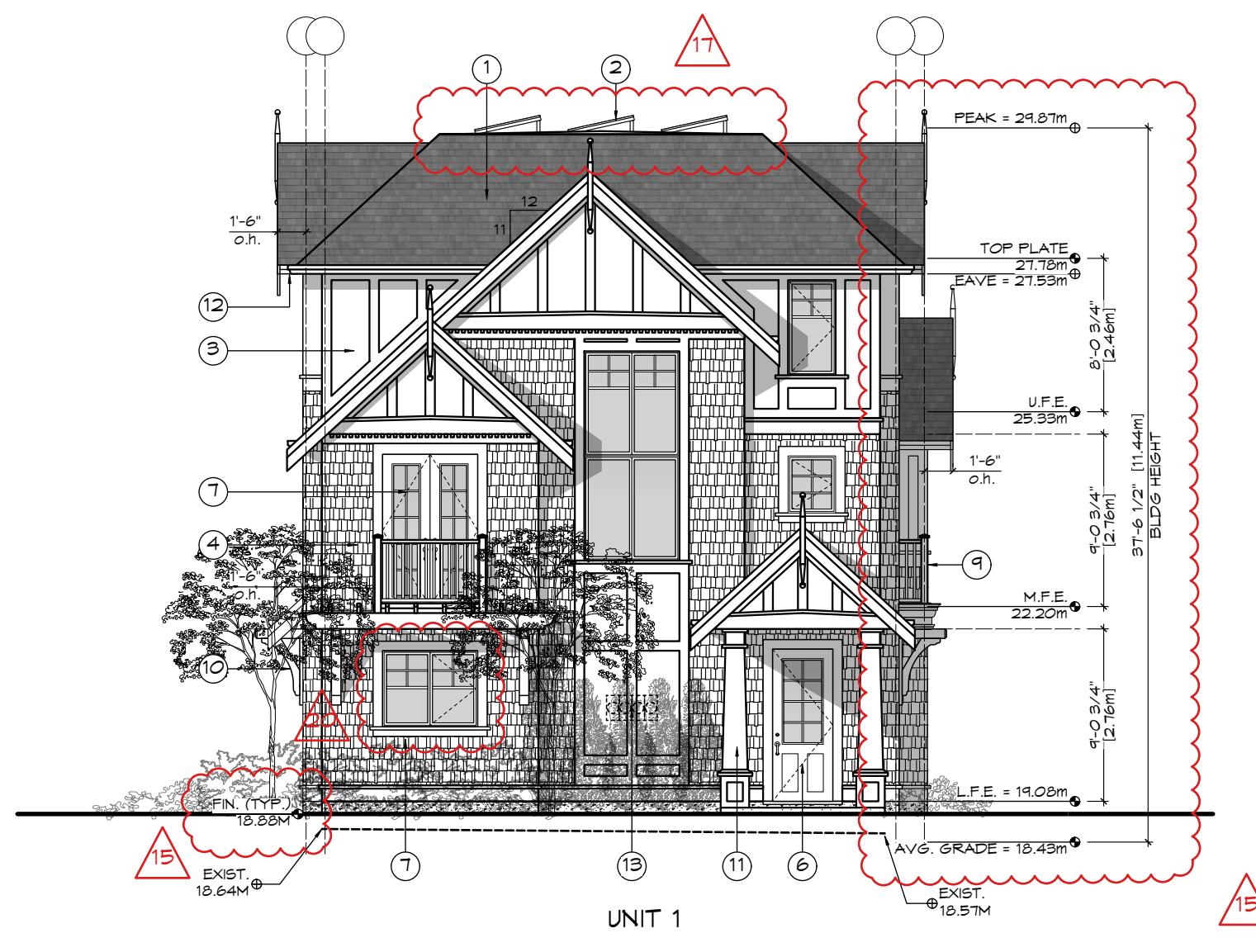
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Date: JUNE 24, 2022  
Scale: AS NOTED  
Project:  
PROPOSED TOWNHOUSES  
@ 1514/1520 FOUL BAY RD

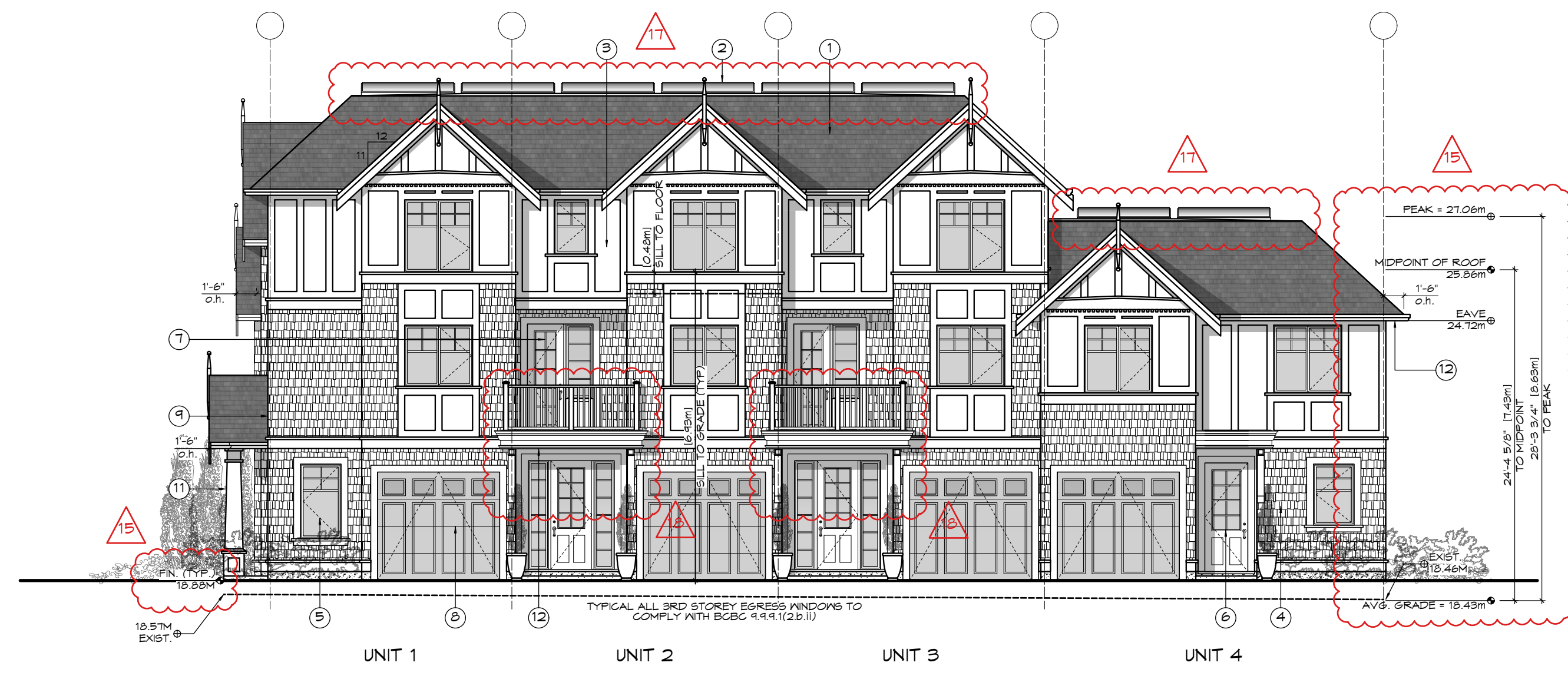
Title:  
FLOOR PLANS - BUILDING B

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

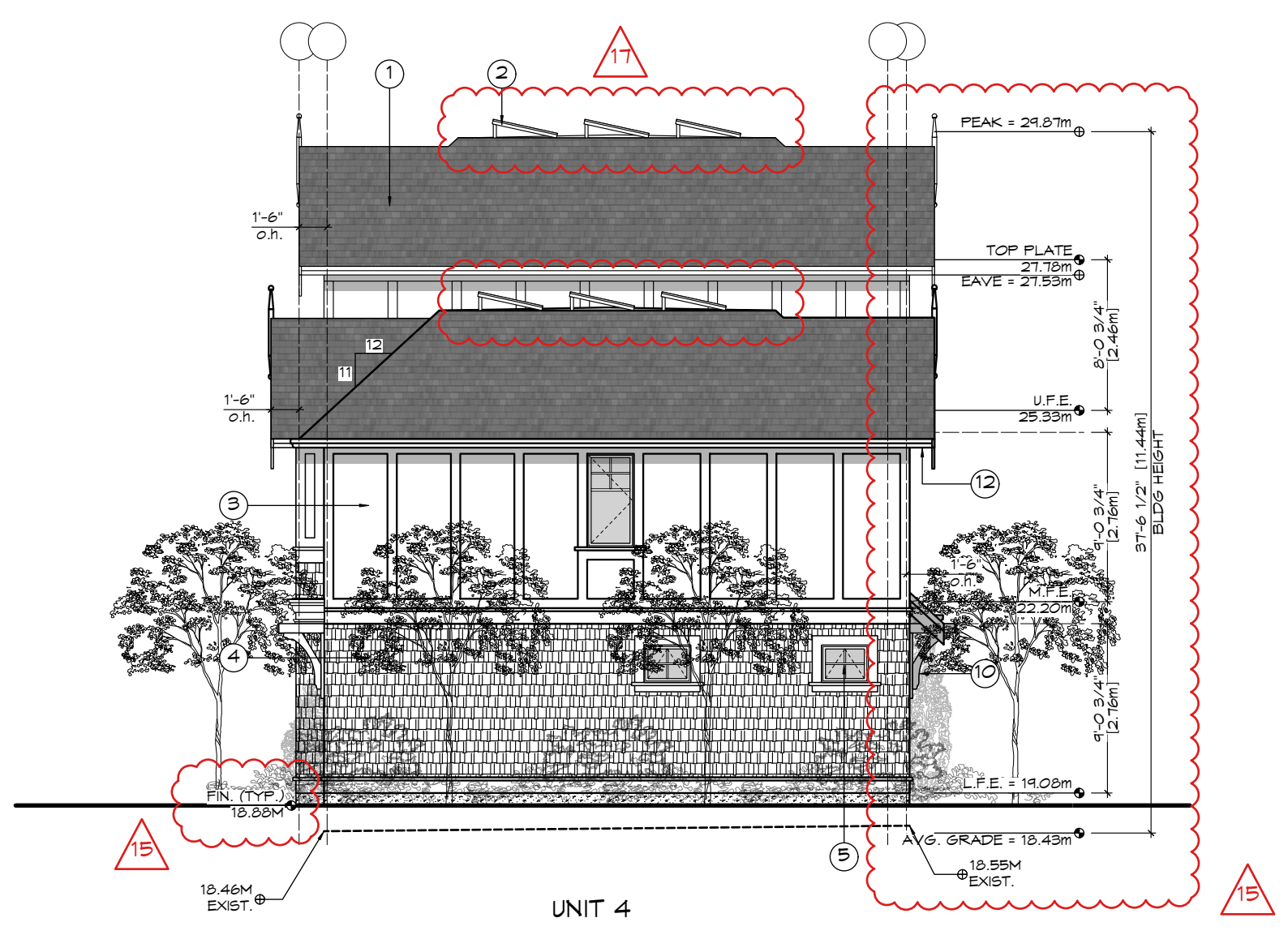
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NOV. 12/20	A
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#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	Proj.No. TBD



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



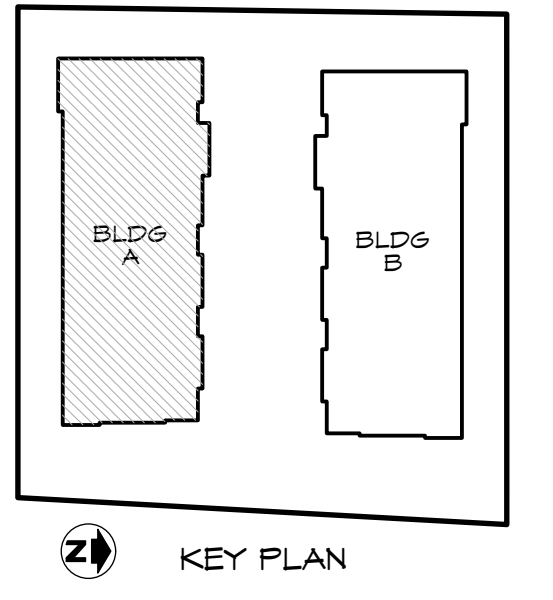
2 Side (Drive-aisle) Elevation - Bldg A  
Scale: 1:100



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



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



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

Bldg A 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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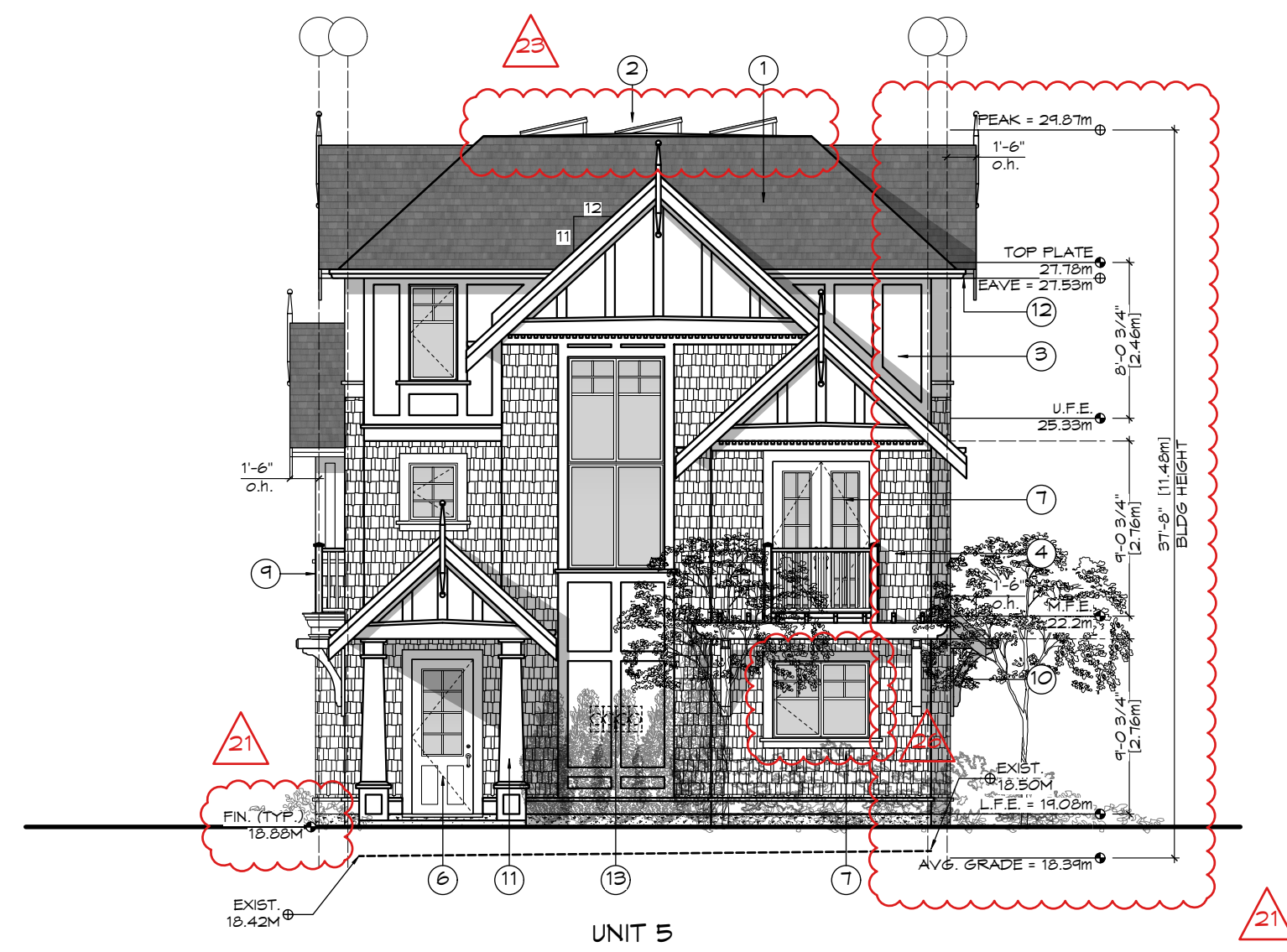
Scale: AS NOTED

Project:  
PROPOSED TOWNHOUSES  
@ 1514/1520 FOUL BAY RD

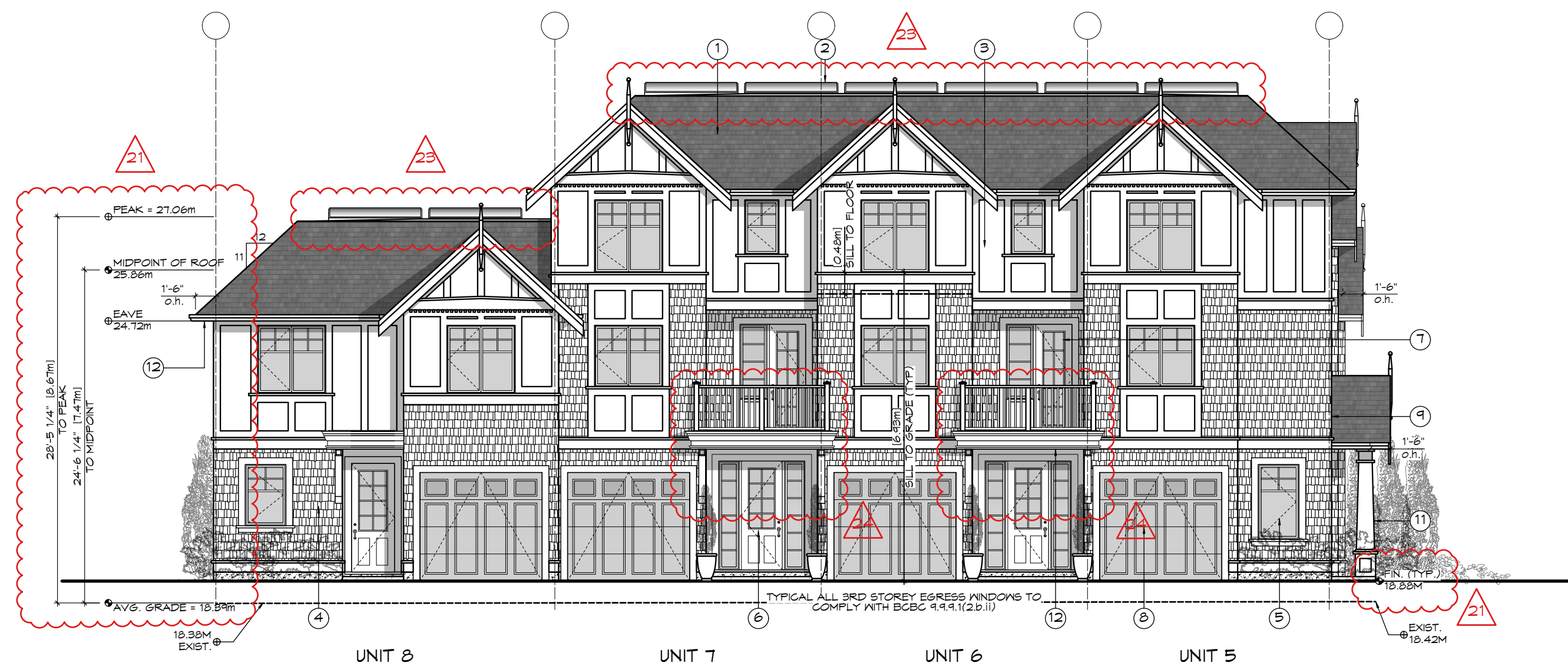
Title:  
ELEVATIONS - BUILDING A

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

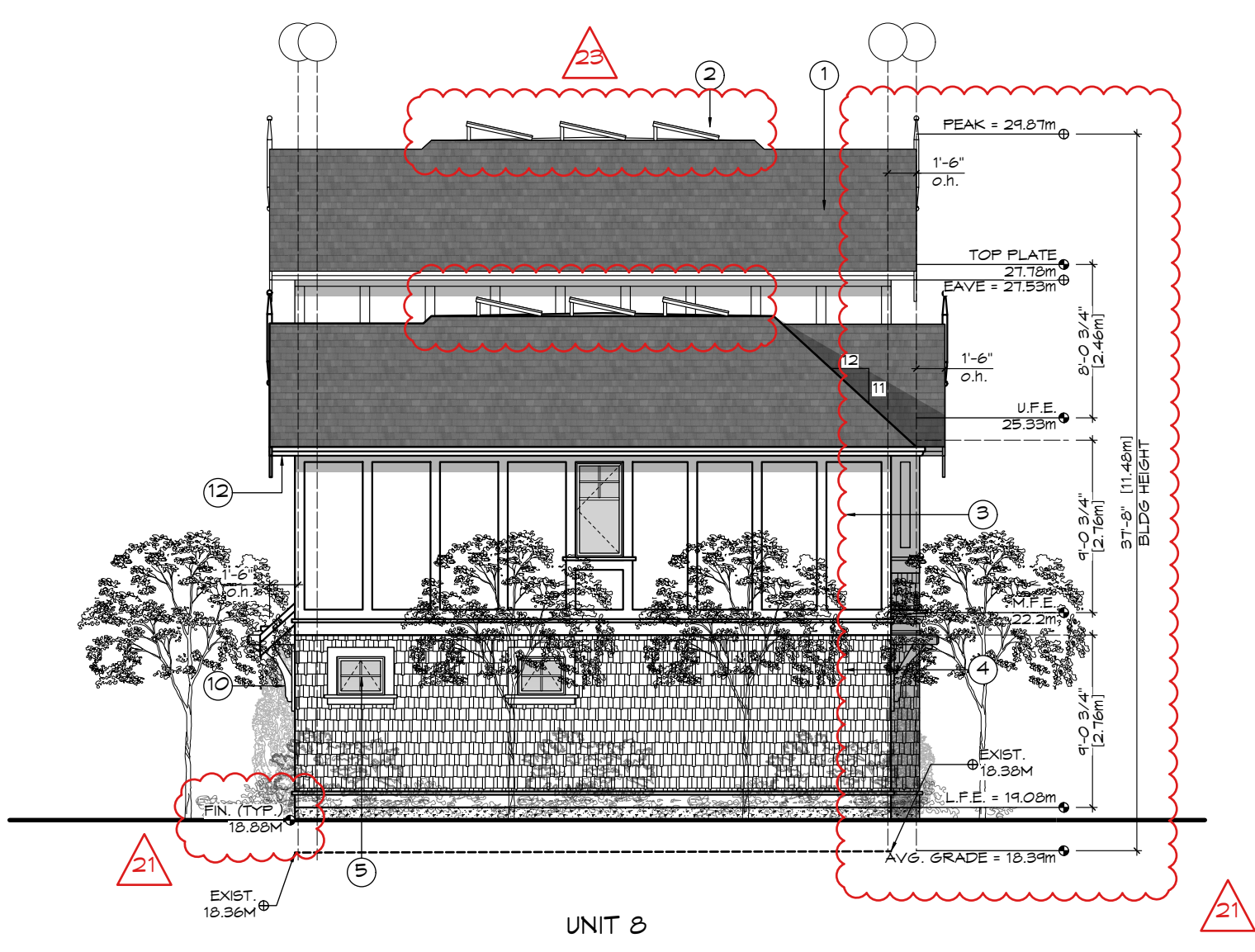
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CALIC NOV. 12/20	A
#0 REZONE/DP JAN. 07/21	301
#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	Proj.No. TBD



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



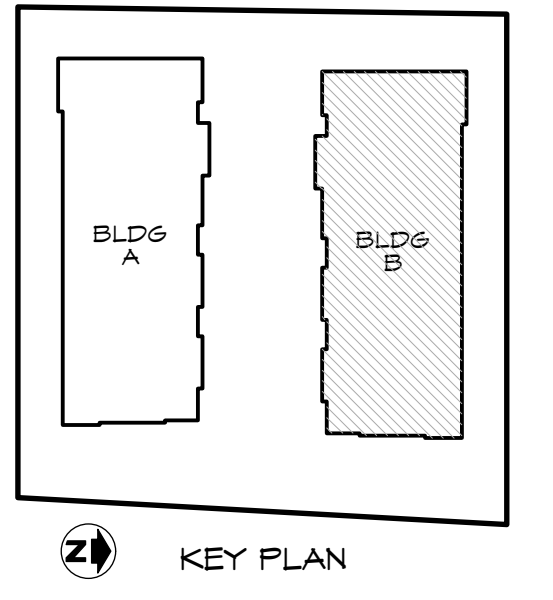
2 Side (Drive-aisle) Elevation - Bldg B  
Scale: 1:100



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		
Glazing Area Calc.										Legend
South (drive/aisle)		Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	<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)		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		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		

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

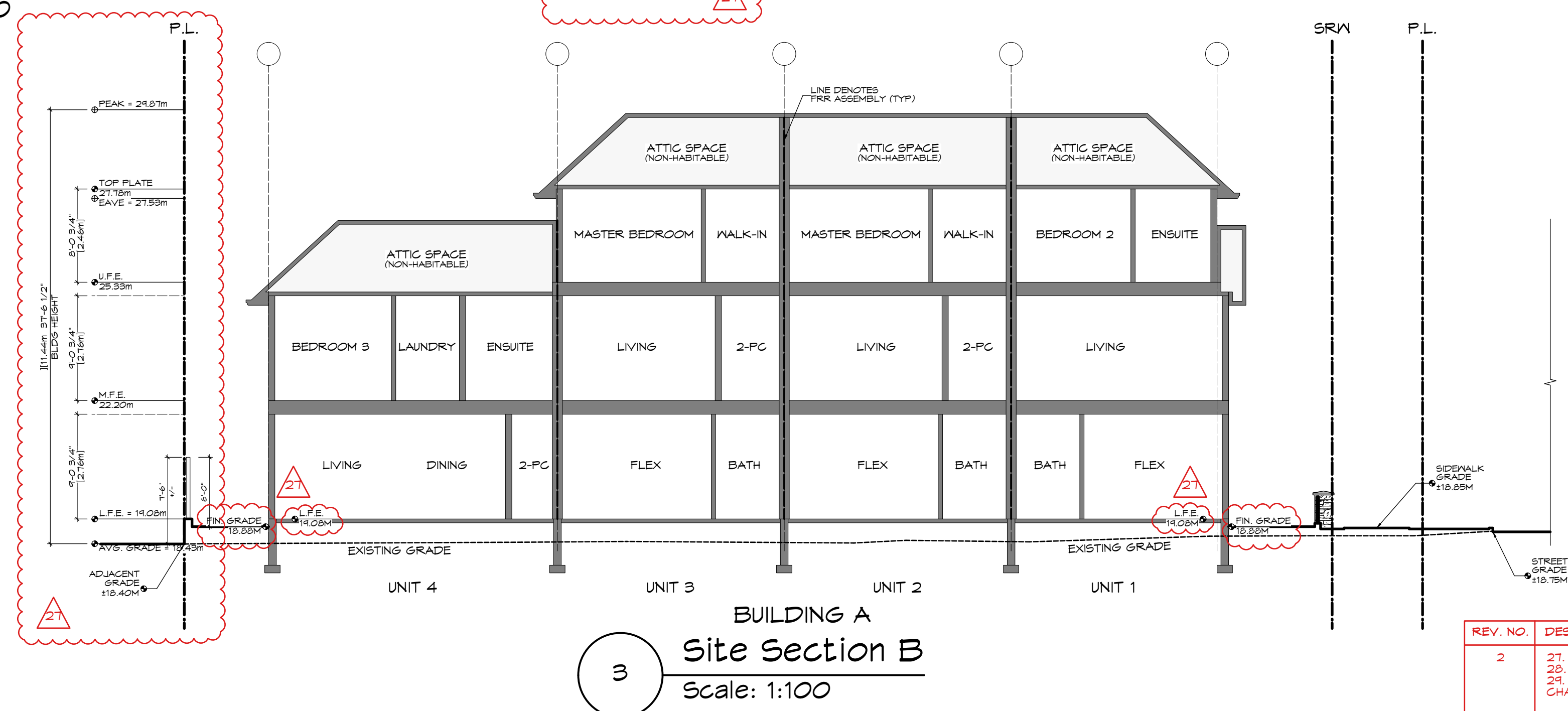
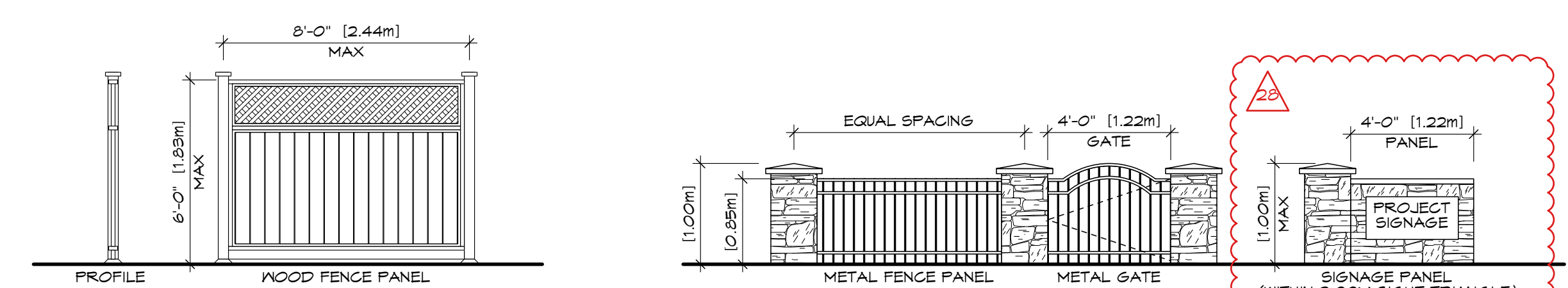
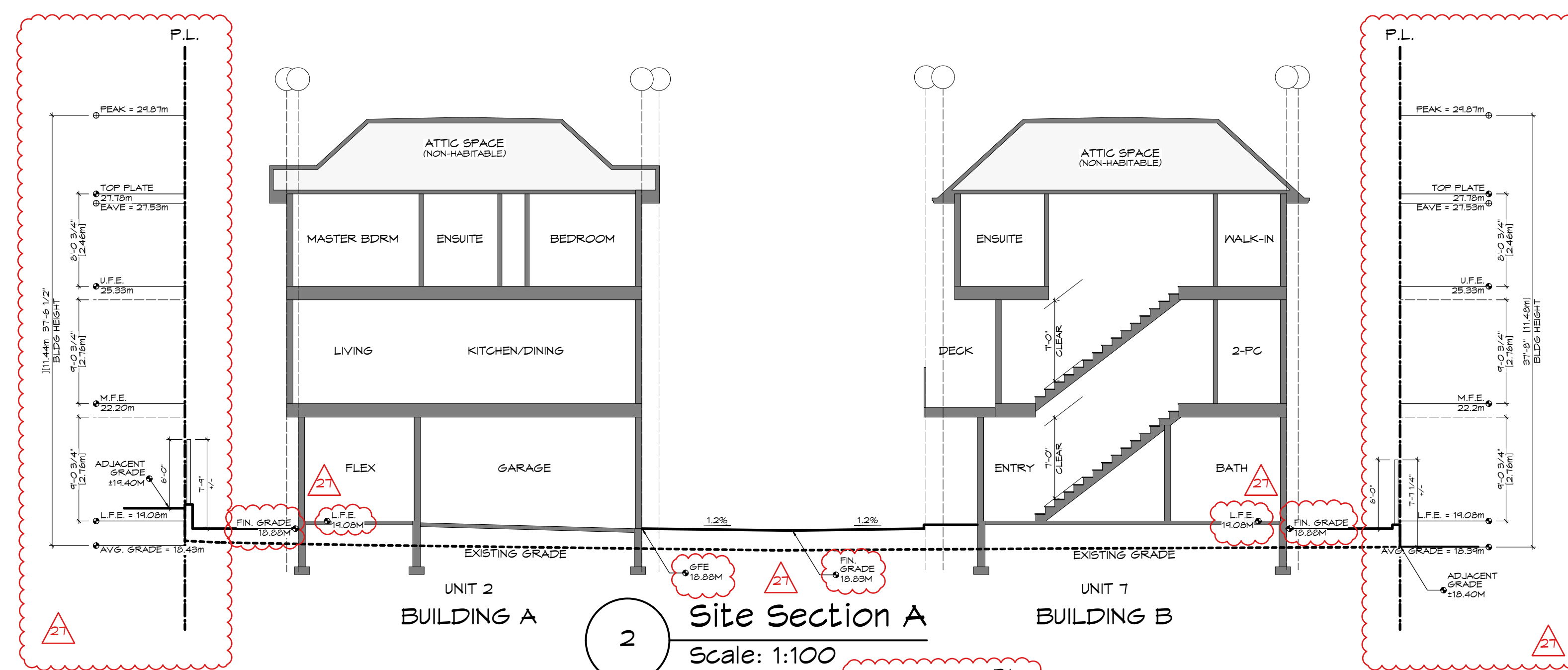
Scale: AS NOTED

Project:  
PROPOSED TOWNHOUSES  
@ 1514/1520 FOUL BAY RD

Title:  
ELEVATIONS - BUILDING B

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

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



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

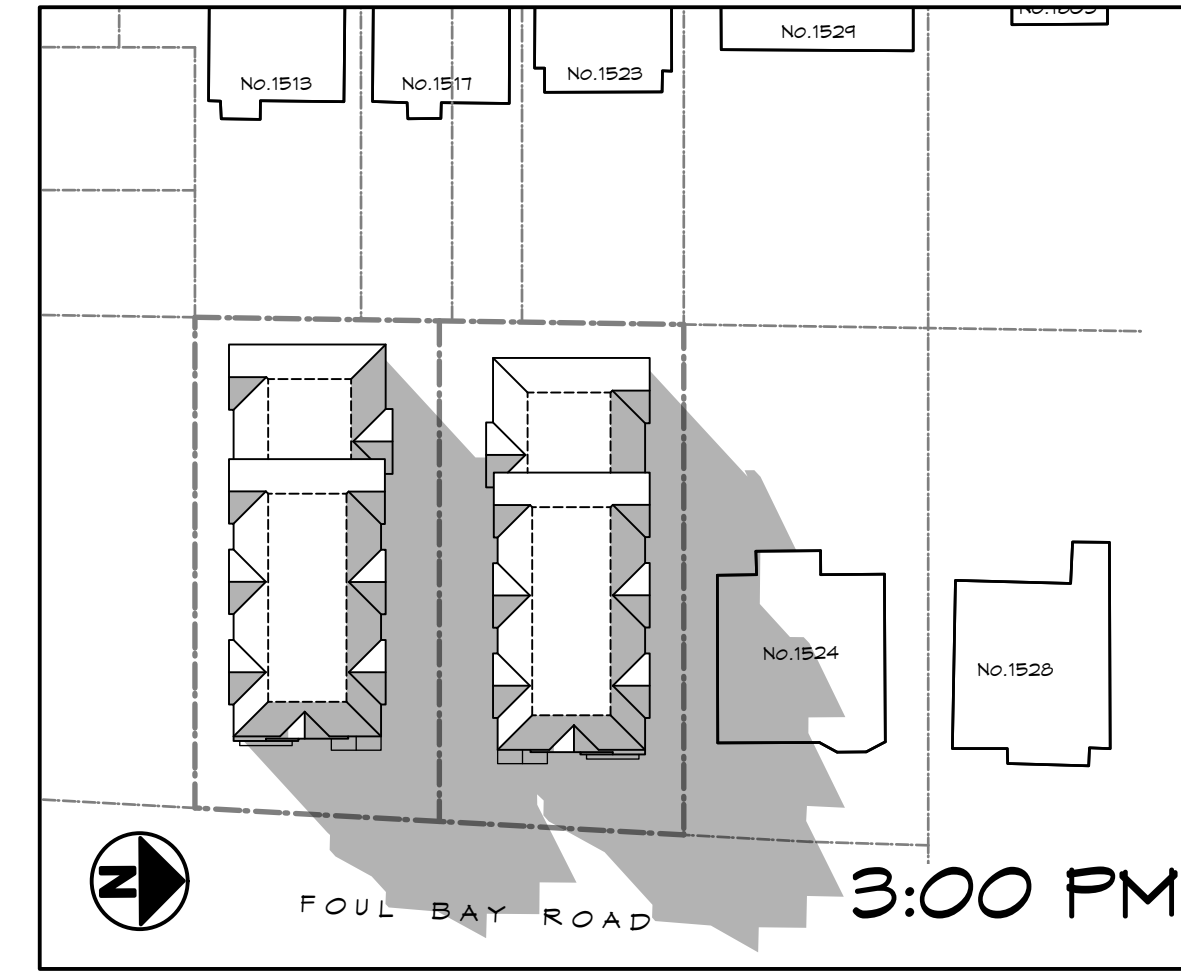
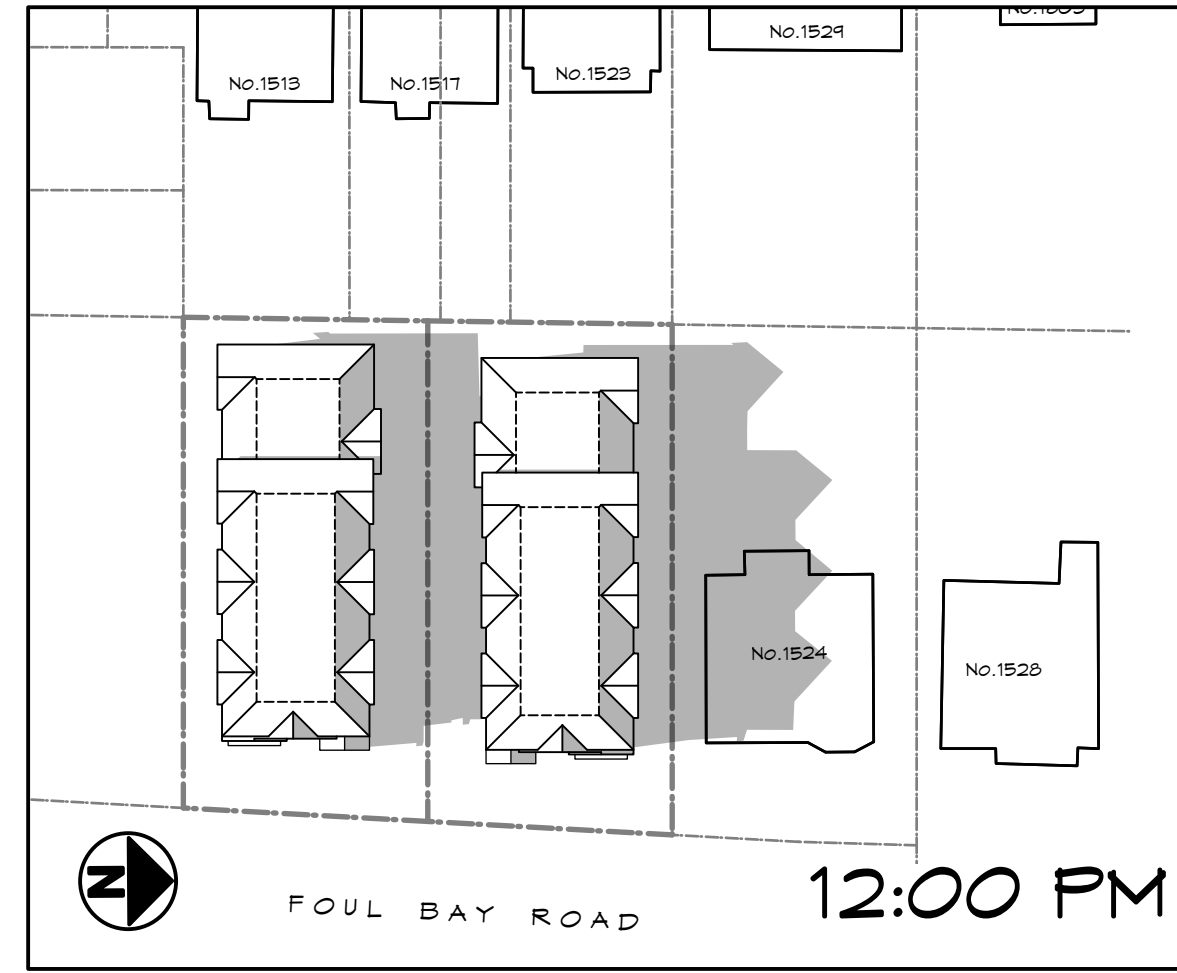
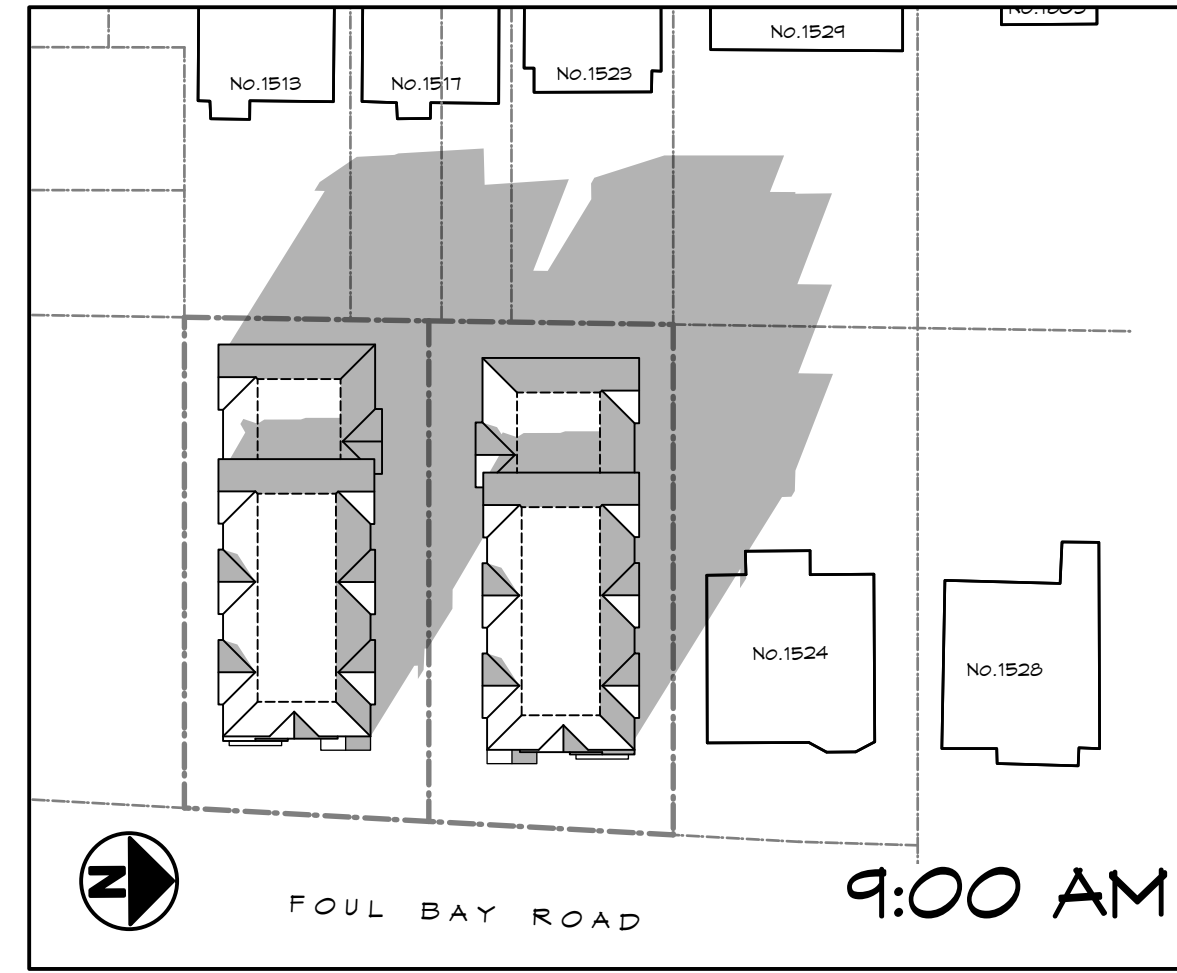
Drawn By: c.c.  
Date: JUNE 24, 2022  
Scale: AS NOTED  
Project:  
PROPOSED  
TOWNHOUSES  
@ 1514/1520  
FOUL BAY RD

Title:  
STREETScape &  
SITE SECTIONS

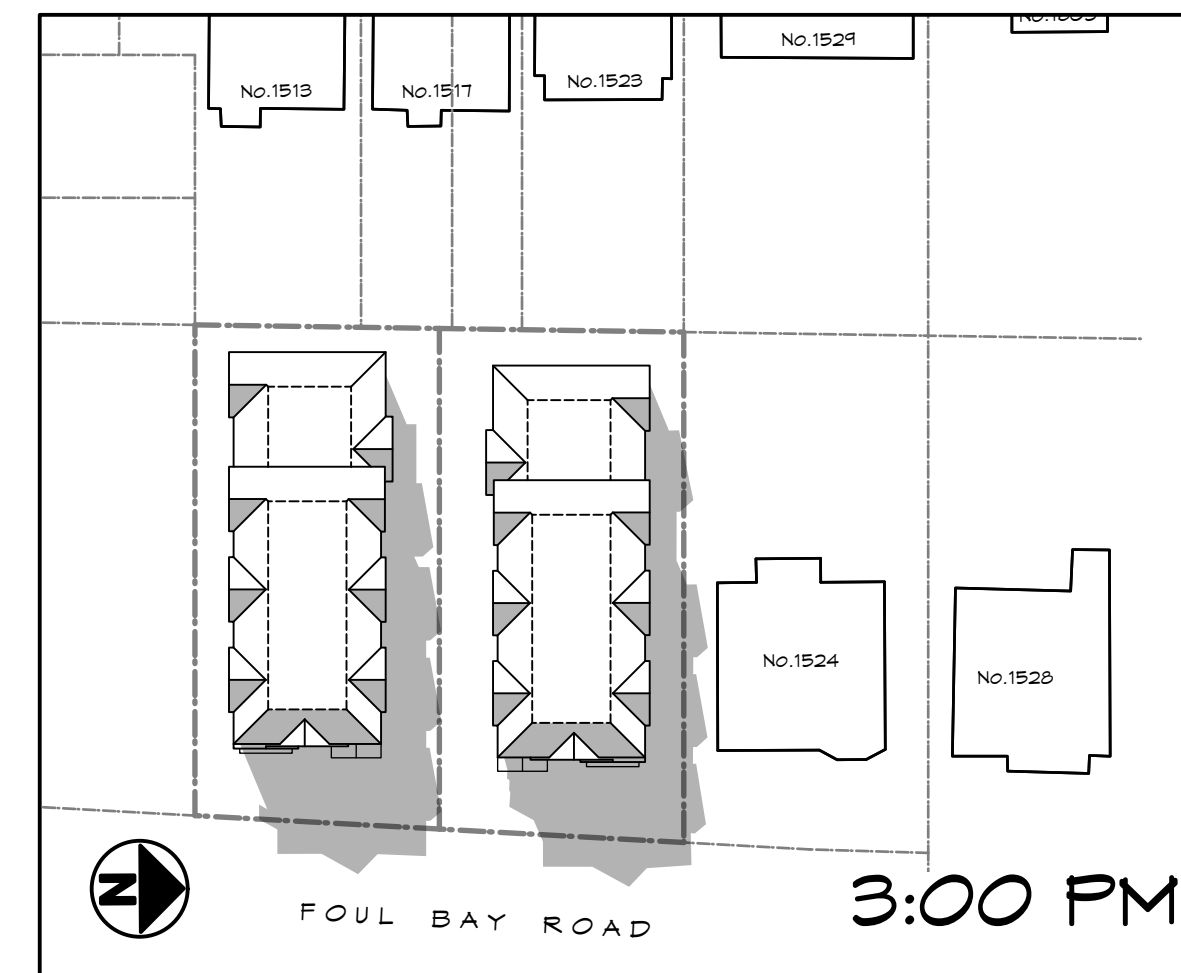
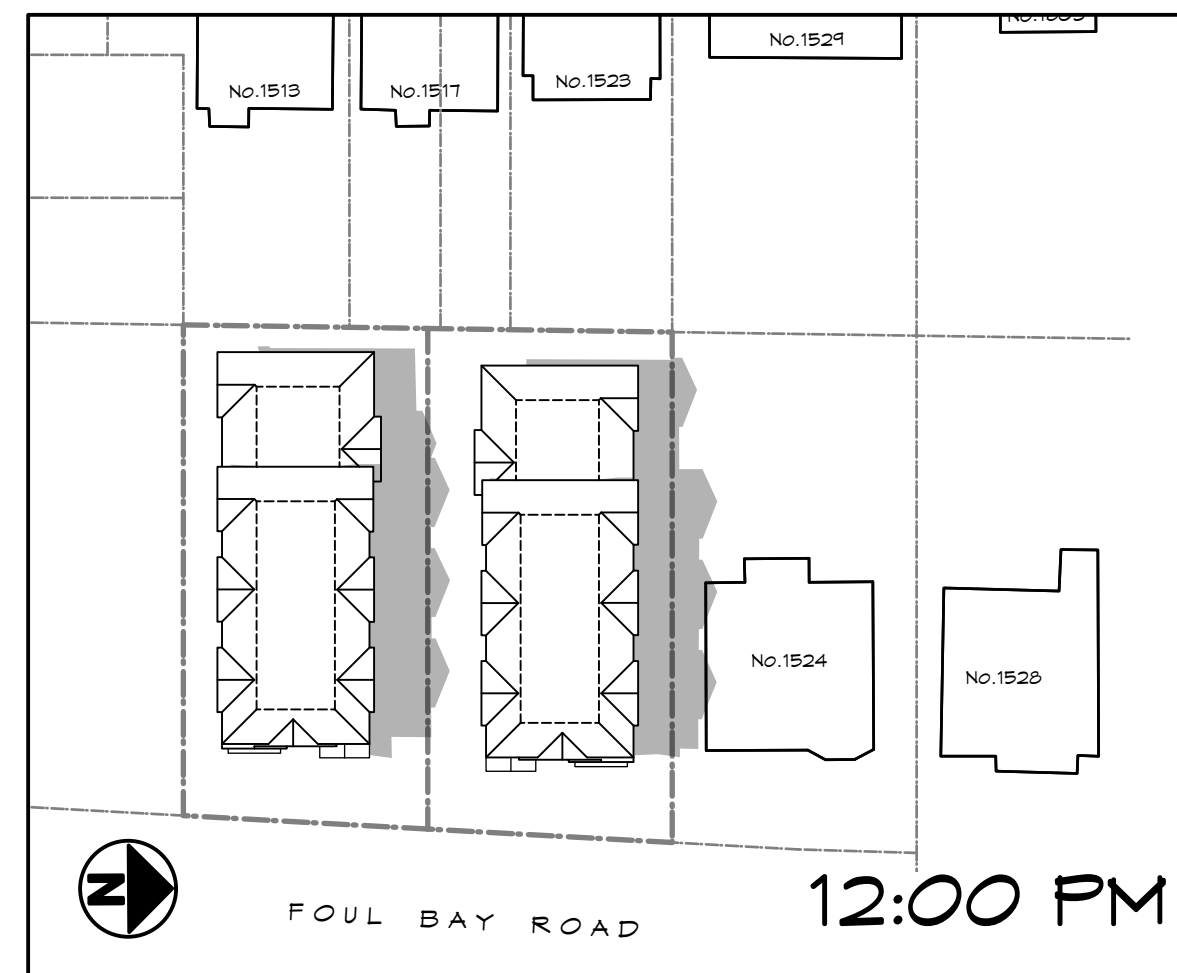
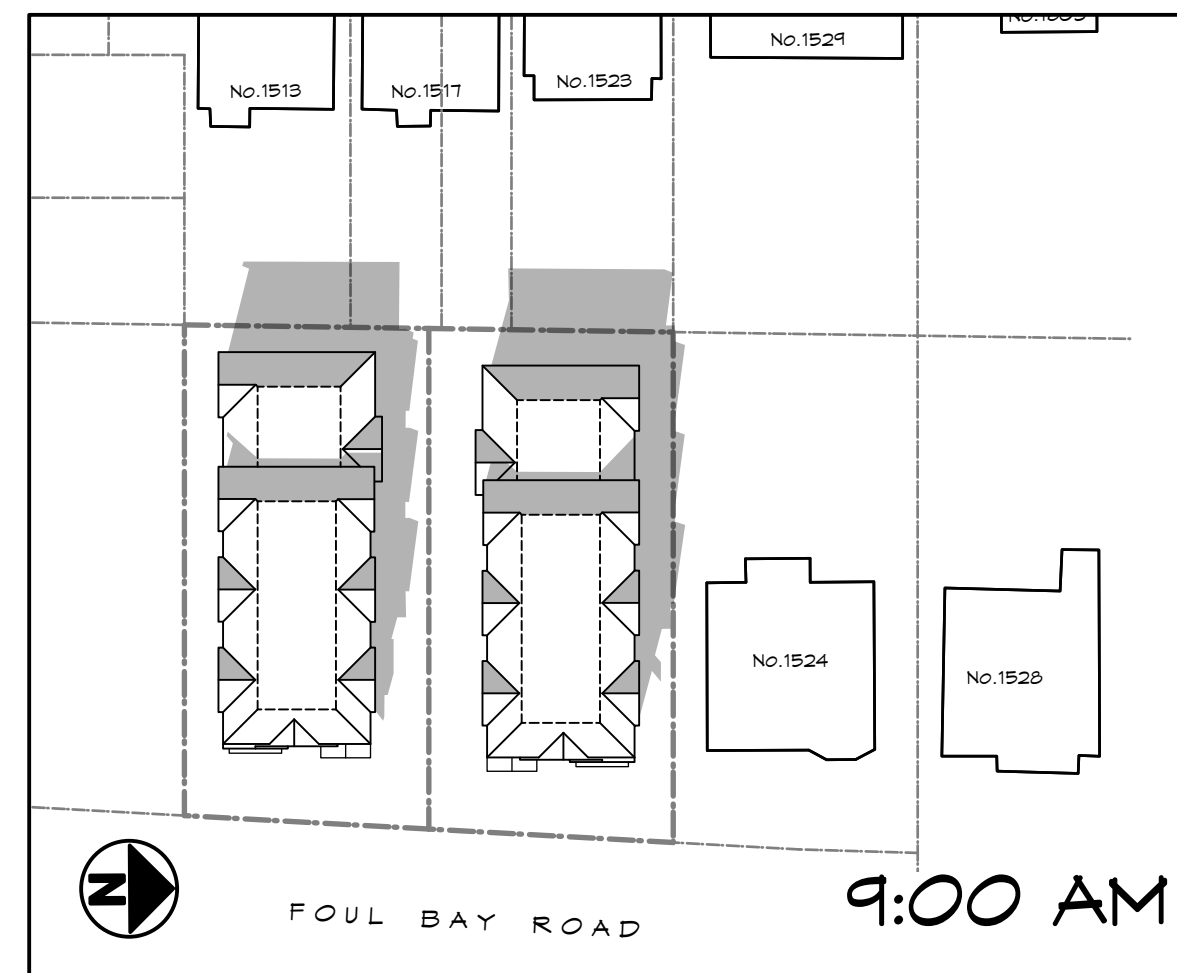
Revision: CALIC NOV. 12/20 #0 REZONE/DP JAN. 07/21 #1 REZONE/DP JUL. 4/22 #2 REZONE/DP NOV. 01/22	Sheet: <b>A</b> <b>401</b> Proj.No. TBD
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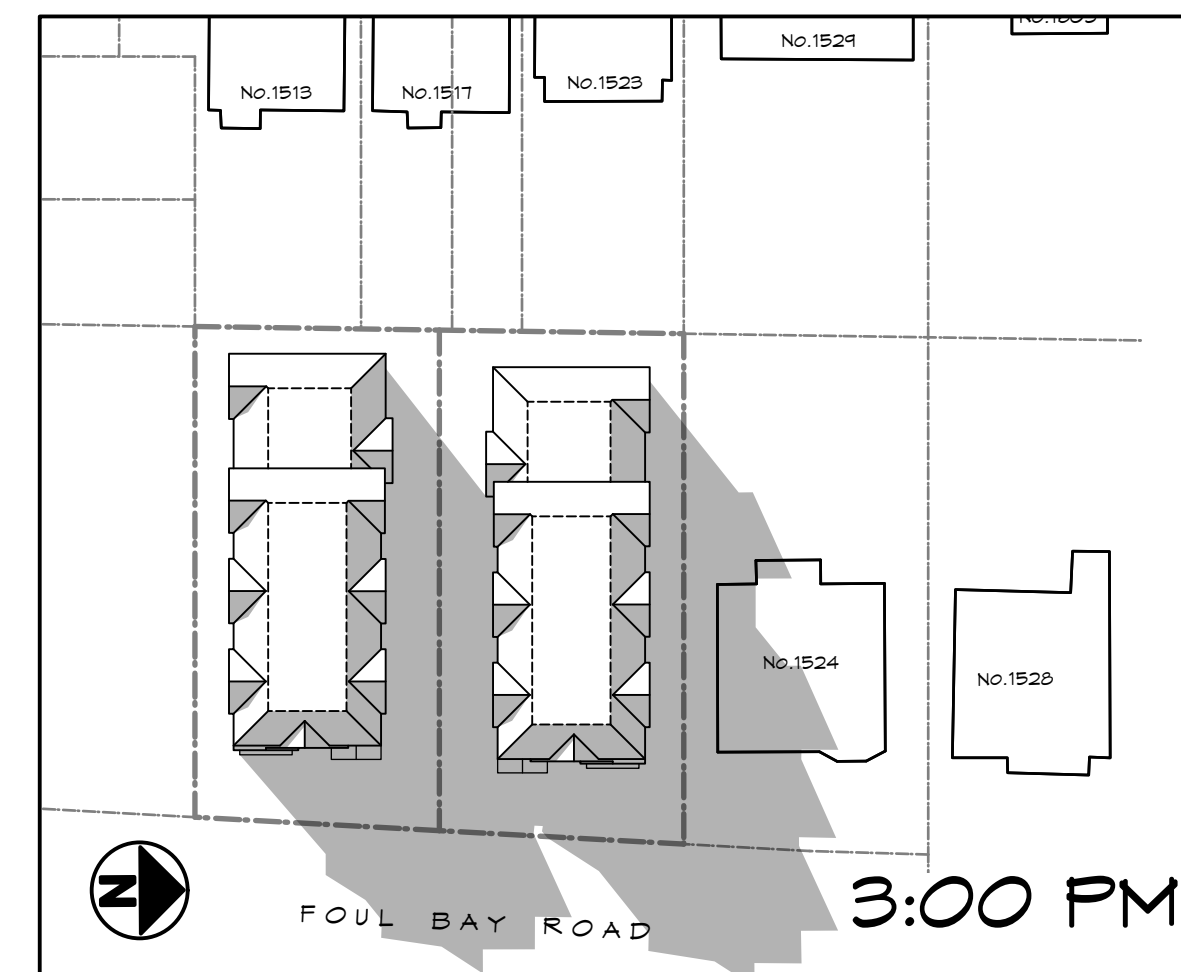
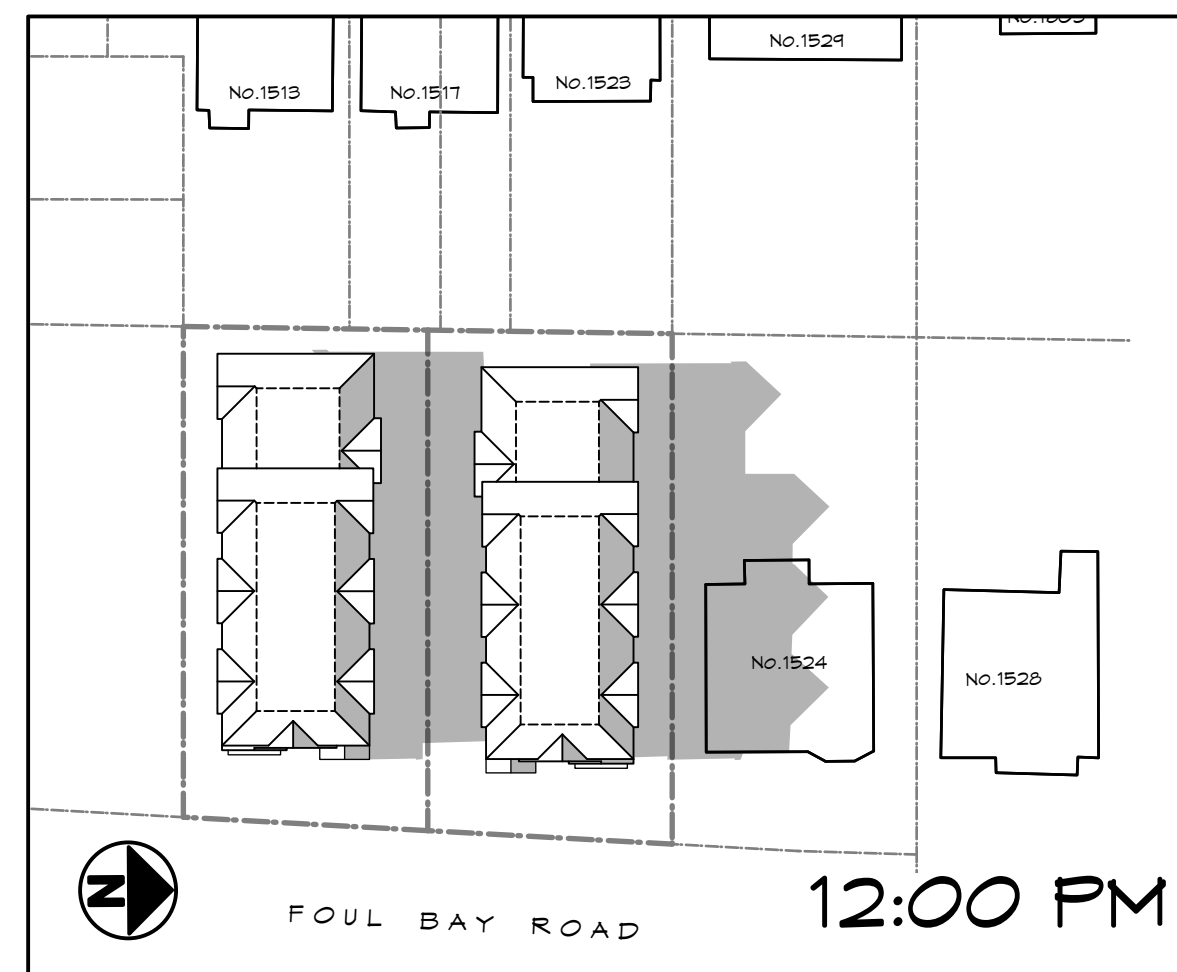
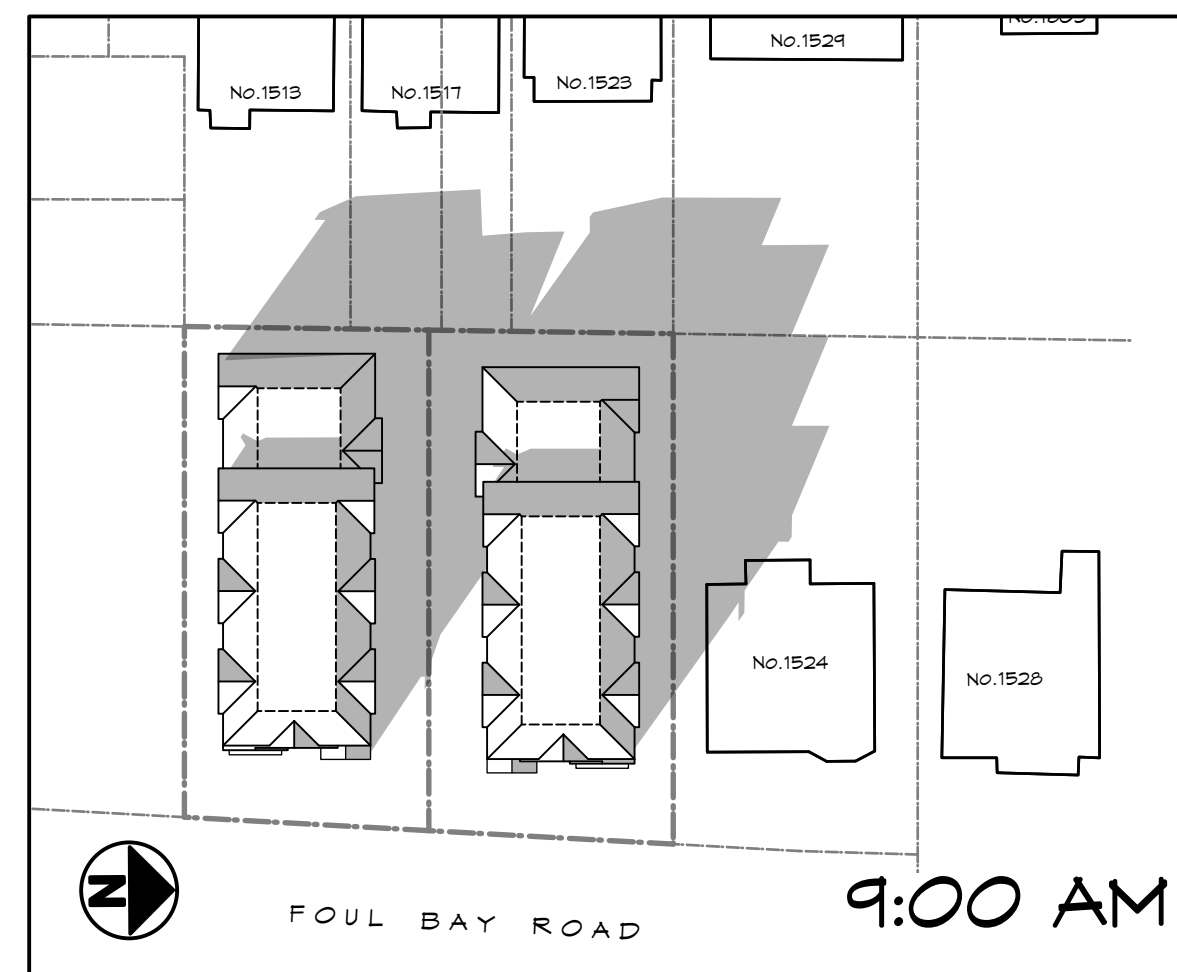
MARCH 20  
(EQUINOX)



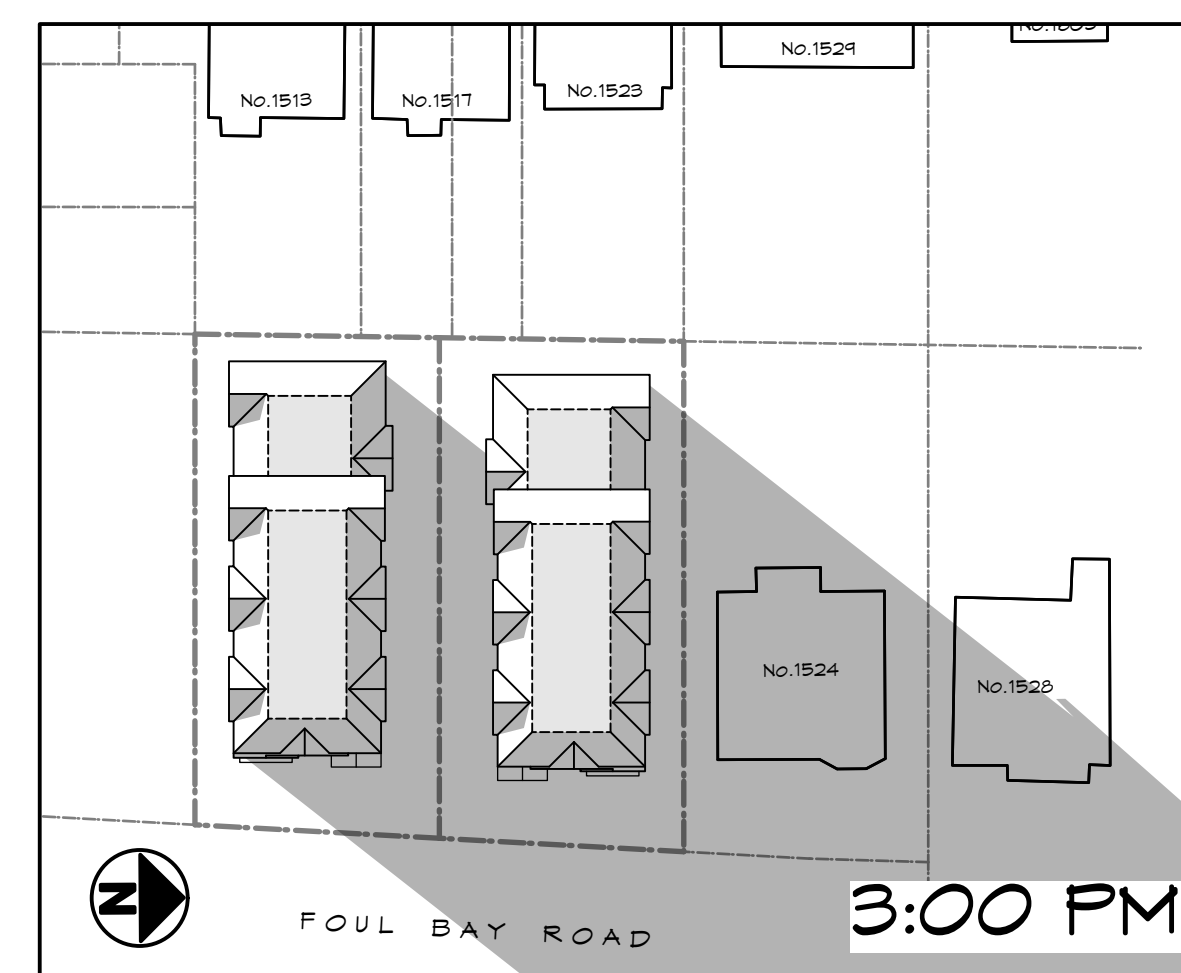
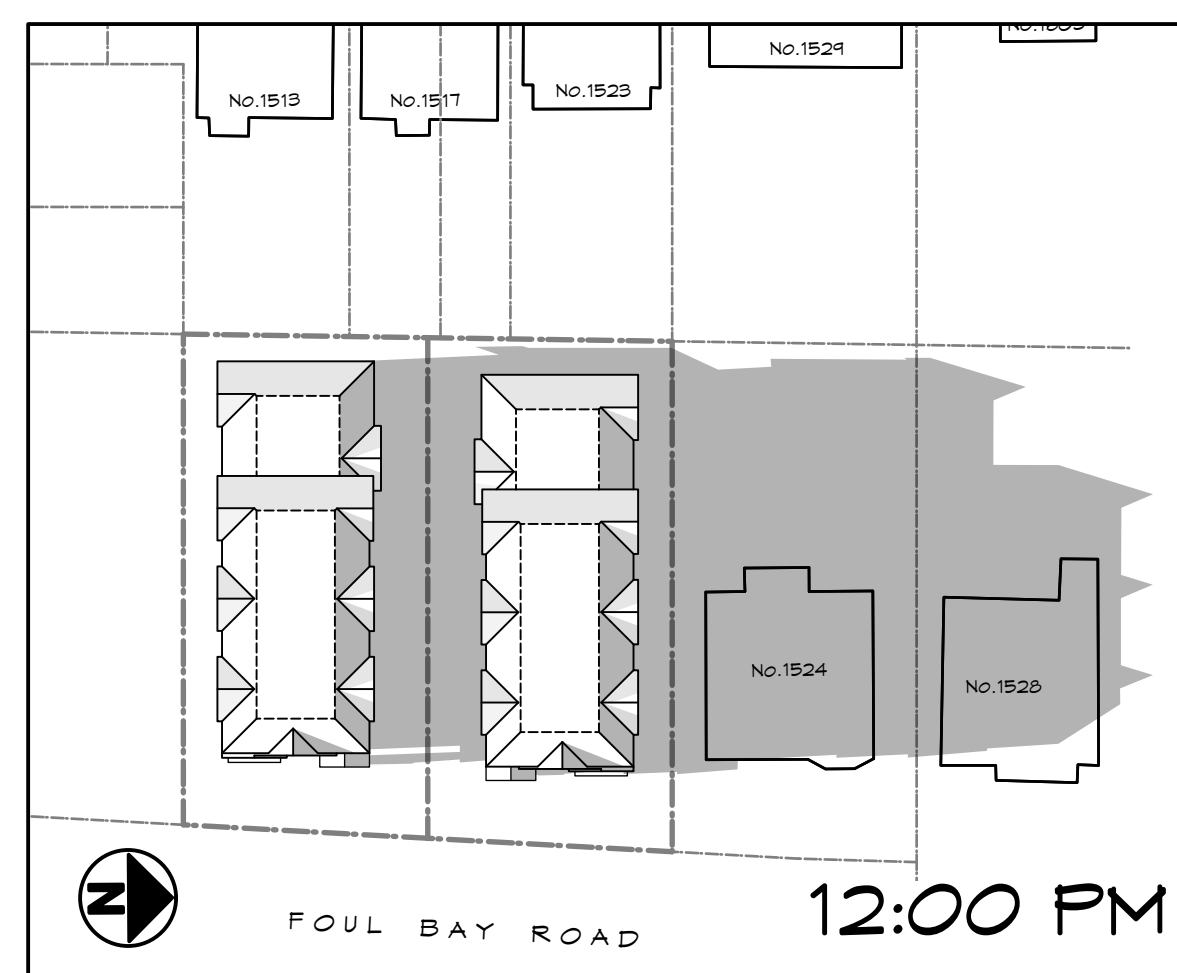
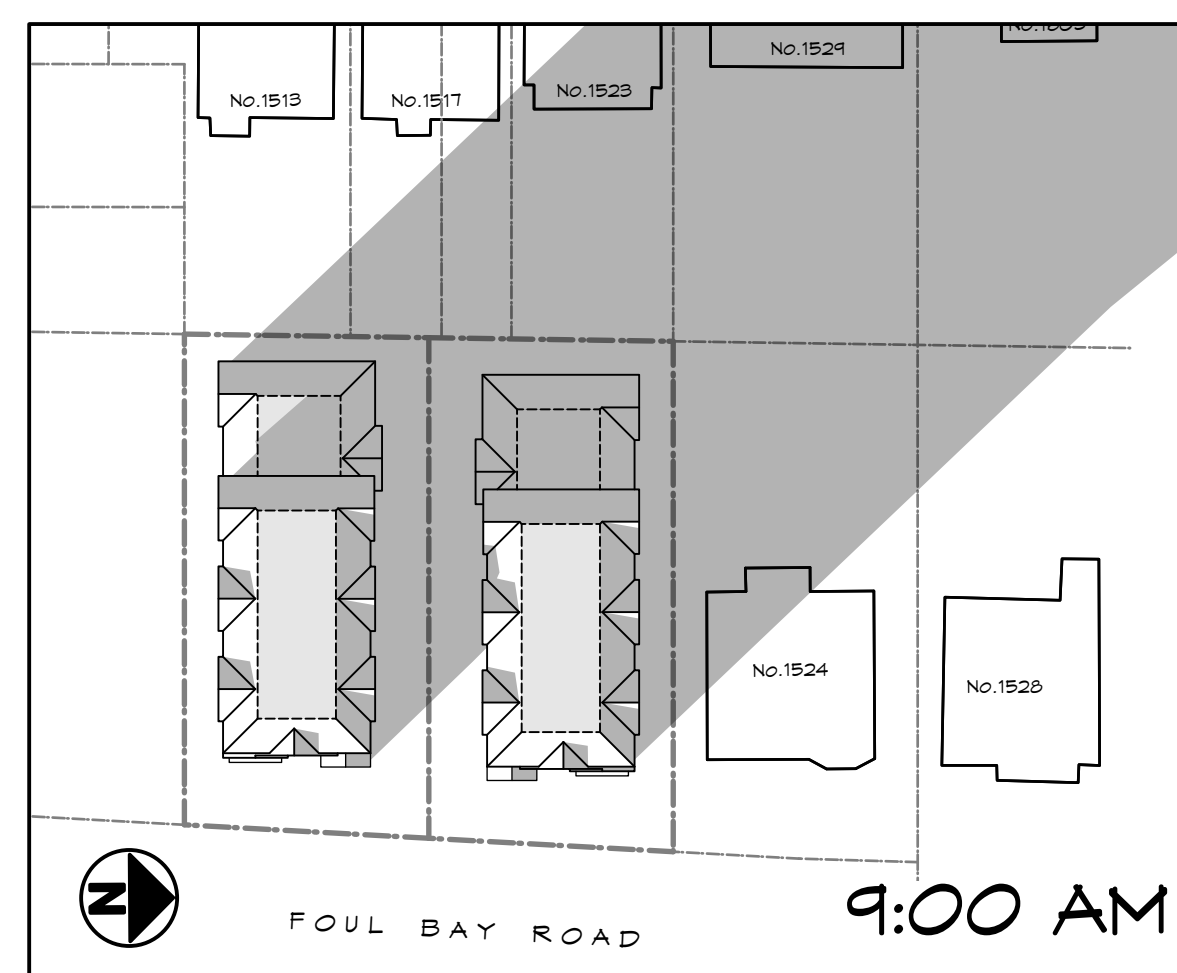
JUNE 21  
(SOLSTICE)



SEPT. 23  
(EQUINOX)



DEC. 22  
(SOLSTICE)



RE-ISSUED FOR  
REZONING/DP  
2022.11.01

ZEBRADESIGN



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

Drawn By: c.c.

Date: JUNE 24, 2022

Scale: AS NOTED


Project:  
PROPOSED  
TOWNHOUSES  
@ 1514/1520  
FOUL BAY RD

Title:  
SHADOW STUDY

Revision:	Sheet:
CALIC 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



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:  
 WINDOW STUDY

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

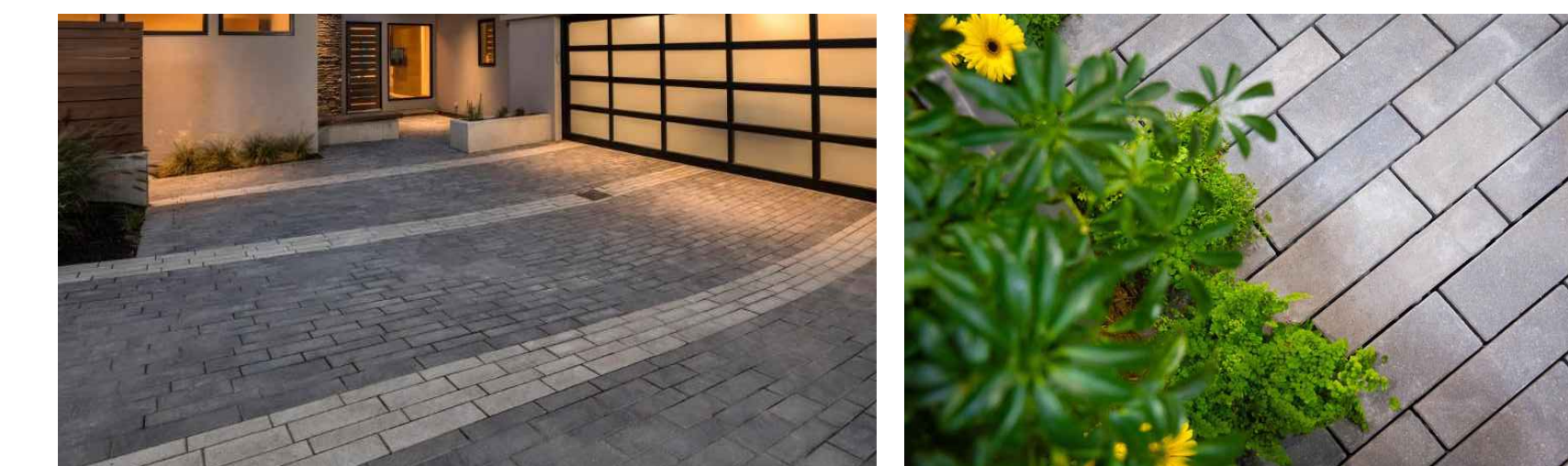
DWG NO:

SCALE: 1:100

**L1**



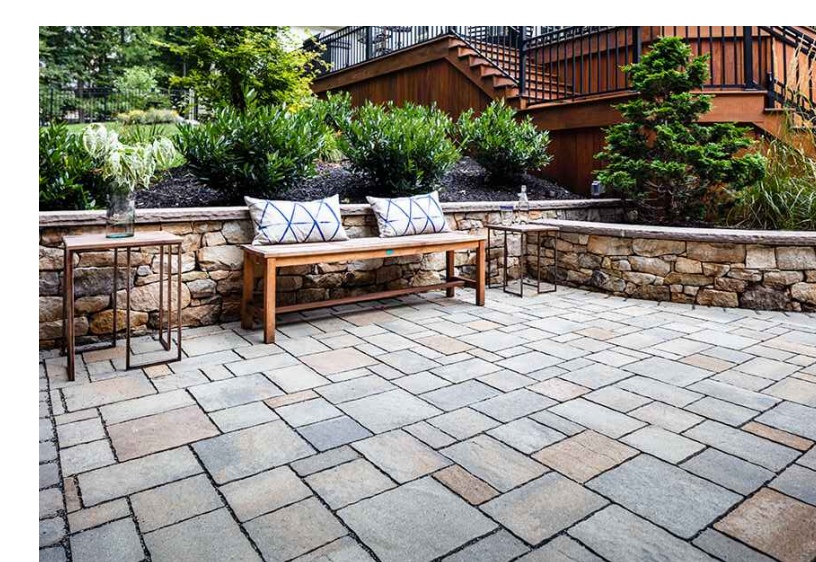
1 FRONT GARDEN AND FOUL BAY FRONTAGE SECTION  
L1 NTS



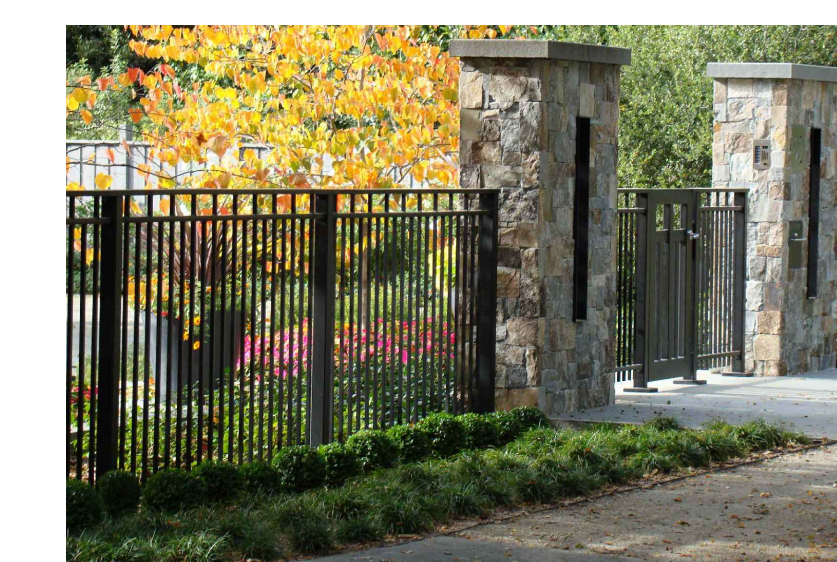
DRIVEWAY PERMEABLE PAVER  
- BARKMAN BOARDWALK (SPECIAL ORDER)

### 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



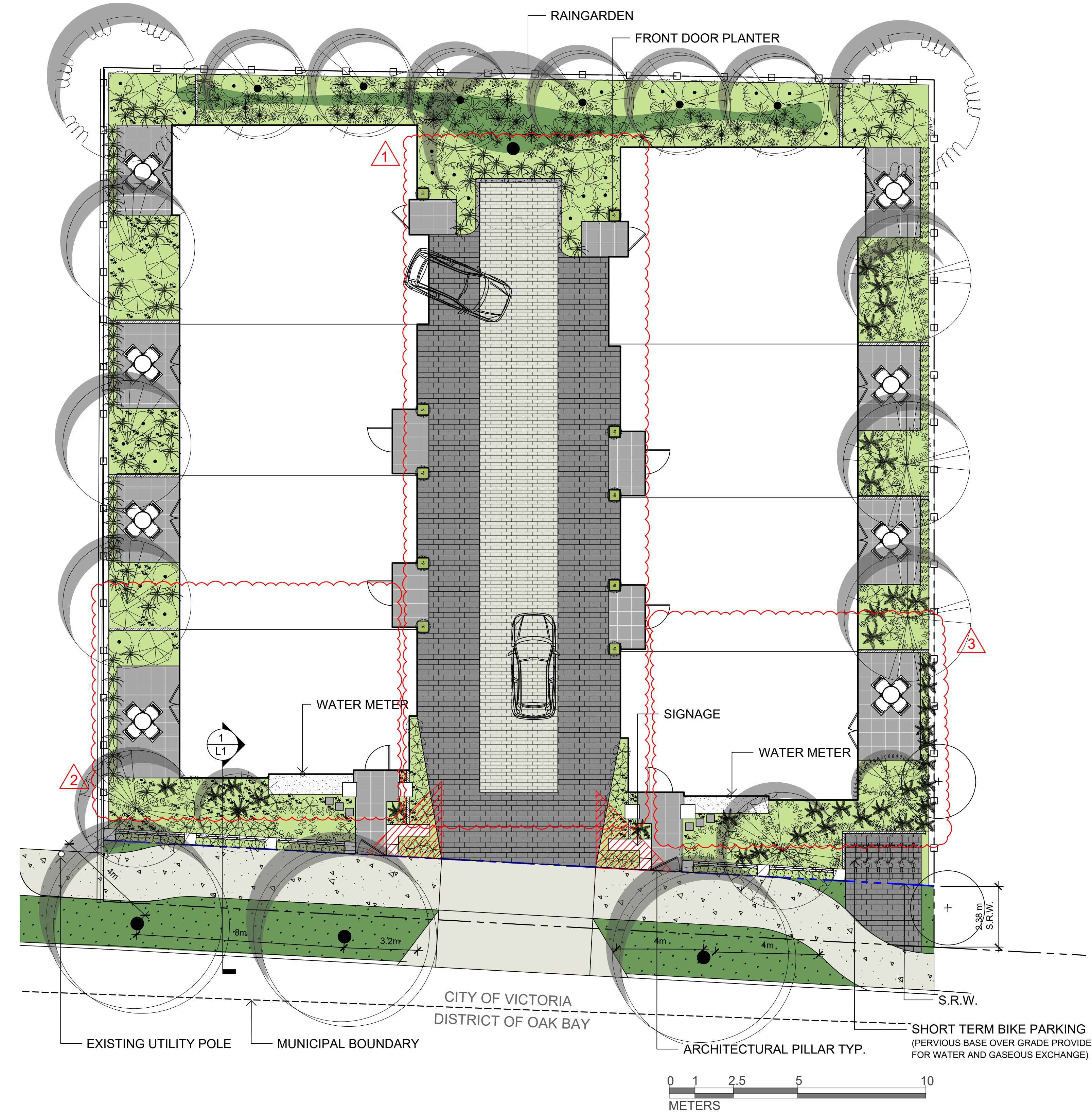
METAL FENCE WITH STONE PILLAR



PLANTER AT THE FRONT DOOR



BIKE RACK



#### SITE PERVIOUS RATIO

SITE AREA: 993.5 m<sup>2</sup>  
LANDSCAPED AREA: 214 m<sup>2</sup>  
PERVIOUS HARDSCAPE AREA: 291.5 m<sup>2</sup>  
TOTAL PERVIOUS AREA: 505.5 m<sup>2</sup> / 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:

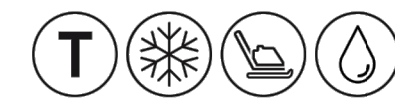
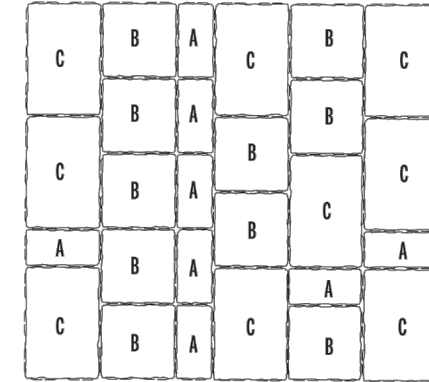
**L1.1**

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.

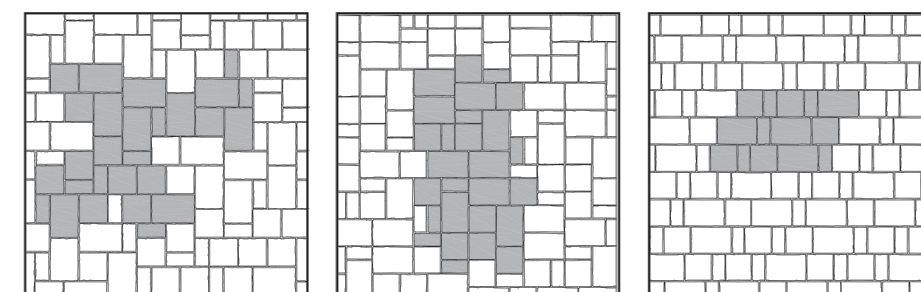
See page 30 for more information about applications.

**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	<b>116.20 ft<sup>2</sup></b>	10.80 m <sup>2</sup>
Approx. Weight	3 356 lbs	1 522 kg
Number of rows	10	
Coverage per row	11.62 ft <sup>2</sup>	1.08 m <sup>2</sup>
Linear coverage per row	17.71 lin. ft	5.40 lin. m

	Unit dimensions	in	mm	Units/pallet
<b>A</b>	Height	2 5/16	65	80 units
	Width	7 7/8	200	
	Length	3 15/16	100	
<b>B</b>	Height	2 5/16	65	100 units
	Width	7 7/8	200	
	Length	7 7/8	200	
<b>C</b>	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.



barkman

Boardwalk  
Paver



## 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)

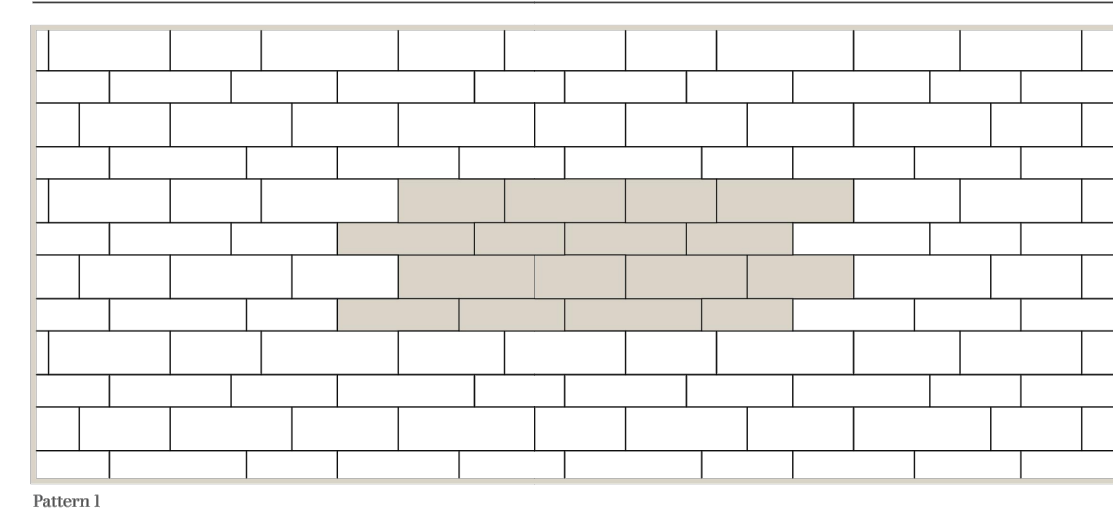
362 x 119 x 80 mm 14.25 x 4.69 x 3.15 in	322 x 119 x 80 mm 12.68 x 4.69 x 3.15 in	282 x 119 x 80 mm 11.10 x 4.69 x 3.15 in	242 x 119 x 80 mm 9.53 x 4.69 x 3.15 in
362 x 89 x 80 mm 14.25 x 3.50 x 3.15 in	322 x 89 x 80 mm 12.68 x 3.50 x 3.15 in	282 x 89 x 80 mm 11.10 x 3.50 x 3.15 in	242 x 89 x 80 mm 9.53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

### COLOURS



Shoreline Slate

### PATTERNS

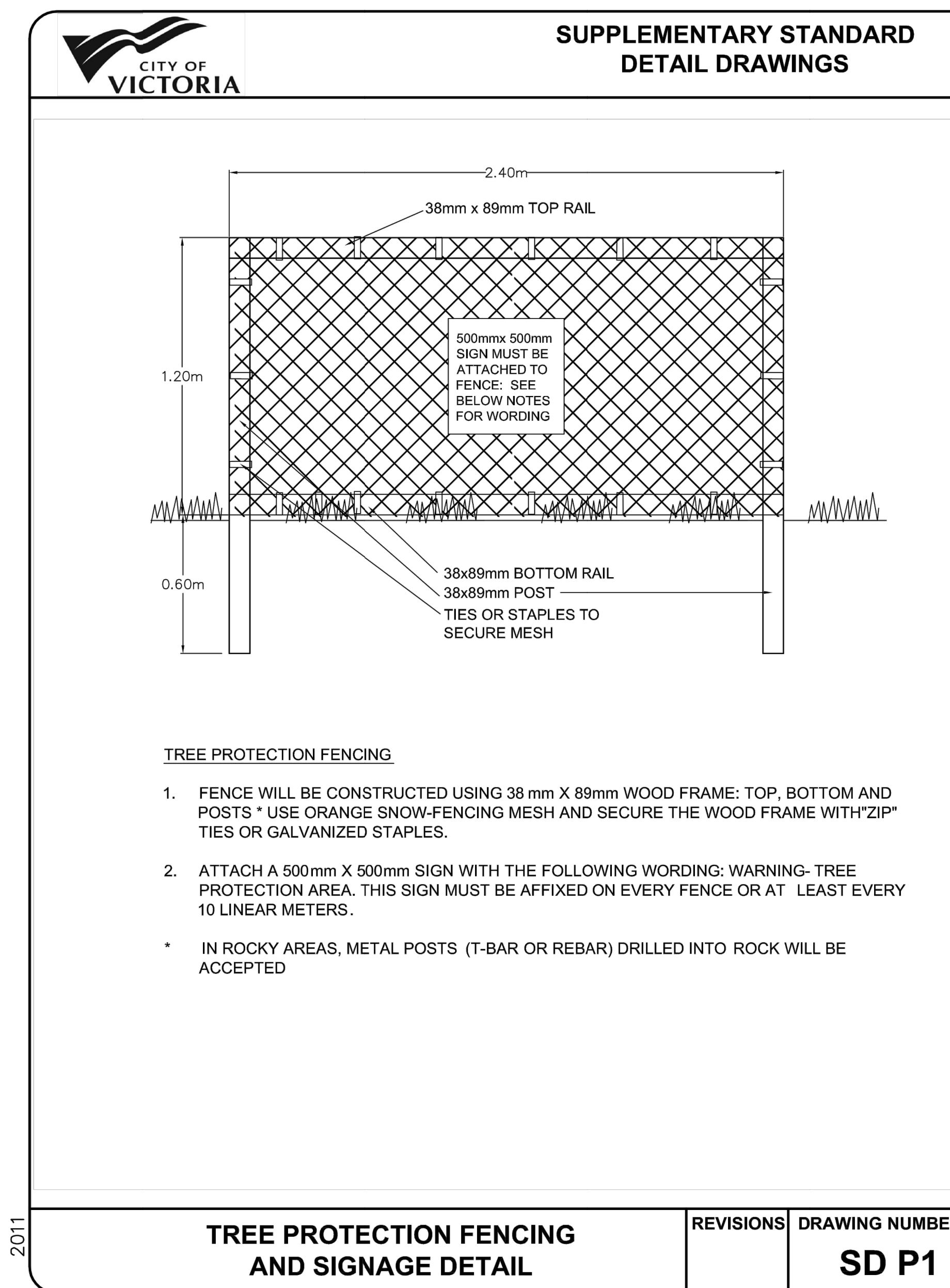
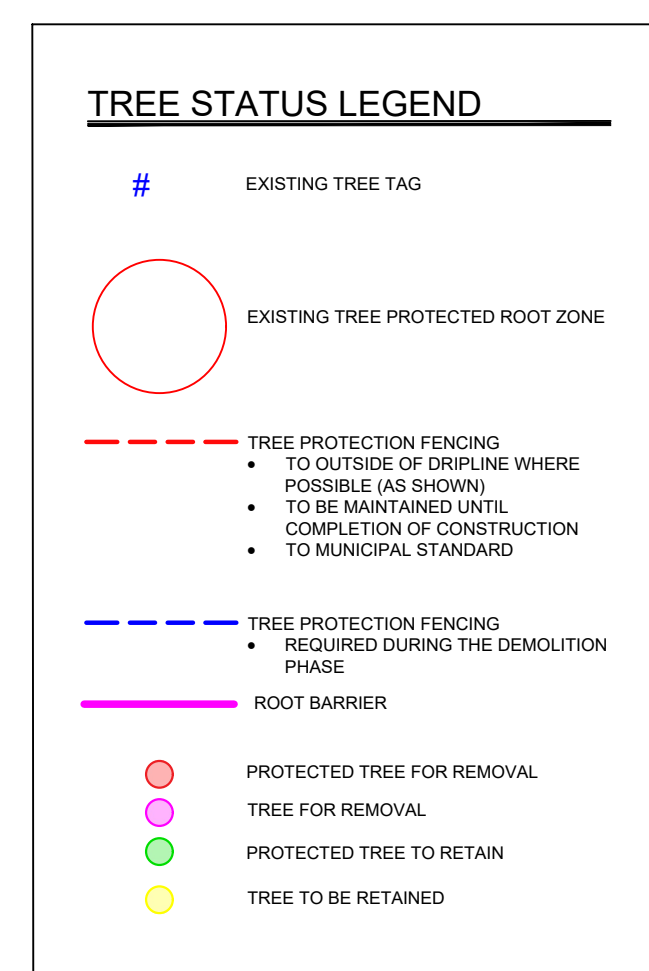
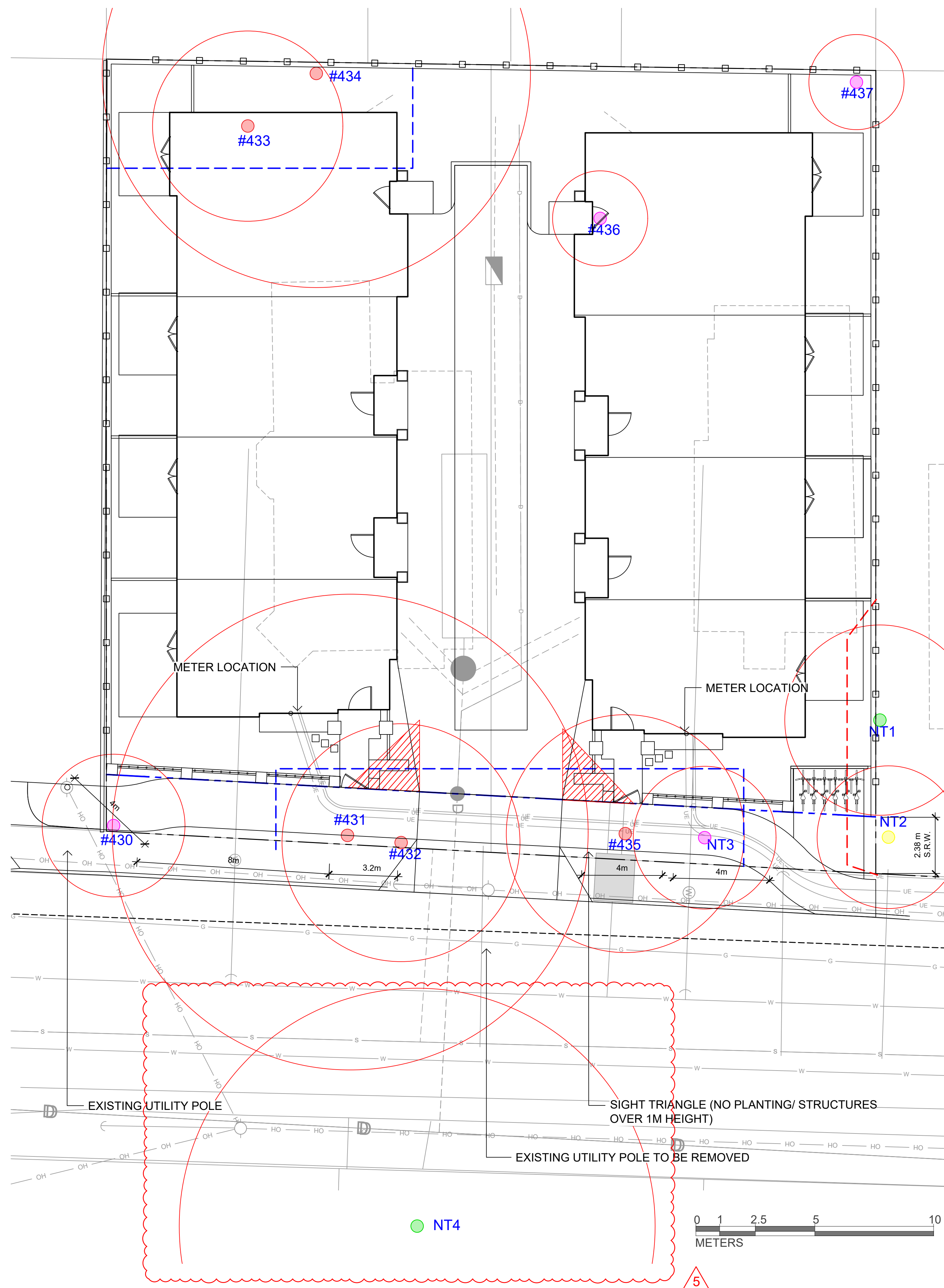


Pattern 1

05-2020

Visit [BarkmanConcrete.com](http://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

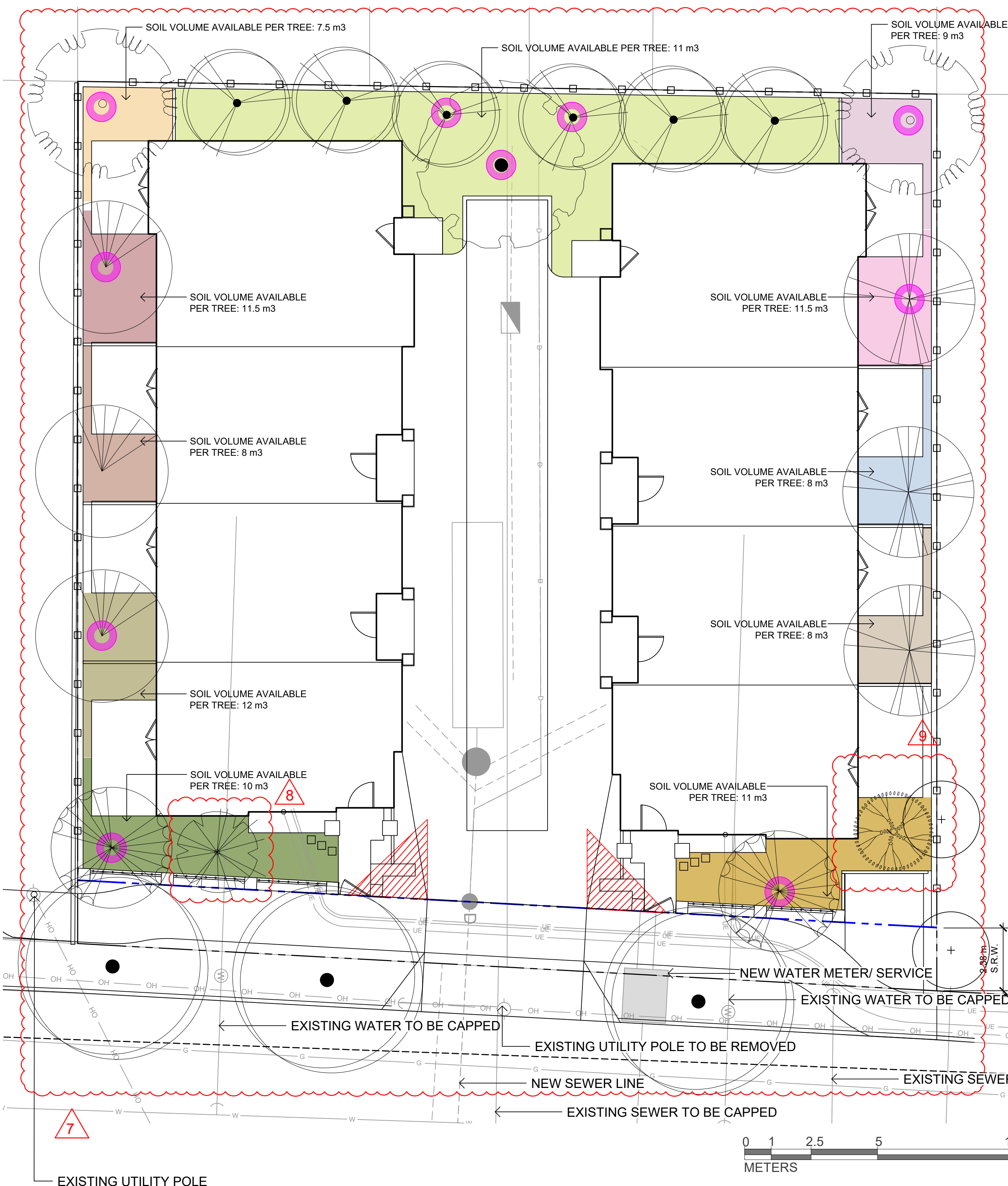


DRAWING TITLE:  
**TREE REMOVAL &  
PROTECTION PLAN**

DWG NO:

SCALE: 1:100

**L2**



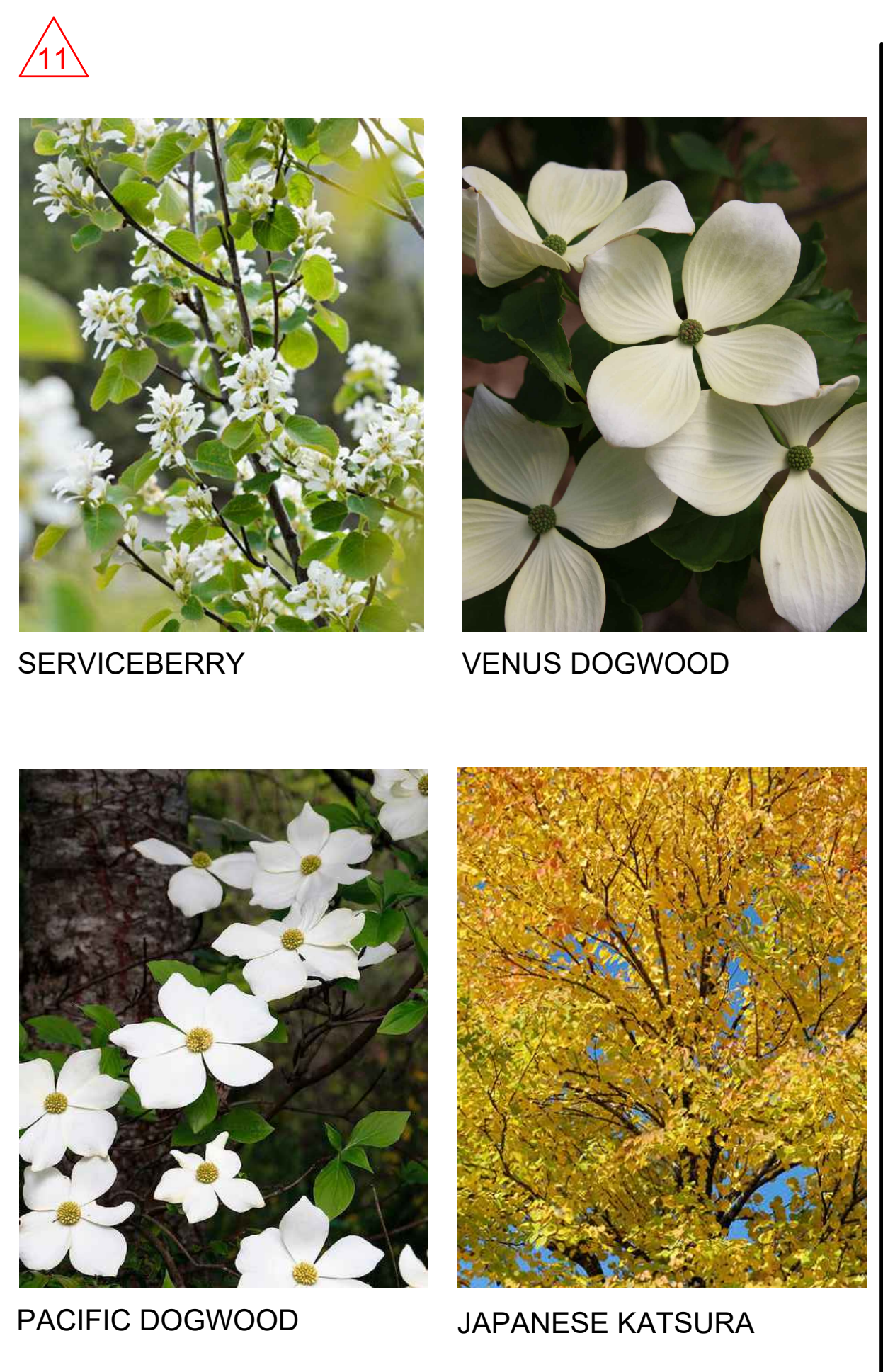
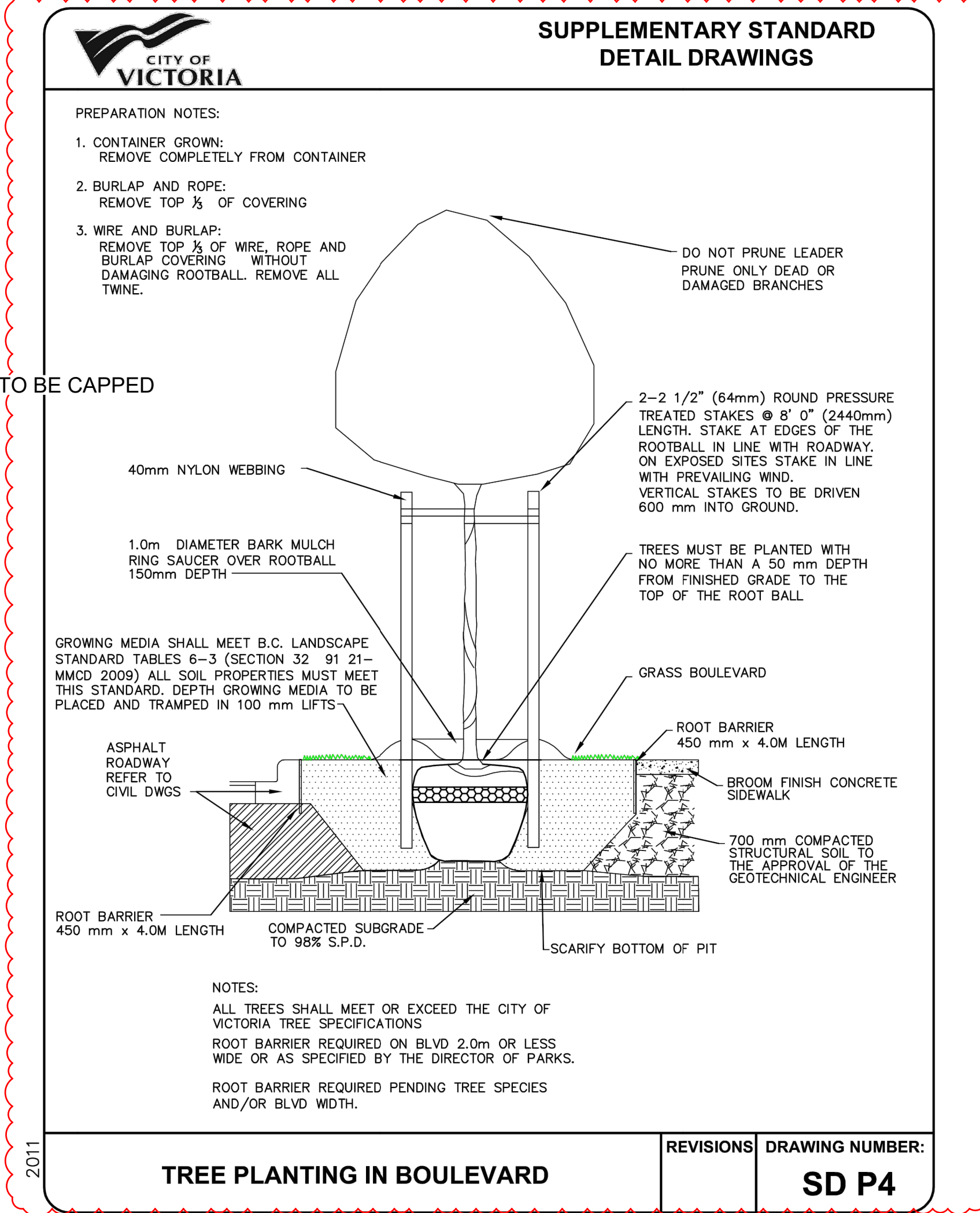
**LEGEND**

○ REPLACEMENT TREES

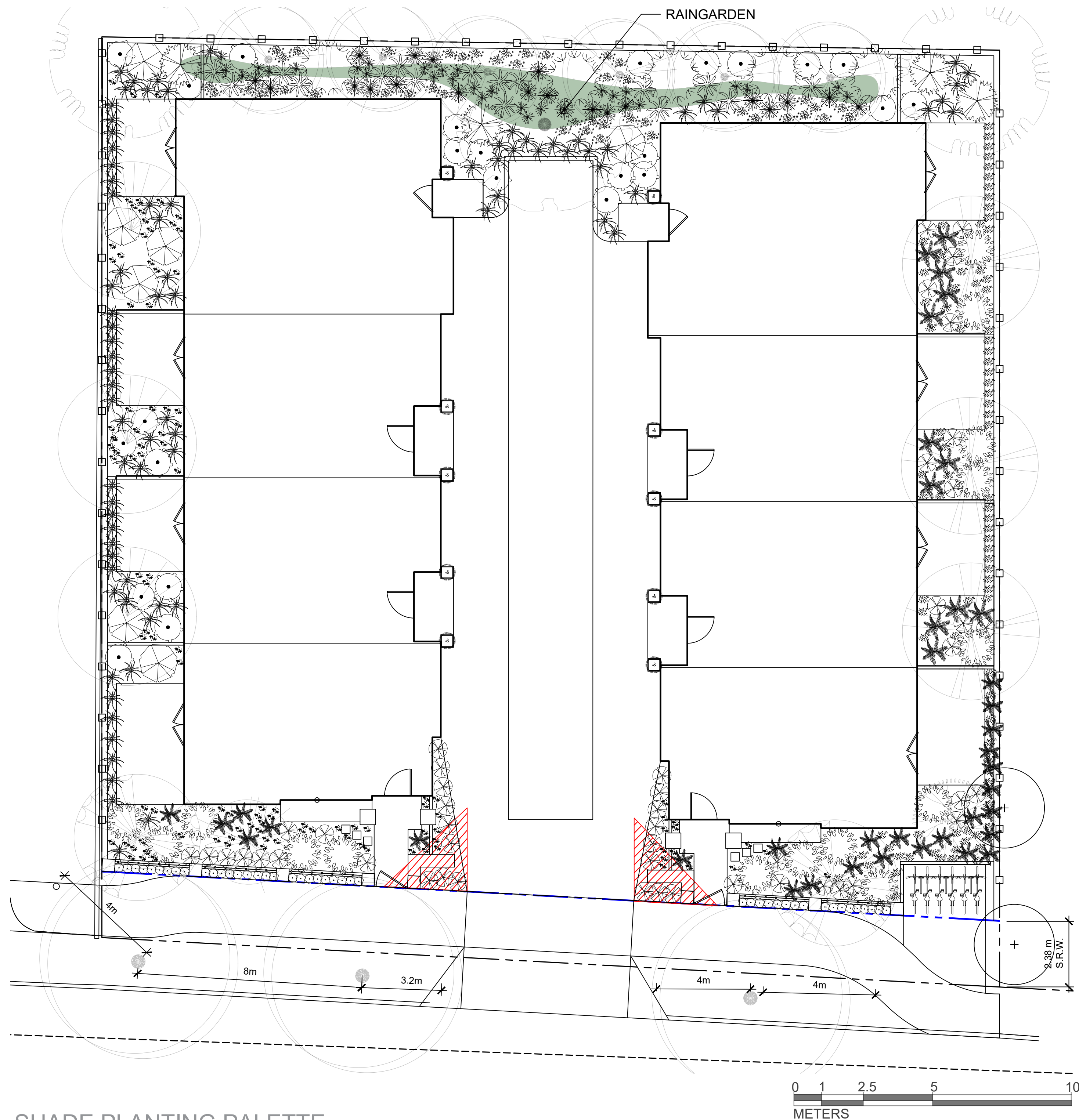
PROTECTED TREES TO BE REMOVED ON SITE: 5  
 REPLACEMENT TREES NEEDED: 10  
 REPLACEMENT TREES PROPOSED: 10

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).



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



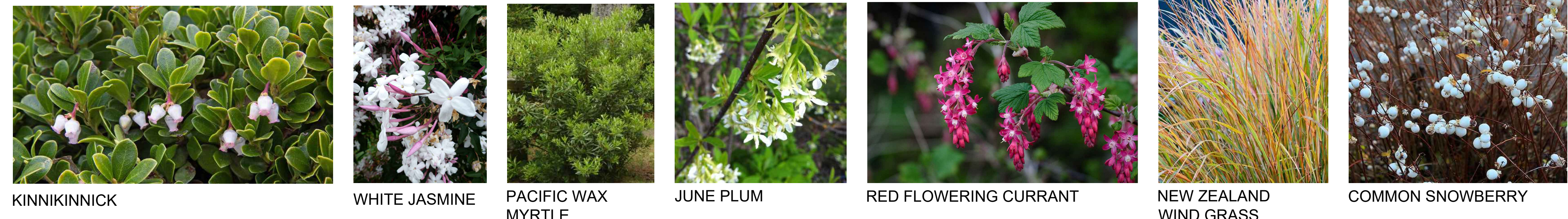
PLANT SCHEDULE									
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)	Notes
145		<i>Asarum canadense</i>	Wild ginger	Flat	Y		0.1-0.15	0.15-0.3	
46		<i>Buxus sinica</i> var. <i>insularis</i> 'Green Velvet'	Green Velvet boxwood	#2			0.9-1.2	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>Ploystichum 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



SUN PLANTING PALETTE



RAIN GARDEN PLANTING PALETTE



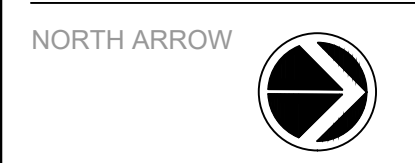
1608 Camosun Street, Victoria BC V8T 3E6  
 Info@biophilcollective.ca 250 590 1156

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

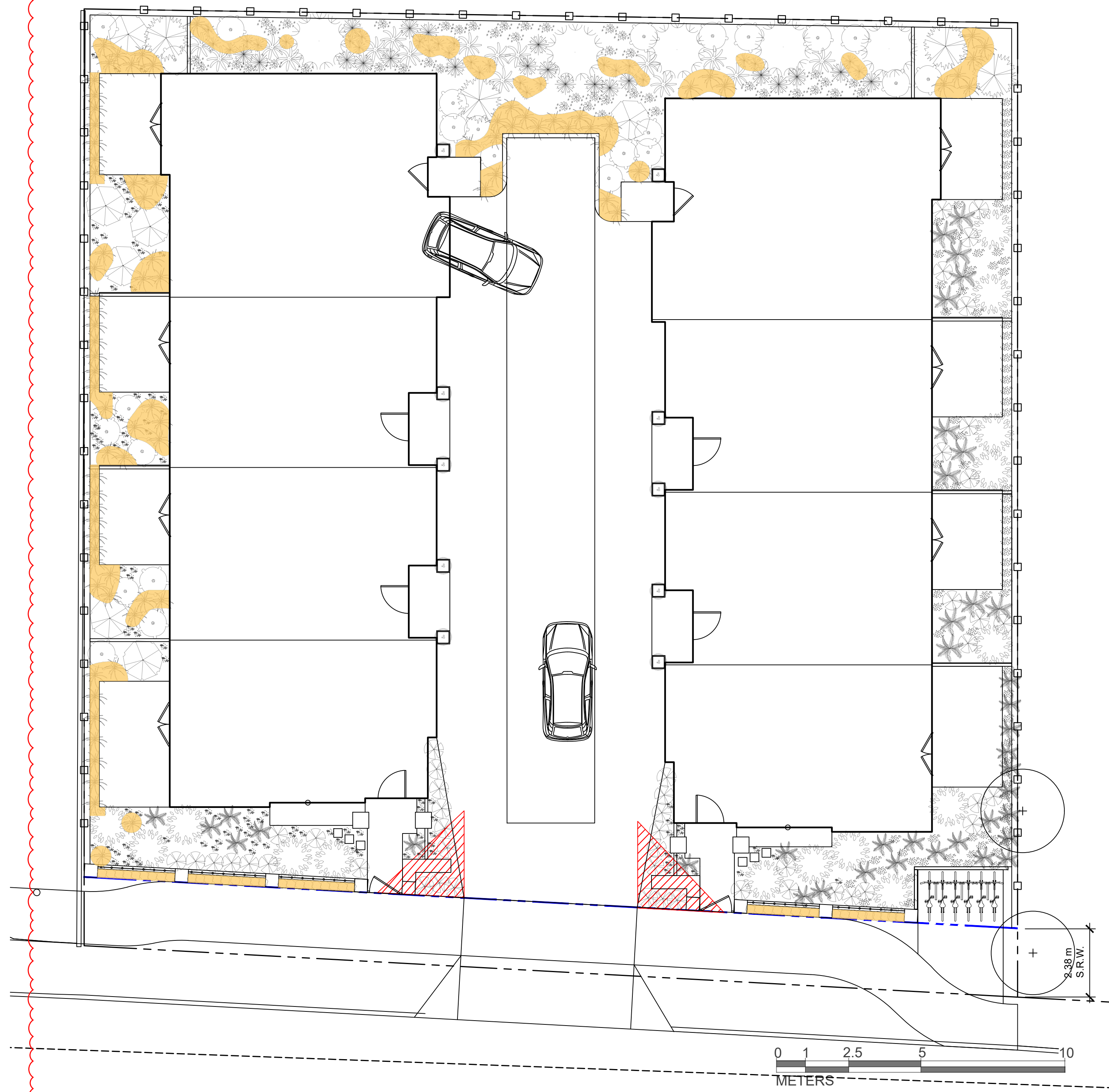


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**PLANTING PLAN**

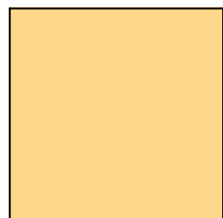
DWG NO:

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%



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SEAL

NORTH ARROW



DRAWING TITLE:

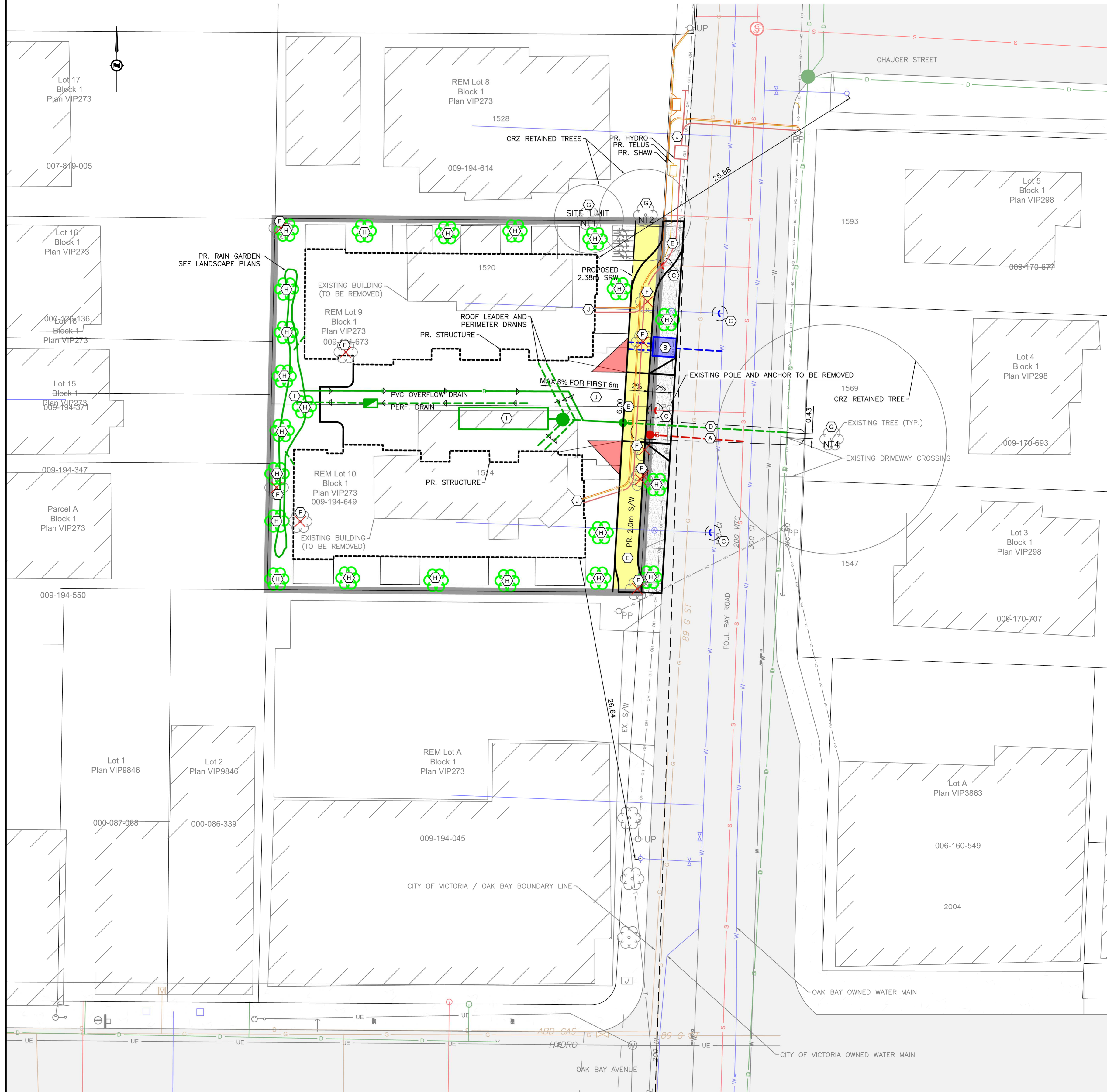
**NATIVE PLANT  
 PERCENTAGE**

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 = 608m<sup>2</sup>  
 REQUIRED STORAGE = 100m<sup>3</sup>/ha OF IMPERVIOUS AREA  
 = 100m<sup>3</sup>/ha x (0.061)ha  
 = 6.1m<sup>3</sup>

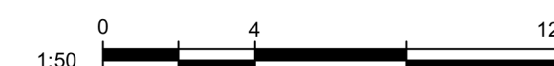
STORAGE PROVIDED BY 3 STORMTECH SC-780 CHAMBERS. SEE DETAIL BELOW. EACH STORMTANK PROVIDES 1.3m<sup>3</sup> OF STORAGE VOLUME. THE FLOW CONTROL MANHOLE (FCMH) IS 1050mm<sup>2</sup> CONCRETE MANHOLE WHICH ALSO PROVIDED AN ADDITIONAL 0.86m<sup>3</sup> OF STORAGE VOLUME. THE VOIDS IN THE 0.3m WIDE GRAVEL SURROUNDING THE CHAMBERS PROVIDES FURTHER STORAGE VOLUME.

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

PROVIDED STORAGE = VOLUME OF RELOCATED CHAMBERS + VOLUME RELOCATED OF DRAIN ROCK + VOLUME RELOCATED OF FCMH  
 = 3.9m<sup>3</sup> + 2.5m<sup>3</sup> + 0.86m<sup>3</sup>  
 = 7.3m<sup>3</sup>

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

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



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