



CITY OF
VICTORIA

Revisions

Received Date:
June 12, 2024

List of Drawings

Architectural

D'Ambrosio architecture + urbanism
2960 Jutland Road
Victoria, BC
V8T 5K2

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Landscape

Biophilia Design Collective Ltd.
1608 Camosun Street
Victoria, BC
V8T 3E6

L1	Tree Removal and Retention Plan
L2	Arborist Report of Existing Trees
L3	Landscape Site Plan
L4	Tree Planting and Soil Volumes Plan
L5	Shrub Planting Plan

D'AMBROSIO
architecture + urbanism

2960 Jutland Road
Victoria BC Canada V8T5K2

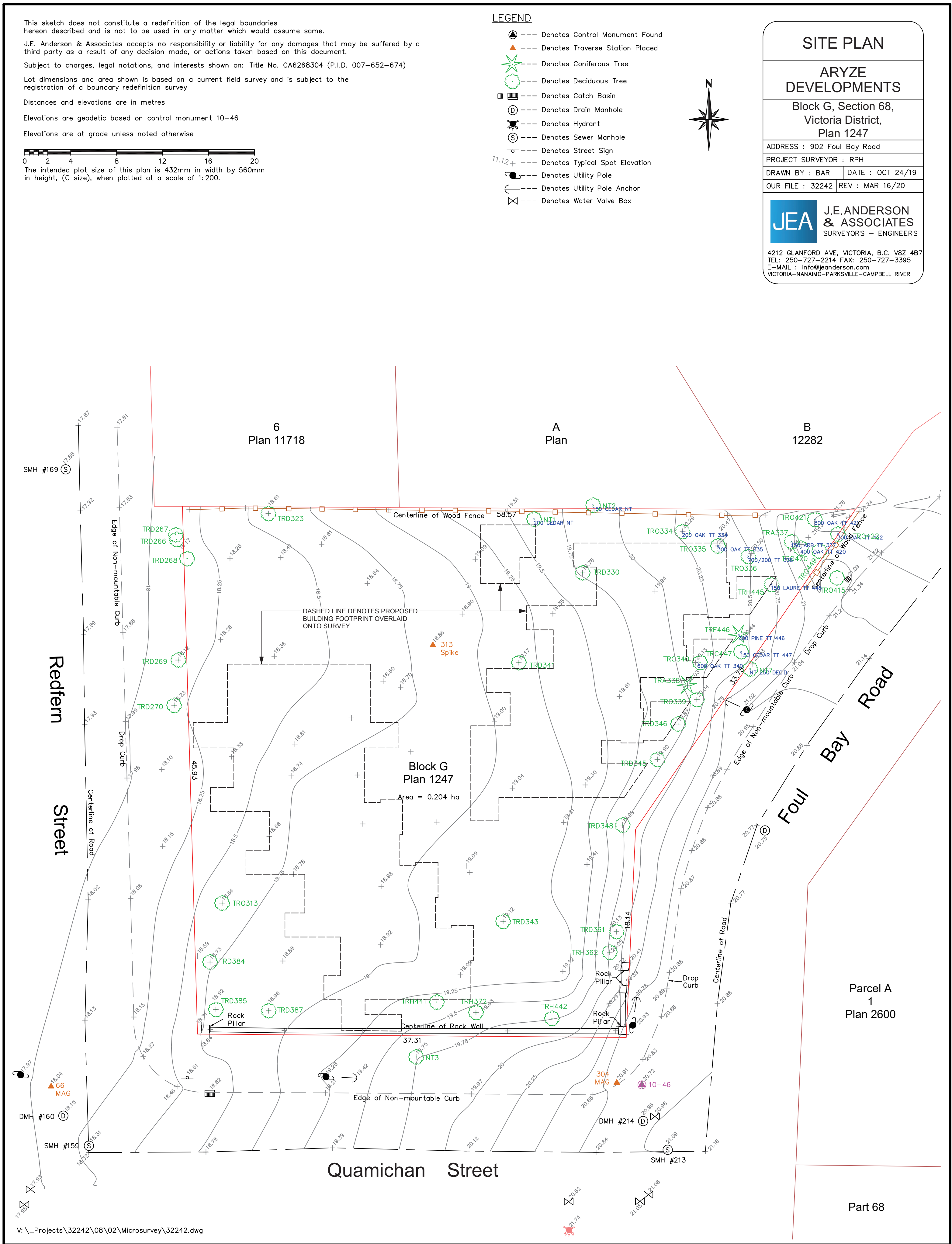
tel 250.384.2400
fax 250.384.7893
eml mail@fdarc.ca
web www.fdarc.ca

902 Foul Bay Road
Victoria B.C.



Revised Development Permit Application
September 25, 2024

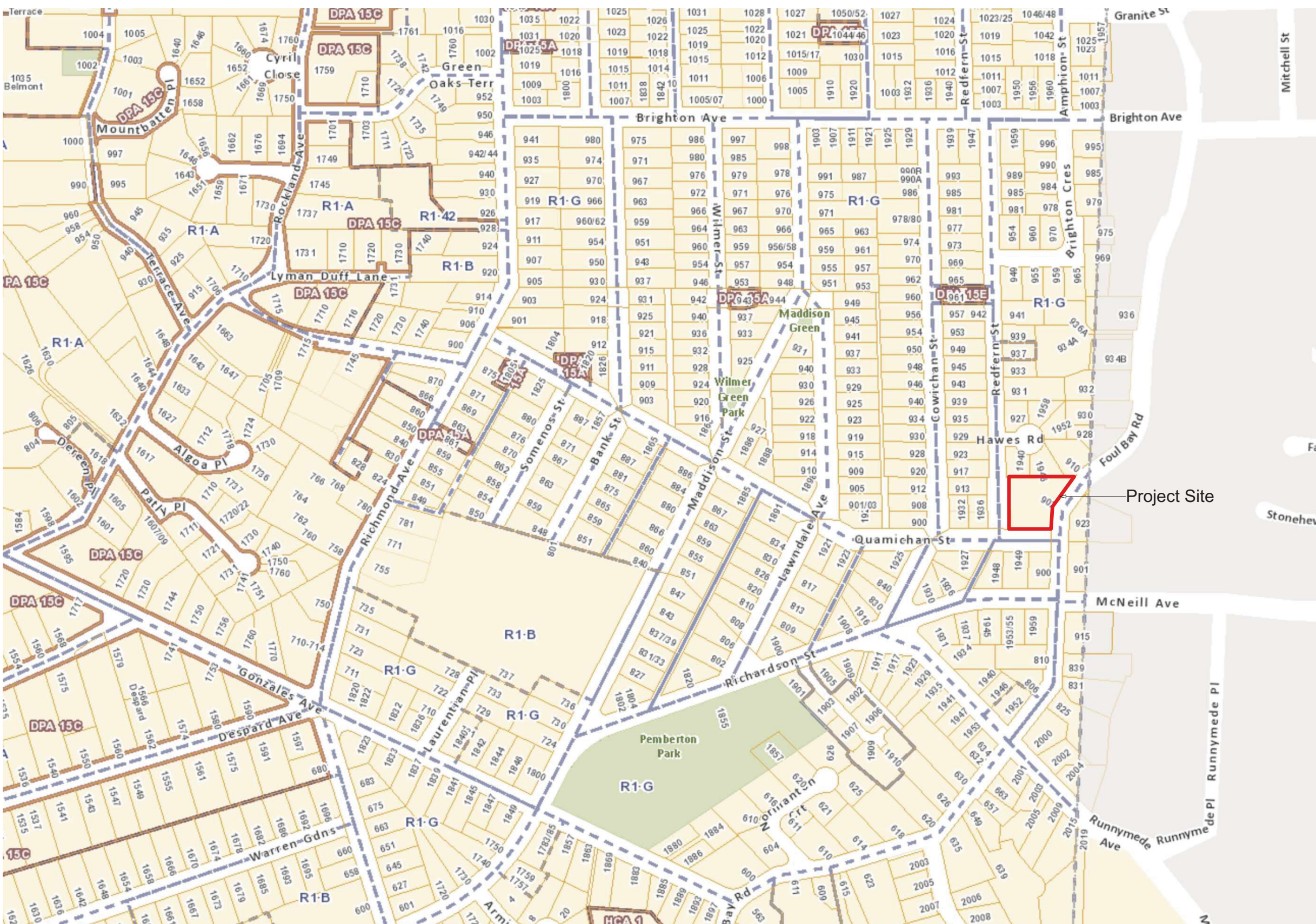
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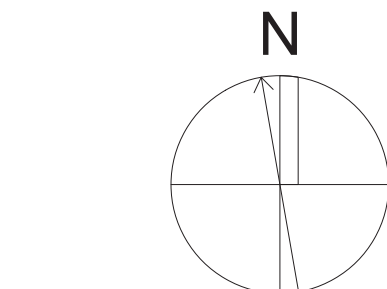
1 Site Survey
Scale: 1:200



2 Context Plan
Scale: 1:500



3 Location / Zoning Plan
Scale: nts



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

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

sheet title
Site Survey, Context,
Location / Zoning Plan

project no. 1933
drawing file -

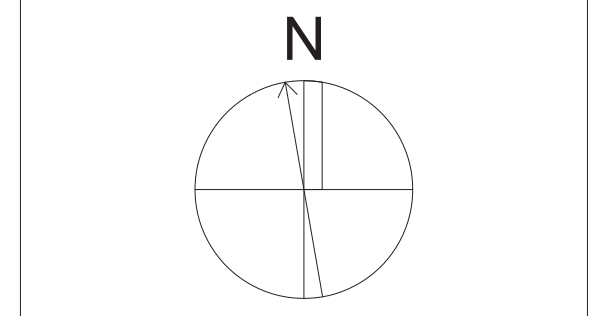
scale As Noted
drawn by JH

date 24.06.11
sheet no. A0.1

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Graphics Legend

- 18.10 (F.N.) Geodetic Grade Elevation, Finished and Natural (Extrapolated from survey by J.E. Anderson, dated Oct. 24, 2019)
- 20.36 (F.N.) Geodetic Grade Elevation, Finished and Existing (Extrapolated from survey by J.E. Anderson, dated Oct. 24, 2019)
- A 1 Data Point for Grade Calculation
- Existing Tree, Retain
- Existing Tree, Remove



10	REVISED D.P. SUBMISSION	24.06.11
rev no	description	date
project name	902 Foul Bay Road Victoria, BC	
sheet title	Site Plan Project Data Grade Calculations	
project no	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	24.06.11	sheet no.
		A1.0

GARBAGE ENCLOSURE & SPRINKLER CLOSET
Average Grade Calculation

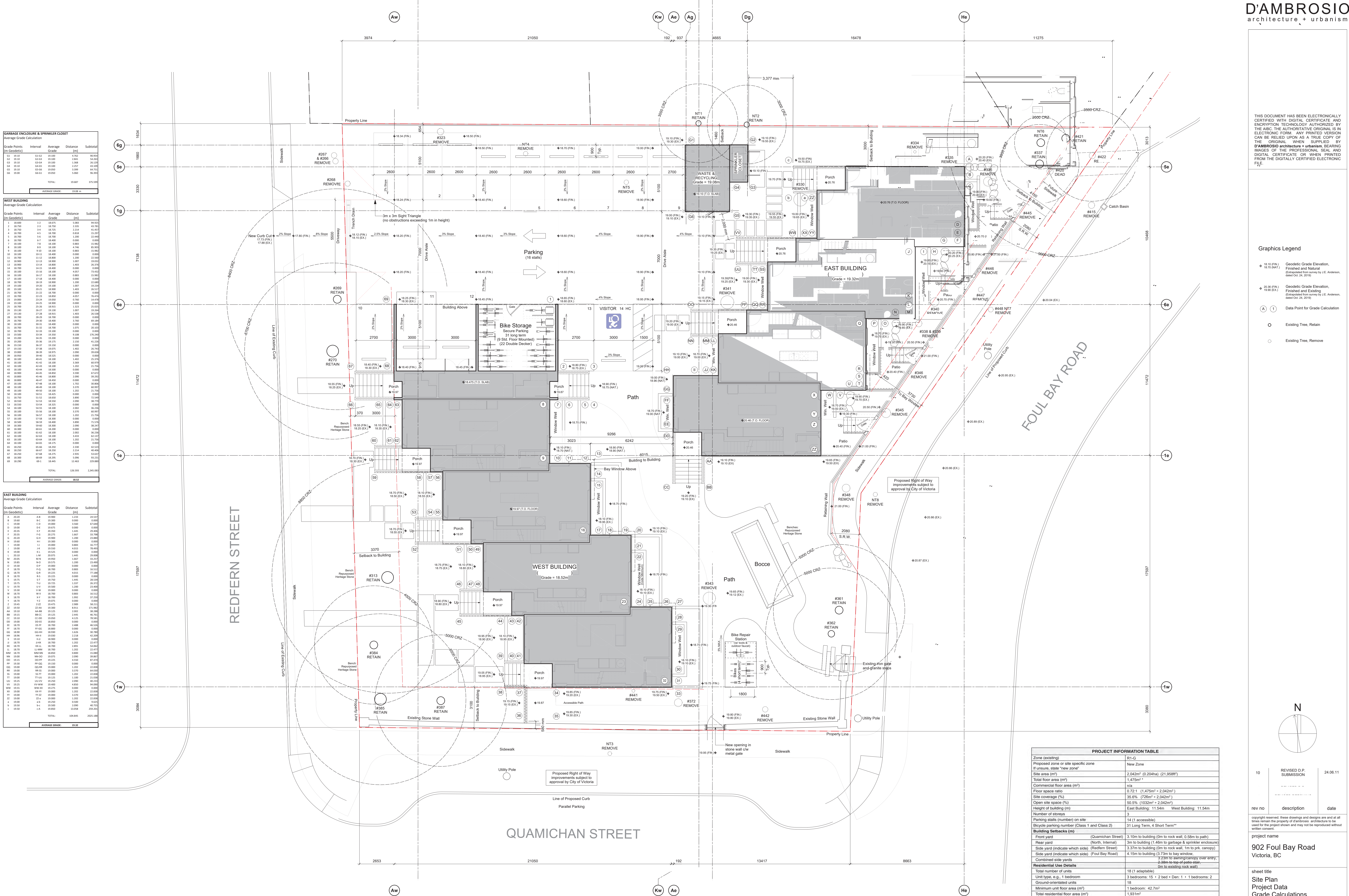
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
18.10	0.00	18.10	4.762	85.954
18.10	0.00	18.10	2.841	51.243
18.10	0.00	18.10	1.886	34.102
18.10	0.00	18.10	2.297	41.279
18.10	0.00	18.10	2.399	43.713
18.10	0.00	18.10	5.060	91.313
TOTAL			19.887	375.599
AVERAGE GRADE				18.88 m

WEST BUILDING
Average Grade Calculation

Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
18.10	1.7	18.75	1.986	38.358
18.75	2.3	18.75	2.335	43.783
18.75	3.4	18.75	2.244	41.452
18.75	4.5	18.75	0.818	15.297
18.75	5.6	18.75	1.200	22.488
18.75	6.7	18.75	0.000	0.000
18.75	7.8	18.75	0.000	0.000
18.75	8.9	18.75	4.746	85.953
18.75	9.0	18.75	0.000	0.000
18.75	10.1	18.75	0.000	0.000
18.75	11.2	18.75	1.000	18.750
18.75	12.3	18.75	1.000	18.750
18.75	13.4	18.75	1.000	18.750
18.75	14.5	18.75	1.000	18.750
18.75	15.6	18.75	4.057	75.442
18.75	16.7	18.75	1.000	18.750
18.75	17.8	18.75	0.000	0.000
18.75	18.9	18.75	1.403	27.465
18.75	19.0	18.75	1.000	18.750
18.75	20.1	18.75	1.000	18.750
18.75	21.2	18.75	0.000	0.000
18.75	22.3	18.75	0.000	0.000
18.75	23.4	18.75	4.057	75.442
18.75	24.5	18.75	0.760	14.200
18.75	25.6	18.75	0.000	0.000
18.75	26.7	18.75	0.000	0.000
18.75	27.8	18.75	0.000	0.000
18.75	28.9	18.75	0.000	0.000
18.75	29.0	18.75	1.700	29.475
18.75	30.1	18.75	0.000	0.000
18.75	31.2	18.75	0.000	0.000
18.75	32.3	18.75	1.075	20.344
18.75	33.4	18.75	0.000	0.000
18.75	34.5	18.75	0.000	0.000
18.75	35.6	18.75	0.000	0.000
18.75	36.7	18.75	0.000	0.000
18.75	37.8	18.75	0.000	0.000
18.75	38.9	18.75	0.000	0.000
18.75	39.0	18.75	0.000	0.000
18.75	40.1	18.75	3.369	60.774
18.75	41.2	18.75	1.402	26.416
18.75	42.3	18.75	0.000	0.000
18.75	43.4	18.75	0.000	0.000
18.75	44.5	18.75	0.000	0.000
18.75	45.6	18.75	0.000	0.000
18.75	46.7	18.75	2.000	37.500
18.75	47.8	18.75	0.000	0.000
18.75	48.9	18.75	1.702	31.809
18.75	49.0	18.75	2.170	40.897
18.75	50.1	18.75	1.202	22.750
18.75	51.2	18.75	0.000	0.000
18.75	52.3	18.75	0.000	0.000
18.75	53.4	18.75	2.000	37.500
18.75	54.5	18.75	2.002	37.504
18.75	55.6	18.75	1.702	31.809
18.75	56.7	18.75	1.202	22.754
18.75	57.8	18.75	0.000	0.000
18.75	58.9	18.75	3.000	56.250
18.75	59.0	18.75	2.000	37.500
18.75	60.1	18.75	0.000	0.000
18.75	61.2	18.75	2.000	37.500
18.75	62.3	18.75	3.433	64.117
18.75	63.4	18.75	1.202	22.750
18.75	64.5	18.75	0.000	0.000
18.75	65.6	18.75	2.330	43.512
18.75	66.7	18.75	0.000	0.000
18.75	67.8	18.75	2.335	43.817
18.75	68.9	18.75	0.000	0.000
18.75	69.0	18.75	12.463	229.888
TOTAL			126.395	2,345.083
AVERAGE GRADE				18.52

EAST BUILDING
Average Grade Calculation

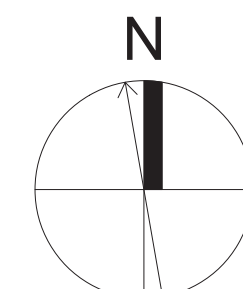
Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
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18.10	7.0	18.10	0.000	0.000
18.10	8.0	18.10	1.445	26.049
18.10	9.0	18.10	1.200	21.780
18.10	10.0	18.10	0.000	0.000
18.10	11.0	18.10	0.883	15.777
18.10	12.0	18.10	0.000	0.000
18.10	13.0	18.10	0.000	0.000
18.10	14.0	18.10	0.000	0.000
18.10	15.0	18.10	0.000	0.000
18.10	16.0	18.10	0.000	0.000
18.10	17.0	18.10	0.000	0.000
18.10	18.0	18.10	0.000	0.000
18.10	19.0	18.10	0.000	0.000
18.10	20.0	18.10	0.000	0.000
18.10	21.0	18.10	0.000	0.000
18.10	22.0	18.10	0.000	0.000
18.10	23.0	18.10	0.000	0.000
18.10	24.0	18.10	0.000	0.000
18.10	25.0	18.10	0.000	0.000
18.10	26.0	18.10	0.000	0.000
18.10	27.0	18.10	0.000	0.000
18.10	28.0	18.10	0.000	0.000
18.10	29.0	18.10	0.000	0.000
18.10	30.0	18.10	0.000	0.000
18.10	31.0	18.10	0.000	0.000
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18.10	37.0	18.10	0.000	0.000
18.10	38.0	18.10	0.000	0.000
18.10	39.0	18.10	0.000	0.000
18.10	40.0	18.10	0.000	0.000
18.10	41.0	18.10	0.000	0.000
18.10	42.0	18.10	0.000	0.000
18.10	43.0	18.10	0.000	0.000
18.10	44.0	18.10	0.000	0.000
18.10	45.0	18.10	0.000	0.000
18.10	46.0	18.10	0.000	0.000
18.10	47.0	18.10	0.000	0.000
18.10	48.0	18.10	0.000	0.000
18.10	49.0	18.10	0.000	0.000
18.10	50.0	18.10	0.000	0.000
18.10	51.0	18.10	0.000	0.000
18.10	52.0	18.10	0.000	0.000
18.10	53.0	18.10	0.000	0.000
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18.10	56.0	18.10	0.000	0.000
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18.10	67.0	18.10	0.000	0.000
18.10	68.0	18.10	0.000	0.000
18.10	69.0	18.10	0.000	0.000
18.10	70.0	18.10	0.000	0.000
18.10	71.0	18.10	0.000	0.000
18.10	72.0	18.10	0.000	0.000
18.10	73.0	18.10	0.000	0.000
18.10	74.0	18.10	0.000	0.000
18.10	75.0	18.10	0.000	0.000
18.10	76.0	18.10	0.000	0.000
18.10	77.0	18.10	0.000	0.000
18.10	78.0	18.10	0.000	0.000
18.10	79.0	18.10	0.000	0.000
18.10	80.0	18.10	0.000	0.000
18.10	81.0	18.10	0.000	0.000
18.10	82.0	18.10	0.000	0.000
18.10	83.0	18.10	0.000	0.000
18.10	84.0	18.10	0.000	0.000
18.10	85.0	18.10	0.000	0.000
18.10	86.0	18.10	0.000	0.000
18.10	87.0	18.10	0.000	0.000
18.10	88.0	18.10	0.000	0.000
18.10	89.0	18.10	0.000	0.000
18.10	90.0	18.10	0.000	0.000
18.10	91.0	18.10	0.000	0.000
18.10	92.0	18.10	0.000	0.000
18.10	93.0	18.10	0.000	0.000
18.10	94.0	18.10	0.000	0.000
18.10	95.0	18.10	0.000	0.000
18.10	96.0	18.10	0.000	0.000
18.10	97.0	18.10	0.000	0.000
18.10	98.0	18.10	0.000	0.000
18.10	99.0	18.10	0.000	0.000
18.10	100.0	18.10	0.000	0.000
TOTAL			104.845	202.580
AVERAGE GRADE				18.32



PROJECT INFORMATION TABLE

Zone (existing)	R1-G
Proposed zone or site specific zone	New Zone
Front yard (North, Internal)	3.10m to building (0.146m to garage & sprinkler enclosure)
Side yard (indicate which side)	3.37m to building (0.146m to rock wall, 1m to prk. canopy)
Side yard (indicate which side)	4.15m to building (3.73m to bay window, 0.42m to existing rock wall)
Combined side yards	2.38m to top of patio stairs, 0.146m to existing rock wall
Residential Use Details	
Total number of units	18 (1 adaptable)
Unit type, e.g., 1 bedroom	3 bedrooms: 15 • 2 bed • Den: 1 • 1 bedrooms: 2
Ground-oriented units	18
Minimum unit floor area (m²)	1 bedroom: 42.7m²
Total residential floor area (m²)	1,831m²

*Total Floor Area is inside of exterior walls, excluding basements. 1,465.6 + 1,2,559.1 + 1,3,447.9 + Sprink 2.4
 *Bicycle requires: 1.25 x 18 units = 23 Long Term, 6 stairs x 2 buildings = 12 Short Term
 Proposed: 31 Long Term (8 std. floor mounted, including 2 cargo, 22 double decker), 4 Short Term per correspondence with C.O.V. Planning Dept.



10	REVISED D.P. SUBMISSION	24.06.11

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project name

902 Foul Bay Road

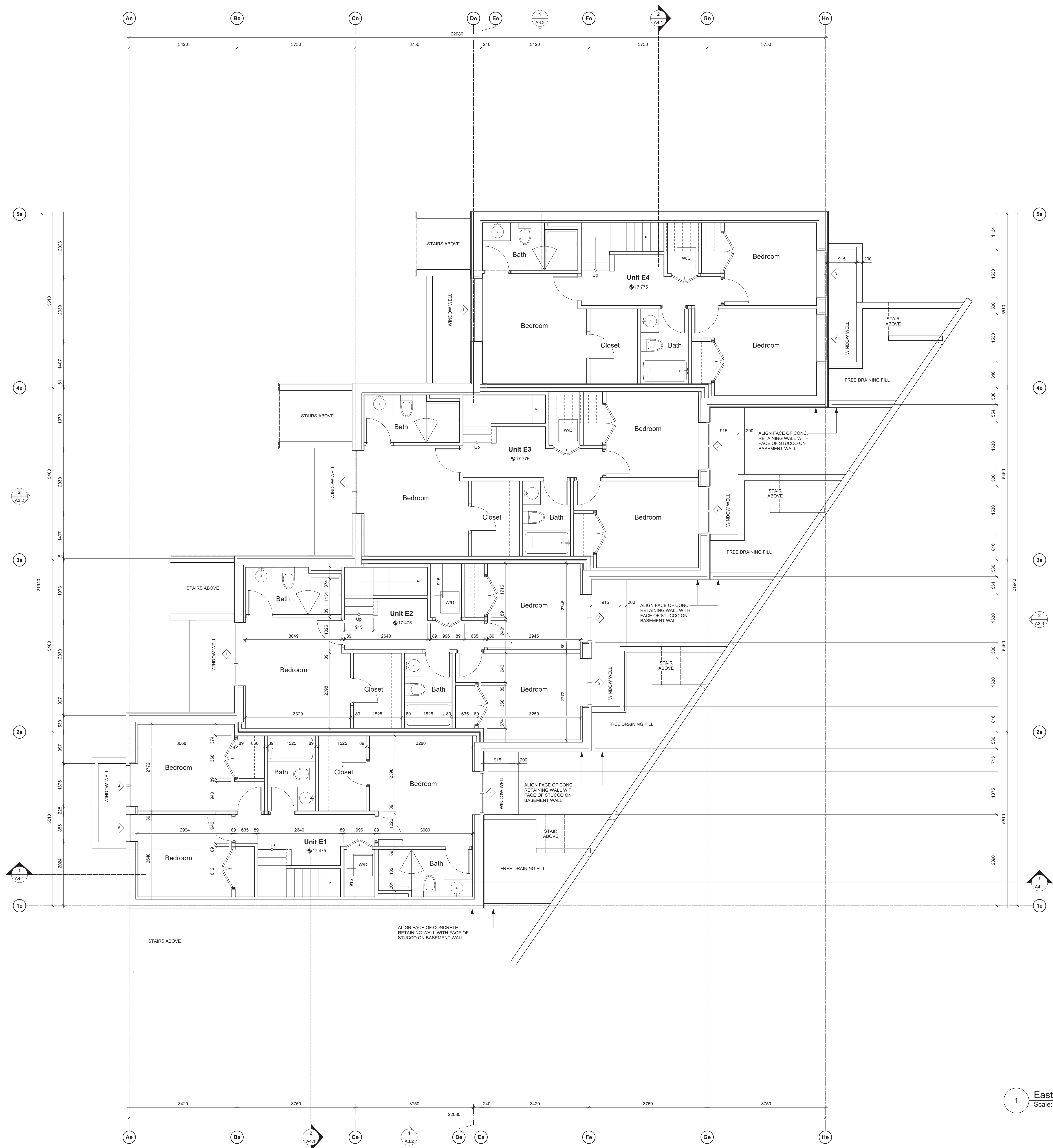
sheet title
West Building - Basement Plan

project no.	1933
drawing file	

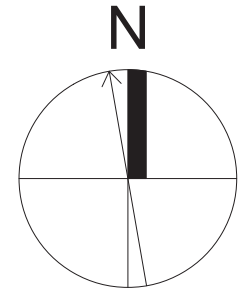
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date	sheet no.
21.08.11	A2.011

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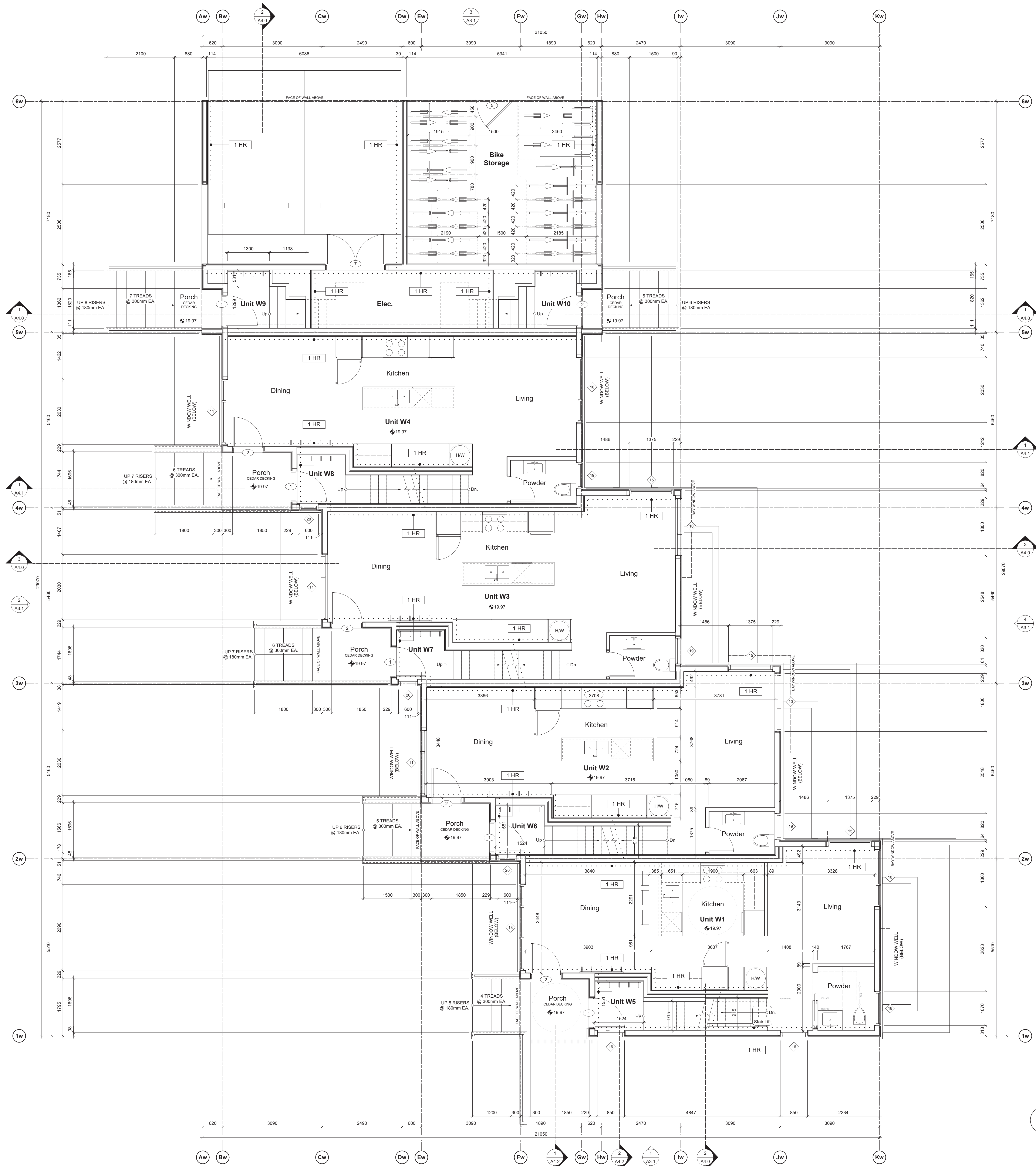


1 East Bldg. - Basement Plan
Scale: Scale: 1:50

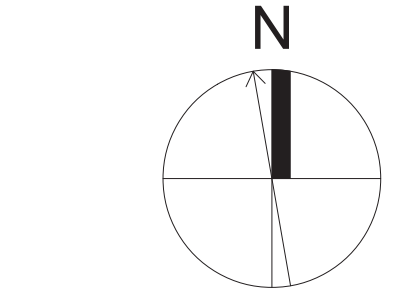


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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
East Building - Basement Plan		
project no. 1933		
drawing file -		
scale As Noted		
drawn by JH		
date	sheet no.	
24.06.11	A2.0e	

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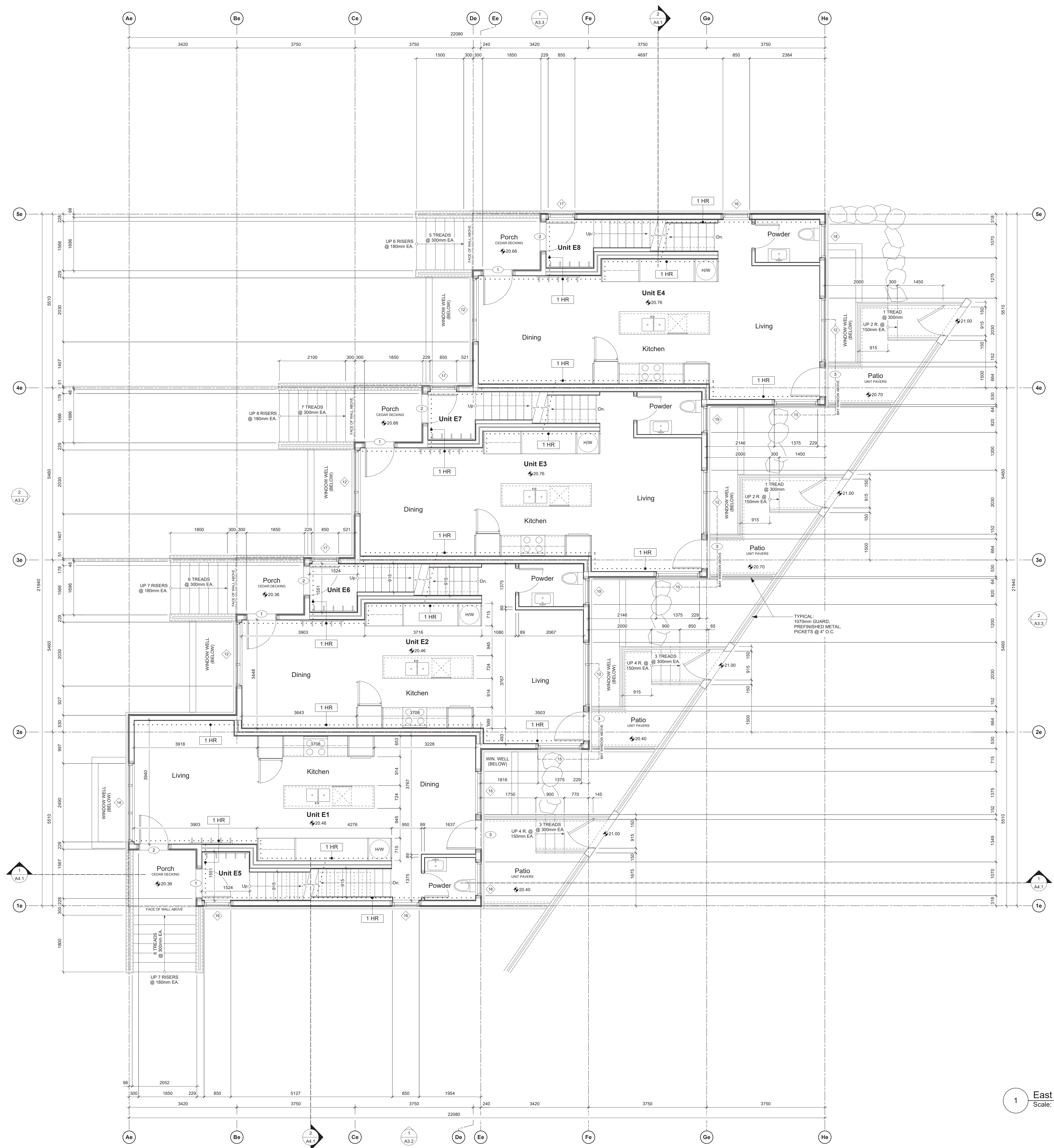


1 West Bldg. - Level 1 Plan
Scale: Scale: 1:50

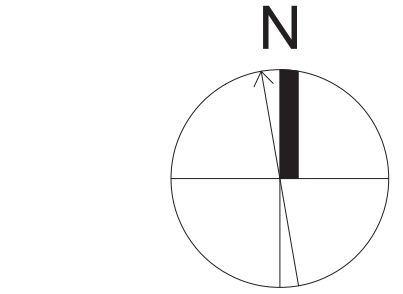


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902 Foul Bay Road Victoria, BC		
sheet title		
West Building - Level 1 Plan		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	24.06.11	
sheet no.	A2.1w	

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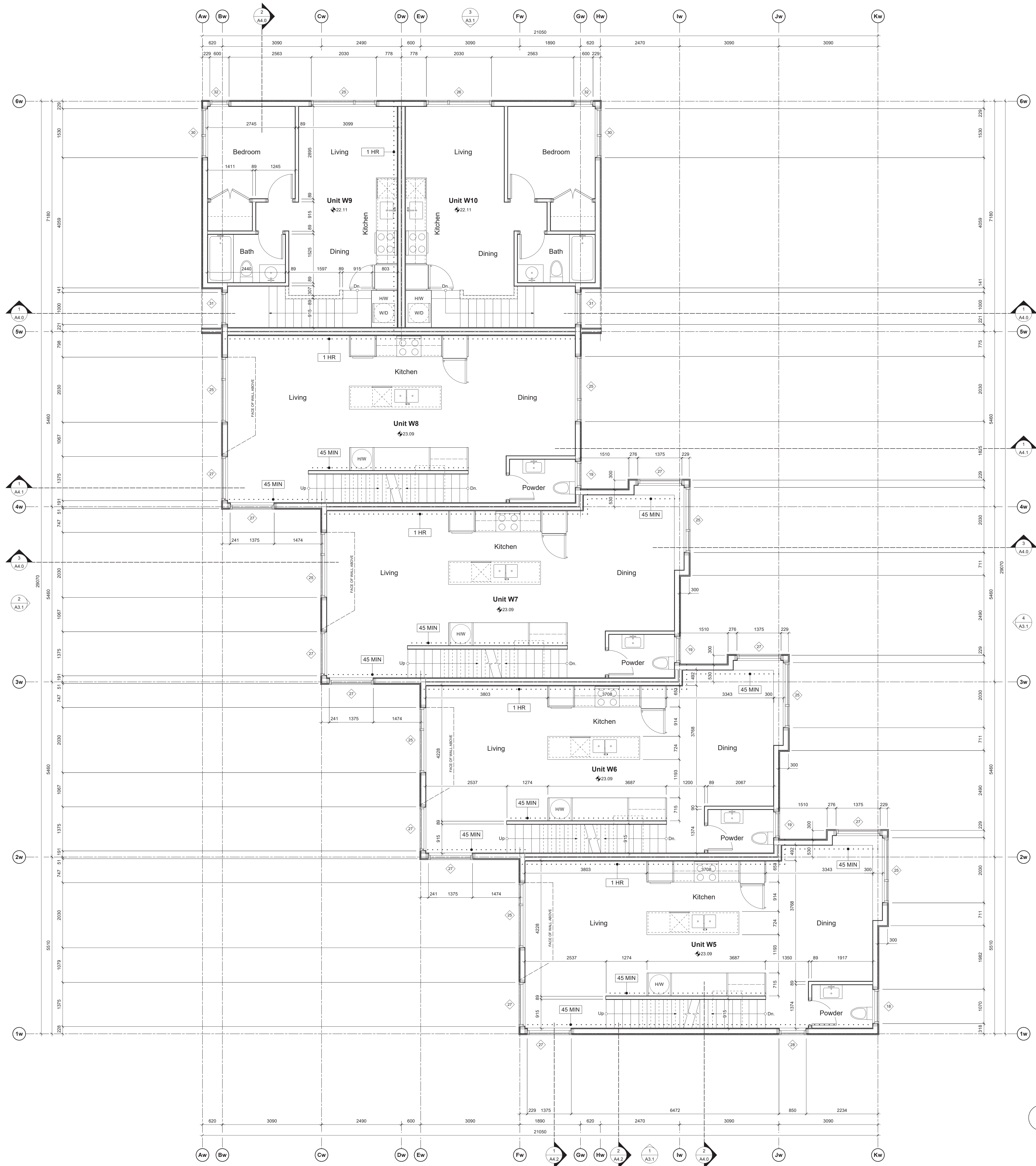


1 East Bldg. - Level 1 Plan
Scale: Scale: 1:50

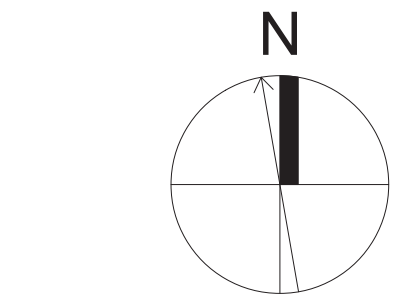


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902 Foul Bay Road Victoria, BC		
sheet title		
East Building - Level 1 Plan		
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		A2.1e

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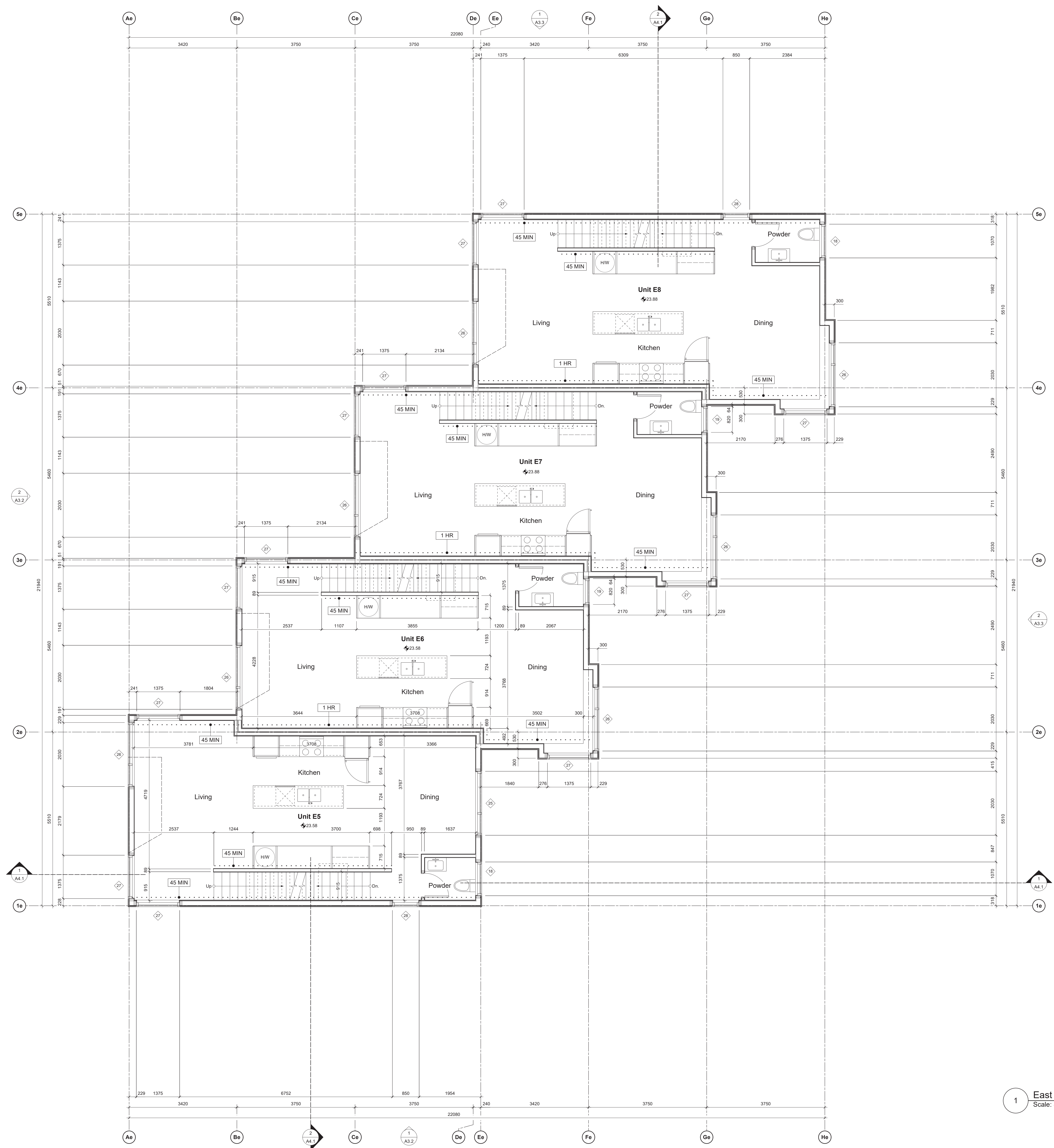


1 West Bldg. - Level 2 Plan
Scale: Scale: 1:50

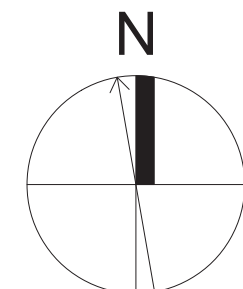


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902 Foul Bay Road Victoria, BC		
sheet title		
West Building - Level 2 Plan		
project no. 1933		
drawing file -		
scale As Noted		
drawn by JH		
date		sheet no.
24.06.11		A2.2w

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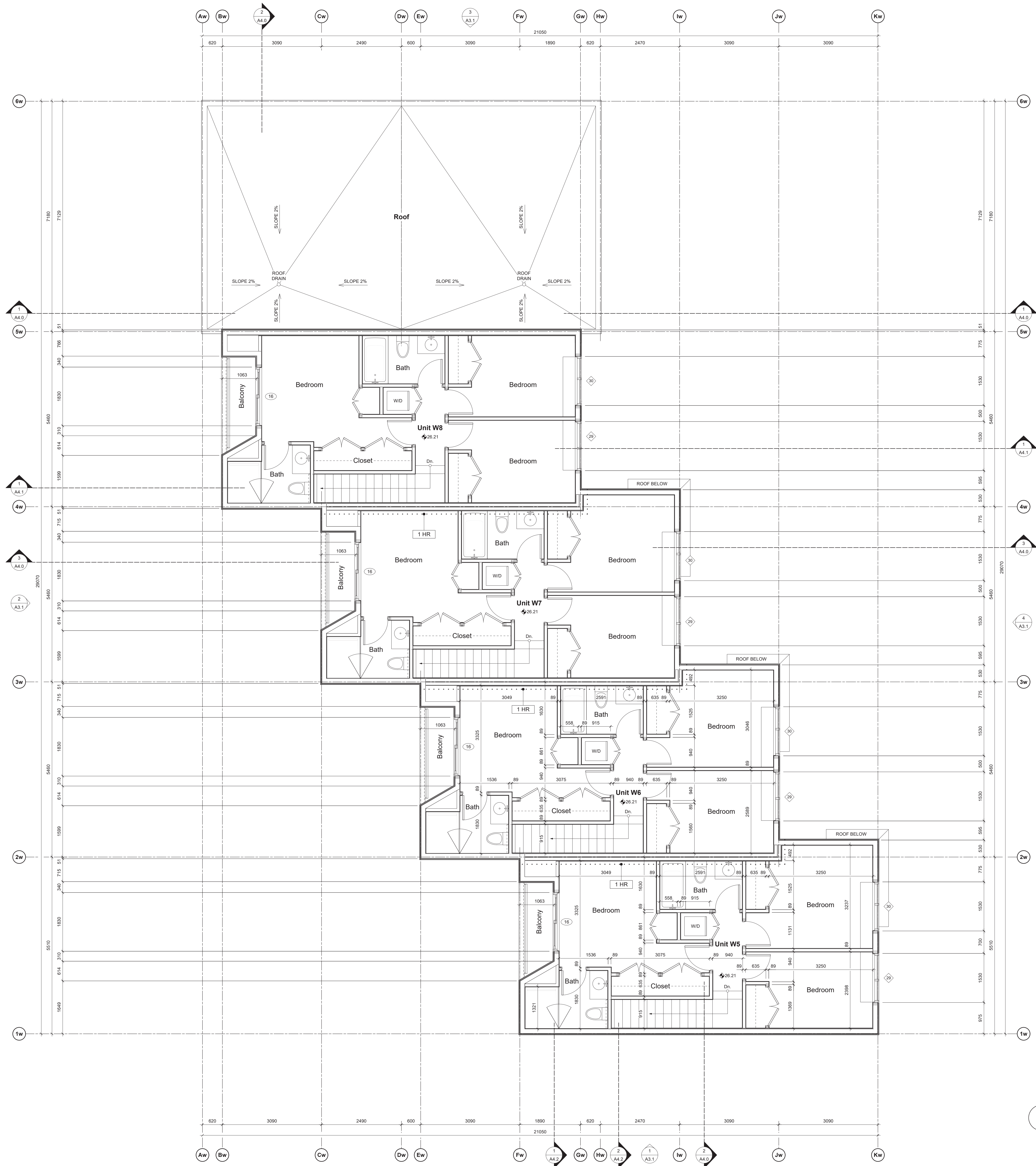


1 East Bldg. - Level 2 Plan
Scale: Scale: 1:50

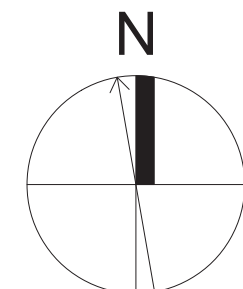


10	REVISED D.P. SUBMISSION	24.06.11
rev no	description	date
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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
East Building - Level 2 Plan		
project no. 1933		
drawing file -		
scale As Noted		
drawn by JH		
date	sheet no.	
24.06.11	A2.2e	

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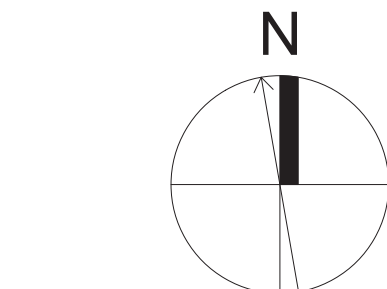


1 West Bldg. - Level 3 Plan
Scale: Scale: 1:50

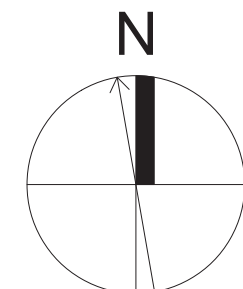


10	REVISED D.P. SUBMISSION	24.06.11
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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
West Building - Level 3 Plan		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	24.06.11	
sheet no.		A2.3w

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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
East Building - Level 3 Plan		
project no. 1933		
drawing file -		
scale As Noted		
drawn by JH		
date		sheet no.
24.06.11		A2.3e



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

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project name
902 Foul Bay Road
Victoria, BC

sheet title

West Building - Roof Plan

project no.	1933
-------------	------

drawing file

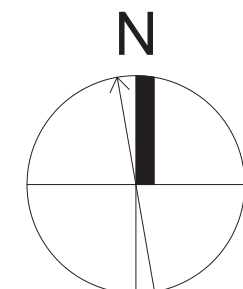
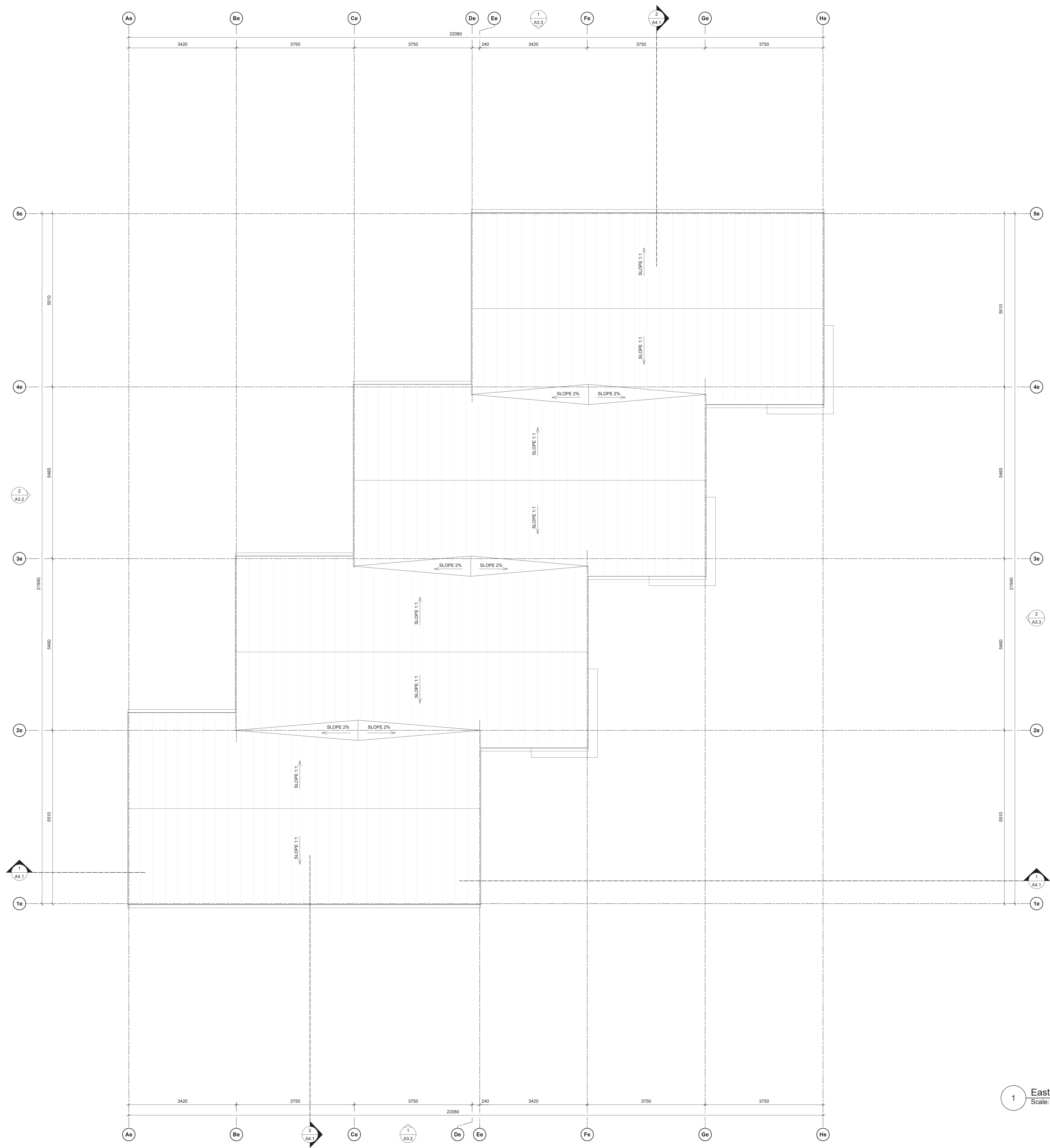
scale As Noted

drawn by JH

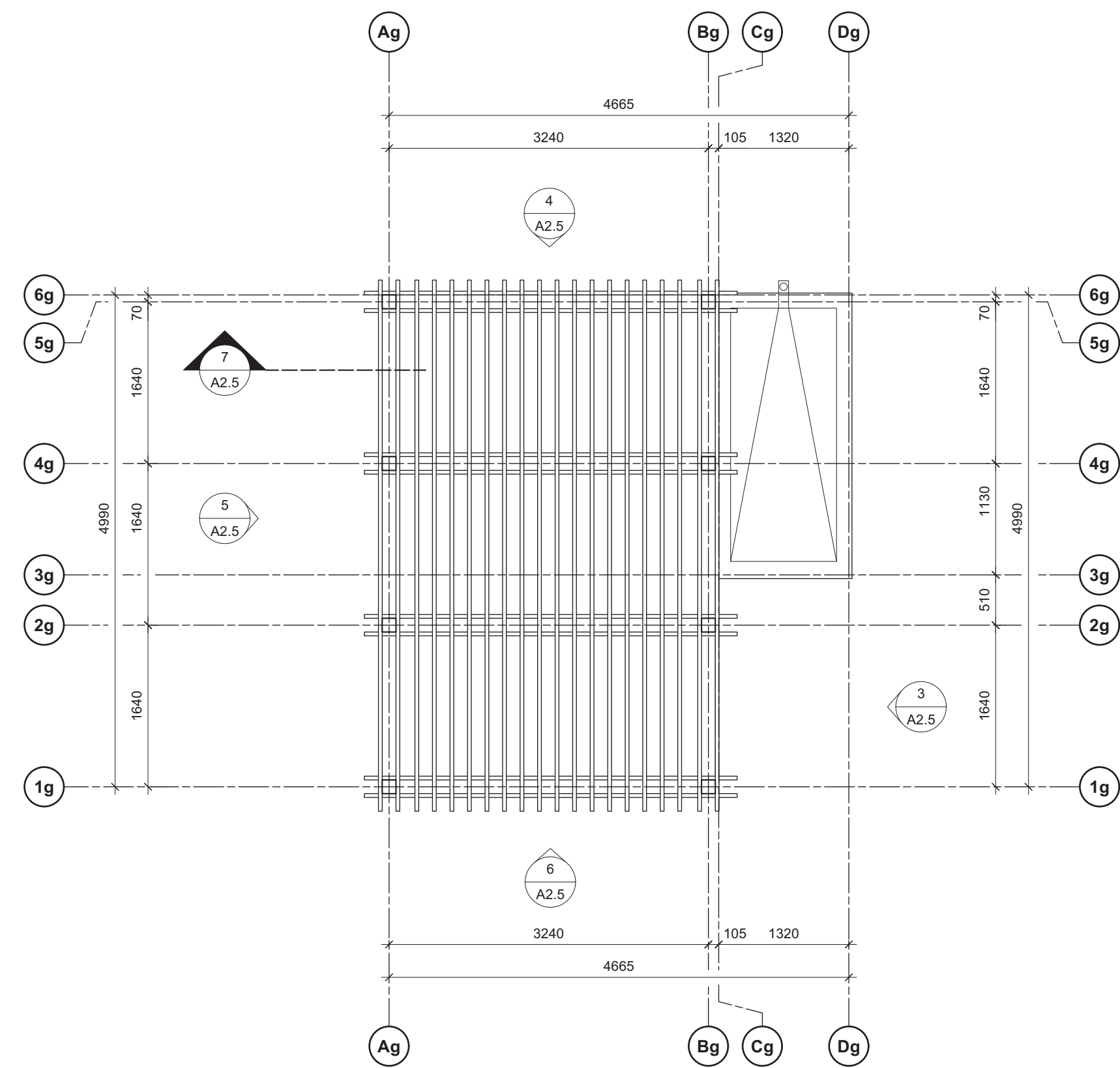
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24.06.11 A2.4w

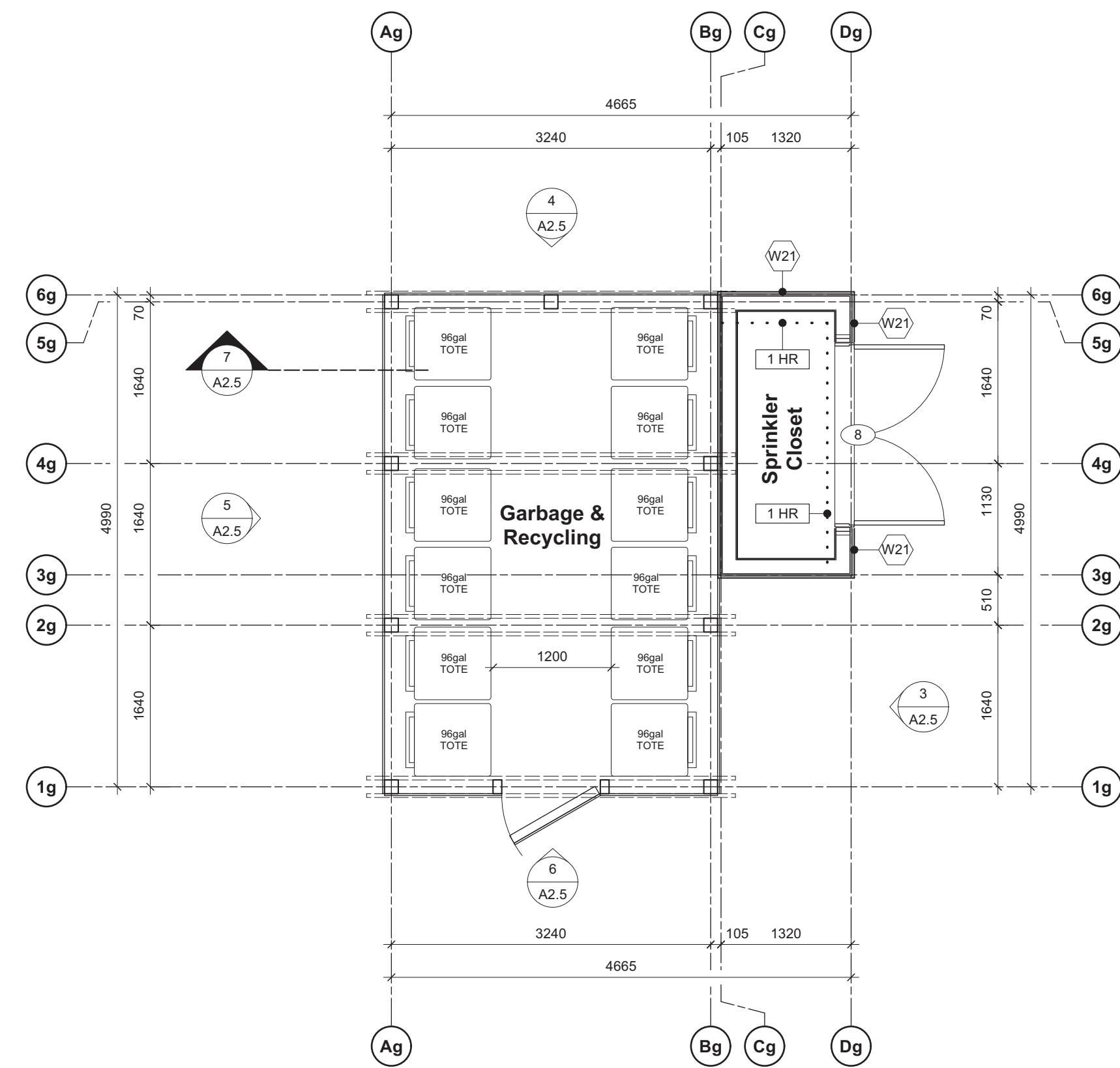
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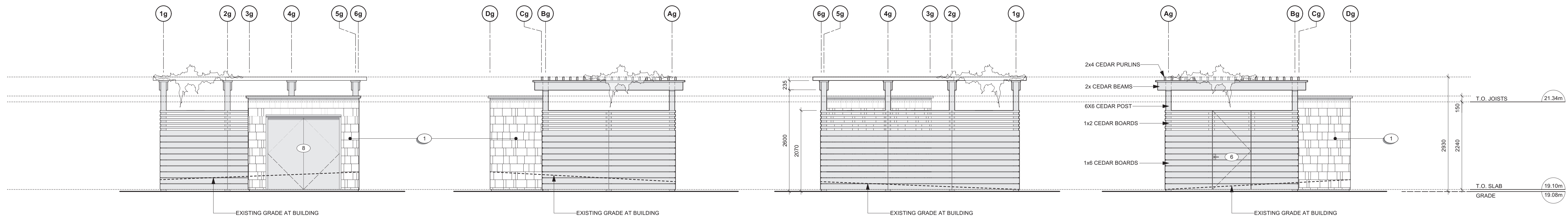
10	REVISED D.P. SUBMISSION	24.06.11
rev no	description	date
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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
East Building - Roof Plan		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	24.06.11	sheet no.
		A2.4e



2 Garbage Enclosure - Roof Plan
Scale: 1:50



1 Garbage Enclosure - Plan
Scale: 1:50

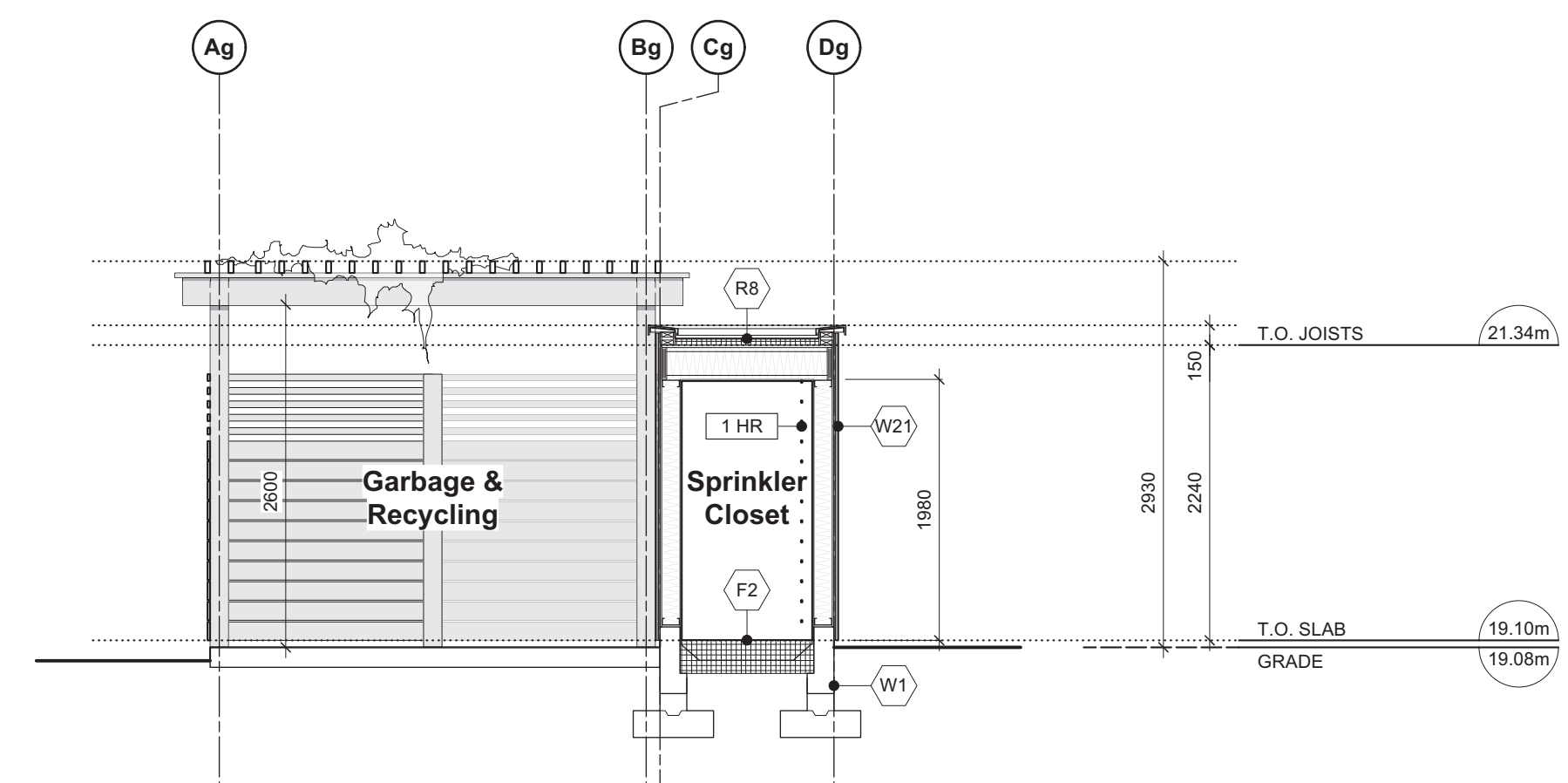


3 Garbage Enclosure - East Elevation
Scale: 1:50

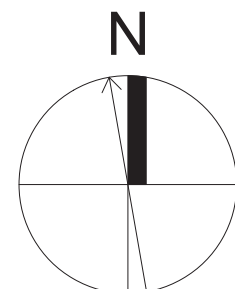
4 Garbage Enclosure - North Elevation
Scale: 1:50

5 Garbage Enclosure - West Elevation
Scale: 1:50

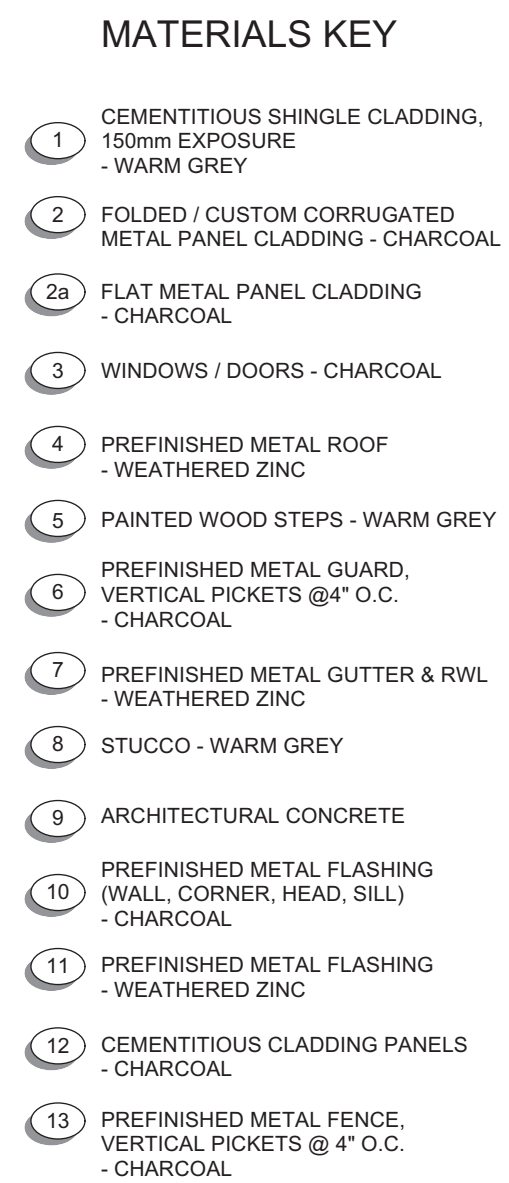
6 Garbage Enclosure - South Elevation
Scale: 1:50



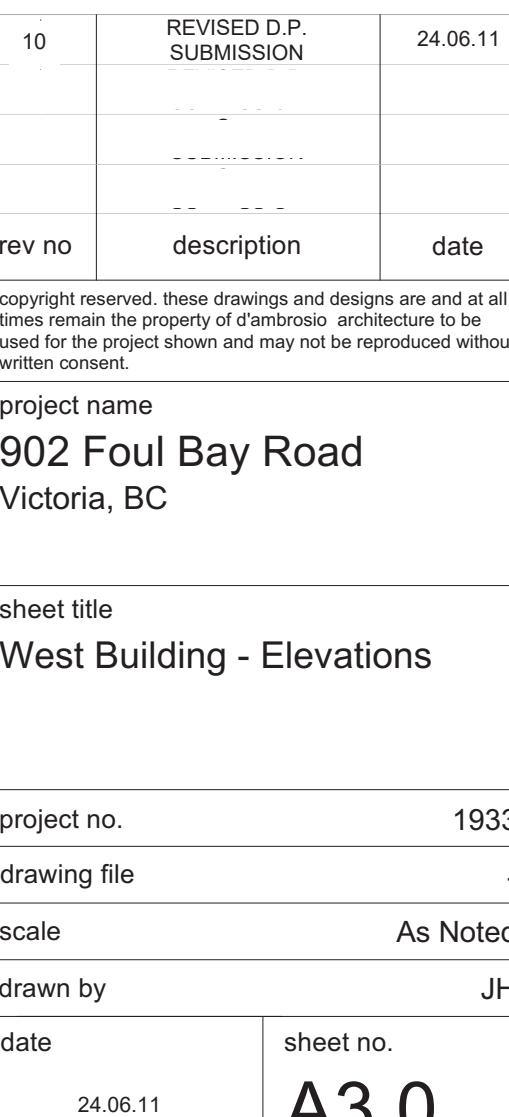
7 Garbage Enclosure - E-W Section
Scale: 1:50



10	REVISED D.P. SUBMISSION	24.06.11
rev no	description	date
project name	902 Foul Bay Road Victoria, BC	
sheet title	Garbage Enclosure & Sprinkler Closet	
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	24.06.11	sheet no. A2.5



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



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MATERIALS KEY

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



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

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project name		
902 Foul Bay Road		
Victoria, BC		
sheet title		
West Building - Elevations		
project no.		1933
drawing file		-
scale		As Noted
drawn by		JH
date		24.06.11
sheet no.		A3.1

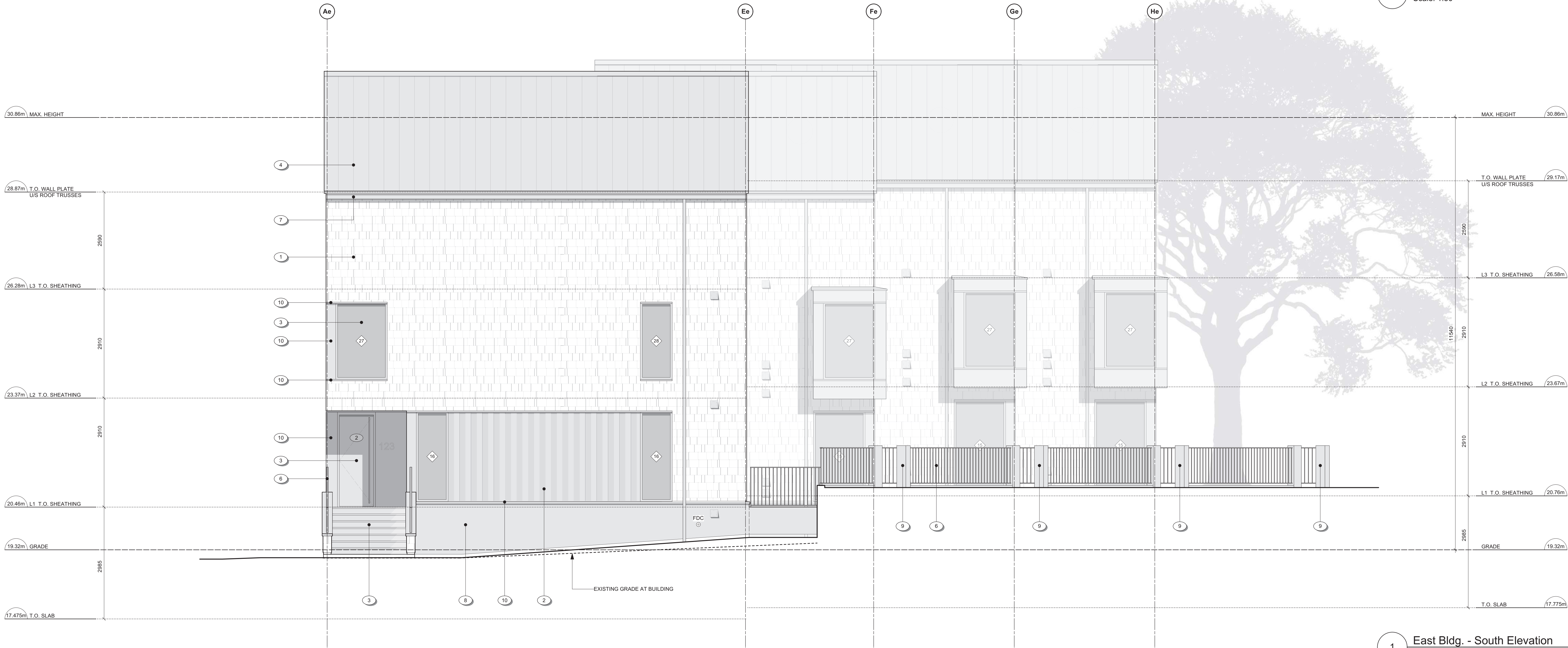
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MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL



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



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

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rev no	description	date
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project name		
902 Foul Bay Road Victoria, BC		
sheet title		
East Building - Elevations		
project no.		1933
drawing file		-
scale		As Noted
drawn by		JH
date		24.06.11
sheet no.		A3.2

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MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING, 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD, VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE, VERTICAL PICKETS @ 4" O.C. - CHARCOAL

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

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

10	REVISED D.P. SUBMISSION	24.06.11
rev no	description	date
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project name 902 Foul Bay Road Victoria, BC		
sheet title East Building - Elevations		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	24.06.11	sheet no. A3.3

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MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING, 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD, VERTICAL PICKETS @4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE, VERTICAL PICKETS @ 4" O.C. - CHARCOAL

rev no	description	date
10	REVISED D.P. SUBMISSION	24.06.11
9	REVISED D.P. SUBMISSION	24.04.26
8	REVISED D.P. SUBMISSION	24.02.29
7	REVISED D.P. SUBMISSION	24.01.26
6	REVISED D.P. SUBMISSION	23.09.25
5	REVISED REZONING SUBMISSION IV	22.04.22
4	REVISED REZONING SUBMISSION III	21.07.29
3	REVISED REZONING SUBMISSION II	21.01.12
2	REVISED REZONING SUBMISSION	20.07.16
1	ISSUED FOR REZONING	20.04.17

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project name
902 Foul Bay Road
Victoria, BC

sheet title
Materials Palette

project no. 1933

drawing file

date 24.06.11

scale

drawn by JDH

checked by ES

revision no. sheet no.

10

A3.4



1 Corner of Quamichan and Redfern
SCALE: nts



2 Redfern Looking Southeast
SCALE: nts

PREFINISHED METAL ROOF - WEATHERED ZINC

4

WINDOW / DOOR FRAME - CHARCOAL

3

PAINTED METAL PICKET GUARD - CHARCOAL

6

RENDER - WARM GREY

8

PAINTED SHINGLE CLADDING - WARM GREY

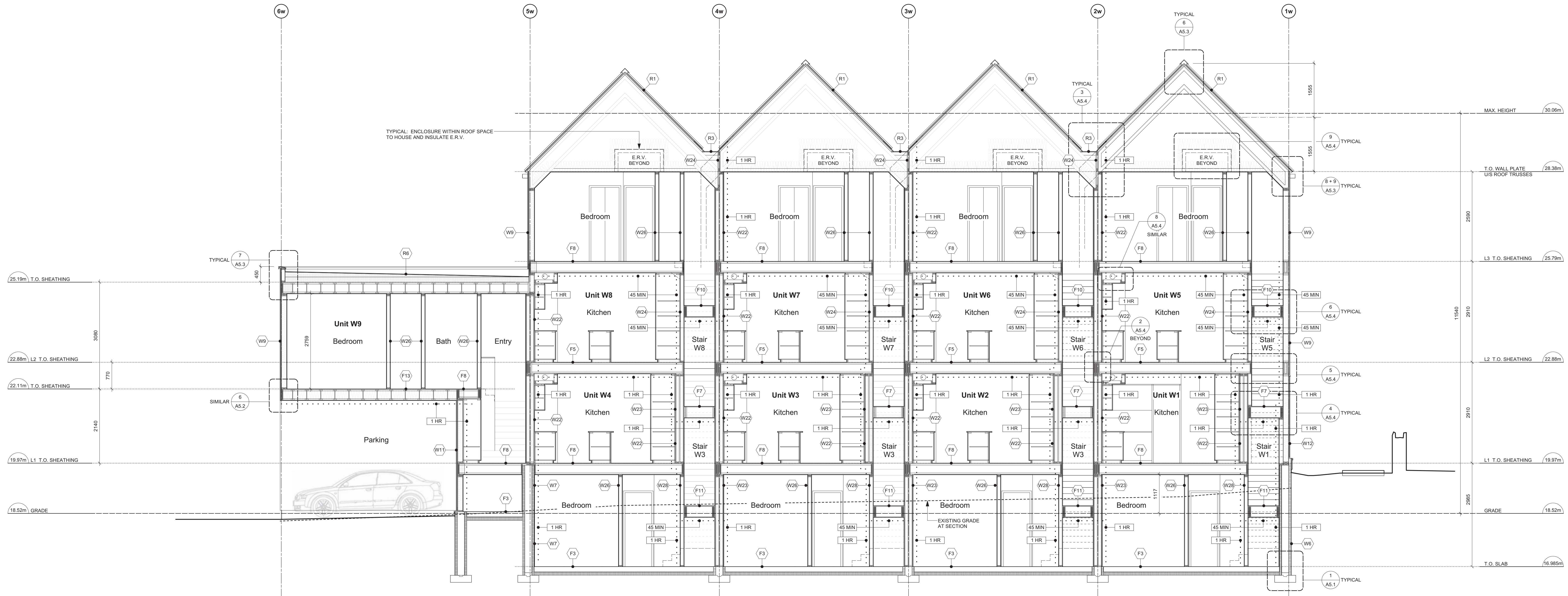
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PANEL CLADDING - CHARCOAL

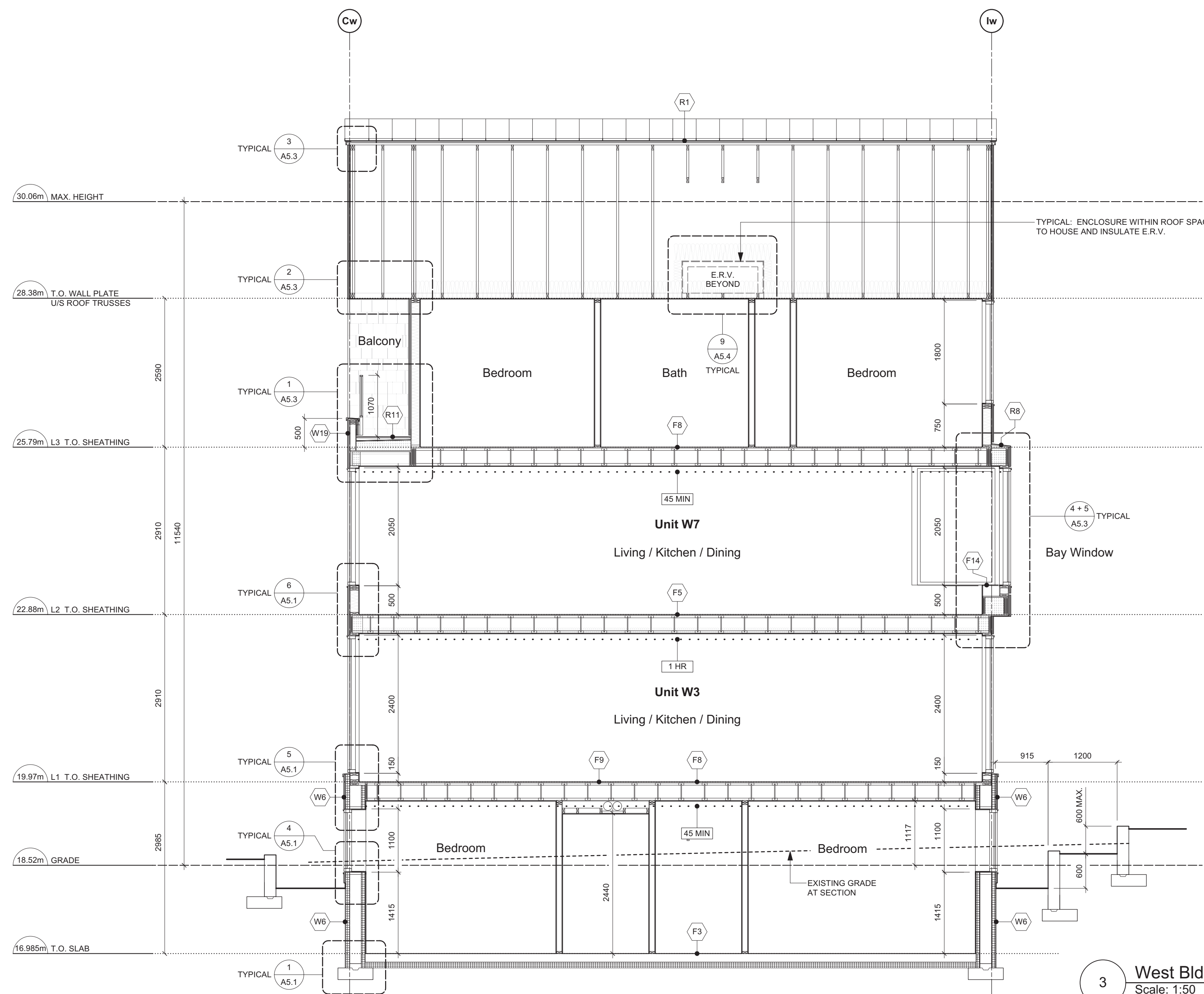
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ARCHITECTURAL CONCRETE

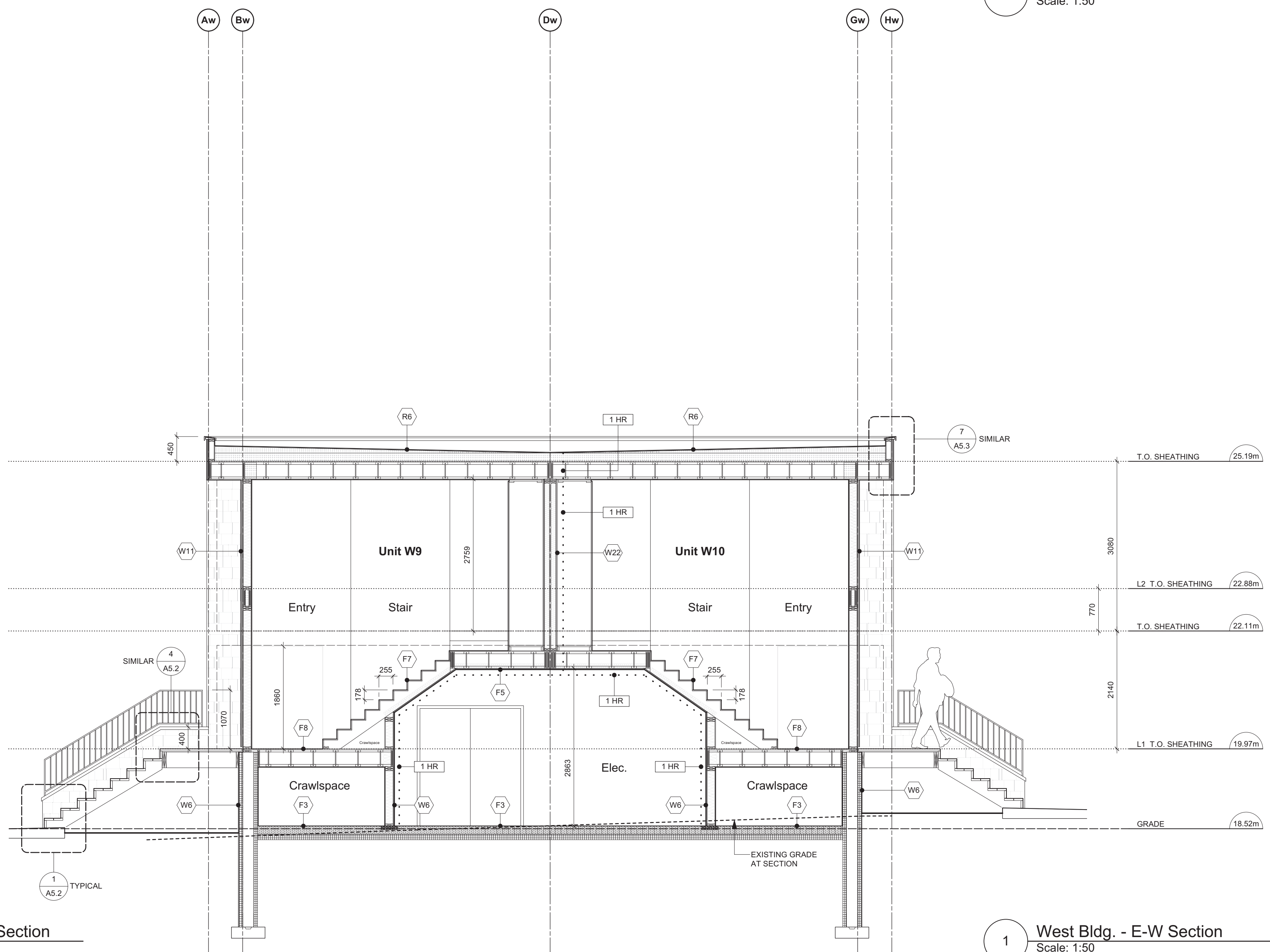
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2 West Bldg. - N-S Section
Scale: 1:50



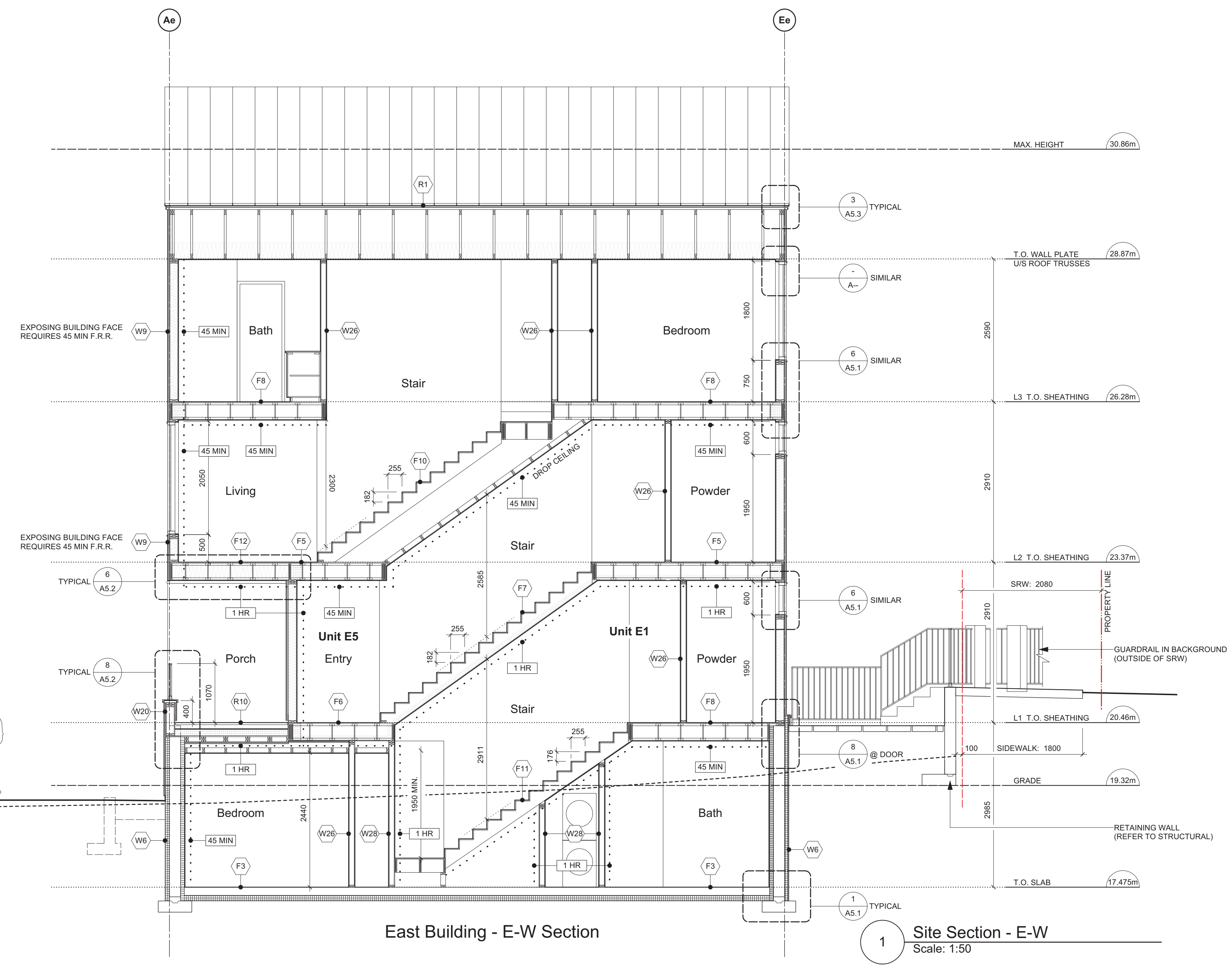
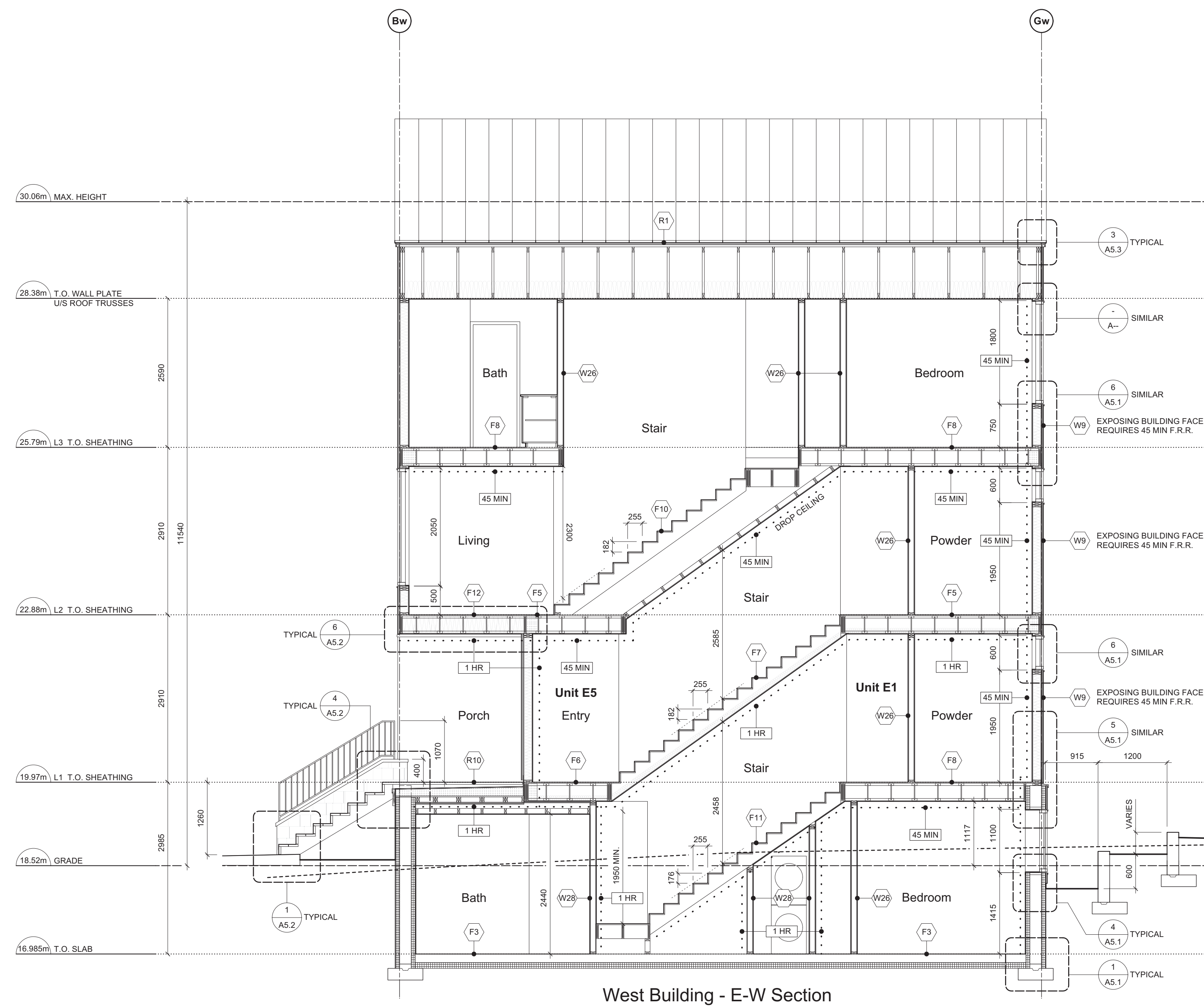
3 West Bldg. - E-W Section
Scale: 1:50



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

10	REVISED D.P. SUBMISSION	24.06.11
rev no	description	date
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project name 902 Foul Bay Road Victoria, BC		
sheet title West Building - Sections		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	24.06.11	sheet no. A4.0

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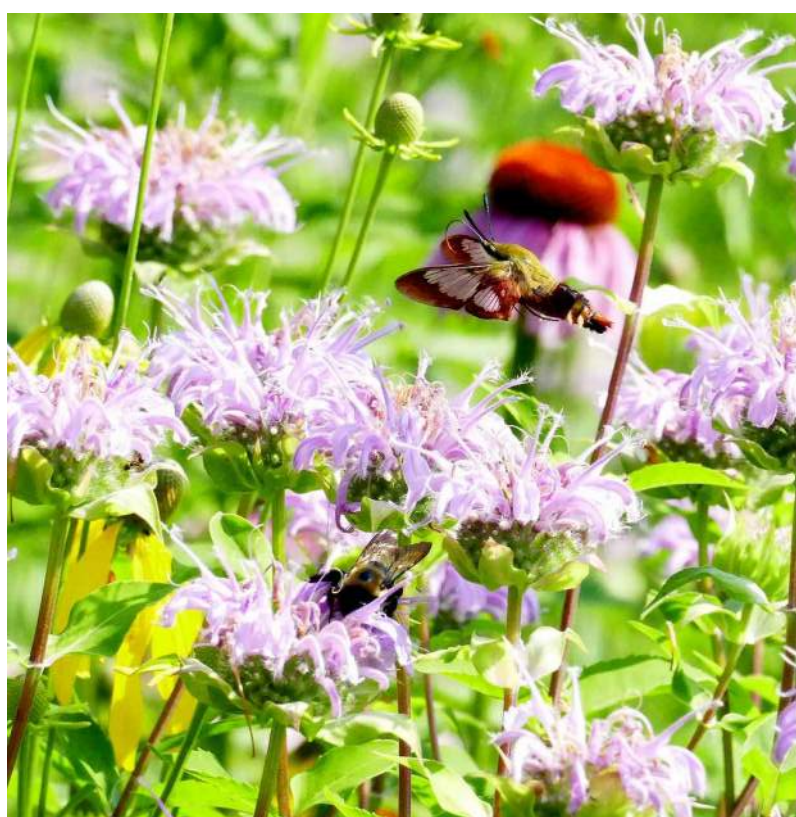
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rev no	description	date
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project name 902 Foul Bay Road Victoria, BC		
sheet title East Building - Sections Site Section		
project no.	1933	
drawing file	-	
scale	As Noted	
drawn by	JH	
date	24.06.11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

902 Foul Bay Rd

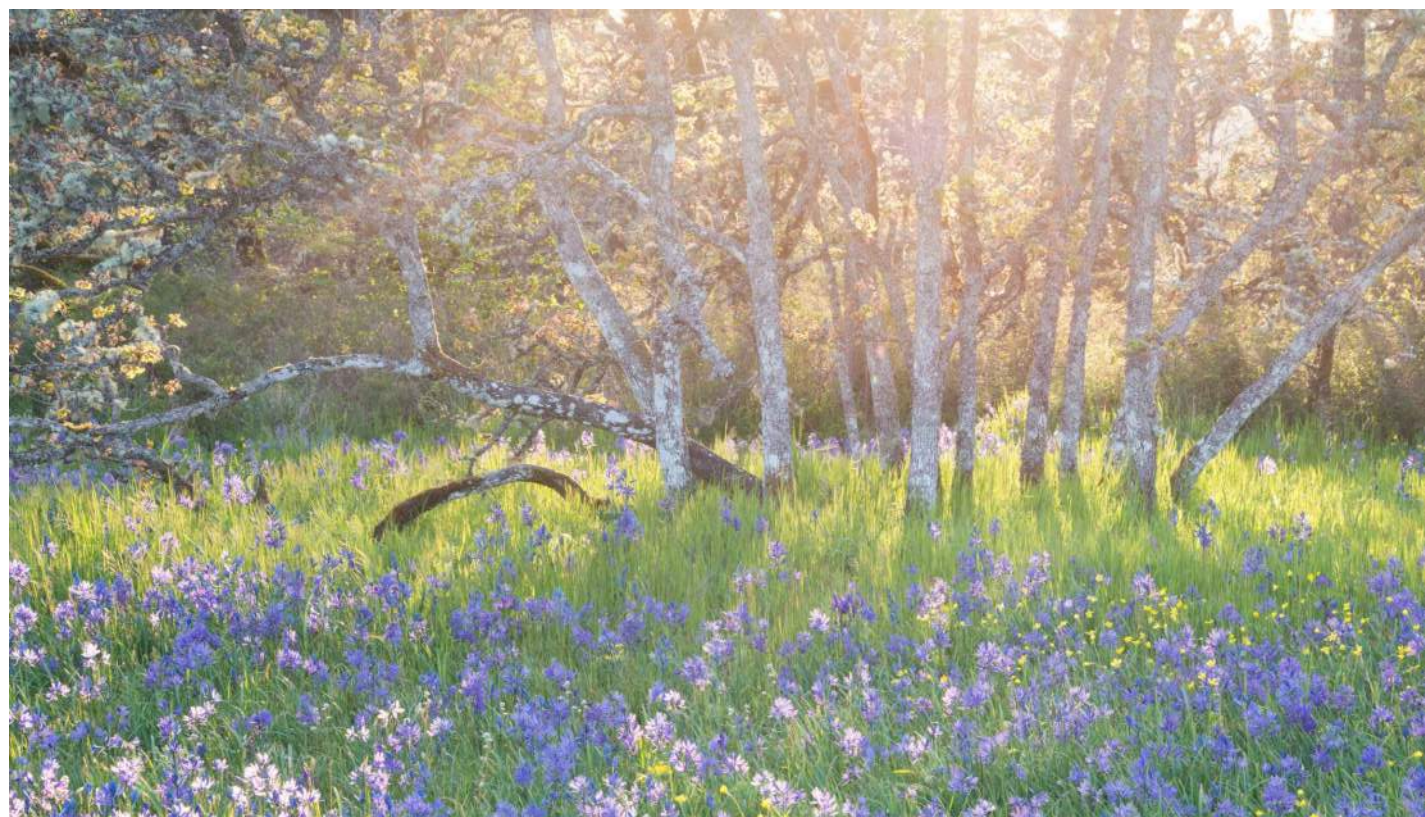
Victoria, BC



NATIVE MEADOW PLANTS



POLLINATOR

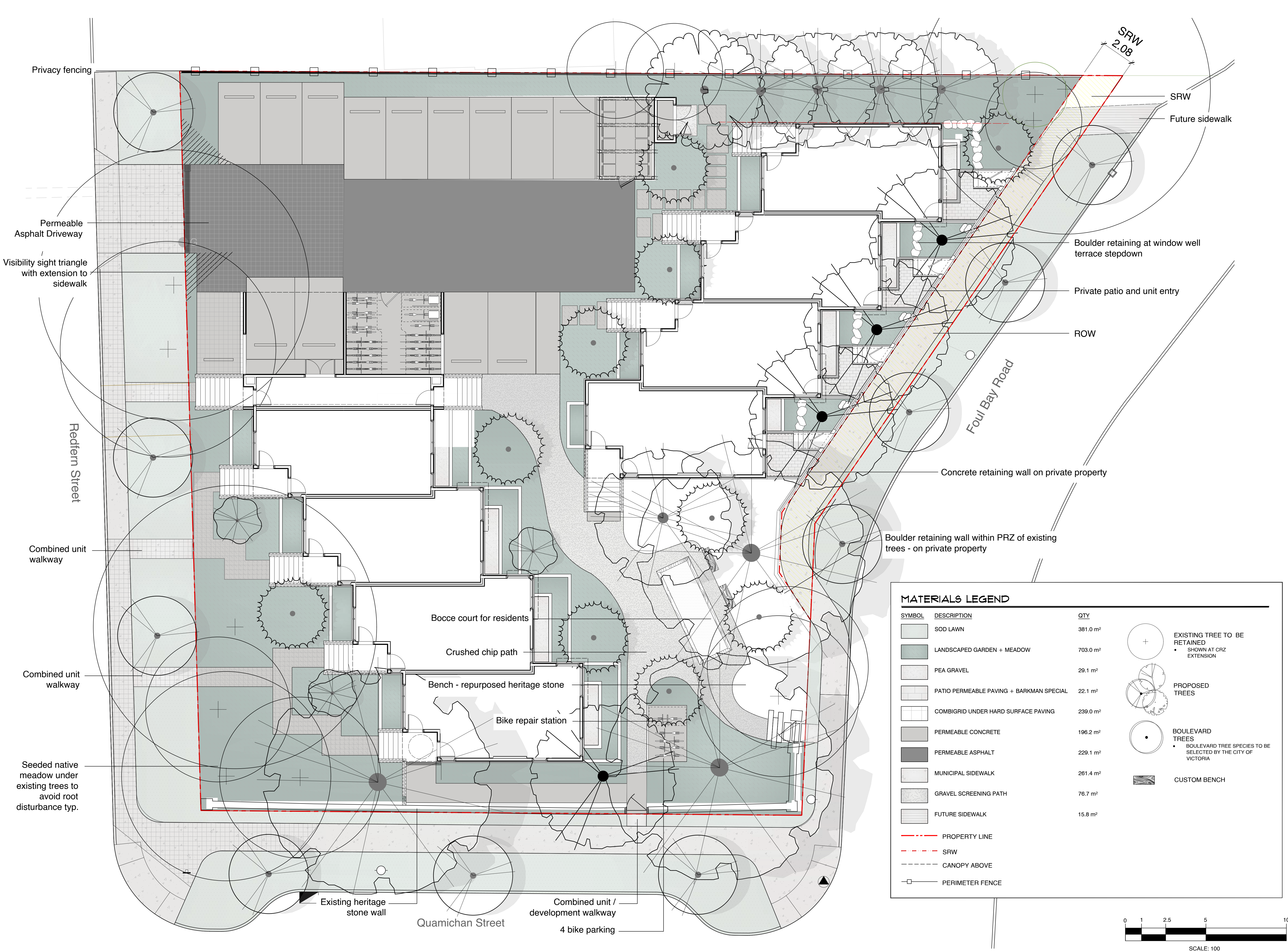


GARRY OAK MEADOW



GRANITE STONE WALL PRESERVATION

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



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

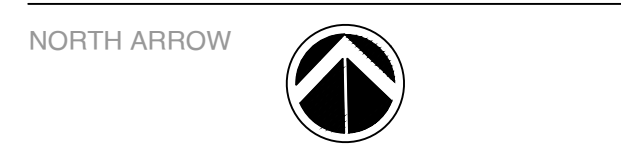
OWNER/CLIENT:
Purdey Group

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

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

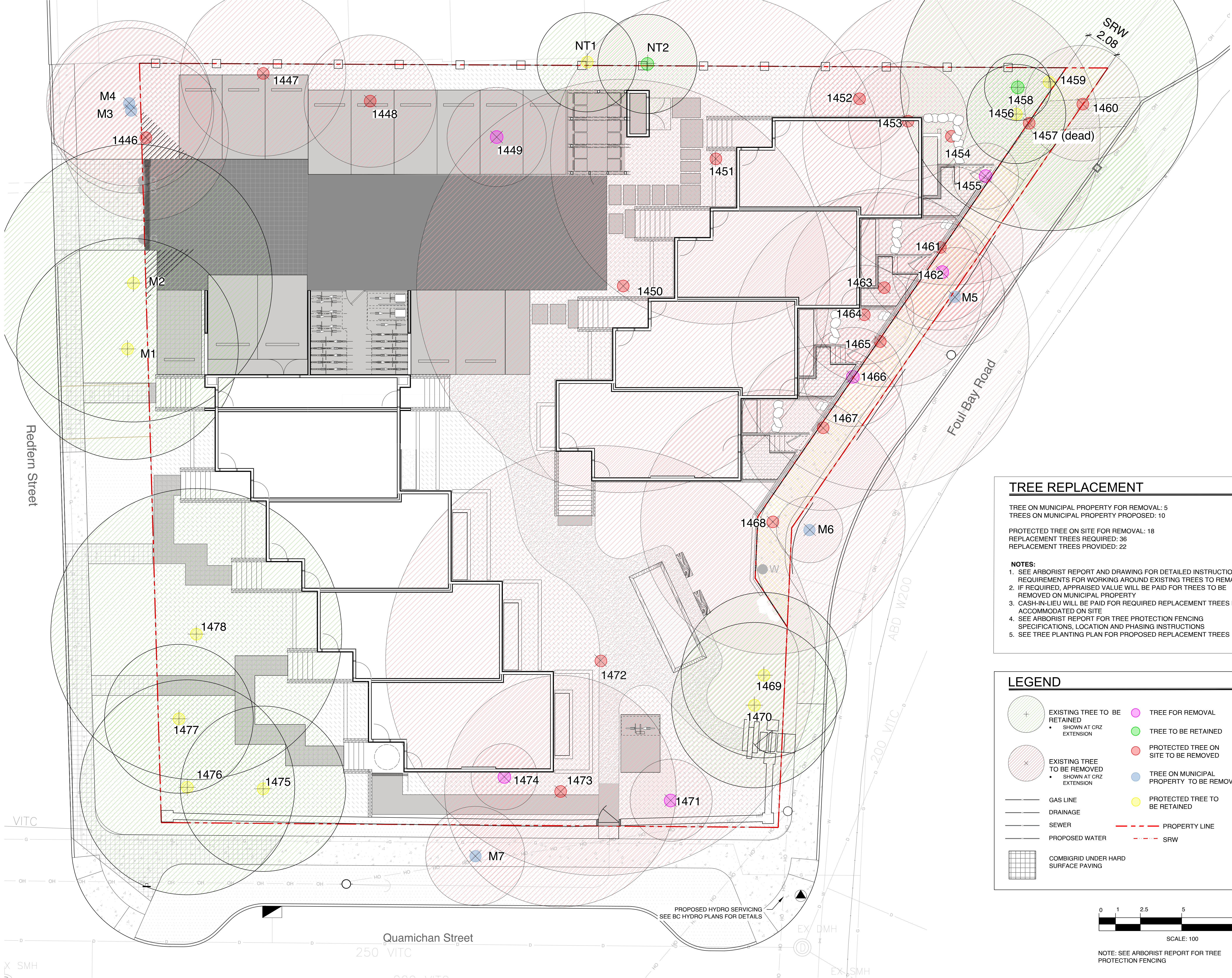
SEAL



DRAWING TITLE:
Landscape Site Plan

DWG NO:
L1

SCALE: 1:100



TREE REPLACEMENT

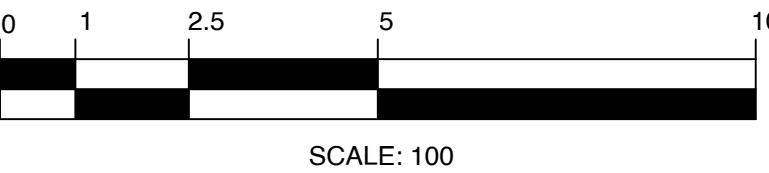
TREE ON MUNICIPAL PROPERTY FOR REMOVAL: 5
TREES ON MUNICIPAL PROPERTY PROPOSED: 10

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:
Purdey Group

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

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

SEAL

NORTH ARROW



DRAWING TITLE:
Tree Removal and Retention Plan

DWG NO:

SCALE: 1:100

L2

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
266	Trembling aspen	<i>Populus tremuloides</i>	26,37	8.0	5.0	Moderate	Fair	Fair	Co-dominant, smaller stem dead, large deadwood, ivy on trunk	Municipal	X	Impacts from parking and changes in drainage.
267	Trembling aspen	<i>Populus tremuloides</i>	41.0	7.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on main trunk, broken limb in canopy	Municipal	X	Impacts from parking and changes in drainage.
268	Trembling aspen	<i>Populus tremuloides</i>	46.0	9.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on trunk, canker	Yes	X	Impacts from parking and changes in drainage.
269	Horse chestnut	<i>Aesculus hippocastanum</i>	33,34,35,45	8.0	8.4	Good	Fair	Fair/poor	Multi stem at 1 meter, included bark in stem unions.	Municipal	Retain	
270	Horse chestnut	<i>Aesculus hippocastanum</i>	84.0	14.0	6.7	Good	Fair	Fair/poor	Multi-stem at 3 meters. Internal crack in limb on south side	Municipal	Retain	
313	Garry oak	<i>Quercus garryana</i>	88.0	18.0	8.8	Good	Fair	Fair	Large deadwood, some epicormic growth	Yes	Retain	
323	Horse chestnut	<i>Aesculus hippocastanum</i>	51.0	9.0	5.0	Good	Fair	Fair	Ivy on main trunk, insect damage, canker, possible root disturbance from previous structure removal.	Yes	X	Parking and structure.
330	Garry oak	<i>Quercus garryana</i>	106.0	9.0	10.0	Good	Poor	Poor	Cambium dieback and decay in main trunk. Previously reduced, cavities in trunk.	Yes	X	In building
334	Garry oak	<i>Quercus garryana</i>	26.0	8.0	3.0	Good	Good	Fair	Asymmetric crown, canker on trunk	Yes	X	Too close to excavation for building
335	Garry oak	<i>Quercus garryana</i>	36.0	12.0	3.6	Good	Good	Fair	Some end weighted limbs, suppressed by adjacent tree	Yes	X	In building
336	Garry oak	<i>Quercus garryana</i>	67, 26	18.0	8.0	Good	Fair	Fair	May have originally been two trees, large deadwood	Yes	X	In building
337	Arbutus	<i>Arbutus menziesii</i>	12.0	5.0	3.0	Poor	Fair	Fair	Canker on lower trunk	Yes	Retain	
338	Arbutus	<i>Arbutus menziesii</i>	18.0	4.0	3.0	Poor	Good	Good		Yes	X	Too close to excavation for building
339	Garry oak	<i>Quercus garryana</i>	52,62	13.0	9.0	Good	Fair	Fair	co-dominant at 1.3 meters, ivy on trunk, asymmetric crown.	Yes	X	Too close to excavation for building
340	Garry oak	<i>Quercus garryana</i>	62.0	9.0	6.0	Good	Fair	Fair	Some large deadwood	Yes	X	In building
341	European Beech	<i>Fagus sylvatica</i>	85.0	17.0	12.5	Poor	Fair	Fair	Stunted growth at top, some epicormic growth, possible minor root injury from old house removal.	Yes	X	In building
343	European Beech	<i>Fagus sylvatica</i>	89.0	15.0	13.0	Poor	Fair	Fair	Amillaria fruiting bodies around base and on buttress roots. Recommend closer examination if retained.	Yes	X	Too close to excavation for building
345	Horse chestnut	<i>Aesculus hippocastanum</i>	64.0	10.0	5.0	Good	Fair	Fair	Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds	Yes	X	Too close to excavation for building
346	Holly	<i>Ilex aquifolium</i>	28.0	4.0	3.0	Good	Good	Fair		No	X	Too close to excavation for building
348	European Birch	<i>Betula pendula</i>	65.0	9.0	8.0	Poor	Fair	Fair	Some tip dieback, possibly insect related	Yes	X	Too close to excavation for building, services.
361	Horse chestnut	<i>Aesculus hippocastanum</i>	62.0	9.0	5.0	Good	Fair	Fair	Pruned for utilities	Yes	Retain	
362	Holly	<i>Ilex aquifolium</i>	52.0	8.0	5.0	Good	Good	Fair/poor		Yes	Retain	
372	European Birch	<i>Betula pendula</i>	59.0	11.0	7.0	Poor	Fair	Fair/poor	Possible cavity in lower trunk. Closer examination recommended if retained	Yes	X	Too close to excavation for building
384	Horse chestnut	<i>Aesculus hippocastanum</i>	54.0	8.0	4.5	Good	Fair	Fair/poor	Multi stem at 2.5 meters	Yes	Retain	
385	Horse chestnut	<i>Aesculus hippocastanum</i>	80.0	12.0	6.5	Good	Fair	Fair	Multi stem, ivy on trunks	Yes	Retain	
387	Horse chestnut	<i>Aesculus hippocastanum</i>	66.0	9.0	5.0	Good	Fair	Fair/poor	Large stubbed off limbs	Yes	Retain	
420	Garry oak	<i>Quercus garryana</i>				Dead	Dead	Dead	Dead	Yes	X	Dead
421	Garry oak	<i>Quercus garryana</i>	91.0	13.0	9.0	Good	Fair/poor	Fair	Ivy on main trunk, tip dieback, sparse foliage	Yes	Retain	
422	Garry oak	<i>Quercus garryana</i>	34.0	4.0	3.5	Good	Poor	Poor	Very few live buds remaining	Yes	X	Poor specimen to retain.

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
441	Holly	<i>Ilex aquifolium</i>	10.0	4.0	2.0	Good	Fair/poor	Fair/poor		No	X	Too close to excavation for building
442	Holly	<i>Ilex aquifolium</i>	17,17	5.0	2.5	Good	Fair/poor	Fair/poor		No	X	Landscaping choice, replace with a healthy young tree of a better species.
445	Holly	<i>Ilex aquifolium</i>	13.0	4.0	2.0	Good	Good	Good		No	X	Too close to excavation for building
446	Douglas fir	<i>Pseudotsuga menziesii</i>	30.0	8.0	5.0	Poor	Fair	Good	Young tree, some thinning foliage	Yes	X	Too close to excavation for building
447	Western Red cedar	<i>Thuja plicata</i>	19.0	6.0	3.0	Moderate	Good	Good	Young tree	No	X	Too close to excavation for building
448 (N.t.7)	Laburnum	<i>Laburnum anagyroides</i>	17,15,11	4.0	3.0	Moderate	Poor	Poor	Decay on 17 cm stem	Municipal	X	Remove as requested by city staff.
N.t.1	Chamaecyparis	<i>Chamaecyparis sp.</i>	22.0	5.0	3.0	Poor	Fair/poor	Fair	Sparse foliage, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.t.2	Laburnum	<i>Laburnum anagyroides</i>	20, 10, 10	5.0	3.0	Moderate	Fair	Fair	Multi stem, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.t.3	English hawthorn	<i>Crataegus laevigata</i>	28.0	6.0	3.0	Good	Fair	Fair	Ivy on trunk, municipal tree, suckering at base.	Municipal	X	Municipal sidewalk conflict
N.t.4	Holly	<i>Ilex aquifolium</i>	30,15	6.0	4.0	Good	Good	Fair		Yes	X	in parking
N.t.5	Laurel hedge	<i>Prunus laurocerasus</i>	Multi	18.0	3.0	Good	Good	Fair	Largest stem 20cm	No	X	in parking
N.t.6	Holly	<i>Ilex aquifolium</i>	12,8	4.0	2.0	Good	Good	Fair		No	Retain	
N.t.8	Holly	<i>Ilex aquifolium</i>	14.0	3.0	2.0	Good	Fair	Good		Municipal	X	Remove as requested by city staff.

Prepared by:
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ISA Certified and Consulting Arborists
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1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
Purdey Group

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

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

SEAL

NORTH ARROW



DRAWING TITLE:

Arborist Report of
Existing Trees

DWG NO:

SCALE: NTS

L3



LEGEND

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

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

PREPARATION NOTES:

- CONTAINER GROWING: REMOVE COMPLETELY FROM CONTAINER
- BURLAP AND ROPE: REMOVE TOP 1/3 OF COVERING
- WIRE AND BURLAP: REMOVE TOP 1/3 OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.

DO NOT PRUNE LEADER. PRUNE ONLY DEAD OR DAMAGED BRANCHES.

2-2 1/2" (64mm) ROUND PRESSURE TREATED STAKES @ 8' 0" (2440mm) LENGTH. STAKE AT EDGES OF THE ROOTBALL IN LINE WITH ROADWAY ON EXPOSED SITES STAKE IN LINE WITH PREVAILING WIND. VERTICAL STAKES TO BE DRIVEN 600 mm INTO GROUND.

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

GRASS BOULEVARD

ROOT BARRIER 450 mm x 4.0m LENGTH

BROOM FINISH CONCRETE SIDEWALK

700 mm COMPACTED STRUCTURAL SOIL TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER

SCARIFY BOTTOM OF PIT

COMPACTED SUBGRADE TO MIN 5% D.

ASPHALT ROADWAY REFER TO CIVIL DWGS

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

NOTES:

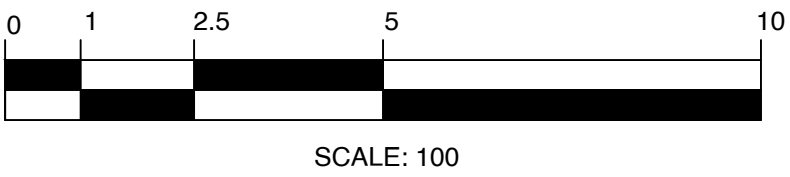
- ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS.
- ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.
- ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

TREE PLANTING IN BOULEVARD

REVISIONS

DRAWING NUMBER: **SD P4**

TREE PLANTING SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	ACE CIR	10	Acer circinatum / Vine Maple	60mm Cal.	
	COR RTE	3	Cornus kousa x nuttallii 'Venus' / Venus Dogwood	60mm Cal.	
	COR NUT	4	Cornus nuttallii / Pacific Dogwood	60mm Cal.	
	QUE GAR	4	Quercus garryana / Garry Oak	60mm Cal.	
	QUE PAL	1	Quercus palustris / Pin Oak	60mm Cal.	
	STY JAP	4	Styrax japonicus / Japanese Snowbell	60mm Cal.	
	N/A	10	X-Boulevard Tree / TBD	N/A	



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SEAL

NORTH ARROW



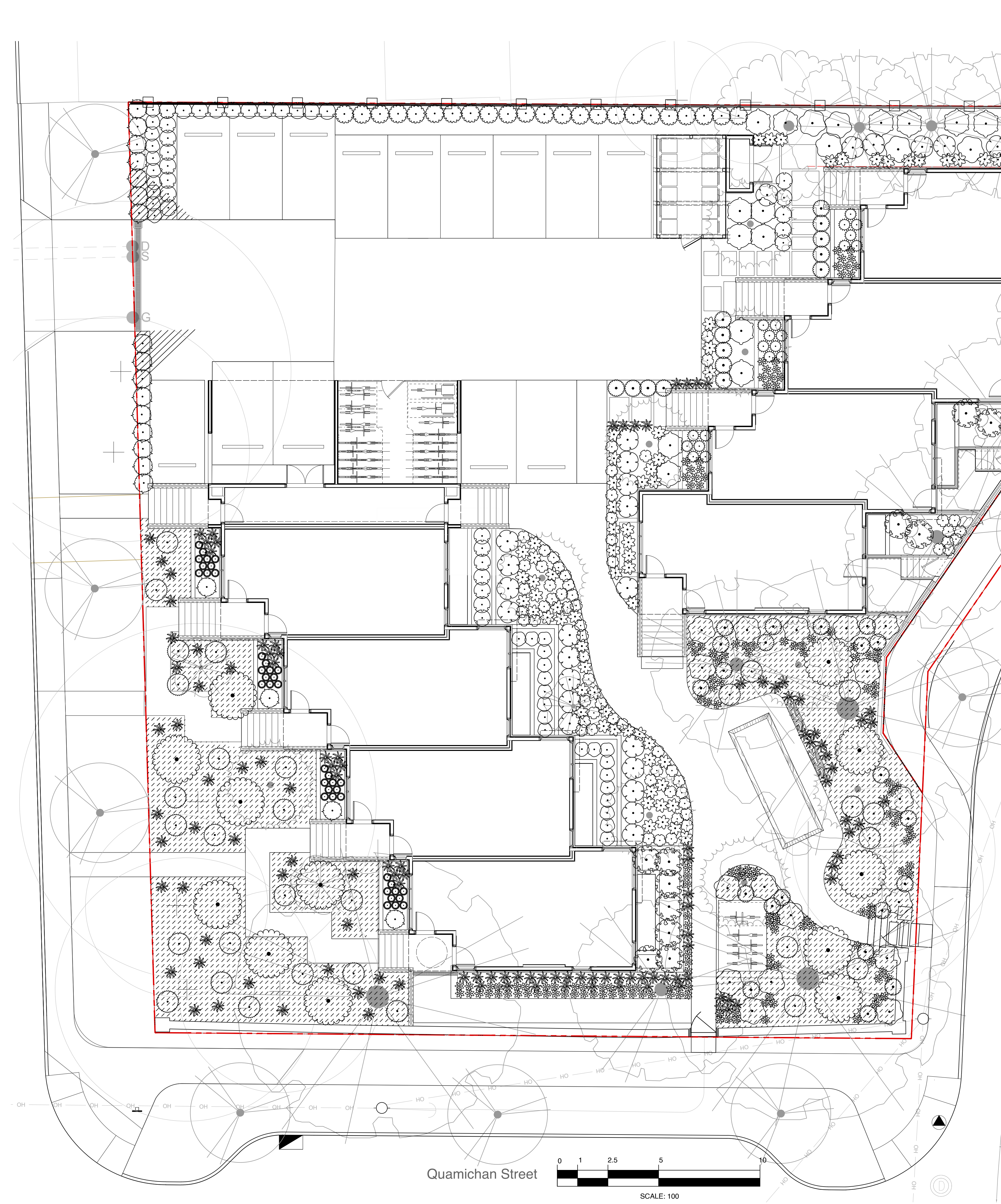
DRAWING TITLE:

Tree Planting +
Soil Volumes Plan

DWG NO:

SCALE: 1:100

L4



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

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

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

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

SHRUB PLANTING SCHEDULE

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

NATIVE SEED MIX - GARRY OAK MEADOW

	NATIVE SEED MIX - GARRY OAK MEADOW	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
	Woolly Sunflower	native / pollinator
	Roemer's fescue	native
	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



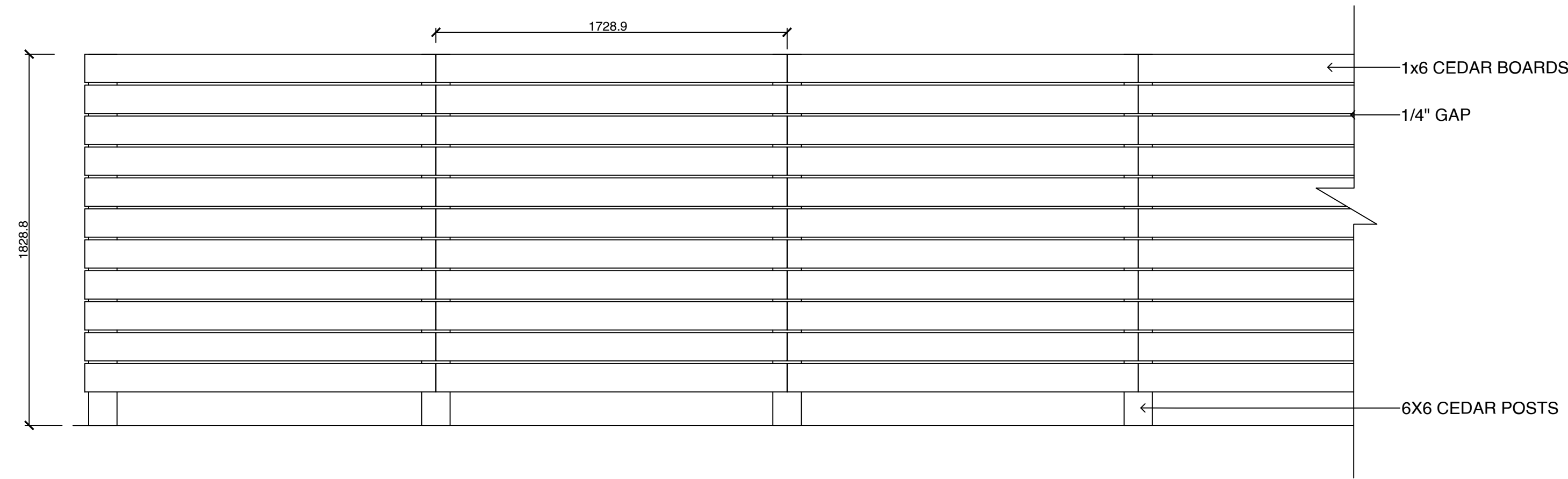
DRAWING TITLE:

Shrub Planting
Plan

DWG NO:

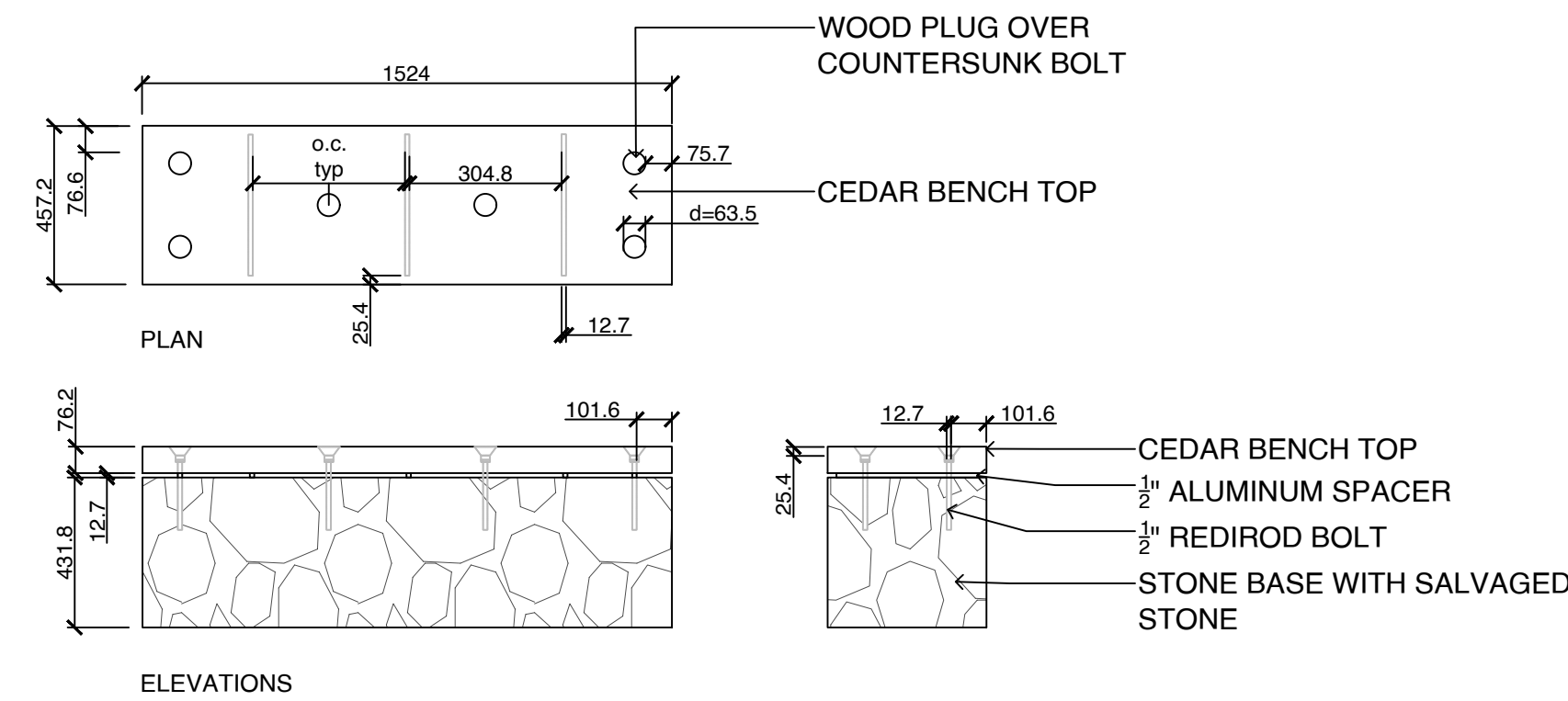
SCALE: 1:100

L5



1

6 FT HT PERIMETER FENCE
1:20



BENCH CHARACTER IMAGE

2

CUSTOM BENCH - BENCH WITH REPURPOSED HERITAGE STONE
1:20



Arbutus unedo 'Compacta', Dwarf Strawberry

Sarcococca hookeriana, Sweetbox

Camassia, Camas

Plectritis, Sea blush

Vaccinium ovatum, Evergreen huckleberry

Arctostaphylos uva-ursi, Kinninnick

Rhododendron, Cunningham's white

3

PLANT IMAGERY
NTS



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SEAL

NORTH ARROW



DRAWING TITLE:

DESIGN DETAIL

DWG NO:

SCALE: AS NOTED

L6