

## 2540 - 2542 SHELBOURNE STREET



Project Rendering - North Looking View @ Shelbourne Street



Project Rendering - North Looking View @ Amenity and Play Area

### PROJECT DESCRIPTION

CIVIC ADDRESS:  
2540 - 2542 SHELBOURNE STREET  
VICTORIA, BC  
  
LEGAL DESCRIPTION:  
LOT 9 AND AMENDED LOT 10 (DD141161)  
BLOCK 6, SECTION 8A VICTORIA DISTRICT PLAN 881A

### ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:  
Group C, 3 Storey Wood Construction  
  
USES: Residential Townhomes  
  
EXISTING ZONE: R1-B  
PROPOSED ZONE: TBD  
  
SITE AREA: 1,526m<sup>2</sup> (16,426 s.f.)  
  
FLOOR AREAS  
TOTAL PROPOSED: 1,641 m<sup>2</sup> (17,663 s.f.)  
FLOOR SPACE RATIO: 1.07 : 1 FSR  
SITE COVERAGE: 42%  
OPEN SITE SPACE: 33%  
  
GRADE OF BUILDING: North Bldg 20.3m  
South Bldg 20.2m  
(See Site Plan for Avg Grade Calculation)  
  
HEIGHT OF BUILDING: North Bldg 10.7m  
South Bldg 10.5m  
  
NUMBER OF STOREYS: 3 STOREYS  
  
RESIDENTIAL PARKING: 13 stalls (EV Ready)  
BICYCLE PARKING: 15 Class 1/EV Ready (in suite)  
12 Short term (rack)  
  
SETBACKS:  
North Bldg South Bldg  
FRONT (Street): 8.11m 8.09m  
REAR: 7.22m 3.02m  
SIDE (North): 2.44m 19.19m  
SIDE (South): 19.19m 2.44m  
COMBINED SIDE: 4.88m 4.88m

SUITE COMPOSITION:  
TOTAL: 15 SUITES  
3 Bedroom 1  
2 Bedroom 14  
Ground-Oriented Units 15  
Minimum Unit Floor Area 107.5m<sup>2</sup>

BUILDING CODE SUMMARY:  
BCBC Part 3, Group C, 3 Storey Wood Construction  
All material specifications, details and construction methods to conform to local by-laws and British Columbia Building Code (BCBC).

### PROJECT DIRECTORY

DEVELOPER:  
Shelf Project Limited Partnership  
541 Cornwall Street  
Victoria, B.C.  
V8V 4K9  
P. 604.710.3627

ARCHITECT:  
dHKArchitects  
977 Fort Street  
Victoria, B.C.  
V8V 3K3  
P. 250.568.3367

CIVIL CONSULTANT:  
Heron Design Ltd.  
Unit 600, 1112 Fort St.  
Victoria, BC V8V 3K8  
P. 250.590.4875

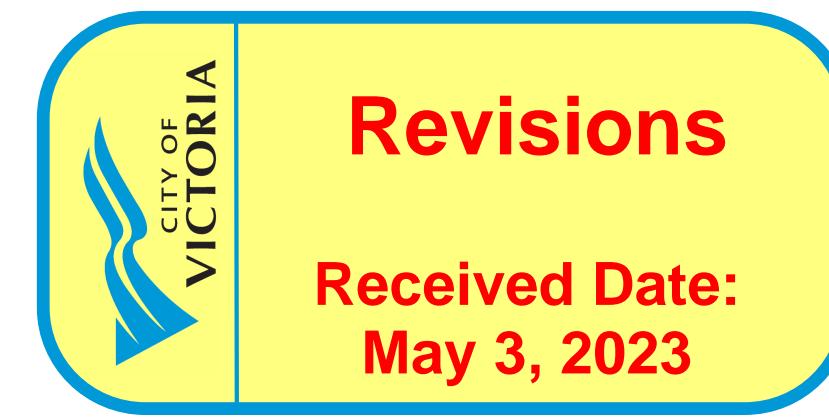
LANDSCAPE CONSULTANT:  
LADR Landscape Architects Inc.  
3-864 Queens Avenue, Street Level,  
Victoria, BC, V8T 1M5  
P. 250.598.0105

### DRAWING LIST

A000	COVER SHEET / PROJECT DATA
A001	SURVEY
A002	SHADING STUDY
A003	PERSPECTIVE VIEWS
A004	PERSPECTIVE VIEWS
A101	SITE PLAN
A201	L1 PLAN
A202	L2 PLAN
A203	L3 PLAN
A204	ROOF PLAN
A301	ELEVATIONS
A302	ELEVATIONS
A303	STRUCTURE ELEVATION
A401	SECTIONS
A900	AREA PLANS

### ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:
<b>BEDROOM</b> ROOM NAME & ROOM NUMBER
<b>201</b>
<b>101a</b> DOOR NUMBER See Door Schedule
<b>W-10</b> WINDOW NUMBER See Window Schedule
<b>W1</b> WALL TYPE See Assemblies Schedule
<b>2.0 hr</b> RATED WALL DESIGNATION
<b>.00.00</b> ELEVATION DATUM
<b>2440</b> CEILING HEIGHT
<b>██████</b> AREA OF DROP CEILING
<b>1</b> KEYNOTE SYMBOL
<b>12</b> MATERIAL TAG
<b>1 A601</b> INTERIOR ELEVATION REFERENCE
<b>W1 C1 F1 B1</b> ROOM FINISHES



23/04/20 ISSUED FOR DP AMENDMENTS  
22/10/04 ISSUED FOR DP AMENDMENTS  
22/10/24 ISSUED FOR ADP  
22/07/18 ISSUED FOR REZONING

Plot Date 2023/04/20 Drawing File  
Drawn By ADM / RCI Checked By ADM  
Scale As Indicated Project Number

NOTE: All dimensions are shown in millimeters.

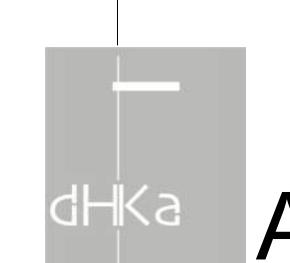
**FERNWOOD TOWNHOMES**  
2540 & 2542 Shelbourne Street, Victoria, BC  
Project Data



### LIST OF ABBREVIATIONS

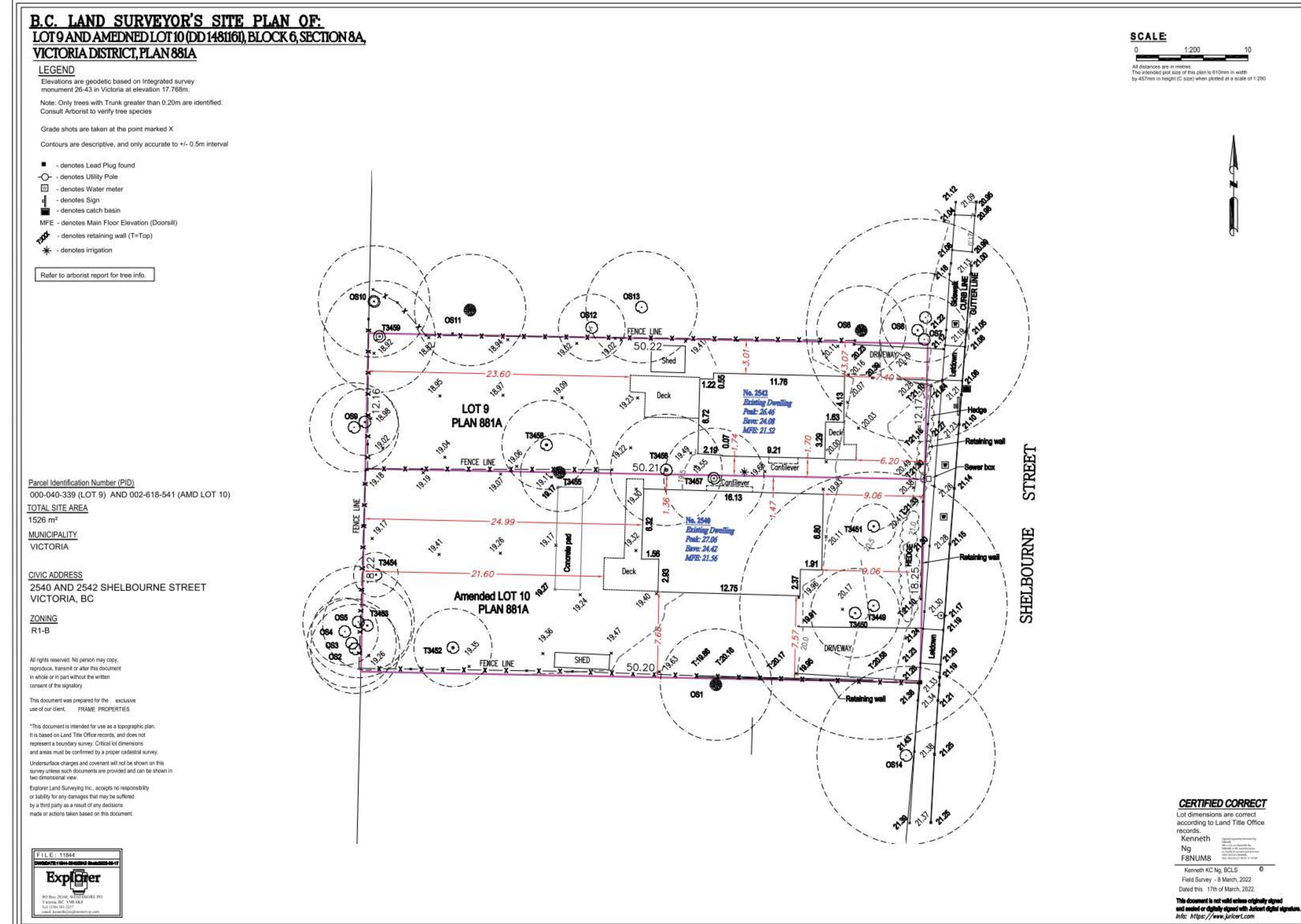
The following abbreviations are used on door, window, and finish schedules as well as on architectural drawings and details.

ACST	Acrylic Stucco	HP	High Point	ST	Structure
ACT	Acoustical Tile	HSS	Hollow Steel Section	STL	Steel
AFF	Above Finished Floor	H/W	Hardware	STN	Stain(ed)
AL	Aluminum	INSUL	Insulated	STNT	Stone Tile
BG	Building Grade	LAM	Laminated Glass	SS	Stainless Steel
CDEM	Cementitious Backing Board	LP	Low Point	SVF	Starry Floor
Conc	Concrete	MDFB	Medium Density Fibreboard Base	TB	Toilet Bar
CBK	Concrete Block	MR	Mirror	T/D	Tempered / Double Glazed
CIL	Centerline	MP	Metal Panel	TLAM	Tempered Laminated Glass
CPT	Carpet Tile	O/H	Overhead	TGL	Tempered Glass
CT	Ceramic Tile	OW	Double Window	TLC	Top of Glass
C/W	Complete With	PF	Prefinished	TOD	Top of Drain
DD	Deck Drain	PLAM	Plastic Laminate	TOI	Top of Insulation
EL	Elevation	PLS	Plaster	TOP	Top of Preparation
EPC	Epoxy Polymer Coating	PSF	Pressed Steel Frame	TOS	Top of Stab
EXP/AGG	Exposed Aggregate	PT	Paint	TOW	Top of Wall
EXT	Exterior	PTD	Paper Towel Dispenser	TP	Toilet Paper
FD	Floor Drain	PTDW	Paper Towel Dispenser / Waste	UNF	Unfinished (or GWD means taped and filled by not sanded to minimum ULC requirements where applicable)
FEC	Fire Extinguisher Cabinet	PTW	Paper Towel Waste	UNO	Unless Noted Otherwise
FPE	Finish Floor Elevation	RA	Roof	U/S	Underside of...
FG	Finished Grade	RB	Rubber Base	VCT	Vinyl Composition Tile
GB	Grab Bar	RES	Resilient Flooring	VG	Vinyl Glass
GBL	Glass Block	RD	Root Drain	VIS	Vinyl Impact Sheet
GL	Glass	RDP	Root Drain - Planter	VT	Vinyl Tile
GWG	Georgian Wire Glass	RWL	Rain Water Leader	VVC	Vinyl Wall Covering
GWB	Gypsum Wallboard	SAFI	Spray Applied Fibrous Insulation	WC	Walk Closet
HC	Hollow Core	SCW	Solid Core Wood	WD	Wood
HCW	Hollow Core Wood	SD	Soap Dispenser	WPM	Waterproof Membrane
H/C	Hollow Core	SP	Spindle Glass	WRC	Water Repellant Coating
HM	Hollow Metal	SPC	Solid Particleboard Core		

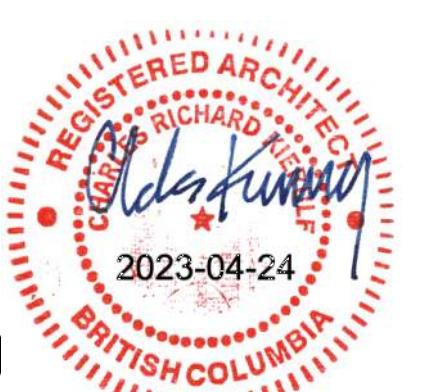


dHKArchitects  
Victoria  
977 Fort Street  
Nanaimo  
102-5190 Dublin Way V9T 0H2 T 250-658-3367

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT



**FERNWOOD  
TOWNHOMES**  
2540 & 2542 Shelbourne  
Street, Victoria, BC  
Survey



dHka A

dHkaArchitects  
Victoria  
977 Fort Street V8V 3K3 T 1-250-658-5837  
Nanaimo  
102-5190 Dublin Way V9T 0H2 T 1-250-585-5837  
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN  
THE PROPERTY OF dHKA ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND  
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT



1 Shadow Study - Equinox 12PM  
A002



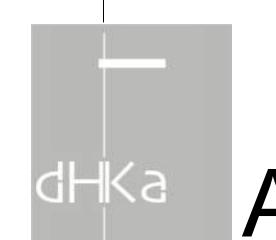
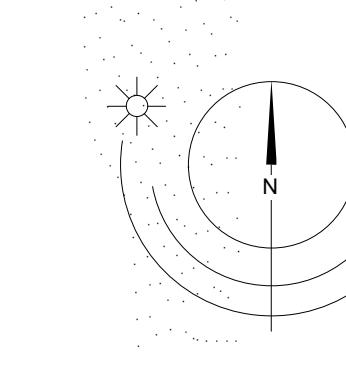
2 Shadow Study - Summer Solstice 12PM  
A002

23/04/20 ISSUED FOR DP AMENDMENTS  
22/10/04 ISSUED FOR DP AMENDMENTS  
22/10/24 ISSUED FOR ADP  
22/07/18 ISSUED FOR REZONING

Plot Date 2023/04/20 Drawing File  
Drawn By ADM Checked By ADM  
Scale 1:300 Project Number ADM

NOTE: All dimensions are shown in millimeters.

**FERNWOOD  
TOWNHOMES**  
2540 & 2542 Shelbourne  
Street, Victoria, BC  
Shadow Study

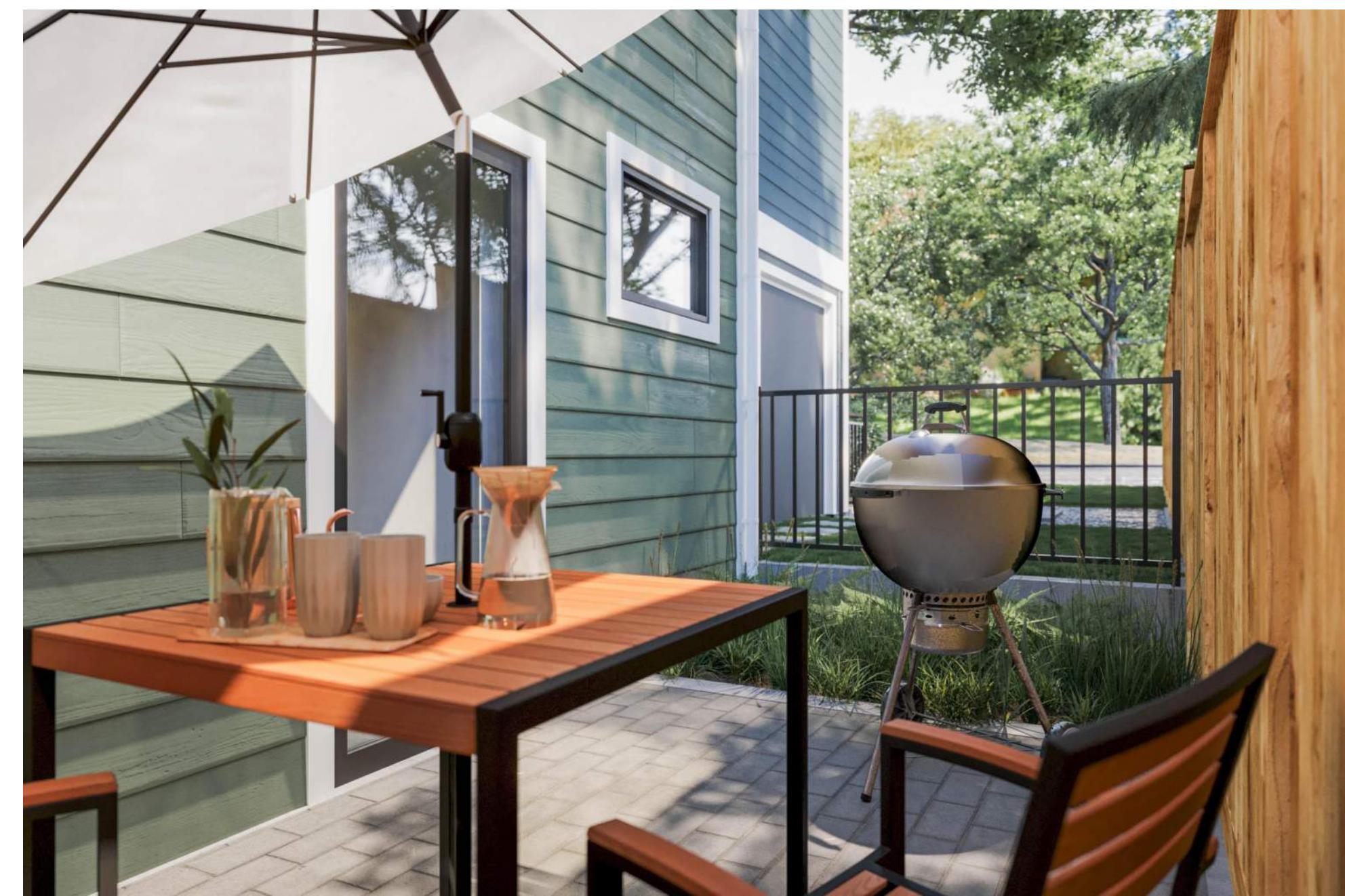


dHKArchitects  
Victoria 977 Fort Street V8V 3K3 T 1-250-658-3367  
Nanaimo 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810  
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN  
THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND  
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT





1. Project Rendering - North Looking View @ Shelbourne Street



2. Project Rendering - Typical Side Yard Patio



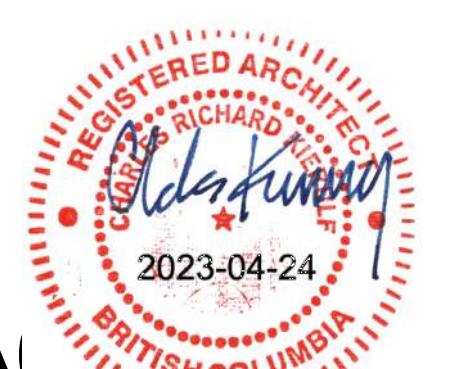
3. Project Rendering - South Looking View @ Shelbourne Street

23/04/20 ISSUED FOR DP AMENDMENTS  
22/10/24 ISSUED FOR ADP

Plot Date 2023/04/20 Drawing File  
Drawn By Author Checked By  
Scale 1 : 1 Project Number

NOTE: All dimensions are shown in millimeters.

**FERNWOOD  
TOWNHOMES**  
2540 & 2542 Shelbourne  
Street, Victoria, BC  
Perspective Views

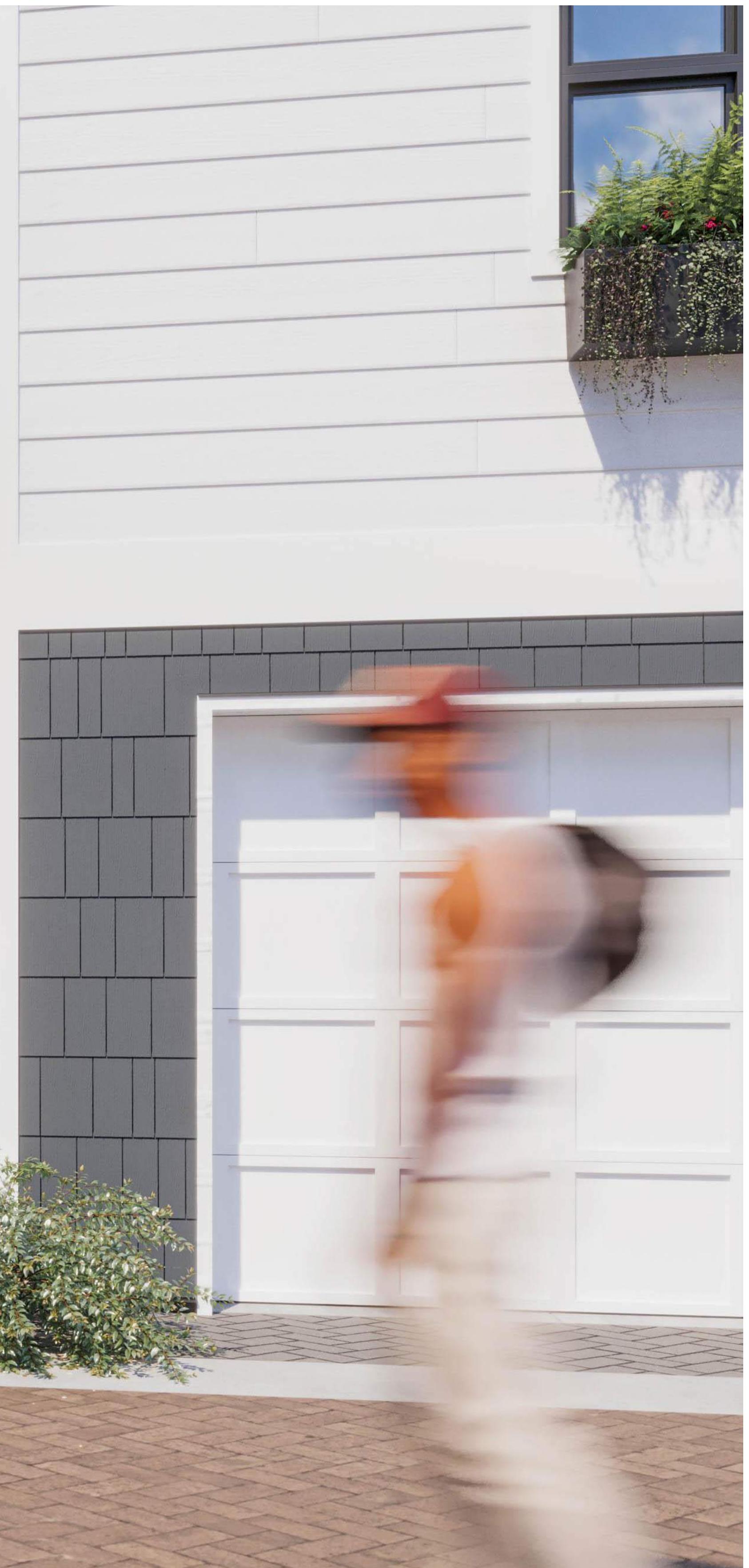


— dHKa A  
dHKArchitects  
Victoria  
977 Fort Street  
Nanaimo  
102-5190 Dublin Way  
V9T 0H2 T 250-658-3367

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN  
THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND  
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT



1. Project Rendering - North Looking View @ Amenity and Play Area

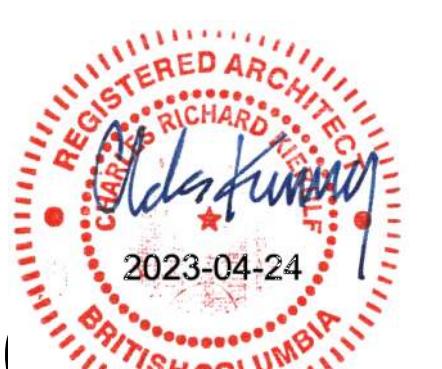


23/04/20 ISSUED FOR DP AMENDMENTS  
22/10/24 ISSUED FOR ADP

Plot Date 2023/04/20 Drawing File  
Drawn By Author Checked By  
Scale 1 : 1 Project Number

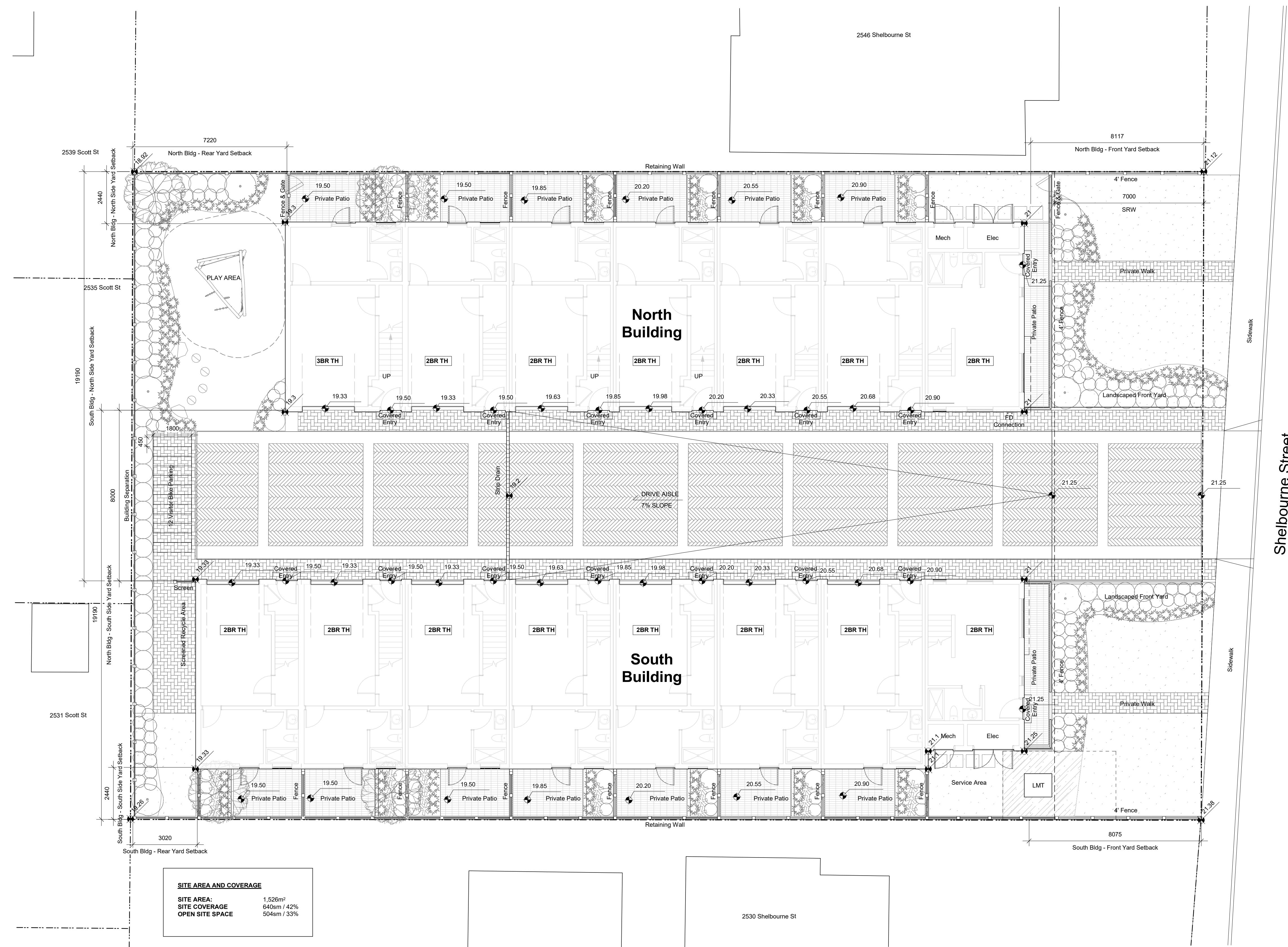
NOTE: All dimensions are shown in millimeters.

**FERNWOOD  
TOWNHOMES**  
2540 & 2542 Shelbourne  
Street, Victoria, BC  
Perspective Views



— dHKa A

dHKArchitects  
Victoria  
977 Fort Street  
Nanaimo  
102-5190 Dublin Way V9T 0H2 T 1-250-658-3367  
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN  
THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND  
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT



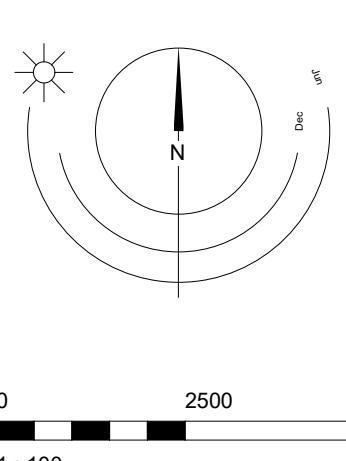
23/04/20 ISSUED FOR DP AMENDMENTS  
 22/10/04 ISSUED FOR DP AMENDMENTS  
 22/10/24 ISSUED FOR ADP  
 22/07/18 ISSUED FOR REZONING

Plot Date 2023/04/20 Drawing File  
 Drawn By ADM/M/R Checked By ADM  
 Scale As Indicated Project Number

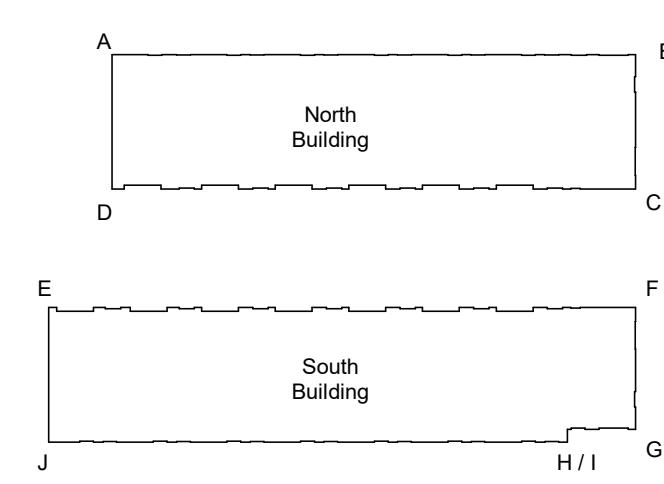
NOTE: All dimensions are shown in millimeters.

**FERNWOOD  
TOWNHOMES**  
 2540 & 2542 Shelbourne  
Street, Victoria, BC  
**Site Plan**

dHKA A



**Average Grade Calculations**



**North Bldg**

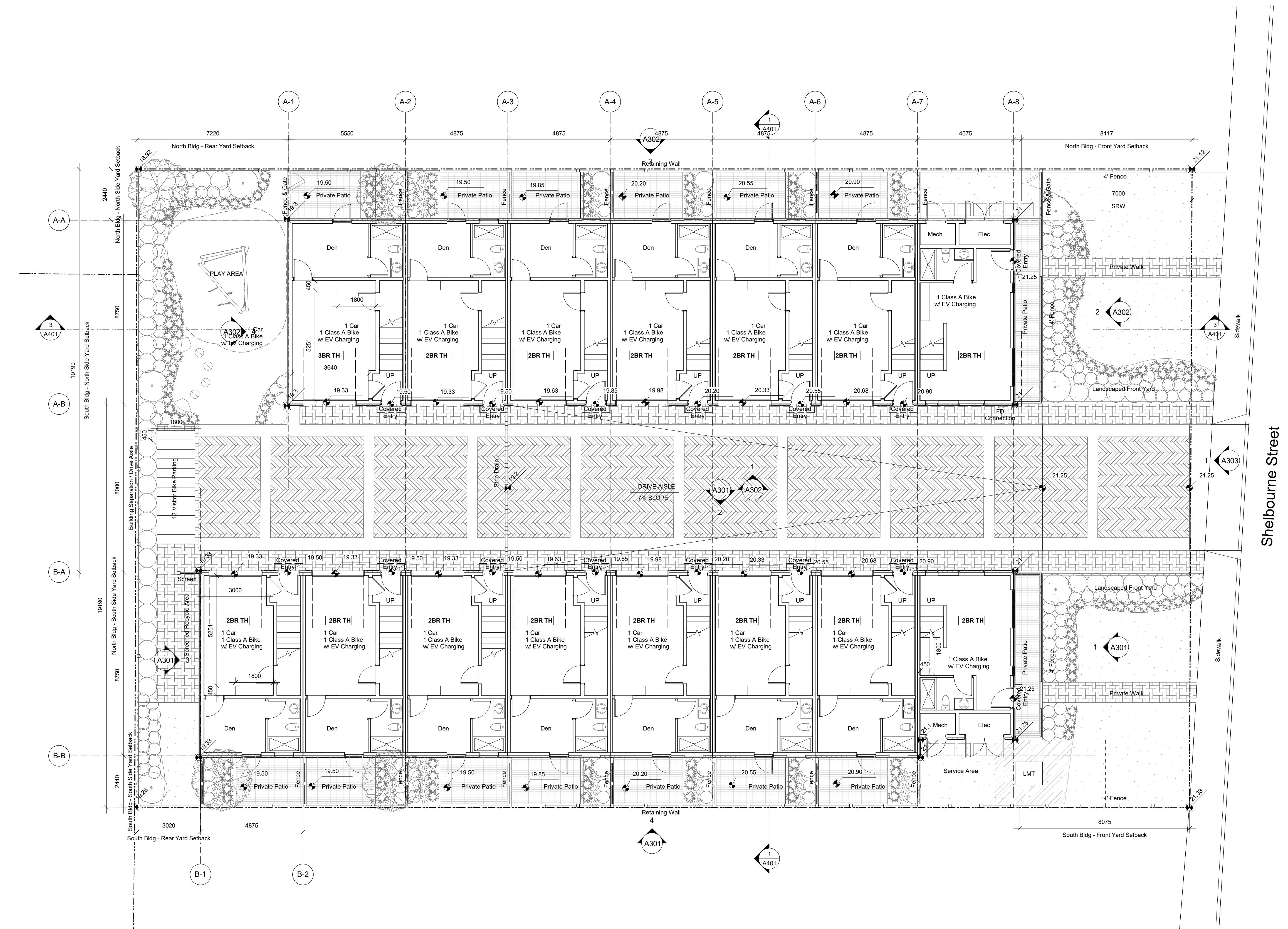
Grade Points	Avg of Points	x	Distance	Totals
Grade Point A - 19.3	19.3+21/2=20.15	x	34.65	= 698.2
Grade Point B - 21	(21+21)/2=21	x	8.9	= 186.9
Grade Point C - 21	(21+19.3)/2=20.15	x	34.65	= 698.2
Grade Point D - 19.3	(21+21)/2=21	x	8.9	= 186.9

North Bldg Grade Calculation  
 $1770.2/267.1$  (Perimeter) = 20.3m

**South Bldg**

Grade Points	Avg of Points	x	Distance	Totals
Grade Point E - 19.3	19.3+21.25/2=20.15	x	34.65	= 698.2
Grade Point F - 21	(21+21.25)/2=21.13	x	8.07	= 170.52
Grade Point G - 21.25	(21.25+21.12)/2=21.18	x	4.5	= 95.3
Grade Point H - 21.1	(21.1+21.1)/2=21.1	x	0.85	= 17.94
Grade Point I - 21.1	(21.1+19.3)/2=20.2	x	34.3	= 698.86
Grade Point J - 19.3	(19.3+19.3)/2=19.3	x	8.9	= 171.77

South Bldg Grade Calculation  
 $1846.59/91.27$  (Perimeter) = 20.2m



1 Level 1 - Overall Plan  
A201  
SCALE: 1 : 100

22/10/04 ISSUED FOR DP AMENDMENTS  
22/10/24 ISSUED FOR ADP  
22/07/18 ISSUED FOR REZONING

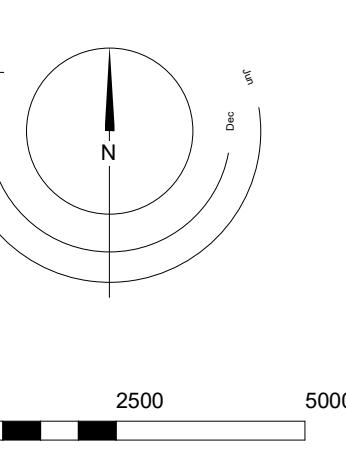
Plot Date 2023/04/20 Drawing File  
Drawn By ADM/MVR Checked By ADM  
Scale 1 : 100 Project Number

NOTE: All dimensions are shown in millimeters.

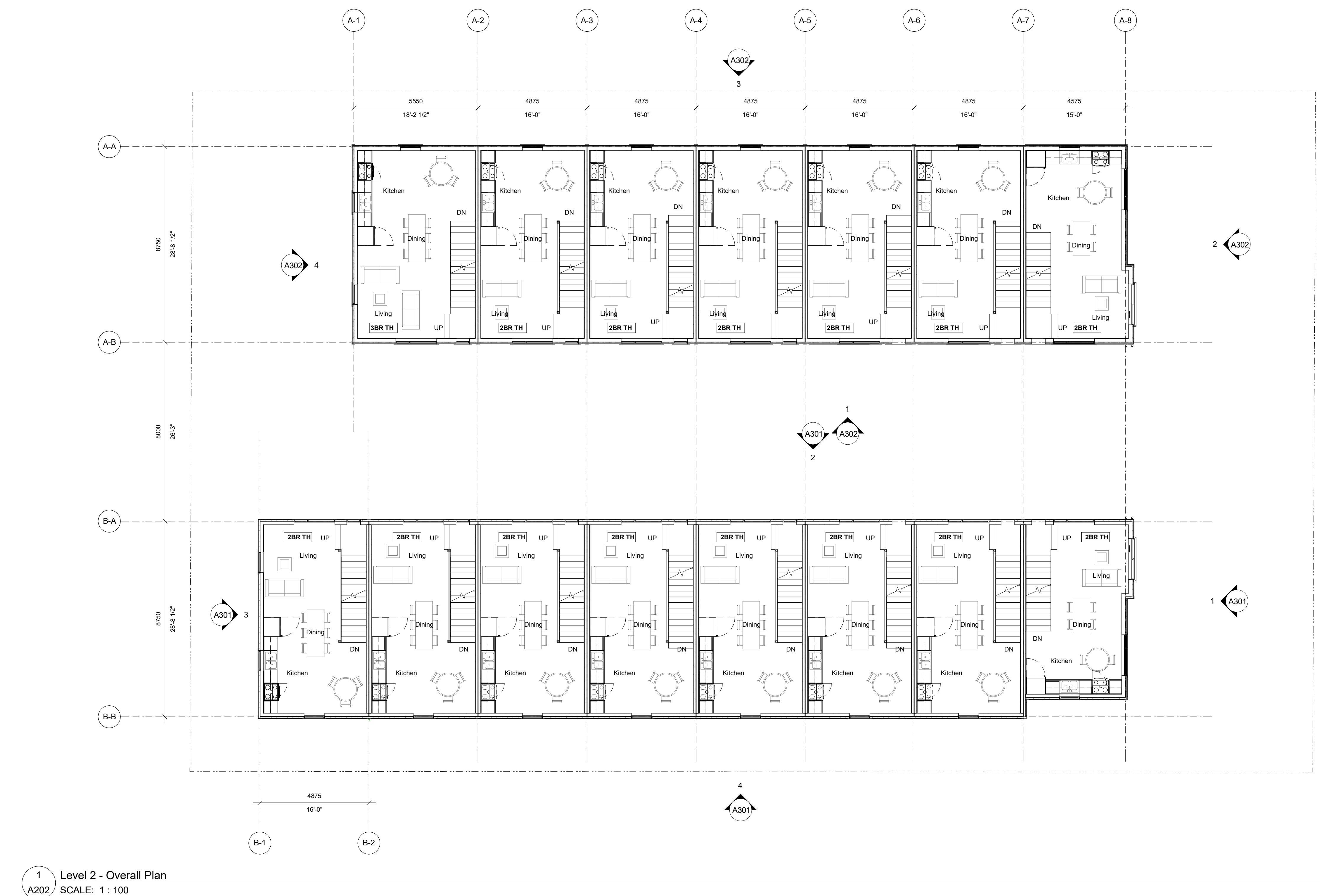
FERNWOOD  
TOWNHOMES  
2540 & 2542 Shelbourne  
Street, Victoria, BC

L1 Plan

dHKa A



dHKArchitects  
Victoria  
977 Fort Street  
Nanaimo  
102-5190 Dublin Way V9T 0H2 T 1250-658-3367  
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN  
THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND  
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

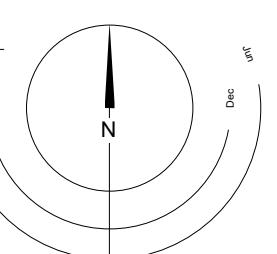


22/10/24  
22/07/18  
ISSUED FOR ADP  
ISSUED FOR REZONING

Plot Date 2023/04/20 Drawing File  
Drawn By ADM/MVR Checked By ADM  
Scale 1 : 100 Project Number

NOTE: All dimensions are shown in millimeters.

FERNWOOD  
TOWNHOMES  
2540 & 2542 Shelbourne  
Street, Victoria, BC  
L2 Plan

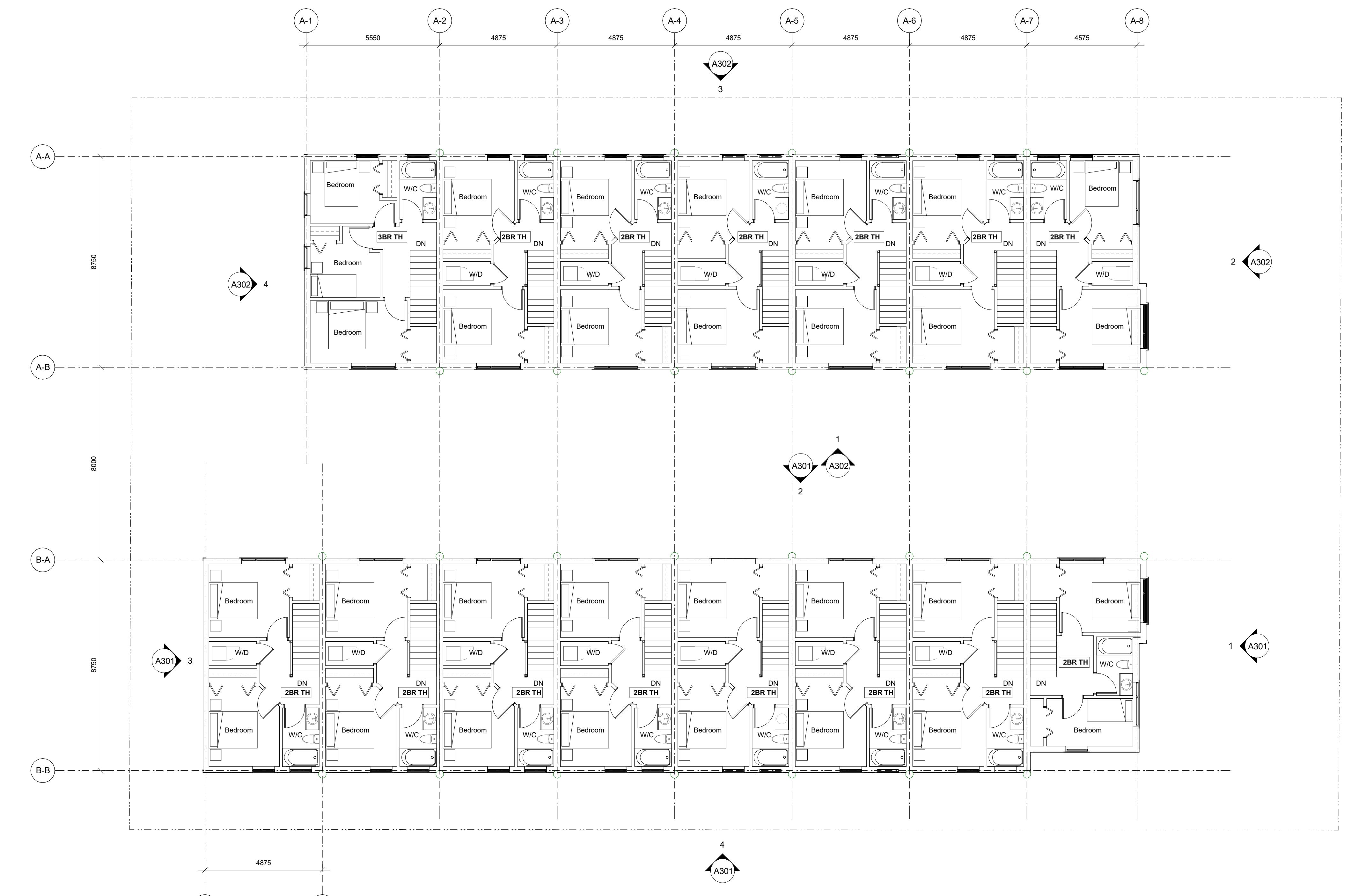


dHKa A

0 2500 5000 mm  
1:100



dHKArchitects  
Victoria  
977 Fort Street  
Nanaimo  
102-5190 Dublin Way V9T 0H2 T 1-250-658-3367  
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN  
THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND  
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

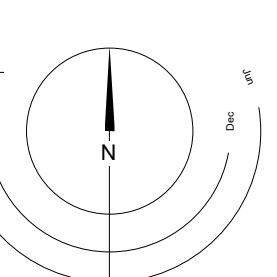


22/10/24  
22/07/18  
ISSUED FOR ADP  
ISSUED FOR REZONING

Plot Date 2023/04/20 Drawing File  
Drawn By ADM/MVR Checked By ADM  
Scale 1:100 Project Number

NOTE: All dimensions are shown in millimeters.

FERNWOOD  
TOWNHOMES  
2540 & 2542 Shelbourne  
Street, Victoria, BC  
L3 Plan

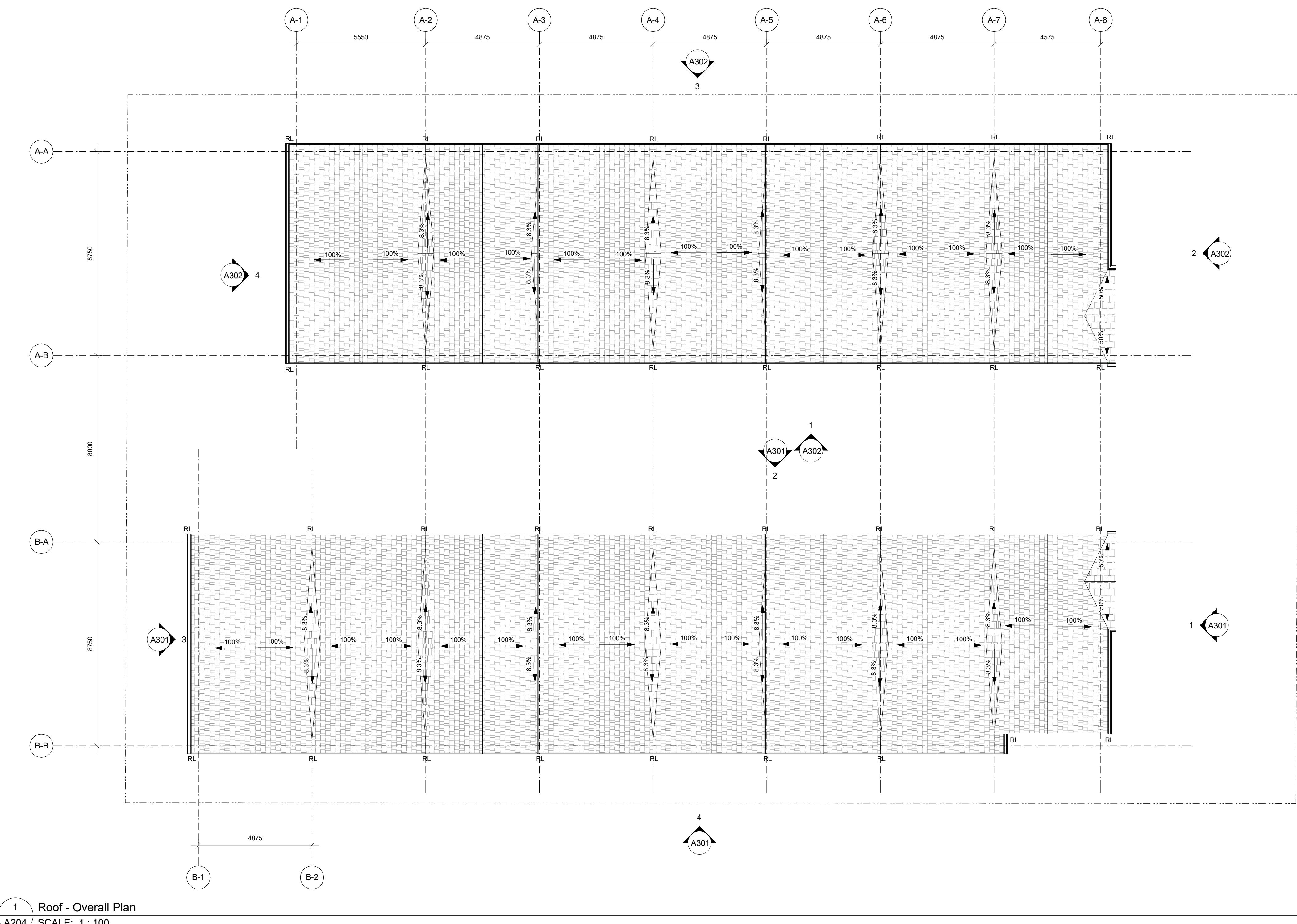


dHKa A

0 2500 5000 mm  
1:100

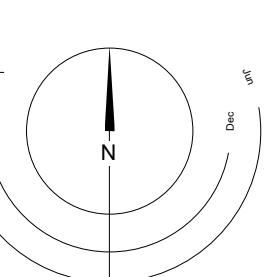


REGISTERED ARCHITECT  
C. RICHARD  
dHKa  
BRITISH COLUMBIA  
2023-04-24



Plot Date 2023/04/20 Drawing File  
Drawn By Author Checked By  
Scale 1 : 100 Project Number  
NOTE: All dimensions are shown in millimeters.

**FERNWOOD  
TOWNHOMES**  
2540 & 2542 Shelbourne  
Street, Victoria, BC  
Roof Plan



dHKa A

REGISTERED ARCHITECT  
C. RICHARD  
dHKa  
BRITISH COLUMBIA  
2023-04-24

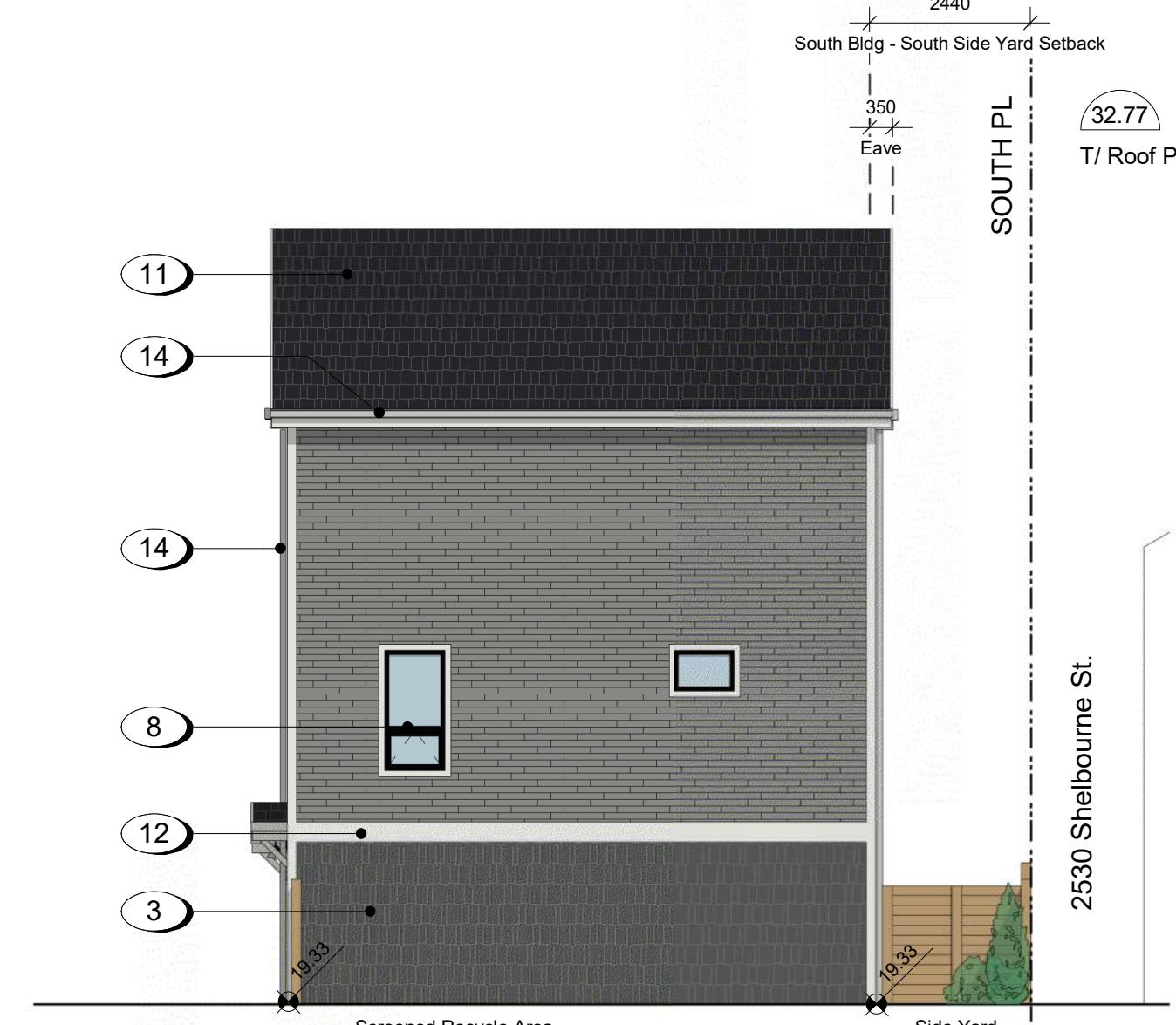
dHKa Architects  
Victoria  
977 Fort Street  
Nanaimo  
102-5190 Dublin Way V9T 0H2 T 1-250-658-3367  
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN  
THE PROPERTY OF dHKa ARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND  
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

- 1 Fibre Cement Lap Siding - White
- 2 Fibre Cement Lap Siding - Slate Gray
- 3 Fibre Cement Shingles - Iron Gray
- 4 Fibre Cement Panels - White
- 5 Fibre Cement Panels - Slate Gray
- 6 Fibreglass OH Door - White
- 7 Fibre Cement Lap Siding - Sage
- 8 Low E Vinyl Window - Black Trim
- 9 Pre-finished Fibreglass Door - Colour Varies
- 10 Exterior Fibreglass Door Panel Painted Black
- 11 Asphalt Shingles - Black
- 12 Prefinished Fibre Cement Trim - White
- 13 Pre-finished Aluminum - Black
- 14 Rain Weater Leader / Conductor Head - Galvanized
- 15 Fibre Cement Lap Siding - Evening Blue



1  
A301 West Building - East Elevation Copy 1  
SCALE: 1 : 100

2 South Building - North Elevation  
A301 SCALE: 1 : 100



3 South Bldg - West Elevation  
A301 SCALE: 1 : 100



4 South Building - South Elevation  
A301 SCALE: 1 : 100

23/04/20 ISSUED FOR DP AMENDMENTS  
22/10/04 ISSUED FOR DP AMENDMENTS  
22/10/24 ISSUED FOR ADP  
22/07/18 ISSUED FOR REZONING

2023/04/20 Drawing File  
ADM/MVR Checked By ADM  
1 : 100 Project Number

**NWOOD  
/NHOMES**  
& 2542 Shelbourne  
Victoria, BC  
**h Building**  
**ati**



1 North Building - South Elevation  
A302

SCALE: 1:100



2 North Building - East Elevation  
A302

SCALE: 1:100

- 1 Fibre Cement Lap Siding - White
- 2 Fibre Cement Lap Siding - Slate Gray
- 3 Fibre Cement Shingles - Iron Gray
- 4 Fibre Cement Panels - White
- 5 Fibre Cement Panels - Slate Gray
- 6 Fiberglass OH Door - White
- 7 Fibre Cement Lap Siding - Sage
- 8 Low E Vinyl Window - Black Trim
- 9 Pre-finished Fiberglass Door - Colour Varies
- 10 Exterior Fiberglass Door Panel Painted Black
- 11 Asphalt Shingles - Black
- 12 Prefinished Fibre Cement Trim - White
- 13 Pre-finished Aluminum - Black
- 14 Rain Weater Leader / Conductor Head - Galvanized
- 15 Fibre Cement Lap Siding - Evening Blue



3 North Building - North Elevation  
A302

SCALE: 1:100



4 West Elevation  
A302

SCALE: 1:100

23/04/20 ISSUED FOR DP AMENDMENTS  
22/10/04 ISSUED FOR DP AMENDMENTS  
22/10/24 ISSUED FOR ADP  
22/07/18 ISSUED FOR REZONING

Plot Date 2023/04/20 Drawing File  
Drawn By ADM/R Drawing  
Checked By ADM  
Scale 1:100 Project Number

NOTE: All dimensions are shown in millimeters.

**FERNWOOD TOWNHOMES**  
2540 & 2542 Shelbourne Street, Victoria, BC  
North Building Elevation



dHKa A

dHKArchitects Victoria 977 Fort Street V8V 3K3 T+1250-658-3367  
Nanaimo 102-5190 Dublin Way V9T 0H2 T+1250-585-5810  
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND  
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT



2524 Shelbourne St

2530 Shelbourne St

Side Yard

Private Entry

Drive Aisle / Courtyard / Landscape Planting and Fence Beyond

Private Entry

Side Yard

2546 Shelbourne St

2550 Shelbourne St

1 East Elevation on Shelbourne Street

A303

SCALE: 1 : 125

23/04/20 ISSUED FOR DP AMENDMENTS  
22/10/24 ISSUED FOR ADP  
22/07/18 ISSUED FOR REZONING

Plot Date 2023/04/20 Drawing File  
Drawn By Author Checked By Checker  
Scale 1 : 125 Project Number

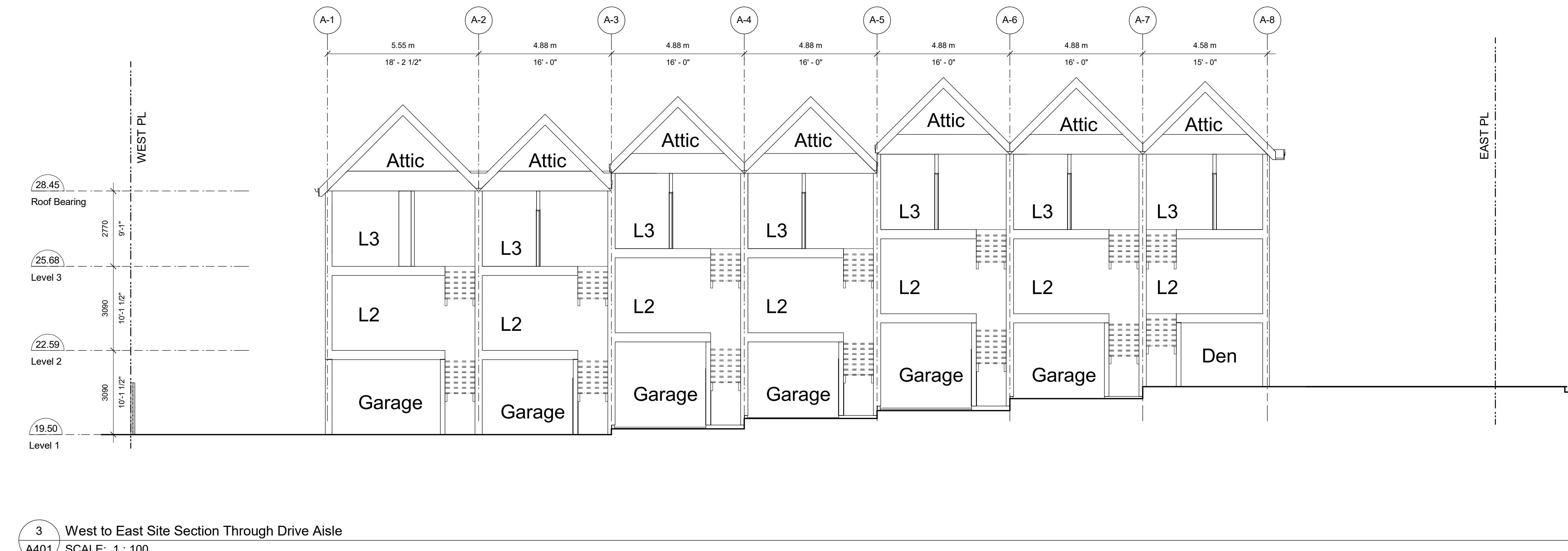
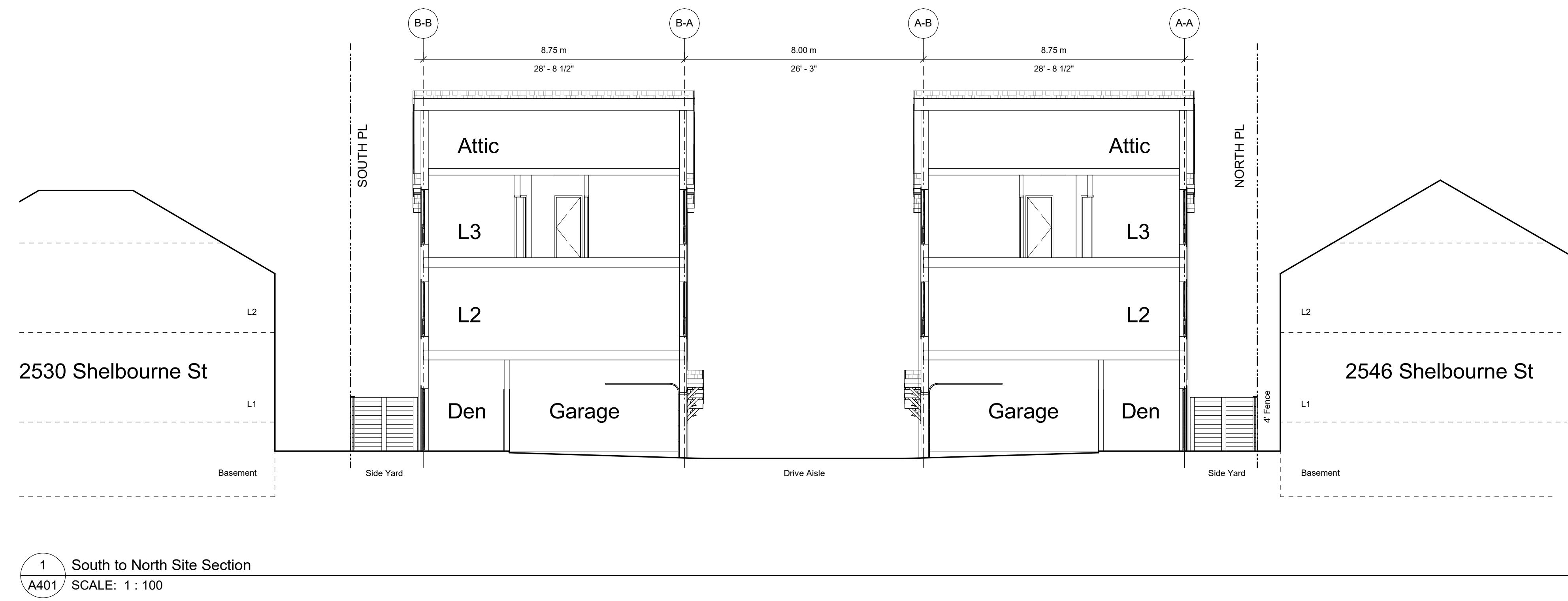
NOTE: All dimensions are shown in millimeters.

FERNWOOD  
TOWNHOMES  
2540 & 2542 Shelbourne  
Street, Victoria, BC  
Street Elevation



dHKa A

dHKArchitects  
Victoria 977 Fort Street V8V 3K3 T 1250-658-3367  
Nanaimo 102-5190 Dublin Way V9T 0H2 T 1250-585-5810  
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN  
THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND  
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT



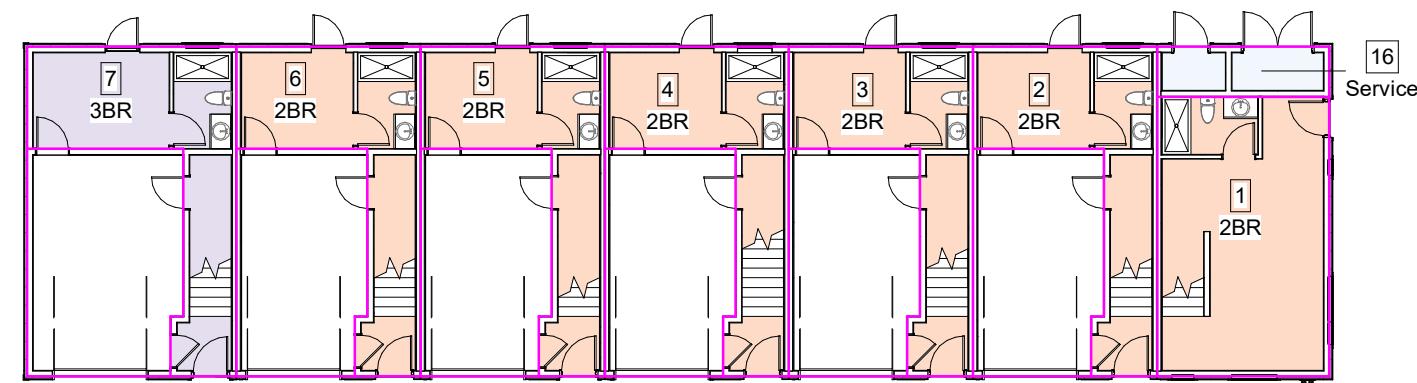
3/04/20 ISSUED FOR DP AMENDMENTS  
2/10/04 ISSUED FOR DP AMENDMENTS  
2/10/24 ISSUED FOR ADP  
2/07/12 ISSUED FOR REZONING

Plot Date **2023/04/20** Drawing File  
Drawn By **ADM/MVR** Checked By **ADM**  
Scale **1 : 100** Project Number

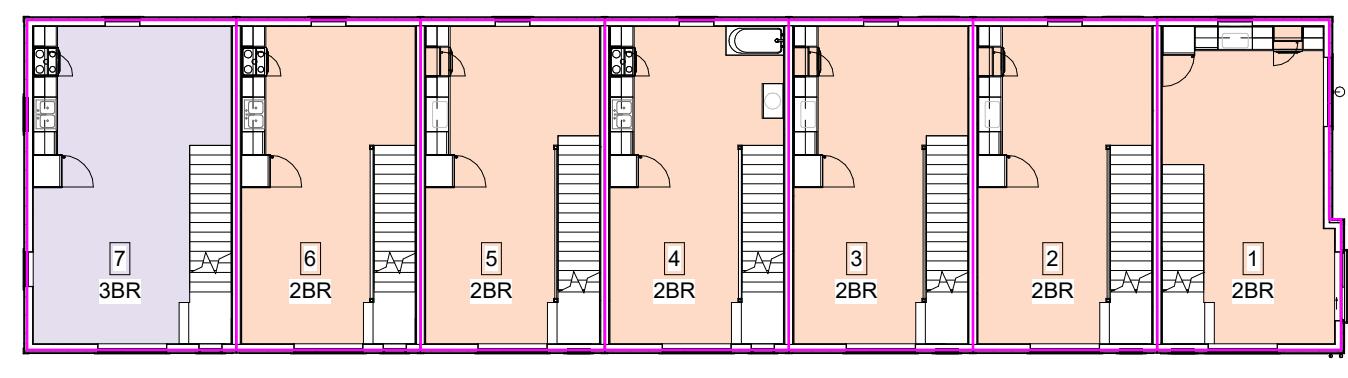
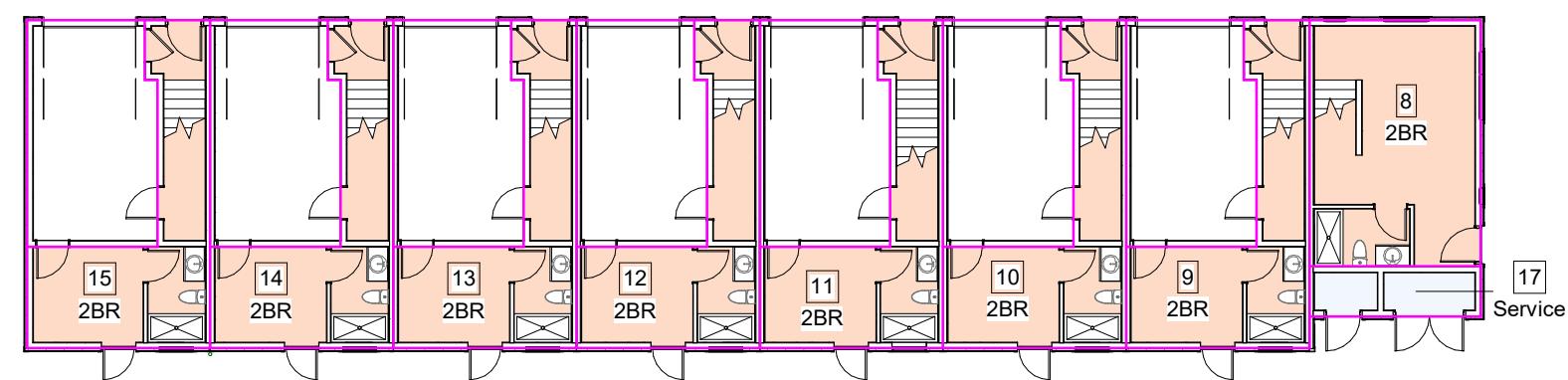
# FERNWOOD TOWNHOMES

2540 & 2542 Shelbourne  
Street, Victoria, BC

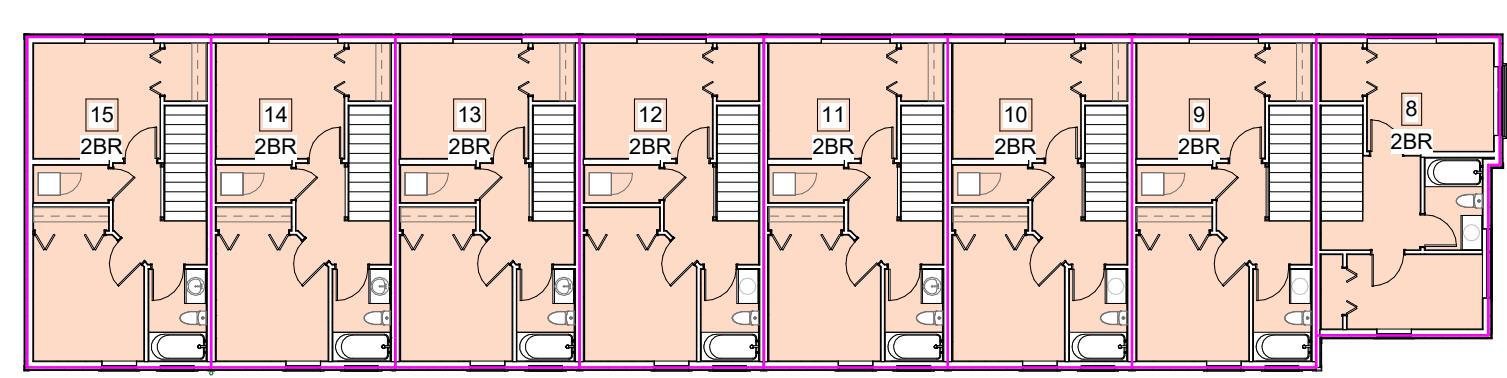
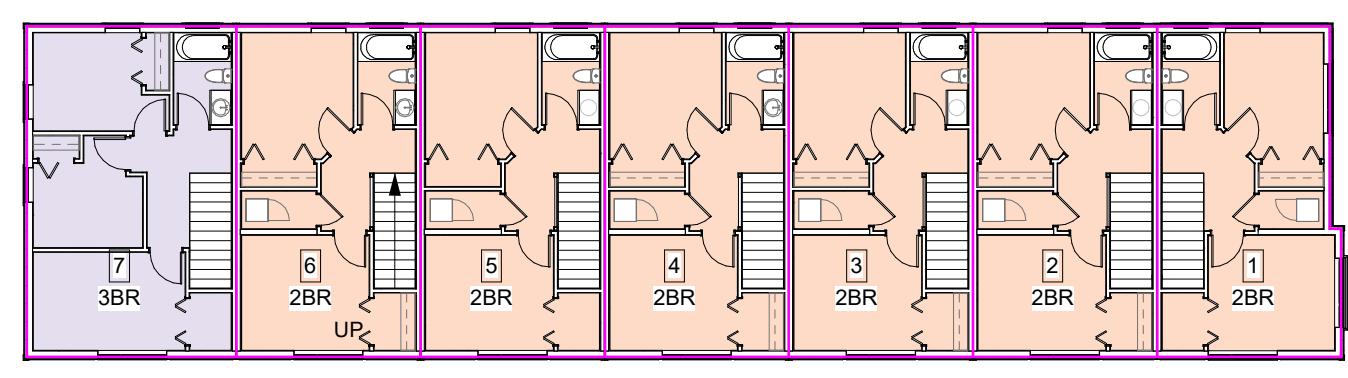
## Sections



1 Level 1  
A900 SCALE: 1:200



2 Level 2  
A900 SCALE: 1:200



3 Level 3  
A900 SCALE: 1:200

Area Schedule (FAR Contributing)

Unit Type	Area
-----------	------

Service

Service	6.05 m <sup>2</sup>
Service	6.11 m <sup>2</sup>
	12.16 m <sup>2</sup>

Unit 1

2BR	33.70 m <sup>2</sup>
2BR	40.89 m <sup>2</sup>
2BR	41.00 m <sup>2</sup>

Unit 2

2BR	22.19 m <sup>2</sup>
2BR	42.64 m <sup>2</sup>
2BR	42.70 m <sup>2</sup>

Unit 3

2BR	22.16 m <sup>2</sup>
2BR	42.64 m <sup>2</sup>
2BR	42.70 m <sup>2</sup>

Unit 4

2BR	22.08 m <sup>2</sup>
2BR	42.46 m <sup>2</sup>
2BR	42.53 m <sup>2</sup>

Unit 5

2BR	22.22 m <sup>2</sup>
2BR	42.64 m <sup>2</sup>
2BR	42.70 m <sup>2</sup>

Unit 6

2BR	22.19 m <sup>2</sup>
2BR	42.64 m <sup>2</sup>
2BR	42.70 m <sup>2</sup>

Unit 7

3BR	23.93 m <sup>2</sup>
3BR	48.38 m <sup>2</sup>
3BR	48.56 m <sup>2</sup>

Unit 8

2BR	29.83 m <sup>2</sup>
2BR	36.95 m <sup>2</sup>
2BR	37.02 m <sup>2</sup>

Area Schedule (FAR Contributing)

Unit Type	Area
-----------	------

Unit 9

2BR	22.19 m <sup>2</sup>
2BR	42.57 m <sup>2</sup>
2BR	42.70 m <sup>2</sup>

Unit 10

2BR	22.16 m <sup>2</sup>
2BR	42.57 m <sup>2</sup>
2BR	42.70 m <sup>2</sup>

Unit 11

2BR	22.08 m <sup>2</sup>
2BR	42.40 m <sup>2</sup>
2BR	42.53 m <sup>2</sup>

Unit 12

2BR	22.22 m <sup>2</sup>
2BR	42.57 m <sup>2</sup>
2BR	42.70 m <sup>2</sup>

Unit 13

2BR	22.19 m <sup>2</sup>
2BR	42.57 m <sup>2</sup>
2BR	42.70 m <sup>2</sup>

Unit 14

2BR	22.15 m <sup>2</sup>
2BR	42.53 m <sup>2</sup>
2BR	42.66 m <sup>2</sup>

Unit 15

2BR	22.15 m <sup>2</sup>
2BR	42.42 m <sup>2</sup>
2BR	42.66 m <sup>2</sup>

Grand total: 1641.00 m<sup>2</sup>

47

**AREA CALCULATIONS**

**SITE AREA:** 1,526m<sup>2</sup> (16,426 s.f.)

**TOTAL PROPOSED:** 1,641 m<sup>2</sup> (17,663 s.f.)

**FLOOR SPACE RATIO:** 1.07 : 1 FSR

**SITE COVERAGE** 640sm / 42%

**OPEN SITE SPACE** 504sm / 33%

23/04/20 ISSUED FOR DP AMENDMENTS  
22/10/04 ISSUED FOR DP AMENDMENTS

Plot Date 2023/04/20 Drawing File  
Drawn By Author Checked By Checker  
Scale 1:200 Project Number

NOTE: All dimensions are shown in millimeters.

**FERNWOOD TOWNHOMES**  
2540 & 2542 Shelbourne Street, Victoria, BC

**Area Plans**



Nature-themed play



KOMPAN -Robinia Natural Playground climbing structure NRO852



Retaining wall (Refer to Architecture)  
- 6' 0" (1.8m) cedar perimeter fence  
- 6' 0" (1.8m) cedar divider fence  
Planting bed for a mixture of native and adaptive shrubs, ferns and ornamental grasses.

Existing trees to be retained.  
(Refer to Tree Management Plan)



### Recommended Nursery Stock

#### Trees

Total: 4

Botanical Name  
Acer circinatum

Common Name  
Vine Maple

Size  
2M Ht.

#### Large Shrubs

Total: 52

Botanical Name  
Mahonia aquifolium  
Philadelphus 'Belle Etoile'

Common Name  
Tall Oregon Grape  
Belle Etoile Mock Orange

Size  
# 5 pot

#7 pot

#### Small Shrubs

Total: 160

Botanical Name  
Gaultheria shallon  
Nandina domestica 'Fire Power'

Common Name  
Salal  
Fire Power Heavenly Bamboo

Size  
# 1 pot

#1 pot

#### Perennials, Annuals and Ferns

Total: 191

Botanical Name  
Blechnum spicant  
Helictotrichon sempervirens

Common Name  
Deer Fern  
Blue Oat Grass

Size  
#1 pot

#1 pot

Decorative concrete pavers

Lawn (Typ.)

Planting bed for a mixture of native and adaptive shrubs, ferns and ornamental grasses.

Pavers on driveway with concrete banding.

Planting bed for a mixture of native and adaptive shrubs, ferns and ornamental grasses.

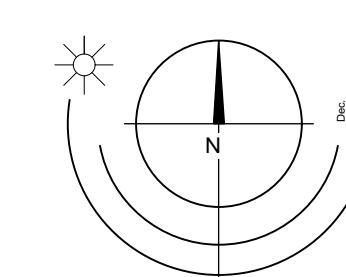
Lawn (Typ.)

Decorative concrete pavers

River rock around PMT location

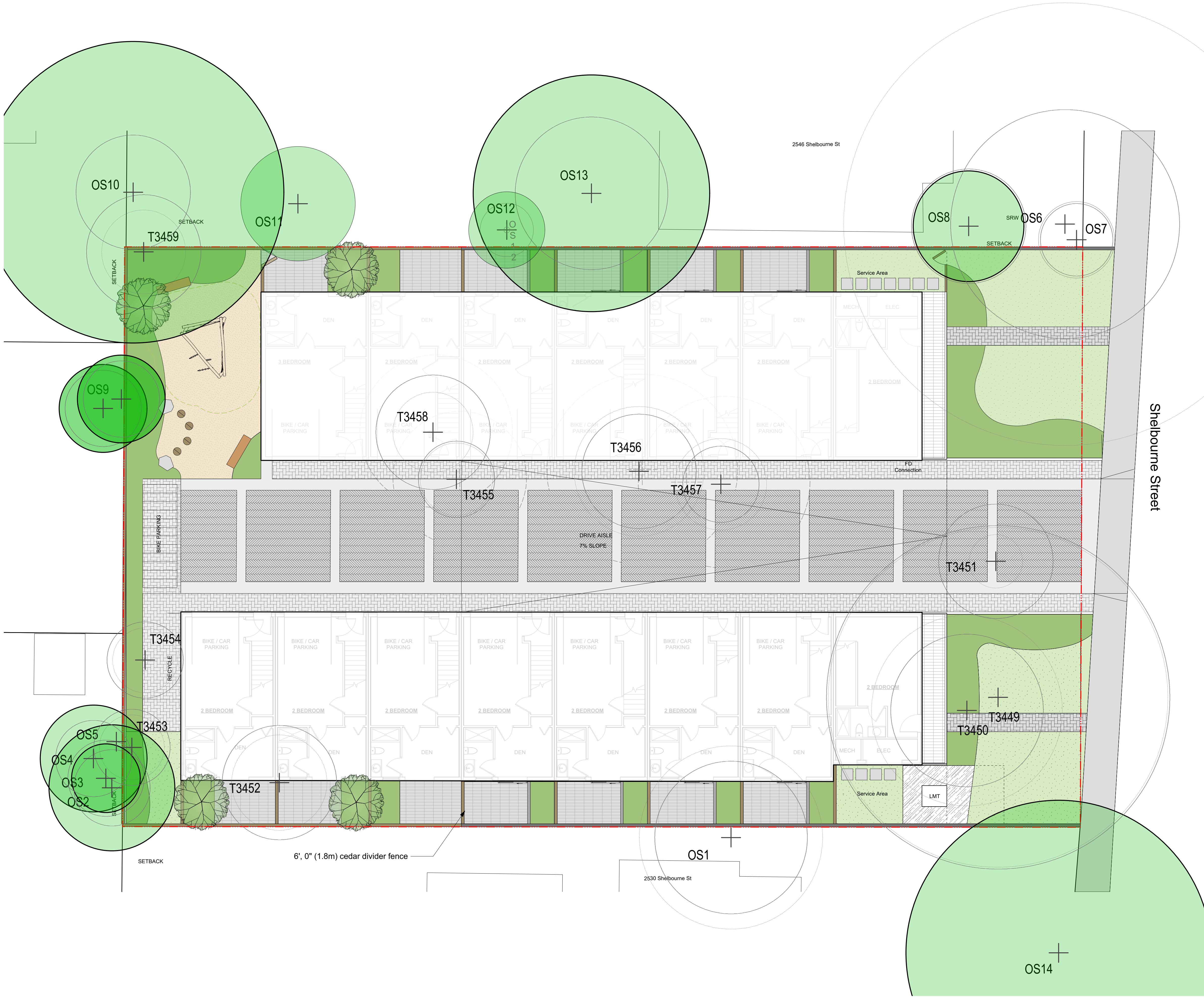
ISSUED FOR DP REVISIONS

# Landscape Concept | 2540 Shelbourne



LADR LANDSCAPE ARCHITECTS  
#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105  
Project No: 2209 MAR-31-23

Apr 21, 2023



# Tree Management Plan | 2540 Shelbourne

## TREE PRESERVATION SUMMARY

	Count	Multiplier	Total
<b>ONSITE Minimum replacement tree requirement</b>			
<b>A. Protected Trees Removed</b>	2	<b>X 1</b>	<b>A.</b> 2
<b>B. Replacement Trees Proposed per Schedule "E", Part 1</b>	0	<b>X 1</b>	<b>B.</b> *0
<b>C. Replacement Trees Proposed per Schedule "E", Part 2</b>	*4	<b>X 0.5</b>	<b>C.</b> *2
<b>D. Replacement Trees Proposed per Schedule "E", Part 3</b>	*0	<b>X1</b>	<b>D.</b> *0
<b>E. Total replacement trees proposed (B+C+D) Round down to nearest whole number</b>			<b>E.</b> *2
<b>F. Onsite replacement tree deficit (A-E) Record 0 if negative number</b>			<b>F.</b> 0
<b>ONSITE Minimum trees per lot requirement (onsite trees)</b>			
<b>G. Tree minimum on lot</b>			<b>G.</b> 7
<b>H. Protected trees retained (other than specimen trees)</b>	0	<b>X 1</b>	<b>H.</b> 0
<b>I. Specimen trees retained</b>	0	<b>X 3</b>	<b>I.</b> 0
<b>J. Trees per lot deficit (G - (B+C+H+I) Record 0 if negative number</b>			<b>J.</b> 5
<b>OFFSITE Minimum replacement tree requirement (offsite trees)</b>			
<b>K. Protected trees Removed</b>	0	<b>X 1</b>	<b>K.</b> 0
<b>L. Replacement trees proposed per Schedule "E", Part 1 or Part 3</b>	3	<b>X 1</b>	<b>L.</b> 3
<b>M. Replacement trees proposed from Schedule "E", Part 2</b>	0	<b>X 0.5</b>	<b>M.</b> 0
<b>N. Total replacement trees proposed (L+ M) Round down to nearest whole number</b>			<b>N.</b> 3
<b>O. Offsite replacement tree deficit (K - N) Record 0 if negative number</b>			<b>O.</b> 0
<b>Cash-in-lieu requirement</b>			
<b>P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number</b>			<b>P.</b> 5
<b>Q. Offsite trees proposed for cash-in-lieu Enter 0.</b>			<b>Q.</b> 0
<b>R. Cash-in-lieu proposed ((P+Q) X \$2,000)</b>			<b>R.</b> \$10,000.00

				Replacement Trees Proposed			Soil Volume Required (m3)			
Planting Area ID	Area (M2)	Soil Volume rzqynguqn	A Estimated xtng [tzq]	B # Small	C # Medium	D # Large	E Small	F Medium	G Large	Total **
<b>Onsite</b>										
1	11.13	1.00	11.13	4.0	0.0	0	32.00	0.00		32.00
<b>Offsite (Excluding City Property)</b>										
Planting Area OSA X										
<b>Offsite (Excluding City Property)</b>							<b>E</b>	<b>F</b>	<b>G</b>	<b>TOTAL</b>

\* On ground (excluding exposed bedrock): use 1, On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2  
 \*\* Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

... Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

## Existing Tree Legend:



## ISSUED FOR DP REVISIONS

