

Revisions to Development Permit Drawings

Revision Number	Revision Title	Drawing	Description
1	Height	Elevations & Sections	Maximum peak height (geodetic elevation) added to elevations and sections. Peak height is taken to top of finished ridge vent flashing, not to structure, per direction from C.O.V.. Maximum building height is at the midpoint between peak and eave elevations.

Legend

Revision bubble

#

Revision number

List of Drawings

Architectural

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

- A0.0

Cover Sheet
- A0.1

Site Survey & Context
- A1.0

Site Plan + Project Information
+ Grade Calculation
- A2.0w

West Bldg. Basement Plan
- A2.0e

East Bldg. Basement Plan
- A2.1w

West Bldg. First Storey Plan
- A2.1e

East Bldg. First Storey Plan
- A2.2w

West Bldg. Second Storey Plan
- A2.2e

East Bldg. Second Storey Plan
- A2.3w

West Bldg. Third Storey Plan
- A2.3e

East Bldg. Third Storey Plan
- A2.4w

West Bldg. Roof Plan
- A2.4e

East Bldg. Roof Plan
- A2.5

Garbage Enclosure Plans
+ Elevations + Sections
- A3.0

West Bldg. Elevations
- A3.1

West Bldg. Elevations
- A3.2

East Bldg. Elevations
- A3.3

East Bldg. Elevations
- A3.4

Materials Palette
- A4.0

West Bldg. Sections
- A4.1

East Bldg. Sections

D'AMBROSIO
architecture + urbanism

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CITY OF
VICTORIA

Revisions

Bubbled areas indicate revisions
compared to the previously
submitted plans

Received Date

June 26, 2024

902 Foul Bay Road

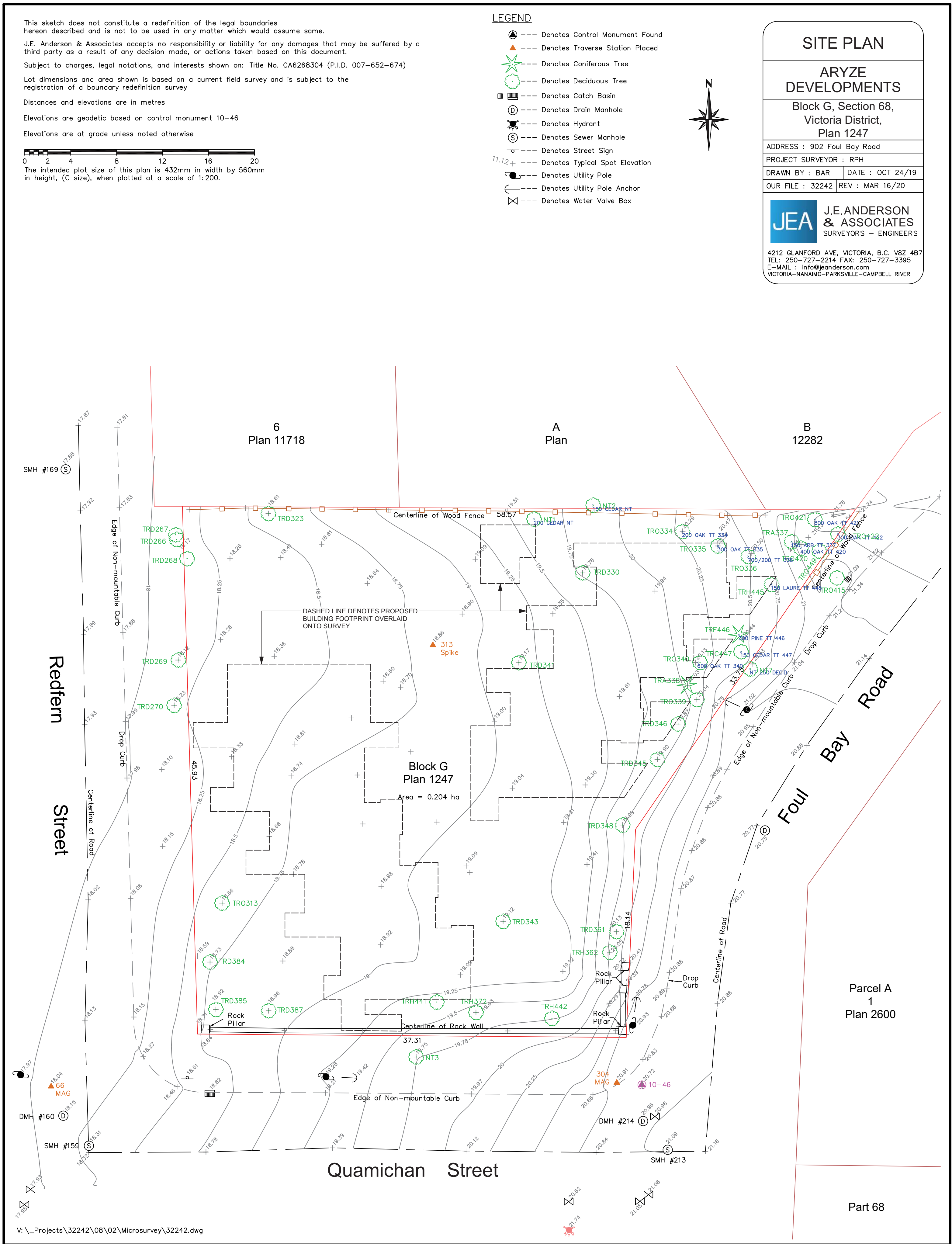
Victoria B.C.

REVISIONS TO DEVELOPMENT PERMIT

June 18, 2024



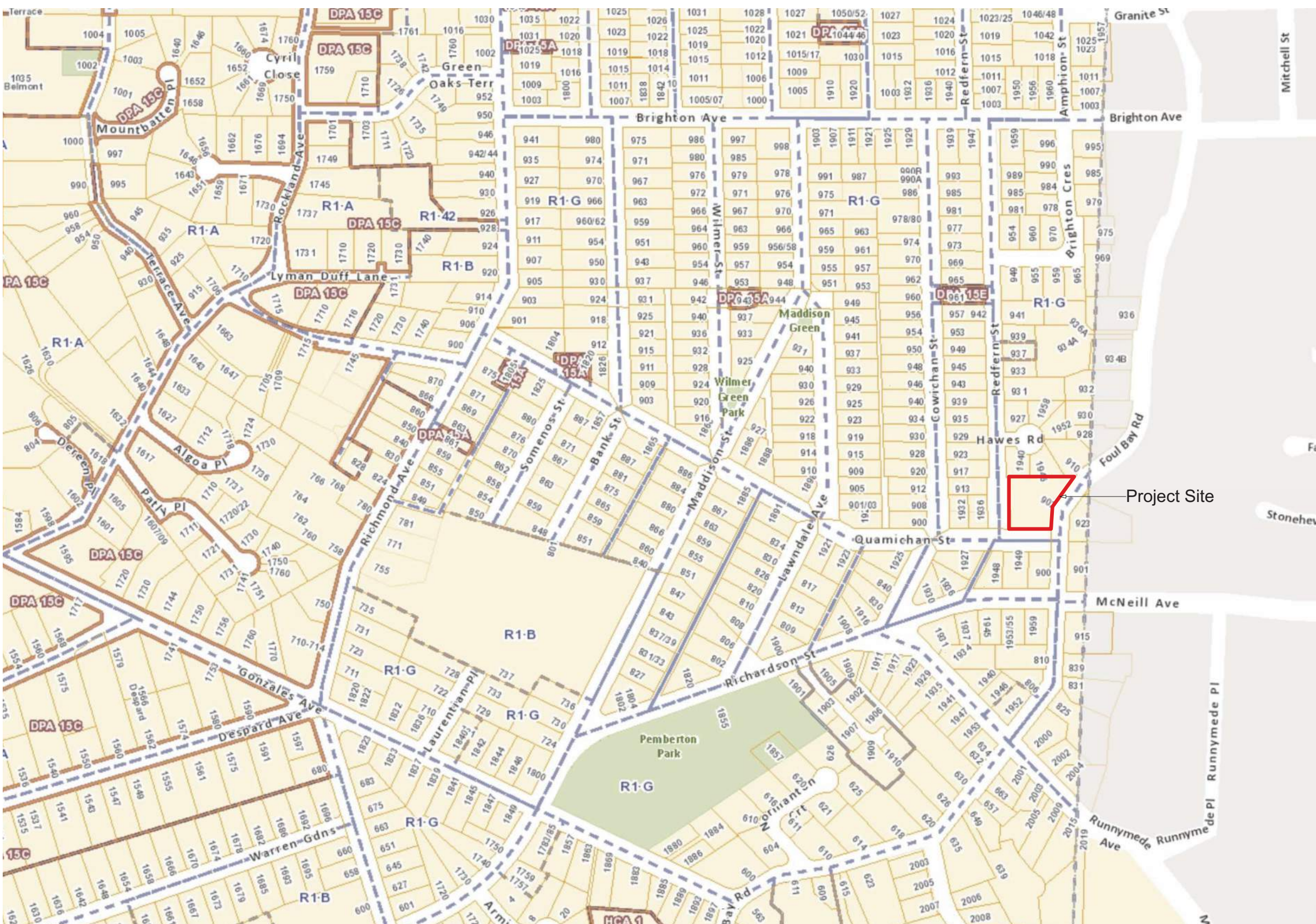
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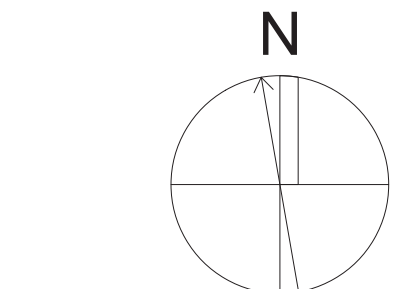
1 Site Survey
Scale: 1:200



2 Context Plan
Scale: 1:500



3 Location / Zoning Plan
Scale: nts



ISSUED FOR BUILDING PERMIT APPLICATION	23.06.02
RENEWED BUILDING PERMIT APPLICATION	28.06.26
REVISED ZONING SUBMISSION	23.06.02

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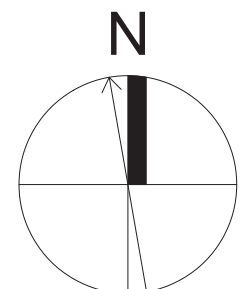
project name
902/900/901 Bay Road
(Adaptive Building)
Victoria, BC

sheet title
Site Survey, Context,
Location / Zoning Plan

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.06.18
sheet no.	A0.1



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1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07
rev no	description	date

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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Basement Plan

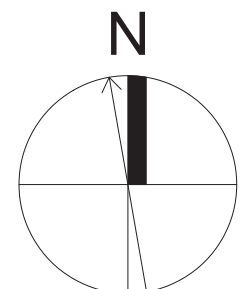
project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.06.18
sheet no.	A2.0w



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



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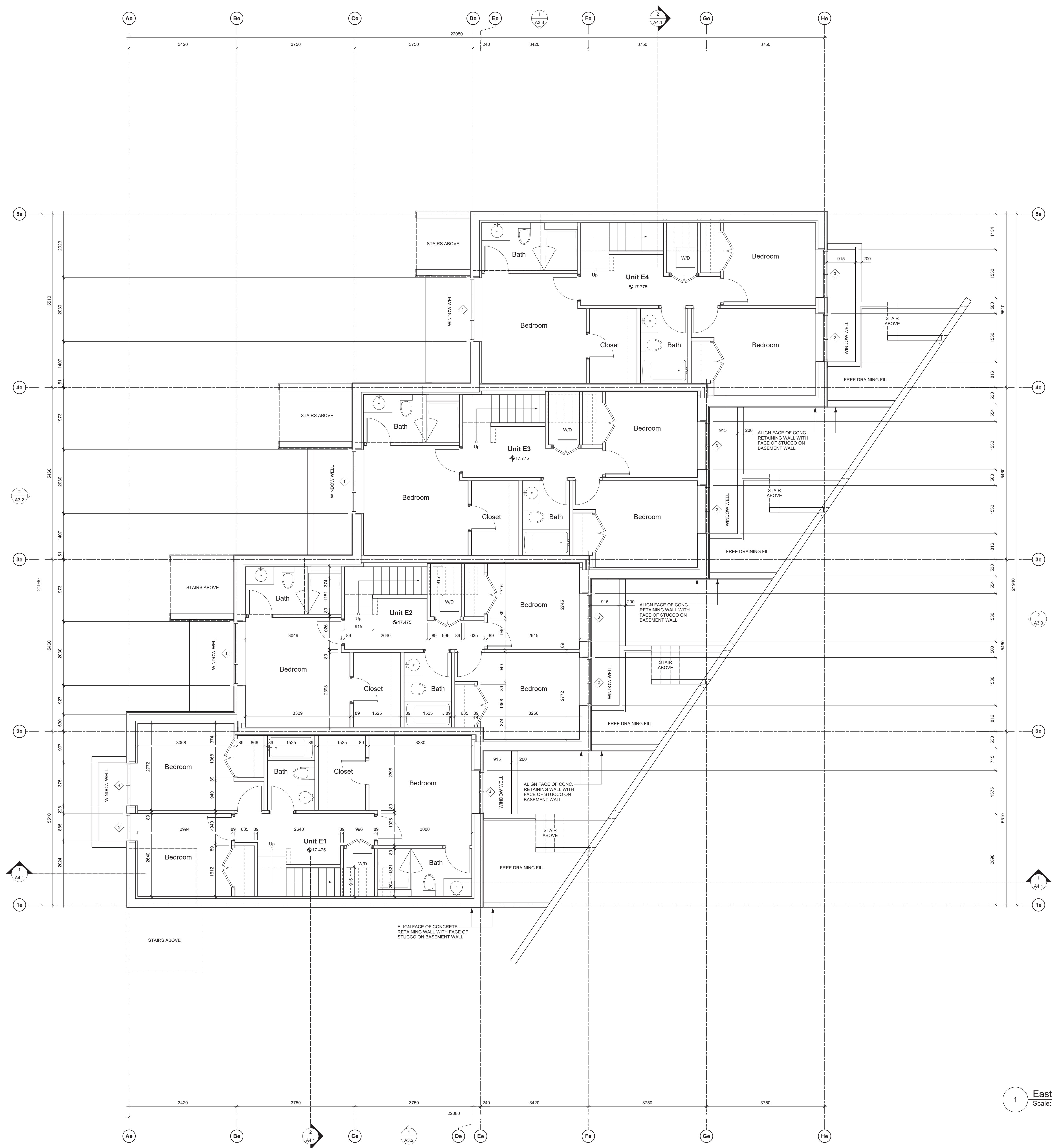
rev no	description	date
1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07

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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Basement Plan

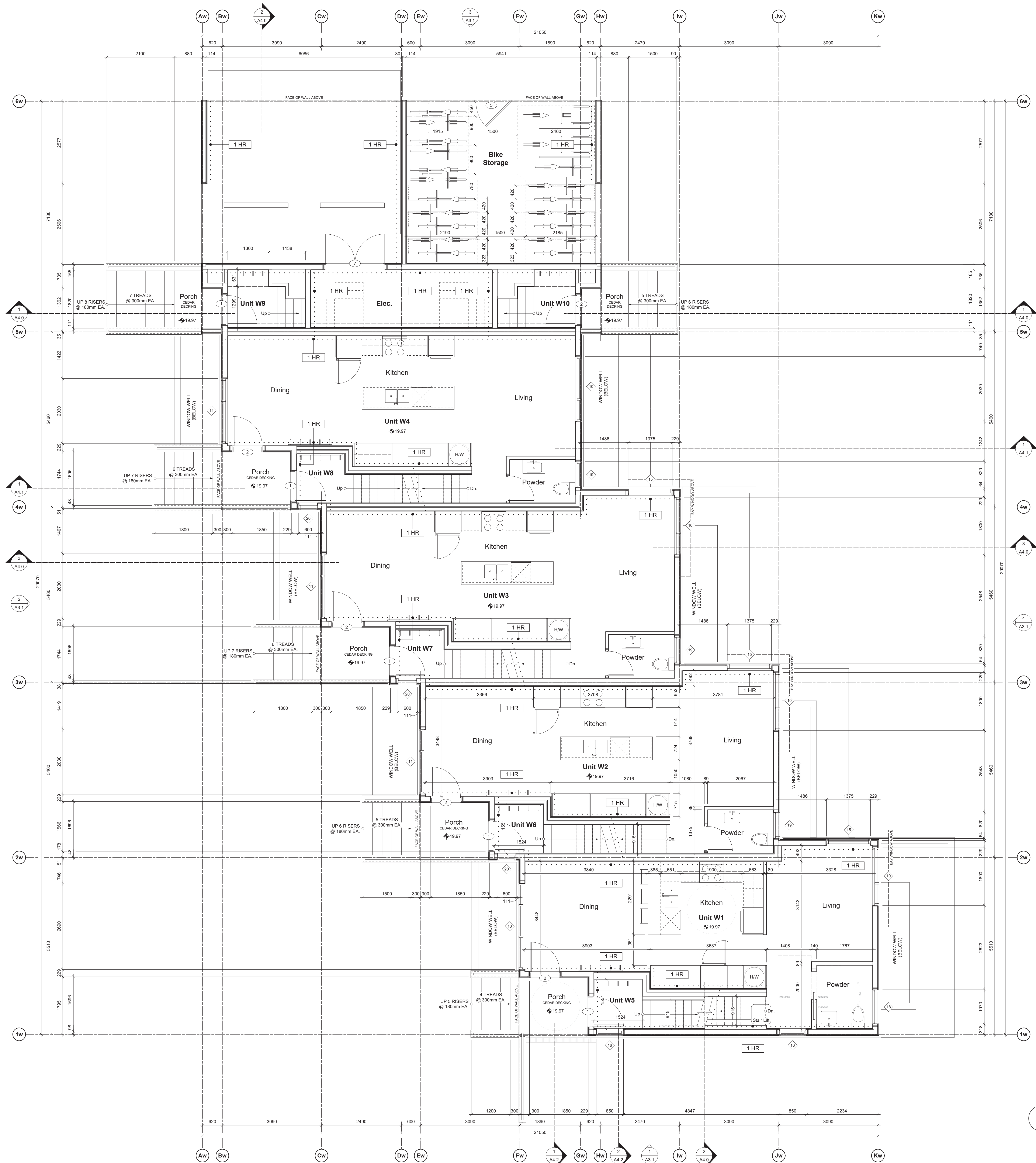
project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.06.18
sheet no.	A2.0e



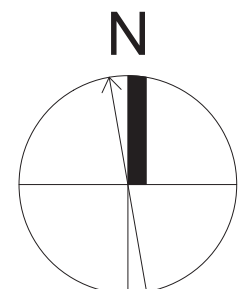
1 East Bldg. - Basement Plan
Scale: Scale: 1:50



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



1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07
rev no	description	date

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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Level 1 Plan

project no. 1933
drawing file -

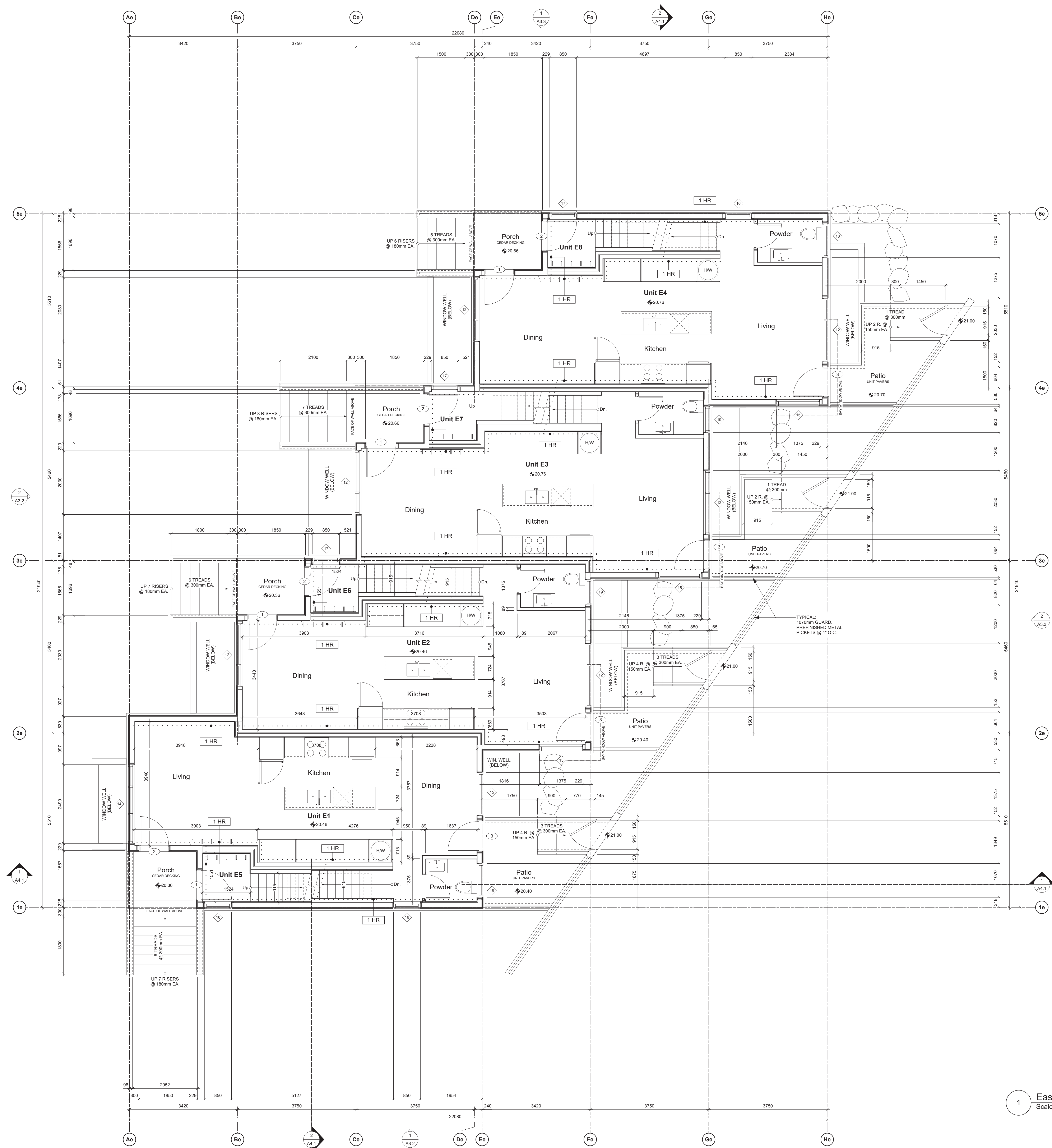
scale As Noted

drawn by JH

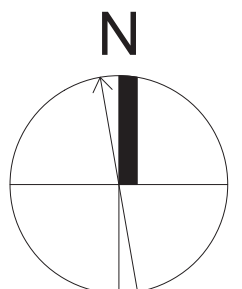
date 24.06.18
sheet no. A2.1w



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



1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07
rev no	description	date

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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Level 1 Plan

project no. 1933

drawing file -

scale As Noted

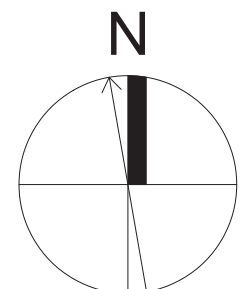
drawn by JH

date 24.06.18

sheet no. A2.1e



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1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07
rev no	description	date

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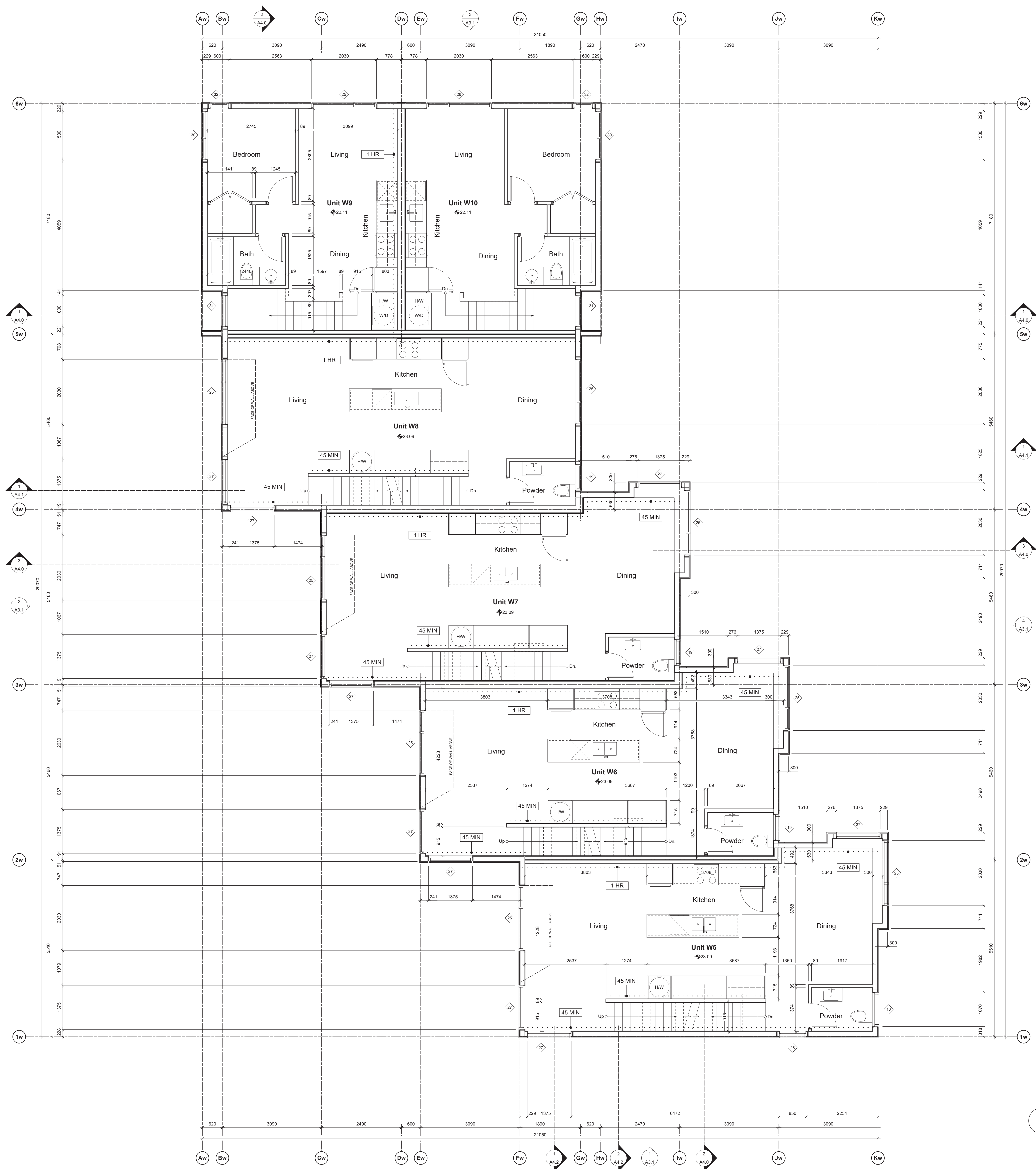
project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Level 2 Plan

project no. 1933
drawing file -

scale As Noted
drawn by JH

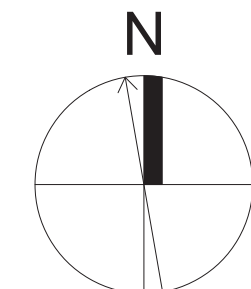
date 24.06.18
sheet no. A2.2w



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



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1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07

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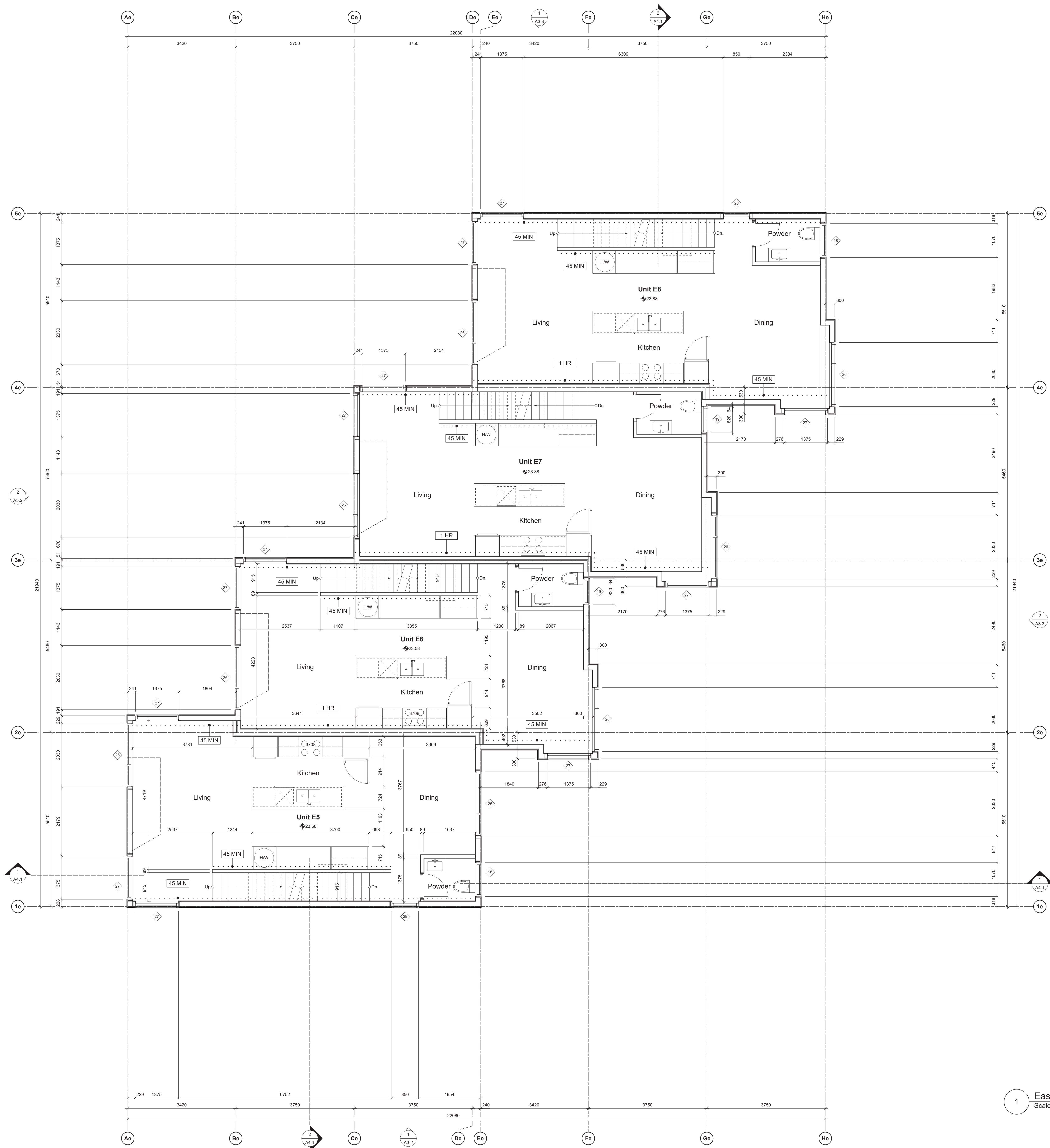
project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Level 2 Plan

project no. 1933
drawing file -

scale As Noted
drawn by JH

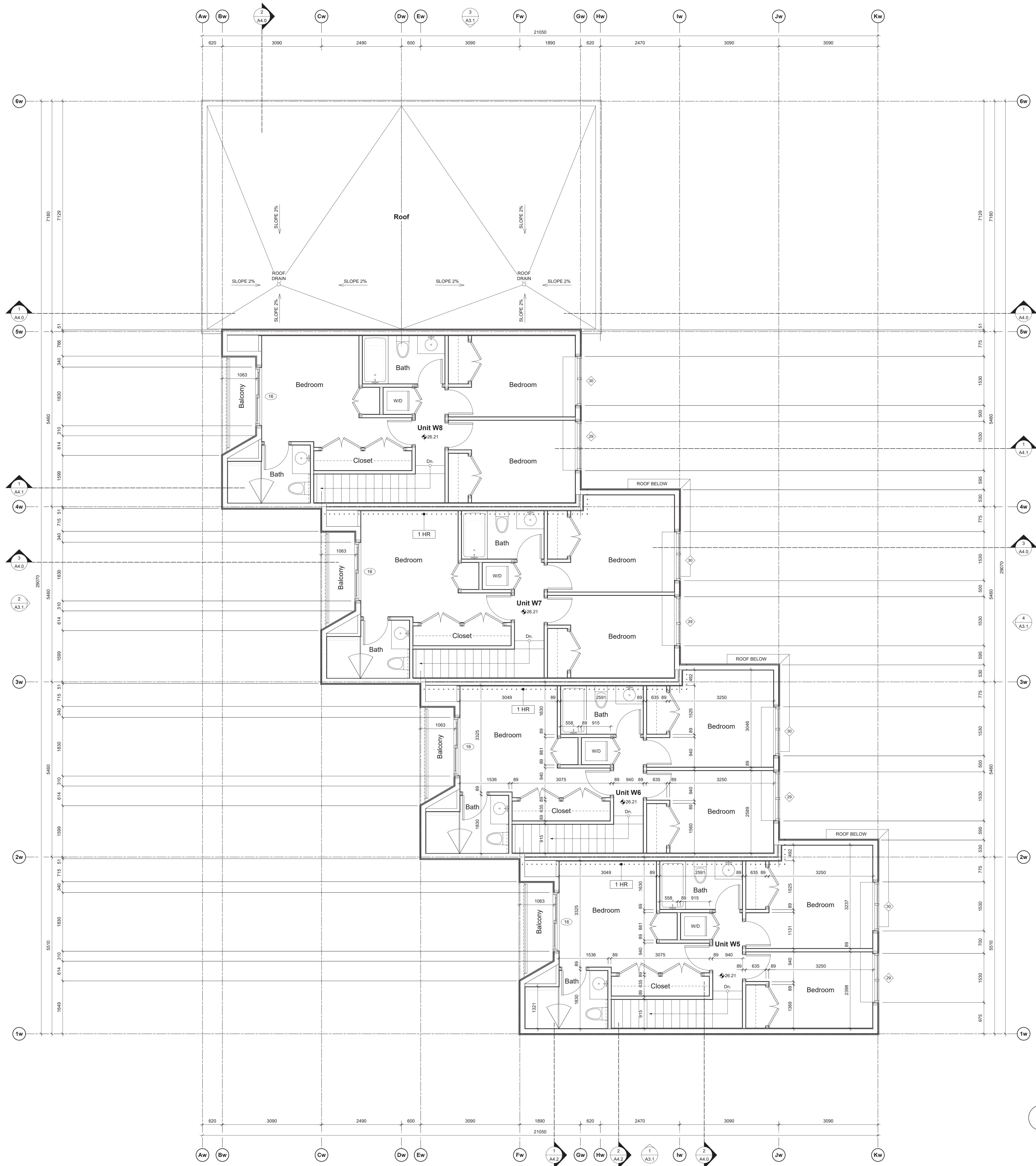
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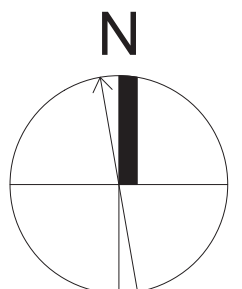
1 East Bldg. - Level 2 Plan
Scale: Scale: 1:50



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



1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07
rev no	description	date

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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Level 3 Plan

project no. 1933
drawing file -

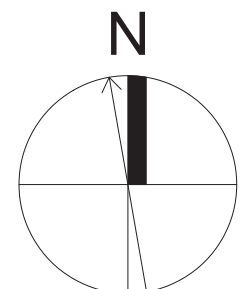
scale As Noted

drawn by JH

date 24.06.18
sheet no. A2.3w



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1	REVISIONS TO D.P.	24.06.18
2	REVISED BUILDING PERMIT APPLICATION	24.06.18
3	REVISIONS TO D.P.	24.06.07
rev no	description	date

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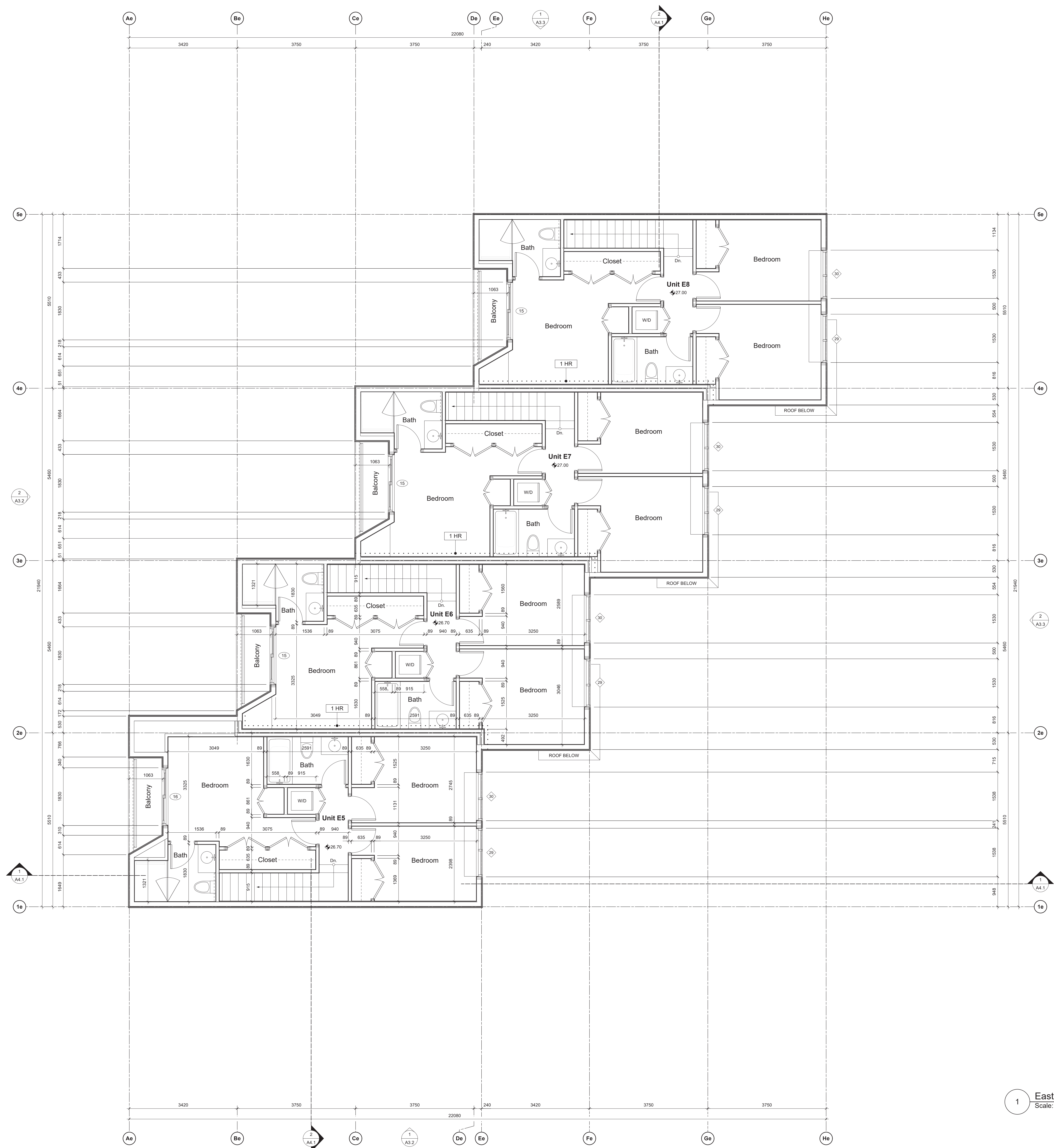
project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Level 3 Plan

project no. 1933
drawing file -

scale As Noted
drawn by JH

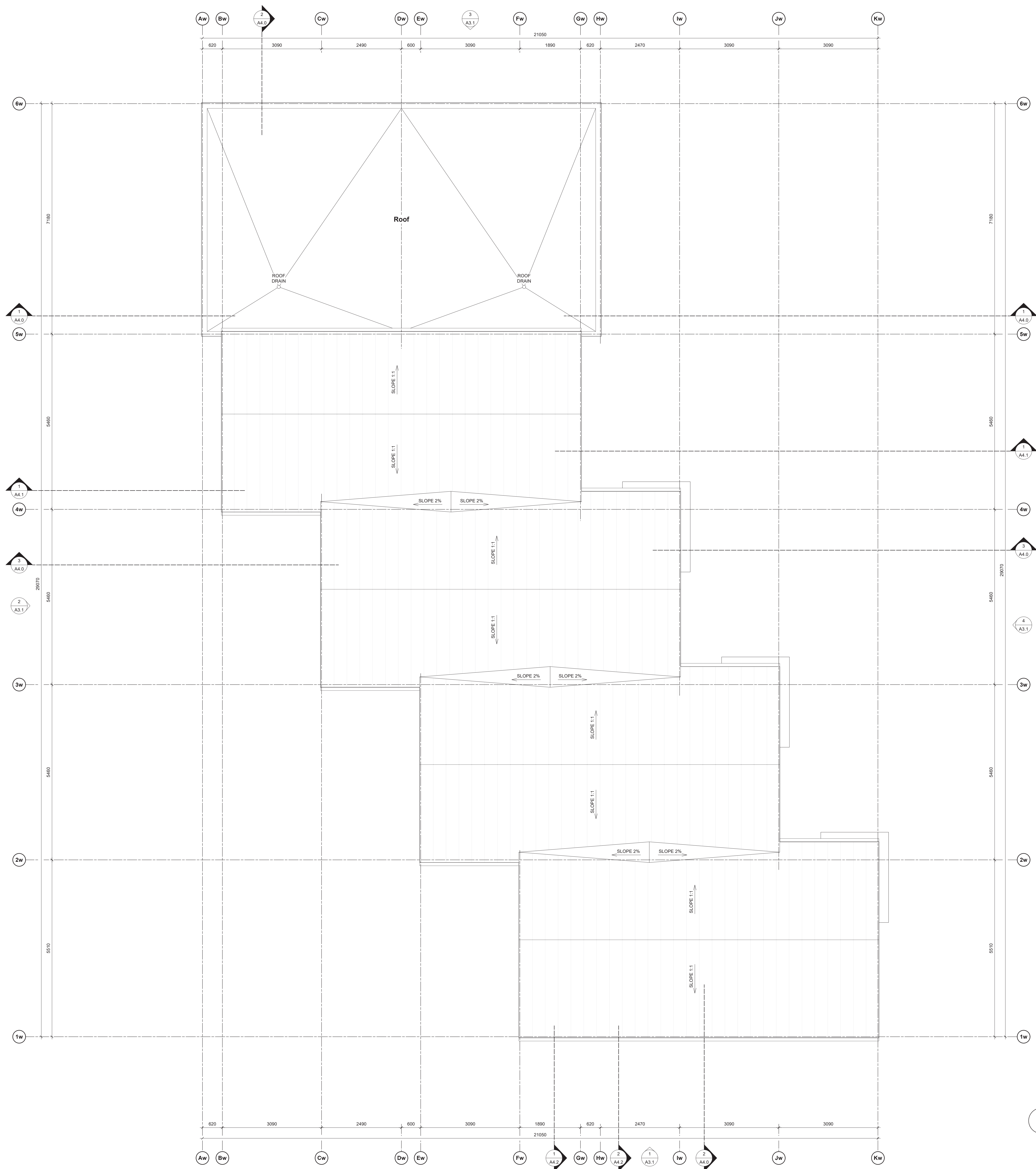
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sheet no. A2.3e



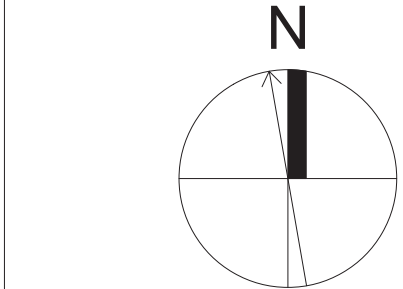
1 East Bldg. - Level 3 Plan
Scale: Scale: 1:50



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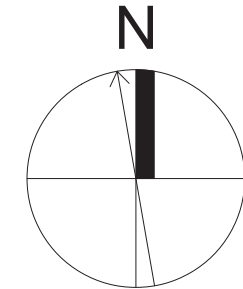
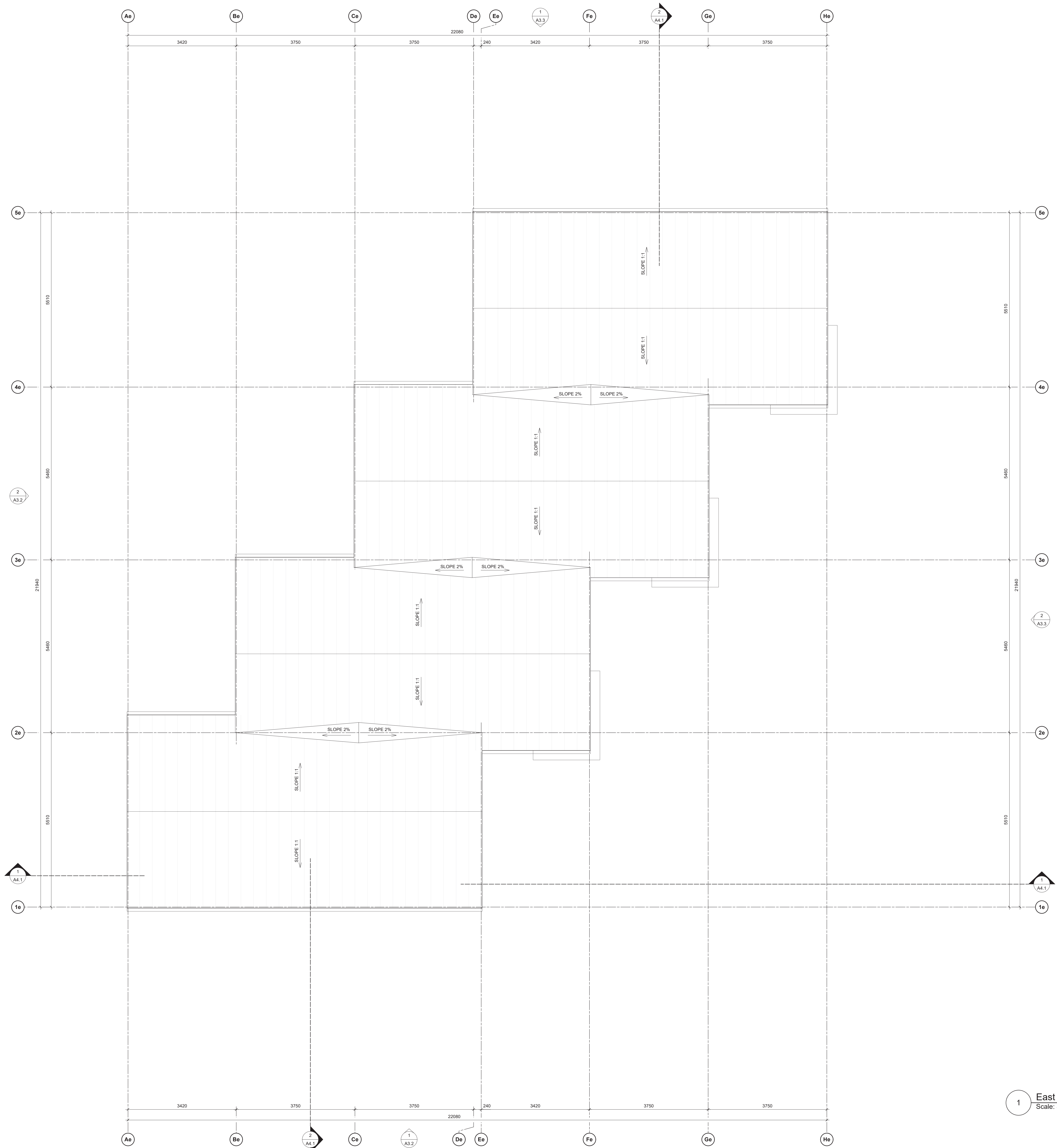
1 West Bldg. - Roof Plan
Scale: Scale: 1:50



1/A	REVISIONS TO D.P.	24.06.18
2/A	REVISED BUILDING PERMIT APPLICATION	24.06.18
3/A	REVISIONS TO D.P.	24.06.07
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	
date	24.06.18	sheet no. A2.4w



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1	REVISIONS TO D.P.	24.06.18
2	REVISIONS TO D.P.	24.06.18
3	REVISIONS TO D.P.	24.06.07

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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

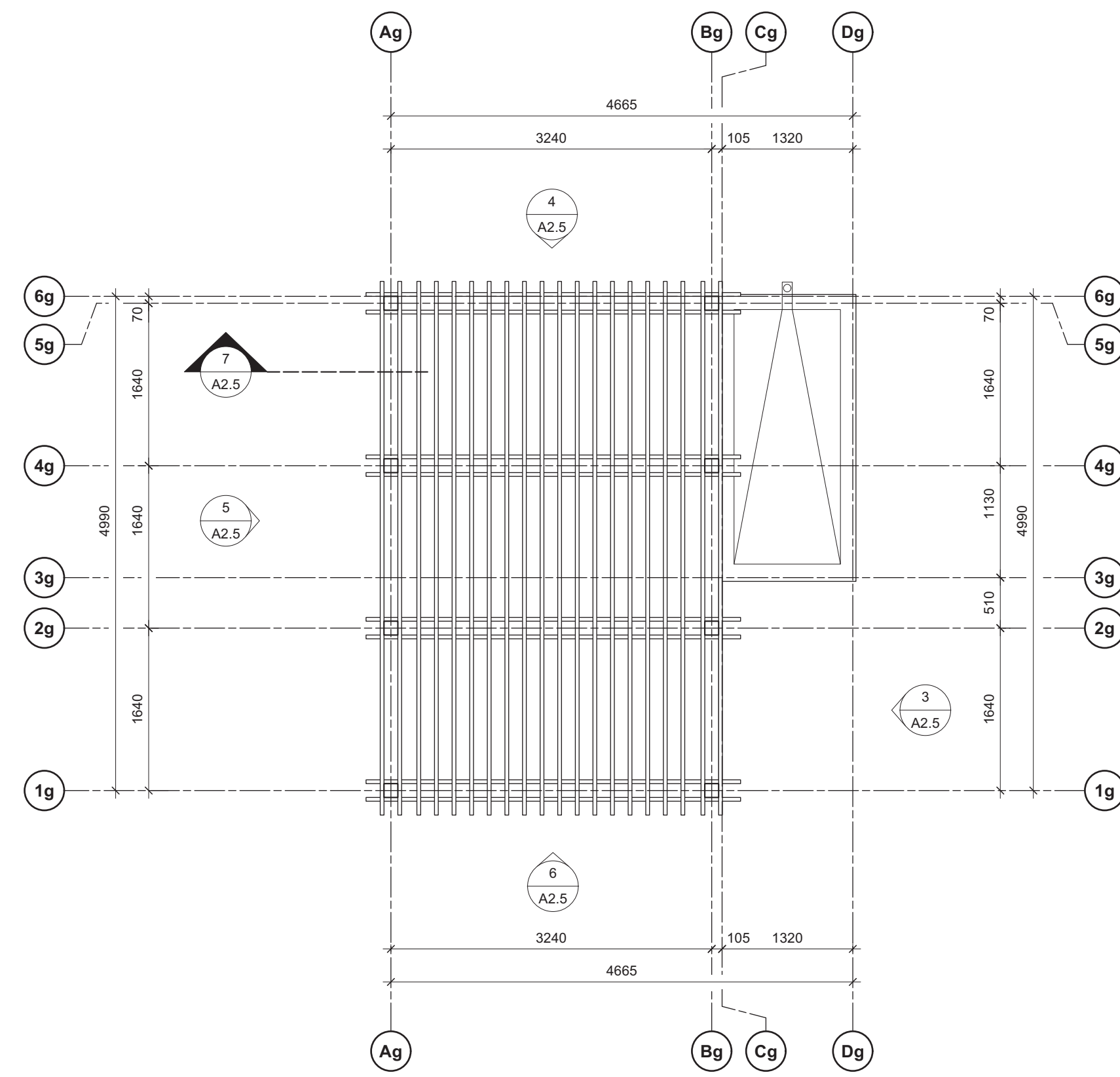
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date 24.06.18

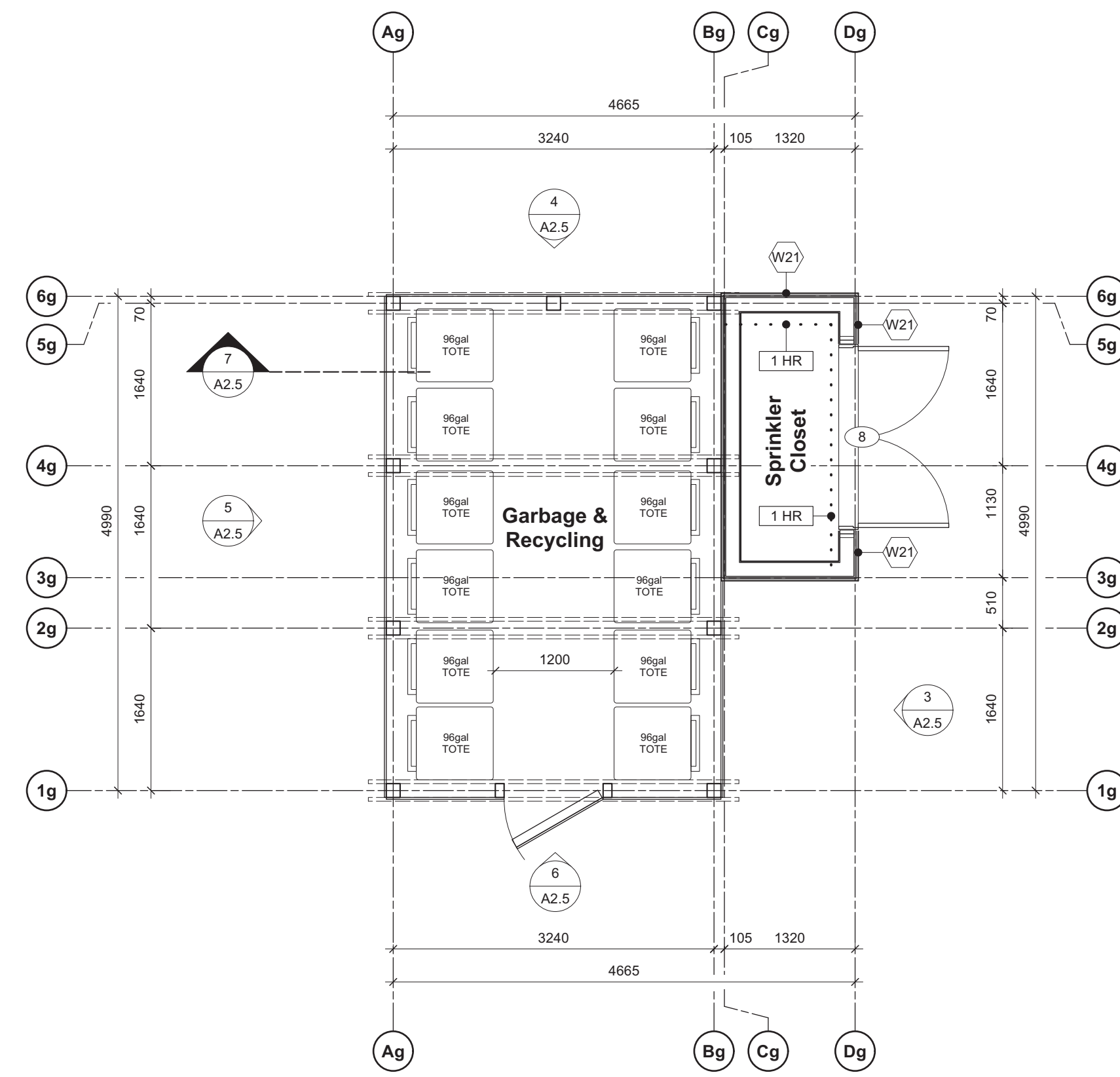
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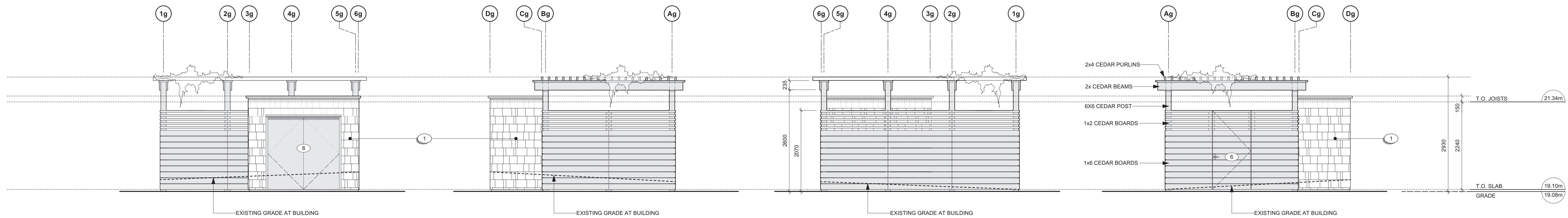
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2 Garbage Enclosure - Roof Plan
Scale: 1:50



1 Garbage Enclosure - Plan
Scale: 1:50

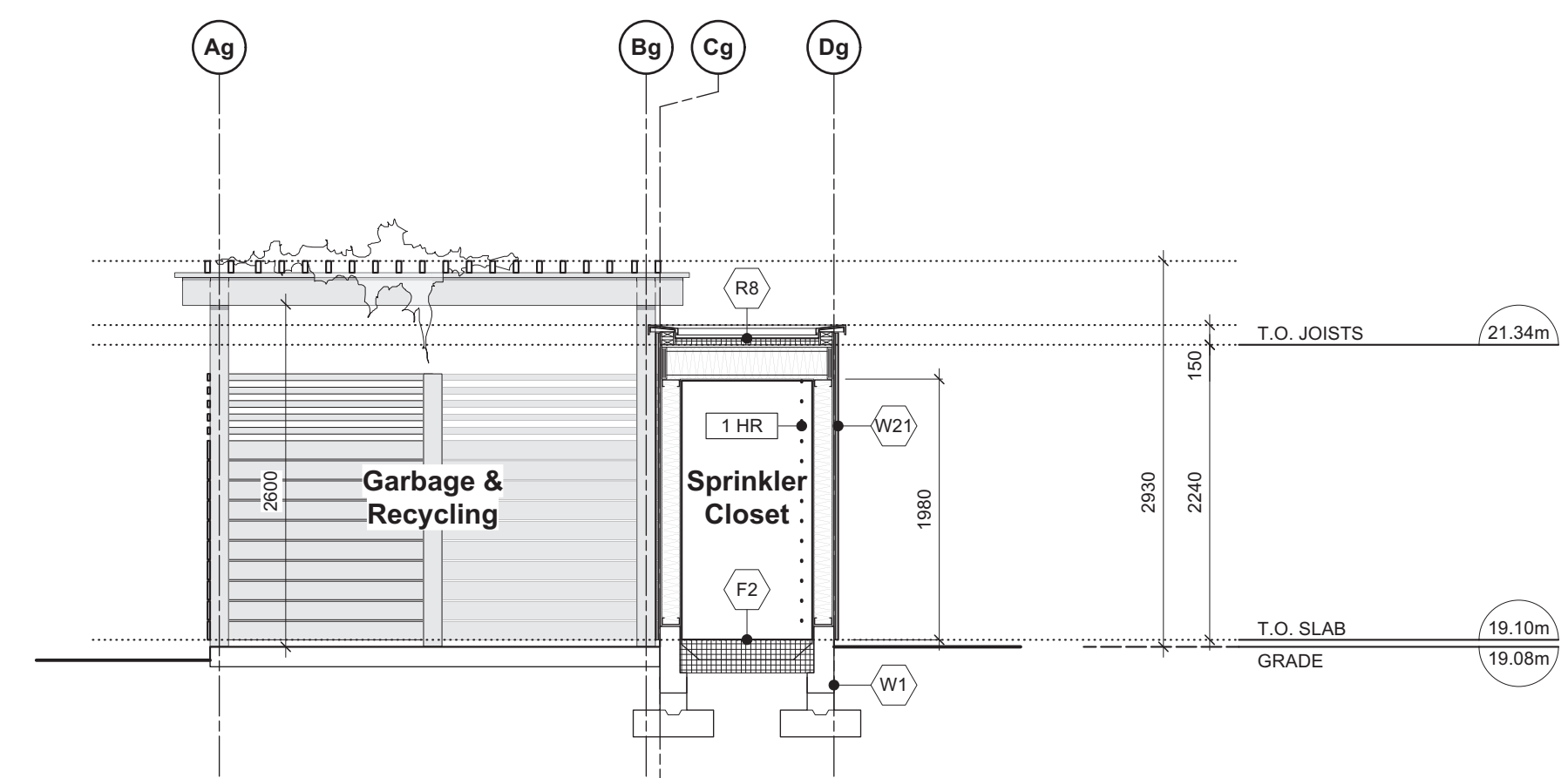


3 Garbage Enclosure - East Elevation
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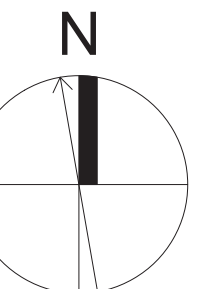
4 Garbage Enclosure - North Elevation
Scale: 1:50

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



rev no	description	date
1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07

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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 24.06.18

sheet no. A2.5



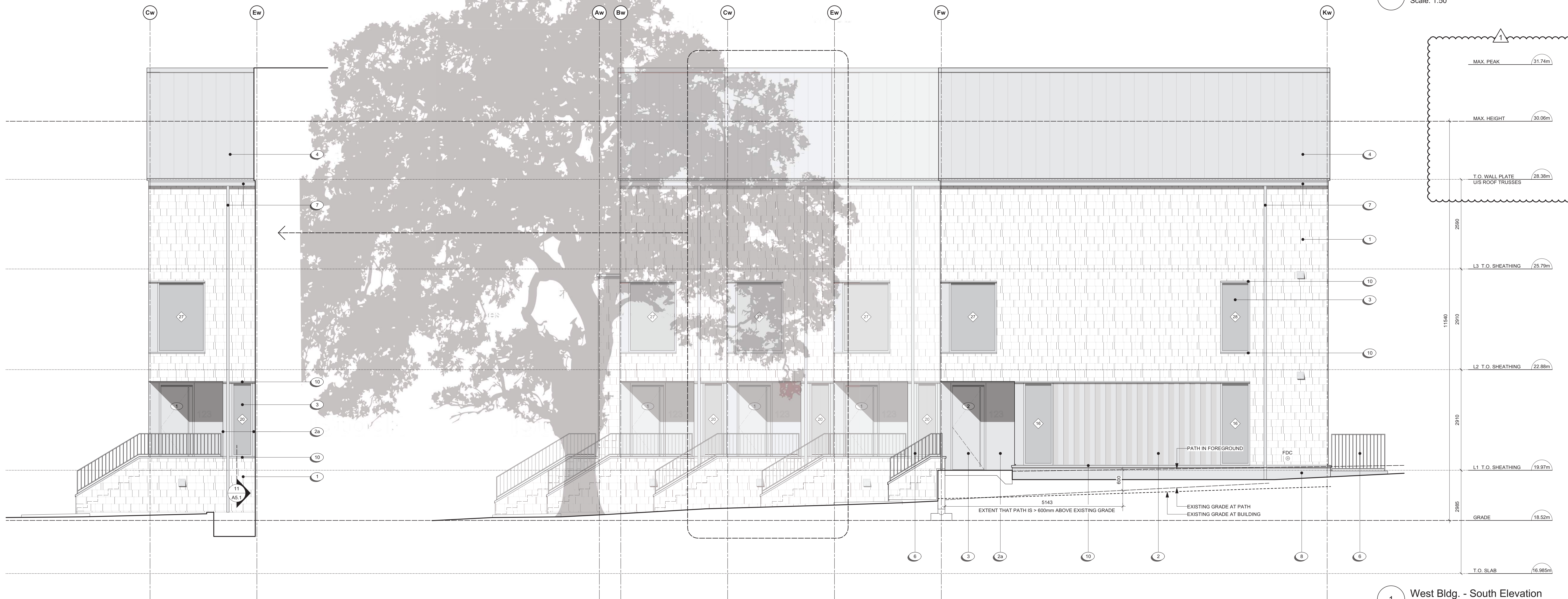
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MATERIALS KEY

- CEMENTITIOUS SHINGLE CLADDING, 150mm EXPOSURE - WARM GREY
- FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- FLAT METAL PANEL CLADDING - CHARCOAL
- WINDOWS / DOORS - CHARCOAL
- PREFINISHED METAL ROOF - WEATHERED ZINC
- PAINTED WOOD STEPS - WARM GREY
- PREFINISHED METAL GUARD, VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- STUCCO - WARM GREY
- ARCHITECTURAL CONCRETE
- PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- PREFINISHED METAL FLASHING - WEATHERED ZINC
- CEMENTITIOUS CLADDING PANELS - CHARCOAL
- PREFINISHED METAL FENCE, VERTICAL PICKETS @ 4" O.C. - CHARCOAL



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



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

rev no	description	date
1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
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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		
24.06.18		
sheet no.		
A3.0		



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MATERIALS KEY

- CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- FLAT METAL PANEL CLADDING - CHARCOAL
- WINDOWS / DOORS - CHARCOAL
- PREFINISHED METAL ROOF - WEATHERED ZINC
- PAINTED WOOD STEPS - WARM GREY
- PREFINISHED METAL GUARD, VERTICAL PICKETS @4" O.C. - CHARCOAL
- PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- STUCCO - WARM GREY
- ARCHITECTURAL CONCRETE
- PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- PREFINISHED METAL FLASHING - WEATHERED ZINC
- CEMENTITIOUS CLADDING PANELS - CHARCOAL
- PREFINISHED METAL FENCE, VERTICAL PICKETS @ 4" O.C. - CHARCOAL

1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07

rev no description date

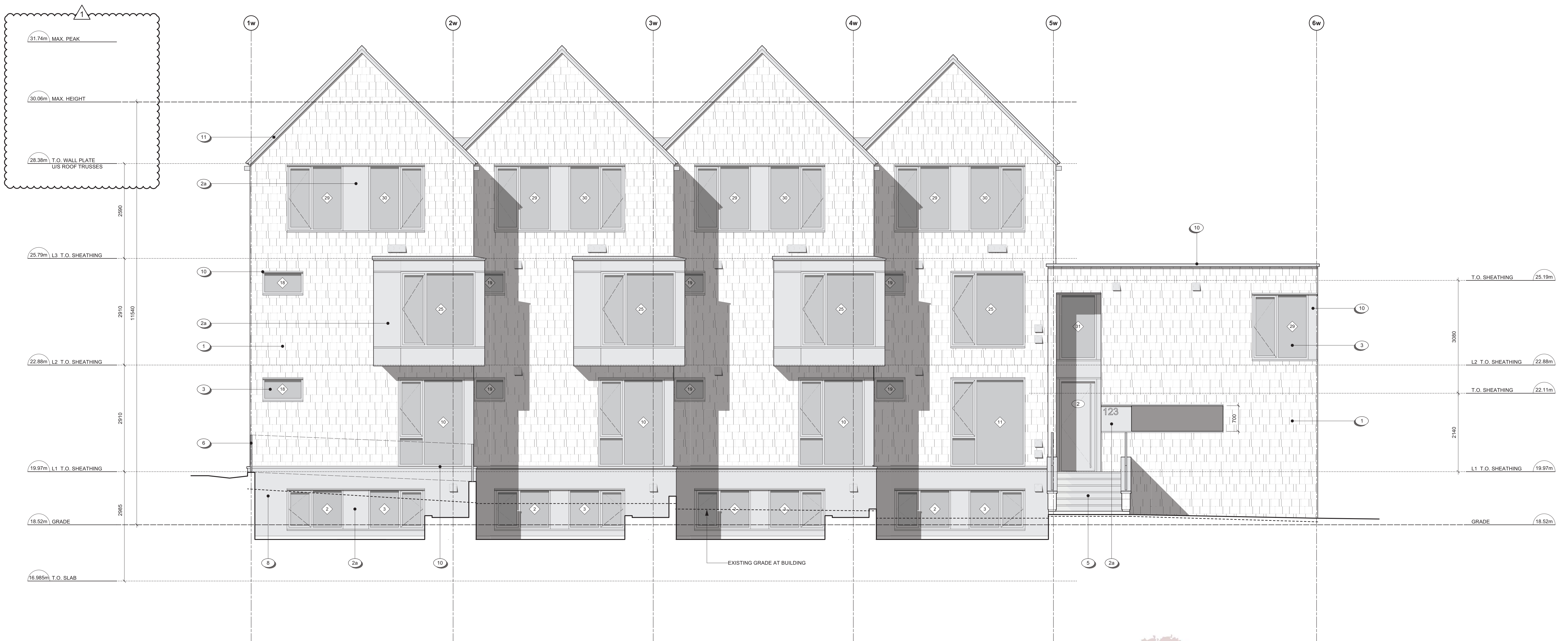
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902 Foul Bay Road
Victoria, BC

sheet title
West Building - Elevations

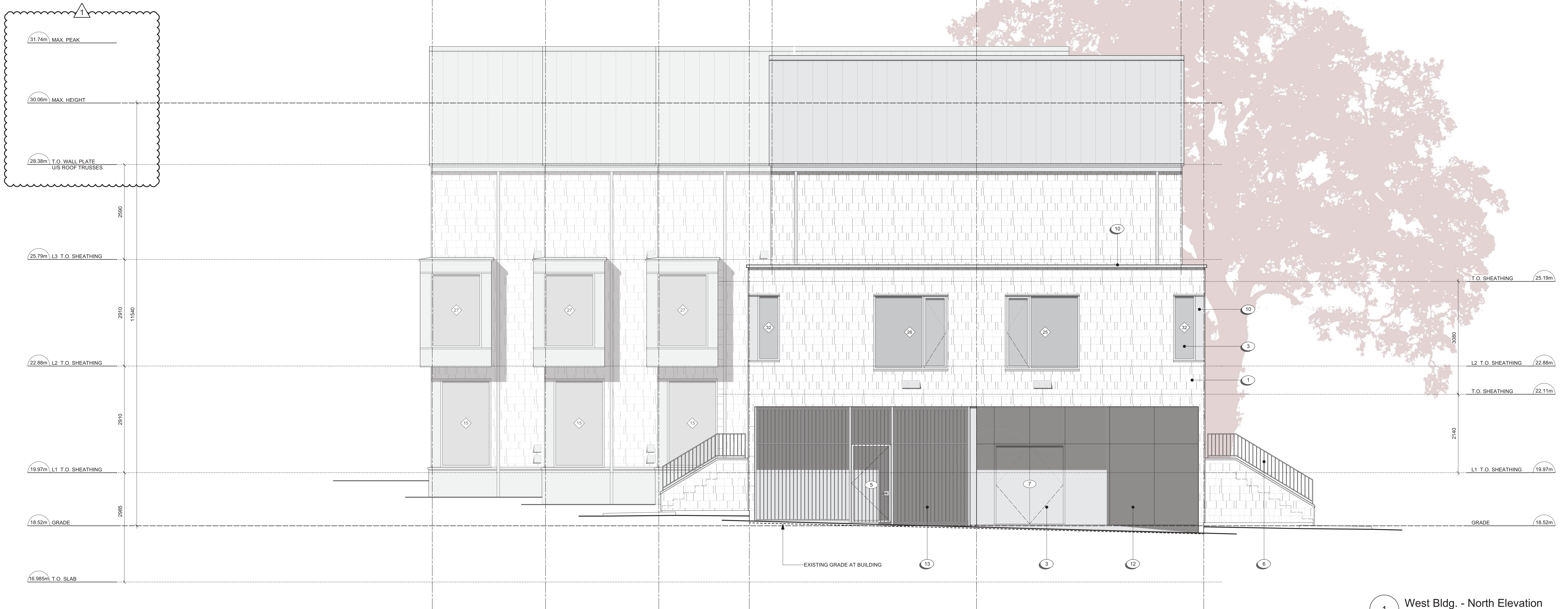
project no. 1933
drawing file -

scale As Noted
drawn by JH

date 24.06.18
sheet no. A3.1



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



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



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MATERIALS KEY

- CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- FLAT METAL PANEL CLADDING - CHARCOAL
- WINDOWS / DOORS - CHARCOAL
- PREFINISHED METAL ROOF - WEATHERED ZINC
- PAINTED WOOD STEPS - WARM GREY
- PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- STUCCO - WARM GREY
- ARCHITECTURAL CONCRETE
- PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- PREFINISHED METAL FLASHING - WEATHERED ZINC
- CEMENTITIOUS CLADDING PANELS - CHARCOAL
- PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07
rev no	description	date

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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Elevations

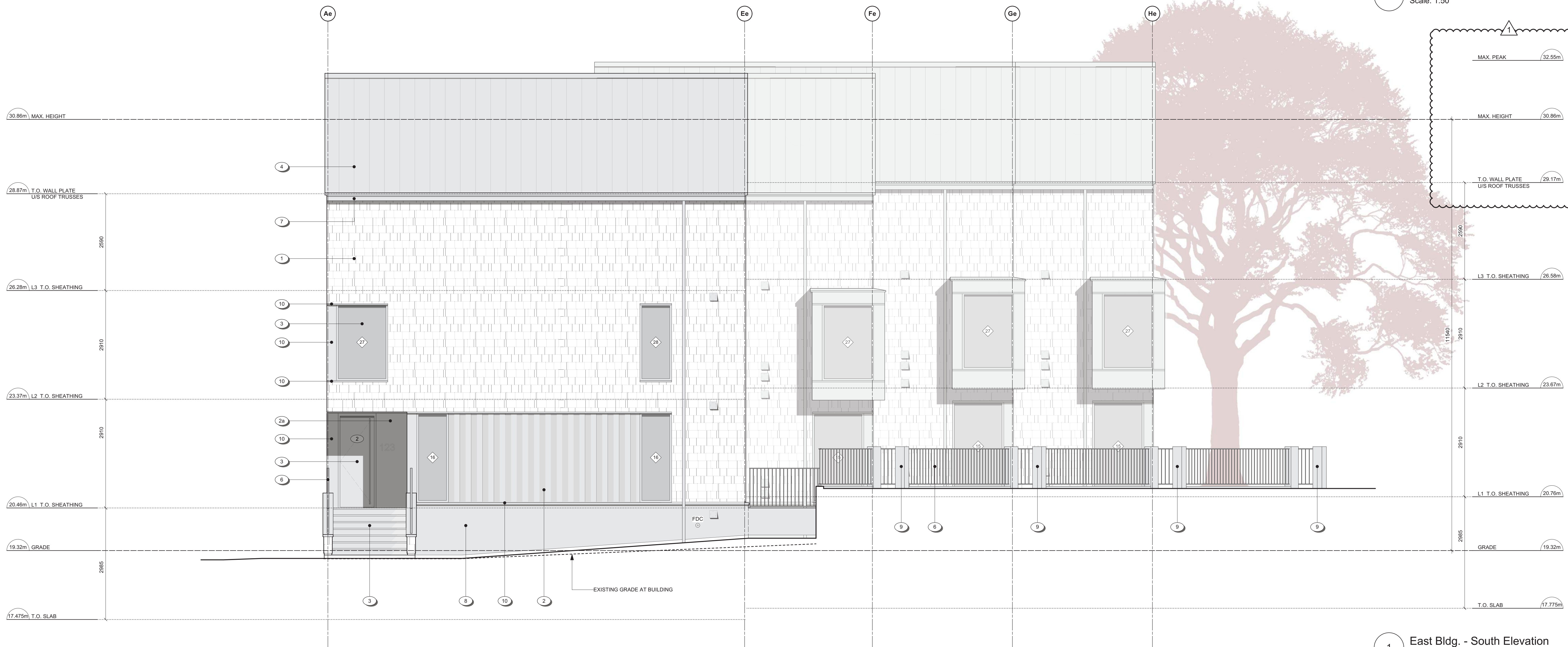
project no. 1933
drawing file -

scale As Noted
drawn by JH

date 24.06.18
sheet no. A3.2



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



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



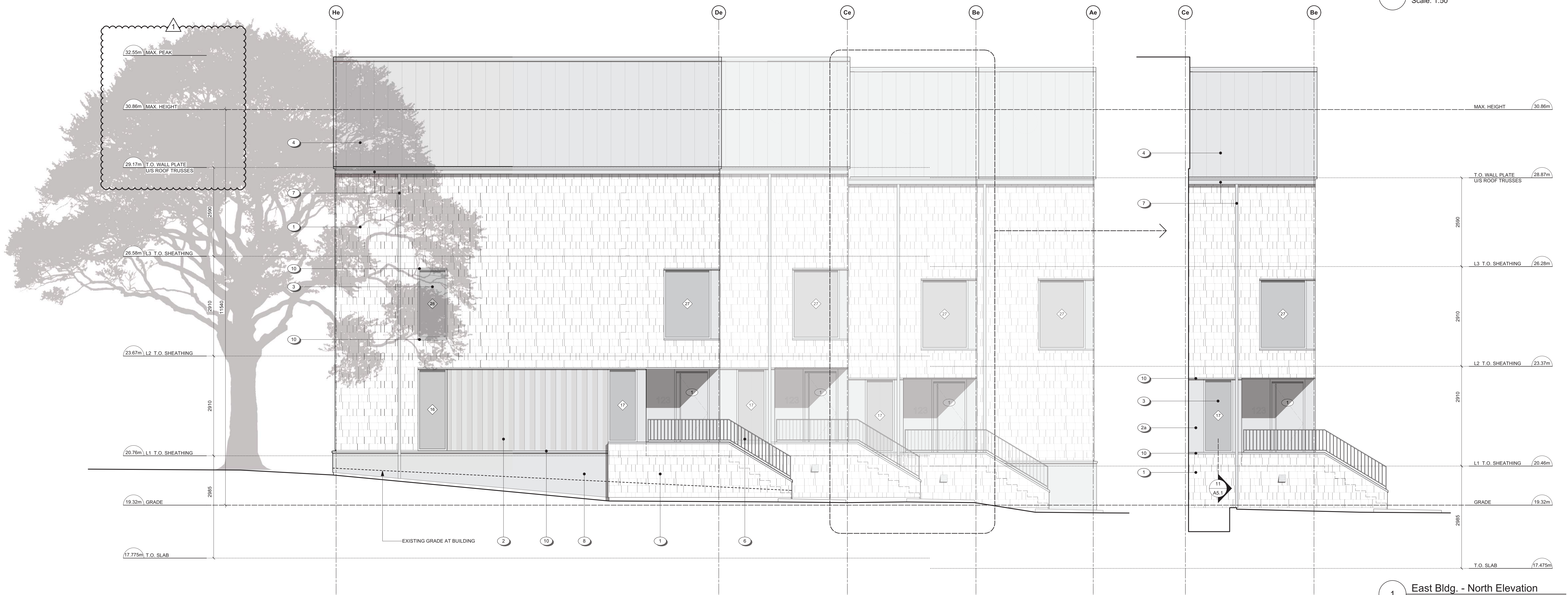
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MATERIALS KEY

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- FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- FLAT METAL PANEL CLADDING - CHARCOAL
- WINDOWS / DOORS - CHARCOAL
- PREFINISHED METAL ROOF - WEATHERED ZINC
- PAINTED WOOD STEPS - WARM GREY
- PREFINISHED METAL GUARD, VERTICAL PICKETS @4" O.C. - CHARCOAL
- PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- STUCCO - WARM GREY
- ARCHITECTURAL CONCRETE
- PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- PREFINISHED METAL FLASHING - WEATHERED ZINC
- CEMENTITIOUS CLADDING PANELS - CHARCOAL
- PREFINISHED METAL FENCE, VERTICAL PICKETS @ 4" O.C. - CHARCOAL



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



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

1A	REVISIONS TO D.P.	24.06.18
1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07
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		
24.06.18		
sheet no.		
A3.3		



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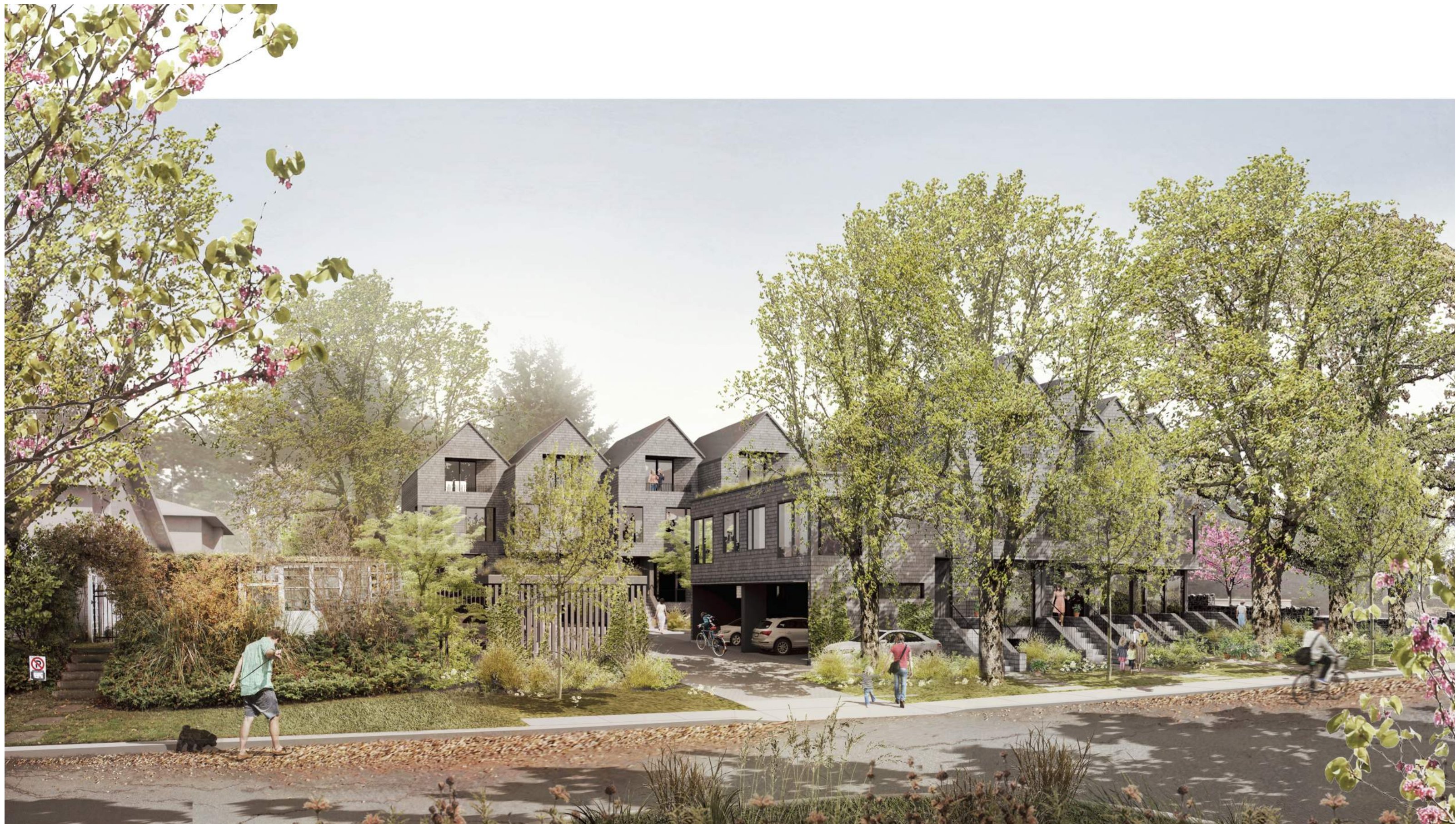
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- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD, VERTICAL PICKETS @4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & 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

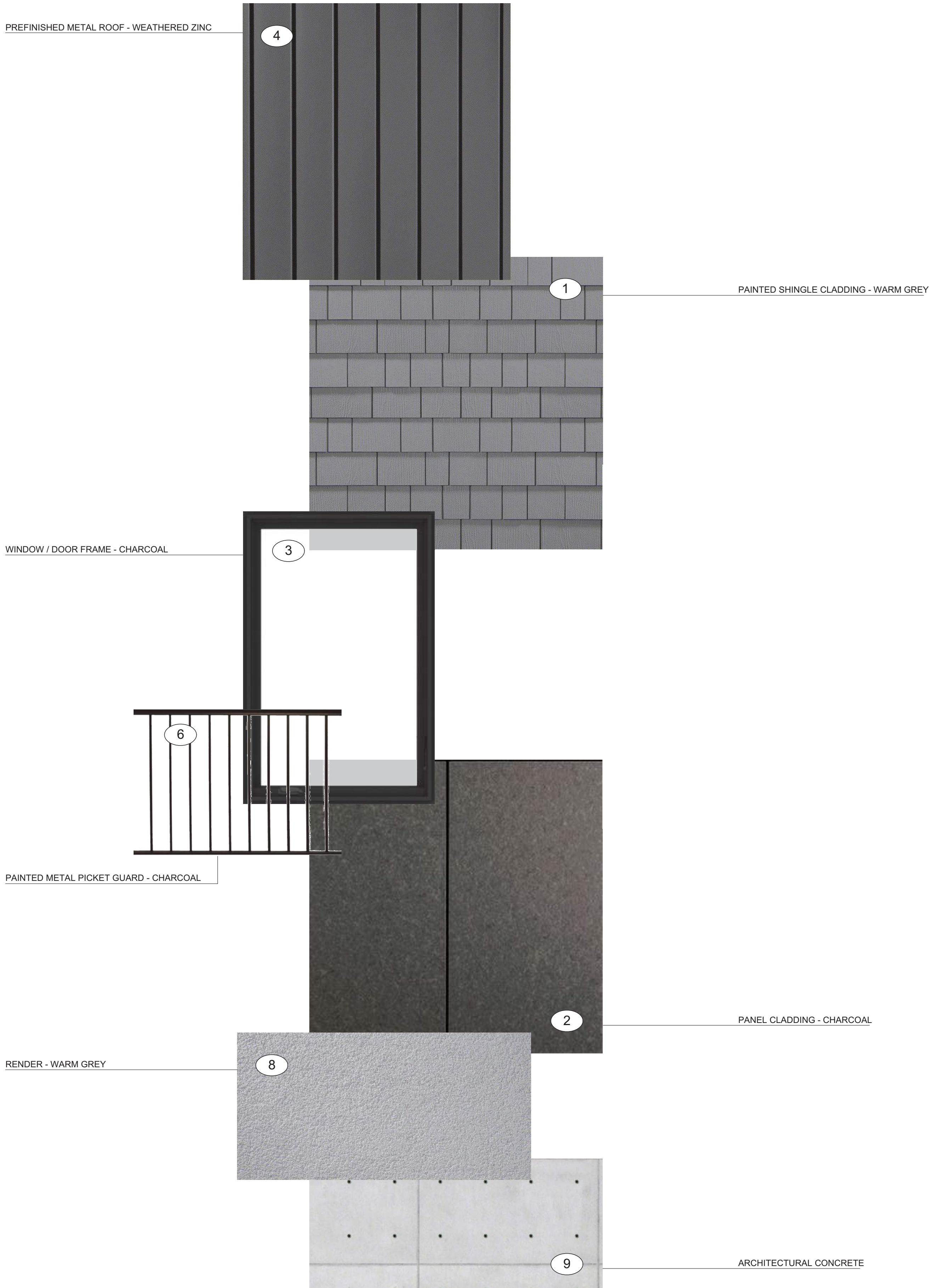
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1B	REVISED BUILDING PERMIT APPLICATION	24.06.18
1C	REVISIONS TO D.P.	24.06.07
rev no	description	date
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project name 902 Foul Bay Road Victoria, BC		
sheet title Materials Palette		
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drawing file		-
scale		As Noted
drawn by		JH
date	sheet no.	A3.4
24.06.18		



1 Corner of Quamichan and Redfern
SCALE: nts

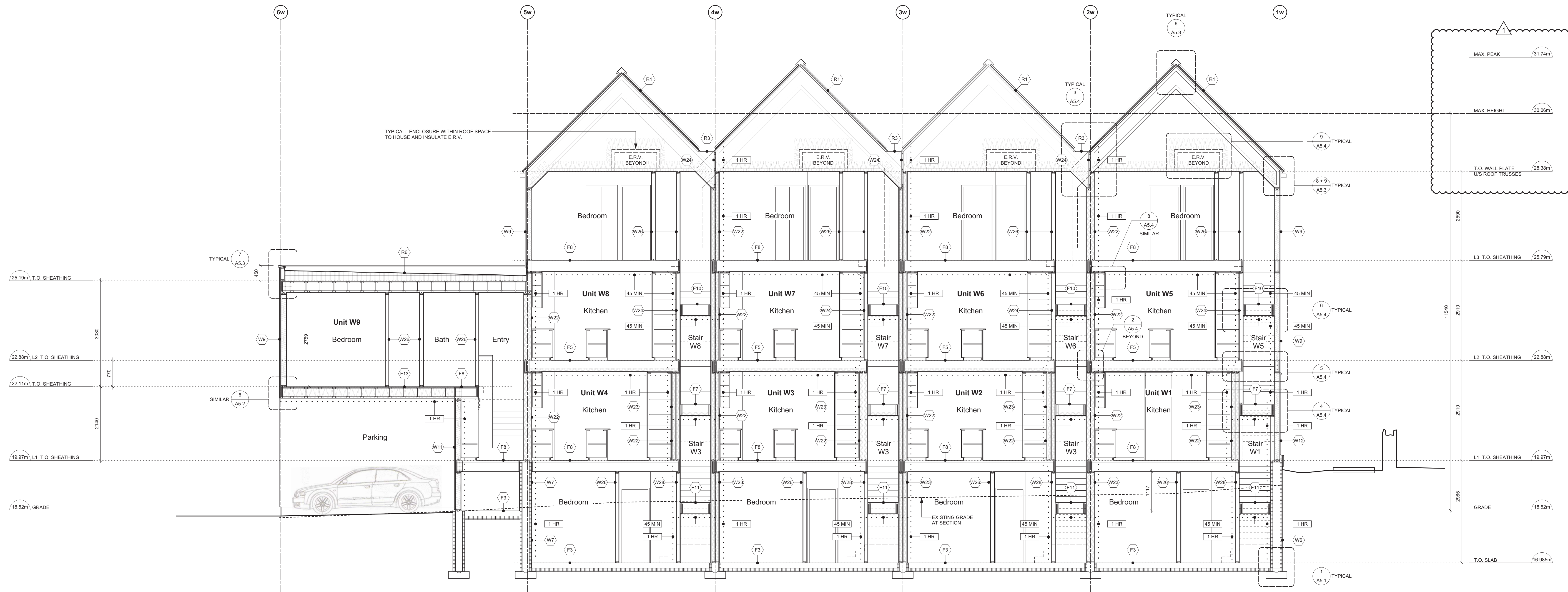


2 Redfern Looking Southeast
SCALE: nts

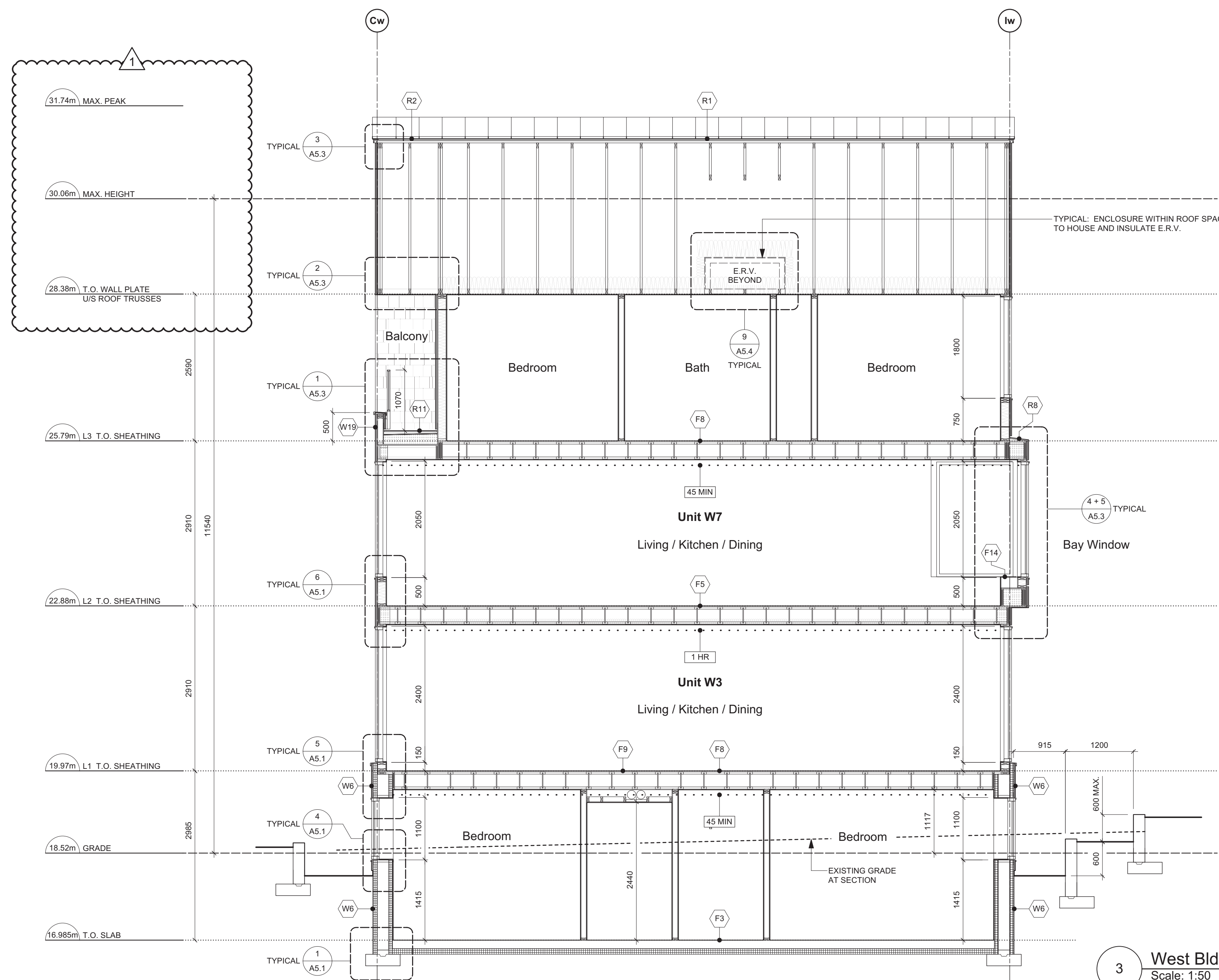




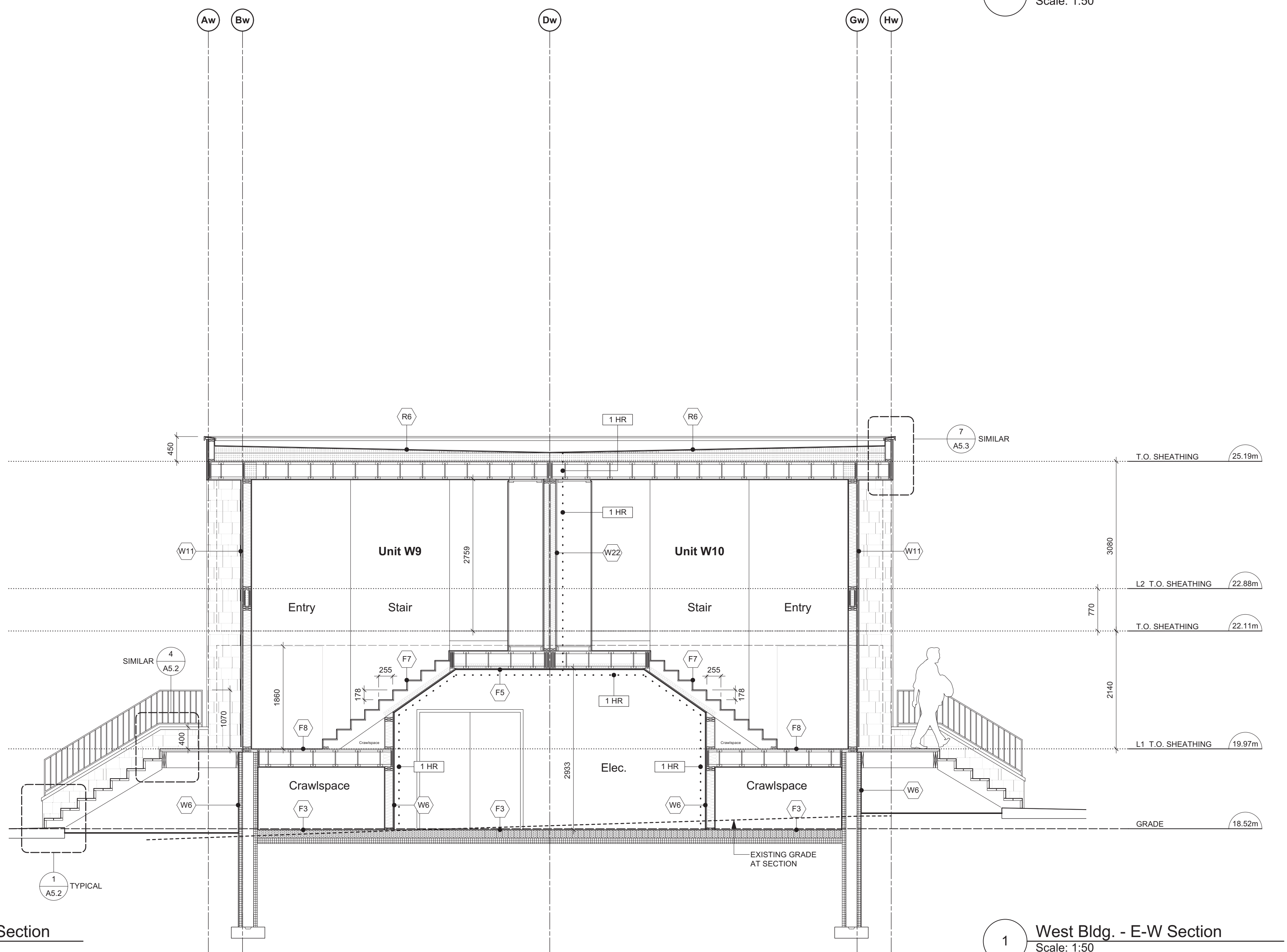
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2 West Bldg. - N-S Section
Scale: 1:50

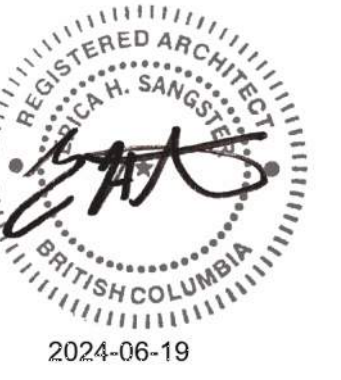


3 West Bldg. - E-W Section
Scale: 1:50

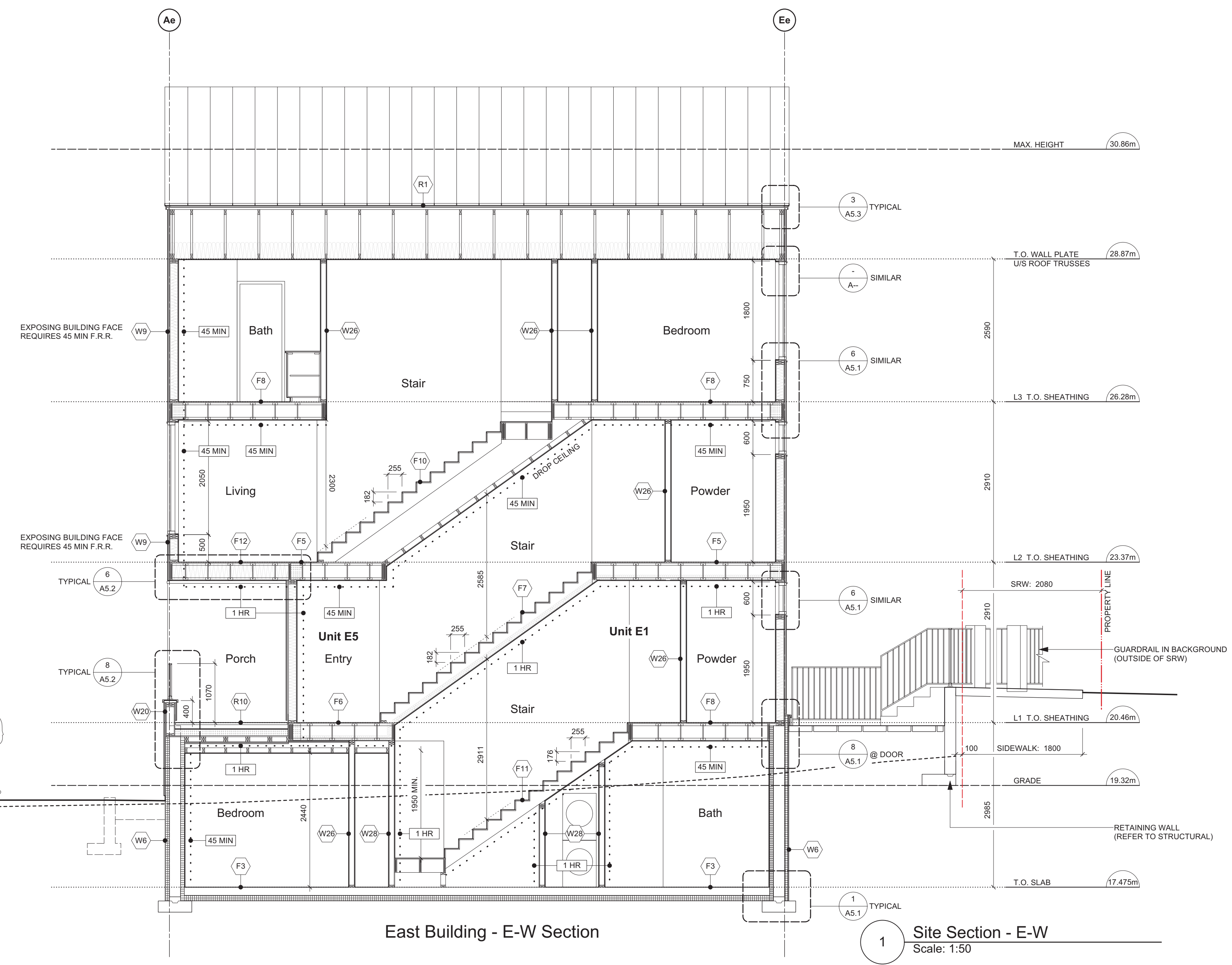
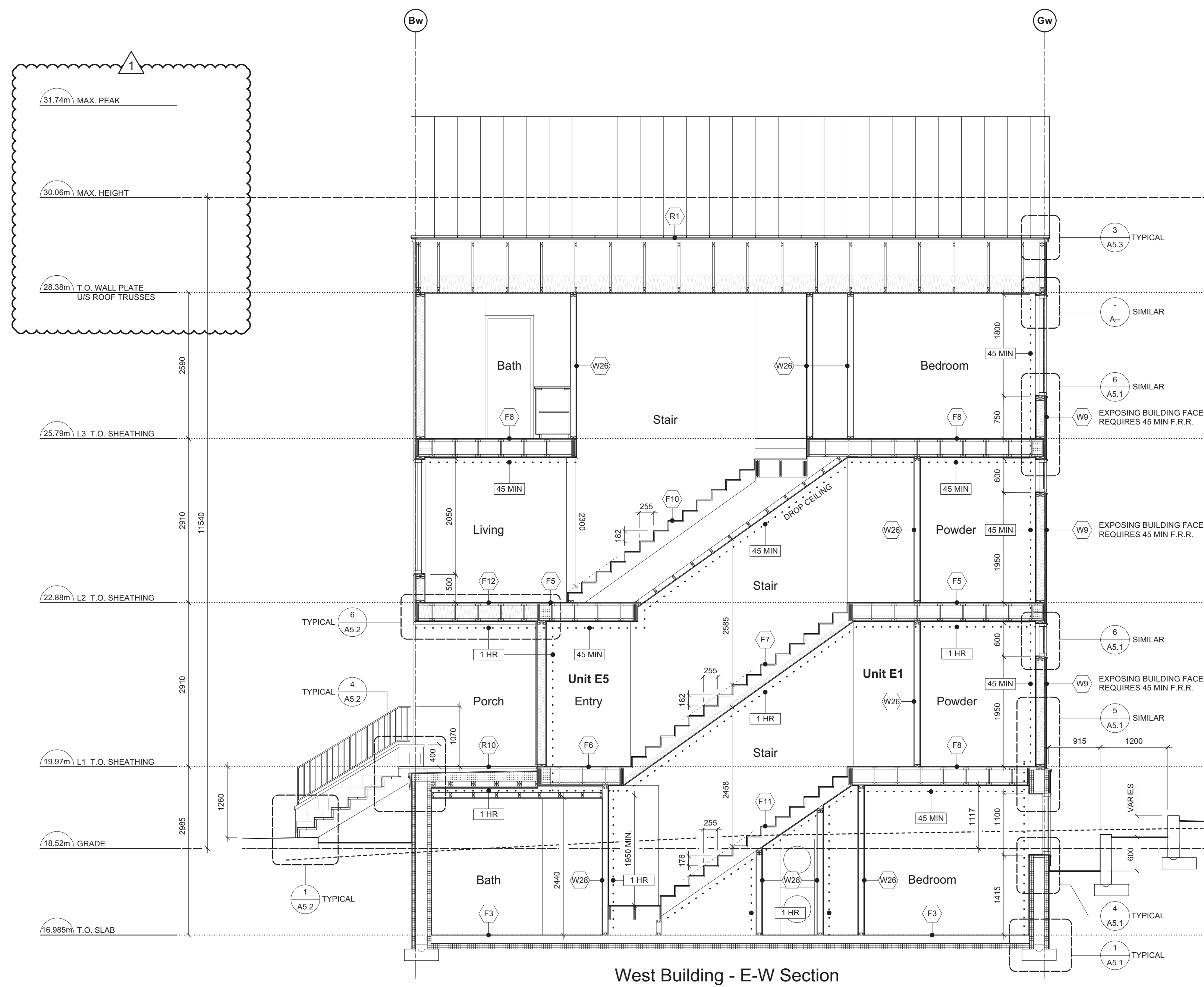


1 West Bldg. - E-W Section
Scale: 1:50

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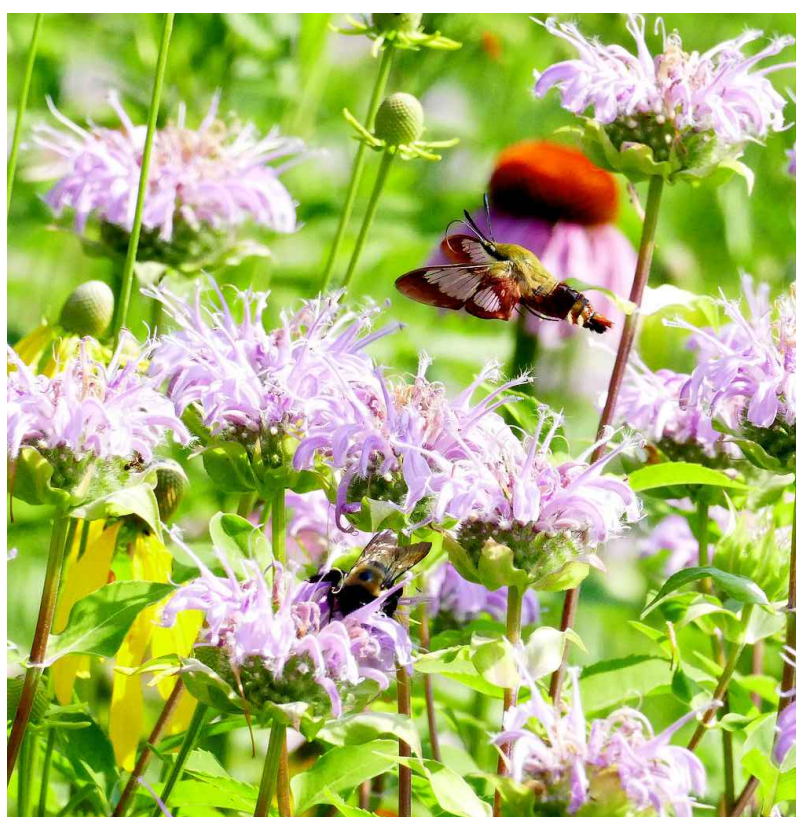
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902 Foul Bay Rd

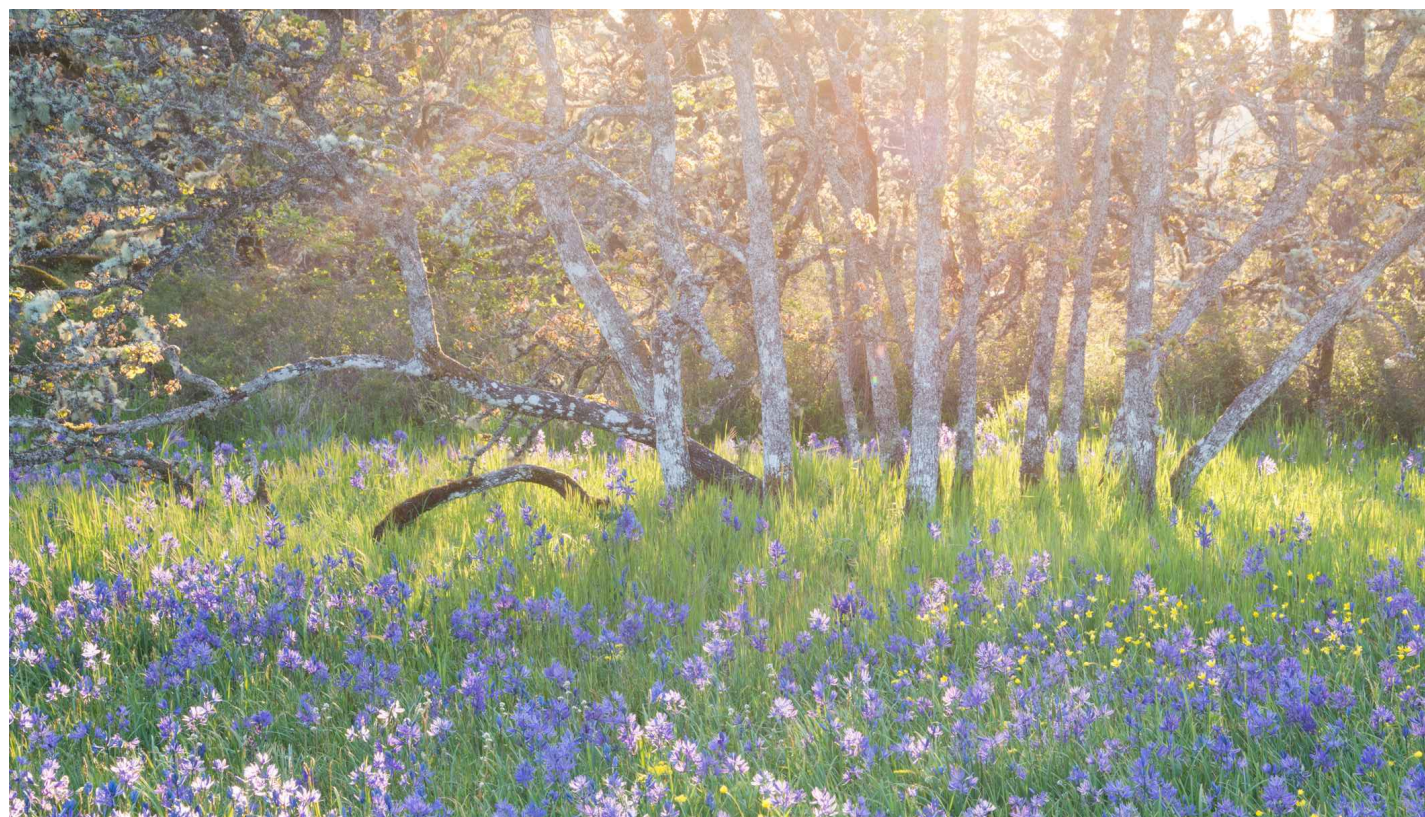
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NATIVE MEADOW PLANTS



POLLINATOR

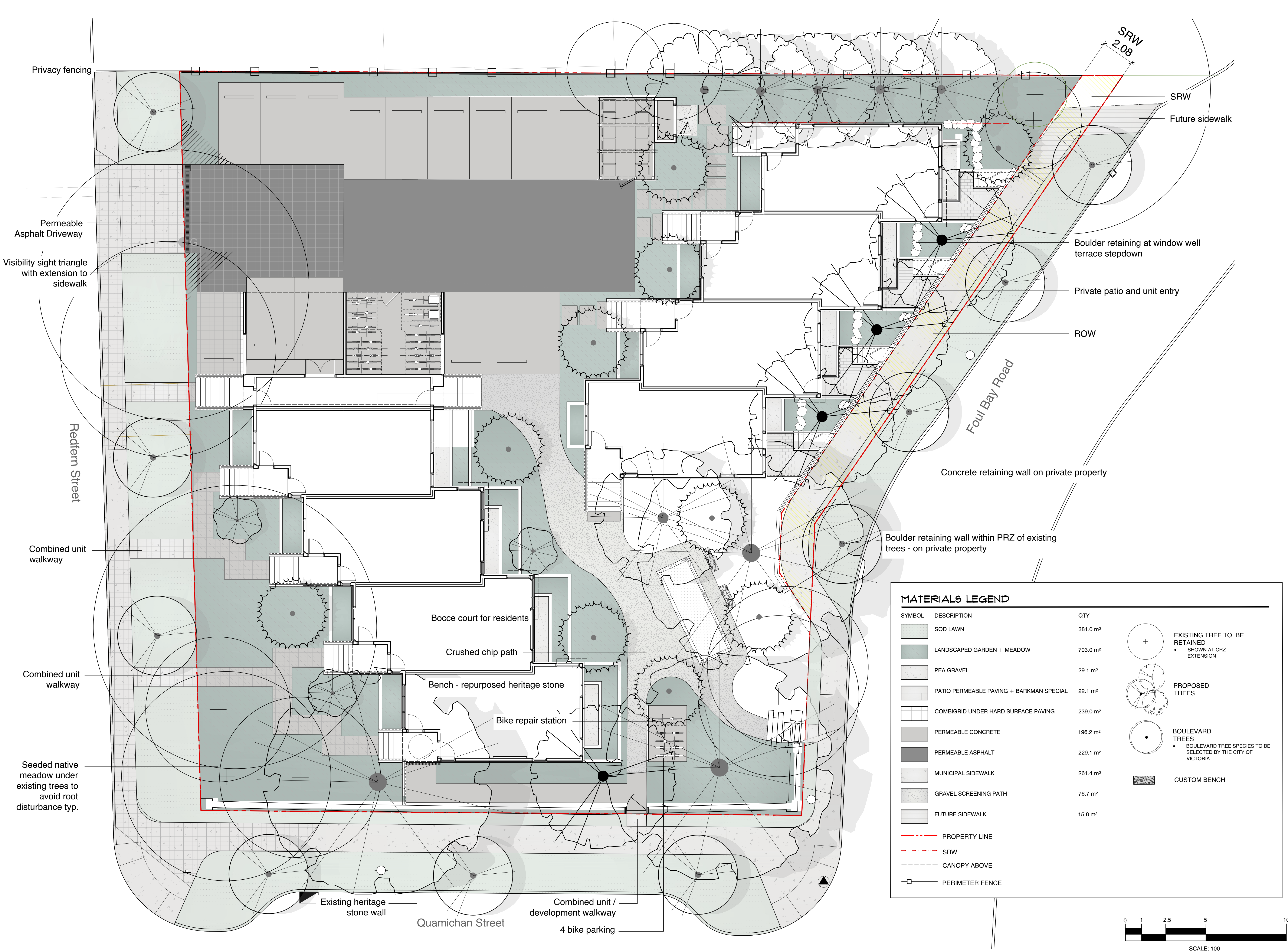


GARRY OAK MEADOW



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



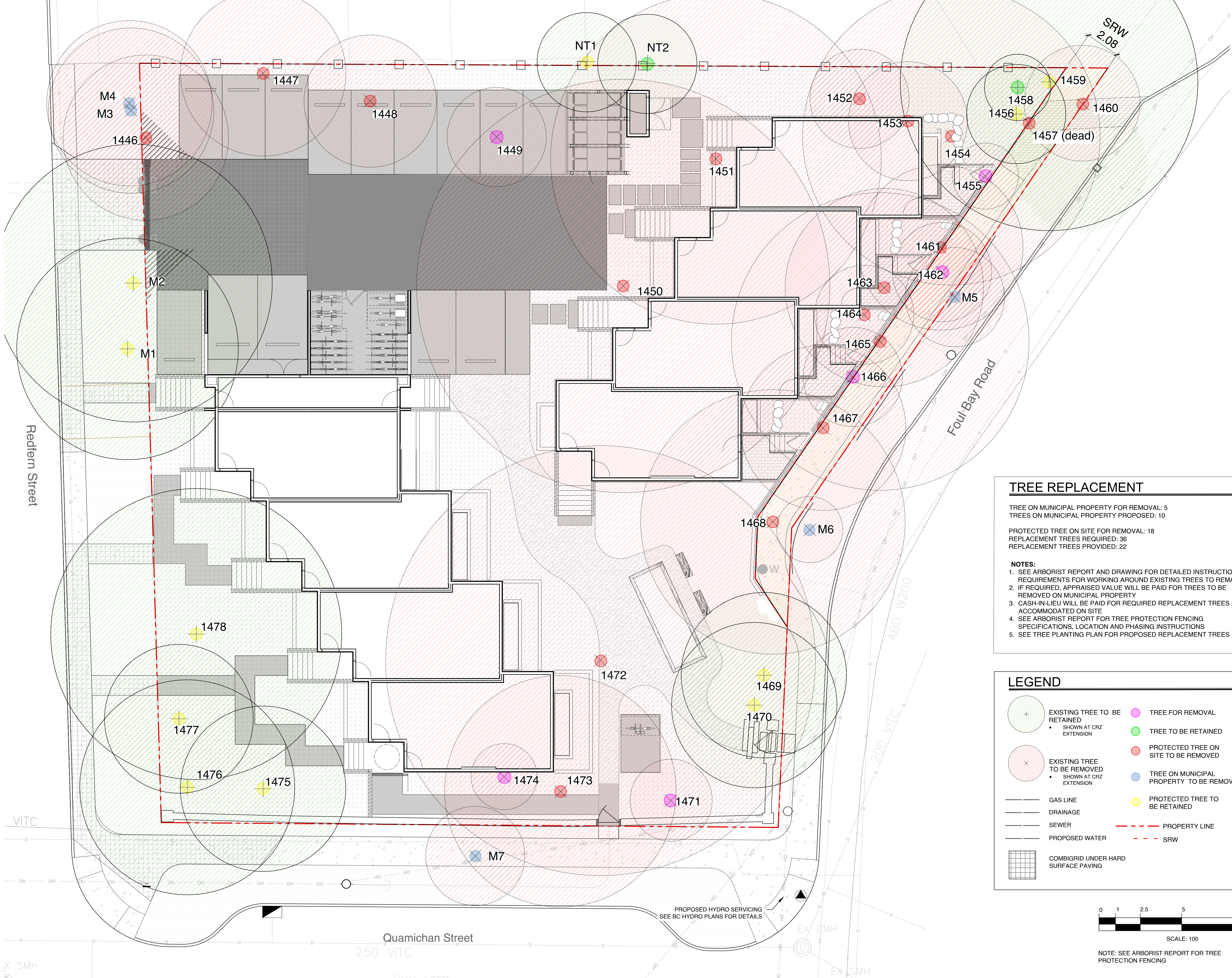
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Landscape Site Plan

DWG NO:

SCALE: **1:100**

L1



TREE REPLACEMENT

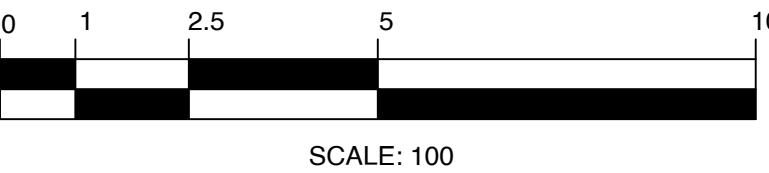
TREE ON MUNICIPAL PROPERTY FOR REMOVAL: 5
TREES ON MUNICIPAL PROPERTY PROPOSED: 10

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@biophilacollective.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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email: tmtreehelp@gmail.com



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NO.	ISSUE	YY/MM/DD

SEAL

NORTH ARROW

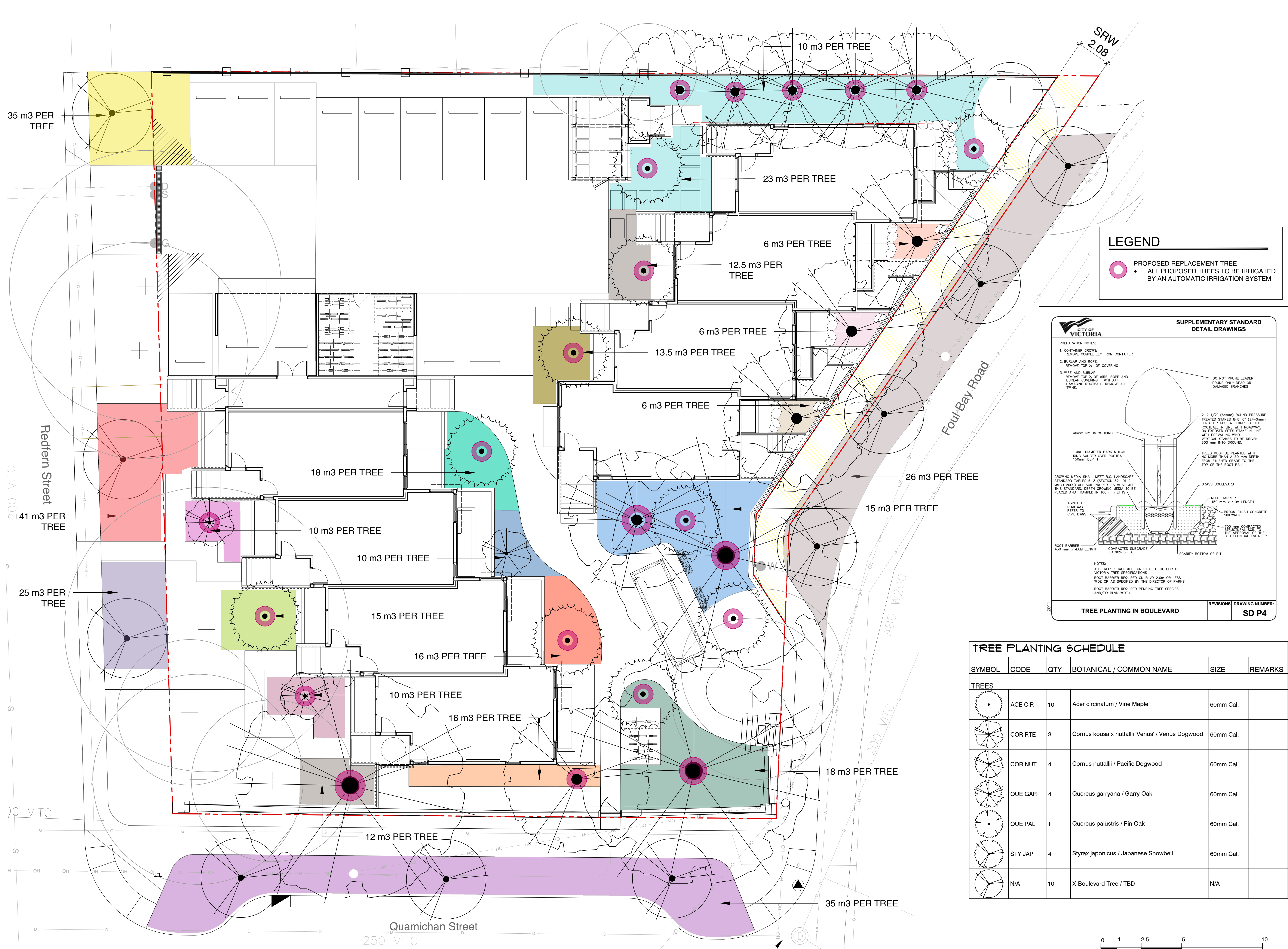


DRAWING TITLE:
Arborist Report of Existing Trees

DWG NO:

SCALE: NTS

L3



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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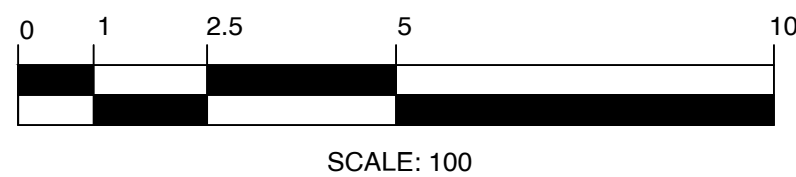
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3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

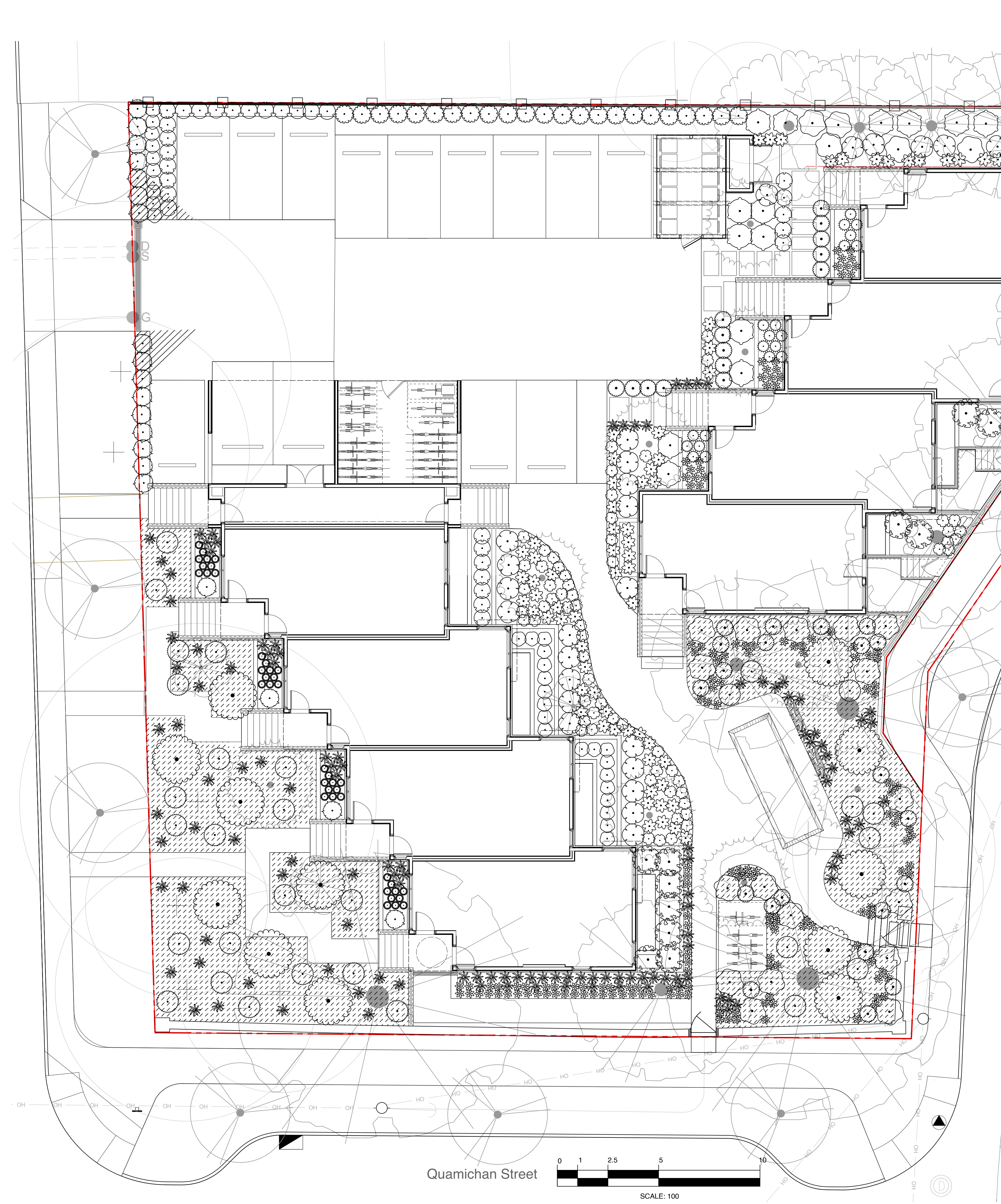
SEAL



DRAWING TITLE:
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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NO.	ISSUE	YY/MM/DD

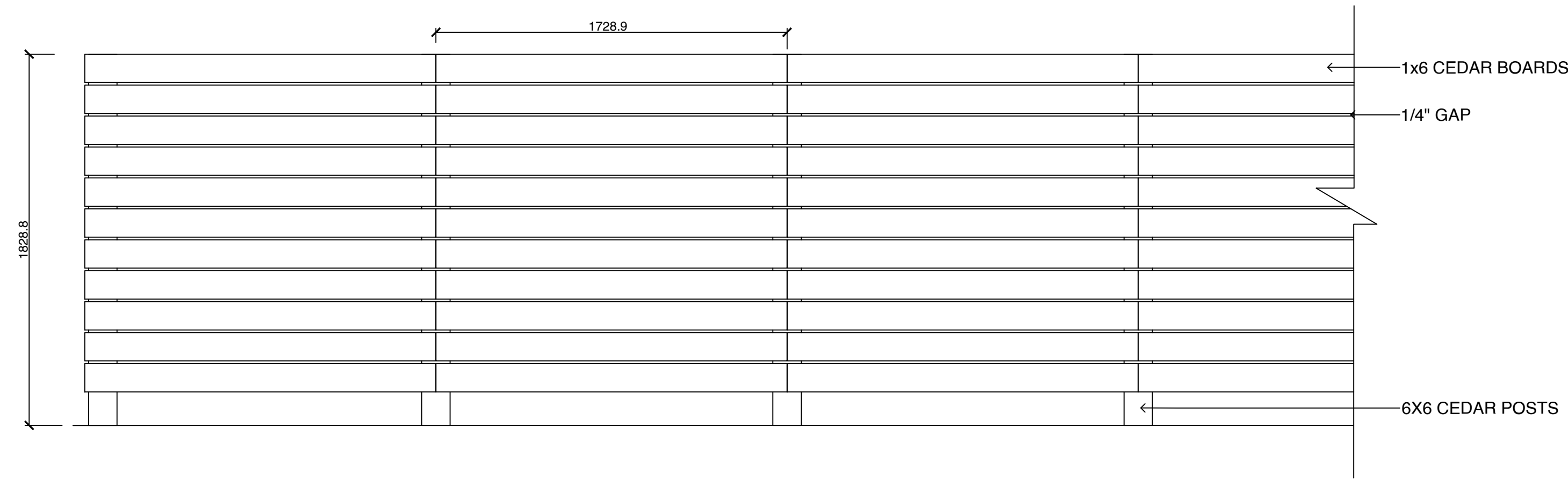
SEAL



DRAWING TITLE:
Shrub Planting Plan

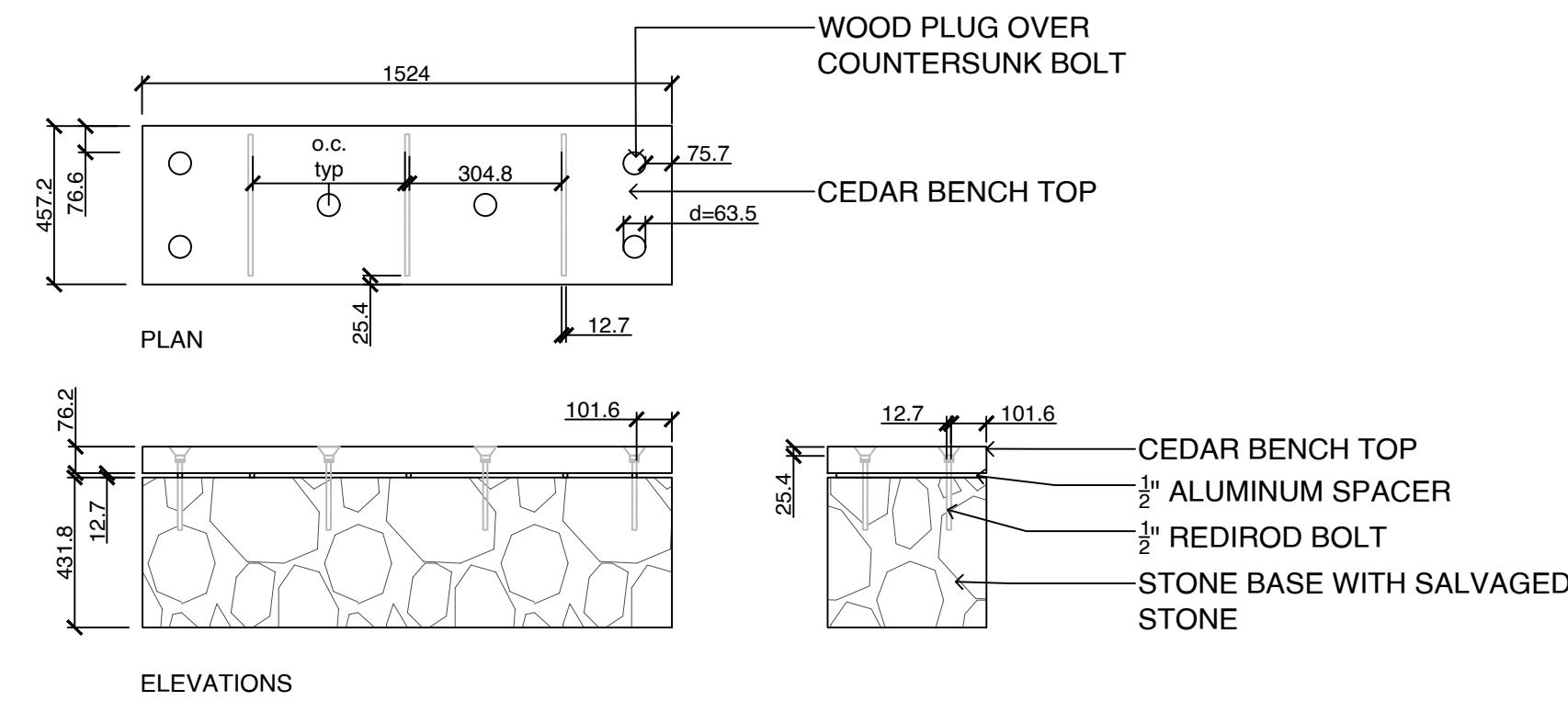
DWG NO:
L5

SCALE: 1:100



1

6 FT HT PERIMETER FENCE
1:20



- NOTES:
- ALL WOOD TO BE CEDAR
 - STONE BASE TO BE SALVAGED GRANITE FROM ORIGINAL HOUSE



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