

Revisions to Development Permit Drawings

Revision Number	Revision Title	Drawing	Description
1	Play Amenity	Site Plan	A Bocce court play amenity has been added to the landscaped area near the corner of Foul Bay Road and Quamichan. Please also refer to the Landscape drawings and list of revisions.
2	Parking Spaces	Site Plan	Parking spaces 1 to 3 have been shifted east to create a larger landscaped buffer to the street. Please also refer to the Landscape drawings and list of revisions.

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 &
Sprinkler Closet

- A3.0

West Bldg. Elevations
- A3.1

West Bldg. Elevations
- A3.2

EastBldg. Elevations
- A3.3

East Bldg. Elevations

- A3.4

Materials Palette

- A4.0

West Bldg. Sections
- A4.1

East Bldg. Sections

D'AMBROSIO
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902 Foul Bay Road

Victoria B.C.



REVISED D.P. DRAWINGS

July 19, 2024



CITY OF
VICTORIA

Revisions

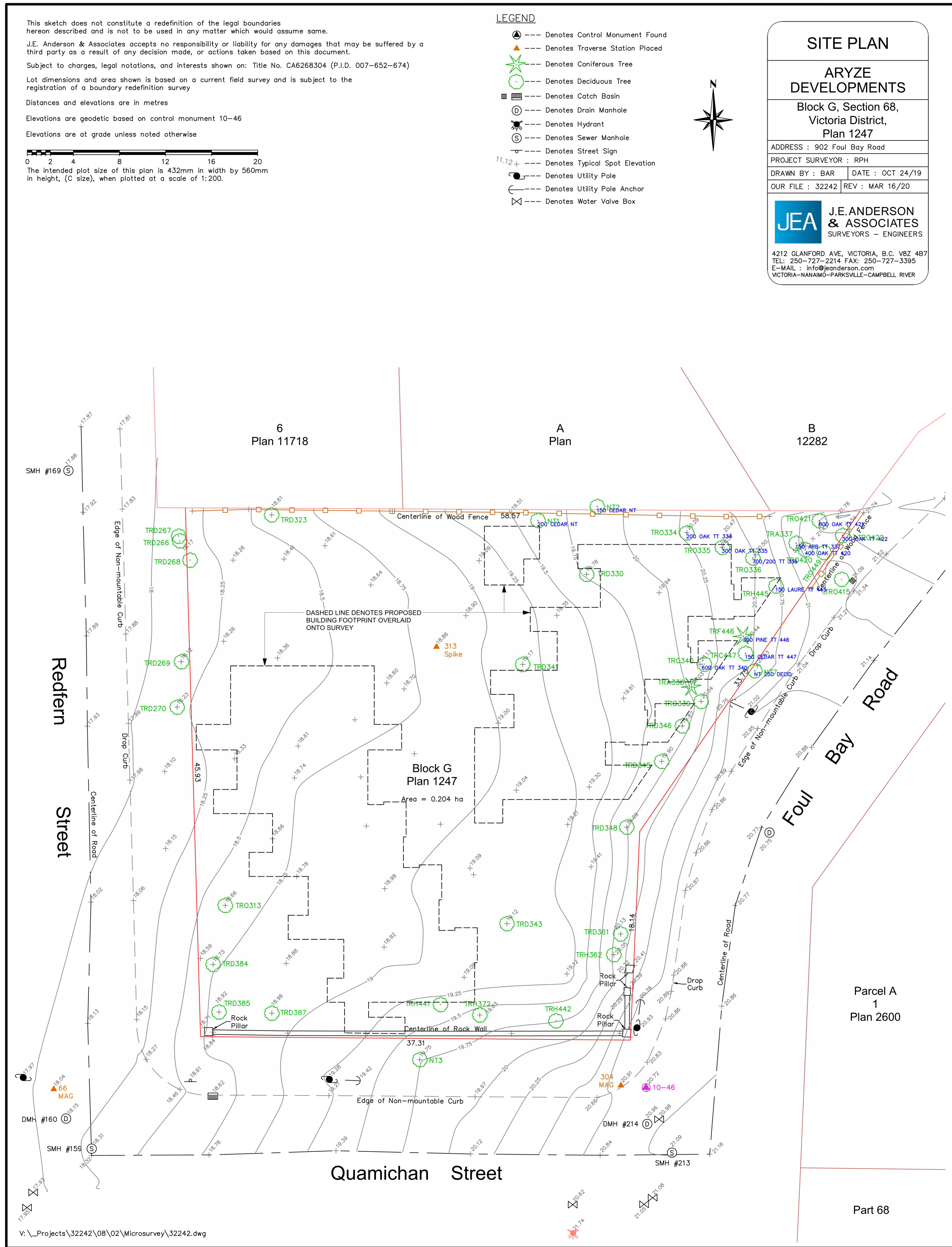
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
July 25, 2024

Deemed Date:
May 1, 2023



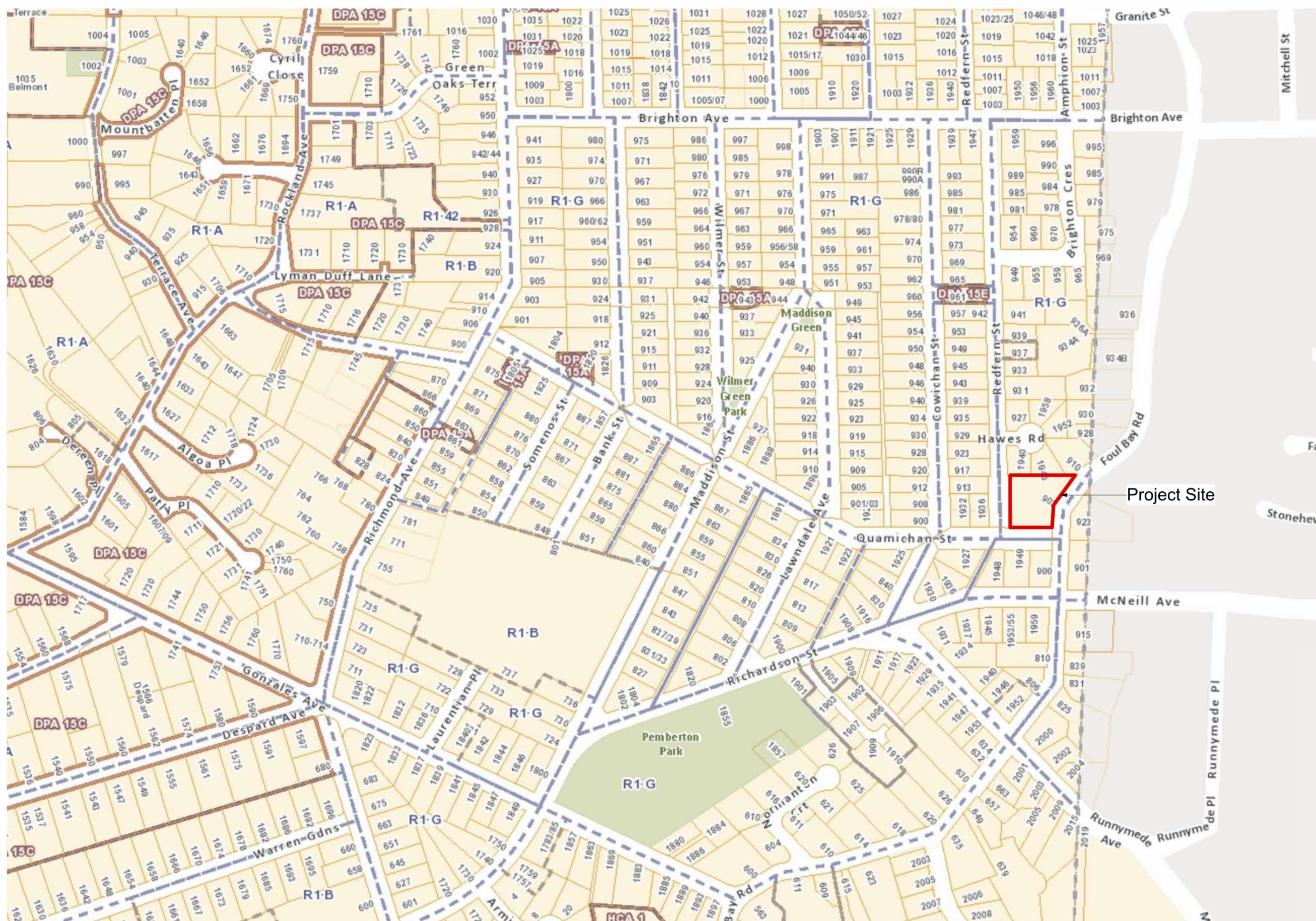
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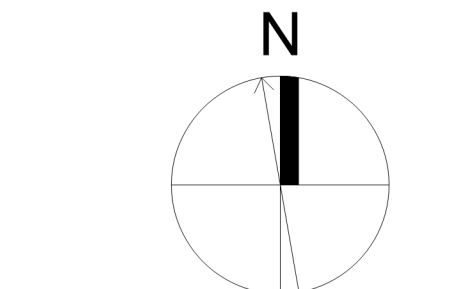
1 Site Survey
Scale: 1:200



2 Context Plan
Scale: 1:500



3 Location / Zoning Plan
Scale: nts



rev no	description	date
17	REVISED D.P.	24.07.19
18	DRAWINGS	24.06.20
19	ISSUED FOR CONSTRUCTION	24.06.20
20	TENDER ADDENDUM 001	24.06.20
21	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
Site Survey, Context,
Location / Zoning Plan



project no. 1933
drawing file -

scale As Noted
drawn by JH

date 24.07.19
sheet no. A0.1

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Graphics Legend

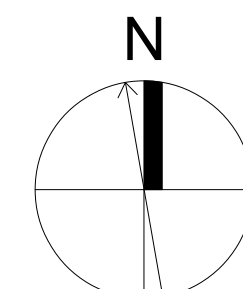
-  18.10 (FN),
18.70 (NAT.) Geodetic Grade Elevation,
Finished and Natural
(Excerpted from survey by J.E. Anderson,
dated Oct. 24, 2019)
 -  20.36 (FN),
19.90 (EX.) Geodetic Grade Elevation,
Finished and Existing
(Excerpted from survey by J.E. Anderson,
dated Oct. 24, 2019)
 - A





1

Data Point for Grade Calculation
 - ☐

Existing Tree, Retain
 - ☐

Existing Tree, Remove



	REVISED D.P. DRAWINGS	24.07.19
	ISSUED FOR CONSTRUCTION	24.06.20
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rev no	description	date

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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	sheet no.
24.07.19	A10

PROJECT INFORMATION/TABLE	
Zone (existing)	R2-63 Foul Bay Planning Restricted Dwelling District
Site area (m ²)	2,042m ² (0.204ha) (21,958ft ²)
Total floor area (m ²)	1,475m ² *
Commercial floor area (m ²)	n/a
Floor space ratio	0.721 (1.475m ² ÷ 2,042m ²)
Site coverage (%)	55.6% (729m ² ÷ 2,042m ²)
Open site area (%)	50.5% (1,032m ² ÷ 2,042m ²)
Height of building (m)	East Bldg: 11.5m, West Bldg: 11.54m, Accessory: 2.83m
Number of stories	1.5
Number of buildings on site	14 (1 accessible, 1 visitor)
Bicycle parking number (Class 1 and Class 2)	31 Long Term, 4 Short Term*
Building Setbacks (m)	
Front yard	Quantum Street (North, Street)
	3.0m to building (1.6m to garage & 4.9m to corner)
Side yard (indicate which side) (Reform Street)	3.37m to building (0m to rock wall, 1 m to pr. canopy)
Side yard (indicate which side) (Foul Bay Road)	4.15m to building (3.73m to bay window, 2.38m to top of patio, 4m - On 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	1 bedroom: 42 7m ²
Minimum unit floor area (m ²)	1,531m ²
Total residential floor area (m ²)	

Proposed: 31 Long Term (9 std. floor mounted, including 2 cargo, 22 double decker), 4 Short Term per correspondence with C.O.V. Planning Dept.

Average Grade Calculation					
Grade Points (in Courses)	Interval	Average	Distance	Interval	Subtotal
1A	10-14.00	12	14.0%	14.0	14.0
1B	14-16.00	15	16.7%	16.7	16.7
2A	16-18.00	17	18.3%	18.3	18.3
2B	18-20.00	19	20.0%	20.0	20.0
3A	20-22.00	21	21.7%	21.7	21.7
3B	22-24.00	23	23.3%	23.3	23.3
4A	24-26.00	25	25.0%	25.0	25.0
4B	26-28.00	27	26.7%	26.7	26.7
5A	28-30.00	29	29.0%	29.0	29.0
5B	30-32.00	31	31.7%	31.7	31.7
6A	32-34.00	33	33.3%	33.3	33.3
6B	34-36.00	35	35.0%	35.0	35.0
7A	36-38.00	37	36.7%	36.7	36.7
7B	38-40.00	39	39.0%	39.0	39.0
8A	40-42.00	41	41.7%	41.7	41.7
8B	42-44.00	43	43.3%	43.3	43.3
9A	44-46.00	45	45.0%	45.0	45.0
9B	46-48.00	47	46.7%	46.7	46.7
10A	48-50.00	49	49.0%	49.0	49.0
10B	50-52.00	51	51.7%	51.7	51.7
11A	52-54.00	53	53.3%	53.3	53.3
11B	54-56.00	55	55.0%	55.0	55.0
12A	56-58.00	57	56.7%	56.7	56.7
12B	58-60.00	59	59.0%	59.0	59.0
13A	60-62.00	61	61.7%	61.7	61.7
13B	62-64.00	63	63.3%	63.3	63.3
14A	64-66.00	65	65.0%	65.0	65.0
14B	66-68.00	67	66.7%	66.7	66.7
15A	68-70.00	69	69.0%	69.0	69.0
15B	70-72.00	71	71.7%	71.7	71.7
16A	72-74.00	73	73.3%	73.3	73.3
16B	74-76.00	75	75.0%	75.0	75.0
17A	76-78.00	77	76.7%	76.7	76.7
17B	78-80.00	79	79.0%	79.0	79.0
18A	80-82.00	81	81.7%	81.7	81.7
18B	82-84.00	83	83.3%	83.3	83.3
19A	84-86.00	85	85.0%	85.0	85.0
19B	86-88.00	87	86.7%	86.7	86.7
20A	88-90.00	89	89.0%	89.0	89.0
20B	90-92.00	91	91.7%	91.7	91.7
21A	92-94.00	93	93.3%	93.3	93.3
21B	94-96.00	95	95.0%	95.0	95.0
22A	96-98.00	97	96.7%	96.7	96.7
22B	98-100.00	99	99.0%	99.0	99.0
TOTAL:				134.8%	134.8%

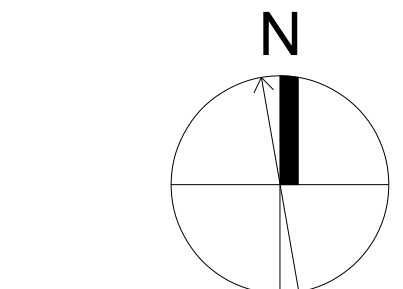
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1 West Bldg. - Basement Plan
Scale: 1:50



rev no	description	date
1	REVISED D.P. DRAWINGS ISSUED FOR CONSTRUCTION	24.07.19
2	TENDER ADDENDUM 001	24.06.20
3	REVISIONS TO D.P.	24.06.18

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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Basement Plan

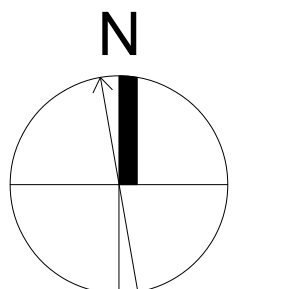
project no. 1933
drawing file -

scale As Noted
drawn by JH

date 24.07.19
sheet no. A2.0w



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1B	ISSUED FOR CONSTRUCTION	24.06.20
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Victoria, BC

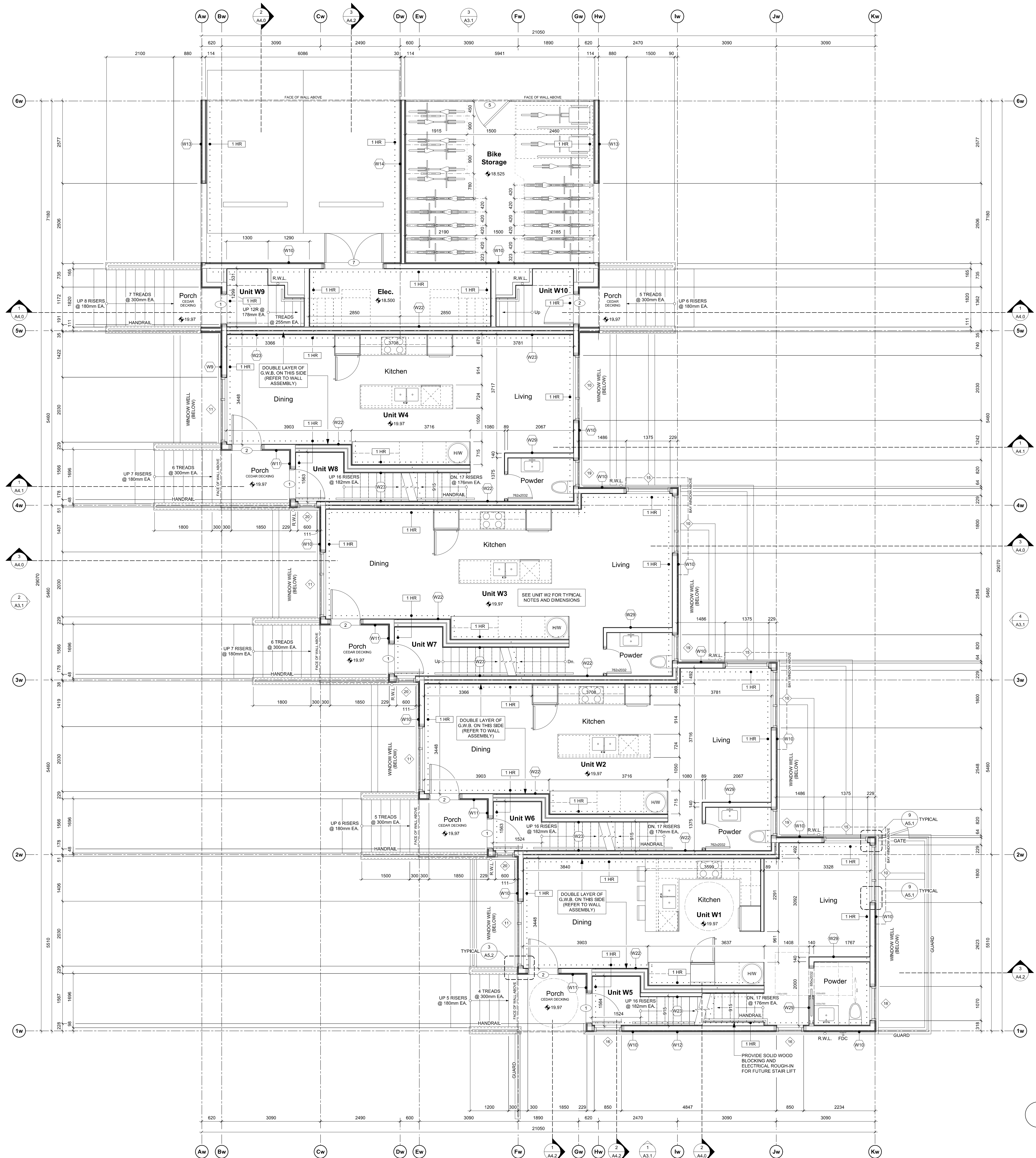
sheet title
East Building - Basement Plan

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A2.0e

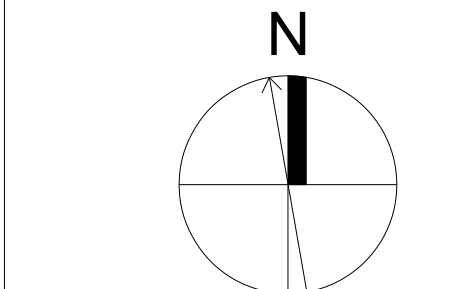
1 East Bldg. - Basement Plan
Scale: 1:50



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



17	REVISED D.P.	24.07.19
18	DRAWINGS	
19	ISSUED FOR CONSTRUCTION	24.06.20
20	TENDER ADDENDUM 001	24.06.20
21	REVISIONS TO D.P.	24.06.18

rev no description date

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project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Level 1 Plan

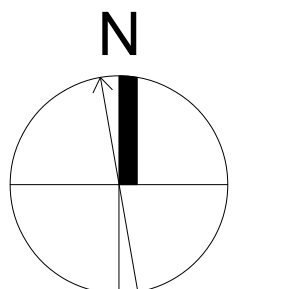
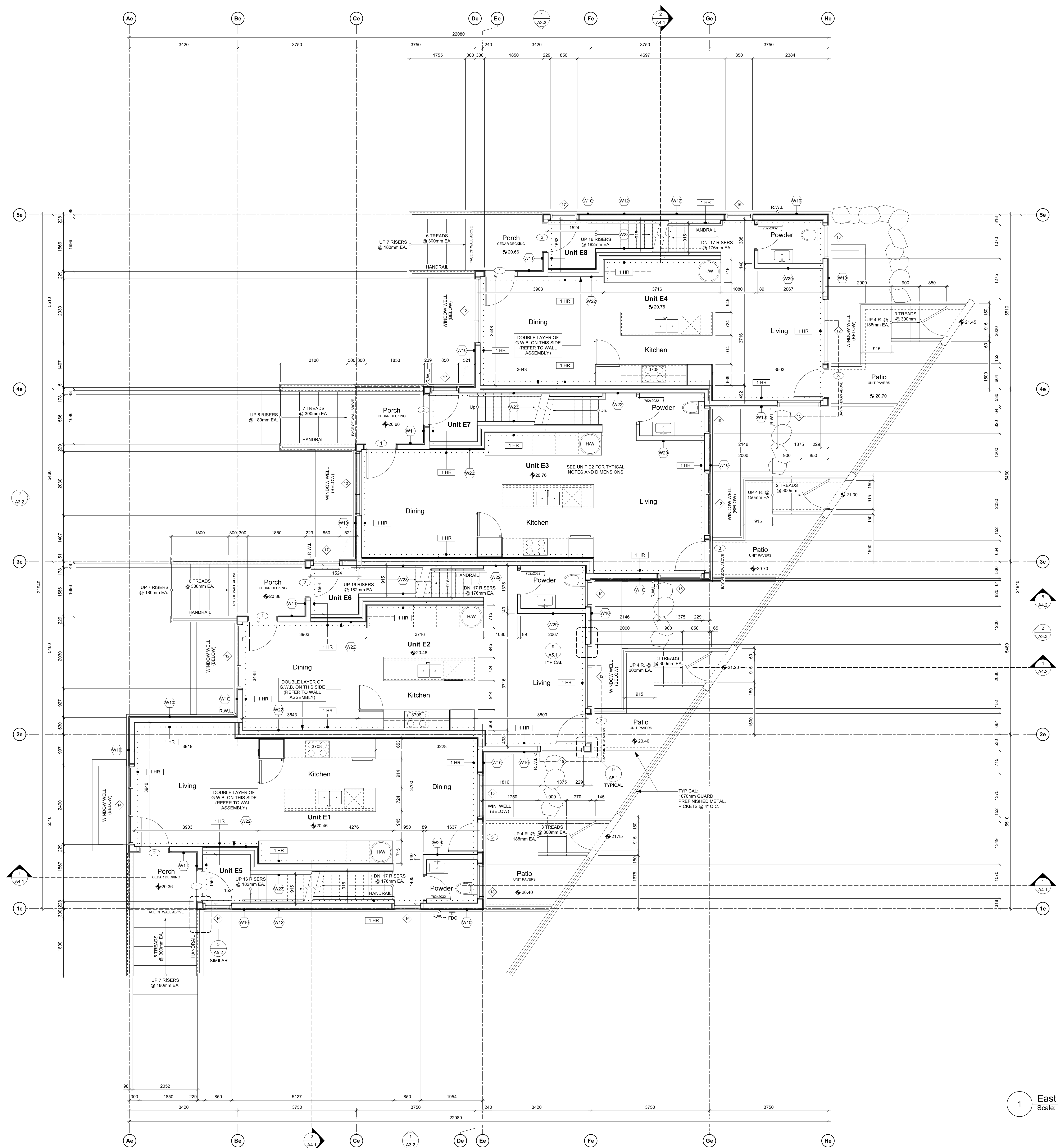
project no. 1933
drawing file -

scale As Noted
drawn by JH

date 24.07.19
sheet no. A2.1w



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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Level 1 Plan

project no. 1933
drawing file -

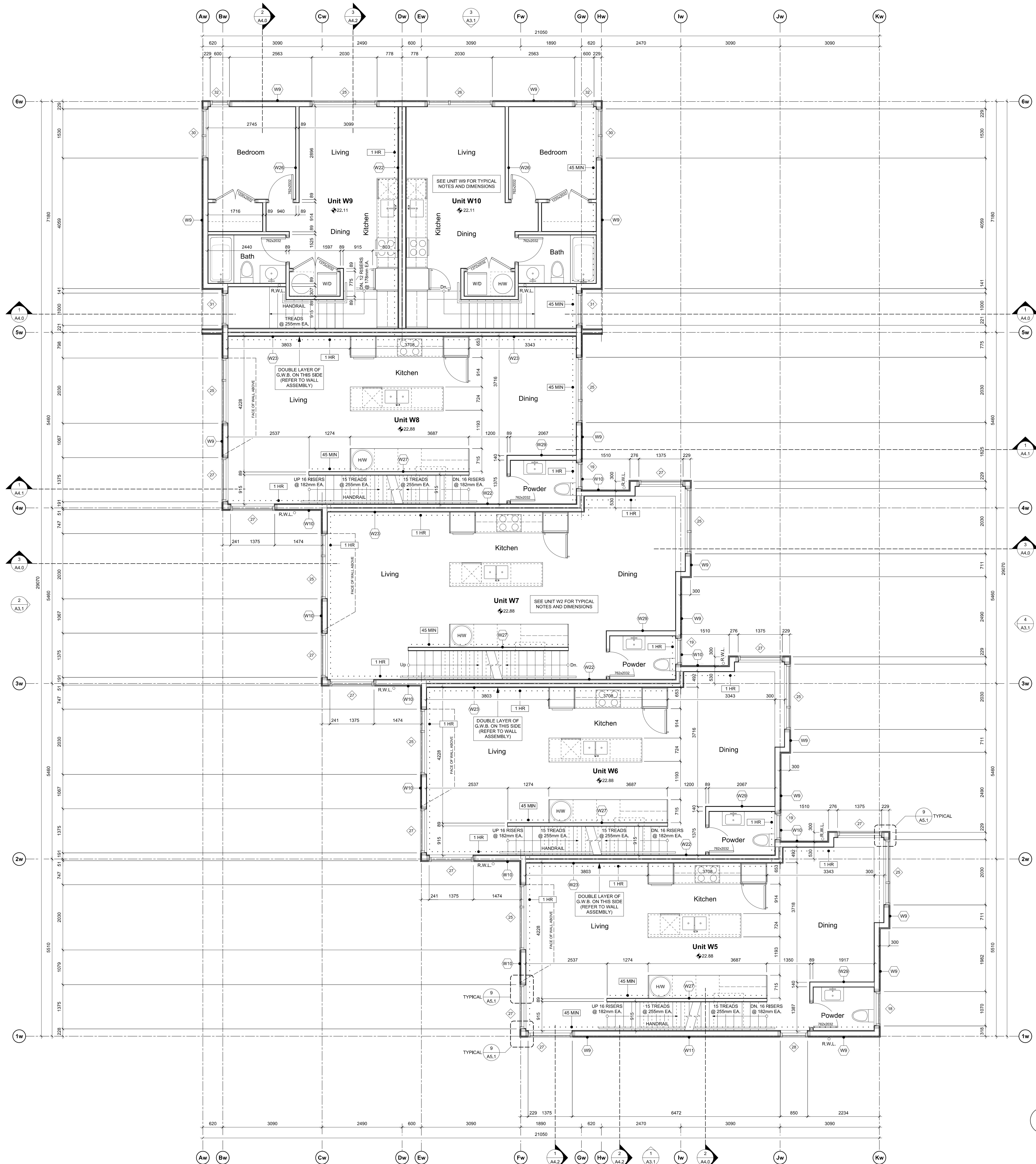
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drawn by JH

date 24.07.19
sheet no. A2.1e

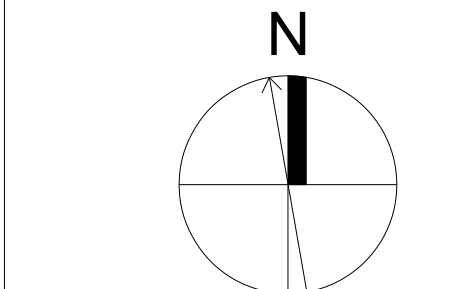
1 East Bldg. - Level 1 Plan
Scale: 1:50



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



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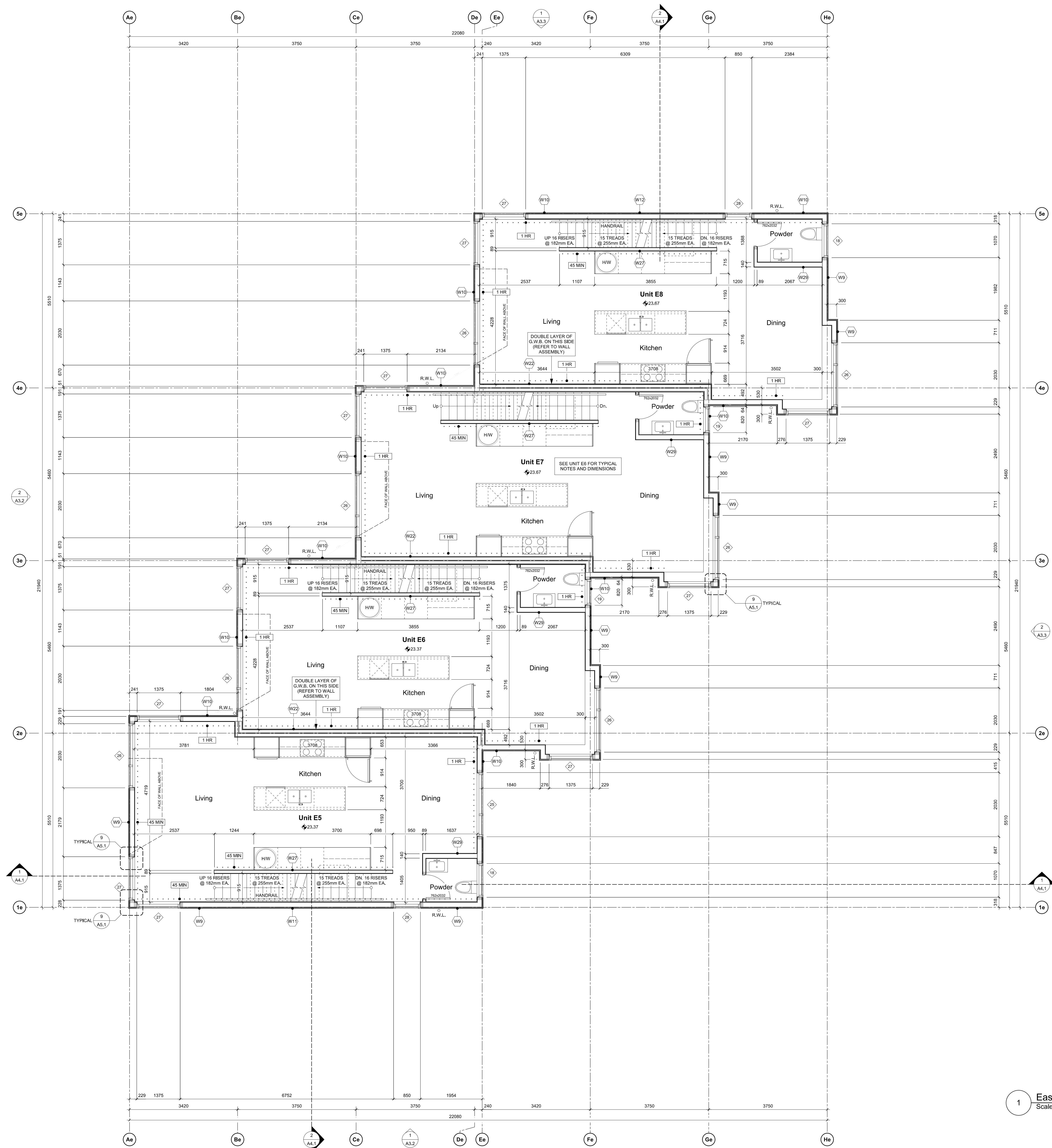
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Victoria, BC

sheet title
West Building - Level 2 Plan

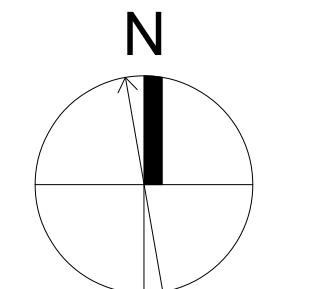
project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.07.19
sheet no.	A2.2w



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



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project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Level 2 Plan

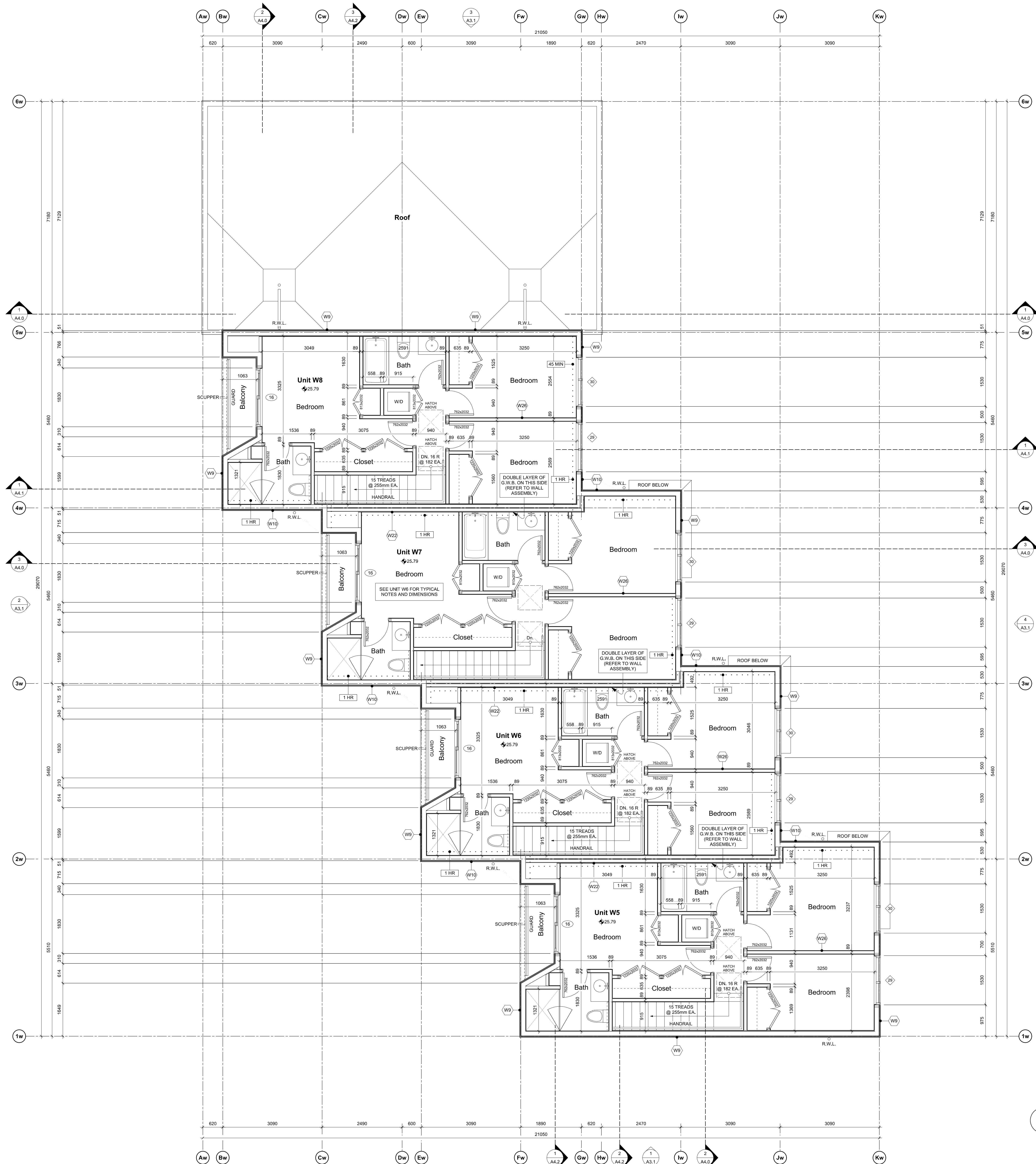
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scale As Noted
drawn by JH

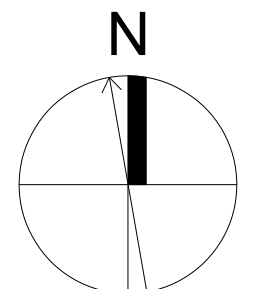
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1 West Bldg. - Level 3 Plan
Scale: 1:50



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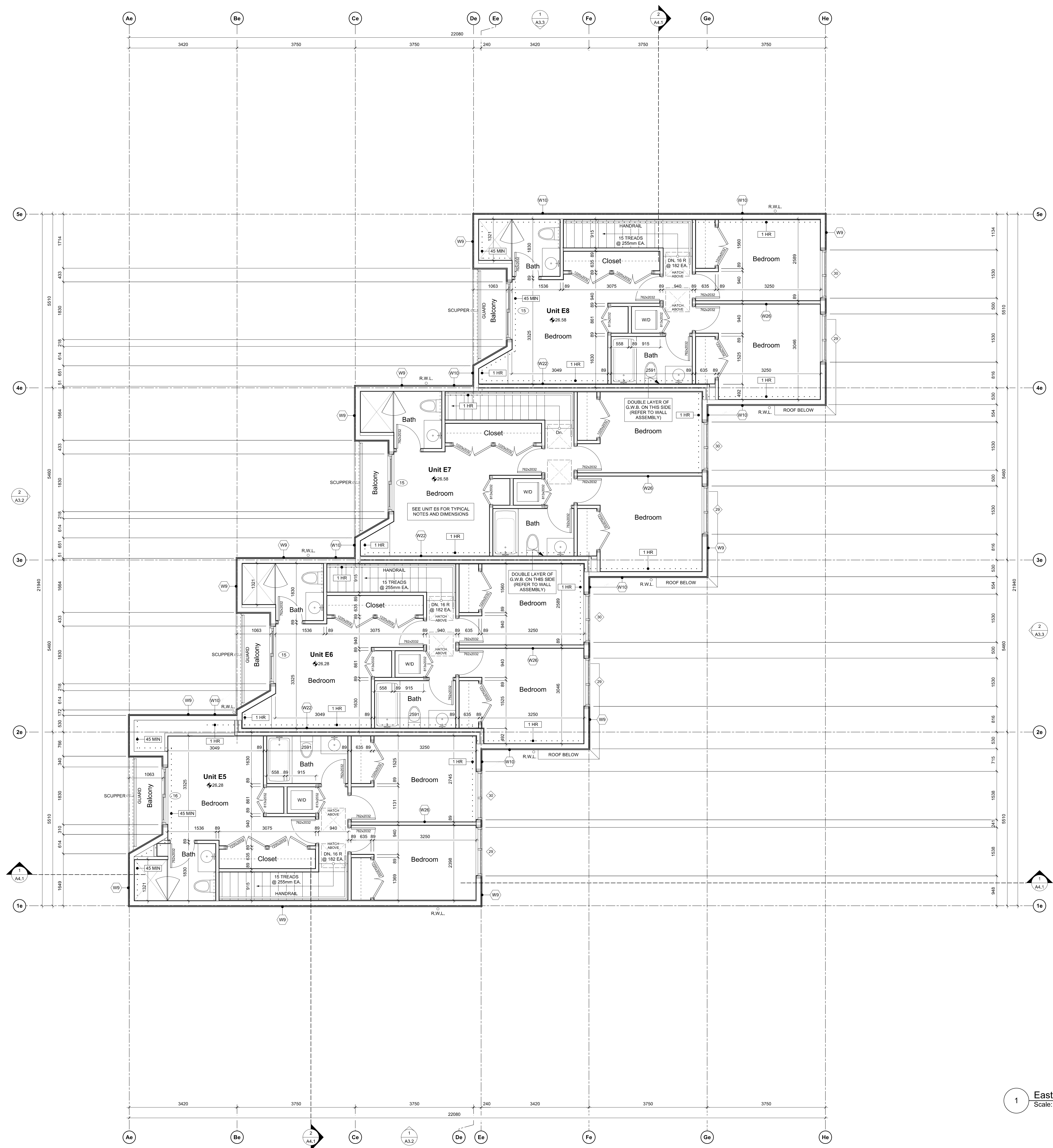
project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Level 3 Plan

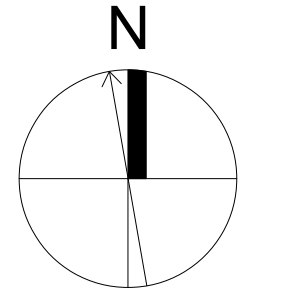
project no.	1933
drawing file	-
scale	As Noted
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date	24.07.19
sheet no.	A2.3w



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



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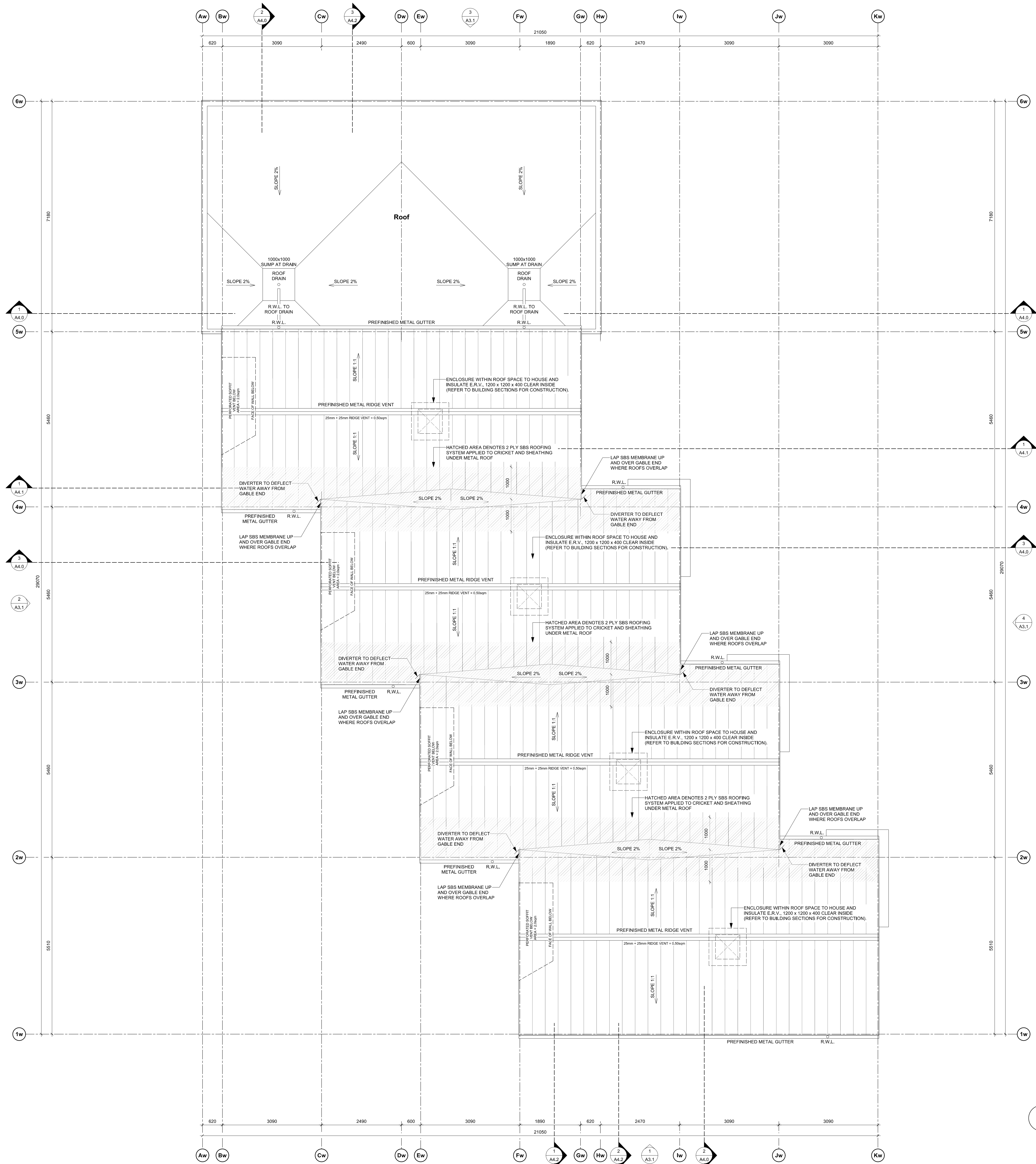
project name
902 Foul Bay Road
Victoria, BC

sheet title
East Building - Level 3 Plan

project no.	1933
drawing file	-
scale	As Noted
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sheet no.	A2.3e

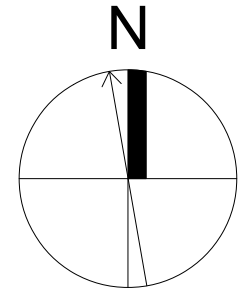


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ROOF VENTILATION
1/300 OF INSULATED CEILING AREA: 223.1 / 300 = 0.74sqm
BOTTOM VENTING: 2.0sqm
TOP VENTING: 2.0sqm

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



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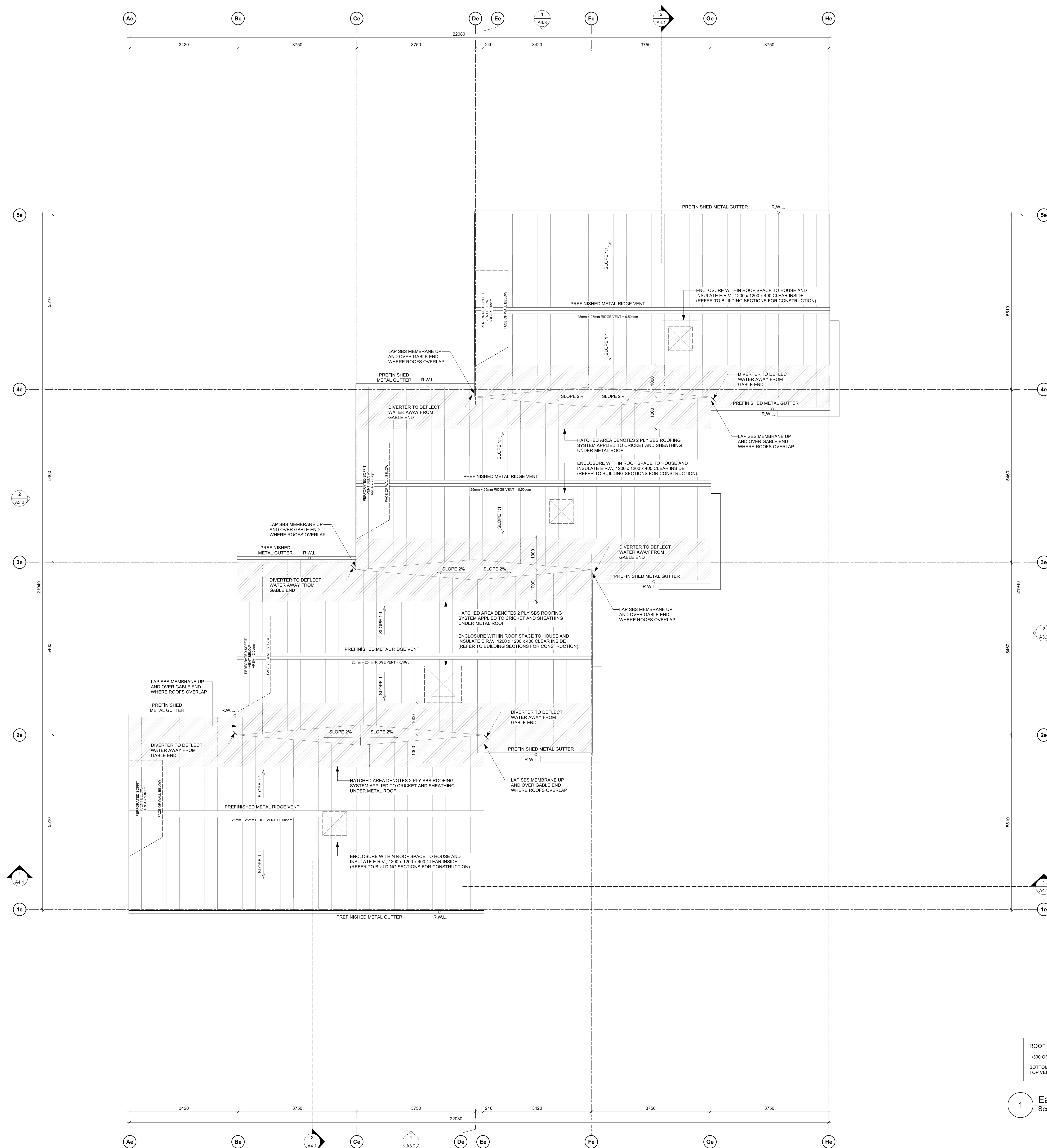
project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Roof Plan

project no. 1933
drawing file -

scale As Noted
drawn by JH

date 24.07.19
sheet no. A2.4w



ROOF VENTILATION

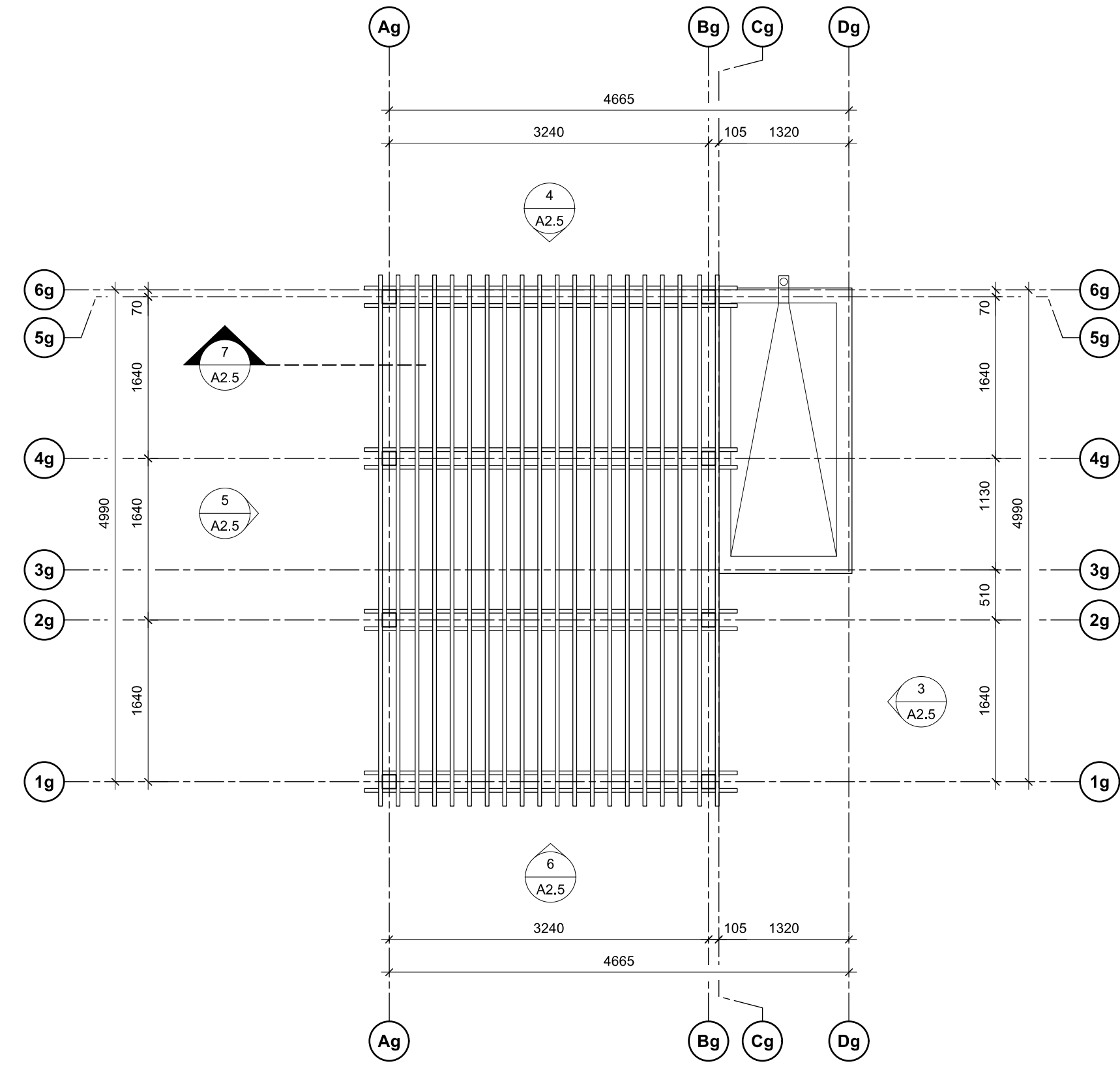
1/300 OF INSULATED CEILING AREA: $224.8 / 300 = 0.75\text{sqm}$

BOTTOM VENTING: 2.0sqm
TOP VENTING: 2.0sqm

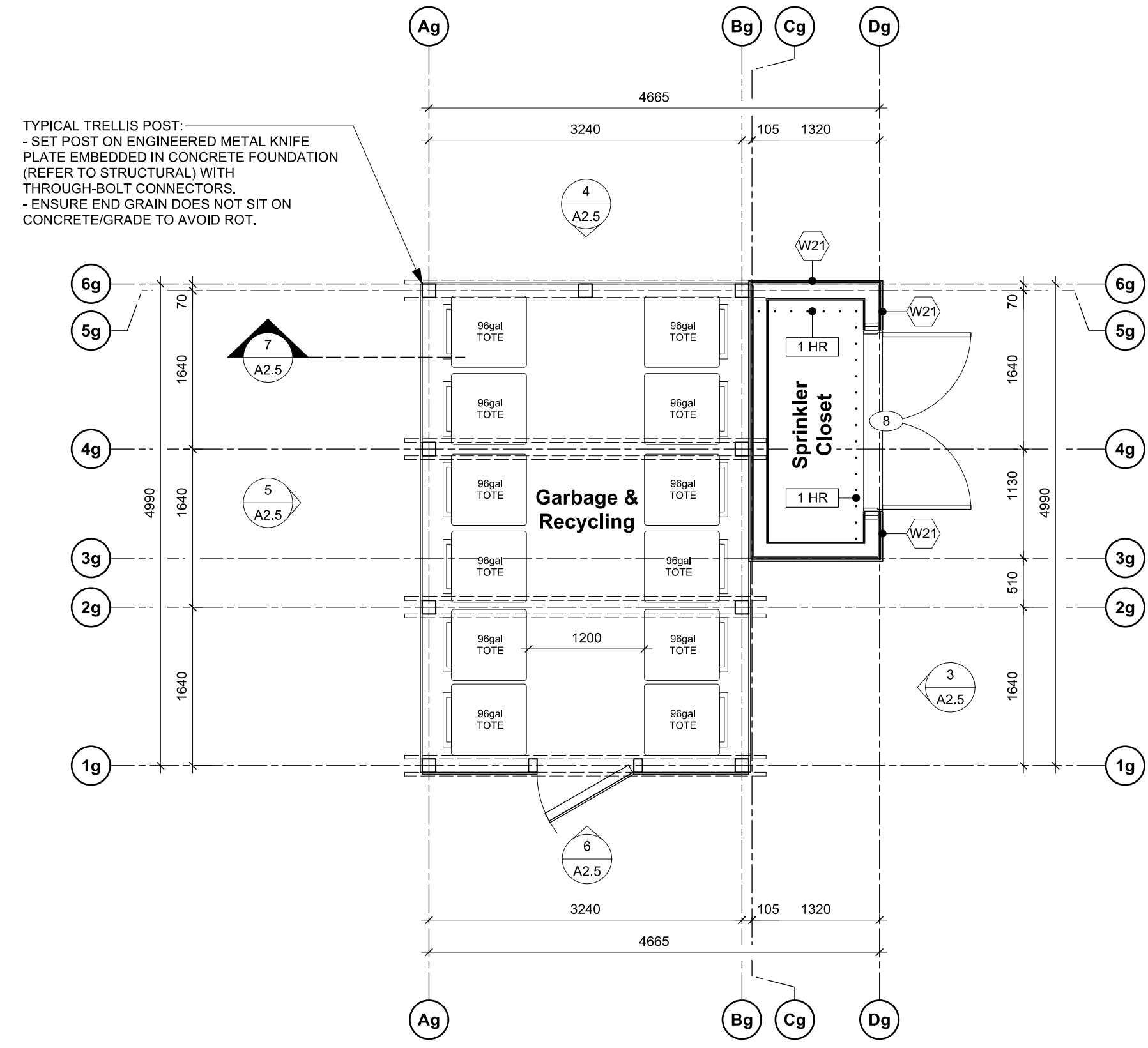
1 East Bldg. - Roof Plan
Scale: 1:50



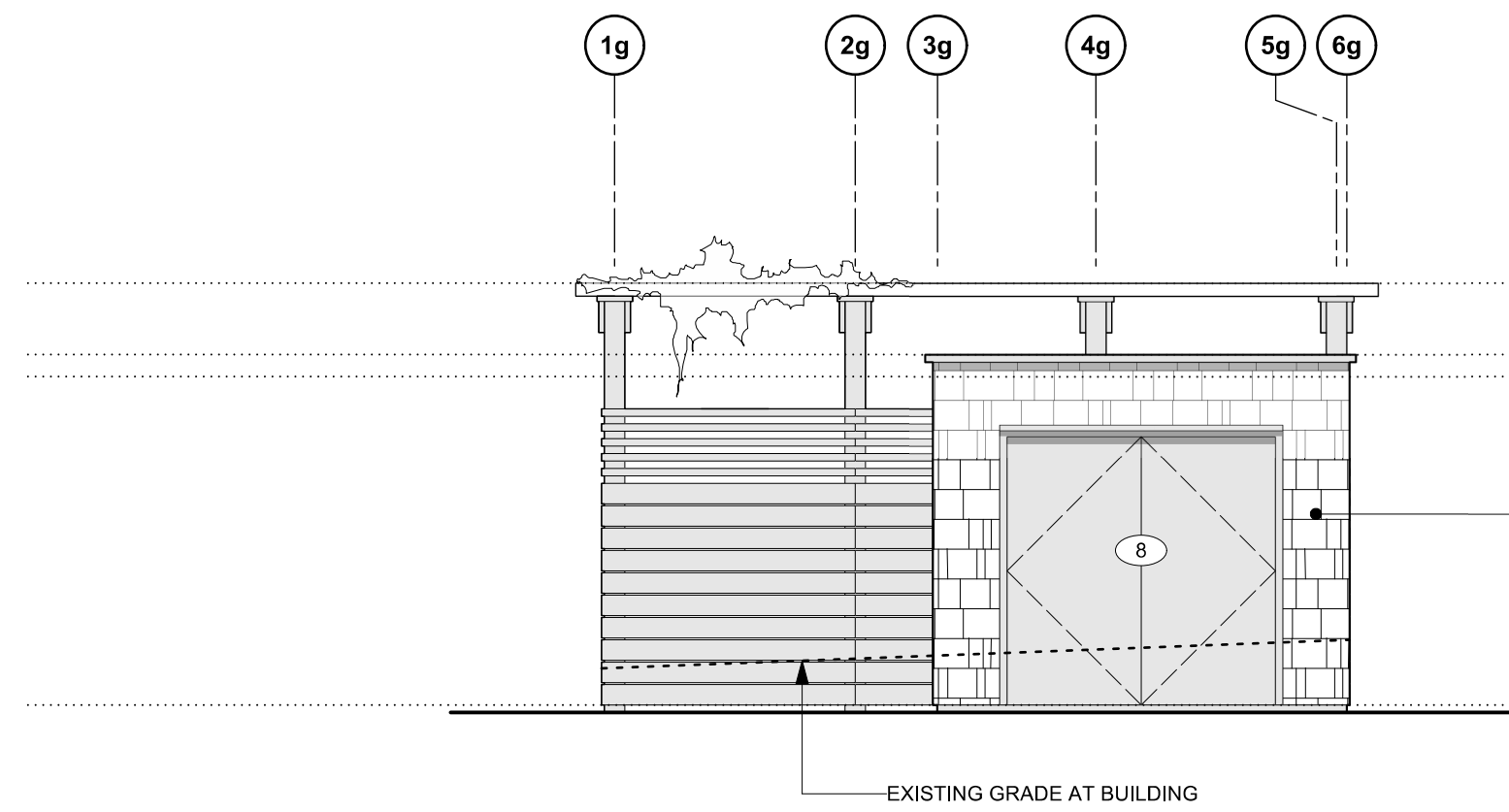
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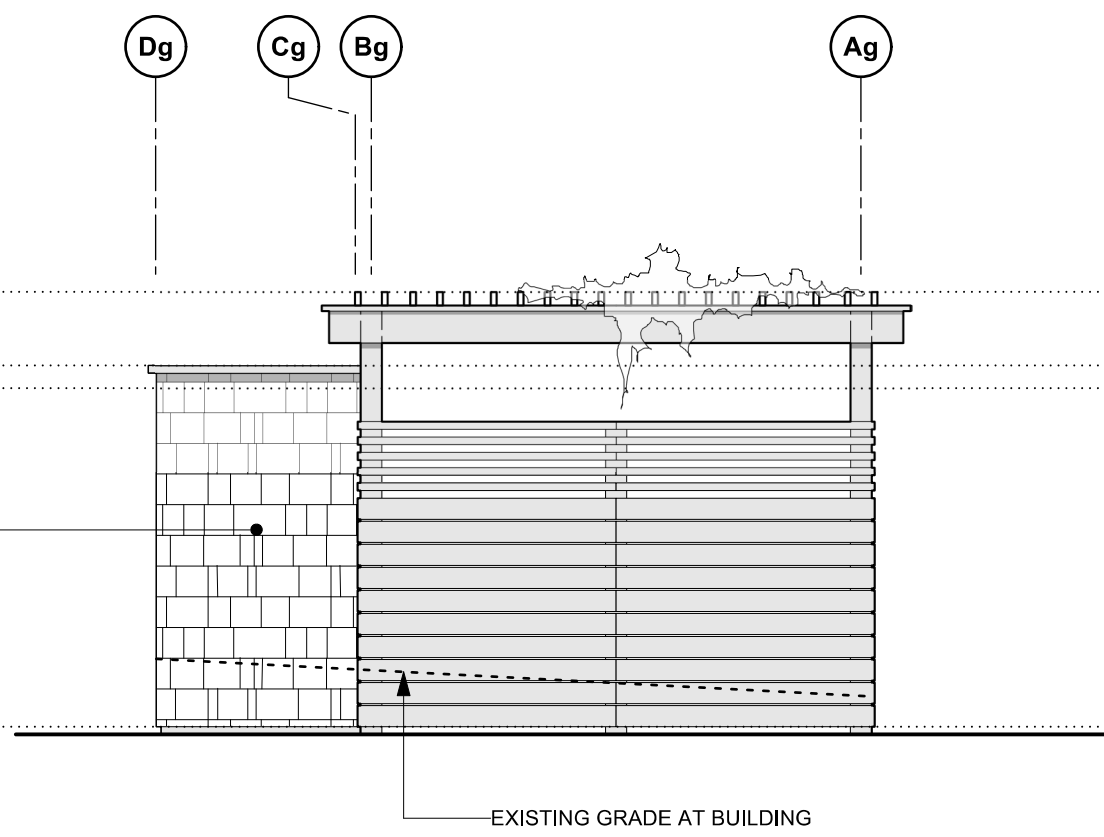
2 Garbage Enclosure - Roof Plan
Scale: 1:50



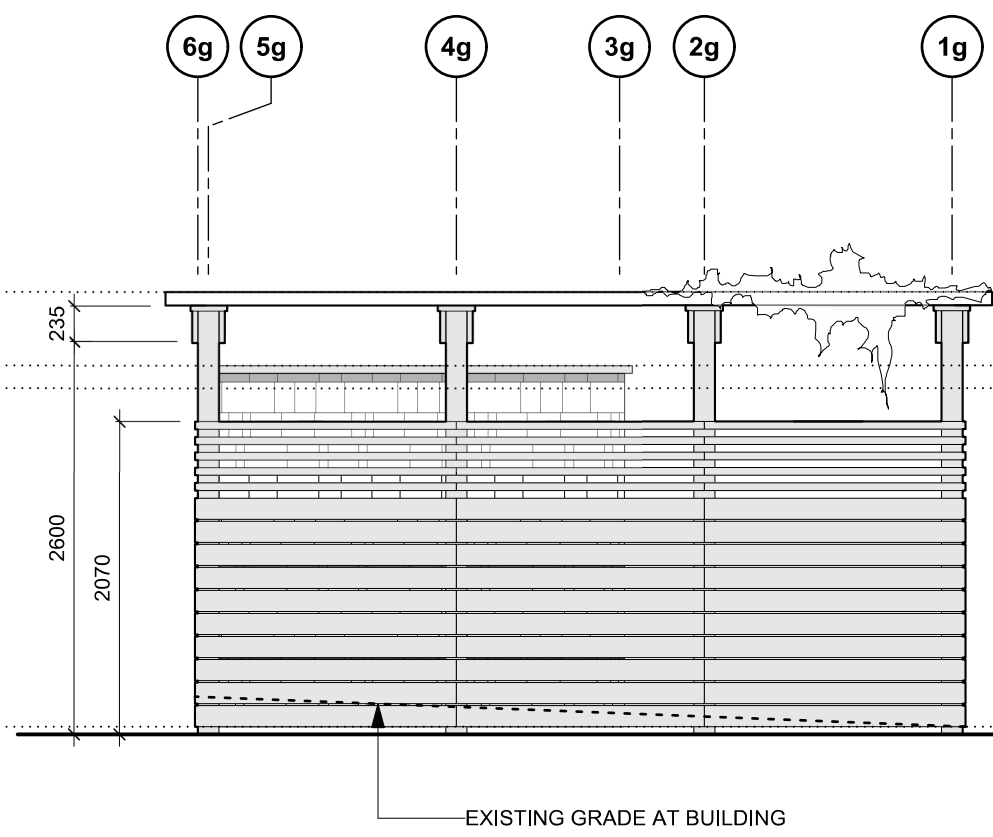
1 Garbage Enclosure - Plan
Scale: 1:50



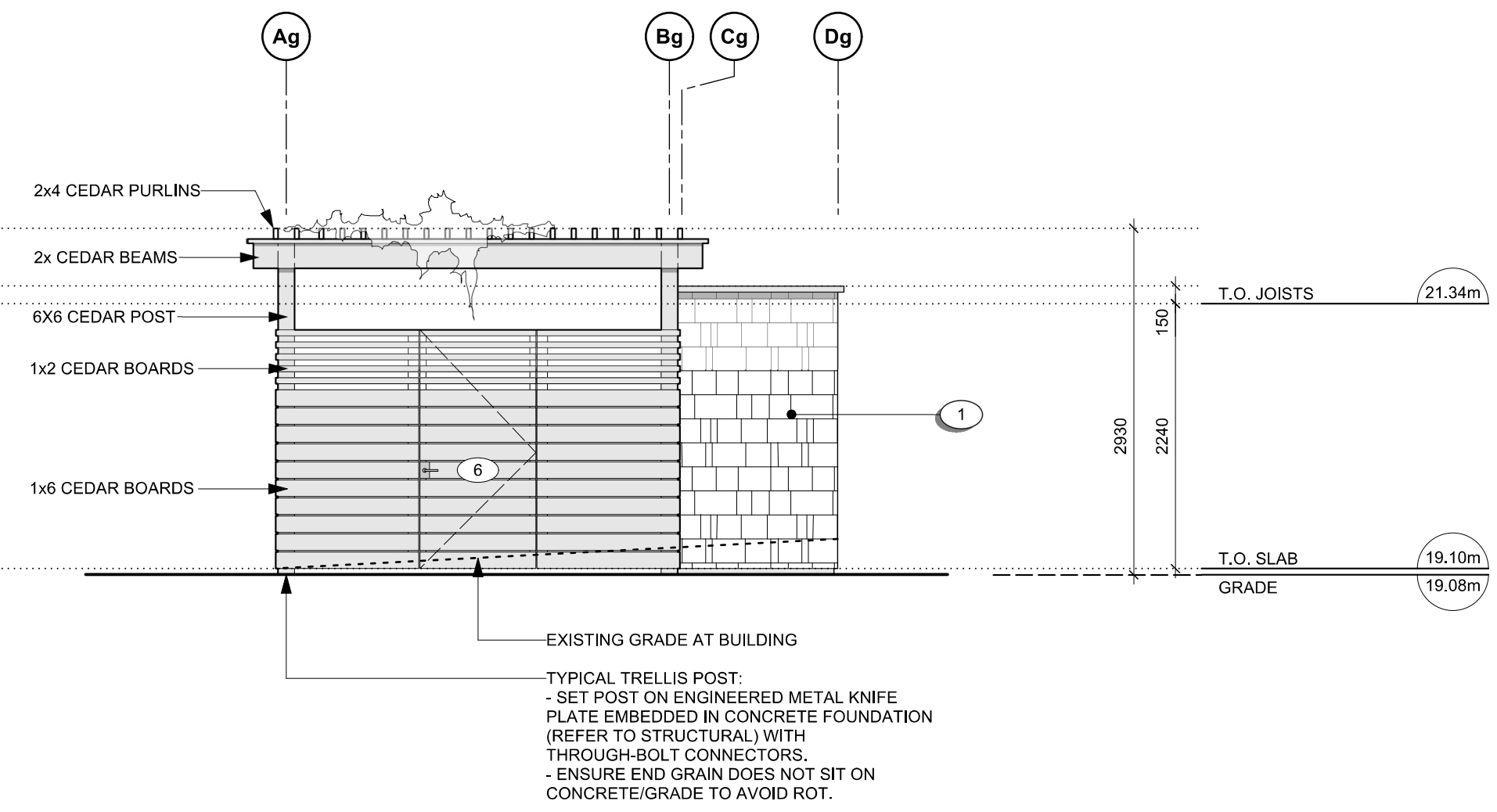
3 Garbage Enclosure - East Elevation
Scale: 1:50



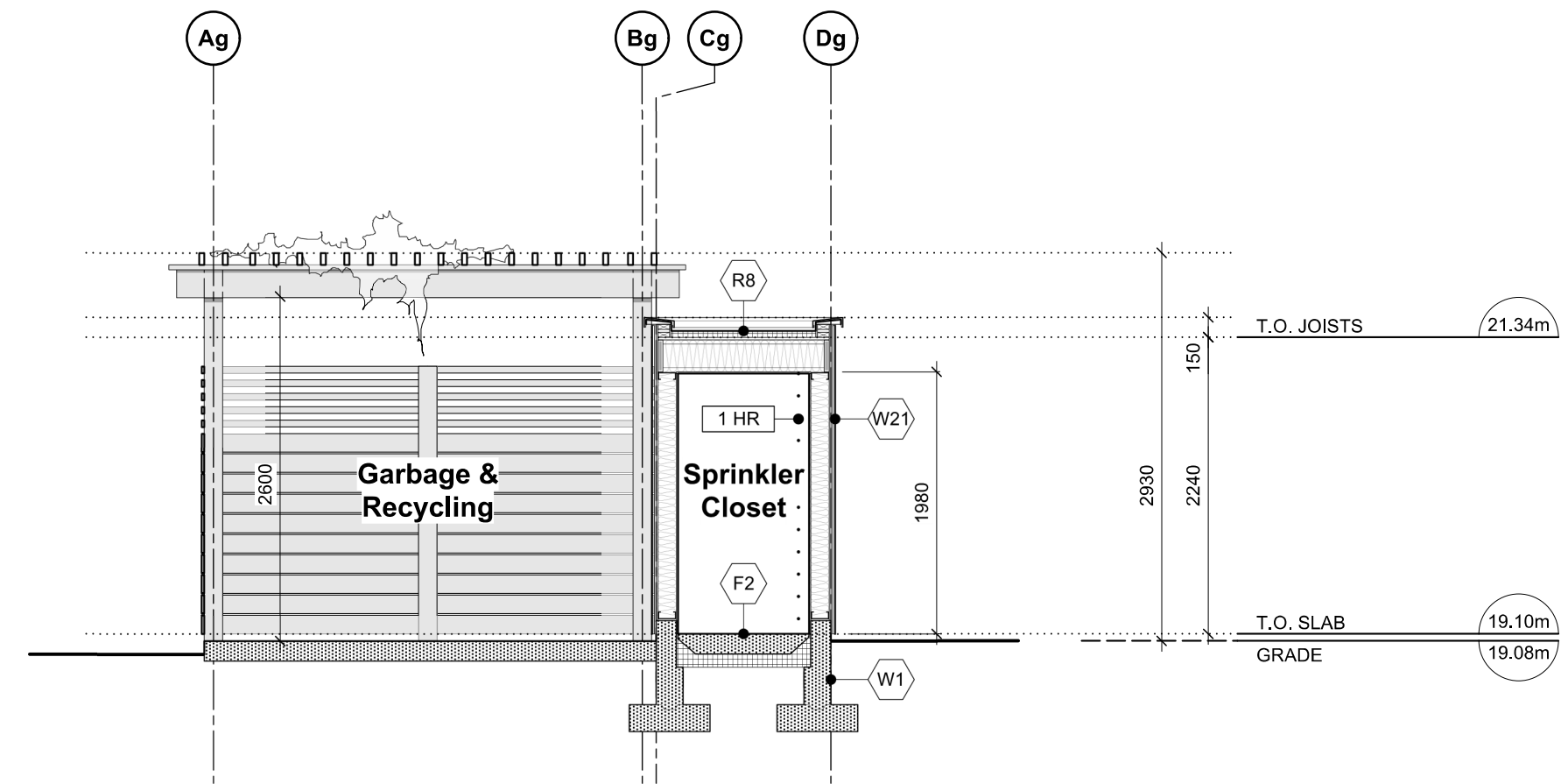
4 Garbage Enclosure - North Elevation
Scale: 1:50



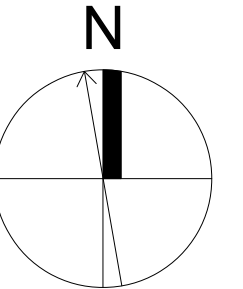
5 Garbage Enclosure - West Elevation
Scale: 1:50



6 Garbage Enclosure - South Elevation
Scale: 1:50



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



17	REVISED D.P.	24.07.19
18	DRAWINGS	
19	ISSUED FOR CONSTRUCTION	24.06.20
20	TENDER ADDENDUM 001	24.06.20
21	REVISIONS TO D.P.	24.06.18
rev no	description	date

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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	24.07.19
sheet no.	A2.5



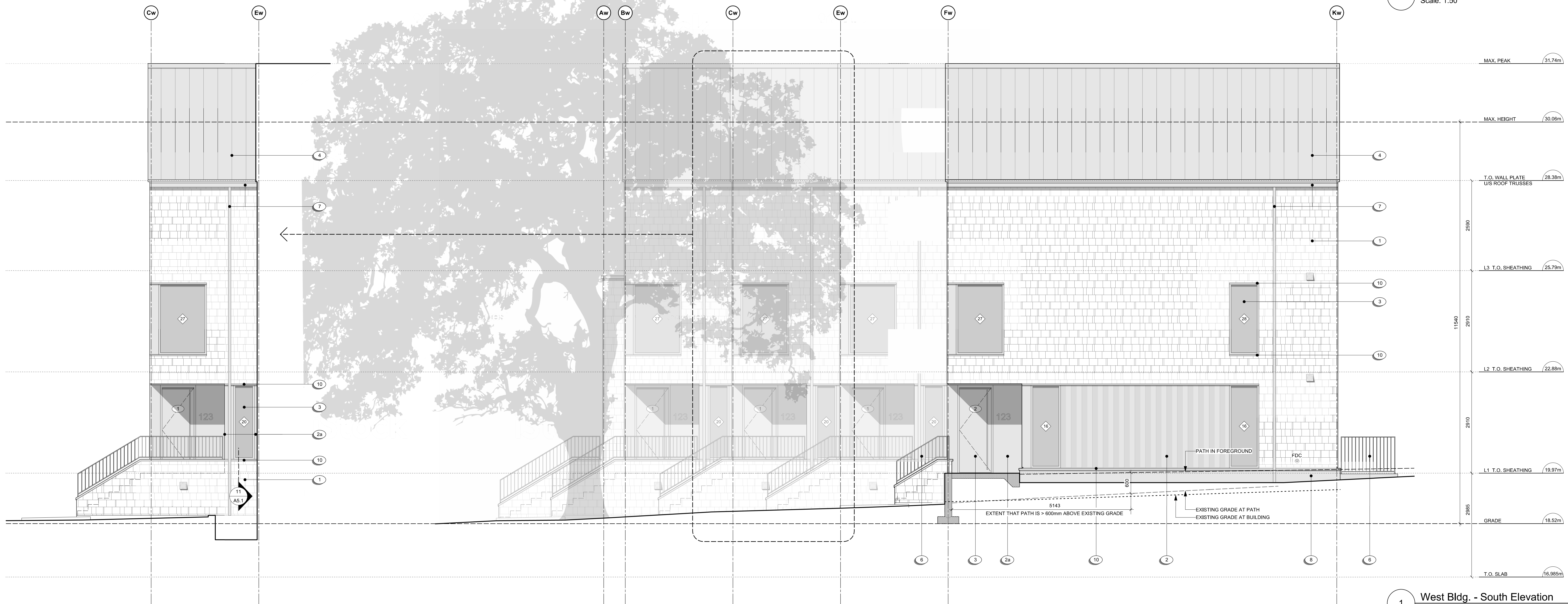
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MATERIALS KEY

- 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 & 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



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



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

rev no	description	date
1	REVISED D.P. DRAWINGS	24.07.19
2	ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
4	REVISIONS TO D.P.	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		
24.07.19		
sheet no.		
A3.0		



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



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

17	REVISED D.P. DRAWINGS	24.07.19
18	ISSUED FOR CONSTRUCTION	24.06.20
19	TENDER ADDENDUM 001	24.06.20
20	REVISIONS TO D.P.	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 24.07.19
sheet no. A3.1



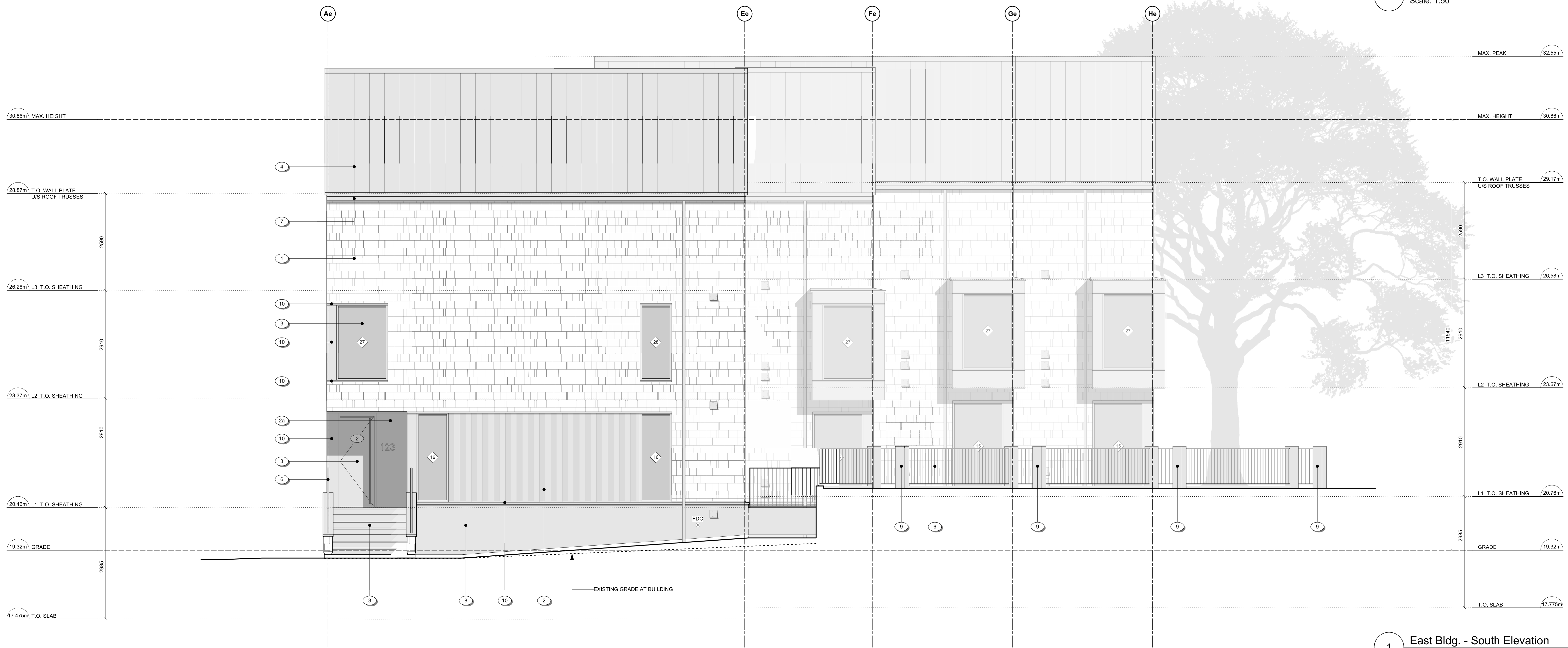
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2 East Bldg. - West Elevation
Scale: 1:50



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

17	REVISED D.P. DRAWINGS	24.07.19
18	ISSUED FOR CONSTRUCTION	24.06.20
19	TENDER ADDENDUM 001	24.06.20
20	REVISIONS TO D.P.	24.06.18

rev no	description	date
17	REVISED D.P. DRAWINGS	24.07.19
18	ISSUED FOR CONSTRUCTION	24.06.20
19	TENDER ADDENDUM 001	24.06.20
20	REVISIONS TO D.P.	24.06.18

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 24.07.19

sheet no. A3.2



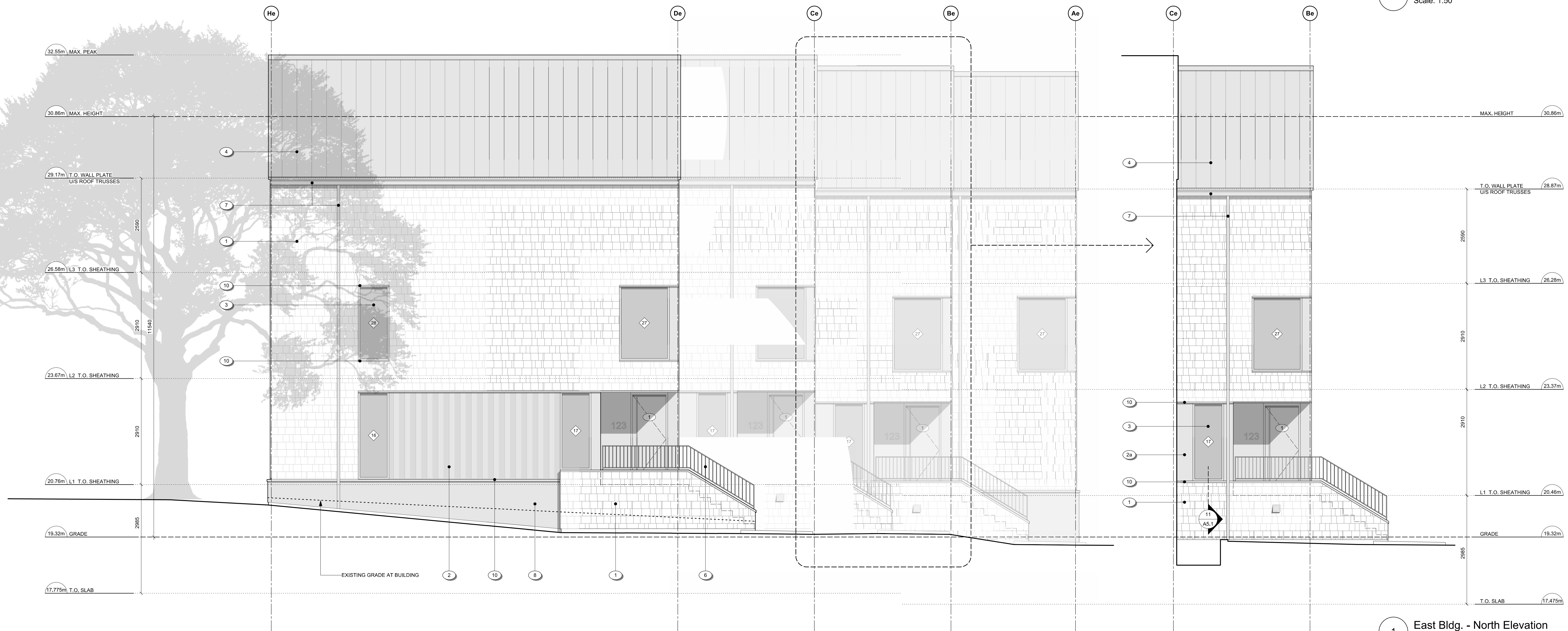
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- CEMENTITIOUS CLADDING PANELS - CHARCOAL
- PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL



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



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

17	REVISED D.P. DRAWINGS	24.07.19
18	ISSUED FOR CONSTRUCTION	24.06.20
19	TENDER ADDENDUM 001	24.06.20
20	REVISIONS TO D.P.	24.06.18

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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 24.07.19
sheet no. A3.3



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MATERIALS KEY

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1/1	REVISED D.P. DRAWINGS	24.07.19
1/2	ISSUED FOR CONSTRUCTION	24.06.20
1/3	TENDER ADDENDUM 001	24.06.20
1/4	REVISIONS TO D.P.	24.06.18
rev no	description	date

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project name
902 Foul Bay Road
Victoria, BC

sheet title
Materials Palette

project no. 1933

drawing file -

scale As Noted

drawn by JH

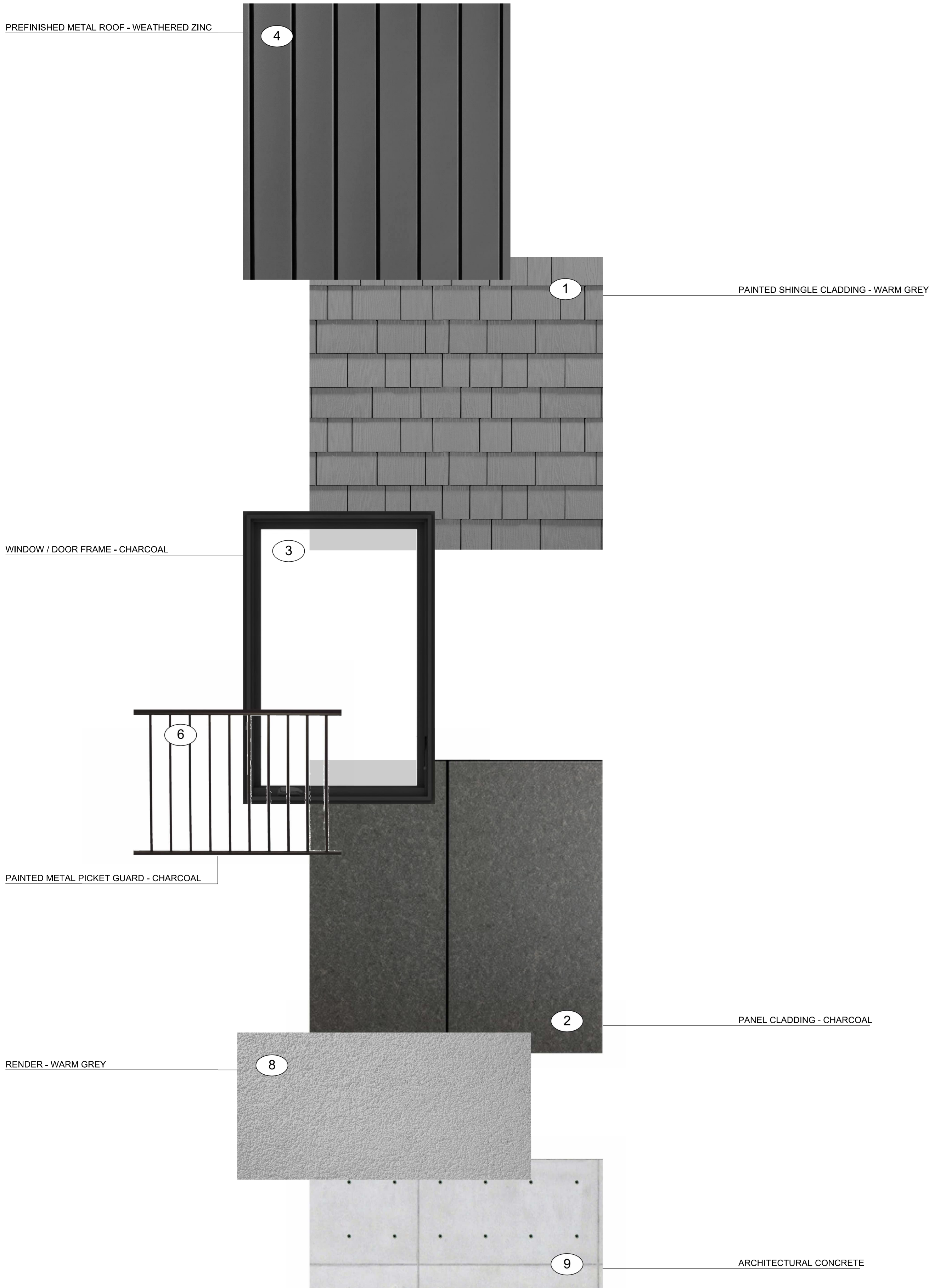
date 24.07.19 sheet no. A3.4



1 Corner of Quamichan and Redfern
SCALE: nts

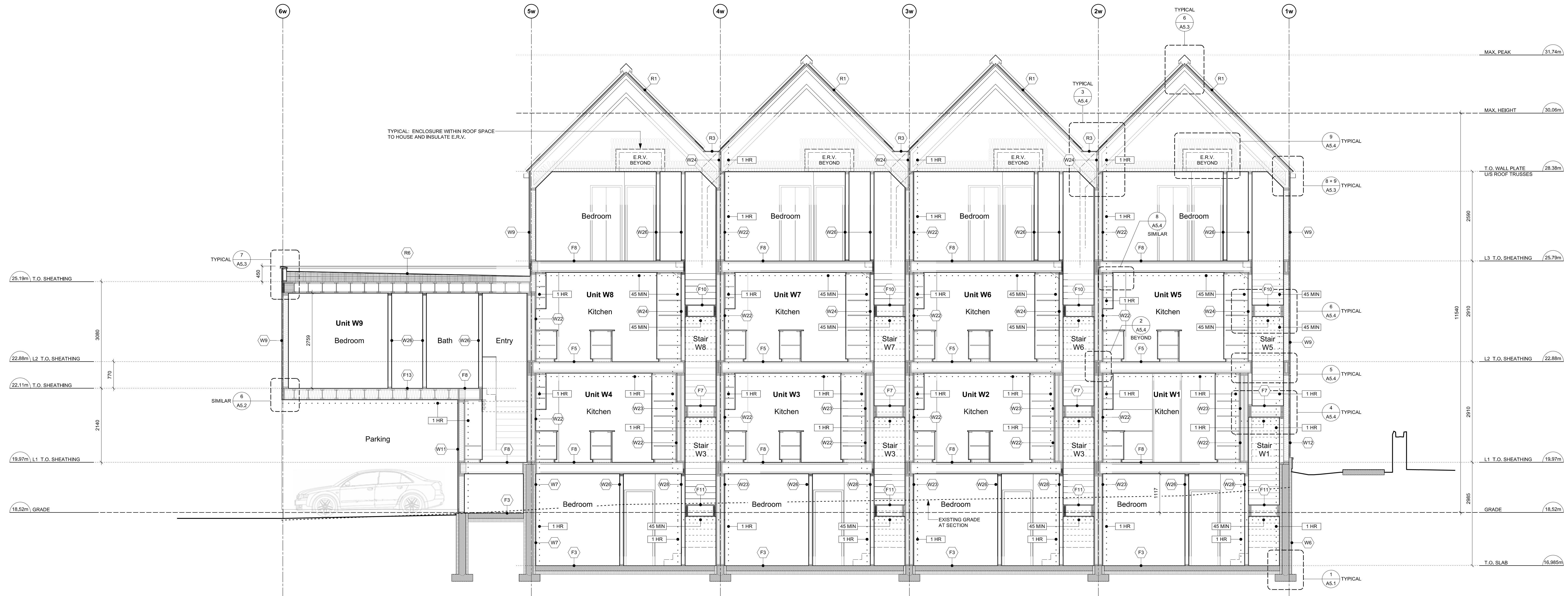


2 Redfern Looking Southeast
SCALE: nts

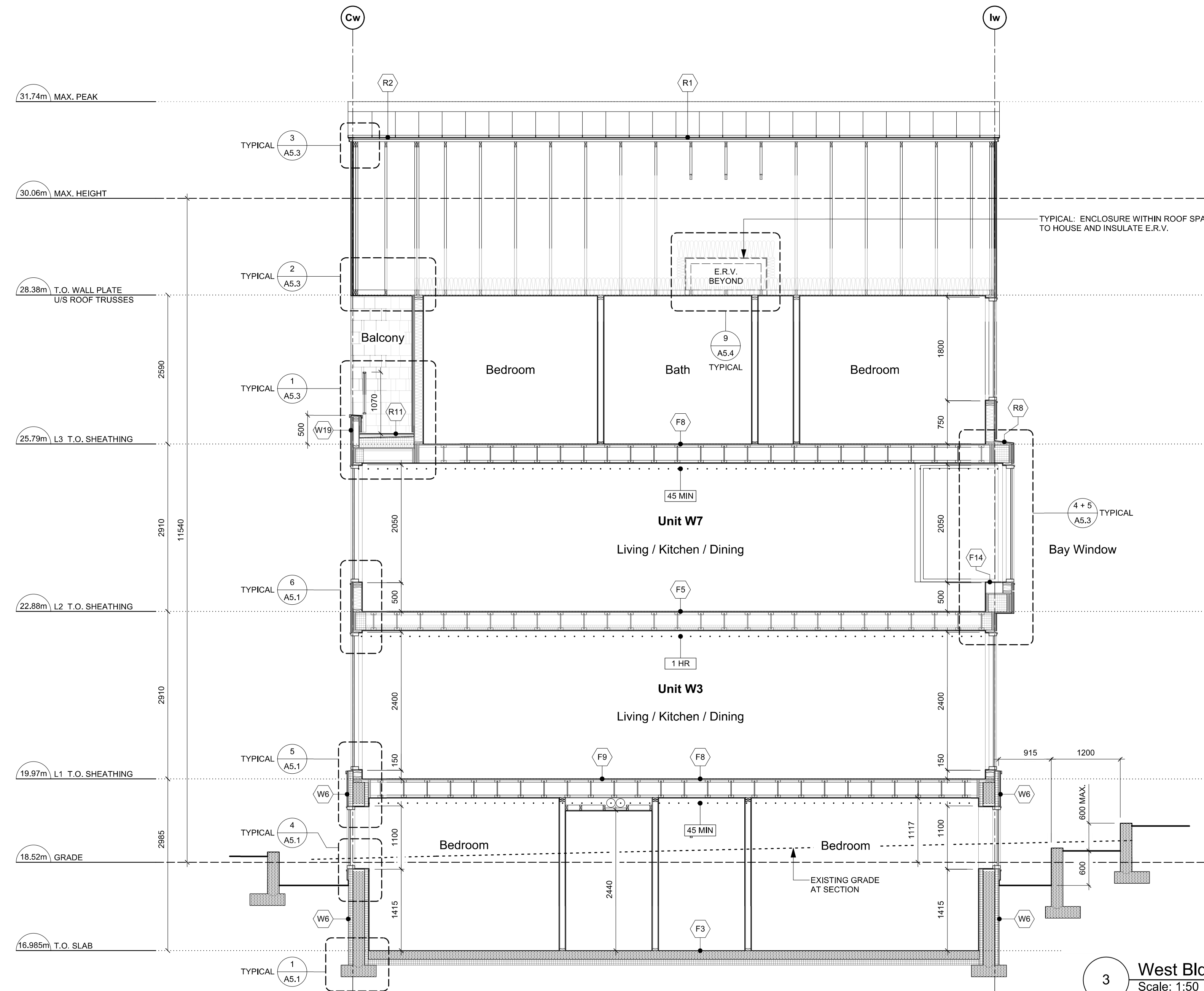




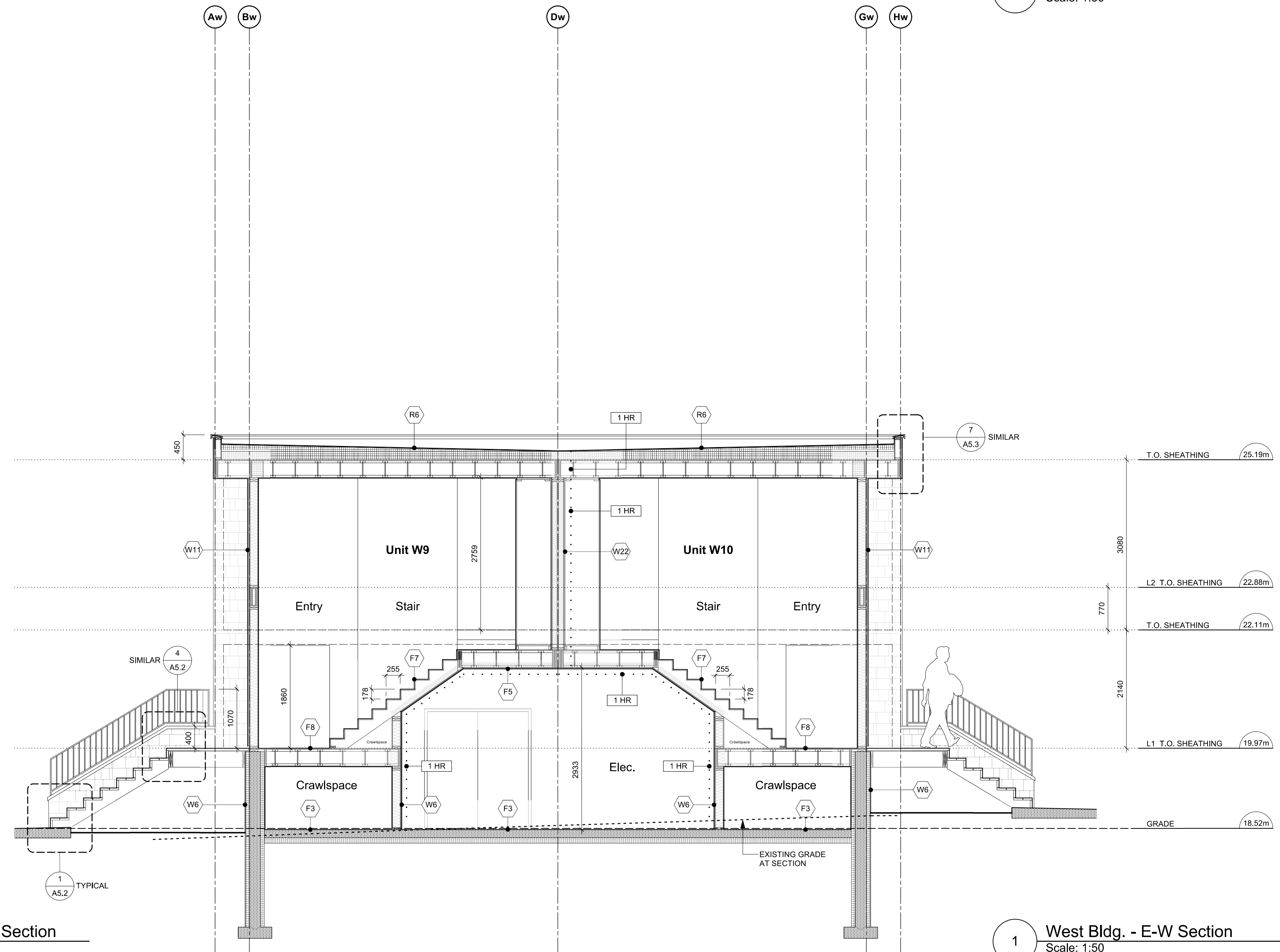
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2 West Bldg. - N-S Section
Scale: 1:50



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



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

rev no	description	date
1	REVISED D.P.	24.07.19
2	DRAWINGS	24.06.20
3	ISSUED FOR CONSTRUCTION	24.06.20
4	TENDER ADDENDUM 001	24.06.20
5	REVISIONS TO D.P.	24.06.18

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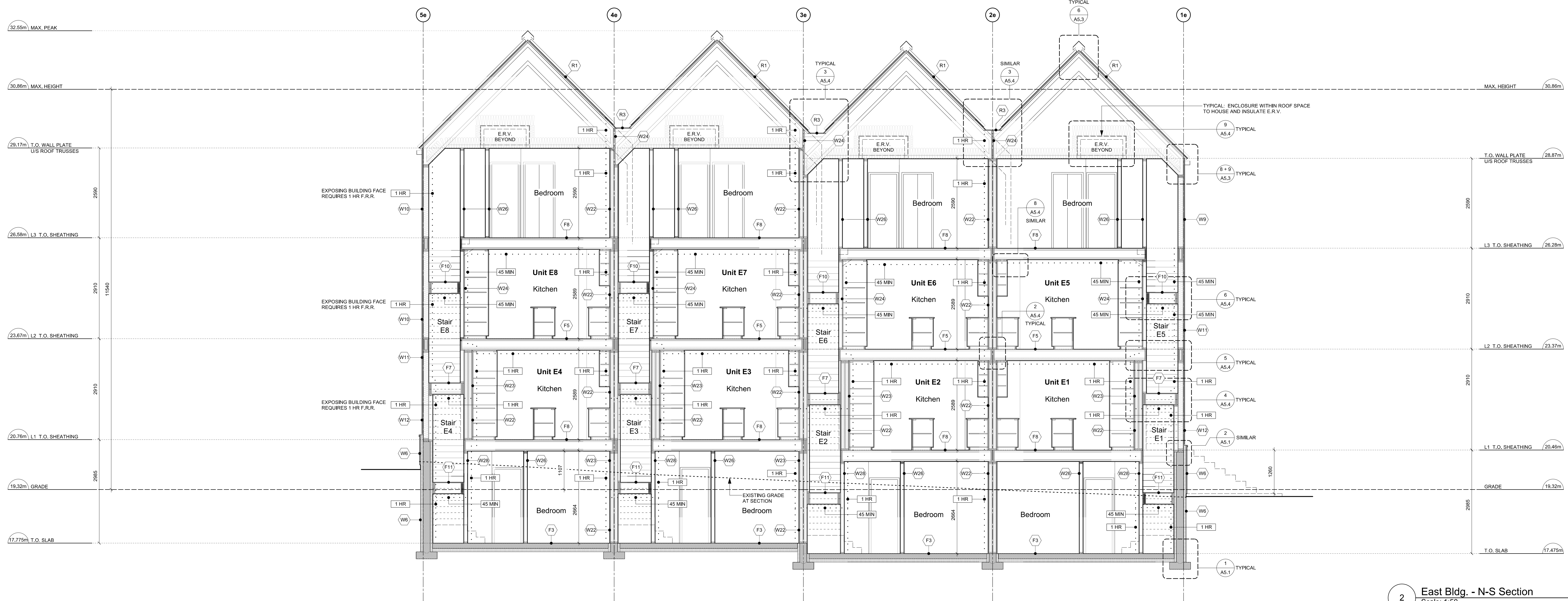
project name
902 Foul Bay Road
Victoria, BC

sheet title
West Building - Sections

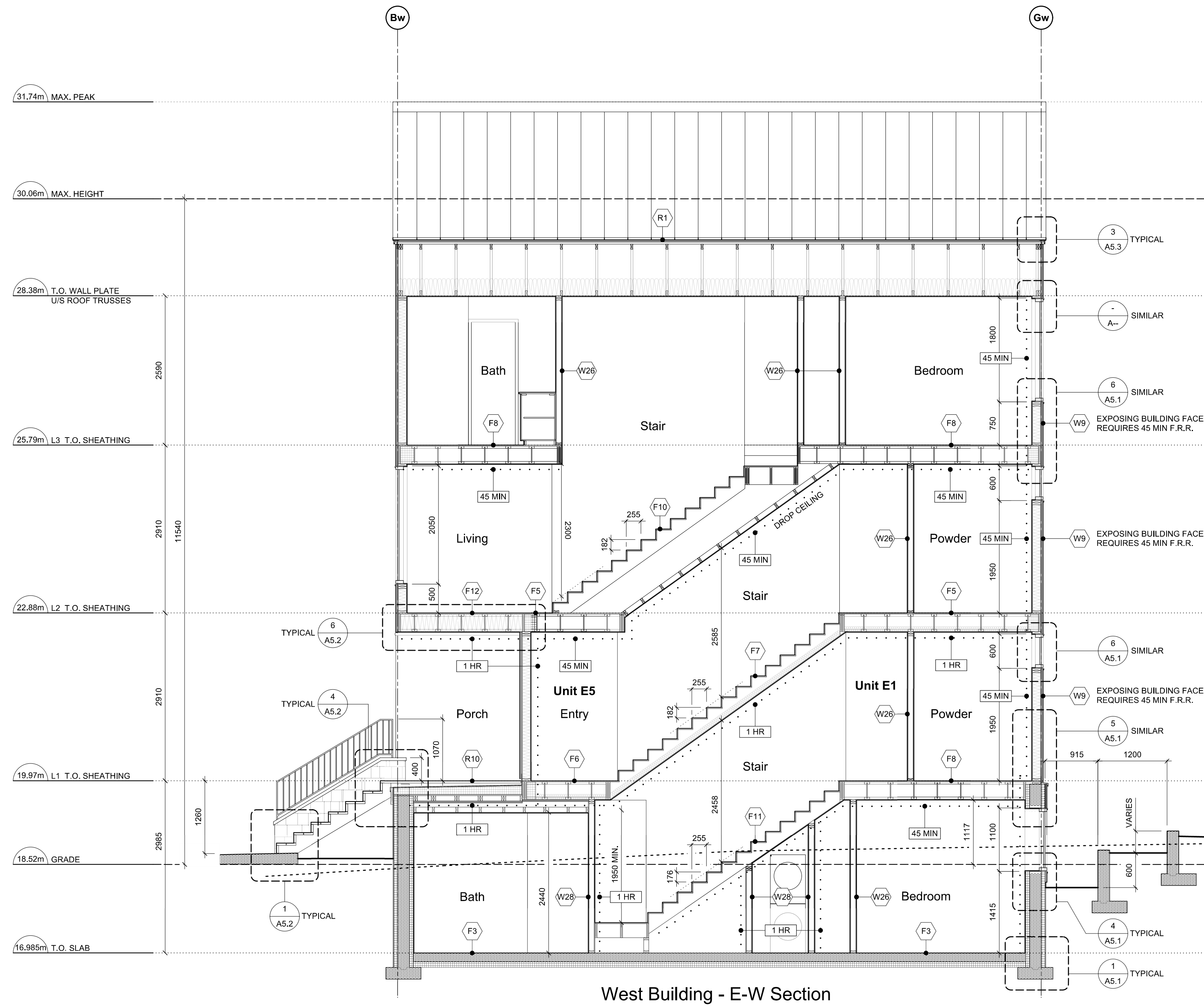
project no. 1933
drawing file -
scale As Noted
drawn by JH
date 24.07.19
sheet no. A4.0



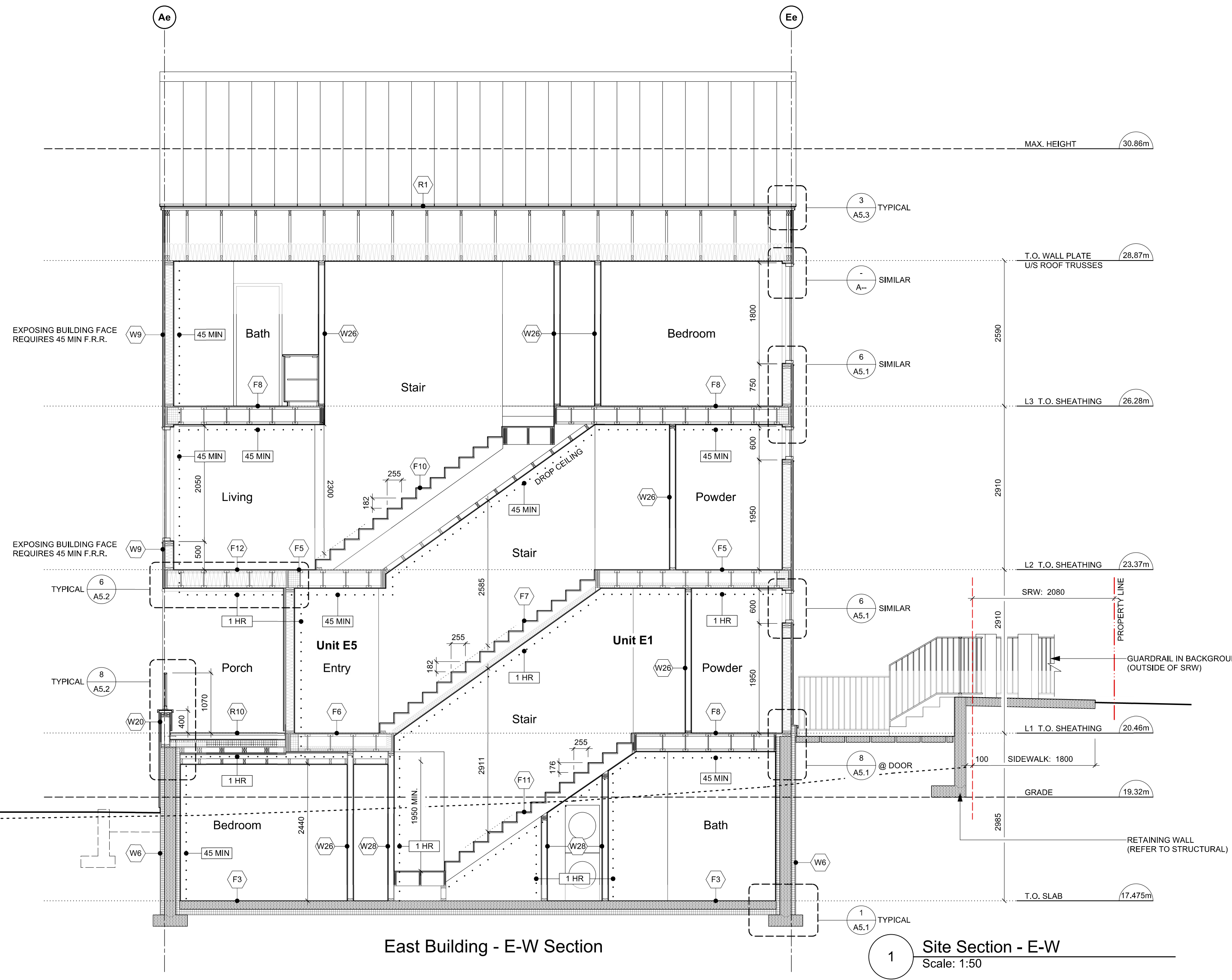
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2 East Bldg. - N-S Section
Scale: 1:50



West Building - E-W Section



East Building - E-W Section

1 Site Section - E-W
Scale: 1:50

rev no	description	date
1	REVISED D.P.	24.07.19
2	DRAWINGS ISSUED FOR CONSTRUCTION	24.06.20
3	TENDER ADDENDUM 001	24.06.20
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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 24.07.19

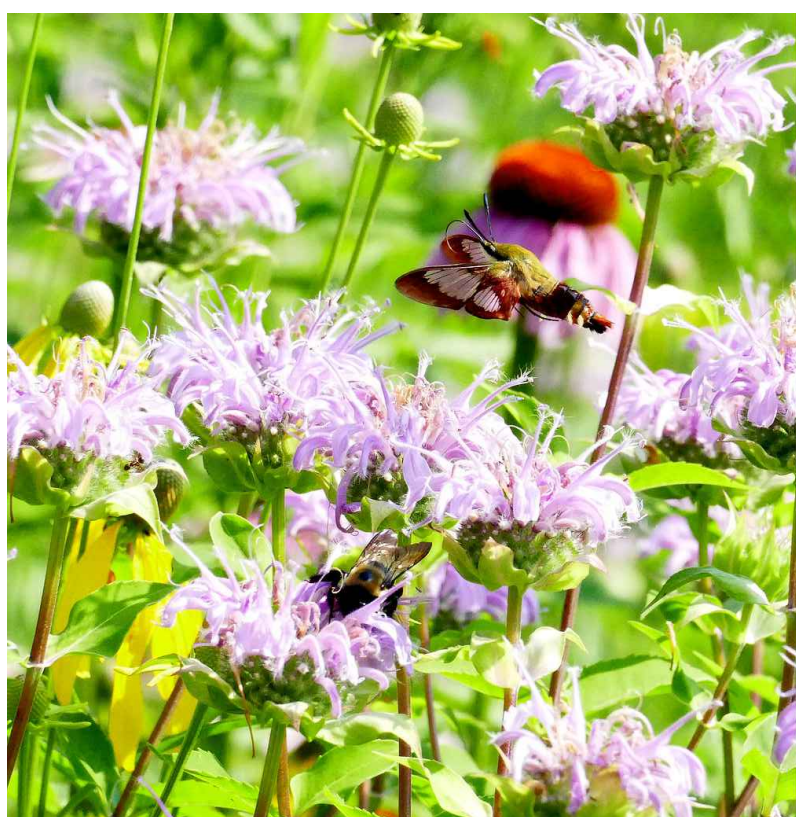
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A4.1

902 Foul Bay Rd

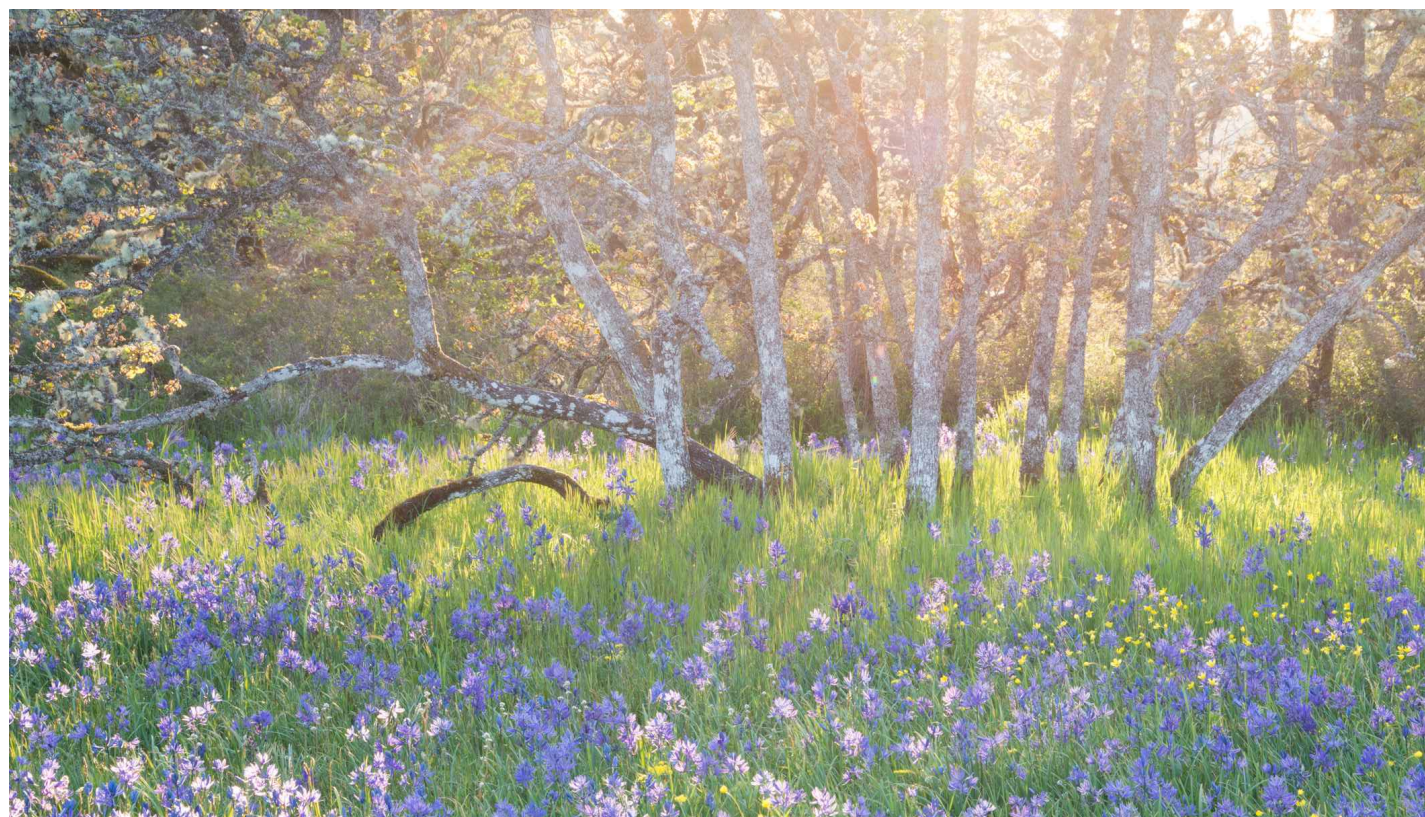
Victoria, BC



NATIVE MEADOW PLANTS



POLLINATOR

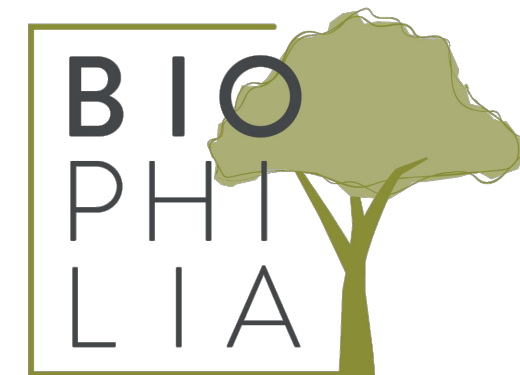
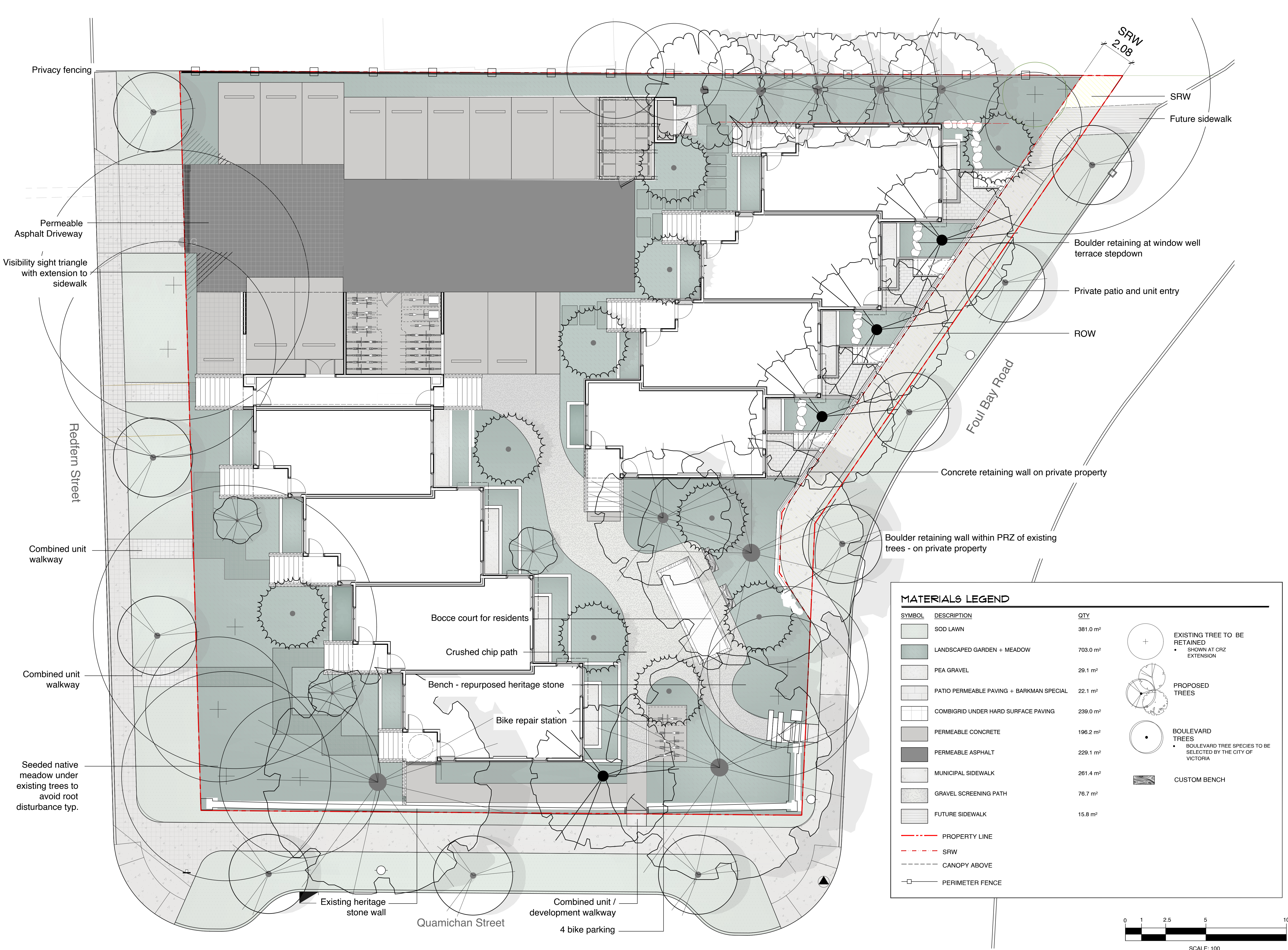


GARRY OAK MEADOW



GRANITE STONE WALL PRESERVATION

Revised and Re-Issued For:
DEVELOPMENT PERMIT
July 16, 2024



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

OWNER/CLIENT:
Aryze Developments

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

6.	ISSUED FOR DP RESUBMISSION	2024/07/16
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



NORTH ARROW



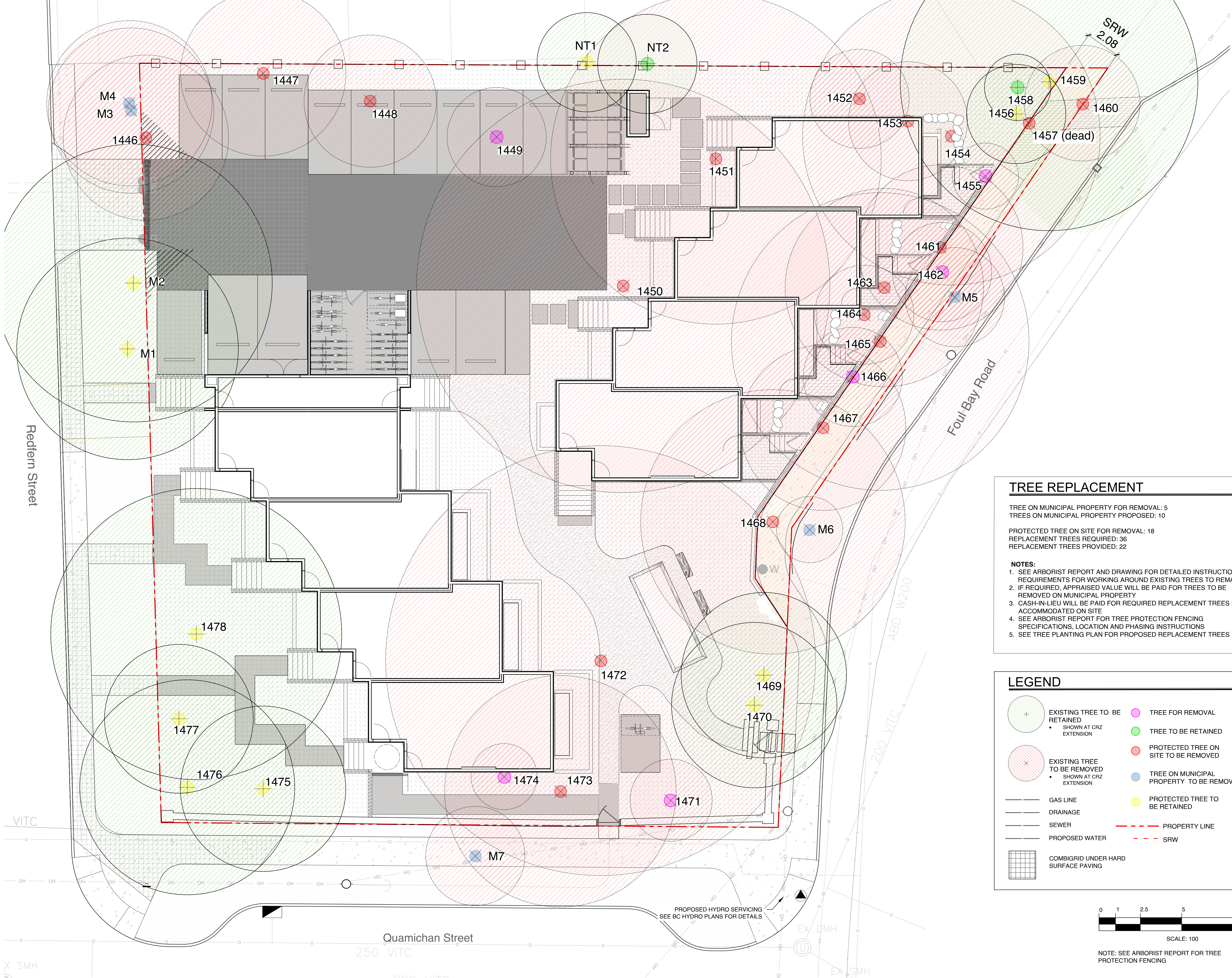
DRAWING TITLE:

Landscape Site Plan

DWG NO:

SCALE: 1:100

L1



TREE REPLACEMENT

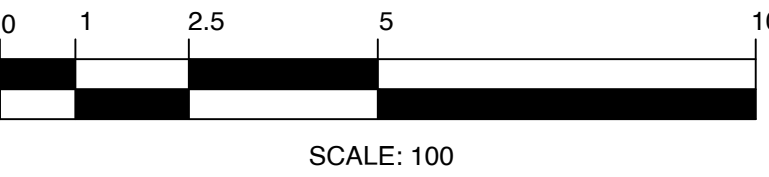
TREE ON MUNICIPAL PROPERTY FOR REMOVAL: 5
TREES ON MUNICIPAL PROPERTY PROPOSED: 10

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@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
Aryze Developments

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

6.	ISSUED FOR DP RESUBMISSION	2024/07/16
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	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.I.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.I.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.I.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.I.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.I.4	Holly	<i>Ilex aquifolium</i>	30,15	6.0	4.0	Good	Good	Fair		Yes	X	in parking
N.I.5	Laurel hedge	<i>Prunus laurocerasus</i>	Multi	18.0	3.0	Good	Good	Fair	Largest stem 20cm	No	X	in parking
N.I.6	Holly	<i>Ilex aquifolium</i>	12.8	4.0	2.0	Good	Good	Fair		No	Retain	
N.I.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:
Talbot Mackenzie & Associates
ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtreehelp@gmail.com



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

OWNER/CLIENT:
Aryze Developments

PROJECT ADDRESS:
902 Foul Bay Road

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KT, OL

6.	ISSUED FOR DP RESUBMISSION	2024/07/16
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



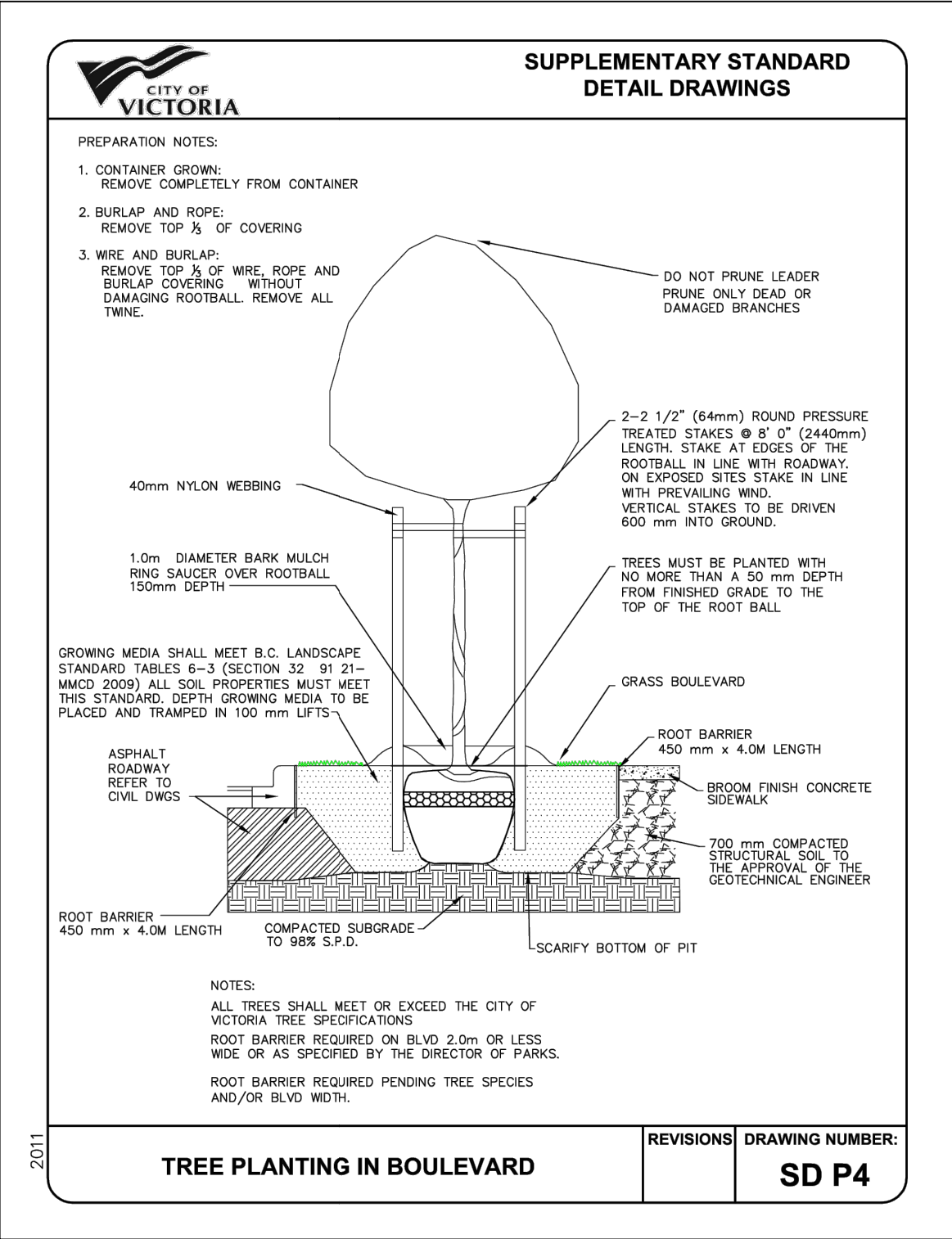
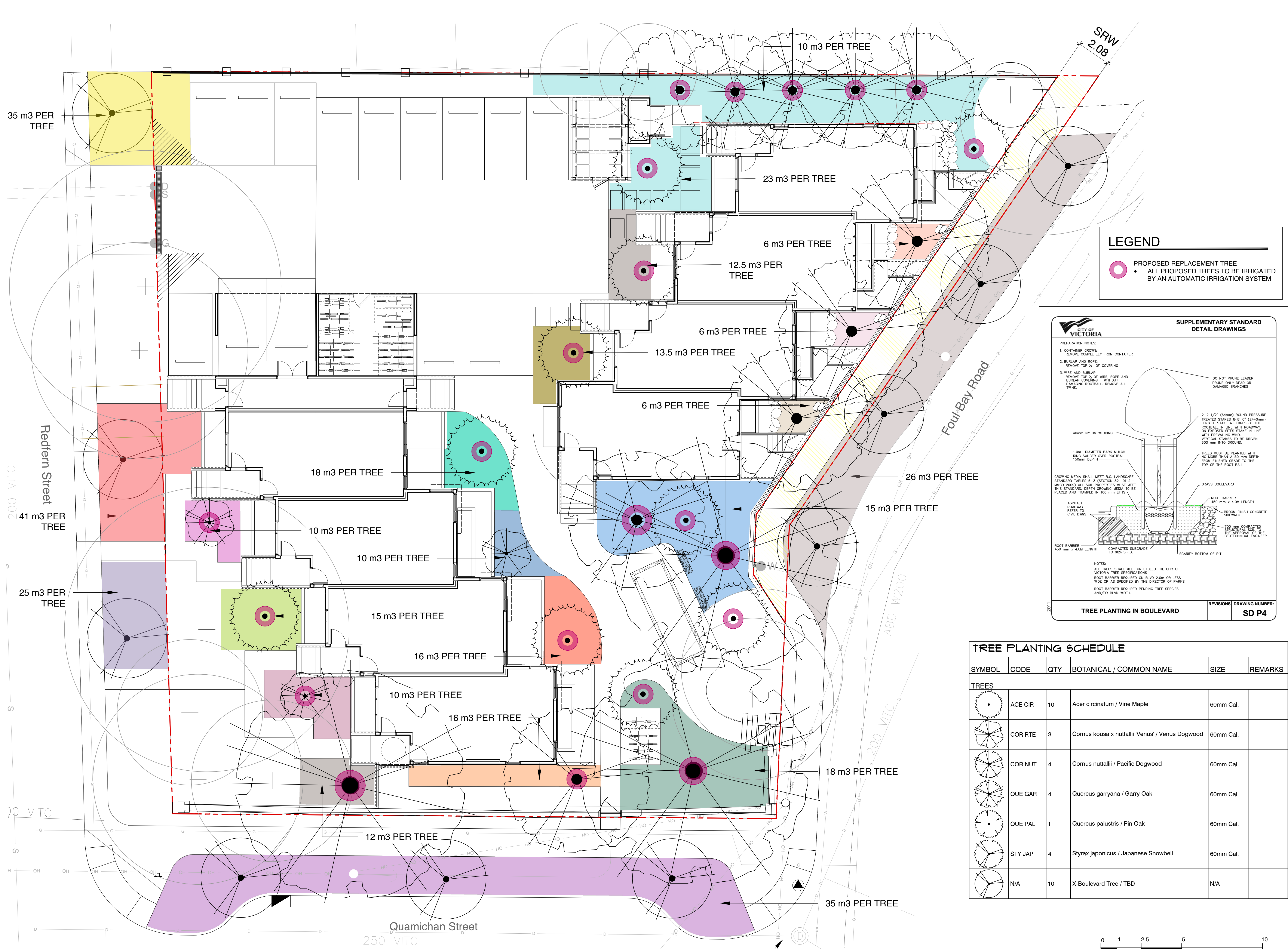
DRAWING TITLE:

Arborist Report of
Existing Trees

DWG NO:

SCALE: NTS

L3



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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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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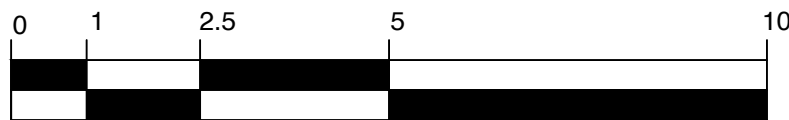
DRAWING TITLE:

Tree Planting +
Soil Volumes Plan

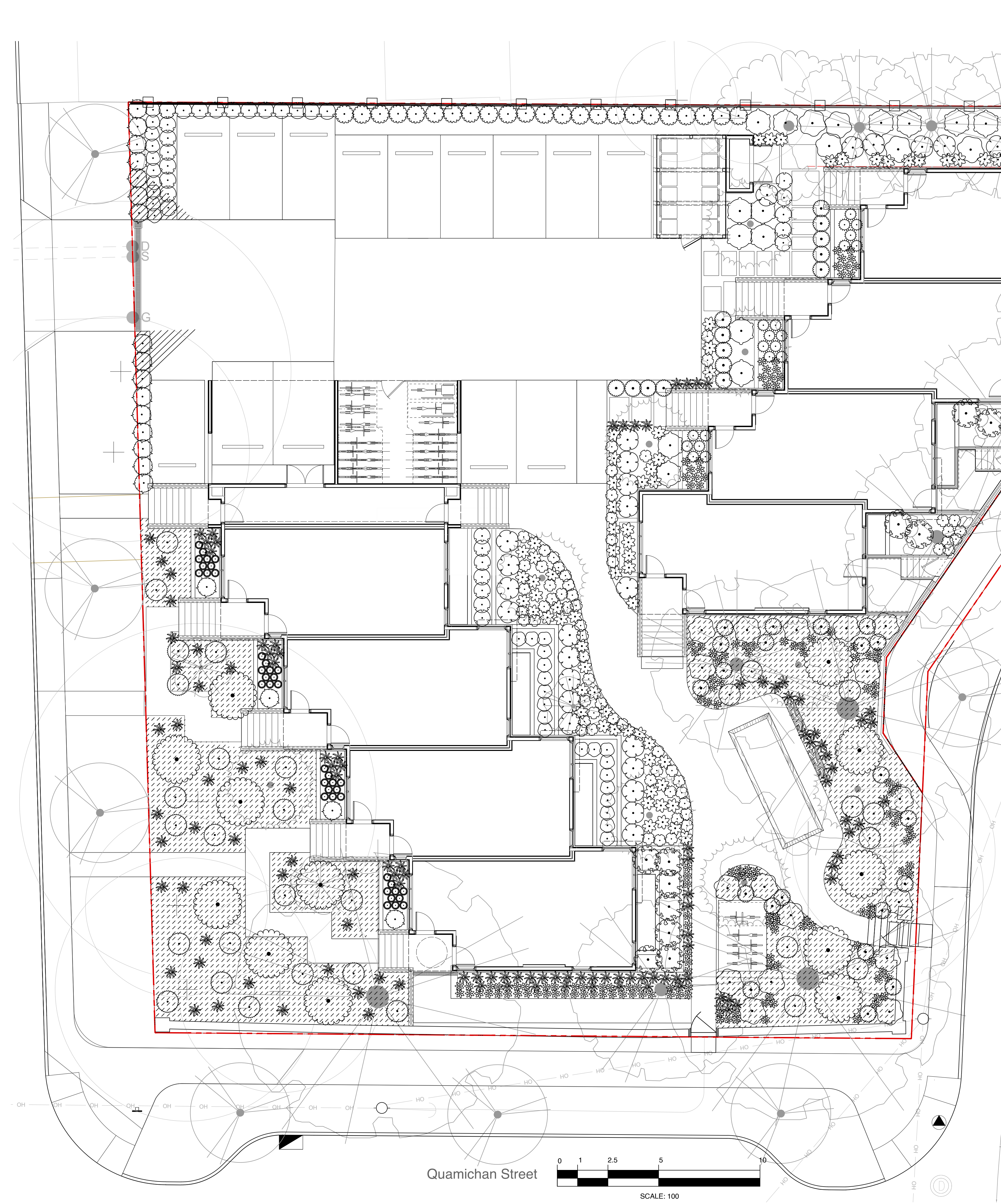
DWG NO:

SCALE: 1:100

L4



SCALE: 100



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

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%

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 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



NORTH ARROW



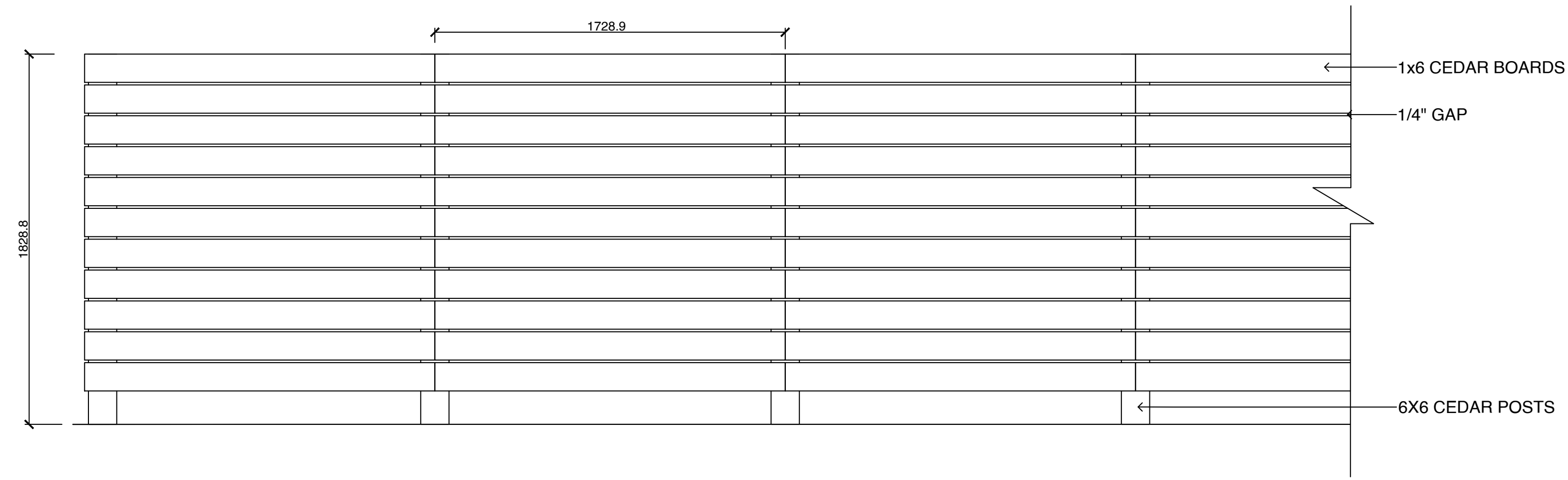
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Shrub Planting Plan

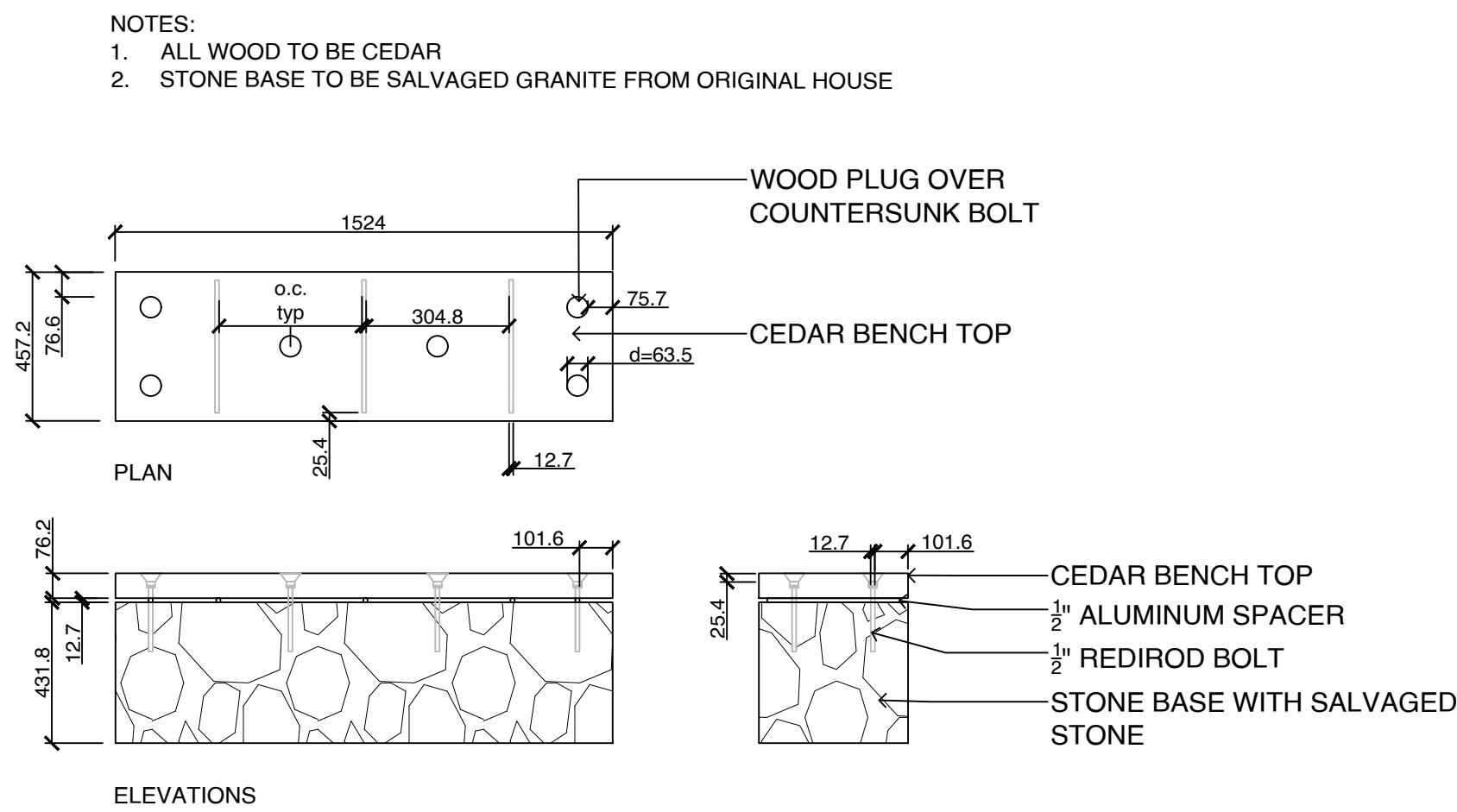
DWG NO:

L5

SCALE: **1:100**



1 6 FT HT PERIMETER FENCE
1:20

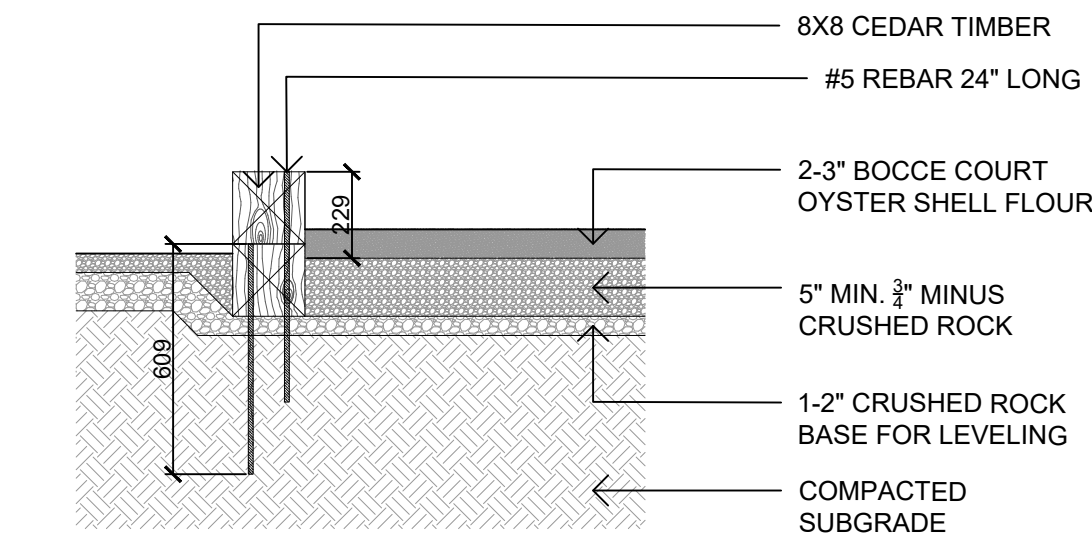


2 CUSTOM BENCH - BENCH WITH REPURPOSED HERITAGE STONE
1:20

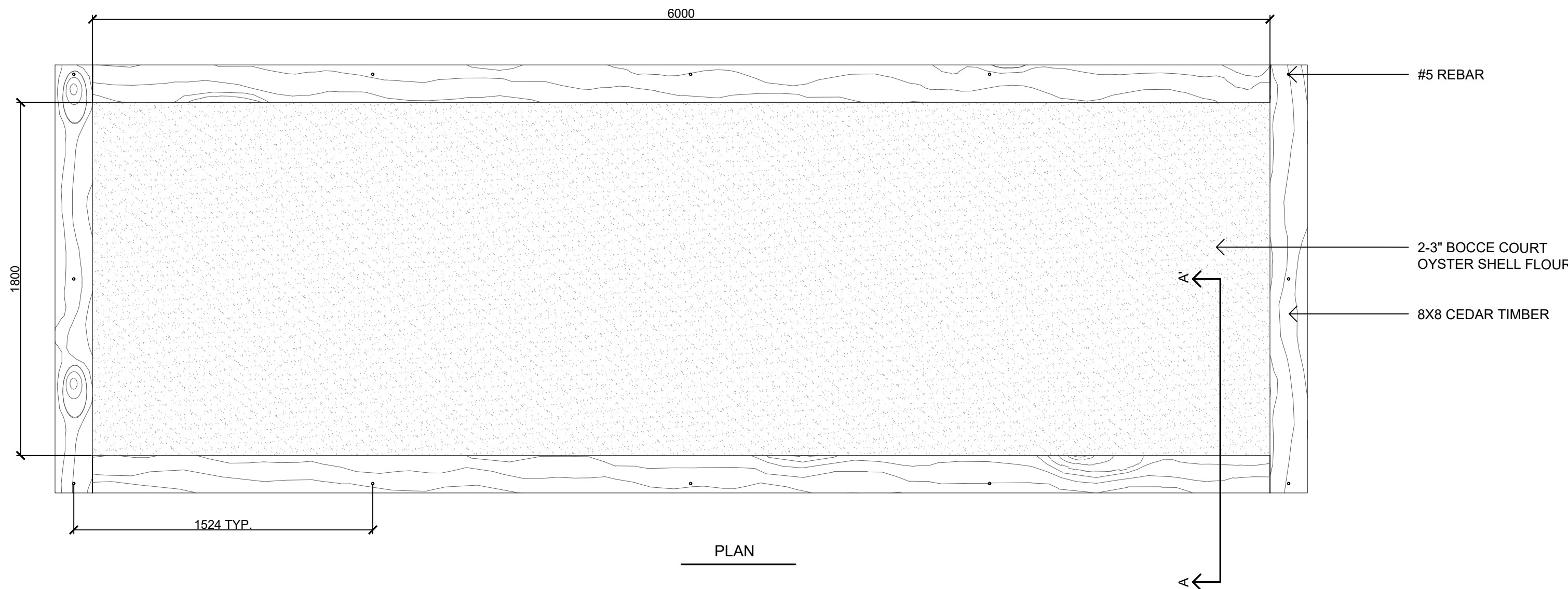


BENCH CHARACTER IMAGE

NOTES:
1. CEDAR TO BE GRADE C CLEAR OR BETTER.
2. WOOD: CEDAR.
3. FINISH: NANO PENETRATING WOOD SEALER
HTTPS://SEAL-ONCE.COM/NANO-PENETRATING-WOOD-SEALER-WOOD-STAIN/SHOP
DRAWINGS REQUIRED
4. WOOD STAIN/TINT, CLEAR MATE.
5. SHOP DRAWINGS TO BE PROVIDED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.



SECTION A-A'



3 BOCCIE COURT
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

4 PLANT IMAGERY
NTS



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SEAL



NORTH ARROW



DRAWING TITLE:

DESIGN DETAIL

DWG NO:

SCALE: AS NOTED

L6