The site is located at 515 Foul Bay Rd, in the Fairfield Gonzales Neighborhood. The neighborhood context offers:

- Close proximity to Margaret Jenkins Elementary School and the community centers of Fairfield Plaza and Oak Bay Ave.
- Close proximity to the ocean and parks such as the Abkhazi Gardens, Pemberton Park, Hollywood Park, Gonzales Hill Regional Park and the Chinese Cemetery.
- Shared site lines with an architecturally diverse community of neighboring homes of heritage.

Address: 515 Foul Bay Road, Victoria BC
PID: 004-671-899
Legal: Lot A(DD C82174), Section 68, Victoria, Plan 12877

Current Zone: R1-G Panhandle
Proposed Zone: R1-G Panhandle (lot subdivision)
Neighborhood: Gonzales
Site Context + Existing Mansion

Existing Street Elevation

Expected Driveway Entry to 515 Foul Bay

Proposed Street Elevation

Widened Driveway Entry to 515 Foul Bay

Existing Mansion

Brick facade and horizontal banding at 1st Floor level

Large banks window fenestration in group of 4 in the facade plan

Recessed doorway

Driveway paving at front and back of building

Alcove, private balconies

EDWIN LANE
515 Foul Bay Road
Victoria, BC V8S 4G9
Lot 3 A (DCC9174)
Section 06, Victoria District
PLANS 12877
For existing site servicing information please refer to Conceptual Servicing Plan, sheet C01.

For complete elevation & tree information please refer to legal survey attached, completed by: Brad Cunnin Land Surveyor on May 30th, 2016
View from Mansion Looking North
### Average Grade Calculation

<table>
<thead>
<tr>
<th>Location</th>
<th>Average Grade</th>
<th>Longest Grade</th>
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<tbody>
<tr>
<td>A</td>
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</tr>
<tr>
<td>B</td>
<td>10.95%</td>
<td>10.95%</td>
</tr>
<tr>
<td>C</td>
<td>11.35%</td>
<td>11.35%</td>
</tr>
<tr>
<td>D</td>
<td>11.25%</td>
<td>11.25%</td>
</tr>
<tr>
<td>E</td>
<td>11.15%</td>
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</tr>
<tr>
<td>F</td>
<td>11.05%</td>
<td>11.05%</td>
</tr>
<tr>
<td>G</td>
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<td>10.95%</td>
</tr>
<tr>
<td>H</td>
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<tr>
<td>I</td>
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<tr>
<td>J</td>
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</tr>
<tr>
<td>K</td>
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</tr>
<tr>
<td>L</td>
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</tr>
<tr>
<td>M</td>
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</tr>
<tr>
<td>N</td>
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</tr>
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<td>T</td>
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<tr>
<td>U</td>
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<td>9.55%</td>
</tr>
<tr>
<td>V</td>
<td>9.45%</td>
<td>9.45%</td>
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<tr>
<td>X</td>
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<tr>
<td>Y</td>
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<tr>
<td>Z</td>
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### PROJECT INFORMATION TABLE

<table>
<thead>
<tr>
<th>Unit</th>
<th>Area (m²)</th>
<th>Bit Area (m²)</th>
<th>Bit Perimeter (m)</th>
<th>Bit Coverage (%)</th>
<th>Bit Area (m²)</th>
<th>Bit Perimeter (m)</th>
<th>Bit Coverage (%)</th>
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<tr>
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<td>500</td>
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<td>600</td>
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<td>500</td>
<td>40</td>
<td>600</td>
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<td>40</td>
<td>600</td>
<td>400</td>
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### PROJECT DEVELOPMENT LTD

<table>
<thead>
<tr>
<th>Plan</th>
<th>Sheet #</th>
<th>Date</th>
<th>Scale</th>
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</thead>
<tbody>
<tr>
<td>Lot Width Calculation Plan</td>
<td>A2.0</td>
<td>May 6, 2019</td>
<td>1:200</td>
</tr>
</tbody>
</table>

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</tbody>
</table>
Site Elevation
West

Site Elevation
North
### TREE TABLE

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th># OF TREES</th>
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</thead>
<tbody>
<tr>
<td>Total number of trees indicated on drawing and table</td>
<td>36</td>
</tr>
<tr>
<td>On-site bylaw-protected trees</td>
<td>26</td>
</tr>
<tr>
<td>Boundary trees</td>
<td>3</td>
</tr>
<tr>
<td>Off-site trees</td>
<td>7</td>
</tr>
<tr>
<td>Total number of bylaw-protected and off-site trees to be retained</td>
<td>36</td>
</tr>
</tbody>
</table>

### TREE PRESERVATION

1. Careful planning and execution of the proposed activities shall be undertaken to ensure that the health and survival of bylaw-protected trees are not compromised.
2. Any activity that may impact the health of bylaw-protected trees shall be carefully planned and executed to preserve their integrity.
3. The project activities shall be conducted in accordance with the approved Tree Management Plan.
4. The proposed activities shall be implemented in a manner that minimizes disturbance to and damage to the sensitive habitats.
5. Sensitive habitats shall be protected from any activities that may cause pollution, erosion, or disturbance.
6. The protection of sensitive habitats shall be monitored and reported to the appropriate authorities.
7. The proposed activities shall be conducted in a manner that minimizes disturbance to and damage to the sensitive habitats.
8. Tree management plan shall be prepared and submitted for approval by the appropriate authorities.
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