



1
A000
Artistic Rendering



3
A000
Existing Building Front

3
A000
Building Site

Date
Aug 31, 2023

Project Address
515 Foul Bay Road

Prepared for
GMC Projects Inc.

Project #
8466

Scale
Not To Scale

Drawn By
MDK

Page Number
A000

Rezoning & Development Permit Presentation



SKETCH PLAN OF:

LOTS 3 & A (DD C82174), SECTION 68,
VICTORIA DISTRICT, PLAN 12877



1 Existing Site Plan
A100 Scale: 1:200

Rezoning & Development Permit Presentation

#103 - 891 ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6
P. 250.382.7374
F. 250.382.7364

Date
Aug 31, 2023

Project Address
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GMC Projects Inc.

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Scale
1:200

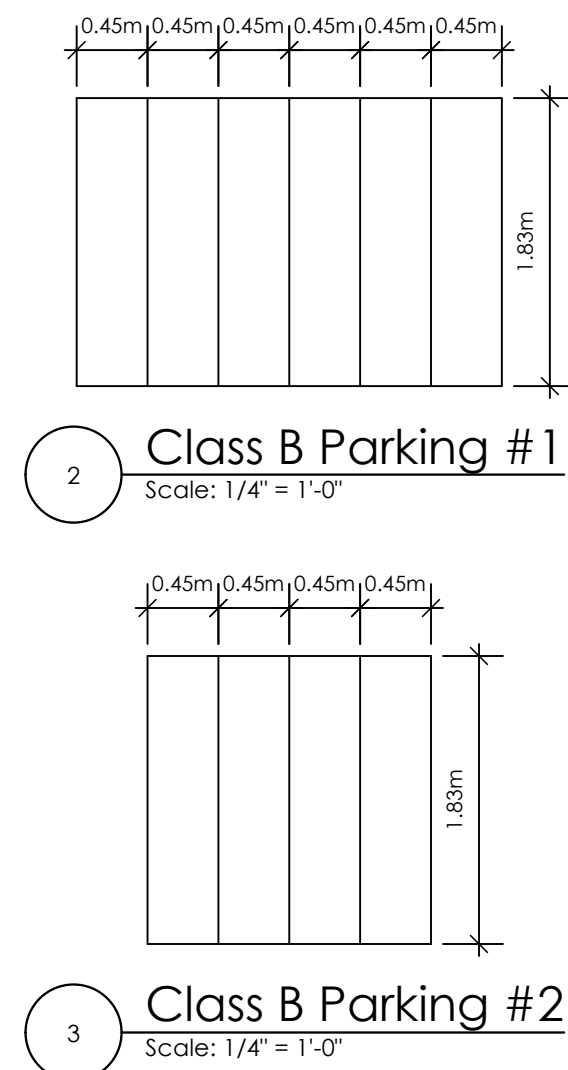
Drawn By
MDK

Page Number
A100

SKETCH PLAN OF:
LOTS 3 & A (DD C82174), SECTION 68,
VICTORIA DISTRICT, PLAN 12877

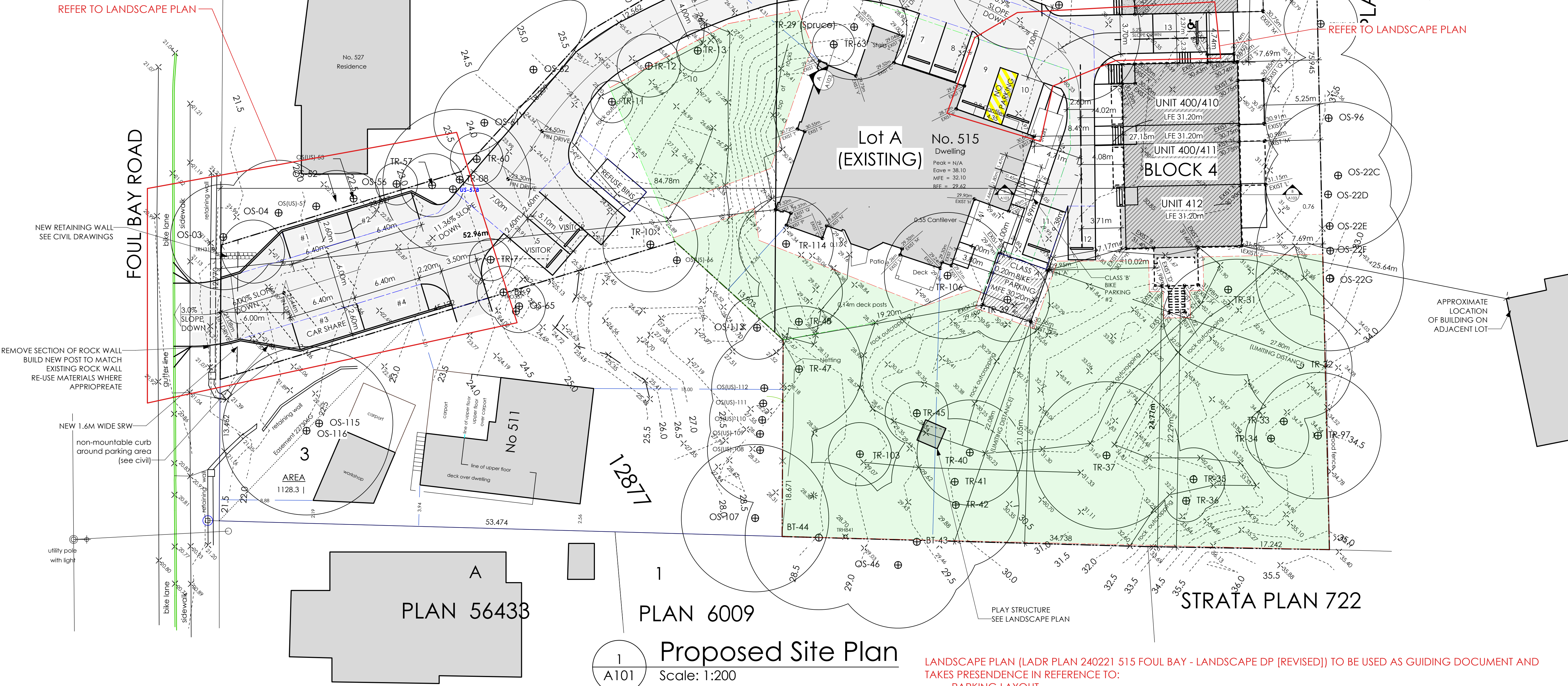
*CONFIRM SLOPES OF DRIVE AISLES AND
DRIVEWAY WITH CIVIL ENGINEER. ALL SLOPES
TO COMPLY WITH THE ZONING BYLAW-SCHEDULE C
AND THE HIGHWAY ACCESS BYLAW*
**SEE ARBORIST REPORT AND LANDSCAPE PLAN
FOR LOCATION OF REMOVED TREES**

THE FOLLOWING CHANGES AS PRESENT ON THE LANDSCAPE PLAN SHALL BE
COMPLETED ON THIS DOCUMENT PRIOR TO BP SUBMISSION
1. Stalls 1 & 2 removed; all stall numbers adjusted.
2. Garry Oak relocated to area previously inhabited by stalls 1 & 2
3. Accessible path added adjacent to stall 11 leading to rear suite entry



2 Class B Parking #1
Scale: 1/4" = 1'-0"

3 Class B Parking #2
Scale: 1/4" = 1'-0"



Rezoning & Development Permit Presentation

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PROJECT INFORMATION TABLE A				
Building Number	1 (all existing)	2	3	4
Height of building (m) (Midpoint of Roof)	11.59 m.	10.14 m.	9.88 m.	9.71 m.
Height of building (m) (Underside of highest ceiling)	0.00 m.	0.00 m.	0.00 m.	0.00 m.
Number of Storeys	3.5	3	3	3
Building Setbacks (m)				
Front yard	1.75 m	0.41 m.	29.89 m.	30.06 m.
Rear yard (East) to building face	27.15 m	33.75 m.	7.56 m.	7.69 m.
Rear yard (East) to structure	27.15 m	32.85 m.	5.13 m.	5.25 m.
Side yard (North)	26.91 m	5.26 m.	7.52 m.	29.72 m.
Side yard (South)	25.89 m	54.85 m.	50.51 m.	22.29 m.
Side yard (West)	N/A	3.08 m.	26.37 m.	38.47 m.
Combined side yards (North + South)	52.80 m	60.11 m.	58.03 m.	52.01 m.
Residential Use Details				
Total number of units	5	4	4	4
Unit type, e.g., 1 bedroom	1 bedroom	1 or 3 bedroom	1 or 3 bedroom	1 or 3 bedroom
Ground-orientated units	1	2	1	1
First Storey area (excluding garage area)	303.61 sq.m.	120.39 sq.m.	150.58 sq.m.	177.52 sq.m.
Garage Area	N/A	N/A	44.46 sq.m.	N/A
Second storey area	293.57 sq.m.	119.82 sq.m.	183.18 sq.m.	188.93 sq.m.
Third storey area	232.72 sq.m.	113.18 sq.m.	183.18 sq.m.	188.93 sq.m.
Fourth storey area	78.50 sq.m.	N/A	N/A	N/A
Total building floor area (excluding required parking)	908.4 sq.m.	353.39 sq.m.	524.20 sq.m.	555.38 sq.m.

REFER TO PAGE A106 FOR FRONT PROPERTY LINE SETBACK GRAPHIC AND CALCULATION.

PROJECT INFORMATION TABLE B	
Lot Number	A
Zone (existing)	R1-G
Lot Area	4896.55 sq.m.
Height of building (m)	11.59 m.
Lot Coverage	20.12%
Floor Space Ratio	0.48 TO 1.0
Number of storeys	3 & 3.5
Parking stalls (number) on site (Garages included)	20
Bicycle parking number (Class A-storage and rack)	13
Cargo Bike parking (Class A-storage and rack)	2
Bicycle parking number (Class B-racks)	10
Building Setbacks (m)	
Front yard	0.41 m.
Rear yard (East) to Building/Structure	5.13 m.
Rear yard (East) to Habital Rooms With Windows	7.56 m.
Side yard (North) to Building/Structure	5.26 m.
Side yard (North) to Habital Rooms With Windows	7.52 m.
Side yard (South)	22.29 m.
Side yard (West)	3.08 m.
Combined side yards (North + South)	15.08 m.
Open Site Space	
Open Site Space	60.81%
Front Yard Open Site Space	50.29%

PROJECT INFORMATION TABLE (Accessory)	
Site Area (sq.m.)	4896.55 sq.m.
Rear yard area	389.27 sq.m.
Rear yard site coverage %	0.00%
Height of building (m)	3.42 m.
Number of storeys	1
Building Setbacks (m)	
Front yard	17.92 m.
Rear yard	26.05 m.
Side yard (North)	48.34 m.
Side yard (South)	21.05 m.
Between buildings (Block 1)	4.00 m.
Between buildings (Block 4)	7.17 m.
Residential Use Details	
Total number of units	1
Unit type, e.g., 1 bedroom	Class 'A' Bike
Ground-orientated units	1
Total Floor Area	22.30 sq.m.

ALL VEHICLE PARKING STALLS TO
BE ENGERGISED AS PER CITY OF VICTORIA
ZONING REGULATION BYLAW SCHEDULE C

Average Grade Calculation: Existing (Block 1)

A to B:	(28.92 + 29.04) ÷ 2 x 3.01 = 87.27
B to C:	(29.04 + 29.52) ÷ 2 x 2.68 = 78.56
C to D:	(29.52 + 29.63) ÷ 2 x 7.03 = 208.02
D to E:	(29.63 + 29.72) ÷ 2 x 2.32 = 68.85
E to F:	(29.72 + 30.04) ÷ 2 x 7.84 = 234.14
F to G:	(30.04 + 29.85) ÷ 2 x 7.55 = 226.10
G to H:	(29.85 + 29.90) ÷ 2 x 3.43 = 102.45
H to I:	(29.90 + 29.31) ÷ 2 x 6.68 = 197.74
I to J:	(29.31 + 29.30) ÷ 2 x 0.92 = 26.84
J to K:	(29.30 + 29.24) ÷ 2 x 0.59 = 17.24
K to L:	(29.24 + 29.26) ÷ 2 x 4.01 = 117.41
L to M:	(29.26 + 29.32) ÷ 2 x 0.61 = 17.98
M to N:	(29.32 + 29.62) ÷ 2 x 7.46 = 219.98
N to O:	(29.62 + 29.41) ÷ 2 x 1.25 = 36.87
O to P:	(29.41 + 29.34) ÷ 2 x 3.62 = 106.47
P to Q:	(29.34 + 29.37) ÷ 2 x 1.23 = 35.96
Q to R:	(29.37 + 29.32) ÷ 2 x 1.34 = 39.32
R to S:	(29.32 + 30.55) ÷ 2 x 7.90 = 236.47
S to T:	(30.55 + 30.72) ÷ 2 x 0.57 = 17.58
T to U:	(30.72 + 29.54) ÷ 2 x 6.53 = 196.80
U to V:	(29.54 + 29.75) ÷ 2 x 3.58 = 105.99
V to A:	(29.75 + 28.92) ÷ 2 x 5.07 = 148.64
Total = 2526.69	

Average Grade: 2526.69 ÷ 85.23 = 29.65m

Average Grade Calculation: Block 2

A to B:	(28.32 + 28.54) ÷ 2 x 1.83 = 52.03
B to C:	(28.54 + 28.35) ÷ 2 x 1.22 = 34.70
C to D:	(28.35 + 28.95) ÷ 2 x 4.06 = 116.32
D to E:	(28.95 + 29.40) ÷ 2 x 1.32 = 38.51
E to F:	(29.40 + 29.40) ÷ 2 x 5.79 = 170.23
F to G:	(29.40 + 29.47) ÷ 2 x 0.53 = 15.60
G to H:	(29.47 + 29.47) ÷ 2 x 0.76 = 22.40
H to I:	(29.47 + 29.47) ÷ 2 x 7.77 = 228.98
I to J:	(29.47 + 29.47) ÷ 2 x 0.76 = 22.40
J to K:	(29.47 + 29.95) ÷ 2 x 5.11 = 151.82
K to L:	(29.95 + 30.62) ÷ 2 x 4.19 = 126.89
L to M:	(30.62 + 29.80) ÷ 2 x 2.44 = 73.71
M to N:	(29.80 + 29.50) ÷ 2 x 1.40 = 47.44
N to O:	(29.50 + 29.87) ÷ 2 x 1.12 = 33.25
O to P:	(29.87 + 29.55) ÷ 2 x 4.13 = 122.70
P to Q:	(29.55 + 28.87) ÷ 2 x 3.15 = 92.01
Q to R:	(28.87 + 29.98) ÷ 2 x 1.83 = 53.85
R to A:	(29.98 + 28.32) ÷ 2 x 9.04 = 263.52
Total = 1666.35	

Average Grade: 1666.35 ÷ 56.65 = 29.41m

Average Grade Calculation: Bike Parking

A to B:	(29.95 + 29.80) ÷ 2 x 4.88 = 145.79
B to C:	(29.80 + 29.60) ÷ 2 x 5.18 = 153.85
C to D:	(29.60 + 30.55) ÷ 2 x 4.88 = 146.77
D to A:	(30.55 + 29.95) ÷ 2 x 5.18 = 156.70
Total = 603.10	

Average Grade: 603.10 ÷ 20.12 = 29.98m

Average Grade Calculation: Block 3

A to B:	(30.25 + 30.75) ÷ 2 x 9.75 = 297.38
B to C:	(30.75 + 30.60) ÷ 2 x 0.91 = 27.91
C to D:	(30.60 + 30.75) ÷ 2 x 2.44 = 74.85
D to E:	(30.75 + 30.75) ÷ 2 x 4.11 = 126.38
E to F:	(30.75 + 30.75) ÷ 2 x 2.44 = 75.03
F to G:	(30.75 + 30.75) ÷ 2 x 1.57 = 48.28
G to H:	(30.75 + 30.75) ÷ 2 x 2.44 = 75.03
H to I:	(30.75 + 30.75) ÷ 2 x 4.13 = 127.00
I to J:	(30.75 + 30.60) ÷ 2 x 2.44 = 74.85
J to K:	(30.60 + 30.60) ÷ 2 x 1.71 = 52.33
K to L:	(30.60 + 30.75) ÷ 2 x 2.44 = 74.85
L to M:	(30.75 + 30.75) ÷ 2 x 5.03 = 154.67
M to N:	(30.75 + 30.30) ÷ 2 x 12.19 = 372.10
N to O:	(30.30 + 30.30) ÷ 2 x 1.83 = 55.45
O to P:	(30.30 + 30.25) ÷ 2 x 1.22 = 36.94
P to Q:	(30.25 + 30.15) ÷ 2 x 13.82 = 417.36

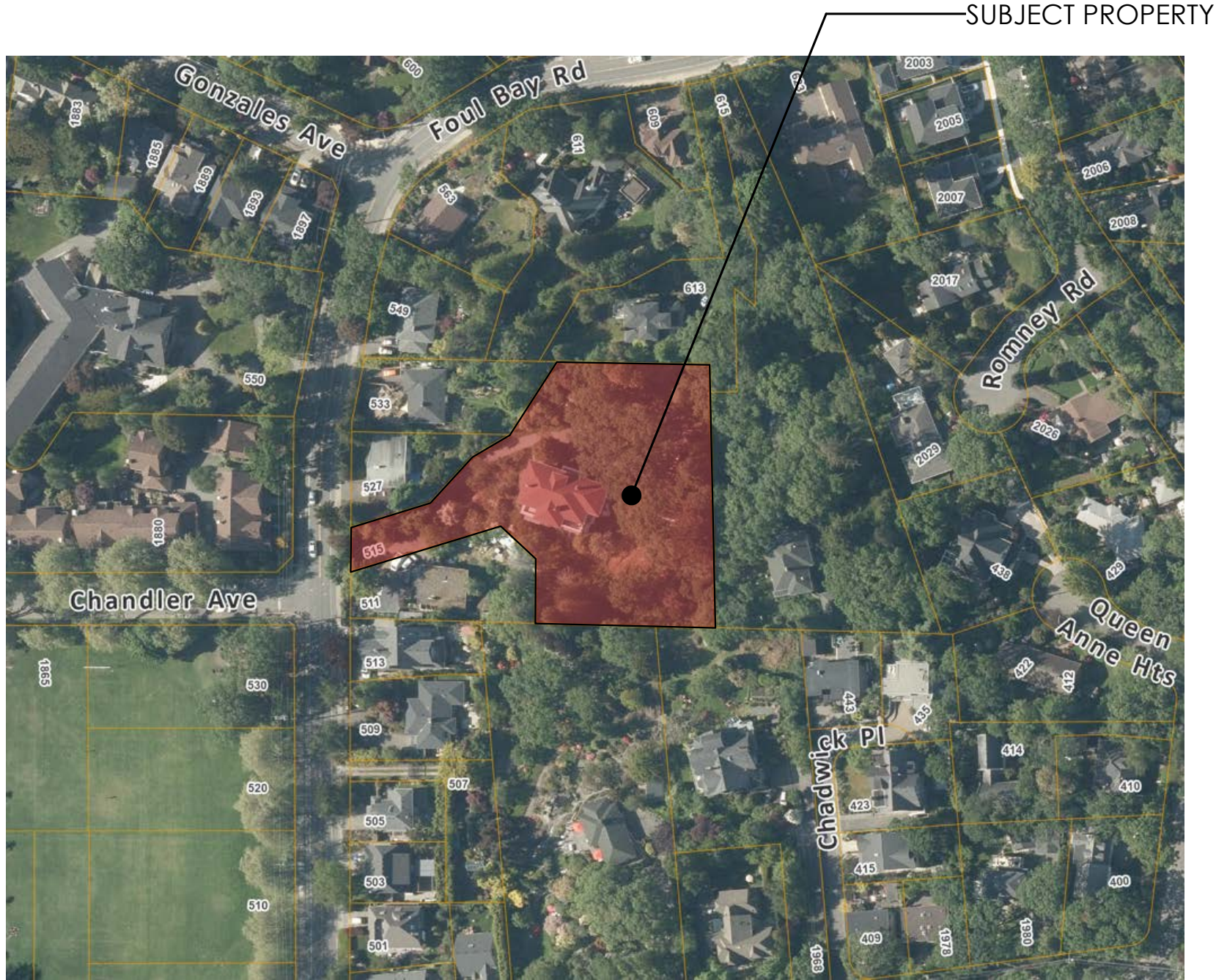
Total = 2182.52

Average Grade: 2182.52/ 71.52 = 30.52m

Average Grade Calculation: Block 4

A to B:	(30.90 + 31.40) ÷ 2 x 2.69 = 83.79
B to C:	(31.40 + 31.90) ÷ 2 x 3.66 = 115.84
C to D:	(31.90 + 31.90) ÷ 2 x 1.64 = 52.32
D to E:	(31.90 + 32.22) ÷ 2 x 2.54 = 81.43
E to F:	(32.22 + 32.22) ÷ 2 x 1.22 = 39.31
F to G:	(32.22 + 31.98) ÷ 2 x 2.54 = 81.53
G to H:	(31.98 + 31.98) ÷ 2 x 1.64 = 52.45
H to I:	(31.98 + 31.50) ÷ 2 x 3.66 = 116.17
I to J:	(31.50 + 31.50) ÷ 2 x 4.22 = 132.93
J to K:	(31.50 + 30.90) ÷ 2 x 5.73 = 178.78
K to L:	(30.90 + 31.15) ÷ 2 x 2.44 = 75.70
L to M:	(31.15 + 30.96) ÷ 2 x 4.19 = 130.12
M to N:	(30.96 + 30.75) ÷ 2 x 2.44 = 75.29
N to O:	(30.75 + 30.75) ÷ 2 x 1.60 = 49.20
O to P:	(30.75 + 30.91) ÷ 2 x 2.44 = 75.23
P to Q:	(30.91 + 30.85) ÷ 2 x 4.19 = 129.39
Q to R:	(30.85 + 30.75) ÷ 2 x 2.44 = 75.15
R to S:	(30.75 + 30.75) ÷ 2 x 1.77 = 54.43
S to T:	(30.75 + 30.74) ÷ 2 x 0.30 = 9.22
T to U:	(30.74 + 30.74) ÷ 2 x 0.76 = 23.36
U to V:	(30.74 + 30.63) ÷ 2 x 2.54 = 77.94
V to W:	(30.63 + 30.63) ÷ 2 x 0.76 = 23.28
W to X:	(30.63 + 30.30) ÷ 2 x 6.91 = 210.51
X to Y:	(30.30 + 30.30) ÷ 2 x 1.83 = 55.45
Y to Z:	(30.30 + 30.25) ÷ 2 x 1.22 = 36.94
Z to A:	(30.25 + 30.90) ÷ 2 x 15.65 = 478.50
Total = 2514.26	

Average Grade: 2500.47/ 81.02 = 31.03m



2
A102

Context Plan

Scale: Not To Scale

*MAP IMAGE FOR CONTEXT
PLAN TAKEN FROM VICMAP



3
A102

Artistic Rendering

Date

Aug 31, 2023

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Scale

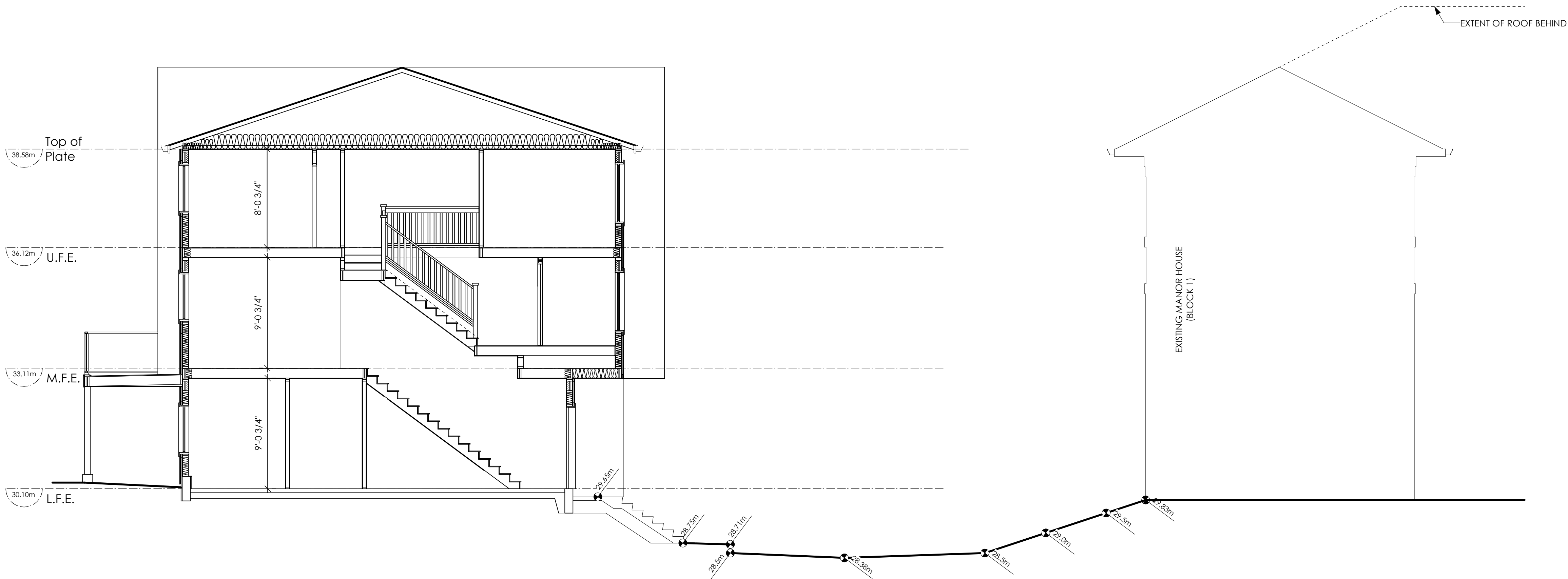
As Shown

Drawn By

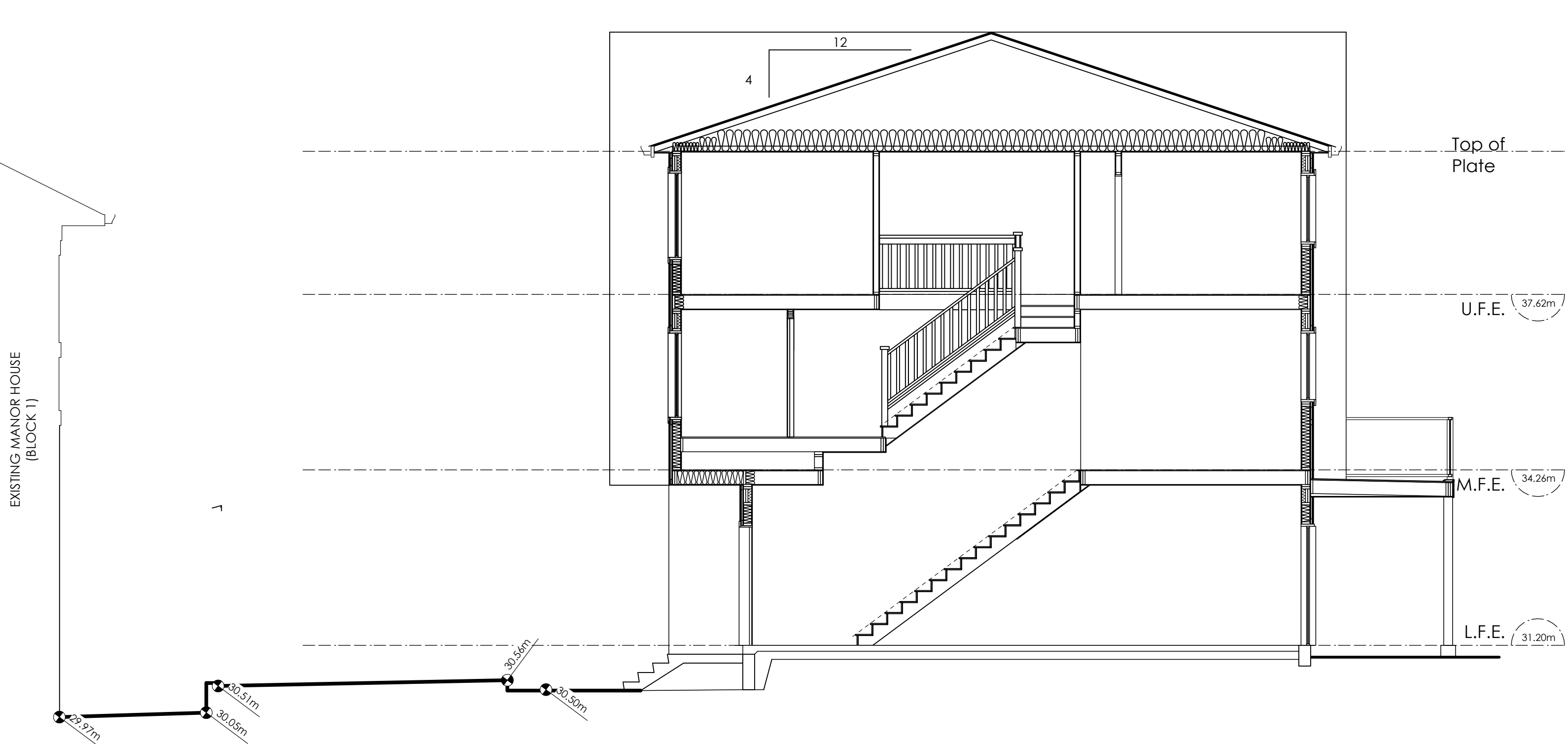
MDK

Page Number

A102



1 A103 SITE SECTION A-A
Scale: 3/16" = 1'-0"



2 A103 SITE SECTION B-B
Scale: 3/16" = 1'-0"

Rezoning & Development Permit Presentation

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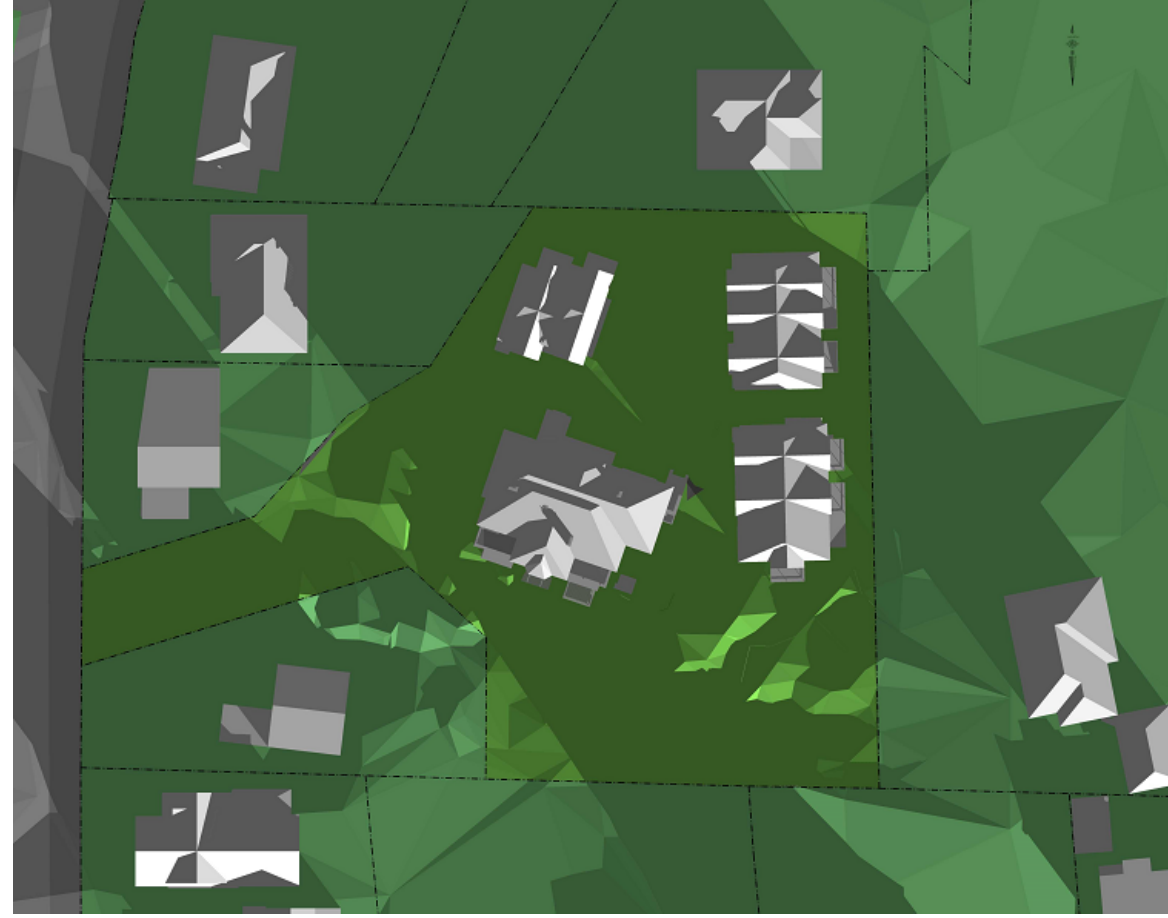
Project #
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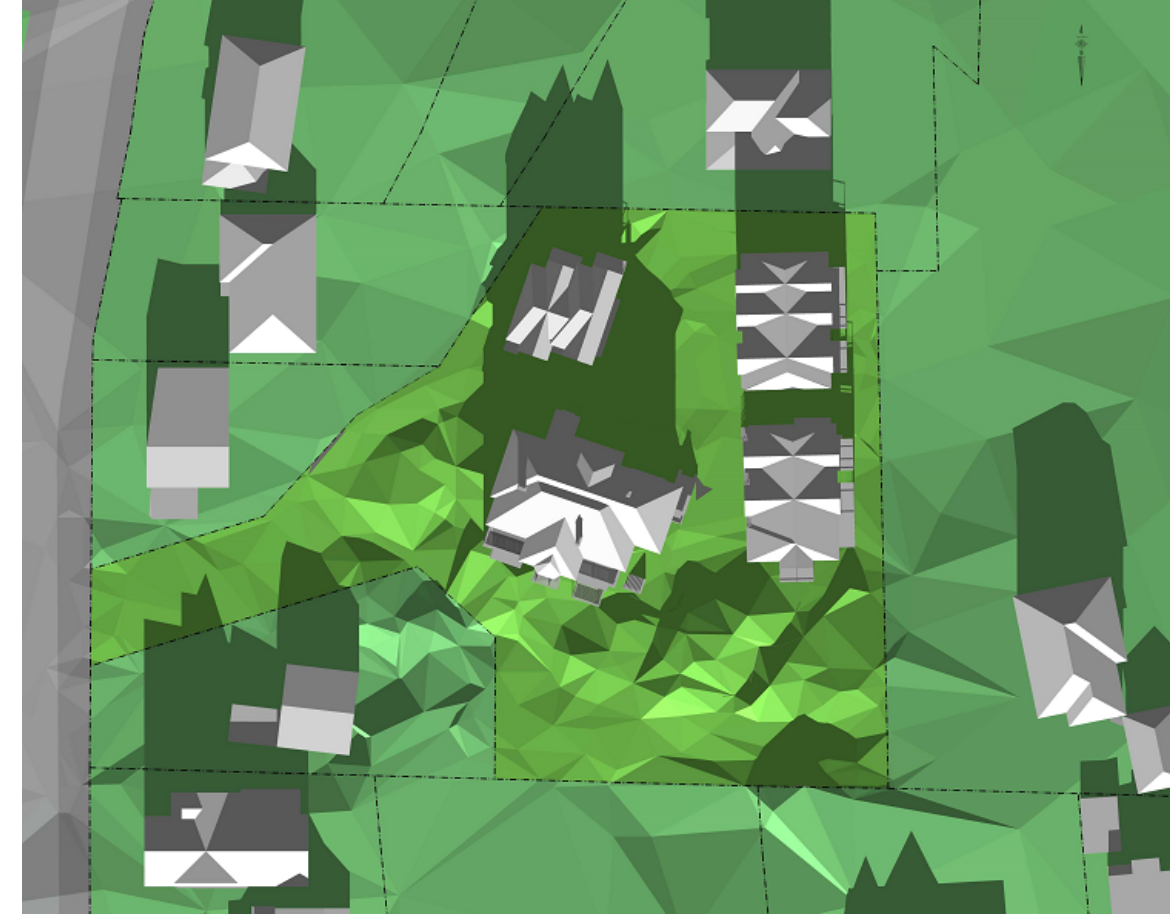
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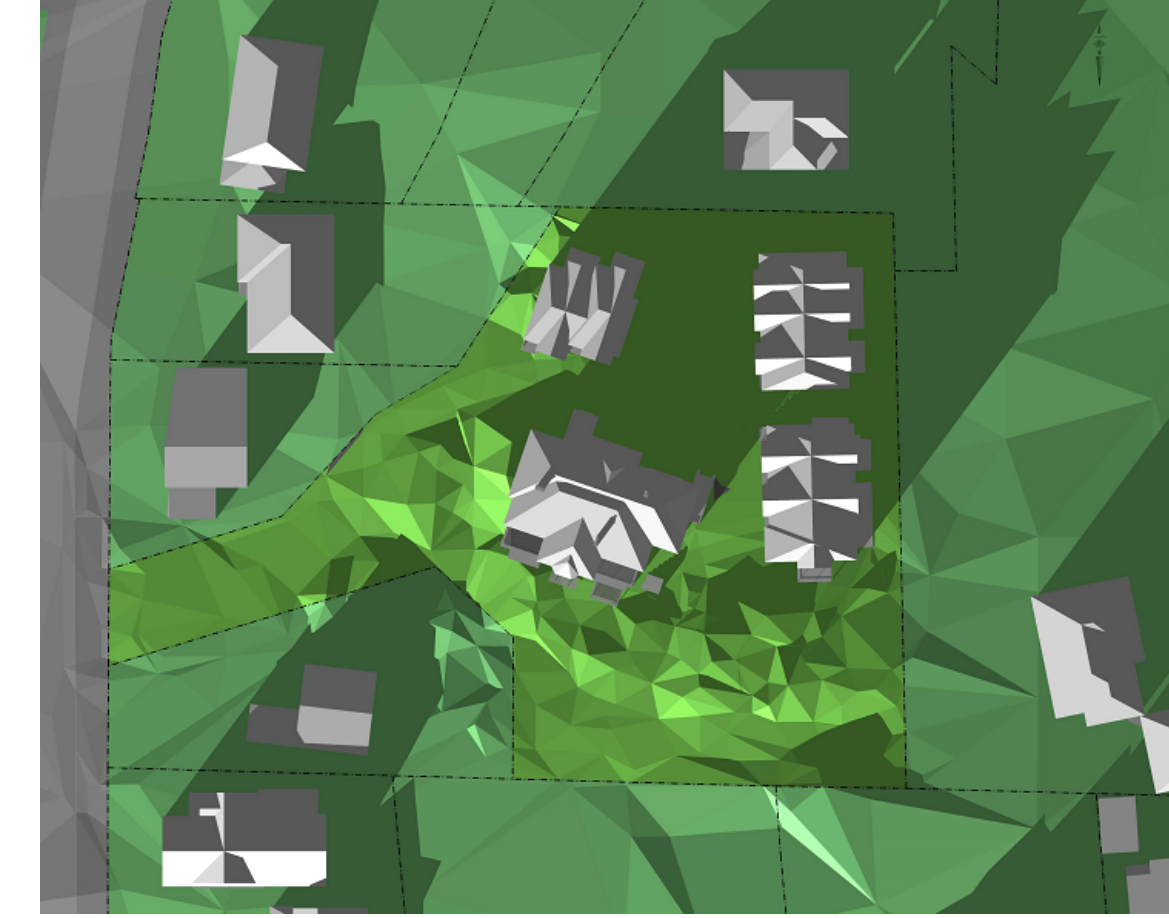
WINTER SOLSTICE DEC 21



1
A104 Shadow Study - 9:32am (1.5hrs After Sunrise)

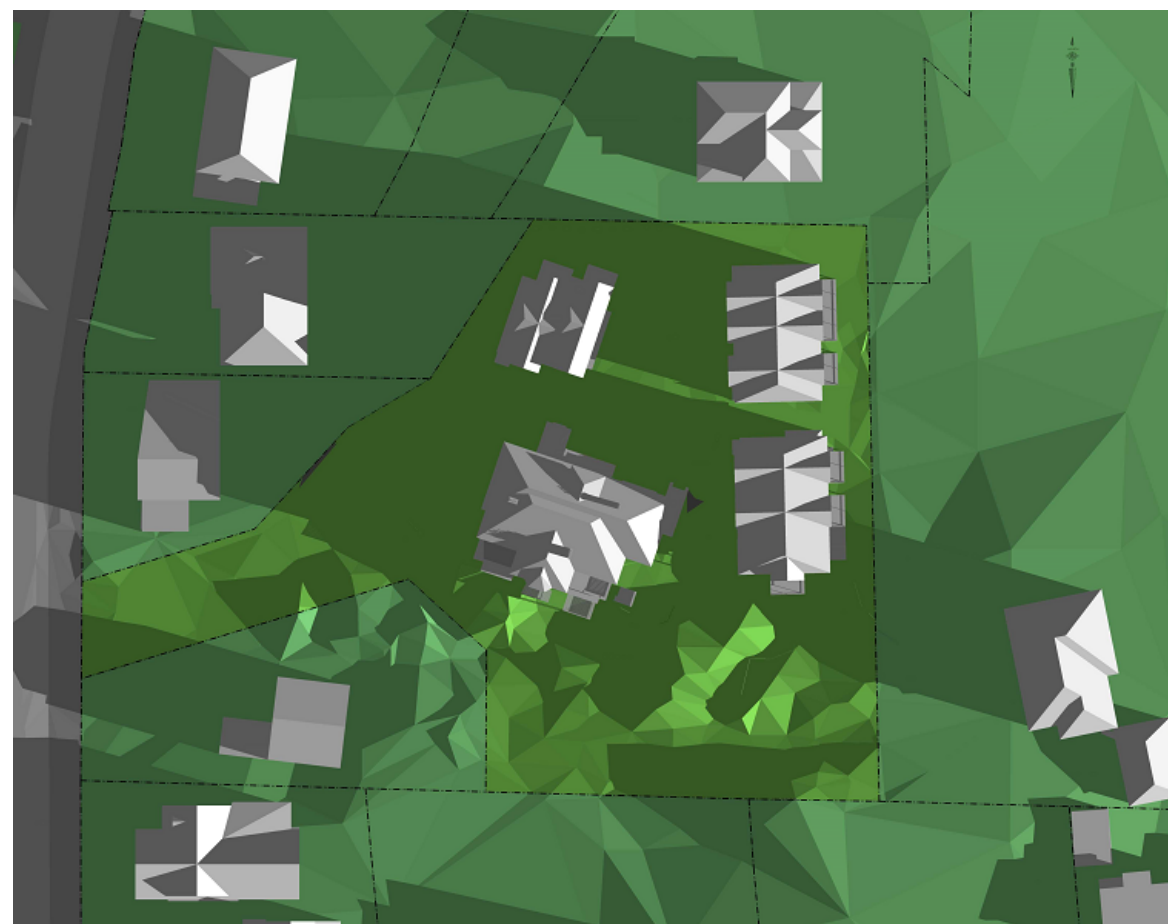


2
A104 Shadow Study - 12:11pm (Solar Noon)

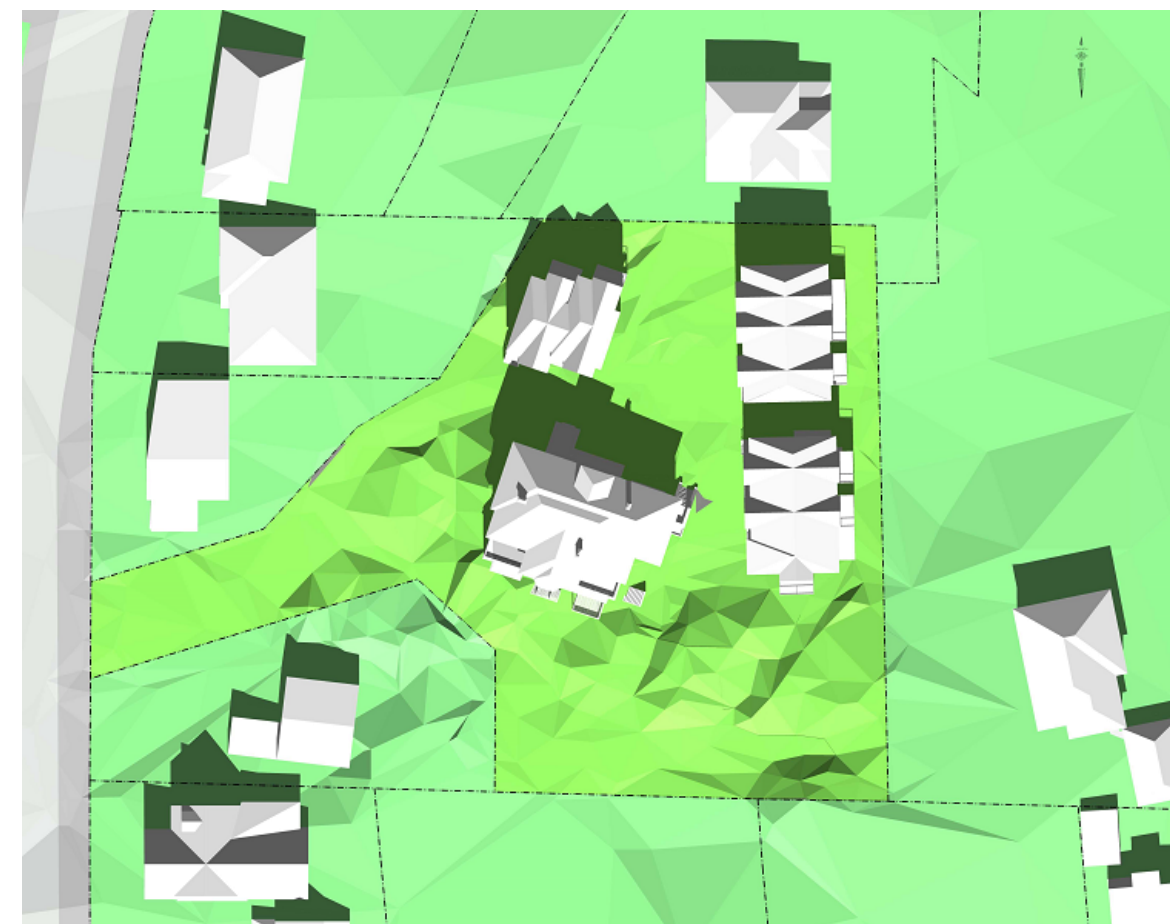


3
A104 Shadow Study - 2:50pm (1.5hrs Before Sunset)

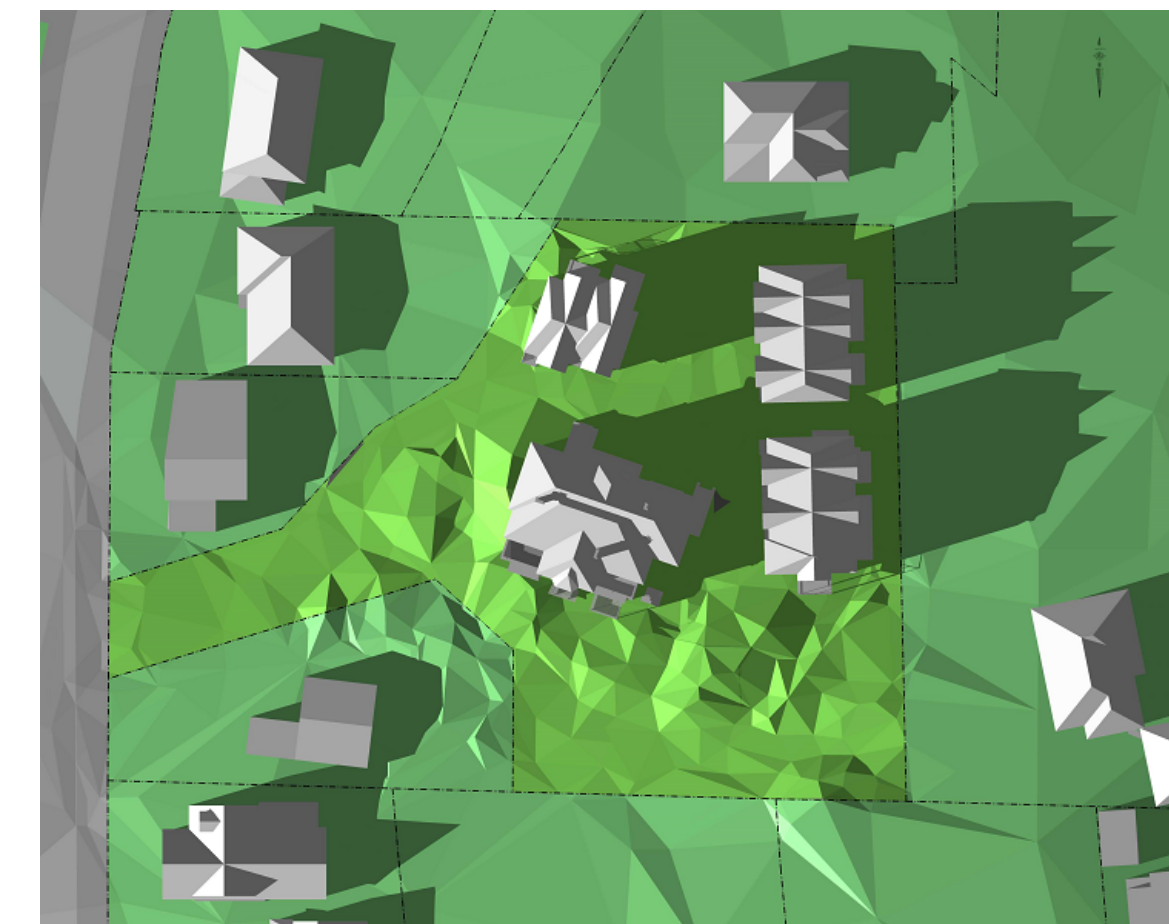
MAR 20 / SEPT 22



4
A104 Shadow Study - 8:45am (1.5hrs After Sunrise)

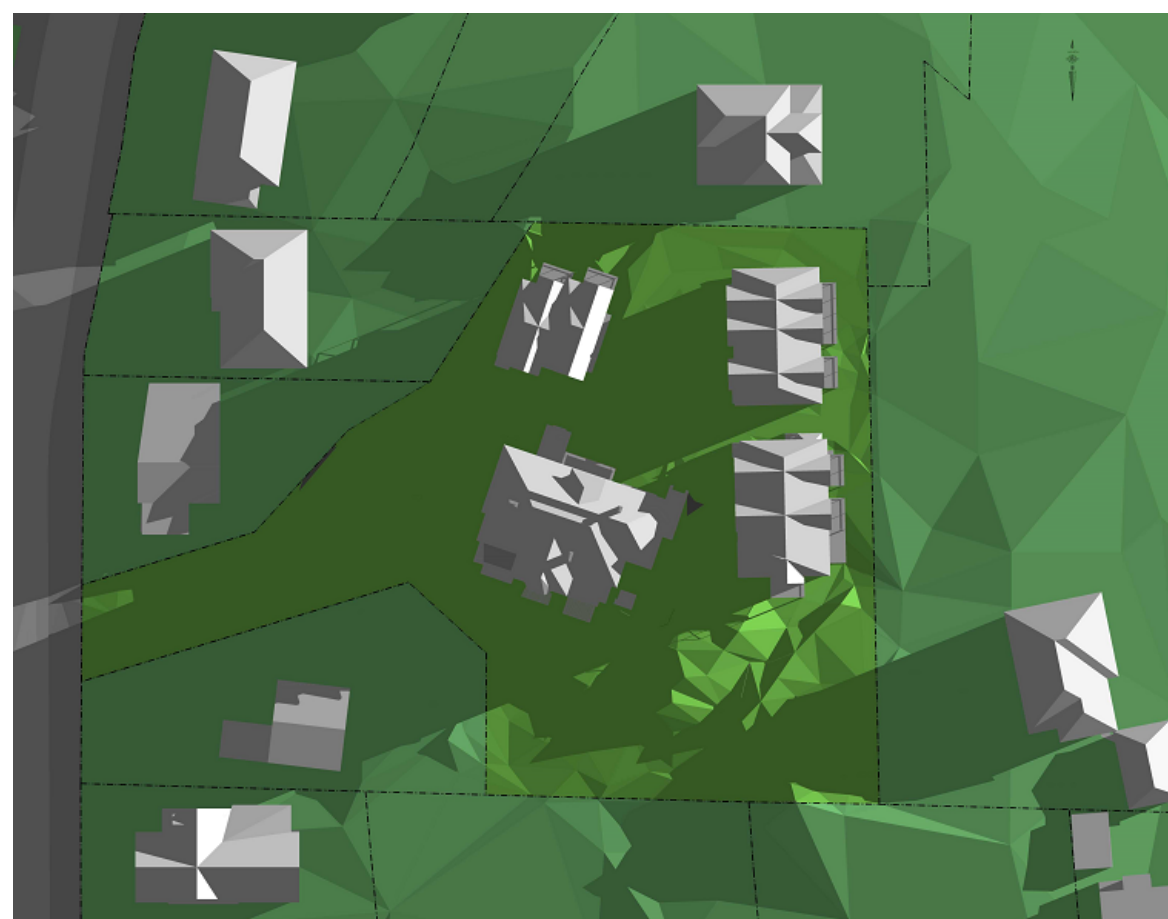


5
A104 Shadow Study - 1:20pm (Solar Noon)



6
A104 Shadow Study - 5:56pm (1.5hrs Before Sunset)

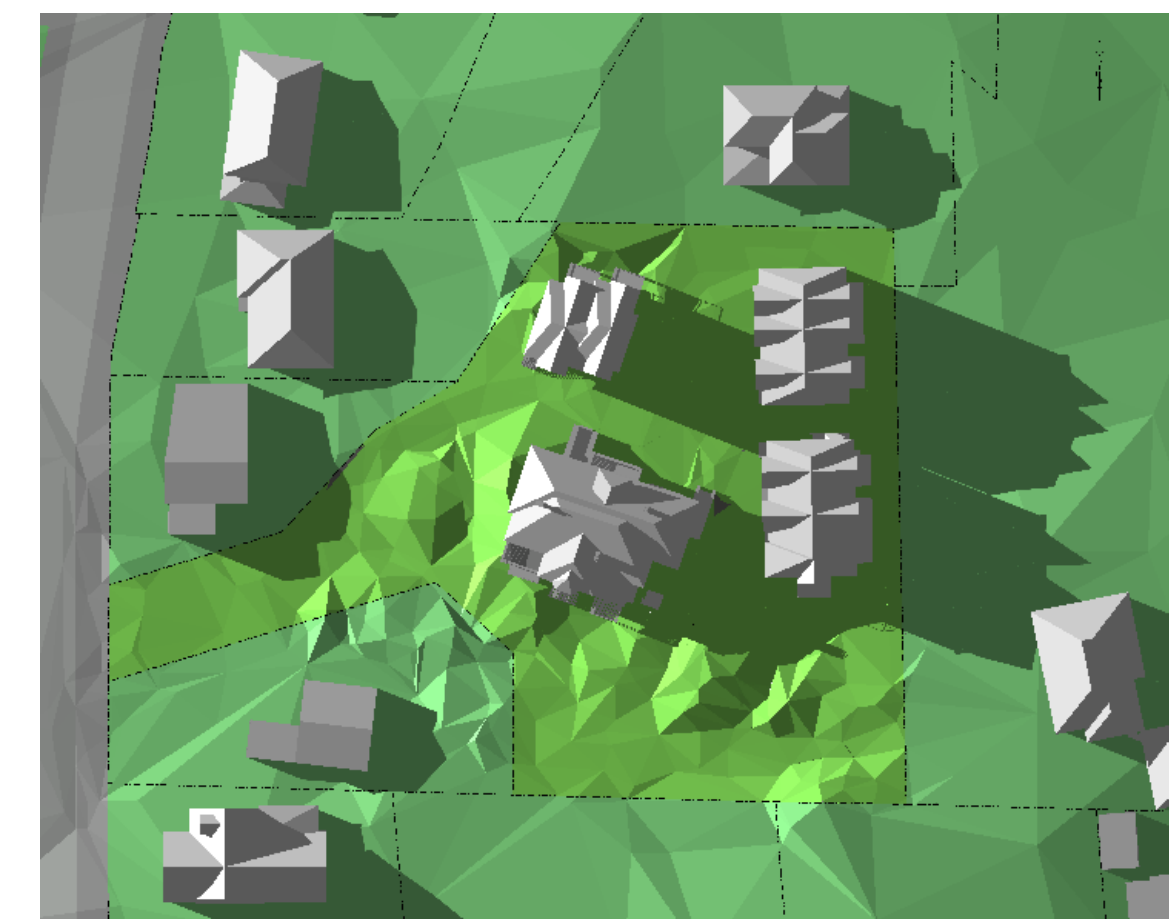
SUMMER SOLSTICE JUNE 21



7
A104 Shadow Study - 6:41am (1.5hrs After Sunrise)



8
A104 Shadow Study - 1:15pm (Solar Noon)



9
A104 Shadow Study - 7:48pm (1.5hrs Before Sunset)

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A104

Rezoning & Development Permit Presentation



VIEW 4 - View to 613 Foul Bay



VIEW 5 - View to 613 Foul Bay



VIEW 6 - View to 615 Foul Bay Garden



VIEW 7 - View to 615 Foul Bay Main House



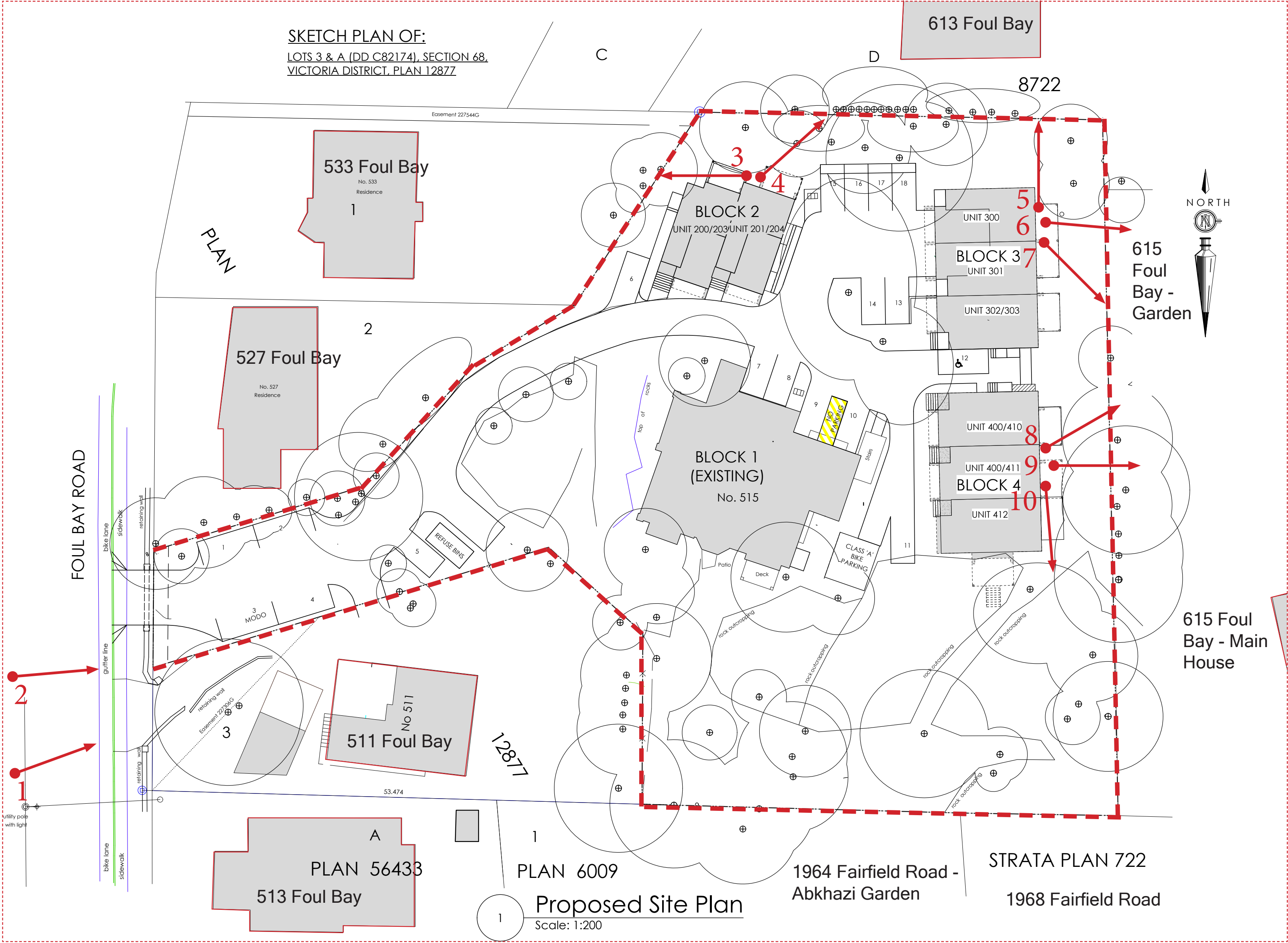
VIEW 3 - View to 533 Foul



VIEW 2 - NorthWest corner of Chandler & Foul Bay



VIEW 1 - SouthWest corner of Chandler & Foul Bay



KEY PLAN



VIEW 8 - View to 615 Foul Bay Garden



VIEW 9 - View to 615 Foul Bay Garden



VIEW 10 - View to 1964 & 1968 Fairfield Road to Abkhazi Garden

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Rezoning & Development Permit Presentation



1
A106

Largest Rectangle For Purposes of Determining Front Property Line

Scale: 1:200

Rezoning & Development Permit Presentation

Date

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Scale

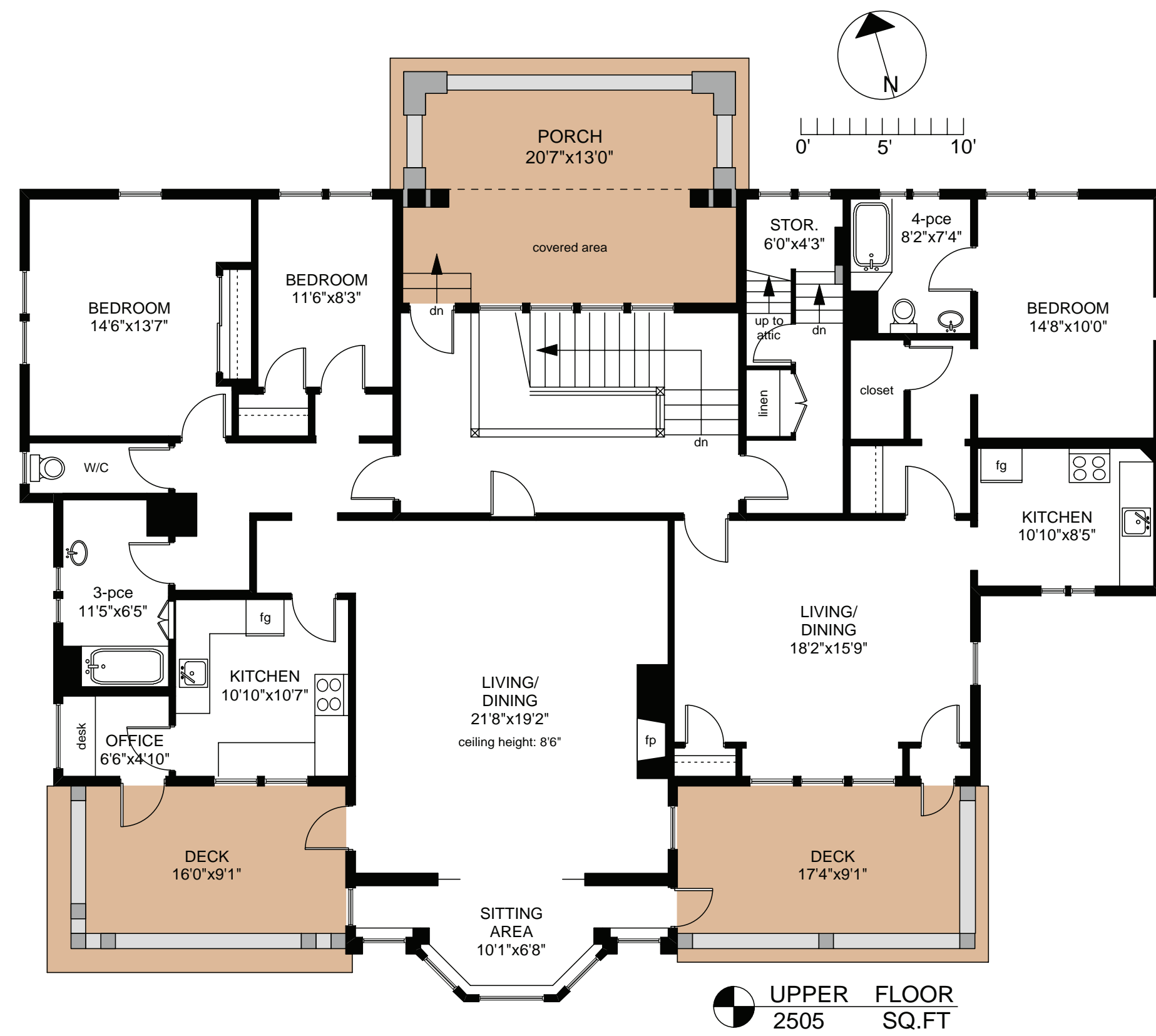
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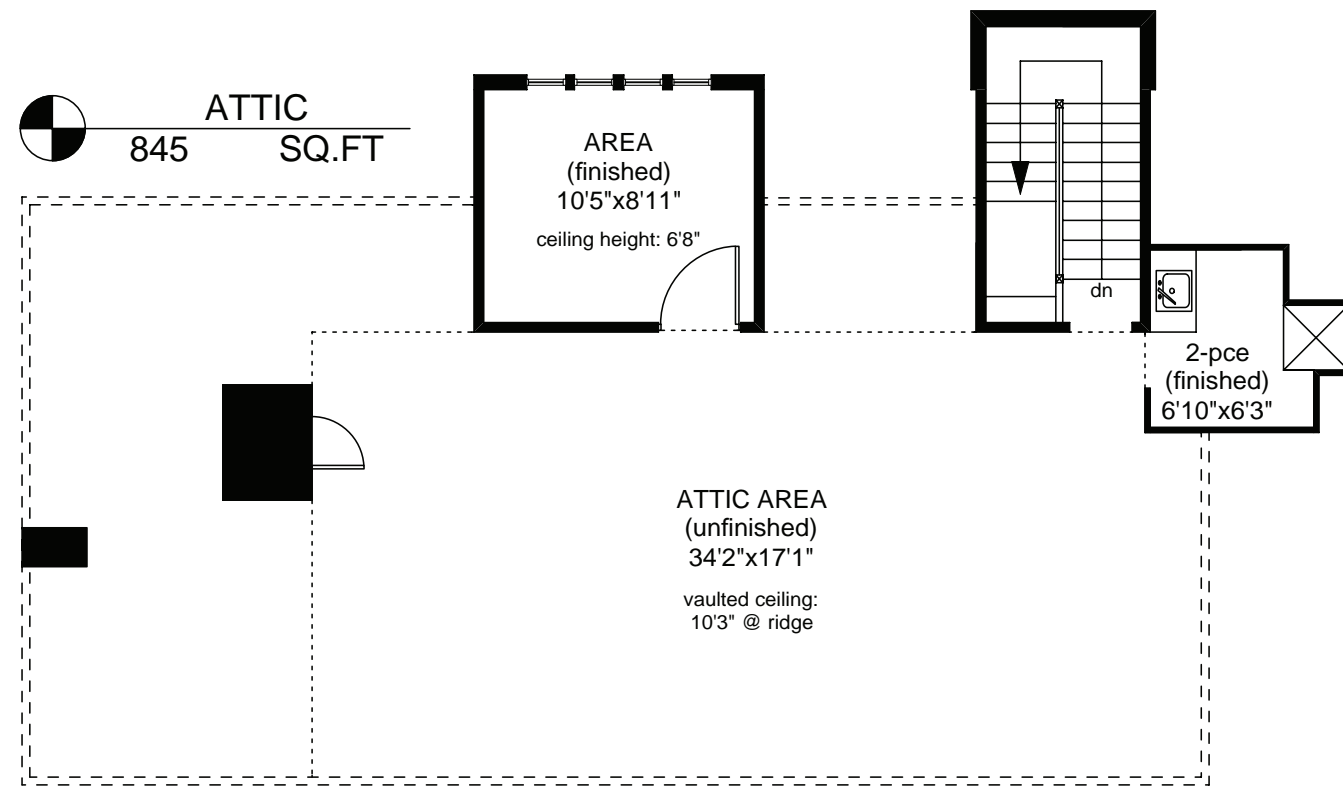
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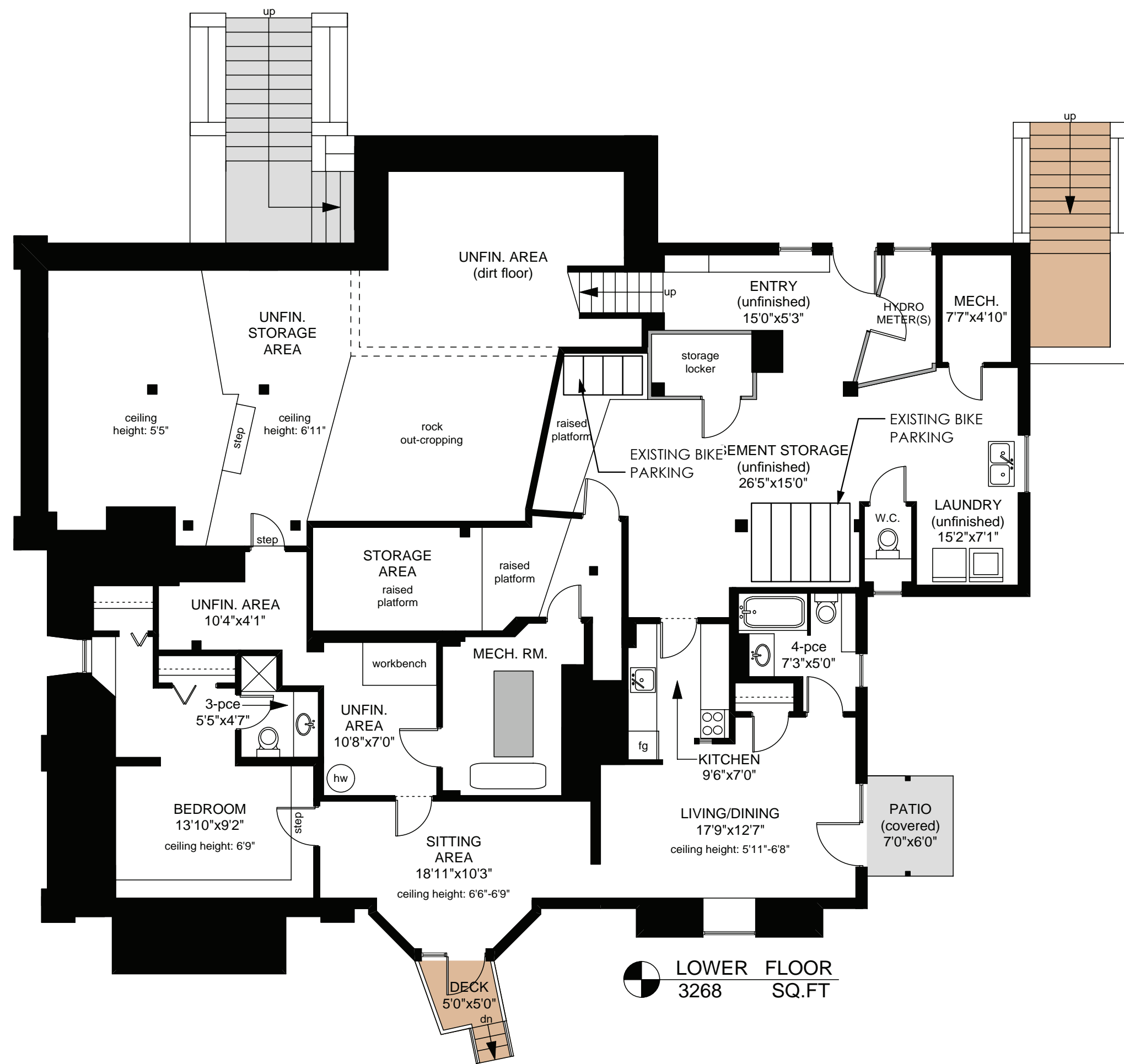


	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	3160	0	3160
UPPER	2505	0	2505
LOWER	2389	879	3268
ATTIC	259	586	845
TOTAL	8313	1465	9778
GARAGE	0	507	507
CARPORT	0	441	441
DECKS	0	531	531
PORCHES	0	361	361
PATIOS	0	147	147
G-HOUSE	0	197	197
SHED	0	304	304

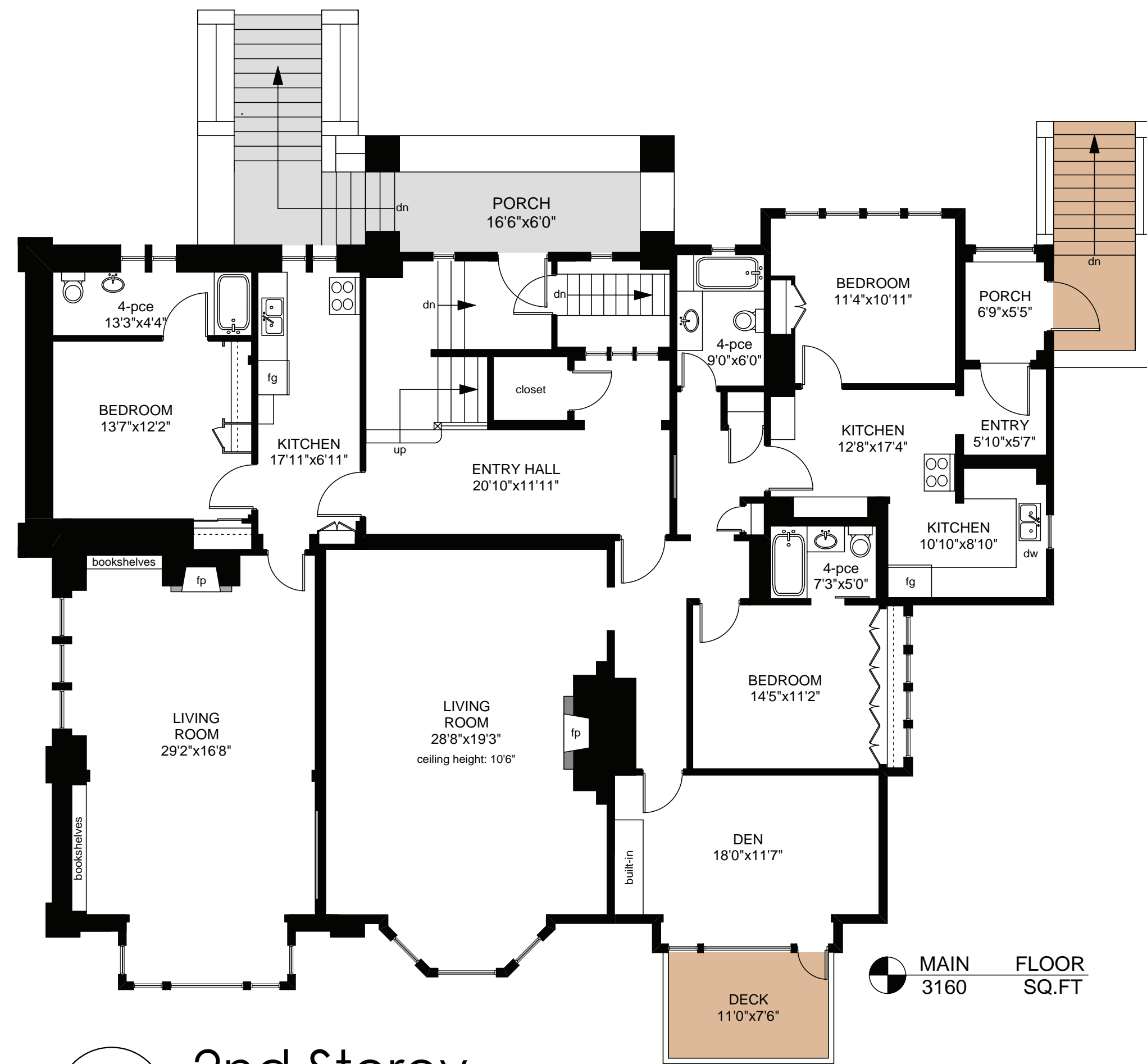


2
A200
4th Storey

2
A200
3rd Storey



1
A200
1st Storey



2
A200
2nd Storey

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A200

Rezoning & Development Permit Presentation



Existing Mansion Elevation
North



Existing Mansion Elevation
West



Existing Mansion Elevation
East



Existing Mansion Elevation
South

Date

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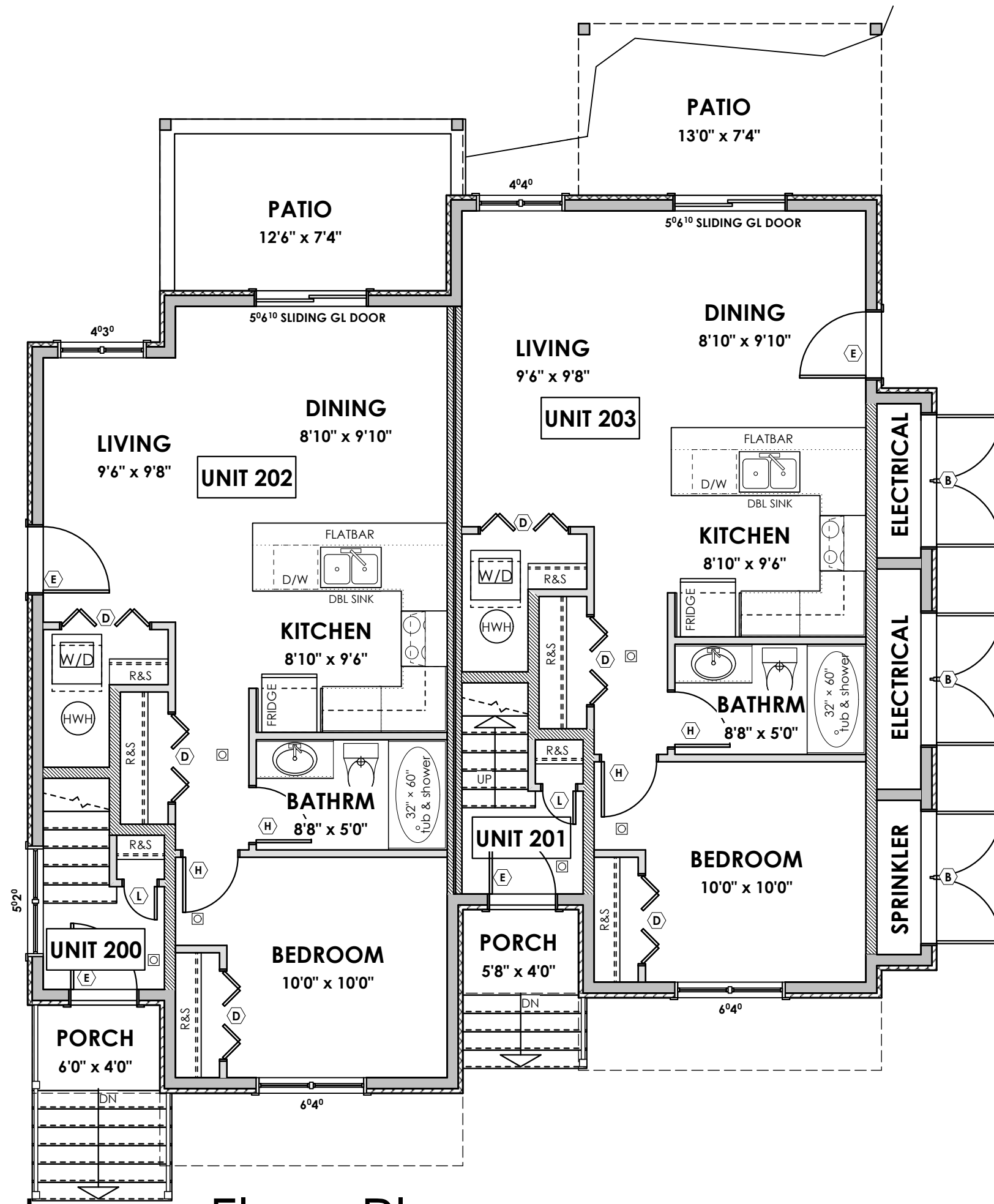
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MDK

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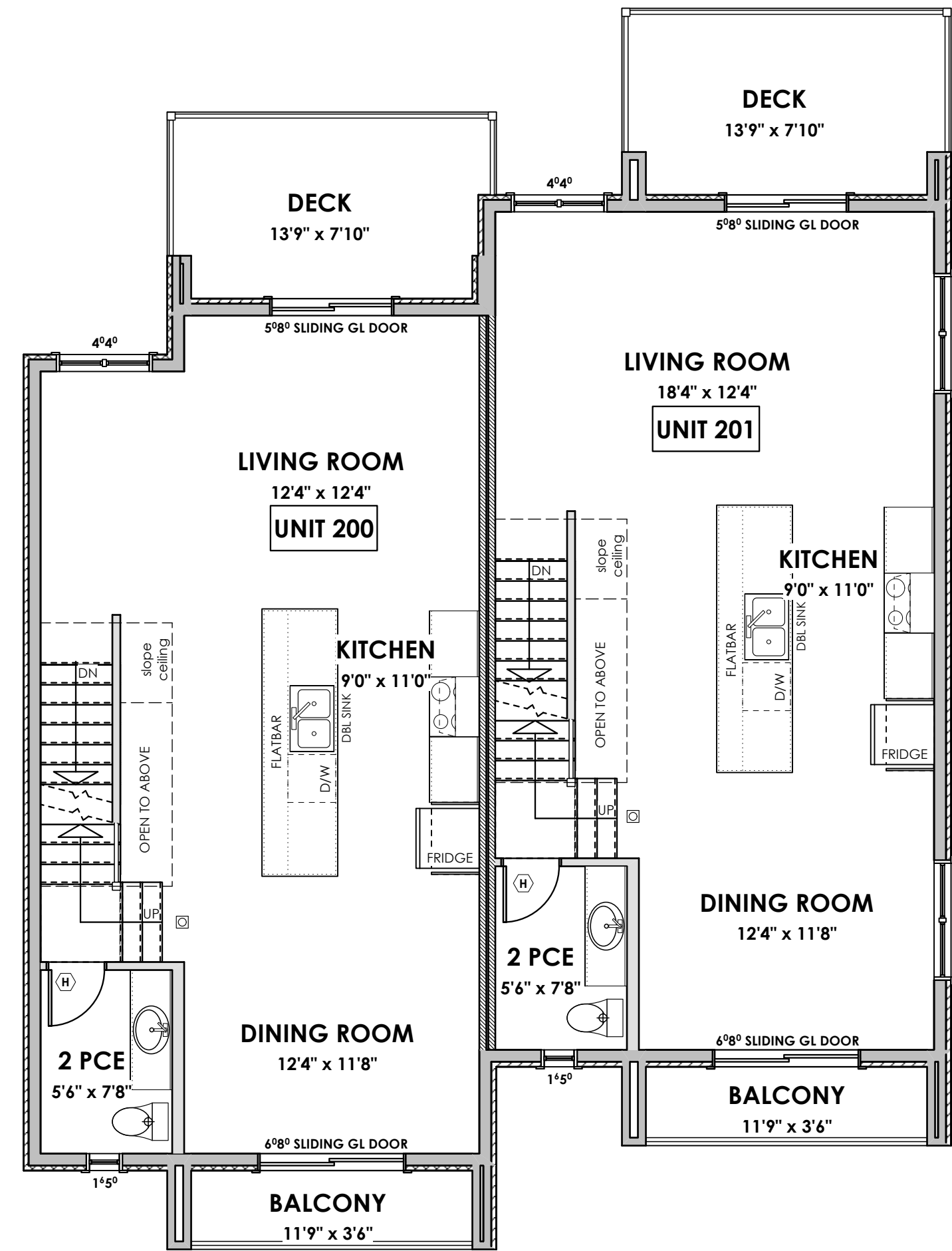
A201

Rezoning & Development Permit Presentation



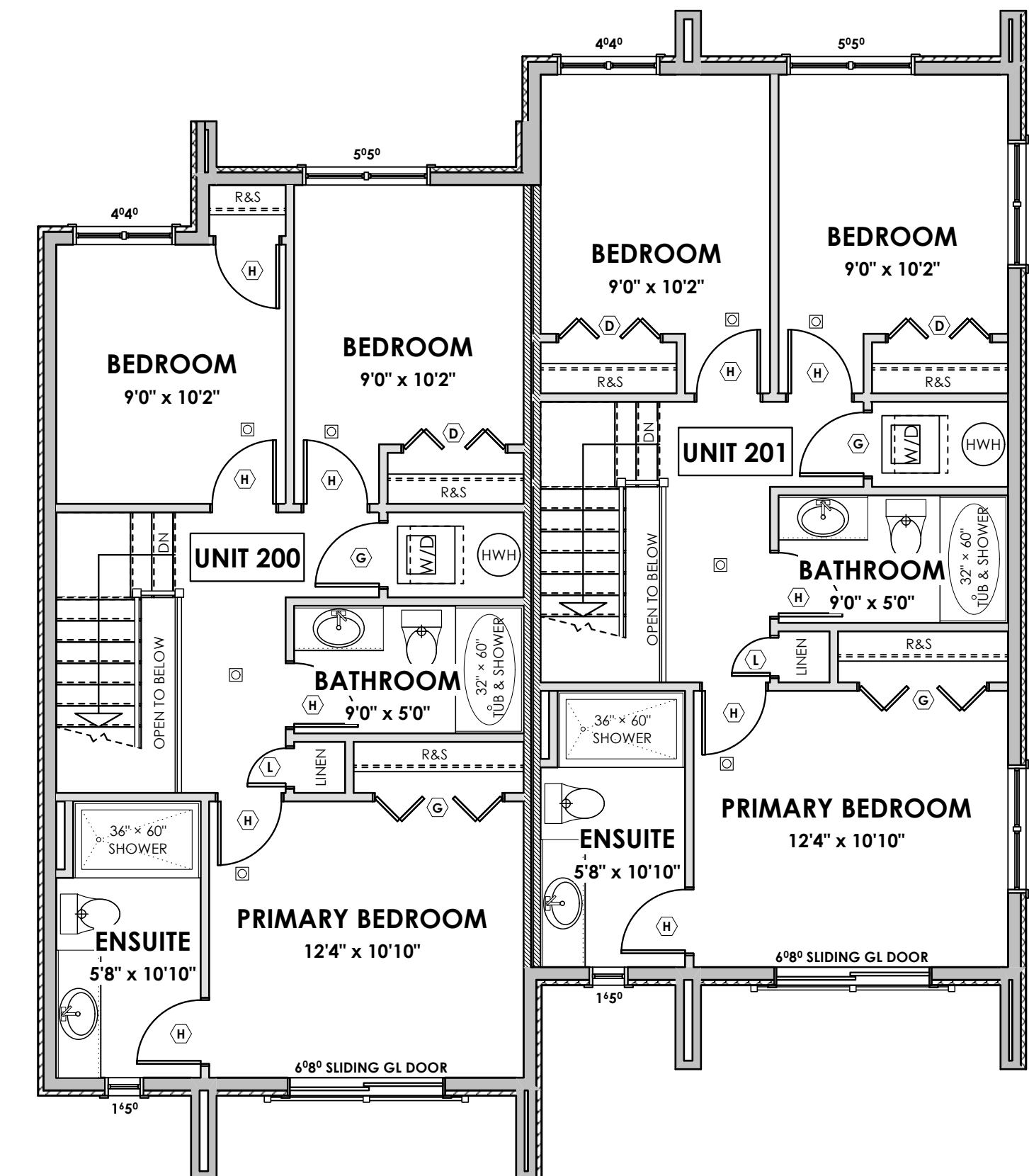
1
A300 Lower Floor Plan
Scale: 3/16" = 1'-0"

DWELLINGS		
Unit 200:	44.25 sq.ft.	(4.11 sq.m.)
Unit 202:	568.30 sq.ft.	(52.80 sq.m.)
Unit 201:	47.53 sq.ft.	(4.42 sq.m.)
Unit 203:	579.44 sq.ft.	(53.83 sq.m.)
Electrical:	39.94 sq.ft.	(3.71 sq.m.)
Sprinkler:	16.31 sq.ft.	(1.52 sq.m.)
TOTAL:	1295.77 sq.ft.	(120.39sq.m.)



2
A300 Main Floor Plan
Scale: 3/16" = 1'-0"

Unit 200:	637.89 sq.ft.	(59.26 sq.m.)
Unit 201:	651.89 sq.ft.	(60.56 sq.m.)
TOTAL:	1289.78 sq.ft.	(119.82 sq.m.)

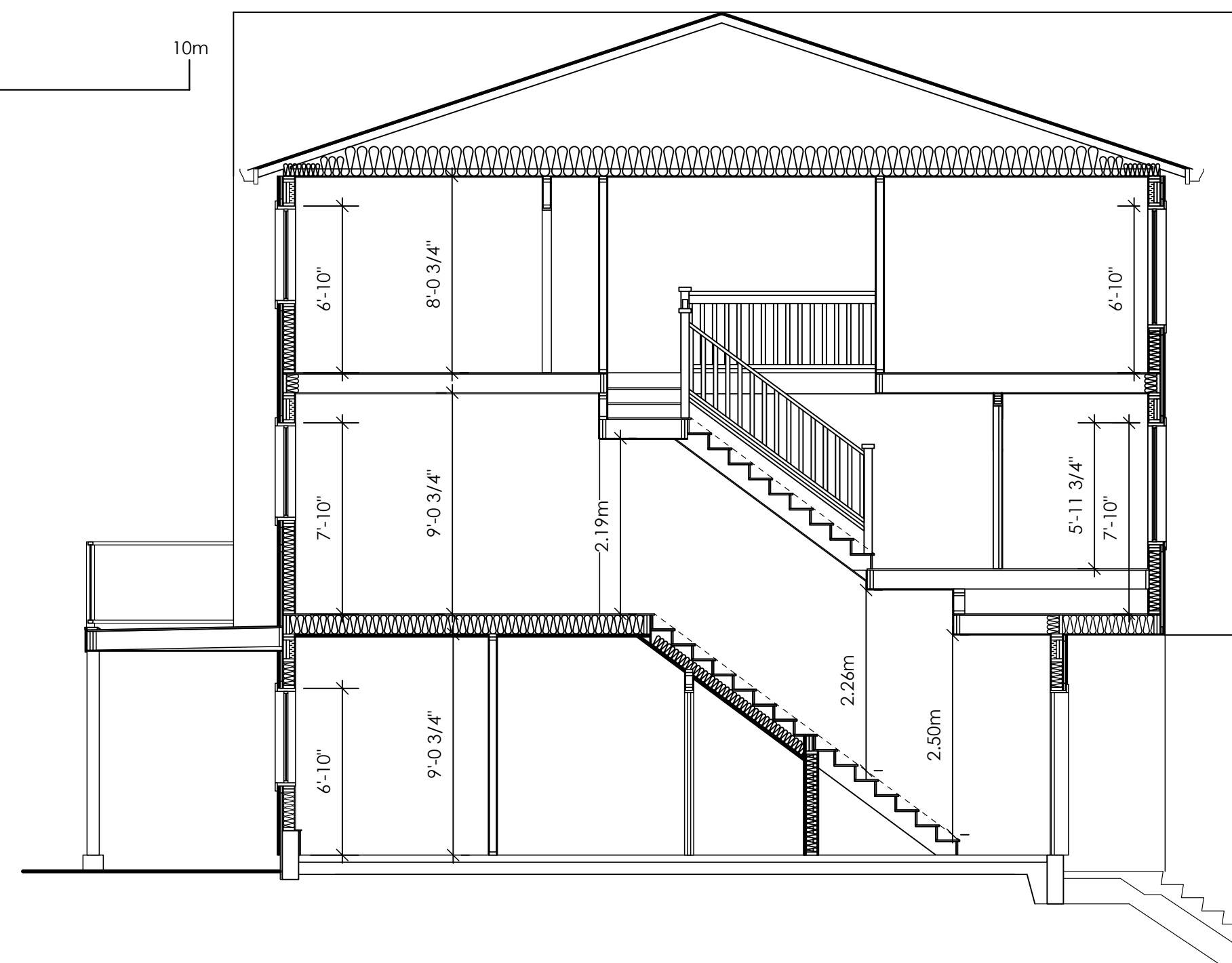


3
A300 Upper Floor Plan
Scale: 3/16" = 1'-0"

Unit 200:	602.11 sq.ft.	(55.94 sq.m.)
Unit 201:	616.11 sq.ft.	(57.24 sq.m.)
TOTAL:	1218.22 sq.ft.	(113.18 sq.m.)

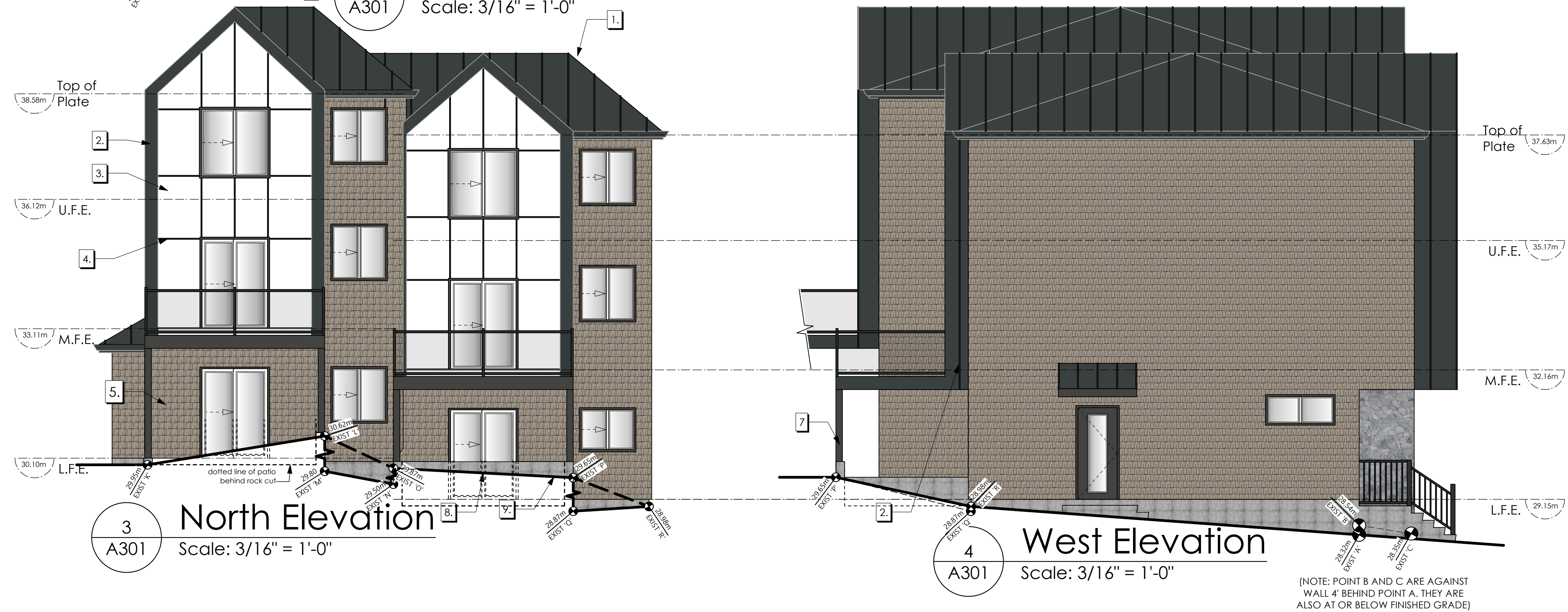
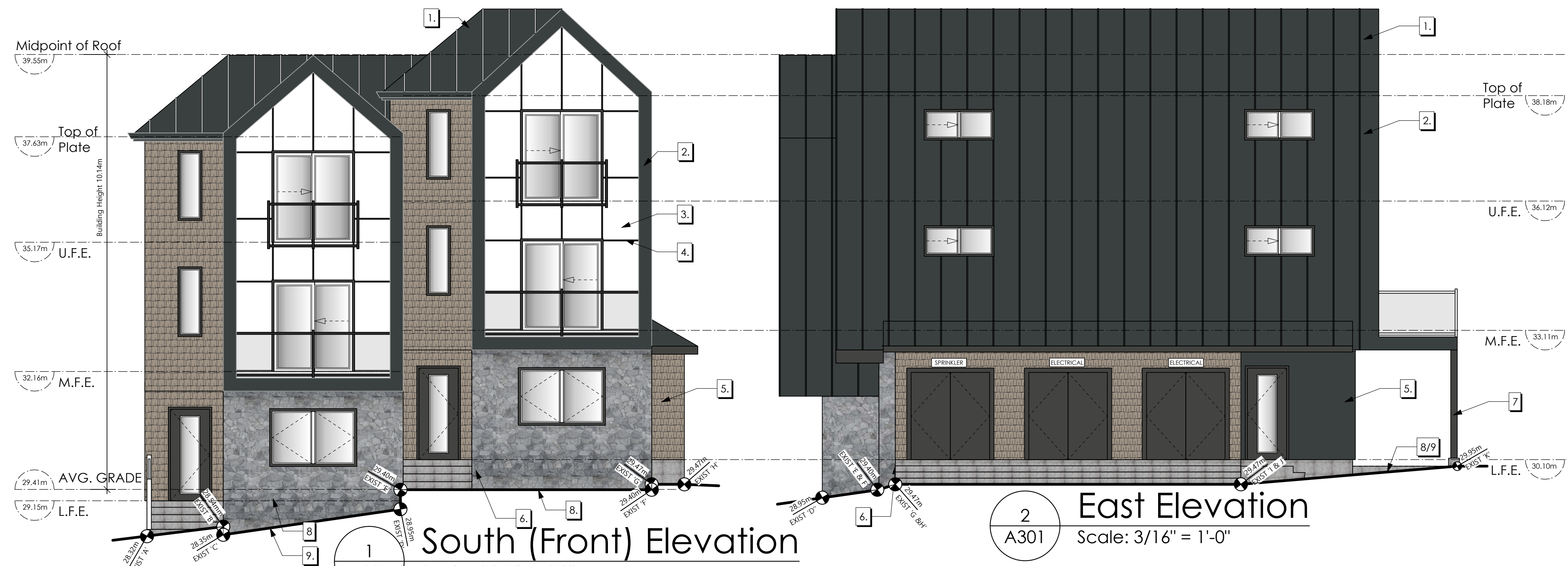


A300 BLOCK 2



4
A300 Cross-Section
Scale: 3/16" = 1'-0"

DOOR SCHEDULE	
(A)	8'0" X 6'8" (96" X 80")
(B)	6'0" X 6'8" (72" X 80")
(C)	5'0" X 6'8" (60" X 80")
(D)	4'0" X 6'8" (48" X 80")
(E)	3'0" X 6'8" (36" X 80")
(F)	2'10" X 6'8" (34" X 80")
(G)	2'8" X 6'8" (32" X 80")
(H)	2'6" X 6'8" (30" X 80")
(J)	2'4" X 6'8" (28" X 80")
(K)	2'0" X 6'8" (24" X 80")
(L)	1'6" X 6'8" (18" X 80")



FINISHES & MATERIALS	COLOURS
1 ROOF	CASCADIA METALS IRON ORE
2 METAL SIDING	CASCADIA METALS IRON ORE
3 HARDIE PANEL	SHERWIN WILLIAMS HIGH REFLECTIVE WHITE (SW 7757) OR SIMILAR
4 ALUMINIUM REVEALS AND RAILINGS	POWDER COATED BLACK
5 COMPOSITE SHINGLES	SHERWIN WILLIAMS KEYSTONE GRAY (SW 7504) OR SIMILAR
6 STONE OR STONE EFFECT	ARTISTUS FIELD STONE OR SIMILAR
7 BUILT UP WOOD COLUMN	SHERWIN WILLIAMS IRON ORE (SW 7069) OR SIMILAR
8 FINISHED GRADE	N/A
9 EXISTING GRADE	N/A
TRIM, GUTTERS, FASCIA, AND DOORS	SHERWIN WILLIAMS IRON ORE (SW 7069) OR KEYSTONE GRAY (SW 7504)

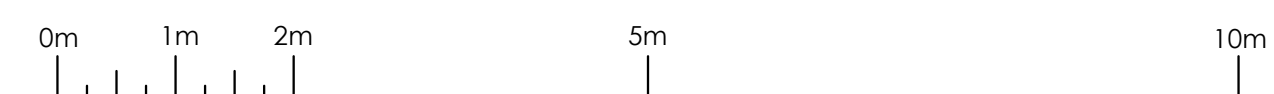
Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
South							
Unit 200	41.00 sq.m.	3.22 m.	38.00 %	31.51 %	1 hour	B	A
Unit 201	38.82 sq.m.	3.35 m.	43.00 %	33.28 %	1 hour	B	A
Unit 202	13.37 sq.m.	3.22 m.	24.00 %	16.68 %	1 hour	B	A
Unit 203	12.61 sq.m.	3.35 m.	24.00 %	17.68 %	1 hour	B	A
East							
Unit 201	74.83 sq.m.	7.61 m.	100.00 %	4.97 %	45 min.	B	A
Unit 203	10.41 sq.m.	7.61 m.	100.00 %	18.73 %	45 min.	B	A
Electrical Closets	16.37 sq.m.	7.81 m.	100.00 %	0.00 %	45 min.	B	A
Sprinkler Closet	8.05 sq.m.	8.93 m.	100.00 %	0.00 %	45 min.	B	A

¹ Type of Construction Used:
A = Combustible
B = Non Combustible

*TABLE COMPLIES WITH BCBC 9.10.14.4.(1)(a), 9.10.14.4.(7), and Table 9.10.14.5-A
Unit 200 and 201 prorated to 38% and 42% respectively.

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
North							
Unit 200	31.68 sq.m.	7.60 m.	100.00 %	26.61 %	45 min.	B	A
Unit 201	32.93 sq.m.	7.54 m.	100.00 %	25.60 %	45 min.	B	A
Unit 202	12.97 sq.m.	7.60 m.	100.00 %	22.74 %	45 min.	B	A
Unit 203	12.77 sq.m.	7.54 m.	100.00 %	25.76 %	45 min.	B	A
West							
Unit 200	61.58 sq.m.	3.08 m.	18.00 %	1.51 %	1 hr.	B	A
Unit 202	28.65 sq.m.	3.08 m.	24.00 %	6.81 %	1 hr.	B	A

*TABLE COMPLIES WITH BCBC 9.10.14.4.(1)(a), 9.10.14.4.(7), and Table 9.10.14.5-A



A301 BLOCK 2

Rezoning & Development Permit Presentation

Date

Aug 31, 2023

Project Address

515 Foul Bay Road

Prepared for

GMC Projects Inc.

Project #

8466

Scale

3/16" = 1'-0"

Drawn By

MDK

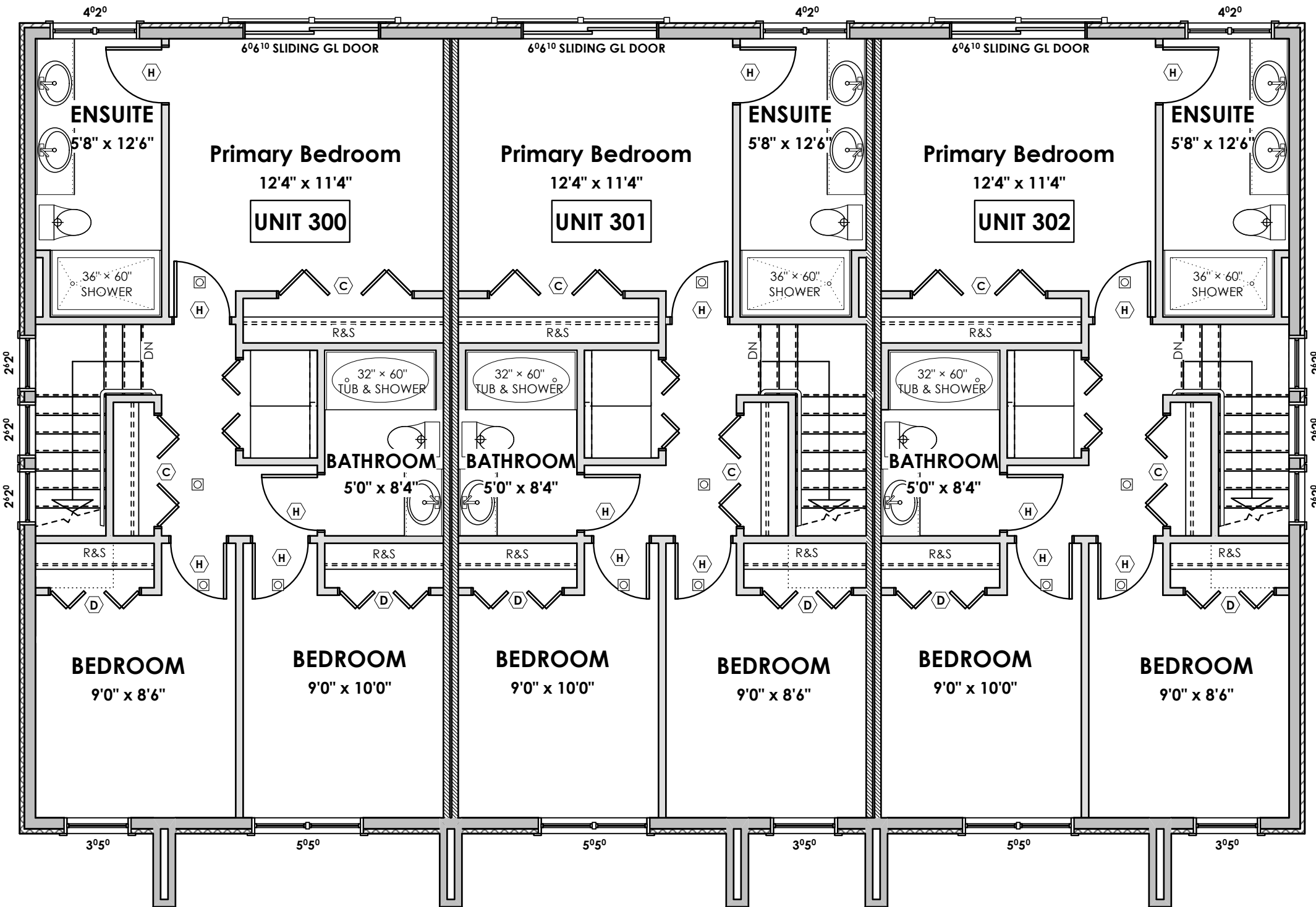
Page Number

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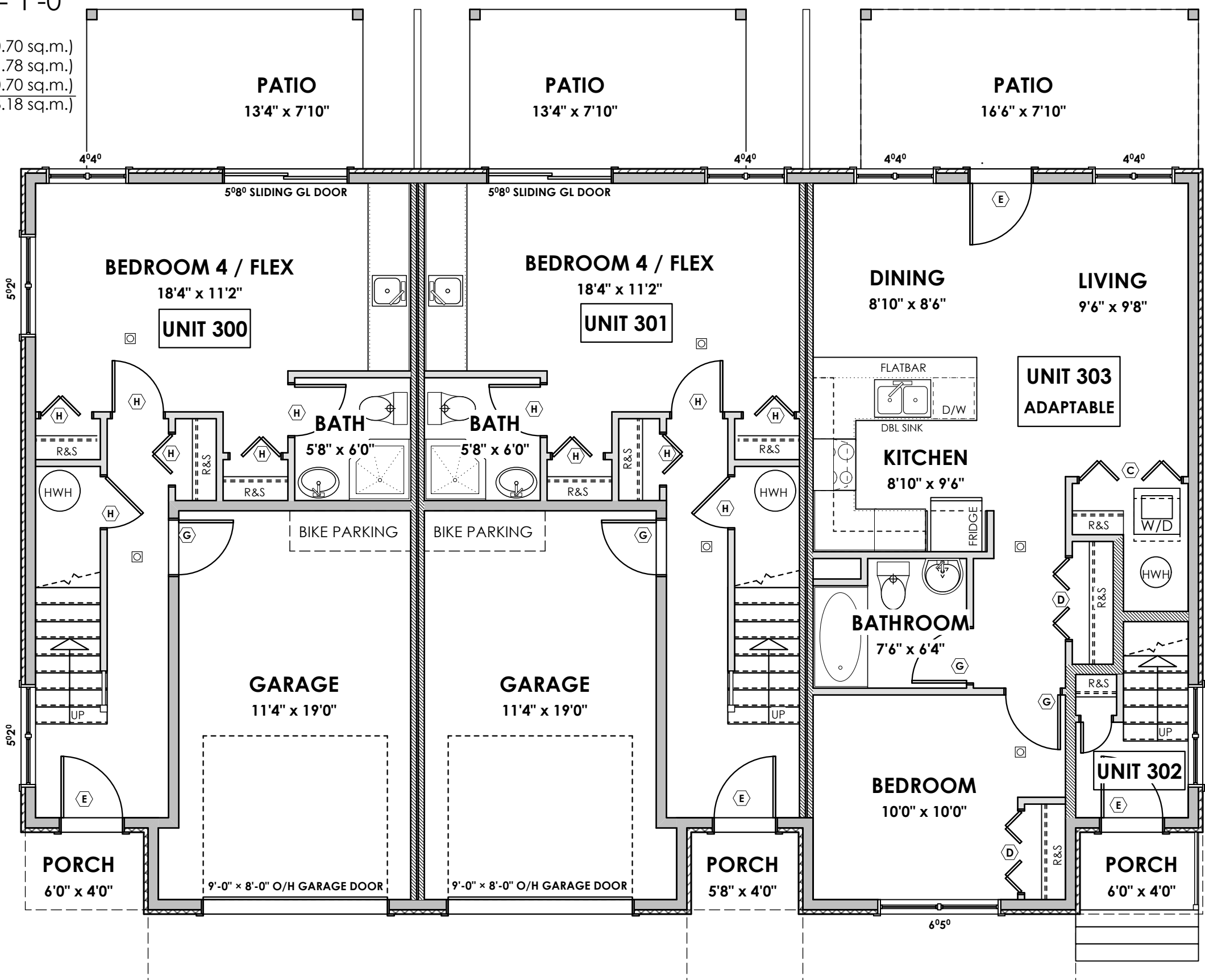
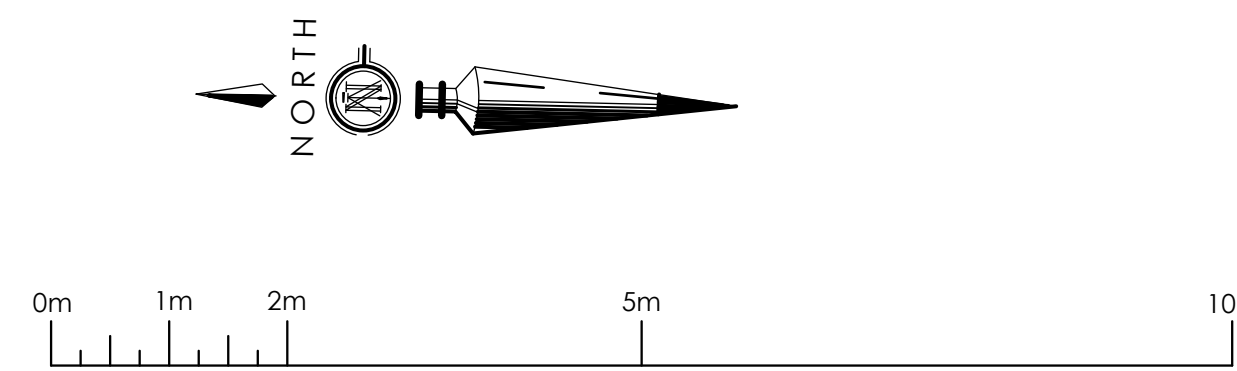
2
A400 Main Floor Plan
Scale: 3/16" = 1'-0"

Unit 300: 653.33 sq.ft. (60.70 sq.m.)
Unit 301: 665.00 sq.ft. (61.78 sq.m.)
Unit 302: 653.33 sq.ft. (60.70 sq.m.)
TOTAL: 1971.66 sq.ft. (183.18 sq.m.)



3
A400 Upper Floor Plan
Scale: 3/16" = 1'-0"

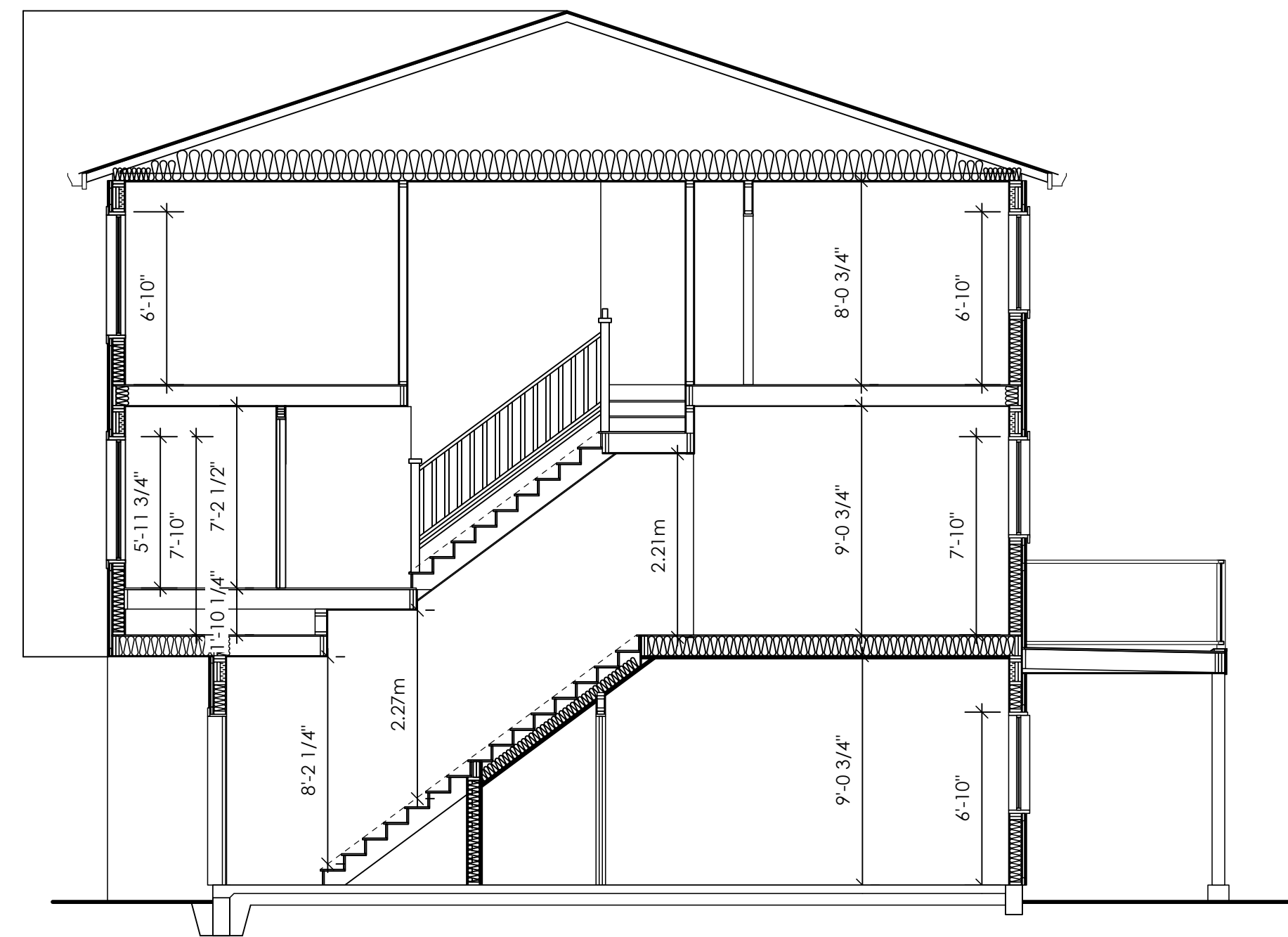
Unit 300: 653.33 sq.ft. (60.70 sq.m.)
Unit 301: 665.00 sq.ft. (61.78 sq.m.)
Unit 302: 653.33 sq.ft. (60.70 sq.m.)
TOTAL: 1971.66 sq.ft. (183.18 sq.m.)



1
A400 Lower Floor Plan
Scale: 3/16" = 1'-0"

DWELLINGS
Unit 300: 491.42 sq.ft. (45.65 sq.m.)
Unit 301: 501.75 sq.ft. (46.61 sq.m.)
Unit 302: 501.14 sq.ft. (46.61 sq.m.)
Unit 303: 577.48 sq.ft. (53.65 sq.m.)
TOTAL: 1672.79 sq.ft. (155.58 sq.m.)

GARAGES
Unit 300: 239.25 sq.ft. (22.23 sq.m.)
Unit 301: 239.25 sq.ft. (22.23 sq.m.)
Unit 302: 239.25 sq.ft. (22.23 sq.m.)
Unit 303: 239.25 sq.ft. (22.23 sq.m.)
TOTAL: 957.00 sq.ft. (88.74 sq.m.)



4
A400 Cross-Section
Scale: 3/16" = 1'-0"

DOOR SCHEDULE	
(A) 8'0" x 6'8" (96" x 80")	(F) 2'10" x 6'8" (34" x 80")
(B) 6'0" x 6'8" (72" x 80")	(G) 2'8" x 6'8" (32" x 80")
(C) 5'0" x 6'8" (60" x 80")	(H) 2'6" x 6'8" (30" x 80")
(D) 4'0" x 6'8" (48" x 80")	(J) 2'4" x 6'8" (28" x 80")
(E) 3'0" x 6'8" (36" x 80")	(K) 2'0" x 6'8" (24" x 80")
	(L) 1'6" x 6'8" (18" x 80")

Date

Aug 31, 2023

Project Address

515 Foul Bay Road

Prepared for

GMC Projects Inc.

Project #

8466

Scale

3/16" = 1'-0"

Drawn By

MDK

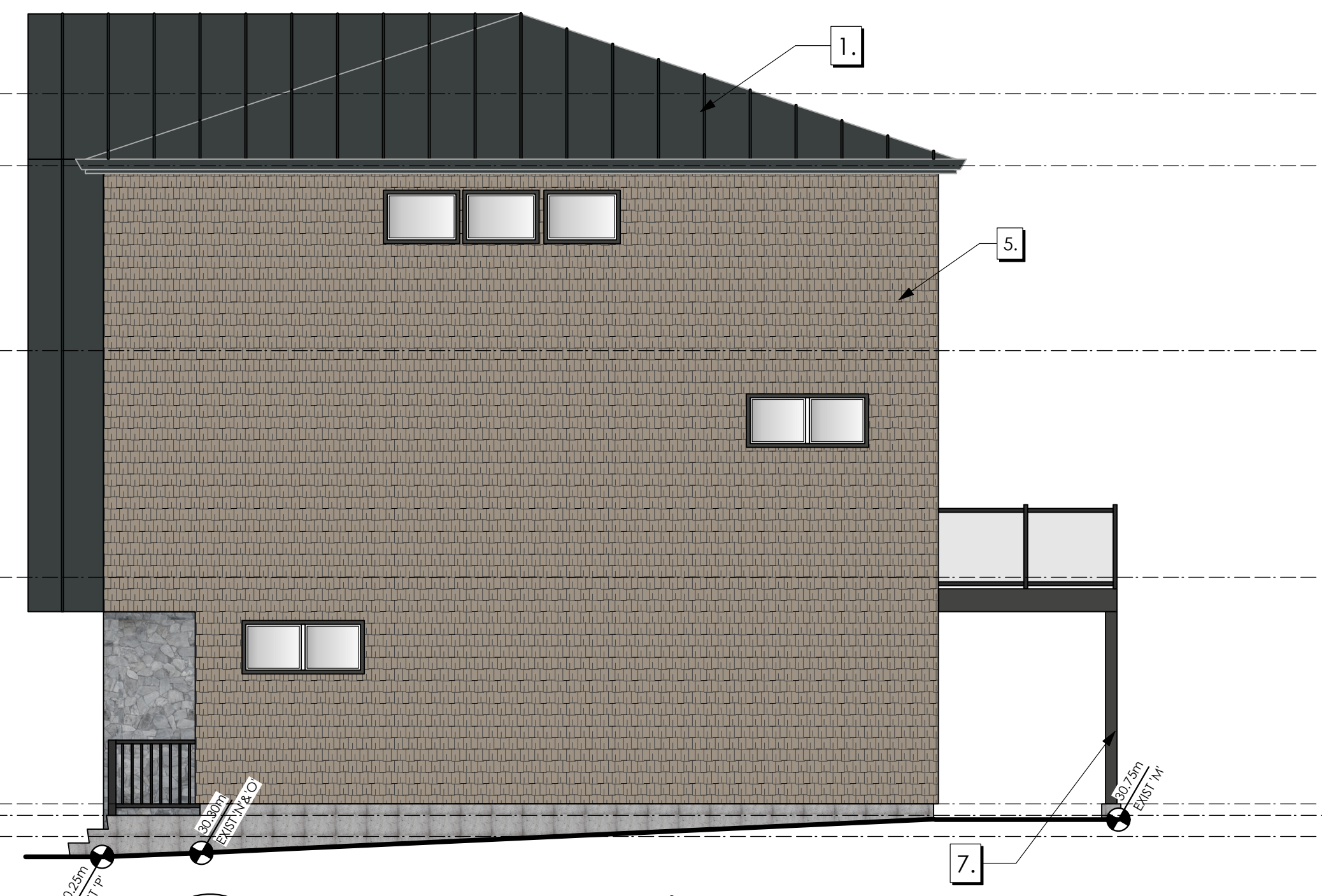
Page Number

A400

Rezoning & Development Permit Presentation



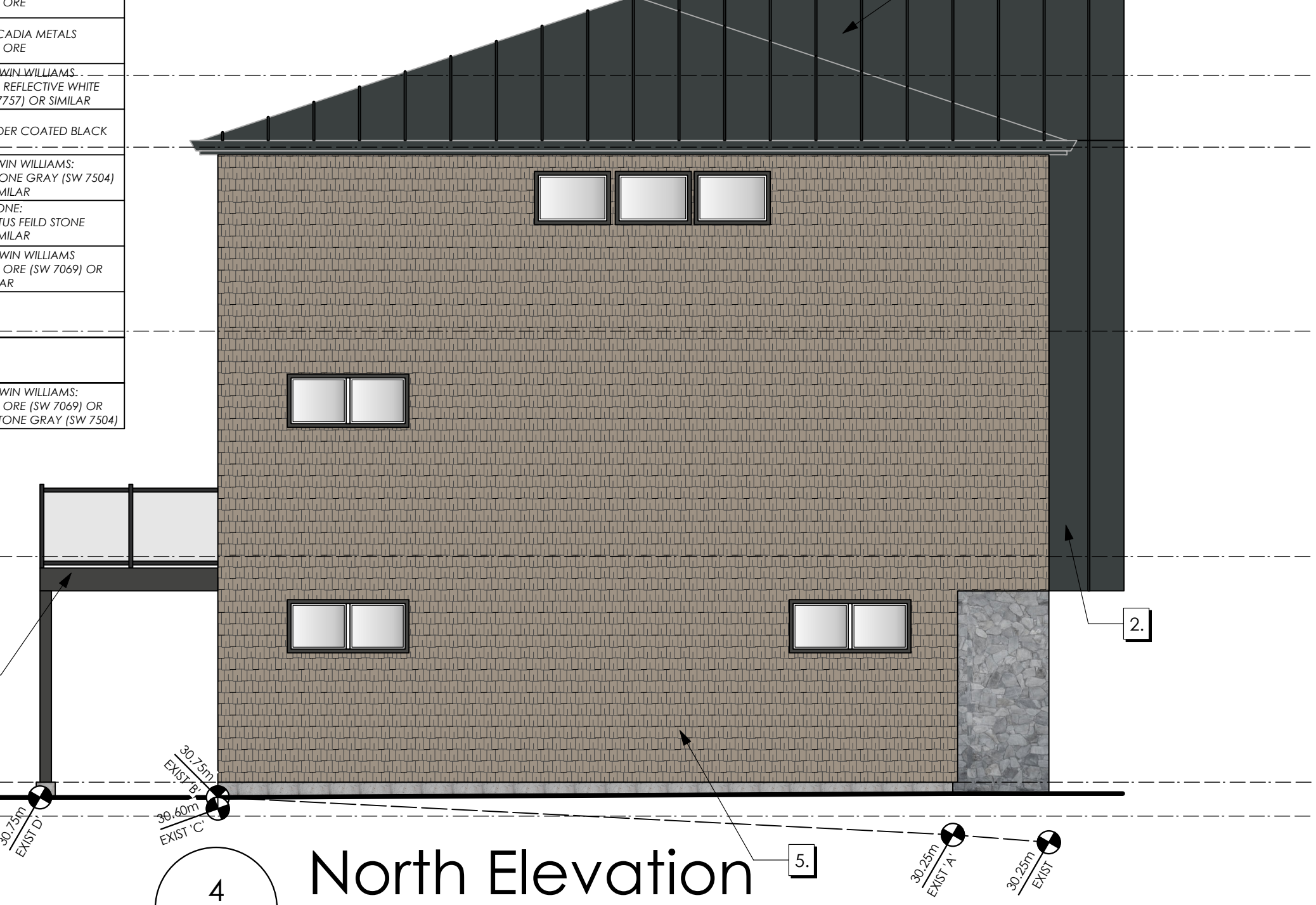
1
A401
West (Front) Elevation
Scale: 3/16" = 1'-0"



2
A401
South Elevation
Scale: 3/16" = 1'-0"



3
A401
East Elevation
Scale: 3/16" = 1'-0"



4
A401
North Elevation
Scale: 3/16" = 1'-0"

FINISHES & MATERIALS	COLOURS
1 ROOF	CASCADIA METALS IRON ORE
2 METAL SIDING	CASCADIA METALS IRON ORE
3 HARDIE PANEL	SHERWIN WILLIAMS HIGH REFLECTIVE WHITE (SW 7757) OR SIMILAR
4 ALUMINIUM REVEALS AND RAILINGS	POWDER COATED BLACK
5 COMPOSITE SHINGLES	SHERWIN WILLIAMS KEYSTONE GRAY (SW 7504) OR SIMILAR
6 STONE OR STONE EFFECT	K2 STONE ARBITRUS FIELD STONE OR SIMILAR
7 BUILT UP WOOD COLUMN	SHERWIN WILLIAMS IRON ORE (SW 7069) OR SIMILAR
8 FINISHED GRADE	N/A
9 EXISTING GRADE	N/A
TRIM, GUTTERS, FASCIA, AND DOORS	SHERWIN WILLIAMS IRON ORE (SW 7069) OR KEYSTONE GRAY (SW 7504)

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
West							
Unit 300	50.45 sq.m.	7.61 m.	100.00 %	25.61 %	45 min.	A	A
Unit 301	49.03 sq.m.	7.61 m.	100.00 %	26.35 %	45 min.	A	A
Unit 302	41.16 sq.m.	7.61 m.	100.00 %	31.39 %	45 min.	A	A
Unit 303	12.52 sq.m.	7.61 m.	100.00 %	17.81 %	45 min.	A	A
East							
Unit 300	50.49 sq.m.	7.56 m.	100.00 %	32.56 %	45 min.	A	A
Unit 301	49.57 sq.m.	7.56 m.	100.00 %	33.17 %	45 min.	A	A
Unit 302	34.37 sq.m.	7.56 m.	100.00 %	32.44 %	45 min.	A	A
Unit 303	17.75 sq.m.	7.56 m.	100.00 %	27.21 %	45 min.	A	A

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
South							
Unit 302	31.68 sq.m.	2.37 m.	22.00 %	8.81 %	1 hr.	A	B
Unit 303	32.93 sq.m.	2.37 m.	22.00 %	0.00 %	1 hr.	A	B
North							
Unit 300	95.86 sq.m.	7.52 m.	90.00 %	4.86 %	45 min.	A	A

¹ Type of Construction & Cladding Permitted:
A = Combustible
B = Non Combustible



A401
BLOCK 3

Rezoning & Development Permit Presentation

Date
Aug 31, 2023

Project Address
515 Foul Bay Road

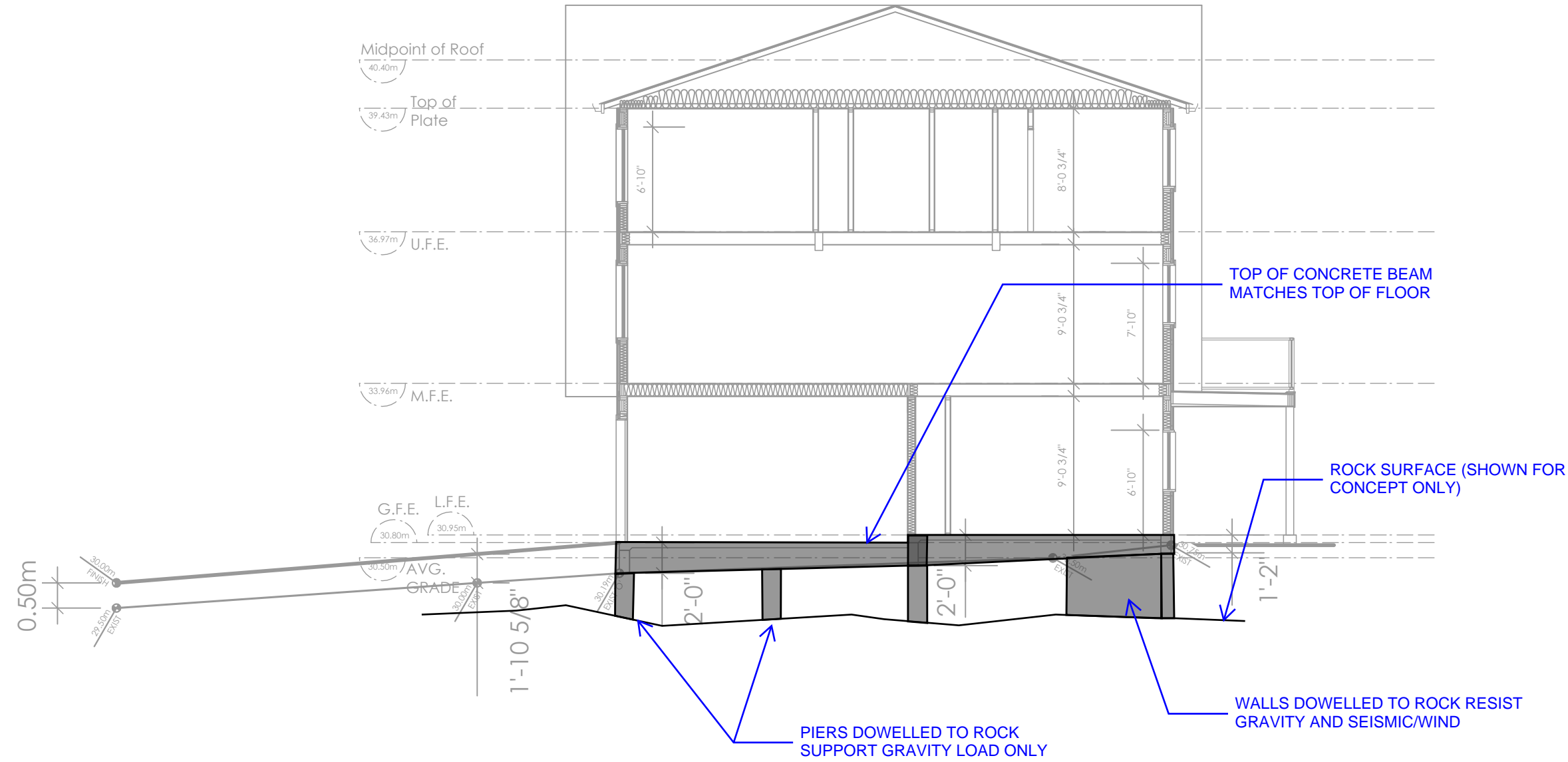
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GMC Projects Inc.

Project #
8466

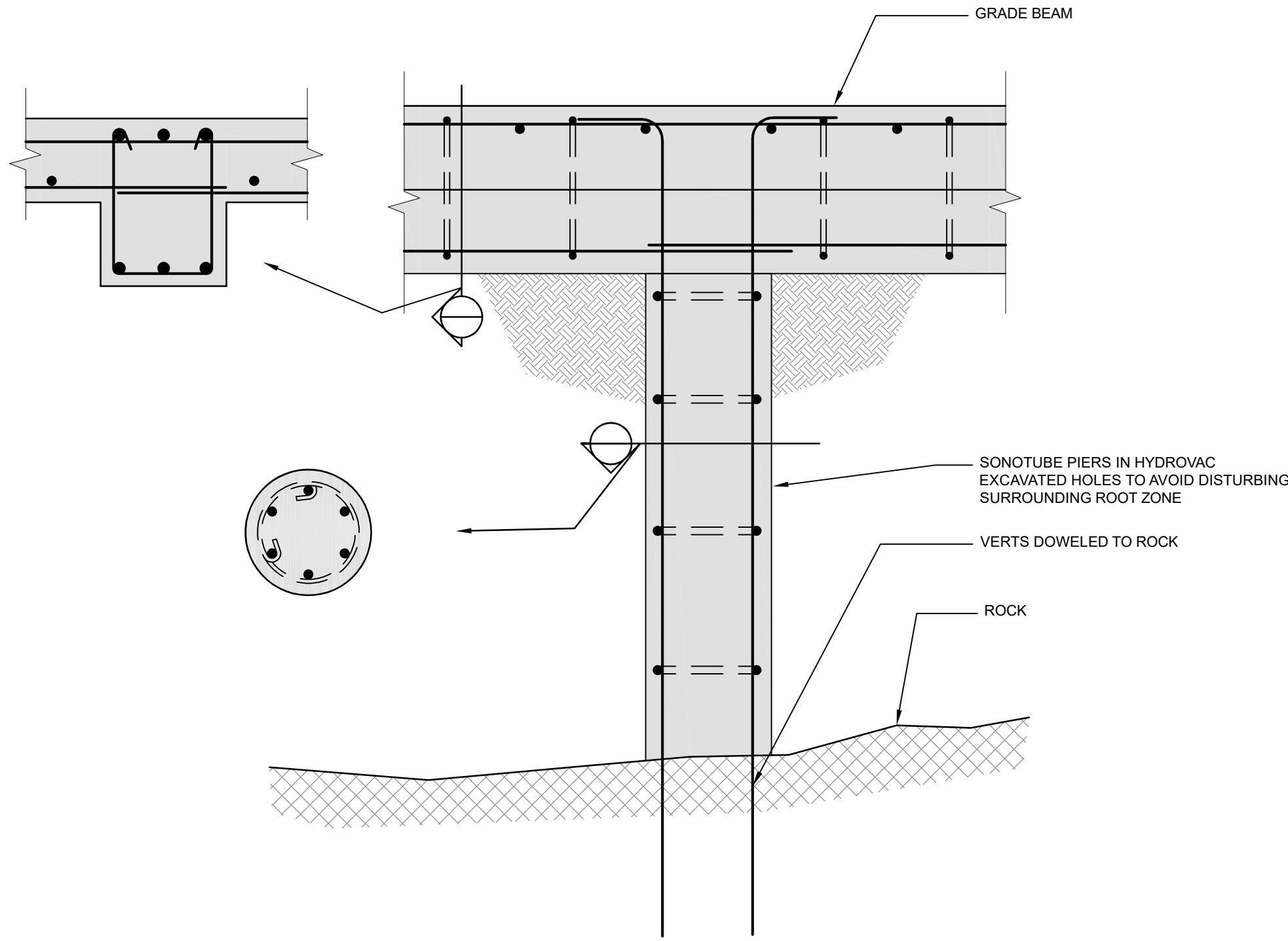
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Drawn By
MDK

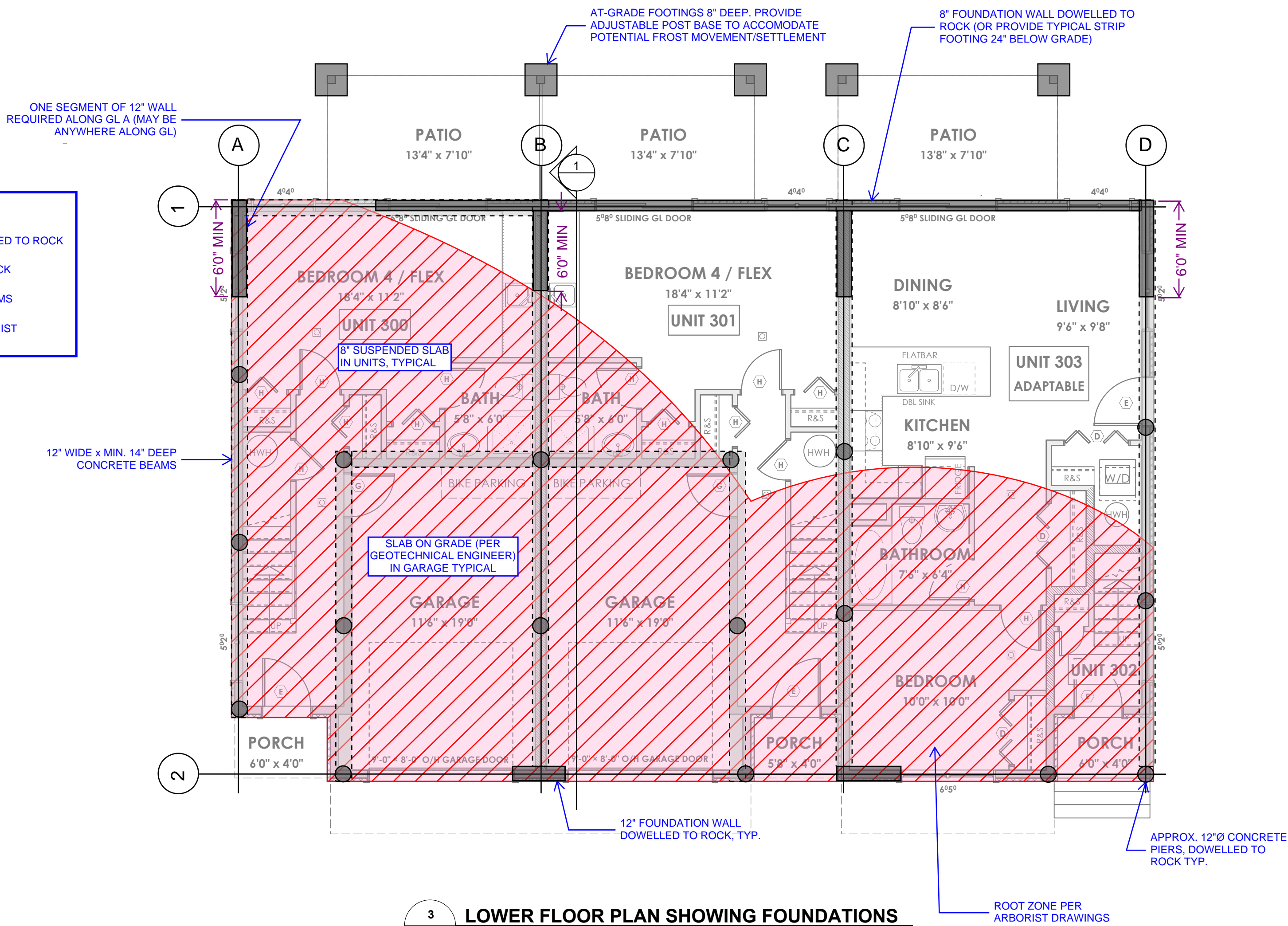
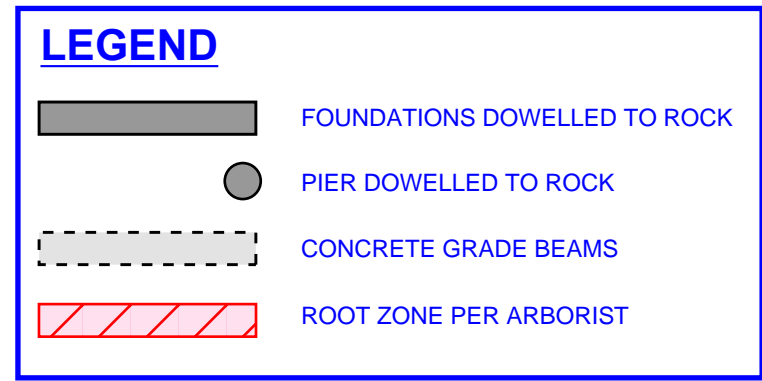
Page Number
A401



1 SECTION SHOWING FOUNDATIONS
A402 NTS



2 TYPICAL PIER DETAIL
A402 NTS



3 LOWER FLOOR PLAN SHOWING FOUNDATIONS
A402 3/16" = 1'-0"

Date

Aug 31, 2023

Project Address

515 Foul Bay Road

Prepared for

GMC Projects Inc.

Project #

8466

Scale

3/16" = 1'-0"

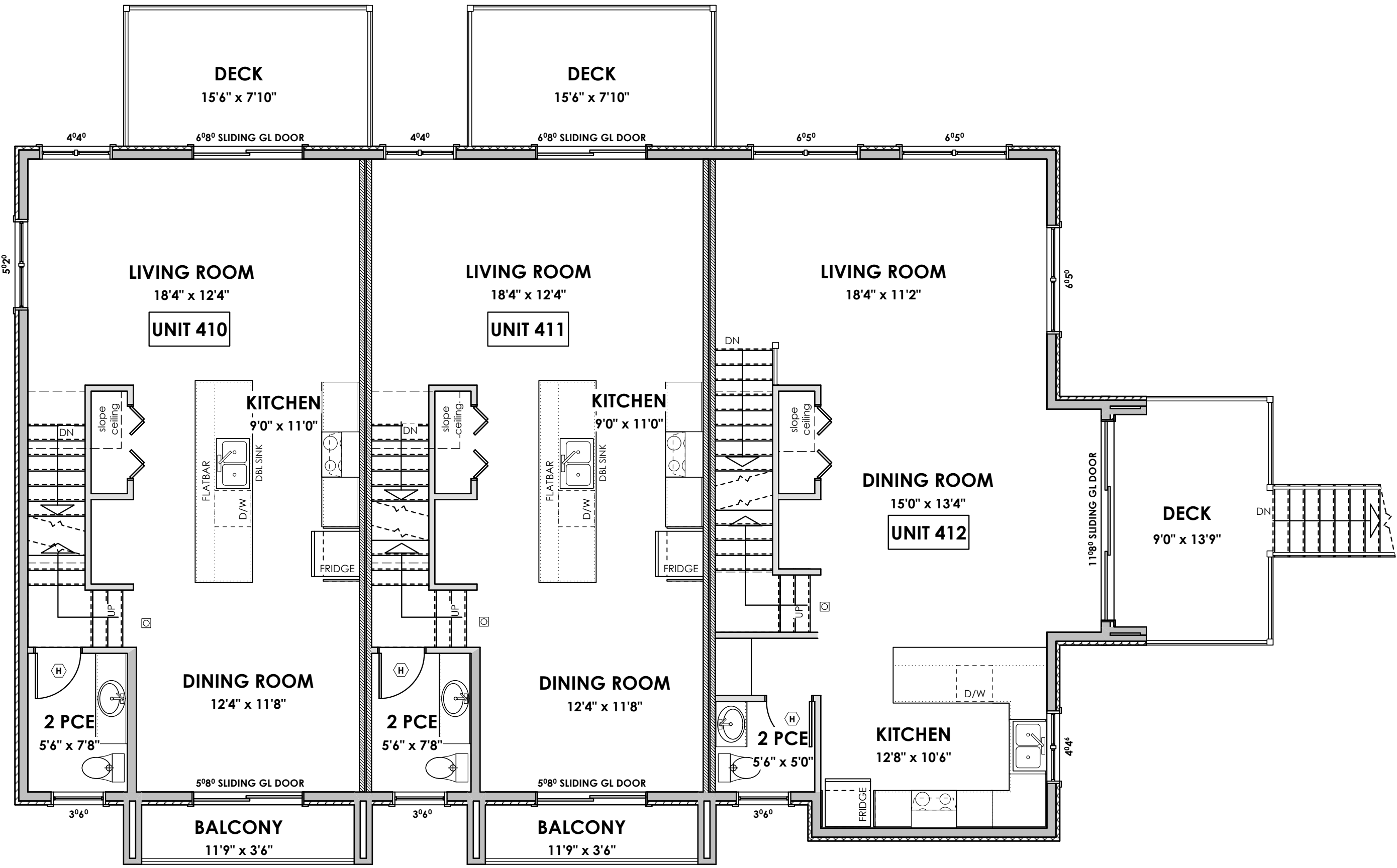
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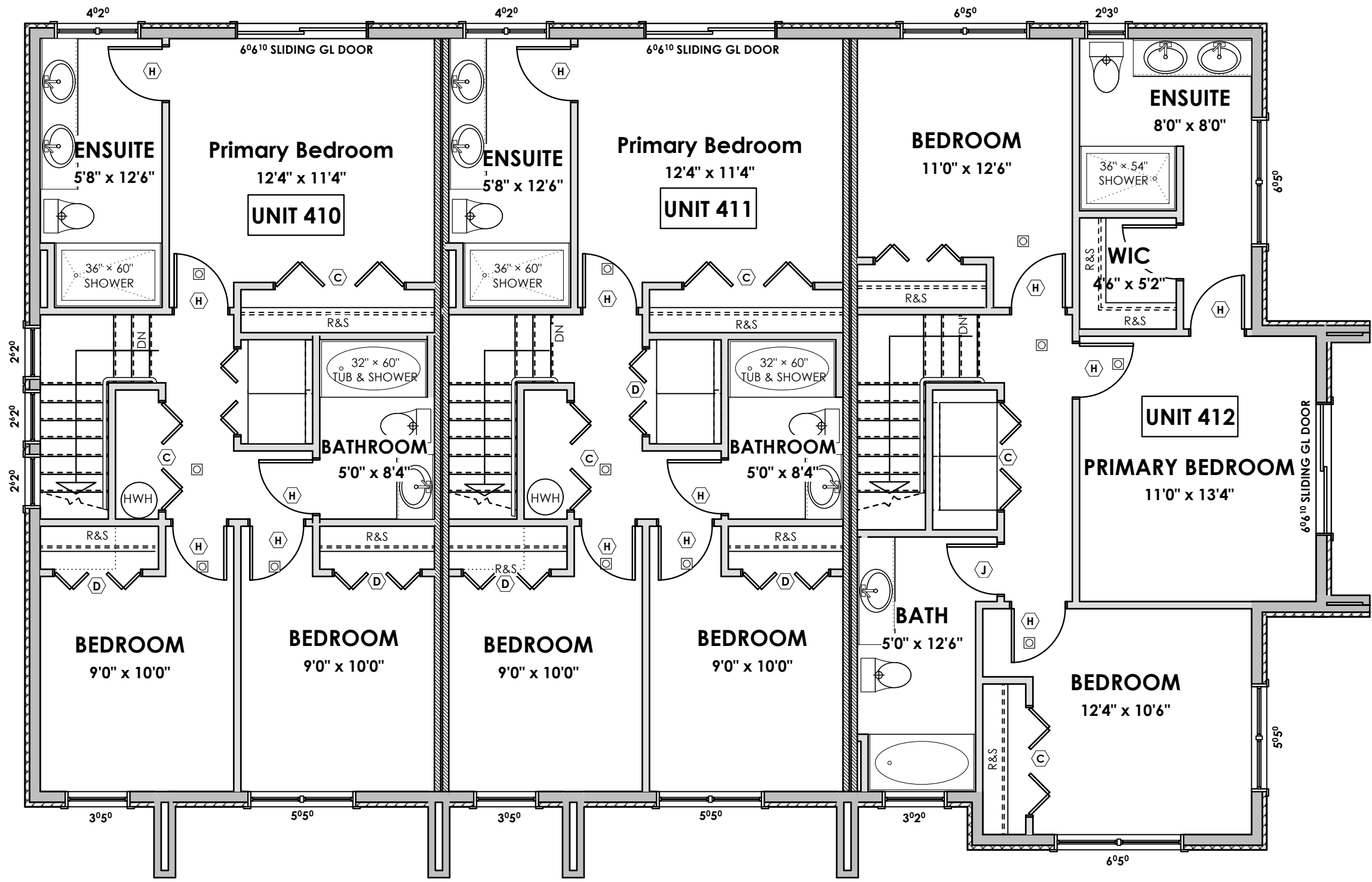
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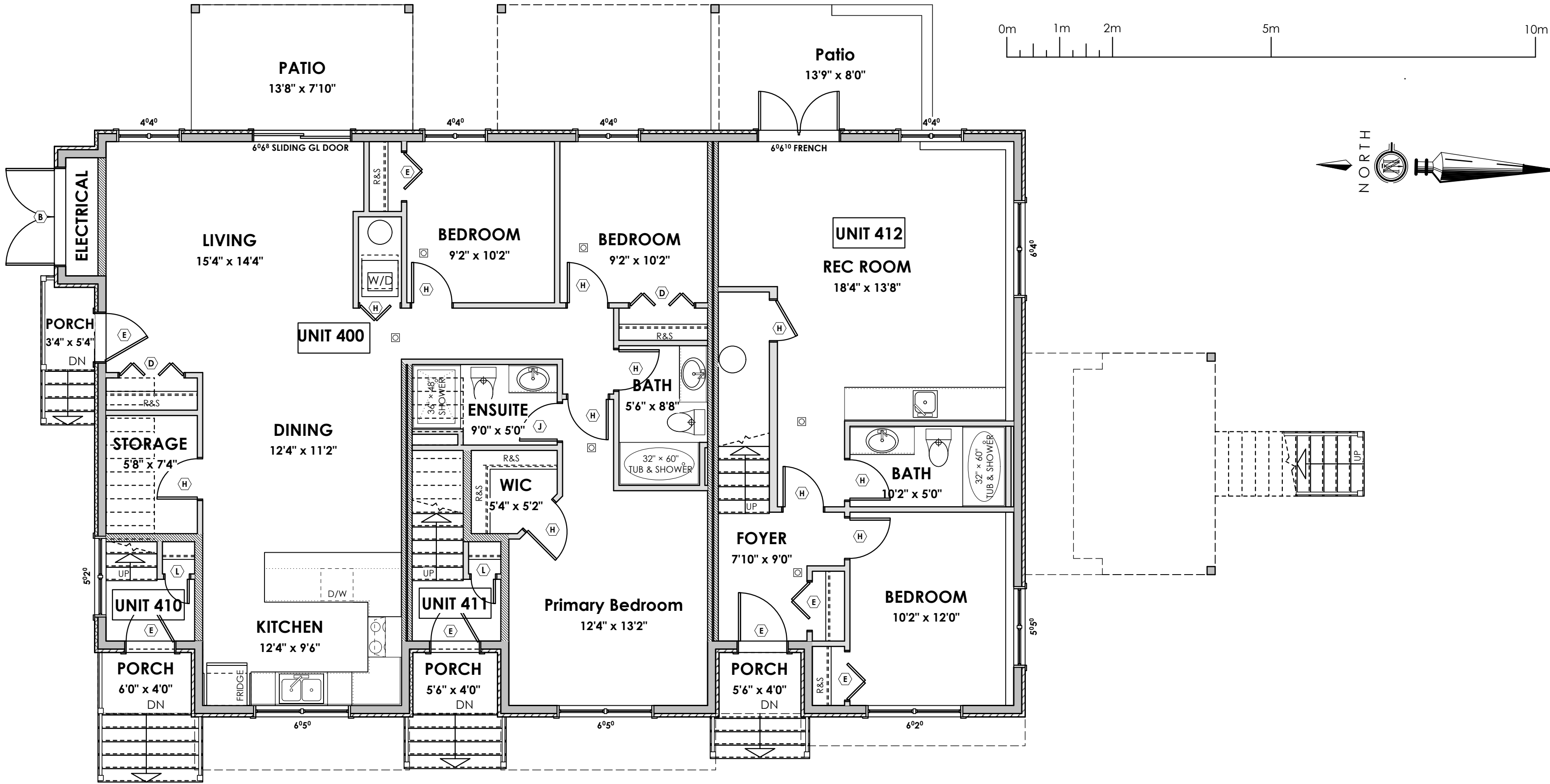
Rezoning & Development Permit Presentation



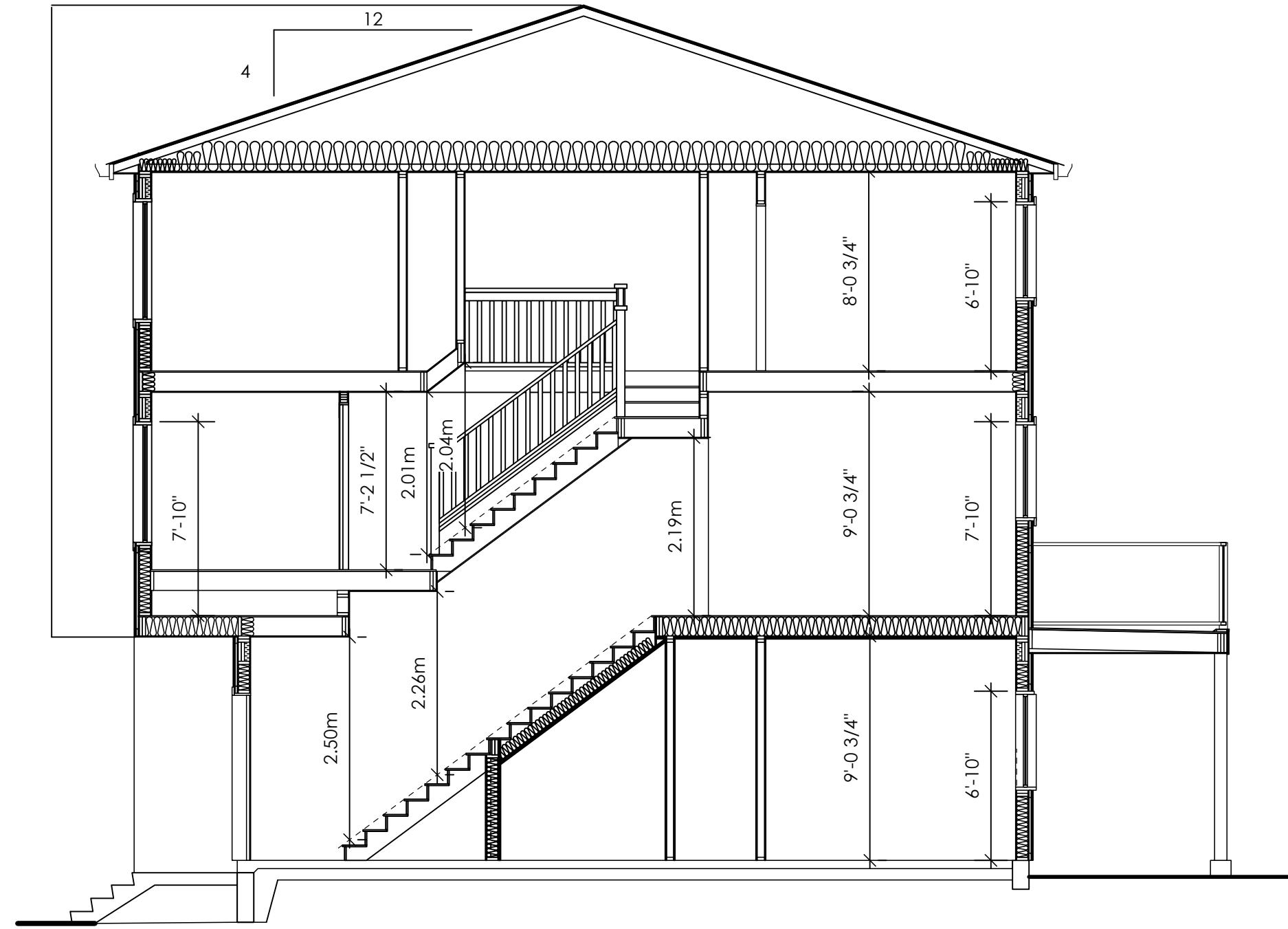
2 Main Floor Plan
A500 Scale: 3/16" = 1'-0"
Unit 410: 653.33 sq.ft. (60.70 sq.m.)
Unit 411: 665.00 sq.ft. (61.78 sq.m.)
Unit 412: 715.33 sq.ft. (65.50 sq.m.)
TOTAL: 2033.66 sq.ft. (188.93 sq.m.)



3 Upper Floor Plan
A500 Scale: 3/16" = 1'-0"
Unit 410: 653.33 sq.ft. (60.70 sq.m.)
Unit 411: 665.00 sq.ft. (61.78 sq.m.)
Unit 412: 715.33 sq.ft. (65.50 sq.m.)
TOTAL: 2033.66 sq.ft. (188.93 sq.m.)



1 Lower Floor Plan
A500 Scale: 3/16" = 1'-0"
DWELLINGS
Unit 400: 1170.99 sq.ft. (108.79 sq.m.)
Unit 410: 36.90 sq.ft. (3.43 sq.m.)
Unit 411: 58.44 sq.ft. (5.43 sq.m.)
Unit 412: 628.00 sq.ft. (58.34 sq.m.)
ELEC: 16.50 sq.ft. (1.53 sq.m.)
TOTAL: 1910.83 sq.ft. (177.52 sq.m.)



4 Cross-Section
A500 Scale: 3/16" = 1'-0"

DOOR SCHEDULE	
(A)	8'0" X 6'8" (96" X 80")
(B)	6'0" X 6'8" (72" X 80")
(C)	5'0" X 6'8" (60" X 80")
(D)	4'0" X 6'8" (48" X 80")
(E)	3'0" X 6'8" (36" X 80")
(F)	2'10" X 6'8" (34" X 80")
(G)	2'8" X 6'8" (32" X 80")
(H)	2'6" X 6'8" (30" X 80")
(J)	2'4" X 6'8" (28" X 80")
(K)	2'0" X 6'8" (24" X 80")
(L)	1'6" X 6'8" (18" X 80")

A500 BLOCK 4 FLOOR PLANS

Rezoning & Development Permit Presentation

Date

Aug 31, 2023

Project Address

515 Foul Bay Road

Prepared for

GMC Projects Inc.

Project #

8466

Scale

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MDK

Page Number

A500



1 West (Front) Elevation
A501 Scale: 3/16" = 1'-0"

2 South Elevation
A501 Scale: 3/16" = 1'-0"



3 East Elevation
A501 Scale: 3/16" = 1'-0"

4 North Elevation
A501 Scale: 3/16" = 1'-0"

FINISHES & MATERIALS	COLOURS
1 ROOF	CASCADIA METALS IRON ORE
2 METAL SIDING	CASCADIA METALS IRON ORE
3 HARDIE PANEL	SHERWIN WILLIAMS HIGH REFLECTIVE WHITE (SW 7757) OR SIMILAR
4 ALUMINIUM REVEALS AND RAILINGS	POWDER COATED BLACK
5 COMPOSITE SHINGLES	SHERWIN WILLIAMS KEYSTONE GRAY (SW 7504) OR SIMILAR
6 STONE OR STONE EFFECT	42 STONE ARBITUS FIELD STONE OR SIMILAR
7 BUILT UP WOOD COLUMN	SHERWIN WILLIAMS IRON ORE (SW 7069) OR SIMILAR
8 FINISHED GRADE	N/A
9 EXISTING GRADE	N/A
TRIM, GUTTERS, FASCIA, AND DOORS	SHERWIN WILLIAMS IRON ORE (SW 7069) OR KEYSTONE GRAY (SW 7504)

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
West							
Unit 400	34.42 sq.m.	4.06 m.	38.00 %	16.18 %	45 min.	A	B
Unit 410	40.73 sq.m.	4.07 m.	43.00 %	25.80 %	45 min.	A	B
Unit 411	38.25 sq.m.	4.08 m.	24.00 %	27.48 %	1 hour	A	B
Unit 412	60.39 sq.m.	3.71 m.	24.00 %	13.66 %	1 hour	A	B
East							
Unit 400	39.99 sq.m.	7.69 m.	100.00 %	20.68 %	45 min.	A	A
Unit 410	34.44 sq.m.	7.69 m.	100.00 %	27.24 %	45 min.	A	A
Unit 411	33.13 sq.m.	7.69 m.	100.00 %	28.31 %	45 min.	A	A
Unit 412	57.99 sq.m.	7.69 m.	100.00 %	24.50 %	45 min.	A	A
Electrical	57.99 sq.m.	7.99 m.	100.00 %	0.00 %	45 min.	A	A

¹TABLE COMPLIES WITH BCBC 9.10.14.4.(1)(a), 9.10.14.4.(7), and Table 9.10.14.5-A

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
South							
Unit 412	102.01 sq.m.	25.38 m.	100.00 %	24.69 %	45 min.	A	A
North							
Unit 400	21.70 sq.m.	2.37 m.	24.00 %	8.57 %	1 hr.	A	B
Unit 410	85.52 sq.m.	2.37 m.	18.00 %	4.13 %	1 hr.	A	B
Electrical	6.95 sq.m.	1.61 m.	18.00 %	0.00 %	1 hr.	A	B

¹TABLE COMPLIES WITH BCBC 9.10.14.4.(1)(a), 9.10.14.4.(7), and Table 9.10.14.5-A

¹ Type of Construction & Cladding Permitted:
A = Combustible
B = Non Combustible

Date
Aug 31, 2023

Project Address
515 Foul Bay Road

Prepared for
GMC Projects Inc.

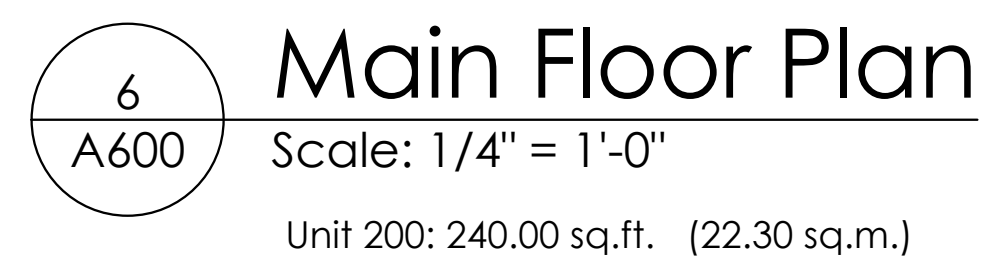
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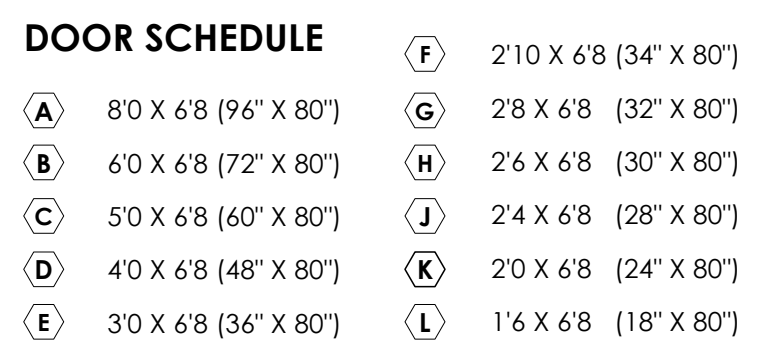
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Page Number
A501

Rezoning & Development Permit Presentation



	FINISHES & MATERIALS		COLOURS
1	ROOFING, FASCIA, AND METAL SIDING		CASCADIA METALS IRON ORE
2	COMPOSITE SHINGLES		SHERWIN WILLIAMS: KEYSTONE GRAY (SW 7504) OR SIMILAR
3	FINISHED GRADE		N/A
4	EXISTING GRADE		N/A



GENERAL NOTES:

- ALL WATER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVING BYLAW AND SUPPLEMENTARY DRAWING SPECIFICATION SCHEDULE B3-7 WATERWORKS, OR MMCD STANDARD DETAIL DRAWINGS AS INDICATED IN SERVING BYLAW, AS WELL AS THE LATEST VERSION OF THE BC PLUMBING CODE FOR ANY ONSITE WORKS.
- IF A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA (CoV) 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
- CONTRACTOR TO OBTAIN PERMIT FROM CITY OF VICTORIA PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE.
- DRIVEWAY DESIGN TO COMPLY WITH THE CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
- CONTRACTOR TO SWEEP PUBLIC ROADS AT END OF EACH WORKING DAY AND PROVIDE TRAFFIC CONTROL WHEN WORKING AT OR ADJACENT TO THE PUBLIC ROADWAY. EXCAVATIONS ARE TO BE FENCED TO PROTECT WORKERS AND PASSERS BY.
- RESTORE ANY PAVEMENT MARKINGS (TRAFFIC ARROWS, CROSSWALKS, ETC.) AFFECTED BY CONSTRUCTION TO THE CITY'S SATISFACTION.
- CONTRACTOR TO OBTAIN THE SERVICES OF A QUALIFIED ARBORIST, AND COORDINATE WORK WITH THE CITY OF VICTORIA PARKS DEPARTMENT REGARDING ANY WORK AROUND EXISTING TREES.
- CONTRACTOR TO MAINTAIN AN UP-TO-DATE SET OF REDLINE DRAWINGS FOR THE PREPARATION OF AS-CONSTRUCTED DRAWINGS. THE REDLINES ARE TO BE DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A BCLS AT THE CONTRACTORS EXPENSE.
- FOR BOULEVARD TREES, GRASS, AND IRRIGATION, CONFIRM TO CITY OF VICTORIA SCHEDULE B3-4 SUPPLEMENTARY DRAWINGS - PARKS, AND SCHEDULE C - SUPPLEMENTARY SPECIFICATIONS OF STREET TREES AND IRRIGATION.
- ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE AREA DRAINS OR ANY WATERCOURSES.
- ALL OFFSITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.

TRENCHING, EXCAVATING, BACKFILLING, AND ROADWORKS:

- CONTRACTOR TO EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEERS INSPECTION.
- CONTRACTOR TO ENSURE THAT ALL THE EXISTING SERVICES REMAIN IN OPERATION DURING CONSTRUCTION.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF VICTORIA AND/OR PRIVATE PROPERTY OWNER.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL GRADES.
- ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH CITY OF VICTORIA STANDARD DETAIL SPECIFICATIONS AND MMCD STD. DWG. NO. SS G4 AND MMCD SECTION 31 23 01.
- CONSTRUCT ALL ROADWAYS AS SHOWN ON THE TYPICAL SECTIONS AND DETAIL DRAWINGS.
- ALL PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16.
- ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH CITY OF VICTORIA SCHEDULE B3-1 SUPPLEMENTARY DRAWINGS - CONCRETE AND MMCD SECTION 03 30 20.
- ALL MOUNTABLE CURB (MC) TO BE CONSTRUCTED AS PER MMCD STD DWG C4.
- ALL GRANULAR BASE AND GRANULAR SUB-BASE TO BE IN ACCORDANCE WITH SECTION 31 05 17.
- CONTRACTOR SHALL RETAIN AND THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE AT A MINIMUM:
 - SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK IF REQUESTED
 - STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS IF REQUESTED
 - STANDARD PROCTOR DENSITY CURVES FOR APPROVED FILL MATERIALS IF REQUESTED
 - COMPACTION CONTROL TESTS FOR BACKFILL AND EMBANKMENT MATERIAL INCLUDING:
 - GRANULAR BASE (CURBS) - ONCE PER 50 LINEAL METRES
 - CONCRETE MIX DESIGN AND TESTING
 - CONCRETE STRENGTH TESTS (MINIMUM THREE SPECIMEN [ONE SET] CYLINDERS IN ACCORDANCE WITH CSA A23.1) FOR THE FOLLOWING:
 - CURB AND GUTTER - ONE SET PER 150 LINEAL METRES (MINIMUM ONE SET PER DAY DURING CONCRETE PLACING)
 - ASPHALT MIX DESIGN AND TESTING
 - ASPHALT TESTS FOR THE FOLLOWING:
 - CURRENT AGGREGATE GRADATION CURVE
 - COMPACTION - ONE CORE FOR EVERY 500sq.m PLACED, MAXIMUM THREE.

WATER:

- MAINTAIN A MINIMUM OF 1.0M HORIZONTAL CENTER TO CENTER AND 150MM CLEAR VERTICAL SEPARATION BETWEEN WATER SERVICES AND ELECTRICAL CONDUITS, GAS MAINS AND TELEPHONE.
- CITY OF VICTORIA FORCES SHALL MAKE ALL CONNECTIONS TO EXISTING WATER MAINS AT APPLICANT'S EXPENSE.
- CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO CITY OF VICTORIA FOR WORK REQUIRED.
- WHERE PRACTICAL, SERVICE LINES AND METER BOXES SHALL BE INSTALLED TO FINISHED GRADE, OUTSIDE OF DRIVEWAYS OR PAVED AREAS.
- CITY OF VICTORIA WATER FORCES SHALL CAP AND ABANDON THE EXISTING WATER SERVICE AT THE DEVELOPER'S EXPENSE.

SANITARY SEWER:

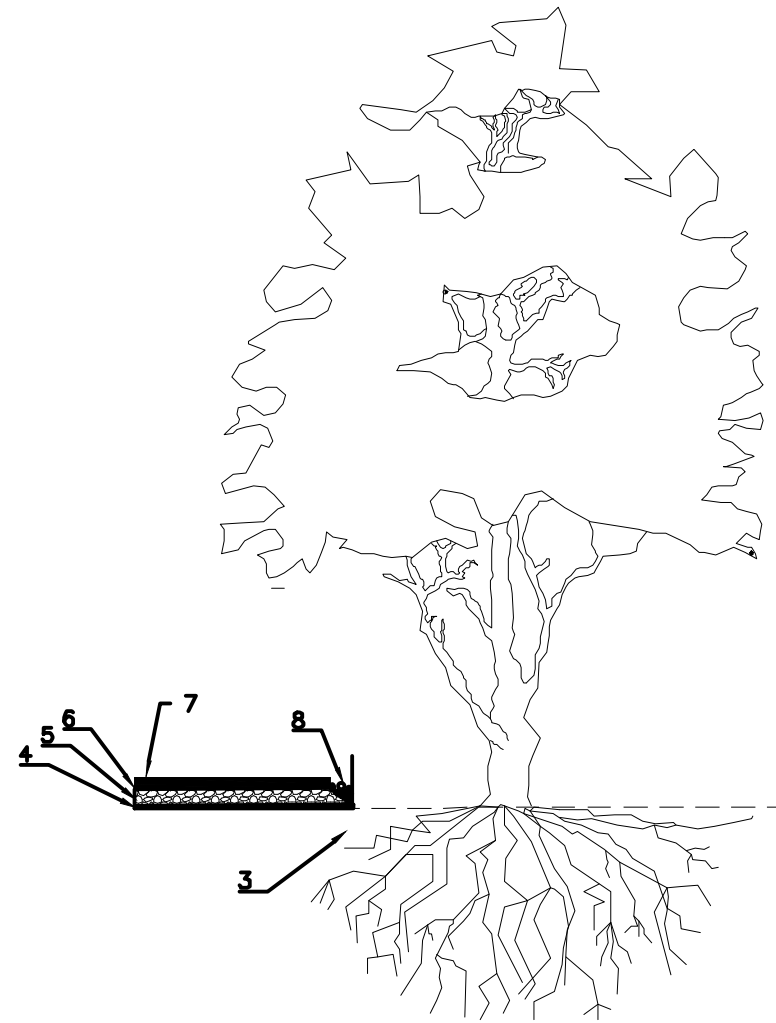
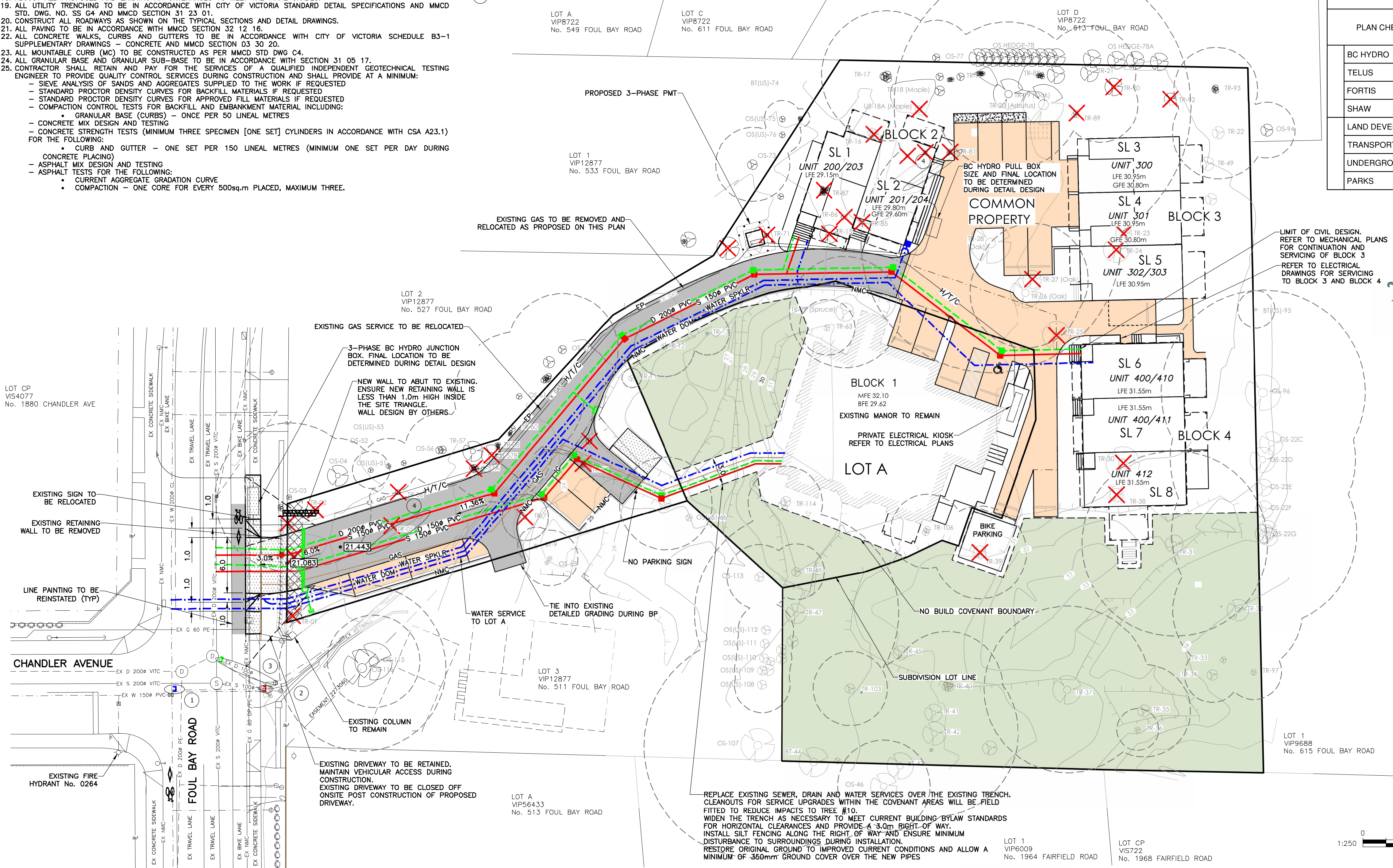
- SANITARY SERVICES TO BE SIZED DURING DETAILED DESIGN C/W INSPECTION CHAMBER AT (OR NEAR) PROPERTY LINE AS PER MMCD STANDARD DETAIL DRAWING NO. S7; TO BE INSTALLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
- CITY OF VICTORIA FORCES SHALL CAP AND ABANDON EXISTING SANITARY SEWER TO 515 FOUL BAY ROAD AT THE DEVELOPER'S EXPENSE. ENSURE SERVICE TO 511 FOUL BAY ROAD NEXT TO IT REMAINS ACTIVE.

STORM SEWER:

- DRAIN SERVICES TO BE SIZED DURING DETAILED DESIGN C/W INSPECTION CHAMBER AT PROPERTY LINE AS PER MMCD STANDARD DETAIL DRAWING NO. S8;
- CATCH BASINS IF REQUIRED TO BE CONSTRUCTED AS PER CITY OF VICTORIA SUPPLEMENTARY STANDARD DETAIL DRAWING SD S11A.
- CATCH BASIN LEADS TO BE 150mm PVC DR28 AND HAVE LEADS TO THE EXISTING MAIN. IF COVER IS LESS THAN 750MM, USE DUCTILE IRON PIPE.
- CITY OF VICTORIA FORCES SHALL CAP AND ABANDON EXISTING STORM SEWER SERVICE AT THE DEVELOPER'S EXPENSE. ENSURE SERVICE TO 511 FOUL BAY ROAD REMAIN ACTIVE.

HYDRO, TELEPHONE, CABLE, STREETLIGHTING AND GAS:

- CONTACT "BC 1 CALL" AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS GAS 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, SHAW CABLE OR OTHER UTILITIES WILL BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
- BC HYDRO, TELUS, SHAW CABLE OR FORTIS GAS FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC AND ARE SHOWN FOR REFERENCE ONLY. CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE. REFER TO UTILITY DRAWINGS FOR DETAILS.
- BC HYDRO SHALL REMOVE THE EXISTING HYDRO POLE AND ANCHOR AT THE DEVELOPER'S EXPENSE.



- MAINTAIN AS LARGE A SETBACK BETWEEN THE FILL ENCROACHMENT AND THE ROOT COLLAR OF THE TREE AS POSSIBLE.
- REVIEW ANY CANOPY CLEARANCE PRUNING REQUIREMENTS TO ACCOMMODATE VEHICLE OR PEDESTRIAN CLEARANCES (PRUNING TO BE PERFORMED TO ANSI A300 STANDARDS).
- EXCAVATE THE NEW FOOTPRINT OF THE DRIVEWAY OR SIDEWALK UNDER THE SUPERVISION OF THE PROJECT ARBORIST. EXCAVATION WILL BE LIMITED TO THE REMOVAL OF THE EXISTING SOD LAYER. EXCAVATION AROUND ROOT STRUCTURES MUST BE PERFORMED BY HAND, AIRSPADE, OR HYDROEXCAVATION.
- INSTALL A TWO-DIMENSIONAL (SUCH AS COMBGRID 30) OR THREE-DIMENSIONAL GEGRID REINFORCEMENT.
- INSTALL A 150mm DEPTH LAYER OF CLEAR CRUSHED GRAVEL (NO FINES) OVER THE CLEAR CRUSHED GRAVEL LAYER TO PREVENT FINE PARTICLES OF SAND FROM INFILTRATING THIS LAYER.
- THE BEDDING OR BASE LAYER AND NEW DRIVEWAY OR SIDEWALK SURFACE CAN BE INSTALLED DIRECTLY ON TOP OF THE FELTED FILTER FABRIC.
- FILL SLOPES - WHERE POSSIBLE INSTALL LOOSE STACKED BOULDERS TO REDUCE THE FOOTPRINT OF THE FILL SLOPES THAT ENROACH WITHIN THE CRITICAL ROOT ZONE. FILL SLOPE MATERIALS MUST BE PERMEABLE TO AIR AND WATER. DO NOT PILE FILL MATERIAL DIRECTLY AGAINST THE TRUNK OF A TREE.

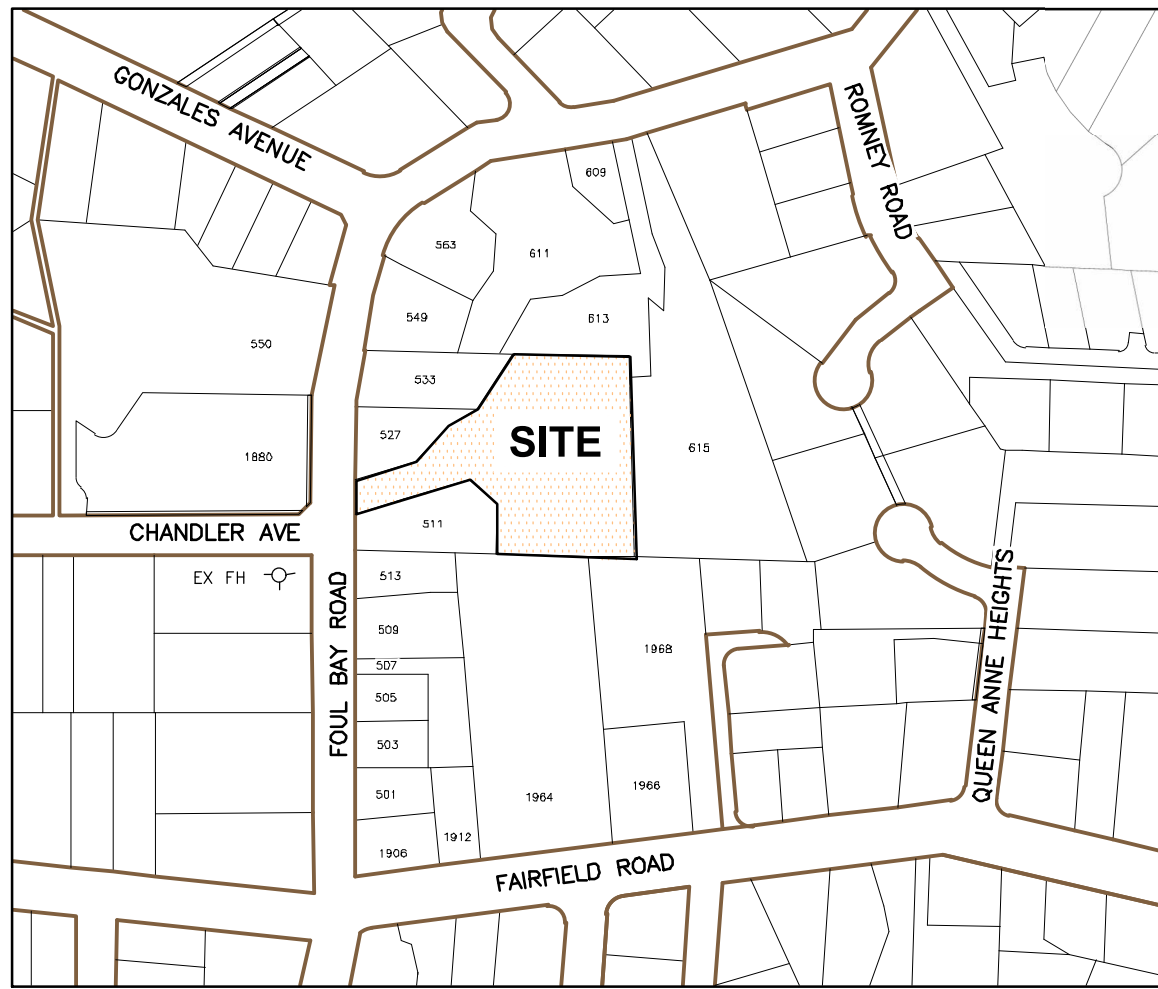
DETAIL HARD SURFACE ABOVE TREE ROOTS

WORKS AND SERVICES CHECK TABLE

PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
	NAME	SIGNATURE	
BC HYDRO			
TELUS			
FORTIS			
SHAW			
LAND DEVELOPMENT			
TRANSPORTATION			
UNDERGROUND			
PARKS			

LEGEND

	PERMEABLE PAVERS PER LANDSCAPE PLAN		TREE TO BE REMOVED
	NO BUILD COVENANT AREA		TREE TO BE RETAINED
	ASPHALT PAVEMENT		PRZ OF TREES TO BE RETAINED
	PERMEABLE SURFACING. SEE LANDSCAPE DRAWINGS FOR DETAILS		
	PROPOSED CONCRETE		



LOCATION PLAN
N.T.S.
PROPOSED DEVELOPMENT OF LOT A, VICTORIA DISTRICT, PLAN V12877
515 FOUL BAY ROAD

SEE LANDSCAPE DESIGN DRAWING PACKAGE FOR REVISED AND AGREED DRIVEWAY GEOMETRY, PARKING, MATERIALITY AND ACCESSIBILITY CONSIDERATIONS

ISSUED FOR APPROVAL

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION.

REQUEST LOCATE TICKETS AT

LEGEND - Proposed services shown in bold or colour

WATER	SEWER MANHOLE	HYDRANT	ASPHALT	GAS	NON-MTBLE CURB	NMC
SEWER	DRAIN MANHOLE	VALVE	CONCRETE	UNDERGROUND HYDRO/TEL/SHAW	MOUNTABLE CURB	MC
DRAIN	SEWER CLEANOUT	METER	GRAVEL	COBRA/DWIT LIGHT	FLAT CURB	FC
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK	ORNAMENTAL STREETLIGHT	BARRIER CURB	BC
CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT	POWER POLE	INVERT GUTTER	IG
HEADWALL	LOT PIN	TREE	ROAD SIGN	ANCHOR		
CATCHBASIN	LEAD PLUG	BUSHLINE				

REVISIONS

No.	DESCRIPTION	DATE
3	REVISED PER CITY OF VICTORIA COMMENTS	230911
2	REVISED PER CITY OF VICTORIA COMMENTS	230510
1	ISSUED FOR REZONING	220923

SEAL



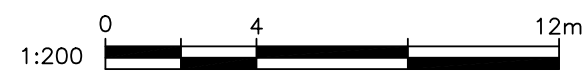
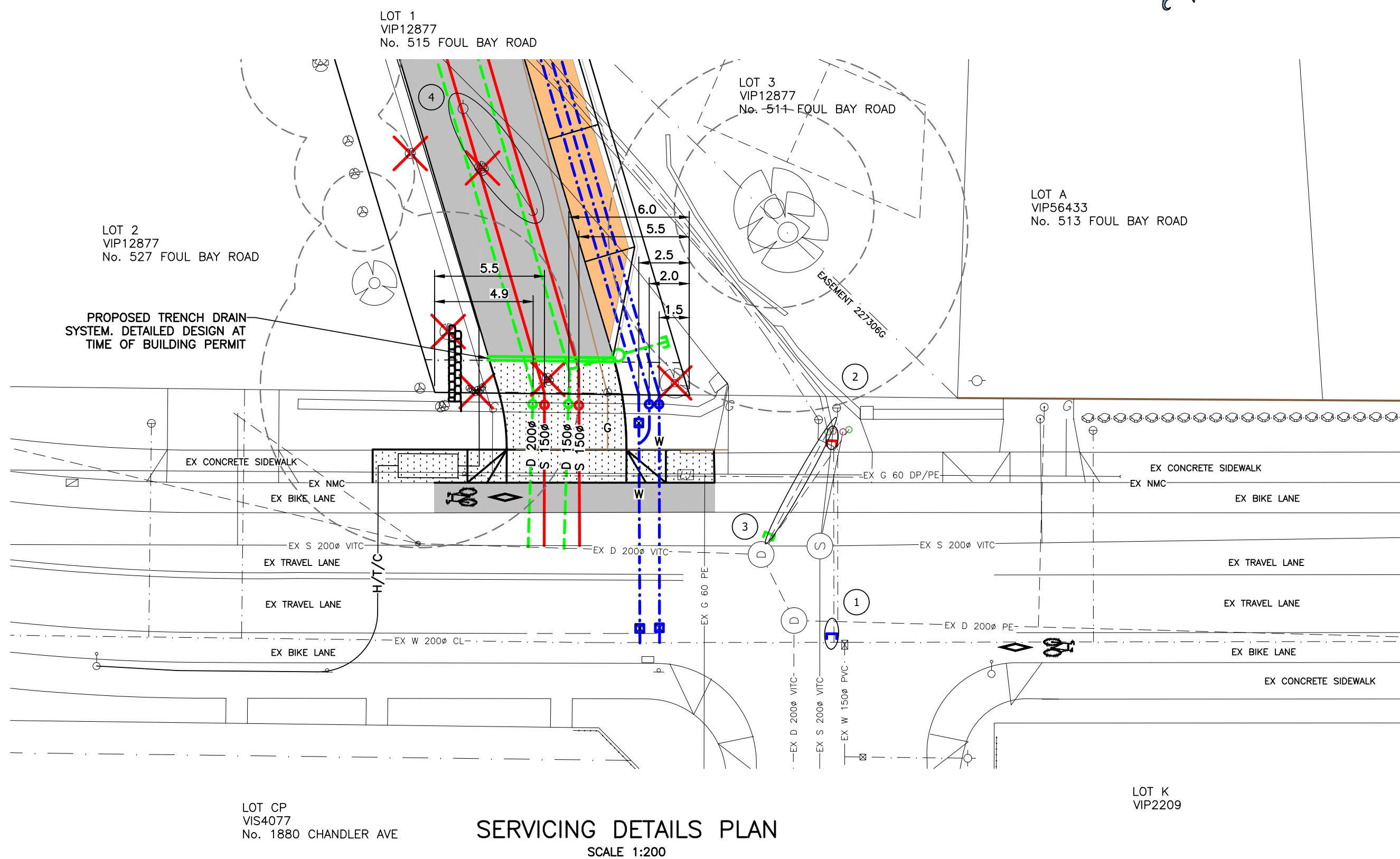
Pacific Vista Consulting Ltd.
3111 Woodpark Drive, Victoria, BC V8C 1P2
Telephone: 250-516-4143

DESIGNER	WRL
DATE	JULY 2022
B.M.	GCM 677849
ELEV.	20.546m
SCALE	H V

PROJECT PROJECT
515 FOUL BAY ROAD
GMC PROJECTS INC.
PRELIMINARY OVERALL CIVIL PLAN
GENERAL NOTES
AND KEYPLAN

PVC PROJECT NUMBER	22-154
GOVERNING AUTHORITY FILE No.	
SHEET	1 OF 2
DRAWING No.	C01
REV.	3

-
- SIGHT LINE CLEARANCE AS PER SCHEDULE C OF THE HIGHWAY ACCESS BYLAW 91-38
- OS-05
OS-04
OS-03
OS-02
OS-01
R-01
- 3.0
3.0
3.0
- FOUL BAY ROAD
- SIGHT LINE DETAILS
SCALE 1:200



ISSUED FOR APPROVAL

<div>THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATION SHALL BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION</div> <div>REQUEST LOCATE TICKETS AT</div> <div><div>BC11C</div><div>Dig Shaw</div></div>	<div>LEGEND – Proposed services shown in bold or colour</div> <table><tr><td>WATER</td><td>SEWER MANHOLE</td><td>HYDRANT</td><td>ASPHALT</td><td>GAS</td><td>NON-MTBLE CURB</td><td>NMC</td><td></td><td></td><td></td><td></td></tr><tr><td>SEWER</td><td>SEWER MANHOLE</td><td>VALVE</td><td>CONCRETE</td><td>UNDERGROUND HYDRO/TEL/SWAW</td><td>MOUNTABLE CURB</td><td>MC</td><td></td><td></td><td></td><td></td></tr><tr><td>DRAIN</td><td>DRAIN CLEANOUT</td><td>METER</td><td>GRAVEL</td><td>COBRRA/DANT LIGHT</td><td>FLAT CURB</td><td>FC</td><td></td><td></td><td></td><td></td></tr><tr><td>DITCH/SWALE</td><td>DRAIN CLEANOUT</td><td>REDUCER</td><td>BRICK</td><td>ORNAMENTAL STREETLIGHT</td><td>BARRIER CURB</td><td>BC</td><td></td><td></td><td></td><td></td></tr><tr><td>CULVERT</td><td>MONUMENT</td><td>FLUSH</td><td>EDGE OF PAVEMENT</td><td>POWER POLE</td><td>INVERT GUTTER</td><td>IG</td><td></td><td></td><td></td><td></td></tr><tr><td>HEADWALL</td><td>LOT PIN</td><td>TREE</td><td>ROAD SIGN</td><td>ANCHOR</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>CATCHBASIN</td><td>LEAD PLUG</td><td>BUSHLINE</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>										WATER	SEWER MANHOLE	HYDRANT	ASPHALT	GAS	NON-MTBLE CURB	NMC					SEWER	SEWER MANHOLE	VALVE	CONCRETE	UNDERGROUND HYDRO/TEL/SWAW	MOUNTABLE CURB	MC					DRAIN	DRAIN CLEANOUT	METER	GRAVEL	COBRRA/DANT LIGHT	FLAT CURB	FC					DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK	ORNAMENTAL STREETLIGHT	BARRIER CURB	BC					CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT	POWER POLE	INVERT GUTTER	IG					HEADWALL	LOT PIN	TREE	ROAD SIGN	ANCHOR								CATCHBASIN	LEAD PLUG	BUSHLINE										<div>SEAL</div> <div><div>PROFESSIONAL ENGINEER</div><div>2024-02-20</div><div>EGBC Permit 1003327</div></div>	<div>Pacific Vista Consulting Ltd.</div> <div>3111 Woodpark Drive, Victoria, BC V8C 1P2</div> <div>Telephone: 250-516-4143</div>	<div>DESIGNER</div> <div><div>WRL</div><div>CIVIL DESIGN SERVICES</div><div>TEL: (250)686-2967</div><div>WRLCIVILDesign@gmail.com</div></div>	<div>PROJECT PROJECT</div> <div>515 FOUL BAY ROAD</div> <div>GMC PROJECTS INC.</div> <div>PRELIMINARY CIVIL DETAILS</div>	<div>PVC PROJECT NUMBER</div> <div>22-154</div> <div>GOVERNING AUTHORITY FILE No.</div>
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PRECEDENT IMAGES



STAGGERED FENCE PANEL WILDLIFE CORRIDIOR



CHILDREN'S FOREST HOUSE
(RECLAIMED MATERIALS)



APIARY AND BEEKEEPING



1.8M HT. WOOD FENCE

Recommended Nursery Stock

Trees

Total: 31

Botanical Name
Acer circinatum
Acer griseum
Acer macrophyllum
Magnolia x brooklynensis "Yellow Bird"
Quercus garryana
Robinia frisia

Common Name
Vine Maple
Paperbark Maple
Big Leaf Maple
Yellowbird Magnolia
Garry Oak
Golden Locust

Size
2m (Single Stem)
6cm cal.
6cm cal.
6cm cal.
6cm cal.
6cm cal.

Large Shrubs

Total: 133

Botanical Name
Hydrangea Quercifolia
Mahonia aquifolium
Oemleria cerasiformis
Rhododendron macrophyllum
Ribes sanguineum

Common Name
Oak Leaf Hydrangea
Tall Oregon Grape
Indian Plum
Pacific Rhododendron
Red Flowering Currant

Size
5 pot
5 pot
5 pot
5 pot
5 pot

Medium Shrubs

Total: 54

Botanical Name
Azalea japonica "Herbert"
Rosa rugosa
Symphoricarpos albus

Common Name
Herbert Evergreen Azalea
Saltspray Rose
Snowberry

Size
#3 pot
5 pot
5 pot

Small Shrubs

Total: 199

Botanical Name
Cornus stolonifera "Kelsey"
Gaultheria shallon
Mahonia nervosa

Common Name
Kelsey Dogwood
Salal
Low Oregon Grape

Size
#1 pot
#1 pot
#1 pot

Perennials, Annuals and Ferns

Total: 172

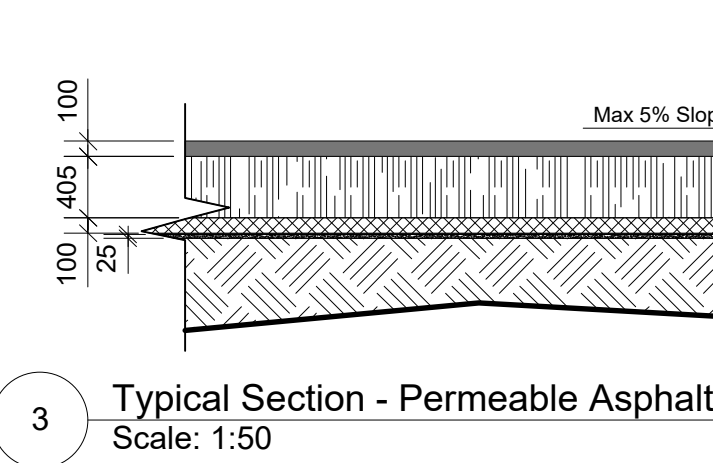
Botanical Name
Blechnum spicant
Helictotrichon sempervirens
Polystichum munitum

Common Name
Deer Fern
Blue Oat Grass
Sword Fern

Size
#1 pot
#1 pot
#1 pot

Notes:

1. All work to be completed to current Canadian Landscape Standards
2. All soft landscape to be fully and sufficiently irrigated during establishment to ensure plant survival



3 Typical Section - Permeable Asphalt
Scale: 1:50

5 - Garry Oak trees in existing planting bed. Open space to have bark mulch added to suppress weed growth
Existing trees on adjacent property to be retained (Typ.)

2 - Garry Oak trees
1 - Garry Oak tree

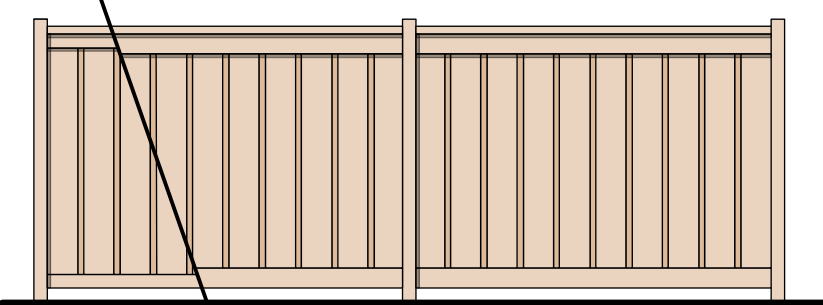
Stacked boulder retaining wall. See detail (1)

New entry columns with lighting

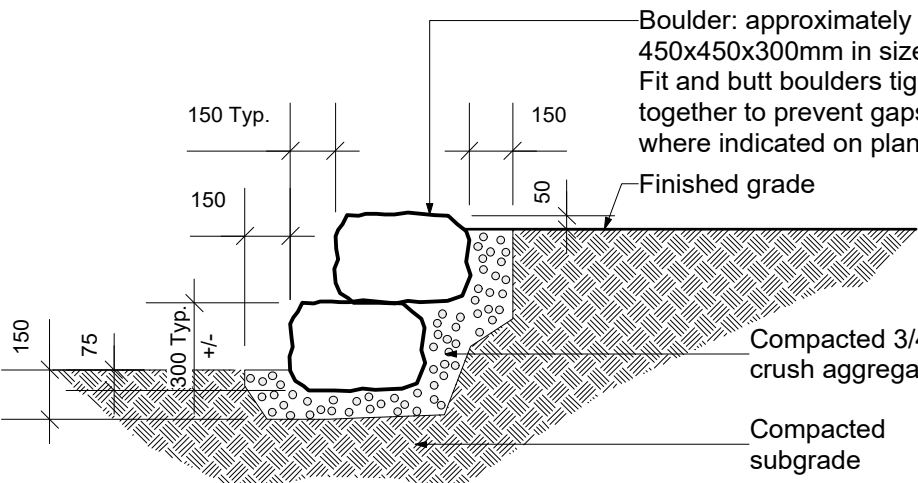
Existing rock wall partially removed to accommodate new driveway

Shade tolerant seeded meadow mix at edge of drive aisle and parallel parking areas (Typ.)

1 - Bigleaf Maple tree



2 1800mm Ht. Cedar Privacy Fence
Scale: 1:50



1 Boulder Retaining Wall - Typical Section
Scale: 1:25



6 - Class B Bike parking stalls

Existing mature tree to be retained in center of courtyard. Bark mulch added at base of trunk

Courtyard at center of proposed buildings supports vehicle parking and is intended to serve as a future shared flexible-use amenity space for residents. Permeable asphalt surfacing preserves water infiltration to support existing trees

Retained trees along north property line with wood chip mulch below

1M width access paths provide access to rear unit entrances and maintenance access to planting beds (Typ.)

Wood chip access path along eastern property line

1 - Paperbark Maple tree

3 - Bigleaf Maple trees where gaps in existing tree canopies allow

1 - Vine Maple tree
Shade tolerant seeded meadow mix at edge of courtyard parking areas (Typ.)

1 - Paperbark Maple tree

2 - Vine Maple trees

1 Garry Oak Tree

Accessible entry path to suites (permeable asphalt)

New 1800mm ht. fence along east property line

Patios feature rectilinear concrete unit pavers and provide access to rear unit entrances

1 - Paperbark Maple tree

Areas of existing vegetation to be retained. Invasives to be removed, trees and large shrubs to be pruned as necessary to support longterm health of retained species (Typ.)

Ground level garden patios feature large format concrete pavers set in aggregate (Typ.)

450-750mm wide wood chip garden path splits around retained mature trees as necessary (Typ.)

1 - Garry Oak tree

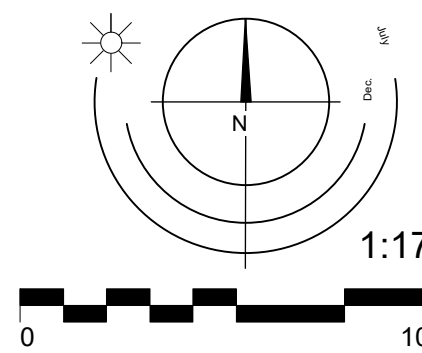
3 - Garry Oak trees planted within covenant area

Wood chip garden path expands to allow small seating nodes where possible without impacting the adjacent sensitive landscape

Extent of No Build Covenant Area

6' Cedar Fence (Typ. partial west property line, south property line, east property line)

Garden bench at termination of trail in southeastern corner of site



FEB 8-24
MAY 18-23
SEP 22-22
SEP 15-22
AUG 18-22
AUG 01-22
JAN 21-22
DEC 16-21
SEPT 17-21

515 Foul Bay Road | Landscape Concept Plan



LADR LANDSCAPE ARCHITECTS

Project No: 2119 Aug-19-21

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598 0105

TREE INVENTORY TABLE

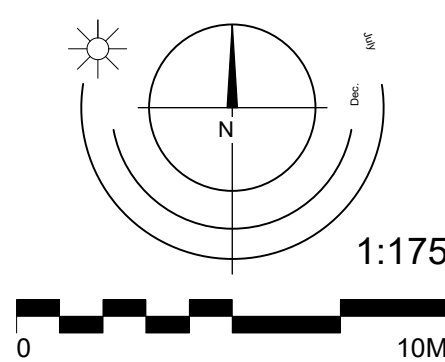
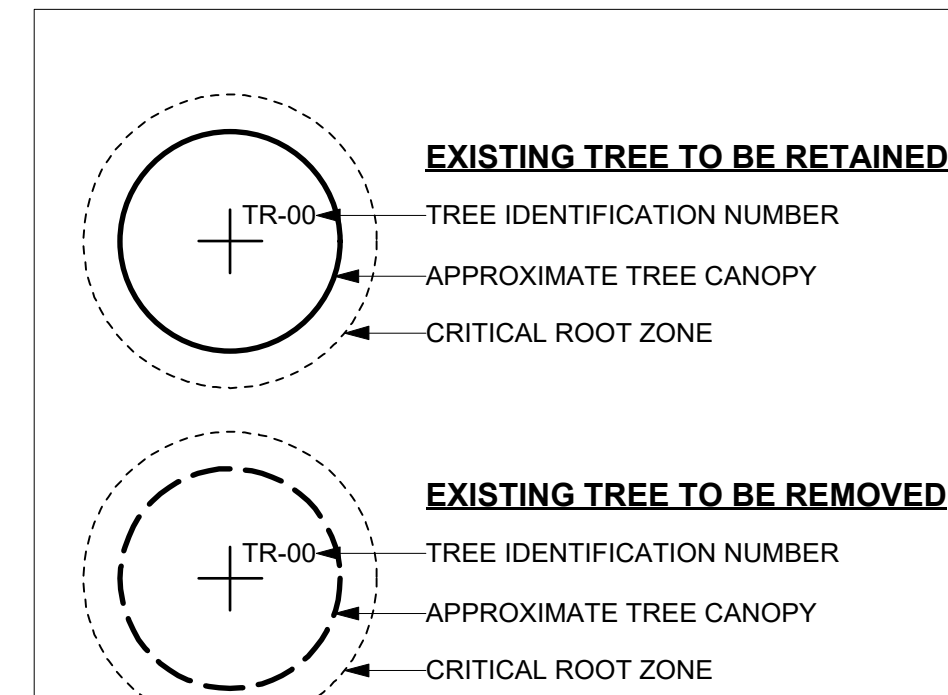
G&A Tree ID	Common Name	DBH (cm)	PRZ (m)	Structural Condition	Health	Location	Retention Suitability	Sp. Res.	Regulatory Status	Action	Rationale/ Comments
1	Big Leaf Maple	38	6	fair	fair	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Poor specimen. Replace with more resilient sp for this location.
2	Plum	74	6	good	good	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new dw, svcs or parking
3 (OS)	Douglas fir	51	8	good	fair	OFF-SITE	SUITABLE	fair	Protected	RETAIN	
4 (OS)	Oriental spruce	61	8	good	good	OFF-SITE	SUITABLE	fair	Protected	RETAIN	
5	Plum	52	5	fair	poor	ON-SITE	UNUSABLE	fair	Protected	REMOVE	Conflicts with new dw, svcs or parking
6	Plum	47	4	poor	poor	ON-SITE	UNUSABLE	fair	Protected	REMOVE	Conflicts with new dw, svcs or parking
7	Garry oak	16	2	good	good	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new dw, svcs or parking
8	Sycamore maple	51	6	good	good	ON-SITE	SUITABLE	good	Protected	RETAIN	
9 (BT)	Garry oak	12	2	good	good	BOUNDARY	SUITABLE	fair	Protected	RETAIN	
10	Garry oak	32	5	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	
11	Garry oak	10	1	good	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Under utility lines
12	Garry oak	20	3	fair	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Under utility lines
13	Garry oak	13	2	fair	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Under utility lines
15	Arbutus	38	6	poor	poor	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction
16	Garry oak	8	4	fair	fair	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction
17	Garry oak	80	7	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	Heavy ivy threatening tree
18	Sycamore maple	30	4	fair	fair	ON-SITE	SUITABLE	good	Protected	RETAIN	
19	Garry oak	62	8	fair	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Narrow stem attachment with included bark
20	Arbutus	122	16	good	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Included electrical cord
21	Garry oak	36	5	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	
22	Plum	32	5	fair	fair	ON-SITE	UNUSABLE	fair	Protected	RETAIN	
22 c (OS)	Garry oak	62	8	good	good	OFF-SITE	SUITABLE	fair	Protected	RETAIN	Offsite tree - no tag
22 d (OS)	Monterey cypress	68	10	good	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Offsite tree - no tag
22 e (OS)	Monterey cypress	46	7	good	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Offsite tree - no tag
22 f (OS)	Monterey cypress	48	7	good	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Offsite tree - no tag
22 g (OS)	Monterey cypress	118	10	fair	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Offsite tree - no tag
23	Garry oak	43	6	good	good	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction
24	Garry oak	71	9	good	good	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction
25	Garry oak	75	10	good	good	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction
26	Garry oak	73	9	good	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Conflicts with new construction
27	Garry oak	47	6	fair	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	
28	Garry oak	105	14	fair	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	
29	Oriental spruce	49	6	good	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Close to main structure.
30	Garry oak	84	13	fair	good	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction
31	Garry oak	91	10	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	
32	Garry oak	76	7	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	
33	Garry oak	16	2	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	
34	Garry oak	21	3	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	
35	Royal walnut	30	5	good	fair	ON-SITE	SUITABLE	poor	Protected	RETAIN	
36	Garry oak	14	2	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	
37	Garry oak	70	9	good	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	
38	Garry oak	69	7	fair	fair	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction
39	Mountain ash	90	9	fair	poor	ON-SITE	SUITABLE	poor	Protected	RETAIN	Owner wishes to retain this tree
40	Rear	55	7	good	good	ON-SITE	SUITABLE	good	Protected	RETAIN	
41	Sitka spruce	57	7	good	fair	ON-SITE	SUITABLE	good	Protected	RETAIN	
42	Sitka spruce	57	9	dead snag	dead	ON-SITE	UNUSABLE	good	Protected	RETAIN	No action req'd at this time.
43 (BT)	Western Red cedar	68	10	good	good	BOUNDARY	SUITABLE	poor	Protected	RETAIN	Boundary tree
44 (BT)	Western Red cedar	78	12	good	good	BOUNDARY	SUITABLE	poor	Protected	RETAIN	Boundary tree
45	Western Red cedar	40	12	dead	dead	ON-SITE	UNUSABLE	poor	Protected	RETAIN	No action req'd at this time.
46 (OS)	Western Red cedar	35	6	fair	fair	OFF-SITE	SUITABLE	poor	Protected	RETAIN	
47	Western Red cedar	101	13	fair	poor	ON-SITE	UNUSABLE	poor	Protected	RETAIN	In decline
48	Garry oak	22	3	fair	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	
49	English holly	35	4	good	good	ON-SITE	UNUSABLE	good	Protected	REMOVE	Conflicts with new construction
51 (OS-US)	English holly	12	1	fair	fair	OFF-SITE	UNUSABLE	good	Unprotected	RETAIN	Provides screening
53 (OS-US)	English holly	26	2	fair	good	OFF-SITE	UNUSABLE	good	Unprotected	RETAIN	Provides screening
56 (OS)	English holly	46	4	fair	good	OFF-SITE	UNUSABLE	good	Unprotected	RETAIN	Provides screening
57	Plum	60	6	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	
60	Laburnum	45	4	poor	poor	ON-SITE	UNUSABLE	fair	Protected	RETAIN	
61 (OS)	Portuguese laurel clump	76	7	fair	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	6 stems, 10 - 28cm in dbh
62 (OS)	Portuguese laurel clump	67	6	fair	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	8 stems, 10 - 25cm in dbh
63	English hawthorn	36	3	fair	poor	ON-SITE	UNUSABLE	good	Protected	RETAIN	
64	English hawthorn	38	3	fair	fair	ON-SITE	UNUSABLE	good	Protected	REMOVE	Conflicts with parking
65 (OS)	Garry oak	35	3	good	good	OFF-SITE	SUITABLE	fair	Protected	RETAIN	
71	Portuguese laurel	85	6	poor	poor	ON-SITE	UNUSABLE	good	Protected	RETAIN	Poor condition, invasive sp. Bdg conflict
73 (OS)	Red elm	32	4	good	good	OFF-SITE	SUITABLE	fair	Protected	RETAIN	
74 (OS-US)	Red cedar	12	2	good	fair	OFF-SITE	SUITABLE	good	Unprotected	RETAIN	
77 (OS)	Lawson cypress	58	8	good	fair	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Row of 11 mature cypress, 15 - 34cm dbh
78 (OS)	Lawson cypress hedge	8	8	fair	fair	OFF-SITE	SUITABLE	poor	Protected	RETAIN	
78a (OS-US)	Red cedar hedge	50	4	good	good	OFF-SITE	SUITABLE	poor	Unprotected	RETAIN	Row of 4 trees, 5 - 20cm dbh

SOIL TABLE

		Replacement Trees Proposed				Soil Volume Required (m3)					
Planting Area ID	Area (M2)	Soil Volume multiplier*	Estimated soil Volume	# Small	# Medium	# Large	Small	Medium	Large	Total **	
1	10.77	1.00	10.77	1.0				8.0	8.00	8.0	
2	240.55	1.00	240.55				8.0		240.0	240.0	
3	65.25	0.92	60.03				2.0		60.0	60.0	
4	101.55	1.00	101.55	3.0			2.0	18.00	60.0	78.0	
5	69.70	1.00	69.70	1.0			1.0	8.00	35.0	43.0	
6	116.10	1.00	116.10	4.0			2.0		60.0	84.0	
7	8.90	1.00	8.90	1.0			1.0	8.00	35.0	43.0	
8	35.00	0.92	32.05				1.0	0.00	35.0	35.0	
9	38.10	0.92	35.05				1.0		35.0	35.0	
10	66.50	1.00	66.50				2.0		60.0	60.0	
11	35.00	1.00	35.00				1.0		35.0	35.0	
12	8.80	1.00	8.80					8.00		8.0	
Offsite (Excluding City Property)											
Planting Area OS-A-X							E	F	G	TOTAL	
Offsite (Excluding City Property)											
Calculation							IF B > 1, B x 8 IF C > 1, C x 20 IF D > 1, D x 35 IF E > 1, E x 6				E + F + G

* 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.

TREE LEGEND



515 Foul Bay Road | Tree Replacement Plan

TREE PIT LEGEND

TP23-01: Bedrock @ 1.7M depth	TP23-04: Bedrock @ 0.2M depth
TP23-02: Bedrock @ 1.2M depth	TP23-05: Bedrock @ 1.1M depth
TP23-03: Bedrock @ 1.6M depth	TP23-06: Bedrock @ 1.6M depth

79 (US)	English laurel clump	50	3	fair	good	ON-SITE	SUITABLE	good	Unprotected	RETAIN	20 stems ranging in dbh from 10 - 20cm;
80 (US)	Laburnum	12	2	fair	fair	ON-SITE	SUITABLE	fair	Unprotected	RETAIN	Count as replacement
81	Laburnum	34	3	poor	poor	ON-SITE	UNUSABLE	fair	Protected	REMOVE	Poor condition; conflicts with new construction
85	Red cedar	30	3	dead snag	dead	ON-SITE	SUITABLE	good	Protected	REMOVE	Conflicts with new construction
86	Red cedar	31	3	dead snag	dead	ON-SITE	SUITABLE	good	Protected	REMOVE	Conflicts with new construction
87	English hawthorn	42	4	poor	poor	ON-SITE	UNUSABLE	good	Protected	REMOVE	Conflicts with new construction
88 (US)	English laurel clump	53	3	poor	good	ON-SITE	SUITABLE	good	Unprotected	RETAIN	11 stems ranging in dbh from 10 - 20cm;
90	Plum	40	6	poor	poor	ON-SITE	UNUSABLE	fair	Protected	REMOVE	Poor condition, invasive sp.
92	Plum	88	8	poor	poor	ON-SITE	UNUSABLE	fair	Protected	REMOVE	Poor condition, invasive sp.
93	English laurel	60	4	fair	good	ON-SITE	SUITABLE	good	Protected	RETAIN	8 leaders, one plant.
94 (OS)	English holly	30	3	fair	good	OFF-SITE	SUITABLE	good	Protected	RETAIN	
95 (OF-US)	Douglas fir	17	2	good	good	OFF-SITE	SUITABLE	fair	Unprotected	RETAIN	Offsite tree - no tag
96 (OS)	Western Red cedar	96	14	good	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Offsite tree - no tag
97	Lawland cypress	30	3	good	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	
100 (US)	English yew	24	2	poor	fair	ON-SITE	SUITABLE	fair	Unprotected	RETAIN	Count as replacement
102 (US)	English holly	13	1	fair	fair	ON-SITE	SUITABLE	fair	Unprotected	RETAIN	Count as replacement
103	Laburnum	37	4	poor	poor	ON-SITE	UNUSABLE	fair	Protected	RETAIN	3 stems, 10, 8, 7 cm dbh. Count as replacement
104 (US)	Laburnum	25	3	fair	poor	ON-SITE	SUITABLE	fair	Unprotected	RETAIN	
106	Plum	50	4	poor	poor	ON-SITE	SUITABLE	fair	Protected	RETAIN	
107 (OS)	Garry oak	90	12	good	good	OFF-SITE	SUITABLE	fair	Protected	RETAIN	Offsite tree - no tag
113 (OS)	English hawthorn	35	3	poor	fair	OFF-SITE	UNUSABLE	good	Protected	RETAIN	
114	Portuguese laurel clump	48	4	fair	good	ON-SITE	SUITABLE	poor	Protected	RETAIN	12+ stems ranging in dbh from 10 - 18cm
115 (OS)	Blue Atlas cedar	42	5	fair	good	OFF-SITE	SUITABLE	good	Protected	RETAIN	
116 (OS)	Blue Atlas cedar	78	9	fair	good	OFF-SITE	SUITABLE	good	Protected	RETAIN	

SUMMARY TREE STATISTICS		# OF TREES
CATEGORY		
Total number of trees indicated on Tree Management Plan		93
(Municipal Trees)		0
(On-site Bylaw-Protected Trees, including 3 boundary trees)		63
(High-value on-site undersized trees proposed as Established Replacement Trees)		5
(Off-site Bylaw-Protected Trees, excluding 3 boundary trees)		19
(High-value off-site undersized trees)		5
Proposed Protected Tree Removals		22
Minimum # of Replacement Trees required by bylaw		22
Minimum # of Trees required for 5000sq ft lot		25
Proposed number of New and Existing Undersized Trees Proposed as Replacement Trees (20 + 5)		25
Residual on-site bylaw-protected and replacement trees		69

REPLACEMENT TREE LIST

#1 Garry Oak (1:1)	#11 Paperbark Maple (1:1)	#21 Golden Locust (1:1)
#2 Garry Oak (1:1)	#12 Big Leaf Maple (1:1)	#22 Yellowbird Magnolia (1:1)
#3 Garry Oak (1:1)	#13 Paperbark Maple (2:1)	#23 Yellowbird Magnolia (1:1)
#4 Garry Oak (1:1)	#14 Garry Oak (1:1)	#24 Yellowbird Magnolia (1:1)
#5 Garry Oak (1:1)	#15 Paperbark Maple (2:1)	#25 Golden Locust (1:1)
#6 Garry Oak (1:1)	#16 Garry Oak (1:1)	
#7 Garry Oak (1:1)	#17 Garry Oak (1:1)	
#8 Garry Oak (1:1)	#18 Garry Oak (1:1)	
#9 Paperbark Maple	#19 Garry Oak (1:1)	
#10 Big Leaf Maple	#20 Paperbark Maple (2:1)	

TOTALS
13 - Garry Oak
5 - Paperbark Maple
2 - Big Leaf Maple
3 - Yellowbird Magnolia
2 - Golden Locust



MAY 18-23
SEP 22-22
SEP 15-22
AUG 18-22
JAN 21-22
SEP 17-21



LADR LANDSCAPE ARCHITECTS

Project No: 2119 Aug-19-21

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