

515 Foul Bay Road



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EDWIN LANE
515 Foul Bay Road
Victoria, BC V8S 4G9
Lots 3 + A (DDC82174)
Section 68, Victoria District,
PLAN 12877

Revised Submission:
March 10th, 2017

DEVELOPMENT PERMIT APPLICATION

515
Foul Bay
Rd



Revisions

Received Date:
March 10/17

List of Drawings

515 Foul Bay Road

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- A81.2 Conceptual Sketch Tree Covenant Plan
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- C1.1 Key Plan, Drawing List + General Notes



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Title: Aerial View of Site

Scale: N.T.S.	File:
Date: 09-30-16	DWG #: A1.0
Drawn:	Revision:
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Aerial View of Site

515 Foul Bay Road



Perspective View Looking Up Driveway



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Title: Site Entry View

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Title: Site Location

Scale: N.T.S.

File:

Date: 09-30-16

DWG #:

Drawn:

A1.2

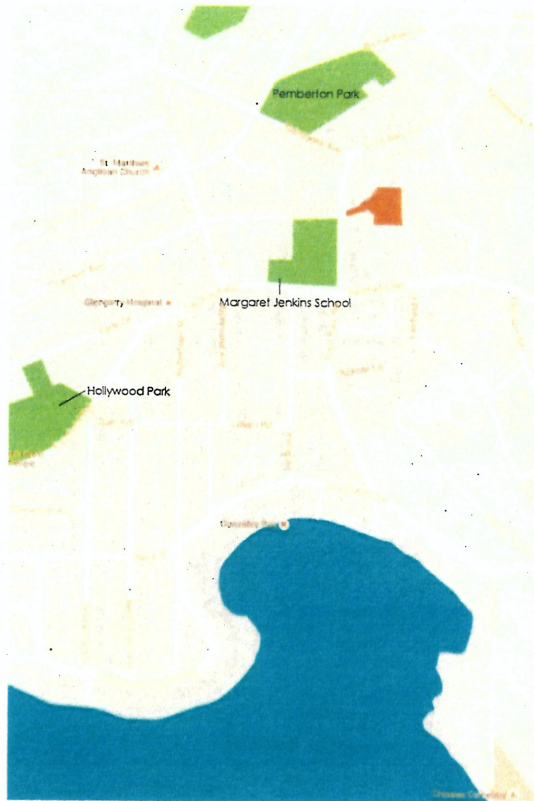
Reviewed:

Revision:
March 10, 2017

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

- Close proximity to the Margaret Jenkins Elementary School and the community centres 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.
- Shared site lines with an architecturally diverse community of neighboring homes, of heritage and contemporary architectural character.

PROJECT 
 WATER 
 PARKS 
 FAIRFIELD GONZALES NEIGHBORHOOD 



SITE LOCATION



515 Foul Bay Road



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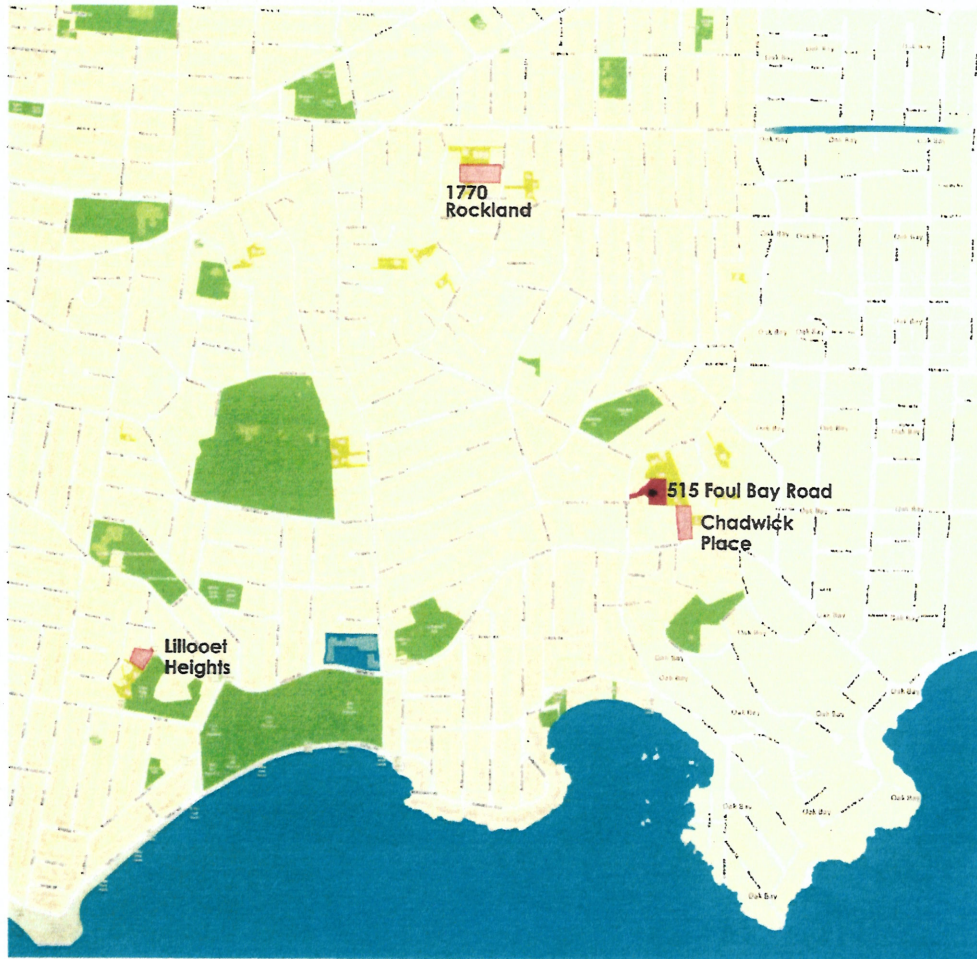
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Chadwick Place



1770 Rockland



Lillooet Heights



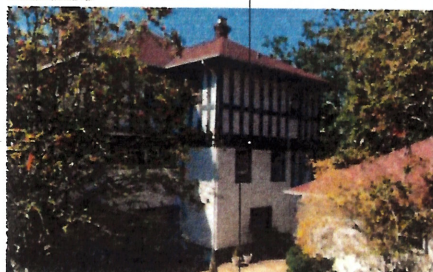


Existing Driveway Entry to 515 Foul Bay



Widened Driveway Entry to 515 Foul Bay for Fire Truck Access

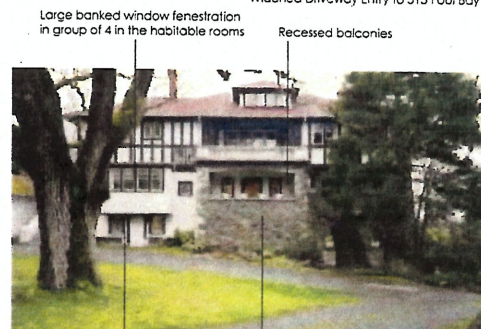
Existing Mansion
Black painted wood horizontal banding at 2nd floor level



Single smaller window



Cantilevered projections

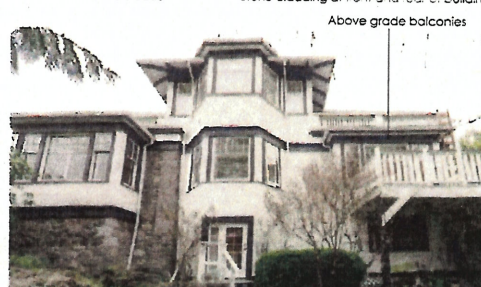


Large banked window fenestration in group of 4 in the habitable rooms

Recessed balconies

White Stucco

Stone cladding at front and rear of building



Above grade balconies



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Title: Site Context + Existing Mansion Character

Scale:	File:
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Views from Proposed Subdivision Lots



View from Lot A



View from Lot B



View from Lot C



View from Mountain Leading to Main



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Title: Views from Proposed Subdivision Lots

Scale:	File:
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Title: Views from Neighboring Sites

Scale:	File:
Date: 09-30-16	DWG #: A1.6
Drawn:	Revision:
Reviewed:	March 10, 2017


1964
Foul Bay Road

Dense landscaping obscures views to the site.


1968
Foul Bay Road

New Gary Oaks proposed to be planted in Southeast corner of the lot.


615
Foul Bay Road

Neighbors existing Gary Oaks. New fence to be provided by Lot C owner.


511
Foul Bay Road

Existing view remains.


613
Foul Bay Road

Existing Arbutus and Gary Oaks. Mixed species hedge on 515 Foul Bay Property, and a new fence added.


533
Foul Bay Road

Gary Oak added to site on Lot A.


527
Foul Bay Road

Existing road remains, fence added to divide property.

515 Foul Bay Road



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Municipality
Victoria

PID No.
Lot A: 004-671-899
Lot 3: 004-671-864

Site Area
Lot A: 4893 sqm
52668 sf
Lot 3: 1128.3sqm
12145 sf

Survey Completed by:
Brad Cunin Land Surveyors on
May 31st, 2016

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Title: Existing Site Plan

Scale: 1:200 File: 16-179_site
plan.dwg

Date: 09-30-16 DWG #:

Drawn: A1.7

Reviewed: Revision:
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Foul Bay Rd

Chandler Ave



515 Foul Bay Road



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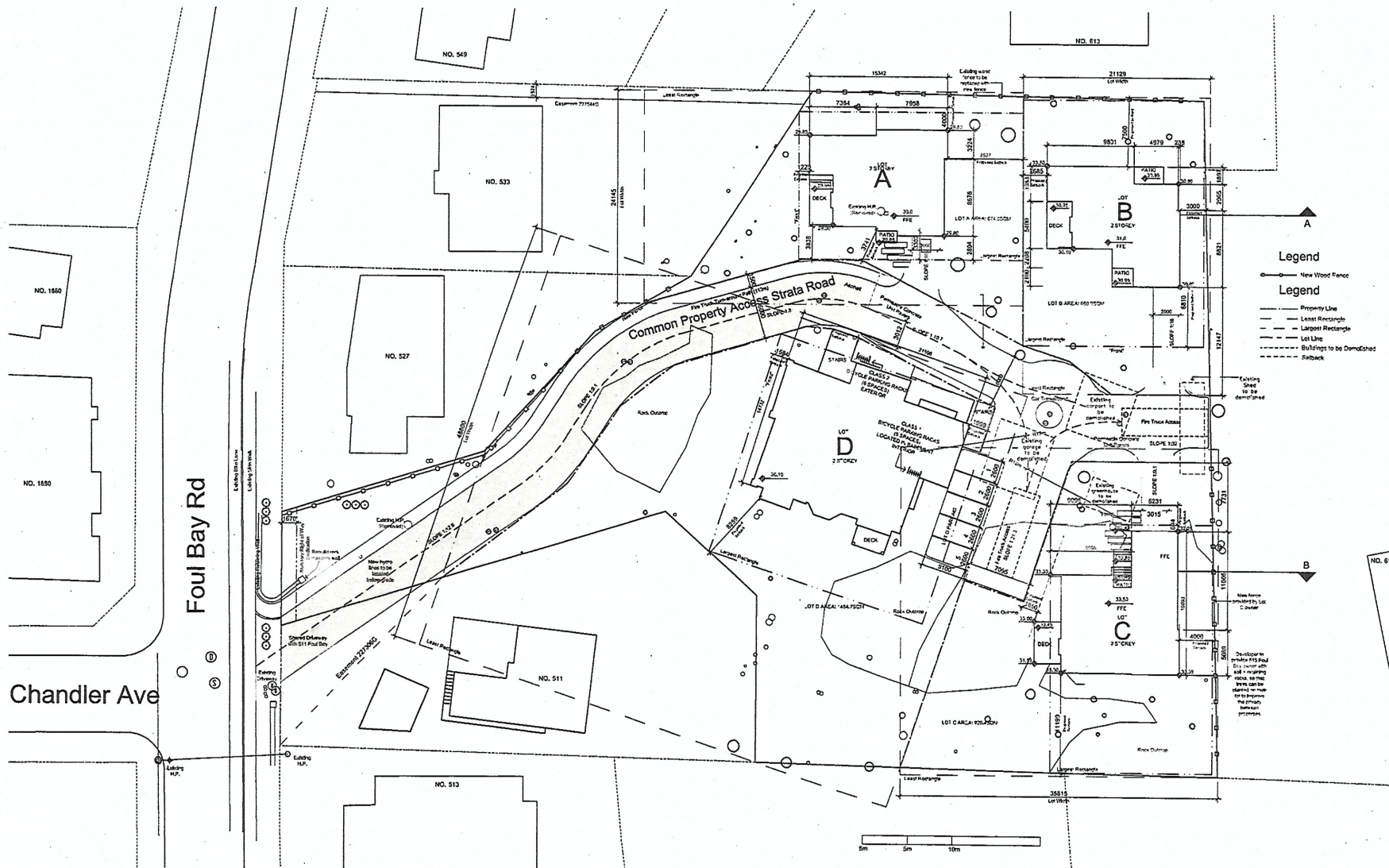
Title: Proposed Site Plan

Scale: 1:200 File: 16-179_site plan.dwg

Date: 09-30-16 DWG #:

Drawn: A1.8

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Proposed Site Plan
Scale: 1:200

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Title: Bare Land Strata Plan Lot Parcels	
Scale: 1:200	File: 16-179_site plan.dwg
Date: 09-30-16	DWG #: A1.9
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Foul Bay Rd

Bare Land Strata Plan Lot Parcels



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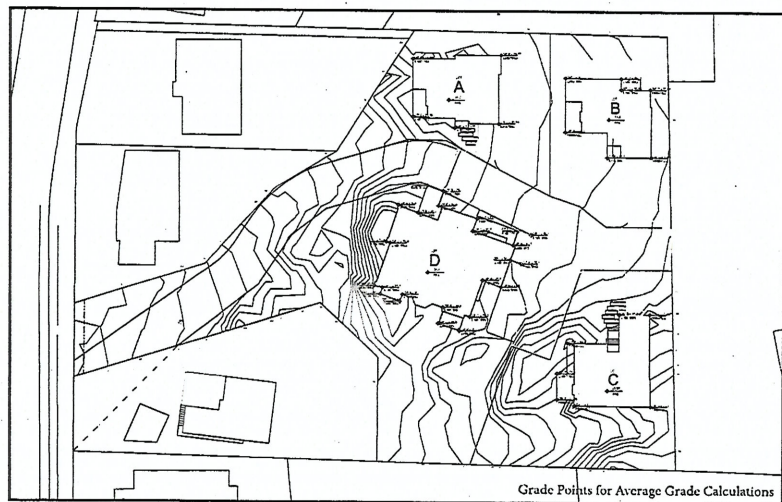
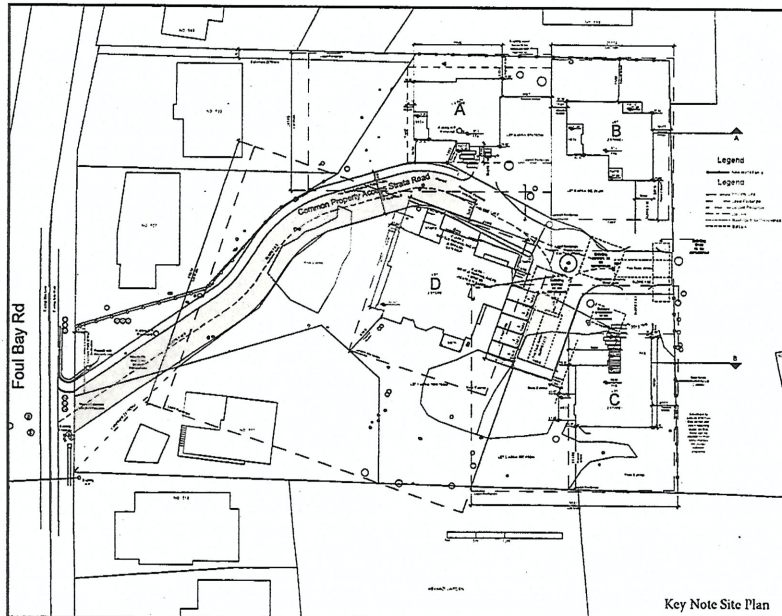
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Scale:	File: 16-179_site plan.dwg
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Parameter	Lot A	Lot B	Lot C	Lot D
Zoning				
Proposed Lot Area (m ²)	674.0	660.9	920.4	1464.7
Proposed Minimum Lot Width (m)	24.1	21.1	35.8	48.8
Proposed Site Coverage (m ² %)	163.7 24.28%	156.7 23.71%	199.3 21.65%	345.2 24%
Proposed Floor Area (m ²)	257.1	247.0	278.8	908.4
Proposed FSR	38.15%	37.37%	30.28%	20.04%
Proposed Parking	1	1	1	5
Proposed Bicycle Parking	0	0	0	11 (5-class 1/6-class 3)
Average Grade	29.44	30.52	32.77	29.75
Main Floor Elevation	30.00	31.00	33.50	30.10
Proposed Building Height	7.8	7.7	7.9	9.8
Proposed Number of Stories	2	2	2	3
Proposed Driveway Area (m ²)	22.6	39.8	23.3	26.9
Proposed Footprint Area (incl. decks/balconies)	163.7	156.7	199.3	345.2
Proposed Open Site Space (m ²)	487.7 72%	464.4 70%	697.8 76%	1039.3 71%
Proposed Front Yard Area (m ²)	213.3	223.2	132.7	89.4
Proposed Front Yard Open Space (m ²)	190.7 89%	183.4 82%	109.4 82%	24.2 27.1%
Proposed Rear Yard Area (m ²)	101.7	154.3	361.4	518.0
Proposed Rear Yard Open Space	101.7 100%	154.3 100%	361.4 100%	483.9 93%
Building Setbacks				
Front yard (From Largest Rectangle)	1.22	6.81	0.69	1.58
Rear yard	8.53	7.5	11.20	2.00
Side yard (Right)	4.00	3.00	4.00	0
Side yard (Left)	3.74	2.68	1.85	8.26
Combined side yards	7.741	5.68	5.85	8.26
Residential Use Details				
Total number of units	1	1	1	5
Unit type, e.g., 1 bedroom	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling	Multiple Dwelling-House Conversion
Ground-orientated units	N/A	N/A	N/A	Yes
Minimum unit floor area (m ²)	N/A	N/A	N/A	115.86
Total residential floor area (m ²)	N/A	N/A	N/A	748.27

Variance Required

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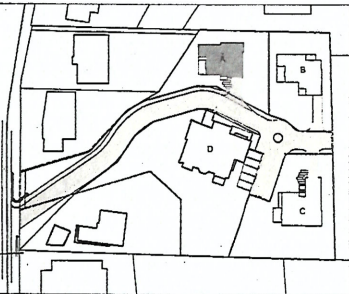
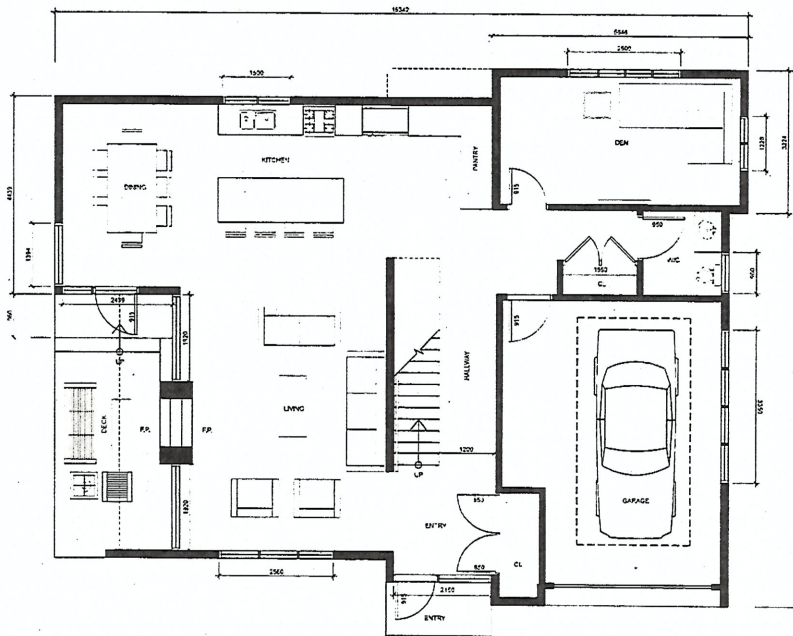
Arboreal
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Title: House "A" Main Floor Plan

Scale: 1:50	File: 16-179_site plan.dwg
Date: 09-30-16	DWG #:
Drawn:	A2.0
Reviewed:	Revision:
	March 10, 2017



House A Main Floor Plan
scale: 1:50

515 Foul Bay Road



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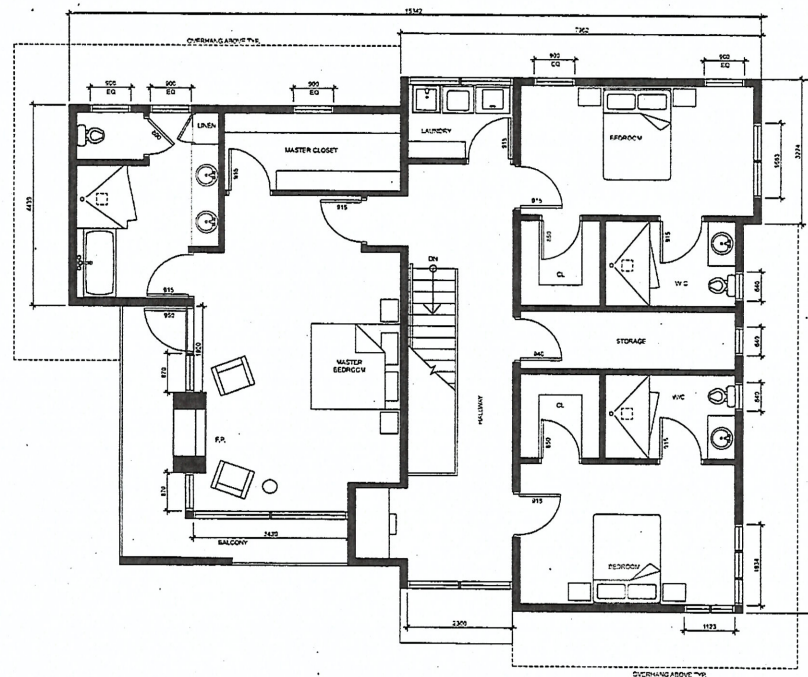
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Title: House "A" Second Floor Plan

Scale: 1:50	File: 16-179_site plan.dwg
Date: 09-30-16	DWG #:
Drawn:	A2.1
Reviewed:	Revision: March 10, 2017



515 Foul Bay Road



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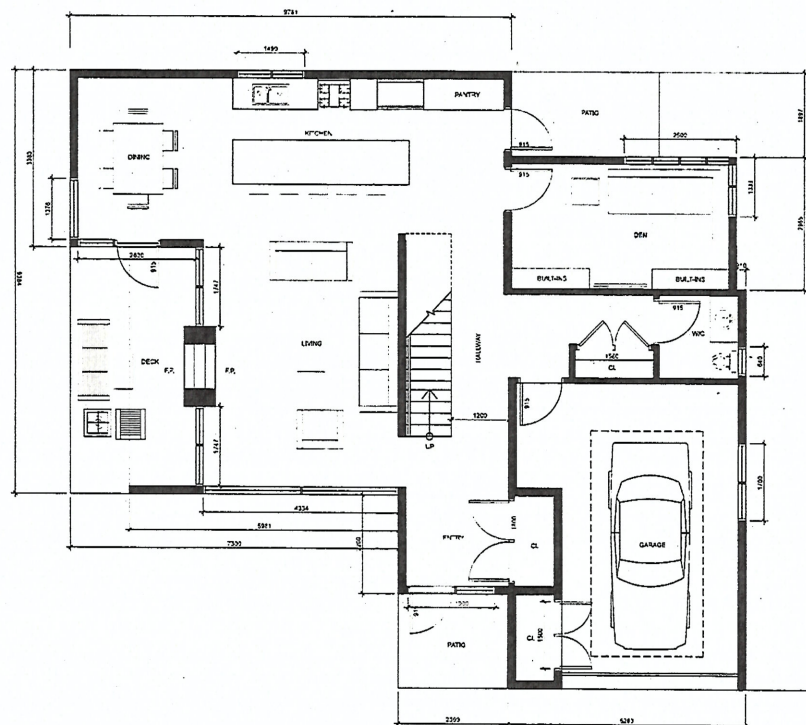
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Date: 09-30-16 DWG #:

Drawn: A2.2

Reviewed: Revision:
March 10, 2017



515 Foul Bay Road



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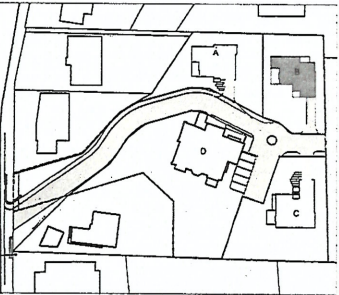
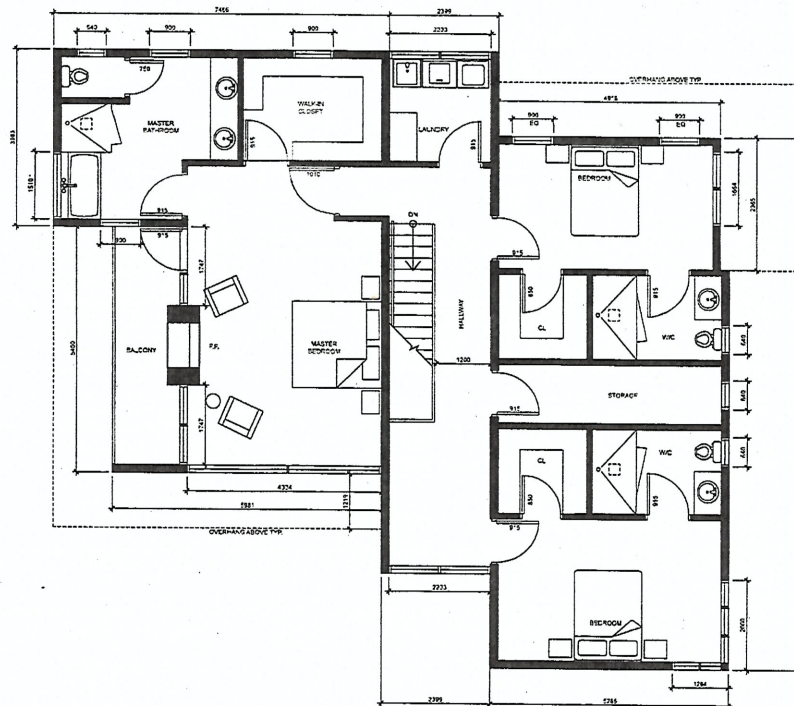
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Title: House "B" Second Floor Plan

Scale: 1:50	File: 16-179_site plan.dwg
Date: 09-30-16	DWG #: A2.3
Drawn:	
Reviewed:	Revision: March 10, 2017



515 Foul Bay Road



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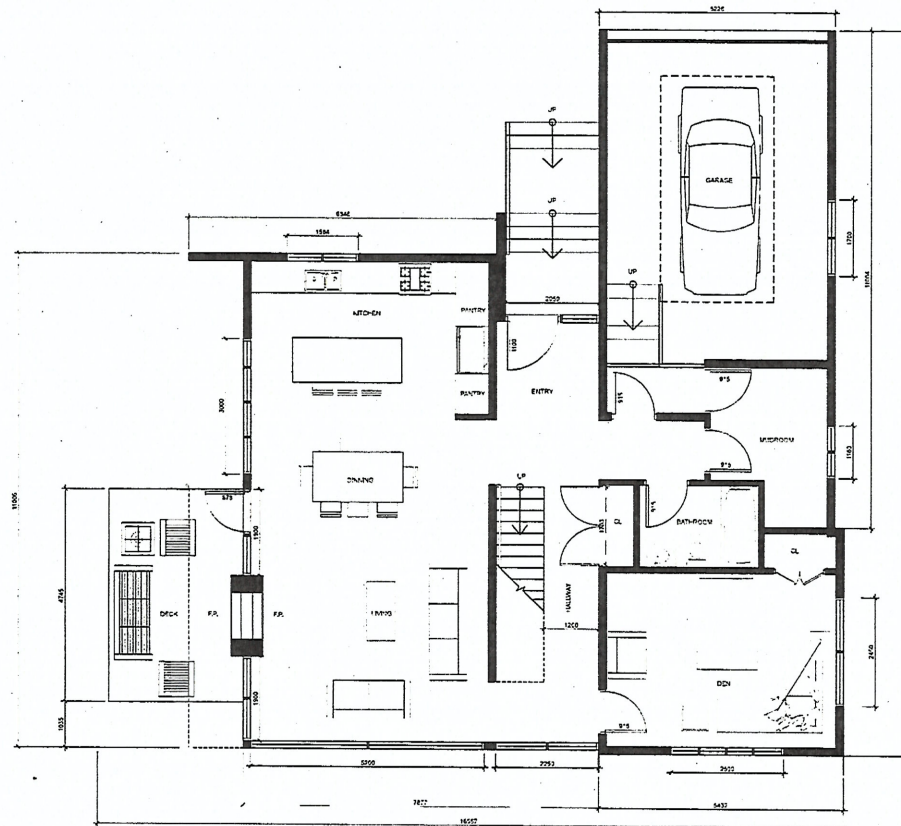
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Title: House "C" Main Floor Plan

Scale: 1:50	File: 16-179_site plan.dwg
Date: 09-30-16	DWG #:
Drawn:	A2.4
Reviewed:	Revision: March 10, 2017



House C Main Floor Plan

Scale: 1:50

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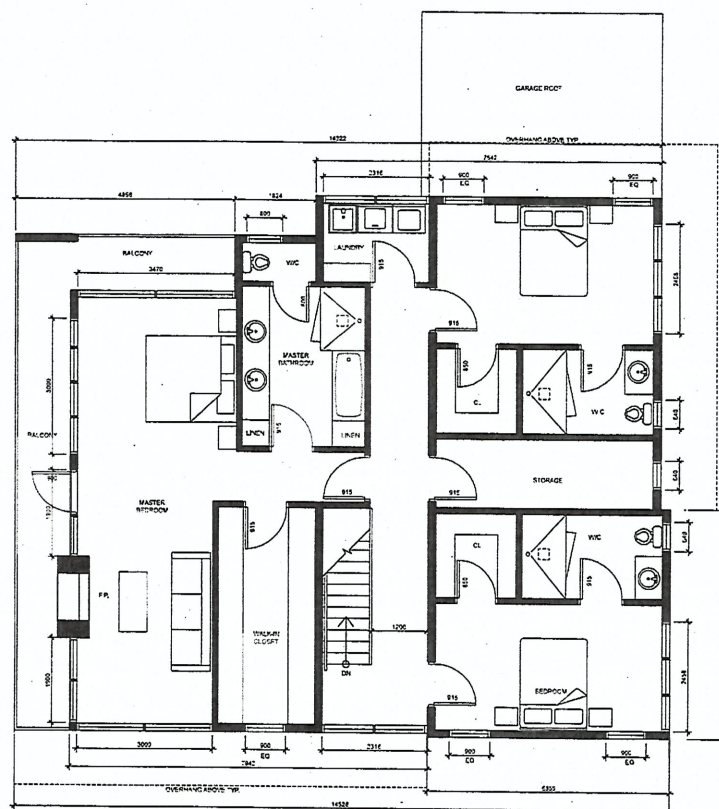
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515 Foul Bay Road



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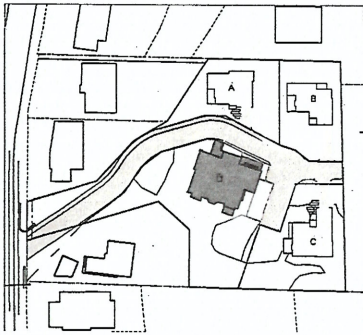
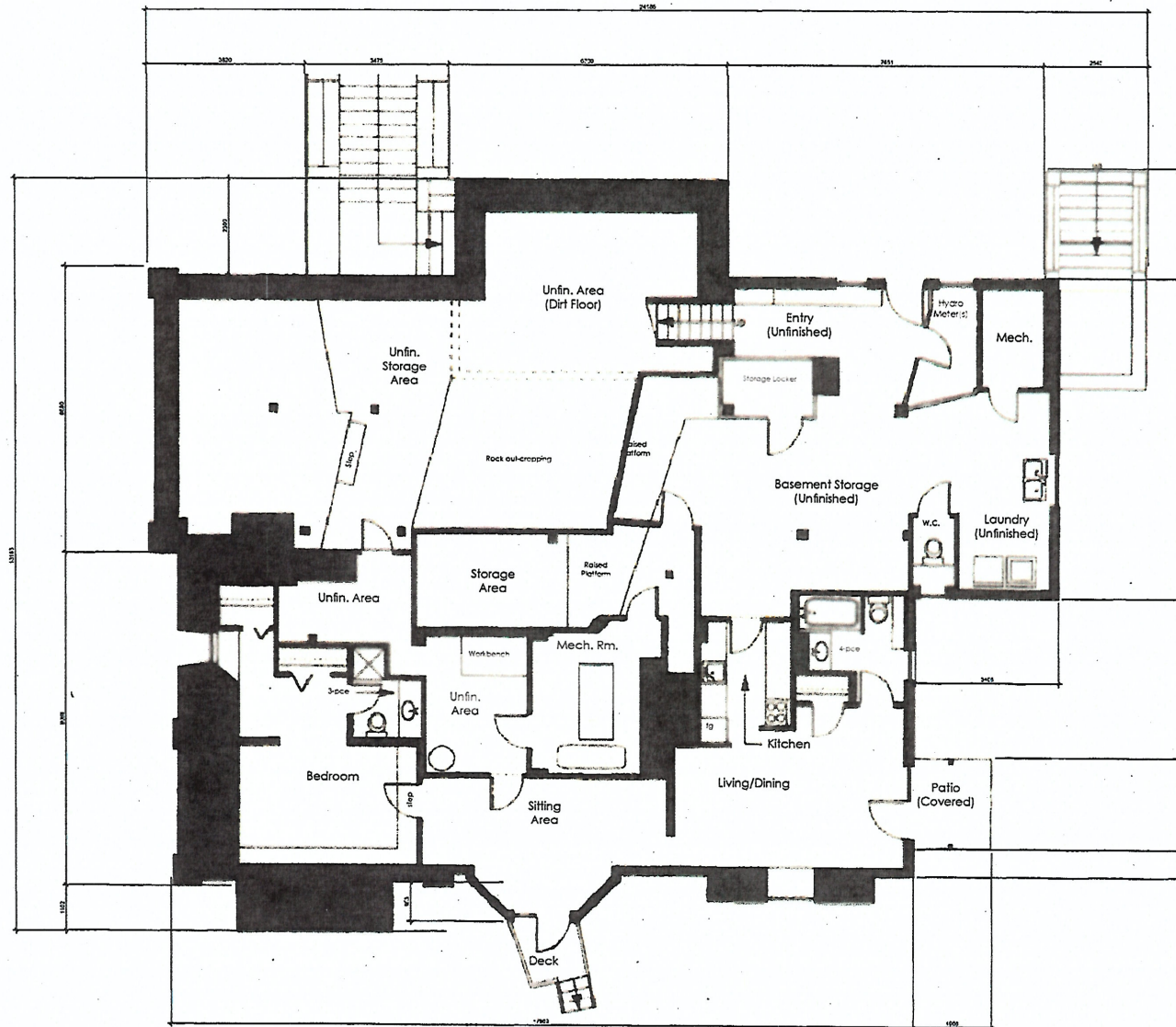
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Title: House "D" Existing Mansion
Basement Floor Plan

Scale: 1:50	File: 16-179_title plan.dwg
Date: 09-30-16	DWG #:
Drawn:	A2.6
Reviewed:	Revision: March 10, 2017



515 Foul Bay Road



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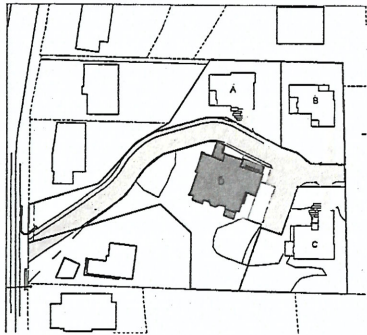
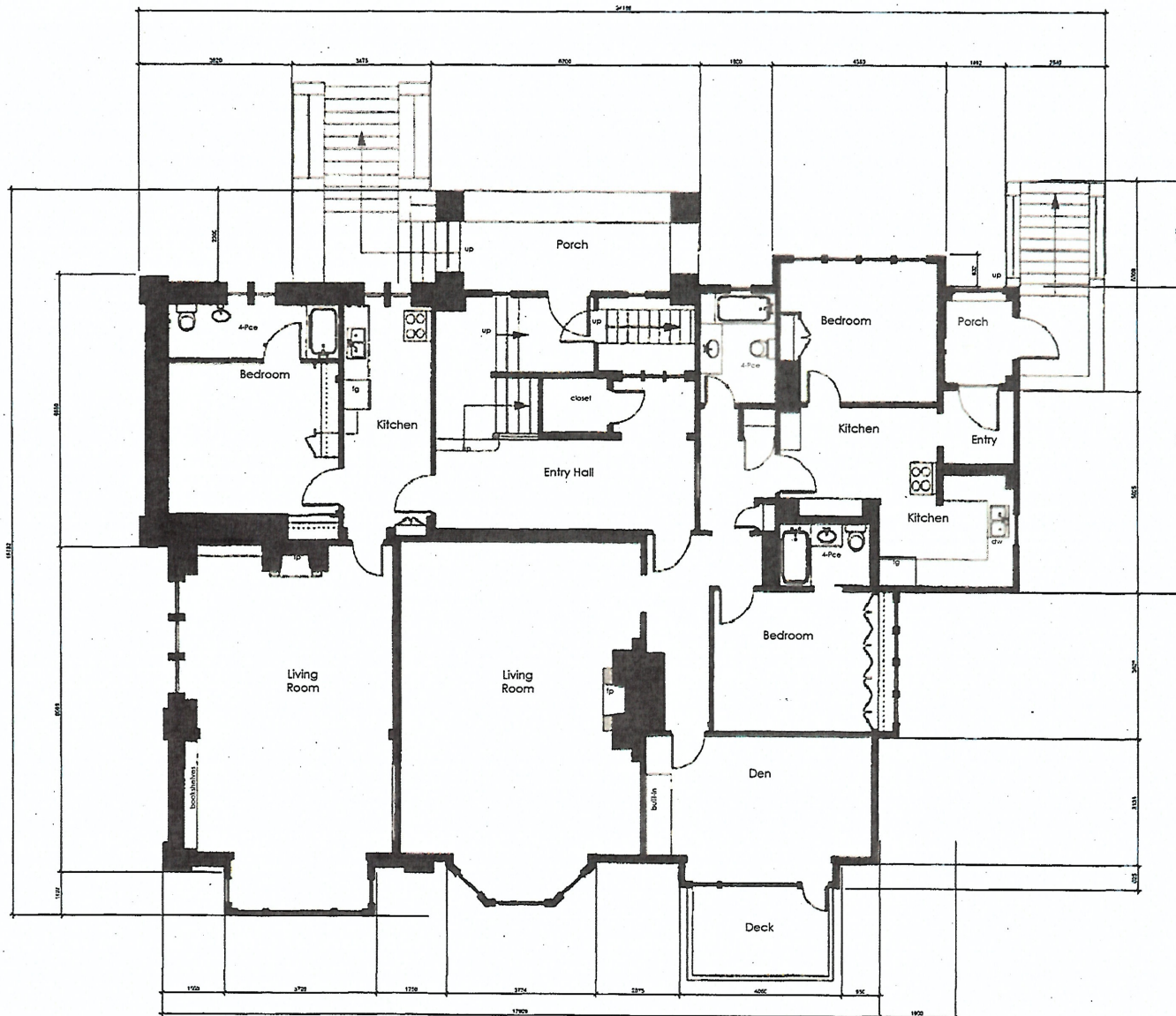
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Scale: 1:50 File: 16-179_site plan.dwg

Date: 09-30-16 DWG #: A2.7

Drawn:

Reviewed: Revision: March 10, 2017



House D Existing Mansion Main Floor Plan

Scale: 1:50

515 Foul Bay Road



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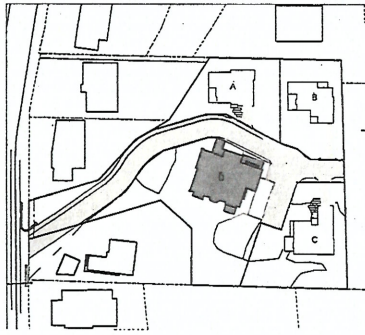
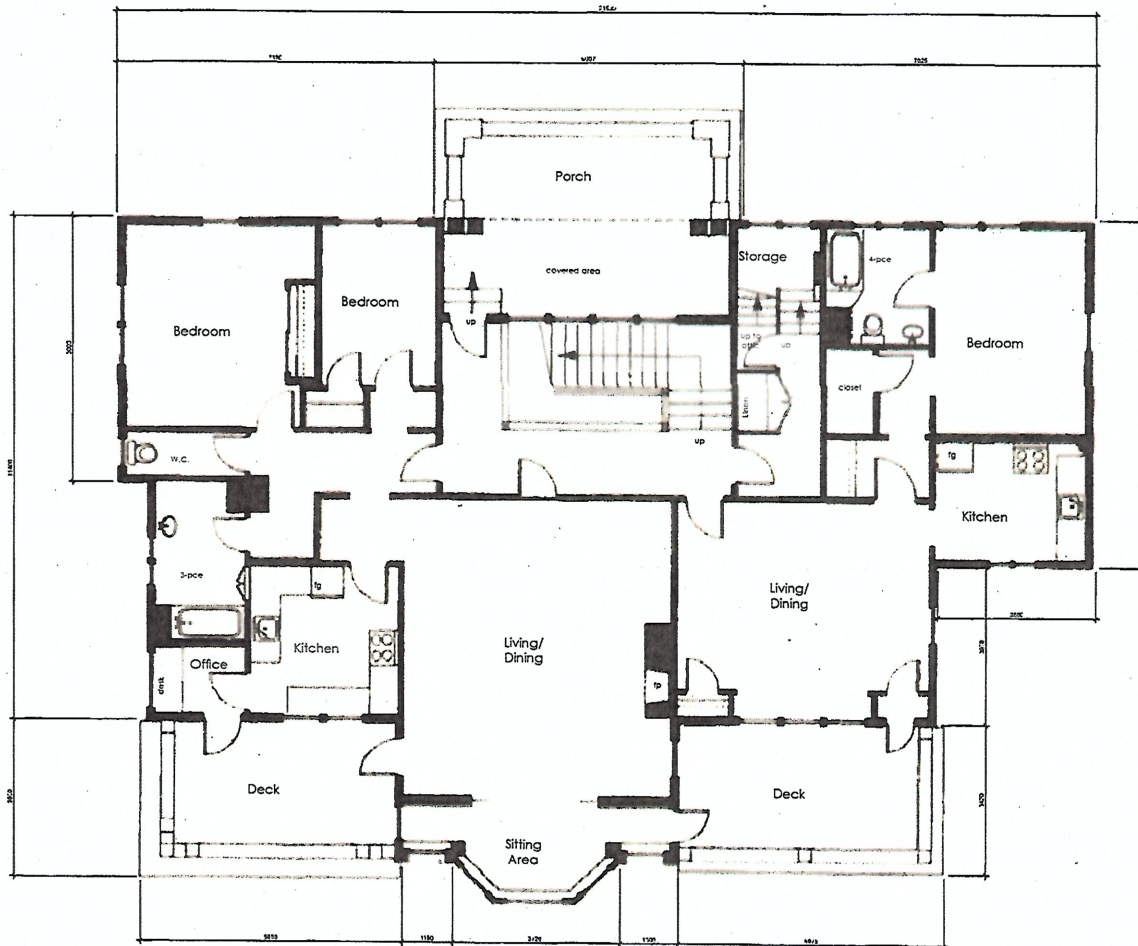
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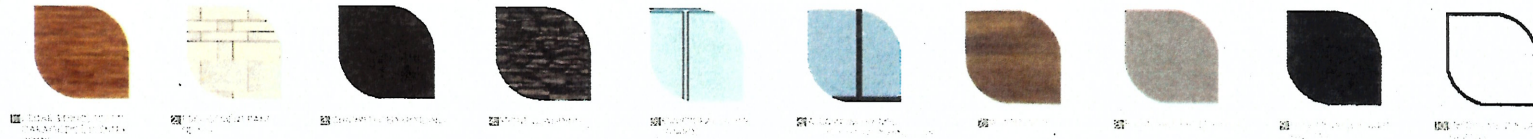
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Date: 09-30-16	DWG #:
Drawn:	A2.8
Reviewed:	Revision:
	March 10, 2017



House D Existing Mansion Second Floor

Scale: 1:50

INTERIOR FINISH



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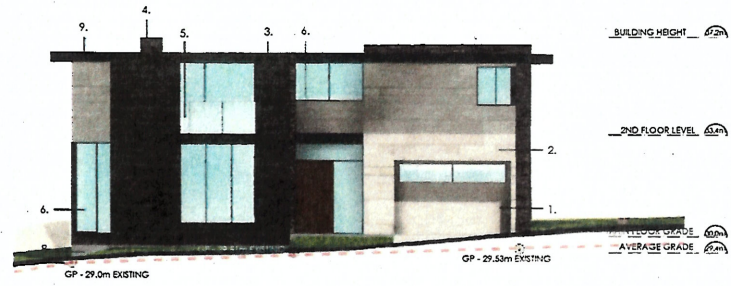
Civil
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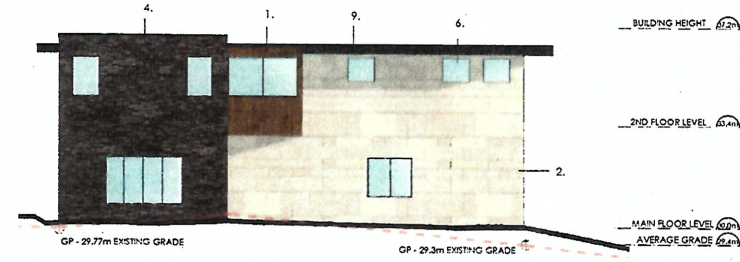
EDWIN LANE
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Title: House "A" Elevations	
Scale: 1:75	File: 16-179_site plan.dwg
Date: 09-30-16	DWG #:
Drawn:	A3.0
Reviewed:	Revision: March 10, 2017

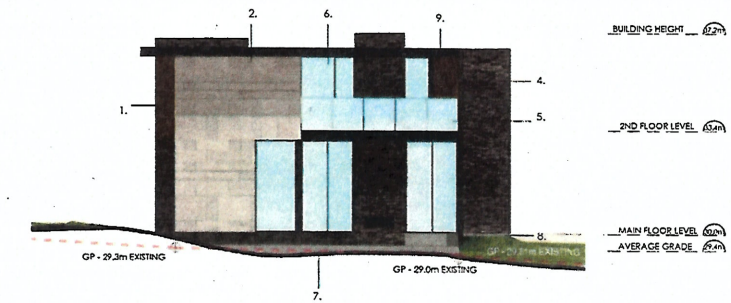
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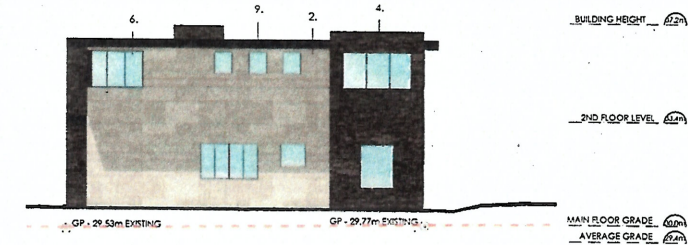
South Elevation



North Elevation



West Elevation



East Elevation

515 Foul Bay Road



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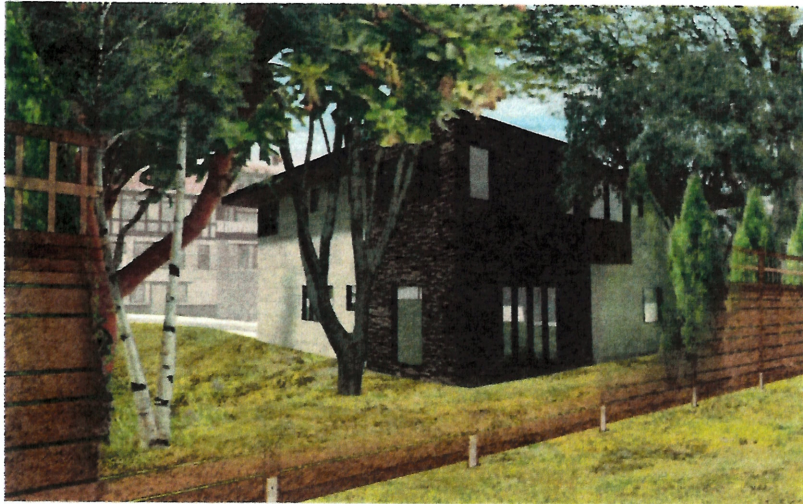
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Title: House "A" Perspectives

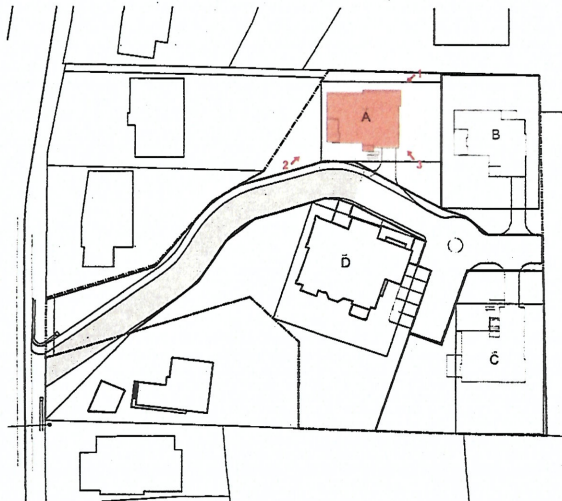
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Date: 09-30-16	DWG #:
Drawn:	A3.1
Reviewed:	Revised: March 10, 2017



HOUSE A NORTH EAST VIEW



HOUSE A SOUTH WEST VIEW



HOUSE A SOUTH EAST VIEW

House A Perspective Views

515 Foul Bay Road



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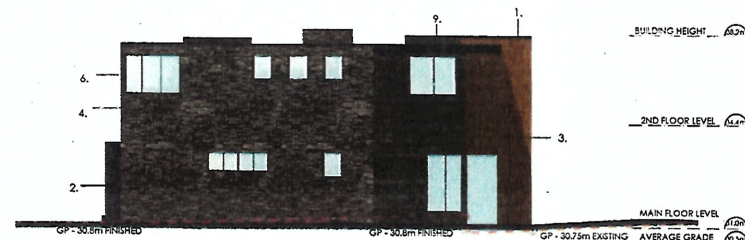
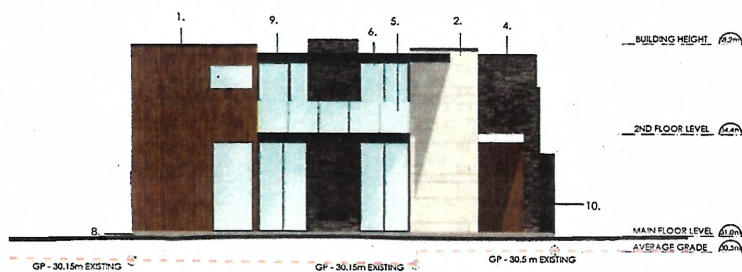
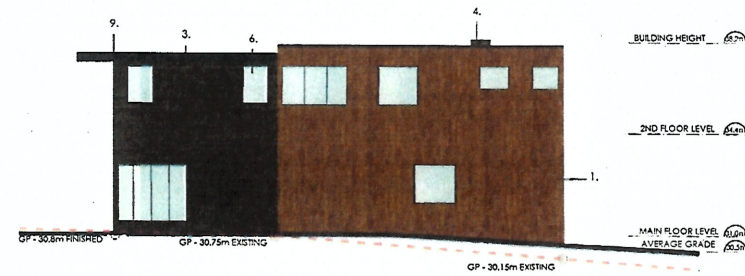
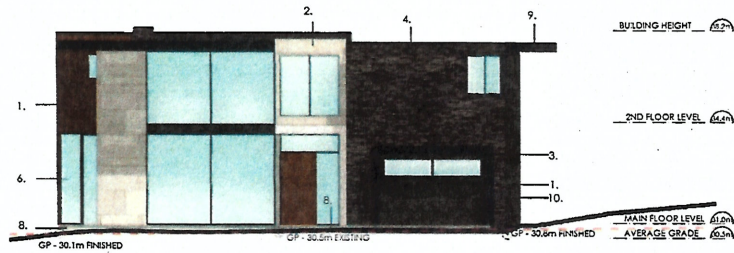
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Title: House "B" Elevations

Scale: 1:75	File: 16-179_site plan.dwg
Date: 09-30-16	DWG # : A3.2
Drawn:	Revision:
Reviewed:	March 10, 2017



515 Foul Bay Road



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Title: House "B" Perspectives

Scale:	File:
Date: 09-30-16	DWG #: A3.3
Drawn:	Reviewed:
Reviewed:	Revision: March 10, 2017



101 HOUSE B NORTH EAST VIEW



201 HOUSE B SOUTH WEST VIEW



301 HOUSE B SOUTH EAST VIEW

View of 613 Foul Bay -
at Property Line Fencing



Photo #1

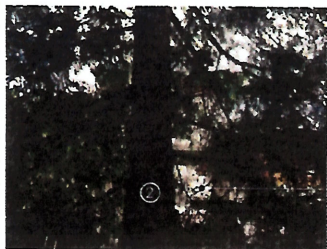


Photo #2

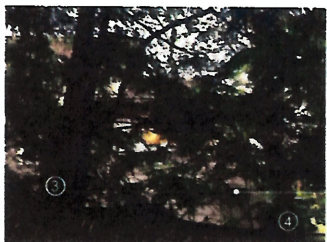
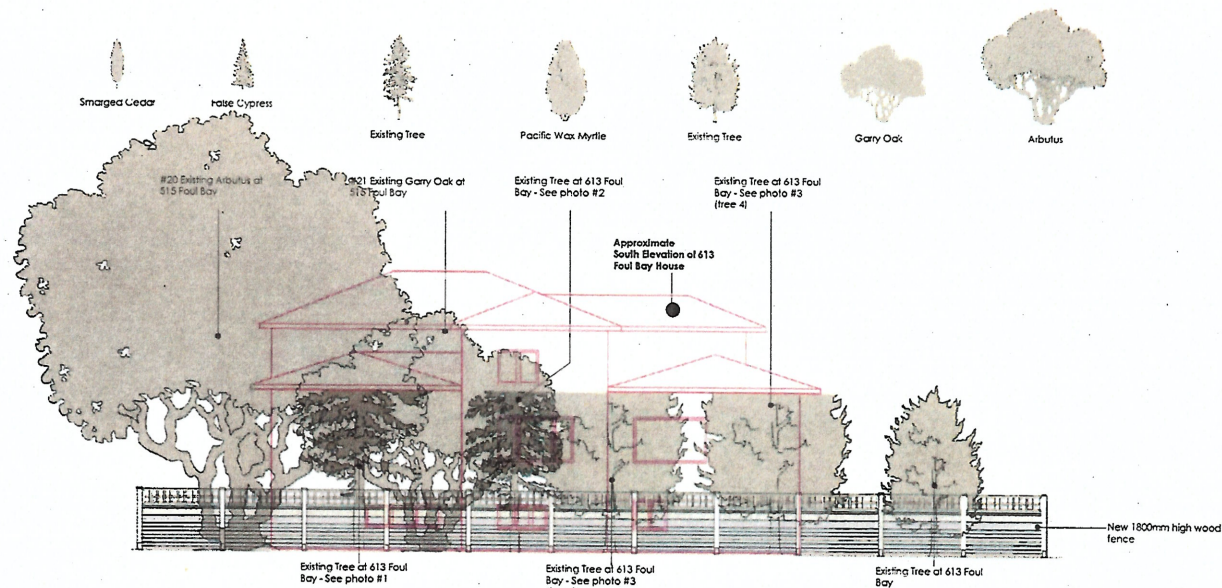
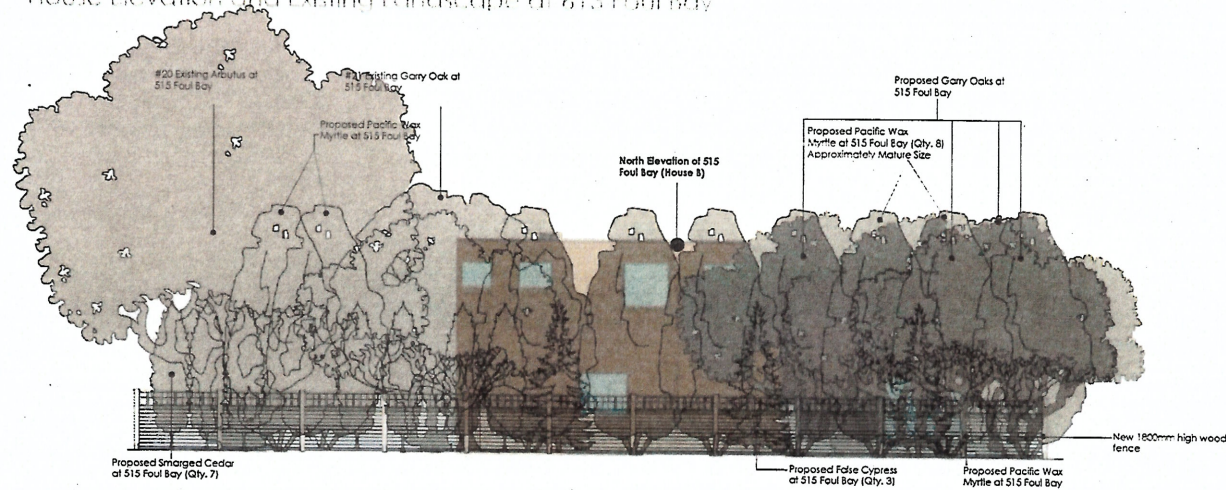


Photo #3



House Elevation and Existing Landscape at 613 Foul Bay



House Elevation and Existing and Proposed Landscape at 613 Foul Bay



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Title: Existing and Proposed Tree Study of 613 and 515 Foul Bay	
Scale: 1:75	File:
Date: 09-30-16	DWG #:
Drawn:	A3.4
Reviewed:	Revised: March 10, 2017

View of 613 Foul Bay -
at Property Line Fencing



Photo #1

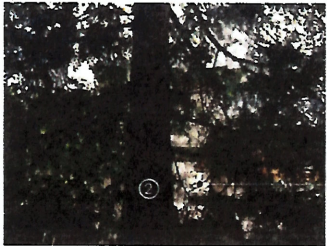


Photo #2

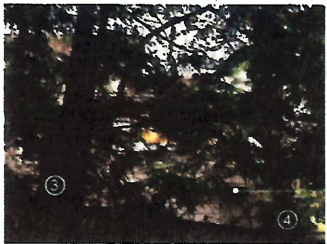
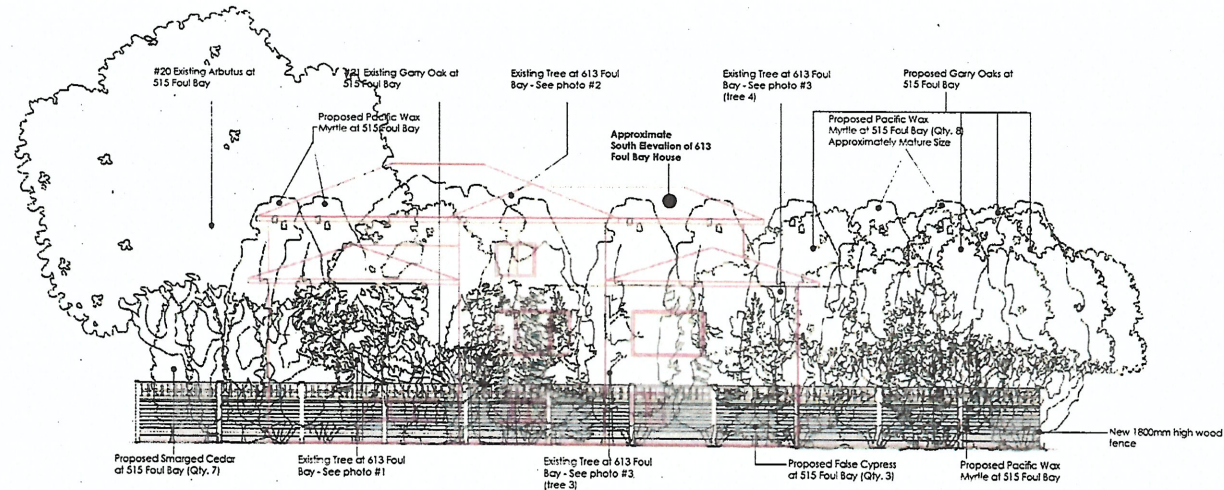
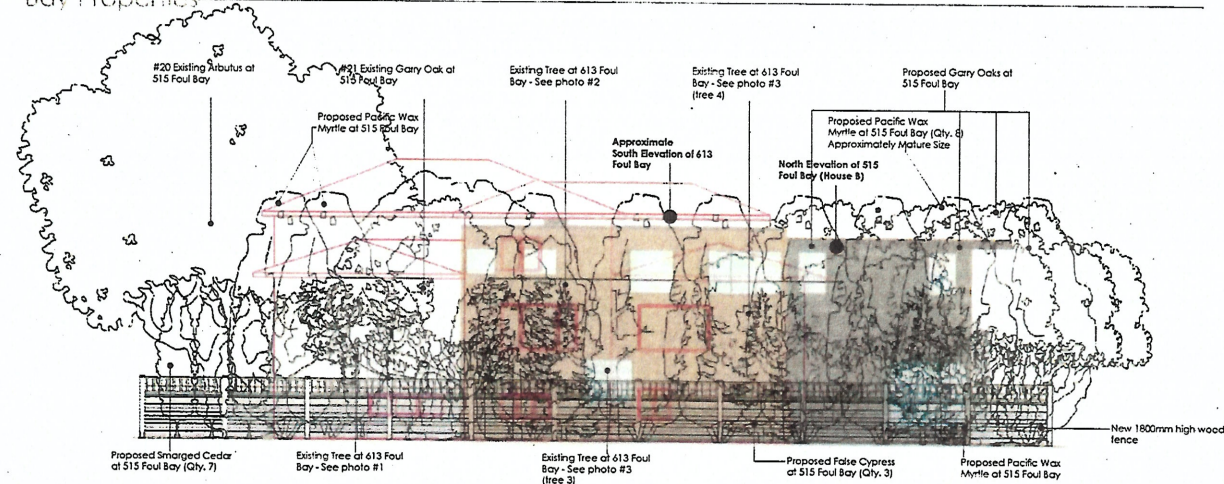


Photo #3



613 Foul Bay House Elevation with All Existing and Proposed Landscape on Both 613 and 515 Foul Bay Properties



House Elevation with All Existing Landscape and Proposed Landscape on Both Properties - 613 and 515 Foul Bay



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Title: Neighboring Window Comparison	
Scale: 1:75	File:
Date: 09-30-16	DWG #: A3.5
Drawn:	Revision:
Reviewed:	March 10, 2017



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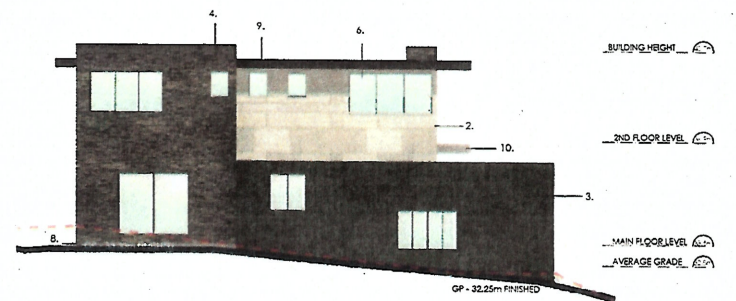
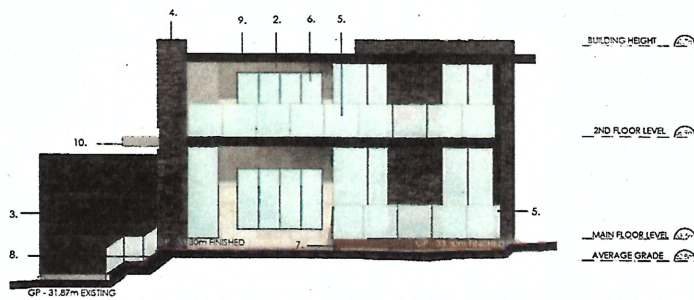
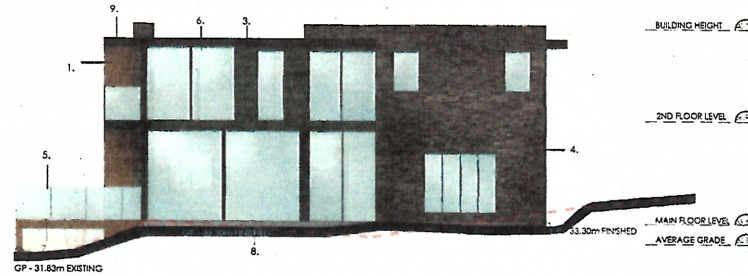
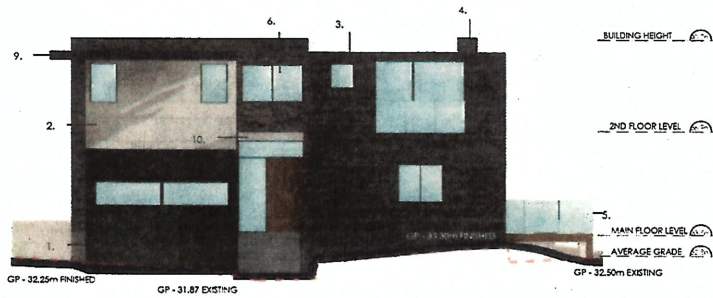
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Title: House "C" Elevations

Scale: 1/75	Rev: 16-179_site plan.dwg
Date: 09-30-16	DWG #:
Drawn:	A3.6
Reviewed:	Revision:
	March 10, 2017





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Title: House "C" Perspectives

Scale:	File:
Date: 09-30-16	DWG #: A3.7
Drawn:	Revised:
Reviewed:	March 10, 2017



10 HOUSE C SOUTH-EAST VIEW

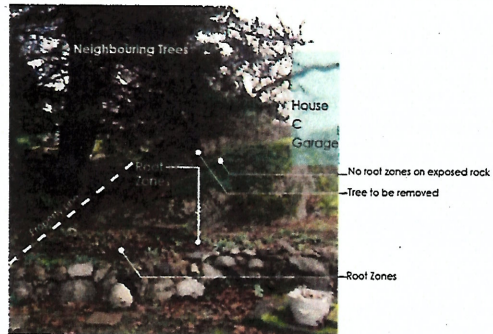


20 HOUSE C NORTH WEST VIEW



30 HOUSE C NORTH VIEW

Privacy Study of 615 Foul Bay



Existing Trees at 615 Foul Bay

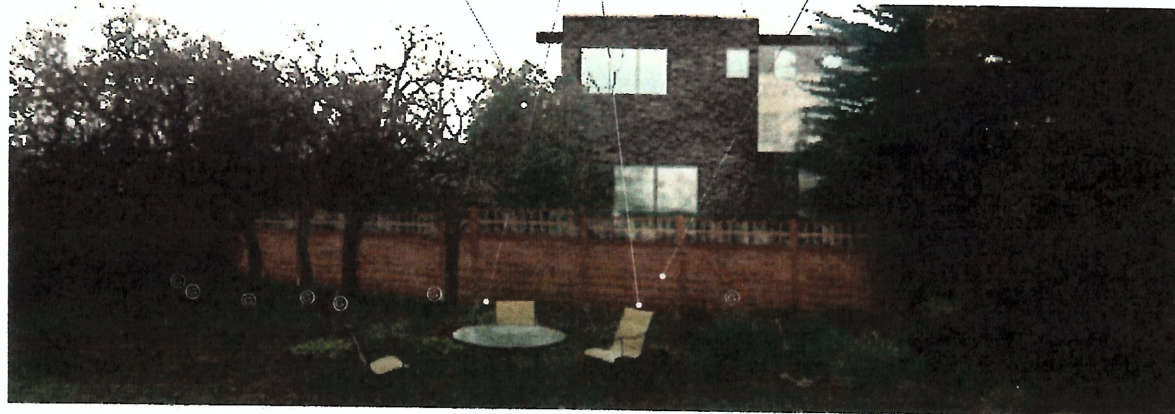


Elevation 615 Foul Bay



View from 615 Foul Bay

Lot C, Cypress #22H to remain
Developer to provide soil + rocks for 615 Foul Bay owner to add new trees
Lot C future owner to provide new 1800mm high wood fence



View from 615 Foul Bay to Proposed House C

Legend

© - Existing Garry Oak Tree



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Title: Privacy Study of 615 Foul Bay Road	
Scale: N.T.S.	File: 16-179_site plan.dwg
Date: 09-30-16	DWG #:
Drawn:	A3.8
Reviewed:	Revision: March 10, 2017



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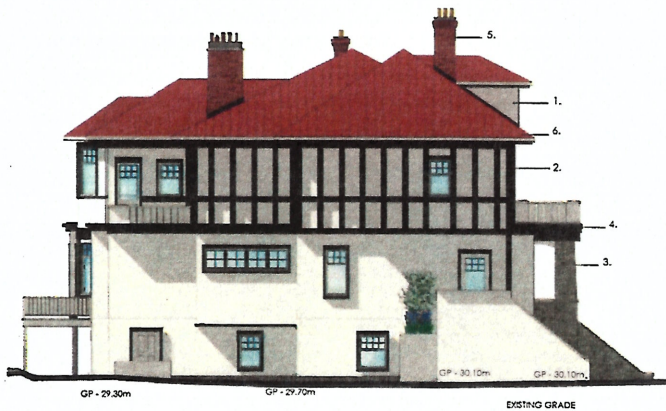
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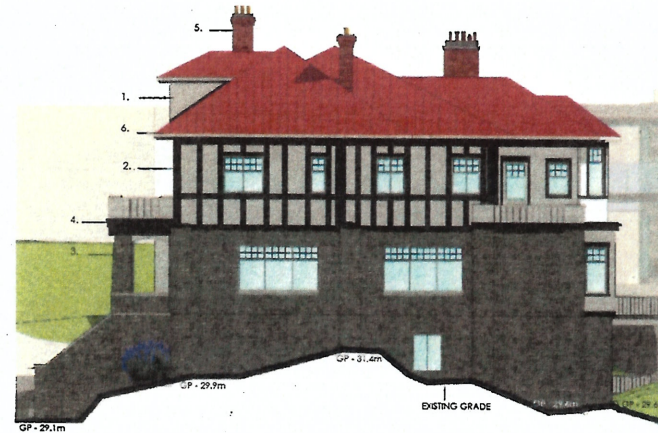
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Title: House "D" Elevations

Scale: 1/75	File: 16-179_site plan.dwg
Date: 09-30-16	DWG #:
Drawn:	A3.9
Reviewed:	Revision: March 10, 2017



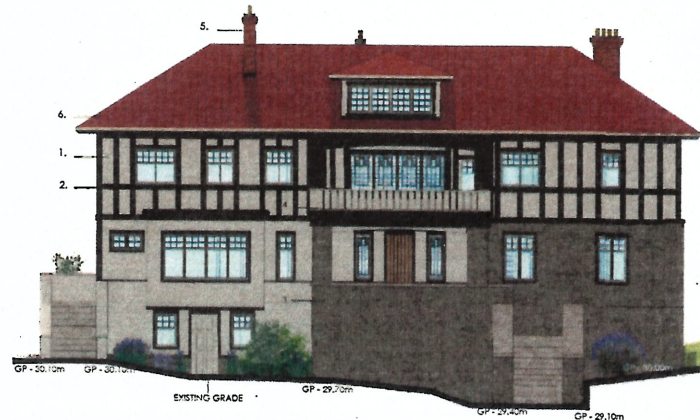
East Elevation

BUILDING HEIGHT 6.4m
EXISTING EAVES 6.1m
3RD FLOOR LEVEL 6.1m
2ND FLOOR LEVEL 5.1m
MAIN FLOOR LEVEL 4.1m
AVERAGE GRADE 3.2m


West Elevation

BUILDING HEIGHT 6.4m
EXISTING EAVES 6.1m
3RD FLOOR LEVEL 6.1m
2ND FLOOR LEVEL 5.1m
MAIN FLOOR LEVEL 4.1m
AVERAGE GRADE 3.2m


South Elevation

BUILDING HEIGHT 6.4m
EXISTING EAVES 6.1m
3RD FLOOR LEVEL 6.1m
2ND FLOOR LEVEL 5.1m
MAIN FLOOR LEVEL 4.1m
AVERAGE GRADE 3.2m


North Elevation

BUILDING HEIGHT 6.4m
EXISTING EAVES 6.1m
3RD FLOOR LEVEL 6.1m
2ND FLOOR LEVEL 5.1m
MAIN FLOOR LEVEL 4.1m
AVERAGE GRADE 3.2m

515 Foul Bay Road



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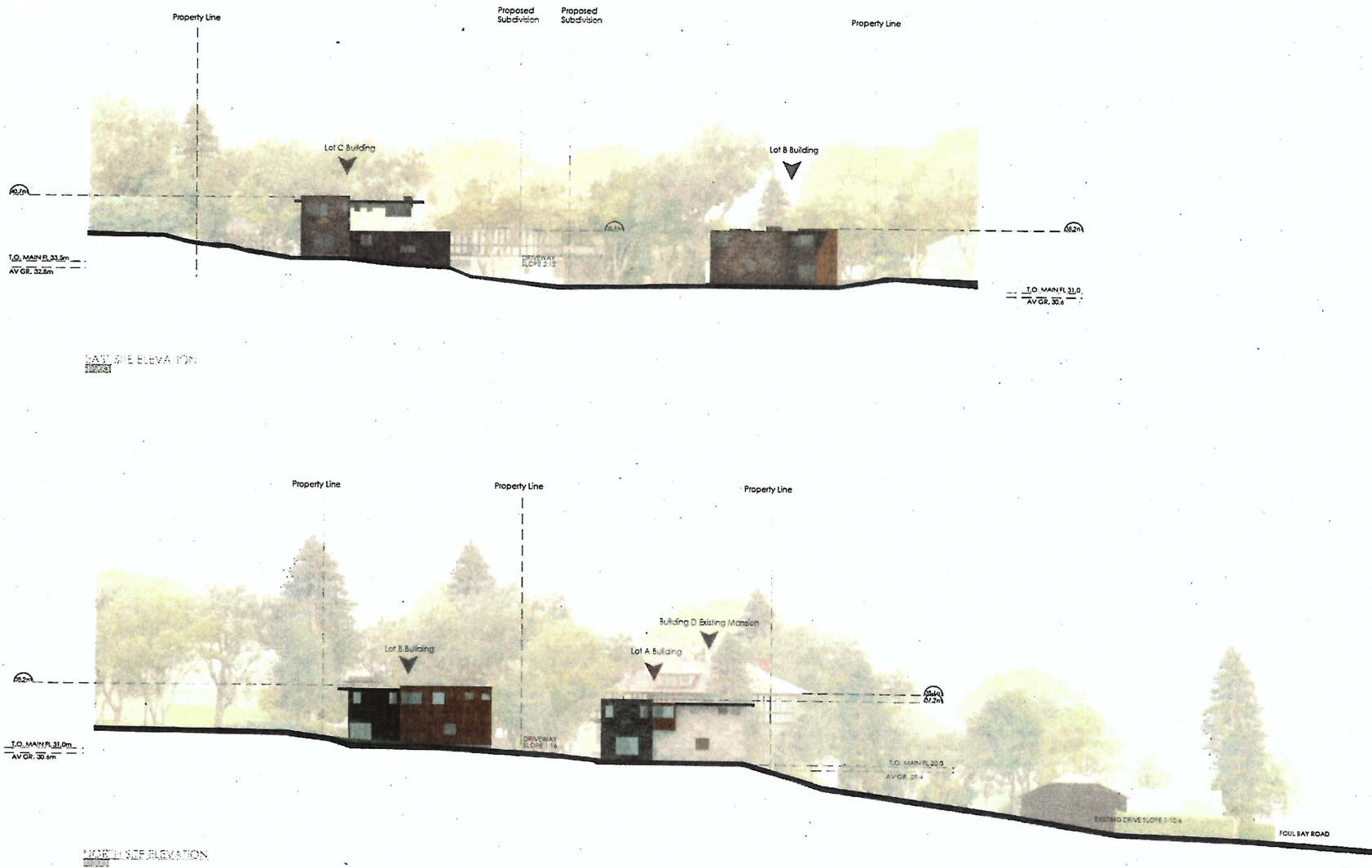
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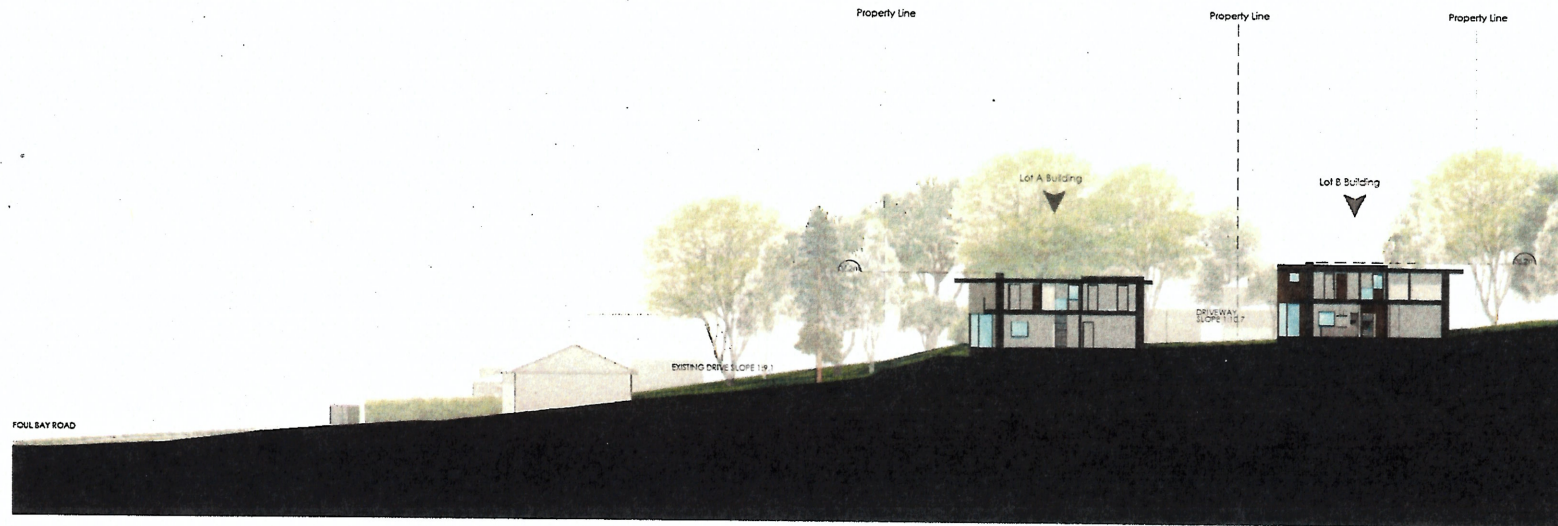


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Date: 09-30-16	DWG #:
Drawn:	A4.0
Reviewed:	Revision: March 10, 2017



515 Foul Bay Road



SOUTH SITE SECTION A
1:200



SOUTH SITE SECTION B
1:200



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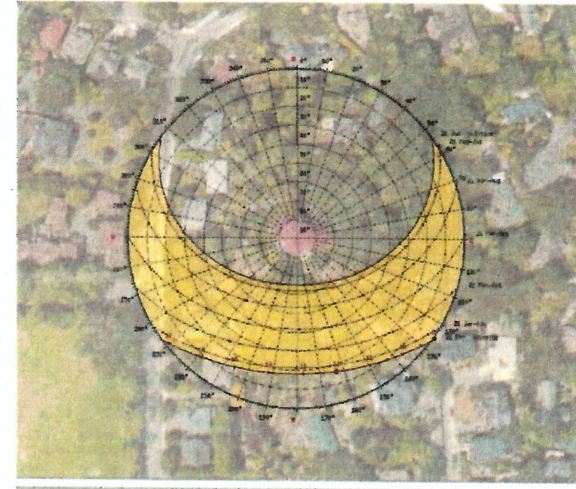


Title: Site Sections

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Date: 09-30-16	DWG #: A4.1
Drawn:	Revisions:
Reviewed:	March 10, 2017

515 Foul Bay Road

Sun/Shadow Study



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Title: Sun/Shadow Study

Scale:

File:

Date: 09-30-16

DWG #:

Drawn:

A5.0

Reviewed:

Revision:
March 10, 2017

SUSTAINABLE FEATURES

SITE

- The site is characterized by rolling topography, rock outcrops and many mature Garry Oaks and Arbutus trees. The Arborist mapped out the bylaw protected trees for their canopies and root zones. The houses are located and designed around the trees to preserve the trees sizes and locations.
- The subdivided lot areas and house sizes were determined by the tree preservation and to be below the allowable areas to meet the bylaws of the FSR and allowable site coverage.
- The road surface in the residential area is to be constructed of permeable pavers to allow the rainwater to replenish the groundwater table and feed tree roots.
- The main floor slab levels are raised just above the root zones to ensure they are not disturbed.
- We are adding 24 new Garry Oaks to ensure successive planting throughout the site.

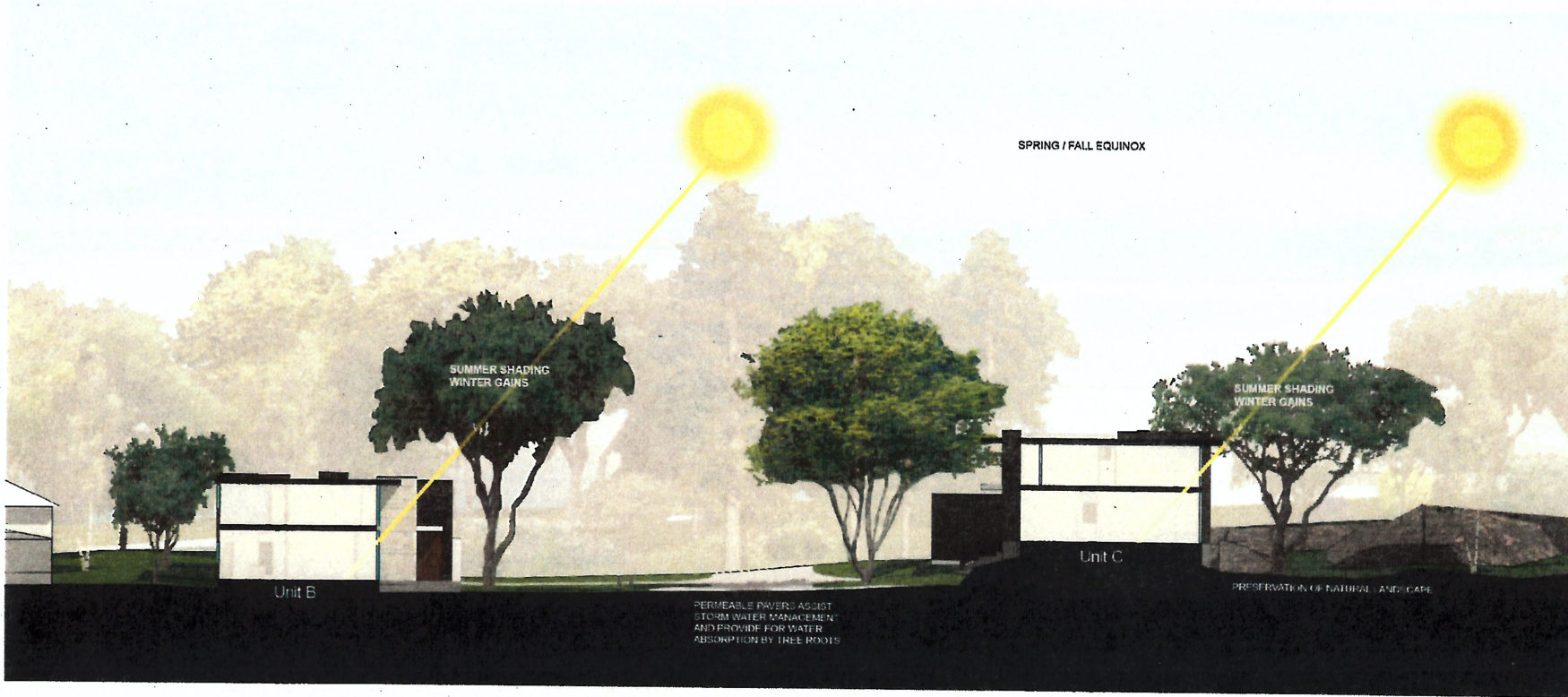
- The removal of invasive species is planned, and the new plantings will be native, drought tolerant species.

ENERGY

- The houses are oriented to maximize passive solar heat gains from southern exposure. The existing site trees provide solar shading in the summer months.
- Natural daylighting is designed throughout.
- High performance glazing and building envelope thermal performance.

MATERIALS

- The exterior cladding materials are high quality, durable materials such as stone, fiber cement board and wood, that also compliment the existing character of the mansion.



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Title: Sustainability Features

Scale:	File:
Date: 09-30-16	DWG #: A6.0
Drawn:	Reviewed:
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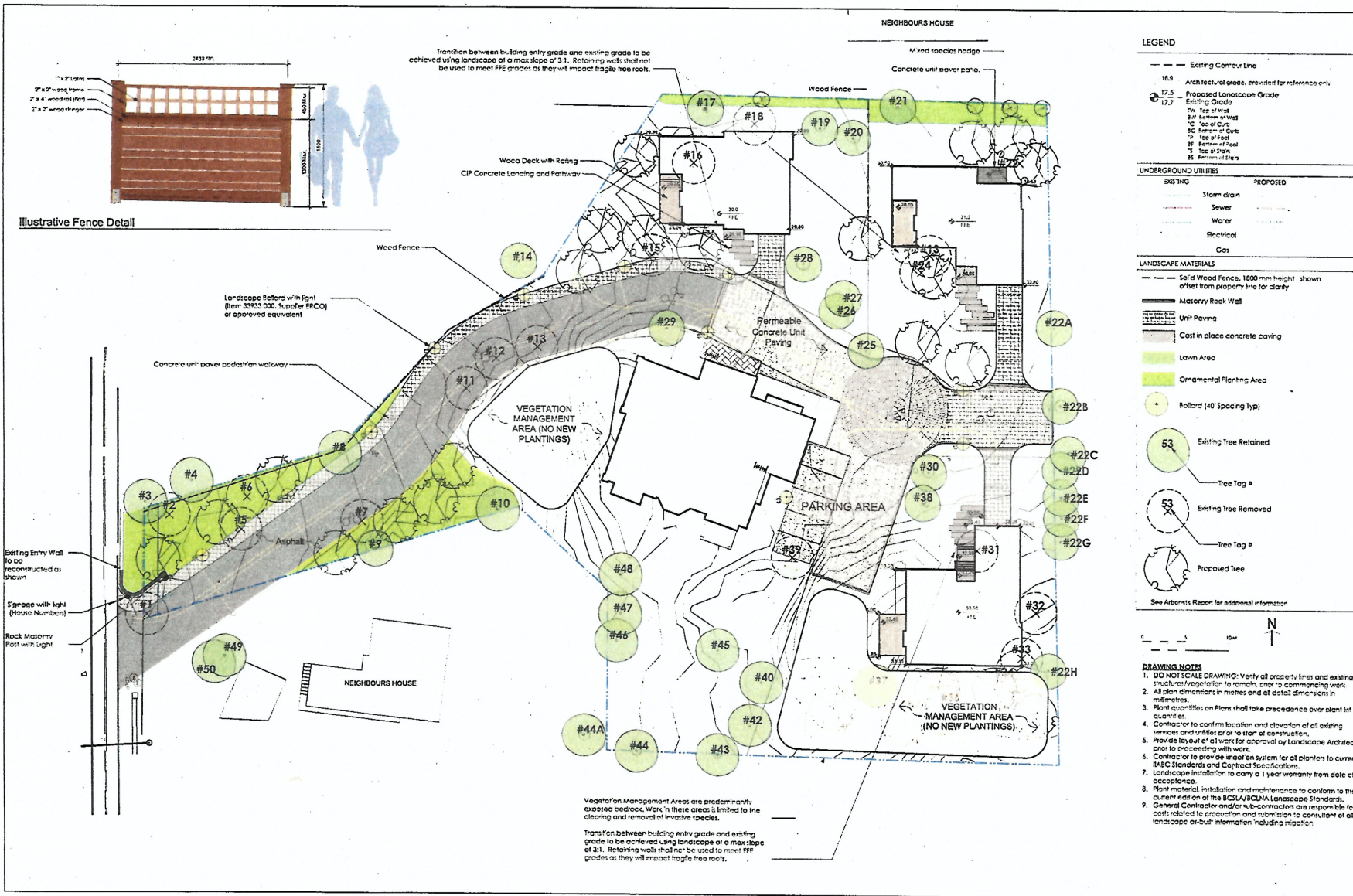
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Drawn: L1.0

Reviewed: Revision: March 10, 2017



515 Foul Bay Road



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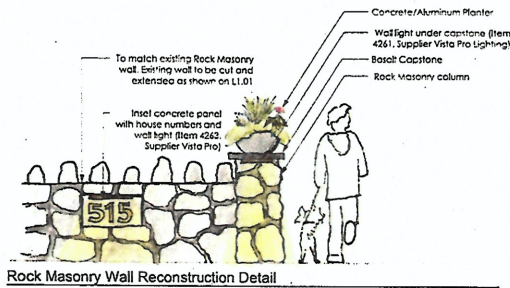
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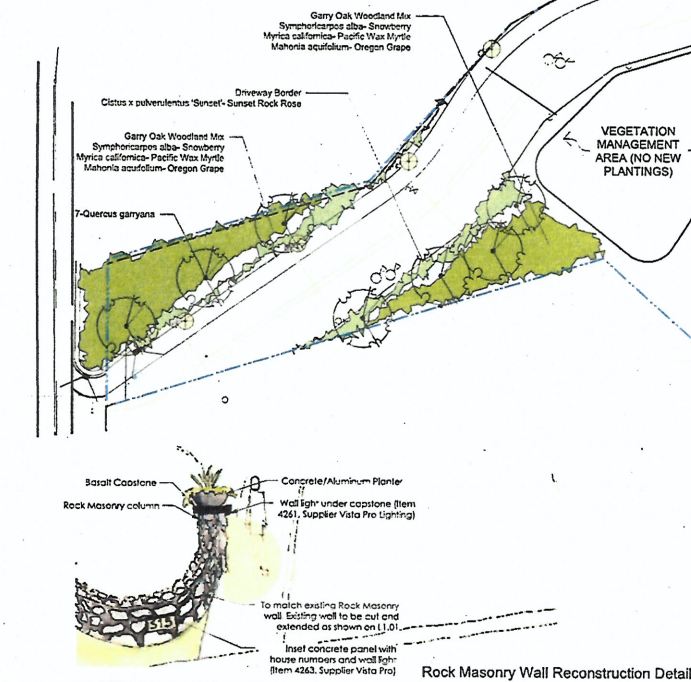
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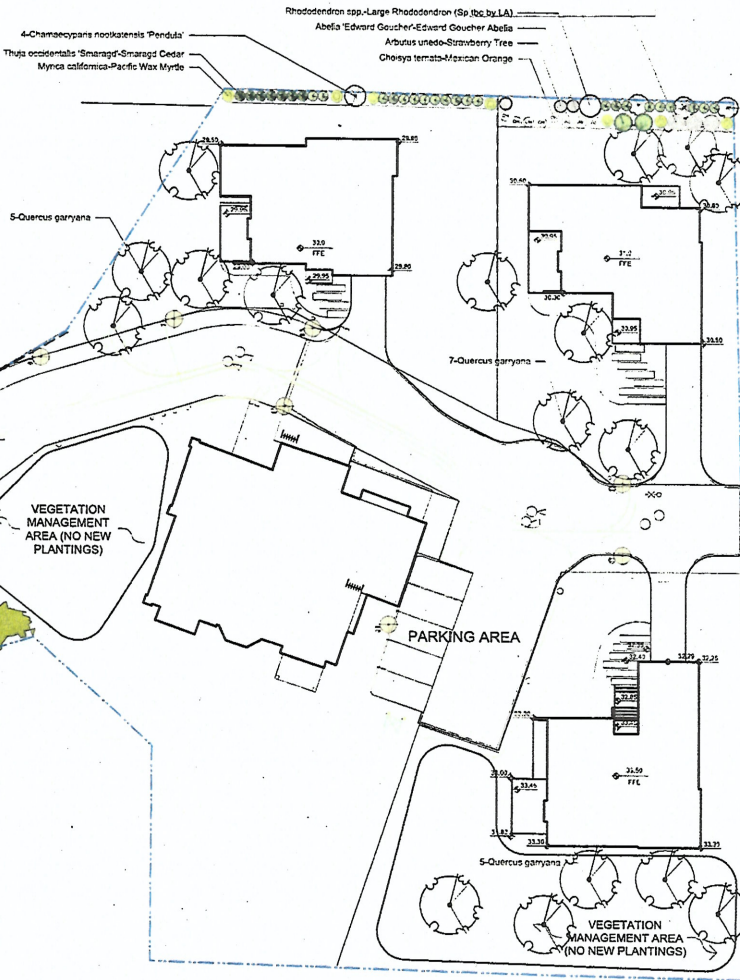
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Scale: 1:200	File:
Date: 09-30-16	DWG #:
Drawn:	L1.1
Reviewed:	Revision: March 10, 2017



Rock Masonry Wall Reconstruction Detail



Rock Masonry Wall Reconstruction Detail



Syn	Qty	Botanical Name	Common Name	Sched.	Size / Plant Spacing
TREES					
4		Chamaecyparis nootkatensis	Peruvian False Cypress		2.5 m H
24		Quercus garryana	Garry Oak		4.0m cal. o.b.b.
SHRUBS					
Ad	3	Abelia 'Edward Goucher'	Edward Goucher A		#2 pot
Ar	3	Arbutus unedo	Strawberry Tree		1.2 m H, b.b.
Ch	3	Choisya ternata	California Yew or H. Seemann's Yew		#1 pot
Ch	5	Chamaecyparis nootkatensis	Mexican Orange		#1 pot
Ci	79	Cistus x pulchellus 'Sunset'	Sunset Rock Rose		#2 pot
Ma	39	Mahonia aquifolium	Oregon Grape		#2 pot
My	12	Myrica californica	Pacific Wax Myrtle		#2 pot
Os	2	Osmanthus asiaticus	Driveway Osmanthus		min 4 H, b.b.
Rh	1	Rhododendron spp.	Large Rhododendron		1 m H, b.b.
Sa	14	Symphoricarpos alba	Snowberry		#1 pot
Th	28	Thuja occidentalis 'Emerald-Green'	Emerald Cedar		2.4 m H
	0				

- PLANTING NOTES**
1. Location of replacement gary oaks to be field fit. Exact locations may vary due to site constraints (dead rock locations).
 2. Planting in residential lots to use site adapted plant material.
- DRAWING NOTES**
1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 2. All plan dimensions in metres and all detail dimensions in millimetres.
 3. Plant quantities on Plans shall take precedence over plant list quantities.
 4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 6. Contractor to provide irrigation system for all planters to current IBC Standards and Contract Specifications.
 7. Landscape installation to carry a 1 year warranty from date of acceptance.
 8. Plant material, installation and maintenance to conform to the current edition of the BCSLA/BCUNA Landscape Standard.
 9. General Contractor and/or sub-contractor are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.



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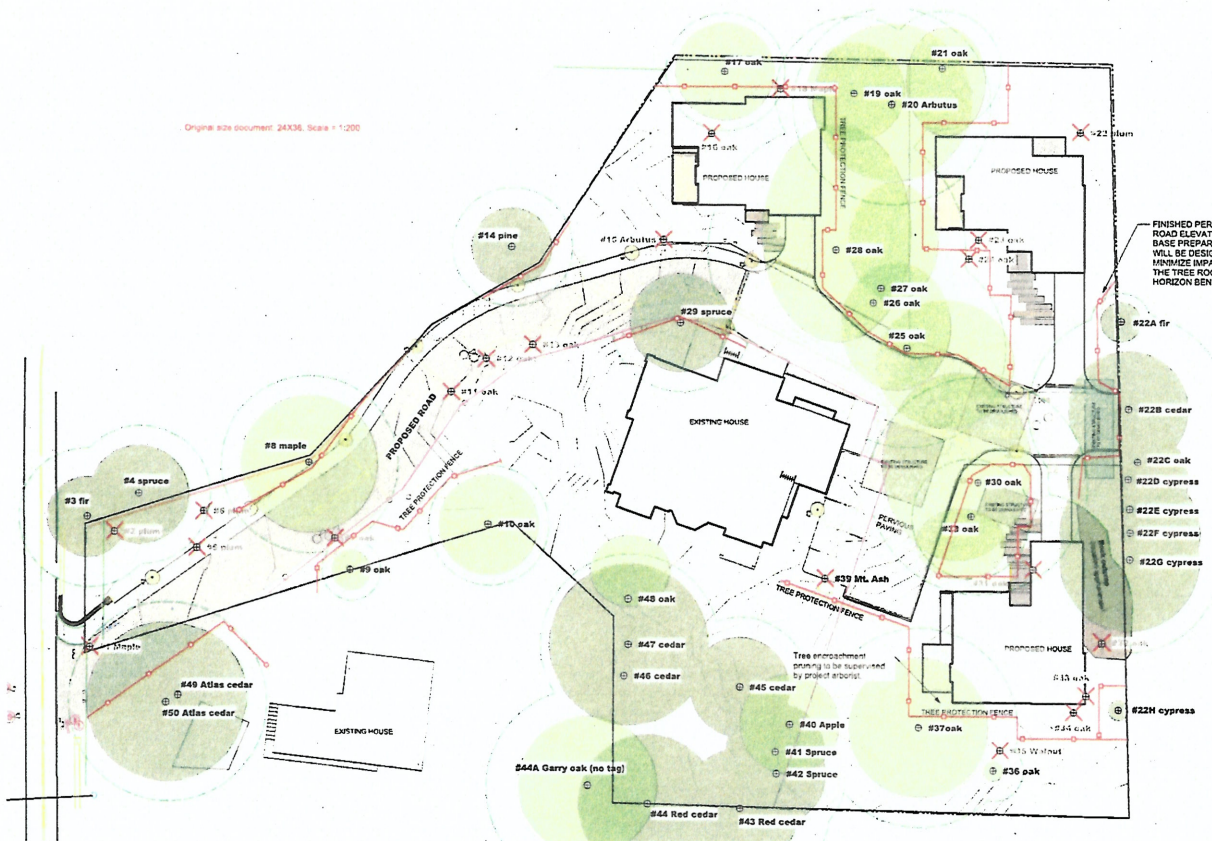
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EDWIN LANE
 515 Foul Bay Road
 Victoria, BC V8S 4G9
 Lots 3 + A (DDC82174)
 Section 68, Victoria District,
 PLAN 12877


Title: Tree Management Plan

 Scale: File:
 Date: 09-30-16 DWG #: AB1.0
 Drawn: Revision:
 Reviewed: March 10, 2017

Original site document: 24X36, Scale = 1:200



TREE PROTECTION MEASURES

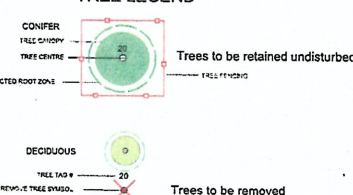
- Before site preparation begins, select tree protection fencing as indicated. In sections adjacent to trees designated for removal, fencing will be erected after tree removal and grubbing is complete. Chop up tree branches and leave chip mulch on site for distribution within sensitive tree areas (see Note 6 below).
- The arborist will be present to oversee stump removal, grubbing, excavation, service branching, site grading or blasting within or adjacent to the Tree Protection Areas (TPAs).
- Procedures for rock removal and blasting near tree root zones:
 - The blasting contractor will work with the arborist to develop a blasting plan that minimizes impacts to protected trees. This plan must then be reviewed and approved by the City of Victoria prior to implementation.
 - "Hoisting" shall be used in place of blasting for rock removal in sensitive tree areas or in the direction of the project arborist.
 - Blasting vibrations in the vicinity of the Tree Protection Areas are not to exceed a measured peak particle velocity (PPV) of 25 mm/sec. A daily record of all PPVs will be recorded and reviewed by the project arborist.
 - Use Dynamite as the explosive product. No fertilizer-based explosive (ANFO) is permitted, due to its toxicity to tree roots.
 - The contractor will prevent rock debris from the blast site from entering the TPA.
 - The Project Arborist shall provide regular reports during the site preparation and construction phases of the project to the City of Victoria.
 - Where trenching for site servicing must encroach into sensitive tree root areas, low-impact excavation techniques (such as hoisting, hydro or pneumatic excavation) will be used, as directed by the project arborist.
 - Damaged roots or branches will be pruned by the project arborist.
 - The vertical face of excavated earth adjacent to the TPA will be securely covered with geotextile to prevent soil desiccation and erosion.
 - In areas where the root zone of the tree has been reduced by excavation, the remaining root zone area will be top-dressed with 15cm of tree chip mulch.
 - Retained trees will be irrigated once weekly during the dry summer period to a minimum effective depth of 30cm.
 - Temporary construction access within a TPA requires authorization and supervision of the project arborist.
 - Where necessary to facilitate site access, soil "armouring" can be used in place of fencing to protect sensitive root habitat. Approved materials include 3/4" plywood or a temporary cover of geotextile and 200mm of moderately compacted 3" aggregate and/or mulch-free.
 - No equipment, materials or excavated soil will be stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING.
 - 24 milibourne trees (4cm dbh) will be planted in compensation for the removal of 12 bylaw-protected trees (2 for 1). Please see the landscape plan for location and specific details of the replacement trees.
 - Where buildings encroach into the root zone of protected trees, slab foundations will be elevated above the tree root horizon and supported by square post footings secured to bedrock where possible.
 - Tree #s 26, 28 and 29 will require removal of one or more lower scaffold limbs to allow access and egress for fire-fighting vehicles and equipment.

Tree Protection Fencing Detail

Refer to Tree Protection Fencing plan for details with a 2m base and supports (see photo below). Fencing will then be placed in the form of a 'U' shape around the tree trunk. The fence will be placed in the form of a 'U' shape around the tree trunk. The fence will be placed in the form of a 'U' shape around the tree trunk.



TREE LEGEND



Gye and Associates Inc.

515 Foul Bay Rd, Victoria, BC

SHEET 17.4

Tree Management Plan for

Development Permit

DATE: 09-30-16

SCALE: 1:200

DRAWN BY: JGYE

CHECKED BY: JGYE

DATE: 09-30-16

PROJECT NO: 16-055

DATE: 09-30-16

SCALE: 1:200

DRAWN BY: JGYE

CHECKED BY: JGYE

DATE: 09-30-16

1 of 2



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Lots 3 + A (DDC82174)
Section 68, Victoria District,
PLAN 12877



Fig. 1: Southwest facing perspective
Tree #11 and Arbutus #20 will be retained. Minor pruning of Oak #19 is indicated in yellow. Red lines indicate pruning of major branches of Arbutus #11 and #12. See also Fig. 10.



Fig. 2: Southwest facing perspective
Minor pruning of Arbutus #12 may be indicated in yellow. Pruning of major branches of Arbutus #11 and #12 is indicated in red. See also Fig. 10.

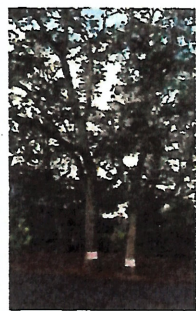


Fig. 3: South facing perspective
Tree #13 is proposed for removal for safety. See also Fig. 10.



Fig. 4: South facing perspective
Tree #14 is proposed for removal for safety. See also Fig. 10.



Fig. 5: South facing perspective
Tree #15 is proposed for removal for safety. See also Fig. 10.



Fig. 6: Southwest facing perspective
Tree #16 is proposed for removal for safety. See also Fig. 10.



Fig. 7: Southwest facing perspective
Tree #17 is proposed for removal for safety. See also Fig. 10.



Fig. 8: Southwest facing perspective
Tree #18 is proposed for removal for safety. See also Fig. 10.



Fig. 9: Southwest facing perspective
Tree #19 is proposed for removal for safety. See also Fig. 10.



Fig. 10: Southwest facing perspective
Tree #20 is proposed for removal for safety. See also Fig. 10.



Fig. 11: South facing perspective
Tree #21 is proposed for removal for safety. See also Fig. 10.



Fig. 12: South facing perspective
Tree #22 is proposed for removal for safety. See also Fig. 10.



Fig. 13: Southwest facing perspective
Tree #23 is proposed for removal for safety. See also Fig. 10.

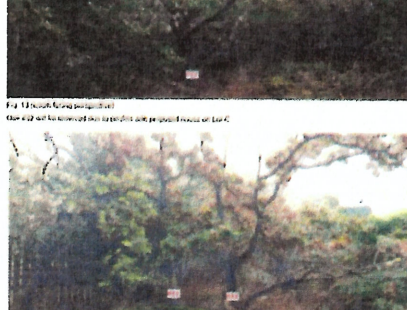


Fig. 14: Southwest facing perspective
Tree #24 is proposed for removal for safety. See also Fig. 10.



Fig. 15: Southwest facing perspective
Tree #25 is proposed for removal for safety. See also Fig. 10.

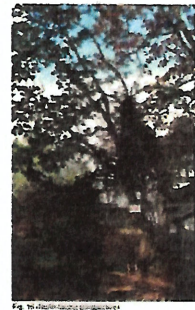


Fig. 16: Southwest facing perspective
Tree #26 is proposed for removal for safety. See also Fig. 10.

ADDITIONAL TREE PROTECTION DETAILS

Gye + Associates
515 Foul Bay Rd, Victoria, BC
Surrey, BC
Tree Management Plan

Project: 515 Foul Bay Rd, Victoria, BC
Date: 10/10/16
Scale: 1:100
Drawn: JG
Checked: JG
2 of 2



Title: Tree Management Plan	
Scale:	File:
Date: 09-30-16	DWG #: AB1.1
Drawn:	Revised:
Reviewed:	March 10, 2017

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 Section 68, Victoria District.
 PLAN 12877



GSA Task ID	Common Name	DBH (in)	Provenance Tree Zone (Barbels)	Crown Rat Lx W	Health (Score, 1-5)	Structural Condition (Good/Fair/Poor)	Yield Produced Tons	Refined Tons	Comments / Notes	Recommendation
1	Chouli tree	35	15-20	3	4	Good	Yes	Yes	Healthy tree	RET
2	Yakoua	54	10	5	Good	Good	Yes	Yes	Offshoots less	RET
3	Yakoua	37	18	4	Yes	Fair	Yes	Yes	Healthy tree	RET
4	Yakoua	15	18-18	4	4	Good	Yes	Yes	Healthy tree	RET
5	Yakoua	10	2	2	Good	Good	Yes	Yes	Healthy tree	RET
6	Yakoua	10	2	2	Good	Good	Yes	Yes	Healthy tree	RET
7	Yakoua	12	2	2	Good	Good	Yes	Yes	Healthy tree	RET
8	Yakoua	32	8	5	Fair	Fair	Yes	Yes	Healthy tree	RET
9	Yakoua	10	2	2	Good	Good	Yes	Yes	Healthy tree	RET
10	Yakoua	16	3	3	Good	Fair	Yes	Yes	Healthy tree	RET
11	Yakoua	16	3	3	Good	Fair	Yes	Yes	Healthy tree	RET
12	Yakoua	16	3	3	Good	Fair	Yes	Yes	Healthy tree	RET
13	Yakoua	16	3	3	Good	Fair	Yes	Yes	Healthy tree	RET
14	Yakoua	36	5	4	Fair	Fair	No	No	Yakoua tree not yet in decline	RET
15	Yakoua	38	5	6	Fair	Fair	Yes	Yes	Healthy tree	RET
16	Yakoua	34	5	6	Good	Good	Yes	Yes	Healthy tree	RET
17	Yakoua	22-24	2	4	Fair	Fair	Yes	Yes	Healthy tree	RET
18	Yakoua	14	4	4	Fair	Fair	Yes	Yes	Healthy tree	RET
19	Yakoua	18	11	5	Good	Fair	Yes	Yes	Yakoua tree still alive	RET
20	Yakoua	119	21	8	Good	Good	Yes	Yes	Yakoua tree still alive	RET
21	Yakoua	36	6	4	Yes	Fair	Yes	Yes	Yakoua tree still alive	RET
22	Yakoua	74	3	3	Yes	Fair	Yes	Yes	Yakoua tree still alive	RET
23	Yakoua	106	10	6	Good	Good	Yes	Yes	Yakoua tree still alive	RET
24	Yakoua	62	9	7	Good	Good	Yes	Yes	Yakoua tree still alive	RET
25	Yakoua	62	9	7	Good	Good	Yes	Yes	Yakoua tree still alive	RET
26	Yakoua	62	9	7	Good	Good	Yes	Yes	Yakoua tree still alive	RET
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28	Yakoua	62	9	7	Good	Good	Yes	Yes	Yakoua tree still alive	RET
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98	Yakoua	62	9	7	Good	Good	Yes	Yes	Yakoua tree still alive	RET
99	Yakoua	62	9	7	Good	Good	Yes	Yes	Yakoua tree still alive	RET
100	Yakoua	62	9	7	Good	Good	Yes	Yes	Yakoua tree still alive	RET

Before site preparation begins, erect the protection fence indicated. In sections adjacent to trees designated for removal, fencing will be erected after tree removal and grubbing is complete. Chip up tree branches and leave chip mulch on top for distribution within sensitive tree roots (see Table 5 below).

The arboreal will be present to oversee excess removal, grubbing, excavation, service handling, site grading or blasting with or adjacent to, the Tree Protection Areas (TPAs).

1. Procedure for rock removal and blasting near tree roots:

a) The blasting specialist will work with the arboreal to develop a blasting plan that minimizes impacts to protected trees. This plan must then be reviewed and approved by the City of Victoria prior to implementation.

b) "No-drumming" shall be used in place of blasting for rock removal in sensitive tree areas at the direction of the protection specialist.

c) Blasting vibrations in the vicinity of the Tree Protection Areas are not to exceed a measured peak particle velocity (PPV) of 25 mm/sec. A daily report of all PPVs will be recorded and reviewed by the project arboreal.

d) Use Dynamite as the explosive product. No fertilizer-based explosive (ANFO) is permitted, due to its toxicity to tree roots.

e) The contractor will prevent rock debris from the blast site from entering the TPA.

2. The Project Arboreal shall provide regular reports during the site preparation and construction phases of the project to the City of Victoria.

a) Where trenching for the service must approach live sensitive trees, no-drumming, hydro or pneumatic excavation techniques (such as no-drumming, hydro or pneumatic excavation) will be used, as directed by the project arboreal.

3. Damaged roots or branches will be pruned by the project arboreal.

4. The vertical face of excavated cuts adjacent to the TPAs will be securely covered with geotextile to prevent soil desiccation and erosion.

5. In areas where the root zone of the tree has been reduced by retention, the remaining root zone area will be top-dressed with 10cm of tree chip mulch.

6. Retained trees will be irrigated once weekly during the dry summer period to a minimum effective depth of 25cm.

7. Temporary root zone enclosures within a TPA requires authorization and supervision of the project arboreal.

8. Where necessary to facilitate site access, such "no-drumming" can be used in place of blasting to protect sensitive root habitat. Approved materials include 3/4" plywood or a temporary cover of geotextile and 200mm of moderately compacted 3" aggregate and/or roadbase.

9. No equipment materials or excavated soil will be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING.

10. 24 replacement trees (4cm dia) will be planted in compensation for the removal of 12 50cm-diametered trees (2 to 1). Please see the landscape plan for location and specific details of the replacement trees.

11. Where ballistics are necessary, the root zone of protected trees, along foundations and supported by same, shall be protected by using air blasting around to backfill where possible.

12. The 20, 25, 30 and 35 cm size grading removal of roots to allow greater root scaffold levels to allow access and space for root-growing systems and equipment.

Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See sheet below). Grounding will then be affixed to the frame using zip-ties, staples, wire or nails. Additional signage will be attached, designating the area with an as a TREE PROTECTION AREA. NO TRESPASSING.



PROJECT
515 Foul Bay Rd, Victoria, BC
SHEET TITLE
Tree Management Plan for
Development Permit

REVNO	DESCRIPTION	DATE
1	DPA	Mar 9, 2011
2	DPA	Feb 29, 2011
3	DPA	Dec 14, 2010
4	DPA - corrected	Dec 13, 2010
5	DPA	Oct 18, 2010
6	DPA	Sept 21, 2010

PROJECT NO.	16-06
DATE	December 09 2011
SCALE	1/20
DRAWN BY	11
CHECKED BY	
PROJECT NO.	16-06

Title: Conceptual Sketch Tree
Covenant Plan

Scale:	File:
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Date: 09-30-16	DWG # :
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Drawn:	AB
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Reviewed:	Revision: March 10
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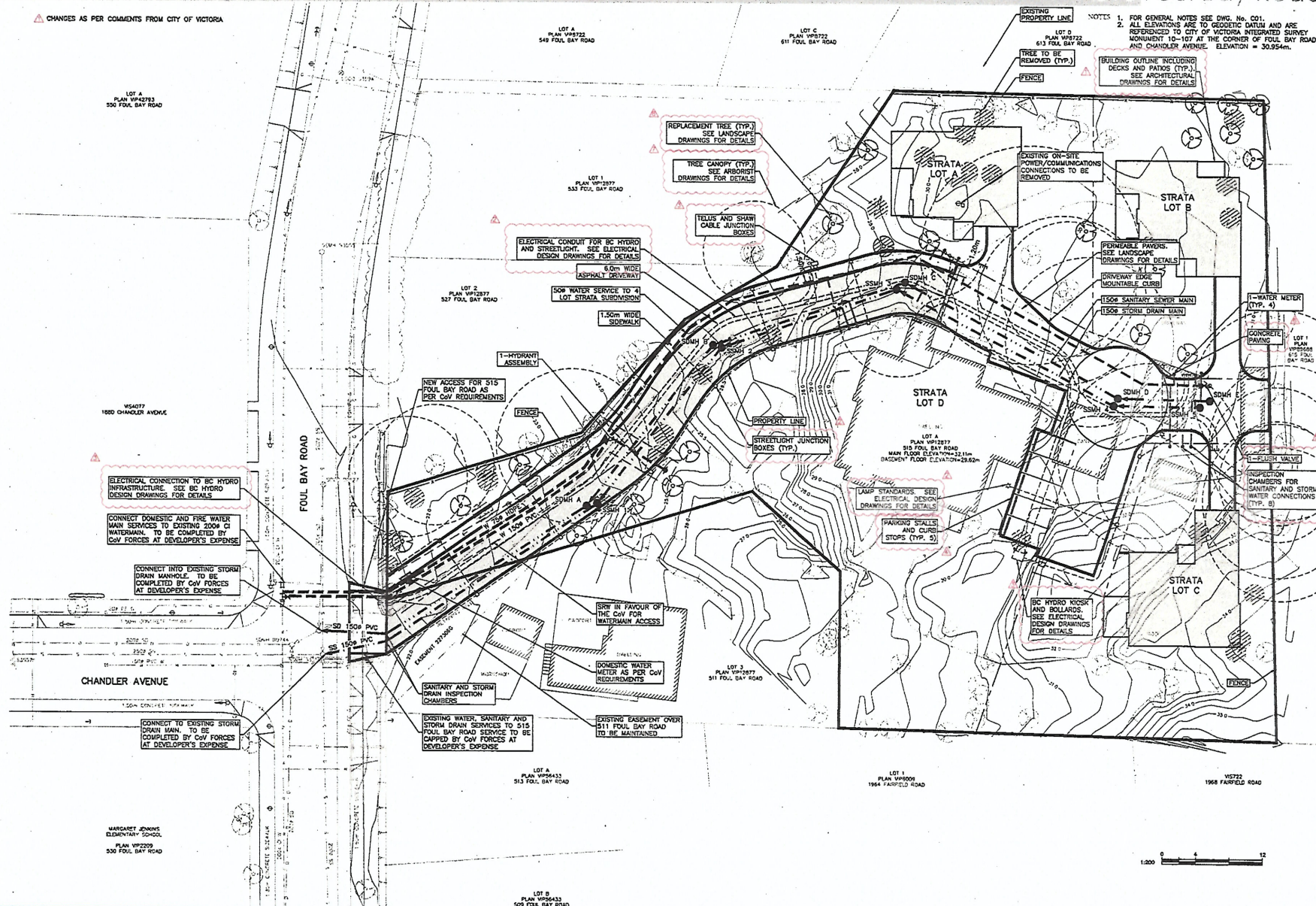


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ENGINEERING**

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515 Foul Bay Road
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 PLAN 12877



Scale: 1:200	File:
Date: 09-30-16	DWG #: C1.0
Drawn:	
Reviewed:	Revision: March 10, 2017



515 Foul Bay Road



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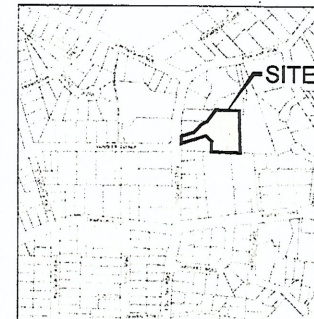
EDWIN LANE
515 Foul Bay Road
Victoria, BC V8S 4G9
Lots 3 + A (DDC82174)
Section 68, Victoria District,
PLAN 12877



Title: Key Plan, Drawing List & General Notes

Scale:	Re:
Date: 09-30-14	DWG #:
Drawn:	C1.1
Reviewed:	Revision: March 10, 2017

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
		CURB AND GUTTER			FENCE
		EDGE OF GRAVEL			DITCH/FINISH
		TOP/BOTTOM OF BANK			WATERMAIN (SIZE AND MATERIAL NOTED)
		CATCH BASIN			SANITARY SEWER (SIZE AND MATERIAL NOTED)
		WATER VALVE			STORM DRAIN (SIZE AND MATERIAL NOTED)
		FIRE HYDRANT			UNDERGROUND TELEPHONE
		CAPPED END			UNDERGROUND HYDRANT
		UTILITY POLE AND STREET LIGHT (LABELLED PH/PP/PS ETC)			WORKMAN
		MANHOLE			PROPERTY LINE
		CENTERLINE			CENTERLINE AND STATIONING
		SANITARY/STORM INSPECTION CHAMBER (2000 R300)			SANITARY SEWER SERVICE CONNECTION AT MAN
		JUNCTION BOX			ELEVATION
		AIR VALVE			PAVEMENT REMOVAL
		WATER METER			NEW ASPHALT



LOCATION PLAN
NTS

ADDRESS: 515 FOUL BAY ROAD
LEGAL: LOTS 3 & A (DD C82174), SECTION 68, VICTORIA
CITY, PLAN 12877
ZONING: R1-G
LAND USE: RESIDENTIAL
PROPOSED: 4 LOT STRATA SUBDIVISION
EXISTING SITE AREA: 4893m²
LOT A SITE AREA: 674.0m²
LOT B SITE AREA: 660.9m²
LOT C SITE AREA: 920.4m²
LOT D SITE AREA: 1464.7m²

PLAN TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION

GENERAL NOTES:

- ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA (CoV) SPECIFICATIONS, ITS SUPPLEMENTARY MASTER MUNICIPAL SPECIFICATIONS, STANDARD DETAIL DRAWINGS AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS AND THE BC BUILDING CODE UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION. PERMITS TO CONSTRUCT WORKS ON THE CoV RIGHT OF WAY MUST BE OBTAINED FROM THE CoV ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK. THESE PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
- CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
- ADJUST ALL MANHOLES, WATER VALVES, HYDRO VALVES, ETC. TO MATCH NEW CONSTRUCTION.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
- REFER TO ARBORIST REPORT, DRAWINGS AND DETAILS FOR CONSTRUCTION INFORMATION WHEN WORKING AROUND PROTECTED TREES AND ROOT ZONE AREAS.
- ALL DEDICATED TRENCH AND SUBSIDICATION MATERIALS TO BE DISPOSED OF OFFSITE.
- ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO CITY OF VICTORIA INTEGRATED SURVEY MONUMENT 10-107 AT THE CORNER OF FOUL BAY ROAD AND CHANDLER AVENUE. ELEVATION = 30.954m.
- DATA SOURCES:
-TOPOGRAPHIC SURVEY COMPLETED BY BRAD CUNNIN LAND SURVEYING, MAY 31 2016.
-DIGITAL AIRSULTS PROVIDED BY CoV.

ROAD NOTES:

- CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV STANDARDS AND MAJCO.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG FOUL BAY ROAD DURING CONSTRUCTION.
- ROAD RESTORATION FOR FOUL BAY ROAD TO CoV SUPPLEMENTAL DWG. No. SD 026.
- THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
- PROJECT FRONTAGE TO BE RESTORED.
- PEDESTRIAN WALKING AREA TO BE DELINEATED DURING THE CONSTRUCTION OF THE WORKS AND MUST BE EASILY RECOGNIZABLE BY THE PUBLIC AND CONTAIN NO OBSTRUCTIONS TO MOBILITY. SCOOTERS OR WHEELCHAIRS AND NO HAZARDOUS CONDITIONS. THE PUBLIC USING THESE AREAS MUST BE ADEQUATELY PROTECTED FROM TRAFFIC.

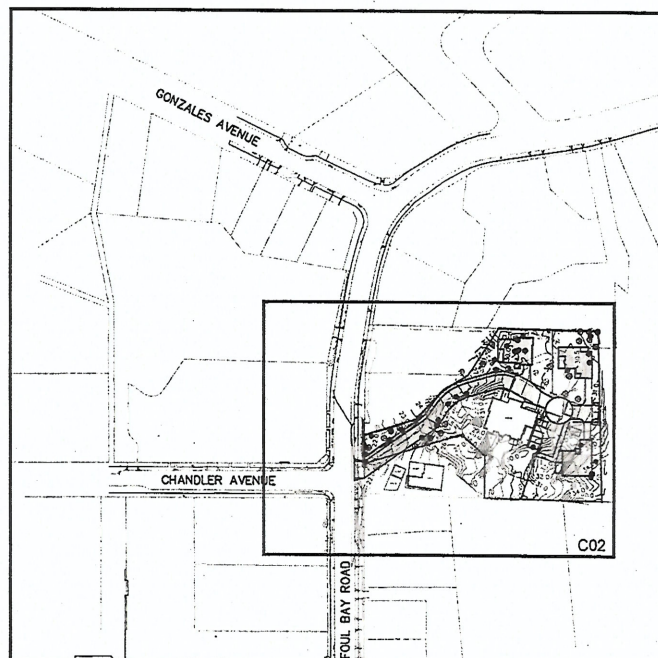
WATER NOTES:

- WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. W2d SS.

STORM DRAIN AND SANITARY SEWER NOTES:

- STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
- STORM DRAIN CONNECTION TO BE 150mm PVC SDR26 AT A MINIMUM GRADE OF 2.00%.
- SANITARY SEWER CONNECTION TO BE 150mm PVC SDR26 AT A MINIMUM GRADE OF 2.00%.
- STORM DRAIN CATCH BASIN TO BE AS PER CoV STD. DWG. No. S11a SS.
- UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:



KEY PLAN
1:1000

LIST OF DRAWINGS

DWG. No.	DESCRIPTION
C01	KEY PLAN, DRAWING LIST, & GENERAL NOTES
C02	SITE SERVICES PLAN

Key Plan, Drawing List and General Notes