



## Advisory Design Panel Report For the Meeting of May 24, 2023

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**To:** Advisory Design Panel **Date:** May 3, 2023  
**From:** Rob Bateman, Senior Planner  
**Subject:** **Development Permit with Variances Application No. 000590 for 1514 and 1520 Foul Bay Road**

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### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 1514 and 1520 Foul Bay Road and provide advice to Council.

The proposal is for two four-unit townhouse buildings on two lots which are proposed to be consolidated. A concurrent Rezoning Application accompanies the Development Permit with Variances Application. The rezoning application is required because the required adaptable and secondary dwelling units are not being provided.

The subject site is designated Traditional Residential in the *Official Community Plan (OCP, 2012)*, which envisions ground-oriented buildings, such as Missing Middle Housing, as well as low-rise multi-unit residential and mixed-use in this location. The proposed use, density and height are consistent with this designation.

Staff have concerns that the proposal does not meet the Development Permit Area 15F: Missing Middle Housing objectives to orient development to maintain the adjacent and nearby built form pattern, and prioritize open space, trees, storm water runoff, and amenity space over vehicle infrastructure, such as driveways and parking garages. Staff are looking for commentary from the Advisory Design Panel with regard to:

- Street orientation and interface
- Impact on adjacent properties
- Open space
- Accessibility
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

## BACKGROUND

**Applicant:** Mr. Wayne Foster

**Architect:** N/A

**Development Permit Area:** Development Permit Area 15F, Missing Middle Housing

**Heritage Status:** N/A

### Description of Proposal

The proposal is to construct eight townhouse units within two buildings on two consolidated lots currently occupied by two single family dwellings. Staff will recommend that Council make a 2.38m dedication along Foul Bay Road a condition of the Rezoning Application. A number of variances are requested related to building height, site coverage, open site space, landscaping space, setbacks, accessible parking, and bike parking.

The proposal includes the following major design components:

- low-rise (3 storey) building form consisting of traditional architectural features
- internal garages (one per unit) at grade accessed off the vehicle drive aisle
- private amenity space in the form of rear decks on level two as well as private patios on the ground level to the rear of the building.

The following data table compares the proposal with the Schedule P: Missing Middle Regulations under the existing R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard (Schedule P)
Site area (m <sup>2</sup> ) – minimum	1070.57	N/A
Lot Width (m) – minimum	31.38	12.00
Number of dwelling units per building	4	Minimum: 3 Maximum: 6
Number of buildings per lot - maximum	2	N/A
Adaptable dwelling units – minimum	0*	1
Secondary dwelling units - minimum	0*	1
Three-bedroom dwelling units - minimum	2	2

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard (Schedule P)</b>
Dwelling unit floor area (m <sup>2</sup> ) - minimum	114.55	33.00
Density (Floor Space Ratio) – maximum	0.95:1	0.5:1 (or 1:1 with amenities)
Total floor area (m <sup>2</sup> ) – maximum	1016.40	1,410.00
Floor area per storey (m <sup>2</sup> ) – maximum	214.64	235.00
Height (m) – maximum	<b>11.48*</b>	<b>9.00</b>
Site coverage (%) – maximum	<b>45.81*</b>	<b>40.00</b>
Open site space (%) – minimum	<b>35.26*</b>	<b>45.00</b>
Landscaping Space	<b>Not provided*</b>	<b>Required</b>
<b>Setbacks (m) – minimum</b>		
Front	<b>4.48*</b>	<b>6.10</b>
Projections (Porch)	0.45	2.00
Rear	<b>2.04*</b>	<b>10.00</b>
Side (north)	<b>2.64*</b>	<b>3.14</b>
Side (south)	<b>2.64*</b>	<b>3.14</b>
Building separation (m) - minimum	7.00	5.00
Parking spaces – minimum	8	6
Van Accessible parking included in the overall units – minimum	<b>0*</b>	<b>1</b>
Long-term bicycle parking spaces – minimum	0	N/A
Short-term bicycle parking spaces – minimum	<b>1 x 6-rack*</b>	<b>2 x 6-rack</b>
Bike facility	<b>Not provided*</b>	<b>Required</b>

## Sustainability Features

As noted in the applicant's letter dated September 10, 2022, the proposal will be built to Step Code 4 under the BC Building Code and will include rooftop solar panels and electric bike chargers. The applicant has not yet confirmed commitment to securing the level of Step Code through a legal agreement.

## Consistency with Policies and Design Guidelines

### Official Community Plan

This property is designated as Traditional Residential in the *Official Community Plan, 2012* (OCP) which envisions residential uses, including missing middle housing, ground-oriented multi-unit, attached, duplex, and single detached dwelling buildings (with or without secondary or garden suites), as well as low-rise multi-unit residential and mixed-use up to three storeys with total floor space ratios up to approximately 1.1:1, in this location. The proposal is consistent with this use, density and height.

### Jubilee Neighbourhood Plan

The Jubilee Neighbourhood Plan, in the Goals and Objectives on Housing, encourages new residential development to respect the character of existing neighbourhood and street variety through the scale and form of housing, and to provide individual unit entrances at ground level facing the street.

### Objectives and Guidelines for DPA 15F

The OCP identifies this property in Development Permit Area 15F: Missing Middle Housing. The relevant objectives of this DPA include:

- *To integrate more intensive residential development in the form of missing middle housing within Traditional Residential areas in a manner that respects the desirable characteristics of the natural and built environment in these areas*
- *To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a compatible scale and adaptive to the local contexts*
- *To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for site planning and building designs that promote livability and provide sensitive transitions to adjacent developments*
- *To promote water conservation, on-site rainwater management and infiltration, as well as minimize impact of accommodating housing growth on the stormwater utility*
- *To facilitate the continued growth of the City's urban forest canopy cover through conservation and replacement of the green space that supports a healthy urban forest, with particular attention to the needs of large canopy trees.*

The design guidelines that apply to Development Permit Area 15F include:

- *Missing Middle Design Guidelines (2022)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981).*

Staff have concerns that the proposal does not have a positive street interface, has a negative impact on the adjacent properties, and does not provide sufficient open space to meet these objectives and guidelines. Under the Issues and Analysis section of the report, staff are requesting the Panel's input on these aspects of the design.

## Regulatory Considerations

The following differences from the Schedule P: Missing Middle Regulations are being proposed and would trigger a rezoning application because they are related to use requirements:

- reducing the minimum number of adaptable dwelling units from 1 to 0
- reducing the minimum number of secondary dwelling units from 1 to 0.

The following differences from the Schedule P: Missing Middle Regulations and Schedule C: Parking Regulations are being proposed:

- Height
  - increasing the minimum height from 9.0m to 11.48m.
- Setbacks, Site Coverage and Open Site Space:
  - reducing the minimum front setback from 6.10m to 4.48m
  - reducing the minimum side setback from 3.14m to 2.64m for both sides
  - reducing the minimum rear setback from 10.00m to 2.04m
  - increasing the maximum site coverage from 40.00% to 45.81%
  - reducing the minimum open site space from 45.00% to 35.26%
  - removing the requirement for a single landscaped space.
- Parking:
  - reducing the minimum number of van accessible vehicle parking spaces from 1 to 0
  - reducing the minimum number of short-term bicycle racks from 2 six-racks to 1 six-rack
  - removing the requirement for a bike facility.

Staff have concerns that these variances would have negative impacts on the public street, privacy for neighbours, trees, storm water runoff, amenity space for residents, accessibility, and active transportation.

## ISSUES AND ANALYSIS

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

Overall, proposing townhouses oriented perpendicular to the street results in numerous deficiencies with the zoning regulations (see Regulatory Considerations section above) and inconsistencies with the objectives and guidelines of DPA 15F (see Consistency with Policies and Design Guidelines section above). An alternative approach, which could result in a development that is more aligned with City policies and regulations, would be to propose two side-by-side Houseplexes (i.e. multiple dwelling units in buildings appearing similar in form to large houses).

### Street orientation and interface

The regulations and design guidelines aim to site and orient buildings to maintain the pattern of landscaped front and back yards to facilitate a positive contribution to the streetscape. The development should be designed to present a friendly face to the street, enhancing public streets,

street vitality, pedestrian activity, safety, and 'eyes on the street'. The proposed buildings are not oriented towards the public street, which results in six of the units lacking direct access or visibility from the street. Furthermore, the 2.55m front setback to the SRW results in a small transition space between the public sidewalk and the private building. The applicant is proposing to provide a covered entry, windows, a Juliet balcony, and landscaping to help mitigate the negative impact on the street.

Due to the positioning of the buildings on the lot, the driveway and access to each garage creates a large amount of hardscaping that is visible from the street. The applicant is proposing planters to help soften the visual appearance of the driveway.

### **Impact on adjacent properties**

The regulations and guidelines also aim to ensure a good fit with existing adjacent buildings and to minimize impacts on neighbours. The buildings' perpendicular orientation to the street results in the rear facades of the dwelling units being in close proximity to, and directly facing, the adjacent property's side yards (2.64m side setbacks). These facades contain large amounts of fenestration and access to the units' outdoor spaces which would have negative overlook and privacy impacts on the adjacent properties. The applicant is proposing to step the building down to two-stories at the rear to help transition to the smaller scale buildings behind it.

### **Open Space**

The regulations and guidelines prioritize provision of open space to support the urban forest, provide privacy, provide amenity space for residents, reduce storm water runoff, and to ensure that the front and rear yards are not dominated by parking. The design of the development should sensitively integrate parking, circulation and access to minimize impacts on public and private open spaces. The proposal prioritizes vehicles over open space, with a long driveway and multiple garages. Increasing the open space on the site would provide opportunity for more usable outdoor space, trees and stormwater infiltration. To help mitigate impacts on stormwater infiltration, the applicant is proposing rain gardens at the rear of the site.

### **Accessibility**

The regulations and guidelines encourage a high standard of accessibility in site, building and landscape design to be more inclusive of all users. Although the site is designed with smooth routes to the building entrances, the pedestrian accesses are not clearly separated from the driveway. The proposal also does not include an adaptable dwelling unit or van accessible parking as required by the zoning regulations.

The ADP is invited to comment on the street orientation and interface, impact on adjacent properties, open space, and accessibility of the proposal in addition to any other suggestions for building and landscaping design improvements.

### **OPTIONS**

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

### **Option One**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000590 for 1514 Foul Bay Road be approved as presented.

### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000590 for 1514 Foul Bay Road be approved with the following changes:

- as listed by the ADP.

### **Option Three**

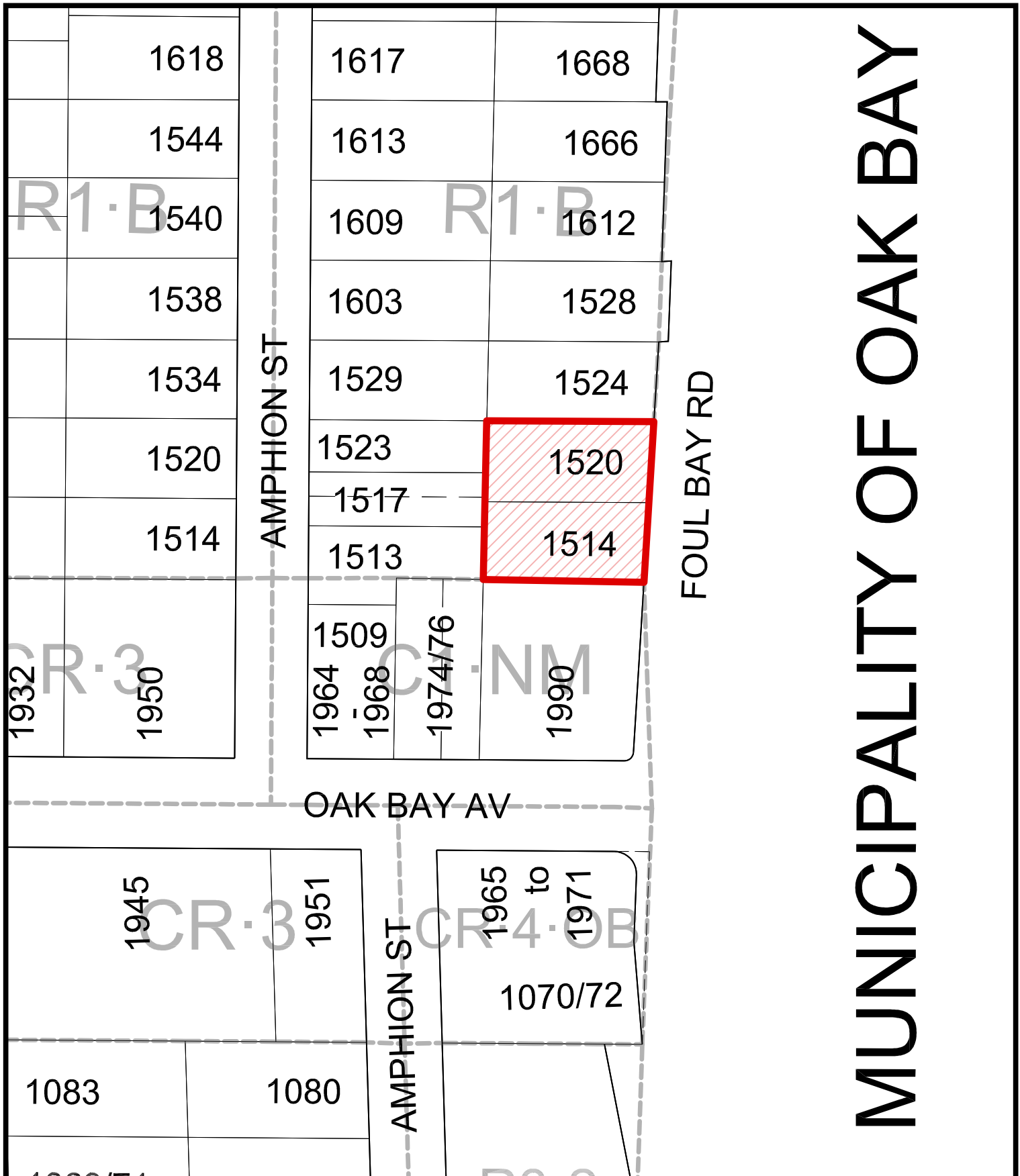
That the Advisory Design Panel recommend to Council that Development Permit Application No. 000590 for 1514 Foul Bay Road does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

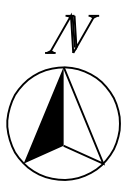
### **ATTACHMENTS**

- Subject Map
- Aerial Map
- Plans date stamped November 18, 2022.
- Applicant's letter dated November 10, 2022.

cc: Mr. Wayne Foster, Applicant



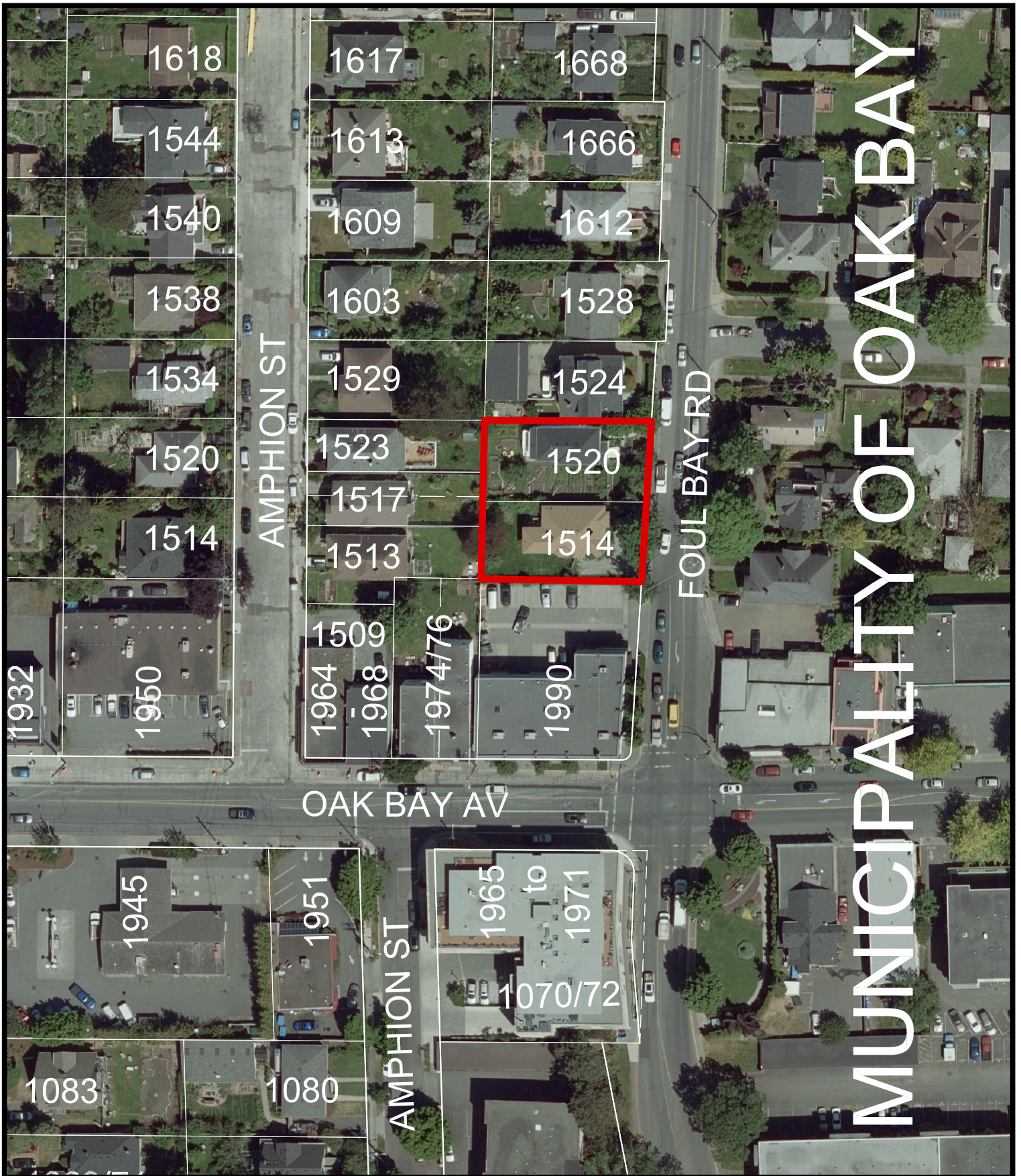
# MUNICIPALITY OF OAK BAY



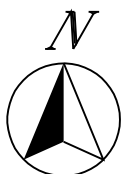
1514 & 1520 Foul Bay Road  
 Rezoning No.00723







# MUNICIPALITY OF OAK BAY



1514 & 1520 Foul Bay Road  
 Rezoning No.00723



**PROJECT INFO & SITE DATA**

**OWNER** NORM FOSTER PROPERTIES  
**DESIGNER** ZEBRA DESIGN  
**CIVIC ADDRESS** 1514 & 1520 FOUL BAY RD.  
**LEGAL ADDRESS** LOTS 9 & 10, BLOCK 1, SECTION 76, VICTORIA DISTRICT, PLAN 273, EXCEPT PART IN PLAN 15172  
**CURRENT ZONING** R1-B  
**PROPOSED ZONING** SITE SPECIFIC  
**PROJECT DESCRIPTION** PROPOSED 8-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT

**ADDITIONAL CONSULTANTS**

**CIVIL** JE ANDERSON & ASSOCIATES  
**ARBORIST** SOUTHSORE FOREST CONSULTANTS  
**GEOTECHNICAL** TBD  
**STRUCTURAL** TBD  
**MECHANICAL** VILLA PLUMBING & HEAT  
**ELECTRICAL** CL ELECTRICAL  
**LANDSCAPE** ZEBRA DESIGN  
**ENERGY ADVISOR** BALANCED HOME ENERGY  
**SOLAR ADVISOR** HIGH TIDE ENERGY, TE BURNS ENGINEERING

**LOT AREA\*** \* INCLUDING SRM AREA 1070.57 M<sup>2</sup> (11523.55 FT<sup>2</sup>)  
**FRONT YARD AREA** 146.01 M<sup>2</sup> (1571.68 FT<sup>2</sup>)  
**LOT WIDTH** 32.34 M (106.10')  
**LOT DEPTH (AVG)** 33.11 M (108.63')  
**SETBACKS**  
 EAST - FOUL BAY RD. 4.48 M (14.70') TO BLDG B ENTRY  
 WEST - REAR 2.04 M (6.69') TO BLDG A  
 NORTH - INT. SIDE 2.64 M (8.66') TO BLDG B  
 SOUTH - INT. SIDE 2.64 M (8.66') TO BLDG A  
**SEPARATION BTWN BLDGS**  
 SIDE/SIDE (N/S) 7.00M  
**AVG. GRADE**  
 BLDG A 18.43 M (60.46')  
 BLDG B 18.39 M (60.33')  
**STOREYS**  
 2 & 3 STOREYS  
**BUILDING HEIGHT**  
 BLDG A 11.43 M (37.50')  
 BLDG B 11.48 M (37.66')  
**FLOOR AREA**  
 3RD FLOOR 303.00 M<sup>2</sup> (3261.48 FT<sup>2</sup>) = 70.04 % OF 2ND FLOOR AREA  
 2ND FLOOR 432.56 M<sup>2</sup> (4656.00 FT<sup>2</sup>)  
 1ST FLOOR 280.84 M<sup>2</sup> (3022.94 FT<sup>2</sup>)  
 GARAGE 147.77 M<sup>2</sup> (1590.54 FT<sup>2</sup>)  
**ALLOWANCES:**  
 VEHICLE PARKING STALL -147.77 M<sup>2</sup> (1590.54 FT<sup>2</sup>)  
 (UP TO -18.60 M<sup>2</sup> PER UNIT)  
**TOTAL FLOOR AREA** 1016.40M<sup>2</sup> (10940.42 FT<sup>2</sup>)  
**FLOOR AREA RATIO** 0.949  
**SITE COVERAGE** 45.81 % (490.48 M<sup>2</sup>)  
**OPEN SITE SPACE - TOTAL** 35.26 % (377.49 M<sup>2</sup>)  
**OPEN SITE SPACE - FRONT YARD** 80.92 % (1271.68 M<sup>2</sup>)  
**PARKING**  
 VEHICLE STALLS 8  
 VEHICLE STALL - RESIDENTIAL 8  
 VEHICLE STALL - VISITOR 0  
 BICYCLE - LONG TERM 8 (PRIVATE - IN GARAGES)  
 BICYCLE - SHORT TERM 6 (1 RACK)  
**TOTAL NUMBER OF UNITS** 8  
**UNIT TYPE** 3 BEDROOM  
**# OF BUILDINGS** 2  
**# OF UNITS PER BLDG** 4  
**MINIMUM UNIT FLOOR AREA** 114.55 M<sup>2</sup> UNITS 4 & 8  
**SITE AREA PER UNIT** 133.82 M<sup>2</sup> (1440.44 FT<sup>2</sup>)



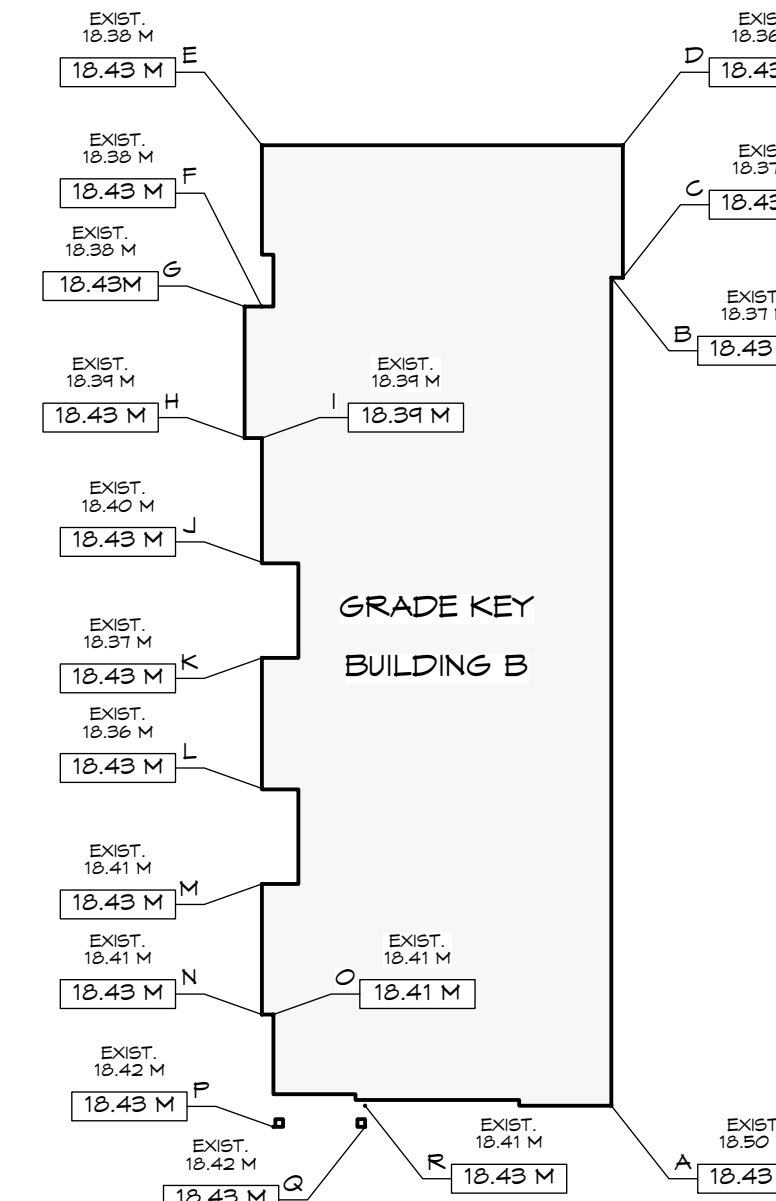
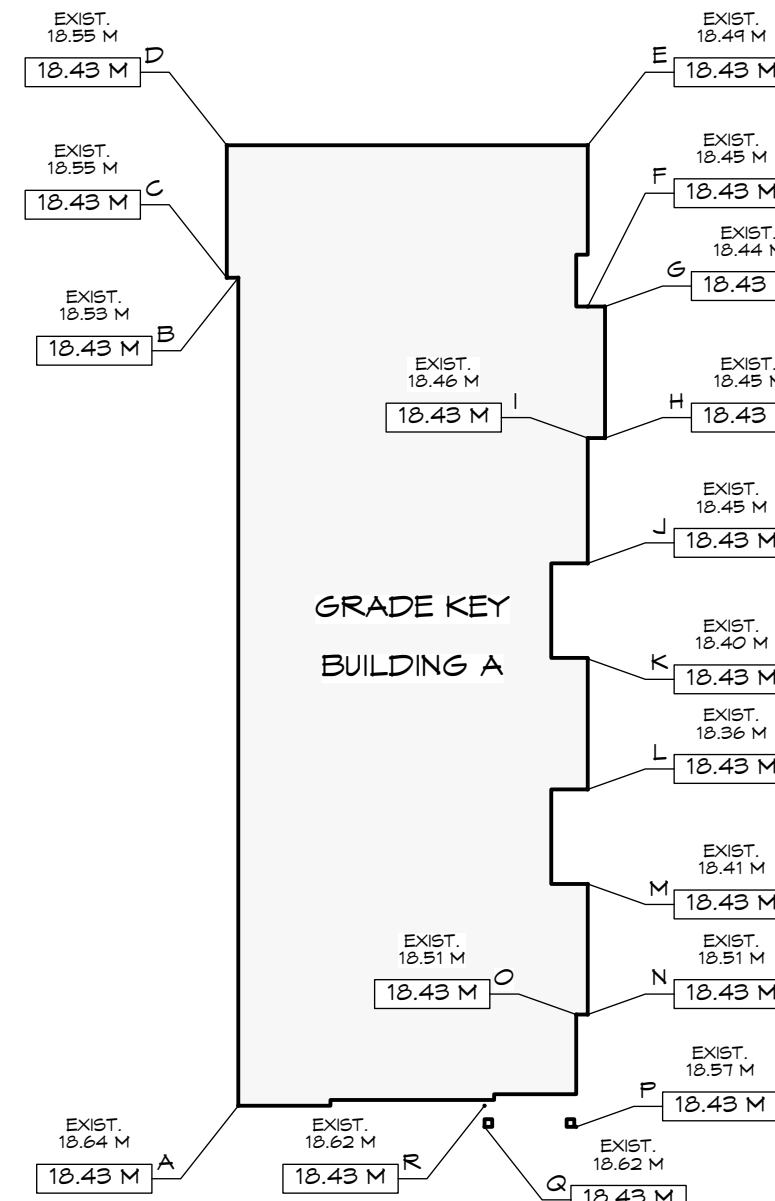
**LOCATION MAP**  
(not to scale)

**Building A - Average Grade Calculation**

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.43	18.43	18.43	21.91	403.80	1325.50	71.94	18.425
BC	18.43	18.43	18.43	0.30	5.53			
CD	18.43	18.43	18.43	3.51	64.89			
DE	18.43	18.43	18.43	9.55	176.01			
EF	18.43	18.43	18.43	4.27	78.70			
FG	18.43	18.43	18.43	0.46	8.48			
GH	18.43	18.43	18.43	3.48	64.14			
HI	18.43	18.43	18.43	0.46	8.48			
IJ	18.43	18.43	18.43	3.29	60.63			
JK	18.43	18.40	18.42	2.53	46.59			
KL	18.40	18.36	18.38	3.45	63.41			
LM	18.36	18.41	18.39	2.50	45.96			
MN	18.41	18.43	18.42	3.45	63.55			
NO	18.43	18.43	18.43	0.30	5.53			
OP	18.43	18.43	18.43	2.97	54.74			
PQ	18.43	18.43	18.43	2.43	44.78			
QR	18.43	18.43	18.43	0.56	10.32			
RA	18.43	18.43	18.43	6.52	120.16			
				<b>TOTAL</b>	<b>71.94</b>	<b>1325.50</b>		<b>AVERAGE GRADE 18.43</b>

**Building B - Average Grade Calculation**

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.43	18.37	18.40	21.91	403.14	1323.18	71.94	18.393
BC	18.37	18.37	18.37	0.30	5.51			
CD	18.37	18.36	18.37	3.51	64.46			
DE	18.36	18.39	18.37	9.55	175.43			
EF	18.38	18.38	18.38	4.27	78.48			
FG	18.38	18.38	18.38	0.46	8.45			
GH	18.38	18.39	18.39	3.48	63.98			
HI	18.39	18.39	18.39	0.46	8.46			
IJ	18.39	18.40	18.40	3.29	60.52			
JK	18.40	18.37	18.39	2.50	45.96			
KL	18.37	18.36	18.37	3.45	63.36			
LM	18.36	18.41	18.39	2.53	46.51			
MN	18.41	18.41	18.41	3.45	63.51			
NO	18.41	18.41	18.41	0.30	5.52			
OP	18.41	18.42	18.42	2.97	54.69			
PQ	18.42	18.42	18.42	2.43	44.76			
QR	18.42	18.41	18.42	0.56	10.31			
RA	18.41	18.43	18.42	6.52	120.10			
				<b>TOTAL</b>	<b>71.94</b>	<b>1323.18</b>		<b>AVERAGE GRADE 18.39</b>



**DRAWING LIST:**

- ARCHITECTURAL**  
 A100 PROJECT INFO  
 A101 SITE PLAN  
 A102 SURVEY PLAN (EXISTING)  
 A201 BUILDING A FLOOR PLANS  
 A202 BUILDING B FLOOR PLANS  
 A301 BUILDING A ELEVATIONS  
 A302 BUILDING B ELEVATIONS  
 A401 STREETScape & SECTIONS  
 A501 SHADOW STUDY  
 A601 WINDOW STUDY

**JEA J E ANDERSON & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 Eng. Project No. 32657

NOTE: FOR ROAD/ SIDEWALK/ DRIVEWAY, GRADING & SERVICING DETAILS SEE CIVIL PLANS BY JE ANDERSON

**BIO PHILIA**

NOTE: FOR LANDSCAPE DETAILS SEE PLANS BY BIOPHILIA

1608 Camosun Street, Victoria BC V8T 3E6  
 info@biophilacollective.ca 250 590 1156

**Revisions**  
 Received Date:  
 November 18, 2022

RE-ISSUED FOR REZONING/DP 2022.11.01

**ZEBRADESIGN**



1161 NEWPORT AVE  
 Victoria, B.C. V8S 5E6  
 Phone: (250) 360-2144  
 Fax: (250) 360-2115

Drawn By: c.c.  
 Date: JUNE 24, 2022  
 Scale: AS NOTED  
 Project:  
 PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

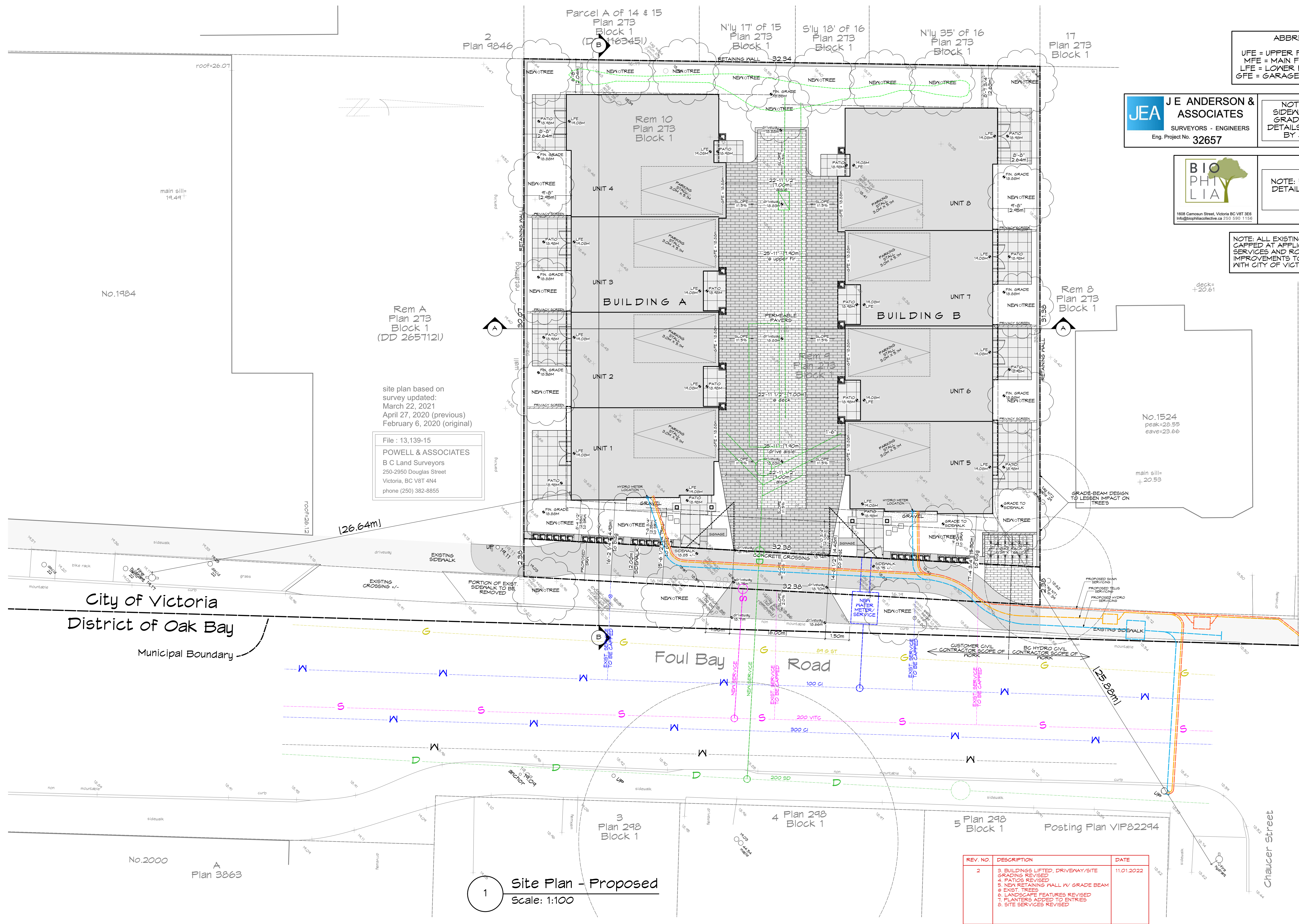
Title:  
 PROJECT INFO

REV. NO.	DESCRIPTION	DATE
2	1. SITE DATA REVISED 2. WINDOW STUDY ADDED TO DRAWING PACKAGE	11.01.2022

Revision: Sheet:  
 CALIC NOV. 12/20  
 #0 REZONE/DP JAN. 07/21  
 #1 REZONE/DP JUL. 4/22  
 #2 REZONE/DP NOV. 01/22

**A 100**

Proj.No. TBD



ABBREVIATIONS:  
 UFE = UPPER FLOOR ELEVATION  
 MFE = MAIN FLOOR ELEVATION  
 LFE = LOWER FLOOR ELEVATION  
 GFE = GARAGE FLOOR ELEVATION

**JEA** J E ANDERSON & ASSOCIATES  
 SURVEYORS - ENGINEERS  
 Eng. Project No. 32657

NOTE: FOR ROAD/  
 SIDEWALK/ DRIVEWAY/  
 GRADING & SERVICING  
 DETAILS SEE CIVIL PLANS  
 BY JE ANDERSON



NOTE: FOR LANDSCAPE  
 DETAILS SEE PLANS BY  
 BIOPHILIA

NOTE: ALL EXISTING SERVICES TO BE  
 CAPPED AT APPLICANTS EXPENSE. NEW  
 SERVICES AND ROADSIDE  
 IMPROVEMENTS TO BE COORDINATED  
 WITH CITY OF VICTORIA.

Rem A  
 Plan 273  
 Block 1  
 (DD 2657121)

site plan based on  
 survey updated:  
 March 22, 2021  
 April 27, 2020 (previous)  
 February 6, 2020 (original)

File : 13,139-15  
 POWELL & ASSOCIATES  
 B C Land Surveyors  
 250-2950 Douglas Street  
 Victoria, BC V8T 4N4  
 phone (250) 382-8855

RE-ISSUED FOR  
 REZONING/DP  
 2022.11.01



1161 NEWPORT AVE  
 Victoria, B.C. V8S 5E6  
 Phone: (250) 360-2144  
 Fax: (250) 360-2115

Drawn By: c.c.  
 Date: JUNE 24, 2022  
 Scale: AS NOTED  
 Project:  
 PROPOSED  
 TOWNHOUSES  
 @ 1514/1520  
 FOUL BAY RD

Title:  
 SITE PLAN

Revision:	Sheet:
CALIC NOV. 12/20	<b>A</b>
#0 REZONE/DP JAN. 07/21	<b>101</b>
#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	Proj.No. TBD

REV. NO.	DESCRIPTION	DATE
2	3. BUILDINGS LIFTED, DRIVEWAY/SITE GRADING REVISED 4. PATIOS REVISED 5. NEW RETAINING WALL W/ GRADE BEAM 6. EXIST. TREES 7. LANDSCAPE FEATURES REVISED 8. PLANTERS ADDED TO ENTRIES 9. SITE SERVICES REVISED	11.01.2022

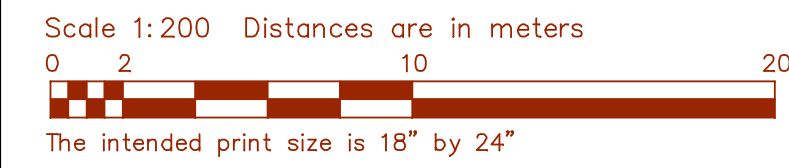
1 Site Plan - Proposed  
 Scale: 1:100

**BC LAND SURVEYORS SITE PLAN OF:**

**Civic: 1520 & 1514 Foul Bay Road**

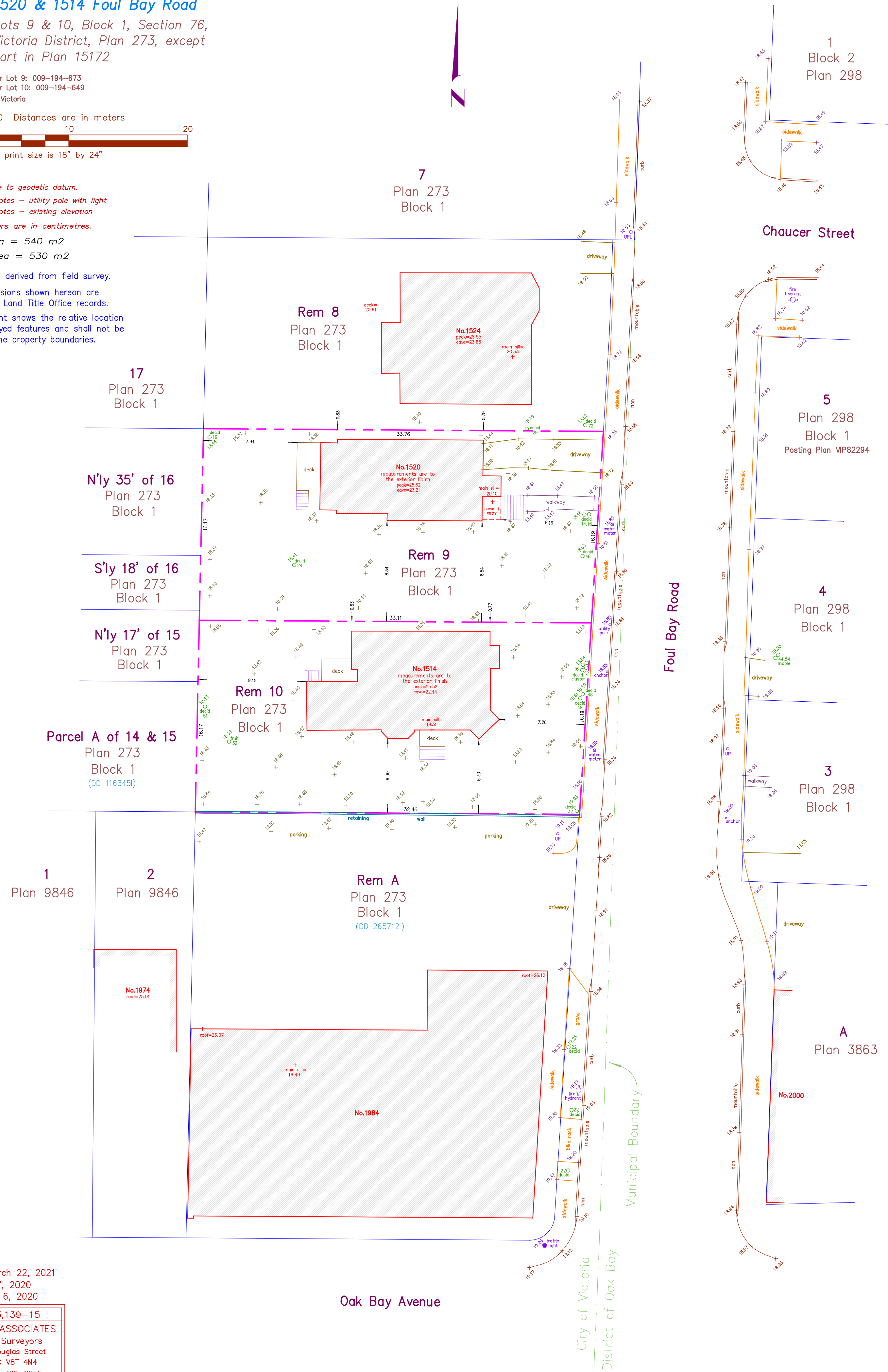
**Legal** Lots 9 & 10, Block 1, Section 76,  
Victoria District, Plan 273, except  
part in Plan 15172

Parcel Identifier Lot 9: 009-194-673  
Parcel Identifier Lot 10: 009-194-649  
in the City of Victoria



**LEGEND**  
Elevations are to geodetic datum.  
⊕ - denotes - utility pole with light  
⊕ - denotes - existing elevation  
Tree diameters are in centimetres.  
Lot 9 Area = 540 m<sup>2</sup>  
Lot 10 Area = 530 m<sup>2</sup>

Setbacks are derived from field survey.  
Parcel dimensions shown hereon are  
derived from Land Title Office records.  
This document shows the relative location  
of the surveyed features and shall not be  
used to define property boundaries.



Updated March 22, 2021  
April 27, 2020  
February 6, 2020

File : 13,139-15  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

REV. NO.	DESCRIPTION	DATE
2	NO CHANGE	11.01.2022

RE-ISSUED FOR  
REZONING/DP  
2022.11.01

ZEBRADESIGN



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: c.c.

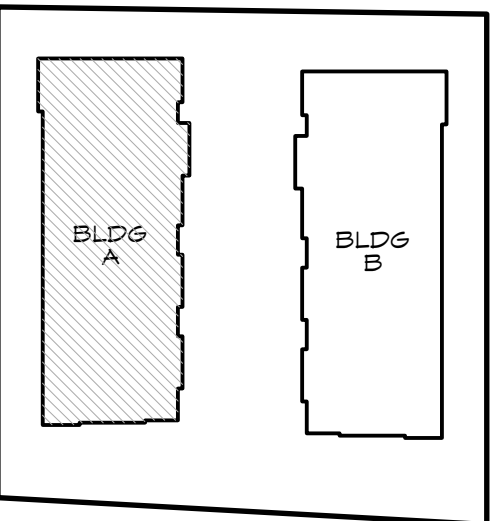
Date: JUNE 24, 2022

Scale: AS NOTED

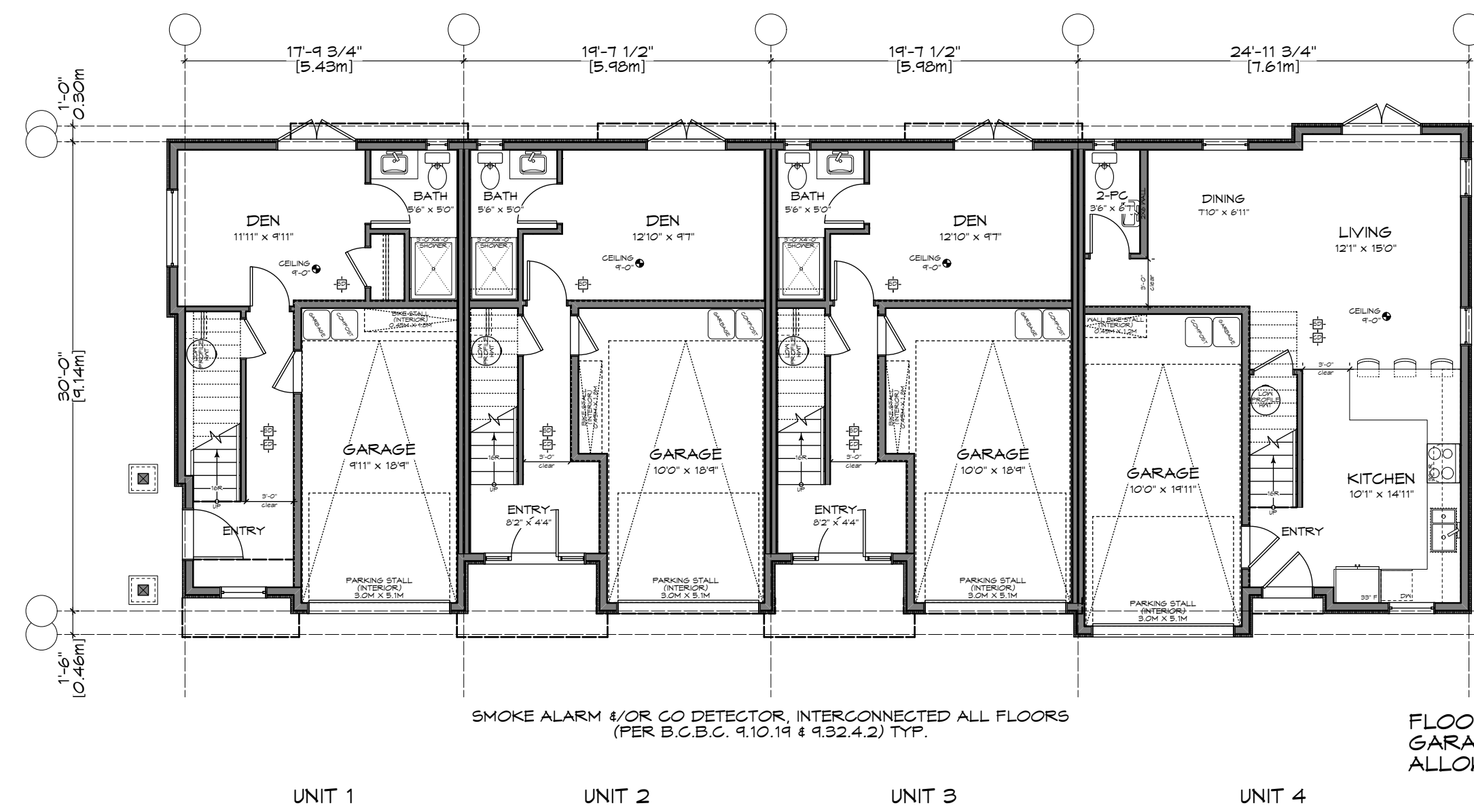
Project:  
PROPOSED  
TOWNHOUSES  
@ 1514/1520  
FOUL BAY RD

Title:  
SURVEY PLAN  
(EXISTING)

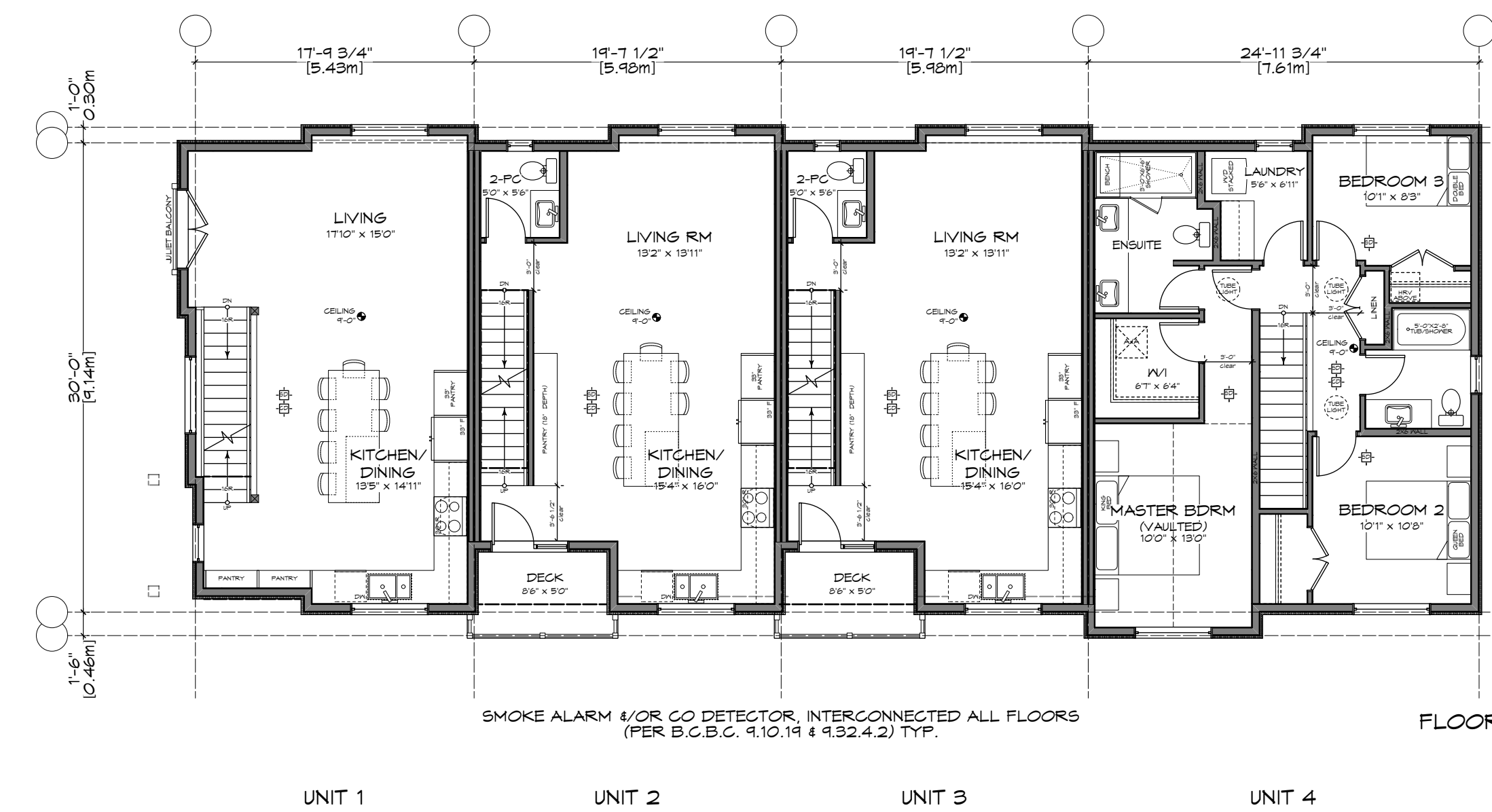
Revision:	Sheet:
CALIC NOV. 12/20	A
#0 REZONE/DP JAN. 07/21	102
#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	Proj.No. TBD



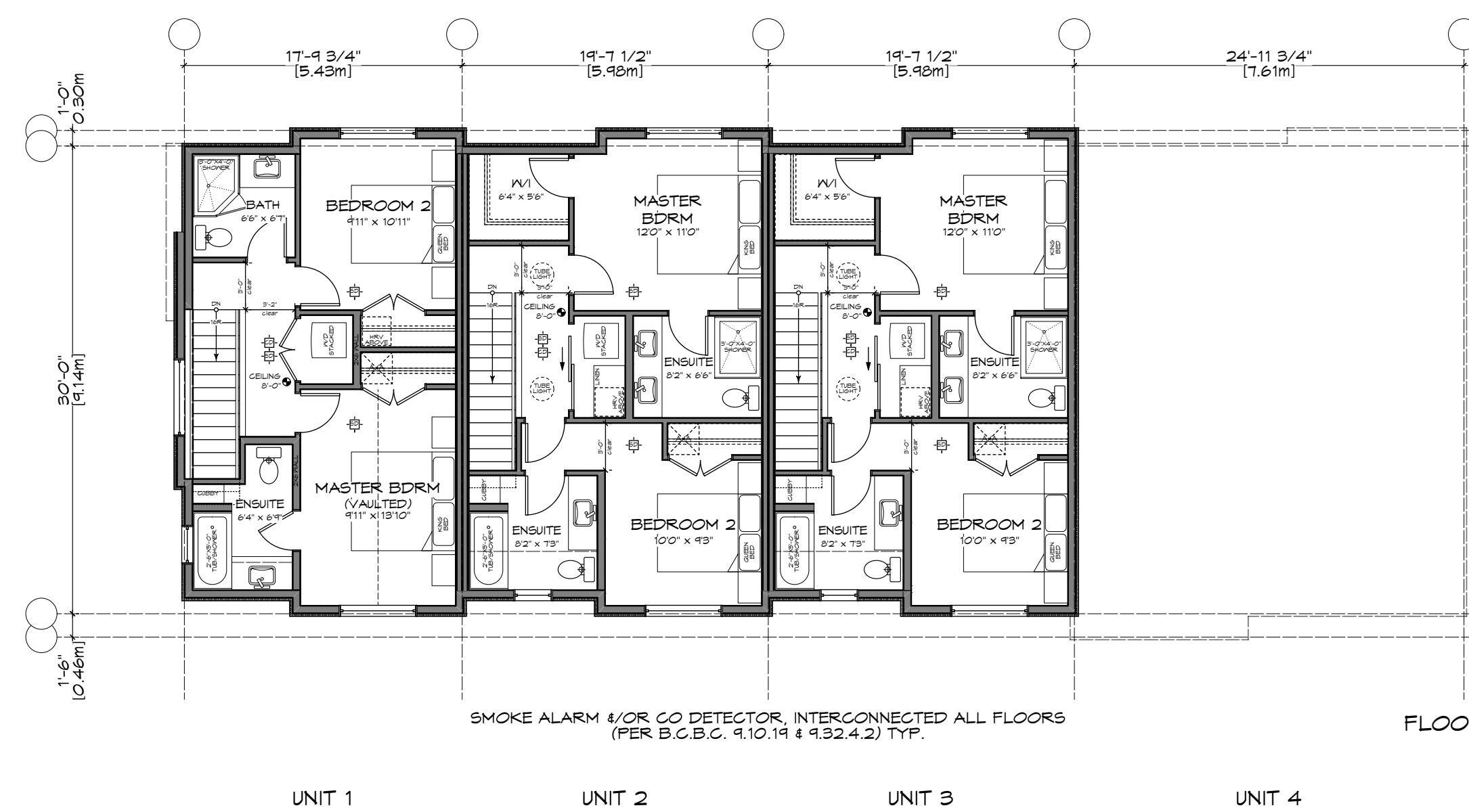
KEY PLAN



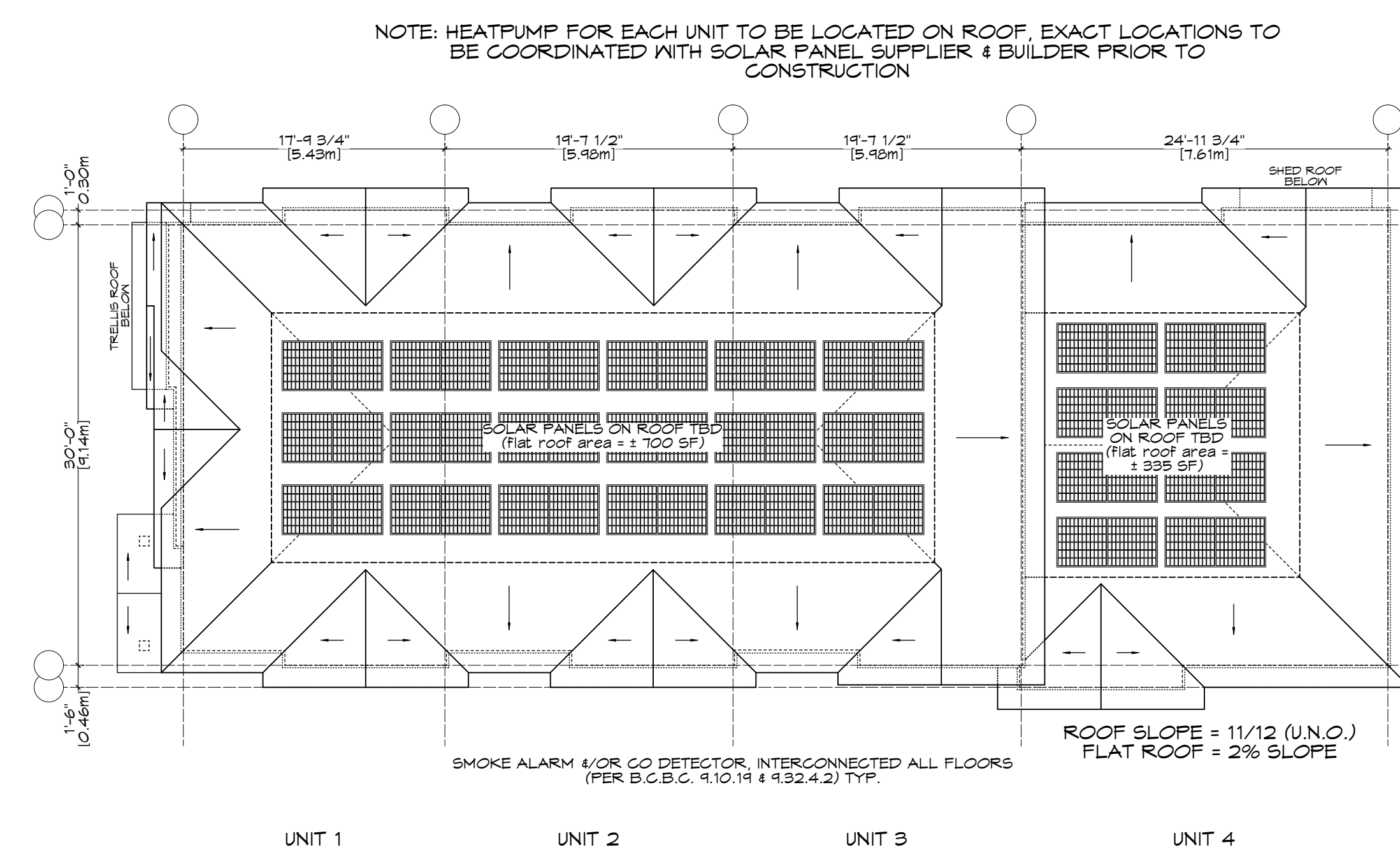
1 Lower Floor Plan - Bldg A  
Scale: 1:100



2 Main Floor Plan - Bldg A  
Scale: 1:100



3 Upper Floor Plan - Bldg A  
Scale: 1:100



4 Roof Plan - Bldg A  
Scale: 1:100

RE-ISSUED FOR REZONING/DP 2022.11.01



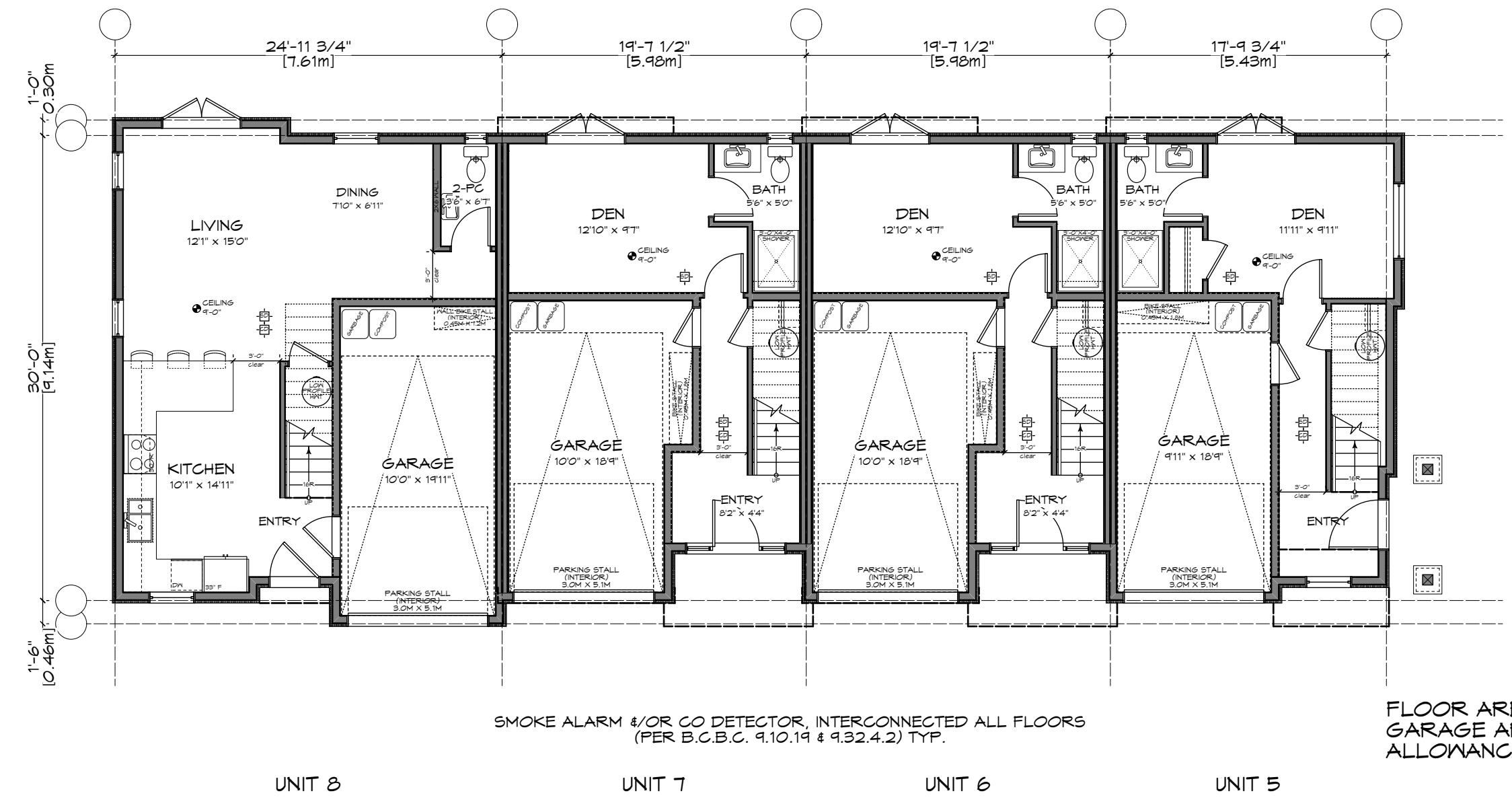
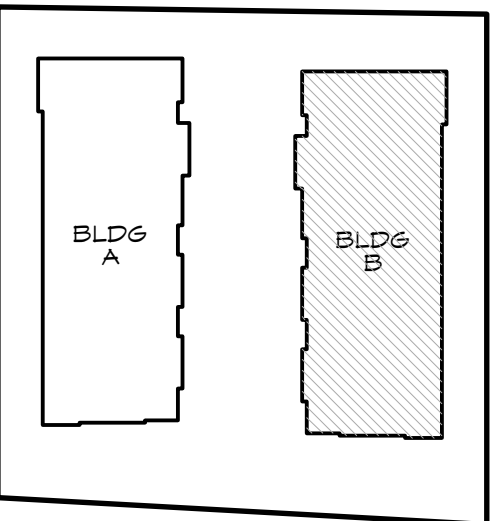
1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: c.c.  
Date: JUNE 24, 2022  
Scale: AS NOTED  
Project:  
PROPOSED TOWNHOUSES  
@ 1514/1520 FOUL BAY RD

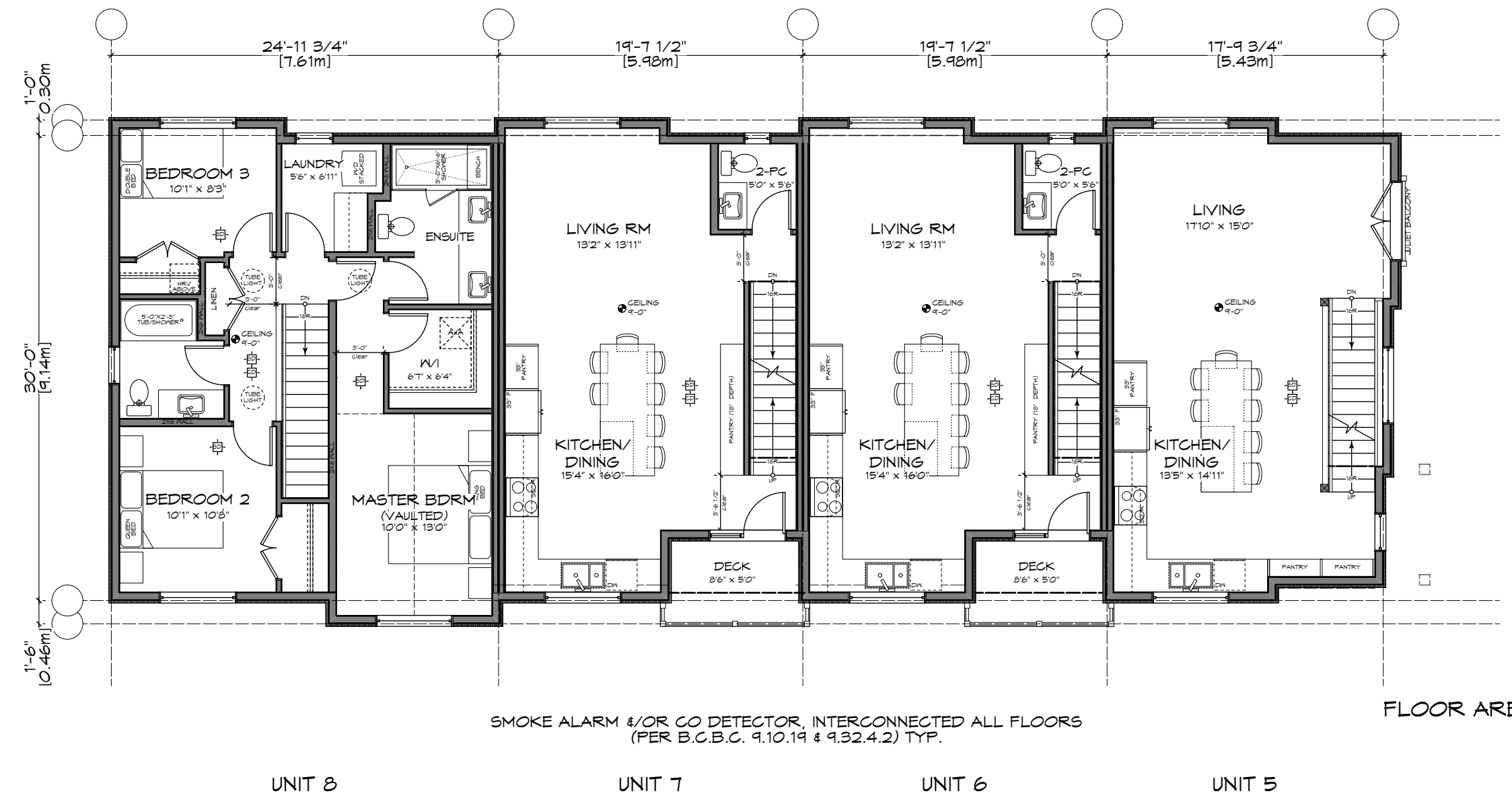
Title:  
FLOOR PLANS - BUILDING A

REV. NO.	DESCRIPTION	DATE
2	4. DOORS & WINDOWS REVISED 10. TUBE LIGHTS ADDED TO FLOOR PLANS 11. SOLAR PANEL LAYOUT REFINED BASED ON DESIGN PROPOSAL FROM SHIFT, HEAT PUMPS TO BE LOCATED ON ROOF	11.01.2022

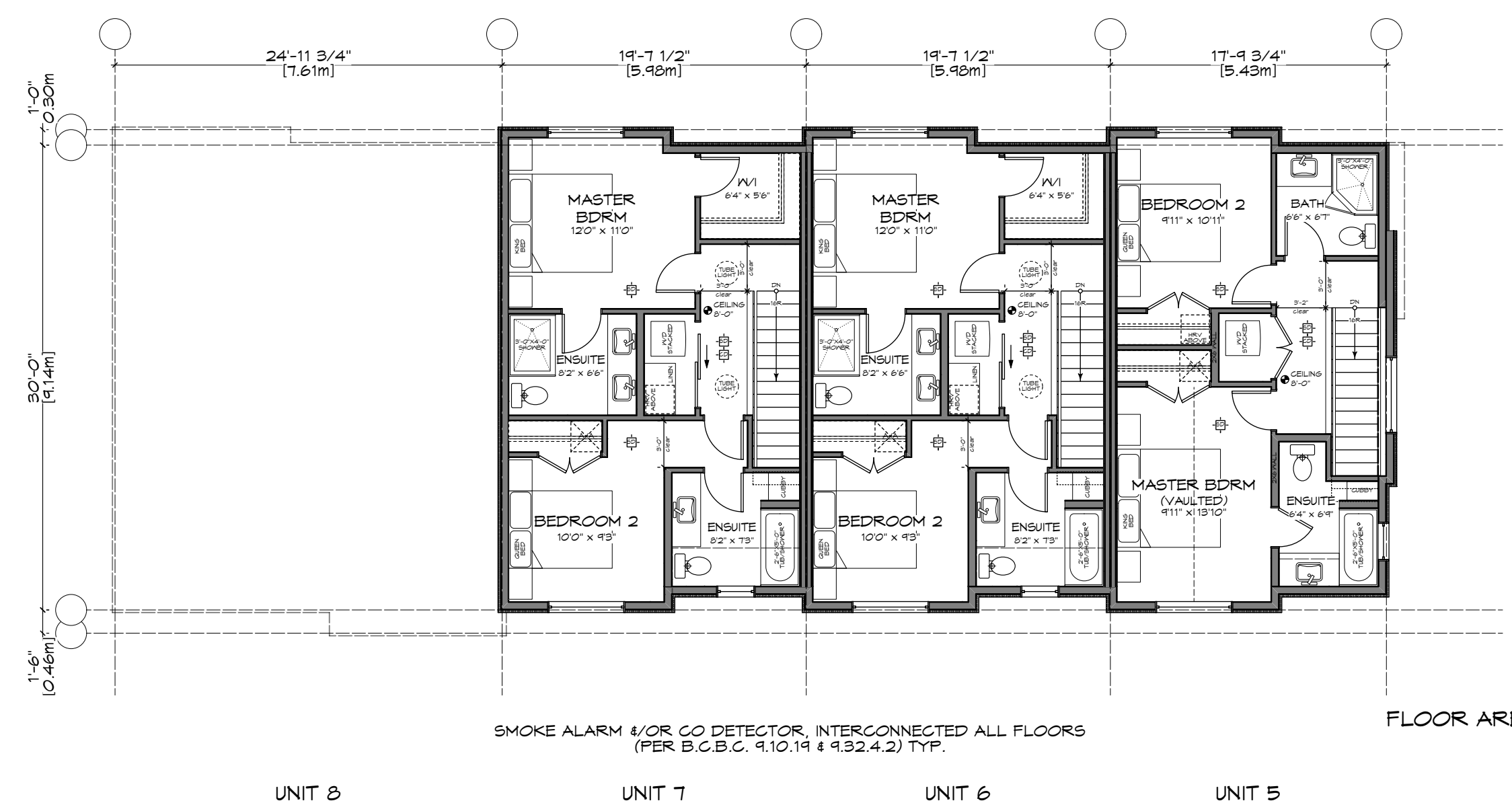
Revision: Sheet:  
CALJC NOV. 12/20 A  
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#1 REZONE/DP JUL. 4/22  
#2 REZONE/DP NOV. 01/22  
Proj.No. TBD



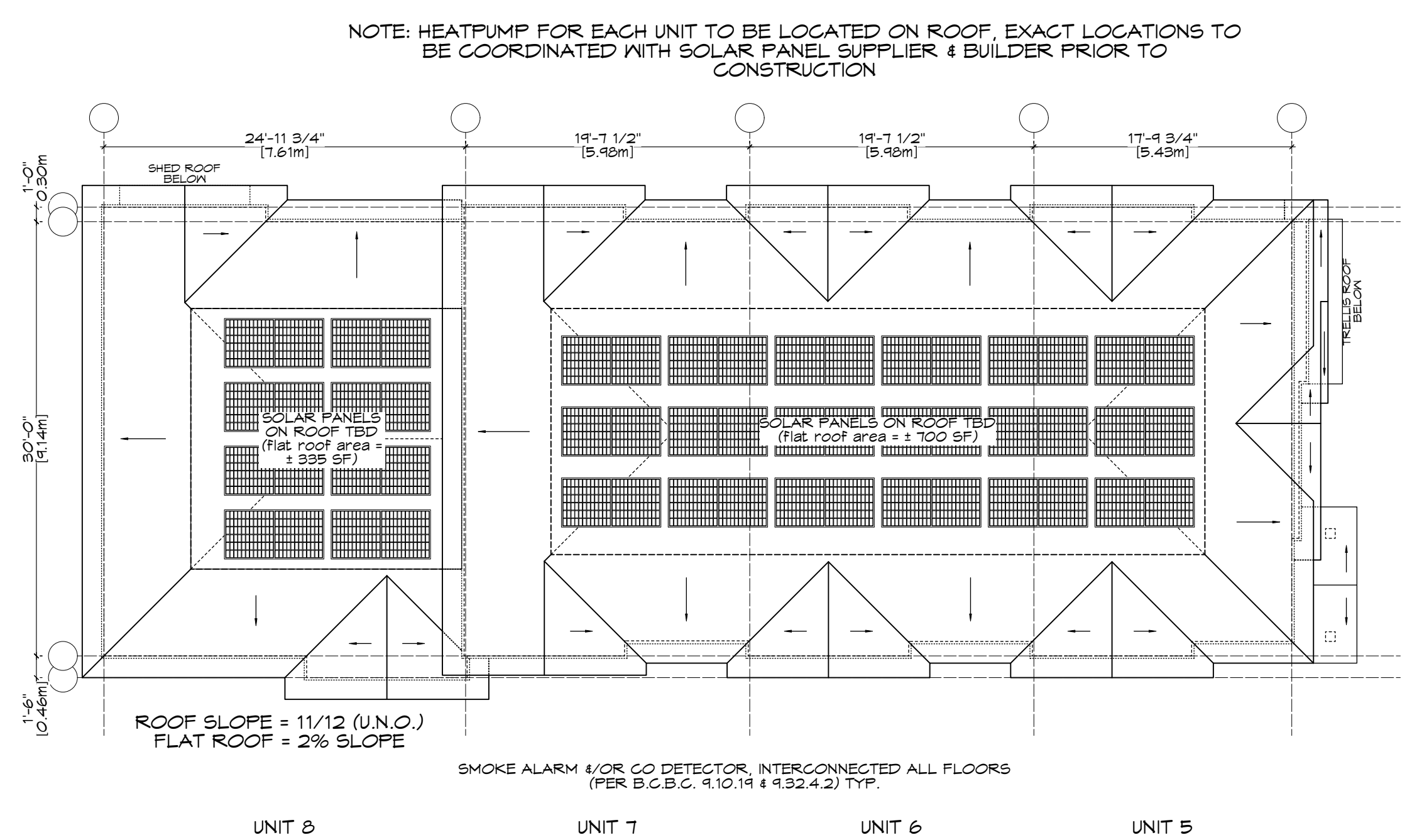
1 Lower Floor Plan - Bldg B  
Scale: 1:100



2 Main Floor Plan - Bldg B  
Scale: 1:100



3 Upper Floor Plan - Bldg B  
Scale: 1:100



4 Roof Plan - Bldg B  
Scale: 1:100



NOTE: HEATPUMP FOR EACH UNIT TO BE LOCATED ON ROOF, EXACT LOCATIONS TO BE COORDINATED WITH SOLAR PANEL SUPPLIER & BUILDER PRIOR TO CONSTRUCTION

RE-ISSUED FOR REZONING/DP 2022.11.01



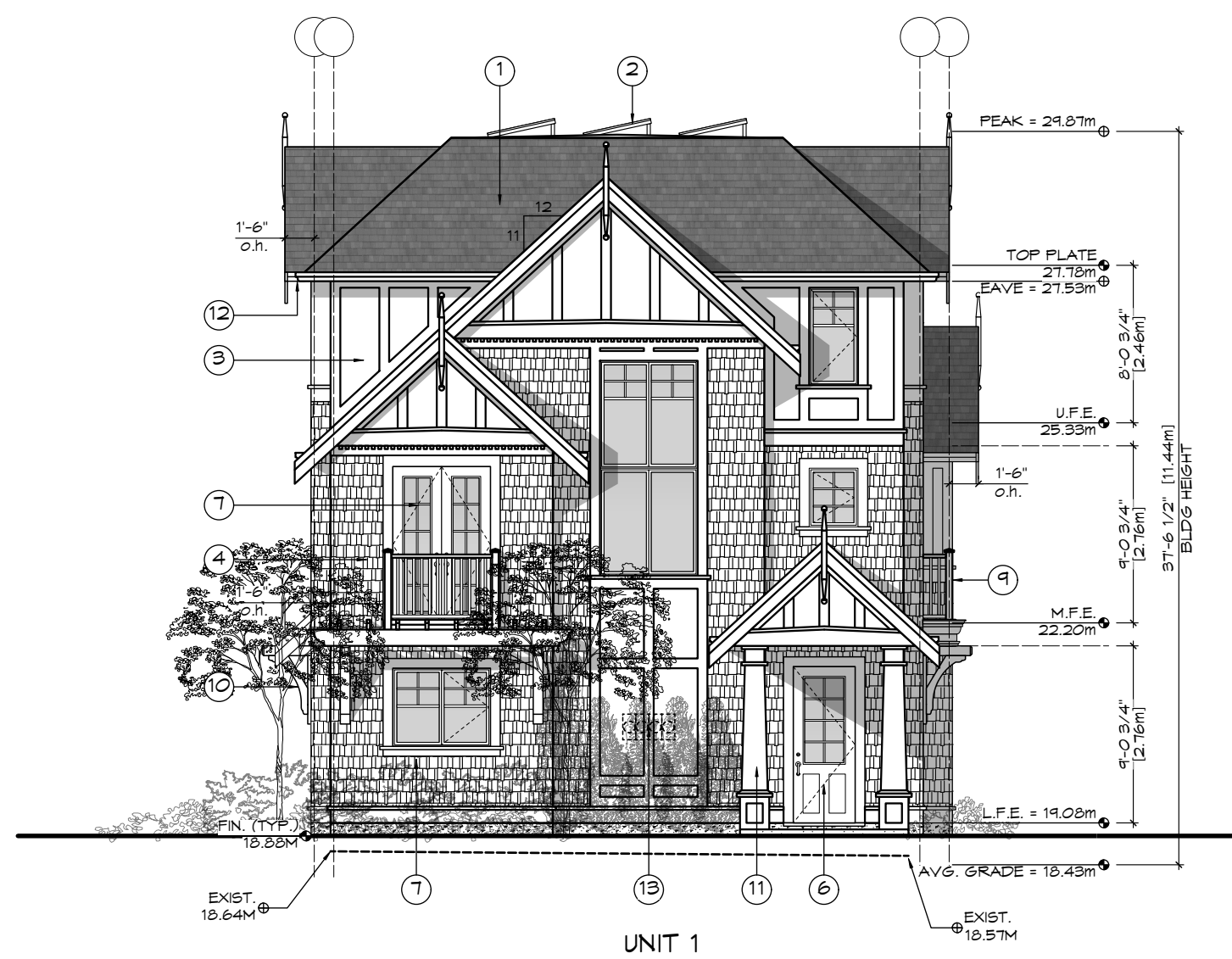
1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: c.c.  
Date: JUNE 24, 2022  
Scale: AS NOTED  
Project:  
PROPOSED TOWNHOUSES  
@ 1514/1520 FOUL BAY RD

Title:  
FLOOR PLANS - BUILDING B

REV. NO.	DESCRIPTION	DATE
2	12. DOORS & WINDOWS REVISED 13. TUBE LIGHTS ADDED TO FLOOR PLANS 14. SOLAR PANEL LAYOUT REFINED BASED ON DESIGN PROPOSAL FROM SHIFT HEAT PUMPS TO BE LOCATED ON ROOF	11.01.2022

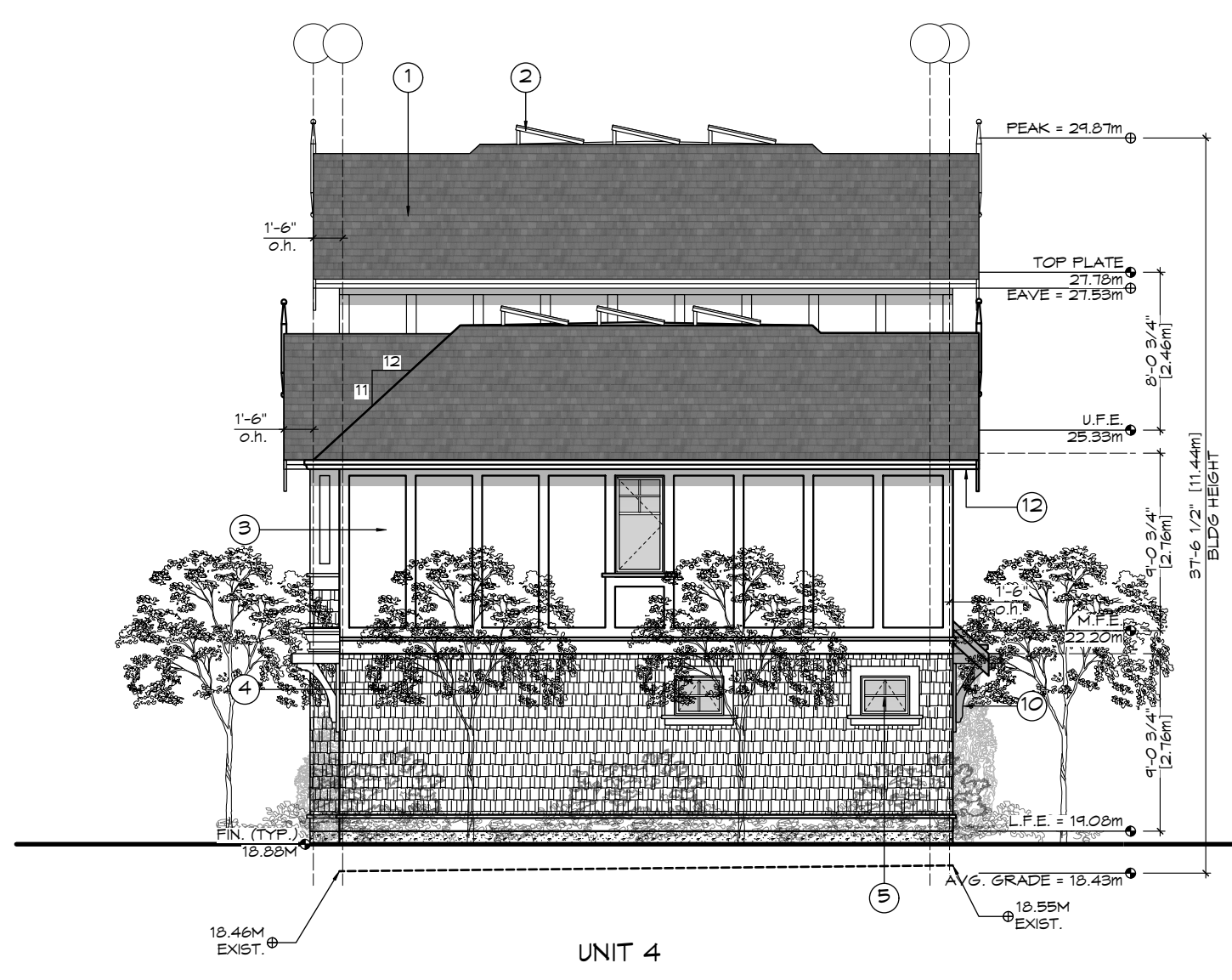
Revision: CALJC NOV. 12/20	Sheet: <b>A</b> <b>202</b>
#0 REZONE/DP JAN. 07/21	Proj.No. TBD
#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	



1 Front (Foul Bay) Elevation - Bldg A  
Scale: 1:100



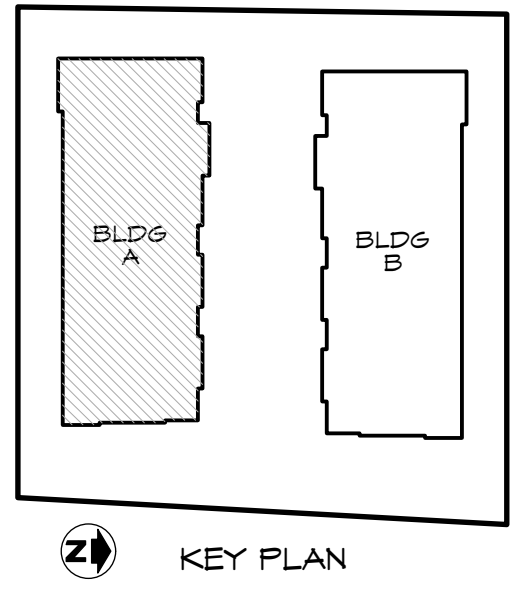
2 Side (Drive-aisle) Elevation - Bldg A  
Scale: 1:100



3 Rear (W) Elevation - Bldg A  
Scale: 1:100



4 Side (S) Elevation - Bldg A  
Scale: 1:100



- FINISH SCHEDULE KEY**
- ① FIBERGLASS SHINGLE ROOFING
  - ② SOLAR PANELS ON FLAT ROOF
  - ③ CEMENTITIOUS PANELS & TRIM
  - ④ SHINGLE FINISH
  - ⑤ VINYL WINDOW
  - ⑥ WOOD ENTRY DOOR
  - ⑦ COMPOSITE FRENCH DOOR
  - ⑧ COMPOSITE GARAGE DOOR
  - ⑨ METAL RAILING
  - ⑩ WOOD BRACKETS
  - ⑪ WOOD POST
  - ⑫ SOFFIT & U/S OF BALCONIES - PREFIN. VENTED METAL
  - ⑬ LOCATION OF HYDRO METERS (LANDSCAPE SCREENED)

Bldg A Glazing Area Calc.	Unit 1		Unit 2		Unit 3		Unit 4		
West (rear)	N/A		N/A		N/A		Imperial Metric		legend
limit distance							6.69 2.04		<40
building face area							655.64 60.91		<50
glazing area							16.15 1.50		<100
percentage							2.46%		>100
max allowed							9.18% ok		
South (side)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
limit distance	8.66	2.64	8.66	2.64	8.66	2.64	8.66	2.64	
building face area	550.39	51.13	573.00	53.23	573.00	53.23	499.36	46.39	
glazing area	63.63	5.91	66.43	6.17	66.43	6.17	61.00	5.67	
percentage	11.56%		11.59%		11.59%		12.22%		
max allowed	11.88% ok		11.88% ok		11.88% ok		15.76% ok		
East (front/street)	N/A		N/A		N/A		N/A		
limit distance	faces street								
building face area									
glazing area									
percentage									
max allowed									
North (drive/aisle)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
limit distance	12.96	3.95	12.96	3.95	12.96	3.95	11.48	3.50	
building face area	553.02	51.38	573.21	53.25	562.00	52.21	507.54	47.15	
glazing area	58.60	5.44	95.61	8.88	95.61	8.88	65.00	6.04	
percentage	10.60%		16.68%		17.01%		12.81%		
max allowed	17.78% ok		17.78% ok		17.78% ok		23.50% ok		

RE-ISSUED FOR REZONING/DP 2022.11.01

ZEBRADESIGN



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
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Drawn By: c.c.

Date: JUNE 24, 2022

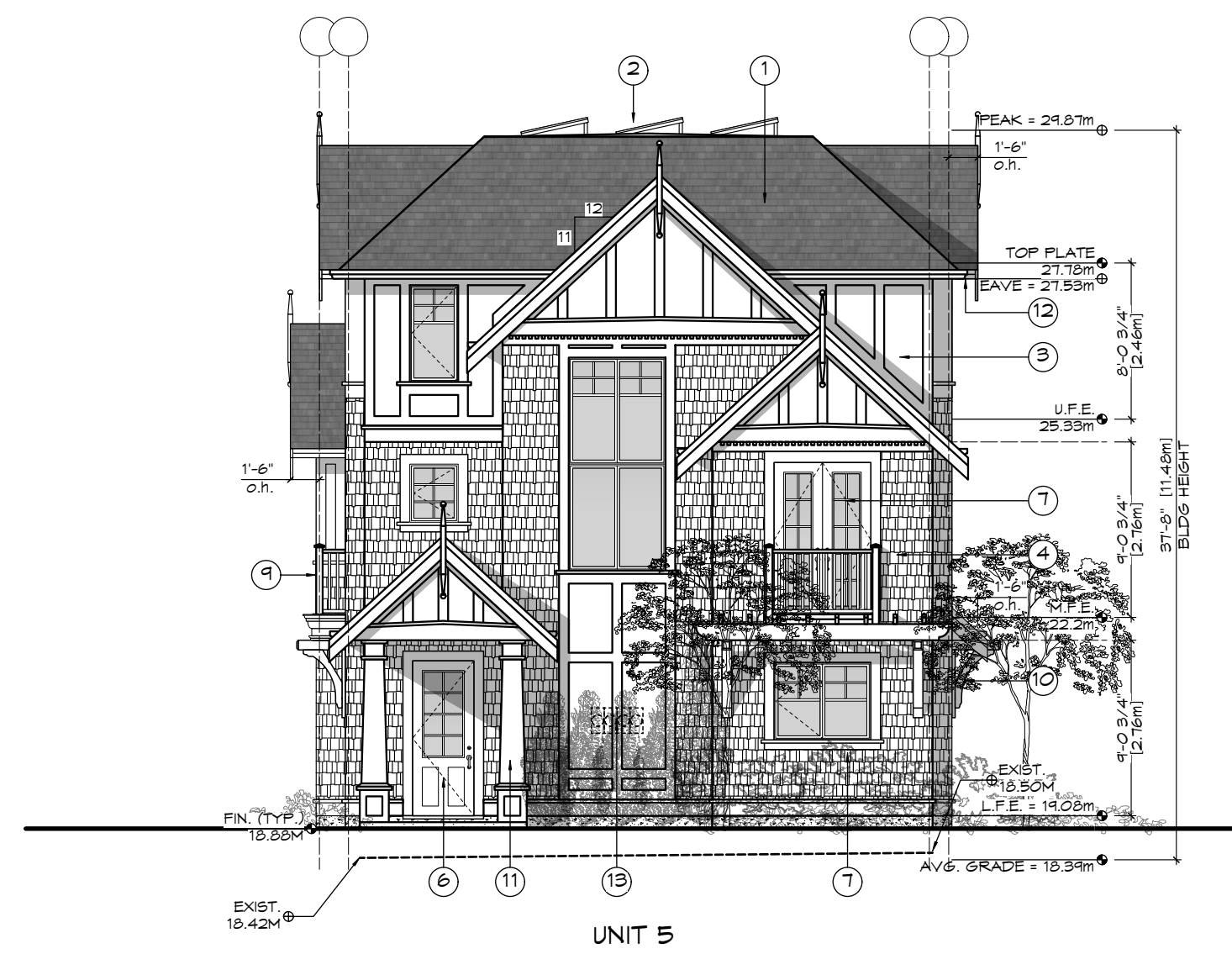
Scale: AS NOTED

Project:  
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

Title:  
ELEVATIONS - BUILDING A

REV. NO.	DESCRIPTION	DATE
2	15. BUILDINGS LIFTED, ELEVATION TREE AND GRADES REVISED TO SUIT 16. LIMITING DISTANCE TABLE REVISED 17. SOLAR PANEL LAYOUT REFINED BASED ON DESIGN PROPOSAL FROM SHIFT 18. ENTRY/DECKS REVISED 19. PATIO REVISED 20. DOORS & WINDOWS REVISED	11.01.2022

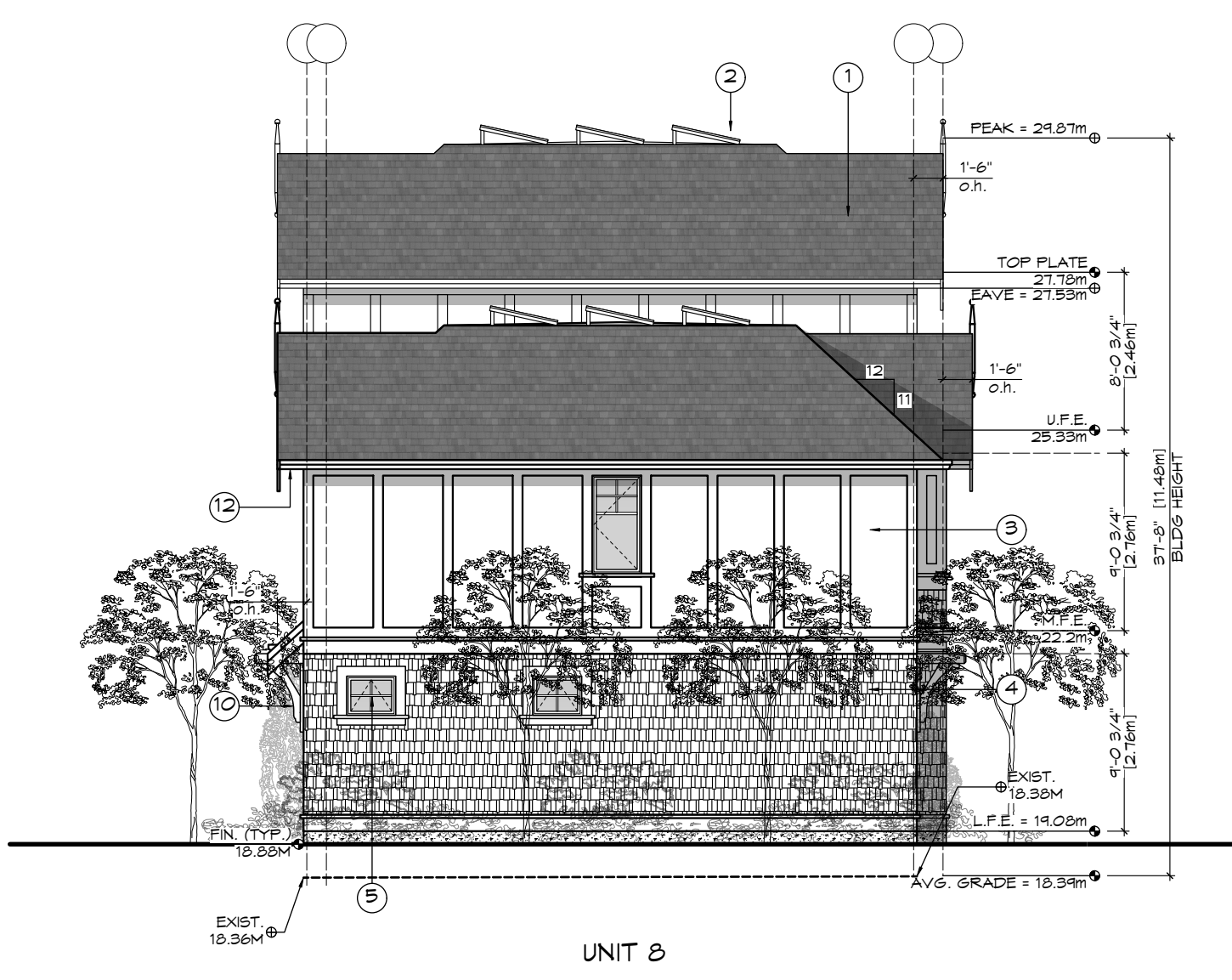
Revision:	Sheet:
CALIC NOV. 12/20	A
#0 REZONE/DP JAN. 07/21	301
#1 REZONE/DP JUL. 4/22	
#2 REZONE/DP NOV. 01/22	Proj.No. TBD



1 Front (Foul Bay) Elevation - Bldg B  
Scale: 1:100



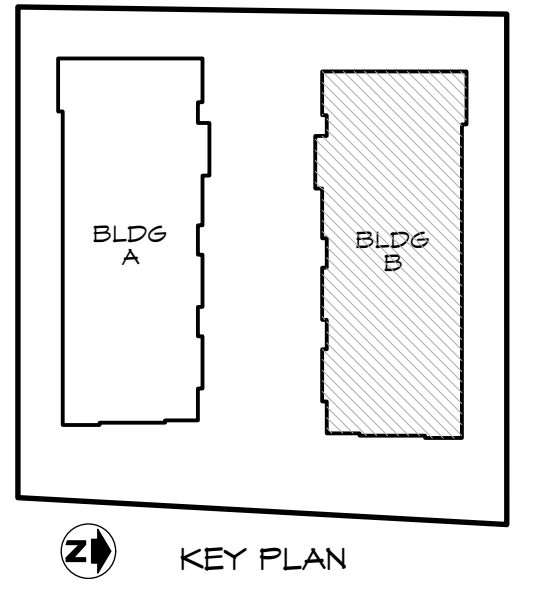
2 Side (Drive-aisle) Elevation - Bldg B  
Scale: 1:100



3 Rear (W) Elevation - Bldg B  
Scale: 1:100



4 Side (N) Elevation - Bldg B  
Scale: 1:100



- FINISH SCHEDULE KEY**
- ① FIBERGLASS SHINGLE ROOFING
  - ② SOLAR PANELS ON FLAT ROOF
  - ③ CEMENTITIOUS PANELS & TRIM
  - ④ SHINGLE FINISH
  - ⑤ VINYL WINDOW
  - ⑥ WOOD ENTRY DOOR
  - ⑦ COMPOSITE FRENCH DOOR
  - ⑧ COMPOSITE GARAGE DOOR
  - ⑨ METAL RAILING
  - ⑩ WOOD BRACKETS
  - ⑪ WOOD POST
  - ⑫ SOFFIT & U/S OF BALCONIES - PREFIN. VENTED METAL
  - ⑬ LOCATION OF HYDRO METERS (LANDSCAPE SCREENED)

Bldg B		Unit 5		Unit 6		Unit 7		Unit 8		Legend
Glazing Area Calc.		Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
South (drive/aisle)										<40
limit distance		12.96	3.95	12.96	3.95	12.96	3.95	11.48	3.50	<50
building face area		553.02	51.38	573.00	53.23	562.00	52.21	507.54	47.15	<100
glazing area		58.60	5.44	95.38	8.86	95.61	8.88	65.00	6.04	>100
percentage		10.60%		16.65%		17.01%		12.81%		
max allowed		17.78% ok		17.78% ok		17.78% ok		23.50% ok		
East (front/street)		N/A		N/A		N/A		N/A		
limit distance		faces street								
building face area										
glazing area										
percentage										
max allowed										
North (side)										
limit distance		8.66	2.64	8.66	2.64	8.66	2.64	8.66	2.64	
building face area		550.39	51.13	573.00	53.23	573.00	53.23	499.36	46.39	
glazing area		62.28	5.79	68.00	6.32	68.00	6.32	62.12	5.77	
percentage		11.32%		11.87%		11.87%		12.44%		
max allowed		11.88% ok		11.88% ok		11.88% ok		15.76% ok		
West (rear)		N/A		N/A		N/A		Imperial	Metric	
limit distance								8.63	2.63	
building face area								655.64	60.91	
glazing area								16.15	1.50	
percentage								2.46%		
max allowed								11.84% ok		

REV. NO.	DESCRIPTION	DATE
2	21. BUILDINGS LIFTED, ELEVATION TREE AND GRADES REVISED TO SUIT 22. LIMITING DISTANCE TABLE REVISED 23. SOLAR PANEL LAYOUT REFINED BASED ON DESIGN PROPOSAL FROM SHIFT 24. ENTRY DECKS REVISED 25. PATIO REVISED 26. DOORS & WINDOWS REVISED	11.01.2022

RE-ISSUED FOR REZONING/DP 2022.11.01



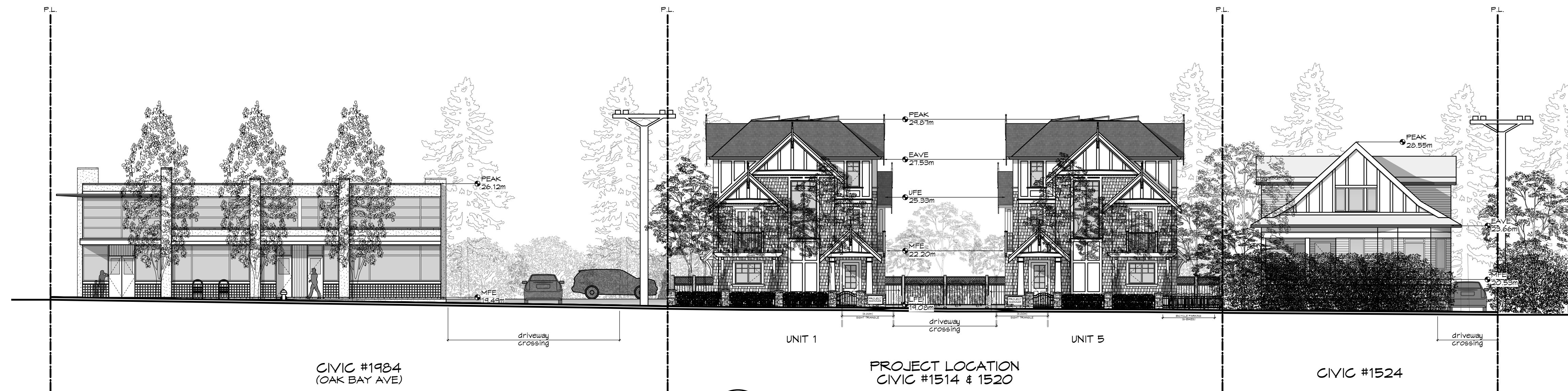
1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: c.c.  
Date: JUNE 24, 2022  
Scale: AS NOTED  
Project:  
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

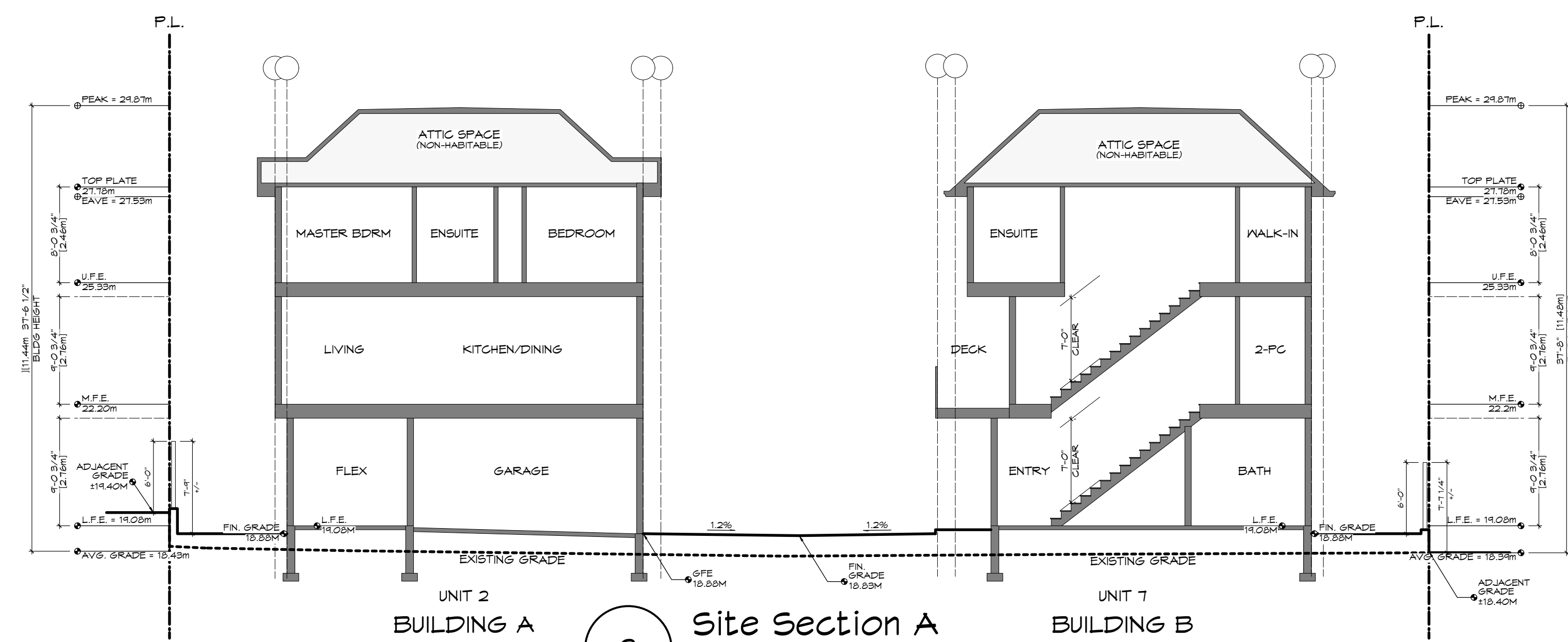
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ELEVATIONS - BUILDING B

Revision: Sheet:  
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#1 REZONE/DP JUL. 4/22  
#2 REZONE/DP NOV. 01/22  
Proj.No. TBD

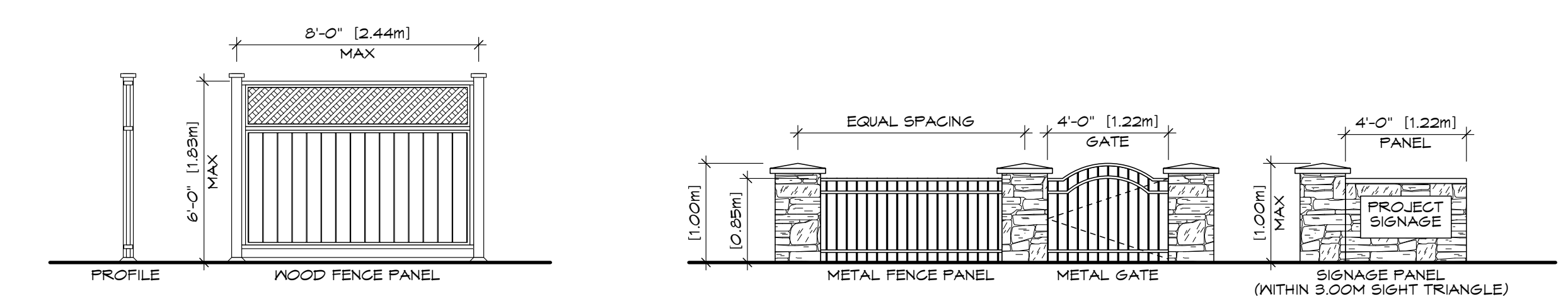




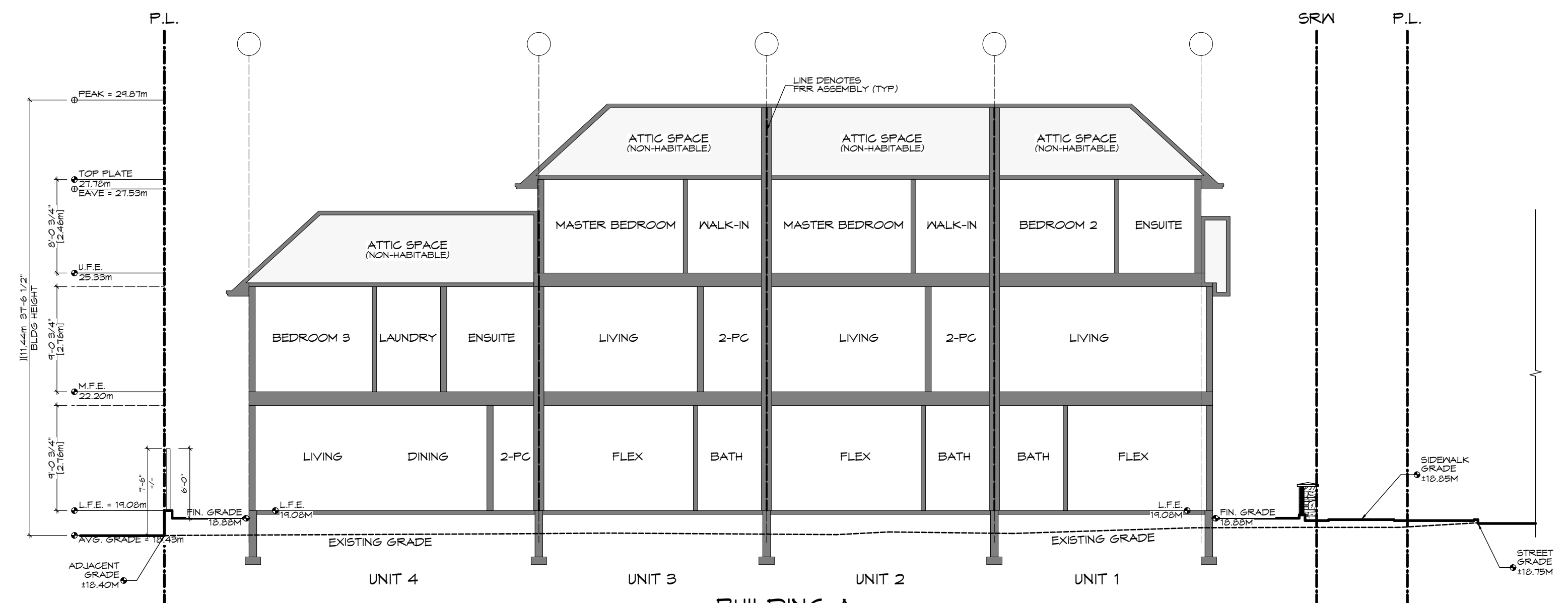
1 Streetscape  
Scale: 1:150



2 Site Section A  
Scale: 1:100



4 Fence Design  
Scale: 1/4" = 1'-0"



3 Site Section B  
Scale: 1:100

REV. NO.	DESCRIPTION	DATE
2	27. SECTIONS REVISED TO SUIT CHANGES 28. FENCE DESIGN REVISED 29. STREETScape REVISED TO SUIT CHANGES	11.01.2022

RE-ISSUED FOR REZONING/DP 2022.11.01



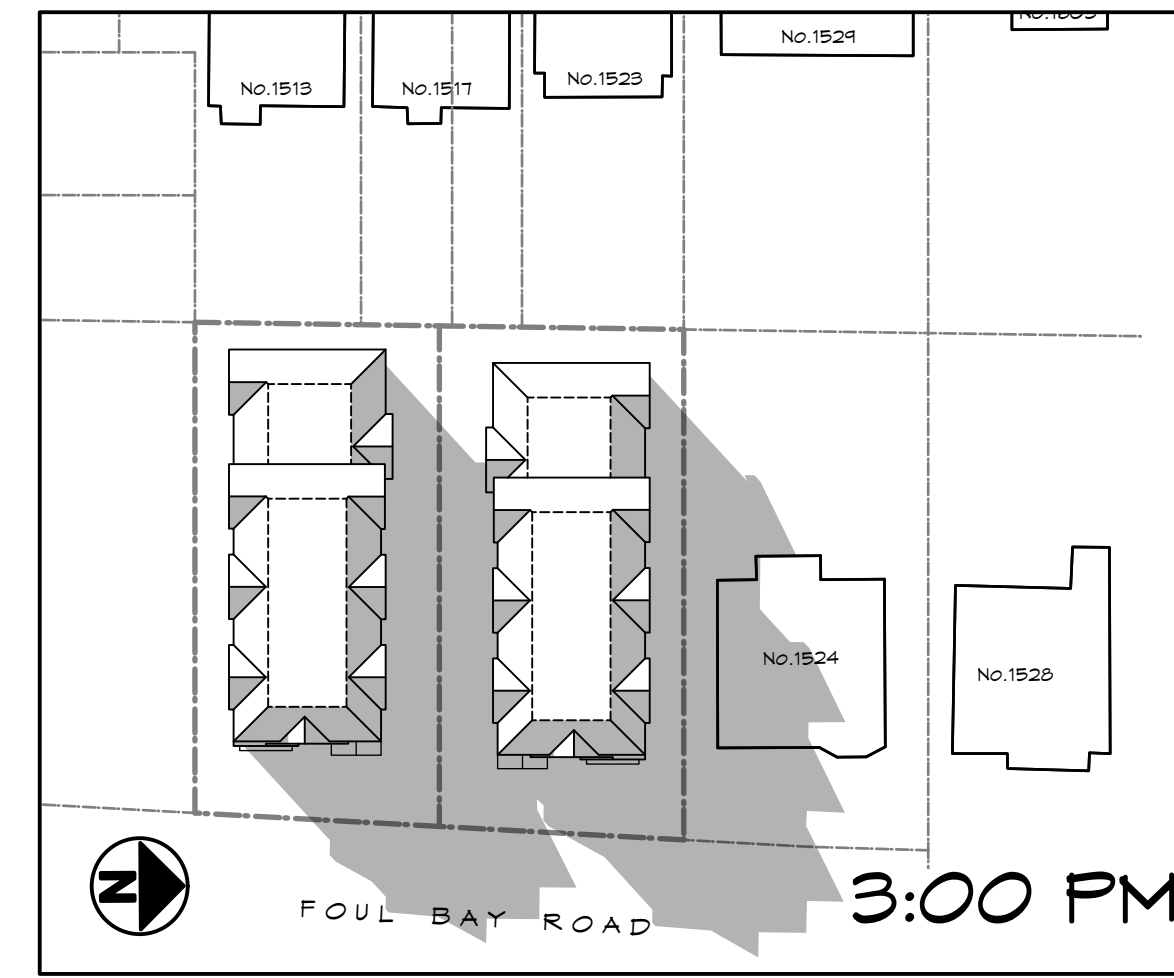
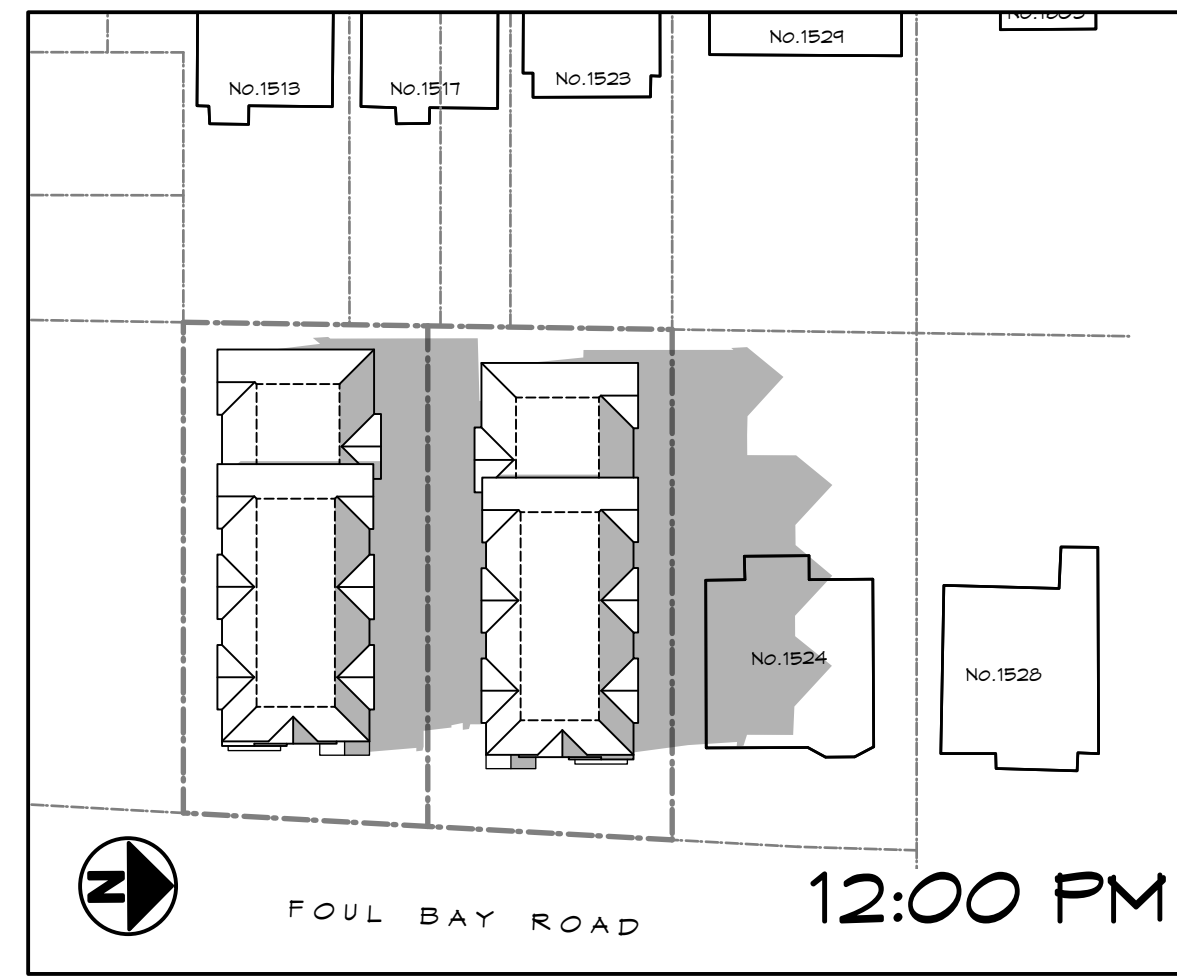
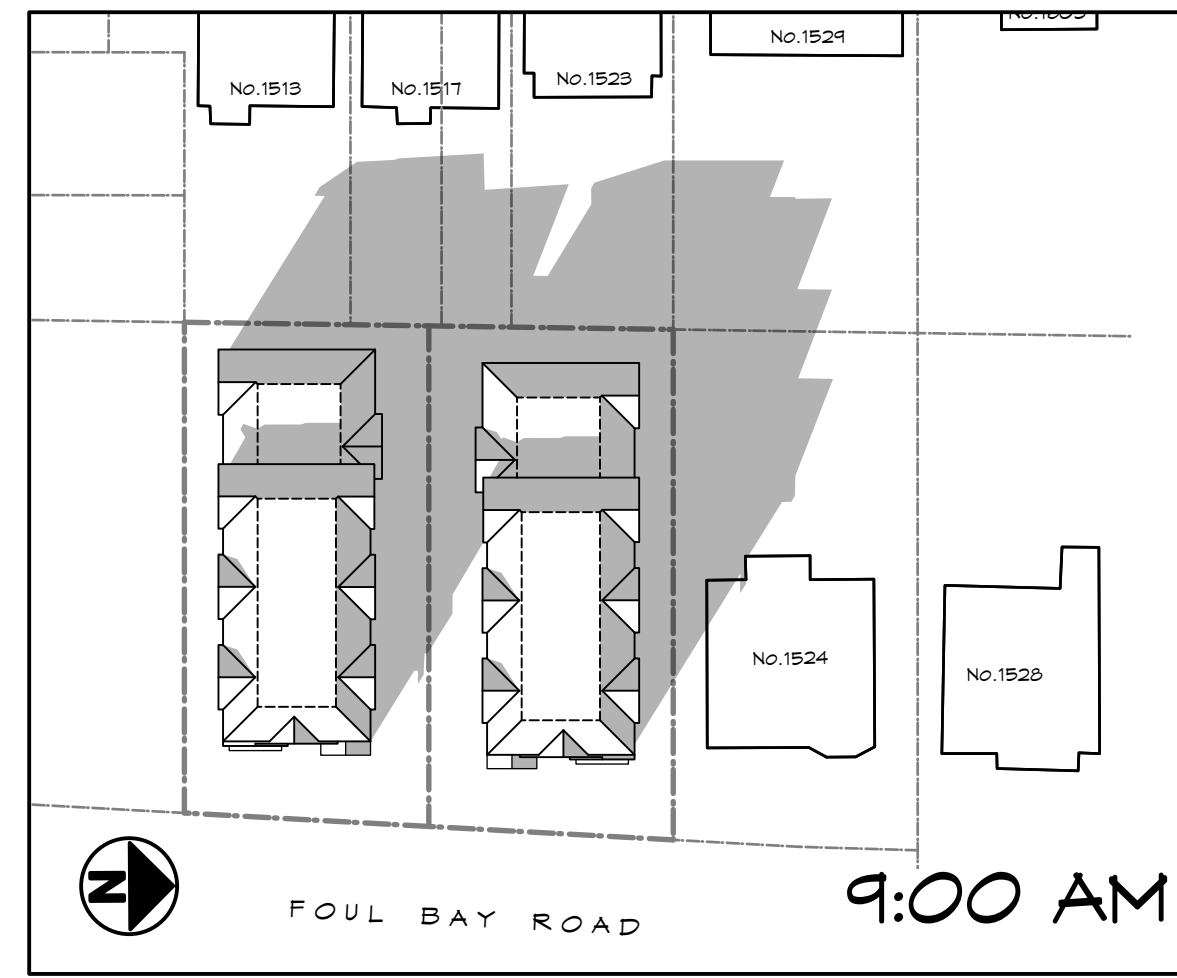
1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: c.c.  
Date: JUNE 24, 2022  
Scale: AS NOTED  
Project:  
PROPOSED TOWNHOUSES  
@ 1514/1520 FOUL BAY RD

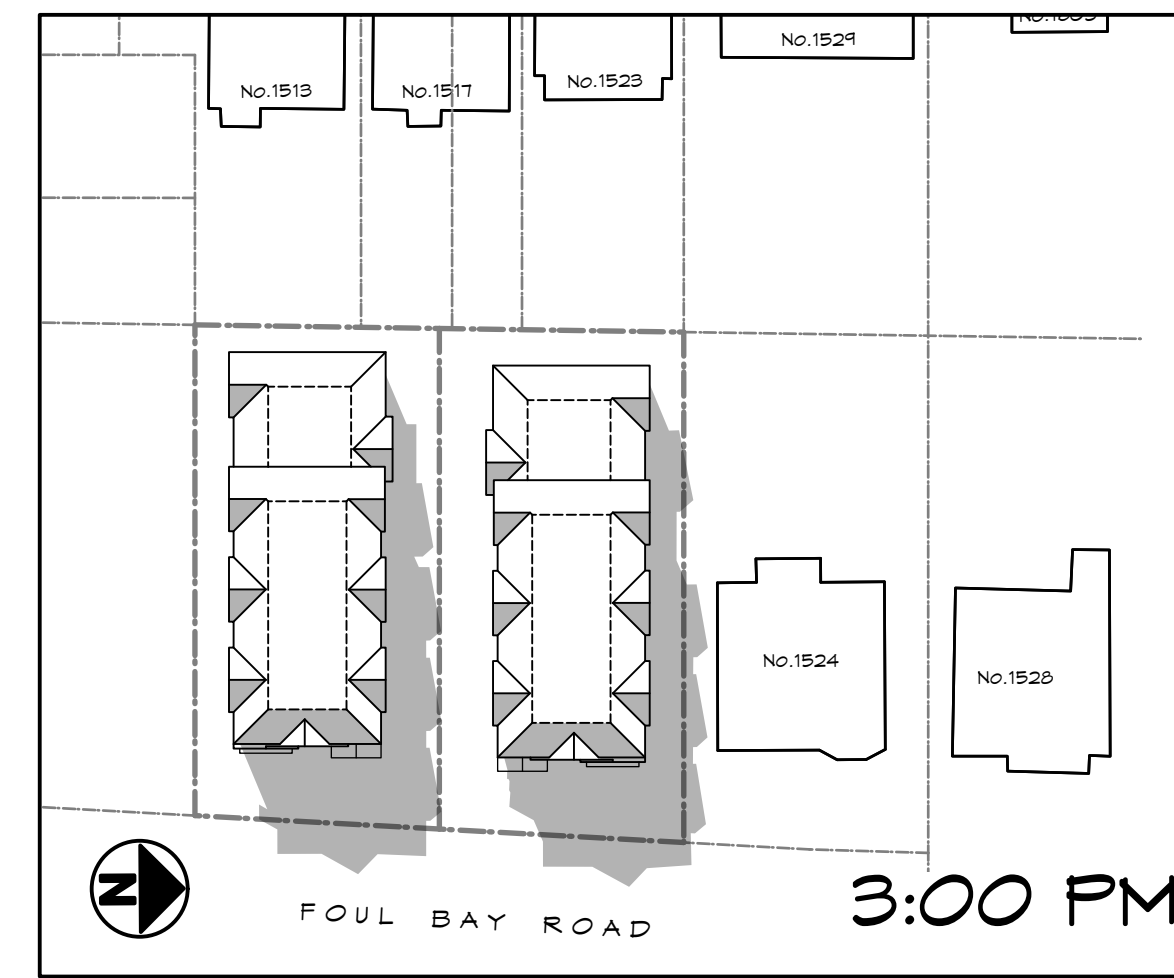
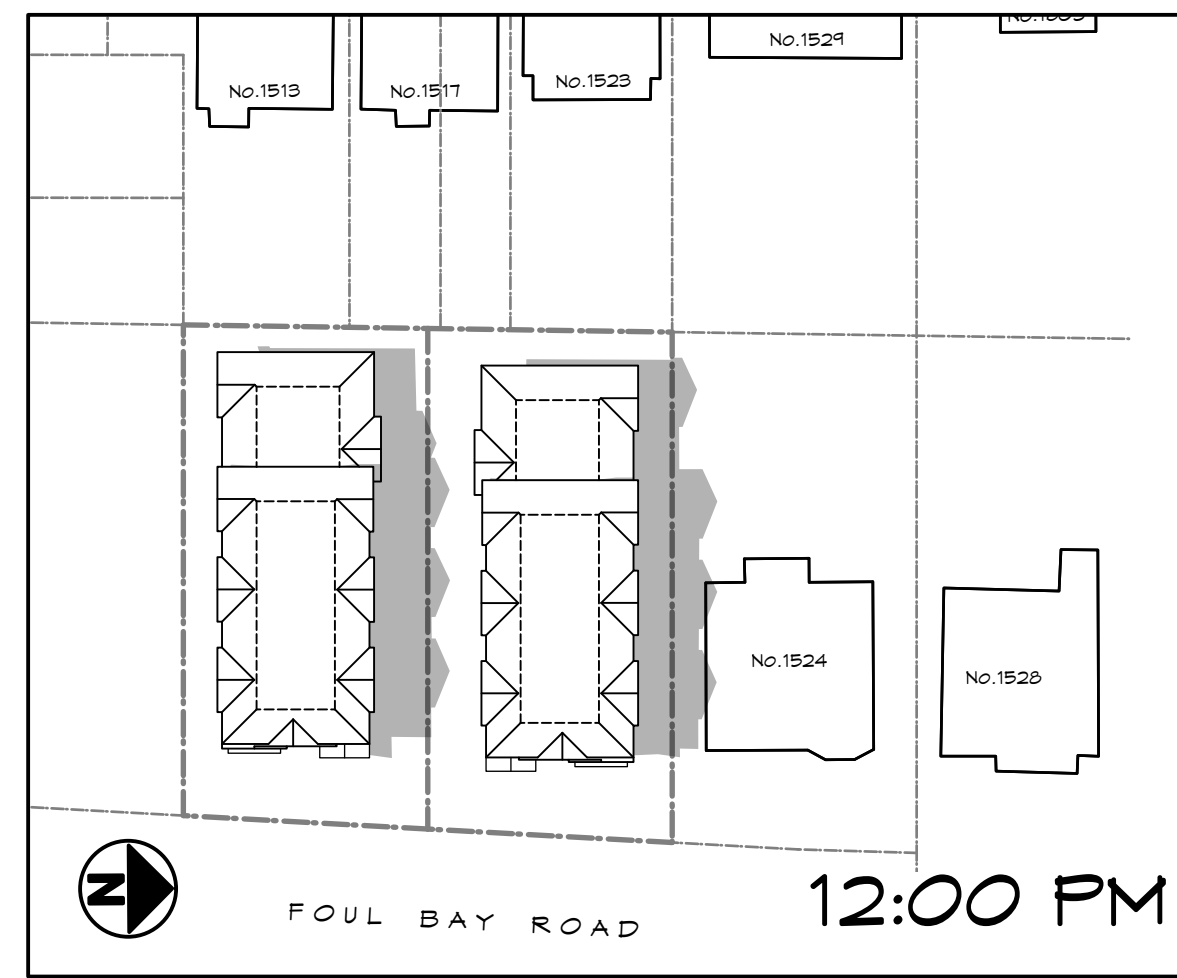
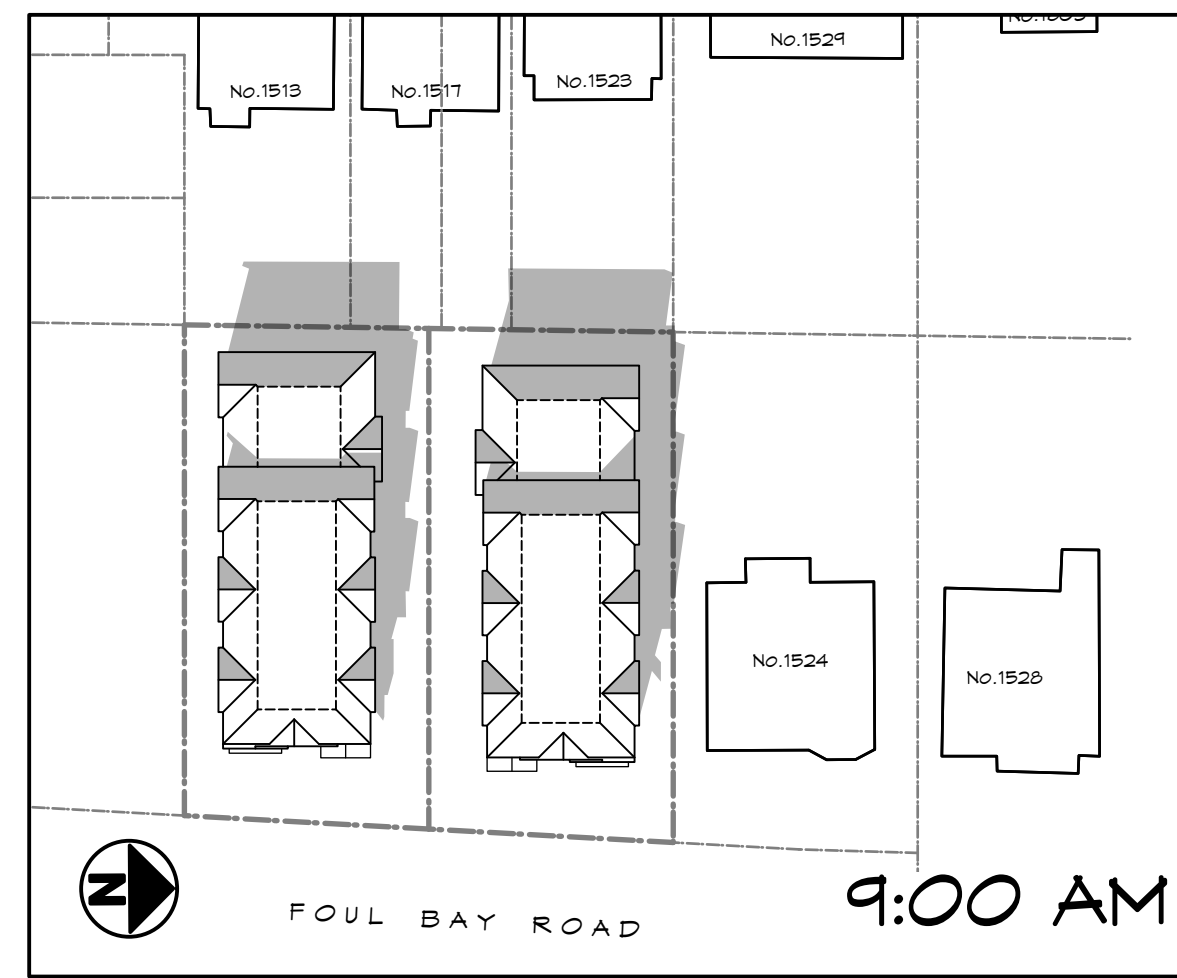
Title:  
STREETScape & SITE SECTIONS

Revision: CALIC NOV. 12/20 #0 REZONE/DP JAN. 07/21 #1 REZONE/DP JUL. 4/22 #2 REZONE/DP NOV. 01/22	Sheet: <b>A</b> <b>401</b> Proj.No. TBD
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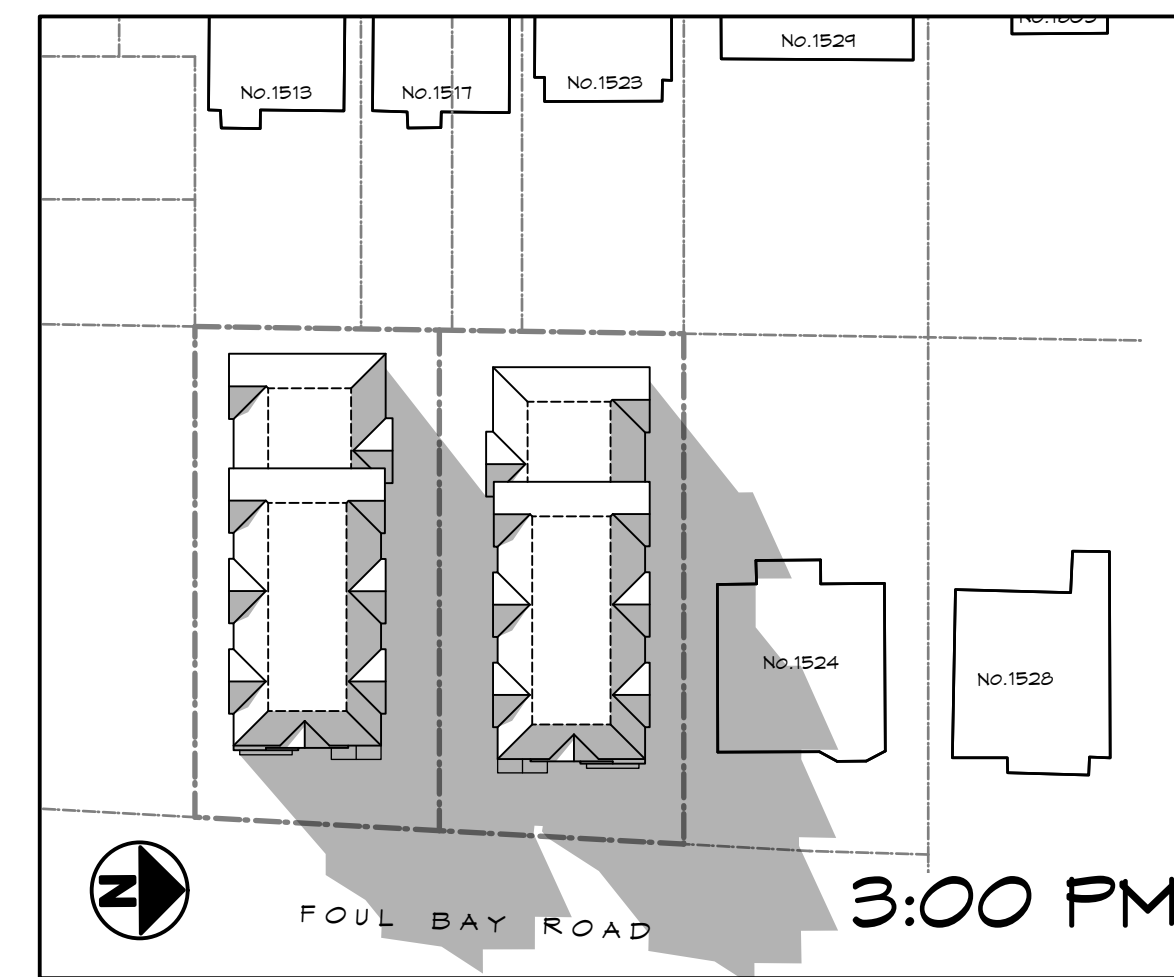
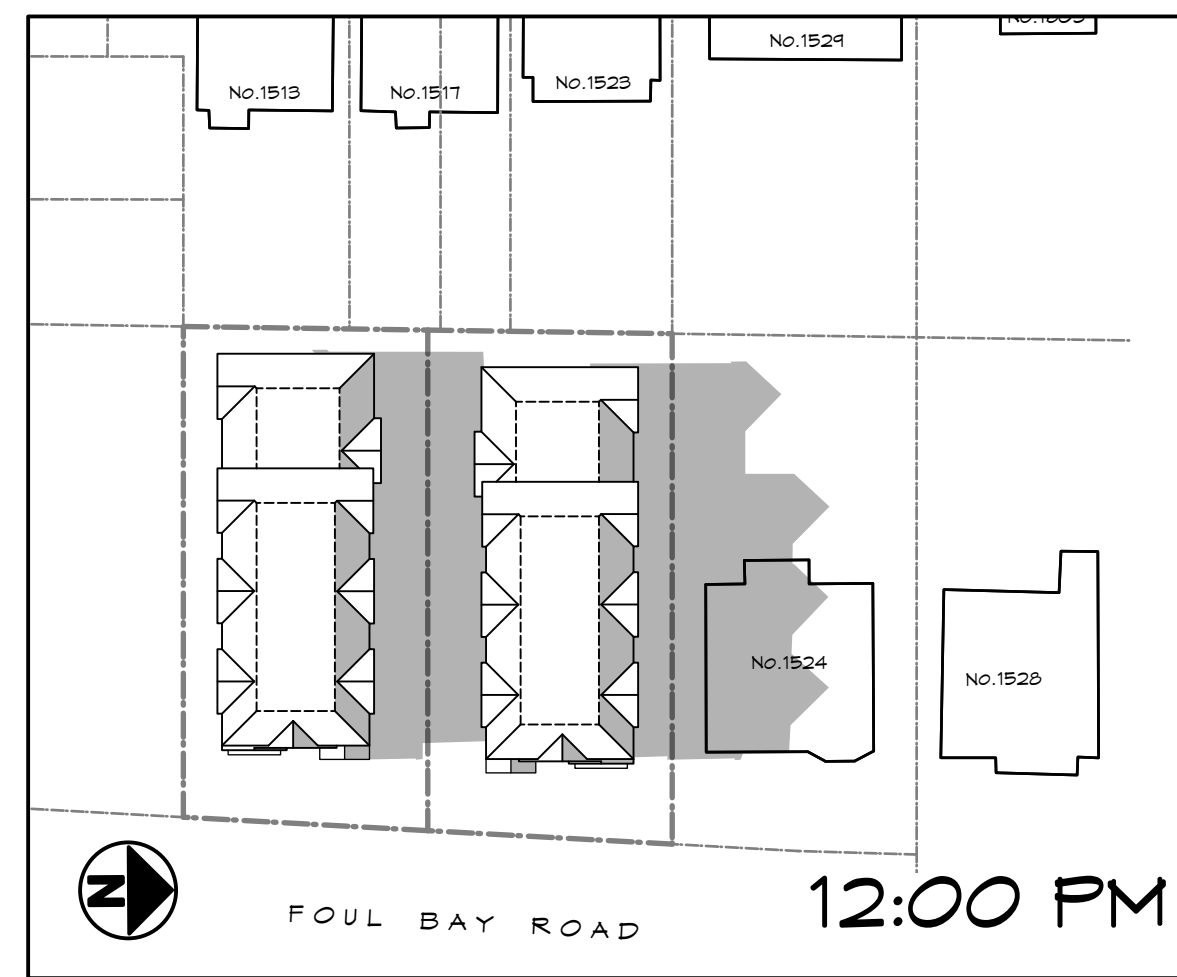
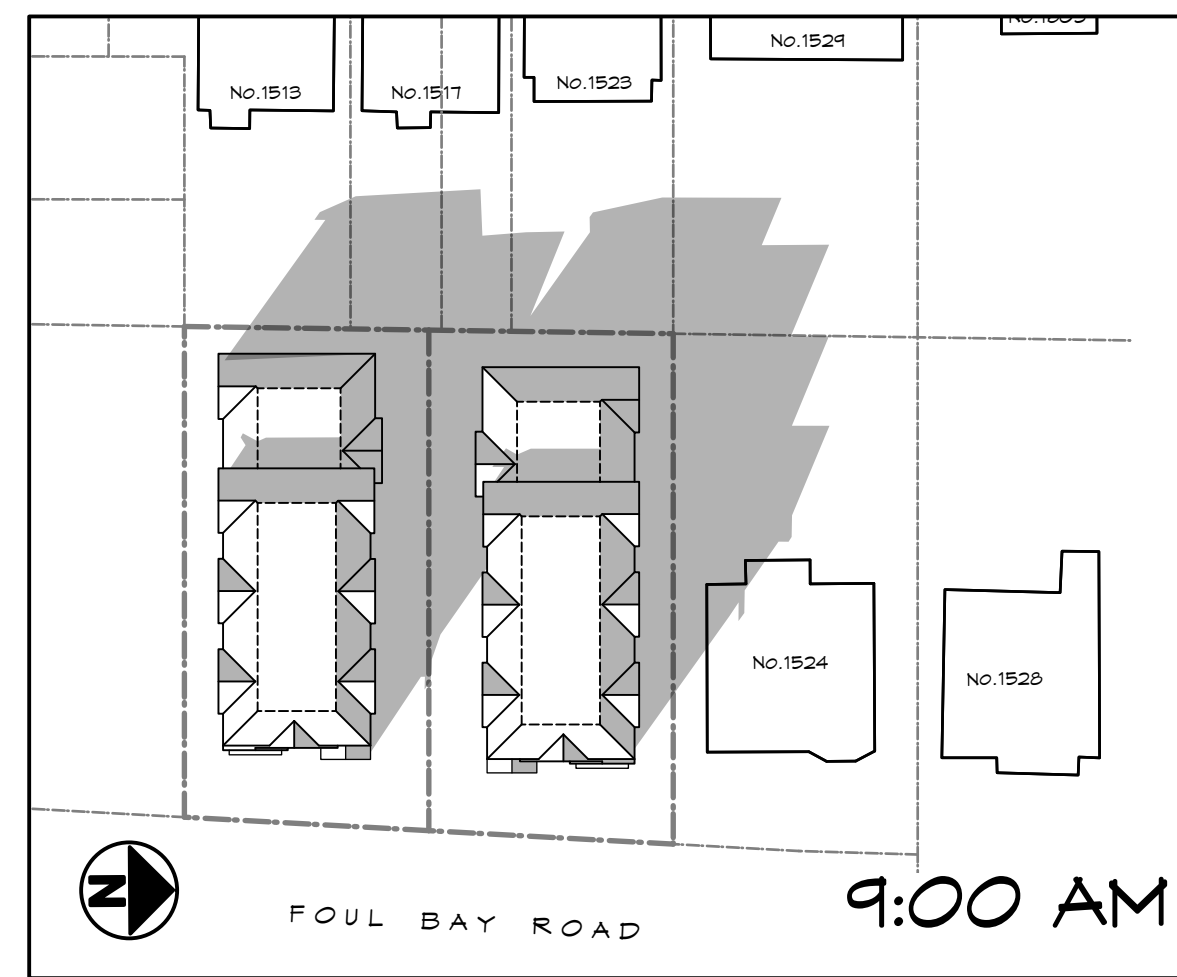
MARCH 20  
(EQUINOX)



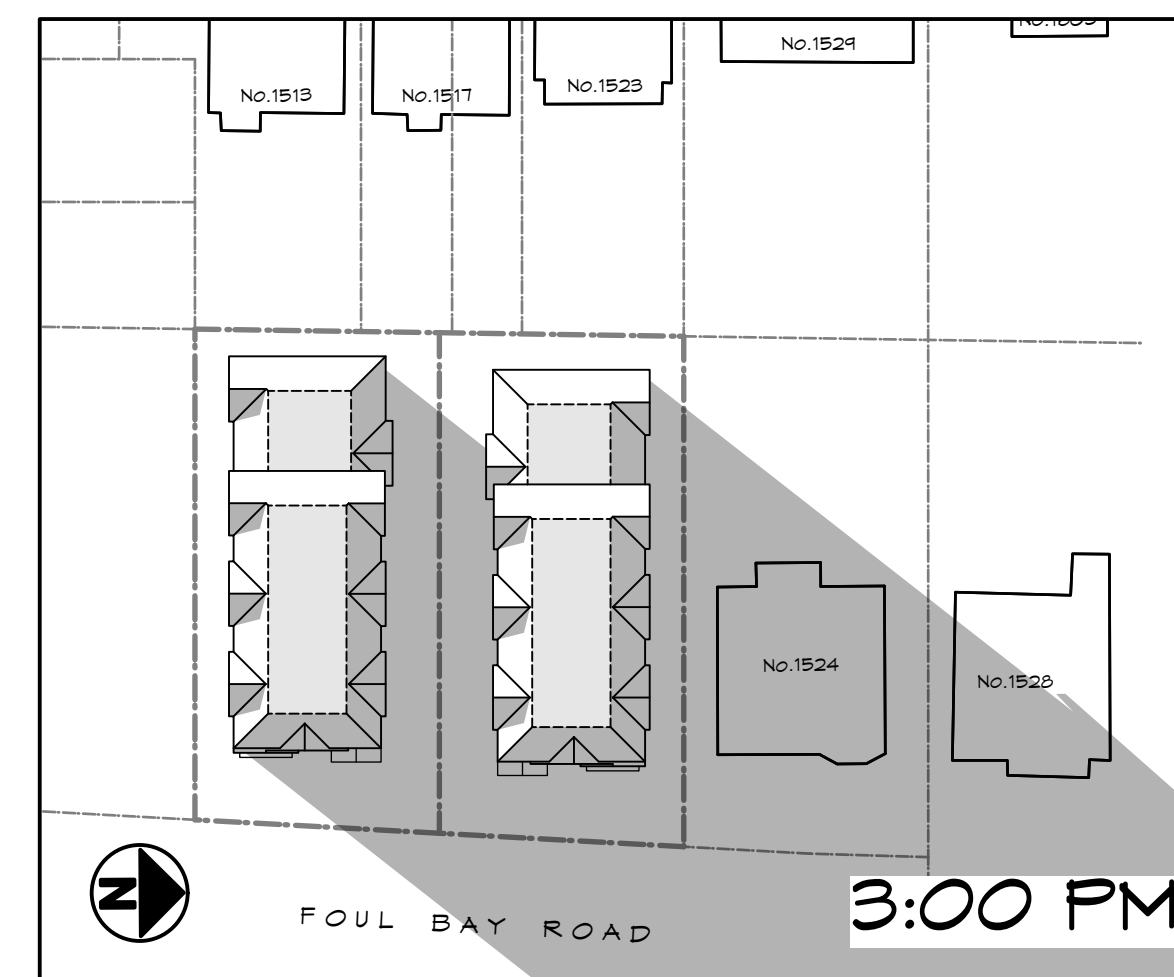
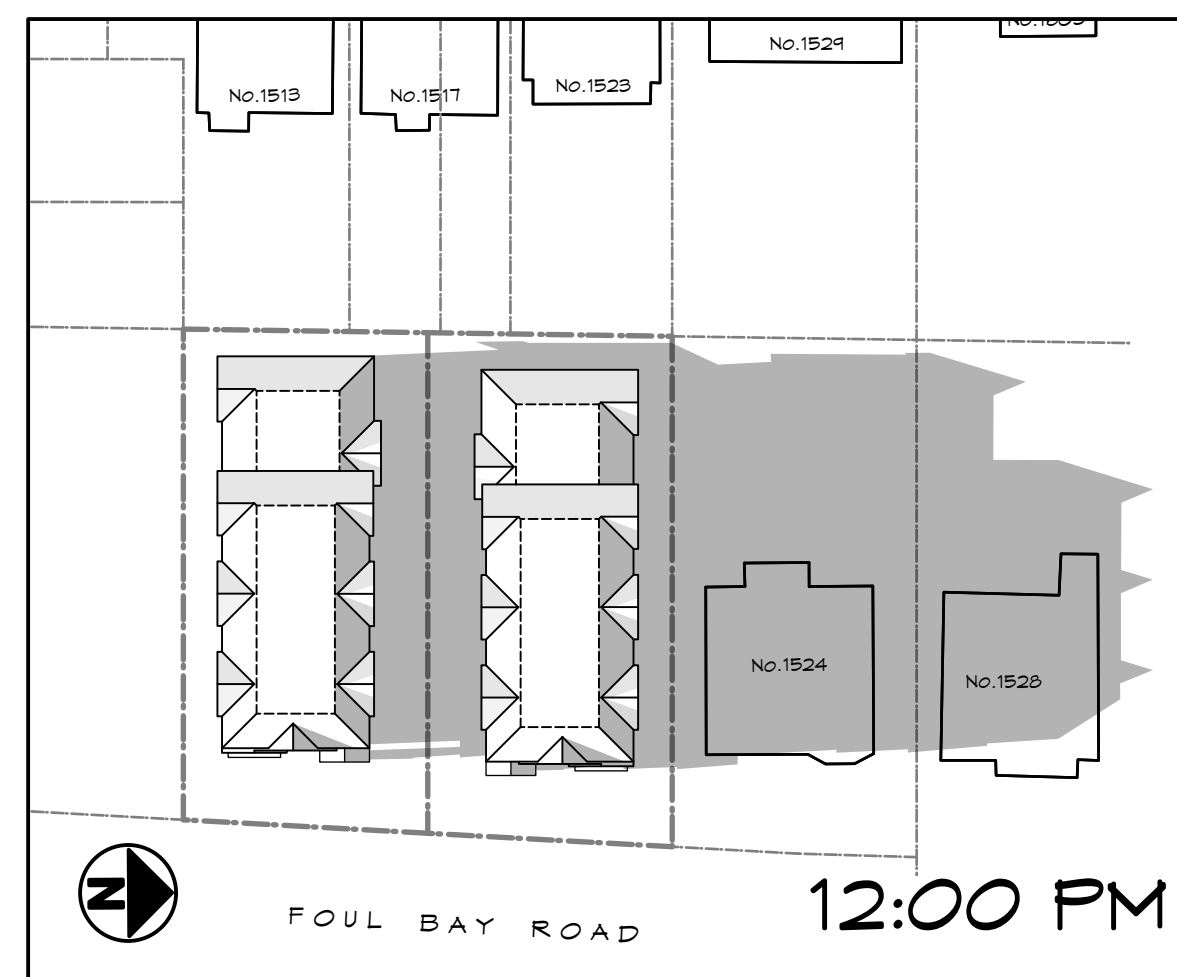
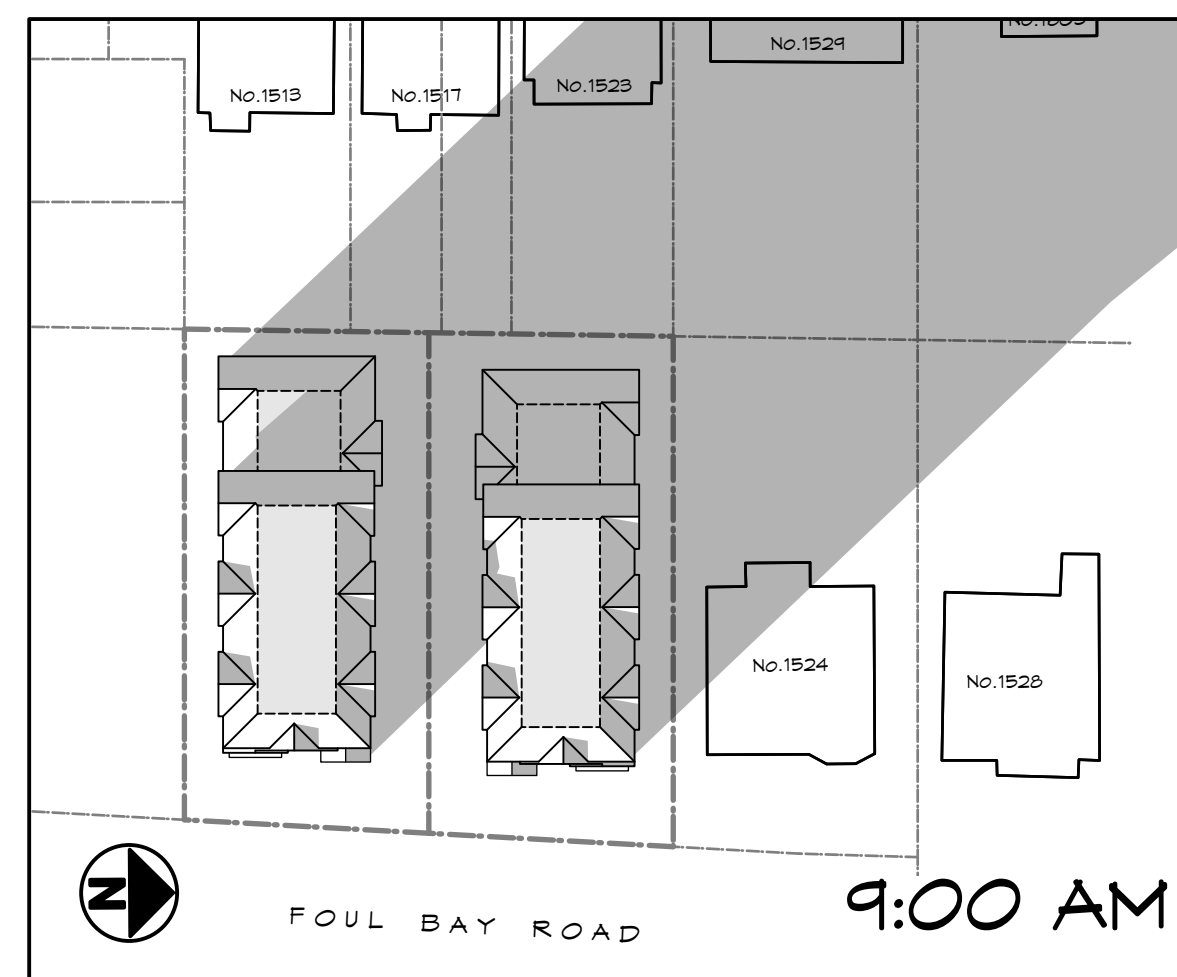
JUNE 21  
(SOLSTICE)



SEPT. 23  
(EQUINOX)



DEC. 22  
(SOLSTICE)



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2022.11.01

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Drawn By: c.c.

Date: JUNE 24, 2022

Scale: AS NOTED

Project:  
PROPOSED  
TOWNHOUSES  
@ 1514/1520  
FOUL BAY RD

Title:  
SHADOW STUDY

Revision:	Sheet:
CALUC NOV. 12/20	A
#0 REZONE/DP JAN. 07/21	501
#1 REZONE/DP JUL. 4/22	Proj.No. TBD
#2 REZONE/DP NOV. 01/22	

REV. NO	DESCRIPTION	DATE
2	30. BUILDINGS RAISED, SHADOW STUDY REVISED TO SUIT	11.01.2022



1 WINDOW STUDY - SIDE (N) ELEVATION  
 Scale: 1/4" = 1'-0"

RE-ISSUED FOR  
 REZONING/DP  
 2022.11.01



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 Victoria, B.C. V8S 5E6  
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Drawn By: c.c.

Date: JUNE 24, 2022

Scale: AS NOTED

Project:  
 PROPOSED  
 TOWNHOUSES  
 @ 1514/1520  
 FOUL BAY RD

Title:  
 WINDOW STUDY

Revision:	Sheet:
CALUC NOV. 12/20	A
#0 REZONE/DP JAN. 07/21	601
#1 REZONE/DP JUL. 4/22	Proj.No. TBD
#2 REZONE/DP NOV. 01/22	

REV. NO	DESCRIPTION	DATE
2	31. WINDOW STUDY ADDED TO DRAWING PACKAGE	11.01.2022

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04
4	REZONING & DEVELOPMENT PERMIT	2022-11-01

SEAL

NORTH ARROW



DRAWING TITLE:  
**LANDSCAPE PLAN**

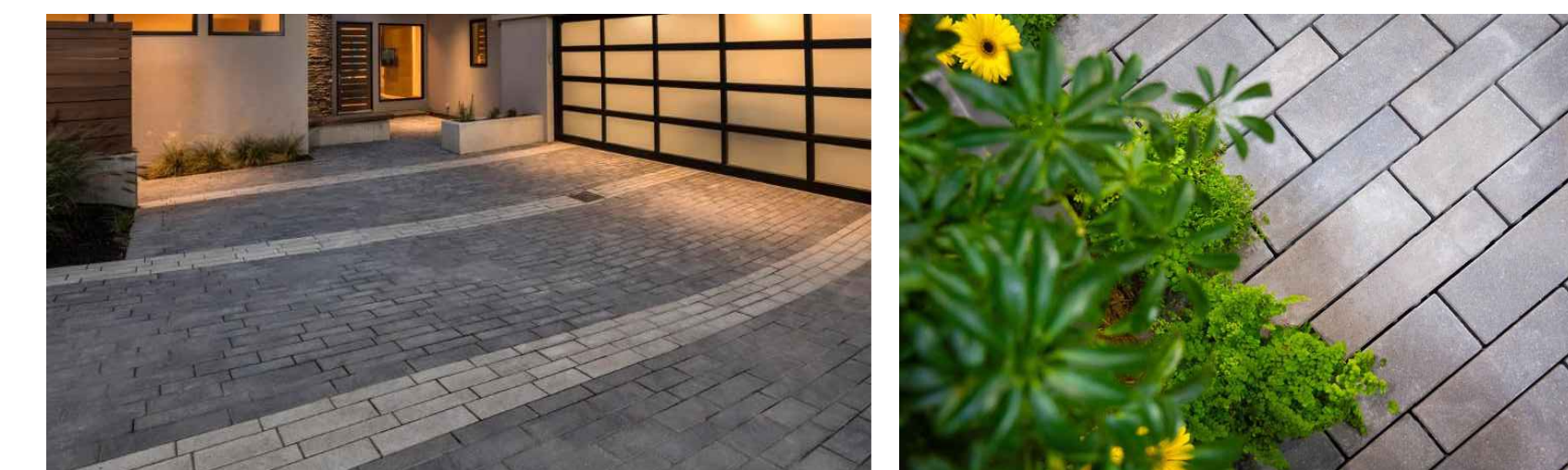
DWG NO:

SCALE: 1:100

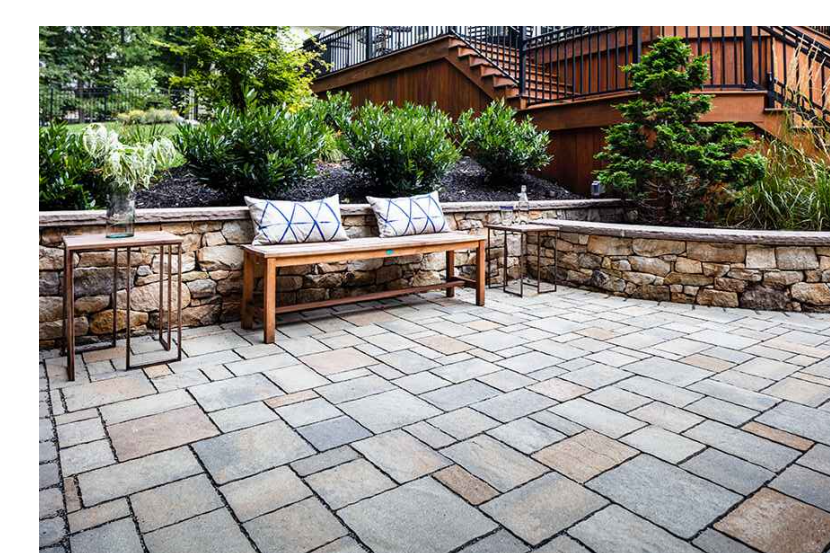
**L1**



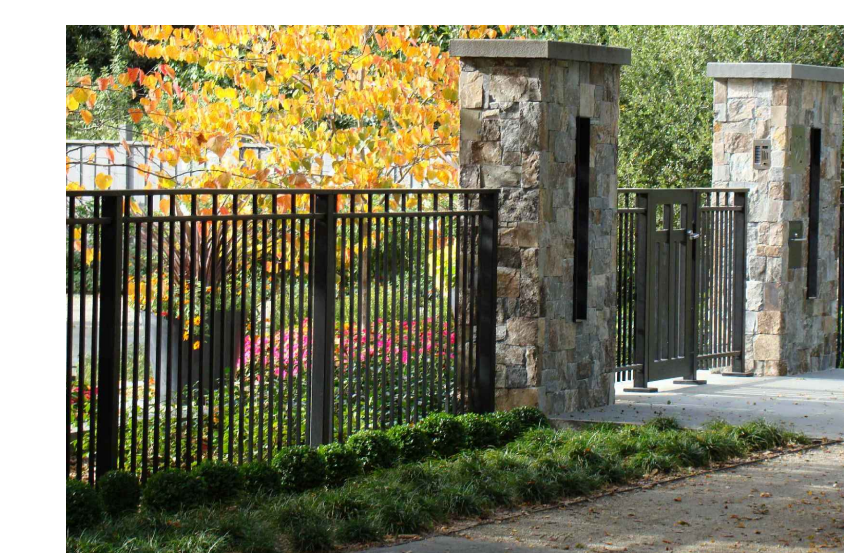
1 FRONT GARDEN AND FOUL BAY FRONTAGE SECTION  
 L1 NTS



DRIVEWAY PERMEABLE PAVER  
 - BARKMAN BOARDWALK (SPECIAL ORDER)



PATIO PAVER  
 - TECO- BLOC MISTA



METAL FENCE WITH STONE PILLAR



PLANTER AT THE FRONT DOOR



BIKE RACK

**LEGEND**

- PROPERTY LINE
- ON-SITE LANDSCAPE AREA
- RAIN GARDEN
- PLANTER
- PERMEABLE PAVER DRIVEWAY  
• BARKMAN BOARDWALK (SPECIAL ORDER)
- PERMEABLE PATIO PAVER  
• TECO- BLOC MISTA
- GRAVEL
- MUNICIPAL BOULEVARD
- CIP CONCRETE MUNICIPAL SIDEWALK
- CIP CONCRETE
- SHORT TERM BIKE PARKING  
• PERVIOUS BASE OVER GRADE PROVIDED FOR WATER AND GASEOUS EXCHANGE
- RETAINING WALL
- PRIVACY FENCE
- PRIVACY SCREEN



**SITE PERVIOUS RATIO**

SITE AREA: 993.5 m<sup>2</sup>  
 LANDSCAPED AREA: 214 m<sup>2</sup>  
 PERVIOUS HARDSCAPE AREA: 291.5 m<sup>2</sup>  
 TOTAL PERVIOUS AREA: 505.5 m<sup>2</sup> / 50.8%



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

PROJECT NAME:

**VILLAGE LANDING**

PROJECT ADDRESS:

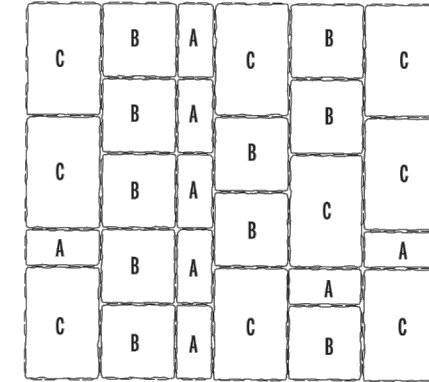
**1514+ 1520 FOUL BAY RD**

DESIGNED BY: **BIANCA BODLEY**  
 DRAWN BY: **KIM TANG**

## MISTA RANDOM

DESCRIPTION: Paver TEXTURE: Multi-textured

### PALLET OVERVIEW



Permeable pavers allow for storm water drainage and manage excess runoff. The use of permeable pavers also facilitates LEED® certification easier to obtain.

### NOTES

See page 62 to 64 for more technical information. When used in a permeable pavement application, see page 33 and 101 for more technical information.

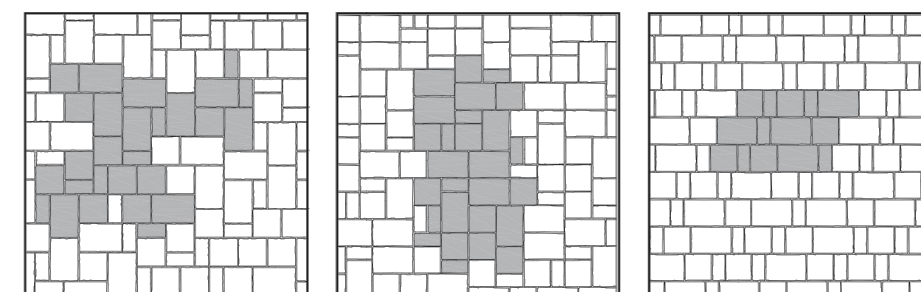
See page 30 for more information about applications.

**JOINT WIDTH:** 3/16" TO 9/16" ( 4 TO 14 mm)  
**% OF SURFACE OPENING:** 6.3 %  
**INFILTRATION RATE:** 610 in./hr (15 505 mm/hr)

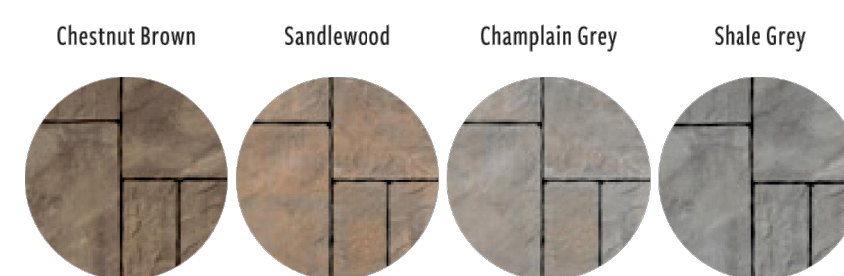
Specifications per pallet	Imperial	Metric
Cubing	<b>116.20 ft<sup>2</sup></b>	10.80 m <sup>2</sup>
Approx. Weight	3 356 lbs	1 522 kg
Number of rows	10	
Coverage per row	11.62 ft <sup>2</sup>	1.08 m <sup>2</sup>
Linear coverage per row	17.71 lin. ft	5.40 lin. m

	Unit dimensions	in	mm	Units/pallet	
<b>A</b>		Height	2 1/16	65	80 units
		Width	7 7/8	200	
		Length	3 1 5/16	100	
<b>B</b>		Height	2 1/16	65	100 units
		Width	7 7/8	200	
		Length	7 7/8	200	
<b>C</b>		Height	2 1/16	65	90 units
		Width	7 7/8	200	
		Length	11 1 3/16	300	

04 | Modular pattern    05 | Modular pattern    06 | Linear pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



barkman

Boardwalk  
Paver



## Linear Elegance for Inspiring Designs

Boardwalk is a eight paver system with a modern, linear look. Boardwalk is an excellent option for drawing the eye towards the focal point in any landscape. At 3 inches thick, it's perfect for high traffic areas including driveways, patios, and plazas. For quick installation, Boardwalk can be machine installed. Its wide spacers also allow it to be used as a permeable paver in locations that require good drainage.



### SIZES (L X W X H)

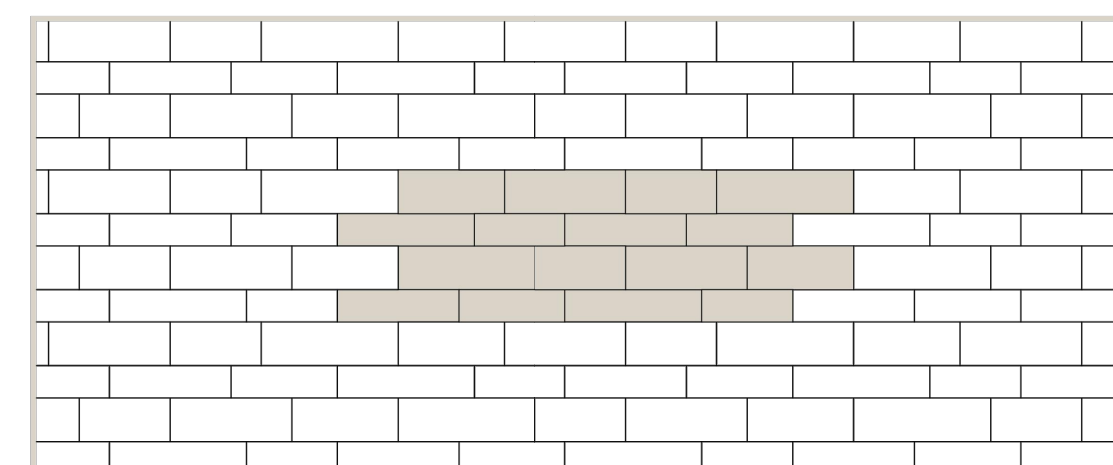
362 x 119 x 80 mm 14.25 x 4.69 x 3.15 in	322 x 119 x 80 mm 12.68 x 4.69 x 3.15 in	282 x 119 x 80 mm 11.10 x 4.69 x 3.15 in	242 x 119 x 80 mm 9.53 x 4.69 x 3.15 in
362 x 89 x 80 mm 14.25 x 3.50 x 3.15 in	322 x 89 x 80 mm 12.68 x 3.50 x 3.15 in	282 x 89 x 80 mm 11.10 x 3.50 x 3.15 in	242 x 89 x 80 mm 9.53 x 3.50 x 3.15 in

### COLOURS



Shoreline Slate

### PATTERNS



Pattern 1

05-2020

Visit [BarkmanConcrete.com](http://BarkmanConcrete.com) for more information

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04
4	REZONING & DEVELOPMENT PERMIT	2022-11-01

SEAL

NORTH ARROW



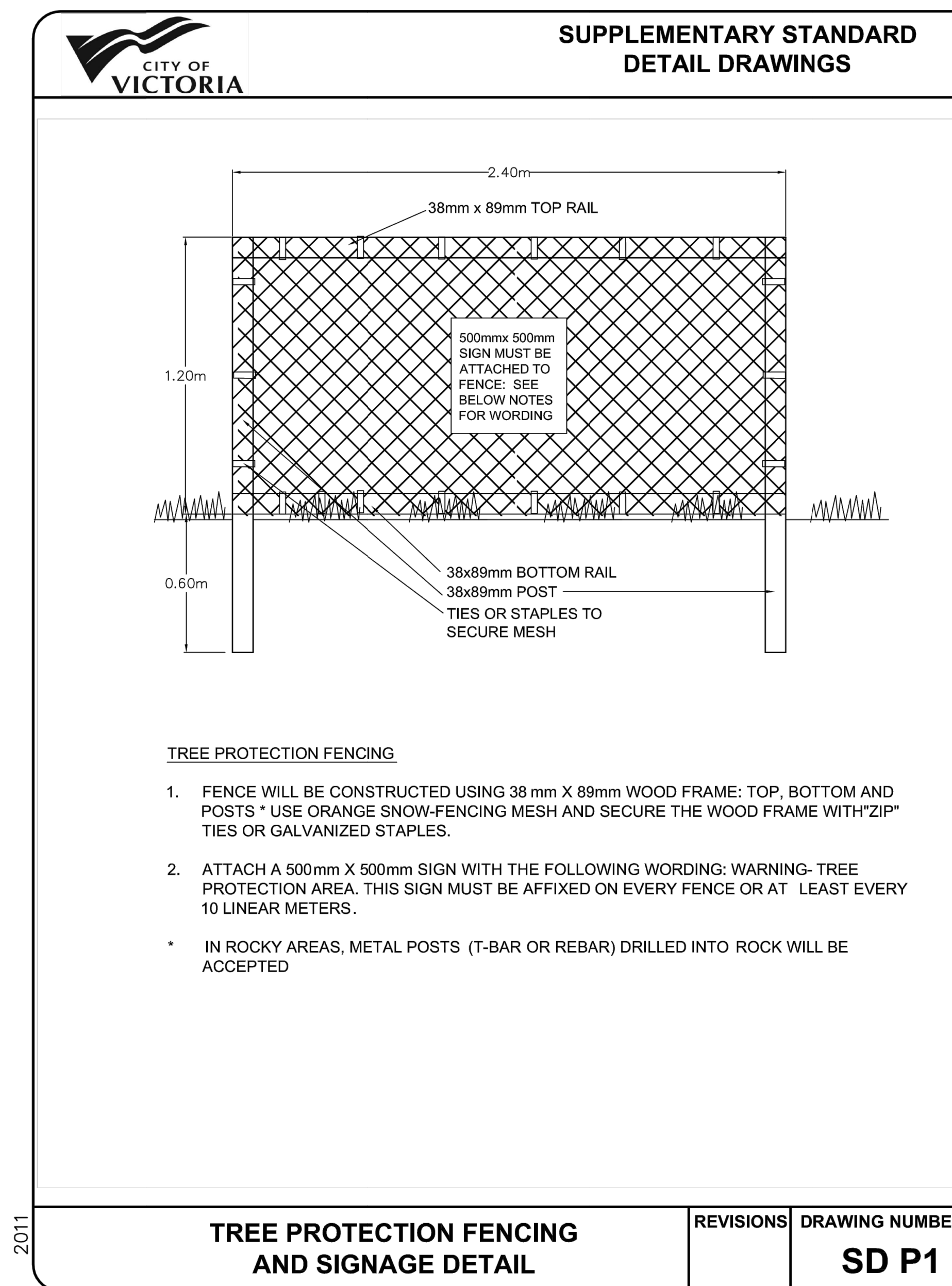
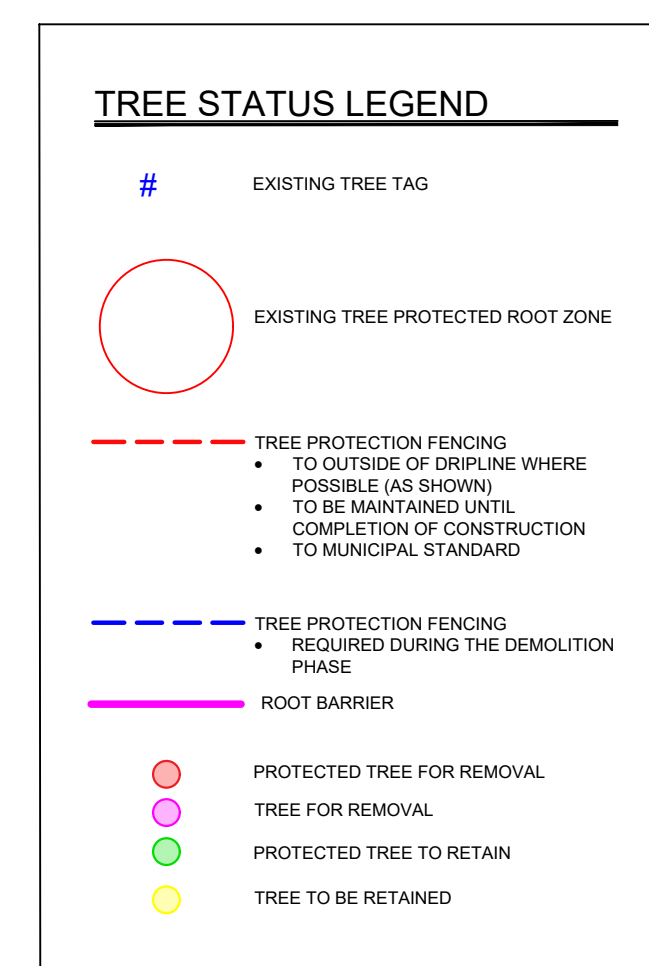
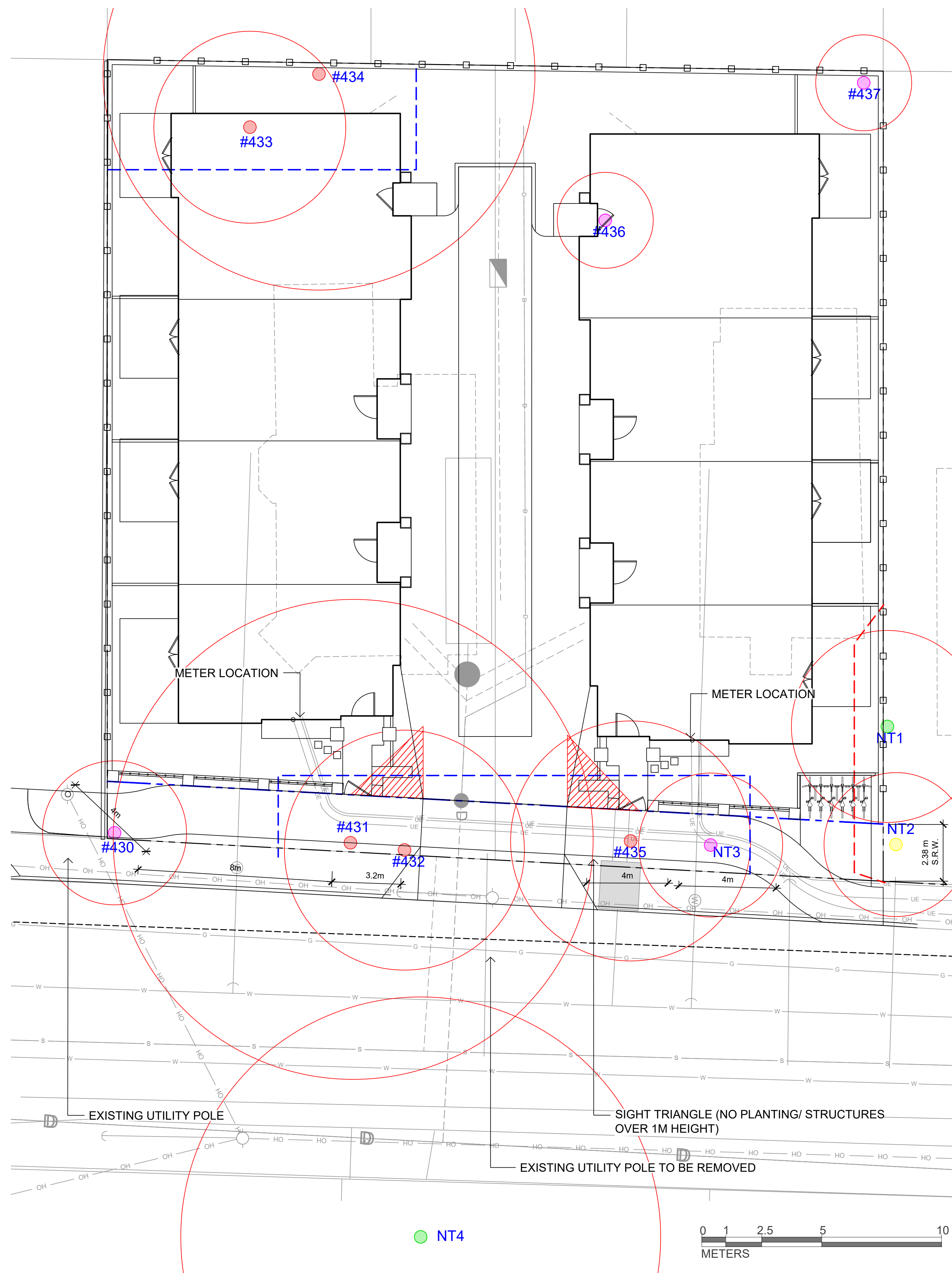
DRAWING TITLE:

**PAVING MATERIAL SPECIFICATIONS**

DWG NO:

**L1.1**

SCALE: NTS



Tree Inventory – Appendix “B” – Figure #1

Tree#	Tree Species	Ownership Onsite - O/S Offsite - OF/S Muni - M	DBH (cm)	Height (M)	CRZ 1:9 (M)	Tree Condition G, F, P	Impact L, M, H	Retain	Remove	Bylaw Protected
430	S maple	O/S	27	9	3	F/F	M/H		X	no
431	S maple	O/S	95	12	10	F/P	H		X	yes
432	S maple	O/S	50	12	5	F/P	H		X	yes
433	Apple	O/S	N/A	4	4	P/P	H		Stump	yes
434	PL plum	O/S	85	8	9	F/P-P	H		X	yes
435	Apple	O/S	53	8	5	F/P-P	H		X	yes
NT3	Lilac	O/S	25	3	3	P/P	H		X	no
NT1	Laurel	OF/S	39	5	4	F/P	M	X		yes
NT2	S maple	OF/S	29	10	3	F/F-P	M	X		no
436	Apple	O/S	22	5	2	Dead	H		X	no
437	S maple	O/S	17	7	2	F/P	M		X	no
N/T4	S maple	OF/S	110	22	10	F-F/P	L	X		yes

SouthShore Forest Consultants

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4	REZONING & DEVELOPMENT PERMIT	2022-11-01

SEAL

NORTH ARROW

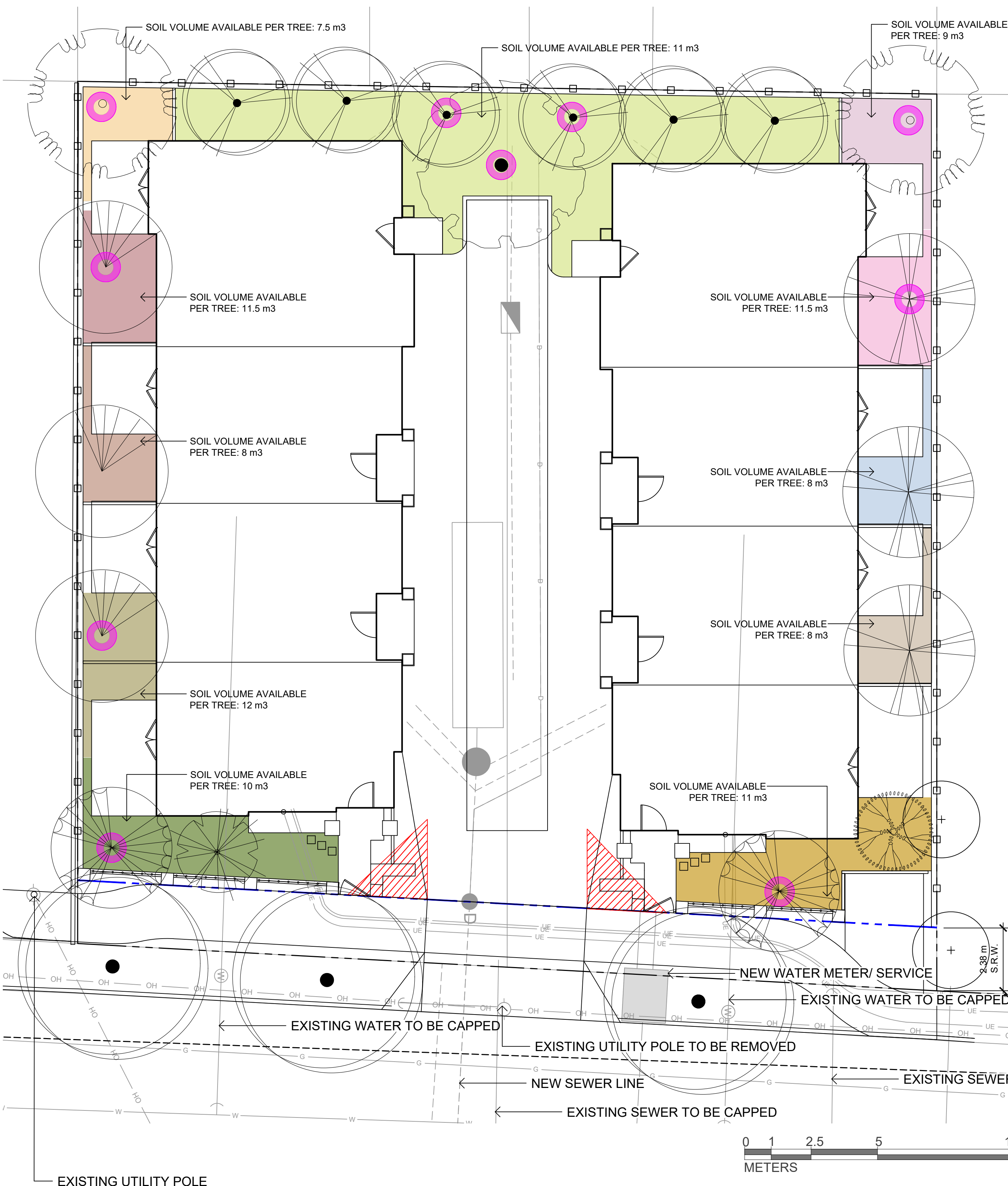


DRAWING TITLE:  
**TREE REMOVAL & PROTECTION PLAN**

DWG NO:

SCALE: 1:100

**L2**



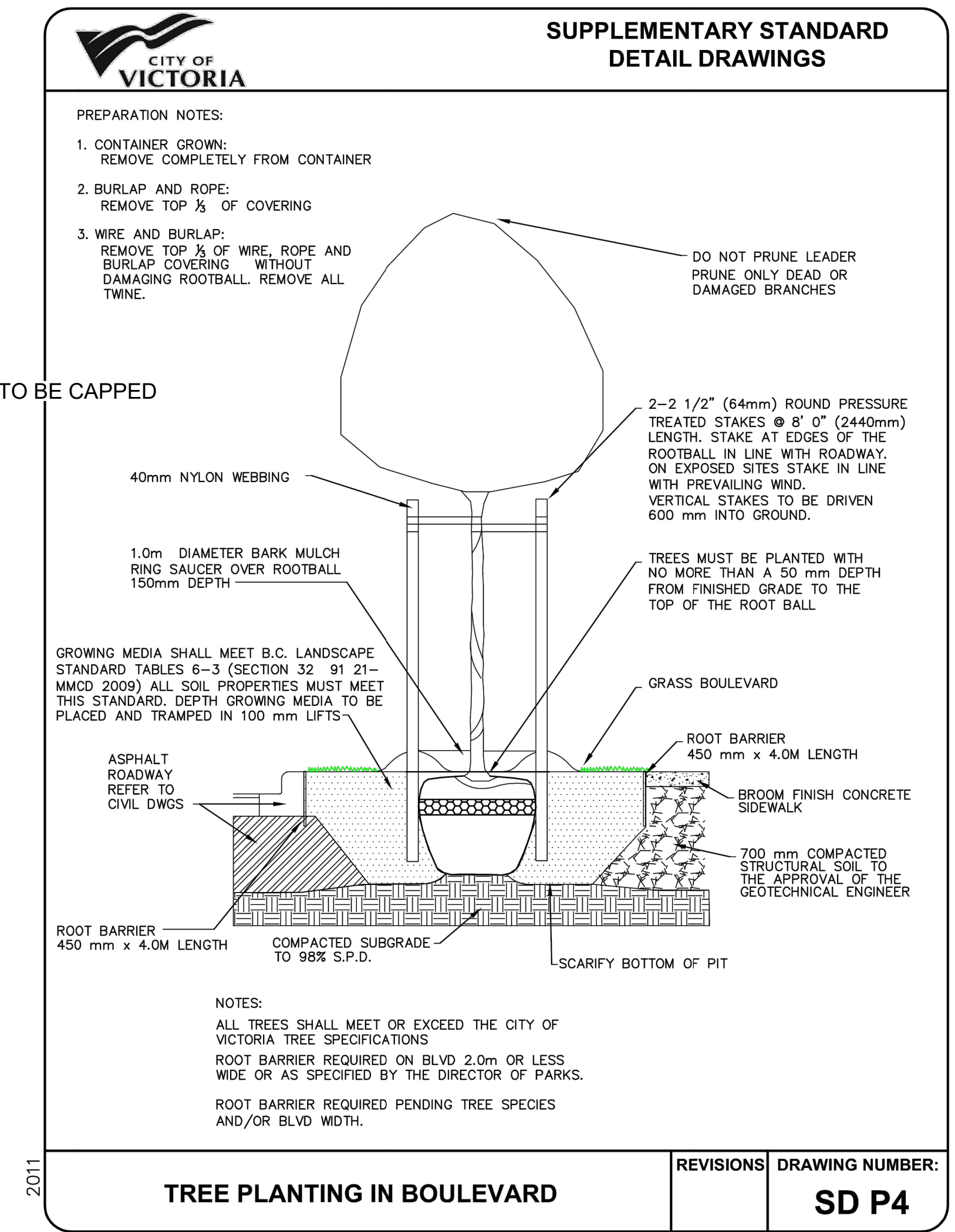
**LEGEND**

○ REPLACEMENT TREES

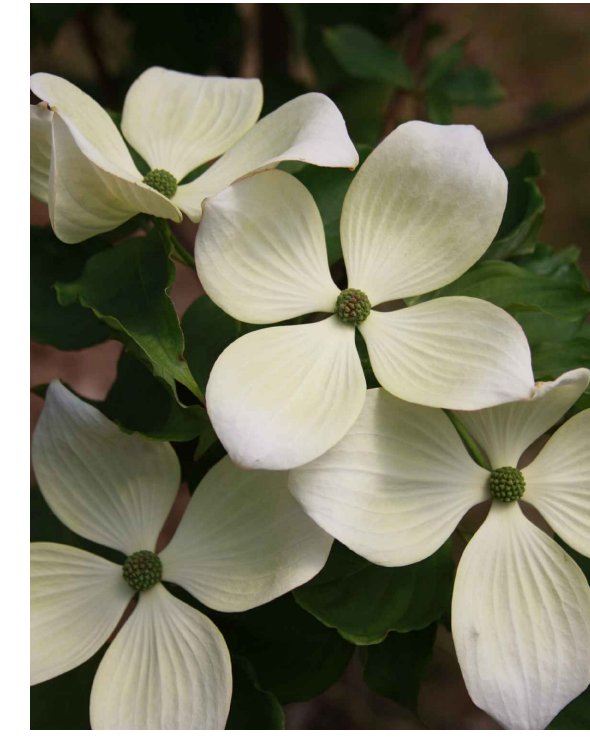
● PROTECTED TREES TO BE REMOVED ON SITE: 5  
 ○ REPLACEMENT TREES NEEDED: 10  
 ○ REPLACEMENT TREES PROPOSED: 10

TREE SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native	Height at Maturity (m)	Spread at Maturity (m)
3		Cornus Venus	Venus® Dogwood	B&B		Y	4.5	4.5
6		Amelanchier alnifolia	Serviceberry	B&B		Y	6	6
3		Cornus nuttallii	Pacific Dogwood	B&B		Y	15	3
1		Cercidiphyllum	Japanese Katsura	B&B		N	15	9
2		Magnolia x brooklynensis	Yellow Bird Magnolia	B&B		N	12	9
2		Styrax obassia	Fragrant Snowbell	B&B		N	6-9	4.5-7.5
1		Acer palmatum 'Seiryu'	Laceleaf Japanese Maple	B&B		N	3-4.5	2.4-3.6
1		Magnolia sieboldii	Oyama Magnolia	B&B		N	3-4.5	3-4.5
3		TBD BY CITY	N/A	N/A	N/A	N/A	N/A	N/A

NOTES:  
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.  
 2. PARKS WILL REQUIRE [3] INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA 2) INSPECTION OF STOCK UPON DELIVERY 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. THE TREE (S) MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 CM DIAMETER, CALIPER MEASURED 15 CM ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M-2.5 M ABOVE GROUND, PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P4 AND SD P5).



SERVICEBERRY



VENUS DOGWOOD



PACIFIC DOGWOOD



JAPANESE KATSURA



YELLOWBIRD MAGNOLIA



SEIRYU MAPLE



FRAGRANT SNOWBELL



OYAMA MAGNOLIA



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

PROJECT NAME:  
**VILLAGE LANDING**

PROJECT ADDRESS:  
**1514+ 1520 FOUL BAY RD**

DESIGNED BY: BIANCA BODLEY  
 DRAWN BY: KIM TANG

NO.	ISSUED FOR	YYMMDD
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4	REZONING & DEVELOPMENT PERMIT	2022-11-01

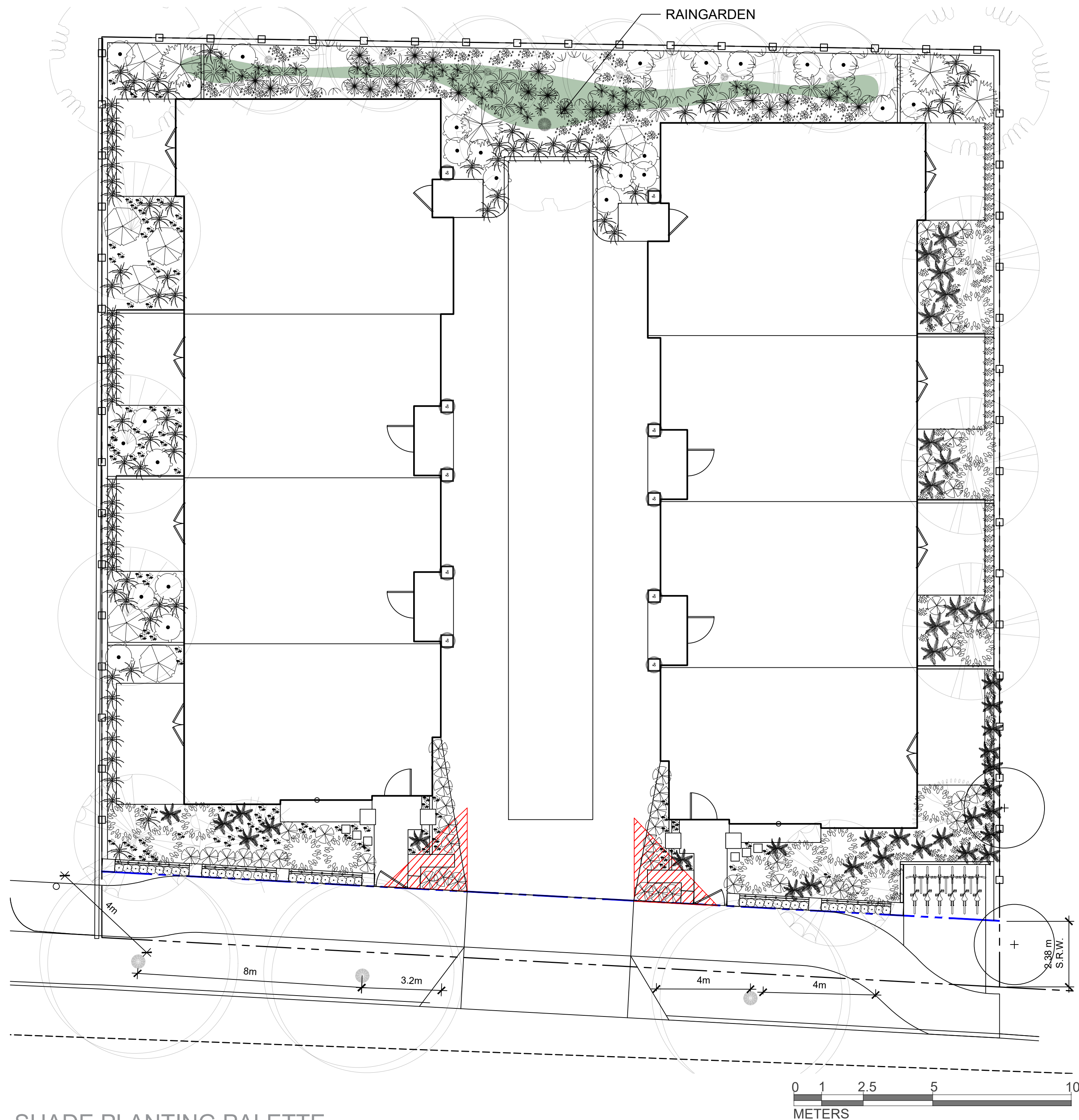
SEAL

NORTH ARROW

DRAWING TITLE:  
**TREE PLANTING PLAN**

DWG NO:  
**L3**

SCALE: 1:100



PLANT SCHEDULE									
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)	Notes
145		<i>Asarum canadense</i>	Wild ginger	Flat	Y		0.1-0.15	0.15-0.3	
46		<i>Buxus sinica</i> var. <i>insularis</i> 'Green Velvet'	Green Velvet boxwood	#2			0.9-1.2	0.9-1.2	clipped hedge to be kept below 1.0 m ht and within planting bed width - resistant to Boxwood Blight and bronzing in winter
57		<i>Plyostichum munitum</i>	Western sword fern	#1	Y		0.6-1.2	0.6-1.2	
51		<i>Sarcococca humilis</i>	Dwarf Sweetbox	#1		Y	0.6	0.6	
7		<i>Vaccinium ovatum</i>	Evergreen huckleberry	#1	Y	Y	0.5-4.6m	1.5m	
60		<i>Arctostaphylos uva-ursi</i> 'Massachusetts'	Massachusetts Kinnikinnick	Flat	Y	Y	0.3	3-4.5	
7		<i>Myrica californica</i>	Pacific Wax Myrtle	#3	Y		6	6	
7		<i>Oemleria cerasiformis</i>	June Plum	#2	Y	Y	2.4	2.4	
13		<i>Ribes sanguineum</i>	Red Flowering Currant	#1	Y	Y	1.5	1.5	
97		<i>Stipa arundinacea</i>	New Zealand Wind Grass	#1			0.6-0.9	0.6-0.9	
41		<i>Symphoricarpos albus</i>	Common Snowberry	#1	Y		0.9-1.8	0.9-1.8	
10		<i>Ligustrum japonicum</i> 'Texanum'	Waxleaf Privet			Y	3	1.8	
25		<i>Carex flacca</i>	Blue Sedge				0.15-0.3	0.3-0.45	
16		<i>Juncus ensuifolius</i>	Dagger-leaved rush		Y		0.2-0.6	0.6-1.2	
20		<i>Eutrochium dubium</i> 'Baby Joe'	Dwarf Joe-pye Weed			Y	0.9-1.2	0.3-0.9	
3		<i>Mahonia repens</i>	Creeping Oregon-grape		Y	Y	0.2-0.3	0.2-0.45	

NOTES:  
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.  
 2. PLANTS IN THE SITE TRIANGLE AND BY THE PROPERTY LINE WILL BE TRIMMED TO MAINTAIN LOW AND COMPACT.

SHADE PLANTING PALETTE



SUN PLANTING PALETTE



RAIN GARDEN PLANTING PALETTE



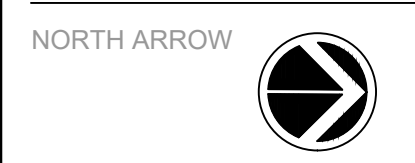
1608 Camosun Street, Victoria BC V8T 3E6  
 Info@biophilcollective.ca 250 590 1156

PROJECT NAME:  
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**1514+ 1520 FOUL BAY RD**

DESIGNED BY: BIANCA BODLEY  
 DRAWN BY: KIM TANG

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4	REZONING & DEVELOPMENT PERMIT	2022-11-01

SEAL



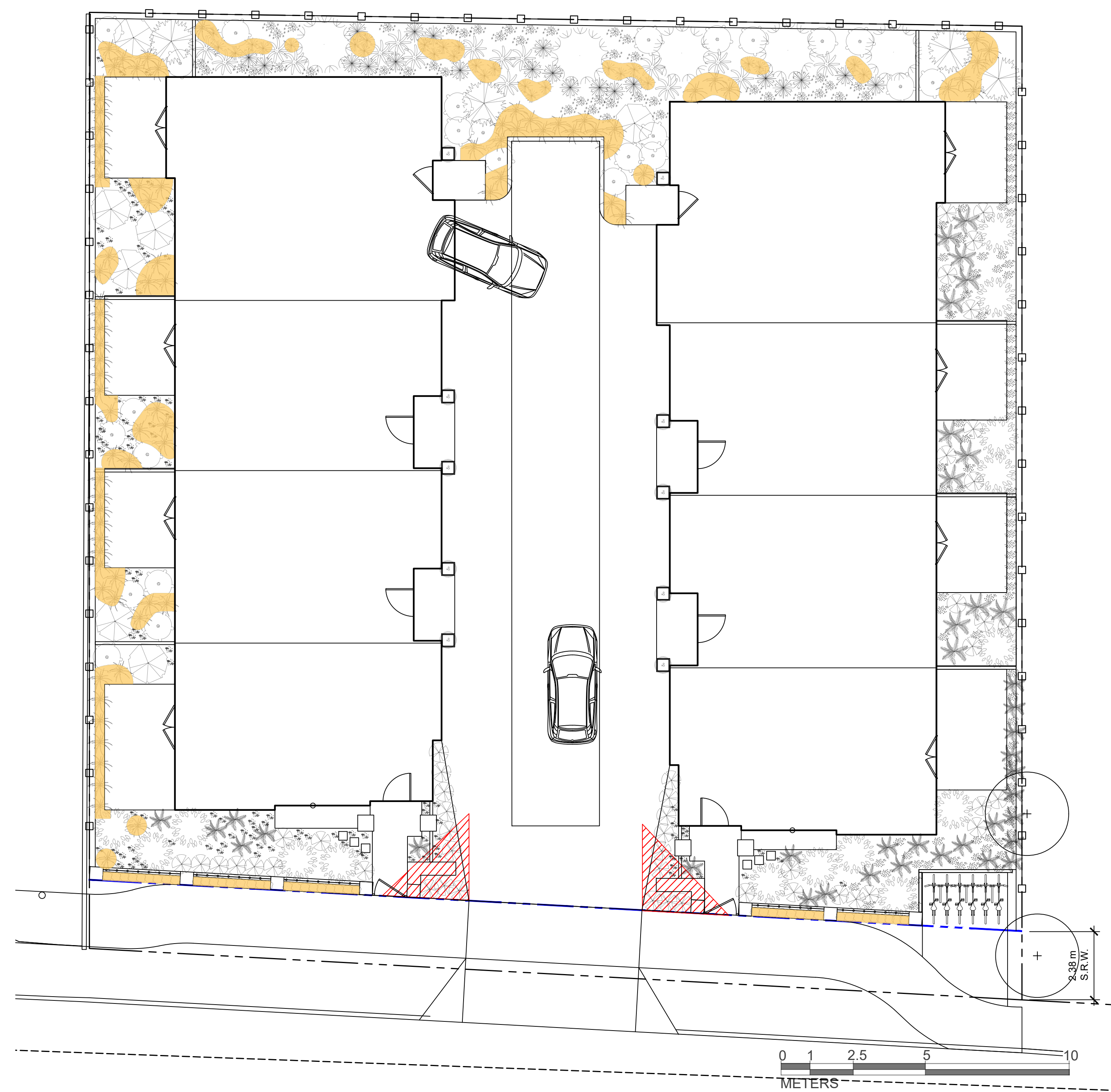
DRAWING TITLE:  
**PLANTING PLAN**

DWG NO:

SCALE: 1:100

**L4.1**





**LEGEND**

**NON NATIVE & POLLINATOR PLANT AREA: 39 m2**

TOTAL PLANTED AREA = 194 m2  
 TOTAL NATIVE & POLLINATOR PLANTED AREA = 155 m2  
 NATIVE & POLLINATOR PLANTED AREA RATIO = 80%



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SEAL

NORTH ARROW



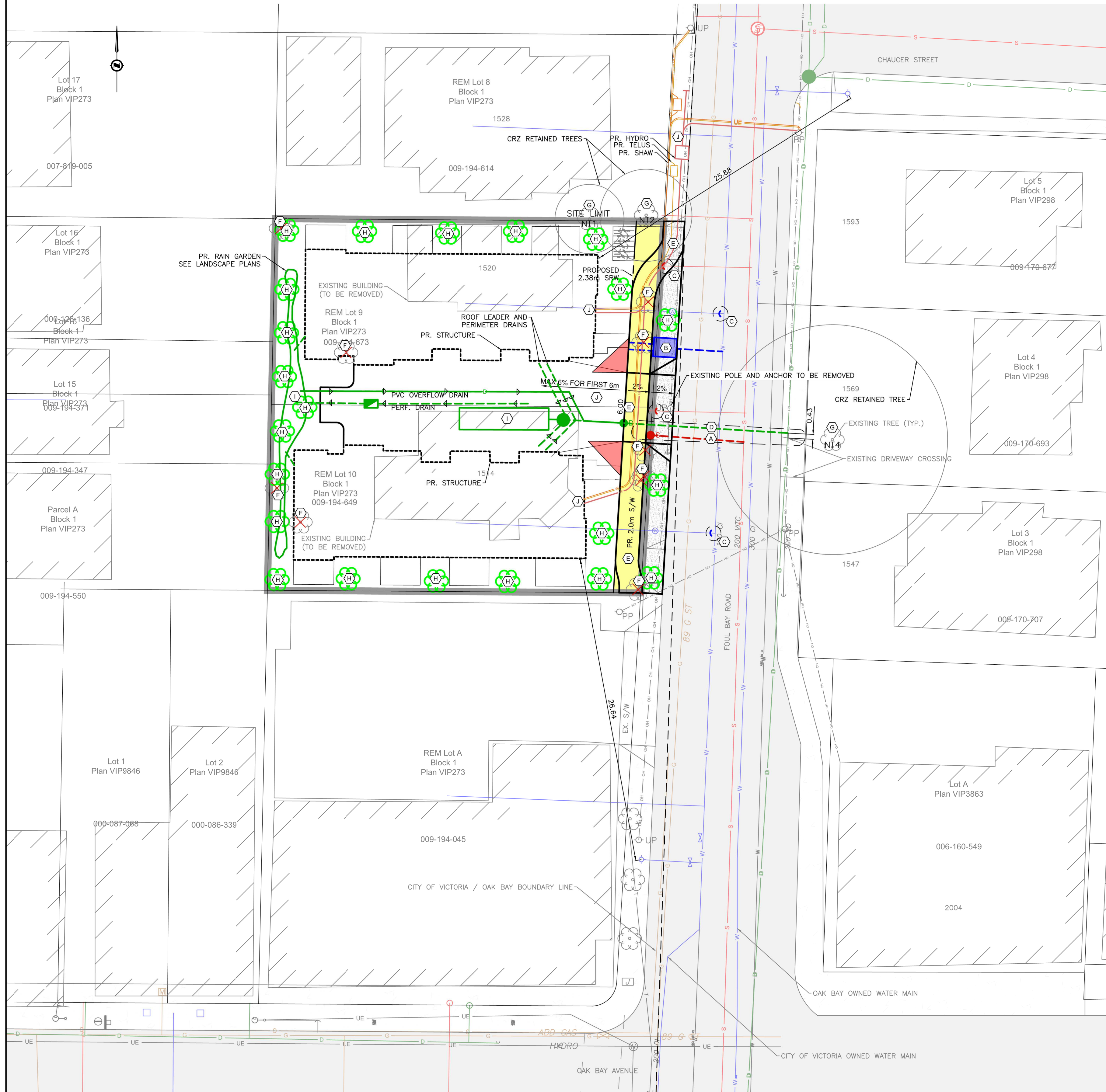
DRAWING TITLE:

**NATIVE PLANT  
 PERCENTAGE**

DWG NO:

SCALE: 1:100

**L4.2**



SITE PLAN  
H 1:200

**SHEET NOTES:**

- (A) CITY OF VICTORIA TO INSTALL SEWER SERVICE AT DEVELOPERS EXPENSE.
- (B) CITY OF VICTORIA WATER TO INSTALL WATER SERVICE AND METER AT DEVELOPERS EXPENSE.
- (C) CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICE AT DEVELOPERS EXPENSE.
- (D) DISTRICT OF OAK BAY TO INSTALL DRAIN SERVICE AT DEVELOPERS EXPENSE.
- (E) CONTRACTOR TO CONSTRUCT 2.0m SEPARATED SIDEWALK WITH CURB AND GUTTER COMPLETE WITH 6.0m WIDE DRIVEWAY AS PER CITY OF VICTORIA STANDARDS. CONTRACTOR TO TIE IN PROPOSED SIDEWALK TO EXISTING.
- (F) EXISTING TREE TO BE REMOVED.
- (G) EXISTING TREE TO BE RETAINED. ALL WORK WITHIN CRZ TO BE UNDER SUPERVISION OF PROJECT ARBORIST.
- (H) PROPOSED TREE LOCATION. SEE LANDSCAPE PLANS FOR DETAILS.
- (I) PROPOSED ONSITE STORM WATER MANAGEMENT SYSTEM COMPLETE WITH FLOW CONTROL MANHOLE, STORAGE TANKS, AND RAIN GARDENS. CONFIRMATION OF STORAGE VOLUME TO BE COMPLETED AT BUILDING PERMIT.
- (J) PROPOSED THIRD PARTY UTILITY SERVICING.

**STORAGE SIZING - SITE**  
 TOTAL IMPERMEABLE SURFACE AREA = 608m<sup>2</sup>  
 REQUIRED STORAGE = 100m<sup>3</sup>/ha OF IMPERVIOUS AREA  
 = 100m<sup>3</sup>/ha x (0.061)ha  
 = 6.1m<sup>3</sup>

STORAGE PROVIDED BY 3 STORMTECH SC-780 CHAMBERS. SEE DETAIL BELOW. EACH STORMTANK PROVIDES 1.3m<sup>3</sup> OF STORAGE VOLUME. THE FLOW CONTROL MANHOLE (FCMH) IS 1050mm<sup>2</sup> CONCRETE MANHOLE WHICH ALSO PROVIDED AN ADDITIONAL 0.86m<sup>3</sup> OF STORAGE VOLUME. THE VOIDS IN THE 0.3m WIDE GRAVEL SURROUNDING THE CHAMBERS PROVIDES FURTHER STORAGE VOLUME.

VOLUME OF CHAMBERS = 3 CHAMBERS x 1.3m<sup>3</sup>/CHAMBER = 3.9m<sup>3</sup>  
 TOTAL VOLUME = 2.8m WIDE x 4.8m LONG x 0.91m HIGH = 12.2m<sup>3</sup>  
 VOLUME OF DRAIN ROCK SURROUND = (12.2-3.9)x30% = 2.5m<sup>3</sup>

PROVIDED STORAGE = VOLUME OF RELOCATED CHAMBERS + VOLUME RELOCATED OF FCMH + VOLUME OF DRAIN ROCK + VOLUME RELOCATED OF FCMH  
 = 3.9m<sup>3</sup> + 2.5m<sup>3</sup> + 0.86m<sup>3</sup>  
 = 7.3m<sup>3</sup>

**NOTE:**  
 EXISTING FIRE HYDRANTS ARE WITHIN 45m OF PROPOSED STRUCTURE

LEGEND						
LAMP STANDARD	↔ LS	LS	CLEANOUT	□	DITCH	—
POLE(Hydro, Tel.)	⊕ PP	PP	CATCHBASIN	□	METER	⊙ W
U/G WIRING	— UE	—	MANHOLE	⊙	FLUSH VALVE	⊙
GAS	— G	—	SERVICE RISER	⊙	VALVE	⊙
WATER	— W	—	MOUNTABLE CURB	MC	REDUCER	—
SEWER	— S	—	NON-MOUNT. CURB	NMC	HYDRANT	⊙
DRAIN	— D	—	EDGE ASPHALT	—	AIR VALVE	⊙



**CONCEPTUAL SITE SERVICING PLAN**



**1514/1520 FOUL BAY ROAD  
 PRELIMINARY SERVICING  
 PLAN**

Scale  
 horiz. 1:200  
 vert. N/A  
 Sheet 1 of 1  
 Eng. Project No. 32657



VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
 PHONE: 250-727-2214 info@jeanderson.com



#1 Centennial Square  
Victoria, BC  
V8W 1P6

November 10, 2022

Re: 1514 – 1520 Foul Bay Road, Rezoning Application 00762 and Development Permit 000590

Dear Mayor Alto and City of Victoria Council Members,

We are pleased to present a revised submission on behalf of our client Wayne Foster of Norm Foster Properties, who is applying for Rezoning and Development Permit for the properties at 1514 and 1520 Foul Bay Road.

### Overview and Zoning

The properties are currently zoned R1-B (Single Family Dwelling District) zone. The subject lots when combined together are 1,070.57 m<sup>2</sup> (11,523.55 sq ft). This site-specific development application is proposed in order to construct eight ground-oriented townhouses in two buildings of four units each. This fourth design is a refined and reworked plan designed to meet the objectives for City of Victoria's "Missing Middle Housing Initiative", with a traditional form and design that integrates well with the residential fabric of the surrounding neighbourhood. Missing Middle housing is defined in the City of Victoria's Phase Two Housing Strategy as "ground-oriented housing such as townhouses, houseplexes, duplexes, row houses, lock-off suites, and other housing forms that fit well within neighbourhoods to help increase housing choice, affordability and the achievement of citywide livability and sustainability goals."

The project will feature:

- ✓ extensive solar arrays on both buildings
- ✓ zero fossil fuels on site
- ✓ riparian garden to mitigate storm water run off
- ✓ Step Code 4 construction
- ✓ a hot water heat recovery process
- ✓ permeable pavers on all surfaces, including driveways, walkways, and patios
- ✓ Twenty-one new trees at a 4:1 replacement ratio
- ✓ Forty percent less hardscape than our previous submission's site plan

The subject property lies in the South Jubilee Neighbourhood, bordering on the Gonzales Neighbourhood and Oak Bay Municipality and is directly adjacent to properties identified as “Oak Bay Avenue Village”, an area outlined in the Jubilee Neighbourhood Plan as intended for a Mixed-Use concept. We understand from Planning that Rezoning to a Comprehensive Development zone would be the appropriate approach for the redevelopment of these properties. The location is designated Traditional Residential which supports townhouses. Traditional Residential zoning accommodates up to 1:1 Floor Area Ratio; our proposed density is at 0.95:1 FAR.

We suggest that townhouses in this location will provide an appropriate progression from the Commercial/Small Urban Village Oak Bay Avenue area to nearby detached housing and will add housing type diversity. In addition, Townhouses are the least represented form of housing in this neighborhood; they would be the first in South Jubilee.

1514 and 1520 Foul Bay Road sit near the Oak Bay Ave and Foul Bay Rd intersection, just north of the commercial building housing Oak Bay Bikes and other businesses and have a high “walk score” of 88. The two parcels of land have homes on them constructed in 1909 and 1910 with little to no upgrades since they were built and were deemed non-restorable by professional house movers. The property to the north (1524 Foul Bay Rd) is a multi-unit home. This project would replace the existing two homes on 1514 and 1520 Foul Bay Rd with eight three-bedroom units.



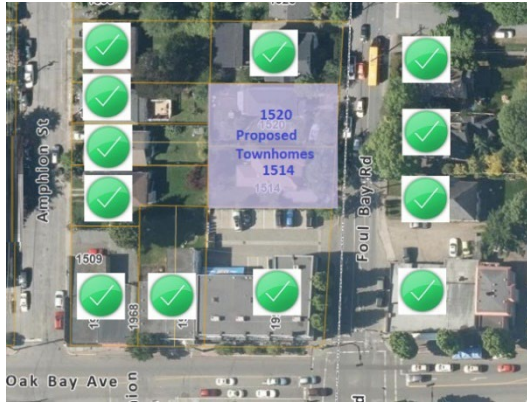
### Designed with Neighbour Engagement and planning Involvement



This proposal is designed with three storeys at the street front and less tall two-storey units at the rear, in respect of the overlook and privacy for the neighbouring houses located along Amphion Street. Detailed consideration has been given to window locations to prevent or minimize overlook to adjacent properties (see window overlay study), with staggered windows facing the north property and no overlook to the west (rear); the south facing windows (in the south building) are over commercial parking.

Having spoken to the Planning Department throughout our design process, we have incorporated much of their feedback, including applying a great deal of the Design Guidelines for Attached Residential Development. The Design Guidelines suggest street-facing row housing is preferable in general, however in the context of this site it would present challenges, while the proposed layout has many benefits which outweigh the street-facing model in this circumstance. Our client has undergone a full year of complete redesign by an architect to try to accommodate the street-facing townhouse model, but has determined

that the paving requirements and underground parking excavation process that would need to be part of that proposal are less than optimal and would drive up the cost of the resulting five homes (as opposed to eight with the “galley” style layout) into a very unaffordable range for many new home buyers. A cost analysis by our client determined an approximate \$500,000 increase in price per unit, in order to accommodate underground parking layout and requirements.



The developer has met with all adjacent neighbors, a number of people in the South Jubilee community, as well as close proximity neighbors in Oak Bay. Extensive consultation with neighbours over the course of more than two years allowed for the incorporation of useful feedback. The resultant design has met with overwhelming support for the project and a high level of appreciation for this specific design. Many neighbours voiced their opinion that they strongly support the “galley” style site layout as currently proposed, whereas they would not support

street-facing row homes (the homes on Amphion Street do not want a whole row of townhomes overlooking their backyards). This layout also preserves two trees just over the property line of the north neighbour; whereas a street-facing configuration would compromise those trees. We read, considered and responded to correspondence from neighbours with concerns about trees, parking and other matters.

We think that our proposed site layout is preferable in this case due to other factors such as providing safe private yard space away from the street for children and other residents and reducing the amount of hard surfacing on the property. To explain, a less dense, street-facing layout would either make this development unreasonably expensive if underground parking were to be incorporated, or greatly increase the amount of paving required on the site if underground parking were not provided. With a street-facing row house layout and parking provided behind them, after accommodating turning radii and required aisle widths there is little area left for yards. Underground parking is reasonable only in instances where there are many more units between which to distribute the costs. Our understanding is that in the intervening years since our first application, the Design Guidelines for townhomes have been reconsidered by the Planning Department and there is some acknowledgement of the fact that not every property is appropriate for street-facing site layouts for townhomes, as is the case for this proposal.

### Plans/Design/Green Features

With three bedrooms, these homes would be suitable for a variety of household types including families and are intended to provide more attainable entry level housing. The main level room supports a work-at-home option. The building designs themselves incorporate varied rooflines, modulation of building facades and a variety of exterior finishes (shingles, panels and trim) plus numerous architectural details such as finials, metal railings, belly bands, panel accents and dentils, to add character and visual interest to the project. Parking and bicycle storage plus private garden space is provided for each unit, as well as

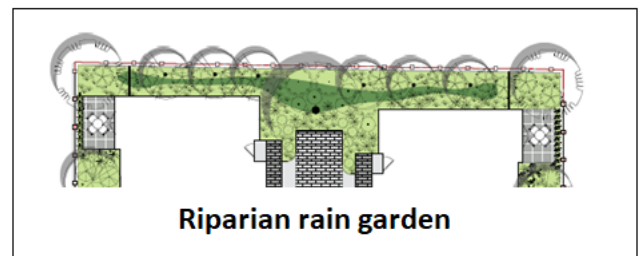
a secure visitor bike rack on site. A stone pillar and metal fence, entry gates and other landscaping features will enhance the site's appearance, including trees on all sides of the property. The two street-facing units have entrances facing Foul Bay and have been designed with neighbor-friendly balconies on the second floor.



As a commitment to green design, each of the two rows of townhomes will be built with an extensive array of solar panels that should reduce energy needs for each townhome by an estimated 35-40%.

With a changing climate in mind, this proposal strives for energy conservation and high building performance reaching higher than the required step code. There are no fossil fuels on site. There are heat recovery systems on the hot water pipes, and each of the garages are equipped with car and bike electric chargers as well as a centrally-designed secure bike visitor area. In addition to the above, the property is located close to BC Transit routes, accessible cycling and pedestrian infrastructure, with walkable shopping, recreation, education and employment locations nearby. This development will meet more of our future green needs today.

Specially designed permeable pavers offer water absorption and water evaporation. The proposal calls for the removal of five trees (which will be replaced with 10 new ones) and includes planting an extra eight new trees on the site. Additionally, the proposal grants a Statutory Right of Way (SRW) boulevard and includes an agreement to plant three new trees along the newly assigned SRW. Altogether this plan achieves greater than a 4:1 ratio of tree replacement. A thoughtful Landscape Design package for the proposal includes riparian gardens for rainwater management and exceeds the minimum requirement for 30% indigenous and drought resistant planting, with 80% proposed. Please refer to our consultants materials for details.



### **Current Houses and Tenants/ Tenant Assistance Plan**

One house is occupied by the developer and the other has a tenant. The developer and tenant have jointly agreed to a Tenant Assistance Plan approved by the City. As neighbors, they have been in regular discussions over the years on the status of the proposed development application.

## Summary

In summary, the green features and design ideas aim to offer a project that:

- was designed in collaboration with the neighbors and community;
- provides a gentle transition to neighboring homes;
- helps raise the bar on energy efficient design by meeting Step Code 4;
- includes an extensive array of installed solar panels;
- has a landscape design that addresses water capture and run off and feeds new gardens;
- eliminates fossil fuels use on site;
- has a visible visitor bike parking area, as well as room for bikes in each garage.

We hope that you will agree that this design offers an opportunity for sensitive redevelopment, allowing a moderate increase in density while keeping the development in scale with adjacent properties. The end units closest to Foul Bay Road have their entrances oriented towards the roadway so that they are street-oriented, and the project transitions to the commercial building to the south. Low-impact and high-quality building designs will provide much needed missing middle housing with efficient and flexible floor plans that will accommodate households at different phases of life.



We thank you for your time in consideration of the enclosed materials and invite you to contact us if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rus Collins'.

Rus Collins

Zebra Design & Interiors Group Inc.