



May 28, 2026

Sent via email

Dear Mount View Colquitz Community Association:

hamill@island.net

Re: Application for Development:

Applicant: KORS DEVELOPMENT SERVICES
Site Address: 68 CADILLAC AVE
72 CADILLAC AVE
Legal: LOT 2/3, BLOCK 2, SECTION 24, VICTORIA DISTRICT, PLAN 877
LOT 4 BLOCK 2 SECTION 24 VICTORIA DISTRICT PLAN 877
Folder No.: DPR01118
Description: TO REZONE FROM RS-6 (SINGLE FAMILY DWELLING) ZONE TO
A NEW ZONE TO CONSTRUCT 12 TOWN HOME UNITS AND 11
SECONDARY SUITES.

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed plans and relevant information to your Community Association for review and comment. Please note that requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments and indicate if your Community Association:

- Support the application
- Object to the application
- Have no position on the application

Additional Comments:

We would appreciate receiving your comments by June 22, 2026 so that they can be included in the package that will be forwarded to Council. If you cannot meet this timeframe, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact CHUCK BELL Planner at chuck.bell@saanich.ca.

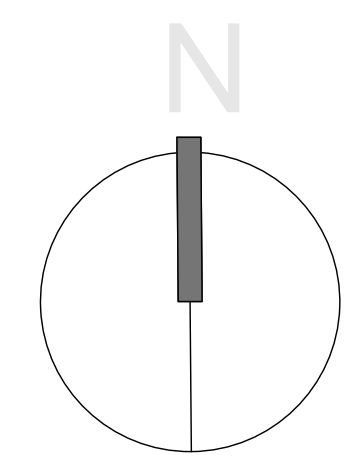
It is suggested that you periodically check our website, www.saanich.ca *Permit and Development Tracker* as any revised site plans for this application will be posted there.

Sincerely,

A handwritten signature in cursive script, appearing to be "d w".

Planner
CB/gp

Strata Plan
VIS2879



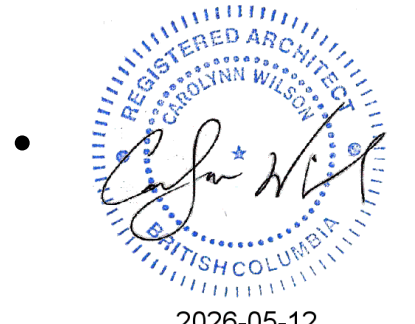
SS-1 = SECONDARY STUDIO
 TH-1 = TOWNHOUSE
 BL-1 = BIKE LOCKUP
 EVC = ELECTRIC VEHICLE CHARGER
 HP = HEAT PUMP
 LB = LIGHT BOLLARDS

1 SITE PLAN
 SCALE: 1:100

68 & 72 CADILLAC AVENUE, TOWNHOUSES .

SITE PLAN

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 PLANNING DEPT.
 DISTRICT OF SAANICH



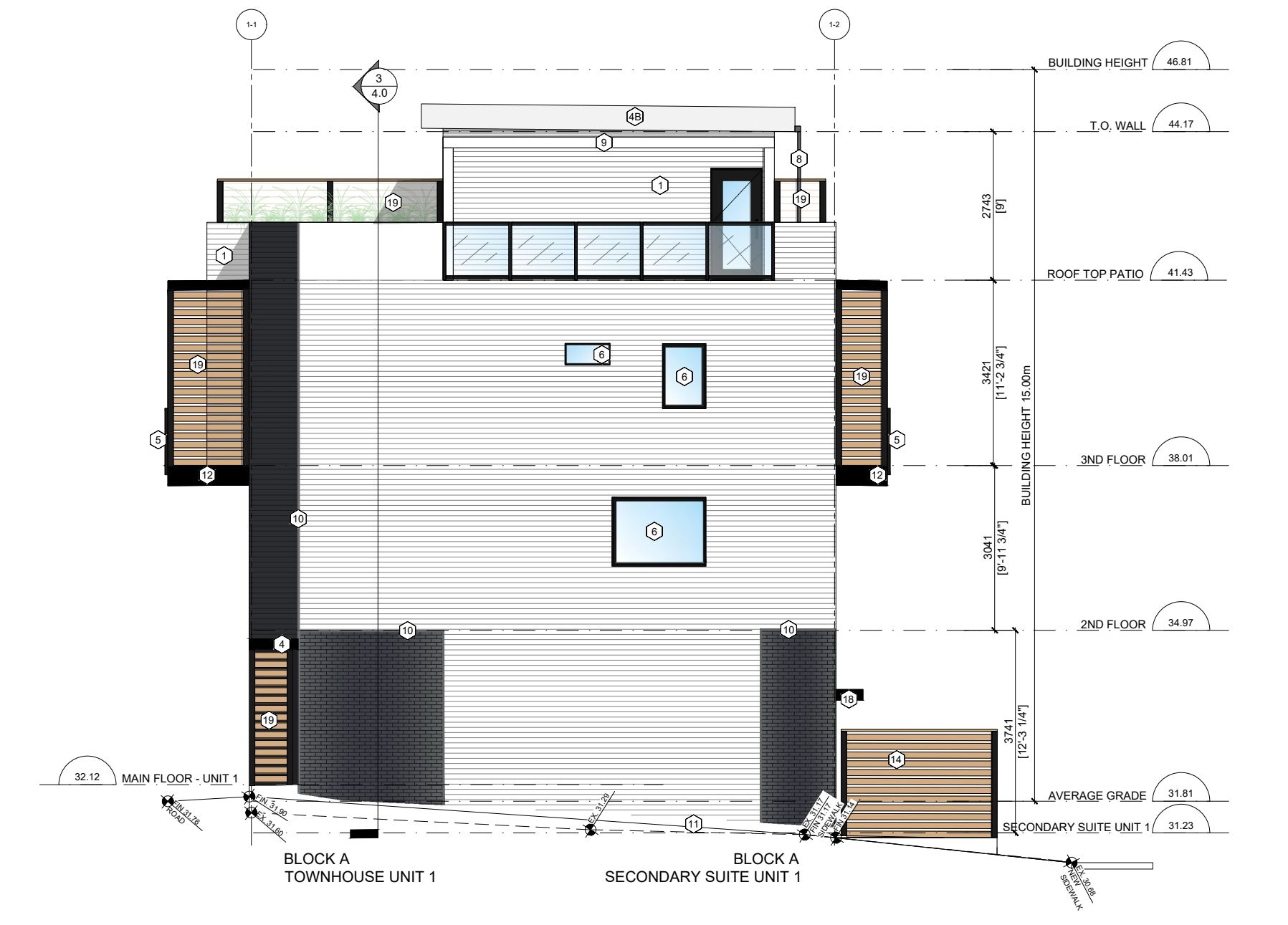
A1.1

EXTERIOR FINISH SCHEDULE

- 1 WHITE HARDI PLANK 4" HIGH LAPPED SIDING - SMOOTH
- 2 IRON ORE HARDI PLANK 4" HIGH LAPPED SIDING - SMOOTH
- 3 IRON GREY - IXL OBSIDIAN MATT FULL BRICK - MODULAR 2 1/4" H X 7 5/8" L
- 3.1 ANGLED BRICK SILL - MATCHING FINISH 3
- 4 BLACK HARDI FASCIA
- 4B WHITE HARDI FASCIA
- 5 GLASS GUARDRAIL - BLACK POSTS
- 6 BLACK VINYL FRAME WINDOWS - DOUBLE GLAZED
- 7 EXTERIOR WOOD DOOR W/ GLASS PANEL - BLACK FINISH
- 8 PRE-FINISHED METAL EAVESTROUGH + R.W.L. (CARRY DIRECTLY INTO PERIMETER DRAINAGE AT FOUNDATION) WITH SCUPPER AT ROOF LEVEL
- 9 WHITE METAL POST + BEAM PERGOLA W/ TOP HORIZONTAL SLATS WOOD COLOUR
- 10 PREFINISHED METAL FLASHING TO MATCH CLADDING THIN DOUBLE CHARCOAL FLASHING ON TOP OF BRICK
- 11 CONCRETE
- 12 BALCONY, WITH DURADECK MEMBRANE, IRON ORE HARDI FASCIA
- 13 OVERHEAD METAL GARAGE DOOR GREY COLOUR
- 14 PRIVACY SCREEN - PATIO
4" X 4" BLACK METAL POST
1" X 4" WOOD SLATS SOLID CHARCOAL STAIN - WITH A 2" GAP INBETWEEN
WOOD COLOUR ALUM TOP CAP 38mm X 89mm NOT ATTACHED TO BUILDING
- 15 EXHAUST VENT
- 17 UNIT NUMBER
- 18 CANOPY BLACK HARDI FASCIA
PRIVACY SCREEN - OTHER
4" X 4" BLACK METAL POST
1" X 4" WOOD SLATS SOLID CHARCOAL STAIN - WITH A 2" GAP INBETWEEN
IF NOT ATTACHED TO CANOPY ABOVE - WOOD COLOUR ALUM TOP CAP 38mm X 89mm
- 20 CEDAR SOFFIT
- 21 PLANTER
- 22 IRON ORE COLOUR METAL SERVICE DOORS



1 NORTH ELEVATION BLOCK A
SCALE: 1:100



2 WEST ELEVATION BLOCK A
SCALE: 1:100



3 SOUTH ELEVATION BLOCK A
SCALE: 1:100



4 EAST ELEVATION BLOCK A
SCALE: 1:100

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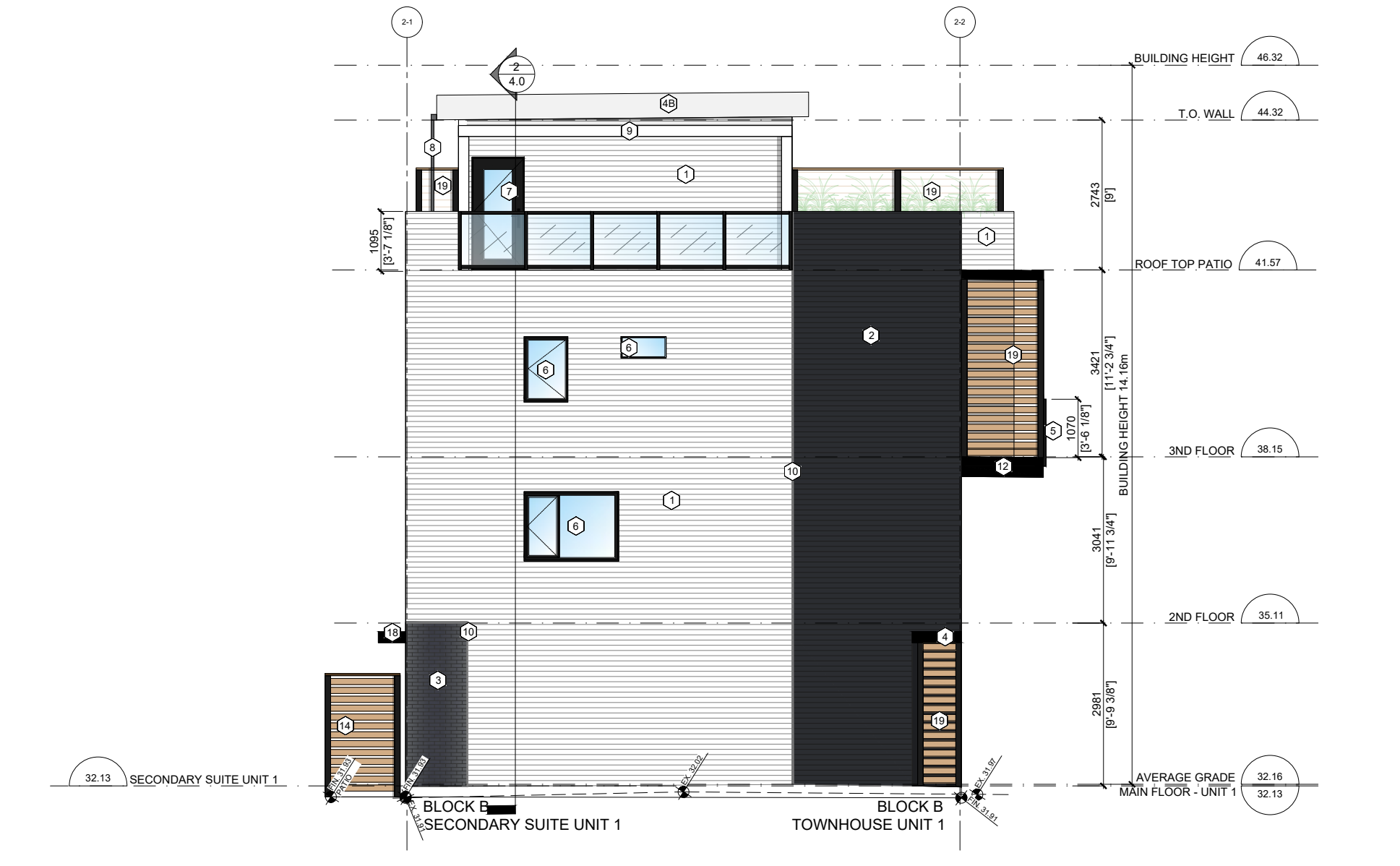
1 SOUTH ELEVATION BLOCK B
SCALE: 1:100



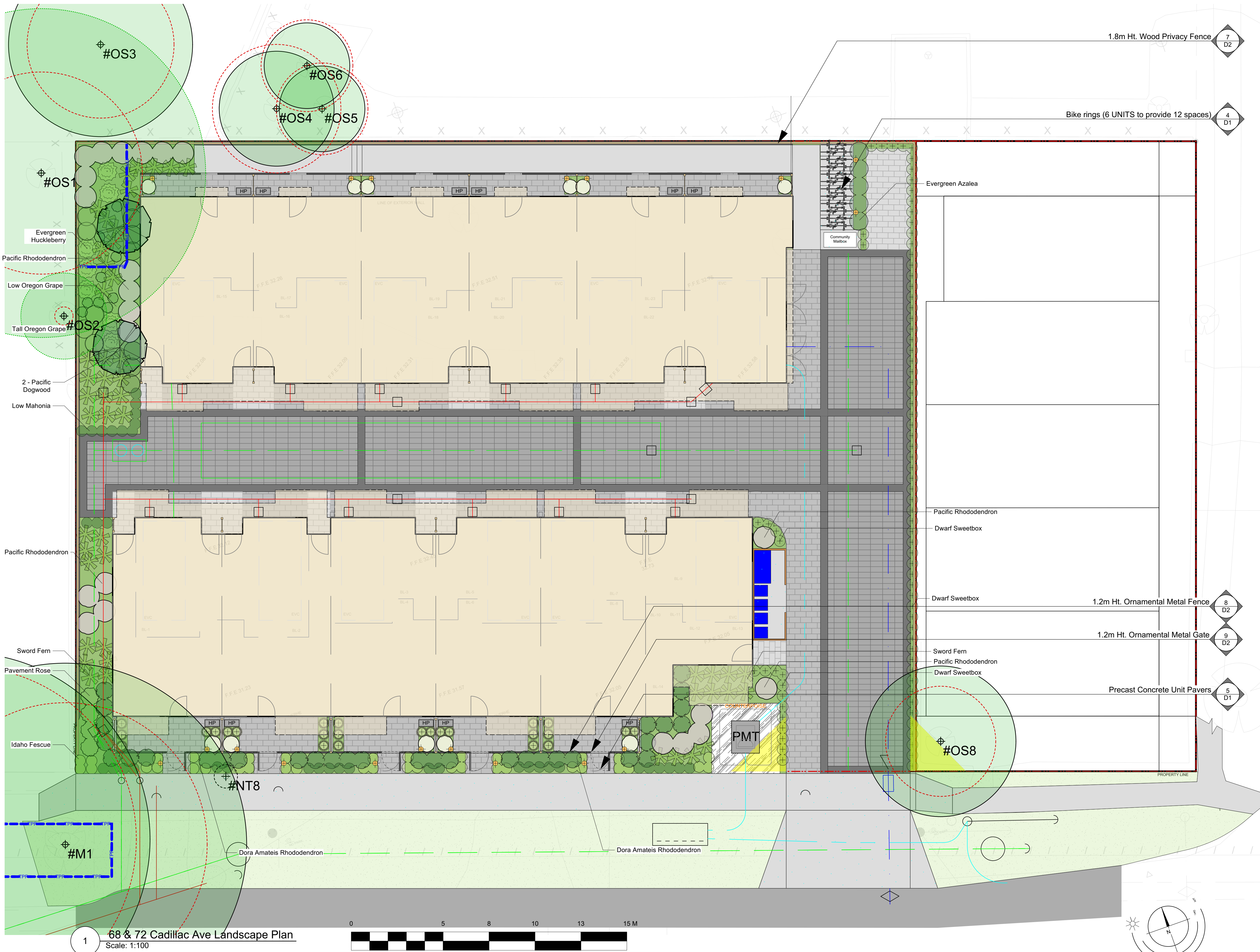
2 EAST ELEVATION BLOCK B
SCALE: 1:100



3 NORTH ELEVATION BLOCK B
SCALE: 1:100



4 WEST ELEVATION BLOCK B
SCALE: 1:100



LANDSCAPE LEGEND

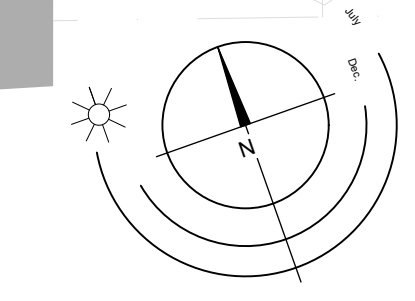
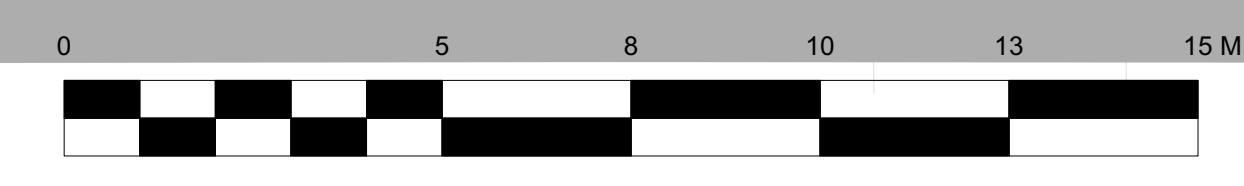
	Proposed Tree		Riverstone
	Retained Tree		Property Line
	Proposed Shrubs		Proposed bike ring (2 spaces ea.)
	Proposed Perennials, Ferns & Grasses		Bollard Light
	Proposed Structure		Retaining Wall
	Asphalt (No Pattern)		Retaining Wall
	Stamped Asphalt - Standard Paver Pattern		Proposed Concrete Curb
	Concrete Unit Pavers		1.8m Ht Wood Privacy Fence
	Concrete Unit Pavers		1.2m Ht Ornamental Metal Fence
	Planting beds		Detail Callout Key
	Sod		Tree Protection Fencing (TPF)
	Existing Sod		

Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
TOTAL: 2	Cornus nuttallii	Pacific Dogwood	6cm Cal.
Large Shrubs	Botanical Name	Common Name	Size
TOTAL: 63	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
	Taxus x media 'Hicksii'	Hicks Yew	1.2m ht.
	Vaccinium ovatum	Evergreen Huckleberry	#3 pot
Medium Shrubs	Botanical Name	Common Name	Size
TOTAL: 33	Mahonia aquifolium	Tall Oregon Grape	#3 pot
	Rhododendron 'Hino-crimson'	Evergreen Azalea	#3 pot
	Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#5 pot
	Ribes sanguineum	Red Flowering Currant	#3 pot
	Rosa rugosa 'Snow Pavement'	Snow Pavement Series Rose	#5 pot
Small Shrubs	Botanical Name	Common Name	Size
TOTAL: 116	Mahonia repens	Creeping Oregon Grape	#1 pot
	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
TOTAL: 121	Carex 'Ice Dance'	Variegated Sedge	#1 pot
	Mahonia nervosa	Low Oregon Grape	#1 pot
	Nassella tenuissima	Mexican Feathergrass	#1 pot
	Polystichum munitum	Sword Fern	#1 pot

- Notes:
- All work to be completed to current Canadian Landscape Standard.
 - All soft landscape to be irrigated with an automatic irrigation system.
 - All irrigation design and installation must meet the minimum standards of the Irrigation Industry Association of B.C. (IIABC) for landscape.

68 & 72 Cadillac Ave Landscape Plan
Scale: 1:100



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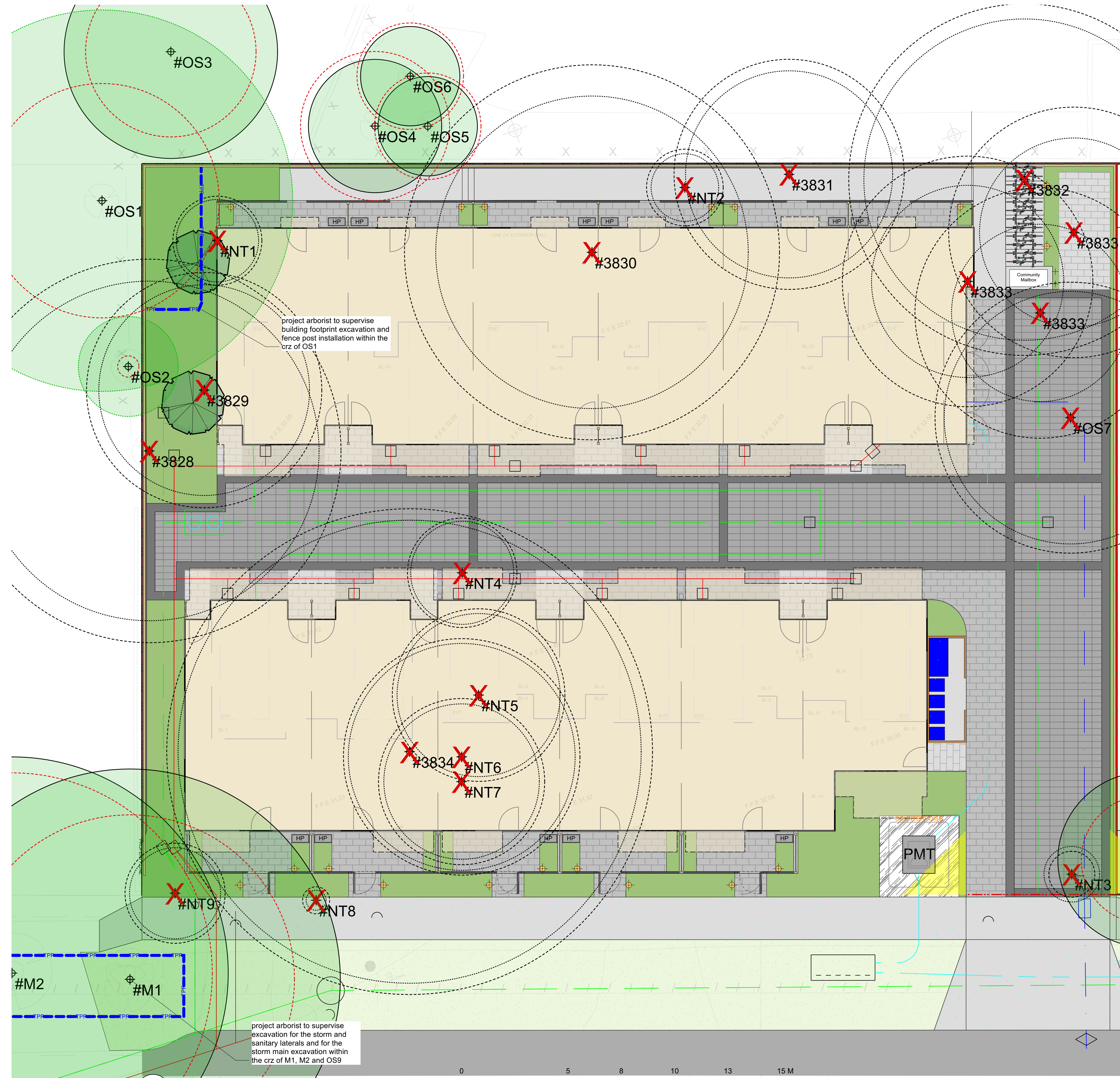
Rev 03: MAY 07,2026
Rev 02: APR 15,2026
Rev 01: MAR 03,2026
DP1/6

68 & 72 Cadillac Ave | Landscape Concept Plan

68 & 72 Cadillac Avenue, Victoria, BC V8Z 1T4



Project No: 2415 NOV-15-24 2B-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0696



TREE INVENTORY TABLE

Tag #	Surveyed (Yes/No)	Location (On, Off, Shared, Municipal)	Bylaw protected (Yes/No)	Common Name	Botanical Name	DBH (cm)	Crown Diameter (m)	Critical Root Zone Radius (m)	Health Condition	Structural Condition	Relative Tolerance	General Field Observations & Remarks	Tree Retention & Location Comments	Retention Status
OS1	Yes	OFF	Y	Garry Oak	Quercus garryana	~55	18	5.50	Fair	Fair	Good	Small to medium sized deadwood, epicormic growth, included unions, limb spread into subject site, small foliage, health stress	See section 8.2.1 of the arborist report	Retain
OS2	Yes	OFF	N	Pyramidal Cedar	Thuja occidentalis	5cm	2	0.50	Fair to Good	Fair	Good	Small shrub like tree rooted at the property line	See section 8.2.1 of the arborist report	Retain
3828	Yes	ON	Y	Grand Fir	Abies grandis	~60	9	9.00	Fair to Poor	Fair	Poor	Dead leader, moderate health stress, small deadwood, deflect stem in upper crown, difficult to measure	See section 8.1.1 of the arborist report	Remove
NT10 (3829)	Yes	ON	N	Plum sp.	Prunus sp.	48 below union	7	5.52	Fair	Fair to Poor	Moderate	Tree house in canopy, surface decay in pruning wounds, decay in northern branch, health stress, irregular pruning cuts, tree house causing	See section 8.1.1 of the arborist report	Remove
NT1	Yes	ON	N	Crabapple	Malus sp.	12.9	3	2.09	Fair to Poor	Fair to Poor	Moderate	Decay in lower trunk, heading cuts, small deadwood, suppressed	See section 8.1.1 of the arborist report	Remove
OS3	Yes	OFF	Y	Garry Oak	Quercus garryana	~40	10	4.00	Fair to Good	Fair to Good	Good	Canopy weighted to the north, cutting line well embedded in trunk, rooted down slope of site, small deadwood, upright form	See section 8.2.1 of the arborist report	Retain
OS4	Yes	OFF	N	Austrian Pine	Pinus nigra	~35	6	3.50	Fair to Good	Fair to Good	Good	Deflection in lower trunk, rooted 1m from fence line, canopy weighted to the south	See section 8.2.1 of the arborist report	Retain
OS5	Yes	OFF	N	Austrian Pine	Pinus nigra	~25	6	2.50	Fair to Good	Fair to Good	Good	Small deadwood, canopy weighted to the south, rooted 1m north of fence line	See section 8.2.1 of the arborist report	Retain
OS6	Yes	OFF	N	Austrian Pine	Pinus nigra	~25	3	2.50	Fair	Fair to Good	Good	Canopy suppressed, foliage concentrated to the north, rooted 3m north of fence line. Small deadwood	See section 8.2.1 of the arborist report	Retain
3830	Yes	ON	Y	Garry Oak	Quercus garryana	88	16	8.80	Fair to Good	Fair to Good	Good	Epicormic growth, historically significant limb removal, small to medium deadwood, hedge around base, materials piled against lower trunk, and weighted branches	See section 8.1.1 of the arborist report	Remove
NT2	Yes	ON	N	Blue Spruce	Picea pungens	15	2	1.80	Fair	Fair	Moderate	Deflection in lower trunk, suppressed by adjacent trees, small deadwood	See section 8.1.1 of the arborist report	Remove
3831	Yes	ON	Y	Douglas Fir	Pseudotsuga menziesii	36	8	5.40	Fair	Fair to Good	Fair	Lean towards the north, deflection in trunk, weak leader, canopy somewhat weighted to the south, canopy to ground level	See section 8.1.1 of the arborist report	Remove
3832	Yes	ON	Y	Douglas Fir	Pseudotsuga menziesii	55	10	8.25	Good	Fair to Good	Fair	Deflection in upper stem, asymmetrical canopy, possibly deflected leader, small deadwood	See section 8.1.1 of the arborist report	Remove
3833	Yes	ON	Y	Arbutus	Arbutus menziesii	14.13.23	7	5.88	Fair to Good	Fair to Poor	Poor	Small deadwood, some canopy conflict with Douglas fir	See section 8.1.1 of the arborist report	Remove
OS7	Yes	ON	Y	Norway Spruce	Picea abies	~30.35	10	6.36	Fair	Fair to Good	Moderate	Possibly two trees, poor visibility due to black berries, northern stem with small deflection to the north, some health stress, small deadwood	See section 8.1.1 of the arborist report	Remove
NT3	Yes	ON	N	Purple Cherry Plum	Prunus cerasifera	6 cal. Scal	3	1.08	Fair to Good	Fair	Moderate	Rooted adjacent to PL, some health stress	See section 8.1.1 of the arborist report	Remove
OS8	Yes	OFF	N	Purple Cherry Plum	Prunus cerasifera	~25 below union	8	3.00	Fair	Fair	Moderate	Rooted 1m southeast of rock retaining wall, included unions, health stress, small deadwood	See section 8.2.1 of the arborist report	Retain
NT4	Yes	ON	N	Plum Sp.	Prunus sp.	5.16	5	2.57	Fair to Good	Fair	Moderate	Rooted next to fence line, crossing branches, canopy conflict with house	See section 8.1.1 of the arborist report	Remove
NT5	Yes	ON	N	Lawson Cypress	Chamaecyparis lawsoniana	27	4	4.05	Dead	Dead	Poor	Dead	See section 8.1.1 of the arborist report	Remove
NT6	Yes	ON	N	Lawson Cypress	Chamaecyparis lawsoniana	37	4	5.55	Fair to Poor	Fair to Poor	Poor	Significant health stress, somewhat limited foliage, topped at 4m, suppressed by Big Leaf Maple	See section 8.1.1 of the arborist report	Remove
NT7	Yes	ON	N	Lawson Cypress	Chamaecyparis lawsoniana	26	4	3.90	Fair to Poor	Fair to Poor	Poor	Significant health stress, topped at 4m, limited foliage concentrated to the east	See section 8.1.1 of the arborist report	Remove
3834	Yes	ON	Y	Big Leaf Maple	Acer macrophyllum	76	15	11.40	Fair to Good	Fair	Fair	Rooted next to fence line, crossing branches, canopy conflict with house, some surface roots	See section 8.1.1 of the arborist report	Remove
NT8	Yes	ON	N	Abrasive Cedar	Thuja sp.	Multiple, 5cm max	4	0.00	Fair to Good	Fair	Good	Small hedge, rooted adjacent to stone retaining wall and PL	See section 8.1.1 of the arborist report	Remove
NT9	Yes	ON	N	Cherry	Prunus sp.	11.13	5	2.35	Poor	Poor	Moderate	Significant heading cuts on eastern limb, limited foliage, significant deadback, suppressed by municipal Garry oaks, rooted next to retaining wall	See section 8.1.1 of the arborist report	Remove
M1	Yes	M	M	Garry Oak	Quercus garryana	47.49	18	7.72	Fair to Good	Fair	Good	Historically hydro pruned, stems attached at base, rooted on small hill, canopy splits utility lines, epicormic growth, some pruning wounds with surface decay, small to medium deadwood, some branches are end weighted and extended, overhanging site by 7m with branches occurring 4m off ground at PL	See section 8.3.1 of the arborist report	TBD
M2	Yes	M	M	Garry Oak	Quercus garryana	94	20	9.40	Fair to Good	Fair to Good	Good	Root on north side growing over sidewalk, historically hydro pruned, canopy splits utility lines, epicormic growth, small deadwood, some limbs	See section 8.3.1 of the arborist report	Retain
OS9	Yes	OFF	Y	Douglas fir	Pseudotsuga menziesii	~71	14.00	10.65	Good-fair	Fair	Poor	Flat top, hydro pruned, somewhat restricted rooting area, historical pruning wounds (pitching)	See section 8.2.1 of the arborist report	Retain

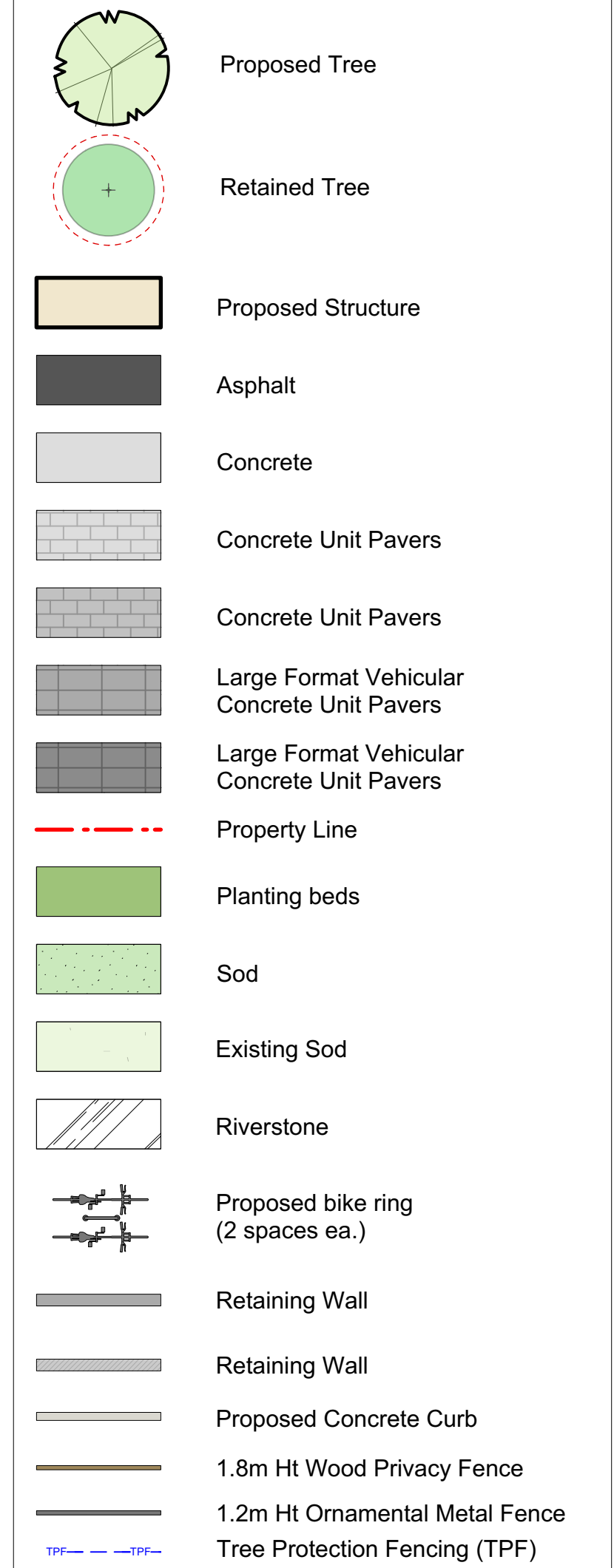
TREE IMPACT SUMMARY TABLE

Pursuant to District of Saanich Tree Preservation Bylaw No. 9272, the tree replacement calculations are as follows:

Quantity of Existing trees	# of Trees Retained	# of Trees Removed	Relevant Bylaw section (if applicable)	Replacement Tree Ratio	Replacement Trees Required
2	2	0	Municipal Trees	N/A	0
7	0	7	On-site Trees (Bylaw-protected)	2:1	14
3	3	0	Off-site trees (Bylaw-protected)	N/A	0
12	5	7	Total:		14

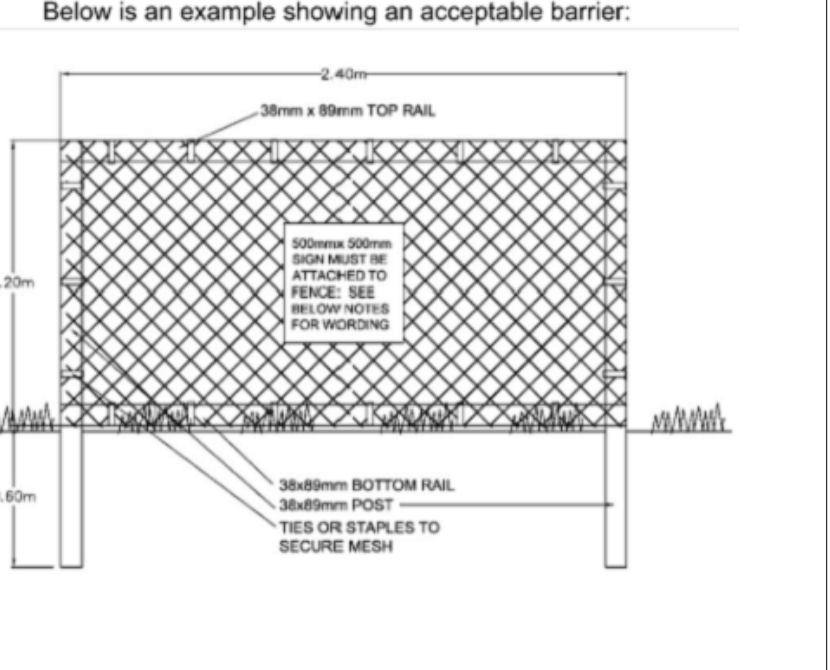
Figure 2—Replacement Tree Calculations: A total of seven (7) on-site bylaw protected trees are located where they conflict with the proposed construction and have been selected for removal under Section 19.1) & (b) of the District of Saanich's tree protection bylaw 9272, resulting in fourteen (14) replacement trees being required. Any replacement tree not planted for a reason approved by the director of parks will result in a cash in lieu payment to the District of Saanich being required.

LANDSCAPE LEGEND

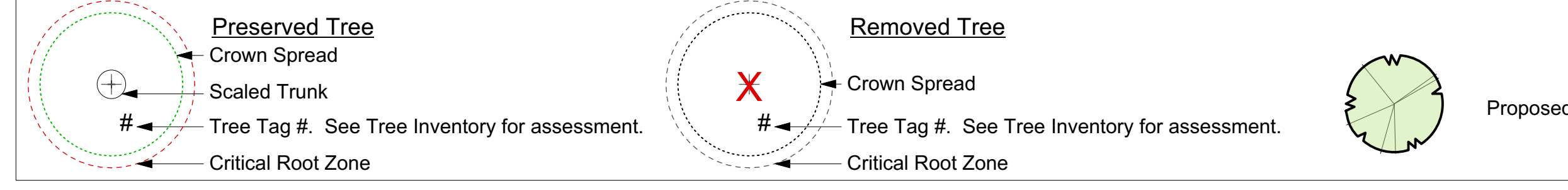


SCHEDULE "D" TREE PROTECTION BARRIER REQUIREMENTS

- The requirements for tree protection barriers are as follows:
 - The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and
 - The barrier must meet the following specifications:
 - it must have a minimum height of 1.2 m,
 - 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),
 - spacing between vertical posts must be a maximum of 3.0 metres on center,
 - the structure must be sturdy with vertical posts driven firmly into the ground,
 - there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and
 - it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning - Tree Protection Area".
- Below is an example showing an acceptable barrier:

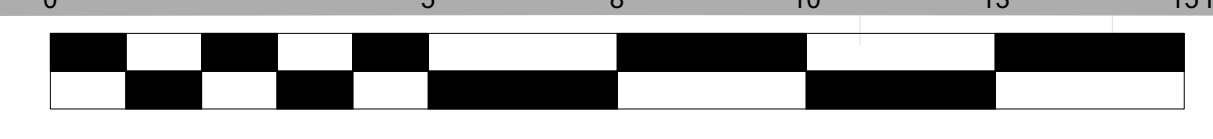


TREE MANAGEMENT LEGEND



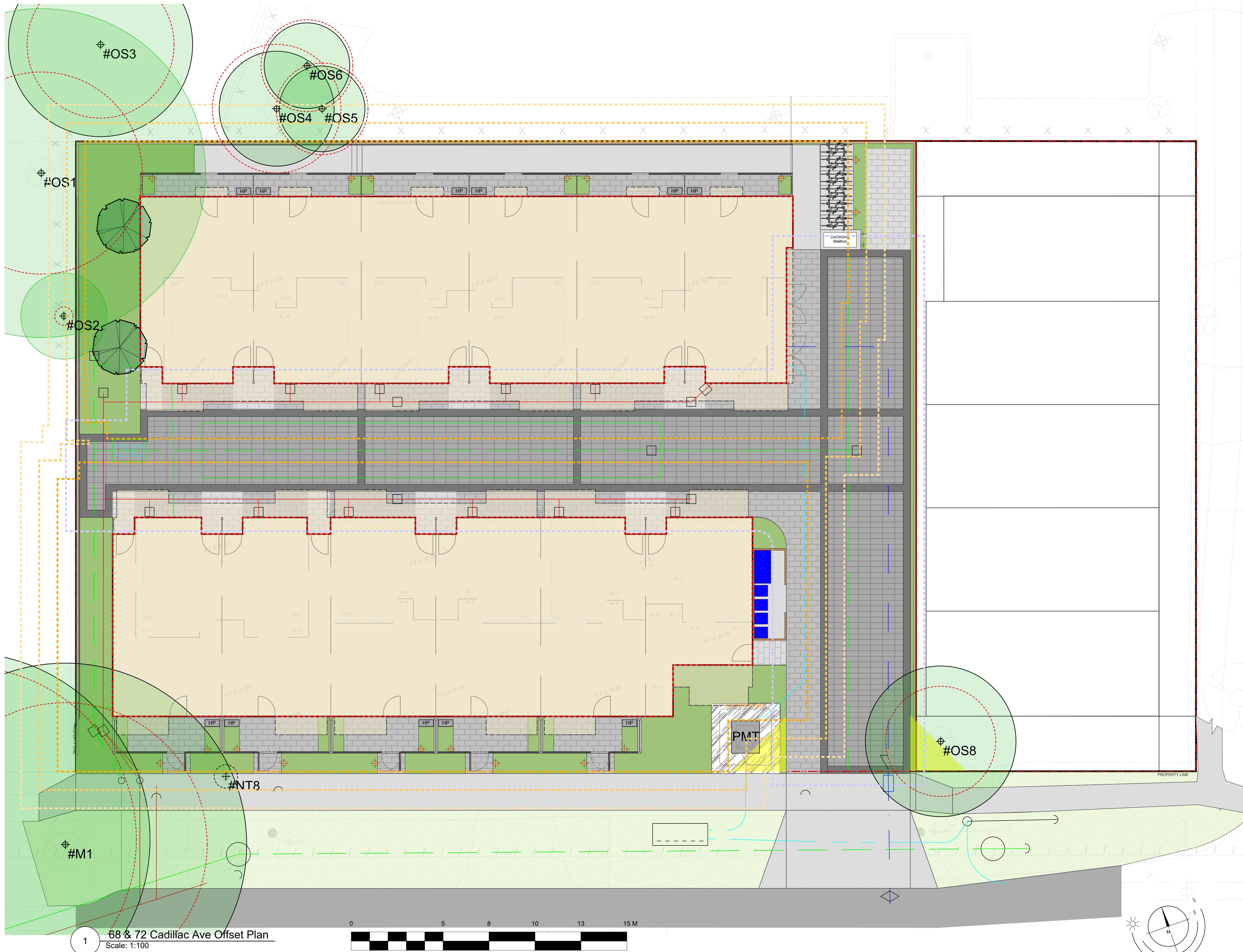
68 & 72 Cadillac Ave Tree Management Plan

Scale: 1:100



68 & 72 Cadillac Ave | Tree Management Plan

68 & 72 Cadillac Avenue, Victoria, BC V8Z 1T4



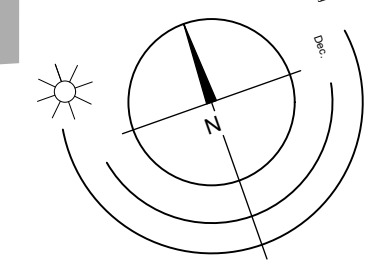
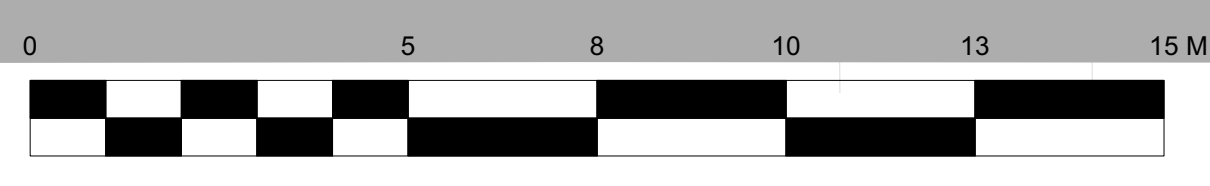
LANDSCAPE LEGEND

	Proposed Tree		Large Format Vehicular Concrete Unit Pavers
	Retained Tree		Large Format Vehicular Concrete Unit Pavers
	Proposed Structure		Property Line
	Asphalt		Cross Section Reference Line
	Concrete		Proposed bike ring (2 spaces ea.)
	Concrete Unit Pavers		Retaining Wall
	Concrete Unit Pavers		Retaining Wall
	Planting beds		Proposed Concrete Curb
	Sod		1.8m Ht Wood Privacy Fence
	Existing Sod		1.2m Ht Ornamental Metal Fence
	Riverstone		Detail Callout Key
			Tree Protection Fencing (TPF)

PLANTING SETBACKS

	0.6m Underground Streetlight Conduit
	1.5m Streetlight Service Boxes
	5.0m Lamp Standards
	4.0m Cluster Lamp
	5.0m BC Hydro Wooden Utility Poles
	3.0m Telus Wooden Utility Poles (No Lights)
	1.0m Gas Service
	1.5m Utility Service Vaults and Boxes
	2.5m Driveways
	3.0m Sewer or Storm Drain Lateral
	2.0m Fire Hydrants
	7.0m Road Intersections
	0.75m Curb Face
	0.75m Sidewalk
	3m Building Offset (Regular Crown Small Species)
	4m Building Offset (Regular Crown Medium Species)
	5m Building Offset (Regular Crown Large Species)
	1.5m Awning Offset
	Available Planting Area For Replacement Trees

1 68 & 72 Cadillac Ave Offset Plan
Scale: 1:100



Rev 03: MAY 07,2026
Rev 02: APR 15,2026
Rev 01: MAR 03,2026

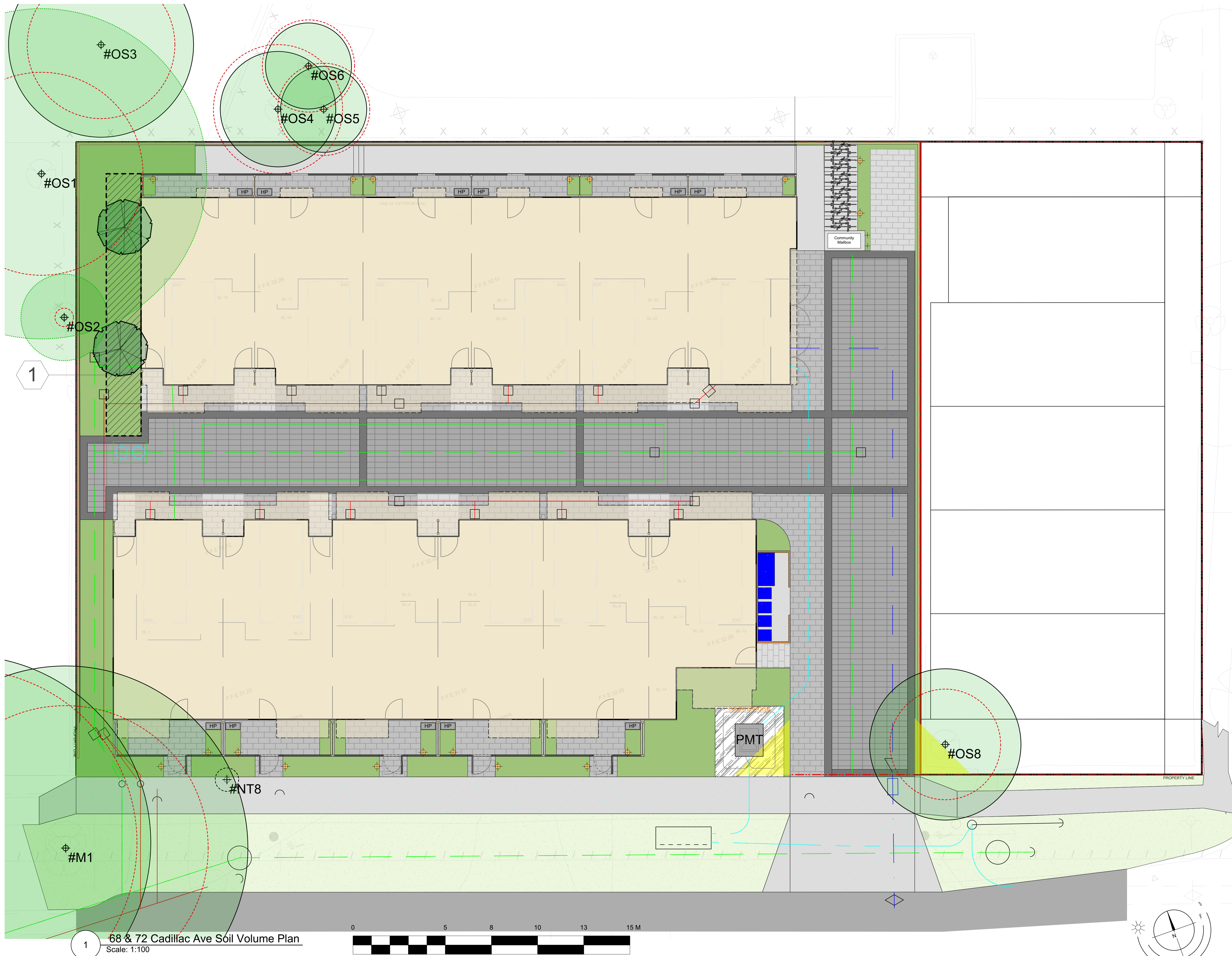
DP3/6

68 & 72 Cadillac Ave | Offset Plan

68 & 72 Cadillac Avenue, Victoria, BC V8Z 1T4



Project No: 2415 NOV-15-24 2B-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0696



LANDSCAPE LEGEND

	Proposed Tree		Large Format Vehicular Concrete Unit Pavers
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	Sod		1.8m Ht Wood Privacy Fence
	Existing Sod		1.2m Ht Ornamental Metal Fence
	Riverstone		Soil Volume Area Tag
			Soil Volume Area

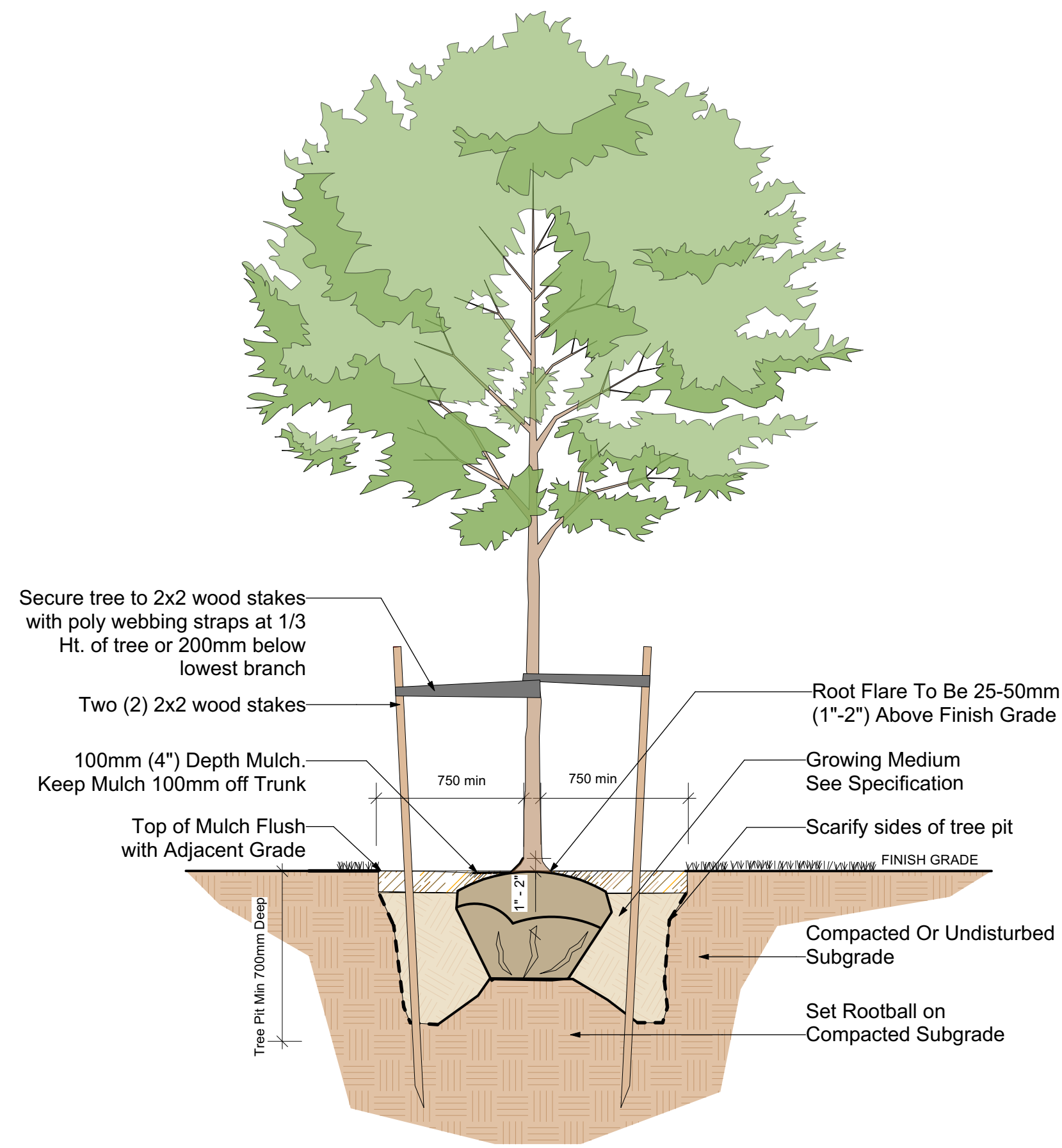
SOIL VOLUME CHART

Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	Replacement Tree Proposed			Soil Volume Required (M3)			
				B #Small	C #Medium	D #Large	E Small	F Medium	G Large	Total
Onsite										
1	26.79	1	26.79				12	0	0	12
Offsite (Excluding City Property)										
Planting AreaOSA X										
(Excluding City Property)							E	F	G	TOTAL
Calculation							IF B=1,BX8	IF C=1,CX20	IF B=1,BX35	E+F+G
							IF B=1,BX6	IF C=1,CX15	IF B=1,BX30	

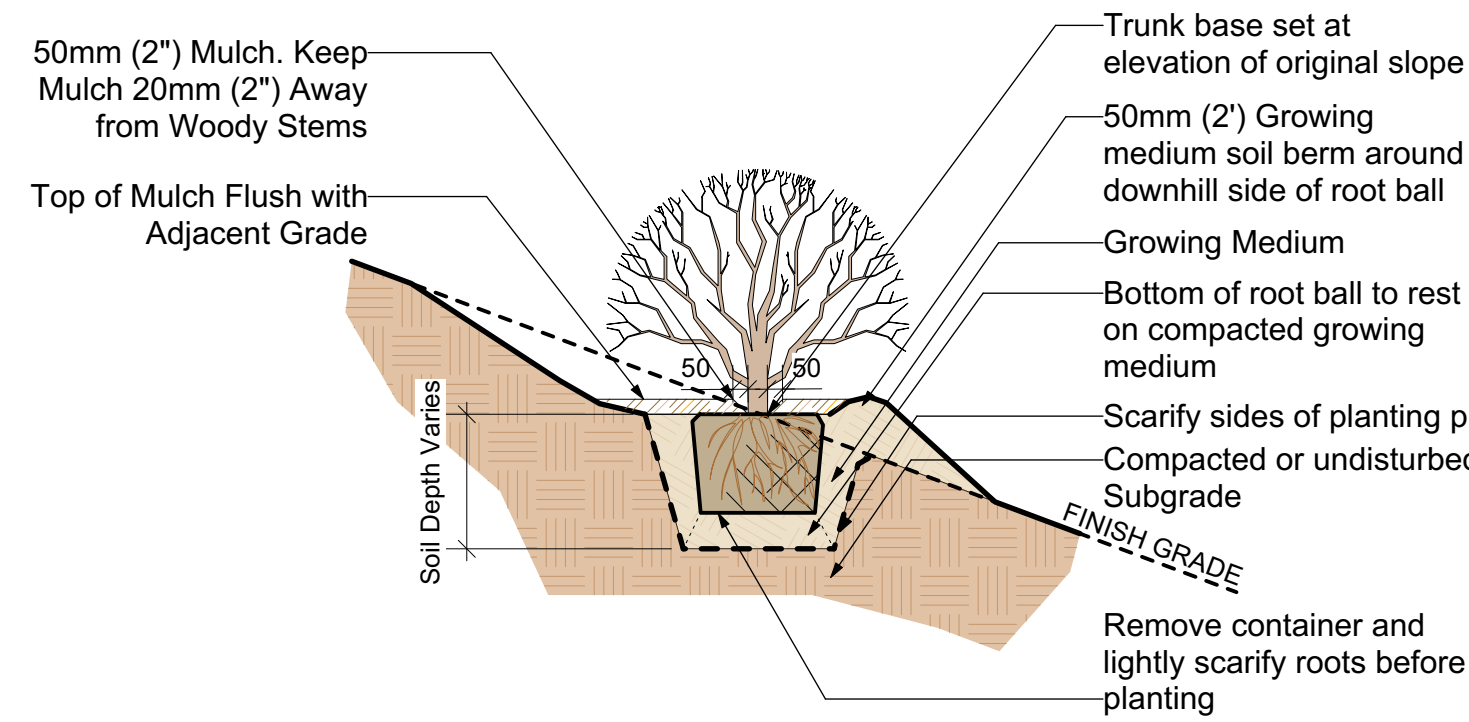
68 & 72 Cadillac Ave Soil Volume Plan
Scale: 1:100

68 & 72 Cadillac Ave | Soil Volume Plan

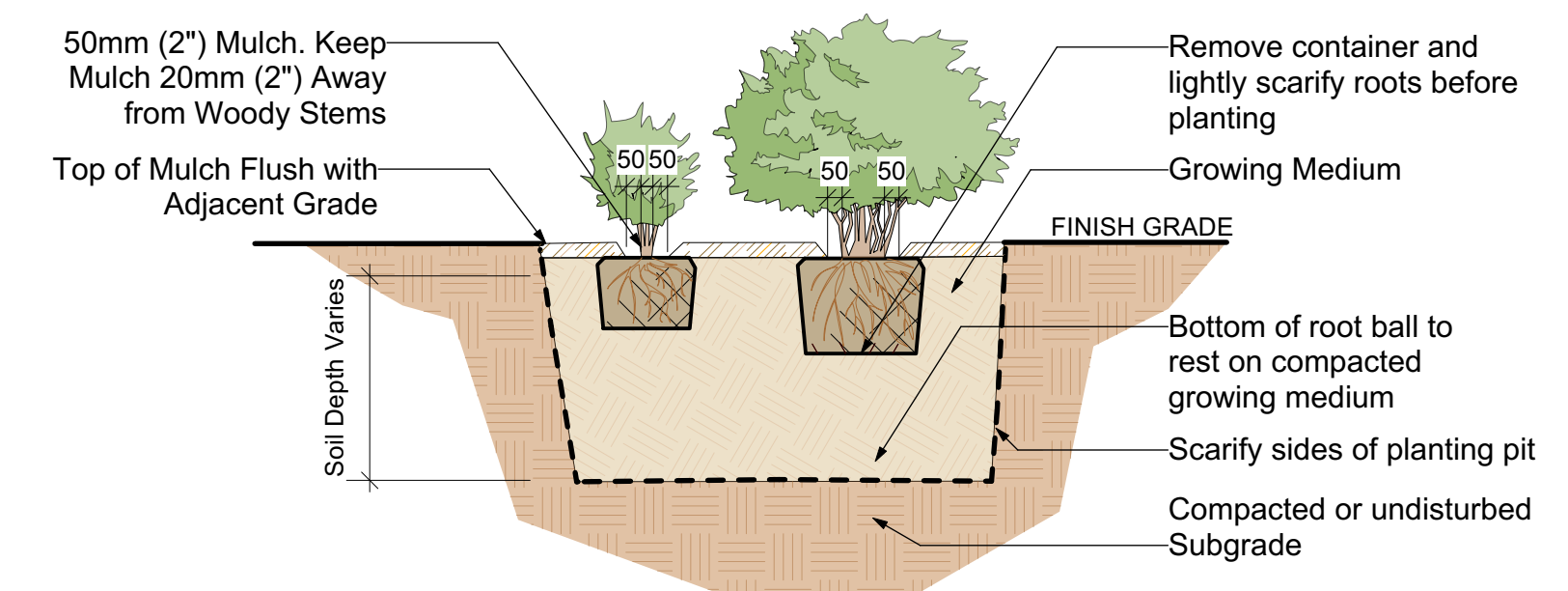
68 & 72 Cadillac Avenue, Victoria, BC V8Z 1T4



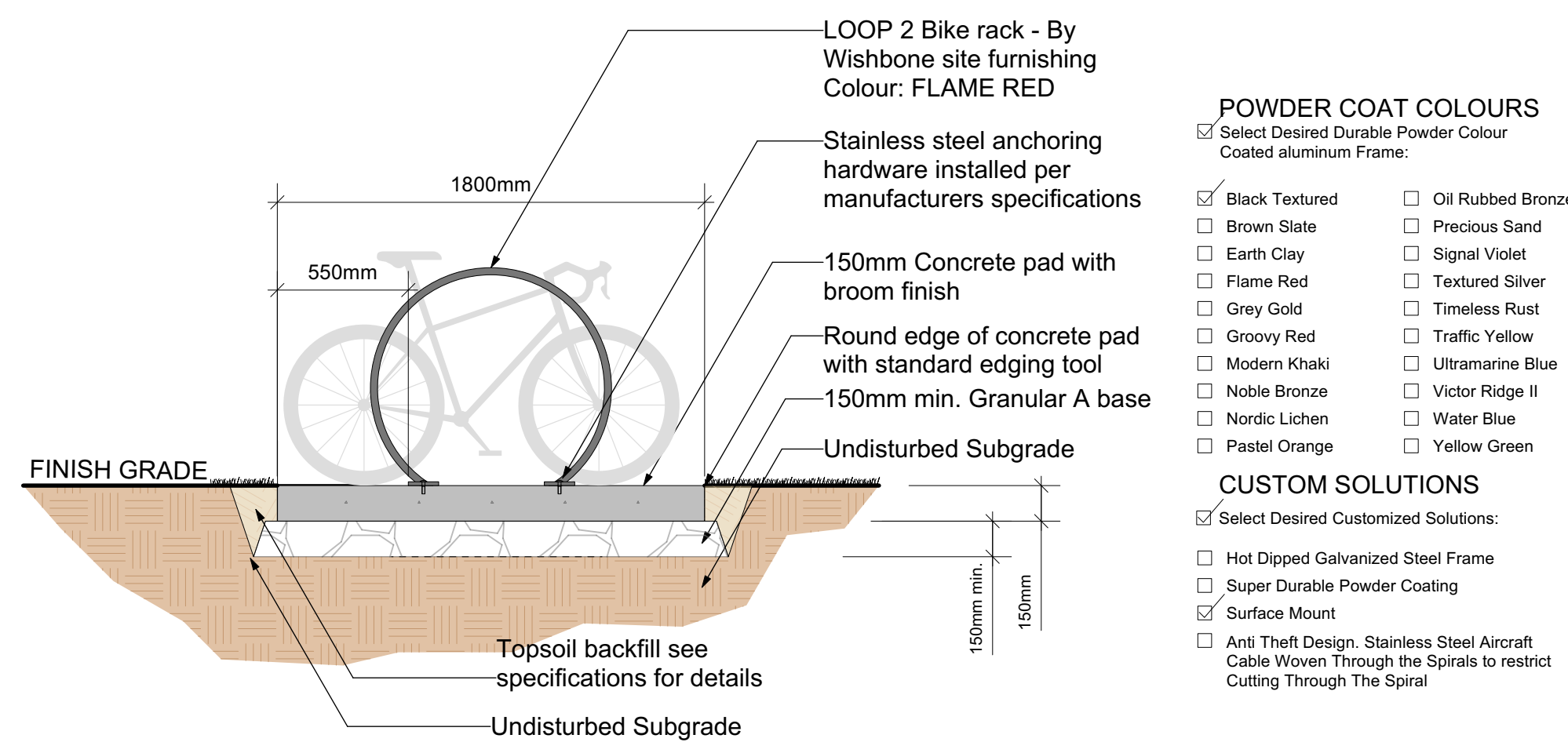
1 Typical Deciduous Tree Planting Detail
D1 Scale: 1:25



2 Typical Shrub Planting on slope Detail
D1 Scale: 1:25

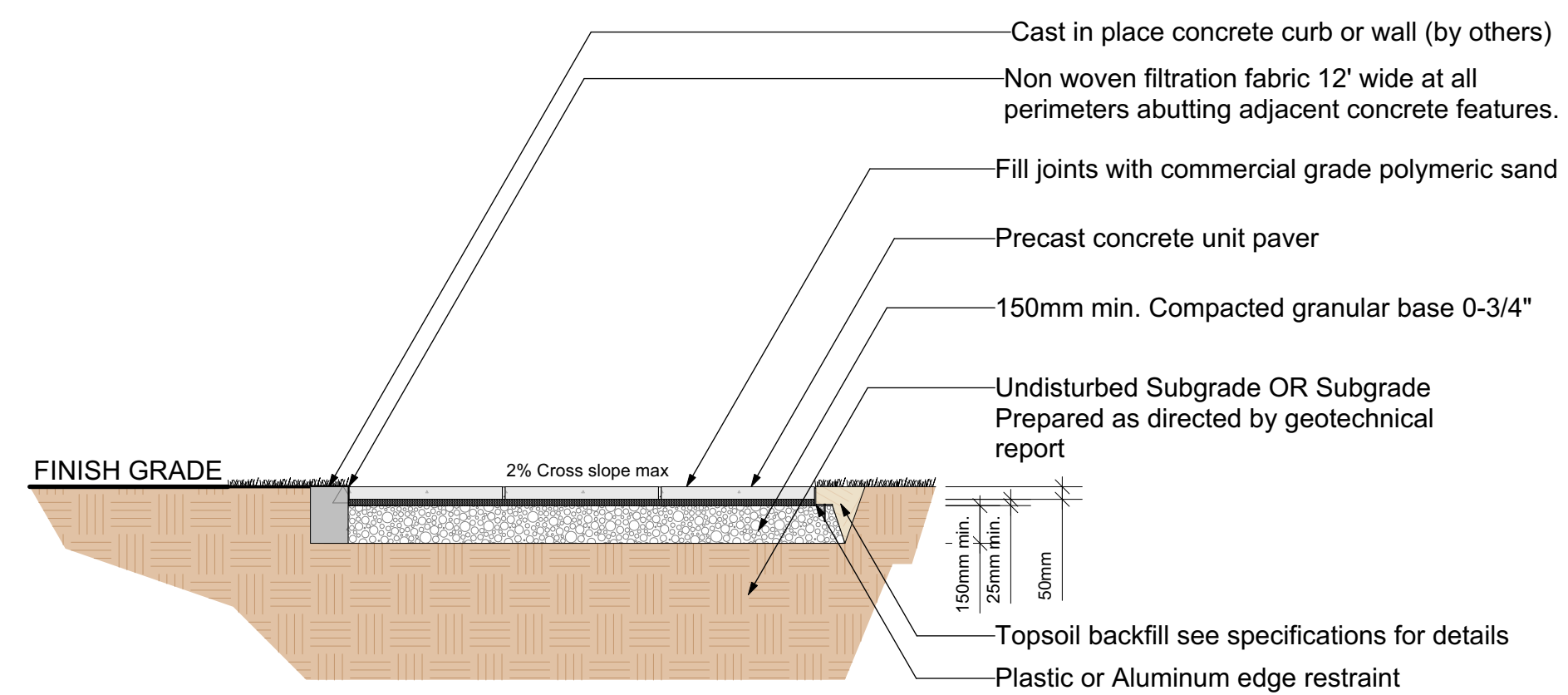


3 Typical Shrub Planting Detail
D1 Scale: 1:25



4 Concrete pad with LOOP 2 bike rack - By Wishbone
D1 Scale: 1:25

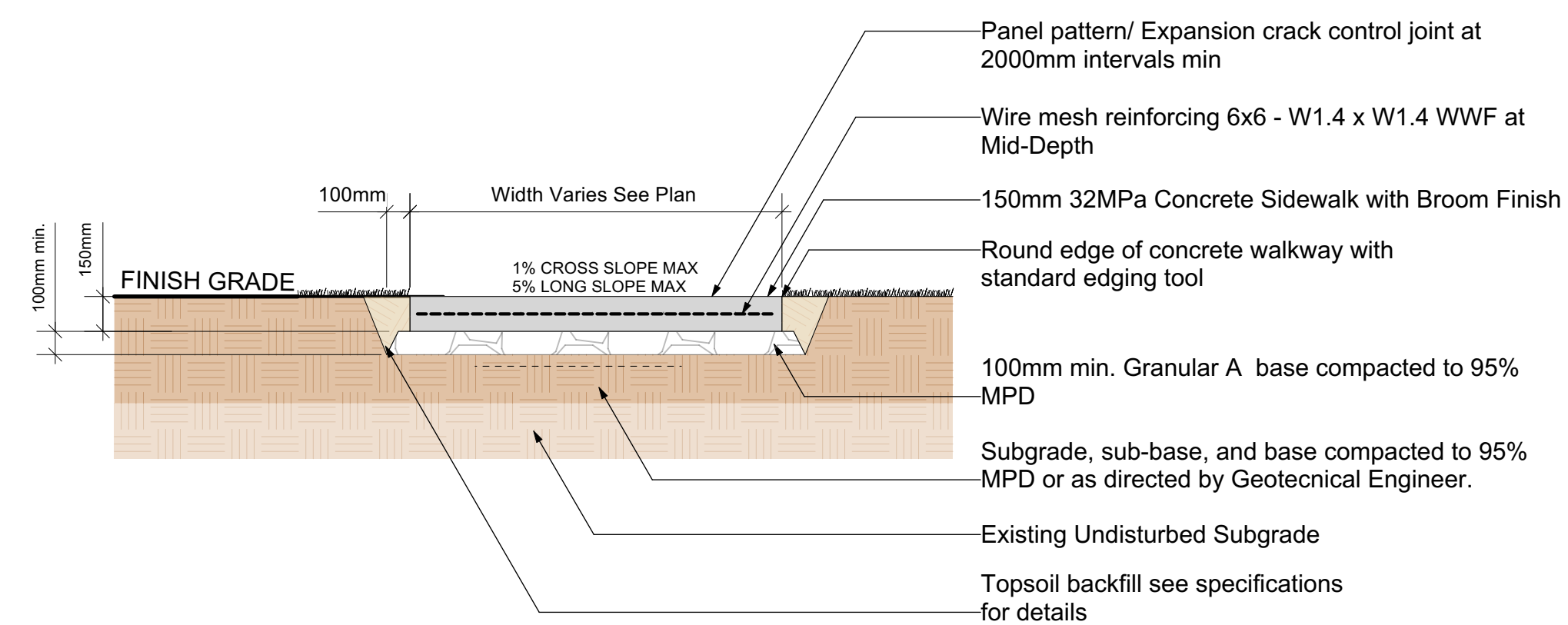
- POWDER COAT COLOURS**
 Select Desired Durable Powder Colour
 Coated aluminum Frame:
- | | |
|--|--|
| <input checked="" type="checkbox"/> Black Textured | <input type="checkbox"/> Oil Rubbed Bronze |
| <input type="checkbox"/> Brown Slate | <input type="checkbox"/> Precious Sand |
| <input type="checkbox"/> Earth Clay | <input type="checkbox"/> Signal Violet |
| <input type="checkbox"/> Flame Red | <input type="checkbox"/> Textured Silver |
| <input type="checkbox"/> Grey Gold | <input type="checkbox"/> Timeless Rust |
| <input type="checkbox"/> Groovy Red | <input type="checkbox"/> Traffic Yellow |
| <input type="checkbox"/> Modern Khaki | <input type="checkbox"/> Ultramarine Blue |
| <input type="checkbox"/> Noble Bronze | <input type="checkbox"/> Victor Ridge II |
| <input type="checkbox"/> Nordic Lichen | <input type="checkbox"/> Water Blue |
| <input type="checkbox"/> Pastel Orange | <input type="checkbox"/> Yellow Green |
- CUSTOM SOLUTIONS**
 Select Desired Customized Solutions:
- Hot Dipped Galvanized Steel Frame
 - Super Durable Powder Coating
 - Surface Mount
 - Anti Theft Design. Stainless Steel Aircraft Cable Woven Through the Spirals to restrict Cutting Through The Spiral



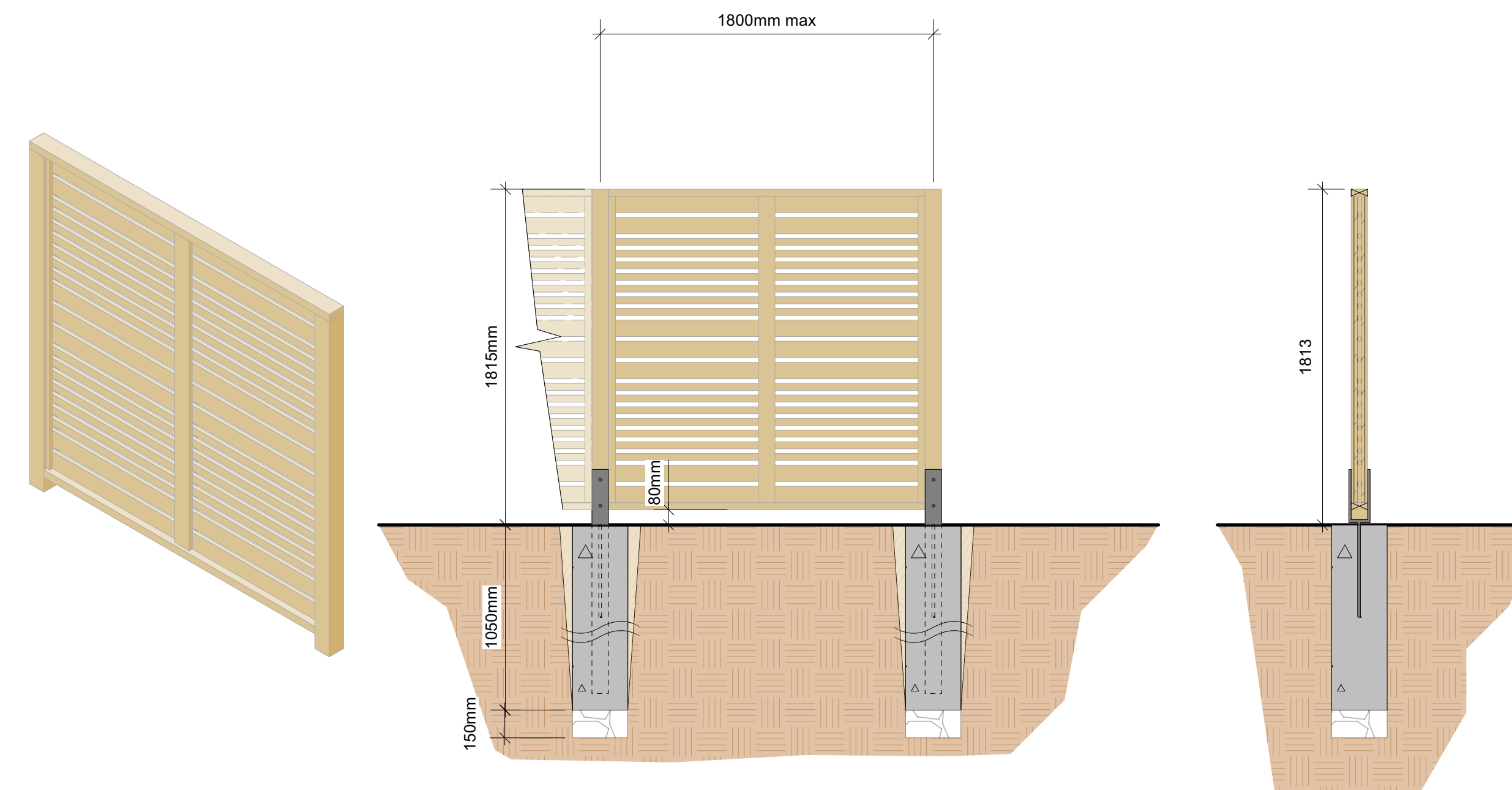
5 Pedestrian Precast concrete unit pavers
D1 Scale: 1:25

68 & 72 Cadillac Ave | Details 1

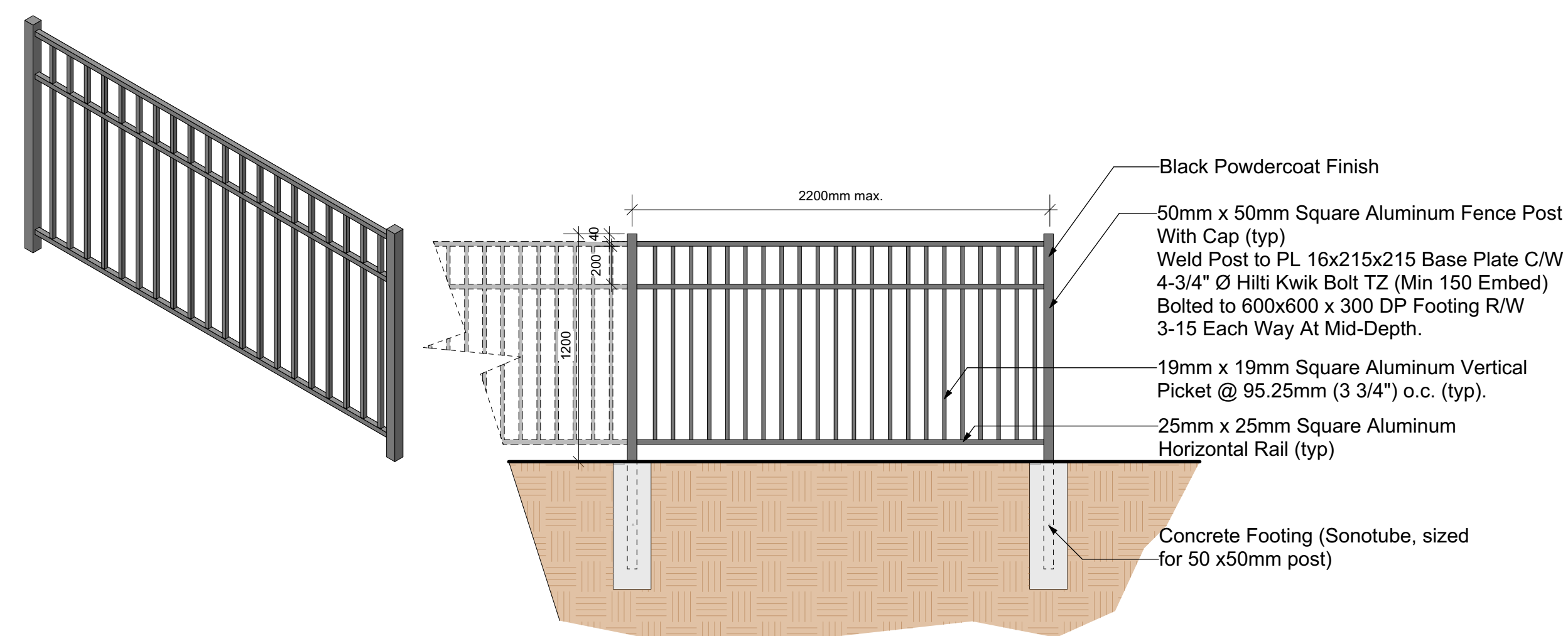
68 & 72 Cadillac Avenue, Victoria, BC V8Z 1T4



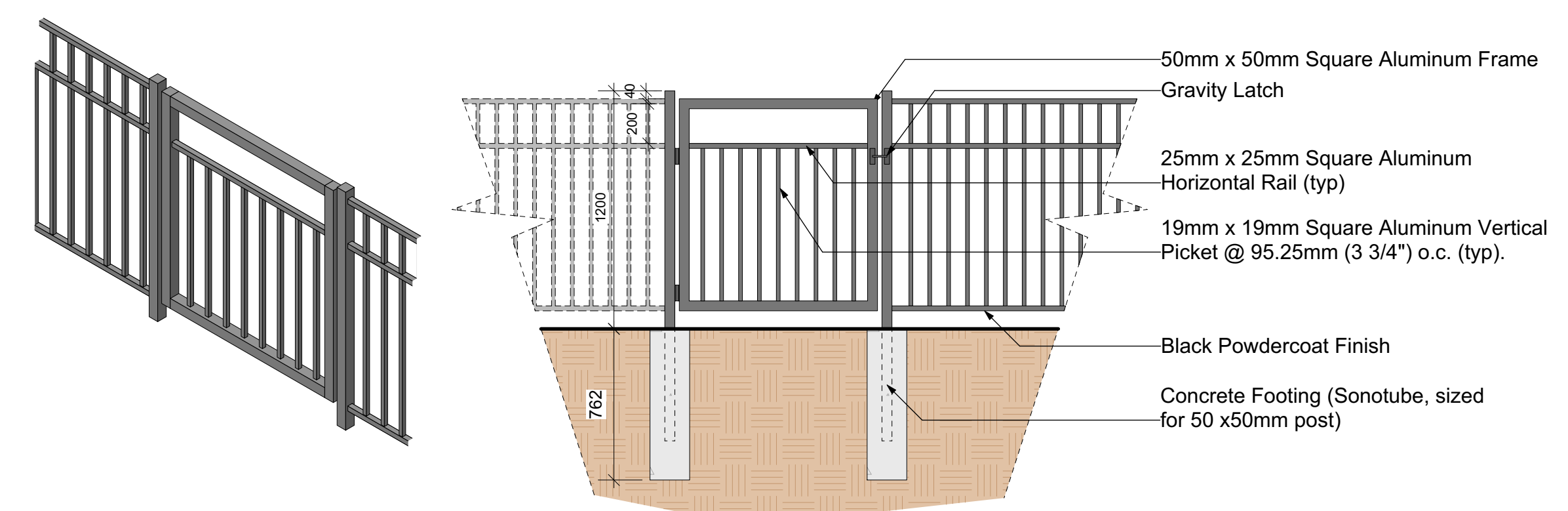
6 Typical Residential Concrete sidewalk detail
Scale: 1:25



7 1.8m Ht Wood Privacy fence with 4x4 post
Scale: 1:25



8 1.2m Ht Ornamental Aluminum Fence
Scale: 1:25



9 1.2m Ht Ornamental Aluminum Gate with Gravity Latch
Scale: 1:25

68 & 72 Cadillac Ave | Details 2

68 & 72 Cadillac Avenue, Victoria, BC V8Z 1T4