



TELUS living



PROPOSED RESIDENTIAL DEVELOPMENT

1908 FOUL BAY ROAD
DEVELOPMENT PERMIT APPLICATION
2025-04-28 VICTORIA, B.C.

Original
Submission
(bubbled)
Received Date:
May 22, 2025



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September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 25, 2025
Issued for DP

For:

Project:
1908 FOUL BAY
Multi-Unit Residential

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Table of Content

Scale: N/A
April 25, 2025

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83 MULTI FAMILY UNITS
SITE ADDRESS: 1908 FOUL BAY ROAD
LEGAL: LOT 1, SECTION 76, VICTORIA DISTRICT PLAN 26773

Code Review Summary

	L1 to L6	Basement
Occupancy	Group C	Group F- Div 3
Bldg. Area (m ²)	1,099 m ²	2,234 m ²
Bldg. Height (storeys)	6 storeys	Basement (1 level)
Sprinklered	Yes	Yes
Construction Article(s)	3.2.2.51	3.2.2.84
Max. Area Permitted (m ²)	1,500 m ²	7,200 m ²
Construction Type	Combustible	Non-combustible
Floor Fire Resistance Rating	1h	1h
Mezzanine Fire Resistance Rating	N/A	N/A
Roof Fire Resistance Rating	1h	1h

NOTES:
1. This project is designed to comply with the BC Building Code 2024 except for section 3.8.5 adaptable design and section 4.1.8 seismic which are to be designed to BCBC 2018 as directed in Ministerial Order BA 2024 04.

CONSULTANT LIST

DEVELOPER

Ledcor Property Investments Ltd.
1500 - 1067 West Cordova Street,
Vancouver, BC, V6C 1C7

ARCHITECT

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1656 W8th St,
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LANDSCAPE

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3-864 Queens Ave,
Victoria BC, V8T 1M5

CIVIL

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Suite 500, 3960 Quadra St
Victoria BC, V8X 4A3

ARBORIST

Talbot Mackenzie & Associates
3575 Douglas St
Victoria BC, V8Z 7H6

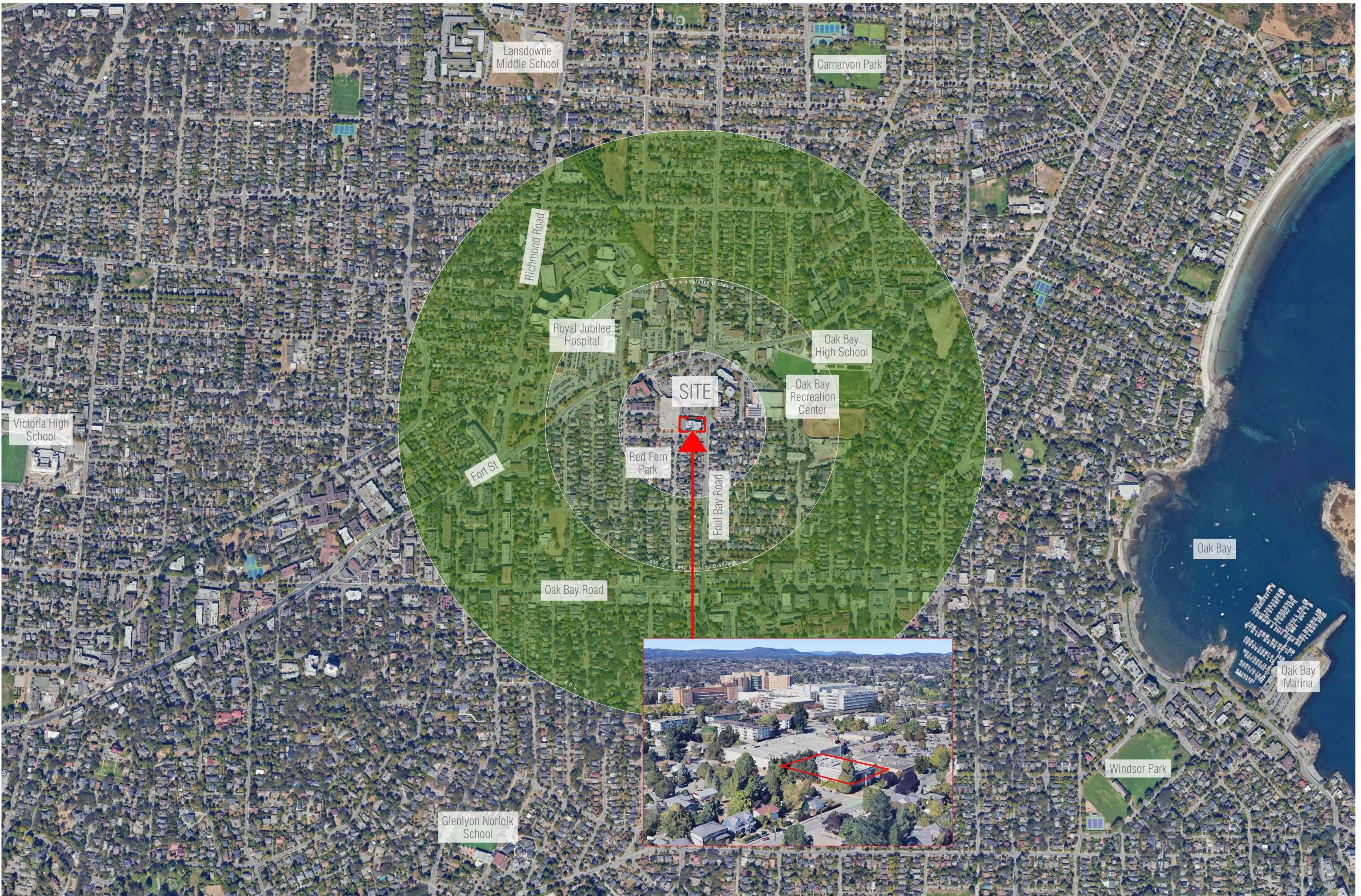
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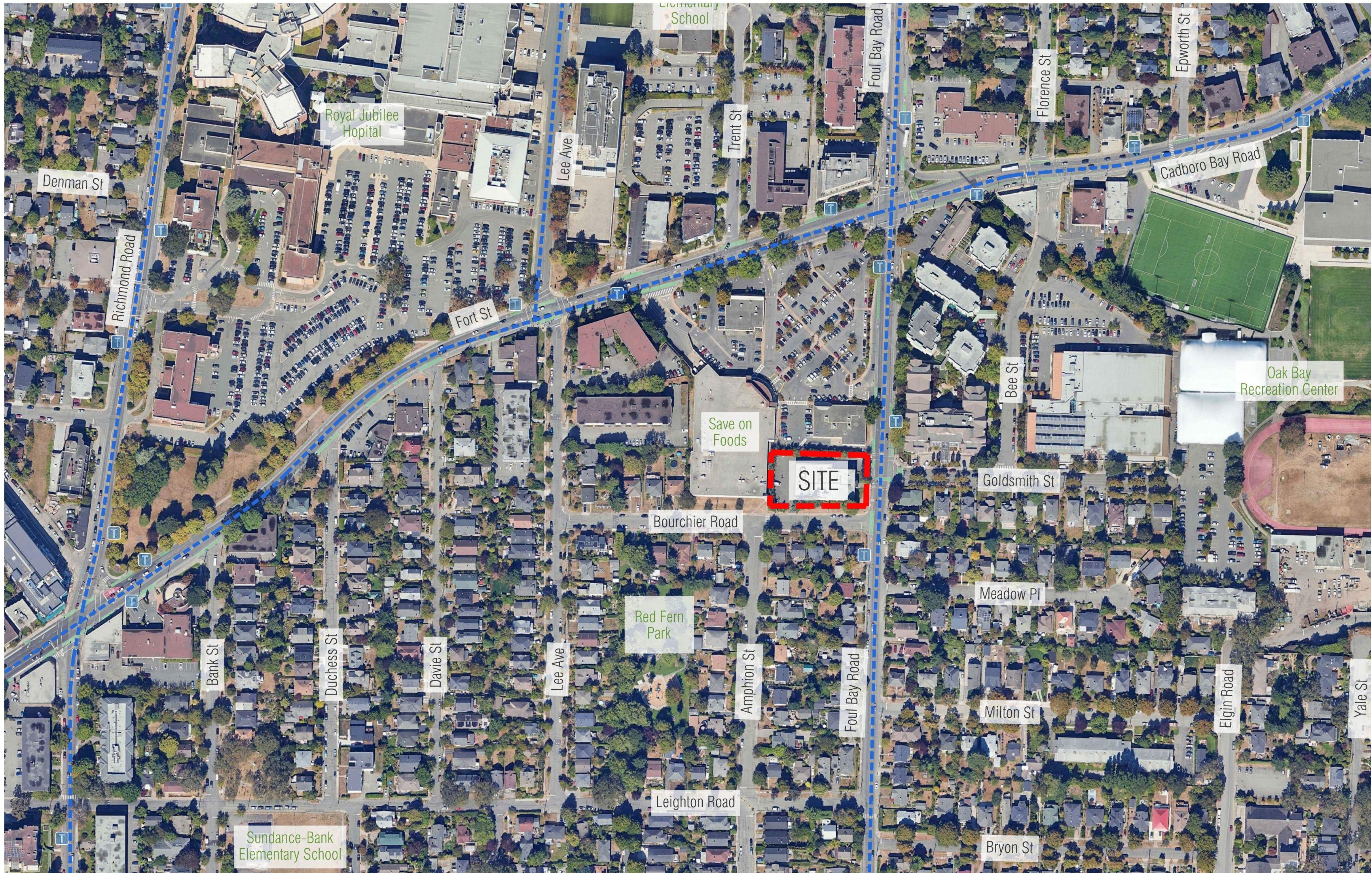


Project Location Map
Scale: 1:5000
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Project Location Map



A-0.02



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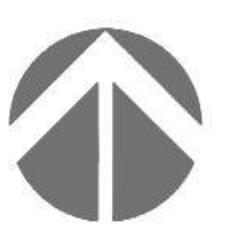
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Context Plan
Scale: N/A
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Context Plan



A-0.03

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Photos of Existing
Site Conditions
Scale: N/A
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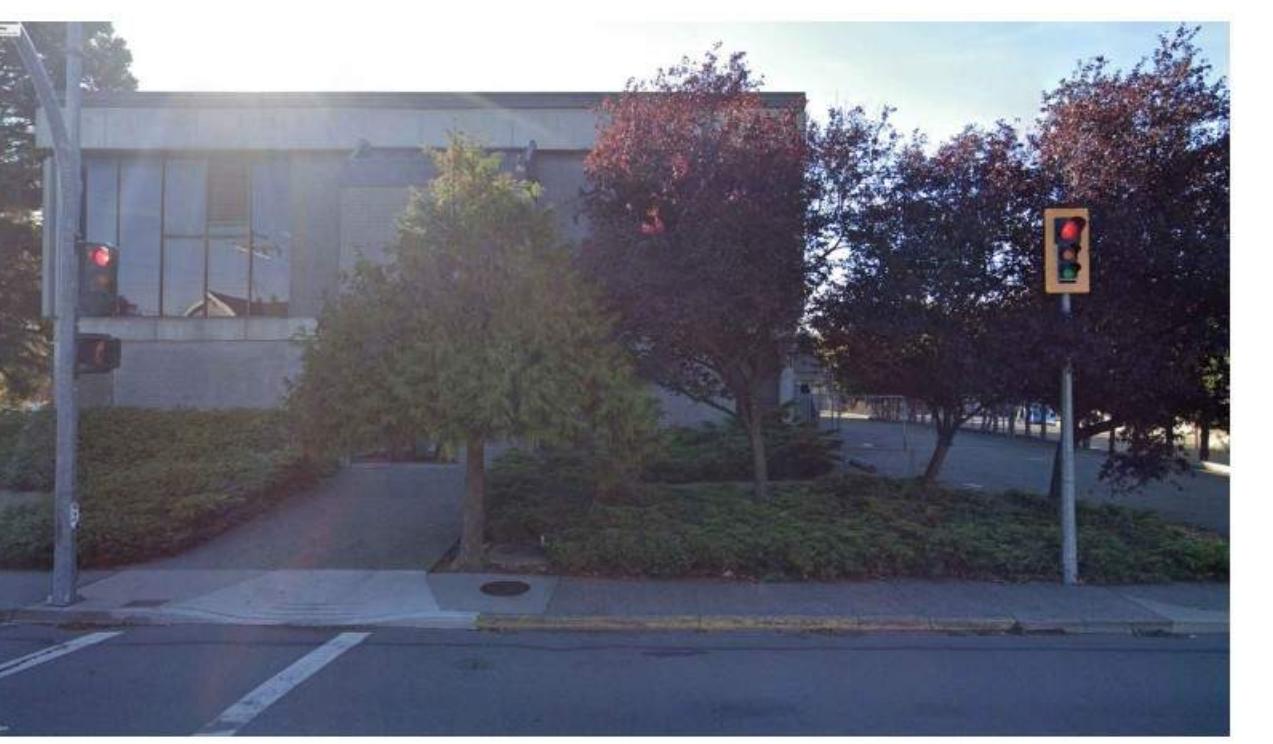
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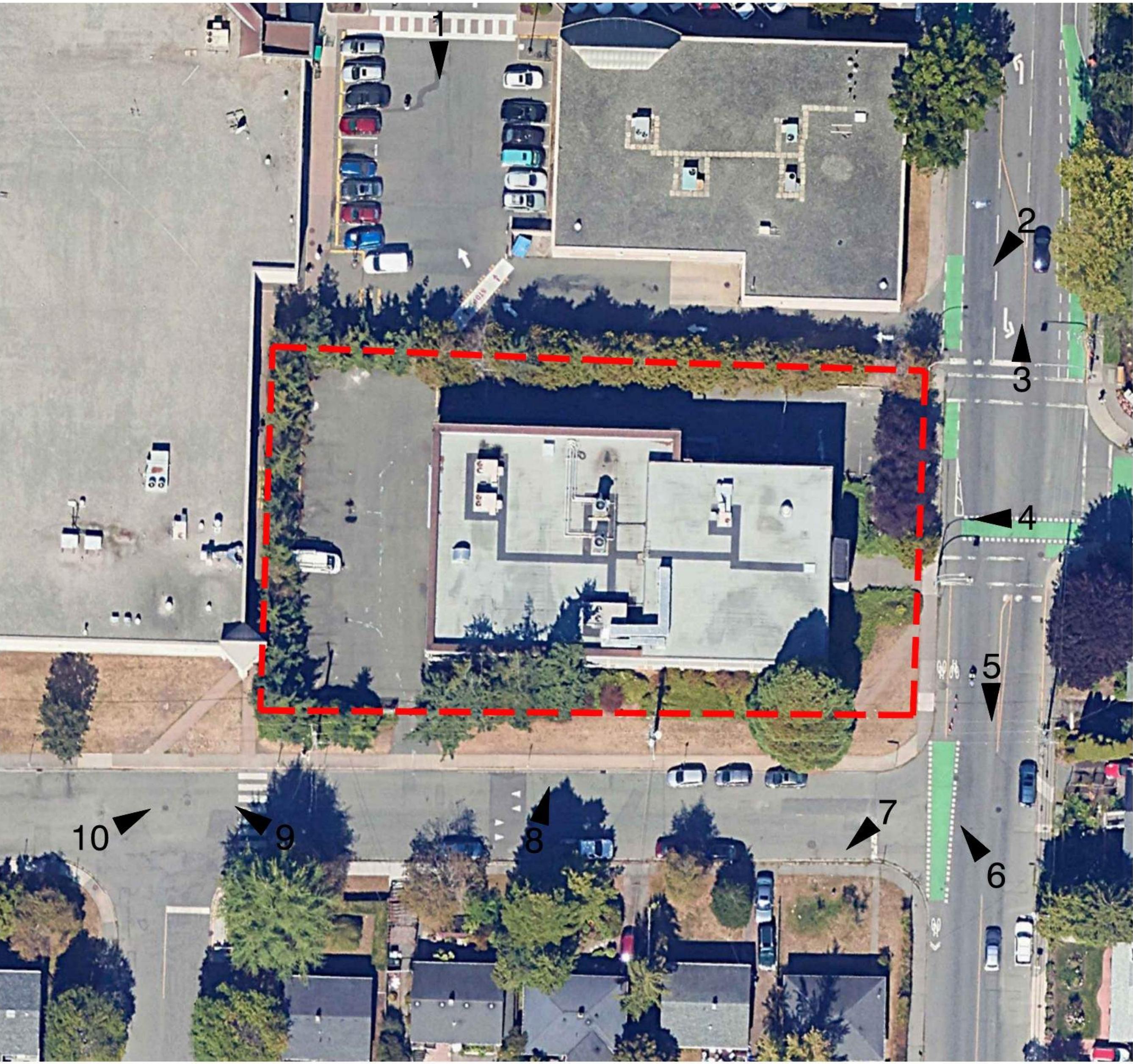
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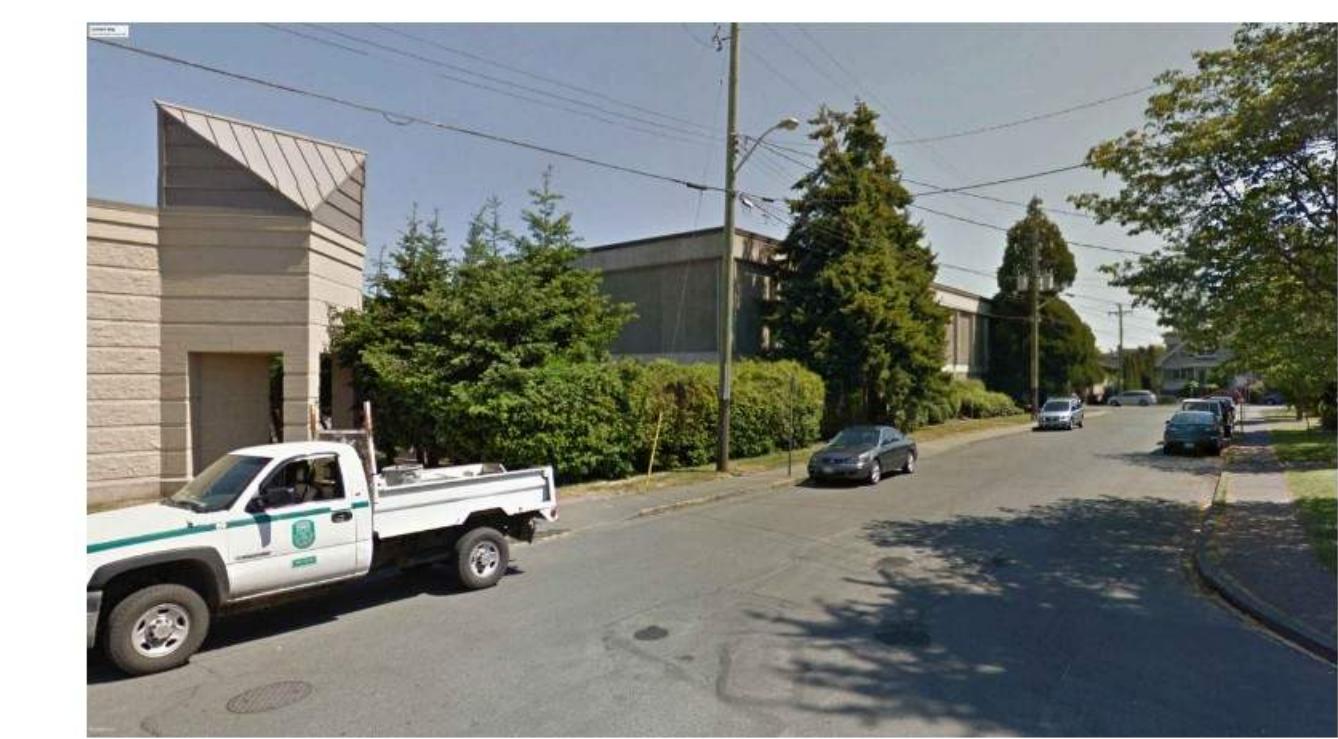
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Photos of Existing Site Condition



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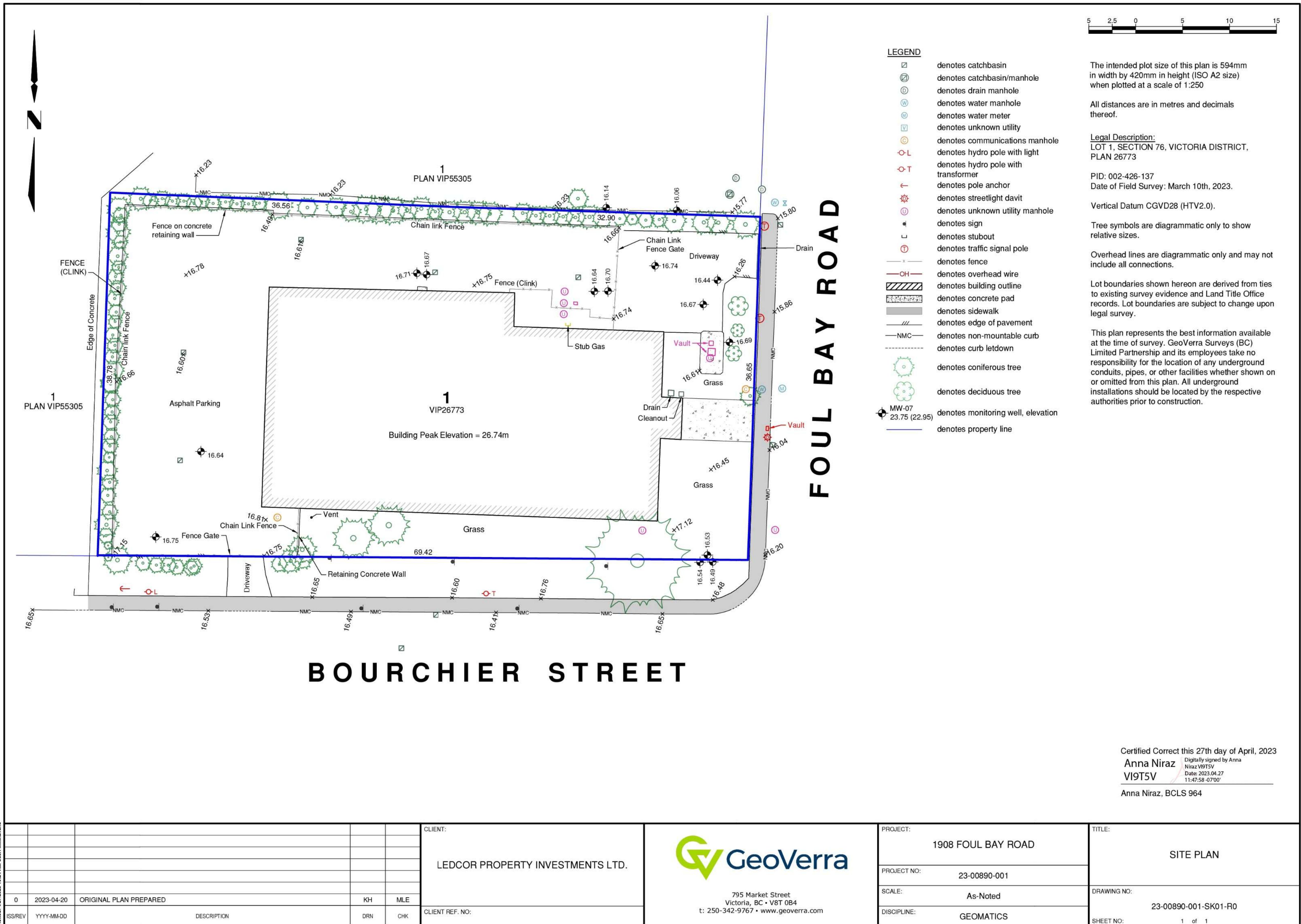
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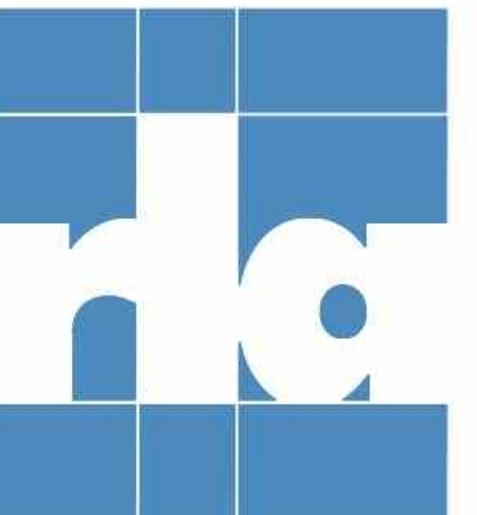
Survey

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Survey

A-0.05



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Development Statistics

TELUS LIVING	Development Statistics:	updated	5/2/2025
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Project Address: 1908 Foul Bay, Victoria, BC

Zoning:

Current: City of Victoria R1.B Zoning (Single Family Dwelling District)

Proposed: New Zone

Site Stats

Site Area	28,105 sf	2,611 sm
Dedication Area	1,185 sf	110 sm
Post Dedication, Net Site Area	26,920 sf	2,501 sm
Max Allowable	Proposed	
Site Coverage	sf	40% 11,282 sf
Floor Space Ratio (FSR)	sf	2.60 69,912 sf (6 storeys) 6,495 sm

Units Mix

Units	Mix	Units Size	Units	Total	Studio	8%
S1 Studio	1%	400 sf	1	400 sf	Studio	8%
S2 Studio	7%	493 sf	6	2,958 sf		
A1 1 Bedroom	31%	573 sf	26	14,898 sf	1 Bedroom	60%
A2 1 Bedroom + Flex	14%	695 sf	12	8,340 sf		
A2e 1 Bedroom	6%	627 sf	5	3,135 sf		
A2ap 1 Bedroom	7%	627 sf	6	3,762 sf		
A3 1 Bedroom + Flex	1%	841 sf	1	841 sf		
B1 2 Bedroom 2 Bath	5%	863 sf	4	3,452 sf	2 Bedroom	24%
C1 2 Bedroom 2 Bath Corner	19%	941 sf	16	15,056 sf		
C3 3 Bedroom 2 Bath Corner	7%	1127 sf	6	6,762 sf	3 Bed	7%
		Average net Unit size	718 sf	83	59,604 sf	
					69,912 sf	
Total GFA		Efficiency			85%	100%

Parking

Car Parking	Required Residential (Core Area)	Units	Required Stalls	Proposed
45 sm (484 sf)	< 45 sm (484 sf) 0.50 /unit	1	1	
	< 70 sm (753 sf) 0.60 /unit	55	33	
	> 70 sm (753 sf) 1.00 /unit	26	26	
		82 Total	60	53
Required Accessible	2 cars / 51-75 spaces	2	2	
Required Van Accessible	1 car / 51-75 spaces	1	1	
Required Visitor	0.10 /unit	83	8	3
Required Visitor Accessible	0 cars / 6-25 visitor spaces	0		
Required Visitor Van Accessible	1 car / 6-25 visitor spaces	1	1	
	Total	68	0.83	60
				0.73

Long Term Bike Parking	Required	1.00 /unit	1	1	
	< 45 sm (484 sf)	1.00 /unit	1	1	
	> 45 sm (484 sf)	1.25 /unit	82	103	104
Short Bike Parking	Required				
Greater of 6 or	0.1 /unit	83	8	8	

RENTAL APARTMENT UNITS											
Room Type	Parking	Main Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Unit Area	Total Area	Unit Mix
S1 Studio		1	0	0	0	0	0	1	400 SF	400 SF	1%
S2 Studio		1	1	1	1	1	1	6	493 SF	2,958 SF	7%
A1 1 Bedroom		5	5	4	4	4	4	26	573 SF	14,898 SF	31%
A2e 1 Bedroom		0	1	1	1	1	1	5	627 SF	3,135 SF	6%
A2ap 1 Bedroom		1	1	1	1	1	1	6	627 SF	3,762 SF	7%
A2 1 Bedroom + Flex		2	2	2	2	2	2	12	695 SF	8,340 SF	14%
A3 1 Bedroom + Flex		1	0	0	0	0	0	1	841 SF	841 SF	1%
B1 2 Bedroom 2 Bath		0	0	1	1	1	1	4	863 SF	3,452 SF	5%
C1 2 Bedroom 2 Bath Corner		1	3	3	3	3	3	16	941 SF	15,056 SF	19%
C3 3 Bedroom 2 Bath Corner		1	1	1	1	1	1	6	1,127 SF	6,762 SF	7%
#UNIT / FLOOR		13	14	14	14	14	14	83	Avg Unit		
UNIT AREA/FLOOR		7,843 SF	9,952 SF	10,242 SF	10,242 SF	10,242 SF	10,242 SF	718 SF	59,604 SF	99%	
									net		
Common Area		2,514 SF	1,774 SF	1,484 SF	1,484 SF	1,484 SF	1,484 SF			10,224 SF	
Entry Lobby		293 SF								293 SF	
Amenity Room and Storage		632 SF								SF	
Common Washroom		SF								SF	
Admin Office		SF								SF	
Janitor's Room		SF								SF	
GROSS FLOOR AREA		11,282 SF	11,726 SF	11,726 SF	11,726 SF	11,726 SF	11,726 SF		SF	69,912 SF	
NET EFFICIENCY		70 %	85 %	87 %	87 %	87 %	87 %			85.3 %	

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Development Statistics

Scale: N/A
April 28, 2025

Development Statistics

A-0.06



Aerial View of Proposed Building in Relation to Flanking Buildings

A-0.07



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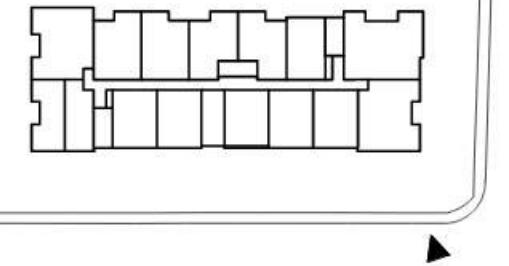
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Multi-Unit Residential

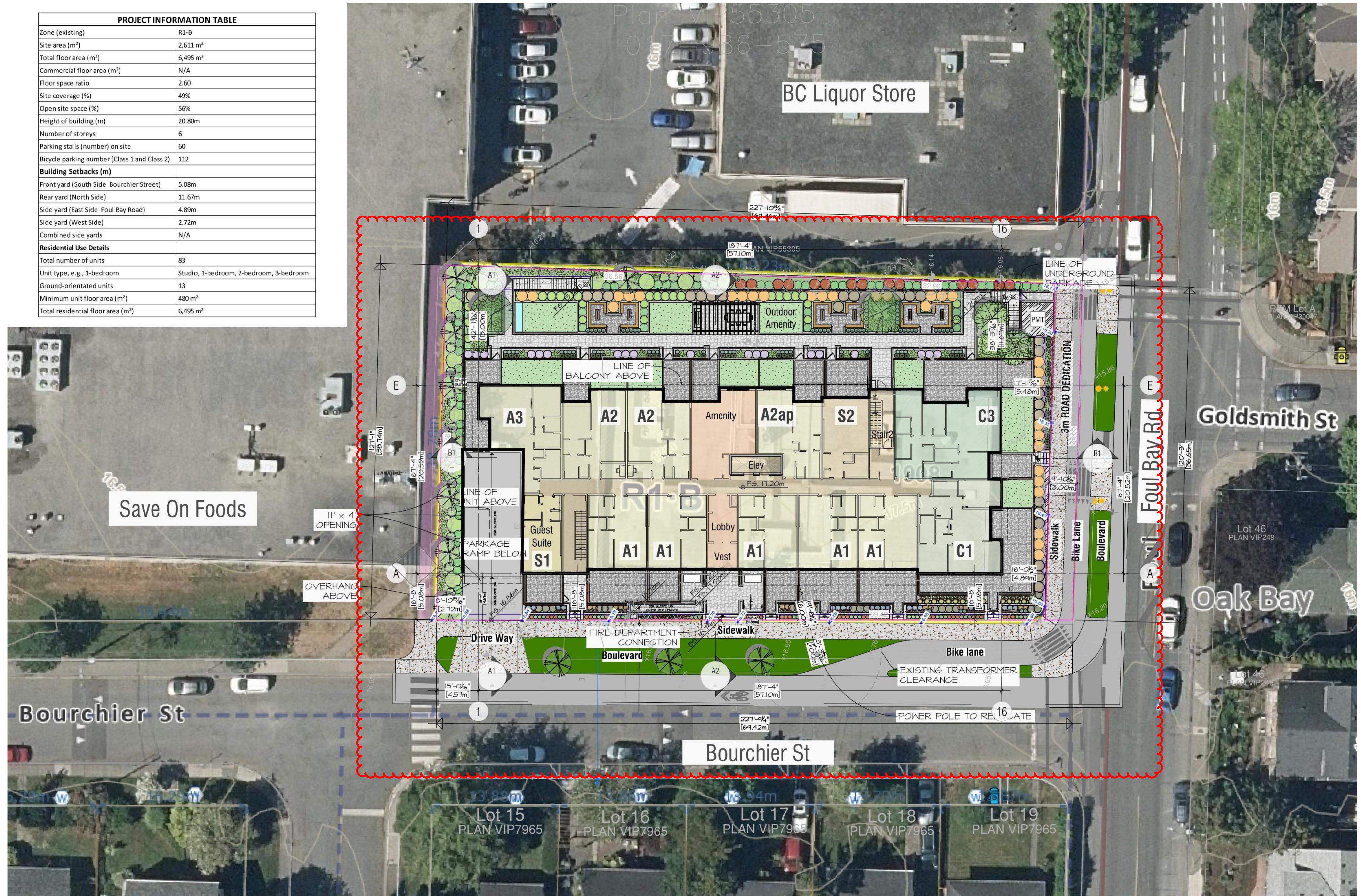
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Context Aerial View

Scale:
April 28, 2025

PROJECT INFORMATION TABLE	
Zone (existing)	R1-B
Site area (m ²)	2,611 m ²
Total floor area (m ²)	6,495 m ²
Commercial floor area (m ²)	N/A
Floor space ratio	2.60
Site coverage (%)	49%
Open site space (%)	56%
Height of building (m)	20.80m
Number of storeys	6
Parking stalls (number) on site	60
Bicycle parking number (Class 1 and Class 2)	112
Building Setbacks (m)	
Front yard (South Side Bourchier Street)	5.08m
Rear yard (North Side)	11.67m
Side yard (East Side Foul Bay Road)	4.89m
Side yard (West Side)	2.72m
Combined side yards	N/A
Residential Use Details	
Total number of units	83
Unit type, e.g., 1-bedroom	Studio, 1-bedroom, 2-bedroom, 3-bedroom
Ground-orientated units	13
Minimum unit floor area (m ²)	480 m ²
Total residential floor area (m ²)	6,495 m ²



Site Plan & Project Information

A-1.01

Site Plan

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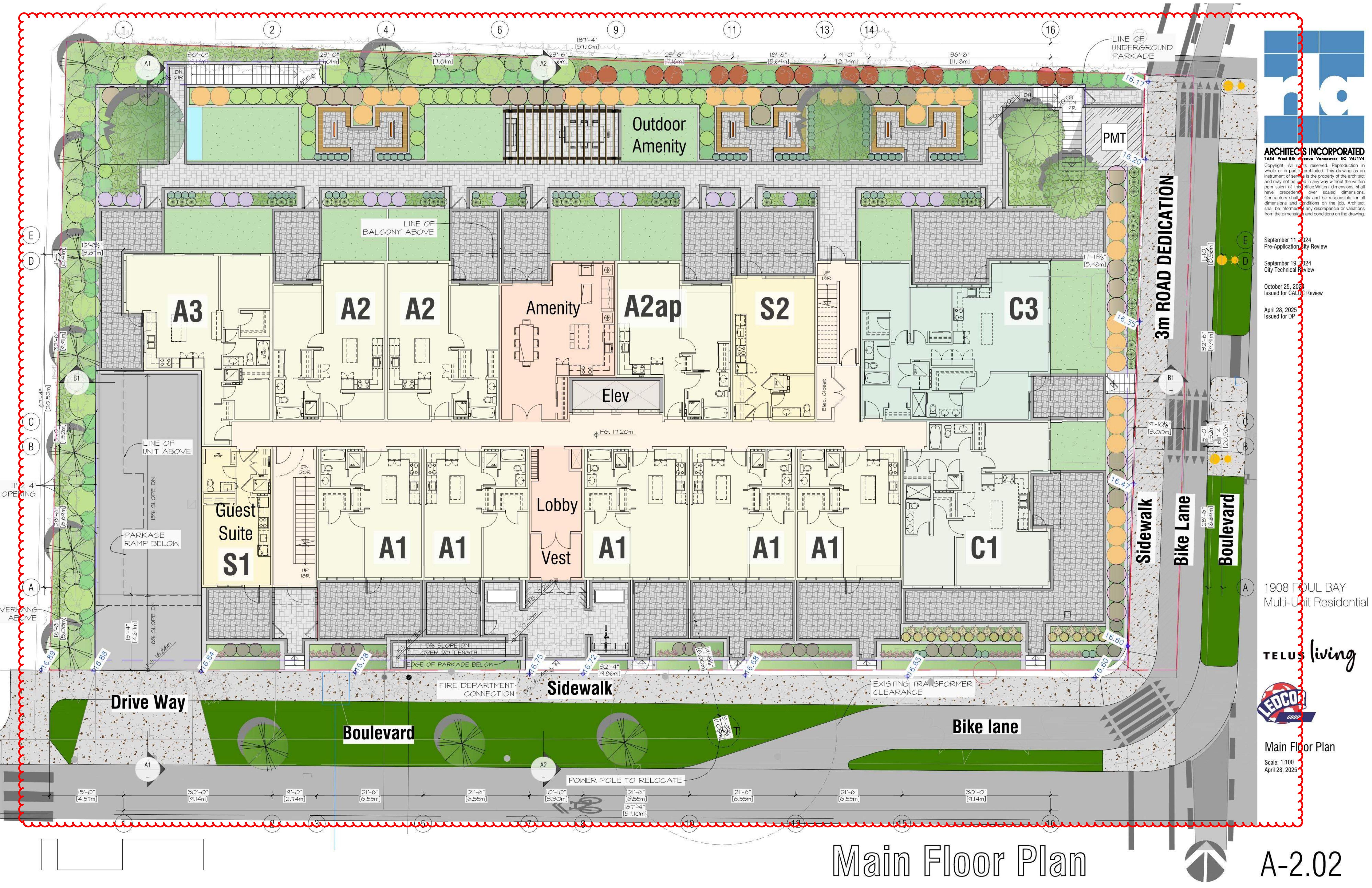
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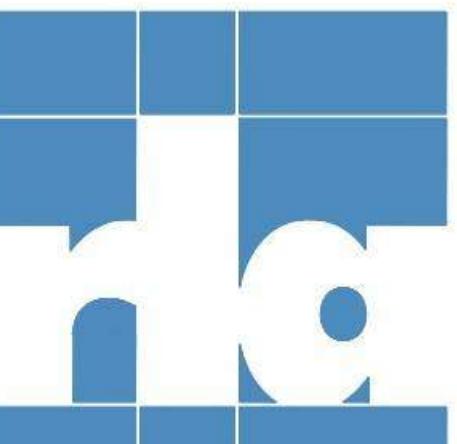
Environ Biol Fish (2007) 79:193–200

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A step function graph showing a signal that is high from 0M to 10M and low from 10M to 20M.

01M





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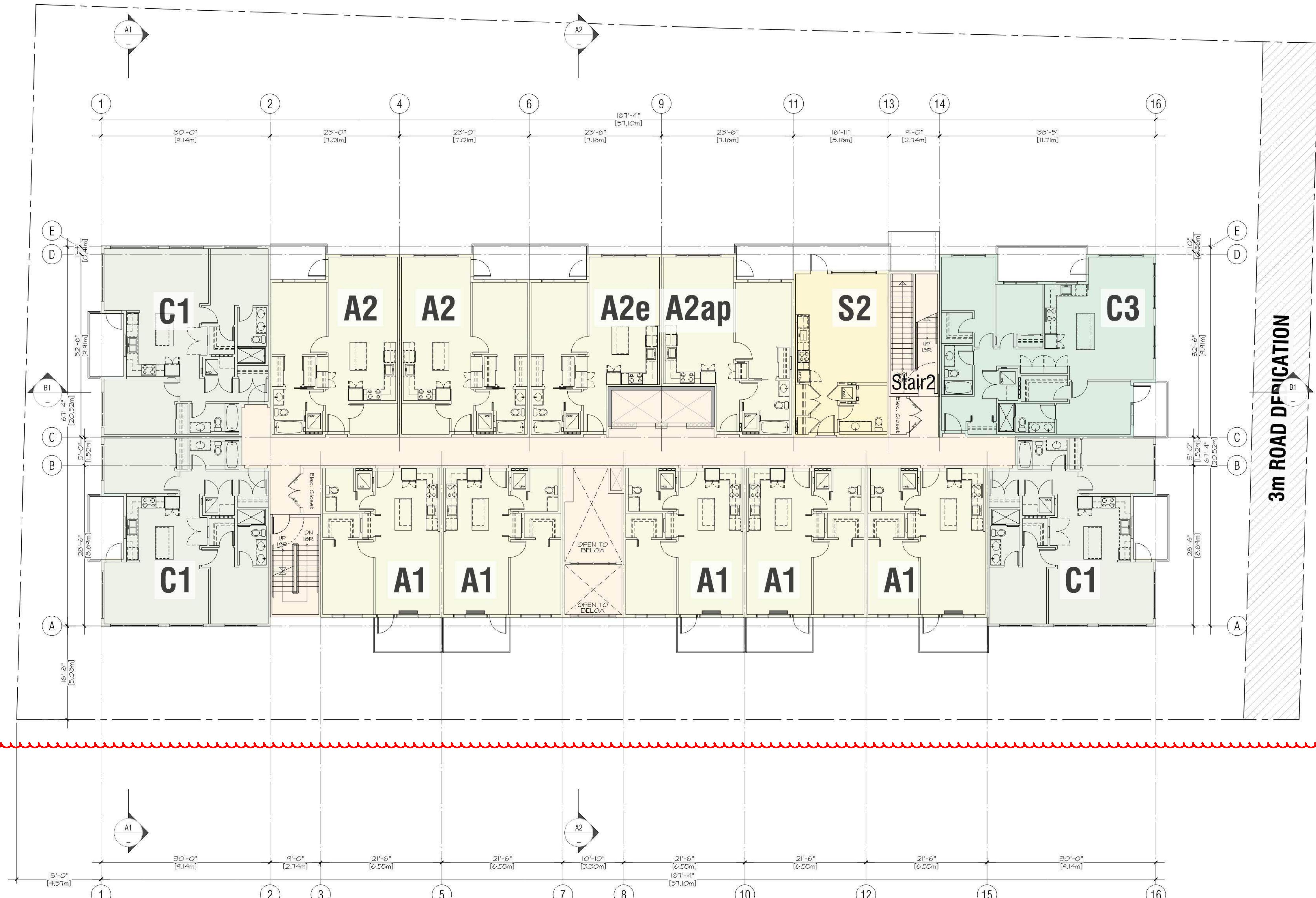
Floor Plan - L2

Scale: 1:100
April 28, 2025

Floor Plan - L2



A-2.03



0 1 5 10M

SCALE 1:100



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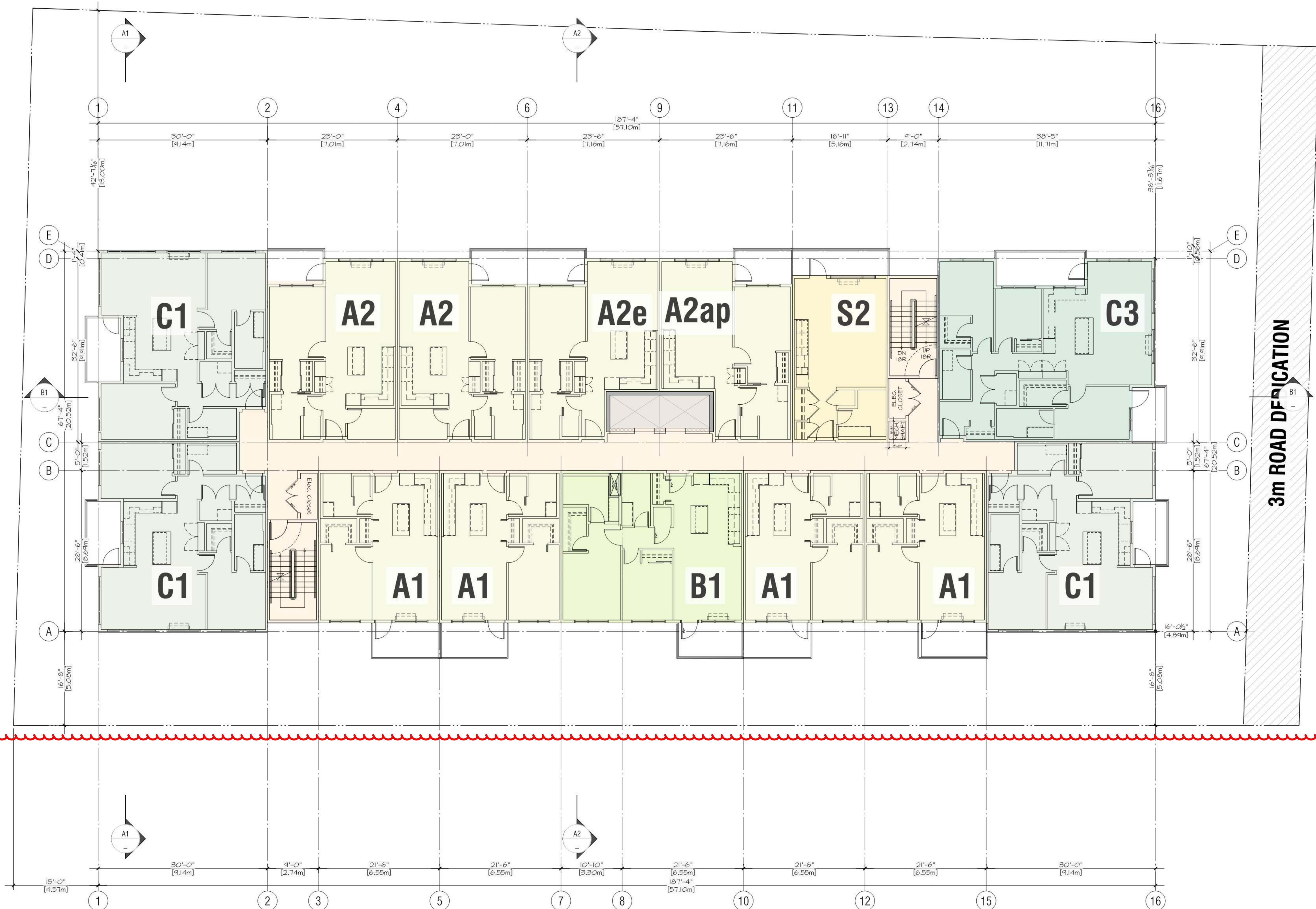
For

Project 1908 FOUL BAY Multi-Unit Residential



Typical Floor Plan

Scale: 1:100
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Typical Floor Plan



A-2.04

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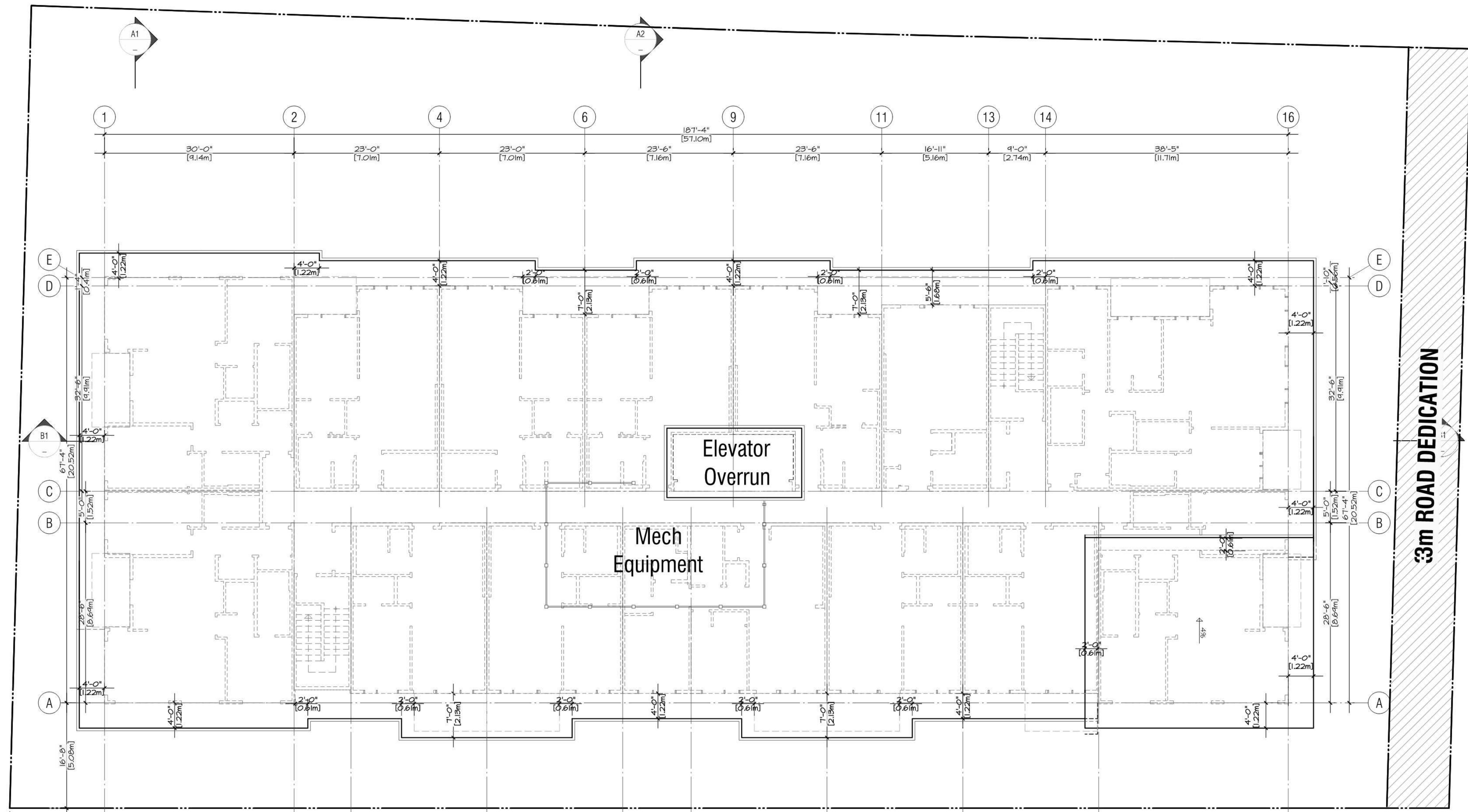
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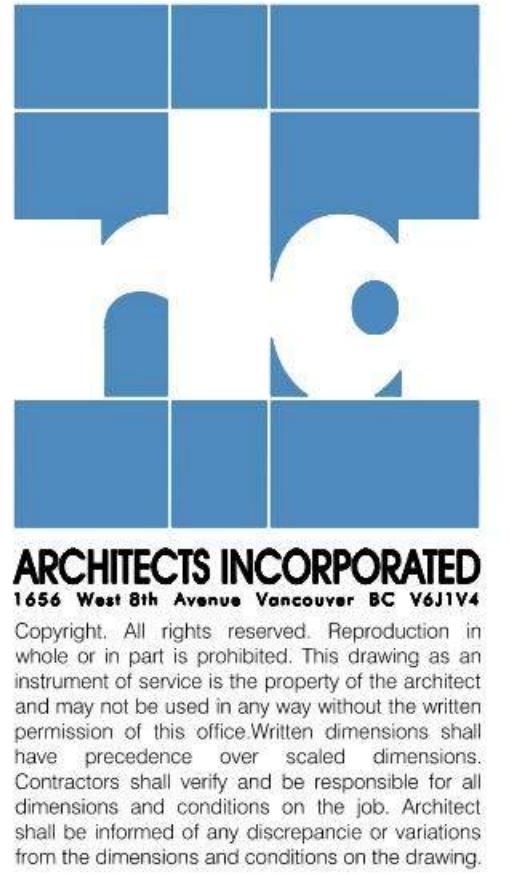
Roof Plan
Scale: 1:100
April 28, 2025



Material Legend

Provide samples of all exterior colours & materials for review & approval

1 Roofing 2-PLY SBS Roofing, Light Grey	4 Soffit: Typical - Light Grey Fibre Cement B.M. HC-169 - Conventry Grey	7 Panels: Rust Red Fibre Cement Panels B.M. 2175-30 - Rust	10 Windows: Vinyl Dark Vinyl Window Frames, Charcoal Colour	13 Privacy Screens & Guards Aluminum Frame & Glass Panel Guards and Privacy Screens, Charcoal Colour	16 Architectural Concrete Exposed Concrete (Painted At Parts of the Building Envelope)
2 Fascia: Dark Fibre Cement B.C. HC-154 - Hale Navy	5 Soffit: Typical - Dark Grey Fibre Cement B.M. 2128-20 - Abyss	8 Panels: Wooden Look Fibre Cement Panels Wood-Like	11 Windows: Curtain Wall Aluminum Frames, Charcoal Colour	14 Metal Guardrails -Charcoal Grey Aluminum Picket Guards, Charcoal Colour	17 Sunshades - Charcoal Grey Aluminum Frame, Charcoal Colour
3 Soffit: Feature Wood Fibre Cement, Wood-like Colour	6 Panels: Dark Grey Fibre Cement Panels B.M. 2128-20 - Abyss	9 Panels: Off White Fibre Cement Vertical Board & Batten B.M. OC-17 - White Dove	12 Metal Flashing: Feature Match Colour to Adjacent Material	15 Feature beams - Charcoal Grey Fibre Cement Cladded B.M. 2128-20 - Abyss	18 Trims:Dark Grey B.M. HC-178 Charcoal Slate



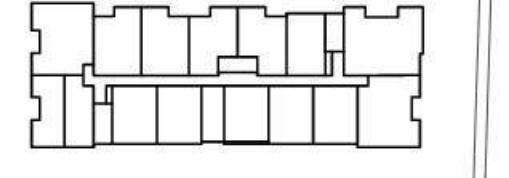
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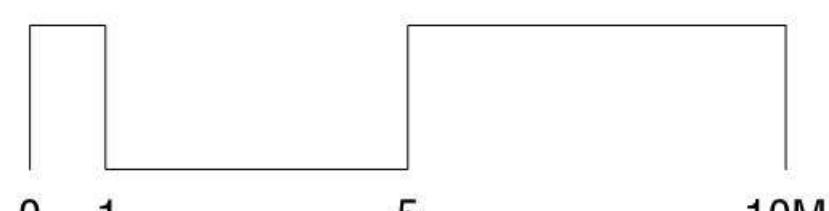


Elevations

Scale: 1:100
April 28, 2025



South Elevation - Bourchier Street



SCALE: 1:100

Elevation - South

A-3.01

Material Legend

Provide samples of all exterior colours & materials for review & approval

1 Roofing
2-PLY SBS Roofing, Light Grey

2 Fascia: Dark
Fibre Cement
B.C. HC-154 - Hale Navy

3 Soffit: Feature Wood
Fibre Cement, Wood-like Colour

4 Soffit: Typical - Light Grey
Fibre Cement
B.M. HC-169 - Conventry Grey

5 Soffit: Typical - Dark Grey
Fibre Cement
B.M. 2128-20 - Abyss

6 Panels: Dark Grey
Fibre Cement Panels
B.M. 2128-20 - Abyss

7 Panels: Rust Red
Fibre Cement Panels
B.M. 2175-30 - Rust

8 Panels: Wooden Look
Fibre Cement Panels Wood-Like

9 Panels: Off White
Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove

10 Windows: Vinyl Dark
Vinyl Window Frames, Charcoal Colour

11 Windows: Curtain Wall
Aluminum Frames, Charcoal Colour

12 Metal Flashing: Feature
Match Colour to Adjacent Material

13 Privacy Screens & Guards
Aluminum Frame & Glass Panel Guards and Privacy Screens, Charcoal Colour

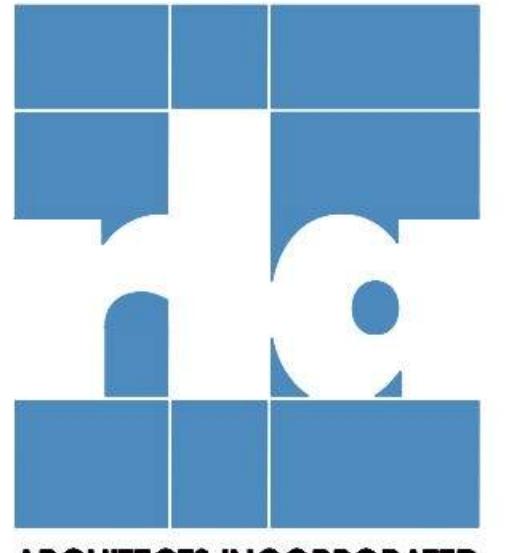
14 Metal Guardrails -Charcoal Grey
Aluminum Picket Guards, Charcoal Colour

15 Feature beams - Charcoal Grey
Fibre Cement Cladded
B.M. 2128-20 - Abyss

16 Architectural Concrete
Exposed Concrete (Painted At Parts of the Building Envelope)

17 Sunshades - Charcoal Grey
Aluminum Frame, Charcoal Colour

18 Trims:Dark Grey
B.M. HC-178 Charcoal Slate



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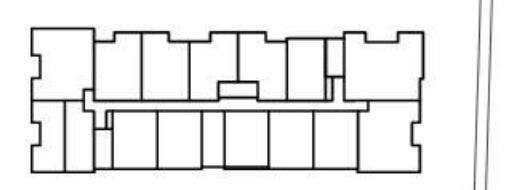
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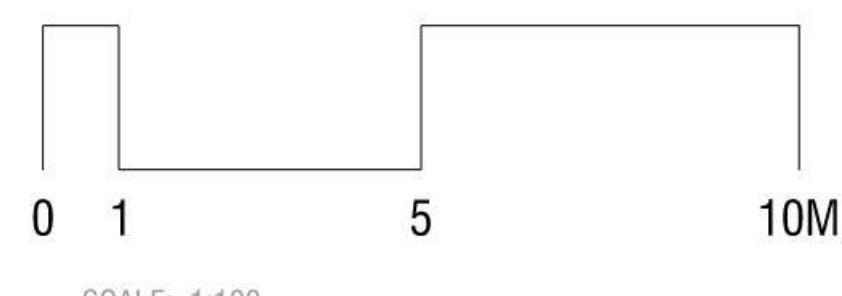
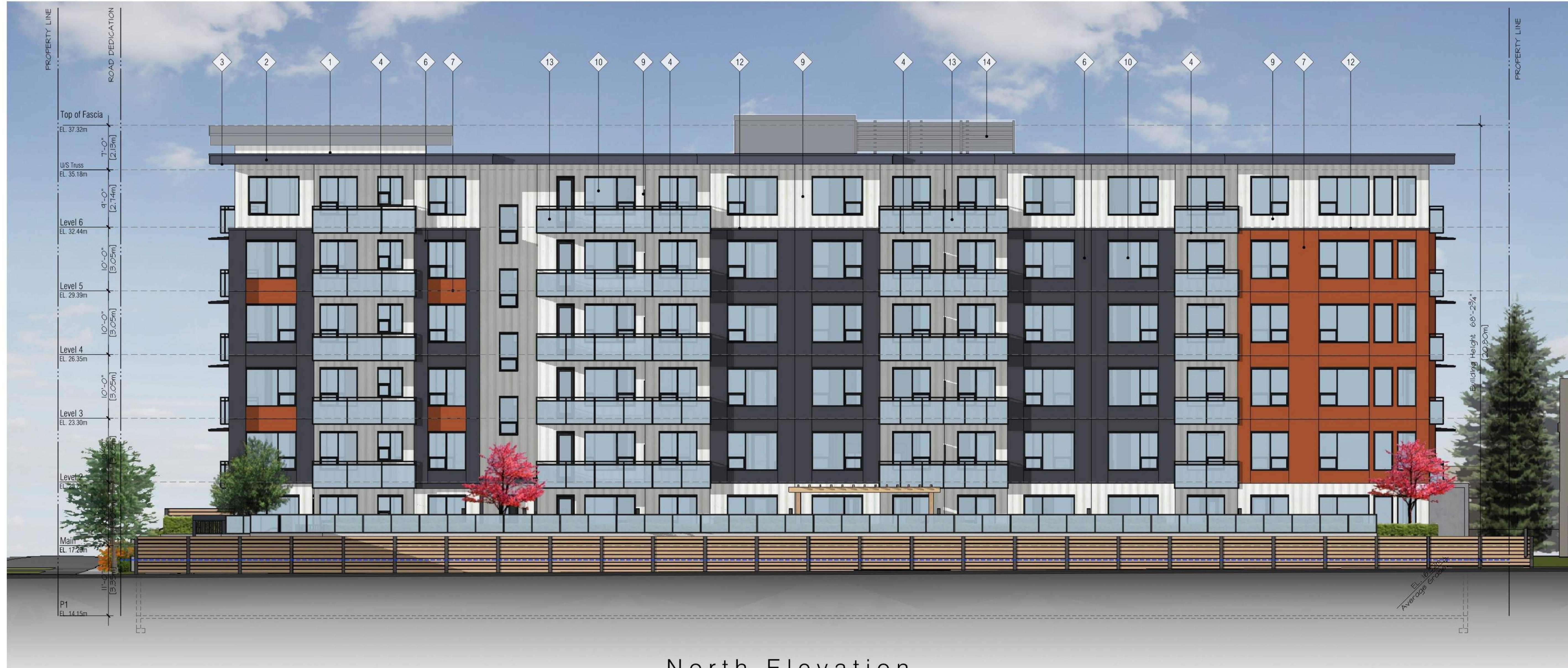
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Elevations

Scale: 1:100
April 28, 2025



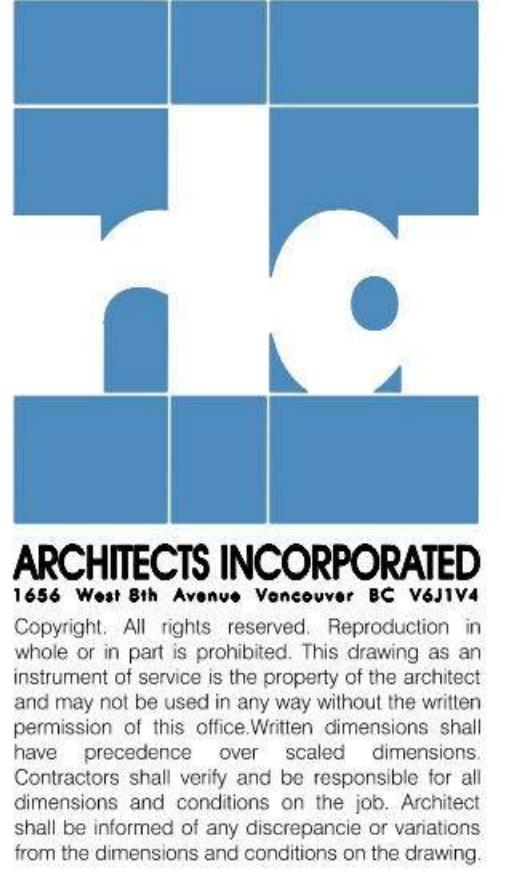
Elevation - North

A-3.02

Material Legend

Provide samples of all exterior colours & materials for review & approval

1 Roofing 2-PLY SBS Roofing, Light Grey	4 Soffit: Typical - Light Grey Fibre Cement B.M. HC-169 - Conventry Grey	7 Panels: Rust Red Fibre Cement Panels B.M. 2175-30 - Rust	10 Windows: Vinyl Dark Vinyl Window Frames, Charcoal Colour	13 Privacy Screens & Guards Aluminum Frame & Glass Panel Guards and Privacy Screens, Charcoal Colour	16 Architectural Concrete Exposed Concrete (Painted At Parts of the Building Envelope)
2 Fascia: Dark Fibre Cement B.C. HC-154 - Hale Navy	5 Soffit: Typical - Dark Grey Fibre Cement B.M. 2128-20 - Abyss	8 Panels: Wooden Look Fibre Cement Panels Wood-Like	11 Windows: Curtain Wall Aluminum Frames, Charcoal Colour	14 Metal Guardrails -Charcoal Grey Aluminum Picket Guards, Charcoal Colour	17 Sunshades - Charcoal Grey Aluminum Frame, Charcoal Colour
3 Soffit: Feature Wood Fibre Cement, Wood-like Colour	6 Panels: Dark Grey Fibre Cement Panels B.M. 2128-20 - Abyss	9 Panels: Off White Fibre Cement Vertical Board & Batten B.M. OC-17 - White Dove	12 Metal Flashing: Feature Match Colour to Adjacent Material	15 Feature beams - Charcoal Grey Fibre Cement Cladded B.M. 2128-20 - Abyss	18 Trims:Dark Grey B.M. HC-178 Charcoal Slate



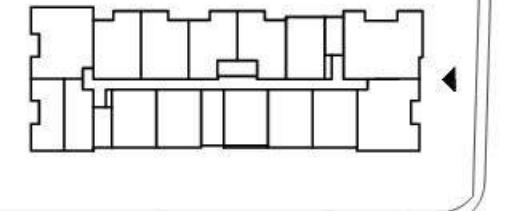
Revisions:

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Pre-Application City Review

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For

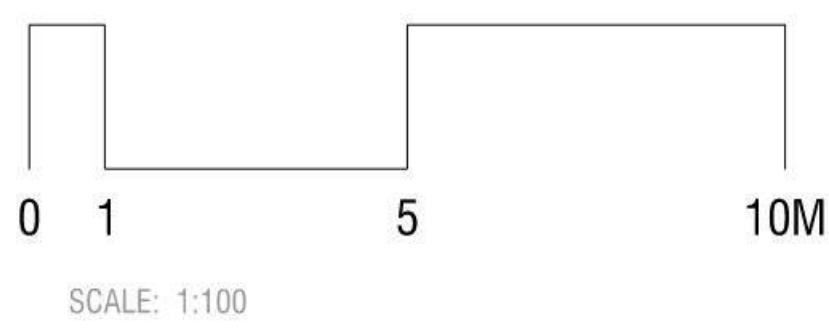
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
April 28, 2025



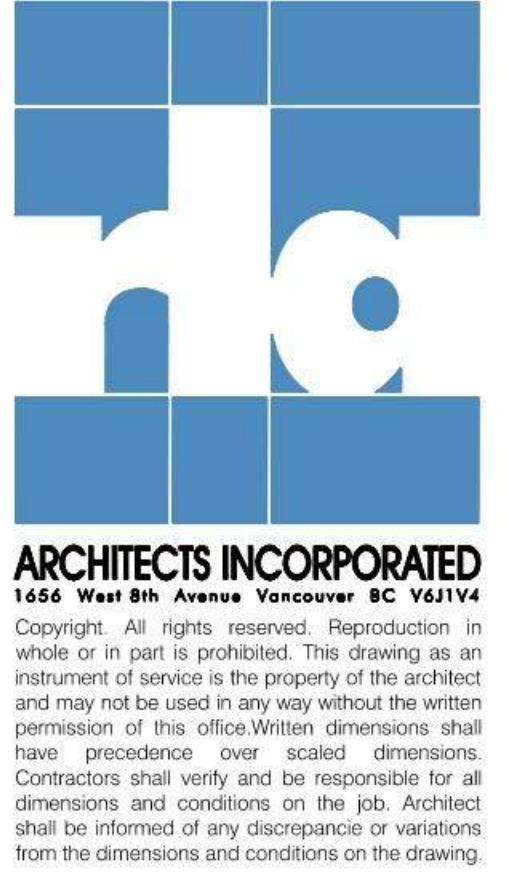
Elevation - East

A-3.03

Material Legend

Provide samples of all exterior colours & materials for review & approval

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2 Fascia: Dark Fibre Cement B.C. HC-154 - Hale Navy	5 Soffit: Typical - Dark Grey Fibre Cement B.M. 2128-20 - Abyss	8 Panels: Wooden Look Fibre Cement Panels Wood-Like	11 Windows: Curtain Wall Aluminum Frames, Charcoal Colour	14 Metal Guardrails -Charcoal Grey Aluminum Picket Guards, Charcoal Colour	17 Sunshades - Charcoal Grey Aluminum Frame, Charcoal Colour
3 Soffit: Feature Wood Fibre Cement, Wood-like Colour	6 Panels: Dark Grey Fibre Cement Panels B.M. 2128-20 - Abyss	9 Panels: Off White Fibre Cement Vertical Board & Batten B.M. OC-17 - White Dove	12 Metal Flashing: Feature Match Colour to Adjacent Material	15 Feature beams - Charcoal Grey Fibre Cement Cladded B.M. 2128-20 - Abyss	18 Trims:Dark Grey B.M. HC-178 Charcoal Slate



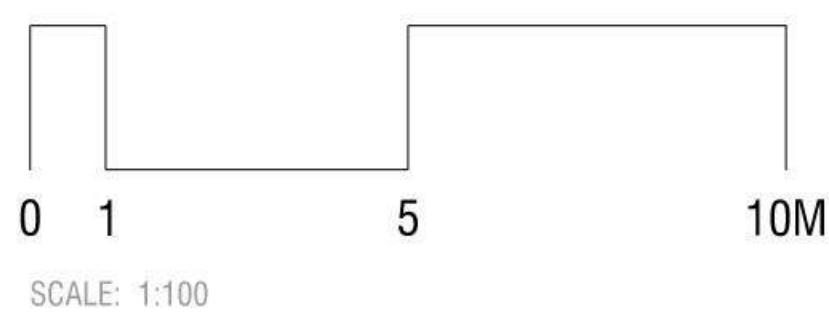
Revisions:

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Elevation - West

A-3.04

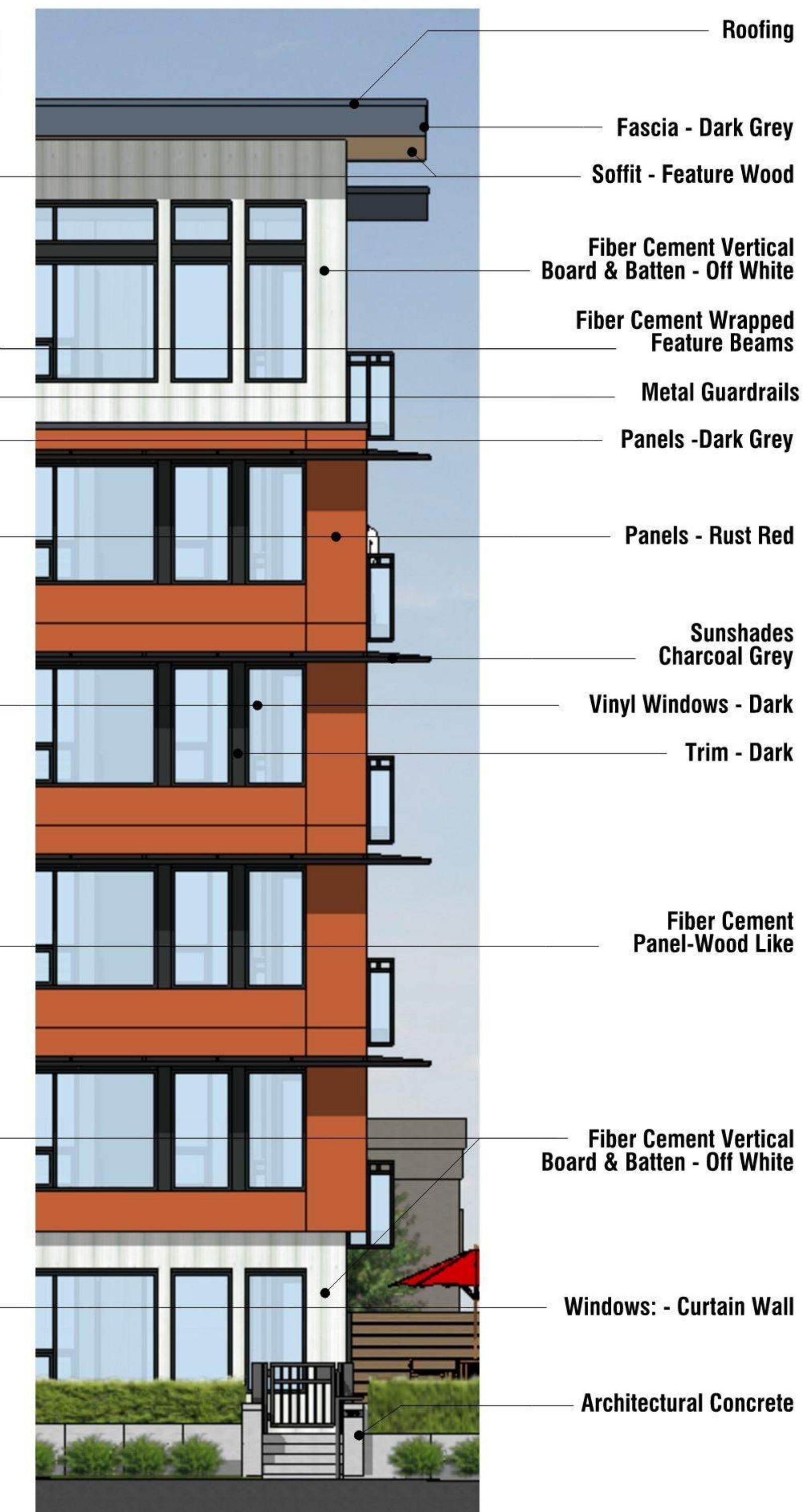
For
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
April 28, 2025



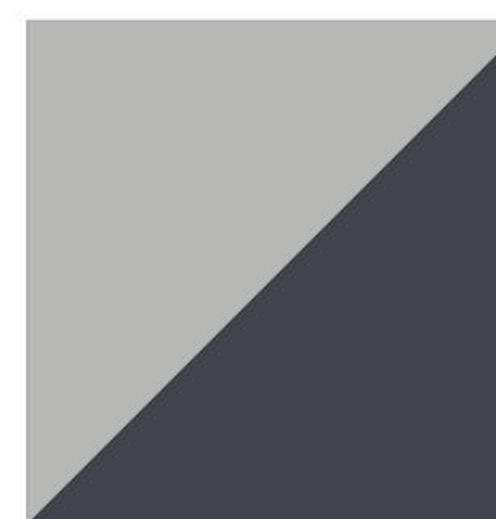
Roofing
2-Ply SBS Roofing
Coloured Light Gray



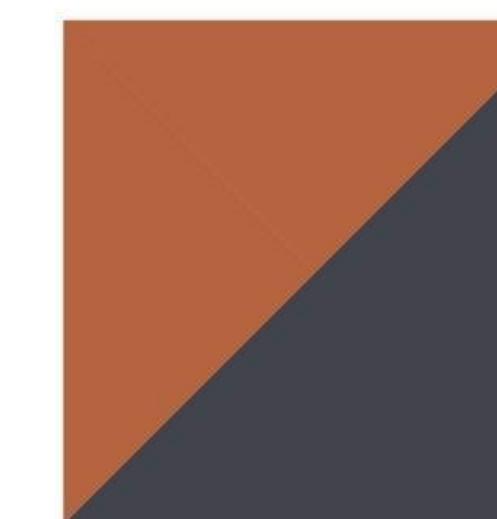
Fascia
Fibre Cement - Light Gray /Dark Gray
B.M. HC 154 - Hale Navy
Concealed Fasteners



Soffit: Feature Wood
Wood-like Fibre Cement Board
6" Exposure, Pacific Sands Fisher Coating
Colour matched fasteners



Soffit
Fibre Cement -Light Gray /Dark Gray
B.M. HC-169 - Conventry Gray
B.M. 2128-20 - Abyss
Concealed Fasteners



Panels
Fibre Cement
B.M. 2175-30 - Rust
B.M. 2128-20 - Abyss
Concealed Fasteners



Panels
Fibre Cement- Off White
Vertical Board & Batten
B.M. OC-17 - White Dove



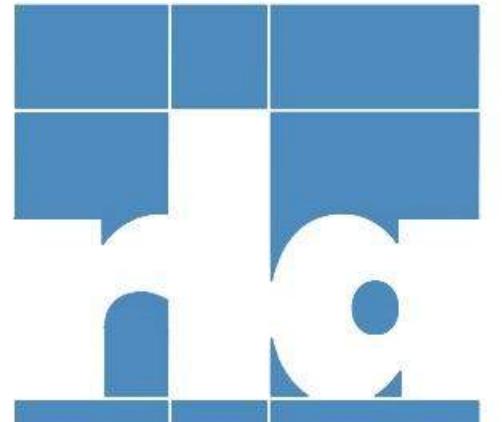
Metal Guardrails
Pre - Engineered Aluminum
Charcoal Gray



Architectural Concrete
Exposed Concrete or Elastomeric Paint
B.M. AC-26 - Ozark Shadows



Vinyl Windows
High Performance Low-E
Dark Coloured - Dark Charcoal Vinyl



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For:

Project:
1908 FOUL BAY
Multi-Unit Residential

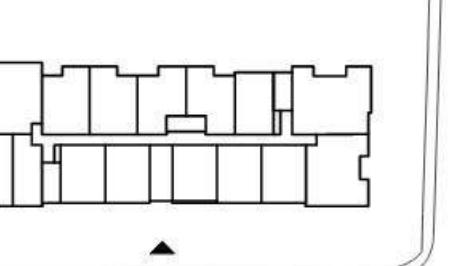
TELUS living



Colour Material Board

Scale: NTS
April 28, 2025

Revisions:
 September 11, 2024
 Pre-Application City Review
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 October 25, 2024
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For
 Project
 1908 FOUL BAY
 Multi-Unit Residential

TELUS living


 Streetscape Elevations
 South

Scale: 1:150
 April 28, 2025



0 1 5 10M 15M
 SCALE: 1:150

Streetscape Elevation - South

A-3.06

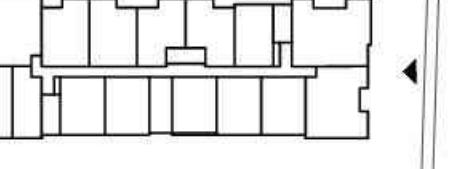
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For:

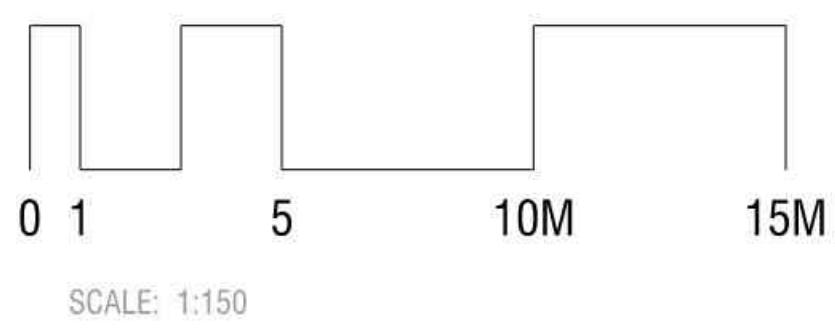
Project:
1908 FOUL BAY
Multi-Unit Residential

TELUS living



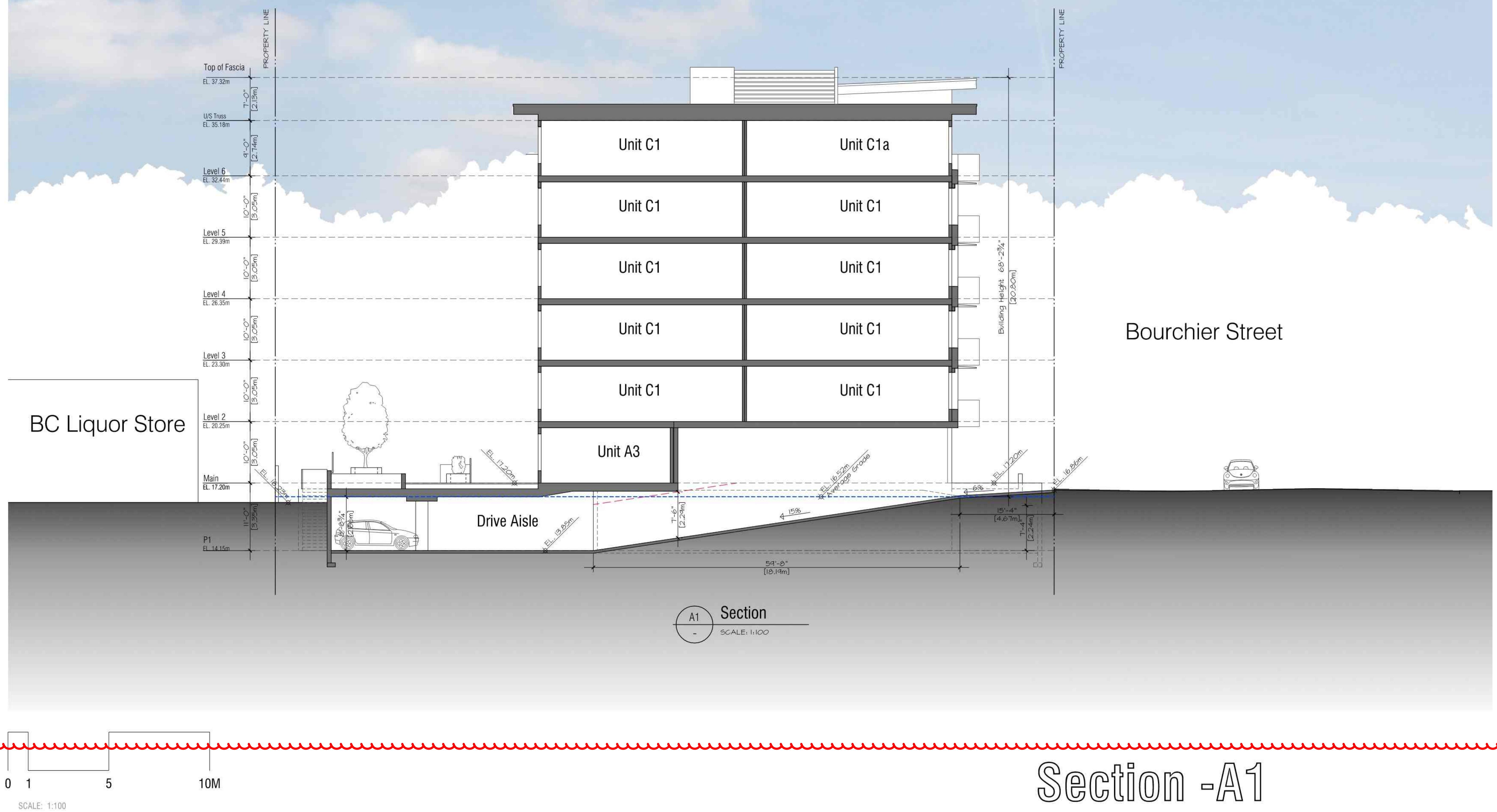
Streetscape Elevations
East

Scale: 1:150
April 28, 2025



Streetscape Elevation - East

A-3.07



Section -A1

A-4.02

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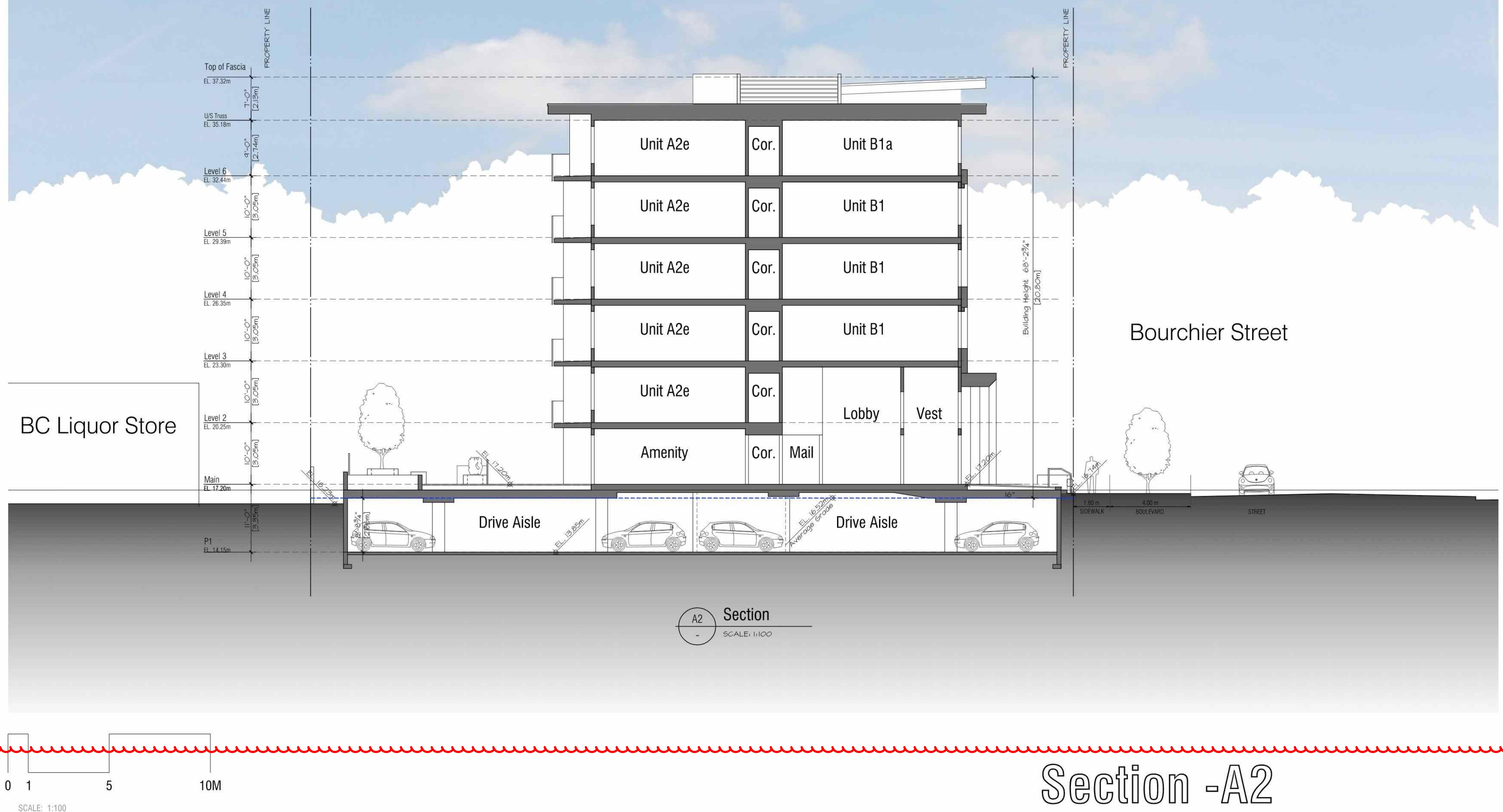
October 25, 2024
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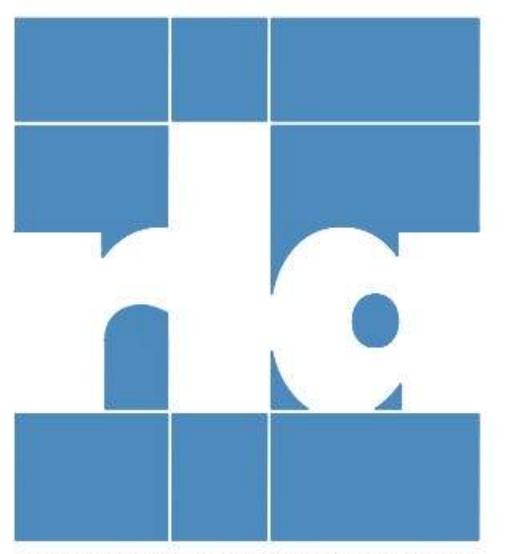
TELUS living

Sections



Section -A2

A-4.02



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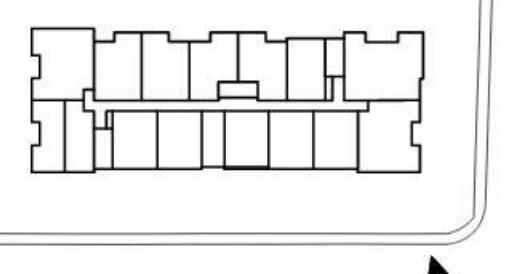
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Project:
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Multi-Unit Residential

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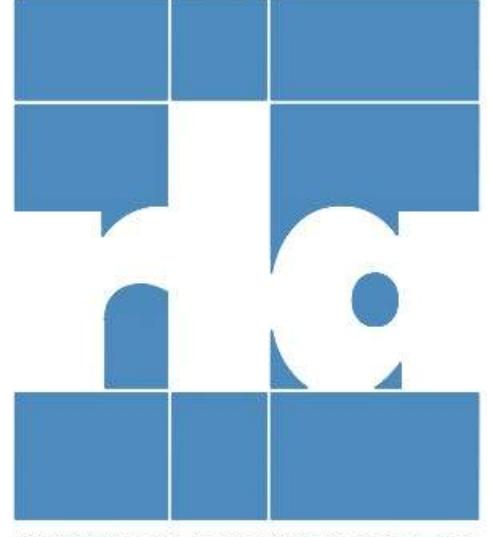


Views

Scale:
April 28, 2025

Concept Model View - SE corner-Bourchier

A-5.01



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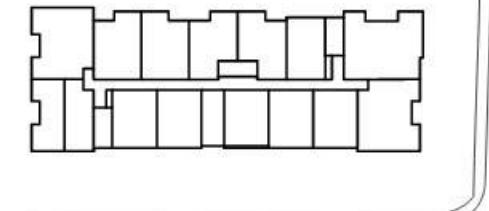
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Multi-Unit Residential

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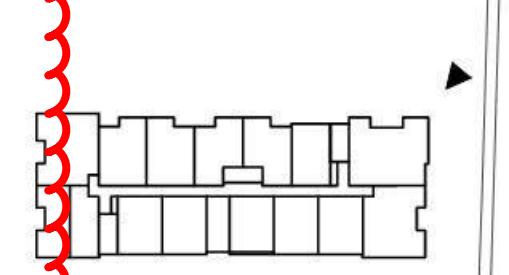


Views

Scale:
April 28, 2025

Concept Model View - SW-Bourchier

A-5.02



Foot

Proj
1308 FOUL BAY
Multi-Unit Residential

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Views

Scale:
April 28, 2025



Concept Model View - NEcorner-Foul Bay A-5.03

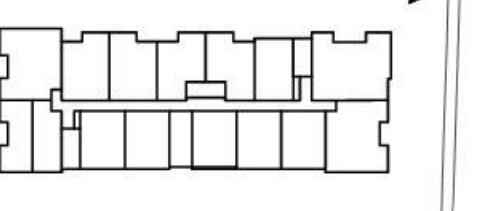
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Multi-Unit Residential

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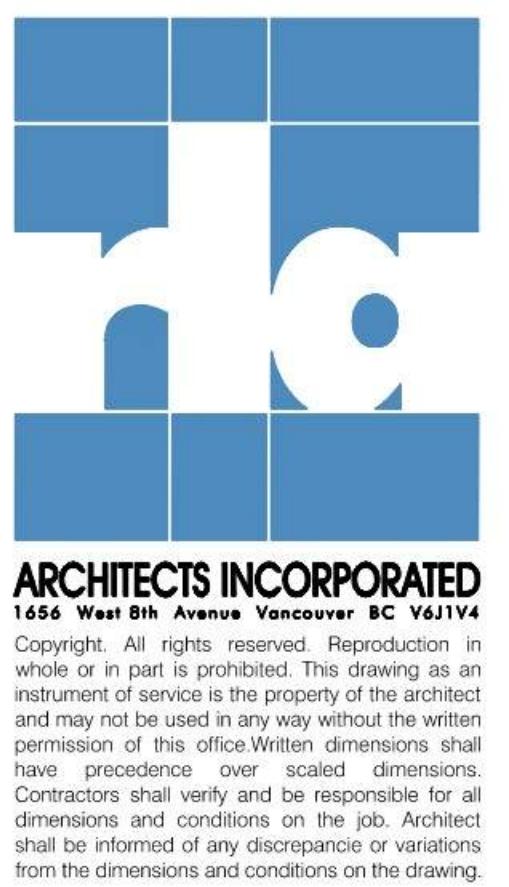


Views

Scale:
April 28, 2025



Concept Model View - NE-Foul Bay A-5.04



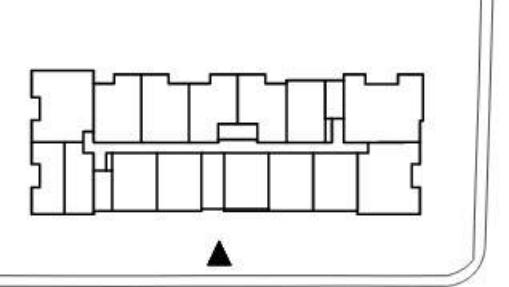
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1908 FOUL BAY
Multi-Unit Residential

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Views

Scale:
April 28, 2025

Concept Model View - Entry A-5.05

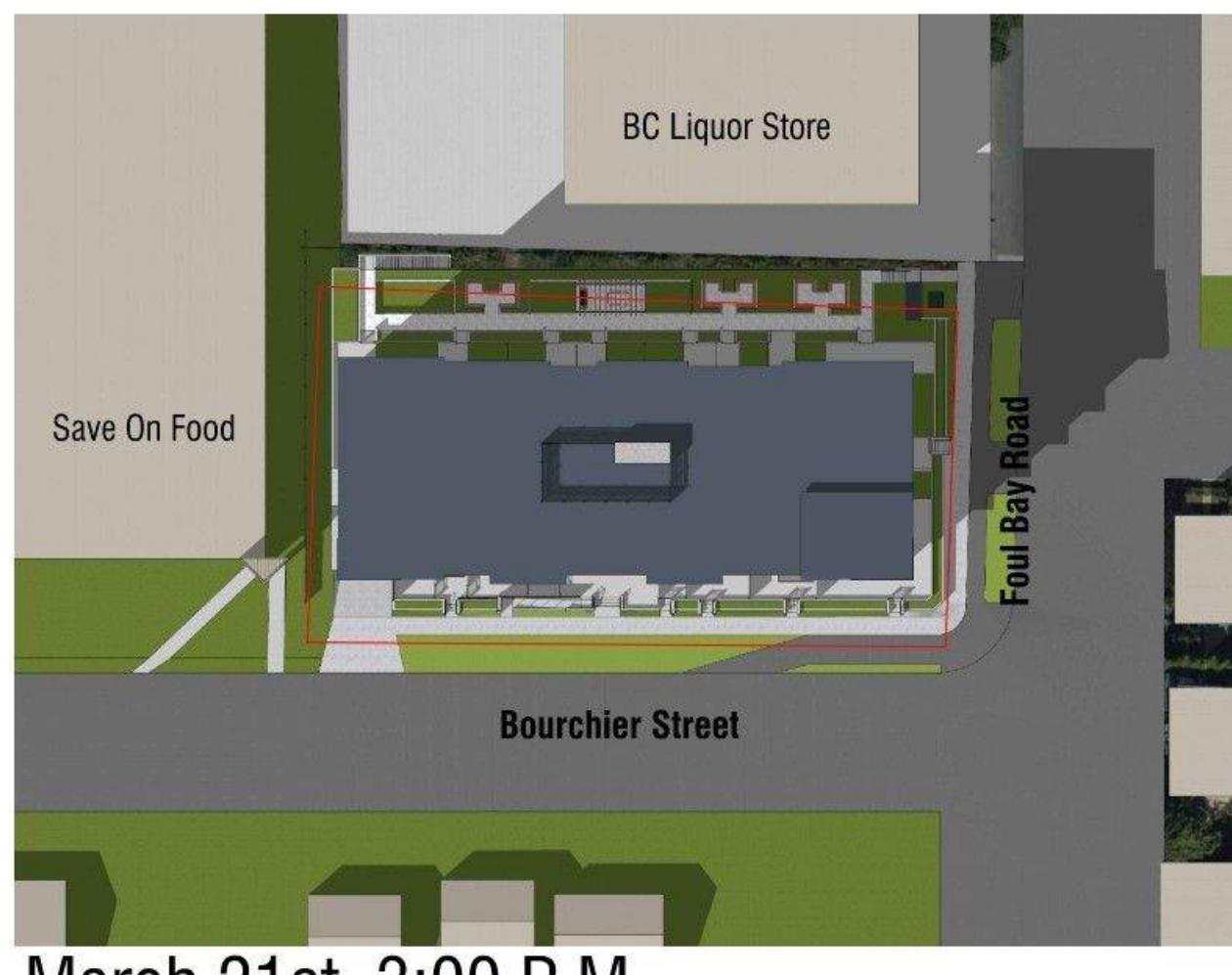
SPRING EQUINOX



March 21st, 9:00 A.M.



March 21st, 12:00 P.M.



March 21st, 3:00 P.M.

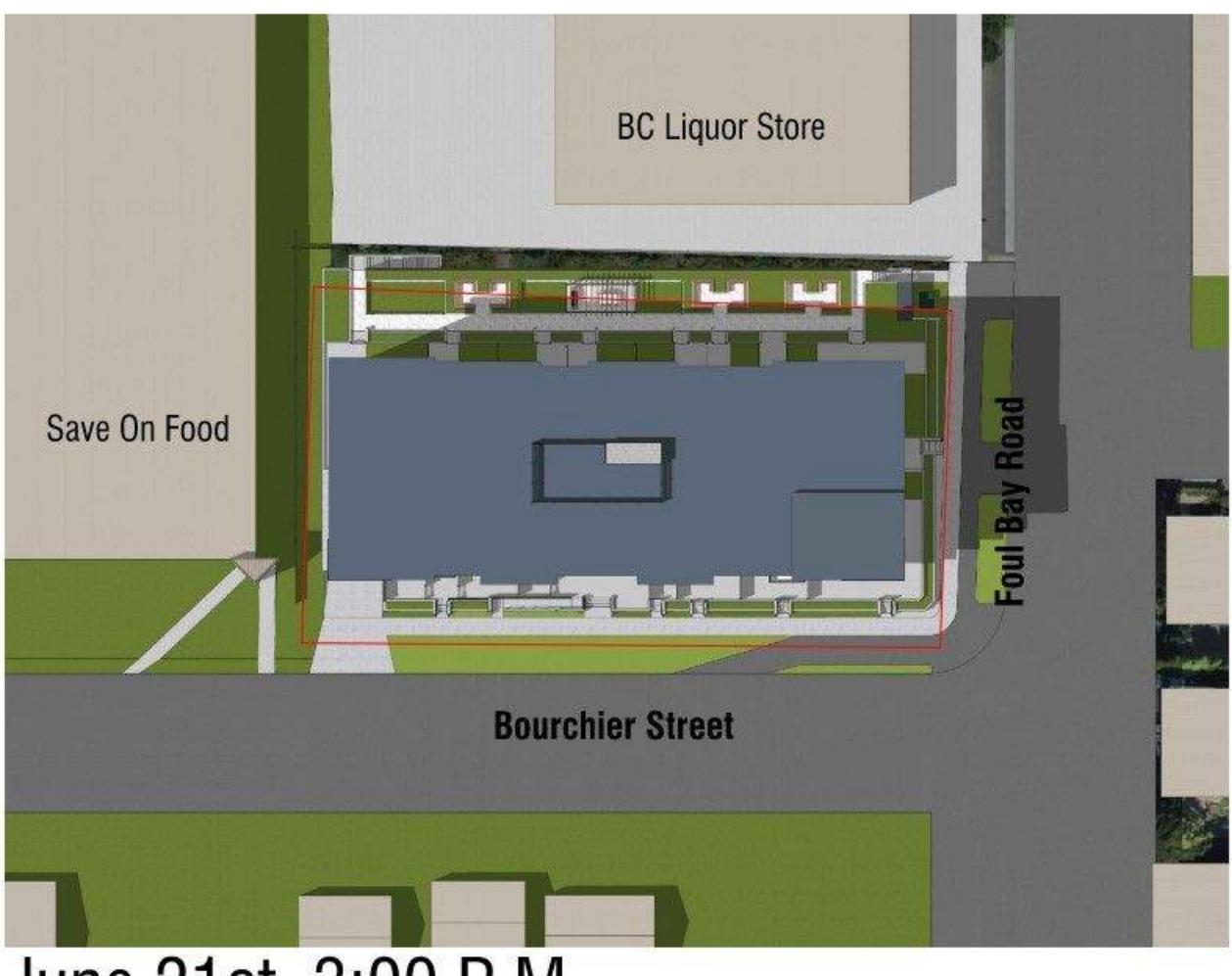
SUMMER SOLSTICE



June 21st, 9:00 A.M.



June 21st, 12:00 P.M.



June 21st, 3:00 P.M.

FALL EQUINOX



September 21st, 9:00 A.M.



September 21st, 12:00 P.M.

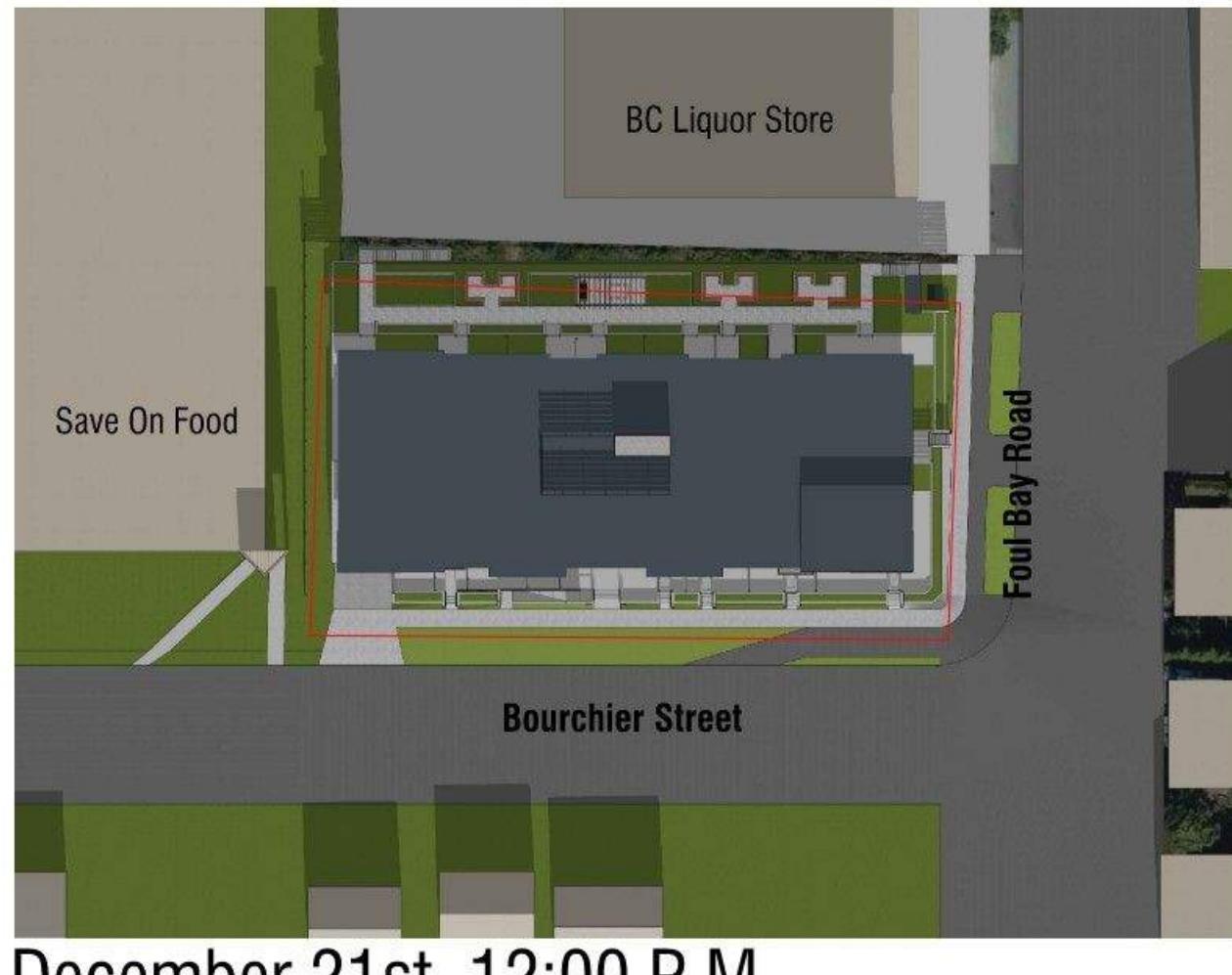


September 21st, 3:00 P.M.

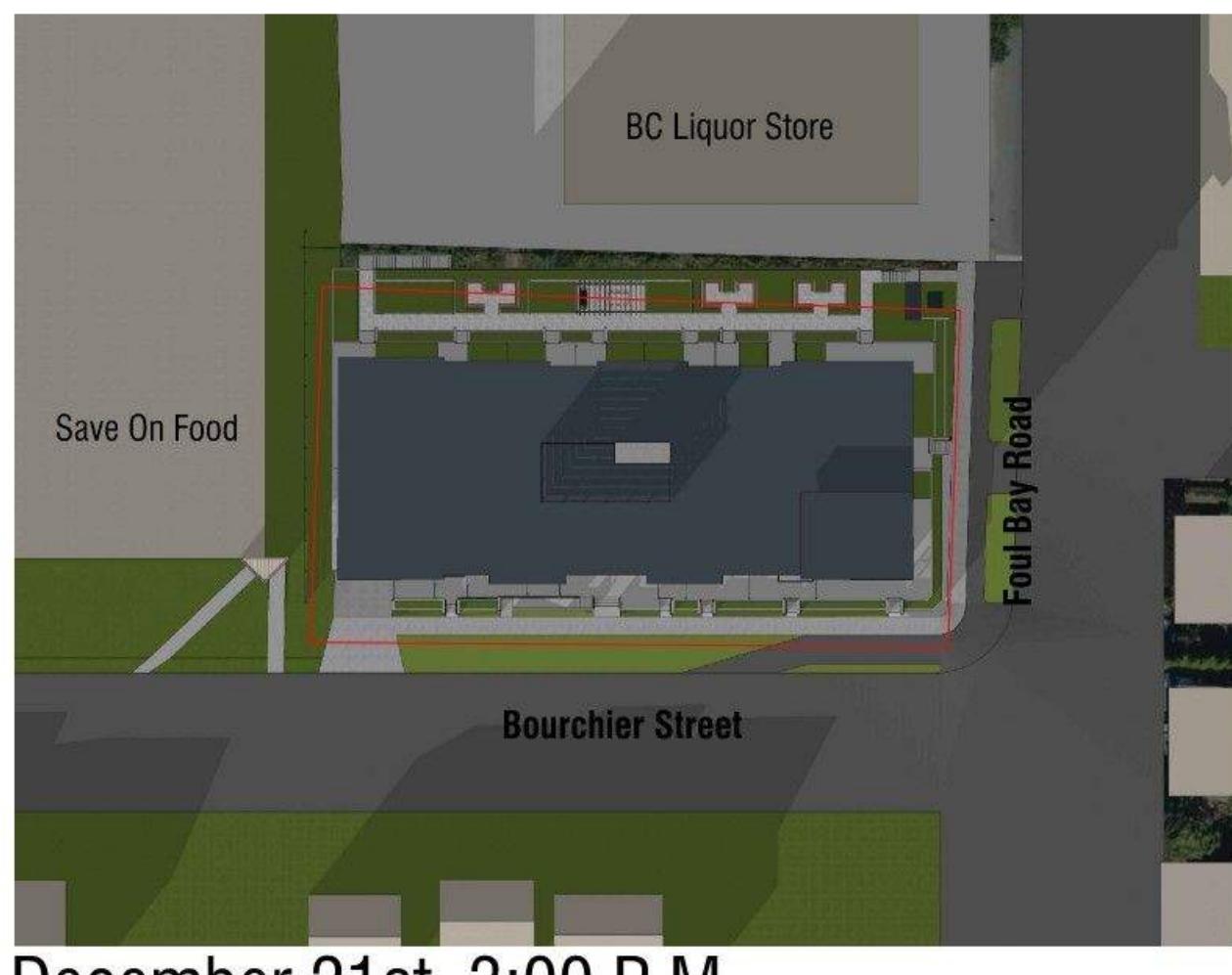
WINTER SOLSTICE



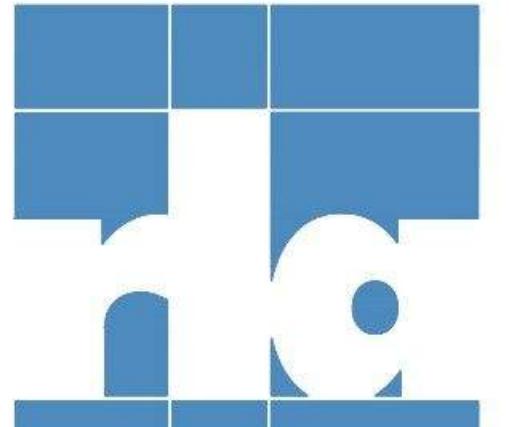
December 21st, 9:00 A.M.



December 21st, 12:00 P.M.



December 21st, 3:00 P.M.



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For:

Project:
1908 FOUL BAY
Multi-Unit Residential

TELUS living
TELCOR GROUP

Shadow Study
Scale: N/A
April 28, 2025

Shadow Study



A-6.00

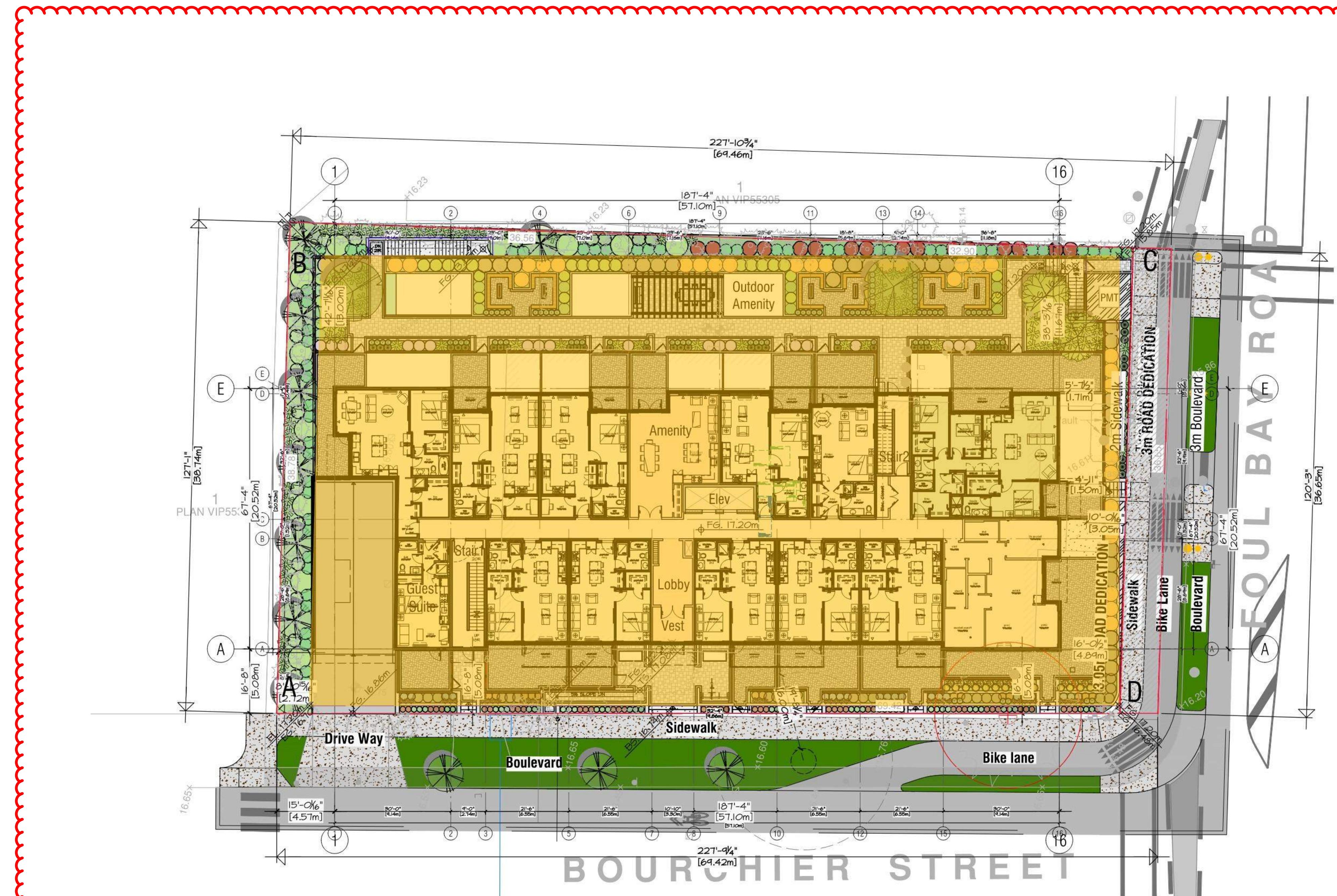
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TELUS living



Average Grade Overlay
Scale: 1:200
April 28, 2025



Average Grade Overlay

A-7.00

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Project
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Multi-Unit Residential

TELUS living



Studio Unit Plans
S1, S2 & S3

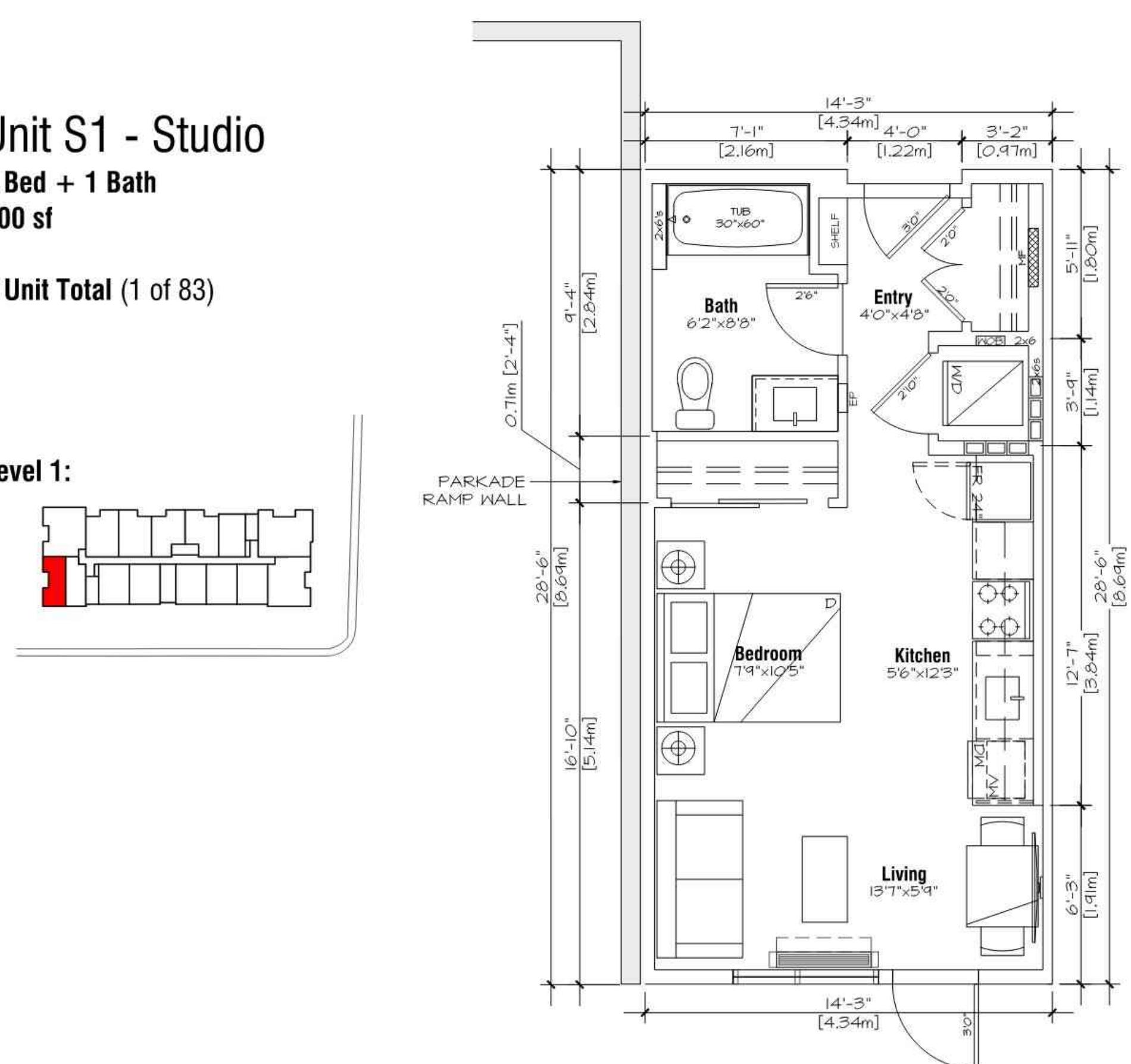
Scale: 1/4" = 1' - 0"
April 28, 2025

Unit S1 - Studio

1 Bed + 1 Bath
400 sf

1 Unit Total (1 of 83)

Level 1:

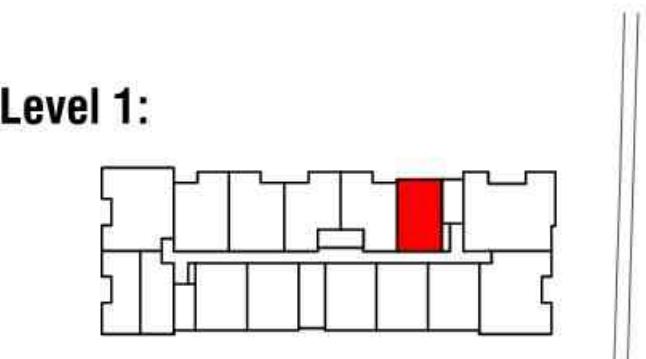


Unit S2 - Studio

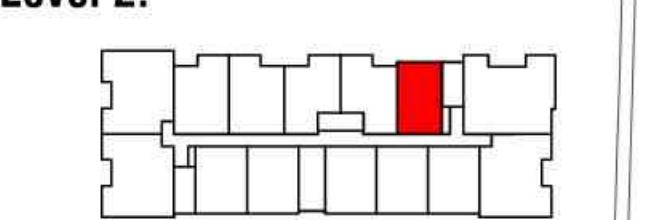
1 Bed + 1 Bath
493 sf

6 Units Total (6 of 83)

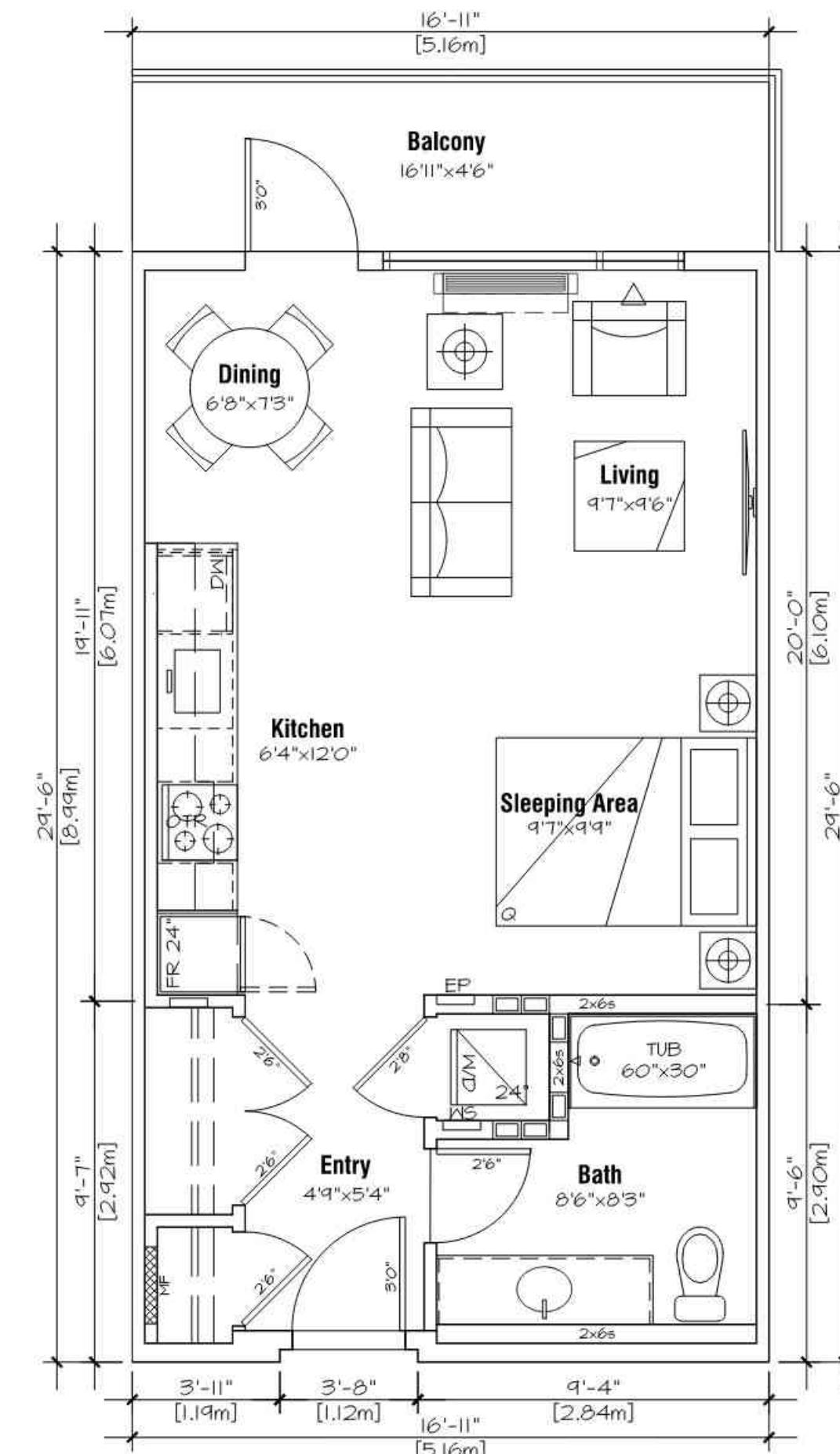
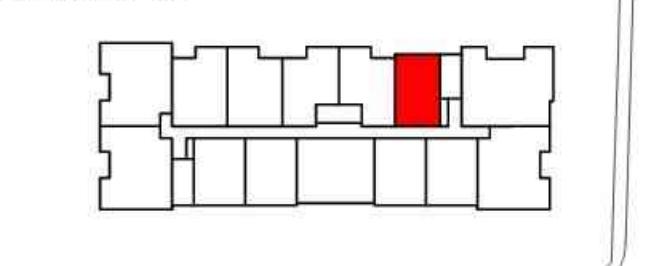
Level 1:



Level 2:



Level 3-6:



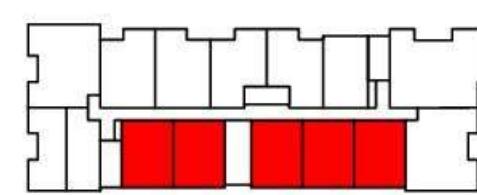
A1 - 1 Bedroom

1 Bed + 1 Bath

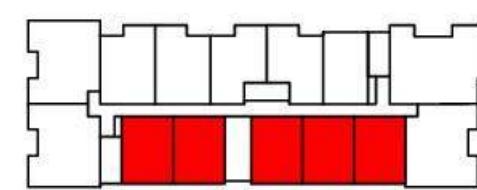
573 sf

14 Units Total (26 of 83)

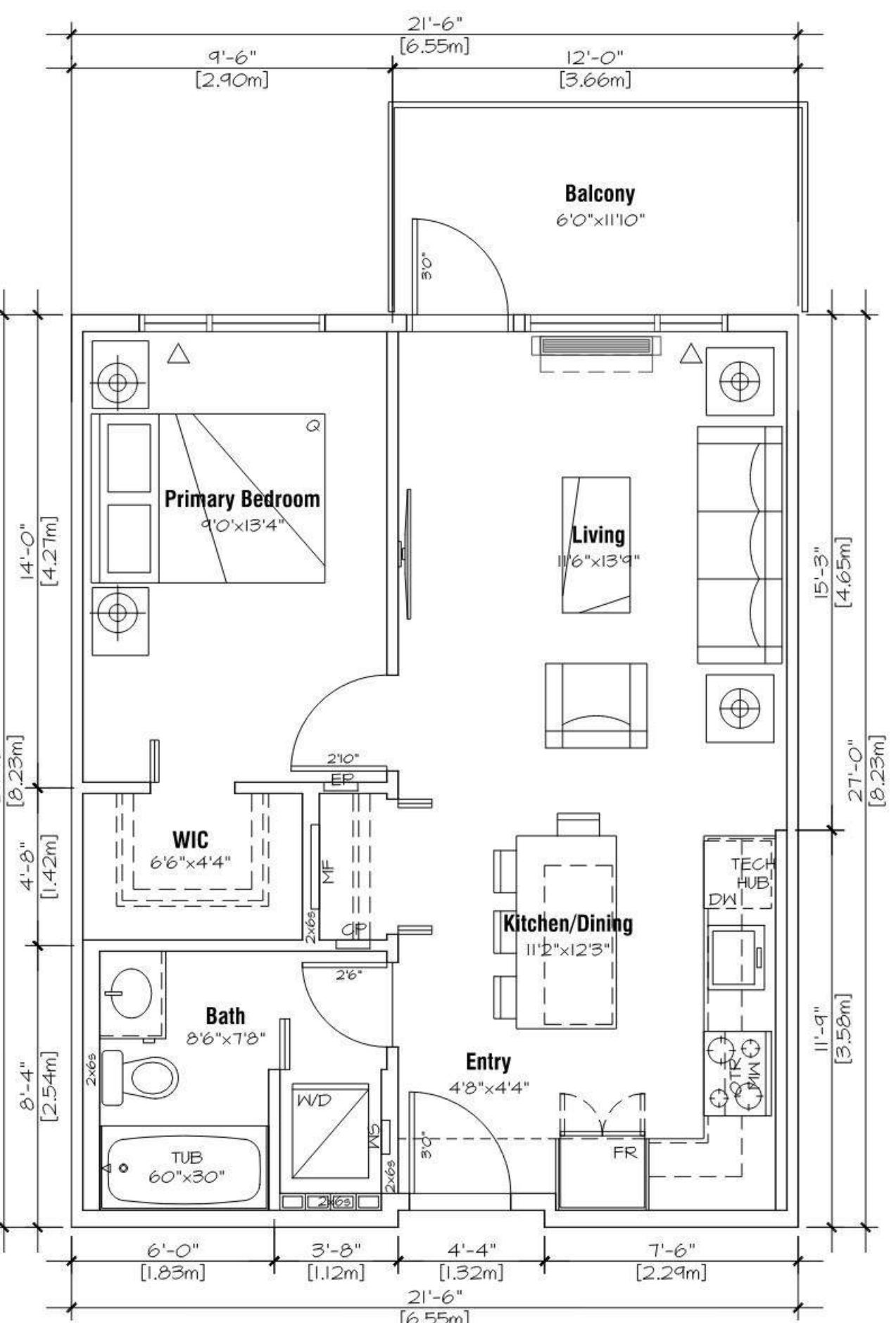
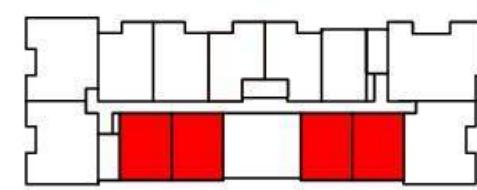
Level 1:



Level 2:



Level 3-6:



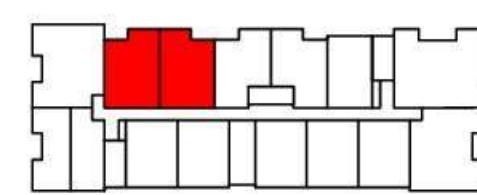
A2 - 1 Bedroom + Flex

1 Bed + 1 Bath

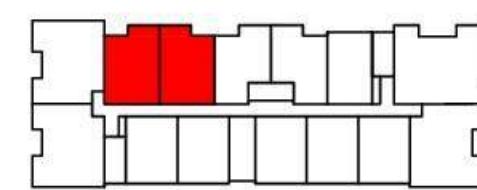
695 sf

12 Units Total (12 of 83)

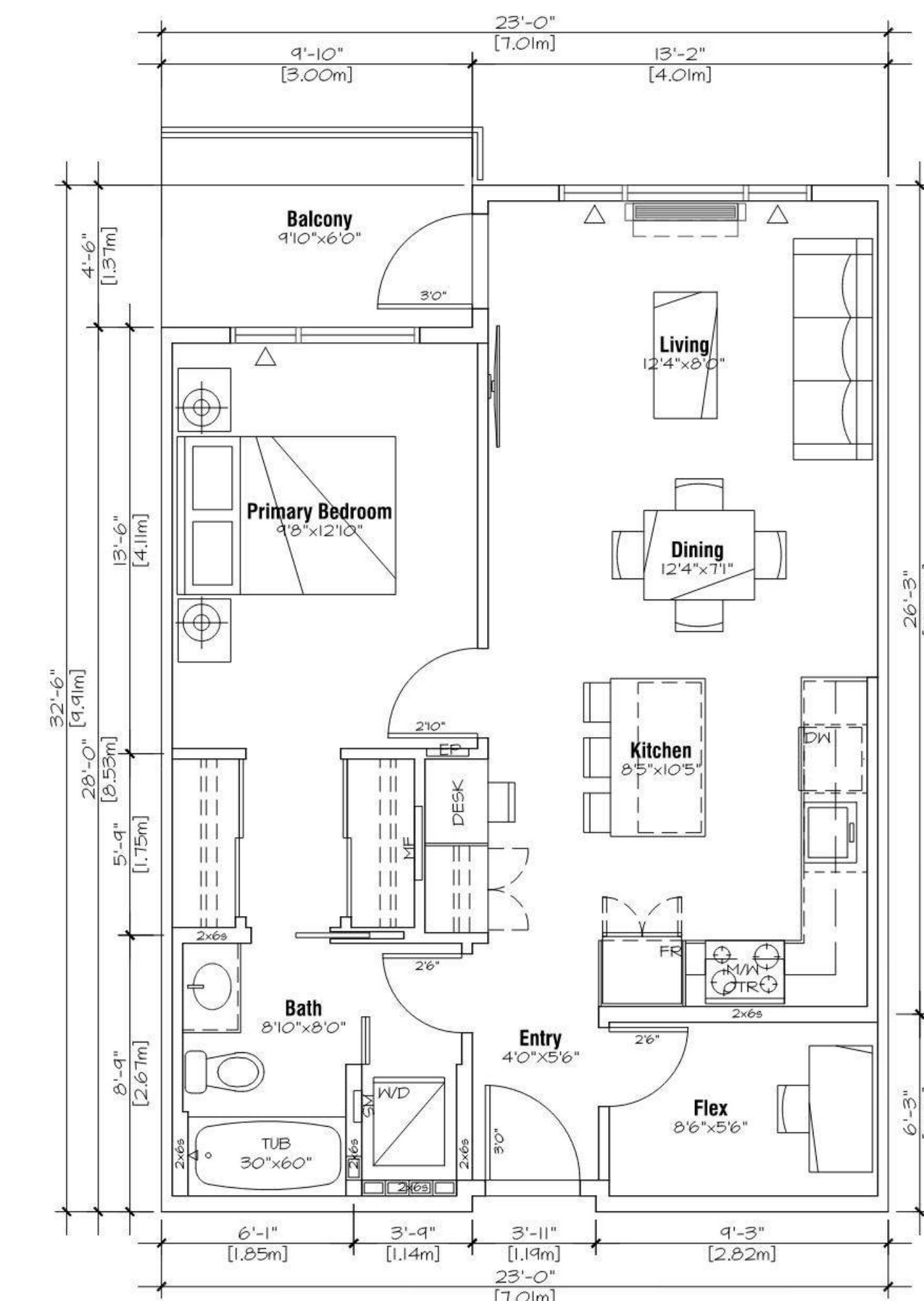
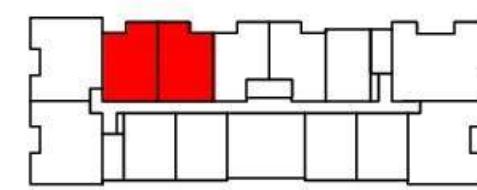
Level 1-6:



Level 2:



Level 3-6:



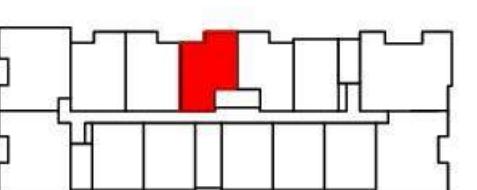
A2e - 1 Bedroom

1 Bed + 1 Bath

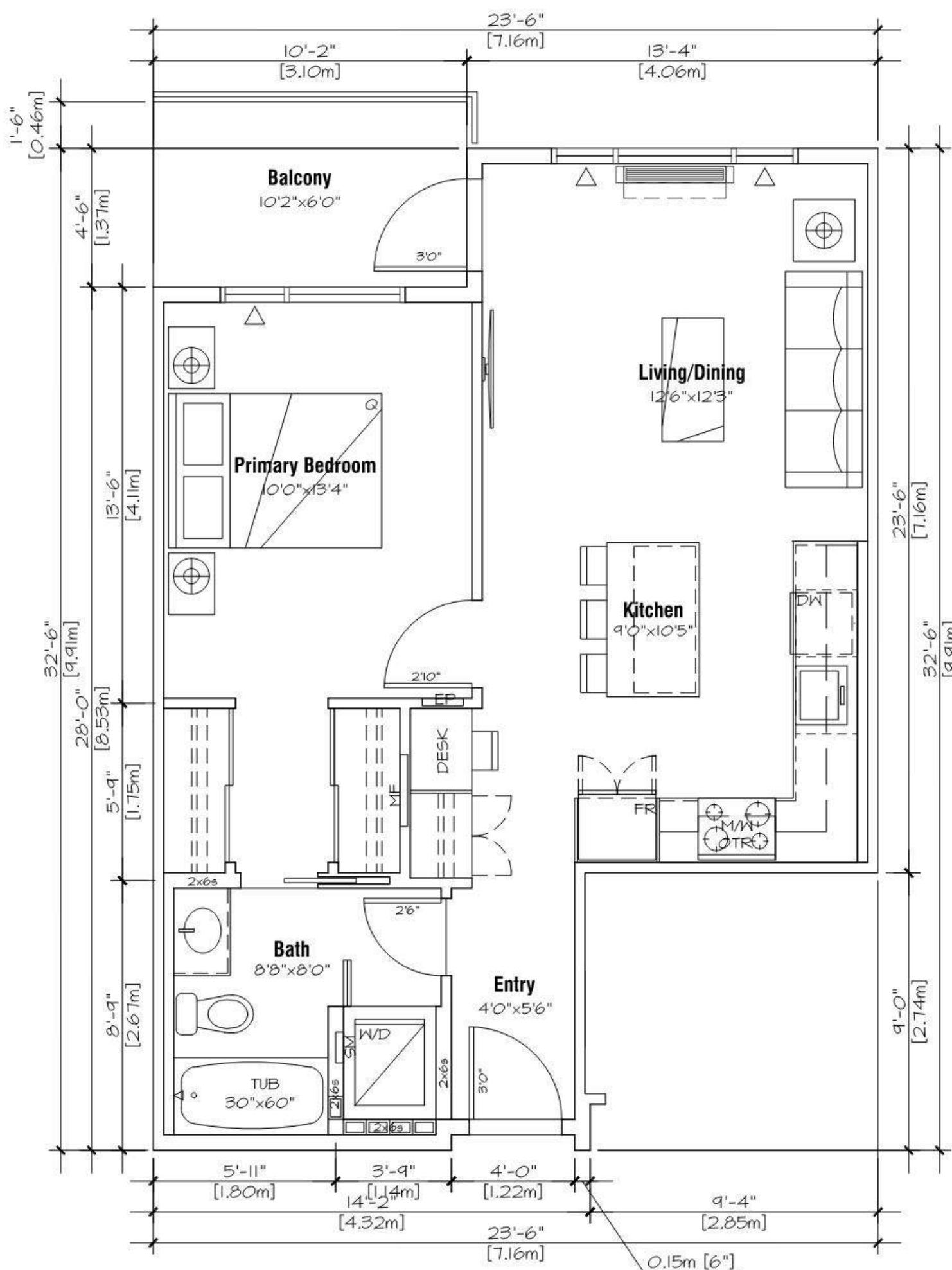
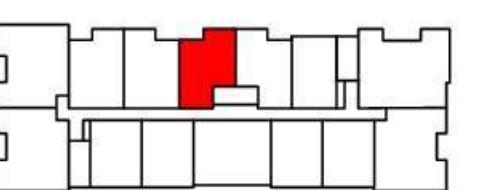
627 sf

5 Units Total (5 of 83)

Level 2:



Level 3-6:



A2ap - 1 Bedroom

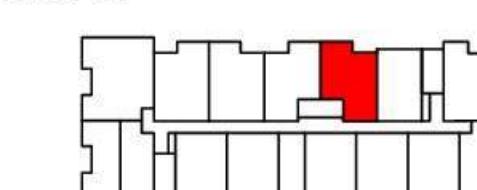
1 Bed + 1 Bath

627 sf

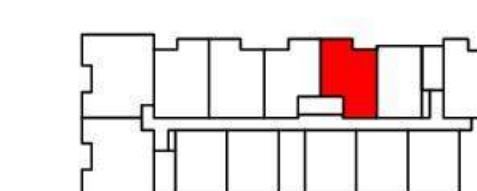
Adaptable Units (2018 Compliance)

6 Unit Total (6 of 83)

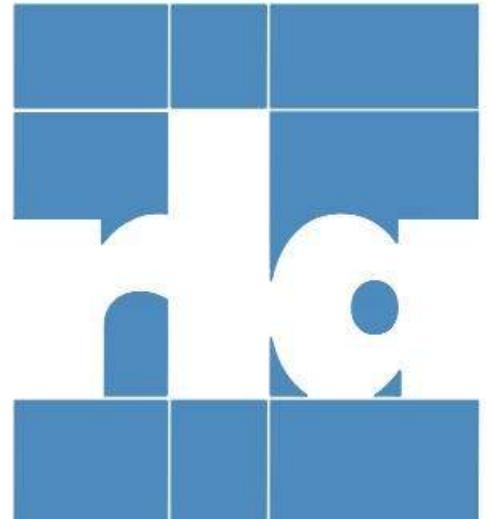
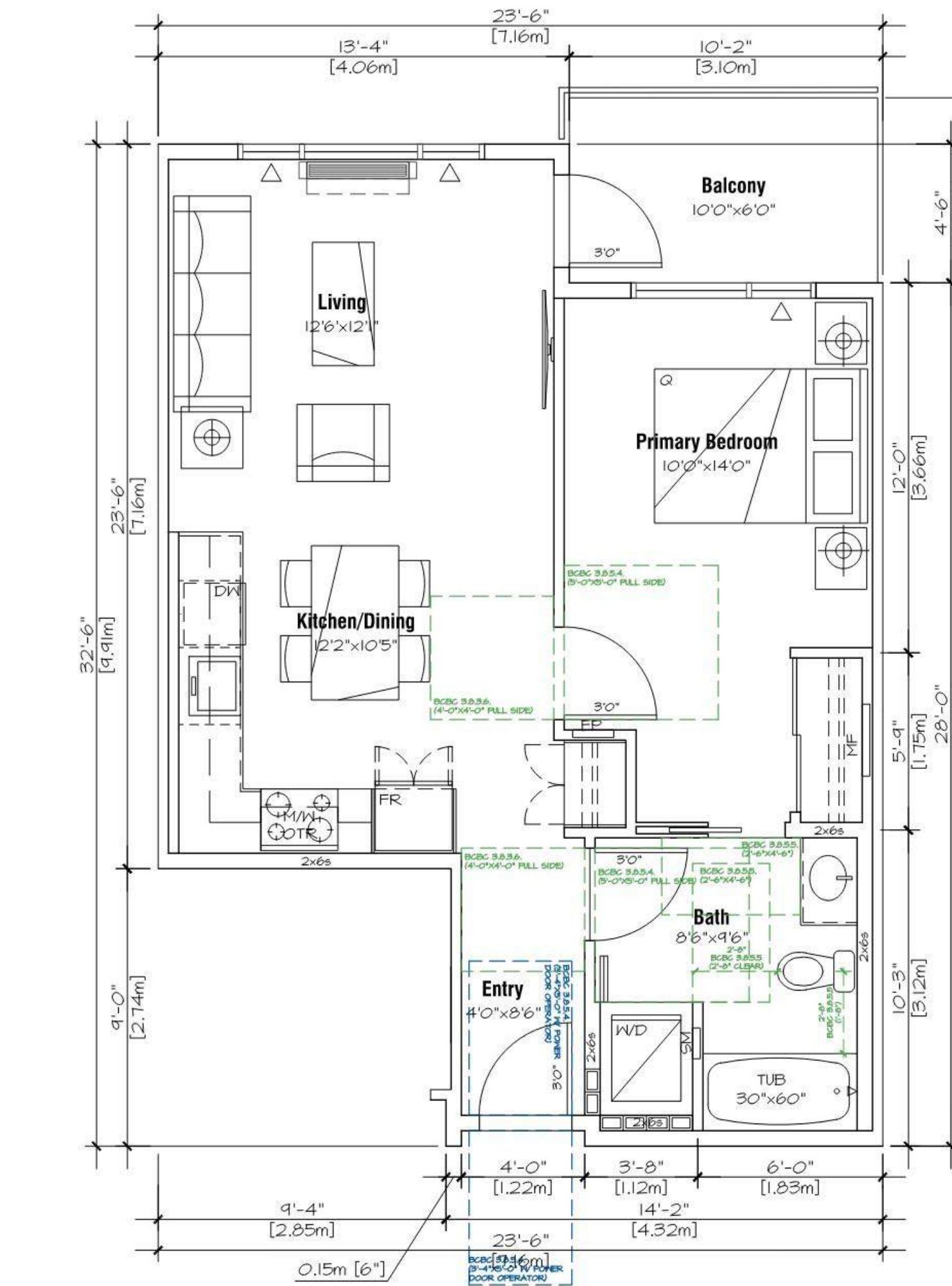
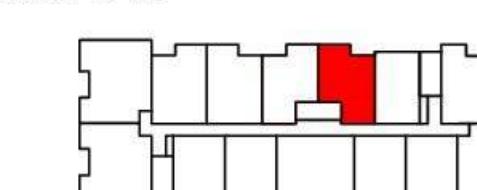
Level 1:



Level 2:



Level 3-6:



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TELUS living



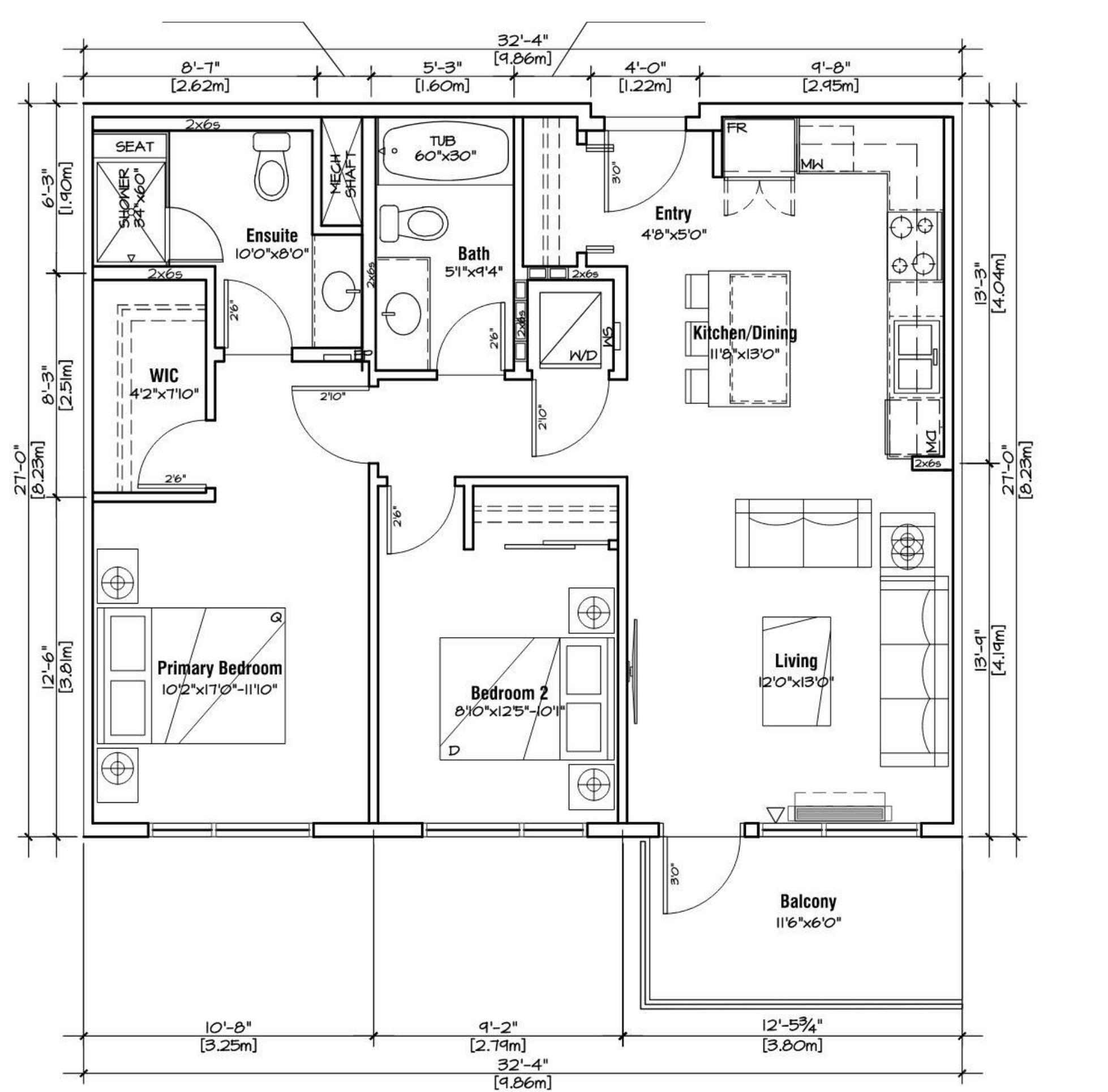
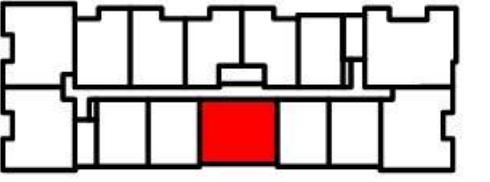
1 Bedroom Unit Plans
A1, A2, A2e & A2ap

Scale: 1/4" = 1' - 0"
April 28, 2025

A-8.02

B1 - 2 Bedroom
2 Bed + 2 Bath
863 sf
4 Units Total (4 of 83)

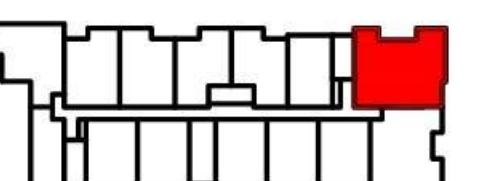
Level 3-6:



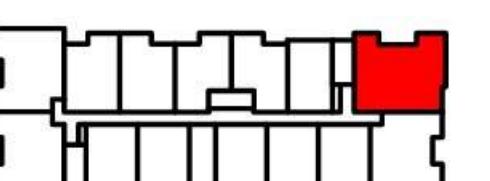
C3 - 3 Bedroom Corner Unit
3 Bed + 2 Bath
1,127 sf

6 Units Total (6 of 83)

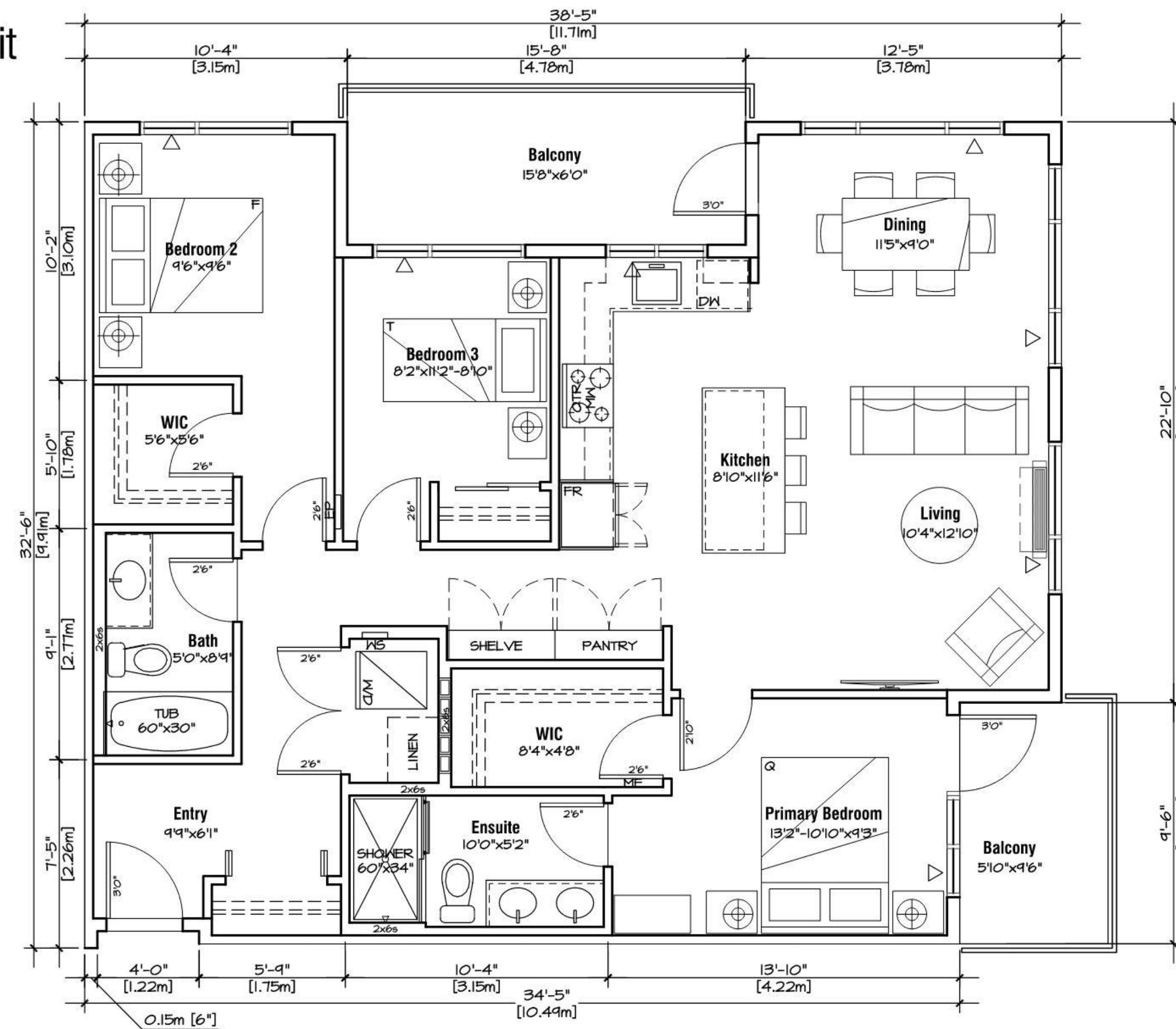
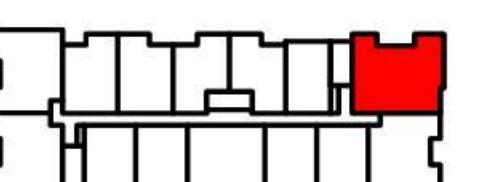
Level 1:



Level 2:



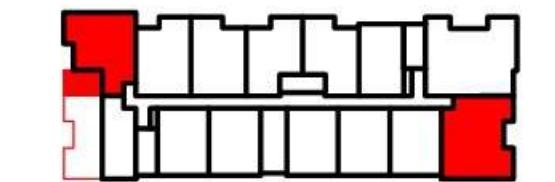
Level 3:



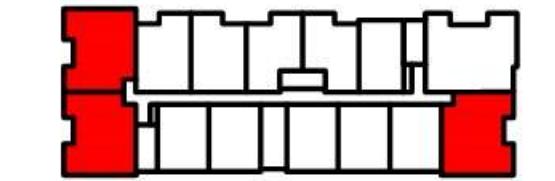
C1 - 2 Bedroom Corner Un
2 Bed + 2 Bath
938 sf

17 Units Total (17 of 83)

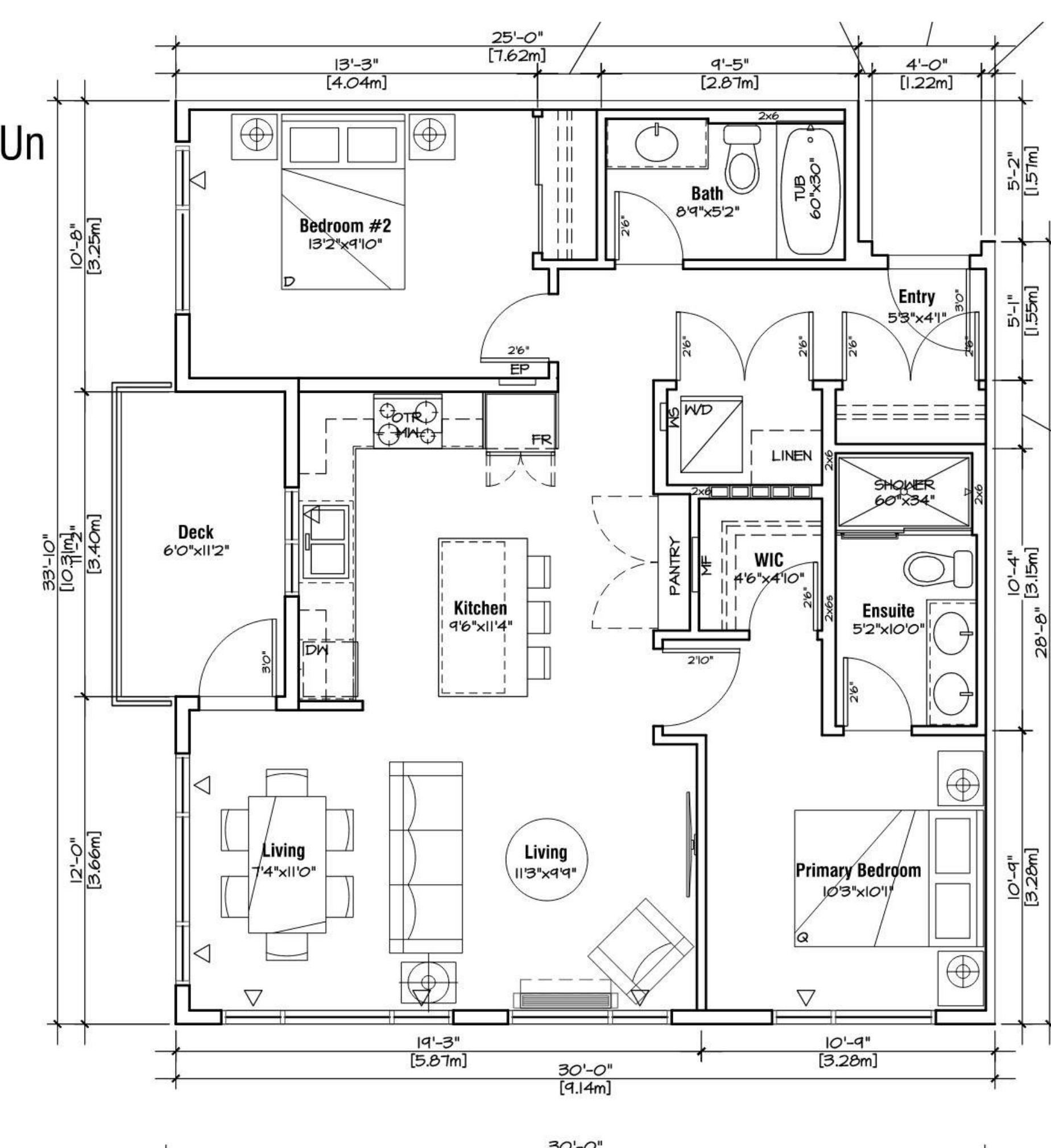
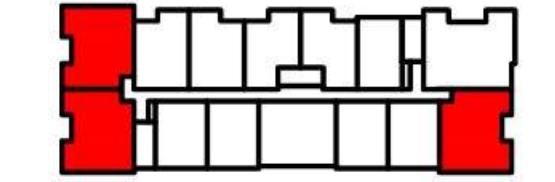
Level 1:



Level 2:



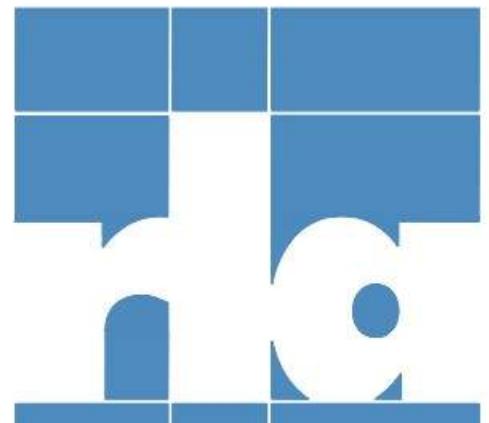
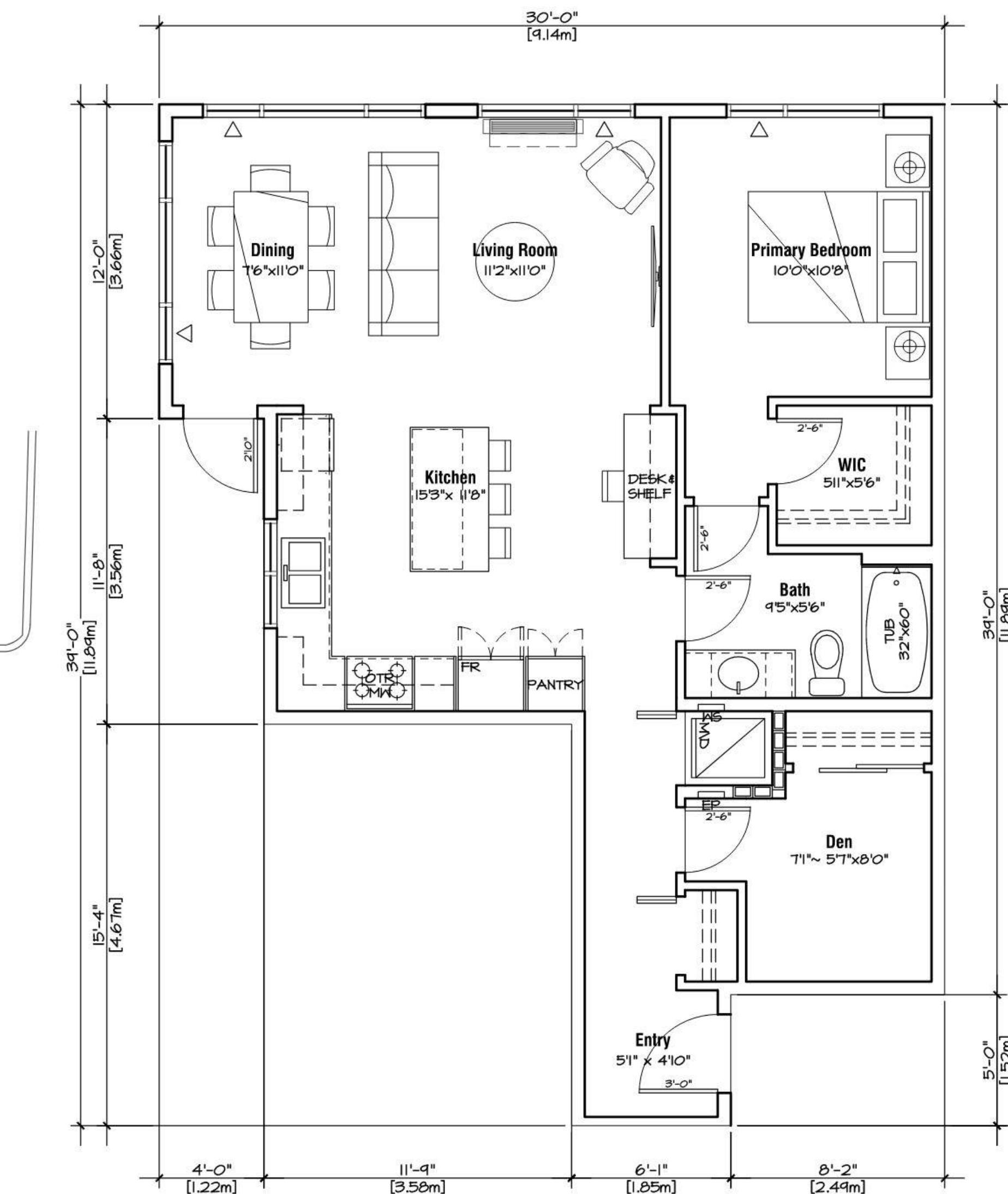
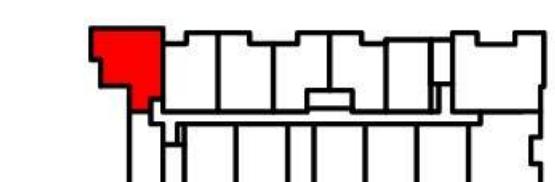
Level 3-6:



A3 - 1 Bedroom
1 Bed + 1 Bath
841 sf

1 Unit Total (1 of 83)

Level 1:



ARCHITECTS INCORPORATED

1656 West 8th Avenue Vancouver BC V6J 1V4
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Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

For
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



2 & 3 Bedroom Units
B1, C1 & C3

Scale: 1/4" = 1'- 0"
April 28, 2025

A-8.03



1



2



3



4



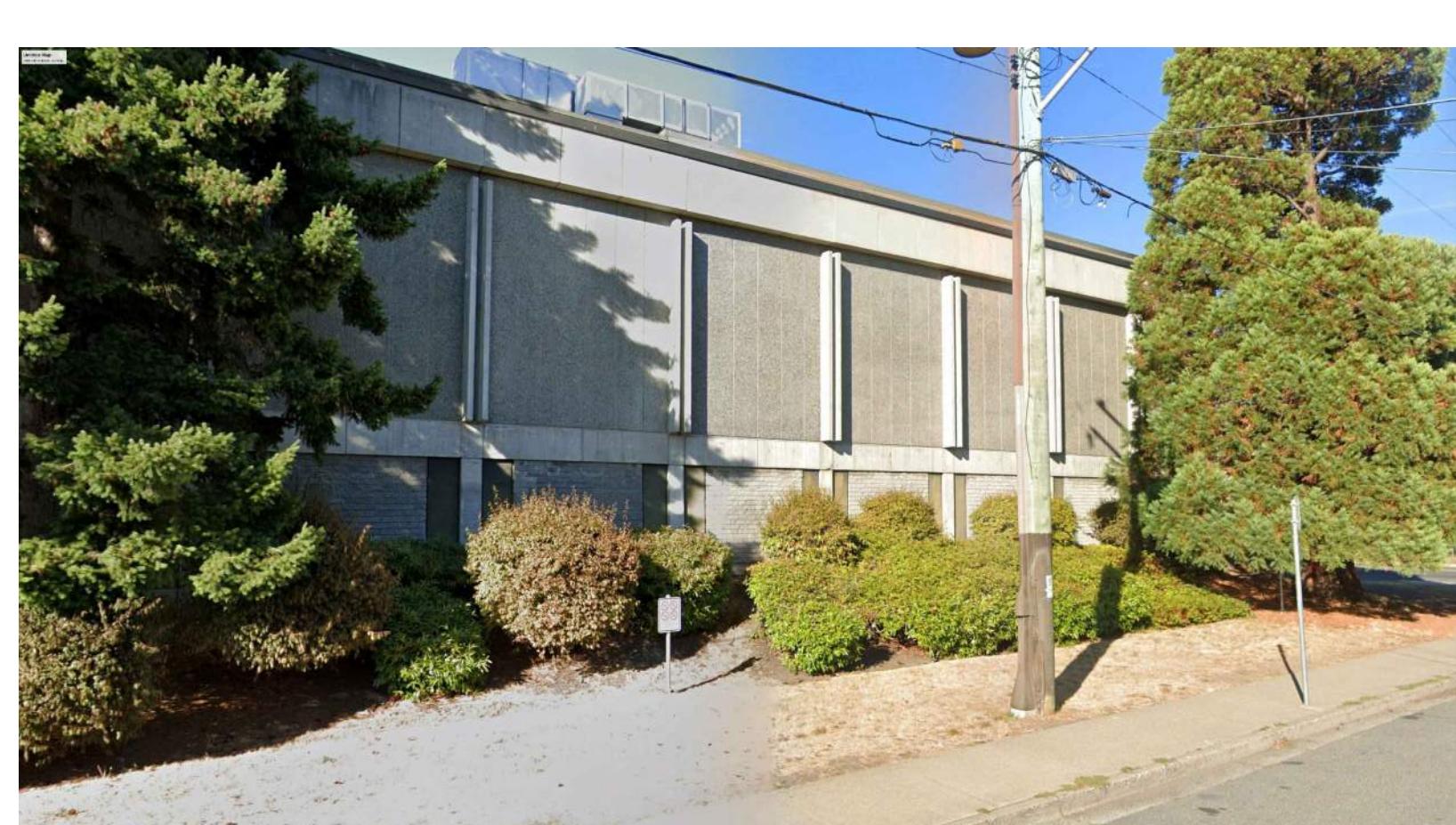
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6



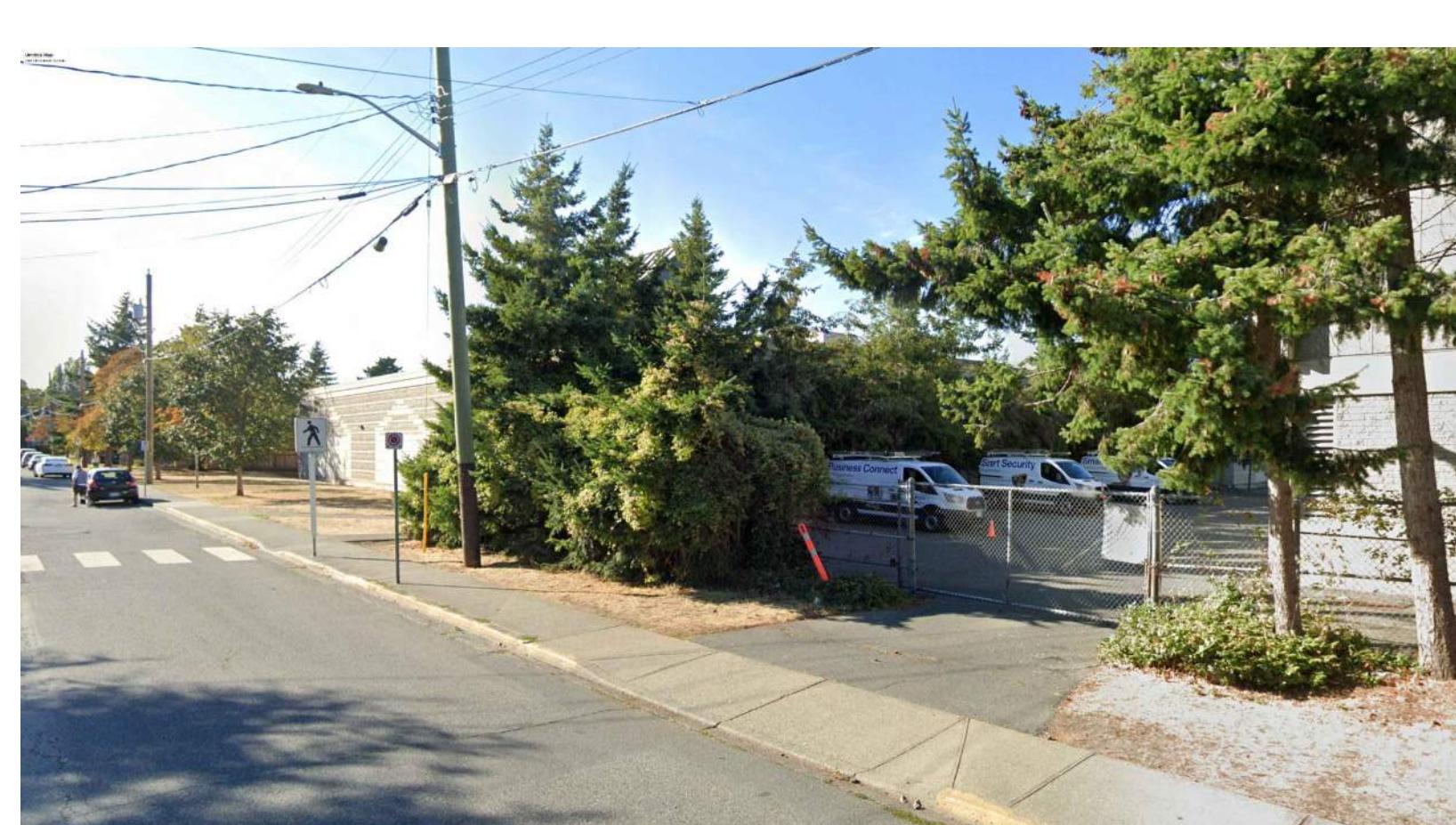
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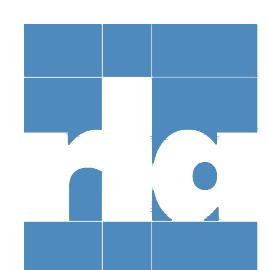
8



9



10



TELUS living



SKYLINE ANALYSIS

1908 FOUL BAY ROAD
DEVELOPMENT PERMIT APPLICATION
2025-04-25 VICTORIA, B.C.



telus living

LEDCOR
GROUP

VIEW ANALYSIS - SE corner - Bourchier

1908 FOUL BAY ROAD
DEVELOPMENT PERMIT APPLICATION
2025-04-25 VICTORIA, B.C.



VIEW ANALYSIS - SW - Bourchier

1908 FOUL BAY ROAD
DEVELOPMENT PERMIT APPLICATION
2025-04-25 VICTORIA, B.C.

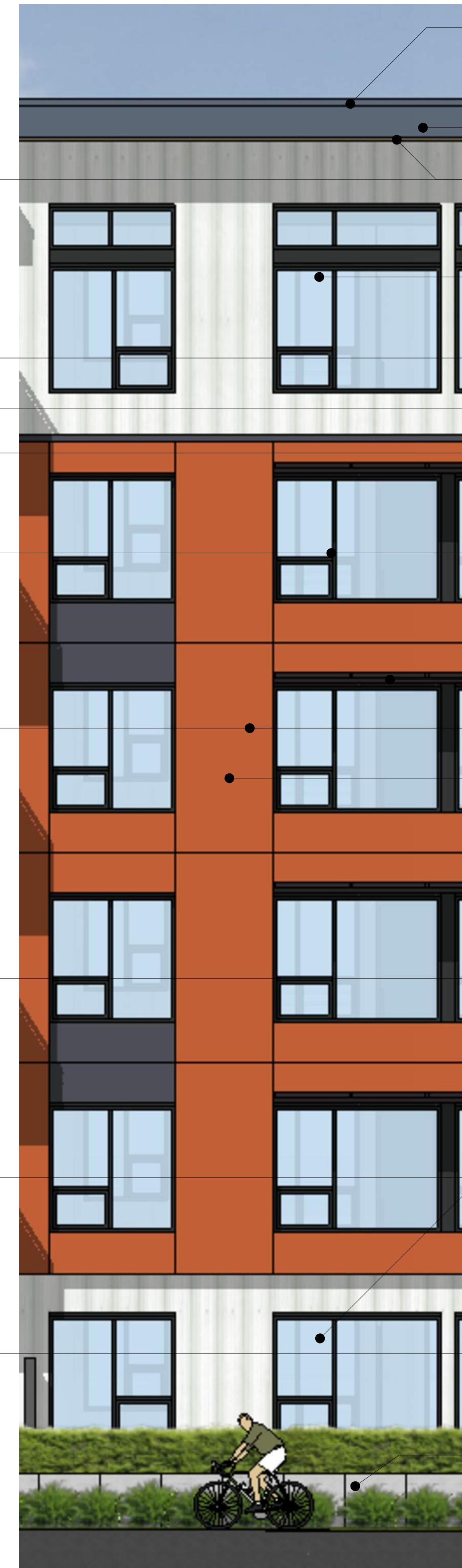


VIEW ANALYSIS - NE corner - Foul Bay

1908 FOUL BAY ROAD
DEVELOPMENT PERMIT APPLICATION
2025-04-25 VICTORIA, B.C.







Roofing



Fascia - Dark Grey
Soffit - Feature Wood



Fiber Cement Vertical Board & Batten - Off White
Fiber Cement Wrapped Feature Beams



Metal Guardrails
Panels - Dark Grey

Panels - Rust Red

Sunshades - Charcoal Grey

Vinyl Windows - Dark
Trim - Dark

Fiber Cement Panel-Wood Like

Fiber Cement Vertical Board & Batten - Off White

Windows: - Curtain Wall

Architectural Concrete

Roofing
2-Ply SBS Roofing
Coloured Light Gray

Fascia
Fibre Cement - Light Gray /Dark Gray
B.M. HC 154 - Hale Navy
Concealed Fasteners

Soffit: Feature Wood
Wood-like Fibre Cement Board
6" Exposure, Pacific Sands Fisher Coating
Colour matched fasteners

Soffit
Fibre Cement -Light Gray/Dark Gray
B.M. HC-169 - Conventry Gray
B.M. 2128-20 - Abyss
Concealed Fasteners

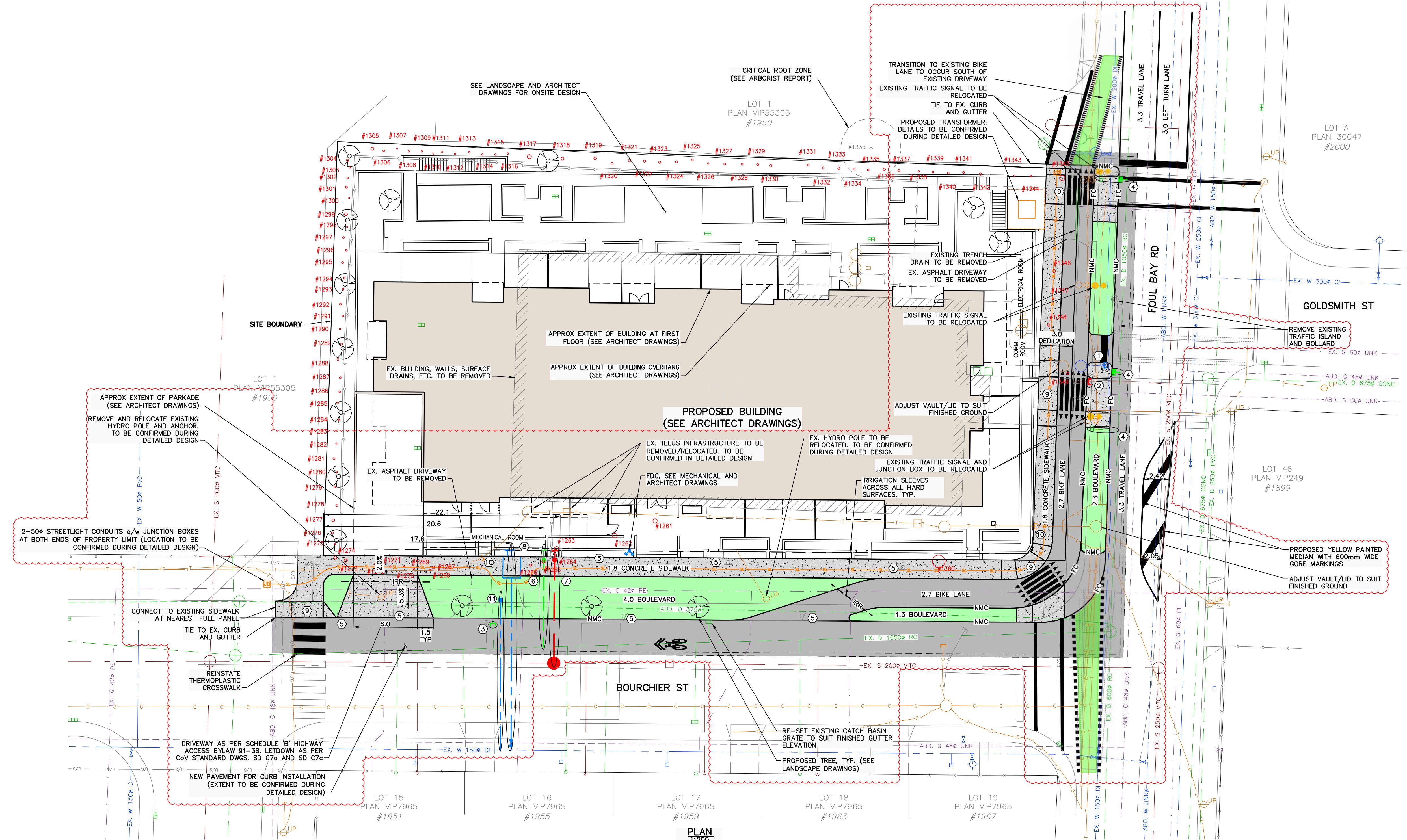
Panels
Fibre Cement
B.M. 2175-30 - Rust
B.M. 2128-20 - Abyss
Concealed Fasteners

Panels
Fibre Cement- Off White
Vertical Board & Batten
B.M. OC-17 - White Dove

Architectural Concrete
Exposed Concrete or Elastomeric Paint
B.M. AC-26 - Ozark Shadows

Vinyl Windows
High Performance Low-E
Dark Coloured - Dark Charcoal Vinyl

N



SHEET NOTES

No. DESCRIPTION

- ① EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
- ② EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
- ③ EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
- ④ REMOVE EXISTING CATCH BASIN AND LEAD. REPLACE WITH NEW CATCH BASIN c/w 1500 PVC LEAD.
- ⑤ EXISTING SIGN TO BE REMOVED / REINSTATED
- ⑥ NEW 250m STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
- ⑦ NEW 200m SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE. NEW MANHOLE TO BE INSTALLED & EXISTING SANITARY MAIN DUE TO SIZE OF SERVICE. WORK BY CoV FORCES AT DEVELOPER'S EXPENSE.
- ⑧ NEW 100m DOMESTIC WATER SERVICE CONNECTION AND 150m FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER CoV DWG. SD W21) BY CoV FORCES AT DEVELOPER'S EXPENSE.
- ⑨ CROSSWALK LETDOWN CONFIGURATIONS, SIGNAGE, AND WARNING STRIPS TO BE CONFIRMED DURING DETAILED DESIGN.
- ⑩ EXISTING TELUS SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE. TO BE CONFIRMED DURING DETAILED DESIGN.
- ⑪ NEW 250m IRRIGATION SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.

EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)

EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)

PLAN NOTES:

- 1) FOR BUILDING INFORMATION, SEE DRAWINGS BY RLA ARCHITECTS.
- 2) FOR LANDSCAPING, SEE DRAWINGS BY LAR LANDSCAPE ARCHITECTS.
- 3) FOR TREE INFORMATION, SEE ARBORIST REPORT BY TALBOT MACKENZIE AND ASSOCIATES.
- 4) UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
- 5) FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
- 6) ALL EXISTING BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
- 7) ALL EXISTING SERVICES TO BE CAPPED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE UNLESS OTHERWISE AGREED.
- 8) BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
- 9) ONSITE WALKWAYS, WALLS, BENCHES, BICYCLE STALLS AND OTHER LANDSCAPE FEATURES NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

CAUTION: EXISTING UTILITIES KNOWN TO BE IN THE PROPOSED WORK, SHOWN SEPARATELY AND INCLUDE, BUT ARE NOT LIMITED TO, BC HYDRO, CITY OF VICTORIA WATER/SANITARY/STORM DRAIN, FORTISBC, AND TELUS COMMUNICATIONS. FIELD LOCATES REQUIRED PRIOR TO CONSTRUCTION. HAND DIG WERE REQUIRED.

LEGAL PLAN & AND SURVEY INFORMATION PROVIDED GEOFERRA

SEE ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 100299
Engineers and Geoscientists of BC

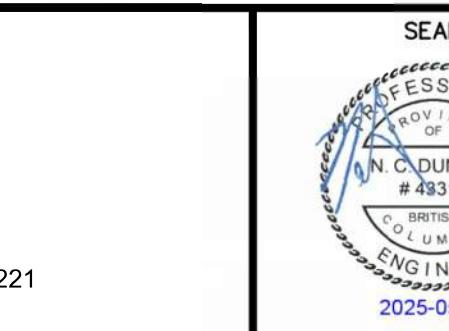
MAY 14, 2025
ISSUED FOR
DEVELOPMENT
PERMIT

0 4 12m
1:200
SCALE: HORIZ: 1:200 VERT: N/A
PROJECT NO. 24-103 ISSUED/REVISION 2
APPROVING AUTHORITY FILE NO.
DRAWING NO. 24-103-CSP

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2 2025-05-14 NKO	ISSUED FOR DEVELOPMENT PERMIT						
1 2025-04-28 NKO	ISSUED FOR DEVELOPMENT PERMIT						

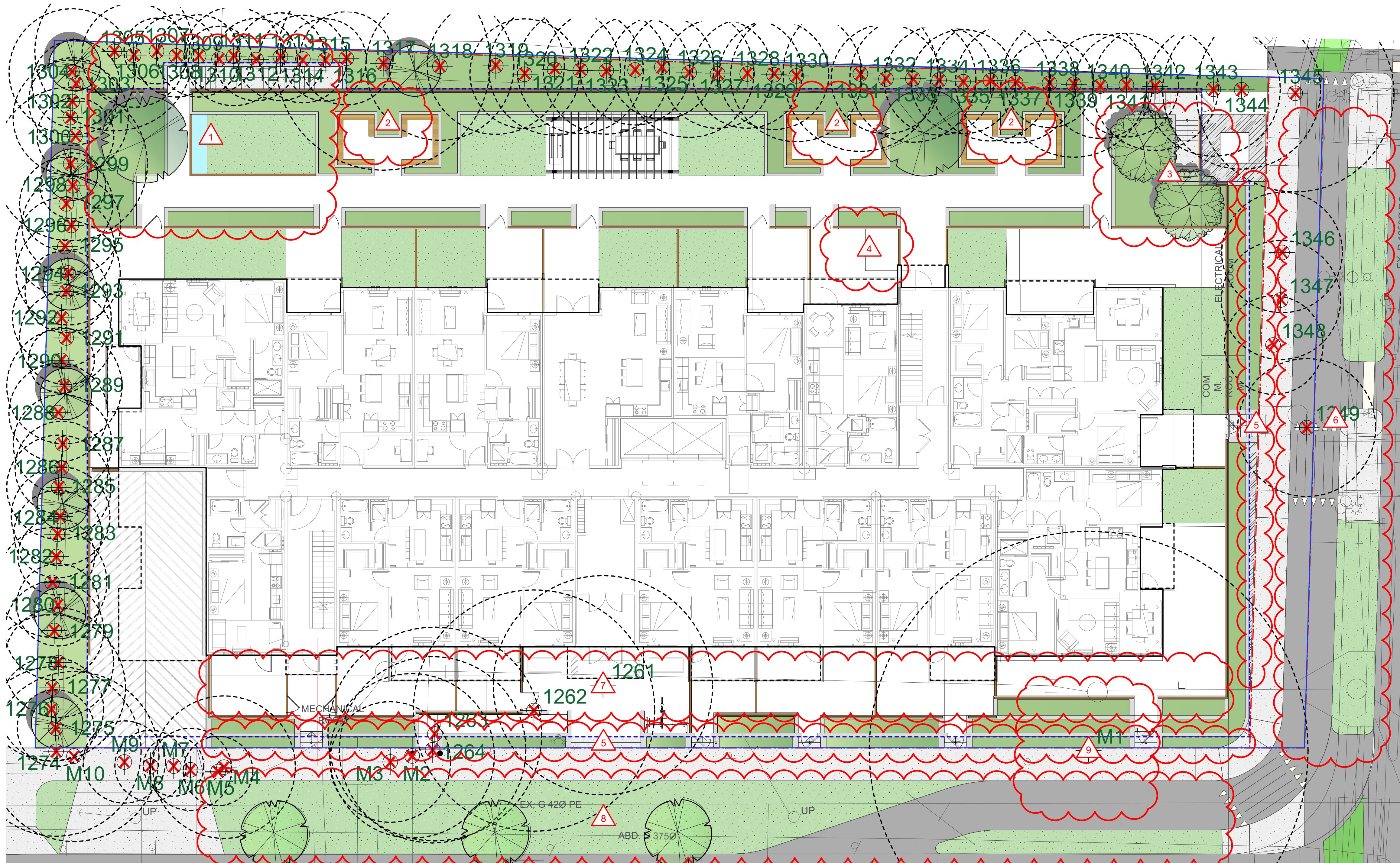
NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
2	2025-05-14	NKO	ISSUED FOR DEVELOPMENT PERMIT				
1	2025-04-28	NKO	ISSUED FOR DEVELOPMENT PERMIT				

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 370-9221



PROJECT:
1908 FOUL BAY ROAD, VICTORIA, BC
TITLE:
PRELIMINARY CIVIL PLAN

SCALE:
HORIZ: 1:200 VERT: N/A
PROJECT NO. 24-103 ISSUED/REVISION 2
APPROVING AUTHORITY FILE NO.
DRAWING NO. 24-103-CSP

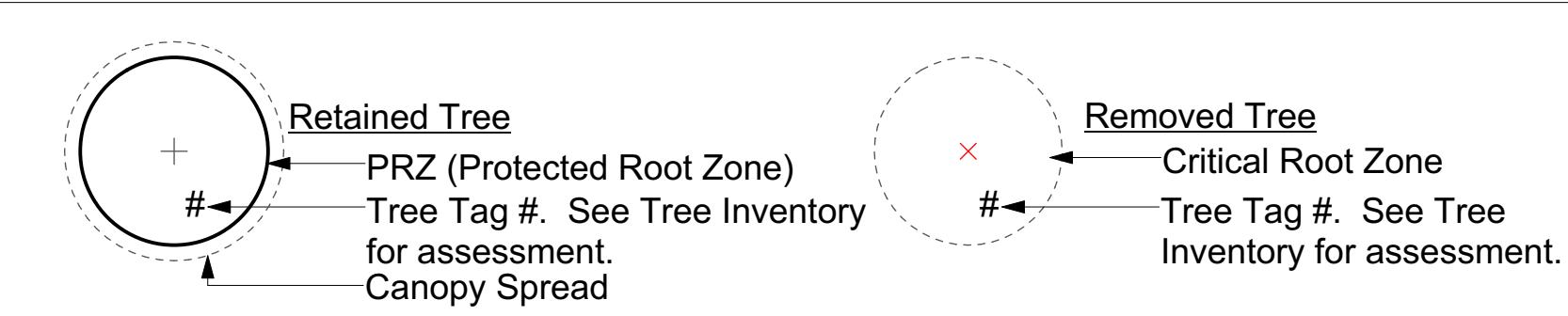


Revisions:

1. The addition of stairway access to the parkade has resulted in a reduction of the dog run area, while the west-side planter has been expanded, incorporating a non-replacement tree.
2. A tree has been removed due to insufficient planting conditions. (i.e. inadequate soil volume, spacing from planter walls)
3. The planter size has been increased, with the addition of two non-replacement trees.
4. The planting bed has been removed to accommodate an expanded patio area.
5. An at-grade planting bed / river rock bed has been introduced adjacent to the sidewalk.
6. All street trees along Foul Bay Rd. have been removed due to the proposed bike lane and conflicting boulevard utilities.
7. Lawn spaces and planting beds for units along Bourchier St. have been removed to address maintenance concerns and create larger patio areas.
8. Modifications to the Bourchier St. frontage have led to a reduction in street tree count and the removal of unit walkways.
9. Existing tree to be removed

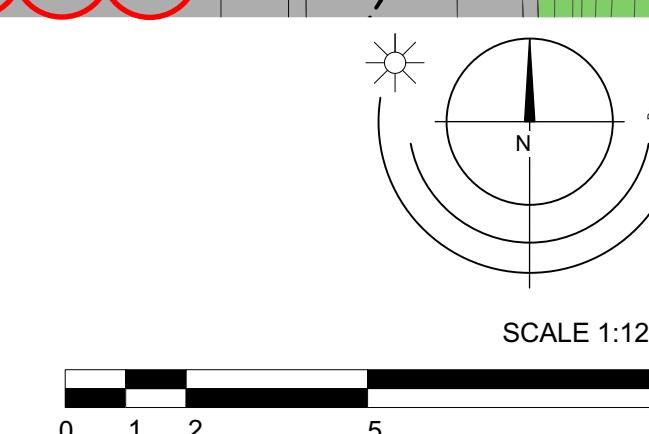
1 Tree Management Plan | 1908 Foul Bay Rd.
Scale: 1:125

TREE MANAGEMENT LEGEND



TREE PRESERVATION SUMMARY

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	12	x 1	A. 12
B. Replacement Trees Proposed per Schedule "E", Part 1	0	x 1	B. 0
C. Replacement Trees Proposed per Schedule "E", Part 2	0	x 0.5	C. 0
D. Replacement Trees Proposed per Schedule "E", Part 3	0	x 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number	0		E. 0
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 12
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot			G. 13
H. Protected trees retained (other than specimen trees)		x 1	H. 0
I. Specimen trees retained	0	x 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I)) Record 0 if negative number			J. 13
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees Removed	10	x 1	K. 10
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3	3	x 1	L. 3
M. Replacement trees proposed from Schedule "E" Part 2	0	x 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 3
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 7
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number	P.		P. 12
Q. Offsite trees proposed for cash-in-lieu. Enter O	Q.		Q. 7
R. Cash-in lieu proposed $((P+Q) \times \$2000)$	R.		R. \$38000



Tree Management Plan | 1908 Foul Bay Rd.



LADR LANDSCAPE ARCHITECTS

Tree Management Plan | 1908 Foul Bay Rd.



LANDSCAPE ARCHITECTS