



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



TELUS living



PROPOSED RESIDENTIAL DEVELOPMENT

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

83 MULTI FAMILY UNITS
SITE ADRESS: 1908 FOUL BAY ROAD
LEGAL: LOT 1, SECTION 76,VICTORIA DISTRICTPLAN 26773

Code Review Summary

	L1 to L6	Basement
Occupancy	Group C	Group F- Div 3
Bldg. Area (m²)	1,099 m²	2,234 m²
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 (m²)	1,500 m²	7,200 m²
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.

Table of Contents

CONSULTANT LIST

DEVELOPER
Ledcor Property Investments Ltd.
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Vancouver, BC, V6C 1C7

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Victoria BC, V8T 1M5

CIVIL
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ARBORIST
Talbot Mackenzie & Associates
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Victoria BC, V8Z 7H6

TABLE OF CONTENTS

1.0	SITE INFORMATION	A-8.01	Unit Plans
A-0.00	Cover	A-8.02	Unit Plans
A-0.01	Table of Contents	A-8.03	Unit Plans
A-0.02	Location Map		
A-0.03	Context Map		
A-0.04	Context Photos		
A-0.05	Survey		
A-0.06	Development Statistics		
A-0.07	Context Aerial View		
2.0	PROPOSED DESIGN DRAWINGS		
A-1.00	Site Plan & Project Infomation		
A-2.01	Parking Plan P1		
A-2.02	Main Level Floor Plan		
A-2.03	Typical Floor Plan		
A-2.04	Roof Plan		
A-2.05	Streetscape		
A-3.01	Elevations		
A-3.02	Elevations		
A-3.03	Elevations		
A-3.04	Elevations		
A-3.05	Colour Material Board		
A-3.06	Streetscape		
A-3.07	Streetscape		
A-4.01	Sections		
A-4.02	Sections		
A-4.03	Sections		
A-5.01	Render		
A-5.02	Render		
A-5.03	Render		
A-5.05	Render		
A-6.00	Shadow Study		
A-7.00	Average Grade		



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Multi-Unit Residential

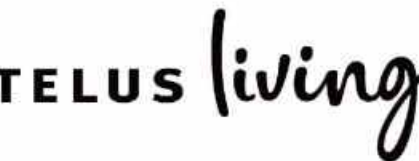
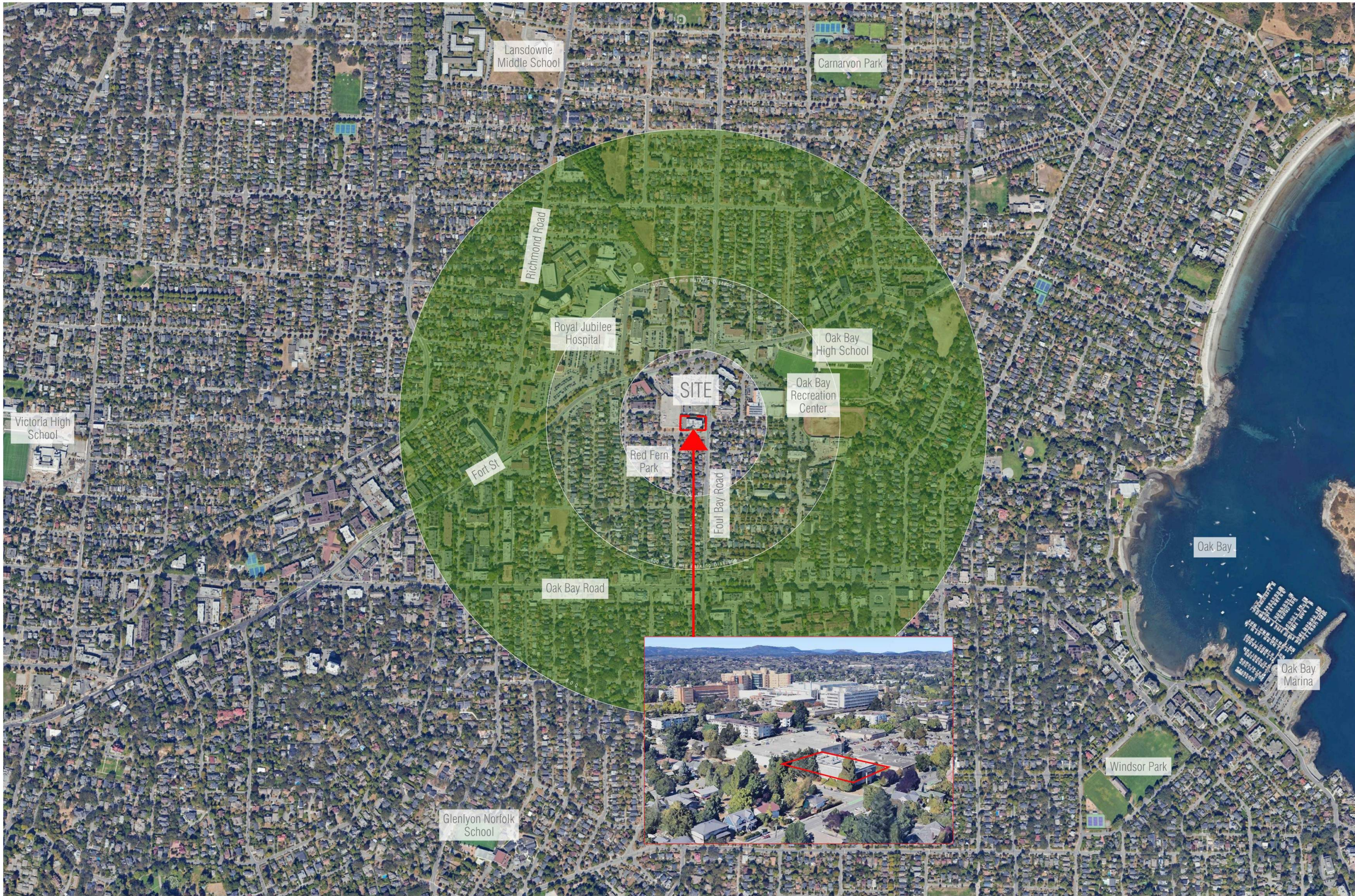


Table of Content

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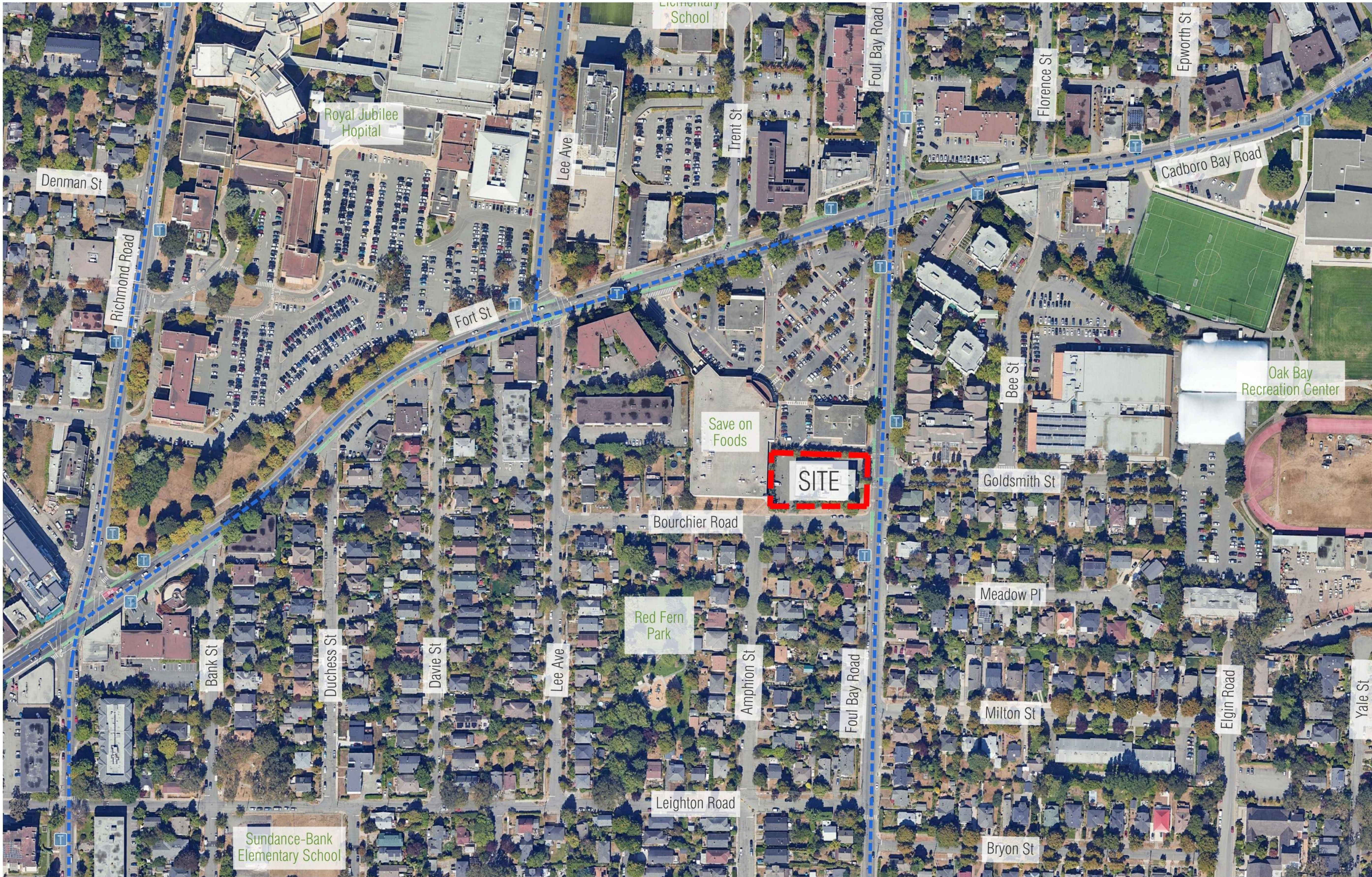
Project Location Map

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Project Location Map



A-0.02



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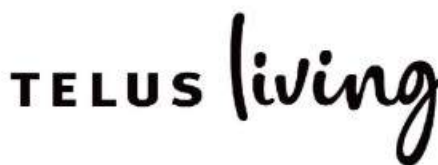
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Context Plan

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April 28, 2025

Context Plan



A-0.03



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2



3



4



5



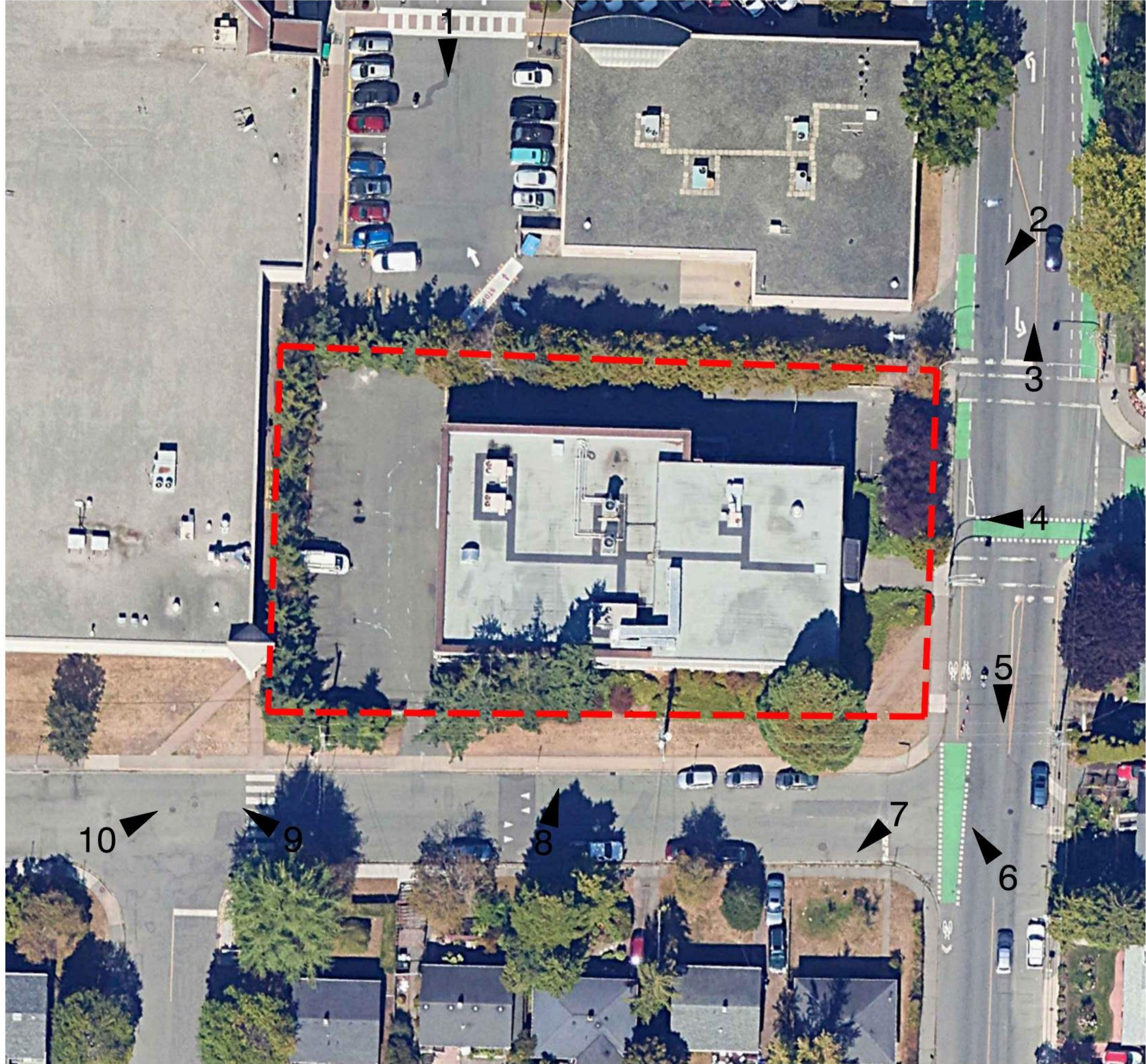
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8



9



10



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Photos of Existing
Site Conditions
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Photos of Existing Site Condition



A-0.04



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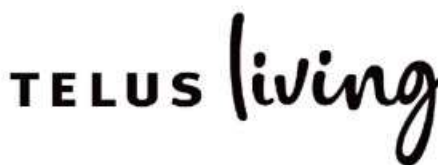
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Survey

Scale: N/A
April 28, 2025



The intended plot size of this plan is 594mm in width by 420mm in height (ISO A2 size) when plotted at a scale of 1:250

All distances are in metres and decimals thereof.

Legal Description:
LOT 1, SECTION 76, VICTORIA DISTRICT, PLAN 26773

PID: 002-426-137
Date of Field Survey: March 10th, 2023.

Vertical Datum CGVD28 (HTV2.0).

Tree symbols are diagrammatic only to show relative sizes.

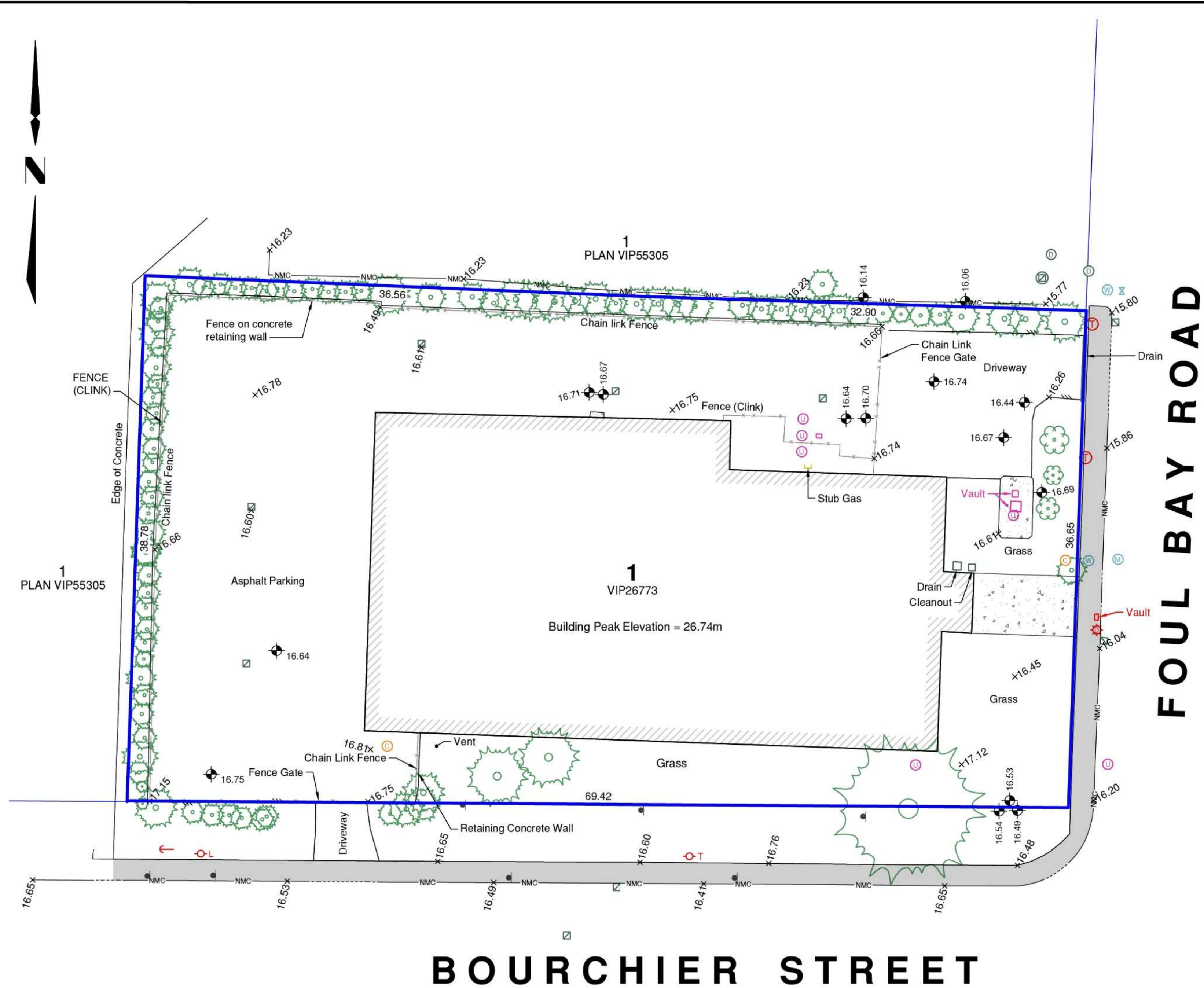
Overhead lines are diagrammatic only and may not include all connections.

Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

This plan represents the best information available at the time of survey. GeoVerra Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

LEGEND

- denotes catchbasin
- denotes catchbasin/manhole
- denotes drain manhole
- denotes water manhole
- denotes water meter
- denotes unknown utility
- denotes communications manhole
- denotes hydro pole with light
- denotes hydro pole with transformer
- denotes pole anchor
- denotes streetlight davit
- denotes unknown utility manhole
- denotes sign
- denotes stubout
- denotes traffic signal pole
- denotes fence
- denotes overhead wire
- denotes building outline
- denotes concrete pad
- denotes sidewalk
- denotes edge of pavement
- denotes non-mountable curb
- denotes curb letdown
- denotes coniferous tree
- denotes deciduous tree
- denotes monitoring well, elevation
- denotes property line



Certified Correct this 27th day of April, 2023
Anna Niraz
Niraz V9T5V
Date: 2023.04.27
11:47:58 -0700

Anna Niraz, BCLS 964

PROJECT:	1908 FOUL BAY ROAD	TITLE:	SITE PLAN
PROJECT NO:	23-00890-001	DRAWING NO:	23-00890-001-SK01-R0
SCALE:	As-Noted	SHEET NO:	1 of 1
DISCIPLINE:	GEOMATICS		

Survey

A-0.05

Plotted: 4/27/2023 10:24 AM User: Mike Evans

ISS/REV	YYYY-MM-DD	DESCRIPTION	DRN	CHK
0	2023-04-20	ORIGINAL PLAN PREPARED	KH	MLE

CLIENT:	LEDCOR PROPERTY INVESTMENTS LTD.
CLIENT REF. NO:	



795 Market Street
Victoria, BC • V8T 0B4
t: 250-342-9767 • www.geoverra.com

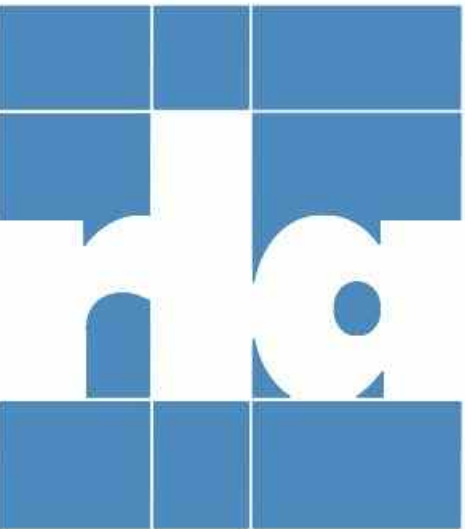
Development Statistics

TELUS LIVING		Development Statistics:			updated		5/2/2025	
Project Address:		1908 Foul Bay, Vicotria, 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	
Site Coverage		Max Allowable		Proposed				
		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		
	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		
Total GFA					69,912 sf		
			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				
	< 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	
										gross		
NET EFFICIENCY			70 %	85 %	87 %	87 %	87 %	87 %			85.3 %	



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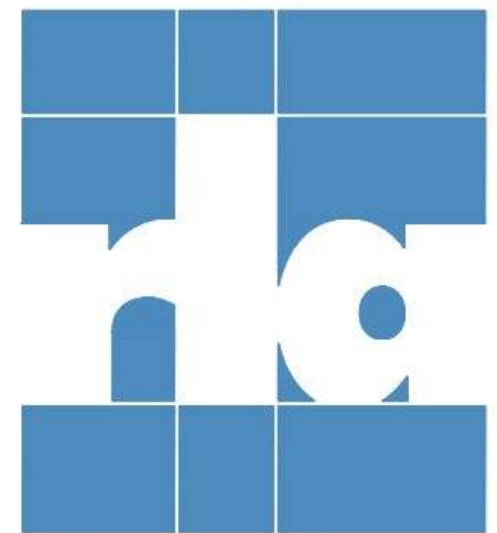
For

Project
1908 FOUL BAY
Multi-Unit Residential



Development Statistics

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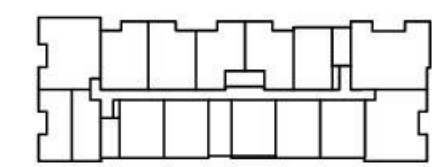
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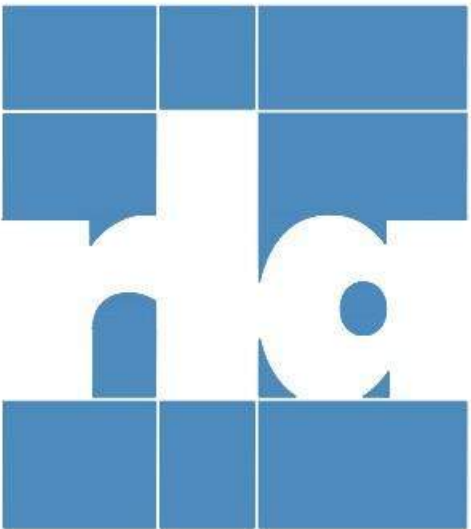
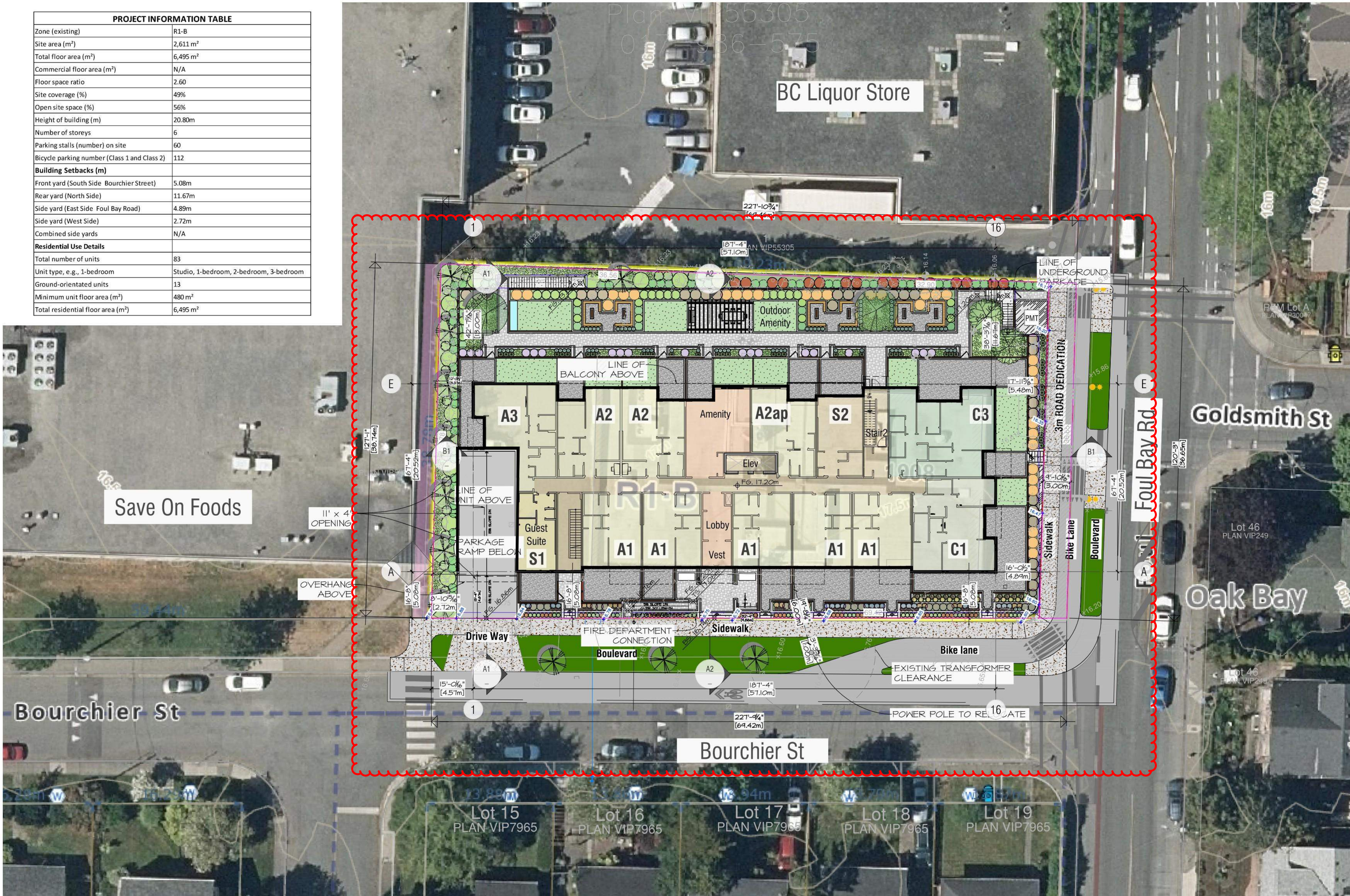
Context Aerial View

Scale:
April 28, 2025

Aerial View of Proposed Building in Relation to Flanking Buildings

A-0.07

PROJECT INFORMATION TABLE	
Zone (existing)	R1-B
Site area (m²)	2,611 m²
Total floor area (m²)	6,495 m²
Commercial floor area (m²)	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 (m²)	480 m²
Total residential floor area (m²)	6,495 m²



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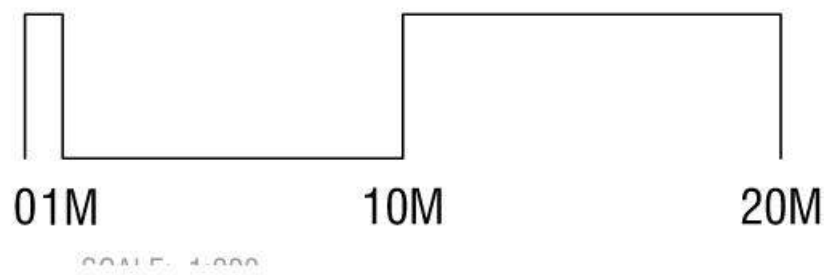
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Site Plan

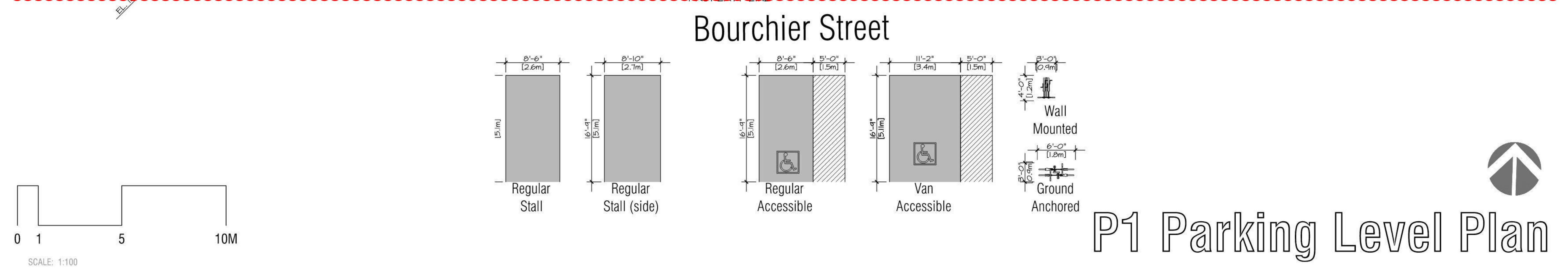
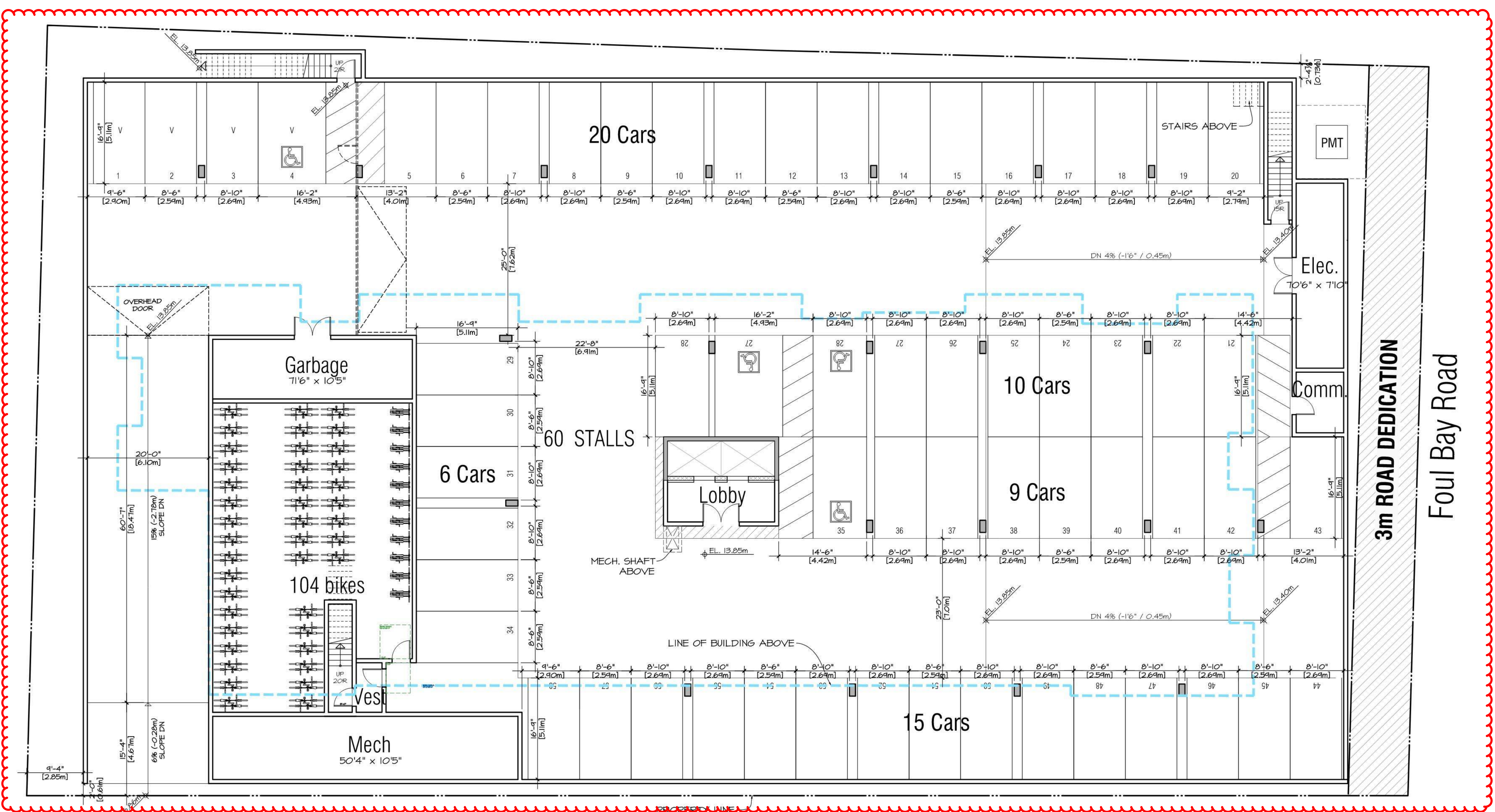
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Site Plan & Project Information



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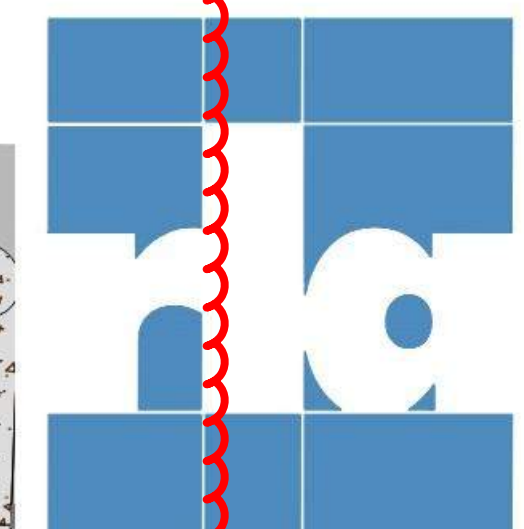
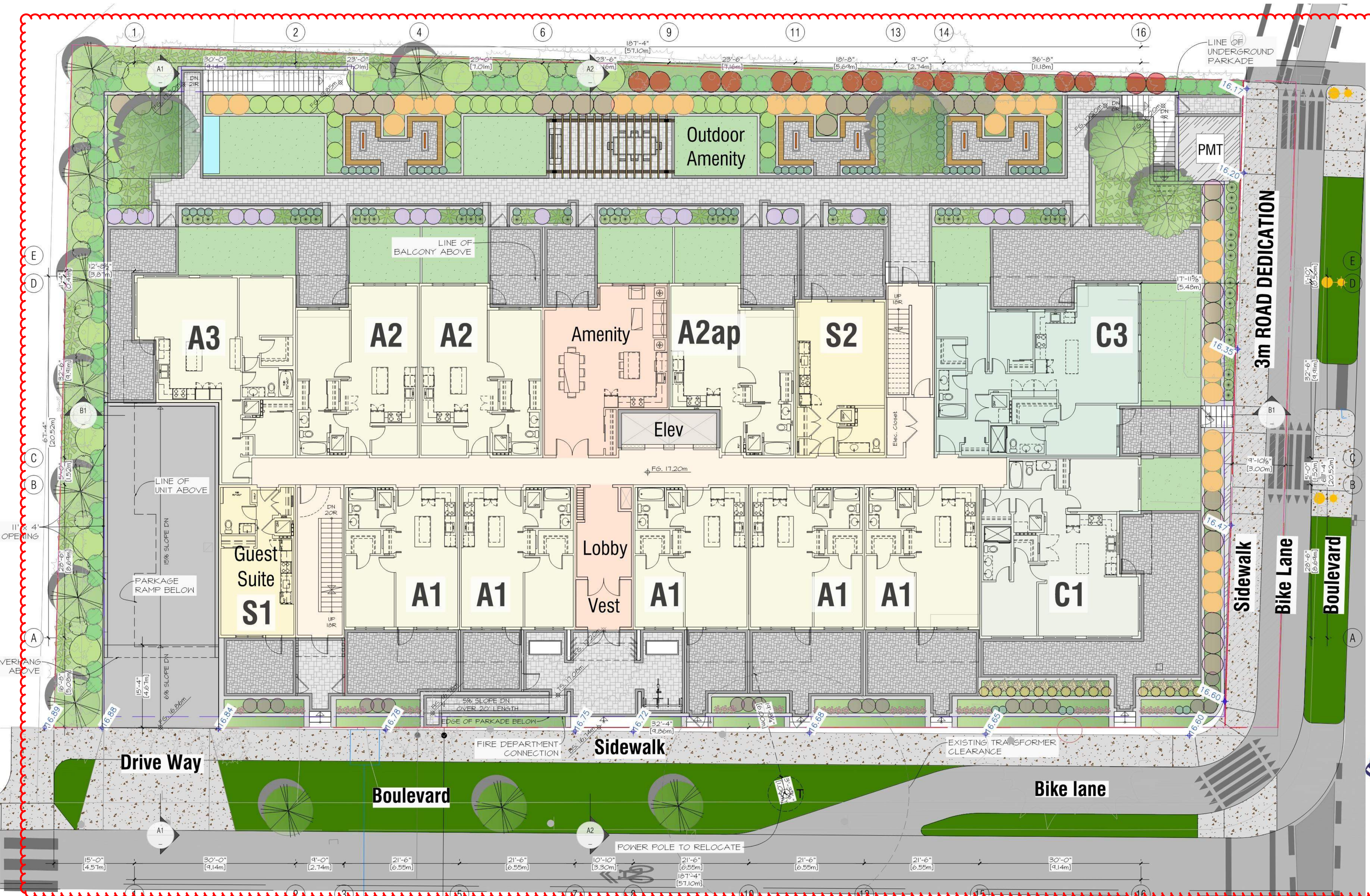
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P1 Parking Level Plan

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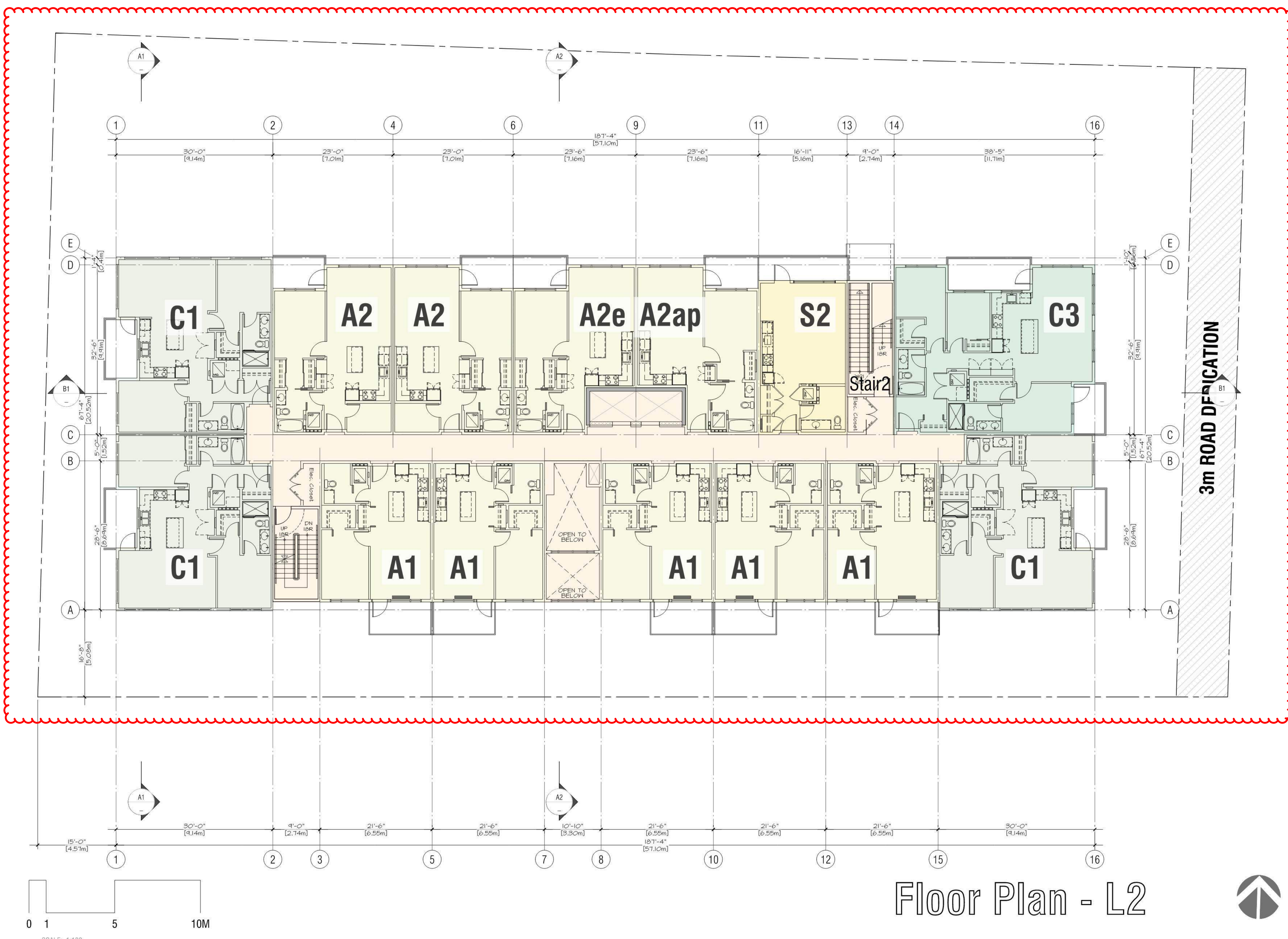
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Main Floor Plan
Scale: 1:100
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Main Floor Plan

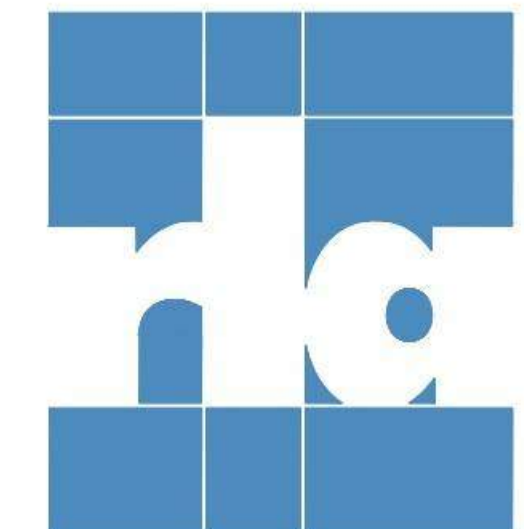
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Floor Plan - L2



A-2.03



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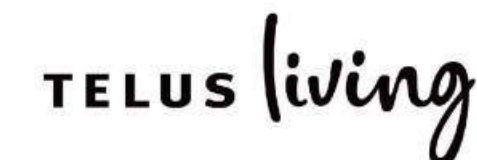
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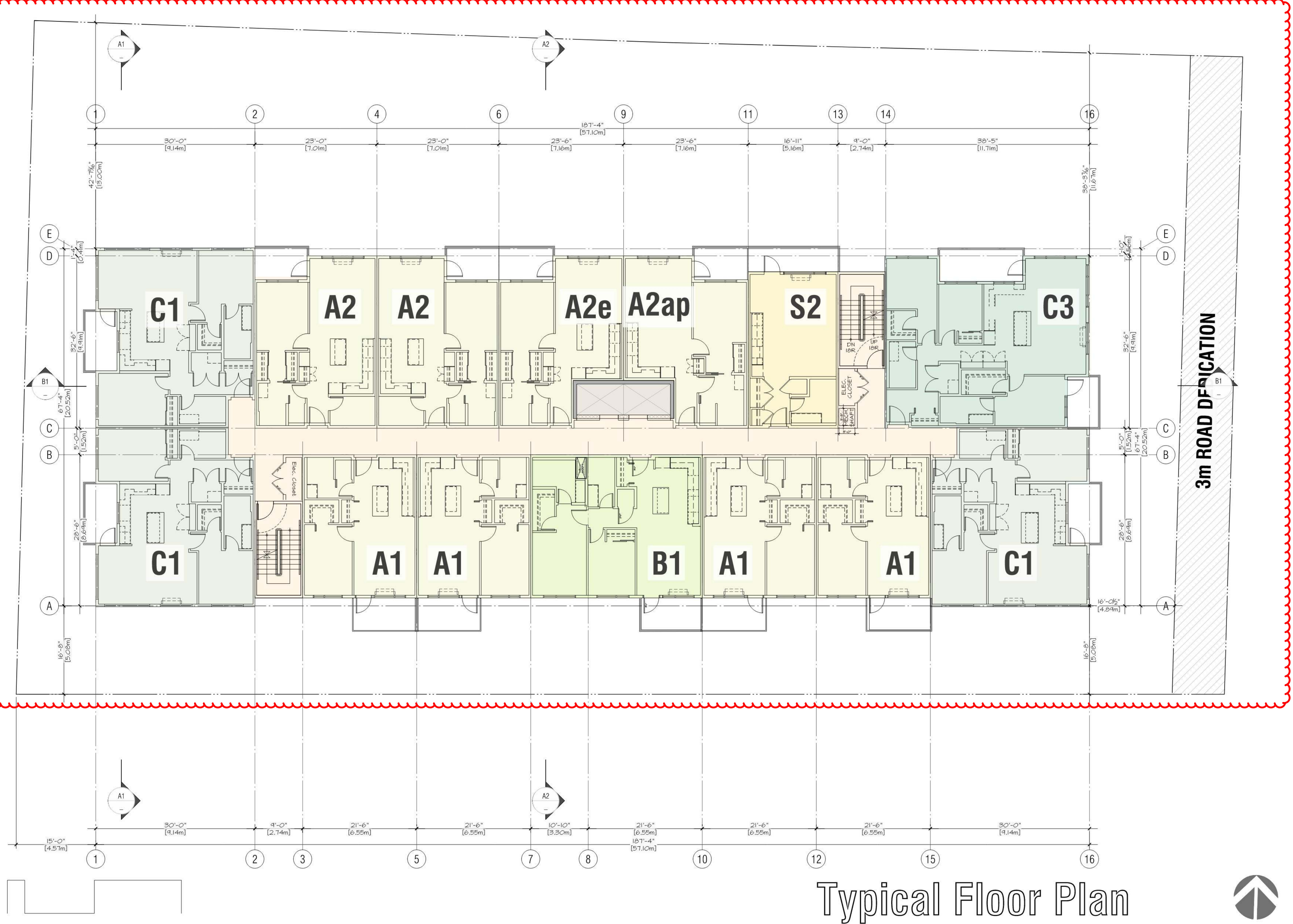
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Floor Plan - L2

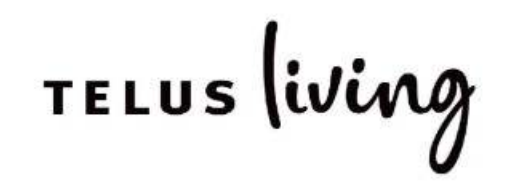
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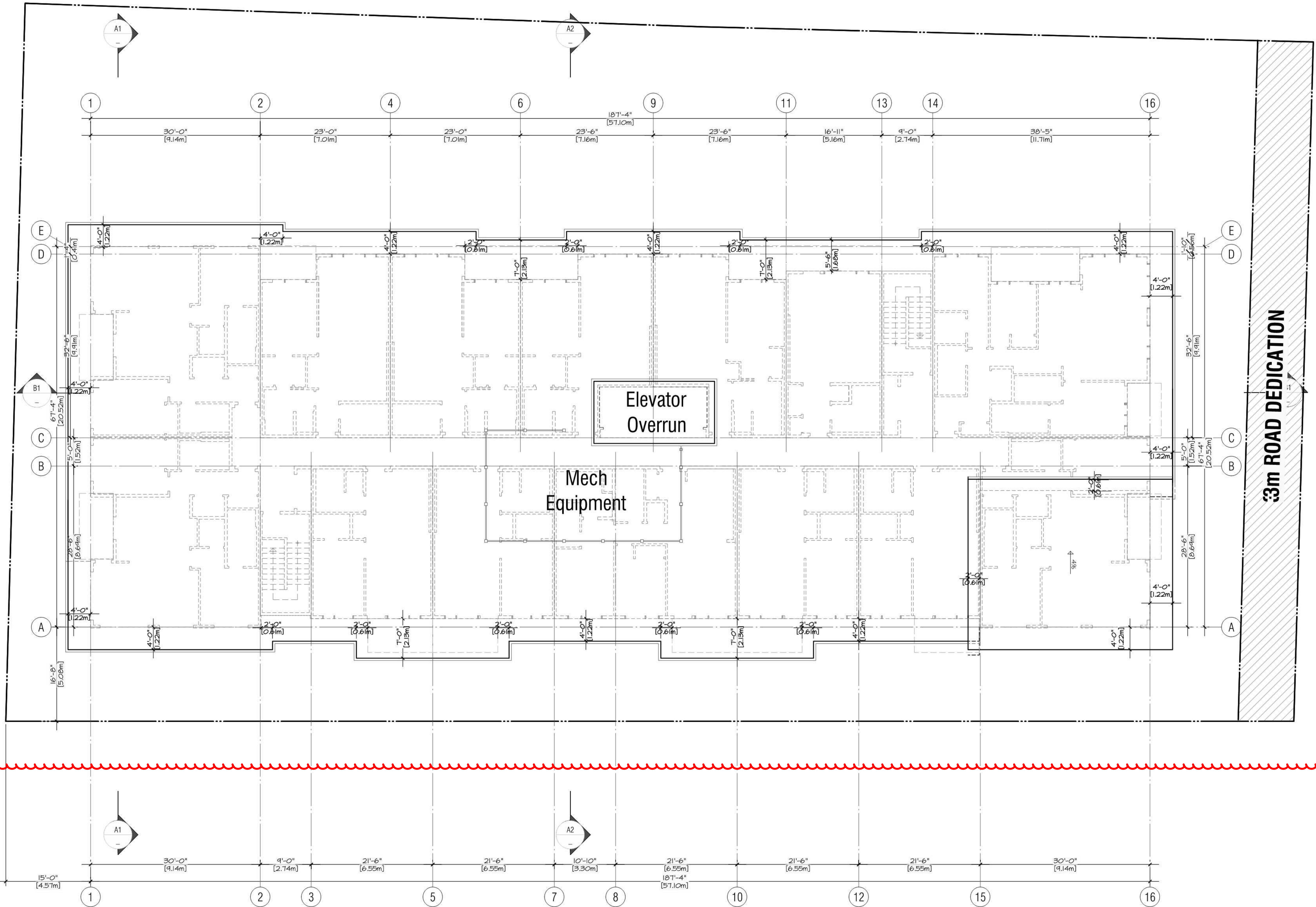


Typical Floor Plan
Scale: 1:100
April 28, 2025

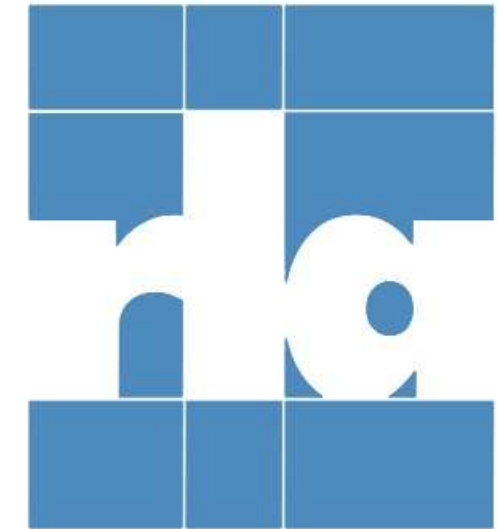
Typical Floor Plan



A-2.04



Roof Plan



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September 19, 2024
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April 28, 2025
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For

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



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
- 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 - Coventry 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

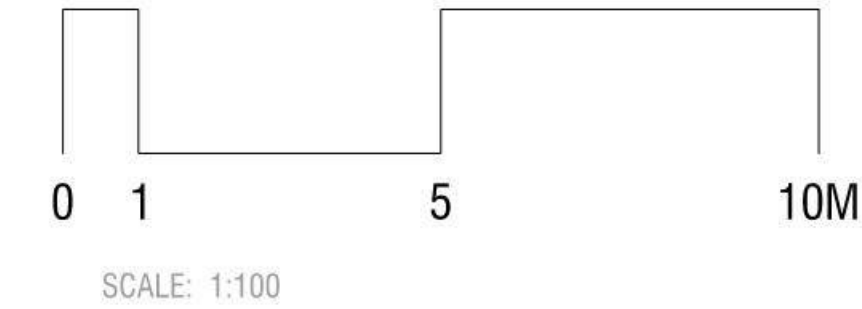
Exposed Concrete (Painted At Parts of the Building Envelope)
- 17

Sunshades - Charcoal Grey

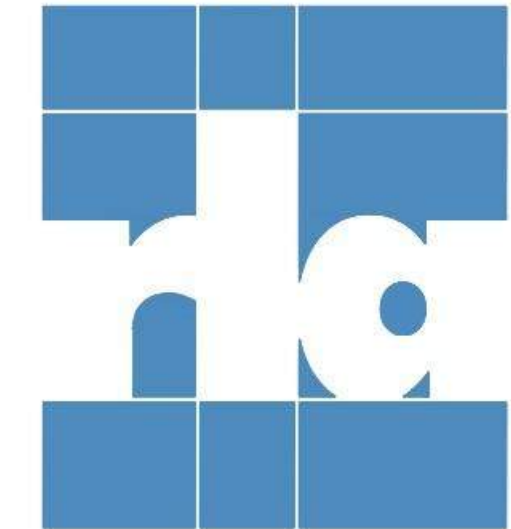
Aluminum Frame, Charcoal Colour
- 18

Trims: Dark Grey

B.M. HC-178 Charcoal Slate



Elevation - South



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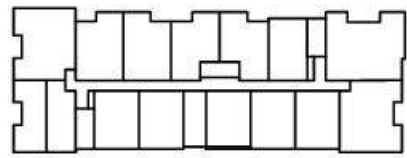
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September 19, 2024
City Technical Review

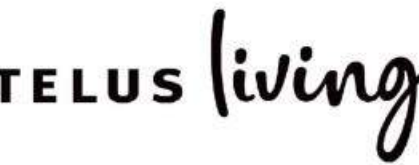
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

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
- 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 - Coventry 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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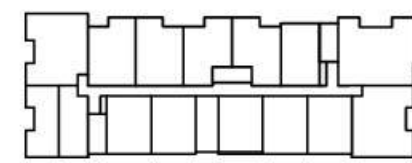
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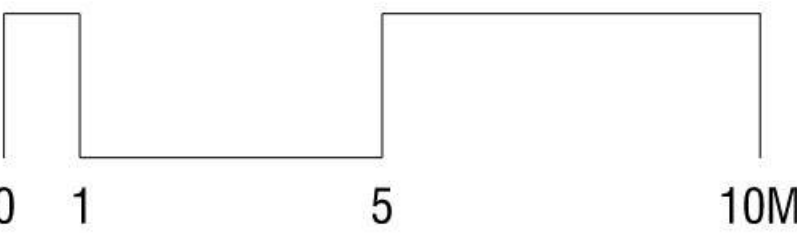
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
April 28, 2025



SCALE: 1:100

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
- 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 - Coventry 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

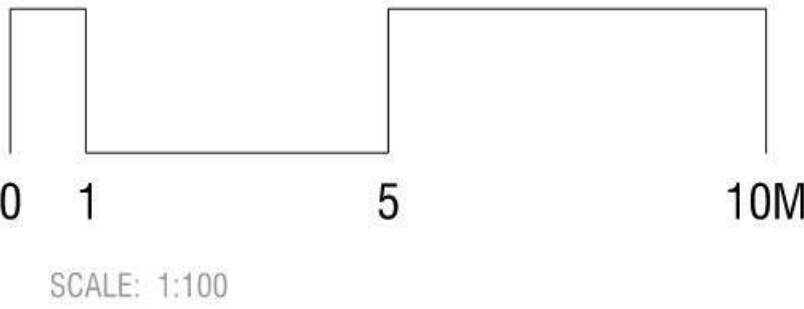
Exposed Concrete (Painted At Parts of the Building Envelope)
- 17

Sunshades - Charcoal Grey

Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

B.M. HC-178 Charcoal Slate



Elevation - East



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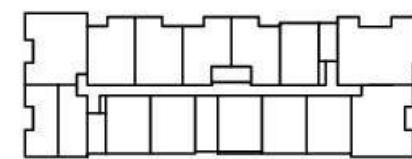
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For

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Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
April 28, 2025

A-3.03

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

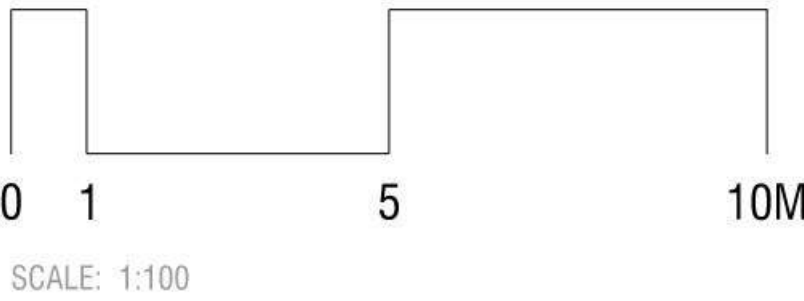
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

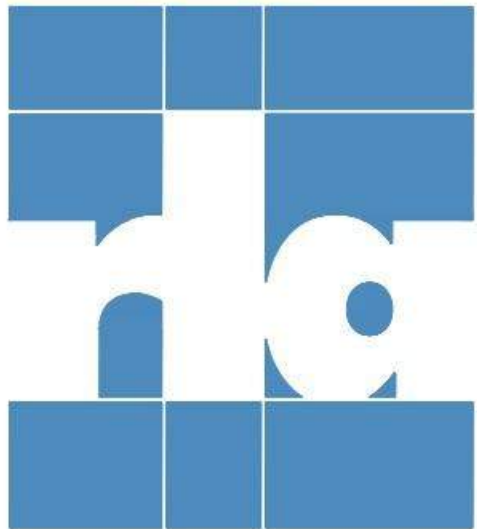
B.M. HC-178 Charcoal Slate



West Elevation



Elevation - West



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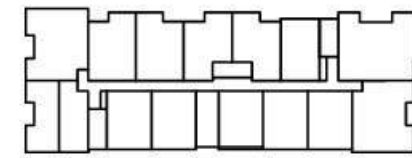
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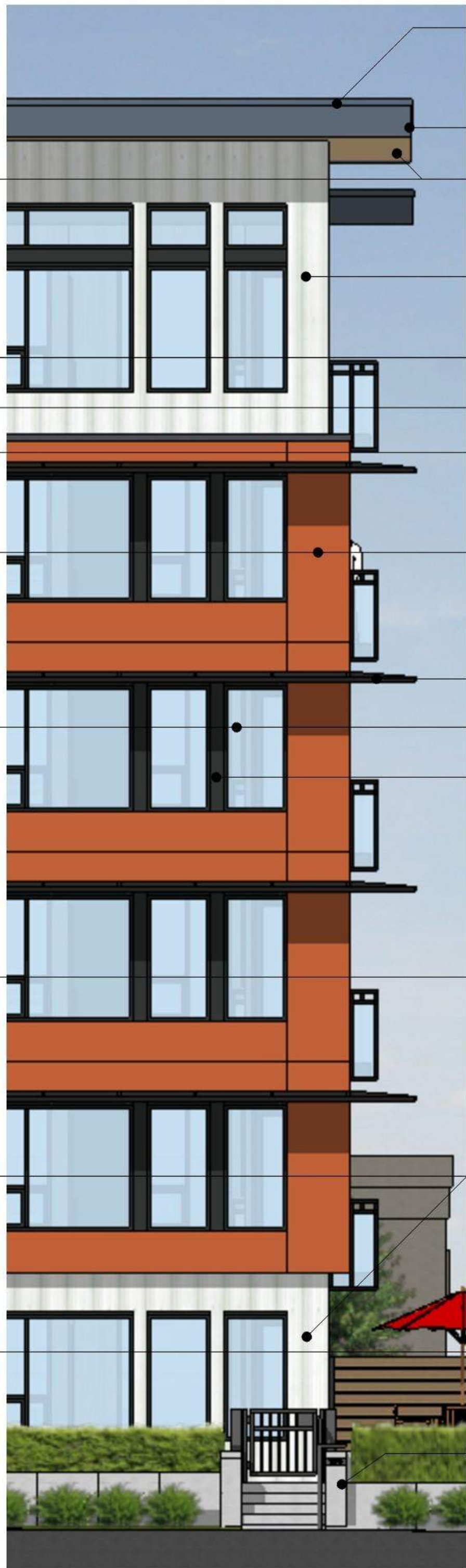
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
April 28, 2025



- 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



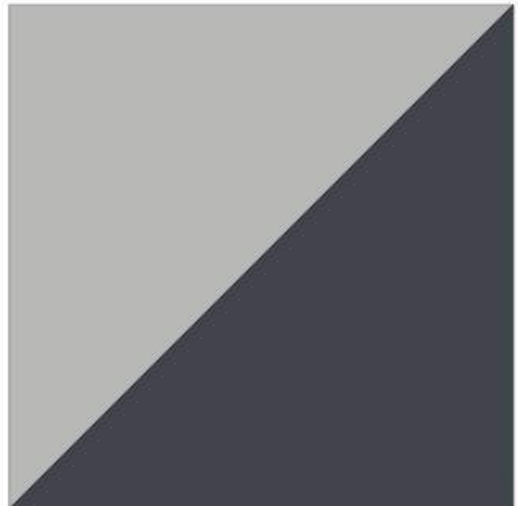
Roofing
2-Ply SBS Roofing
Coloured Light Gray



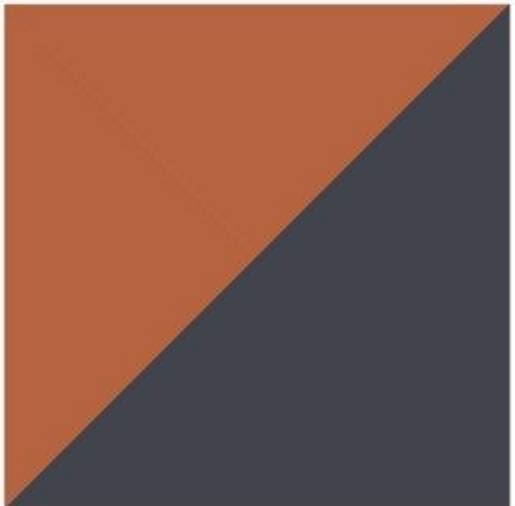
Fascia
Fibre Cement - Light Gray /Dark Gray
B.M. HC 154 - Hale Navy
Concealed Fasteners



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



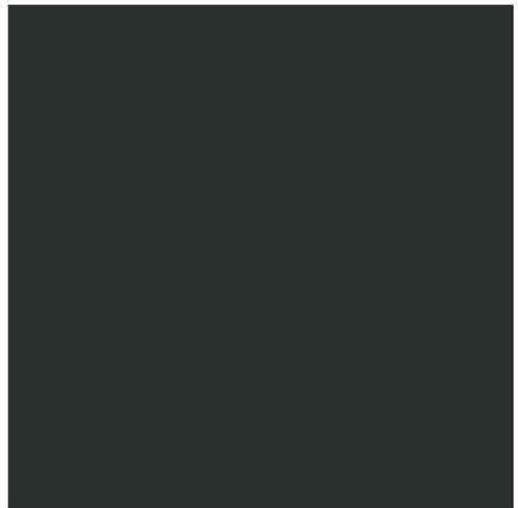
Soffit
Fibre Cement -Light Gray /Dark Gray
B.M. HC-169 - Coventry Gray
B.M. 2128-20 - Abyss
Concealed Fasteners



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



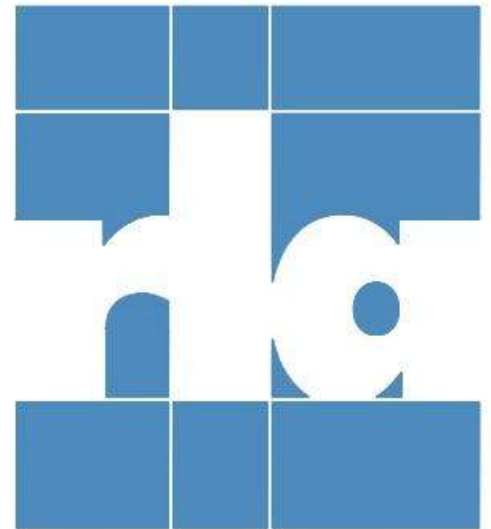
Metal Guardrails
Pre - Engineered Aluminum
Charcoal Gray



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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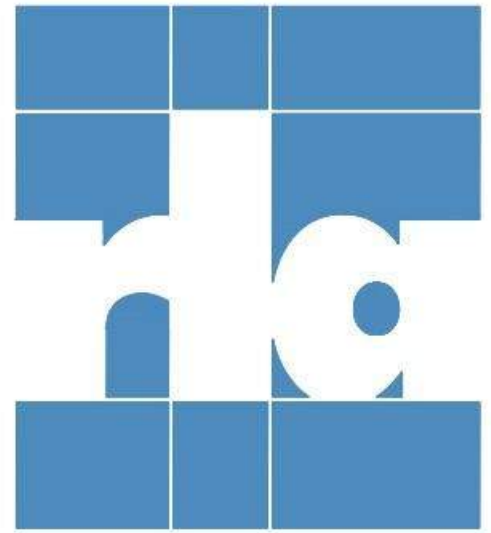
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Colour Material Board

Scale: NTS
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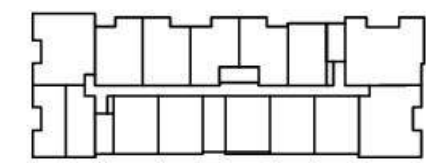
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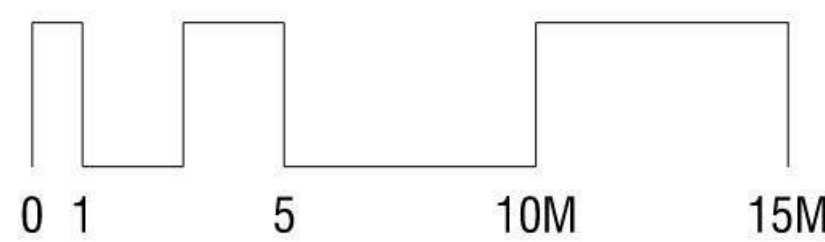
Project
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Multi-Unit Residential

TELUS living



Streetscape Elevations
South

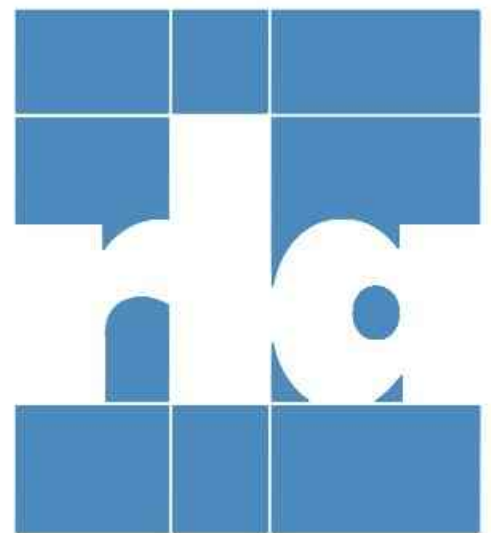
Scale: 1:150
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SCALE: 1:150

Streetscape Elevation - South

A-3.06



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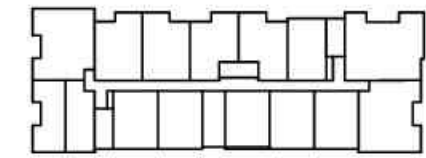
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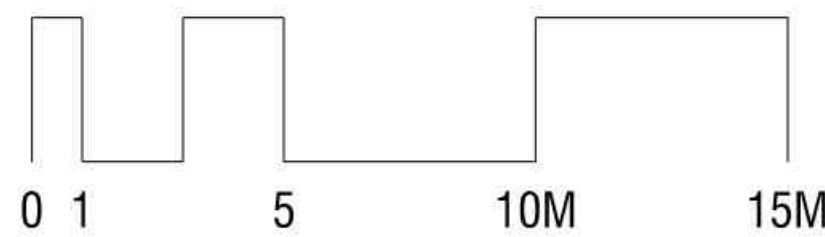
Project
1908 FOUL BAY
Multi-Unit Residential

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Streetscape Elevations
East

Scale: 1:150
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SCALE: 1:150

Streetscape Elevation - East

A-3.07



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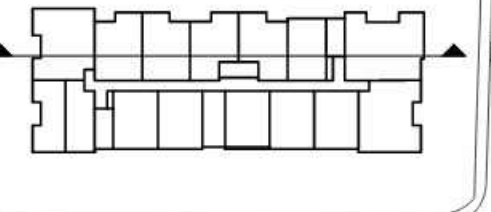
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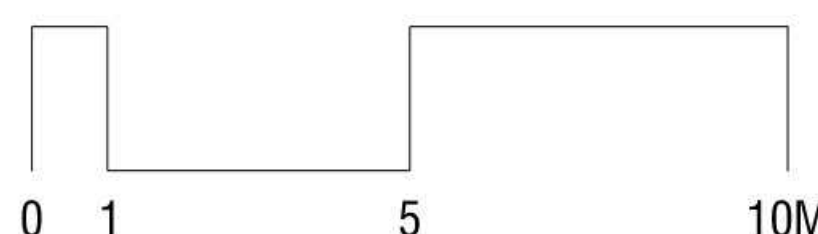
Project
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Multi-Unit Residential

TELUS living



Sections

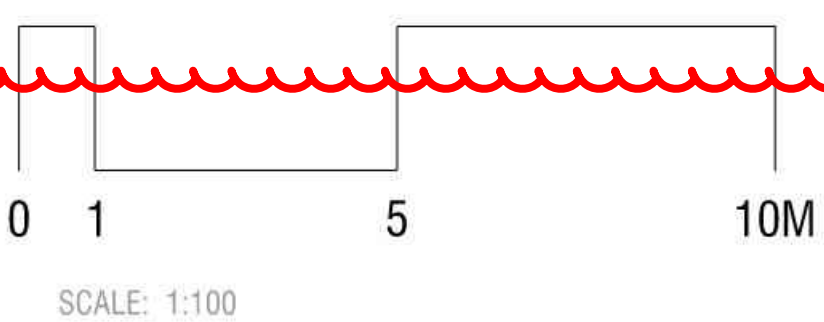
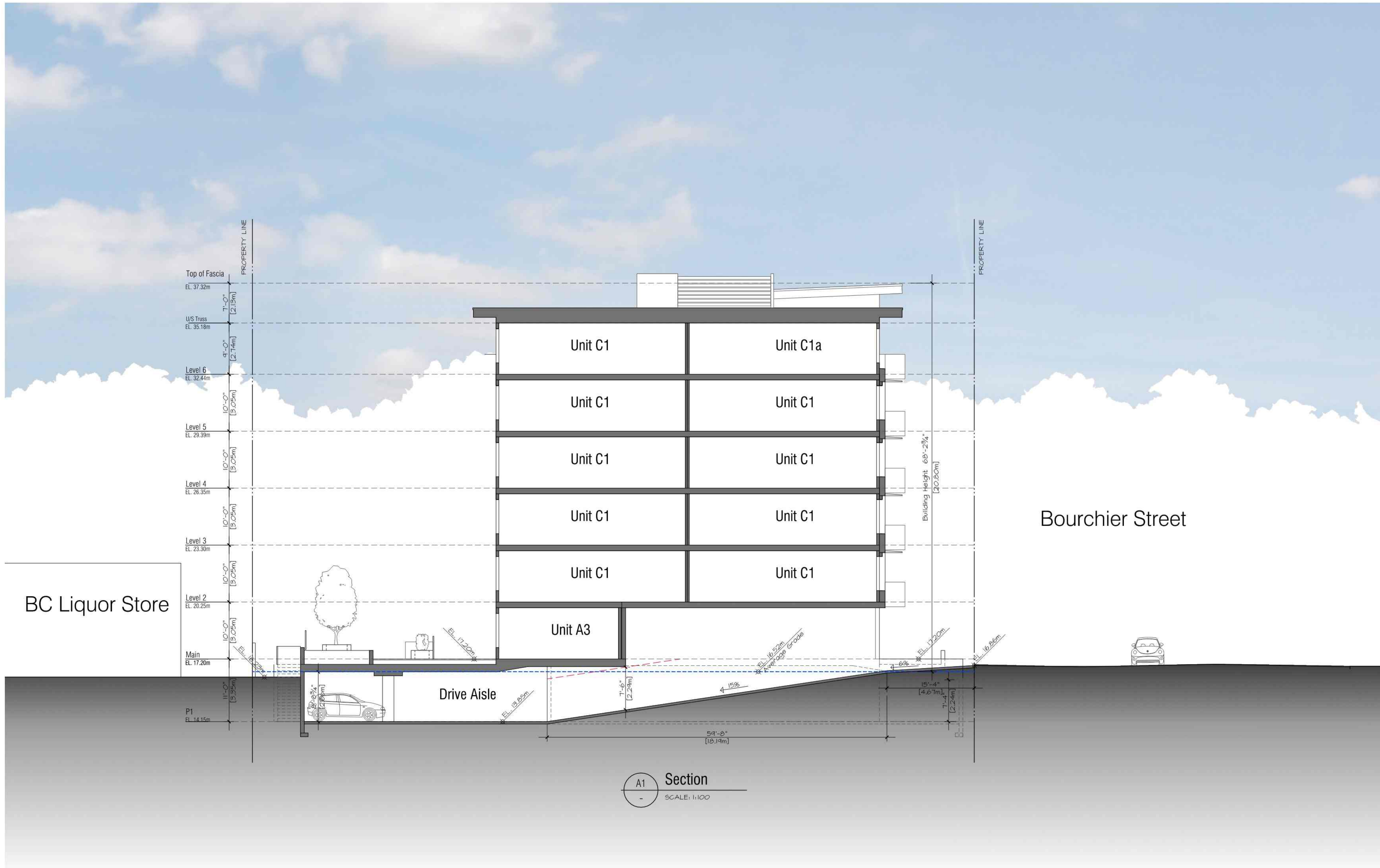
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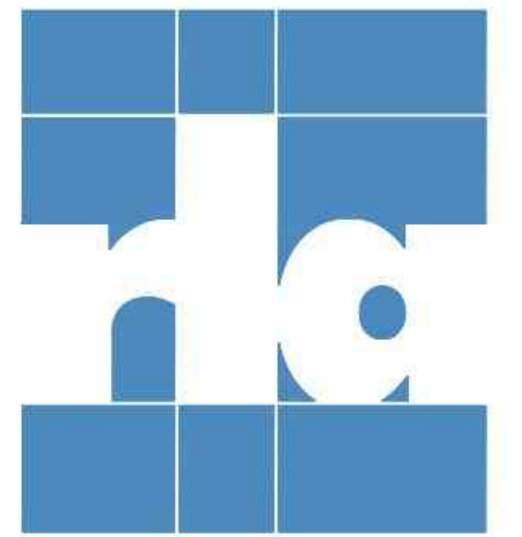
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Section - B1

A-4.01



Section -A1



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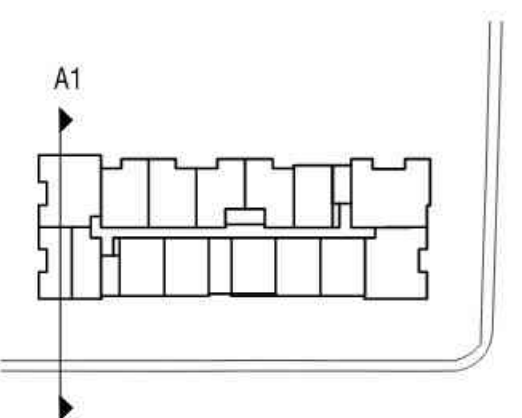
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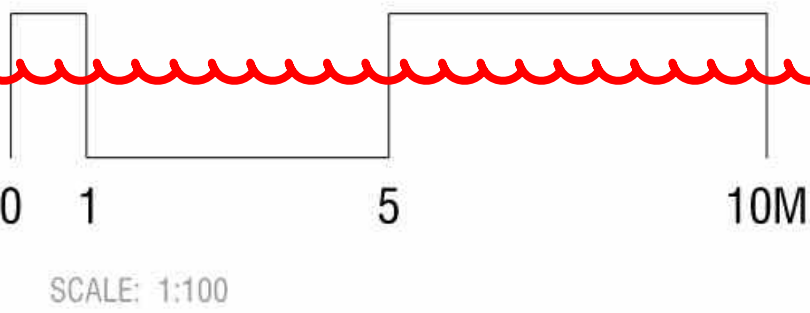
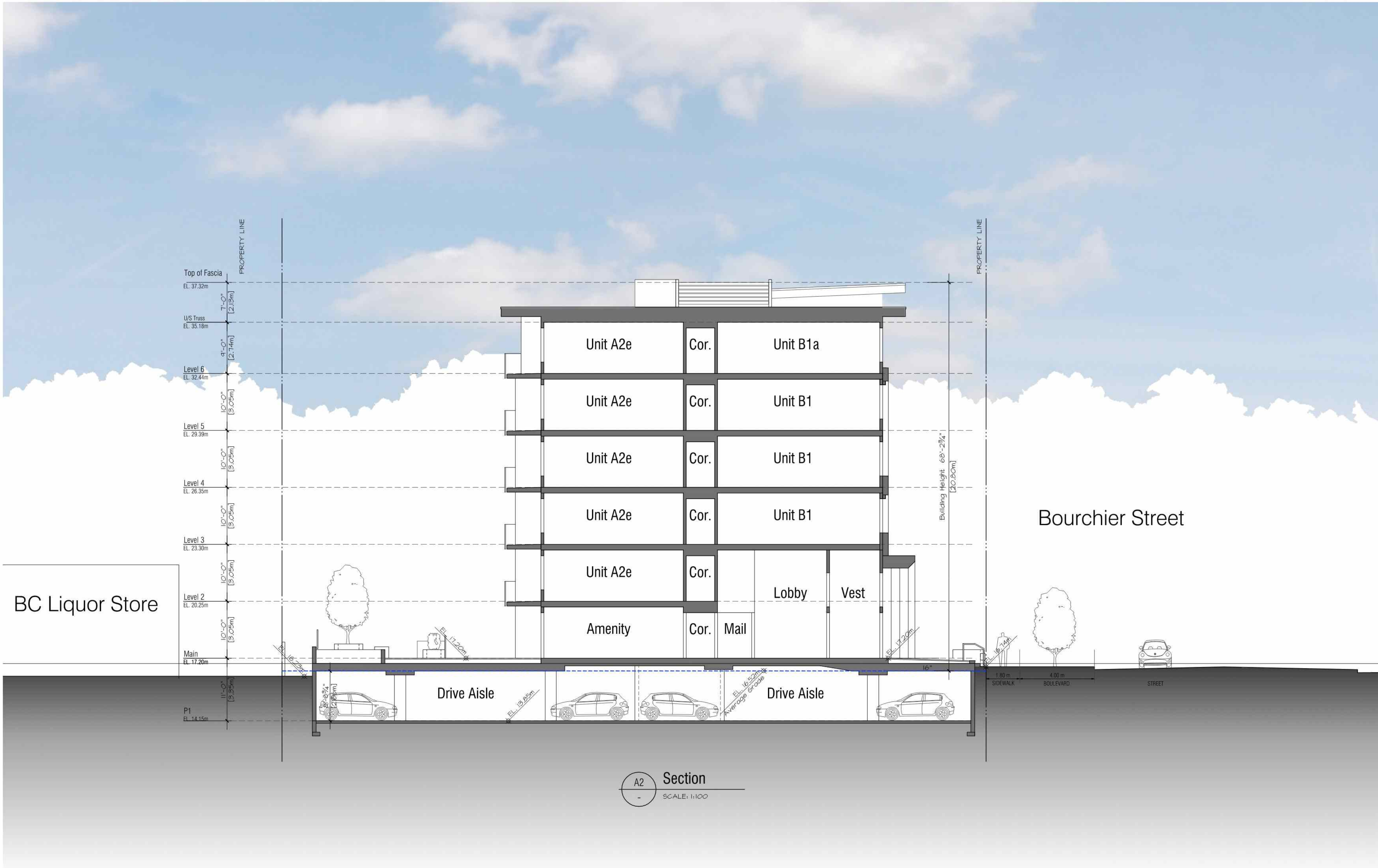
TELUS living



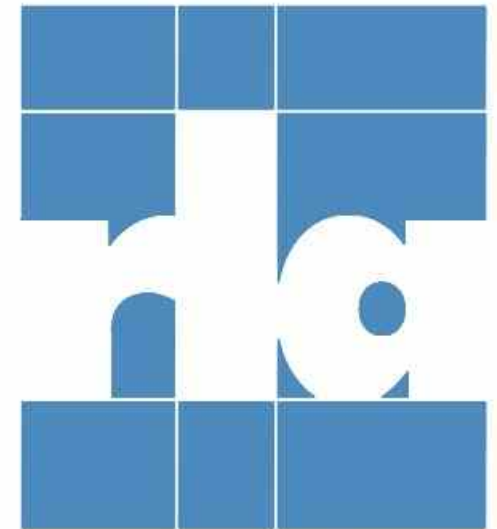
Sections

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A-4.02



Section -A2



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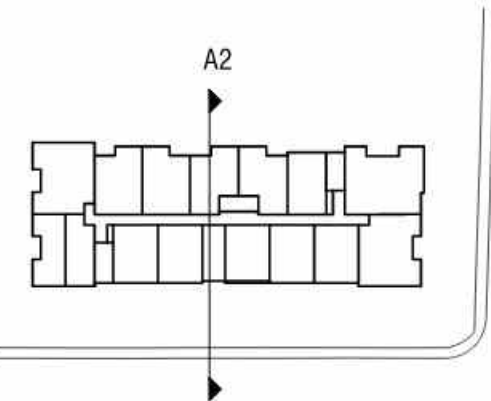
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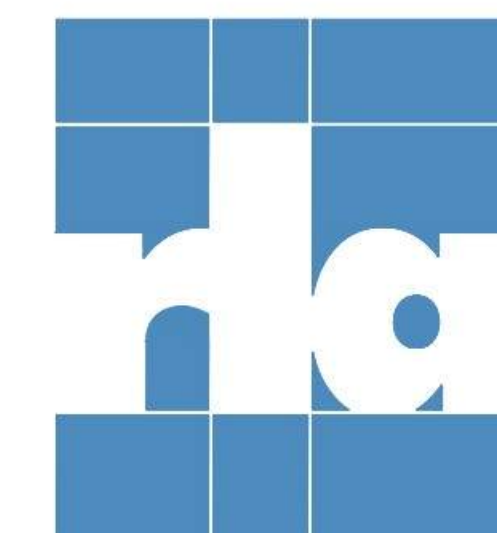
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TELUS living



Sections

Scale: 1:100
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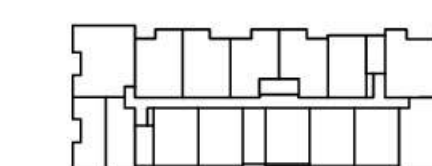
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Multi-Unit Residential

TELUS living



Views

Scale:
April 28, 2025

Concept Model View - SE corner-Bourchier

A-5.01



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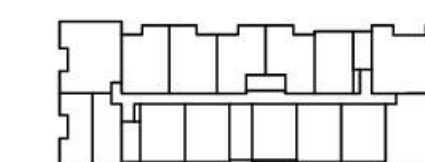
Revisions:

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October 25, 2024
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April 28, 2025
Issued for DP



For

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

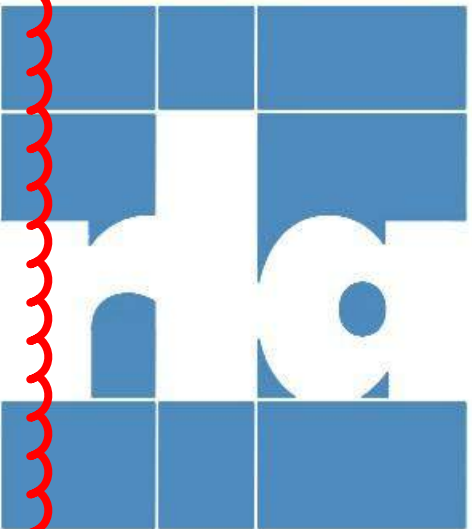


Views

Scale:
April 28, 2025

Concept Model View - SW-Bourchier

A-5.02



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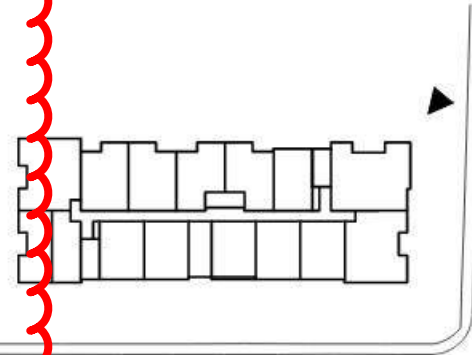
Revisions

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For

Project:
1808 FOUL BAY
Multi-Unit Residential

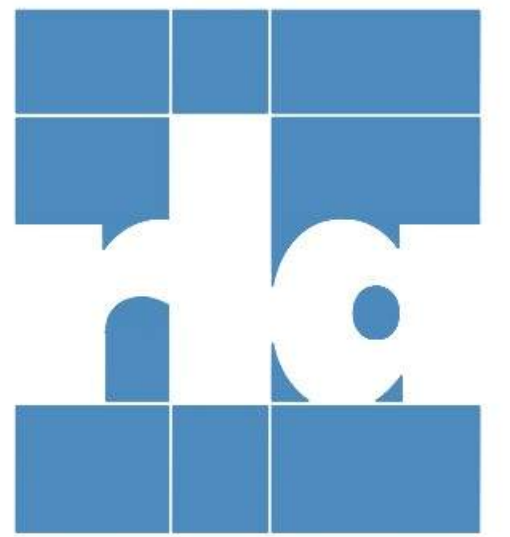
TELUS living



Views

Scale:
April 28, 2025

Concept Model View - NEcorner-Foul Bay A-5.03



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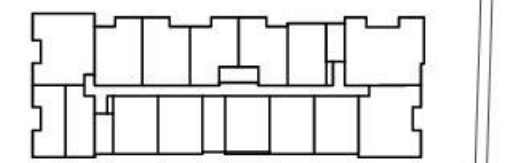
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For:

Project
1908 FOUL BAY
Multi-Unit Residential

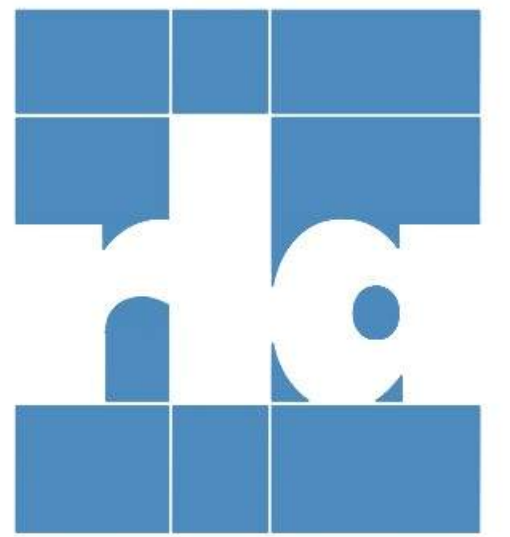
TELUS living



Views

Scale:
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Concept Model View - NE-Foul Bay A-5.04



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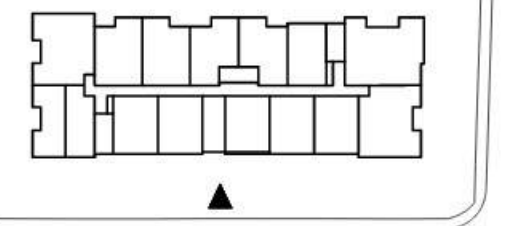
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For:

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Views

Scale:
April 28, 2025

Concept Model View - Entry A-5.05

SPRING EQUINOX



March 21st, 9:00 A.M.

SUMMER SOLSTICE



June 21st, 9:00 A.M.

FALL EQUINOX



September 21st, 9:00 A.M.

WINTER SOLSTICE



December 21st, 9:00 A.M.



March 21st, 12:00 P.M.



June 21st, 12:00 P.M.



September 21st, 12:00 P.M.



December 21st, 12:00 P.M.



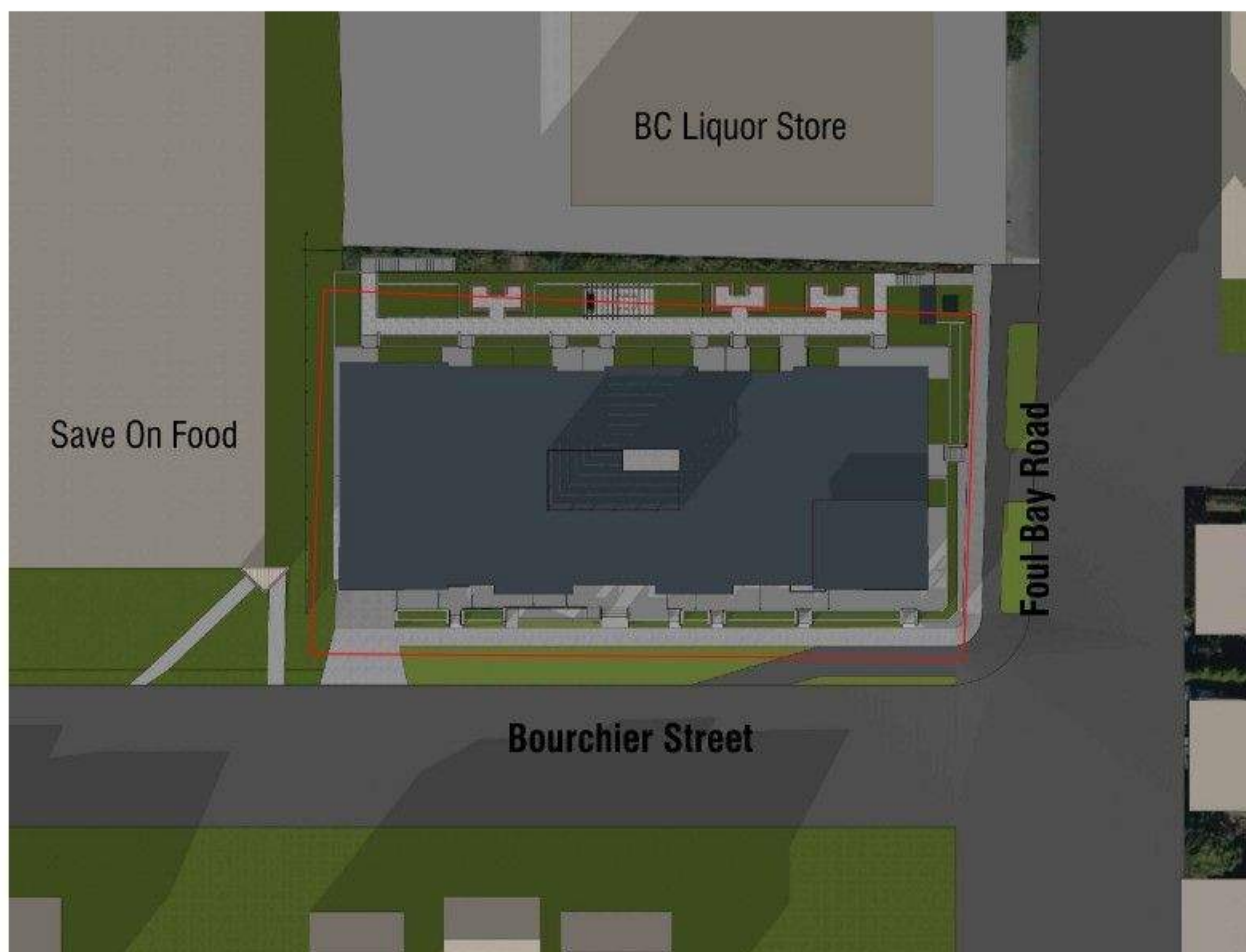
March 21st, 3:00 P.M.



June 21st, 3:00 P.M.



September 21st, 3:00 P.M.



December 21st, 3:00 P.M.



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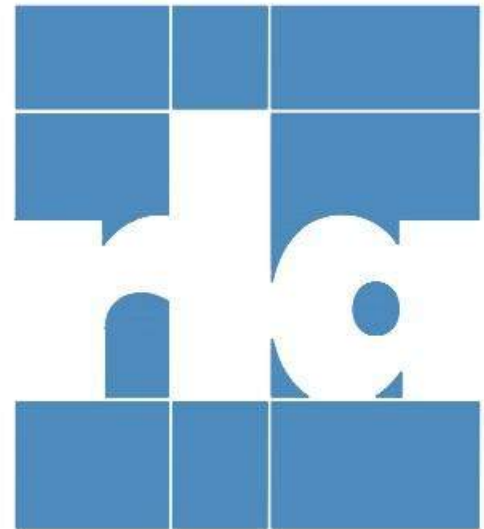
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For
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Shadow Study
Scale: N/A
April 28, 2025





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Multi-Unit Residential

TELUS living



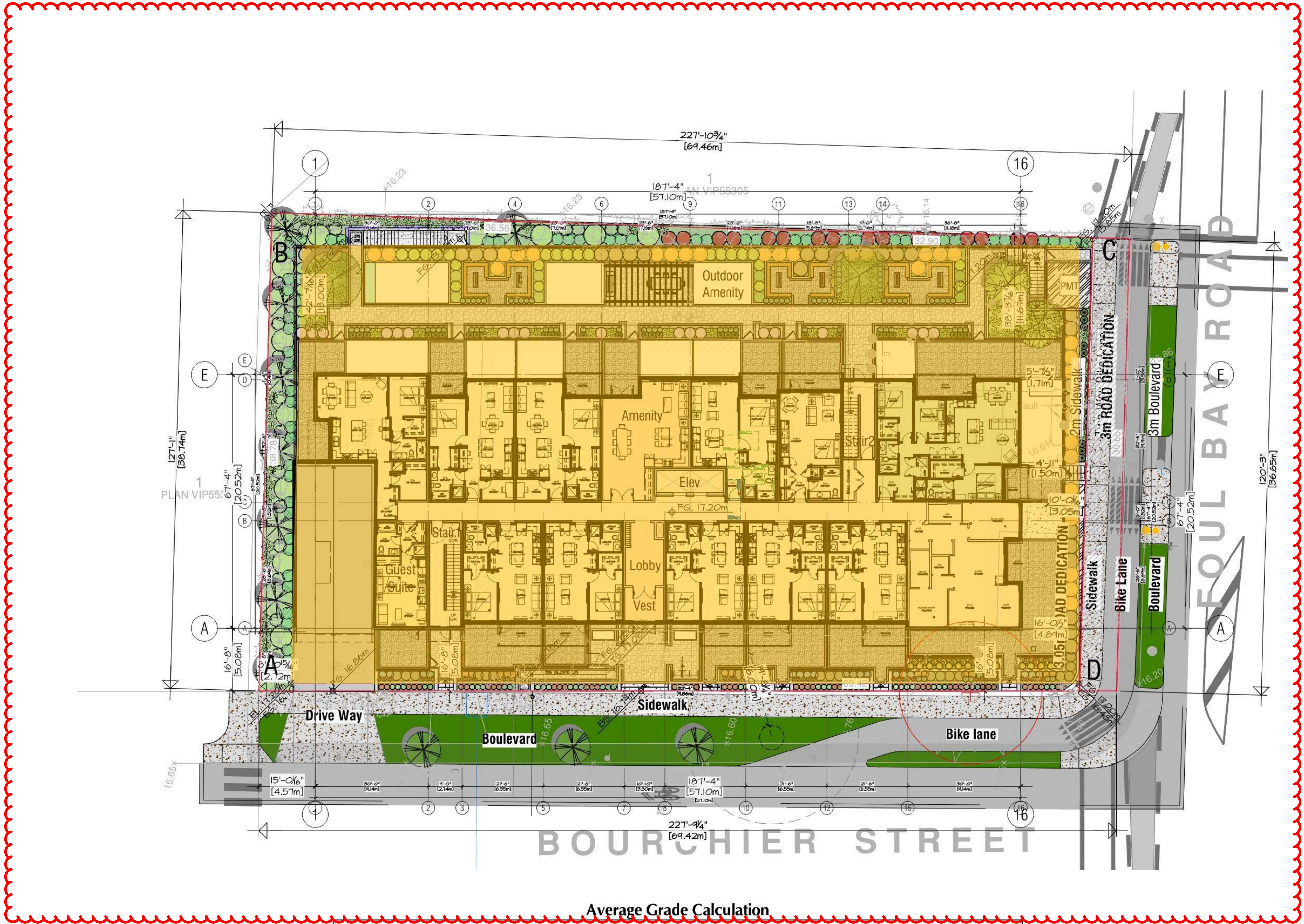
Average Grade Overlay

Scale: 1:200
April 28, 2025



Average Grade Overlay

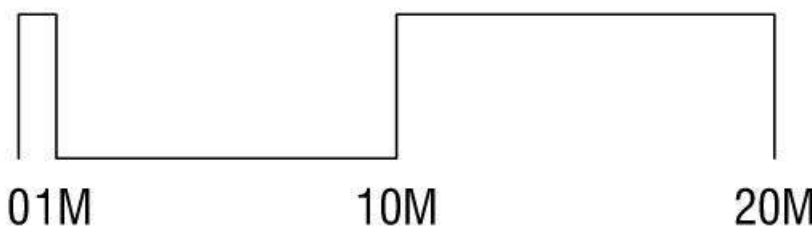
A-7.00



Average Grade Calculation

Wall Section	Average Grade			Length		
A-B	$(16.70 + 16.70)/2$	16.70	x	38.74	m =	647
B-C	$(16.70 + 15.85)/2$	16.28	x	69.46	m =	1,131
C-D	$(15.85 + 16.48)/2$	16.67	x	36.65	m =	611
D-A	$(16.48 + 16.70)/2$	16.59	x	69.42	m =	1,152
Total				214.27	m	3,540

Average Grade Total height / Total Perimeter length
3540 / 214.27 = **16.52** m

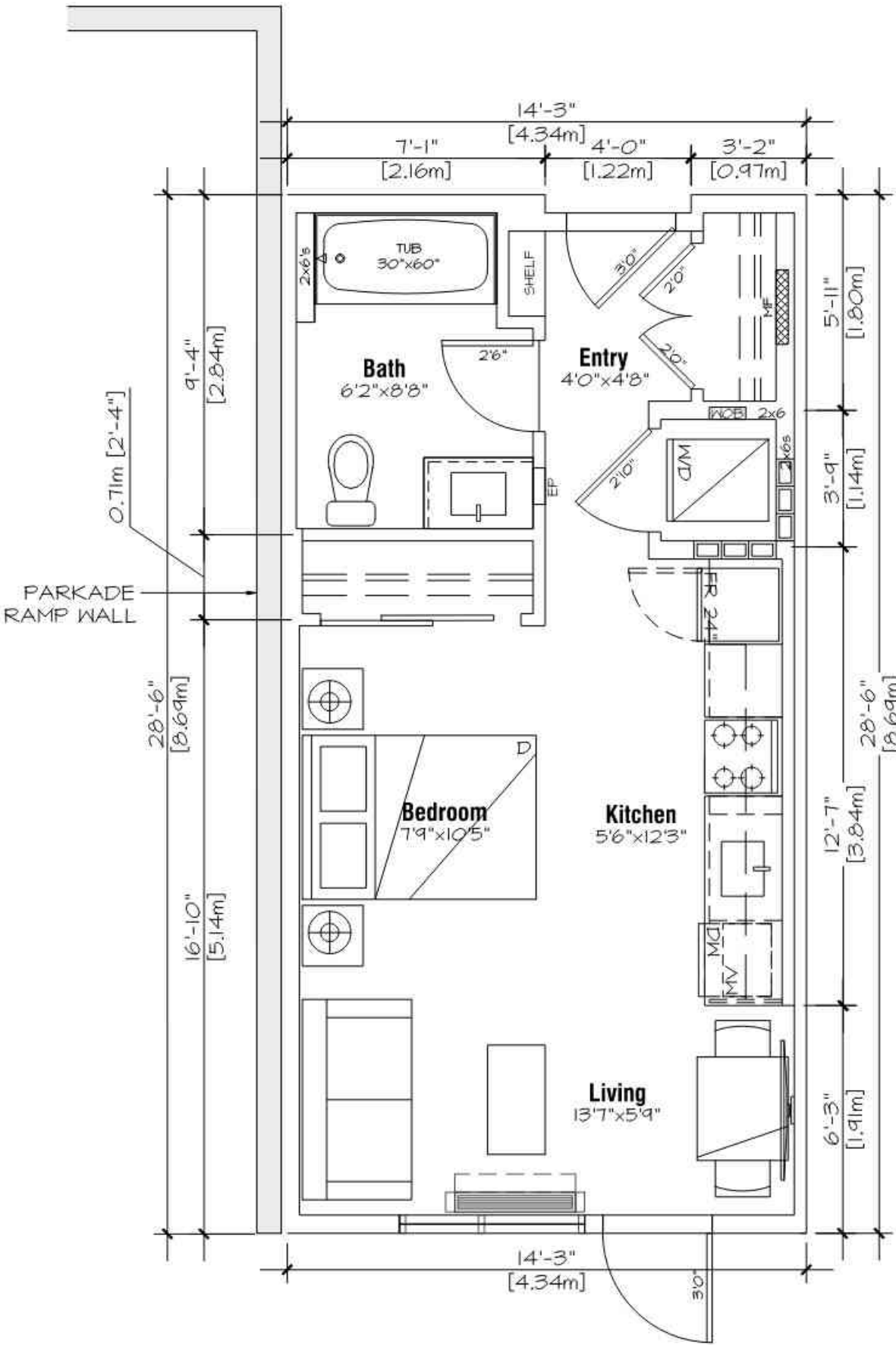
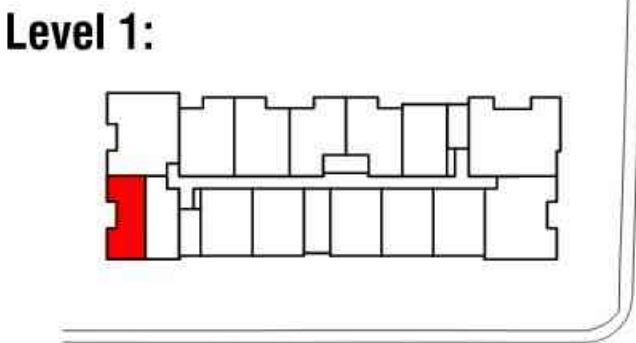


SCALE: 1:200

Unit S1 - Studio

1 Bed + 1 Bath
400 sf

1 Unit Total (1 of 83)

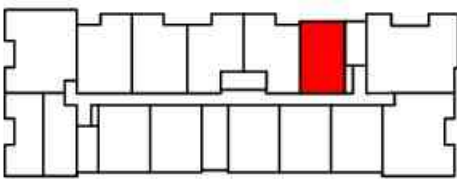


Unit S2 - Studio

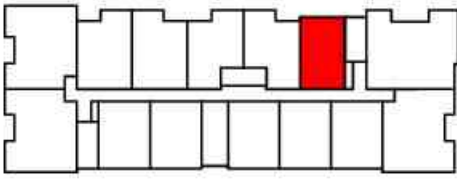
1 Bed + 1 Bath
493 sf

6 Units Total (6 of 83)

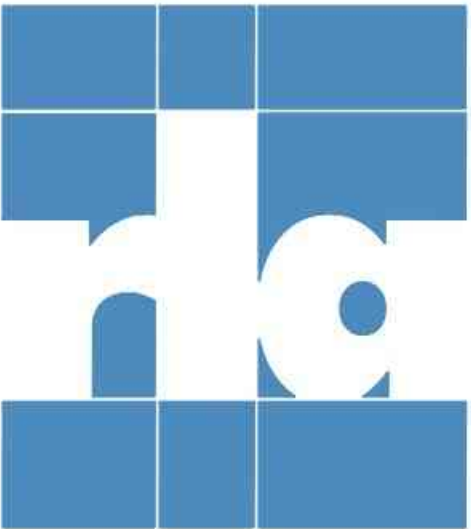
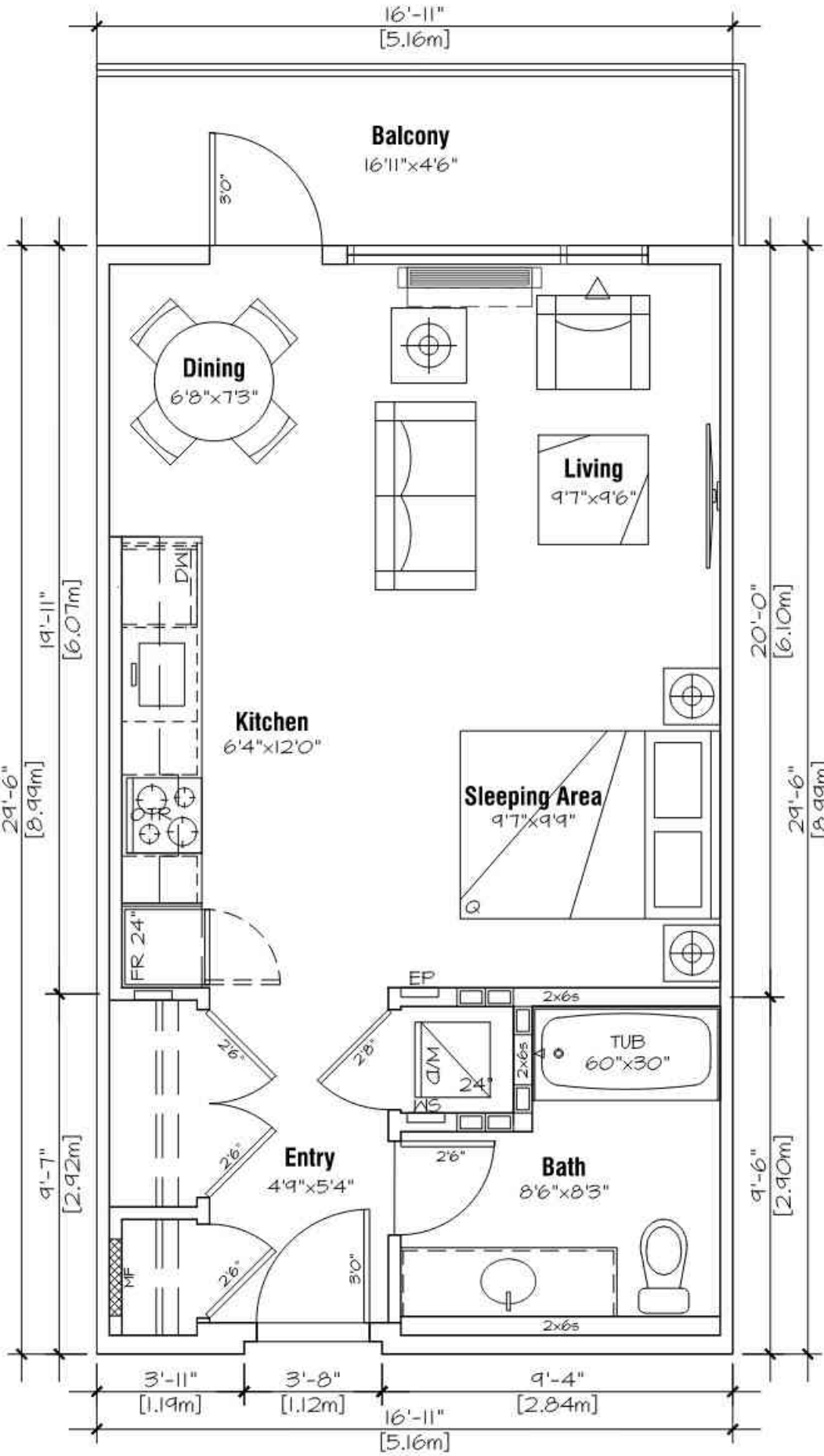
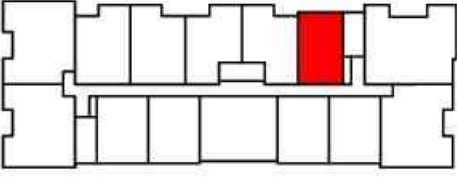
Level 1:



Level 2:



Level 3-6:



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Multi-Unit Residential

TELUS living



Studio Unit Plans
S1, S2 & S3

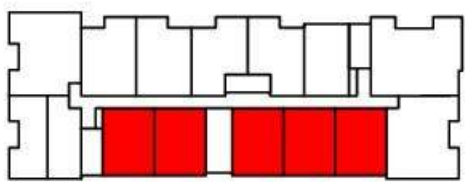
Scale: 1/4" = 1' - 0"
April 28, 2025

A1 - 1 Bedroom

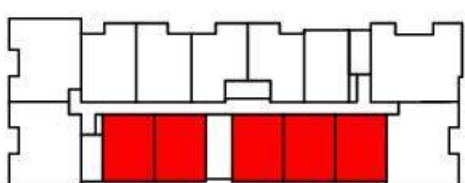
1 Bed + 1 Bath
573 sf

14 Units Total (26 of 83)

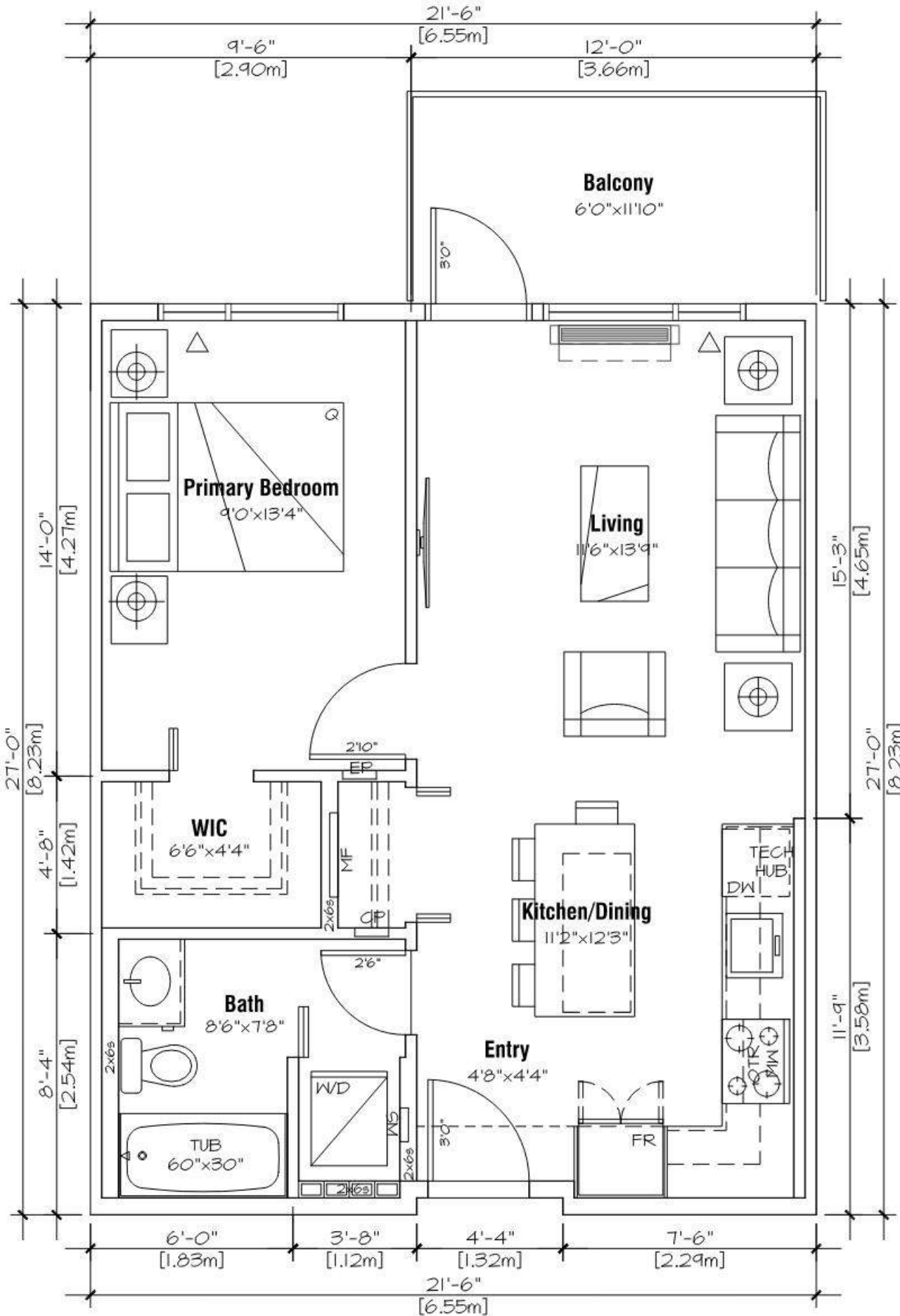
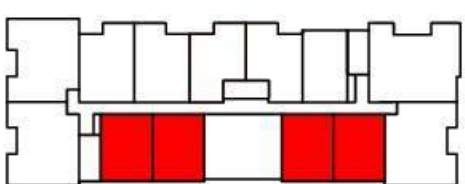
Level 1:



Level 2:



Level 3-6:

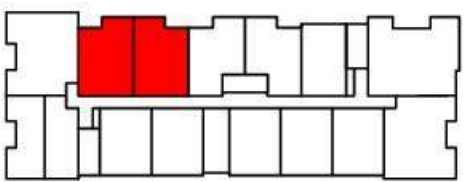


A2 - 1 Bedroom + Flex

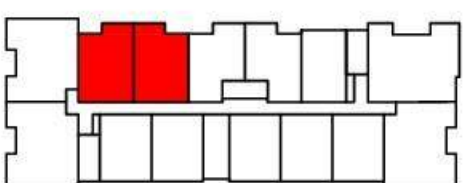
1 Bed + 1 Bath
695 sf

12 Units Total (12 of 83)

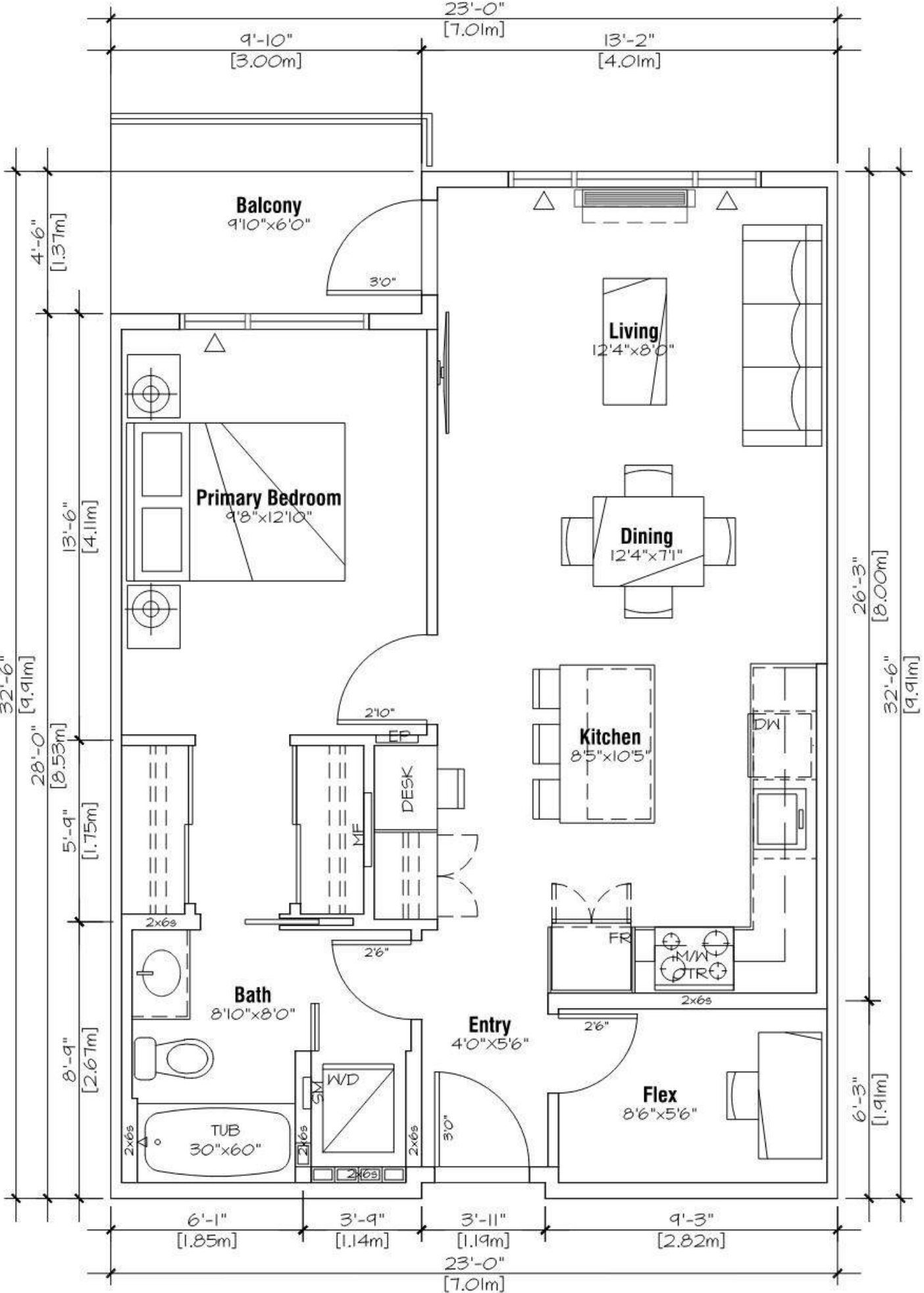
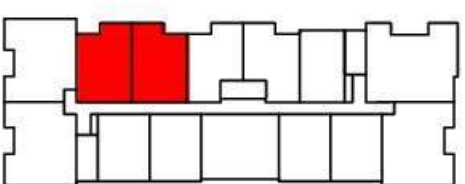
Level 1-6:



Level 2:



Level 3-6:

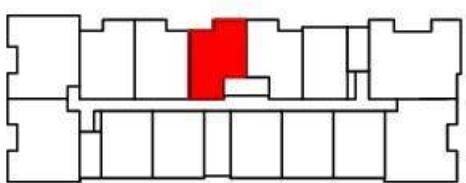


A2e - 1 Bedroom

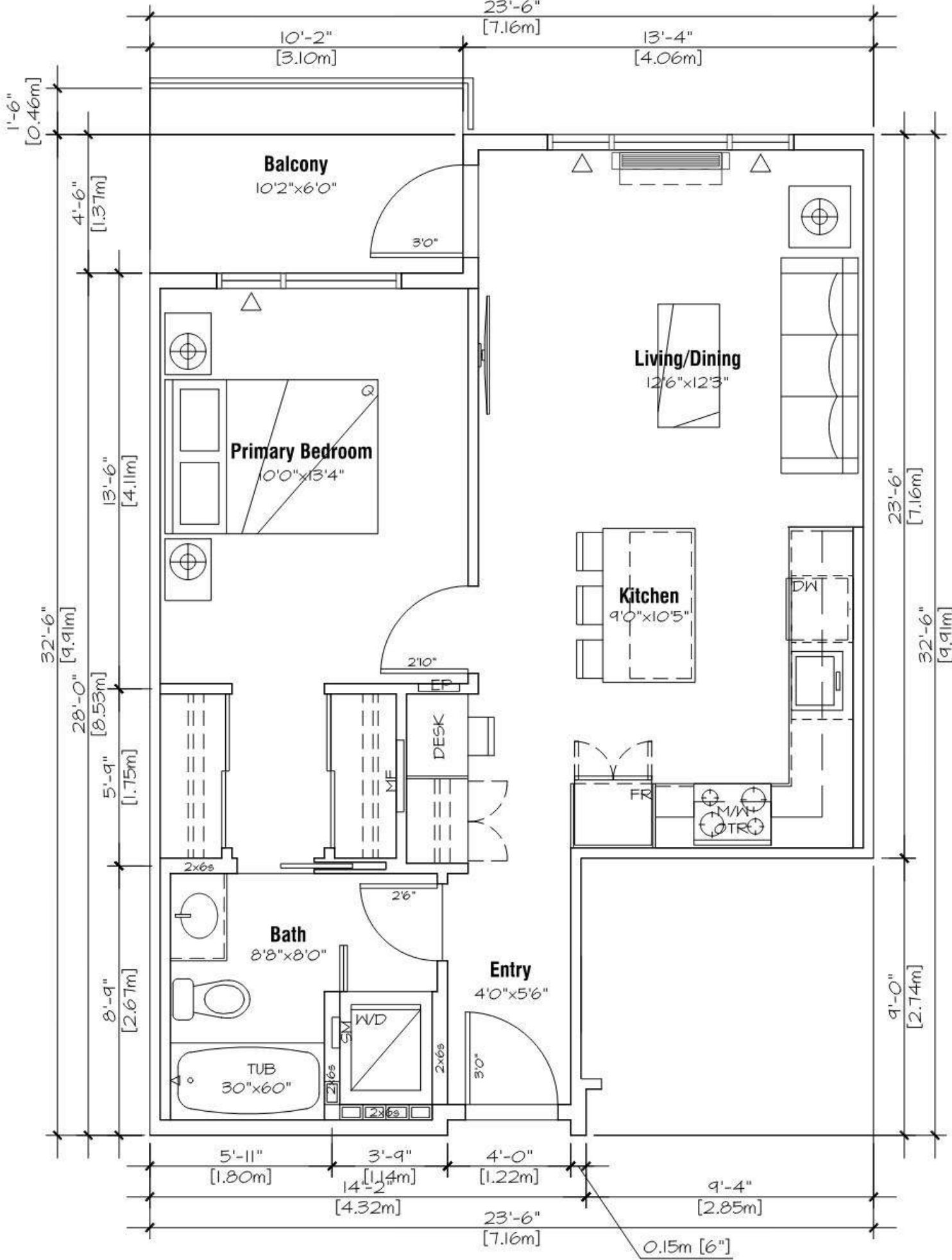
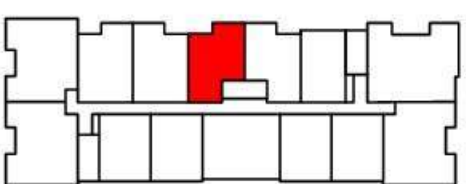
1 Bed + 1 Bath
627 sf

5 Units Total (5 of 83)

Level 2:



Level 3-6:



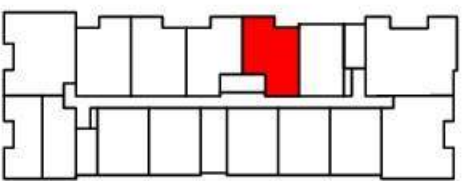
A2ap - 1 Bedroom

1 Bed + 1 Bath
627 sf

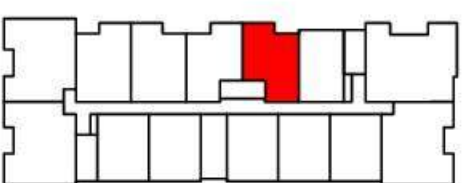
Adaptable Units (2018 Compliance)

6 Unit Total (6 of 83)

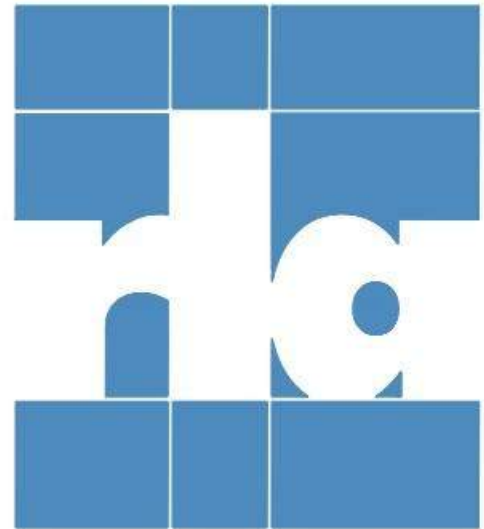
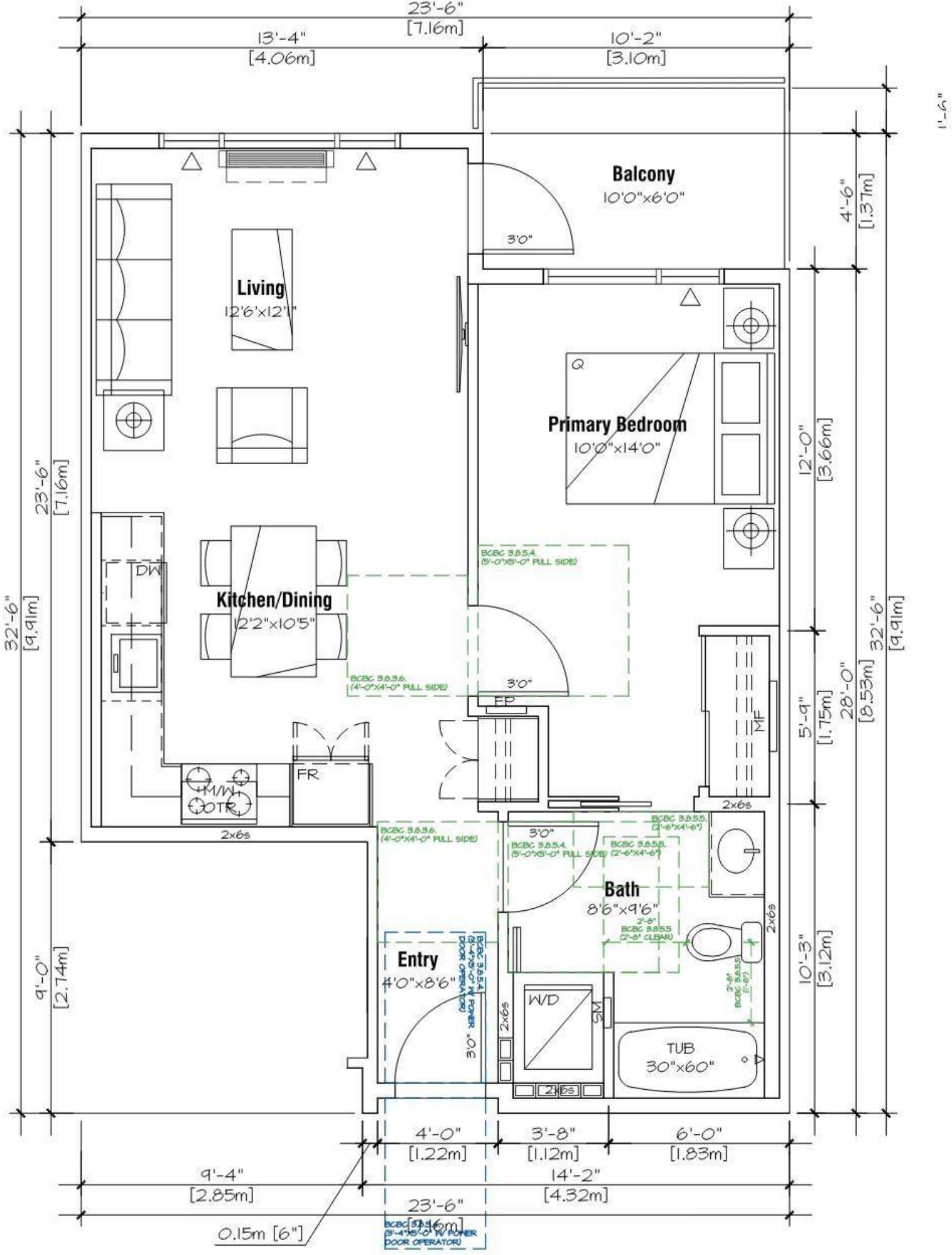
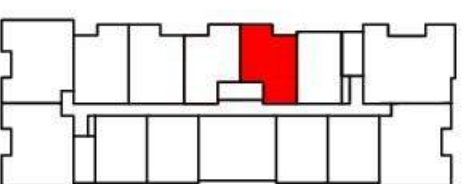
Level 1:



Level 2:



Level 3-6:



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Multi-Unit Residential

TELUS living



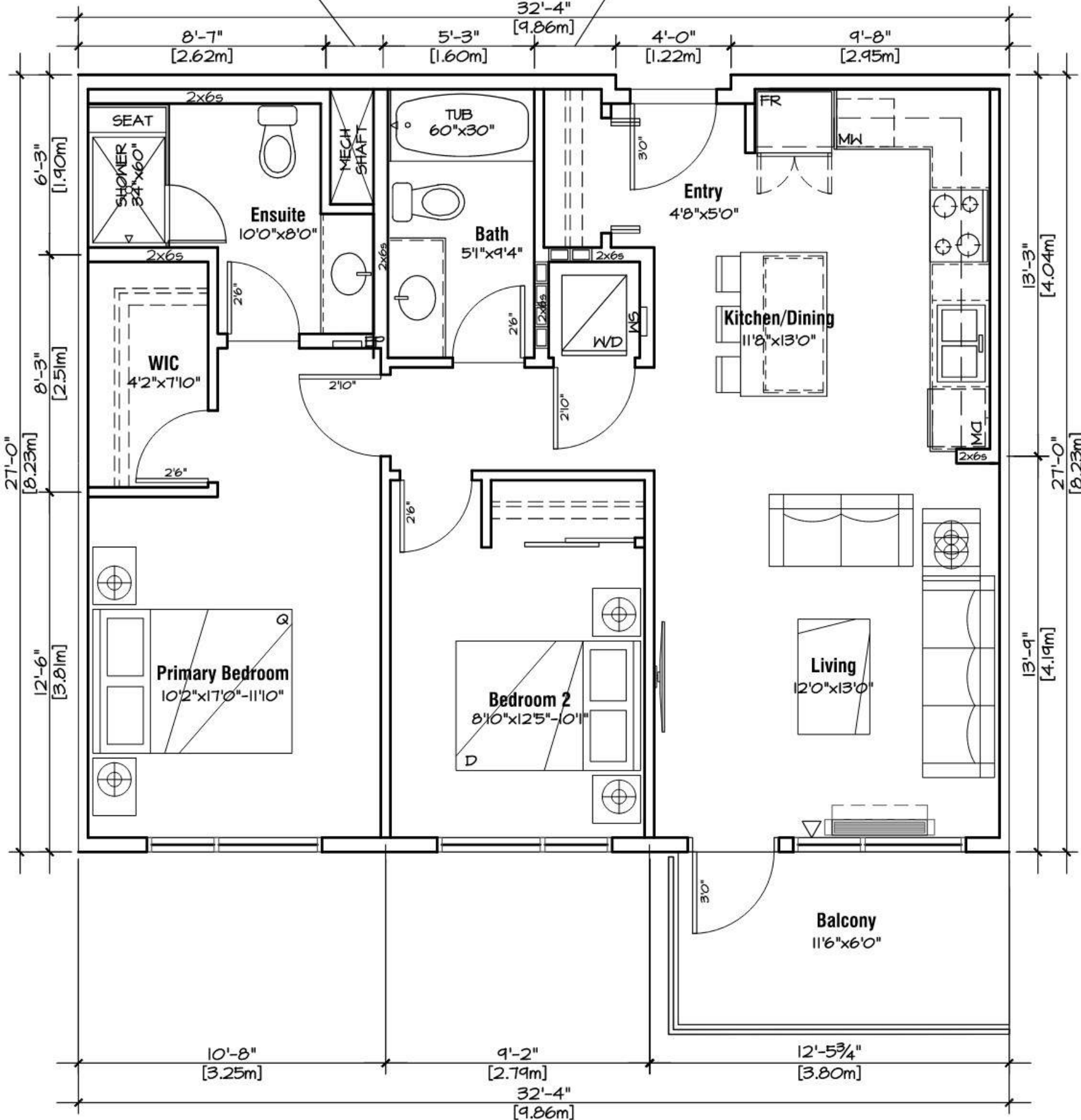
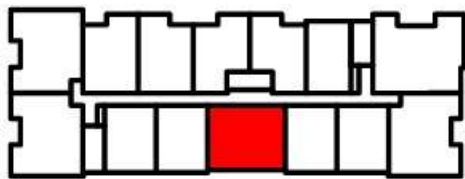
1 Bedroom Unit Plans
A1, A2, A2e & A2ap

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

B1 - 2 Bedroom
2 Bed + 2 Bath
863 sf

4 Units Total (4 of 83)

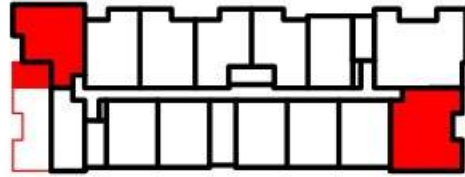
Level 3-6:



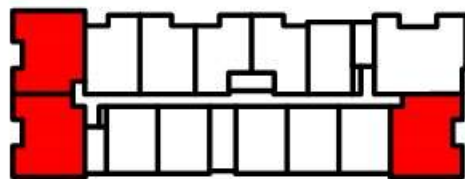
C1 - 2 Bedroom Corner Un
2 Bed + 2 Bath
938 sf

17 Units Total (17 of 83)

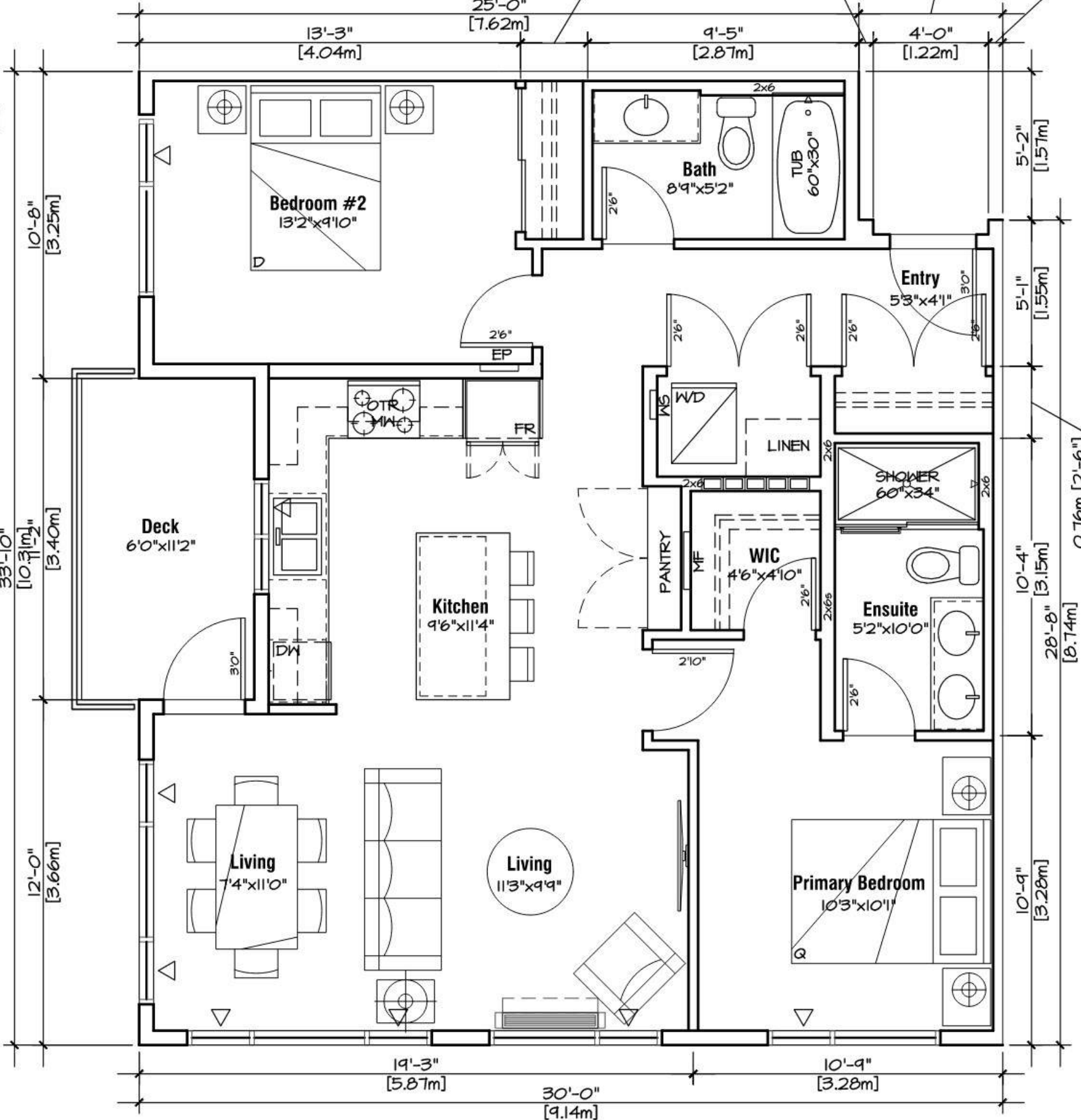
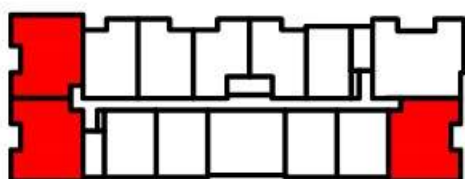
Level 1:



Level 2:



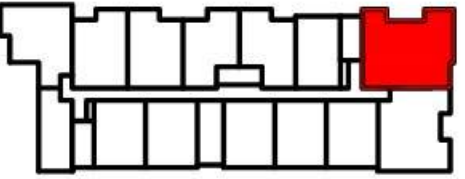
Level 3-6:



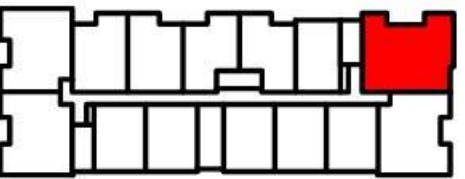
C3 - 3 Bedroom Corner Unit
3 Bed + 2 Bath
1,127 sf

6 Units Total (6 of 83)

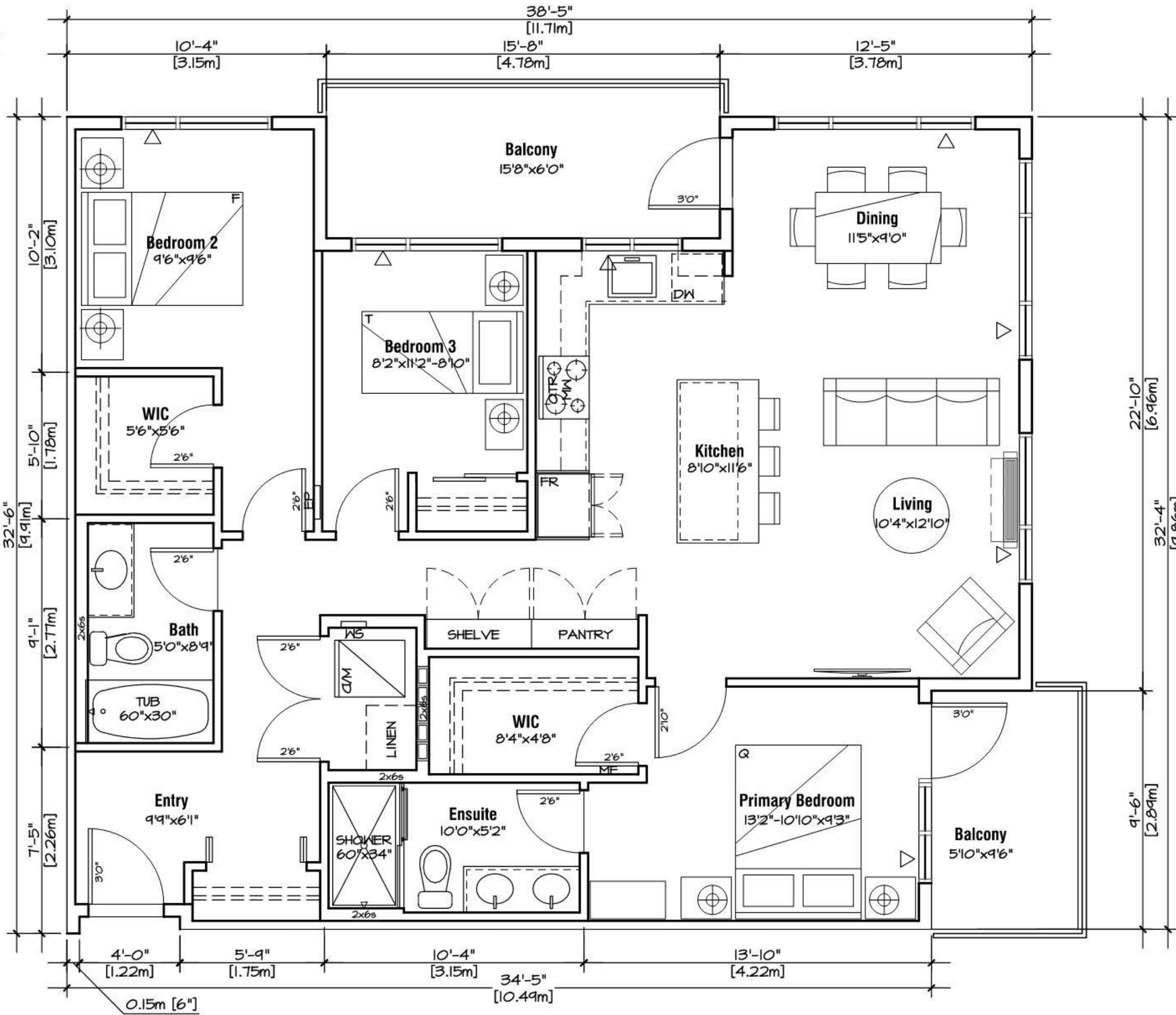
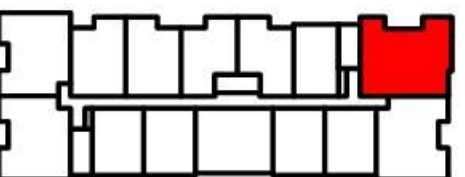
Level 1:



Level 2:



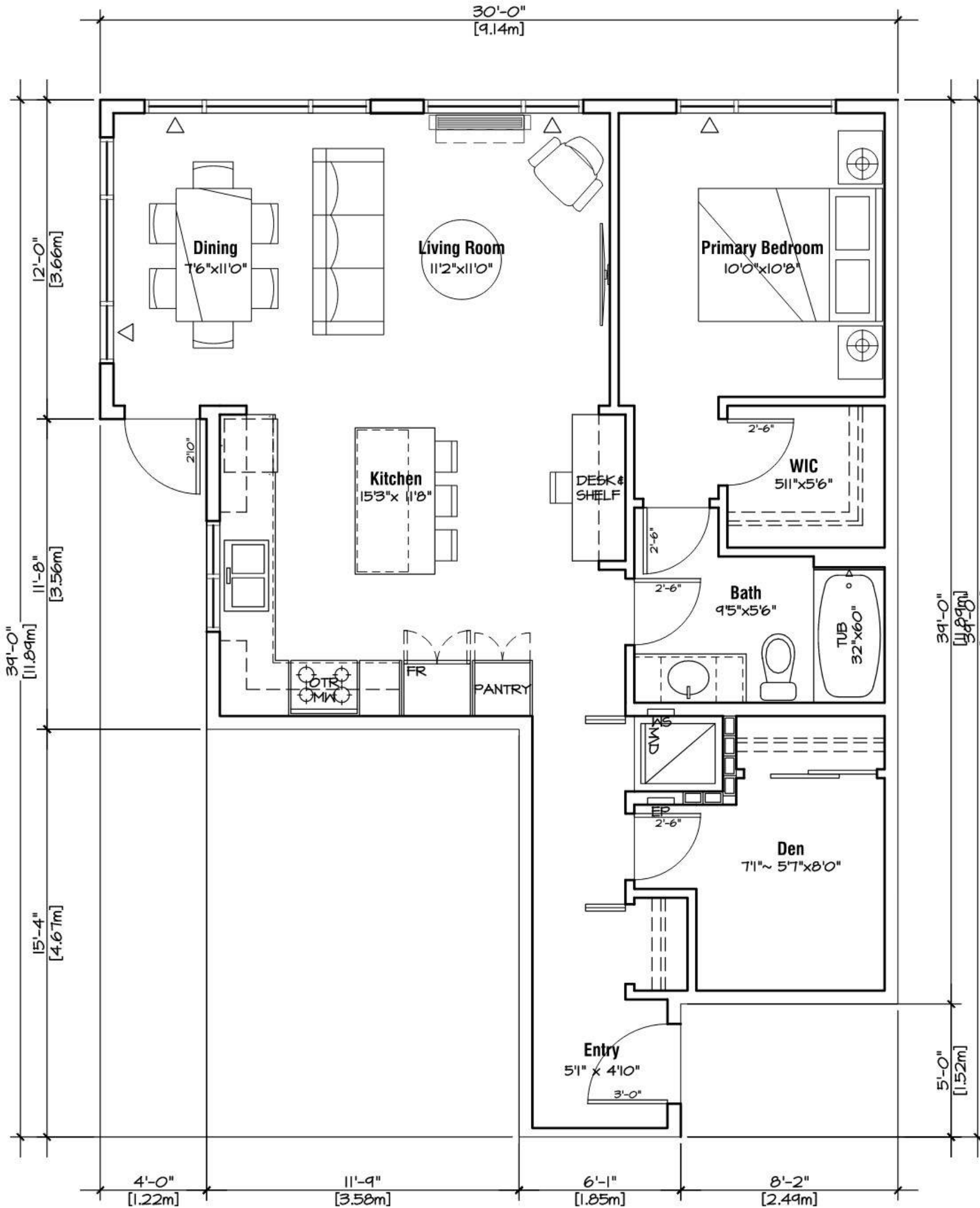
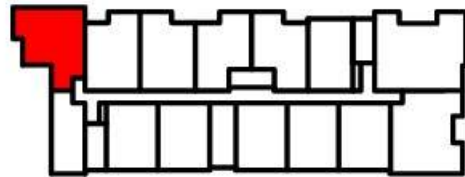
Level 3:



A3 - 1 Bedroom
1 Bed + 1 Bath
841 sf

1 Unit Total (1 of 83)

Level 1:



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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



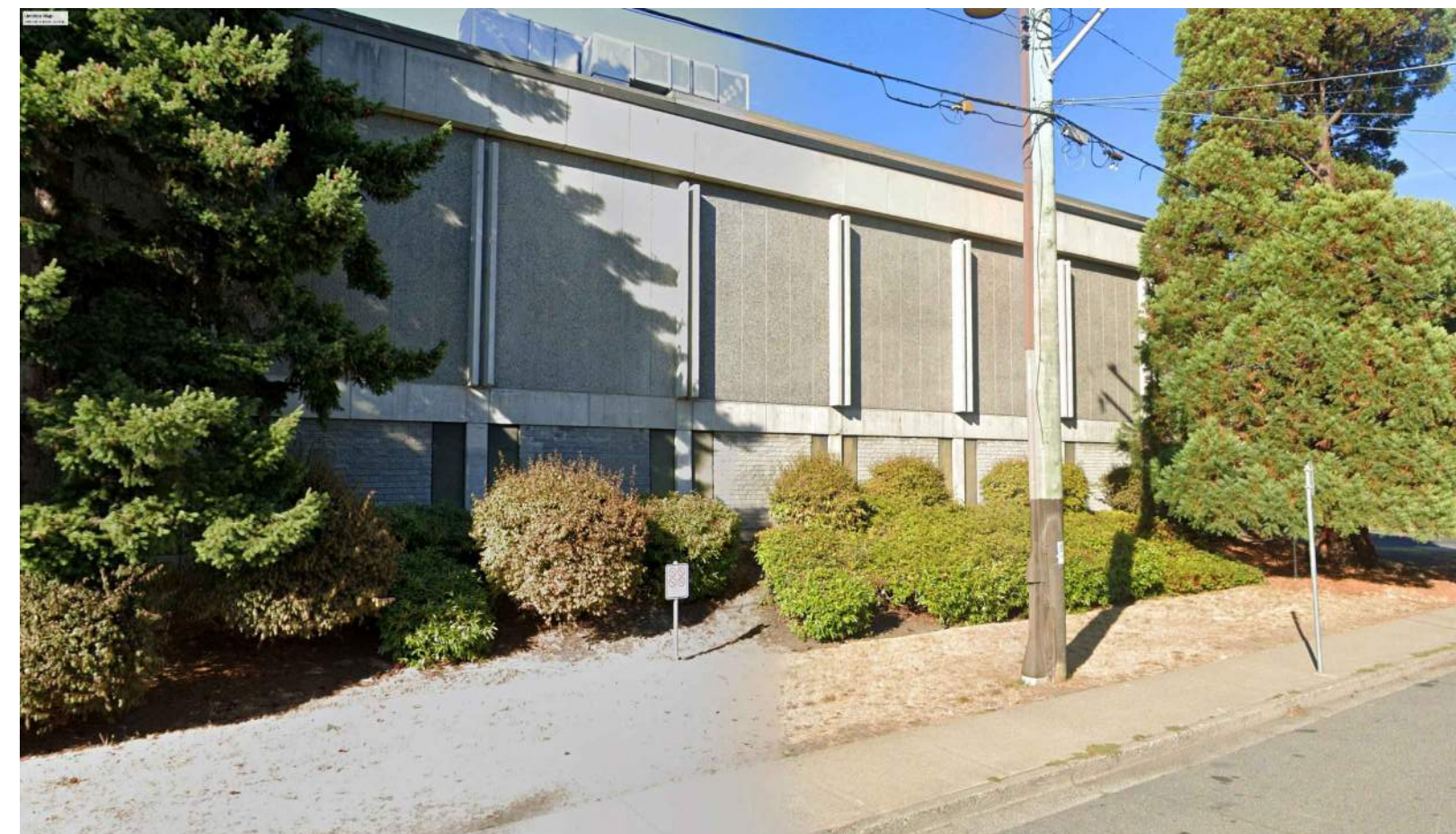
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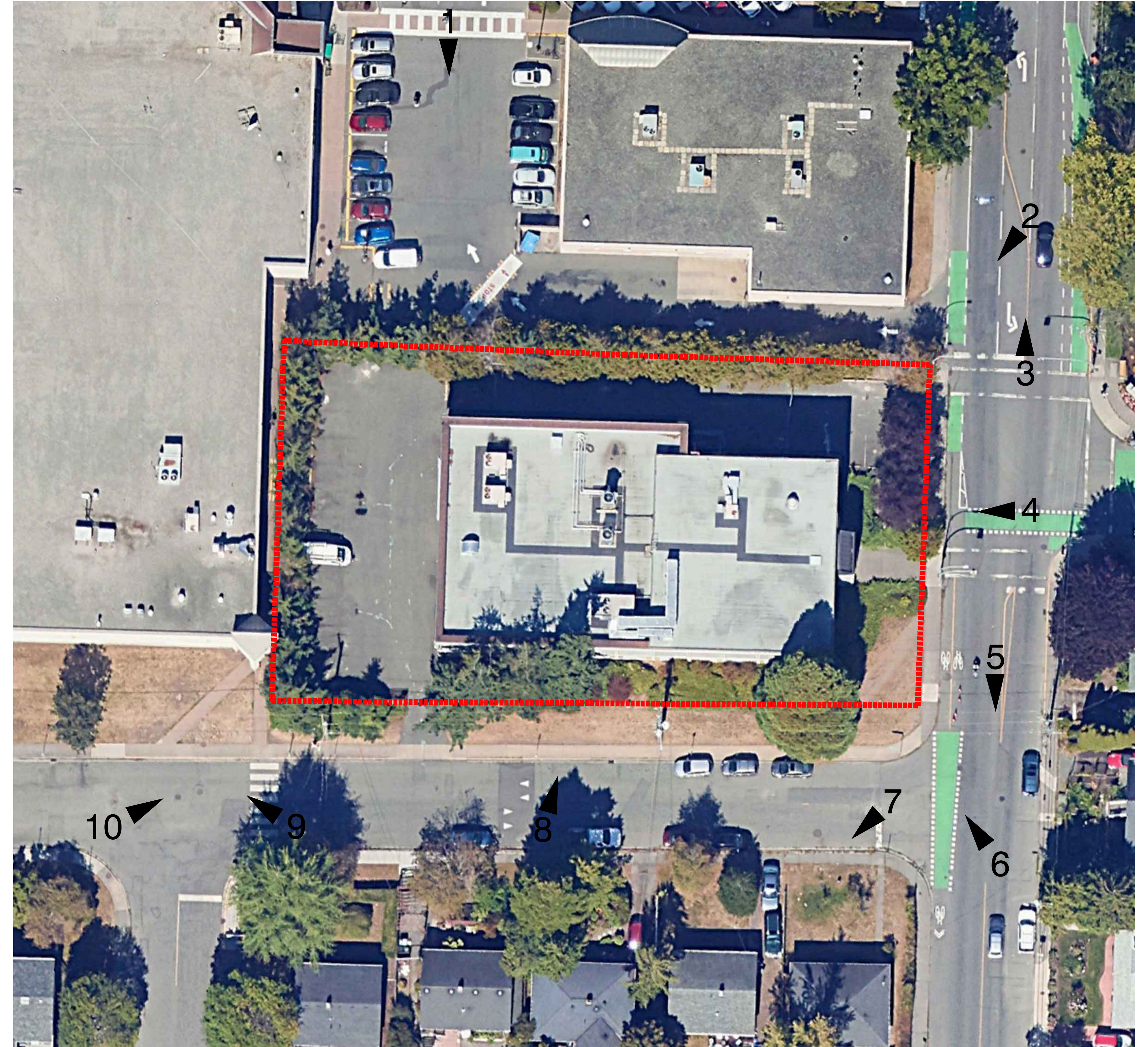
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7



8



9



10



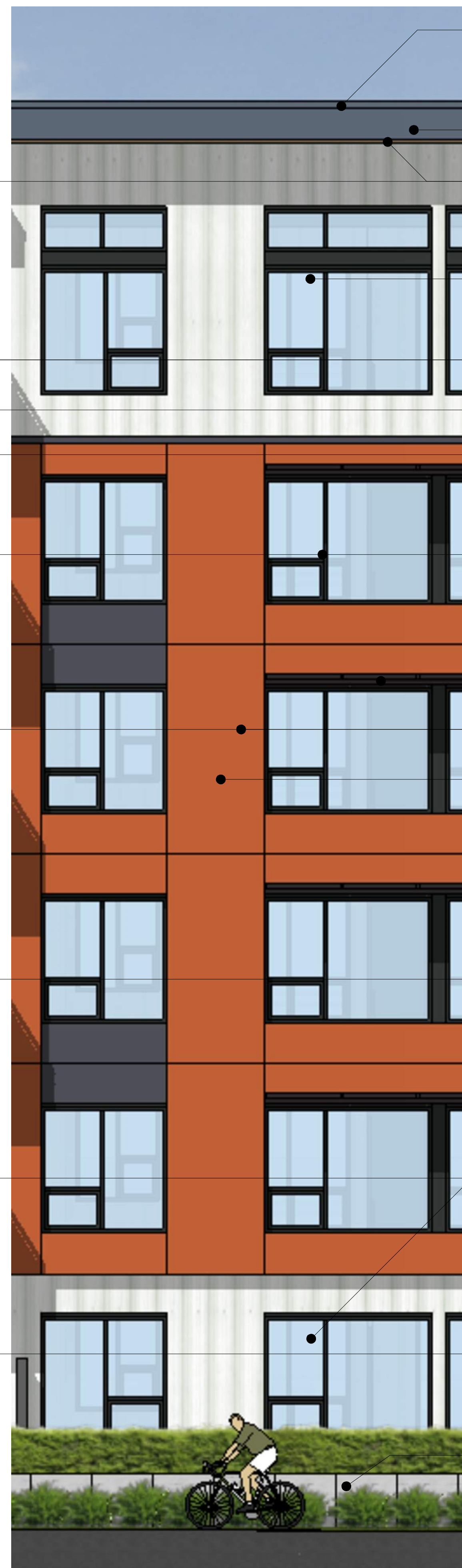












- Roofing
- Fascia - Dark Grey
- Soffit - Feature Wood
- Fiber Cement Vertical Board & Batten - Off White
- Fiber Cement Wrapped Feature Beams
- Metal Guardrails
- Panels -Dark Grey
- Panels - Rust Red
- Sunshades Charcoal Grey
- Vinyl Windows - Dark
- Trim - Dark
- Fiber Cement Panel-Wood Like
- Fiber 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



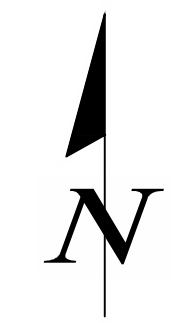
Metal Guardrails
Pre - Engineered Aluminum
Charcoal Gray



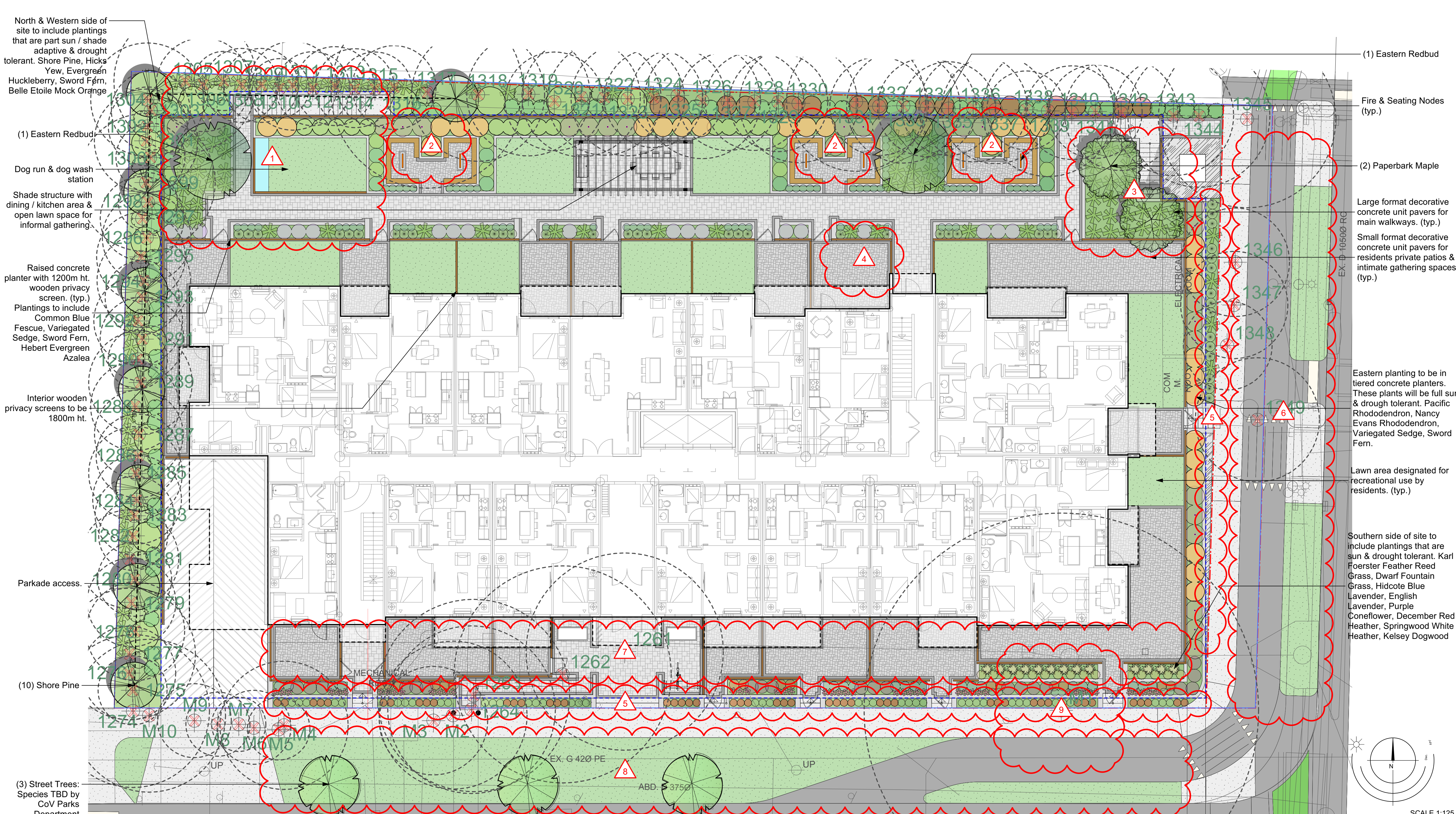
Architectural Concrete
Exposed Concrete or Elastomeric Paint
B.M. AC-26 - Ozark Shadows



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



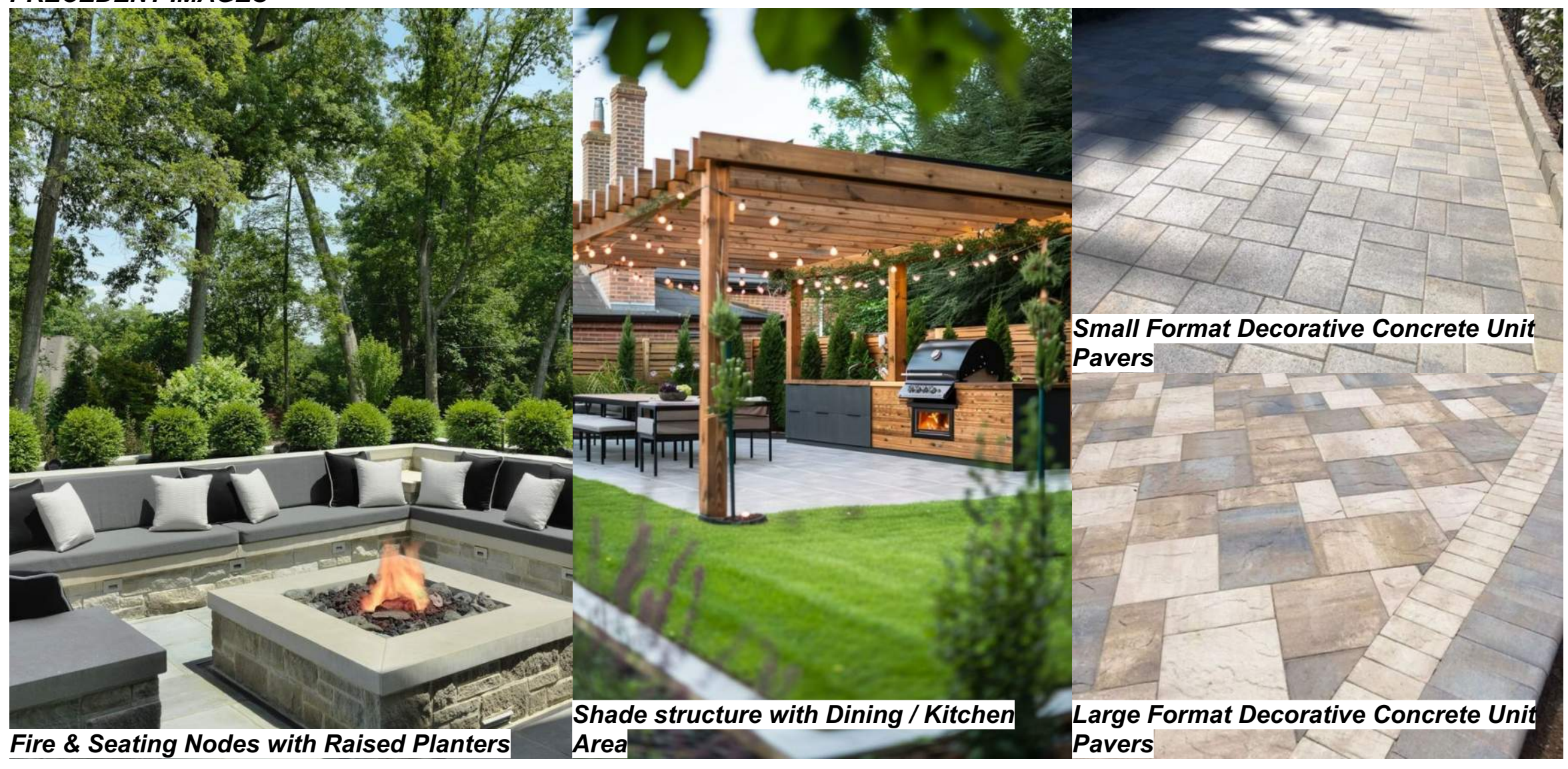
SCALE	
HORIZ: 1:200	VERT: N/A
PROJECT NO. 24-103	ISSUED/REVISION 2
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 24-103-CSP	



Recommended Nursery Stock			
Trees			
Total: 12	Botanical Name Acer griseum Cercis canadensis Pinus contorta Street Trees - Species to be determined	Common Name Paperbark Maple Eastern Redbud Shore Pine by the City of Victoria Parks Dept.	Size 5cm cal. 6cm Cal. 2m ht.
Large Shrubs			
Total: 84	Botanical Name Philadelphus 'Belle Etoile' Taxus x media 'Hicksii' Vaccinium ovatum	Common Name Belle Etoile Mock Orange Hicks Yew Evergreen Huckleberry	Size #5 Pot 1.2m ht. #5 Pot
Medium Shrubs			
Total: 151	Botanical Name Azalea japonica 'Herbert' Hydrangea macrophylla 'Lanarth White' Hydrangea macrophylla 'Nikko Blue' Lavandula angustifolia 'Hidcote Blue' Rhododendron 'Dora Amateis' Rhododendron macrophyllum Rhododendron Nancy Evans Ribes sanguineum 'King Edward VII'	Common Name Herbert Evergreen Azalea Lanarth White Hydrangea Nikko Blue Hydrangea English Lavender Dora Amateis Rhododendron Pacific Rhododendron Nancy Evans Rhododendron King Edward VII Flowering Currant	Size #5 Pot #5 Pot #5 Pot #5 Pot #5 Pot #5 Pot #5 Pot #3 pot
Small Shrubs			
Total: 37	Botanical Name Cornus stolonifera 'Kelsey' Lavandula officinalis	Common Name Kelsey Dogwood English Lavender	Size #1 Pot #1 pot
Perennials, Annuals and Ferns			
Total: 302	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Carex 'Ice Dance' Echinacea purpurea 'Magnus' Fetuca glauca Pennisetum alopecuroides 'Hameln' Polystichum munitum	Common Name Karl Foerster Feather Reed Grass Variegated Sedge Purple Coneflower Common Blue Fescue Dwarf Fountain Grass Sword Fern	Size #1 pot #1 Pot #1 pot #1 pot #1 pot #1 pot
Groundcovers			
Total: 90	Botanical Name Erica carnea 'December Red' Erica carnea 'Springwood White'	Common Name December Red Heather Springwood White Heather	Size #1 Pot #1 Pot



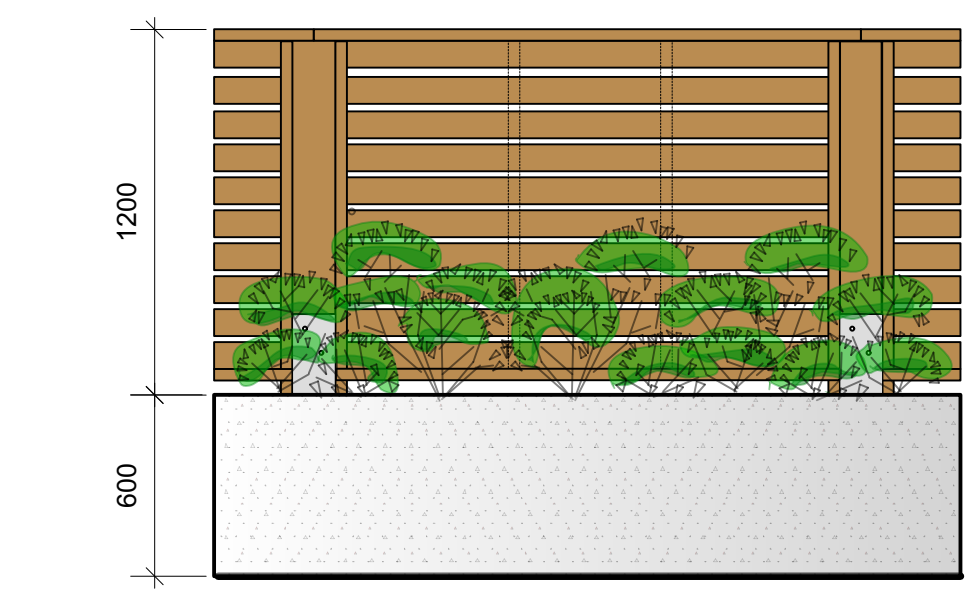
PRECEDENT IMAGES



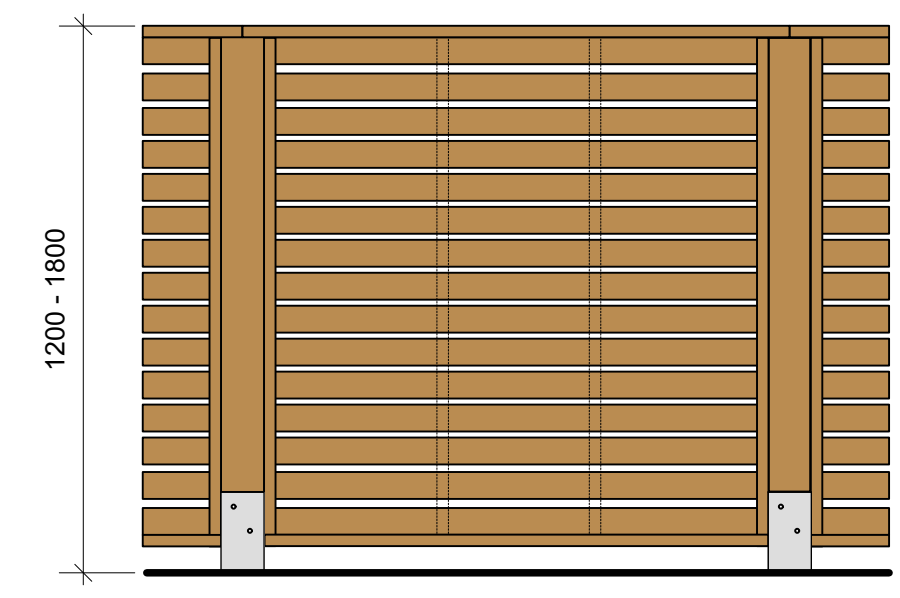
MATERIALS LEGEND	
	Planting Bed
	Large Format Decorative Concrete Unit Pavers
	Small Format Decorative Concrete Unit Pavers
	Raised Concrete Planter
	Municipal Sidewalk - See Civil
	Bike Lane - See Civil
	Grass Lawn

- Revisions:**
- 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.
 - A tree has been removed due to insufficient planting conditions. (ie. inadequate soil volume, spacing from planter walls)
 - The planter size has been increased, with the addition of two non-replacement trees.
 - The planting bed has been removed to accommodate an expanded patio area.
 - An at-grade planting bed / river rock bed has been introduced adjacent to the sidewalk.
 - All street trees along Foul Bay Rd. have been removed due to the proposed bike lane and conflicting boulevard utilities.
 - Lawn spaces and planting beds for units along Bourchier St. have been removed to address maintenance concerns and create larger patio areas.
 - Modifications to the Bourchier St. frontage have led to a reduction in street tree count and the removal of unit walkways.
 - Existing tree to be removed

1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125

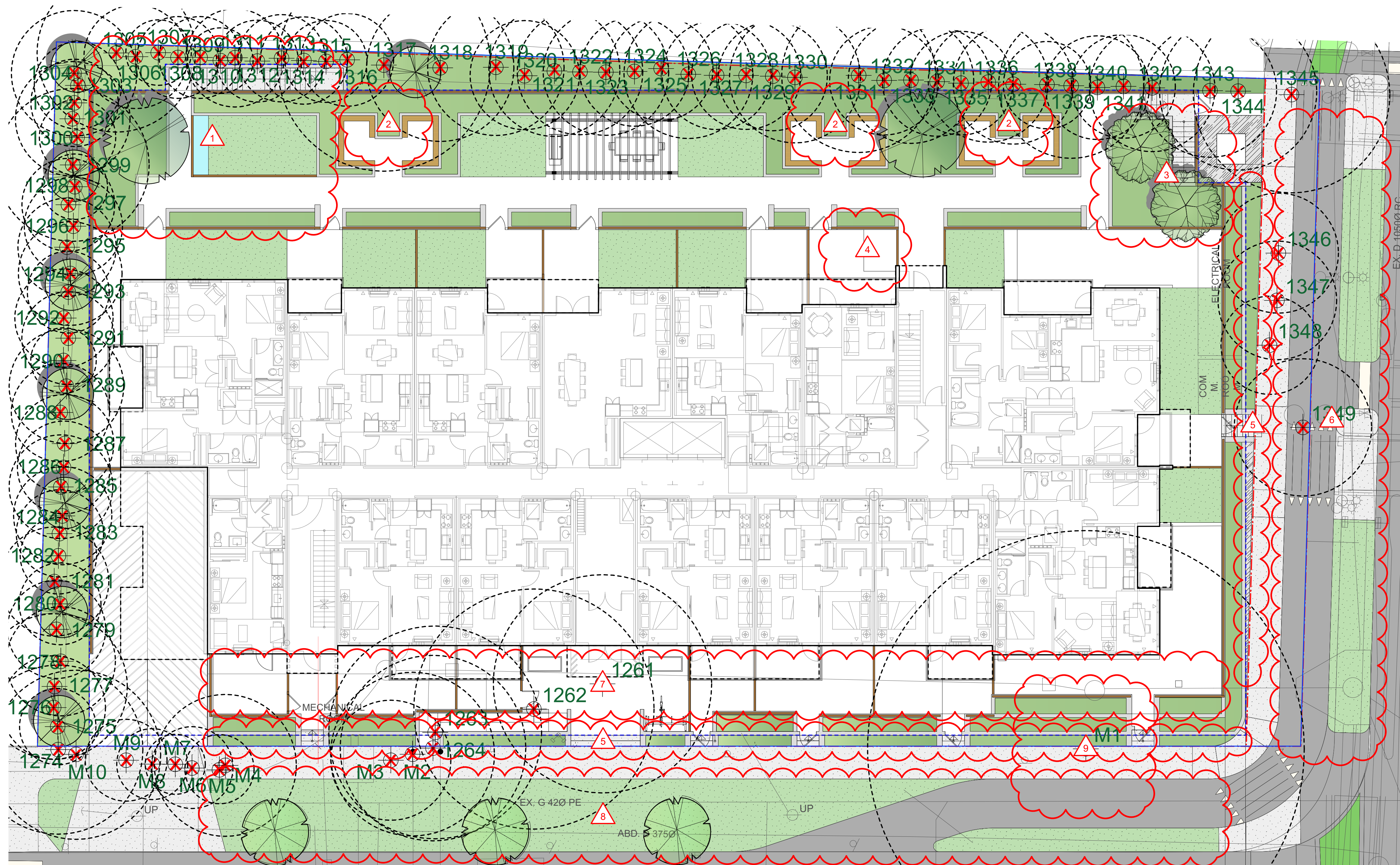


6 1.2m Ht. Wooden Privacy Screen on Concrete Planter
Scale: 1:25



4 1200 - 1800mm ht. Wood Privacy Screen
Scale: 1:25

Landscape Concept Plan | 1908 Foul Bay Rd.



- 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. (ie. inadequate soil volume, spacing from planter walls)
 3. The planter size has been increased, with the addition of two non-replacement trees.
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 5. An at-grade planting bed / river rock bed has been introduced adjacent to the sidewalk.
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 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

Retained Tree

PRZ (Protected Root Zone)

Tree Tag #. See Tree Inventory for assessment.

Canopy Spread

Removed Tree

Critical Root Zone

Tree Tag #. See Tree Inventory for assessment.

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			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. 12
Q. Offsite trees proposed for cash-in-lieu. Enter O			Q. 7
R. Cash-in lieu proposed ((P+Q) x \$2000)			R. \$38000

Tree Management Plan | 1908 Foul Bay Rd.

LADR LANDSCAPE ARCHITECTS

Project No: 2423 10-03-2024 #3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105

Tag or ID #	Surveyed? (Yes/No)	Location (On, Off, Municipal)	Bylaw (Shared Municipal) (Yes/No)	Name	DBH(cm)	HT (m)	Critical Root Zone Radius (m)	Drip-line radius (m)	Condition	Retention Suitability (on-site trees)	Relative tolerance	Remarks	Tree Retention/Location Comments	Action	Tag or ID #	Surveyed? (Yes/No)	Location (On, Off, Municipal)	Bylaw (Shared Municipal) (Yes/No)	Name	DBH(cm)	HT (m)	Critical Root Zone Radius (m)	Drip-line radius (m)	Condition	Retention Suitability (on-site trees)	Relative tolerance	Remarks	Tree Retention/Location Comments	Action																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
M1 (1260)	Yes	On	Yes	Douglas-fir	Pseudotsuga menziesii	120	20	12	10	1.8	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.	1291	Yes	On	No	Douglas-fir	Pseudotsuga menziesii	17	10	2.55	2	Fair	Poor	Conditional	Poor	Topped historically at 3M above grade - not maintained - weakly attachment leaders arise near tipping location.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																