



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
June 3, 2026



TELUS living



PROPOSED RESIDENTIAL DEVELOPMENT

1908 FOUL BAY ROAD
COMMITTEE OF THE WHOLE SUBMISSION
2026-05-27 VICTORIA, B.C.

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) | 1,116 m ² | 2,095 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.

Table of Contents

CONSULTANT LIST

DEVELOPER

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ARBORIST

Talbot Mackenzie & Associates
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Victoria BC, V8Z 7H6

TABLE OF CONTENTS

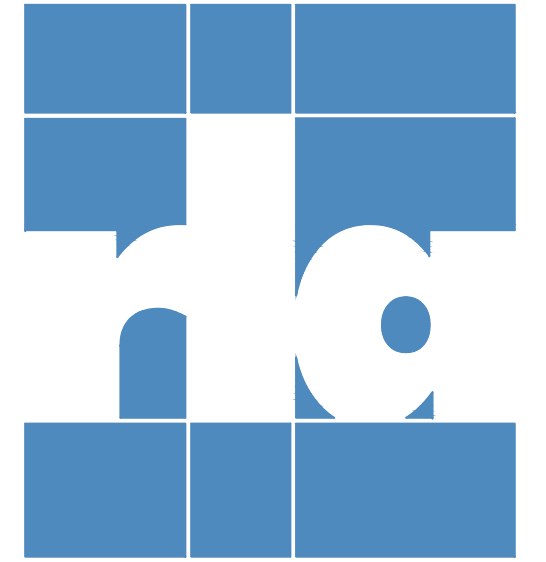
1.0 SITE INFORMATION

- A-0.00 Cover
- A-0.01 Table of Contents
- 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 Information
- A-2.01 Parking Plan P1
- A-2.02 Main Level Floor Plan
- A-2.03 Level 2 Floor Plan
- A-2.04 Typical Floor Plan
- A-2.05 Roof Plan
- 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-4.04 Sections
- A-4.05 Detail Section illustrating Storm Water Retention Strategy
- A-5.01 Render
- A-5.02 Render
- A-5.03 Render
- A-5.04 Render
- A-5.05 Render
- A-6.00 Shadow Study

- A-7.01 Building Area
- A-7.02 Site Coverage
- A-7.03 Average Grade
- A-8.01 Unit Plans
- A-8.02 Unit Plans
- A-8.03 Unit Plans
- A-8.04 Unit Plans



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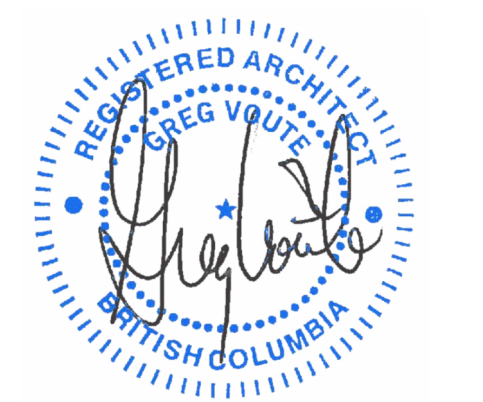
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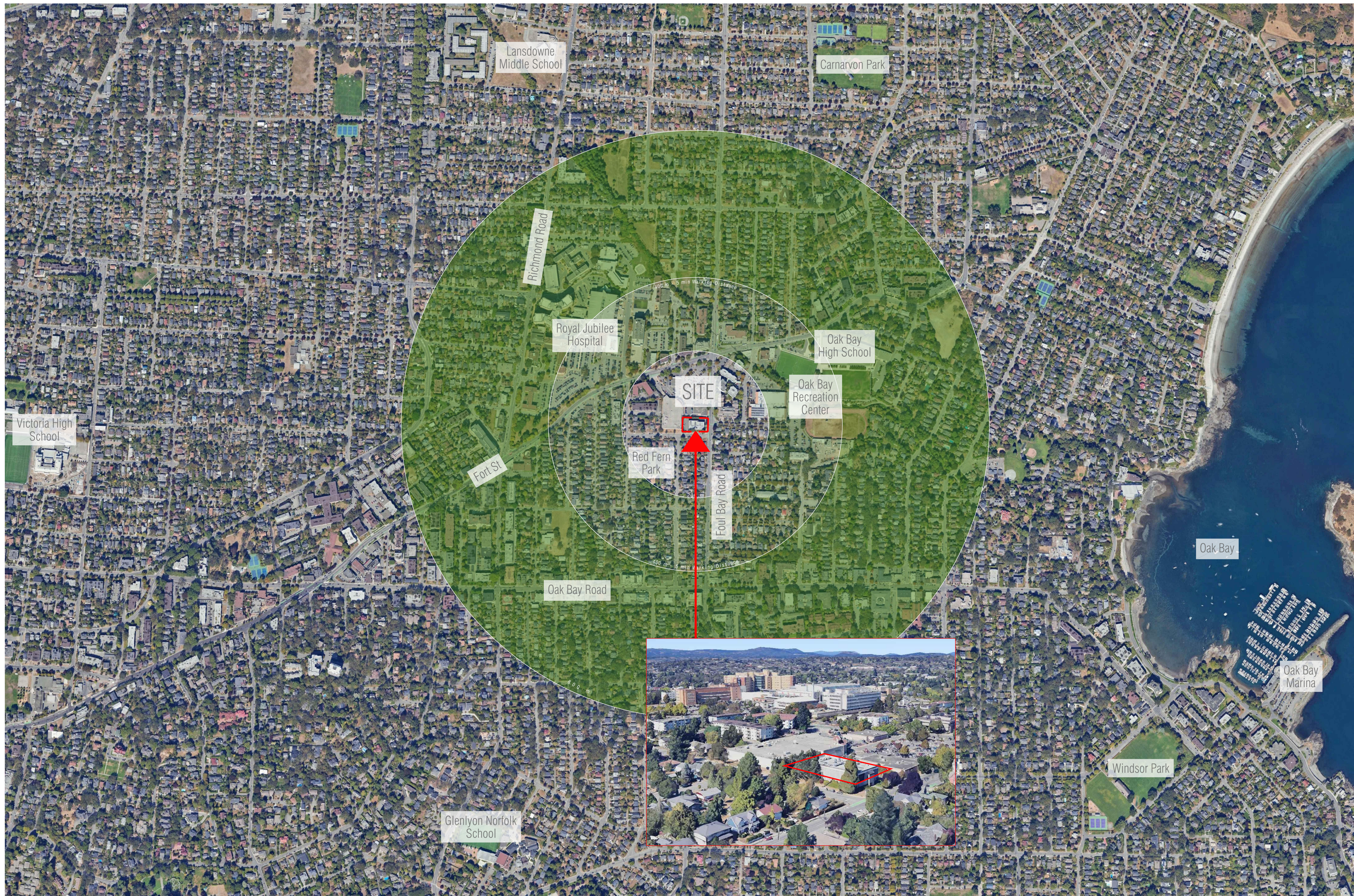
Project
 1908 FOUL BAY
 Multi-Unit Residential



Table of Content

Scale: N/A
 May 27, 2026

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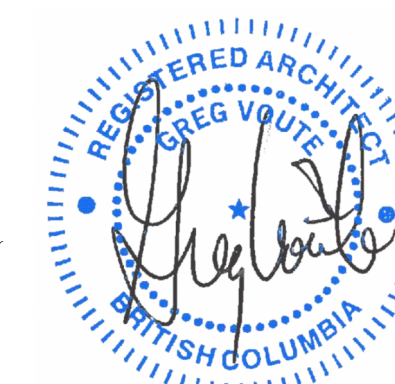
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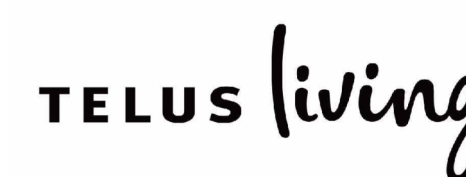
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For

Project
1908 FOUL BAY
Multi-Unit Residential



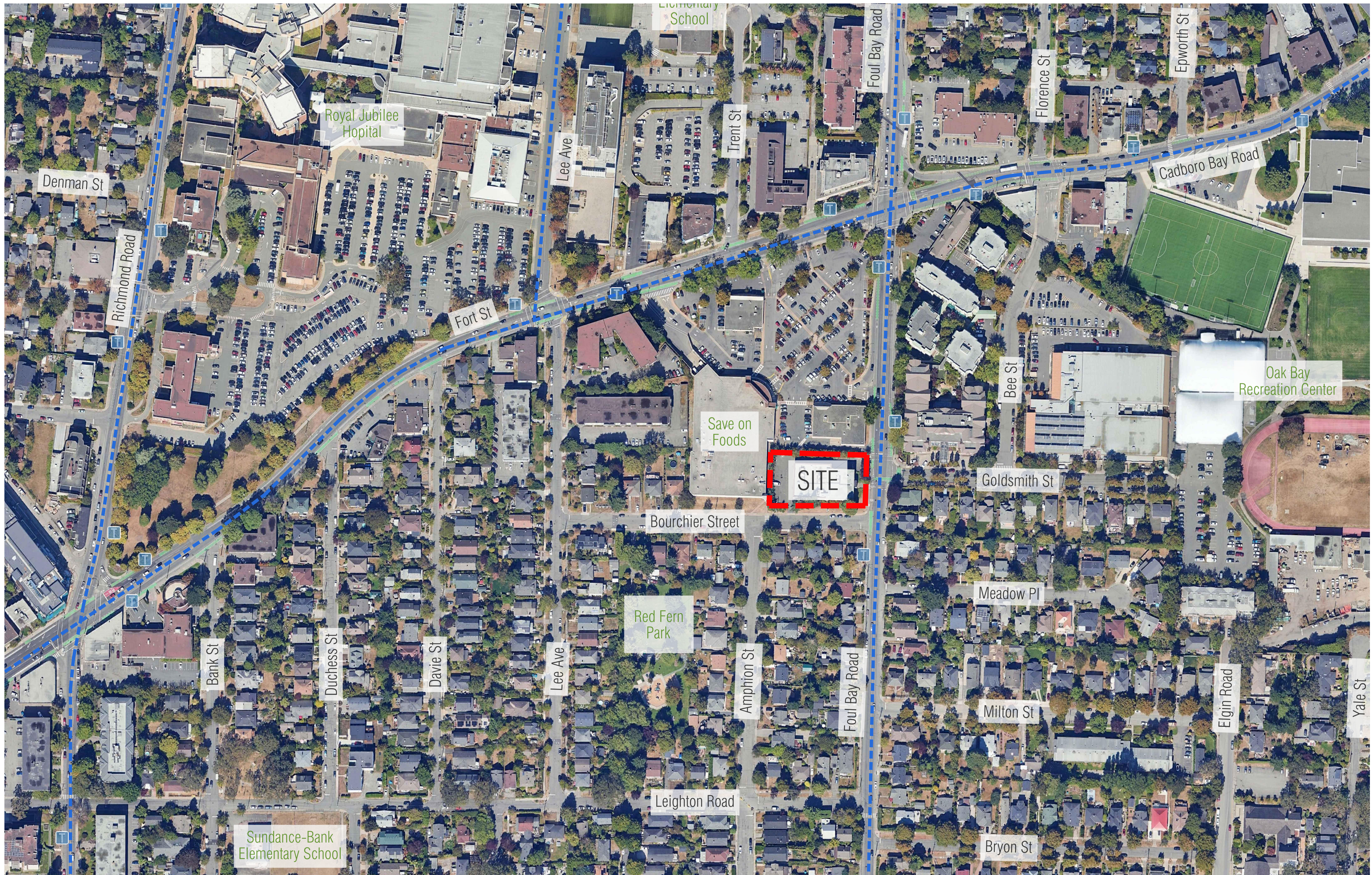
Project Location Map

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May 27, 2026

Project Location Map



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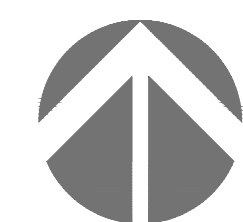
Project:
 1908 FOUL BAY
 Multi-Unit Residential



Context Plan

Scale: N/A
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Context Plan



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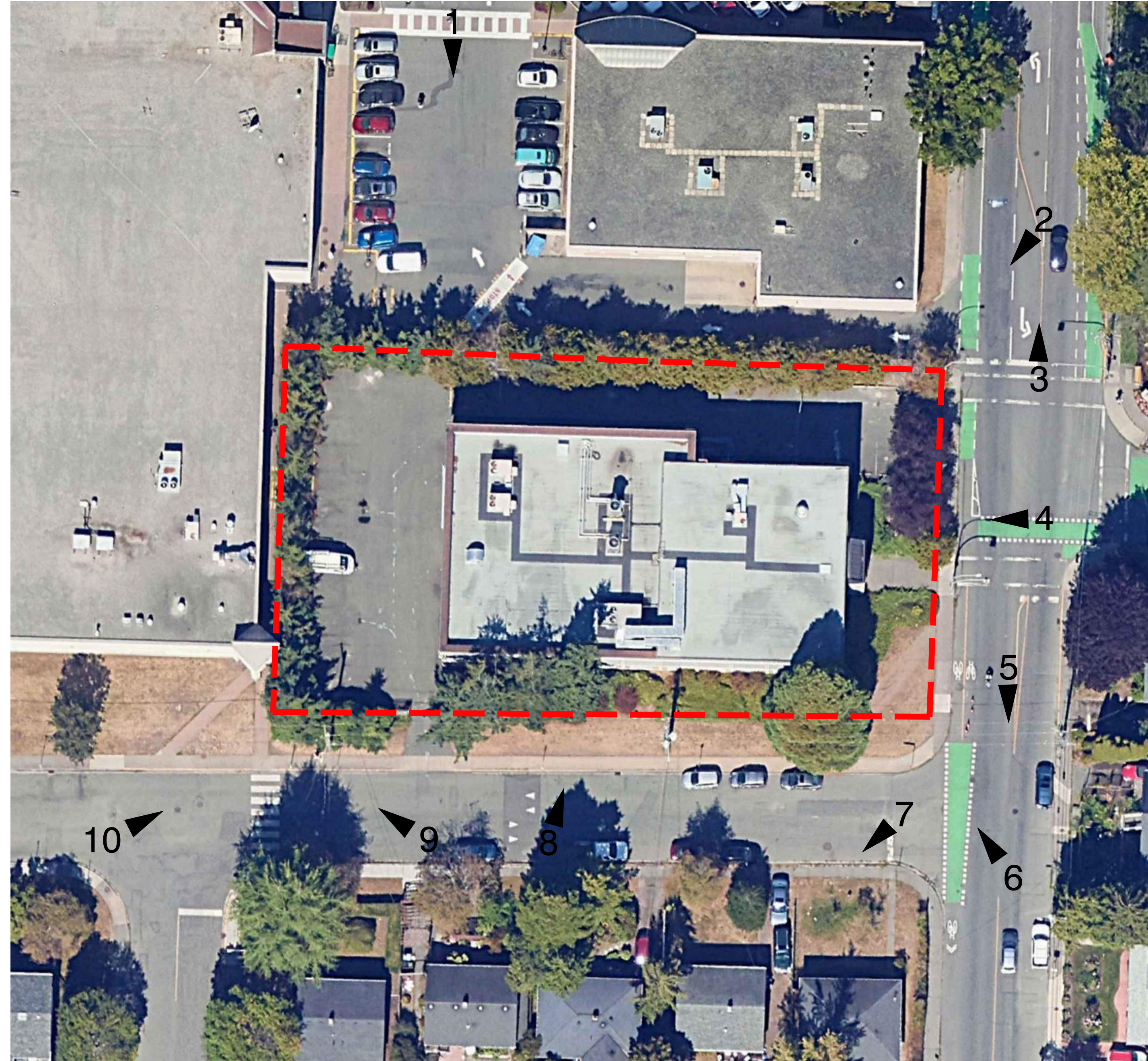
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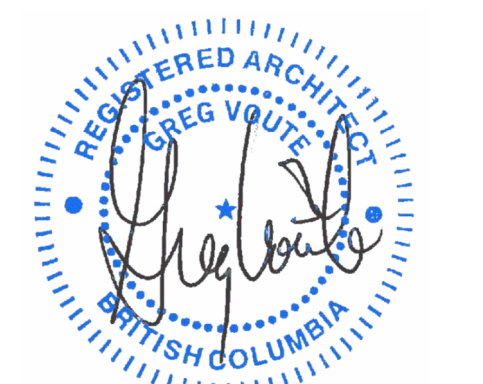
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For

Project

1908 FOUL BAY
Multi-Unit Residential



Photos of Existing
Site Conditions

Scale: N/A
May 27, 2026

Photos of Existing Site Condition



A-0.04

Development Statistics

TELUS LIVING Development Statistics: updated 5/12/2026

Project Address: 1908 Foul Bay, Victoria, BC

Zoning:
 Current: City of Victoria TCD-1 Zoning (Single Family Dwelling District)
 Proposed: New Zone FSR and Site Coverage changed

Site Stats

| | | |
|--------------------------------|-----------|-------------|
| Site Area | 28,105 sf | 2,611.04 sm |
| Dedication Area | 1,185 sf | 110.09 sm |
| Post Dedication, Net Site Area | 26,920 sf | 2,500.95 sm |

Site Coverage: Max Allowable 80%, Proposed 75%

Floor Space Ratio (FSR): 2.41 (6 storeys) 6,305 sm

Units Mix

| Units | Mix Units Size | Units | Total | | |
|----------------------------|----------------|--------|-----------|------------------|------|
| S Studio | 7% 434 sf | 6 | 2,604 sf | Studio | 7% |
| A1 1 Bedroom | 30% 530 sf | 26 | 13,780 sf | 1 Bedroom | 43% |
| A2 1 Bedroom + Flex | 14% 656 sf | 12 | 7,872 sf | | |
| A2e 1 Bedroom | 6% 581 sf | 5 | 2,905 sf | 1 Bedroom + Flex | 14% |
| A2ap 1 Bedroom (adaptable) | 7% 581 sf | 6 | 3,486 sf | | |
| B1 2 Bedroom 2 Bath | 5% 798 sf | 4 | 3,192 sf | 2 Bedroom | 23% |
| B2 2 Bedroom 2 Bath | 7% 852 sf | 6 | 5,112 sf | | |
| C2 2 Bedroom 2 Bath Corner | 11% 797 sf | 10 | 7,970 sf | | |
| D1 3 Bedroom 2 Bath Corner | 7% 991 sf | 6 | 5,946 sf | 3 Bedroom | 14% |
| D2 3 Bedroom 2 Bath Corner | 7% 1090 sf | 6 | 6,540 sf | | |
| Average net Unit size | | 683 sf | 87 | 59,407 sf | |
| Total GFA | | | | 71,694 sf | |
| Efficiency | | | | 83% | 100% |

Parking

Car Parking

| Required Residential (Core Area) | Units | Required Stalls | Proposed | Parking Area |
|---|-------|-----------------|----------------|--------------|
| < 45 sm (484 sf) 0.60 /unit | 6 | 4 | | 22,306 sf |
| < 70 sm (753 sf) 0.70 /unit | 49 | 34 | | 2,072.0 m2 |
| > 70 sm (753 sf) 1.10 /unit | 32 | 35 | | |
| 87 Total | | 73 | 54 | |
| Required Accessible 2 cars / 51-75 spaces | | 2 incl'd above | 2 incl'd above | |
| Required Van Accessible 1 car / 51-75 spaces | | 1 incl'd above | 1 incl'd above | |
| Total Residential Cars | | 73 | 54 | |
| Required Visitor 0.10 /unit | 87 | 9 | 7 | |
| Required Visitor Accessible 0 cars / 6-25 visitor spaces | | 0 incl'd above | 0 incl'd above | |
| Required Visitor Van Accessible 1 car / 6-25 visitor spaces | | 1 incl'd above | 1 incl'd above | |
| Total Visitors Parking | | 9 | 7 | |
| Total | | 82 | 61 | 0.70 |

Long Term Bike Parking

| Required | Units | Required Stalls | Proposed |
|-----------------------------|------------|-----------------|----------|
| < 45 sm (484 sf) 1.00 /unit | 6 | 6 | |
| > 45 sm (484 sf) 1.25 /unit | 81 | 101 | |
| Total | 107 | 108 | |

Short Bike Parking

| Required | Units | Required Stalls | Proposed |
|---------------------------|-------|-----------------|----------|
| Greater of 6 or 0.1 /unit | 87 | 9 | 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 |
|--|---------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-----------------|------------------|-------------|
| S Studio | | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 434 SF | 2,604 SF | 7% |
| A1 1 Bedroom | | 5 | 5 | 4 | 4 | 4 | 4 | 26 | 530 SF | 13,780 SF | 30% |
| A2 1 Bedroom + Flex | | 2 | 2 | 2 | 2 | 2 | 2 | 12 | 656 SF | 7,872 SF | 14% |
| A2e 1 Bedroom | | 0 | 1 | 1 | 1 | 1 | 1 | 5 | 581 SF | 2,905 SF | 6% |
| A2ap 1 Bedroom (adaptable) | | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 581 SF | 3,486 SF | 7% |
| B1 2 Bedroom 2 Bath | | 0 | 0 | 1 | 1 | 1 | 1 | 4 | 798 SF | 3,192 SF | 5% |
| B2 2 Bedroom 2 Bath | | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 852 SF | 5,112 SF | 7% |
| C2 2 Bedroom 2 Bath Corner | | 0 | 2 | 2 | 2 | 2 | 2 | 10 | 797 SF | 7,970 SF | 11% |
| D1 3 Bedroom 2 Bath Corner | | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 991 SF | 5,946 SF | 7% |
| D2 3 Bedroom 2 Bath Corner | | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 1,090 SF | 6,540 SF | 7% |
| #UNIT / FLOOR | | 12 | 15 | 15 | 15 | 15 | 15 | 87 | Avg Unit | | |
| UNIT AREA/FLOOR | | 7,910 SF | 10,085 SF | 10,353 SF | 10,353 SF | 10,353 SF | 10,353 SF | | 683 SF | 59,407 SF | 100% |
| | | | | | | | | | net | | |
| Common Area | | 1,242 SF | 1,269 SF | 1,272 SF | 1,272 SF | 1,272 SF | 1,272 SF | | | 7,599 SF | |
| Entry Lobby (Open to 2nd Floor) | | 271 SF | 271 SF | | | | | | | 542 SF | |
| Amenity Room | | 593 SF | | | | | | | | SF | |
| Bike Rooms | | 1,583 SF | | | | | | | | | |
| Exterior Wall | | 415 SF | 311 SF | 311 SF | 311 SF | 311 SF | 311 SF | | | | |
| FLOOR AREA (Excludes Bike Room and Exterior Wall) for FSR Calculation | | 10,016 SF | 11,354 SF | 11,625 SF | 11,625 SF | 11,625 SF | 11,625 SF | | | 67,870 SF | |
| GROSS FLOOR AREA (includes ground floor bike rooms and Exterior Wall) | | 22,550 SF | 11,936 SF | 11,936 SF | 11,936 SF | 11,936 SF | 11,936 SF | | | 71,694 SF | |
| NET EFFICIENCY | | 66 % | 84 % | 87 % | 87 % | 87 % | 87 % | | | 83 % | |
| Unit area over Gross Floor Area | | | | | | | | | | | |

| FSR | 2094.9 sm | 930.5 sm | 1054.8 sm | 1080.0 sm | 1080.0 sm | 1080.0 sm | 1080.0 sm | 6305.3 sm |
|-----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | 1116.1 sm | | | | | | |

RESIDENTIAL UNIT MIX SUMMARY

| | Mix % | Units |
|-------------------------|-------|-------|
| S Studio | 7% | 6 |
| A1 A2e A2ap One Bedroom | 49% | 43 |
| A2 One Bedroom Flex | 7% | 6 |
| B1 B2 C2 Two Bedroom | 23% | 20 |
| D1D2 Three Bedroom | 14% | 12 |



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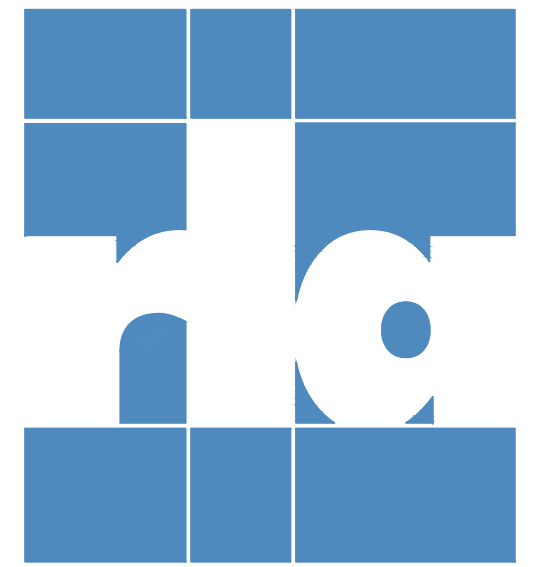
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 Issued for COTW



Project
 1908 FOUL BAY
 Multi-Unit Residential



Development Statistics
 Scale: N/A
 May 27, 2026



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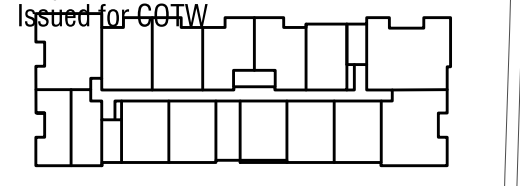
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May 27, 2026
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Project:
1908 FOUL BAY
Multi-Unit Residential



Context Aerial View

Scale:
May 27, 2026

Aerial View of Proposed Building in Relation to Flanking Buildings

A-0.07

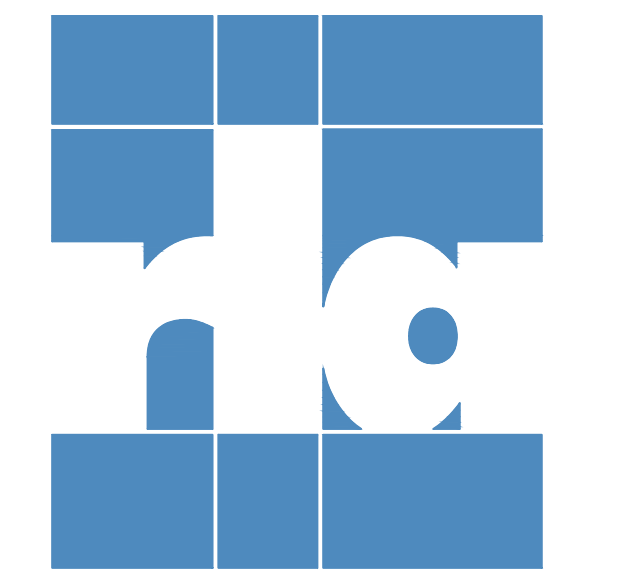
| PROJECT INFORMATION TABLE | | |
|---|---|-----------------------|
| | Proposal | Zone Standard (TCD-1) |
| Site area (m ²) pre-dedication | 2,611.04 m ² | |
| Site area (m ²) post-dedication | 2,500.95 m ² | |
| Total floor area (m ²) | 6,305.33 m ² | |
| Commercial floor area (m ²) | N/A | |
| Floor space ratio (calculated using pre-dedication site area) | 2.41 | 1.6 |
| Lot coverage (%) (calculated using pre-dedication site area, incl. parkade) | 75% | 80% |
| Height of building (m) | 20.78 m | 14 m |
| Number of storeys | 6 | 8 |
| Parking stalls (number) on site | 61 | 73 |
| Bicycle parking number (Class 1 and Class 2) | 8 | 9 |
| Building Setbacks (m) | | |
| Front yard (South Side Bouchier Street) | 2.31m | 0m |
| Rear yard (North Side) | 1.16m | 6m |
| Side yard (East Side Foul Bay Road) | 3.87m | 0m |
| Side yard (West Side) | 2.60m | 0m |
| Combined side yards | N/A | |
| Residential Use Details | | |
| Total number of units | 87 | |
| Unit type, e.g., 1-bedroom | Studio, 1-bedroom, 2-bedroom, 3-bedroom | |
| Ground-orientated units | 12 | |
| Minimum unit floor area (m ²) | 40 m ² | |
| Total residential floor area (m ²) | 5,525 m ² | |

FSR and Site Coverage changed

LEGEND

- Denotes Standard
- Denotes Lead Plug
- Denotes Traverse
- Denotes Catch Basin
- Denotes Coniferous
- Denotes Deciduous
- Denotes Drain Manhole
- Denotes Junction Box
- Denotes Lamp Standard
- Denotes Sewer Manhole
- Denotes Typical Spot Elevation
- Denotes Utility Pole
- Denotes Utility Pole Anchor
- Denotes Service Valve Box

| Tree ID | Species | DBH (cm) | Height (m) | Notes |
|---------|---------|----------|------------|-------|
| 1319 | Cedar | 128 | 24 | |
| 1320 | Fir | 127 | 19 | |
| 1321 | Cedar | 126 | 23 | |
| 1322 | Cedar | 125 | 22 | |
| 1323 | Cedar | 124 | 22 | |
| 1324 | Cedar | 123 | 19 | |
| 1325 | Cedar | 122 | 18 | |
| 1326 | Cedar | 121 | 10 & 16 | |
| 1327 | Cedar | 120 | 19 | |
| 1328 | Cedar | 119 | 19 | |
| 1329 | Cedar | 118 | 19 | |
| 1330 | Cedar | 117 | 23 | |
| 1331 | Cedar | 116 | 16 & 17 | |
| 1332 | Cedar | 115 | 19 | |
| 1333 | Cedar | 114 | 22 | |
| 1334 | Cedar | 113 | 18 | |
| 1335 | Cedar | 112 | 18 | |
| 1336 | Cedar | 111 | 18 | |
| 1337 | Cedar | 110 | 18 | |
| 1338 | Cedar | 109 | 16 | |
| 1339 | Cedar | 108 | 18 | |
| 1340 | Cedar | 107 | 18 | |
| 1341 | Cedar | 106 | 18 | |
| 1342 | Cedar | 105 | 22 | |
| 1343 | Cedar | 104 | 13 & 15 | |
| 1344 | Cedar | 103 | 17 & 17 | |
| 1345 | Cedar | 102 | 30 | |
| 1346 | Cedar | 101 | 30 | |
| 1347 | Cedar | 100 | 18 | |
| 1348 | Cedar | 99 | 18 | |
| 1349 | Cedar | 98 | 25 | |
| 1350 | Cedar | 97 | 23 | |



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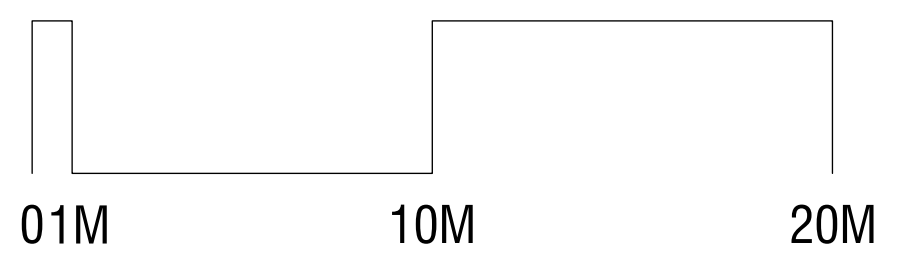
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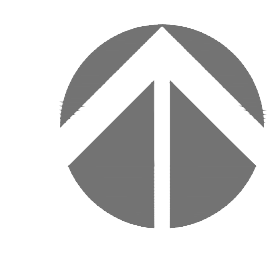
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Site Plan
Scale: 1:200
May 27, 2026



Site Plan & Project Information



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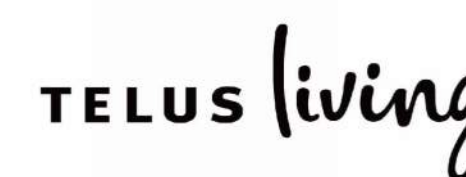
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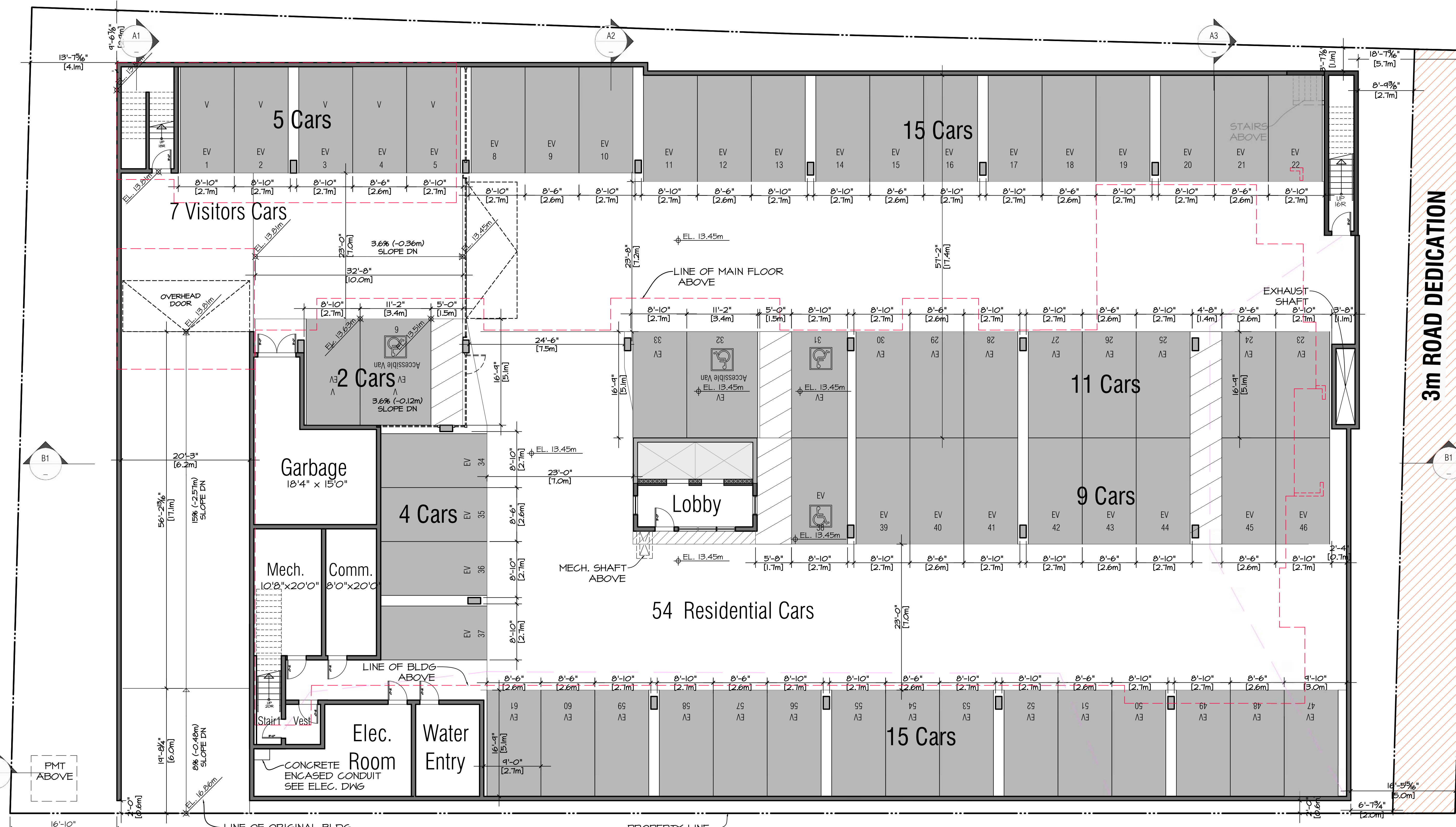
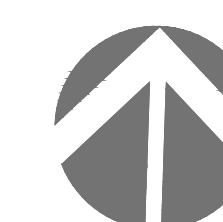


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1908 FOUL BAY
Multi-Unit Residential

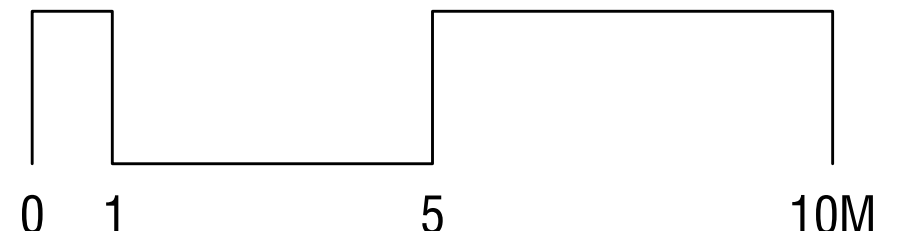
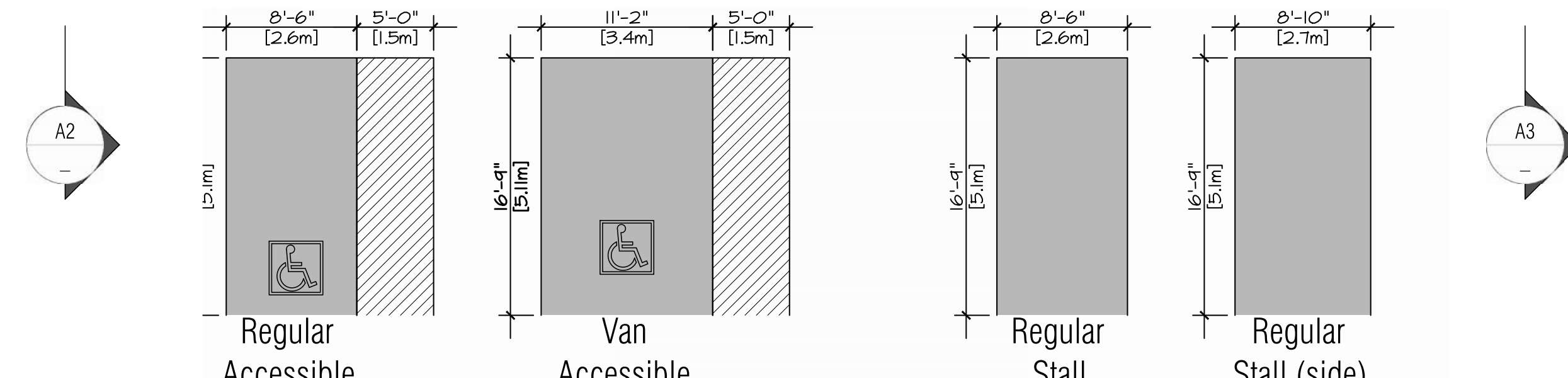


P1 Parking Level Plan

Scale: 1:100
May 27, 2026

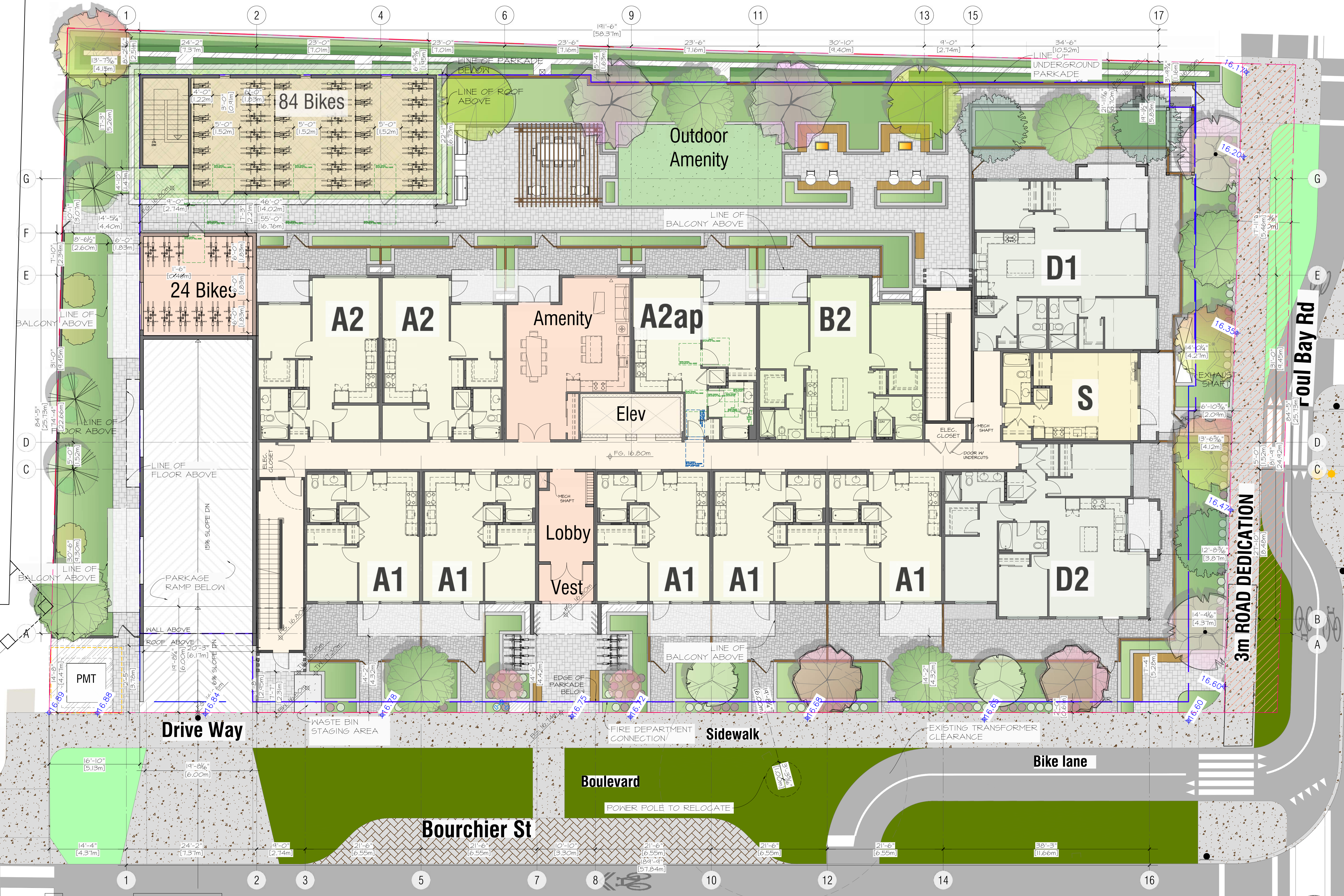


Note:
Each Accessible Parking Space or Van Accessible Parking Space must be marked with signage in accordance with the dimensions and specifications illustrated in Figures 2.3 and 4, Part 5-Section 5.1.7.2 Victoria City Zoning Bylaw 2018 (September, 2025 amended version).



SCALE: 1:100

P1 Parking Level Plan A-2.01



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1908 FOUL BAY
 Multi-Unit Residential



Main Floor Plan

Scale: 1:100
 May 22, 2026

Main Floor Plan



A-2.02



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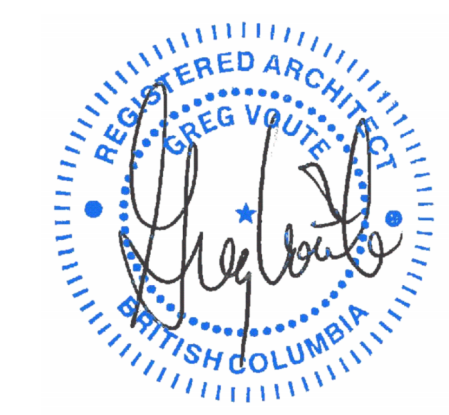
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1908 FOUL BAY
 Multi-Unit Residential



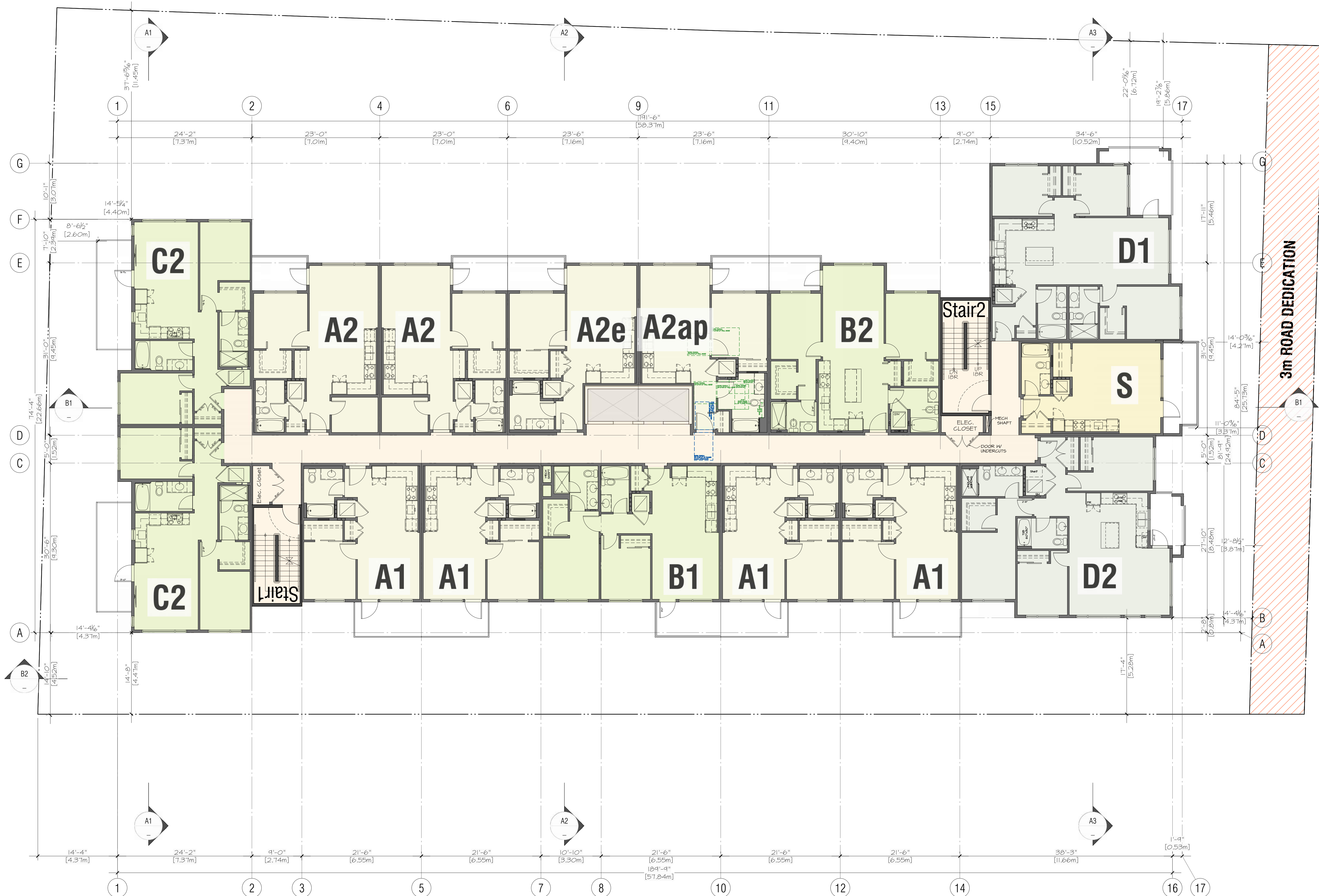
Typical Floor Plan

Scale: 1:100
 May 27, 2026

Level 2 Floor Plan



A-2.03



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Project
 1908 FOUL BAY
 Multi-Unit Residential

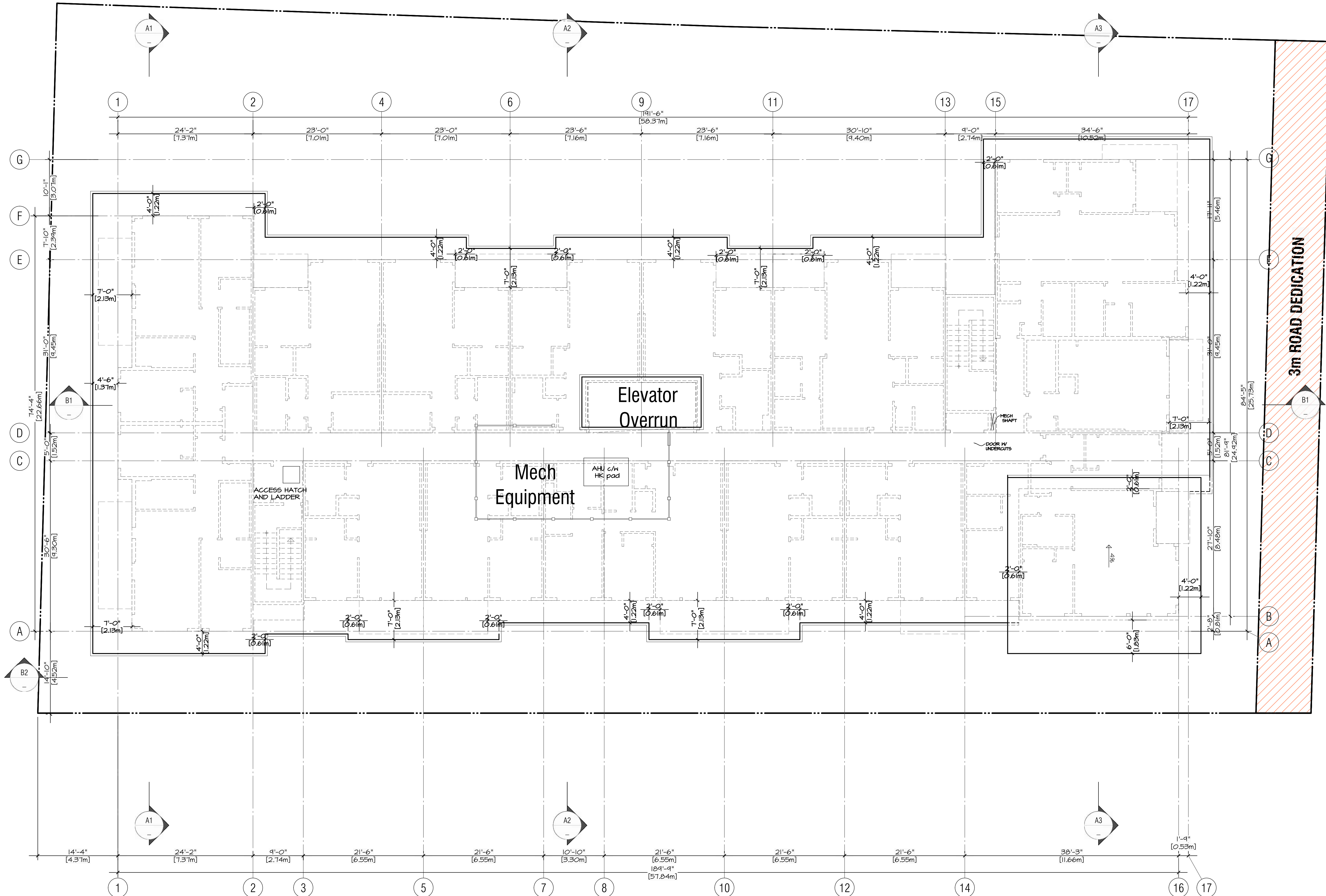


Typical Floor Plan
 Scale: 1:100
 May 27, 2026

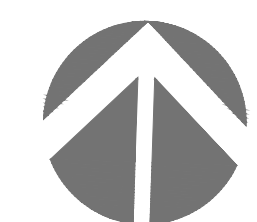
Typical Floor Plan



A-2.04



Roof Plan



A-2.05



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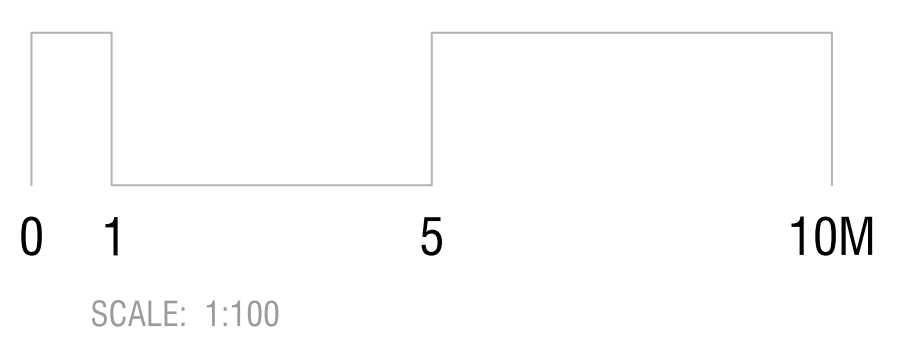
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Project
 1908 FOUL BAY
 Multi-Unit Residential



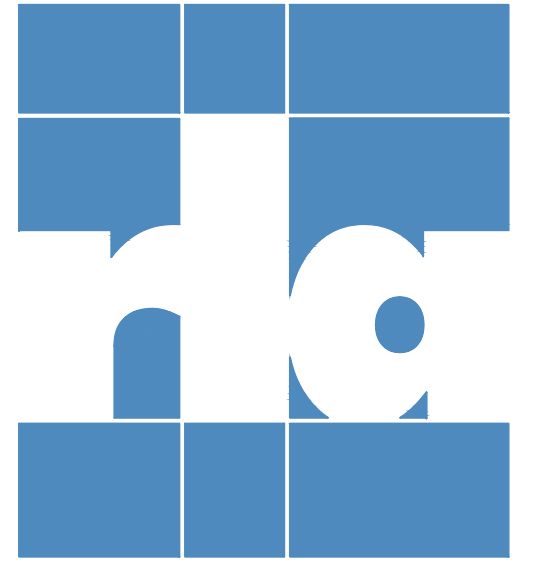
Roof Plan
 Scale: 1:100
 May 27, 2026



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 - Coventry Grey | 6b Panels: Neutral Fibre Cement Panels B.M. CC-454 - Cobblestone | 9a Vertical Siding: Off White Fibre Cement Vertical Board & Batten B.M. OC-17 - White Dove | 11 Windows: Curtain Wall Aluminum Frames, Charcoal Colour | 14 Metal Fence-Charcoal Grey Aluminum Fence, Charcoal Colour | 17 Sunshades - Charcoal Grey Aluminum Frame, Charcoal Colour |
| 2 Fascia: Dark Fibre Cement B.C. HC-154 - Hale Navy | 5 Soffit: Typical - Dark Grey Fibre Cement B.M. 2128-20 - Abyss | 7 Panels: Rust Red Fibre Cement Panels Woodtone: Rosewood | 9b Vertical Siding: Light Gray Fibre Cement Vertical Board & Batten B.M. HC-169 - Coventry Gray | 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 |
| 3 Soffit: Feature Wood Fibre Cement, Wood-like Colour | 6a Panels: Dark Grey Fibre Cement Panels B.M. 2128-20 - Abyss | 8 Ledgestone: Providence Ledgestone | 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) | 19 Trims:Light Grey B.M. 2124-40 Thundercloud Grey |



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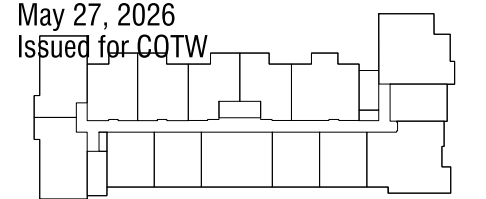
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Project:
1908 FOUL BAY
Multi-Unit Residential

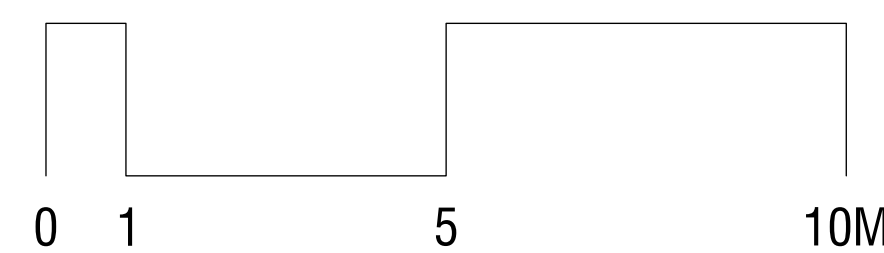


Elevations

Scale: 1:100
May 27, 2026



South Elevation-Bouchier Street



SCALE: 1:100

Elevation - South

A-3.01

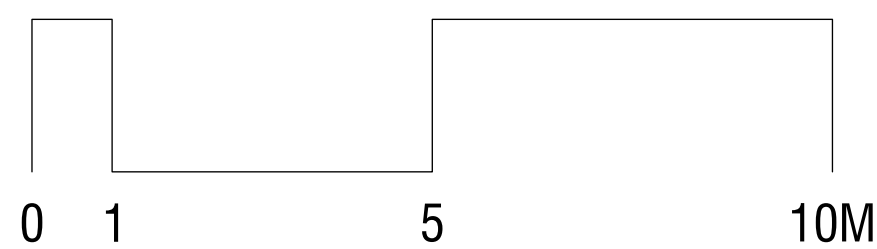
Material Legend

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 - Coventry Grey
- 5 **Soffit: Typical - Dark Grey**
Fibre Cement
B.M. 2128-20 - Abyss
- 6a **Panels: Dark Grey**
Fibre Cement Panels
B.M. 2128-20 - Abyss
- 6b **Panels: Neutral**
Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 7 **Panels: Rust Red**
Fibre Cement Panels
Woodtone: Rosewood
- 8 **Ledgestone:**
Providence Ledgestone
- 9a **Vertical Siding: Off White**
Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 9b **Vertical Siding: Light Gray**
Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry Gray
- 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 Fence-Charcoal Grey**
Aluminum Fence, 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
- 19 **Trims:Light Grey**
B.M. 2124-40 Thundercloud Grey

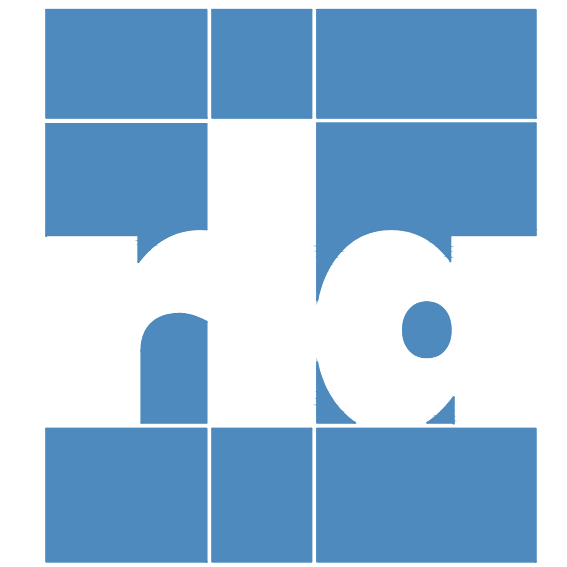


North Elevation



SCALE: 1:100

Elevation - North



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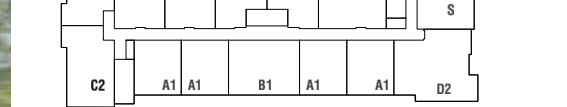
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Project:
1908 FOUL BAY
Multi-Unit Residential



Elevations

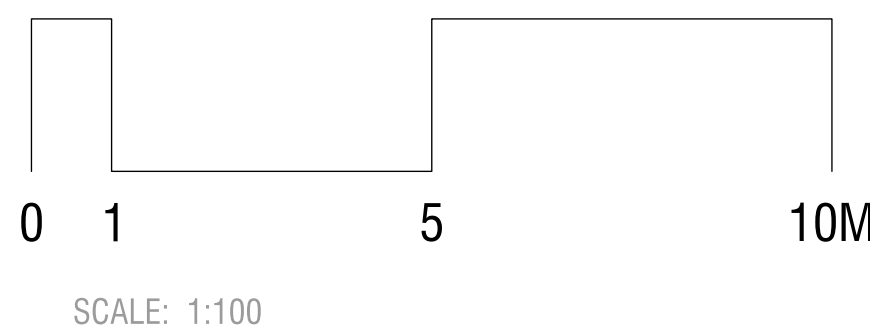
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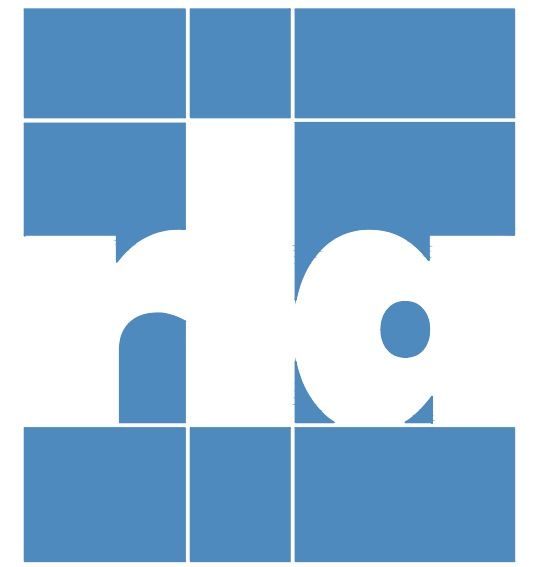
Material Legend

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
- 6a **Panels: Dark Grey**
Fibre Cement Panels
B.M. 2128-20 - Abyss
- 6b **Panels: Neutral**
Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 7 **Panels: Rust Red**
Fibre Cement Panels
Woodtone: Rosewood
- 8 **Ledgestone:**
Providence Ledgestone
- 9a **Vertical Siding: Off White**
Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 9b **Vertical Siding: Light Gray**
Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry Gray
- 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 Fence-Charcoal Grey**
Aluminum Fence, 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
- 19 **Trims:Light Grey**
B.M. 2124-40 Thundercloud Grey



Elevation - East



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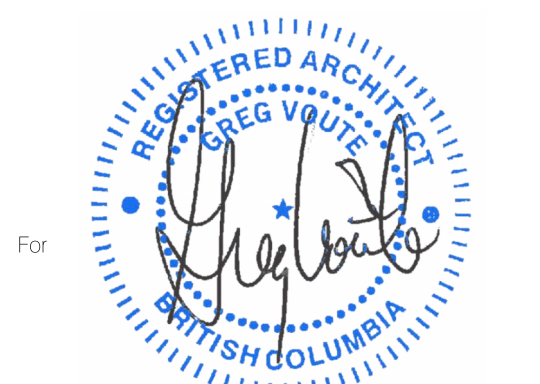
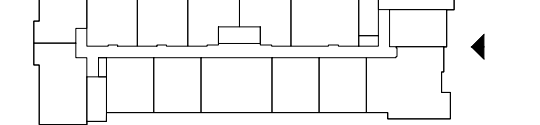
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Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

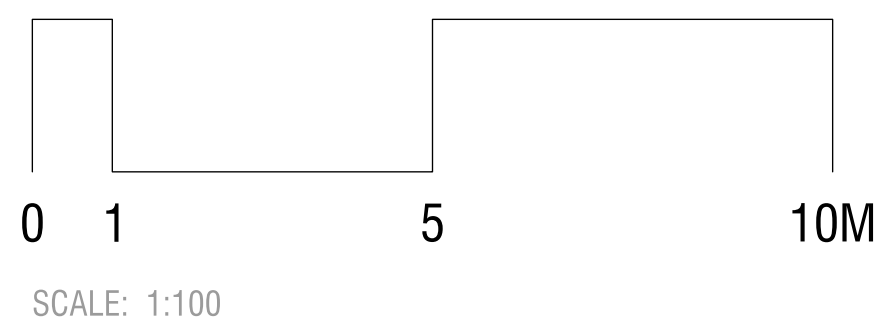
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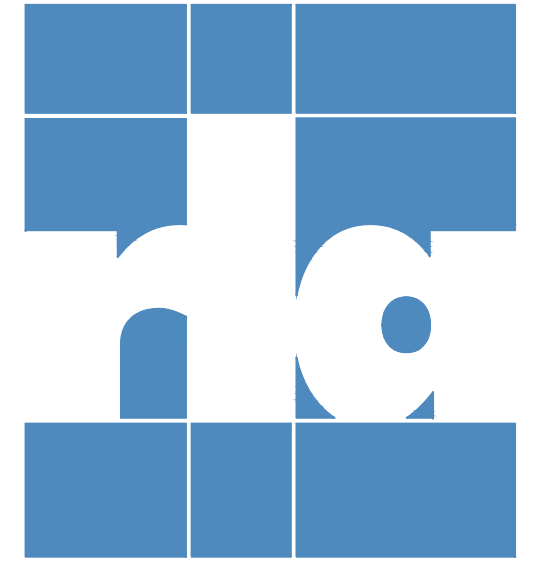
Material Legend

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- 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
- 6a **Panels: Dark Grey**
Fibre Cement Panels
B.M. 2128-20 - Abyss
- 6b **Panels: Neutral**
Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 7 **Panels: Rust Red**
Fibre Cement Panels
Woodtone: Rosewood
- 8 **Ledgestone:**
Providence Ledgestone
- 9a **Vertical Siding: Off White**
Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 9b **Vertical Siding: Light Gray**
Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry Gray
- 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 Fence-Charcoal Grey**
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- 15 **Feature beams - Charcoal Grey**
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B.M. 2128-20 - Abyss
- 16 **Architectural Concrete**
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- 17 **Sunshades - Charcoal Grey**
Aluminum Frame, Charcoal Colour
- 18 **Trims:Dark Grey**
B.M. HC-178 Charcoal Slate
- 19 **Trims:Light Grey**
B.M. 2124-40 Thundercloud Grey



Elevation - West



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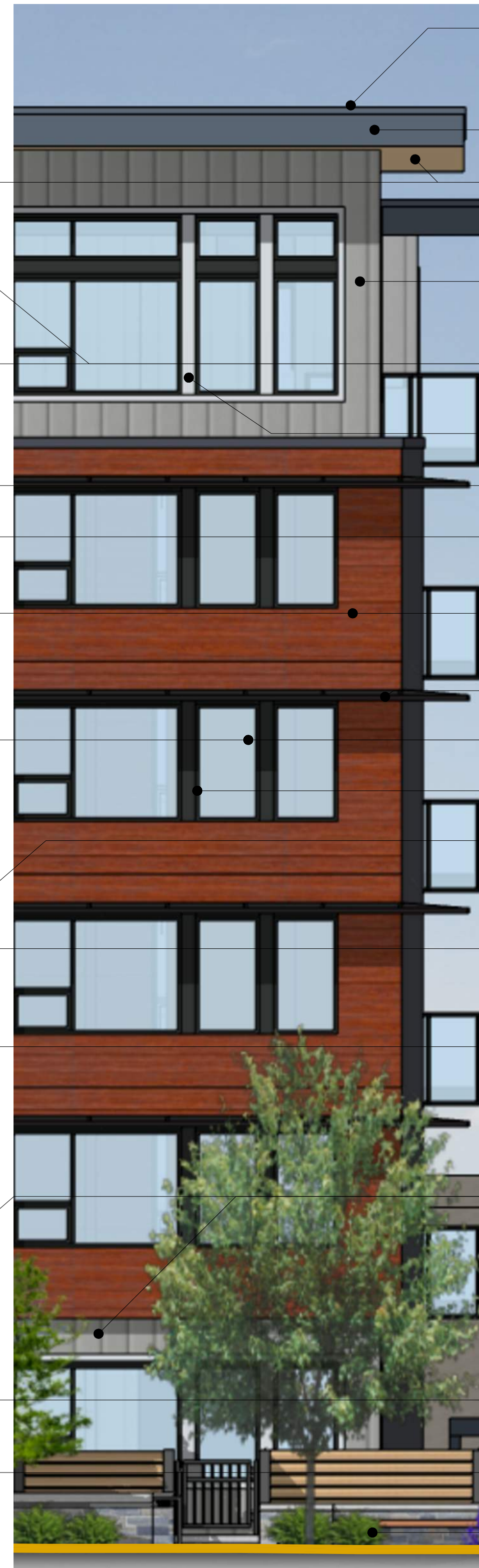
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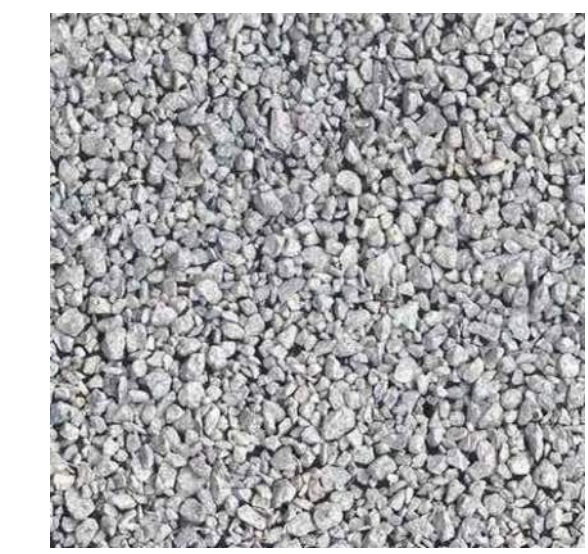
Elevations

Scale: 1:100
May 27, 2026

A-3.04



- Roofing
- Fascia - Dark Grey
- Soffit - Feature Wood
- Fiber Cement Vertical Board & Batten - Coventry Gray
- Fiber Cement Wrapped Feature Beams
- Trim - Light Grey
- Metal Guardrails
- Panels - Neutral
- Panels - Rust Red
- Sunshades Charcoal Grey
- Vinyl Windows - Dark
- Trim - Dark
- Fiber Cement Vertical Board & Batten - Off White
- Trim - White
- Fiber Cement Panel-Wood Like
- Fiber Cement Vertical Board & Batten - Coventry Gray
- Windows: - Curtain Wall
- Architectural Concrete
- Providence Ledgestone



1 Roofing
2-Ply SBS Roofing
Coloured Light Gray



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



3 Soffit: Feature Wood
Wood-like Fibre Cement Board
7" Exposure, Pacific Sands Fisher Coating
Scandinavian Oak
Colour matched fasteners



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



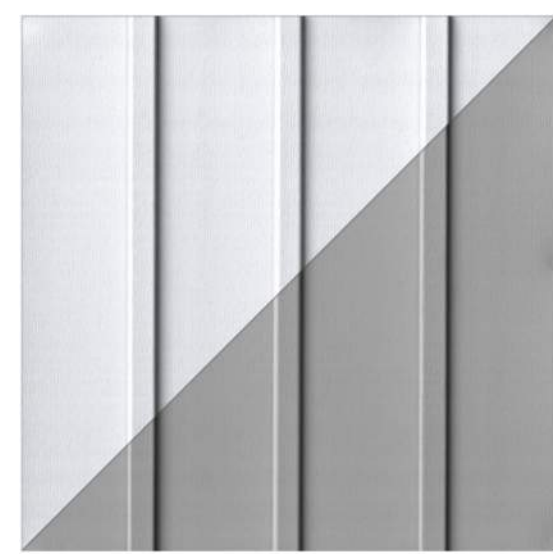
6a Panels
Fibre Cement - Dark Gray
B.M. 2128-20 - Abyss
Concealed Fasteners



7 Panels
Fibre Cement - Rust Red
Woodtone: Rosewood



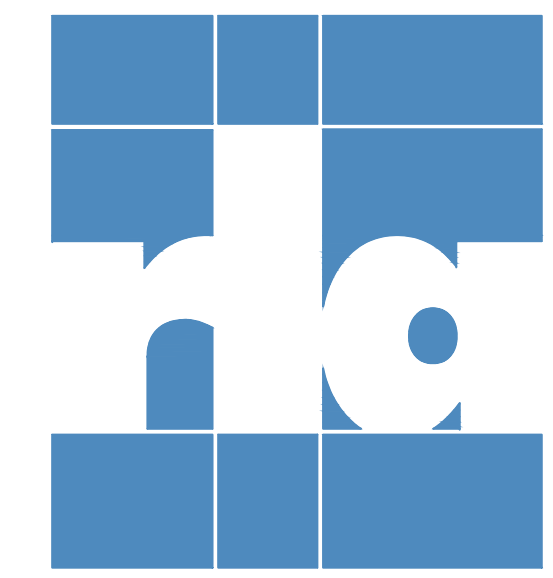
8 Ledgestone
Providence Ledgestone



9a Panels
Fibre Cement- Off White / Light Gray
Vertical Board & Batten
B.M. OC-17 - White Dove
B.M. HC-169 - Coventry Gray

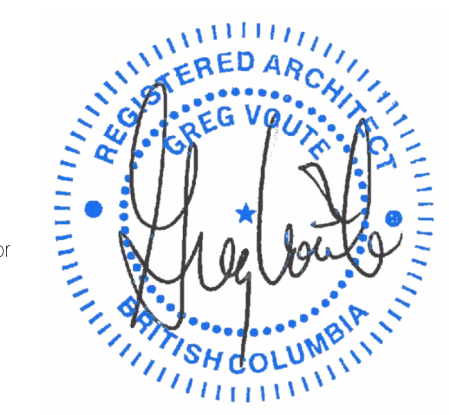


10 Vinyl Windows
High Performance Low-E
Dark Coloured - Dark Charcoal Vinyl



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Project
1908 FOUL BAY
Multi-Unit Residential



Colour Material Board
Scale: NTS
May 27, 2026

Colour Material Board

A-3.05



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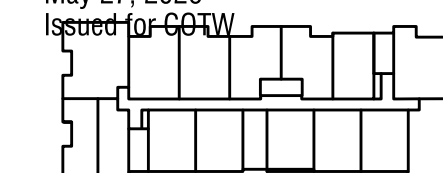
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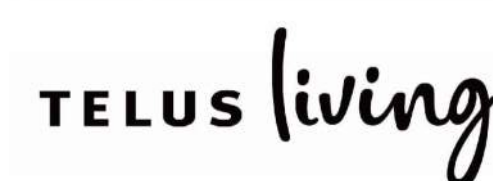
March 20, 2026
Issued for DP Resubmission

May 27, 2026
Issued for CD/PLW



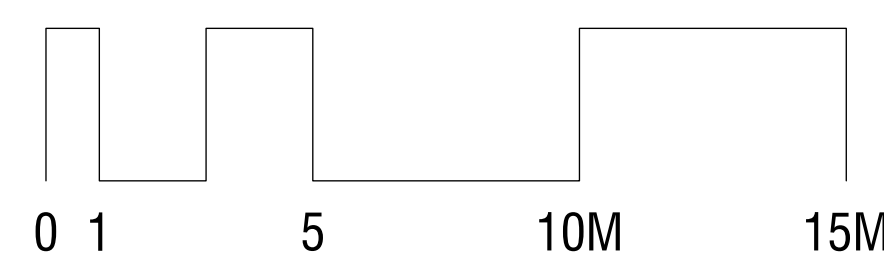
Project

1908 FOUL BAY
Multi-Unit Residential



Streetscape Elevations
South

Scale: 1:150
May 27, 2026



SCALE: 1:150

Streetscape Elevation - South

A-3.06



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April 28, 2025
Issued for DP

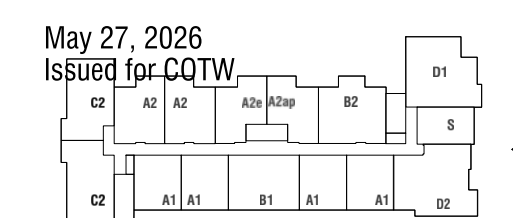
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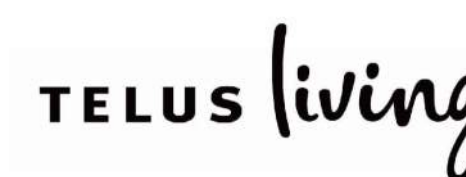
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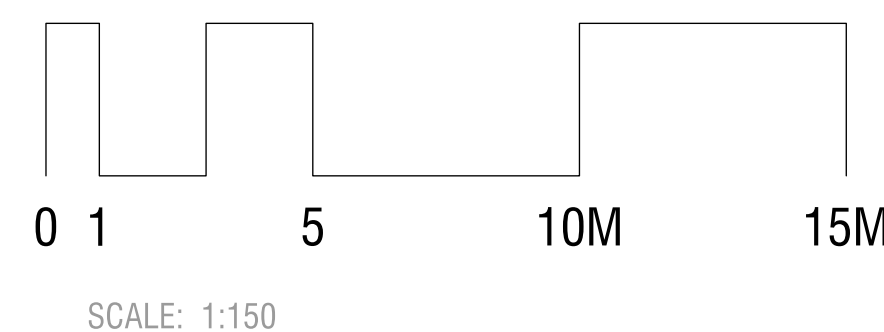
May 27, 2026
Issued for CQIW



Project
1908 FOUL BAY
Multi-Unit Residential



Scale: 1:150
May 27, 2026



Streetscape Elevation - East

A-3.07



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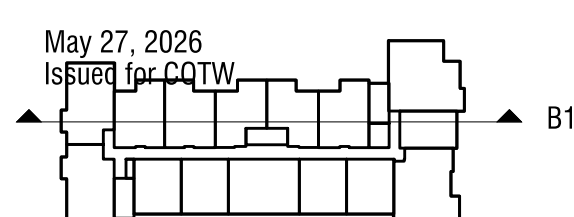
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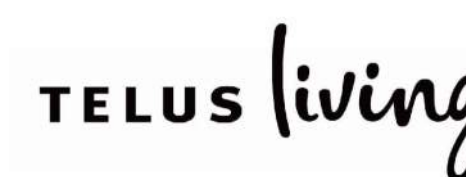
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Project
1908 FOUL BAY
Multi-Unit Residential

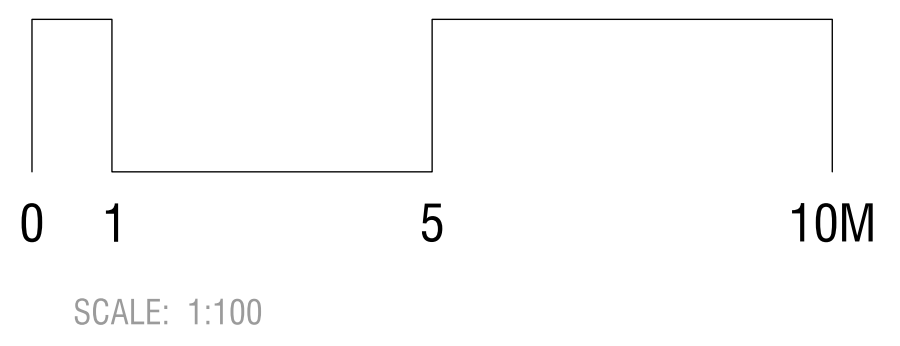


Sections

Scale: 1:100
May 27, 2026

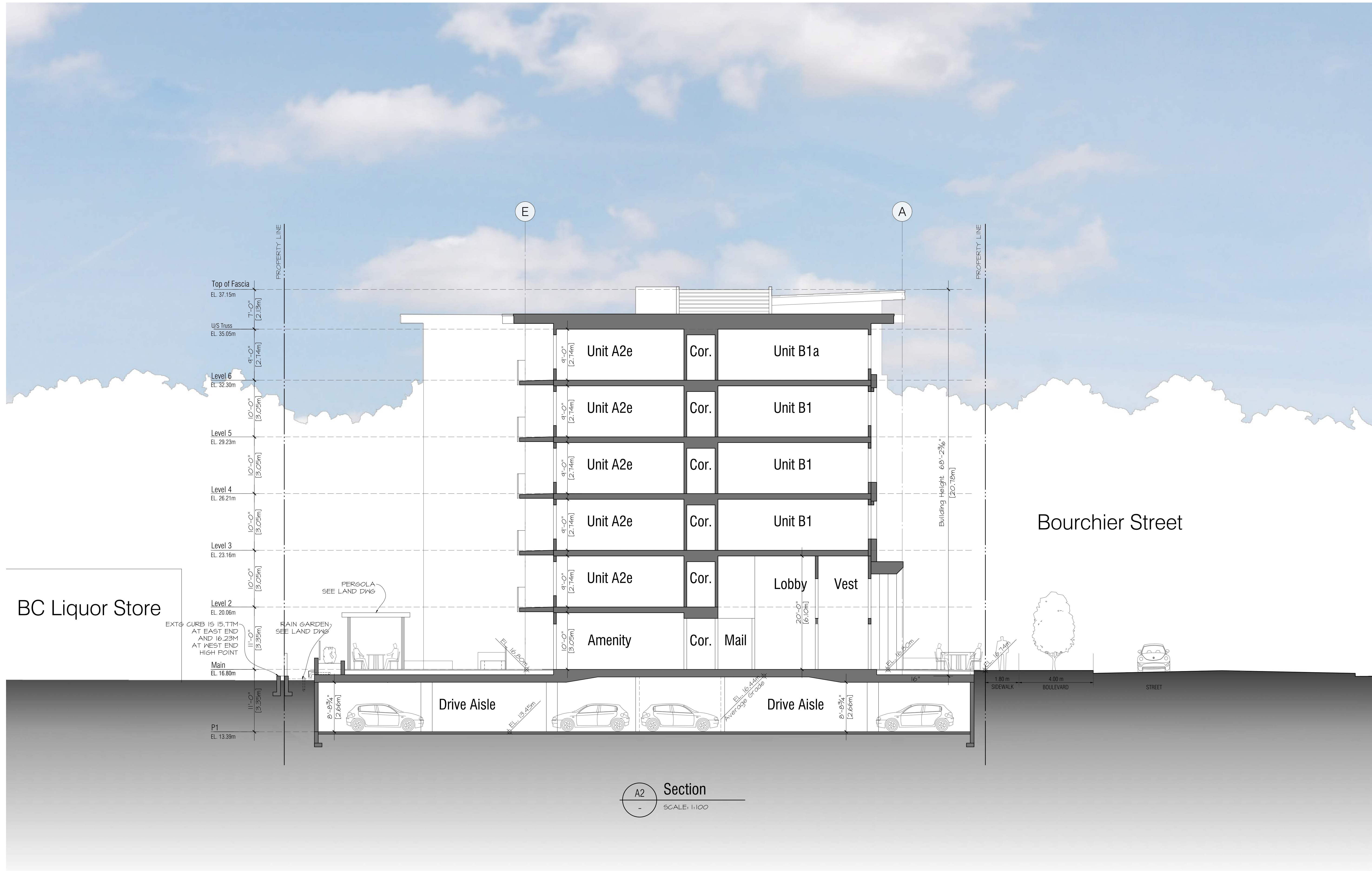


B1 Section
SCALE: 1:100

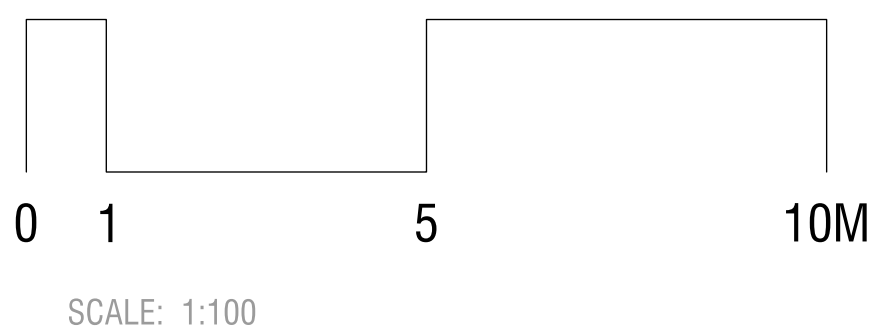


Section - B1

A-4.01



A2 Section
SCALE: 1:100



Section -A2



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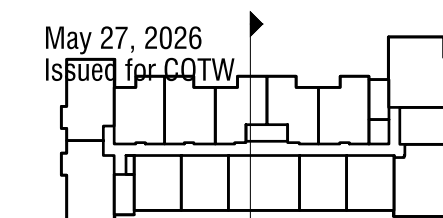
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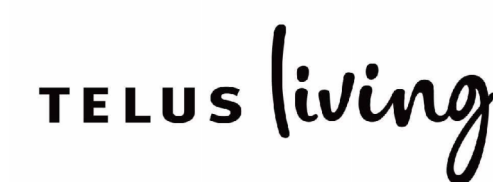
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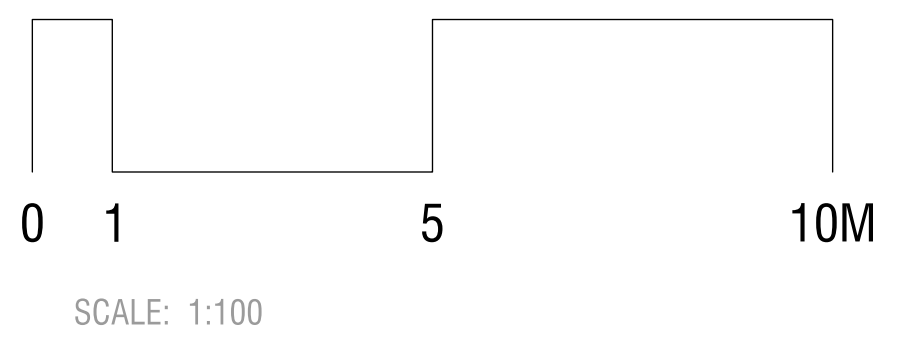
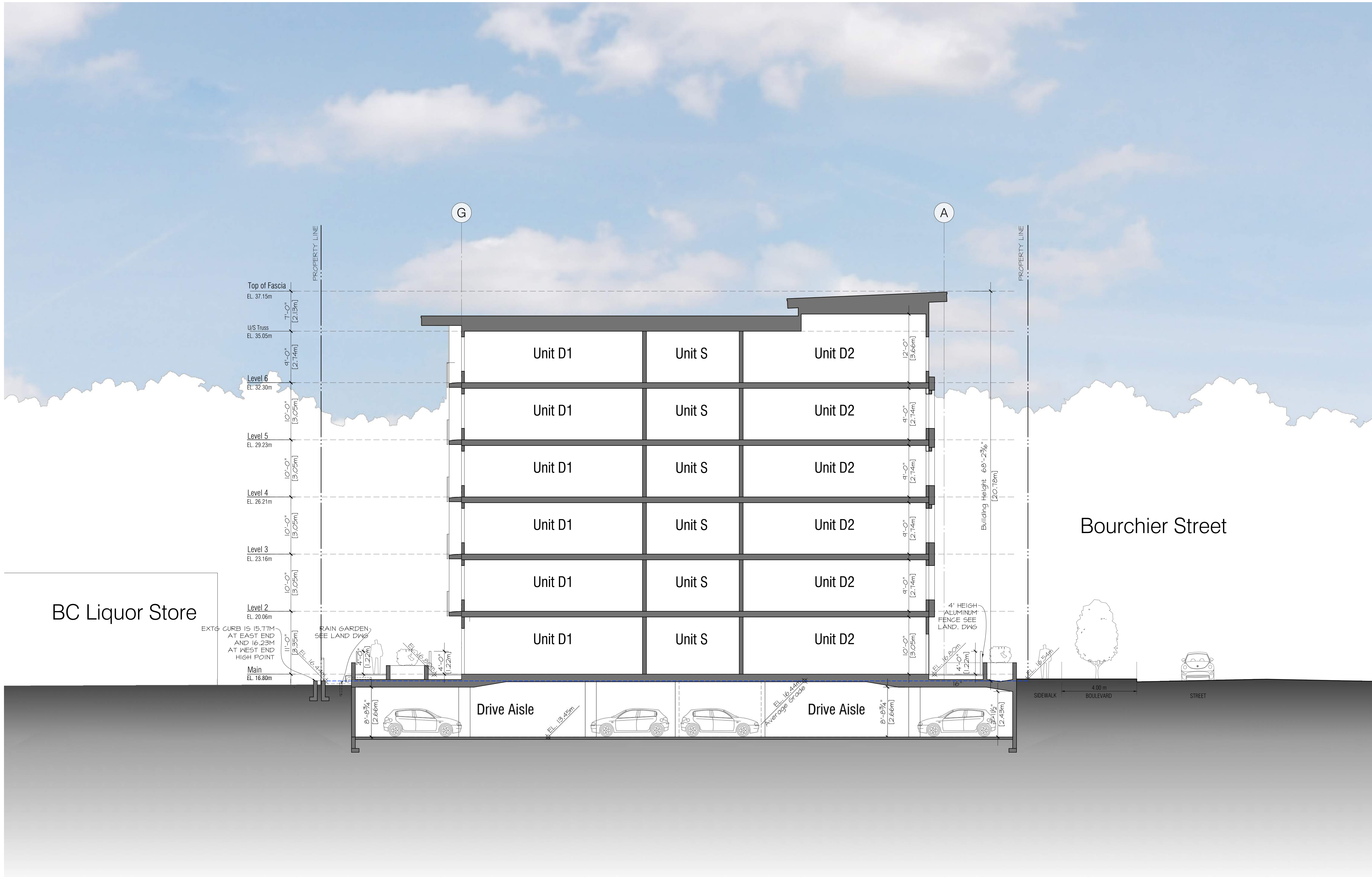
Project
1908 FOUL BAY
Multi-Unit Residential



Sections

Scale: 1:100
May 27, 2026

A-4.03



Section -A3



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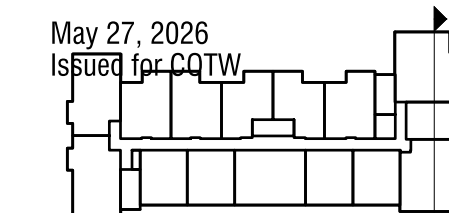
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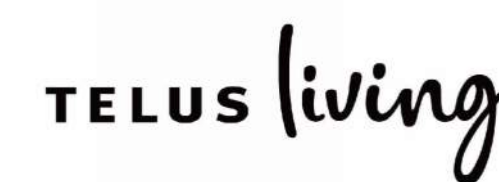
December 15, 2025
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Project
1908 FOUL BAY
Multi-Unit Residential



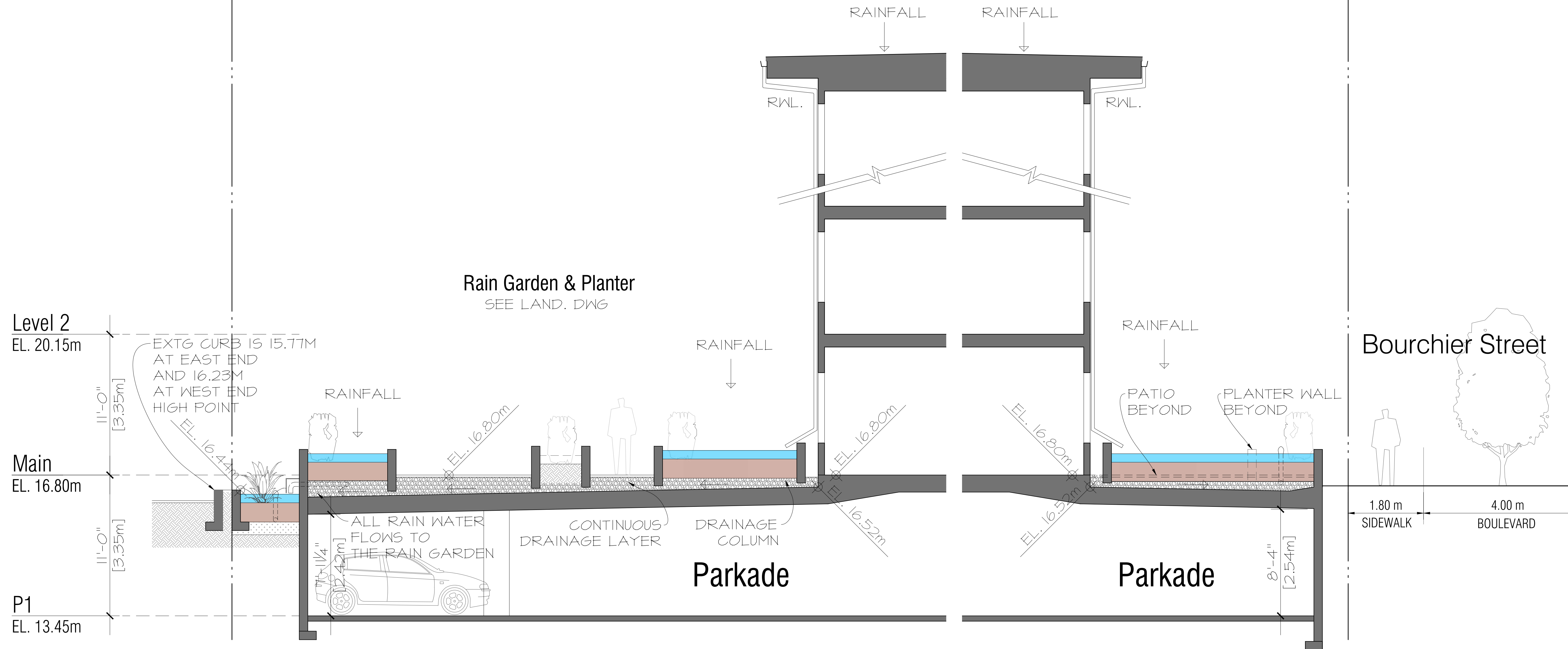
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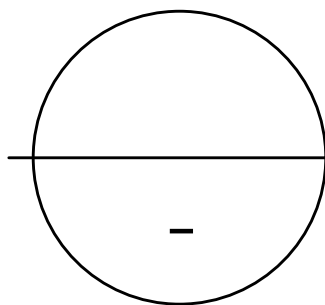
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May 27, 2026

A-4.04

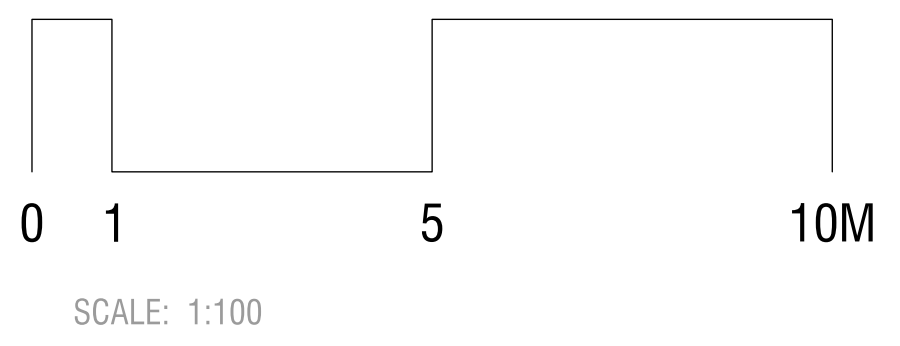
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PROPERTY



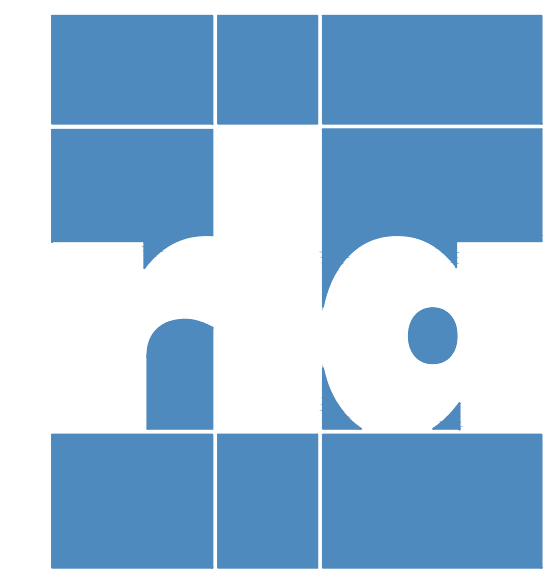

Rain Garden & Planter Section
 SCALE: 1:50

Storm Water Retention Concept



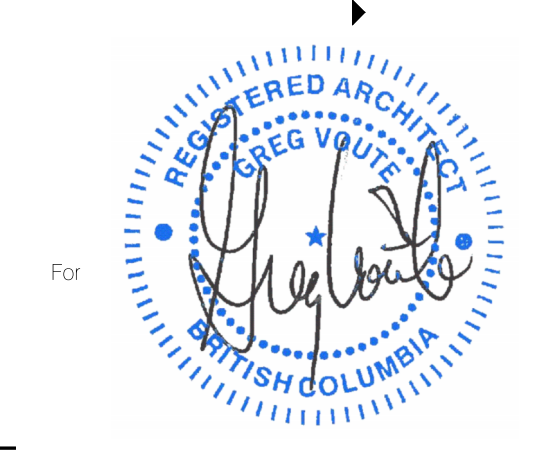
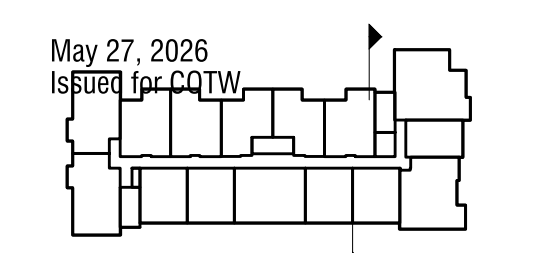
Section - Rain Planter & Garden

A-4.05

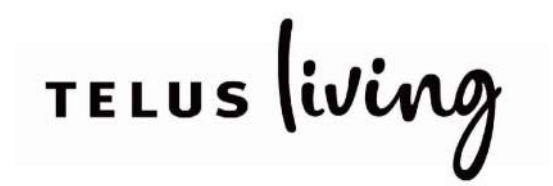


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Issued for DP Resubmission
 - March 20, 2026
Issued for DP Resubmission



Project
 1908 FOUL BAY
 Multi-Unit Residential



Sections
 Scale: 1:50
 May 27, 2026



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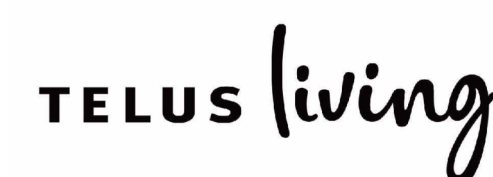
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March 20, 2026
Issued for DP Resubmission

May 27, 2026
Issued for CQIW



Project:
1908 FOUL BAY
Multi-Unit Residential



Views

Scale:
May 27, 2026

Concept Model View - SE corner-Bourchier

A-5.01



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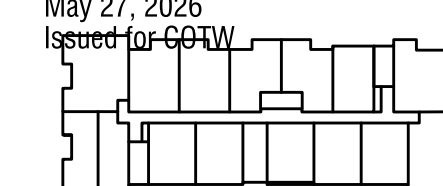
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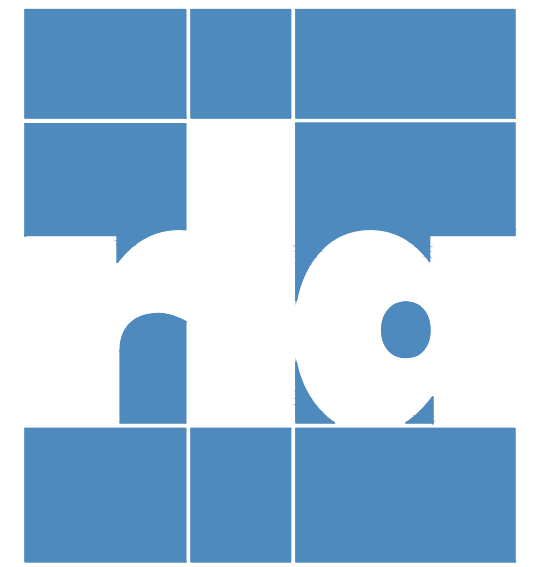
Project:
1908 FOUL BAY
Multi-Unit Residential



Views

Scale:
May 27, 2026

Concept Model View - NE-Foul Bay A-5.02



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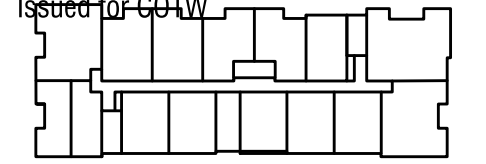
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Project:
1908 FOUL BAY
Multi-Unit Residential

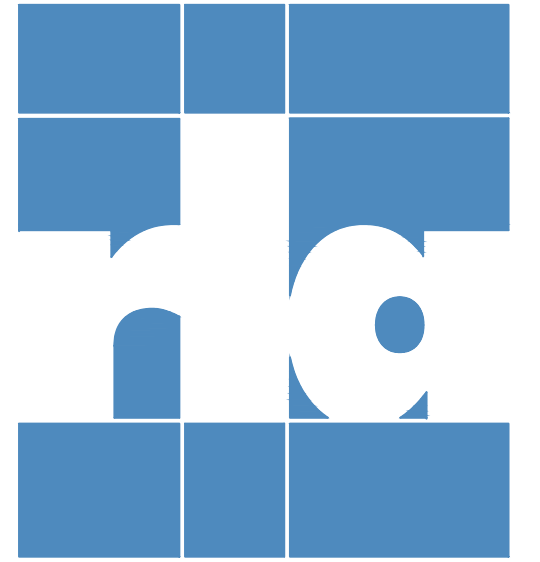
TELUS living



Views

Scale:
May 27, 2026

Concept Model View - Entry A-5.03



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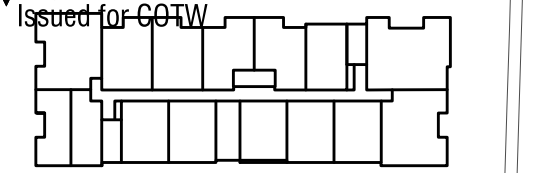
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Project
1908 FOUL BAY
Multi-Unit Residential

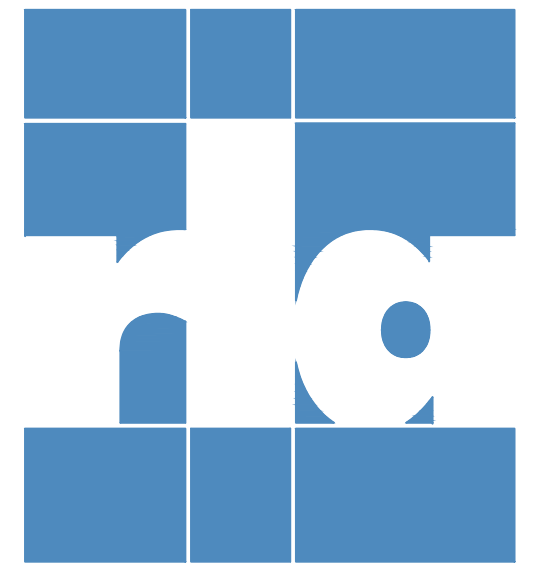
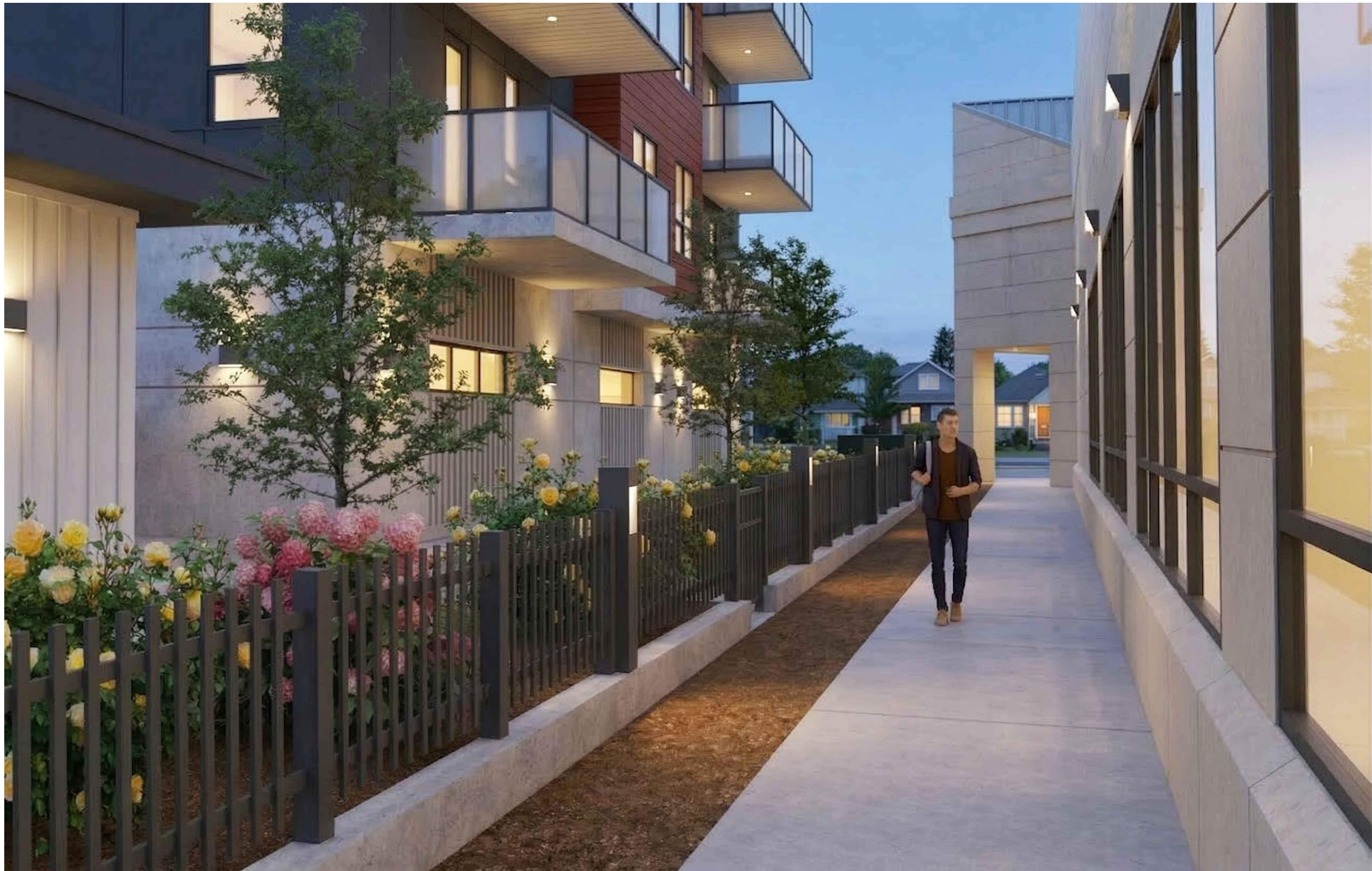


Views

Scale:
May 27, 2026

Pathway Concept Model-Day View

A-5.04



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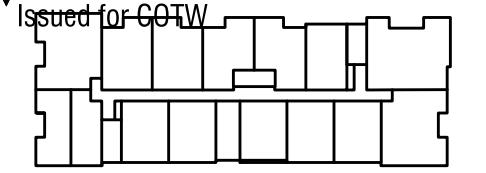
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May 27, 2026
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Project:
1908 FOUL BAY
Multi-Unit Residential



Views

Scale:
May 27, 2026

Pathway Concept Model-Night View A-5.05

SPRING EQUINOX

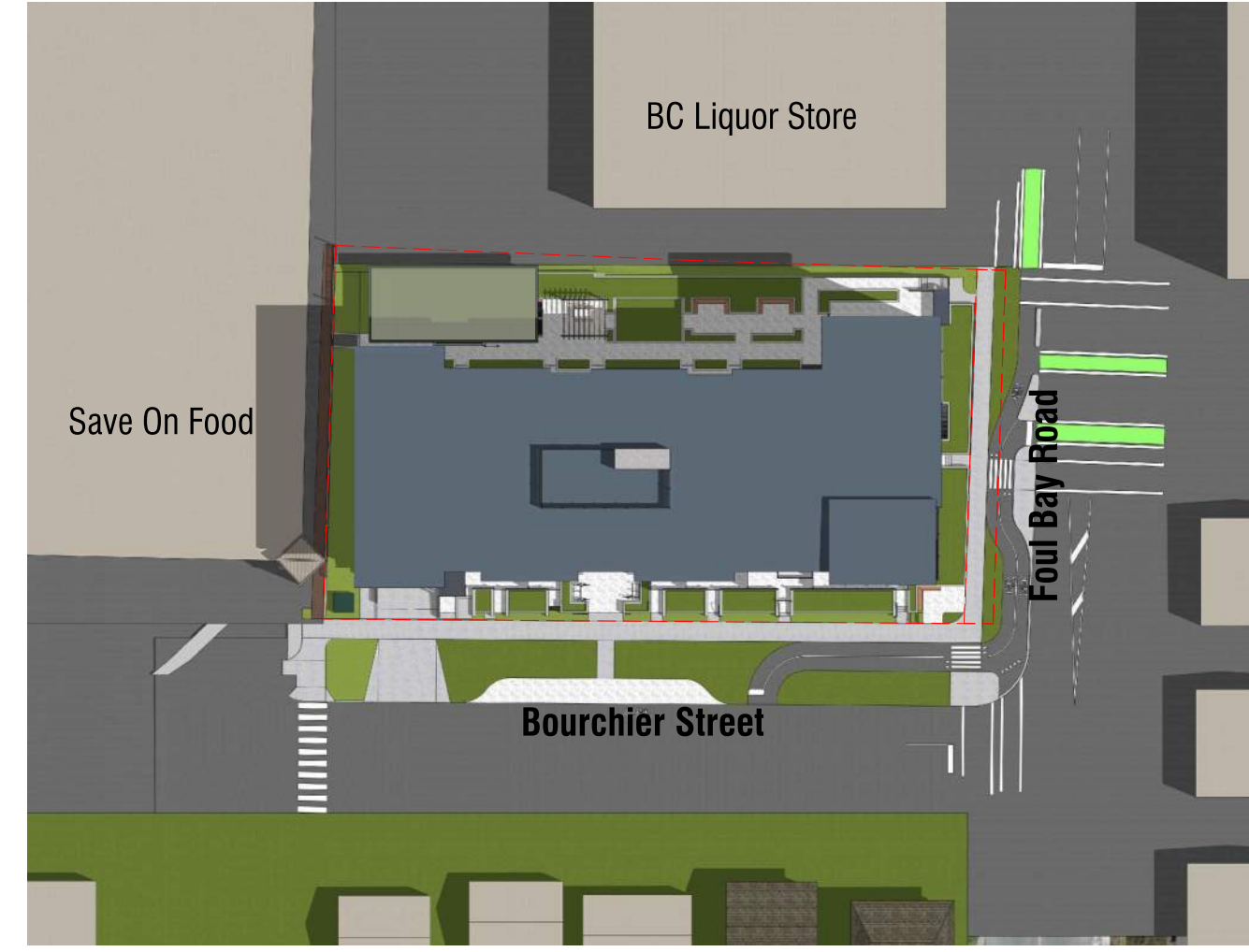
SUMMER SOLSTICE

FALL EQUINOX

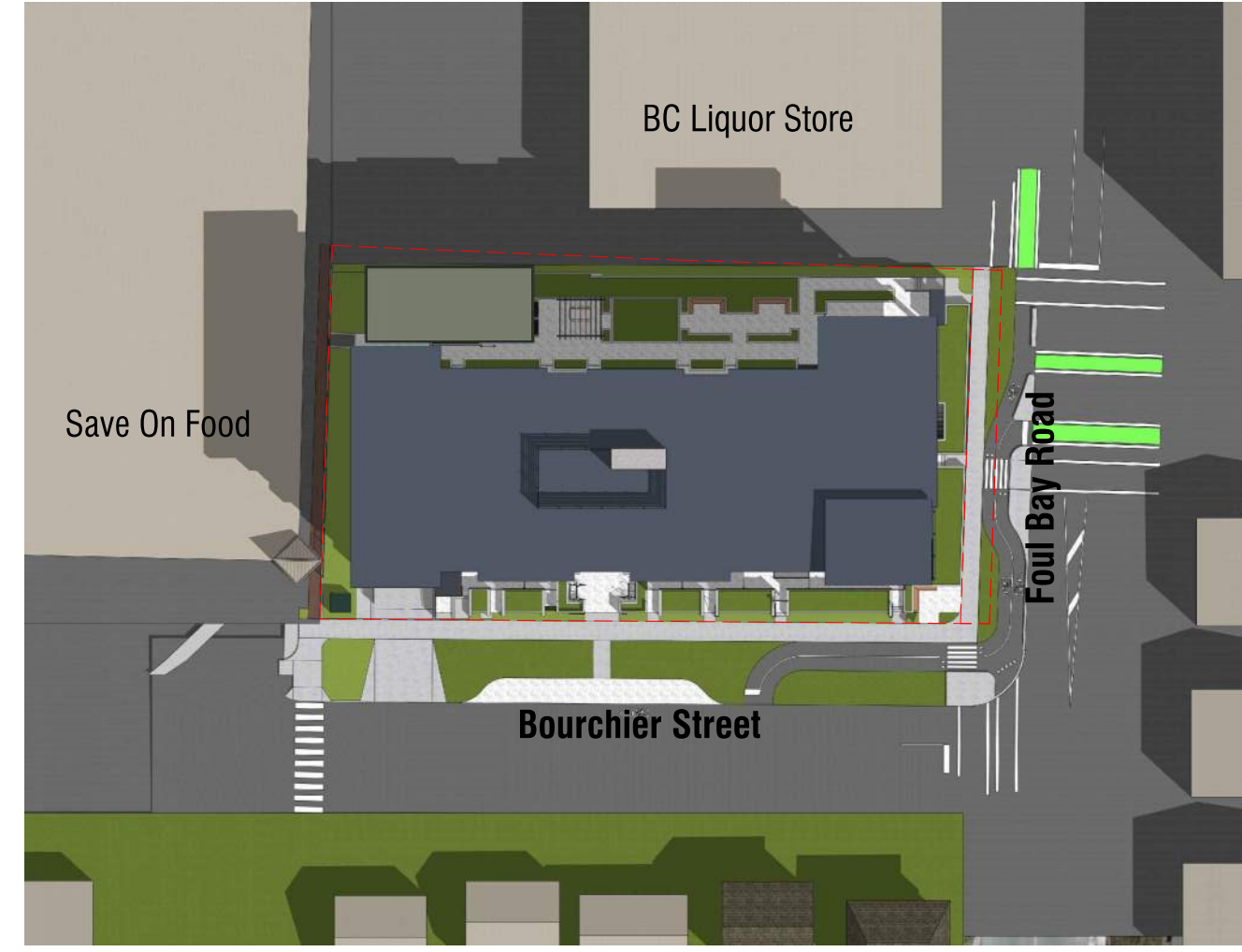
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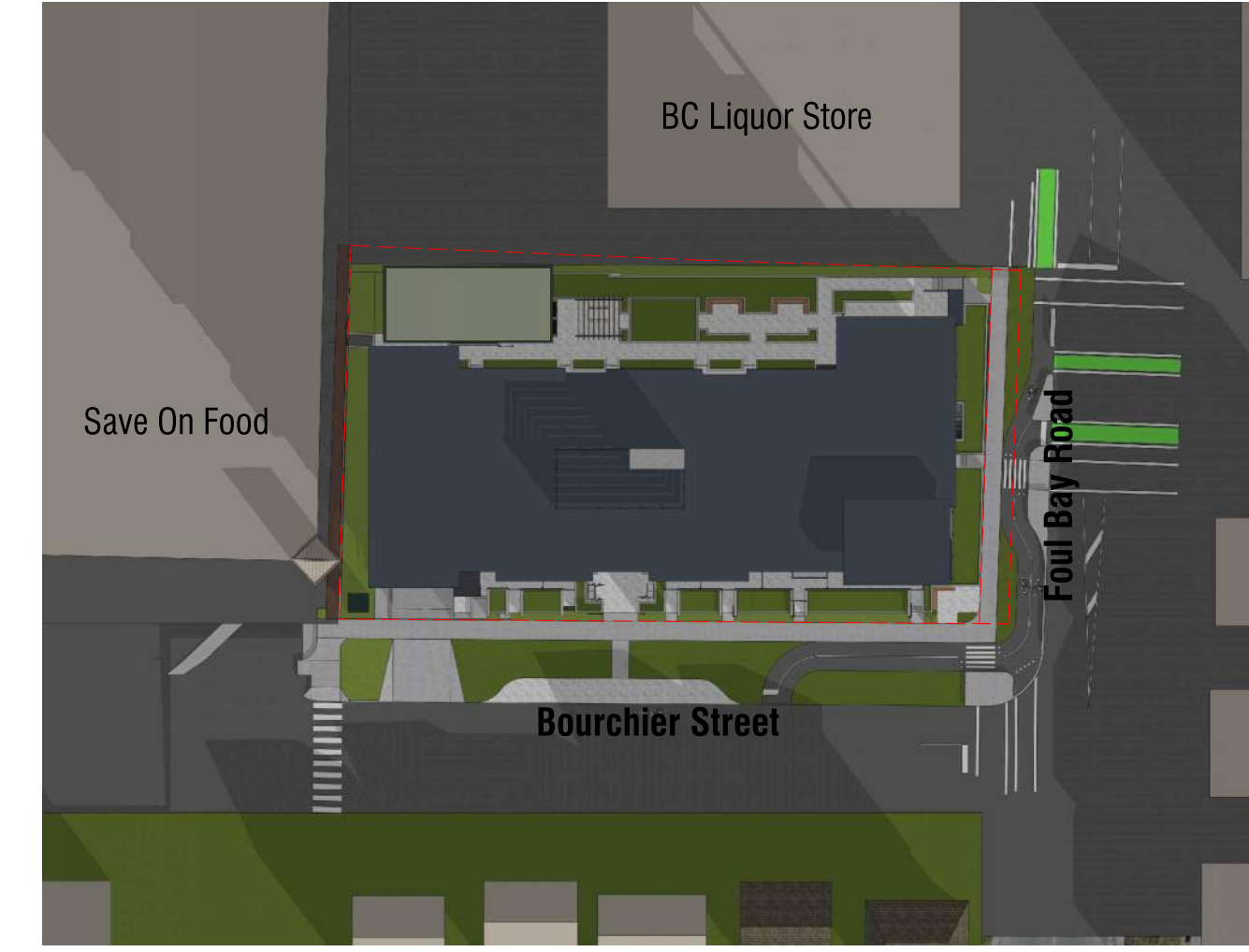
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June 21st, 9:00 A.M.



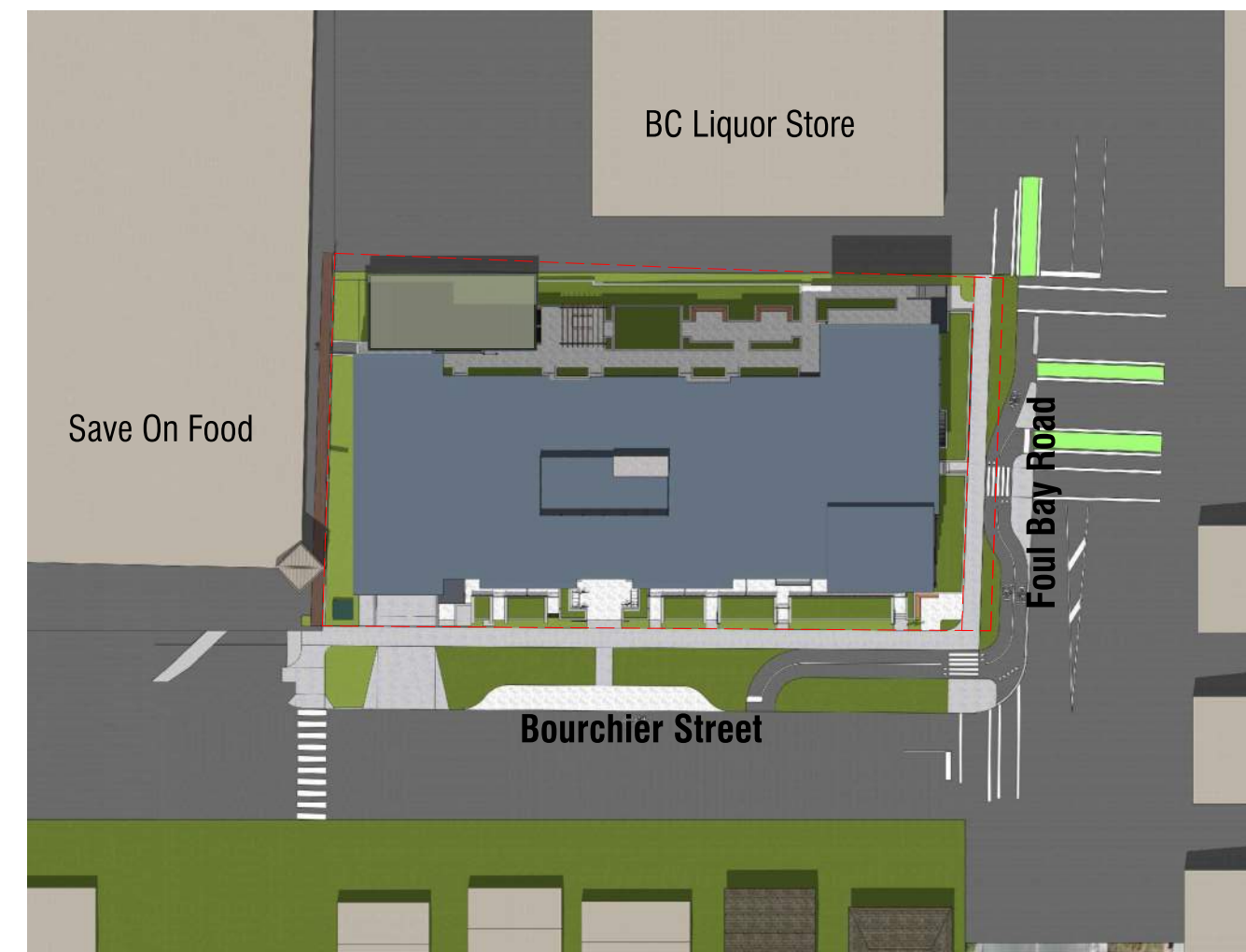
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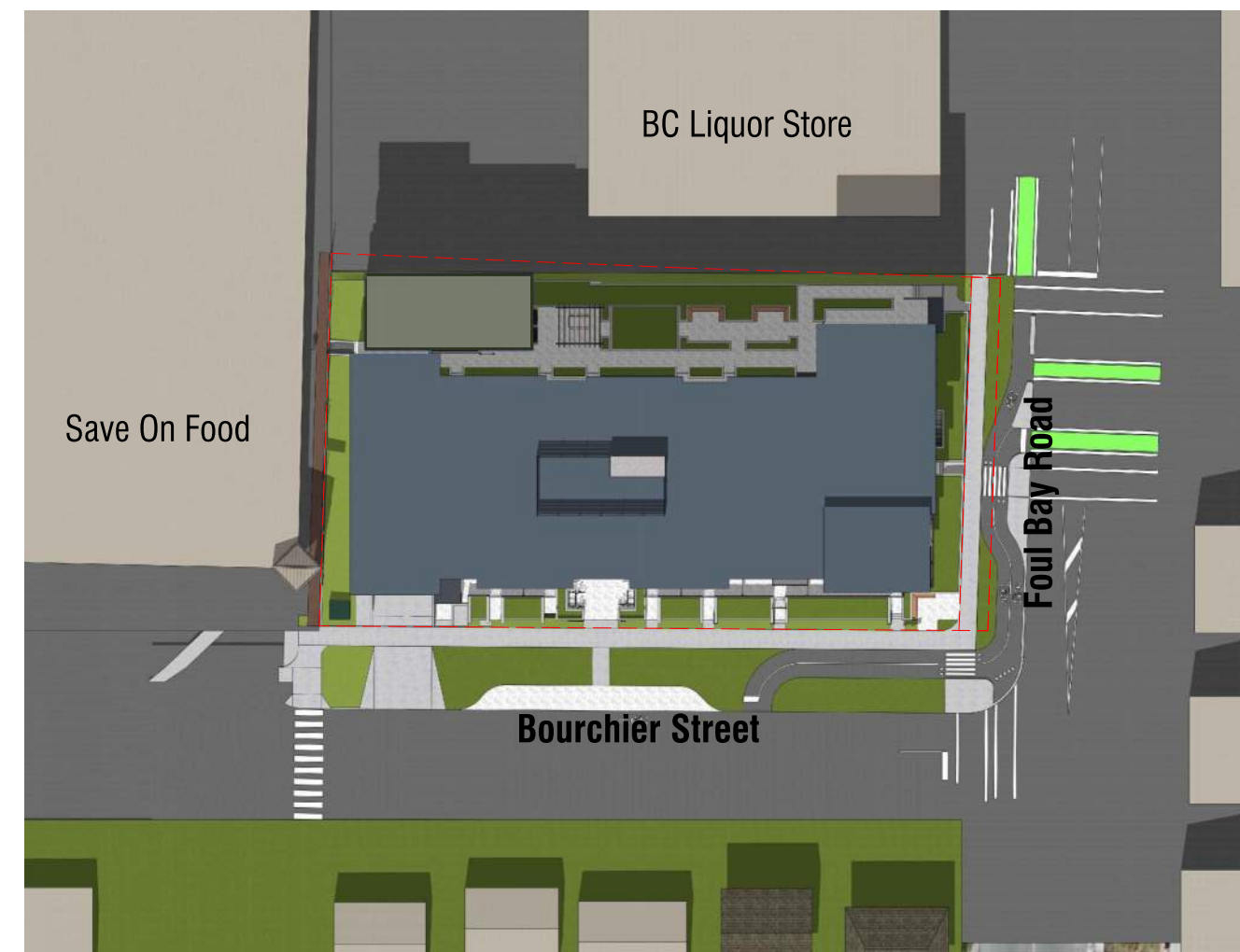
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December 21st, 12:00 P.M.



March 21st, 3:00 P.M.



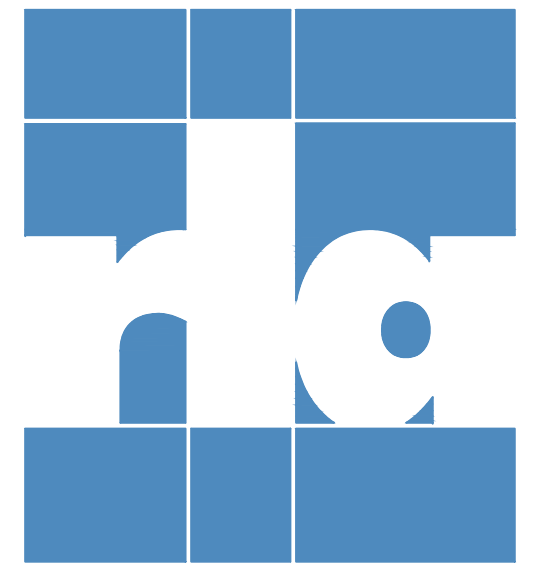
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December 21st, 3:00 P.M.



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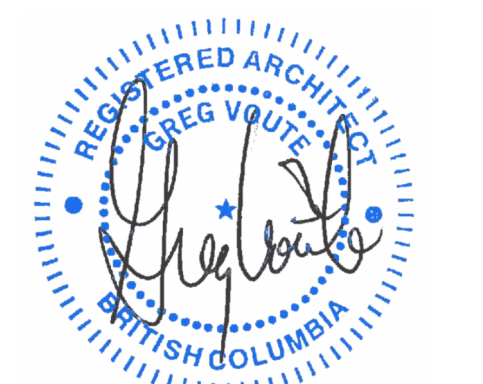
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For

Project:
 1908 FOUL BAY
 Multi-Unit Residential



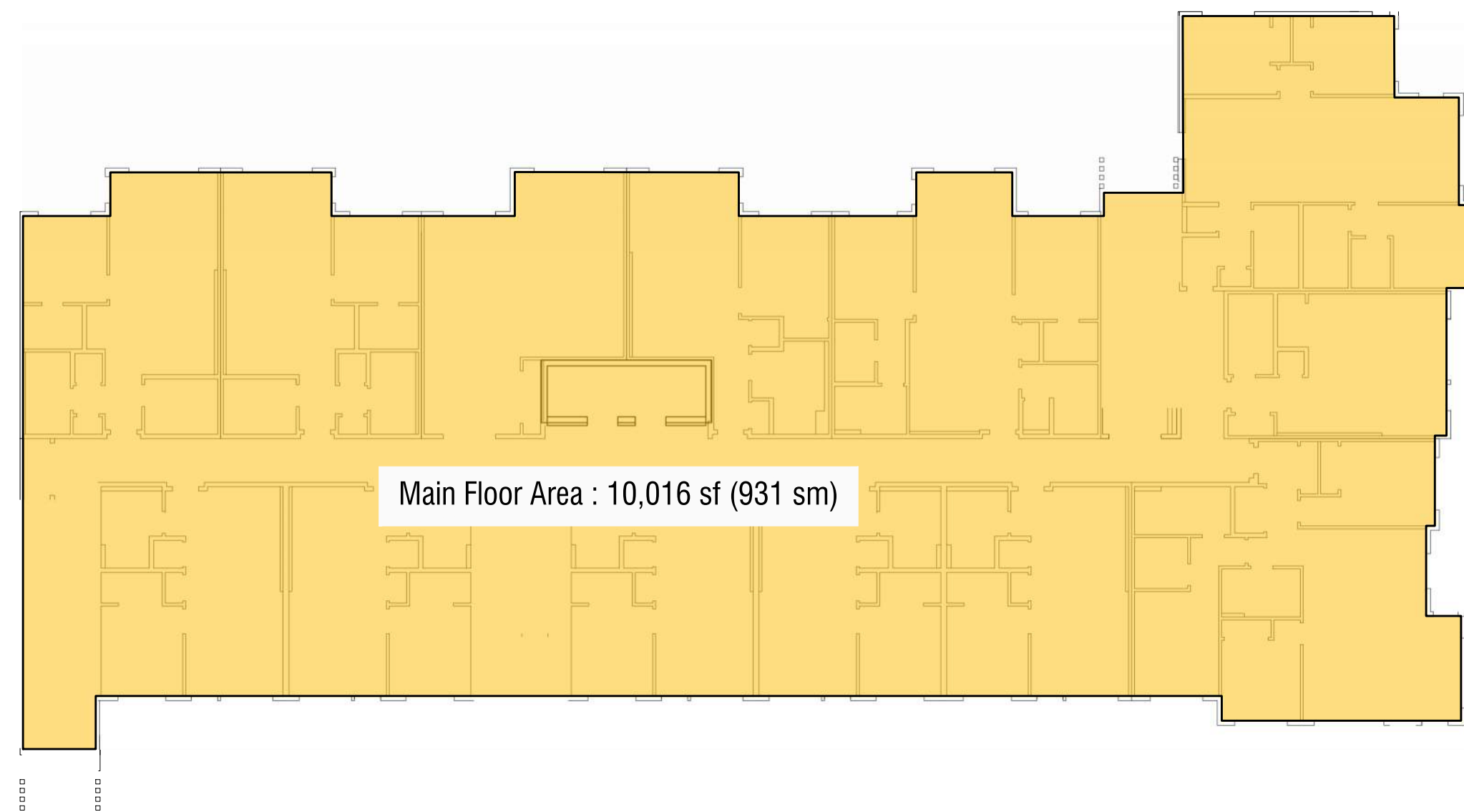
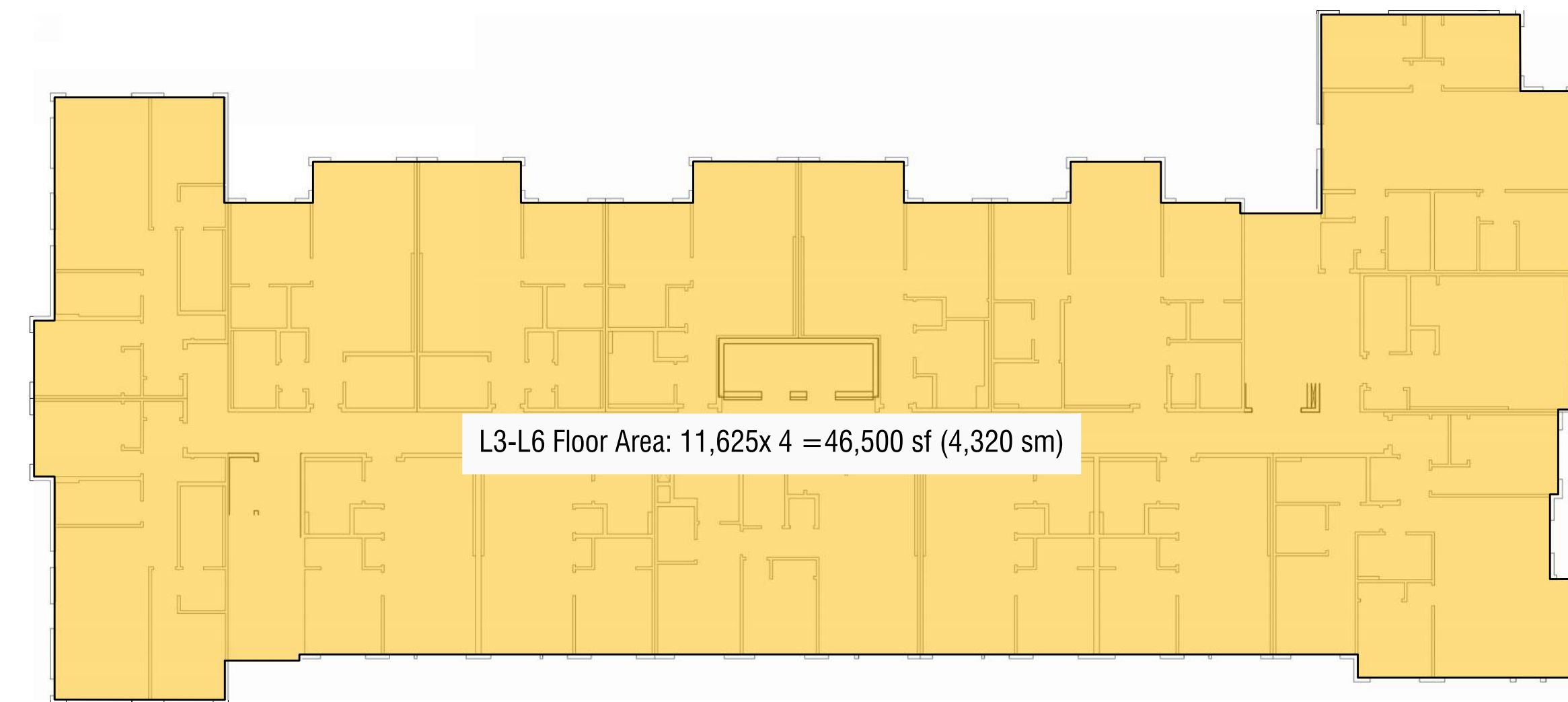
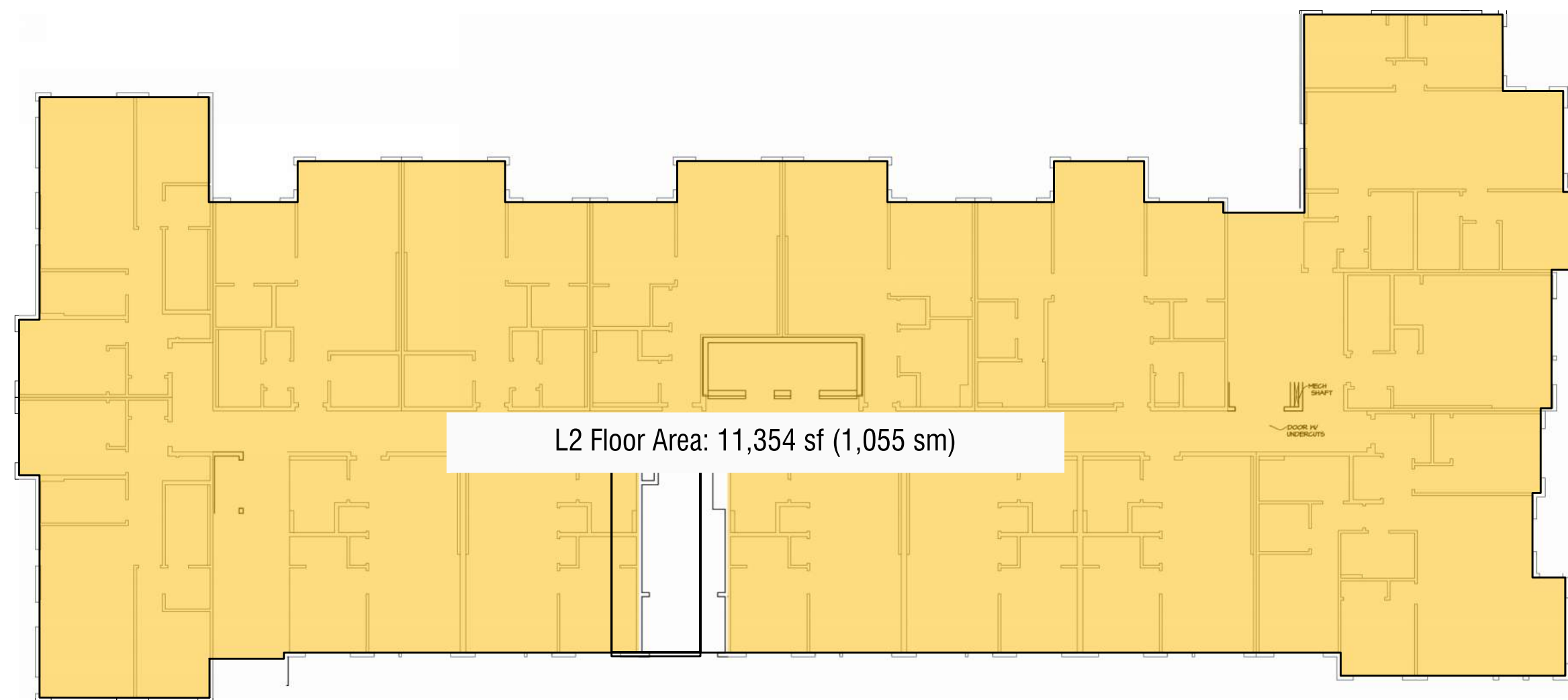
Shadow Study

Scale: N/A
 May 27, 2026

Shadow Study



A-6.00



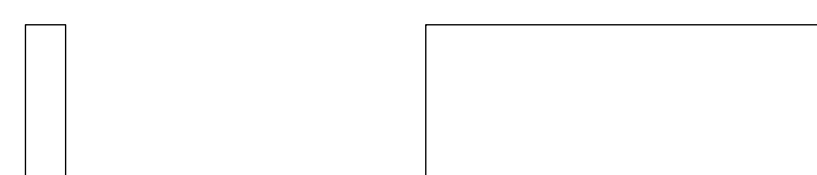
TOTAL FLOOR AREA CALCULATION (for FSR)

| | | |
|--------------|------------------|-----------------|
| Main Floor | 10,016 sf | 931 sm |
| L2 Floor | 11,354 sf | 1,055 sm |
| L3-L6 Floor | 46,500 sf | 4,320 sm |
| Total | 67,870 sf | 6,305 sm |

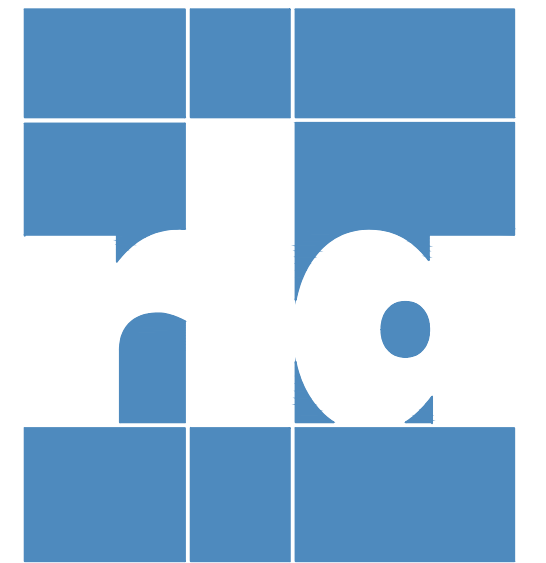
DEFINITIONS (from City of Victoria Zoning Bylaw 2018)

"Floor Area" is measured to the interior surface of the exterior walls of Buildings and includes the area of any mezzanine, exterior hallway, exterior staircase, loft or partial Storey, and excludes the following :

- a) the area of any Balcony, veranda, exposed deck, patio or roof;
- b) the area of any Crawlspace or Basement;
- c) the area of Rooftop Structures;
- d) the area used or intended to be used for required parking or movement of motor vehicles, which is calculated starting from the lowest level of the Building;
- e) the area that is used to provide bicycle parking required by this bylaw; and
- f) the area of any exterior hallway or exterior staircase, for Buildings existing prior to August 1, 2018



SCALE: 1:200



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May 27, 2026
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For


Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Key Plan - Area Calculations

Scale: 1:100
May 27, 2026

Key Plan - Area Calculations 

A-7.01



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May 27, 2026
Issued for DOTW



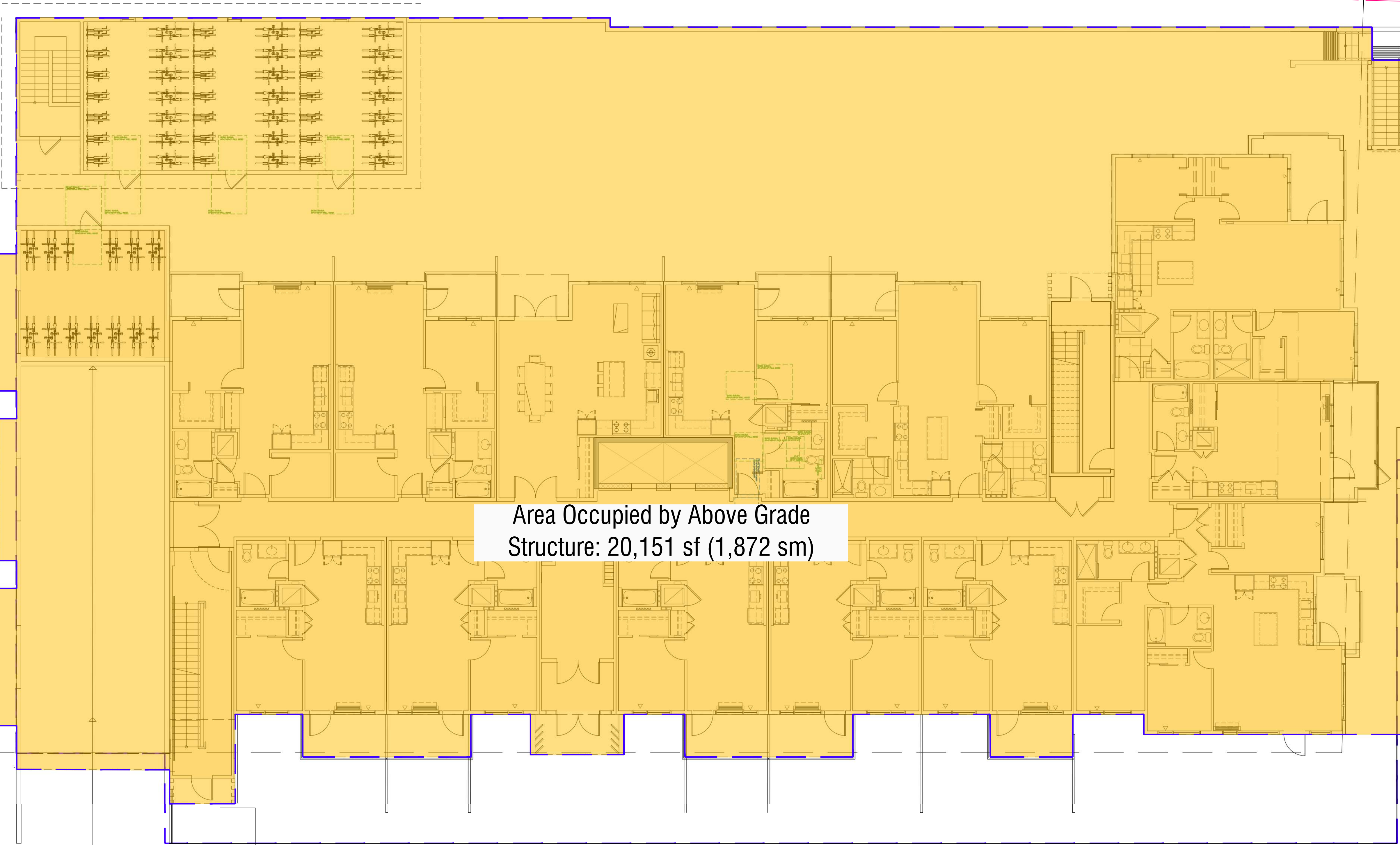
For

Project
1908 FOUL BAY
Multi-Unit Residential



Key Plan - Site Coverage

Scale: 1:100
May 27, 2026



Area Occupied by Above Grade
Structure: 20,151 sf (1,872 sm)

SITE COVERAGE CALCULATION

| Includes all | Above Ground Area | Lot Area (post dedication) |
|---------------|--------------------|----------------------------|
| above grade | 20,151 sf 1,872 sm | 26,920 sf 2,501 sm |
| Site Coverage | 74.9% | |

DEFINITIONS (from City of Victoria Zoning Bylaw 2018)

"**Lot Coverage**" means the horizontal area of all Buildings and outdoor covered areas on a Lot, expressed as a percentage of the Lot Area.

Site Coverage changed

Key Plan - Site Coverage



A-7.02



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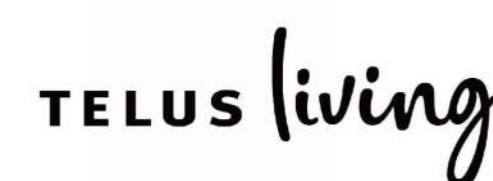
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May 27, 2026
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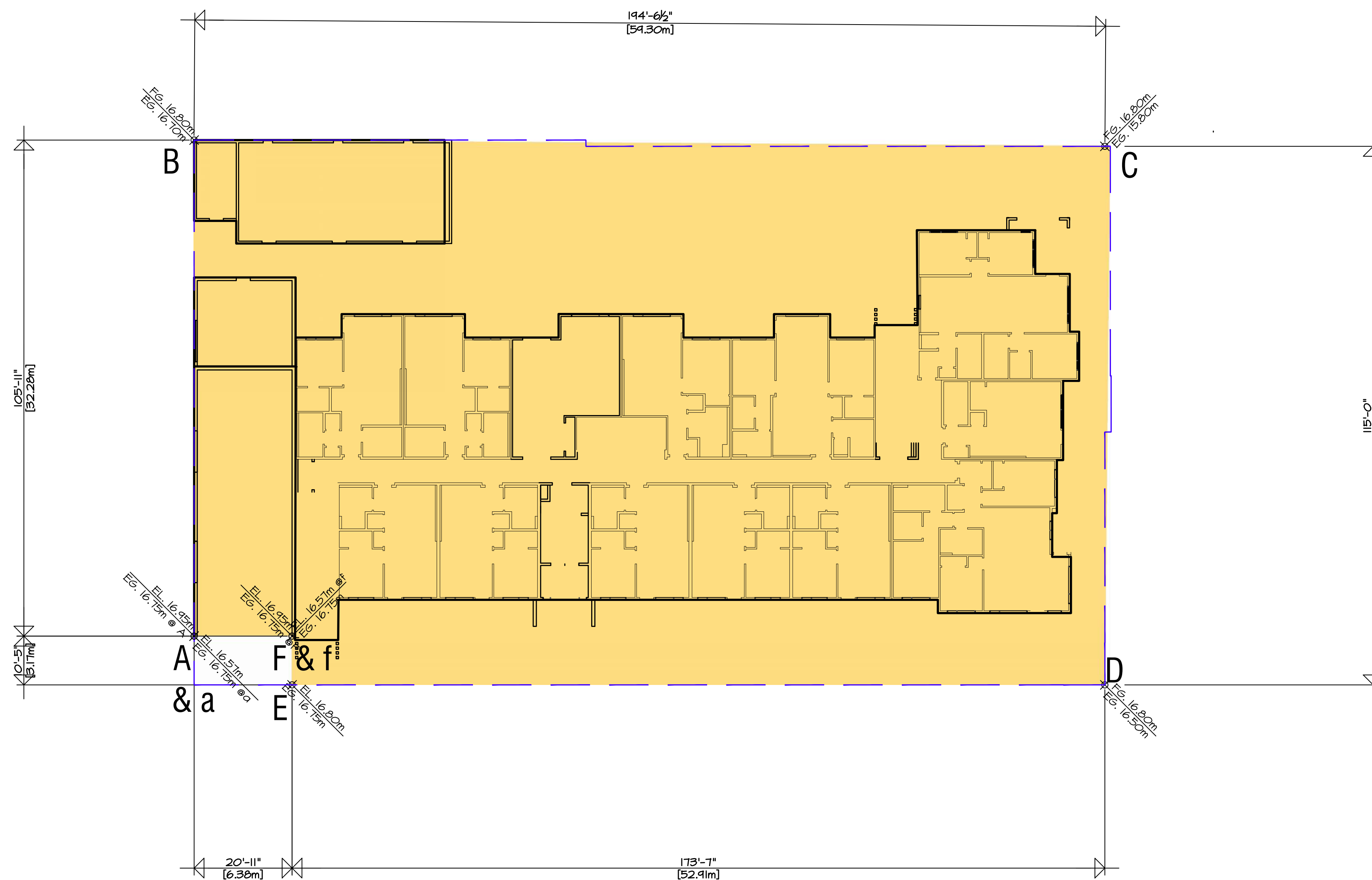


Project
 1908 FOUL BAY
 Multi-Unit Residential



Average Grade Overlay

Scale: 1:200
 May 27, 2026



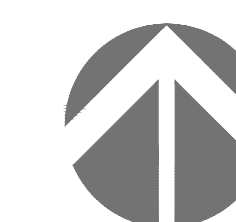
Average Grade Calculation

| Wall Section | Average Grade | | Length | | | |
|--------------|---------------------|-------|--------|---------------|-----|--------------|
| A-B | $(16.57 + 16.70)/2$ | 16.64 | x | 32.28 | m = | 537 |
| B-C | $(16.70 + 15.80)/2$ | 16.25 | x | 59.30 | m = | 964 |
| C-D | $(15.80 + 16.50)/2$ | 16.15 | x | 35.05 | m = | 566 |
| D-E | $(16.50 + 16.75)/2$ | 16.65 | x | 52.91 | m = | 881 |
| E-F | $(16.75 + 16.75)/2$ | 16.66 | x | 3.17 | m = | 53 |
| F-A | $(16.75 + 16.75)/2$ | 16.75 | x | 6.38 | m = | 107 |
| f-a | $(16.57 + 16.57)/2$ | 16.57 | x | 6.38 | m = | 106 |
| Total | | | | 195.47 | m | 3,213 |

Average Grade = Total height / Total Perimeter length
 $3,107 / 189.09 = 16.44$ m

DEFINITIONS (from City of Victoria Zoning Bylaw 2018)

"Grade" means the elevation calculated by averaging the elevation of natural grade or finished grade, whichever is lower at any points at which any part of a building comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the wall of a building



Average Grade Overlay

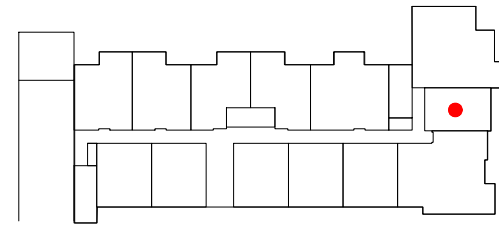
A-7.03

Unit S - Studio

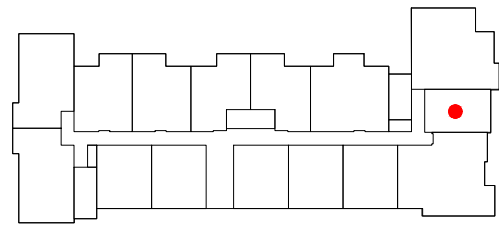
1 Bed + 1 Bath
434 sf

6 Units Total (6 of 87)

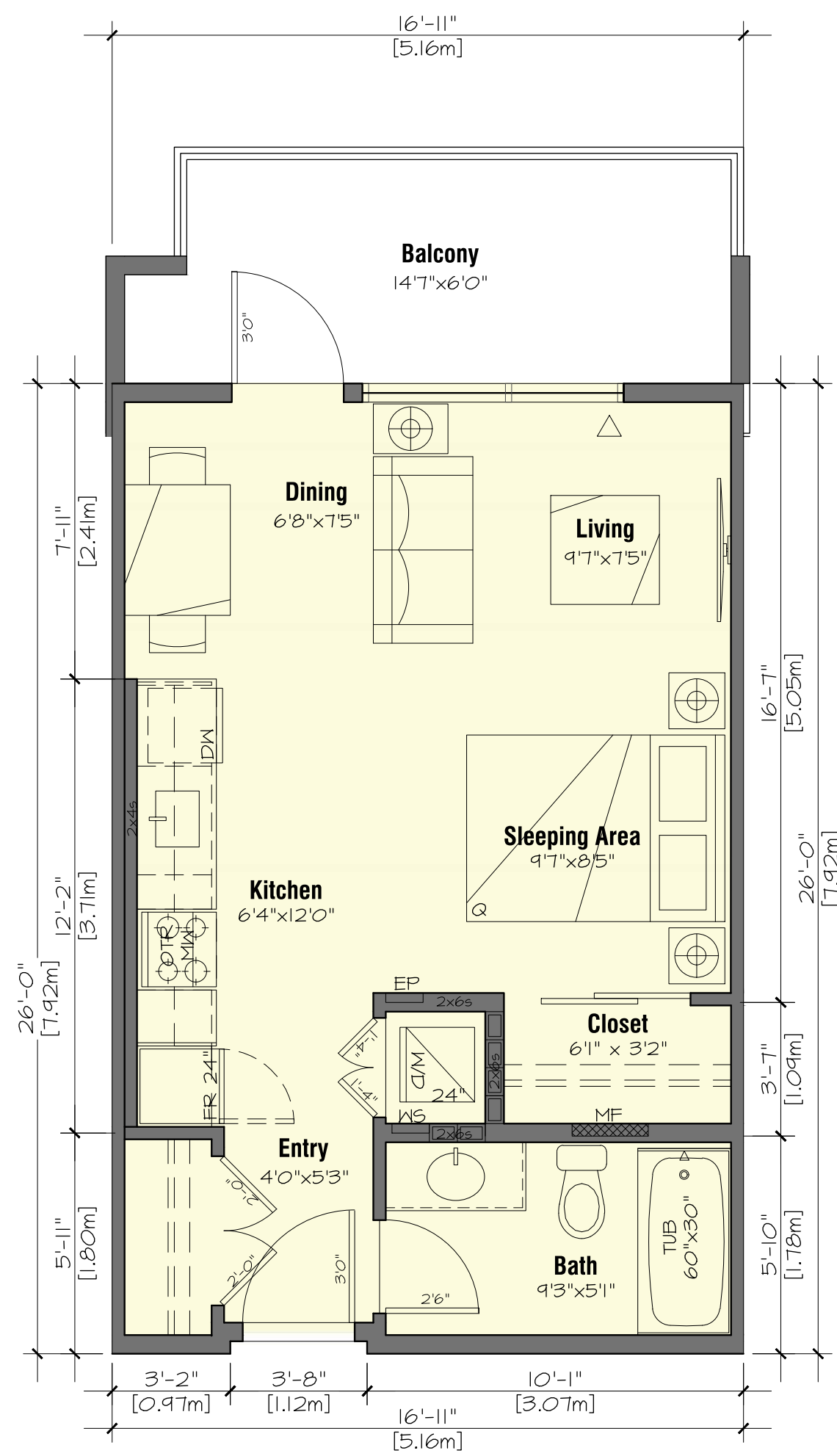
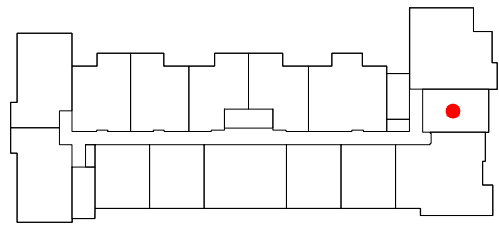
Level 1:



Level 2:



Level 3-6:

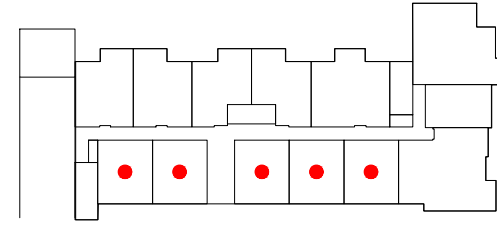


A1 - 1 Bedroom

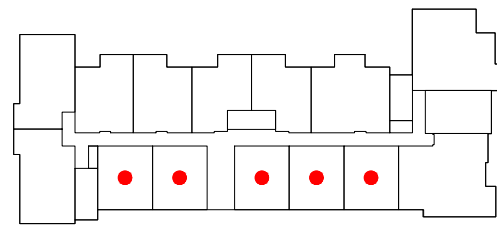
1 Bed + 1 Bath
530 sf

26 Units Total (26 of 87)

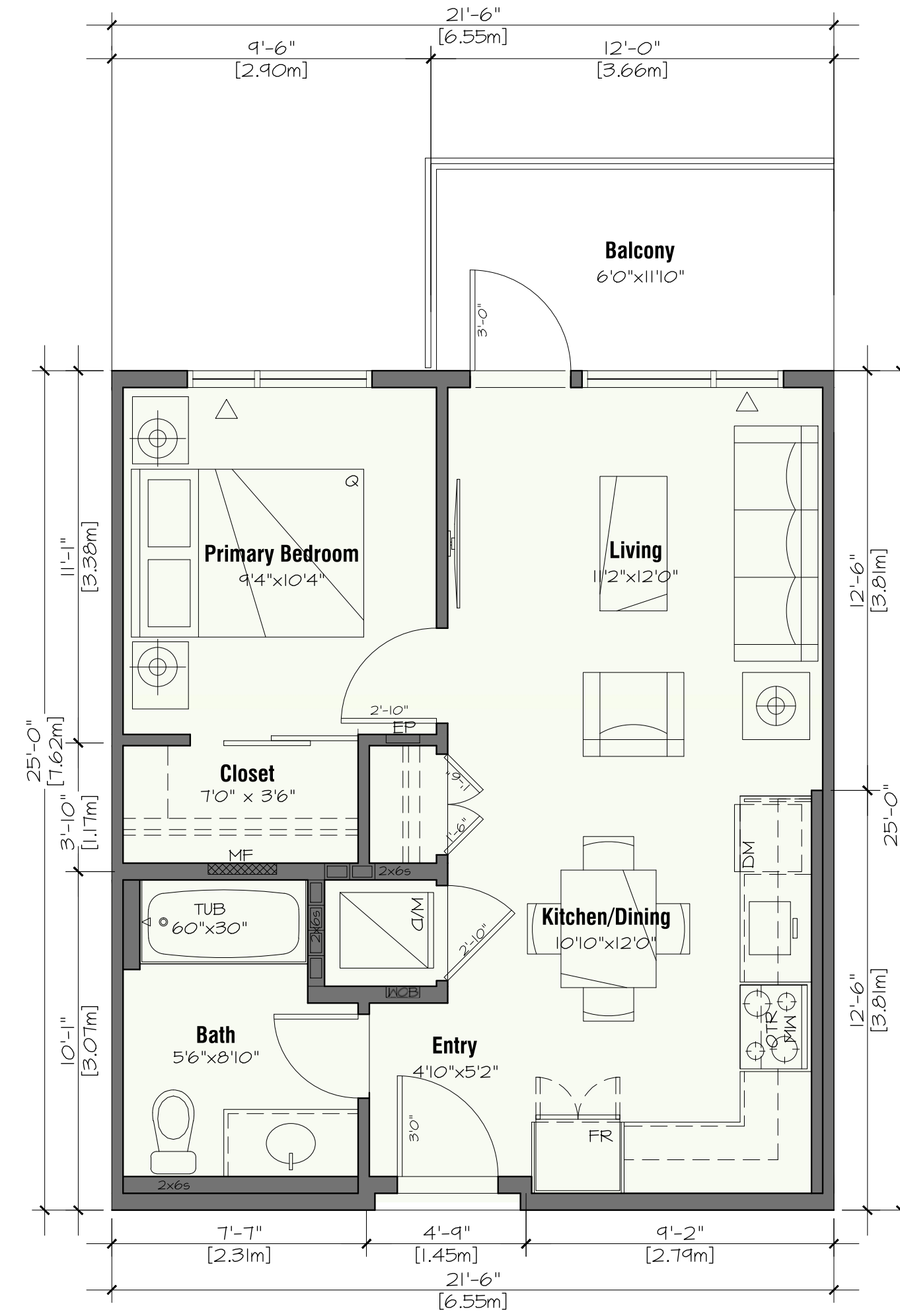
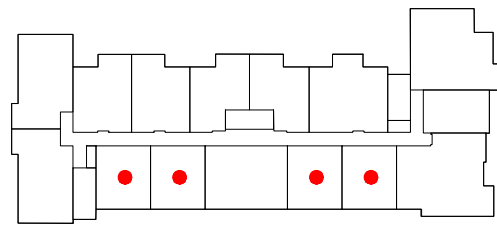
Level 1:



Level 2:



Level 3-6:

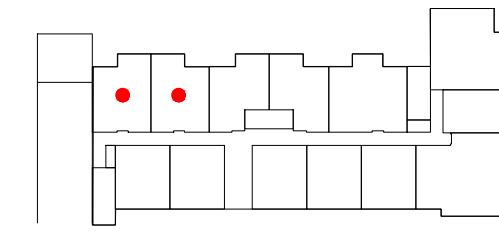


A2 - 1 Bedroom + Flex

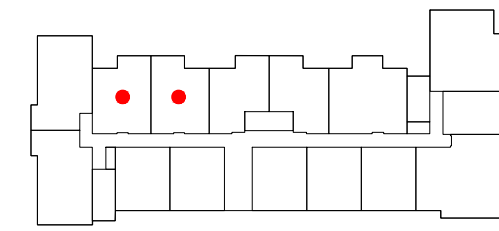
1 Bed + 1 Bath
656 sf

12 Units Total (12 of 87)

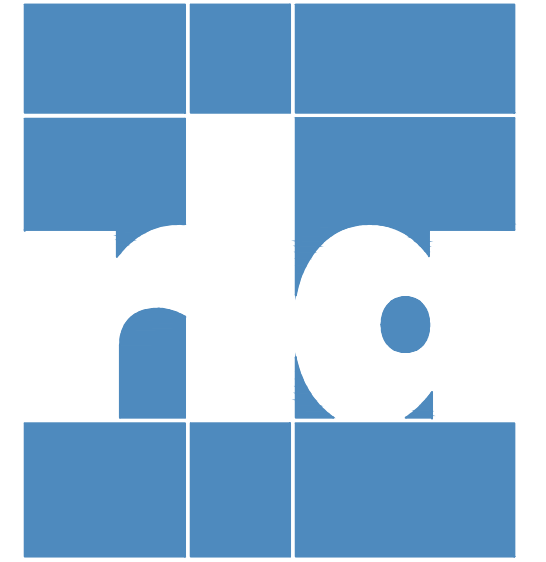
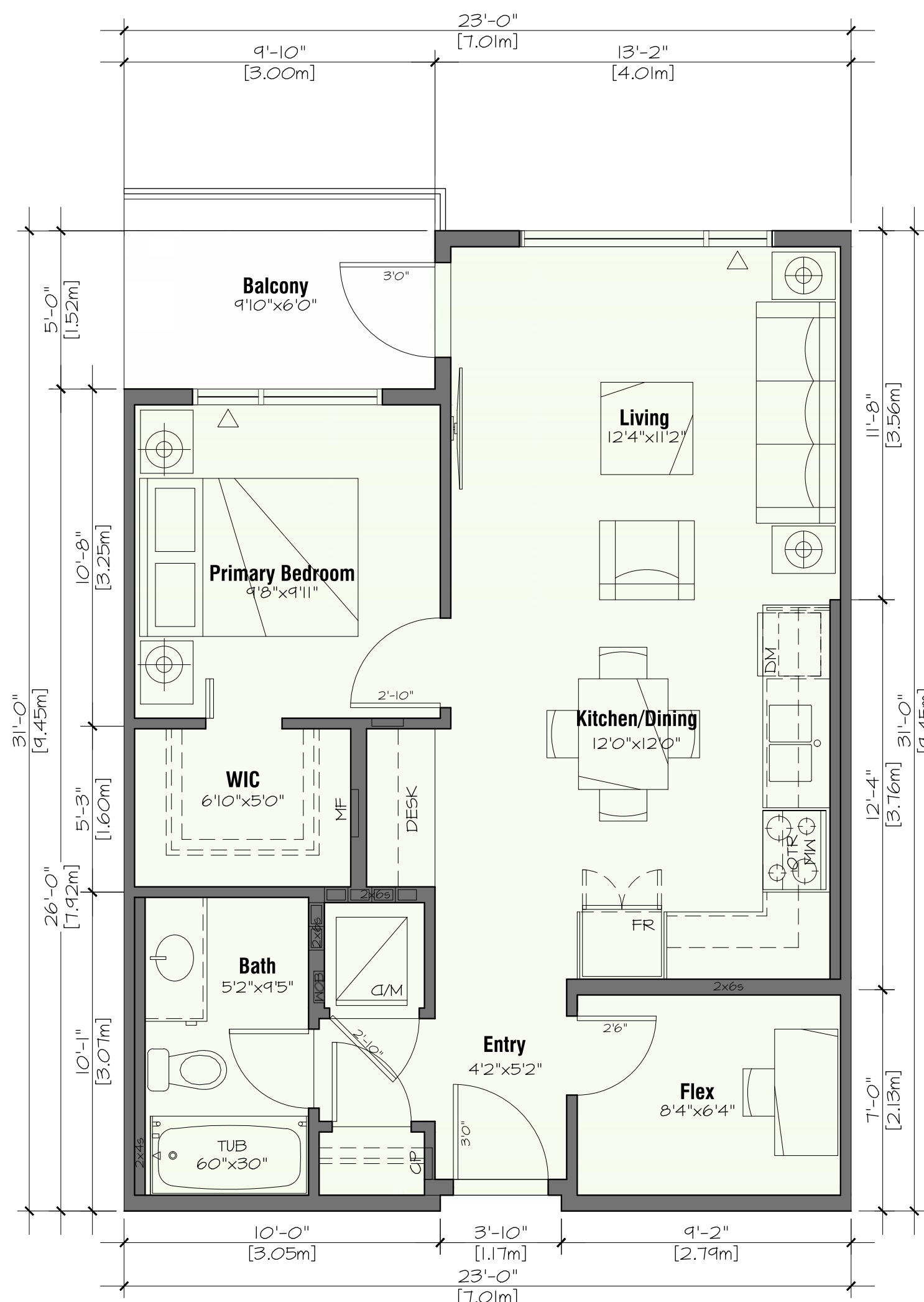
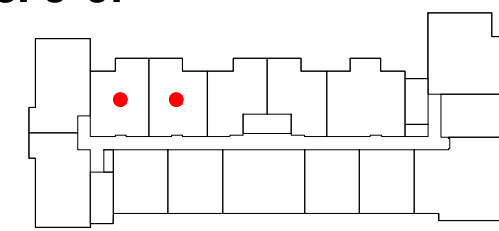
Level 1:



Level 2:



Level 3-6:



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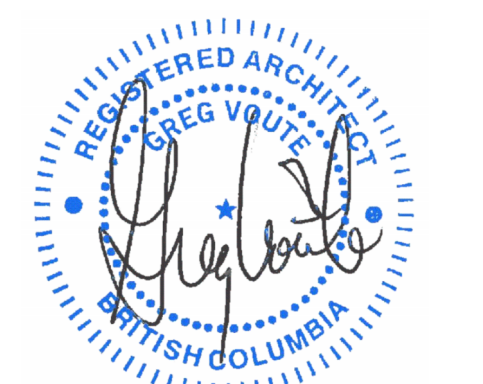
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For

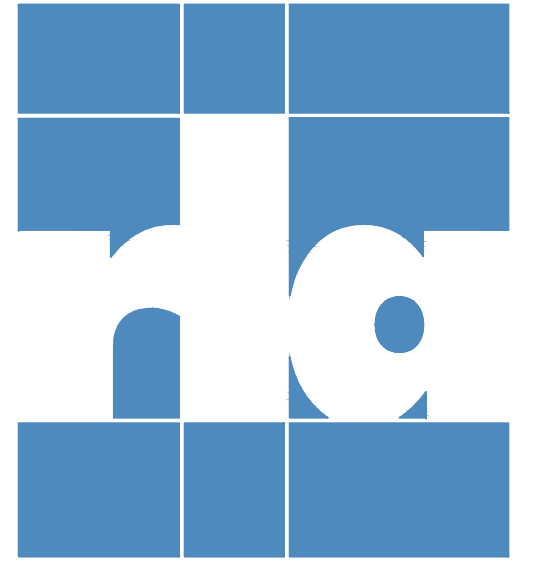
Project
1908 FOUL BAY
Multi-Unit Residential



Unit Plans

Scale: 1/4" = 1' - 0"
May 27, 2026

A-8.01



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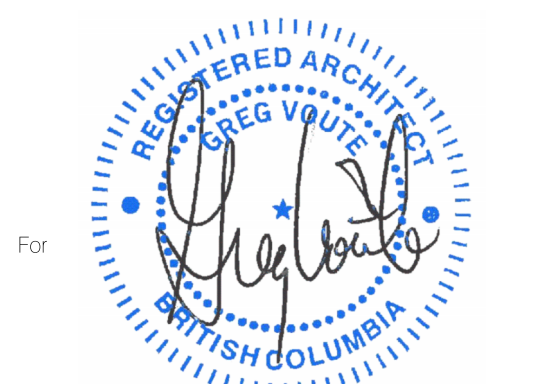
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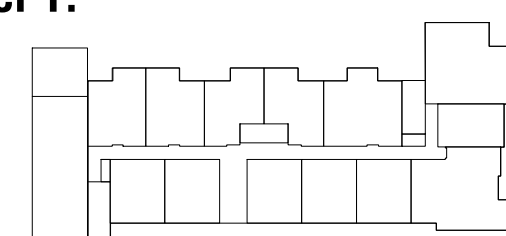
A-8.02

A2e - 1 Bedroom

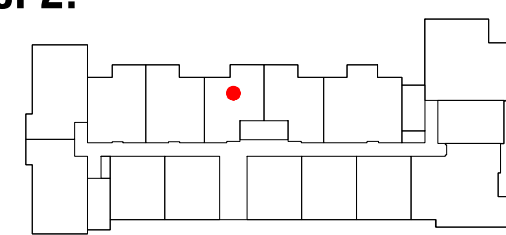
1 Bed + 1 Bath
581 sf

5 Units Total (5 of 87)

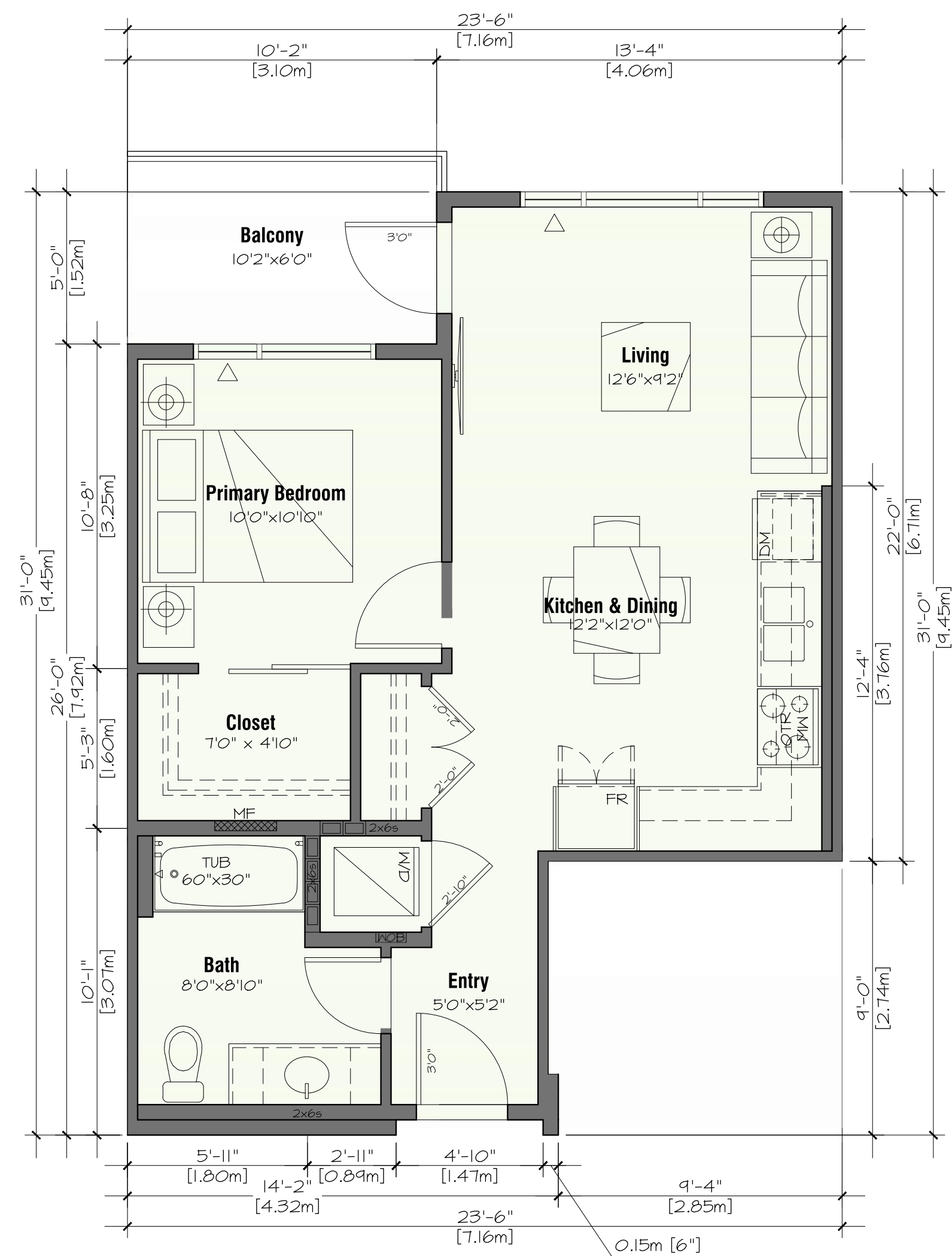
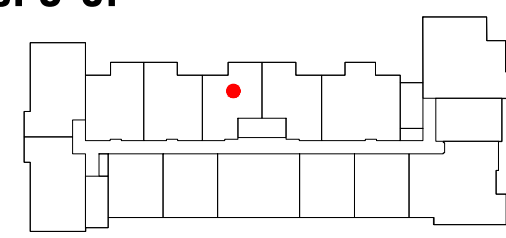
Level 1:



Level 2:



Level 3-6:



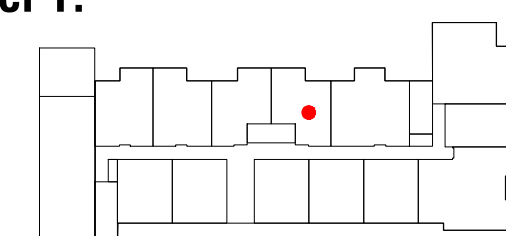
A2ap - 1 Bedroom

1 Bed + 1 Bath
581 sf

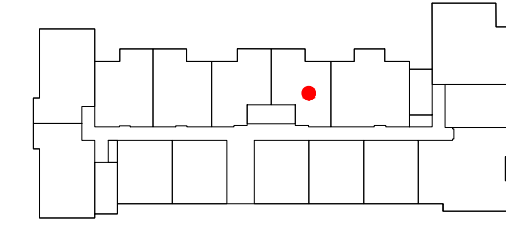
Adaptable Units (2018 Compliance)

5 Unit Total (6 of 87)

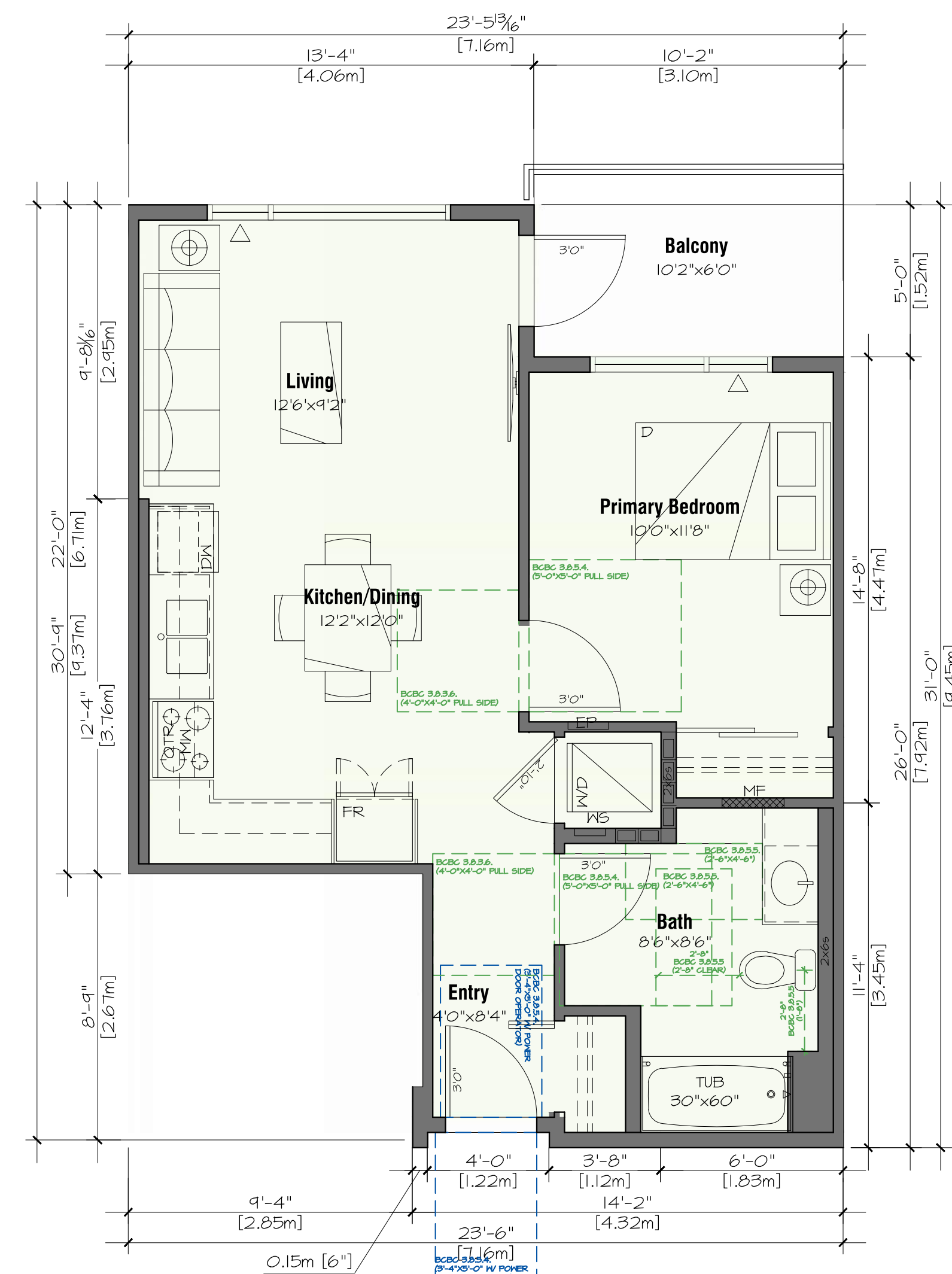
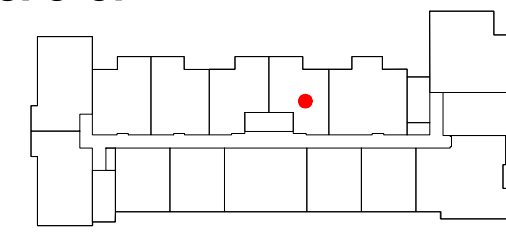
Level 1:



Level 2:



Level 3-6:

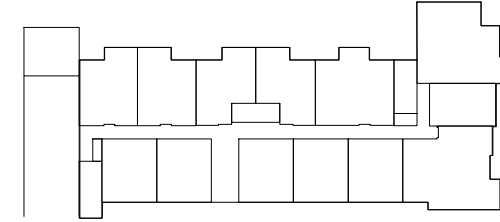


B1 - 2 Bedroom

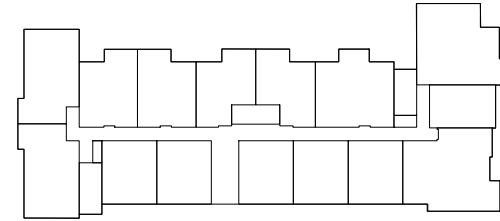
2 Bed + 2 Bath
798 sf

4 Units Total (4 of 87)

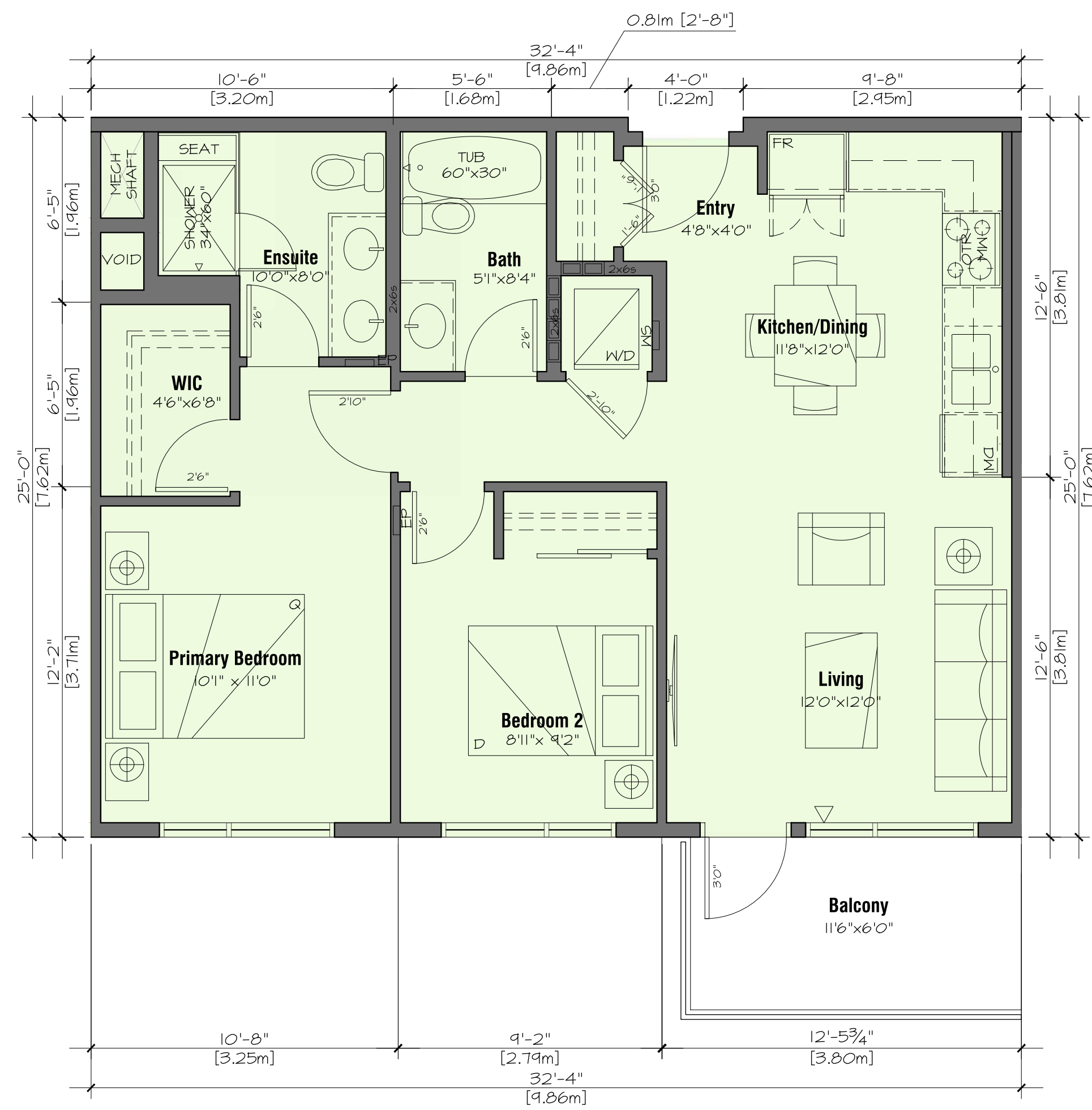
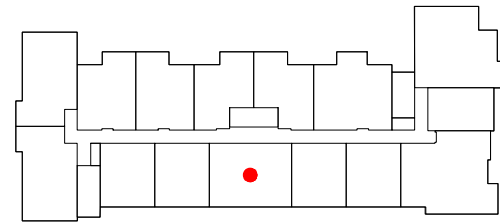
Level 1:



Level 2:



Level 3-6:

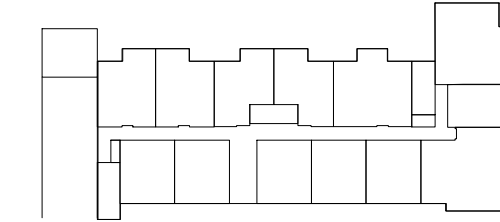


C2 - 2 Bedroom Corner Unit

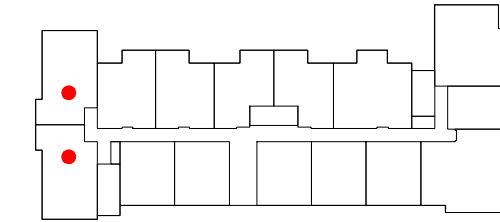
2 Bed + 2 Bath
797 sf

6 Units Total (10 of 87)

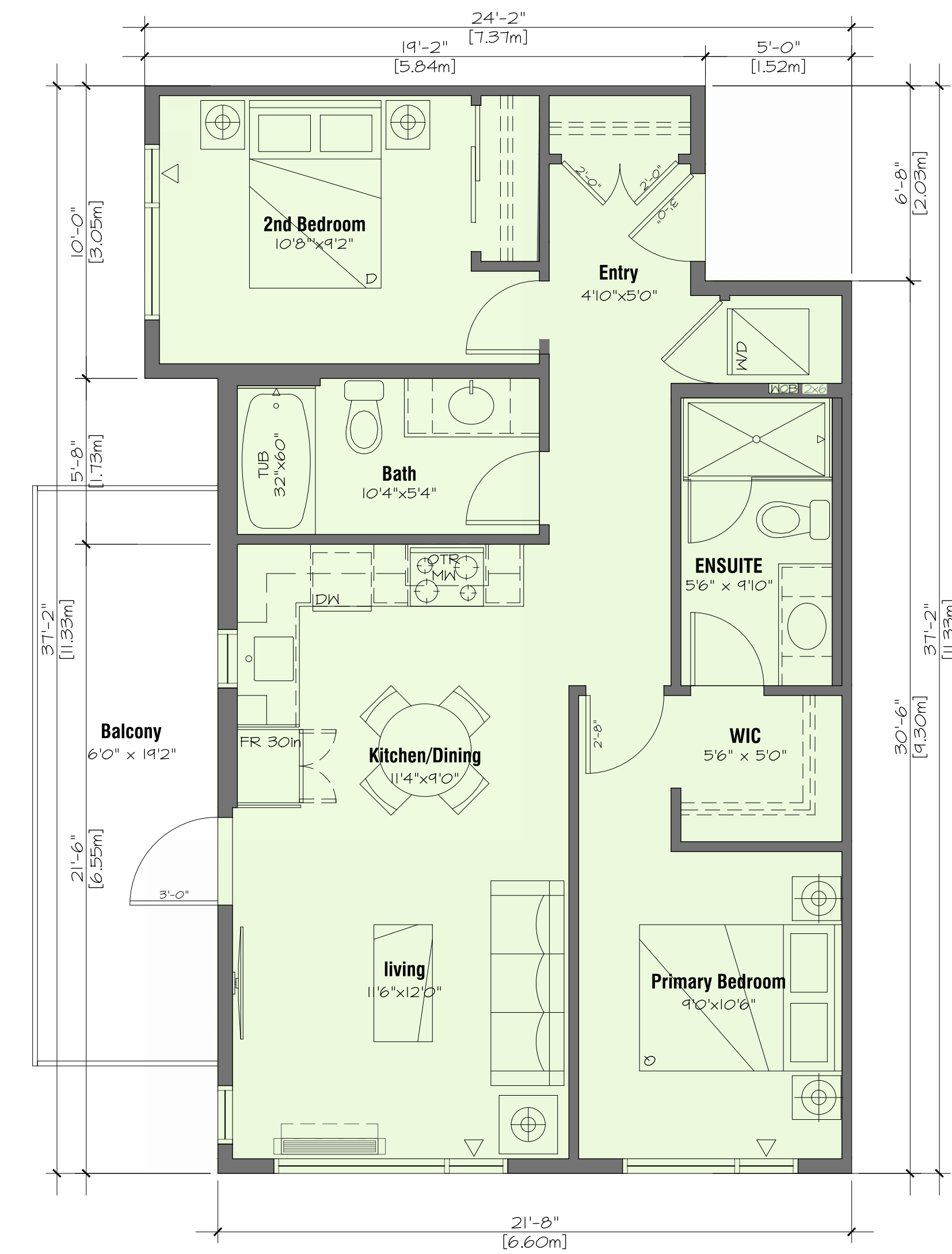
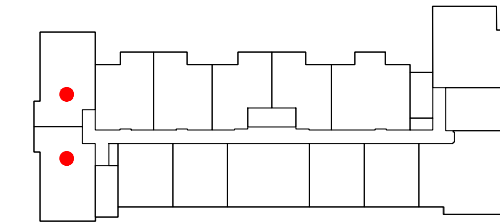
Level 1:



Level 2:



Level 3-6:

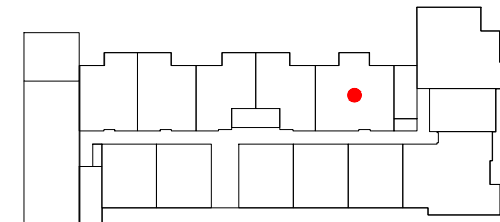


B2 - 2 Bedroom Unit

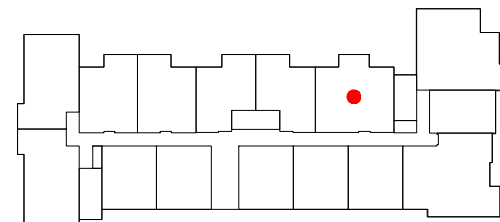
2 Bed + 2 Bath
852 sf

6 Units Total (6 of 87)

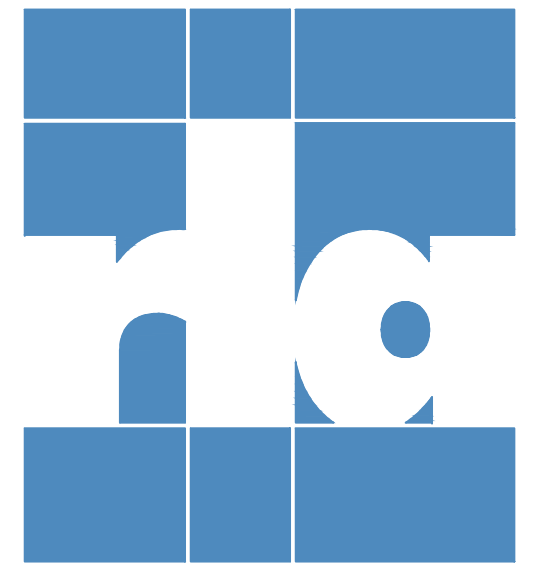
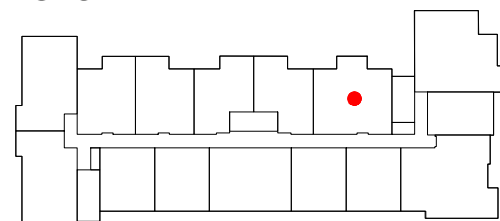
Level 1:



Level 2:



Level 3-6:



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1908 FOUL BAY
Multi-Unit Residential



Unit Plans

Scale: 1/4" = 1' - 0"
May 27, 2026

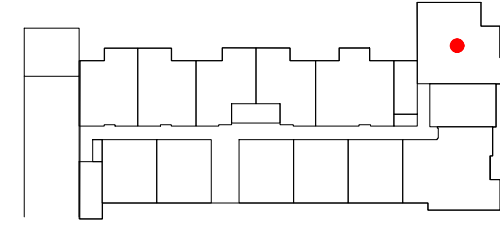
A-8.03

D1 - 3 Bedroom Corner Unit

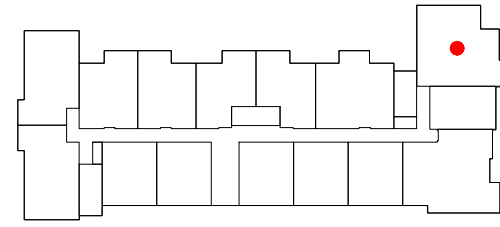
3 Bed + 2 Bath
991 sf

8 Units Total (6 of 87)

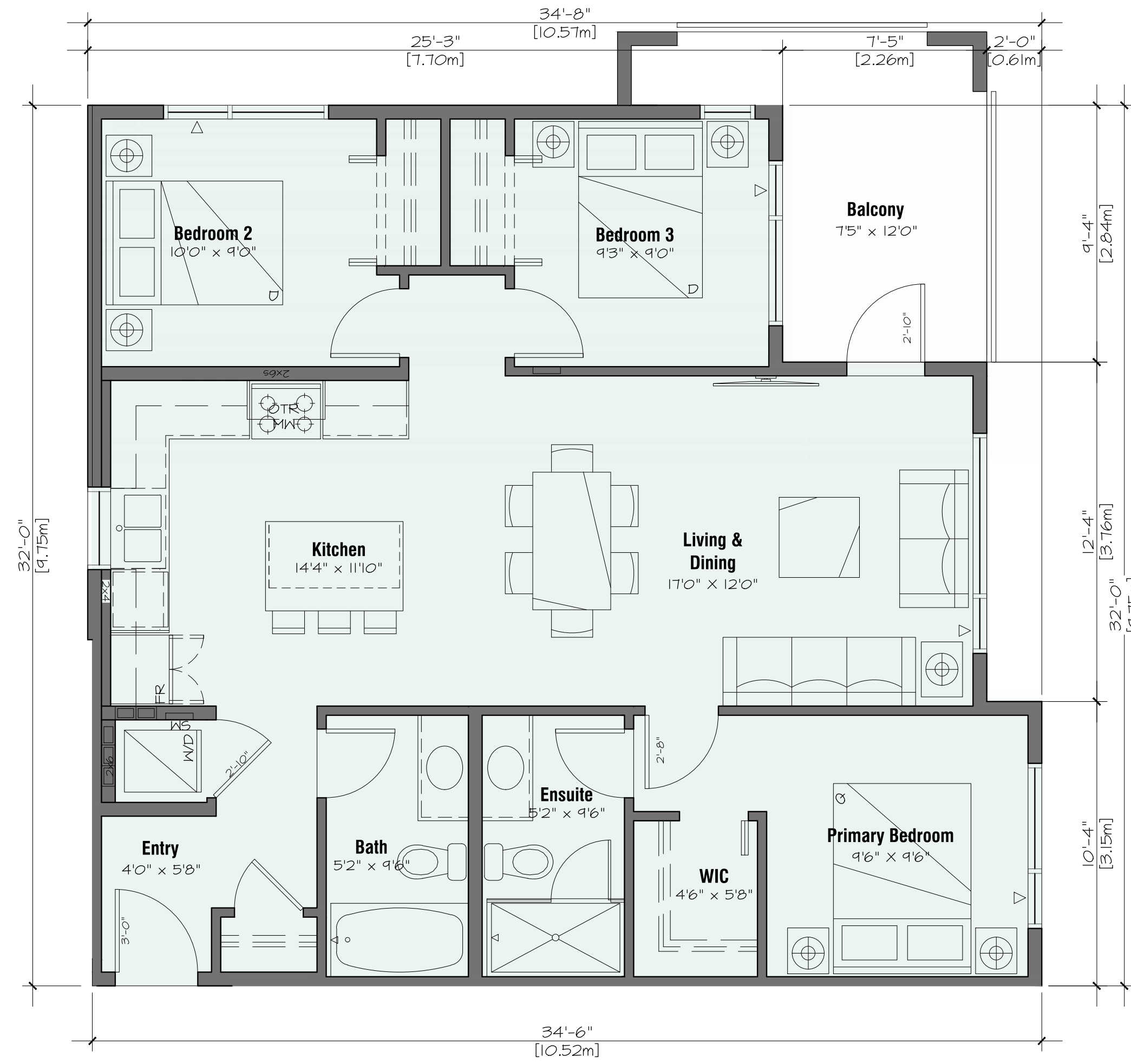
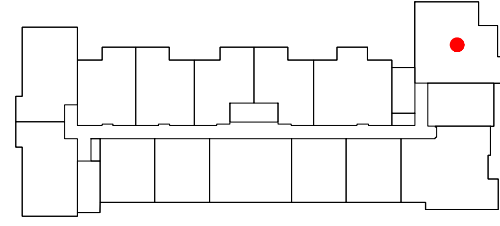
Level 1:



Level 2:



Level 3-6:

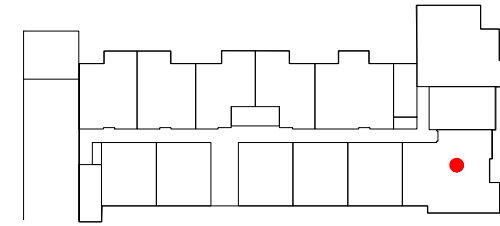


D2 - 3 Bedroom Corner Unit

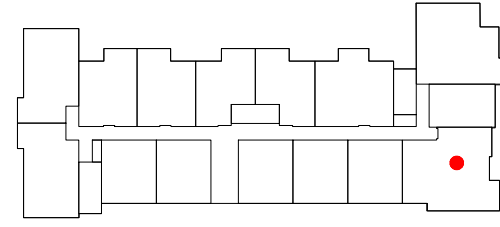
3 Bed + 2 Bath
1090 sf

8 Units Total (6 of 87)

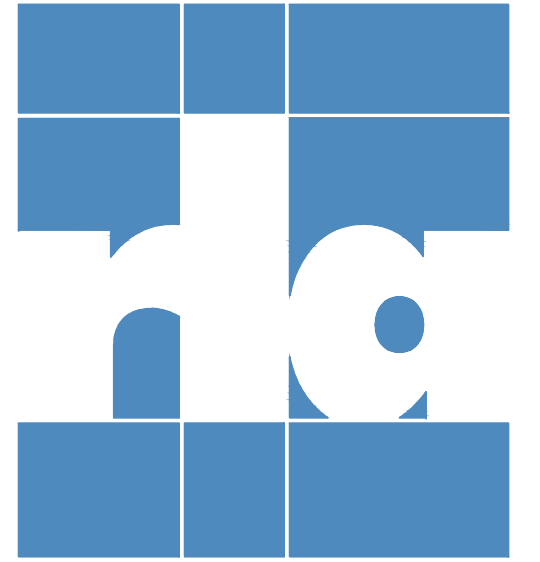
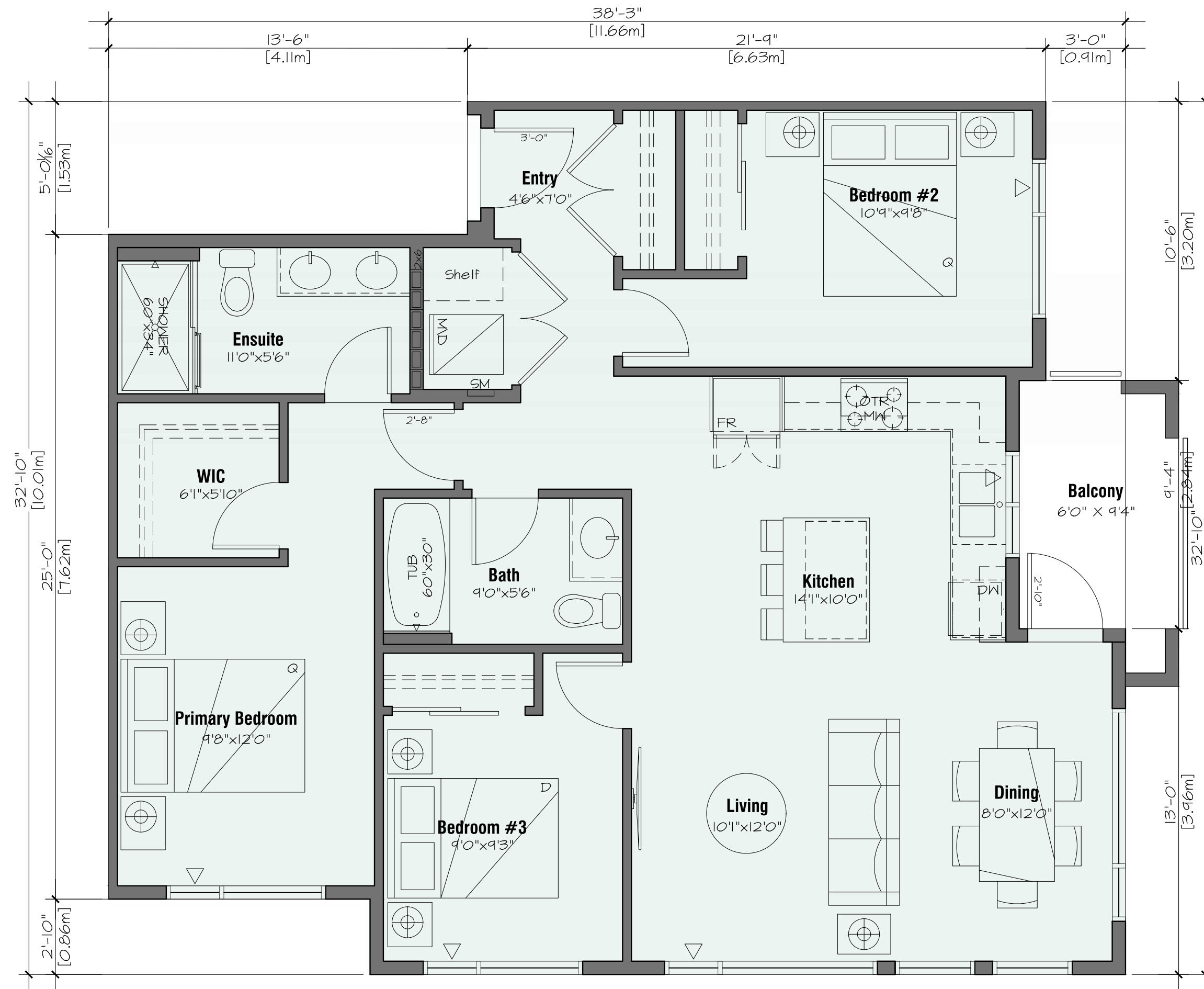
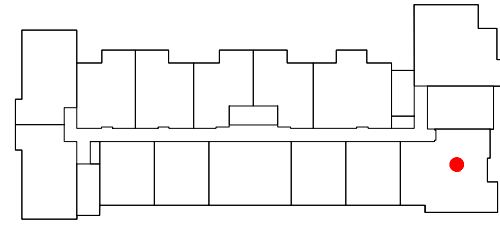
Level 1:



Level 2:



Level 3-6:



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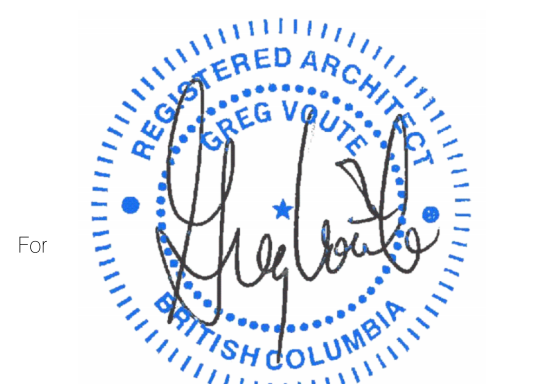
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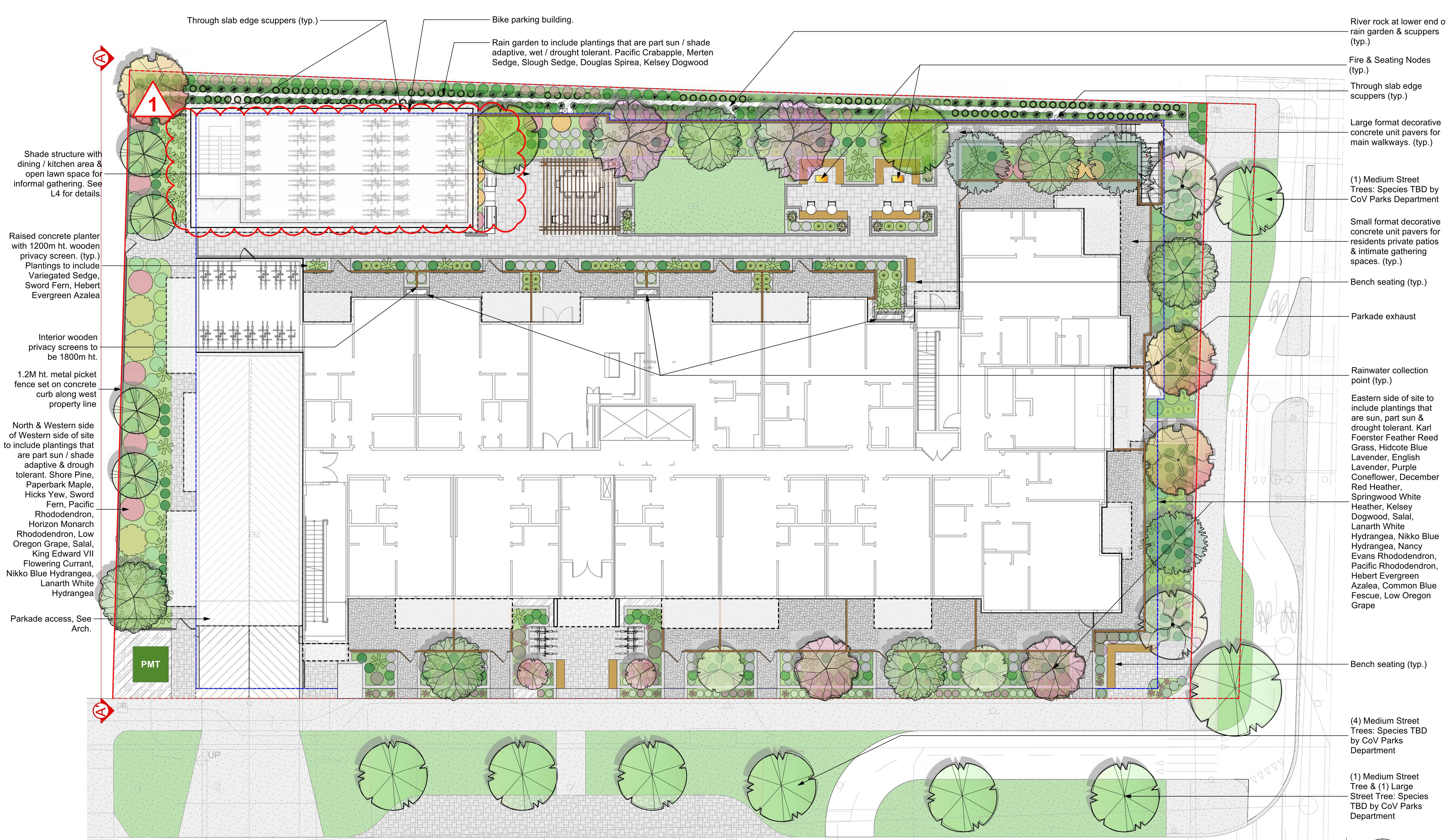
TELUS living



Unit Plans

Scale: 1/4" = 1' - 0"
May 27, 2026

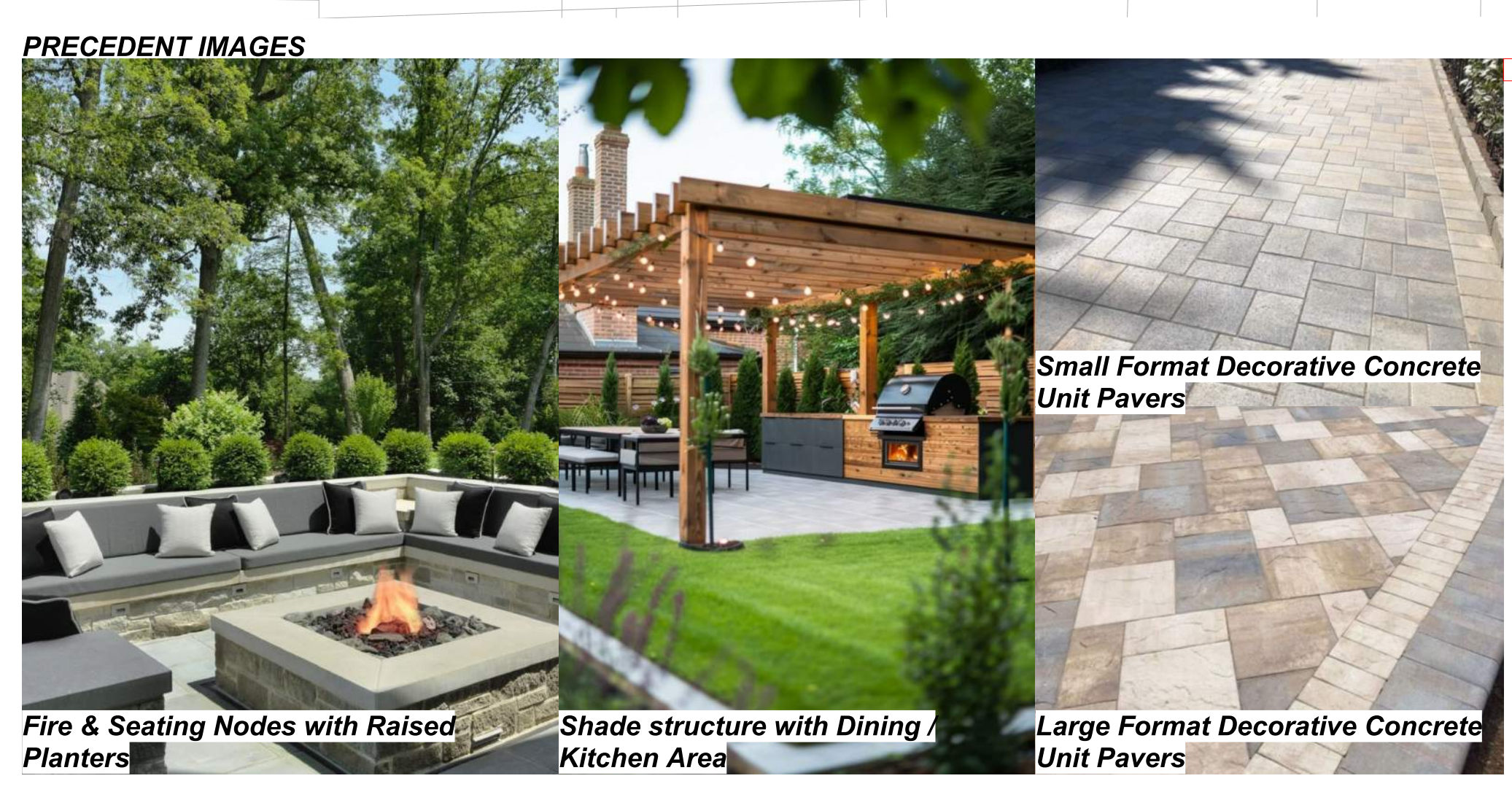
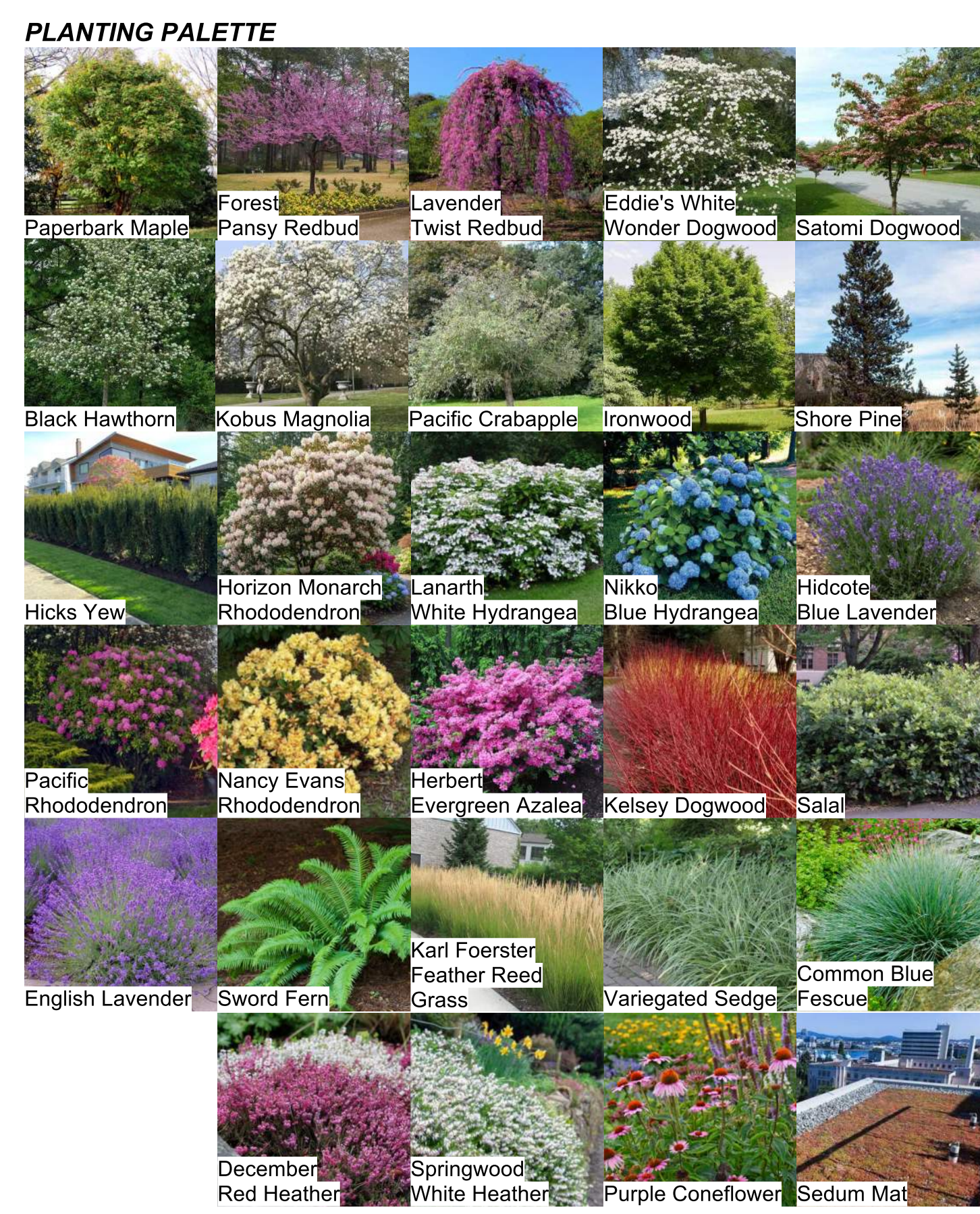
A-8.04



Recommended Nursery Stock

| Trees | Botanical Name | Common Name | Size | |
|--------------------------------------|---|-------------------------------|----------|--------|
| On Site Total: 28 | Acer griseum | Paperbark Maple | 6cm cal. | |
| | Cercis canadensis 'Forest Pansy' | Forest Pansy Redbud | 6cm cal. | |
| | Cercis canadensis 'Lavender Twist' | Lavender Twist Eastern Redbud | 6cm cal. | |
| | Cornus 'Eddie's White Wonder' | Eddie's White Wonder Dogwood | 6cm cal. | |
| | Cornus kousa 'Satomi' | Satomi Dogwood | 6cm cal. | |
| | Crataegus douglasii | Black Hawthorn | 6cm cal. | |
| | Magnolia kobus | Kobus Magnolia | 6cm cal. | |
| | Malus fusca | Pacific Crabapple | 6cm cal. | |
| | Ostrya virginiana | Ironwood | 6cm cal. | |
| | Pinus contorta | Shore Pine | 6cm cal. | |
| | Street Trees - Species to be determined by the City of Victoria Parks Dept. | | | 2m ht. |
| | Off Site Total: 8 | Large Shrubs | | |
| | | Total: 11 | | |
| | | Medium Shrubs | | |
| Total: 88 | | | | |
| Small Shrubs | | | | |
| Total: 308 | | | | |
| Perennials, Annuals and Ferns | | | | |
| Total: 525 | | | | |
| Groundcovers | | | | |
| Total: 56 | | | | |

Notes:
 1. All work to be completed to current (CLS) Canadian Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



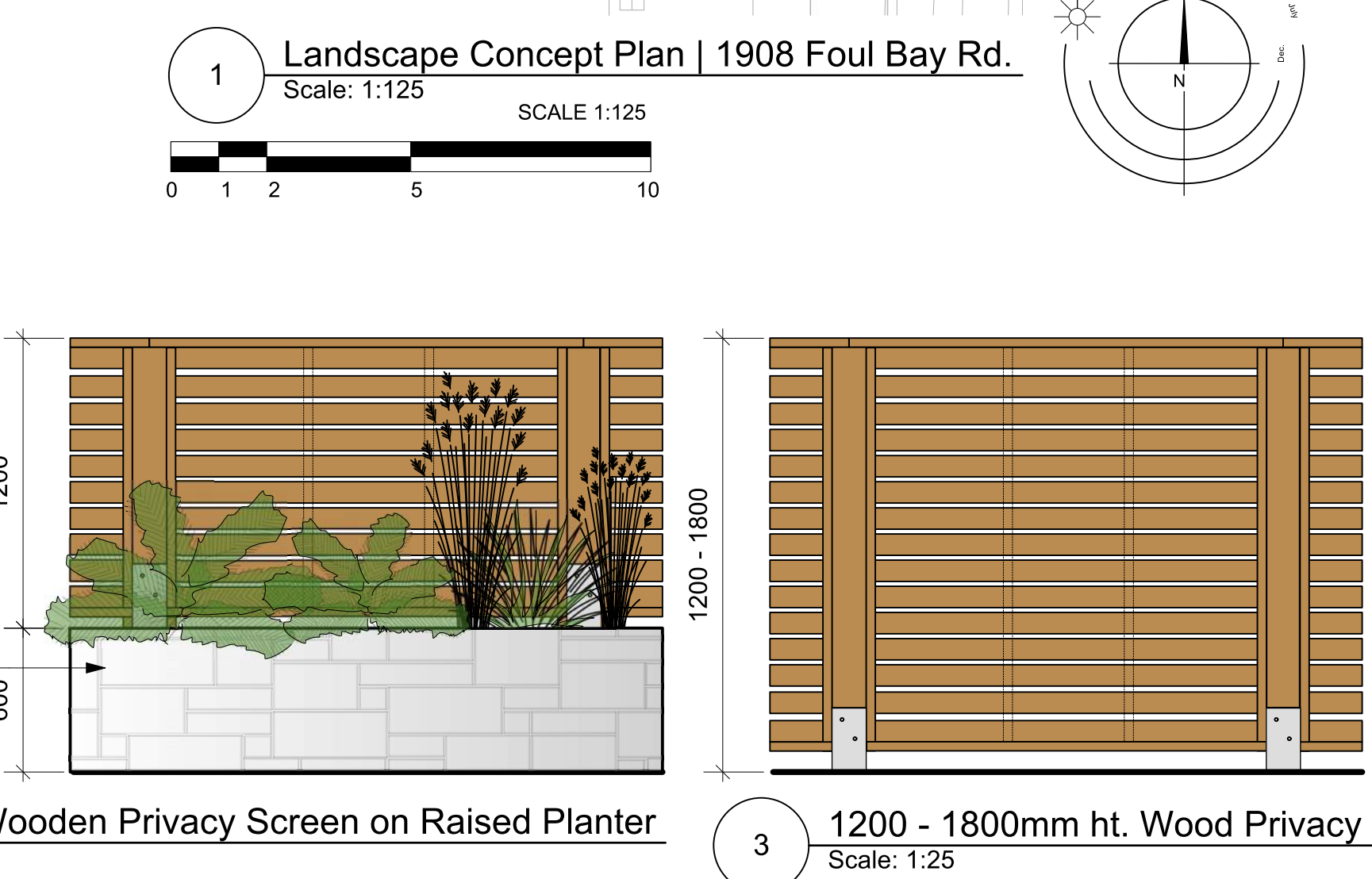
TREE SYMBOL LEGEND

| | |
|--|-------------------------------|
| | Lavender Twist Eastern Redbud |
| | Shore Pine |
| | Eddie's White Wonder Dogwood |
| | Forest Pansy Redbud |
| | Black Hawthorn |
| | Kobus Magnolia |
| | Satomi Dogwood |
| | Pacific Crabapple |
| | Paperbark Maple |
| | Ironwood |

MATERIALS LEGEND

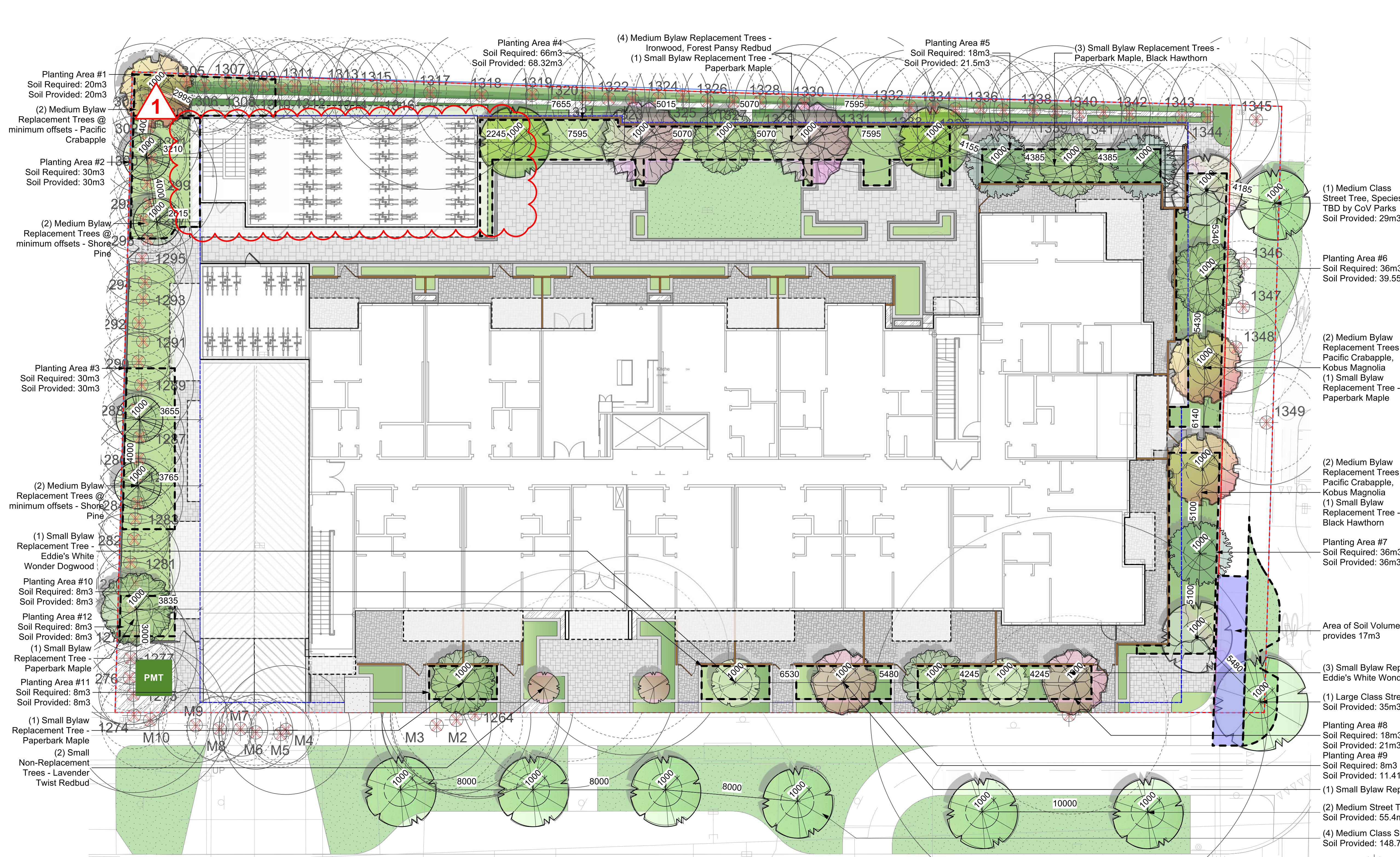
| | |
|--|--|
| | Planting Bed |
| | Large Format Decorative Concrete Unit Pavers |
| | Small Format Decorative Concrete Unit Pavers |
| | Raised Concrete Planter |
| | Municipal Sidewalk - See Civil |
| | Bike Lane - See Civil |
| | Grass Lawn |
| | Rain Garden |

Notes:
 1. All wood to be western red cedar.
 2. All wood to receive one (2) coat stain & two (1) coats clear sealer. Color to be reviewed and approved by Client and LA.
 Stone veneer on concrete planter walls, as per City of Victoria request. See Arch for wall details



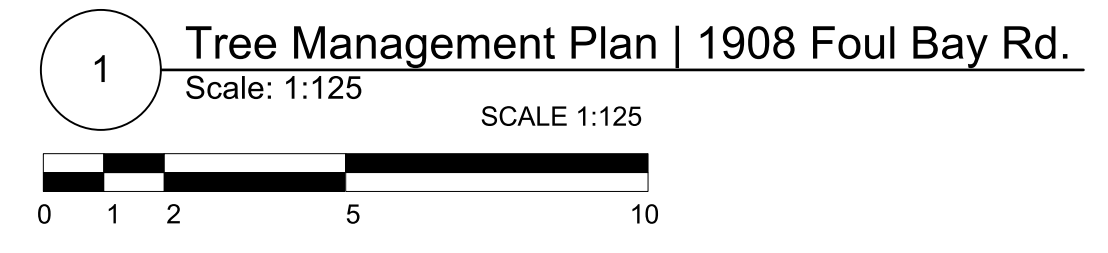
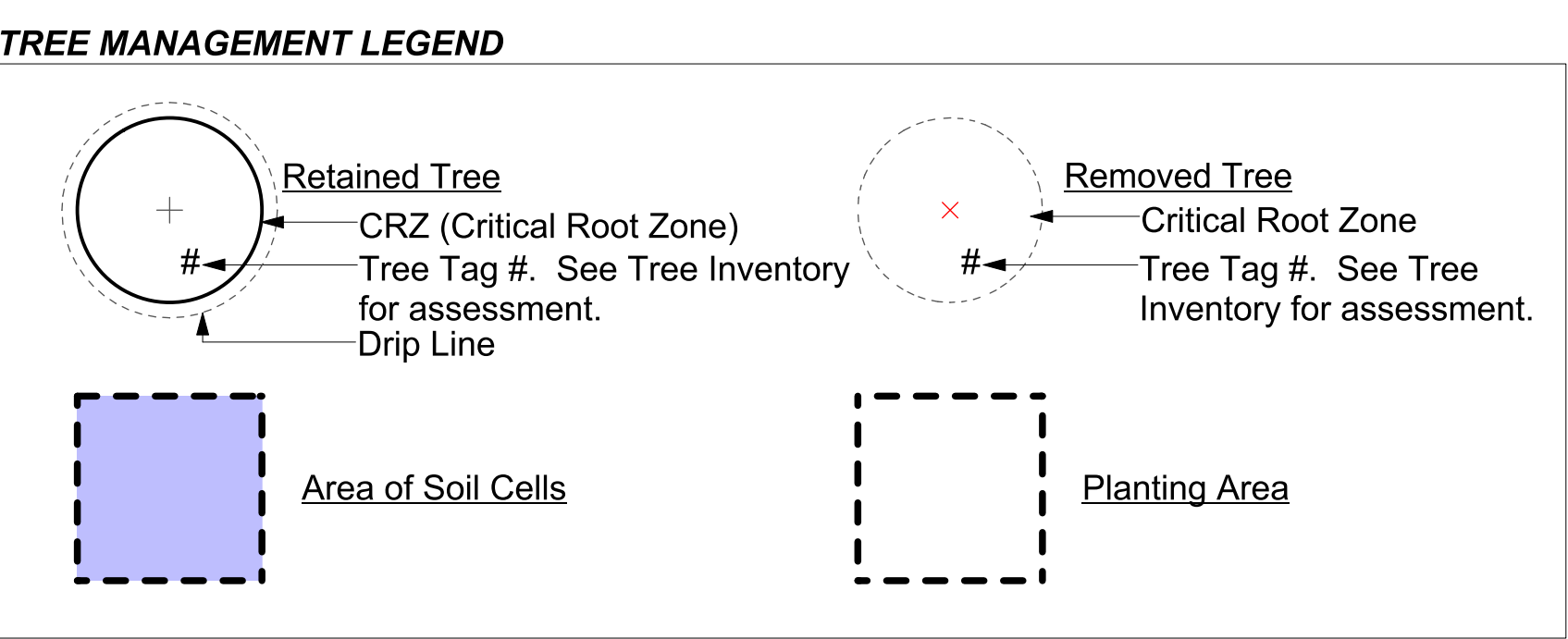
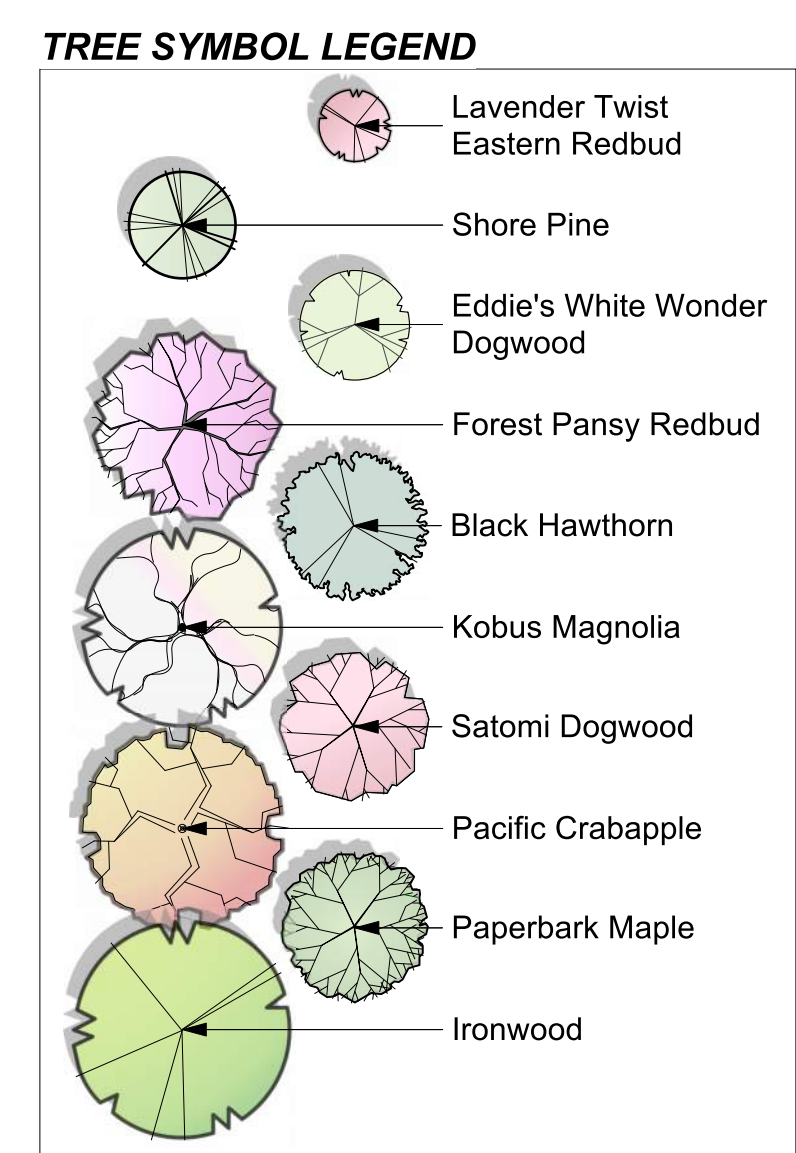
1. Bike Storage Green Roof Removed

Landscape Concept Plan | 1908 Foul Bay Rd.



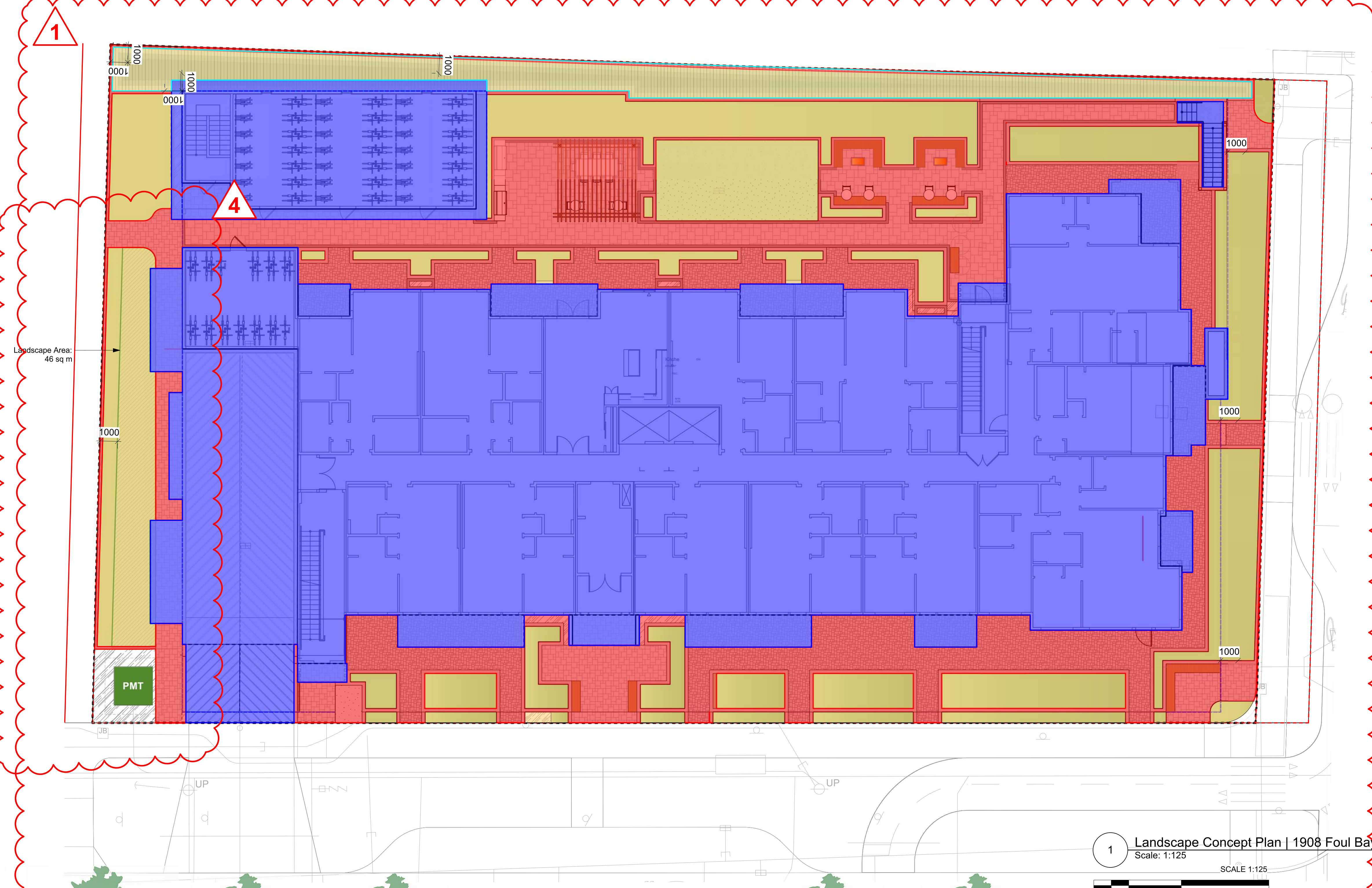
| TREE PRESERVATION SUMMARY | | | |
|---|-------|------------|---------|
| | Count | Multiplier | Total |
| ONSITE Minimum replacement tree requirement | | | |
| A. Protected Trees Removed | 12 | x 1 | A. 12 |
| B. Replacement Trees Proposed per Schedule "E", Part 1 | 13 | x 1 | B. 13 |
| C. Replacement Trees Proposed per Schedule "E", Part 2 | 13 | x 0.5 | C. 6.5 |
| 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. 19.5 |
| F. Onsite replacement tree deficit (A-E) Record 0 if negative number | | | F. 0 |
| 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. 0 |
| OFFSITE Minimum replacement tree requirement (offsite trees) | | | |
| K. Protected trees Removed | | x 1 | K. 0 |
| L. Replacement trees proposed per Schedule "E" Part 1 or Part 3 | | x 1 | L. 0 |
| 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. 0 |
| O. Offsite replacement tree deficit (K-N) Record 0 if negative number | | | O. 0 |
| Cash-in-lieu requirement | | | |
| P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number | | | P. 0 |
| Q. Offsite trees proposed for cash-in-lieu. Enter O | | | Q. 0 |
| R. Cash-in lieu proposed ((P+Q) x \$2000) | | | R. 0 |

| Planting Area ID | Area (M2) | Soil Volume multiplier* | A Estimated Soil Volume | Replacement Tree Proposed | | | Soil Volume Required (M3) | | | |
|-----------------------------------|-----------|-------------------------|-------------------------|---------------------------|---------|--------|----------------------------|------------------------------|------------------------------|-------|
| | | | | #Small | #Medium | #Large | Small | Medium | Large | Total |
| Onsite | | | | | | | | | | |
| 1 | 20 | 1 | 20 | | 1 | | 0 | 20 | 0 | 20 |
| 2 | 28.7 | 1.05 | 30 | | 2 | | 0 | 30 | 0 | 30 |
| 3 | 30 | 1 | 30 | | 2 | | 0 | 30 | 0 | 30 |
| 4 | 68.32 | 1 | 68.32 | 1 | 4 | | 6 | 60 | 0 | 66 |
| 5 | 21.5 | 1 | 21.5 | 3 | | | 18 | 0 | 0 | 18 |
| 6 | 39.55 | 1 | 39.55 | 1 | 2 | | 6 | 30 | 0 | 36 |
| 7 | 36 | 1 | 36 | 1 | 2 | | 6 | 30 | 0 | 36 |
| 8 | 21 | 1 | 21 | 3 | | | 18 | 0 | 0 | 18 |
| 9 | 11.4 | 1 | 11.4 | 1 | | | 8 | 0 | 0 | 8 |
| 10 | 8 | 1 | 8 | 1 | | | 8 | 0 | 0 | 8 |
| 11 | 8 | 1 | 8 | 1 | | | 8 | 0 | 0 | 8 |
| 12 | 8 | 1 | 8 | 1 | | | 8 | 0 | 0 | 8 |
| Offsite (Excluding City Property) | | | | | | | | | | |
| AreaOSA | | | | | | | | | | |
| Excluding City Property | | | | | | | E | F | G | TOTAL |
| Calculation | | | | | | | IF B =1,BX8 IF B >1,BX6 | IF C =1,CX20 IF C >1,CX15 | IF B =1,BX35 IF B >1,BX30 | E+F+G |

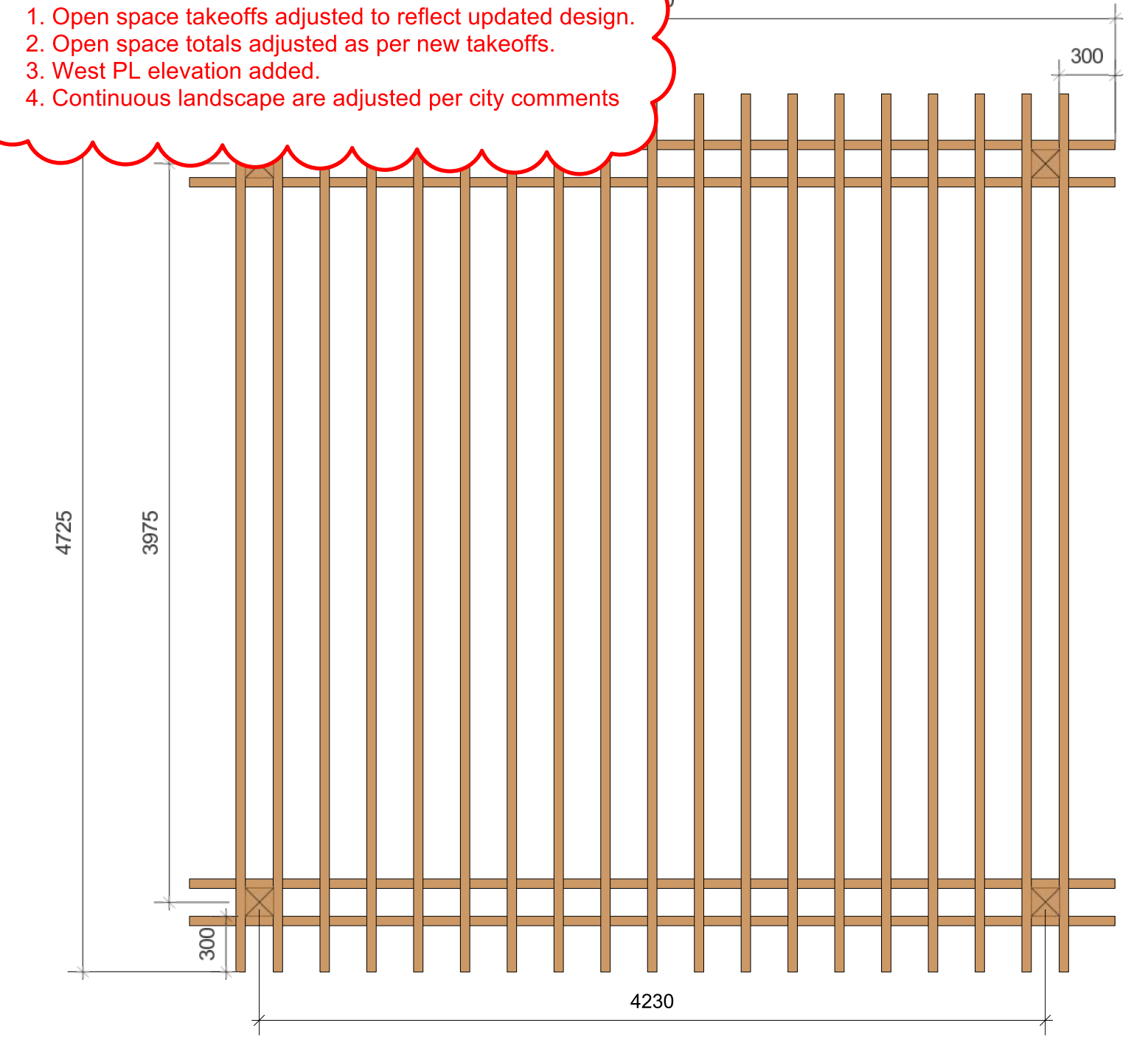


1. Bike Storage Green Roof Removed

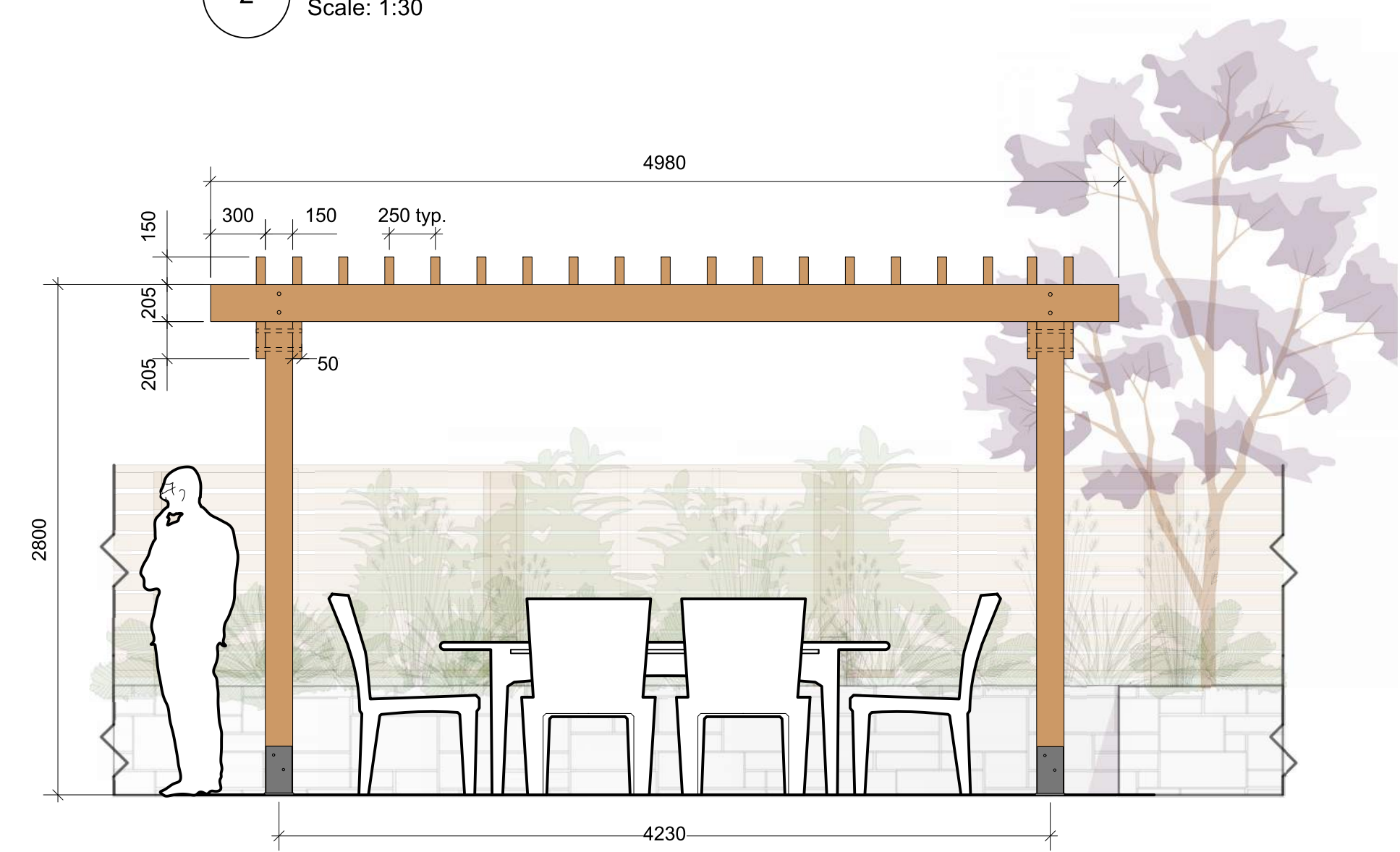
Tree Management Plan | 1908 Foul Bay Rd.



1. Open space takeoffs adjusted to reflect updated design.
2. Open space totals adjusted as per new takeoffs.
3. West PL elevation added.
4. Continuous landscape are adjusted per city comments

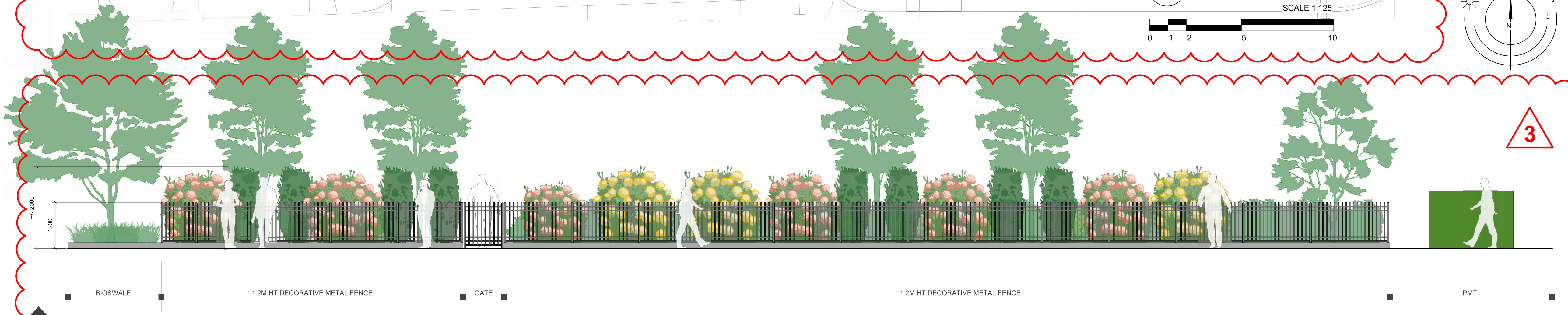
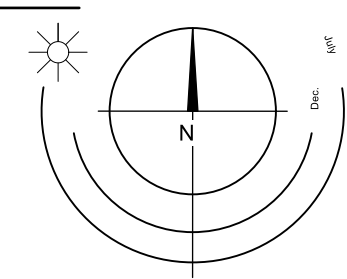
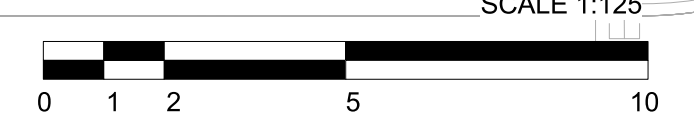


2 Pergola Detail | Plan View
Scale: 1:30



3 Pergola Detail | Side View
Scale: 1:30

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

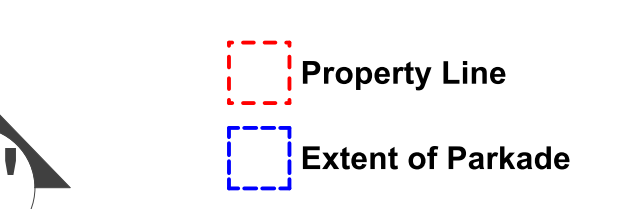


A SECTION A-A' 1:60
OFFSITE PATH SECTION

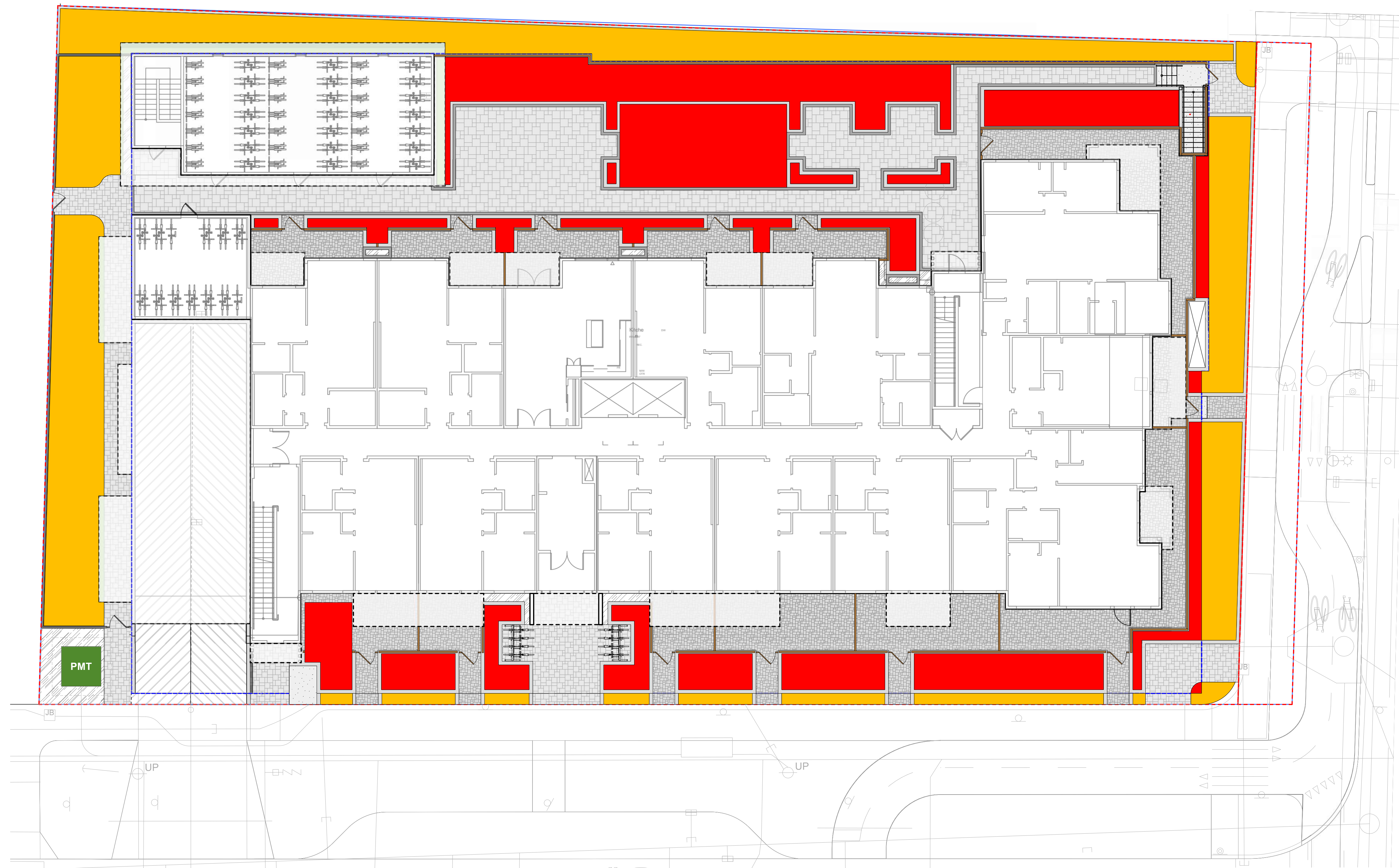
4 Landscape Concept - West Elevation (View from Offsite Path)
Scale: 1:60

Open Site Space Takeoffs

- Lot Area: 2501 sq m
- Building, Parking, Accessory Buildings: 1422 sq m | 56.86%
- Open Lot Space: 1062 sq m | 42.46%**
- Hardscape: 540 sq m | 50.84% of OLS
- Soft Landscaping: 510 sq m | 48.02% of OLS
- Continuous Landscape Area | 46 sq m | 1.8% of Lot Area
- Rain Garden | 101.24 sq m



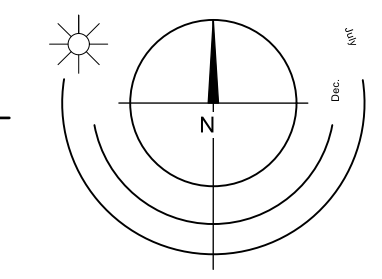
Landscape Concept Plan | 1908 Foul Bay Rd.



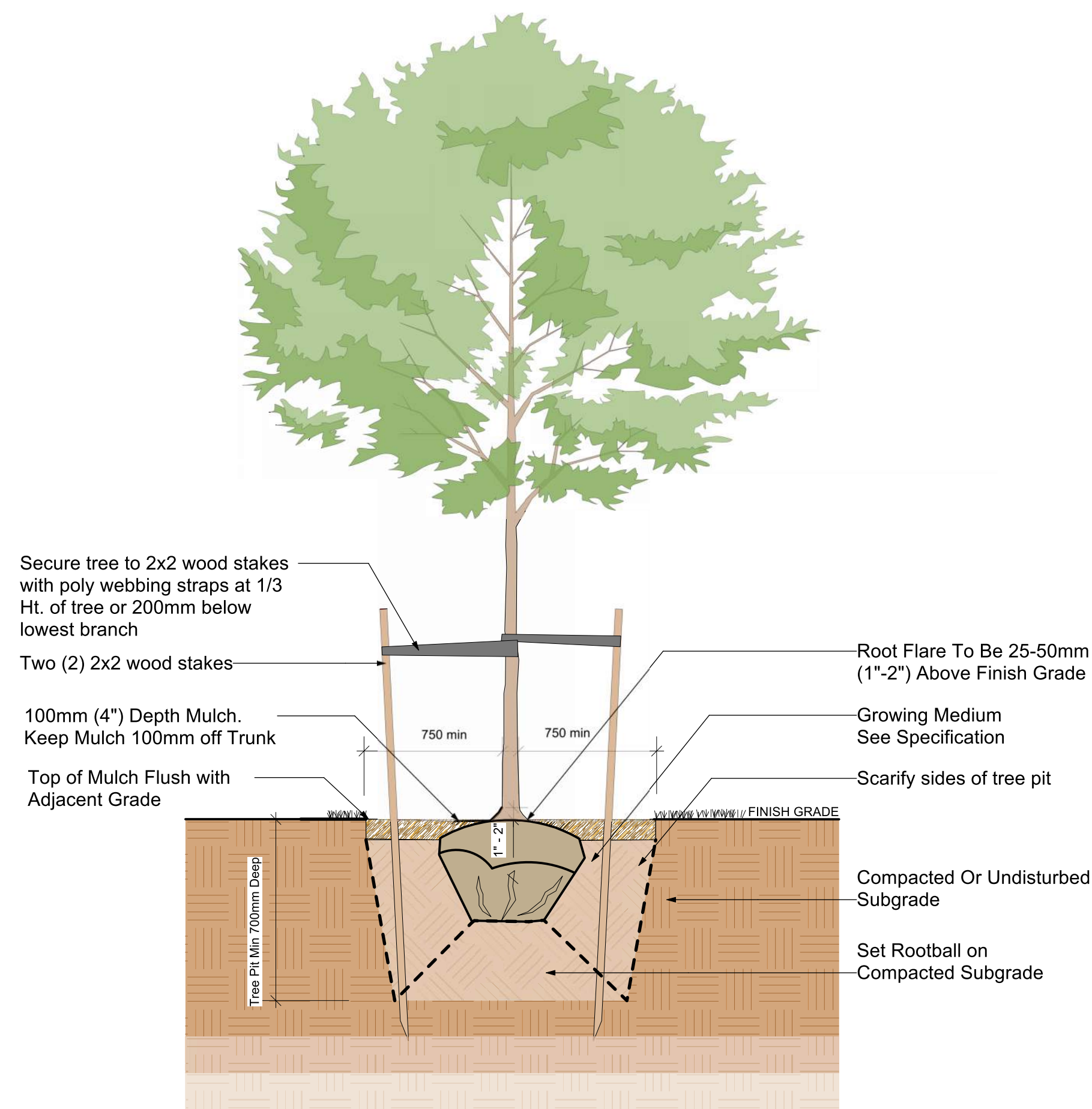
| |
|--|
| Takeoff #3 - On Slab Landscape Area |
| Lot Area: 2501 sq m |
| ■ Landscape Area: 251.54 sqm 10.05% |
| Takeoff #4 - Off Slab Landscape Area |
| Lot Area: 2501 sq m |
| ■ Landscape Area: 268.68sqm 10.74% |

- Property Line
- Extent of Parkade

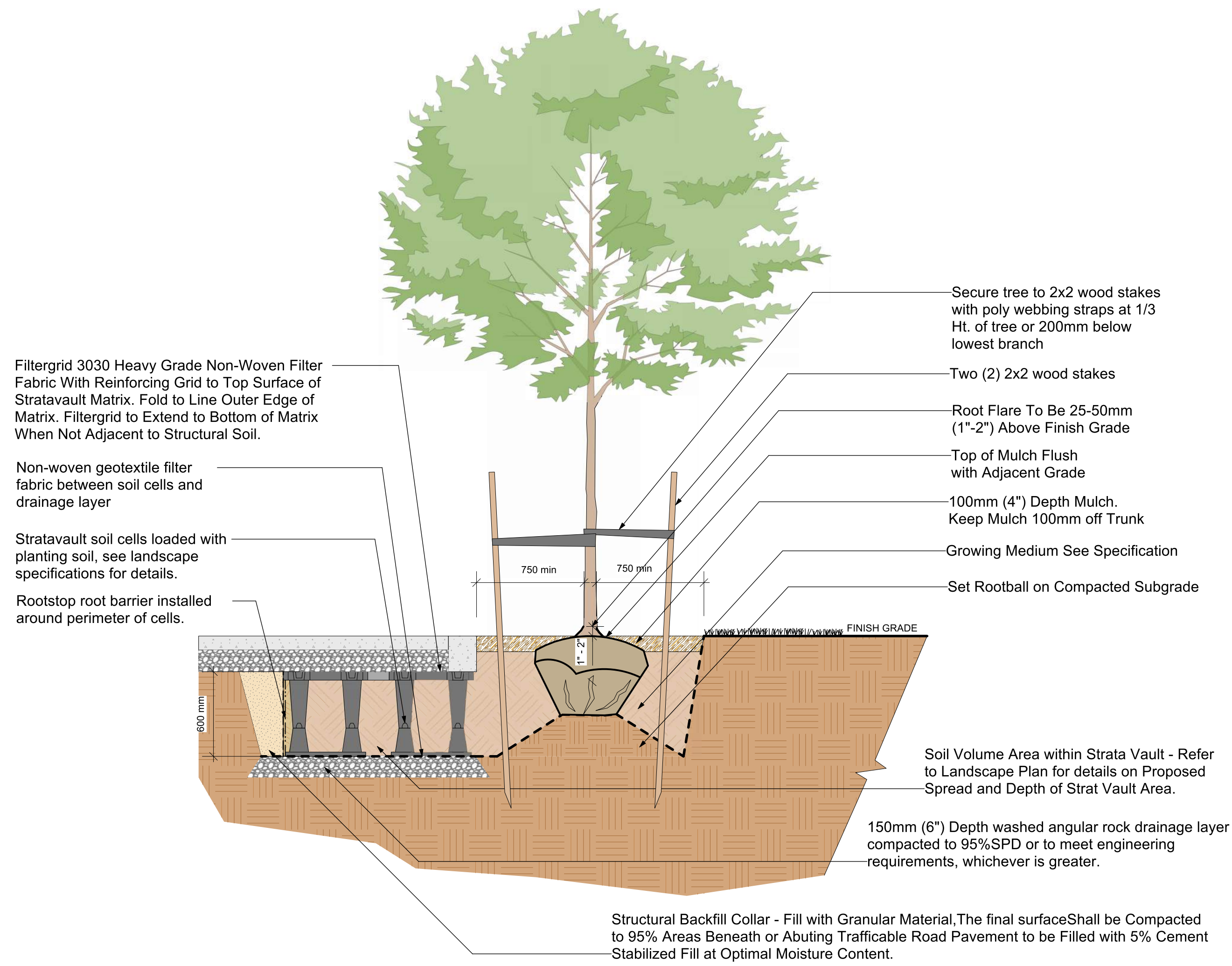
1 Landscape Concept Plan | 1908 Foul Bay Rd.
 Scale: 1:125
 SCALE 1:125
 0 1 2 5 10



Landscape Concept Plan | 1908 Foul Bay Rd.

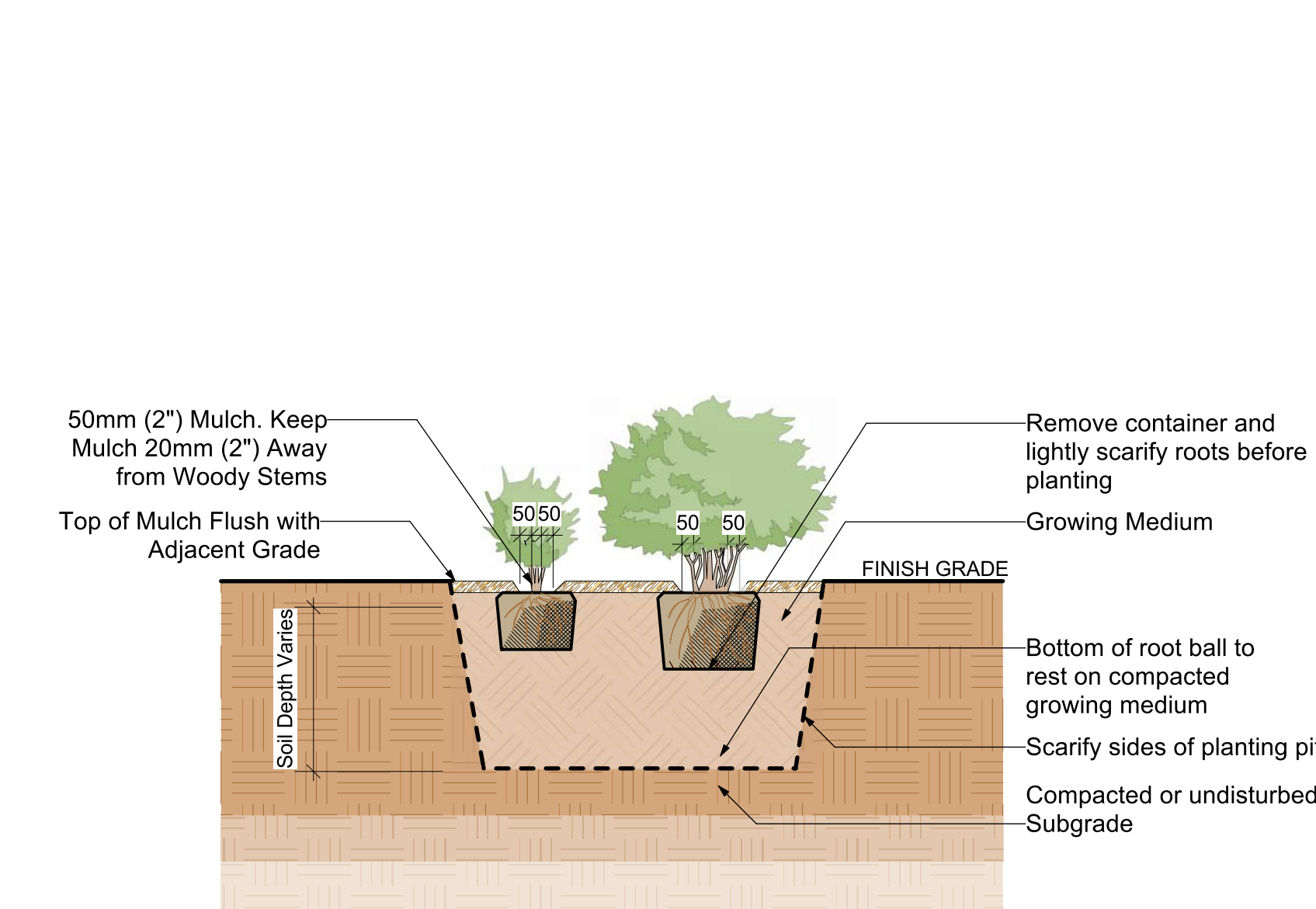


1
D1 Typical Deciduous Tree Planting Detail
Scale: 1:25

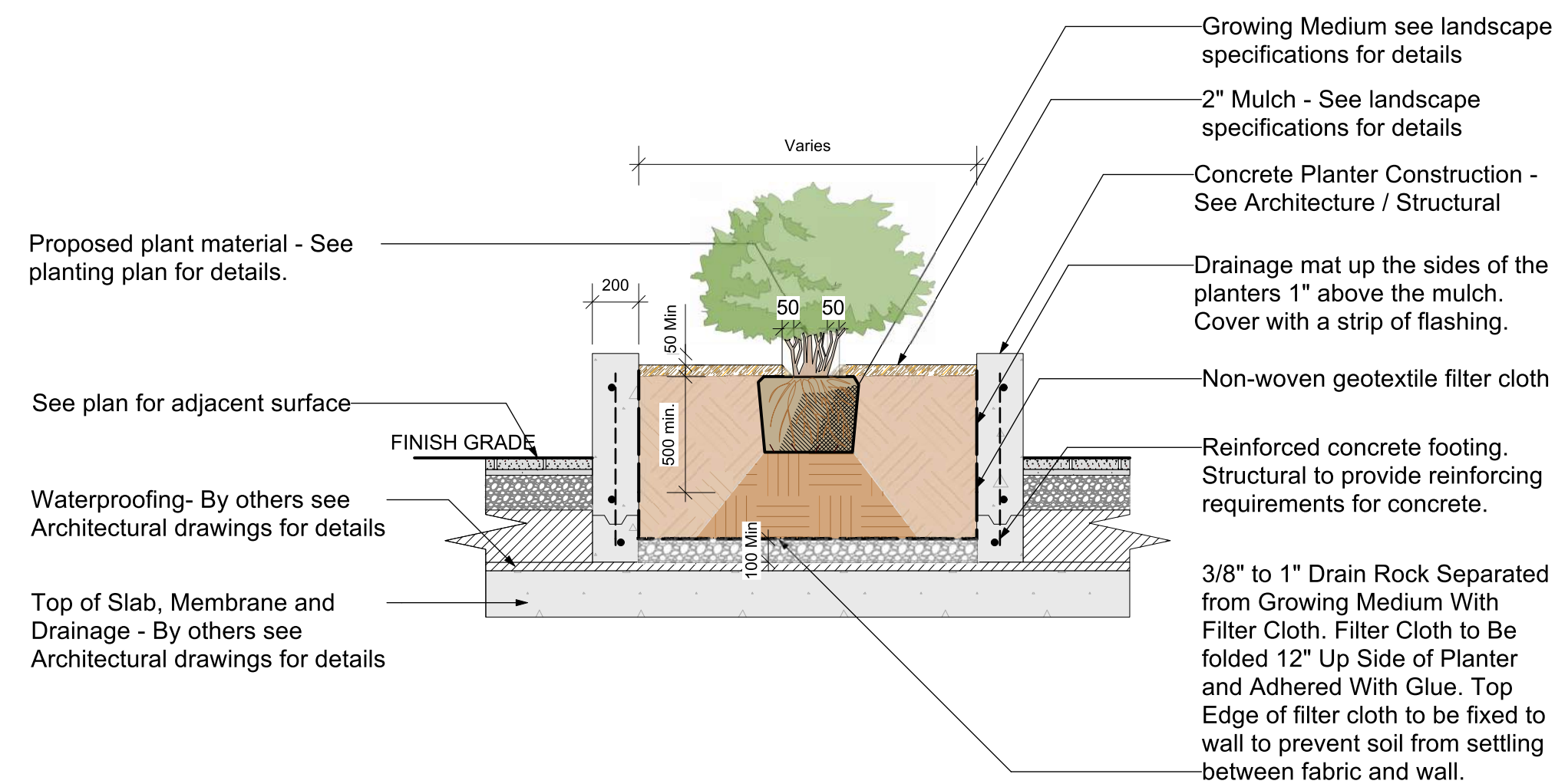


NOTES:
 1. This detail has been derived from Citygreen Stratavault's details.
 2. This detail is to be read in conjunction with the landscape specification and Citygreen Stratavault standard detail drawings.
 3. Refer to Citygreen website for specifications, accreditation, compliance and warranty information.
 4. https://citygreen.com/product_info/stratavault/

2
D1 Tree planting with stratavault soil cells Detail - Single layer
Scale: 1:25



3
D1 Typical Shrub Planting Detail
Scale: 1:25



NOTES:
 1. Remove all debris and contaminated soils from the planting area prior to installation of proposed shrubs.
 2. Scarify the bottom of the planting bed to assist with root penetration
 3. Remove plants from pots without breaking the root ball. Before planting prune pot-bound roots with a single clean cut.
 4. This detail to be read in conjunction with the landscape specification.

4
D1 Shrub Planting in Concrete Planter Over Slab Detail
Scale: 1:25

Landscape Details | 1908 Foul Bay Rd.