



 **Revisions**
June 3, 2026



PROPOSED RESIDENTIAL DEVELOPMENT

1 9 0 8 F O U L B A Y R O A D
COMMITTEE OF THE WHOLE SUBMISSION
2 0 2 6 - 0 5 - 2 7 V I C T O R I A , 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)	1,116 m²	2,095 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.
1500 - 1067 West Cordova Street,
Vancouver, BC, V6C 1C7

ARCHITECT

RLA Architects Inc.
1656 W8th St,
Vancouver BC, V6J 1V4

LANDSCAPE

LADR Landscape Architects
3-864 Queens Ave,
Victoria BC, V8T 1M5

CIVIL

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

ARBORIST

Talbot Mackenzie & Associates
3575 Douglas St
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 Infomation

- A-2.01 Parking Plan P1
- A-2.02 Main Level Floor Plan
- A-2.03 Level2 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-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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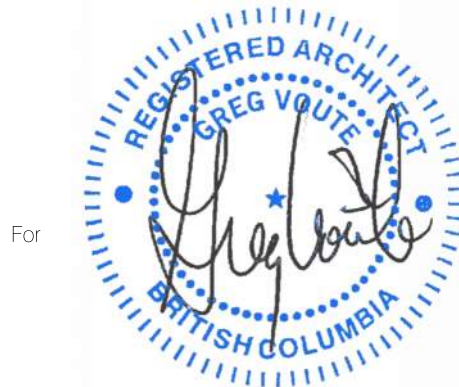
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For

Project

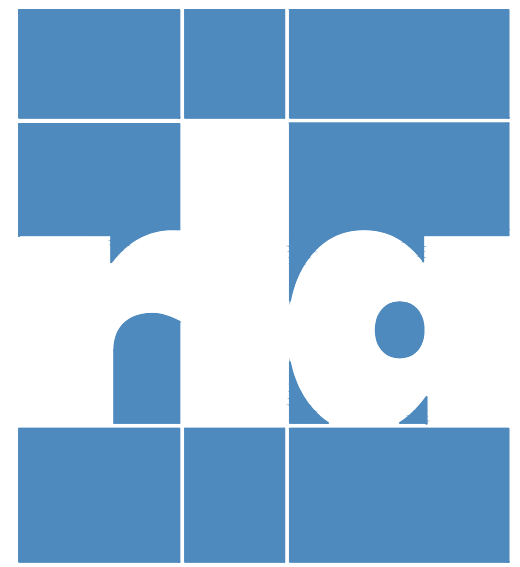
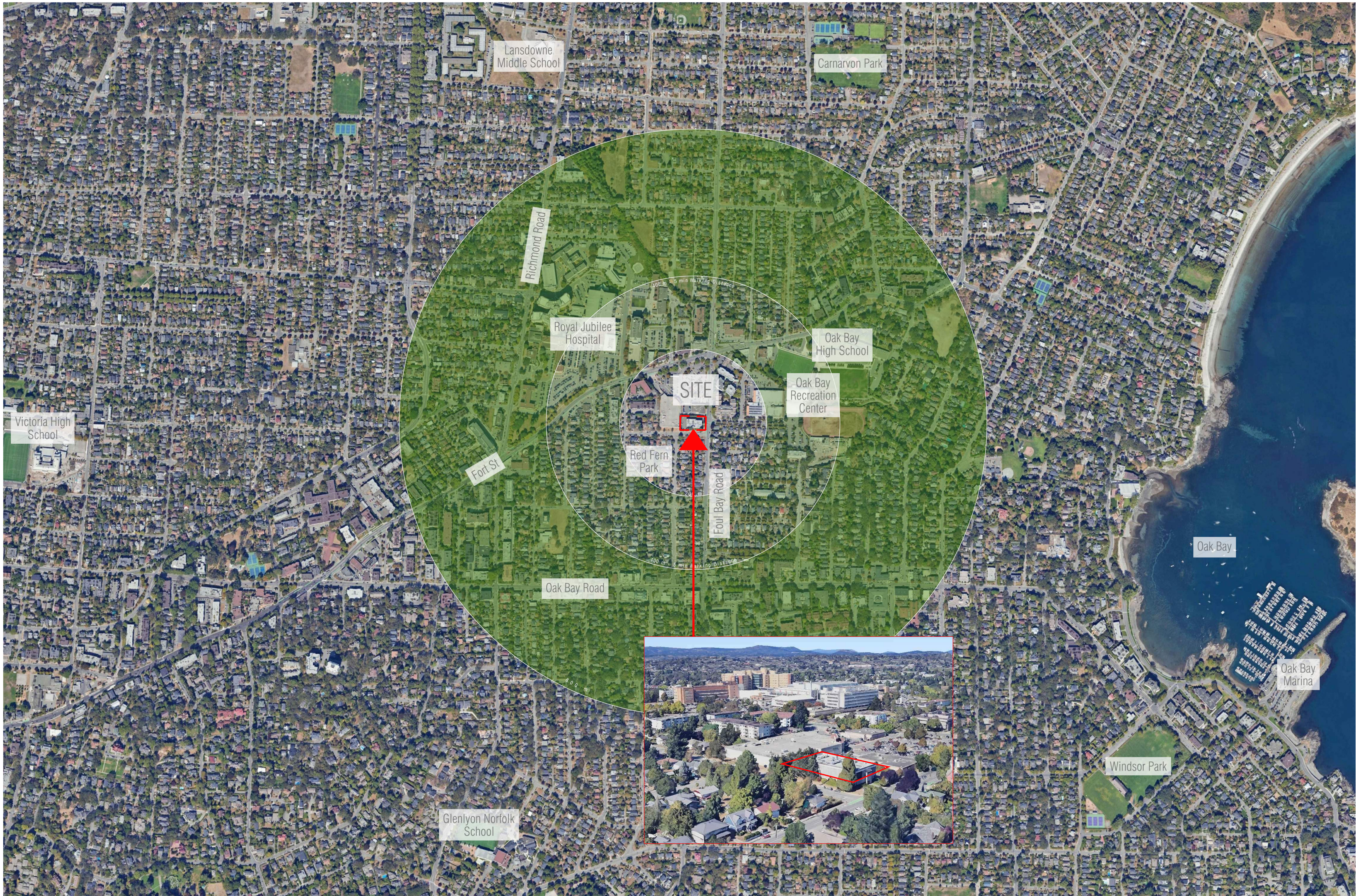
1908 FOUL BAY
Multi-Unit Residential



Table of Content

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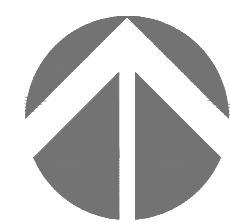
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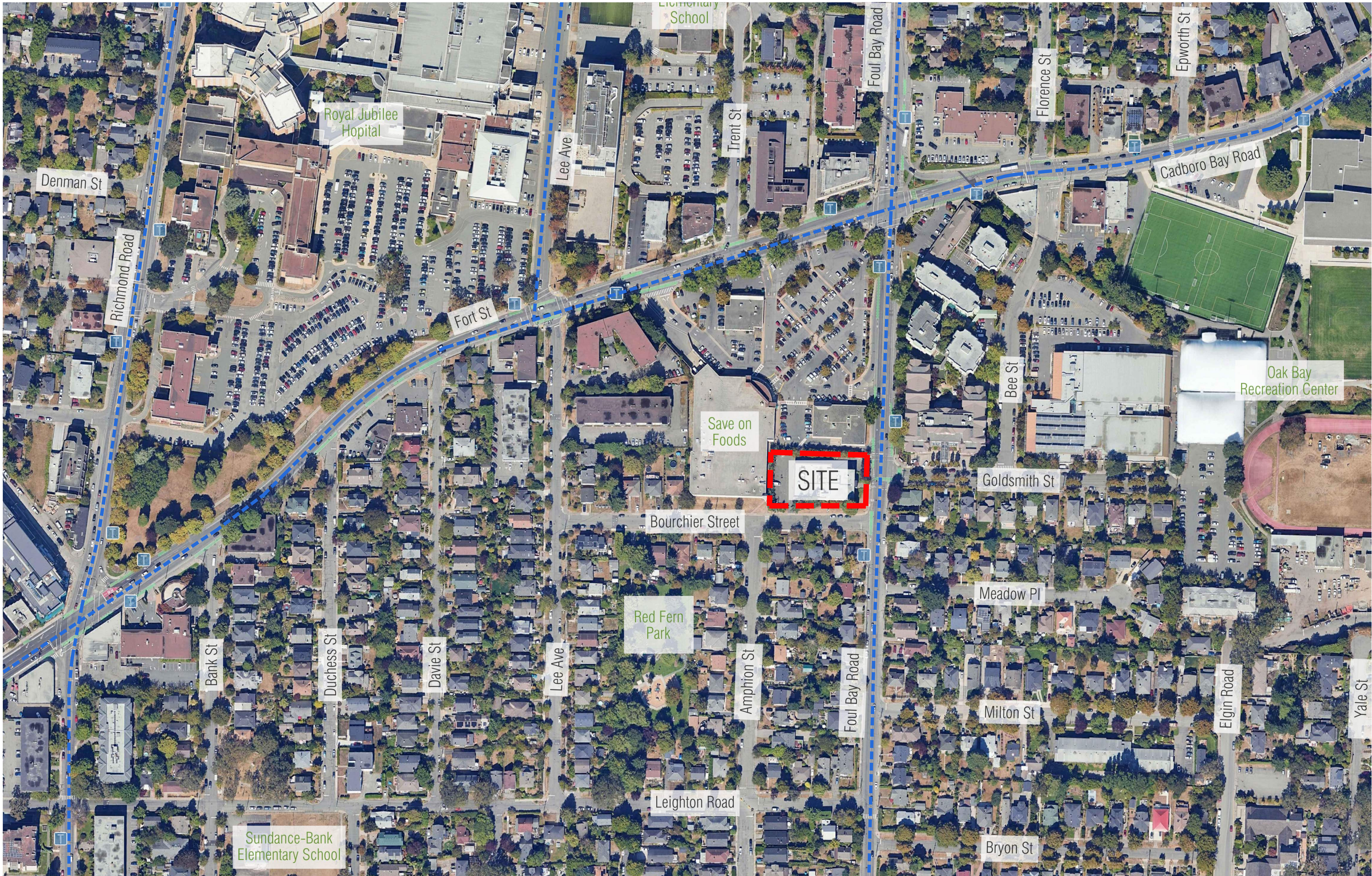
Project Location Map

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Project Location Map



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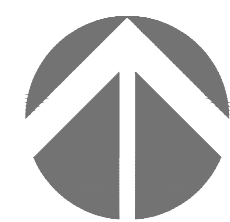
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Context Plan

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Context Plan



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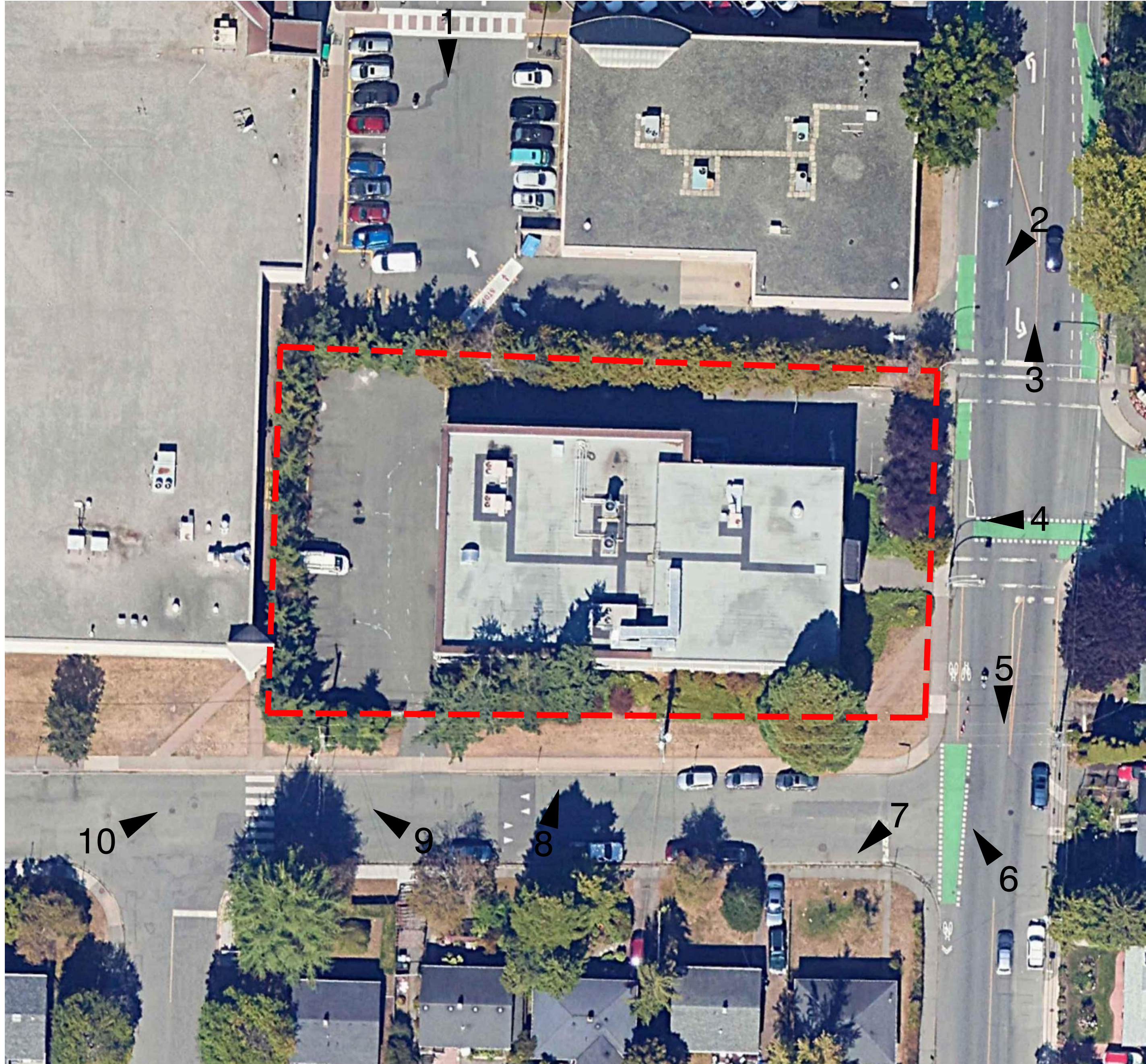
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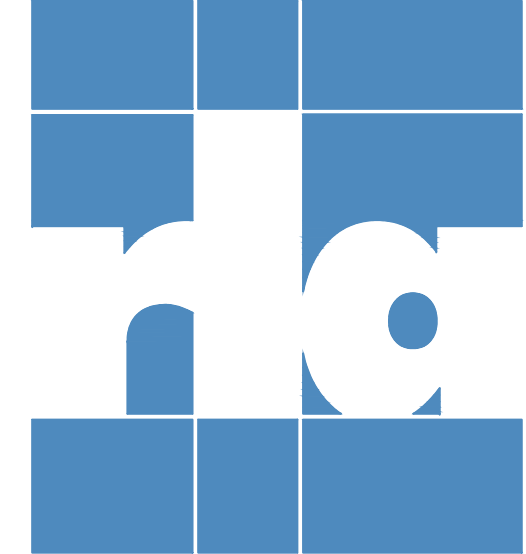
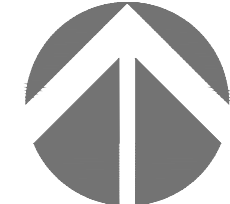


9



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Photos of Existing Site Condition



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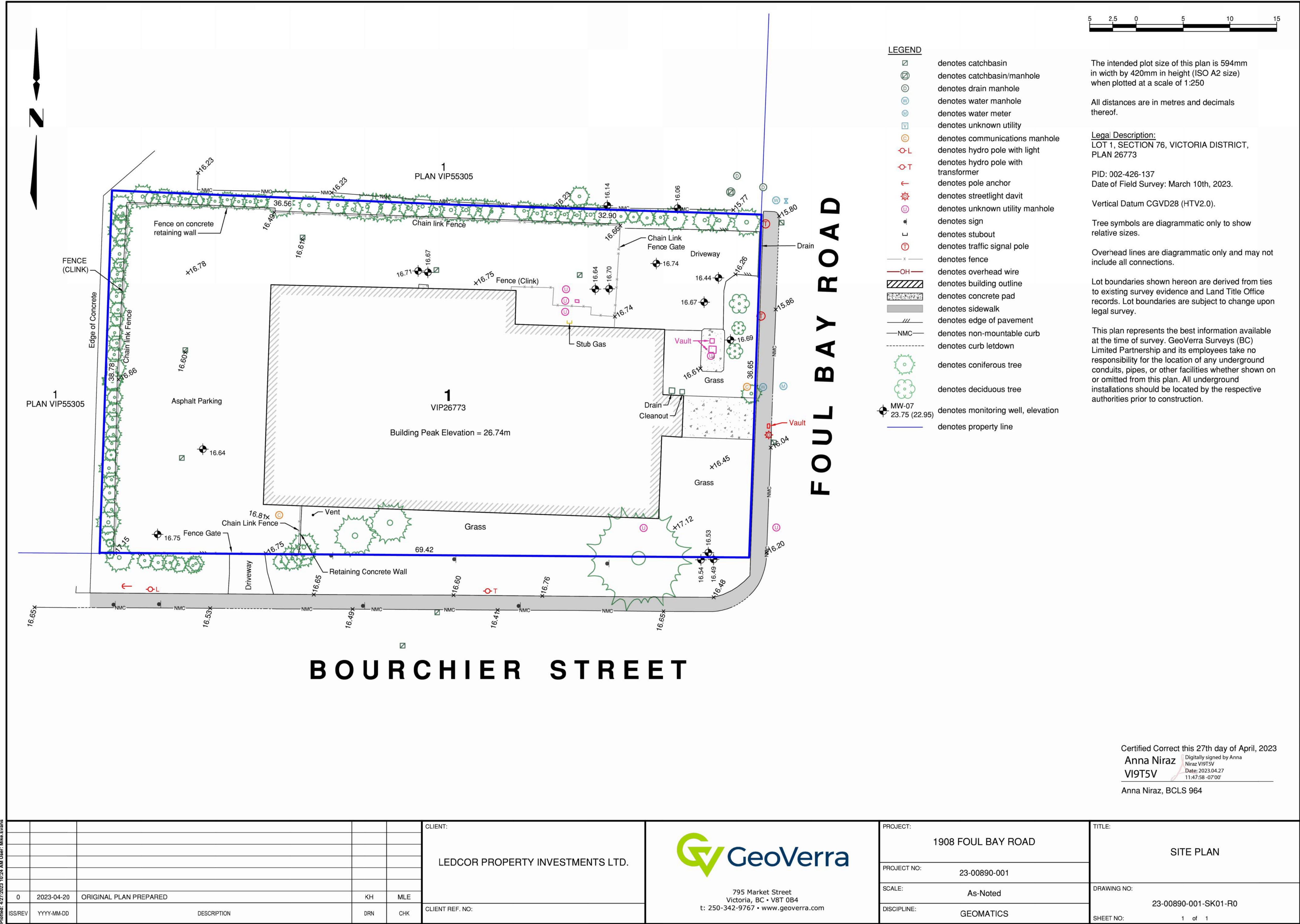
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Photos of Existing
Site Conditions
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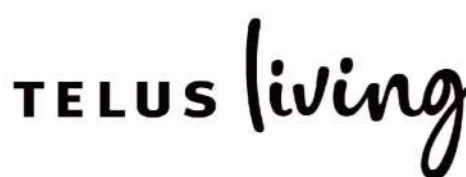
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Project

1908 FOUL BAY
Multi-Unit Residential



Survey

Scale: N/A
May 27, 2026

Development Statistics

TELUS LIVING	Development Statistics:	updated	5/12/2026
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Project Address: 1908 Foul Bay, Vicotria, BC

Zoning:
Current: City of Victoria TCD-1 Zoning (Single Family Dwelling District)
Proposed: New Zone

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		Proposed		
	80%		75%		
Floor Space Ratio (FSR)	sf	2.41	67,870 sf	(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	3Bedroom 2 Bath Corner	7%	1090 sf	6	6,540 sf		
			100%					
	Average net Unit size		683 sf		87	59,407 sf		
Total GFA						71,694 sf		
			Efficiency			83%		100%

Parking						
Car Parking						
45 sm (484 sf)	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	0.94	61
						0.70
Long Term Bike Parking						
	Required				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						
Greater of	Required					
	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	3Bedroom 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 (Exludes 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	12,014 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

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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Project
1908 FOUL BAY
Multi-Unit Residential



Development Statistics
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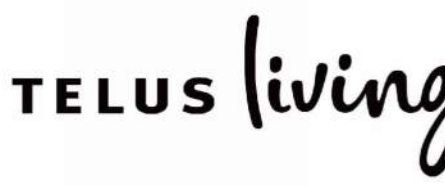
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Context Aerial View

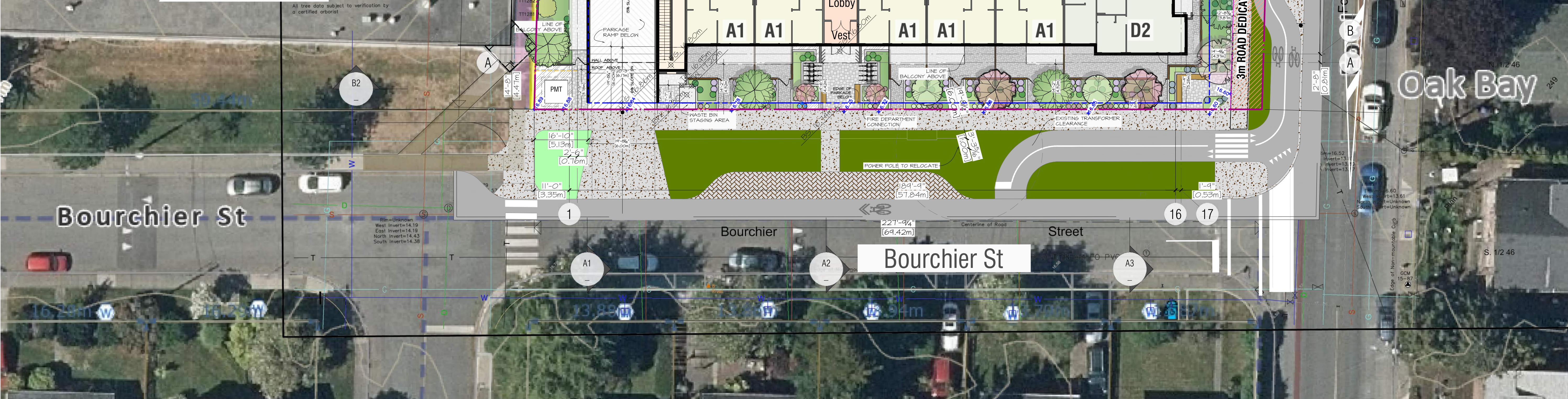
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Aerial View of Proposed Building in Relation to Flanking Buildings

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PROJECT INFORMATION TABLE		
	Proposal	Zone Standard (TCD-1)
Site area (m²) pre-dedication	2,611.04 m²	
Site area (m²) post-dedication	2,500.95 m²	
Total floor area (m²)	6,305.33 m²	
Commercial floor area (m²)	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	0 m
Rear yard (North Side)	1.16m	6 m
Side yard (East Side Foul Bay Road)	3.87m	0 m
Side yard (West Side)	2.60m	0 m
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 (m²)	40 m²	
Total residential floor area (m²)	5,525 m²	

1319 Cedar 128 24	
1320 Fir 127 19	
1321 Cedar 126 23	
1322 Cedar 125 22	
1323 Cedar 124 29	
1324 Cedar 123 19	
1325 Cedar 122 18	
1326 Cedar 121 16	
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1500 Cedar 0 30	



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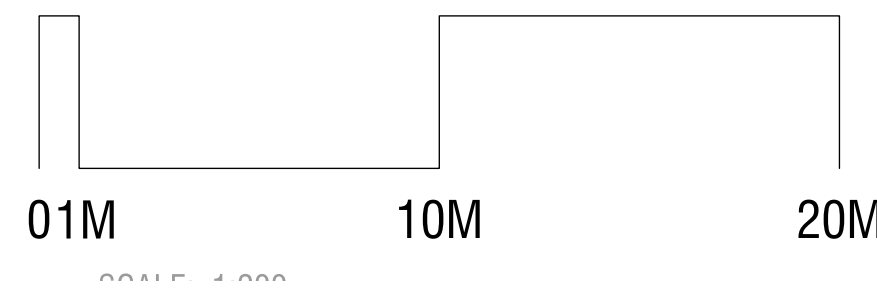
- Revisions
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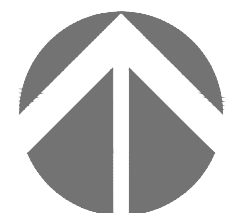
Project
1908 FOUL BAY
Multi-Unit Residential



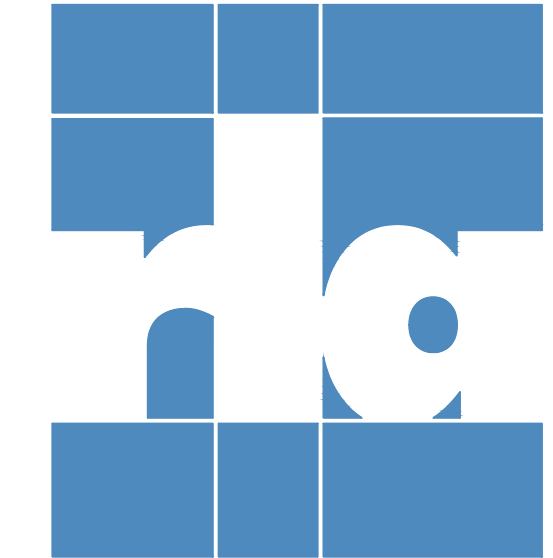
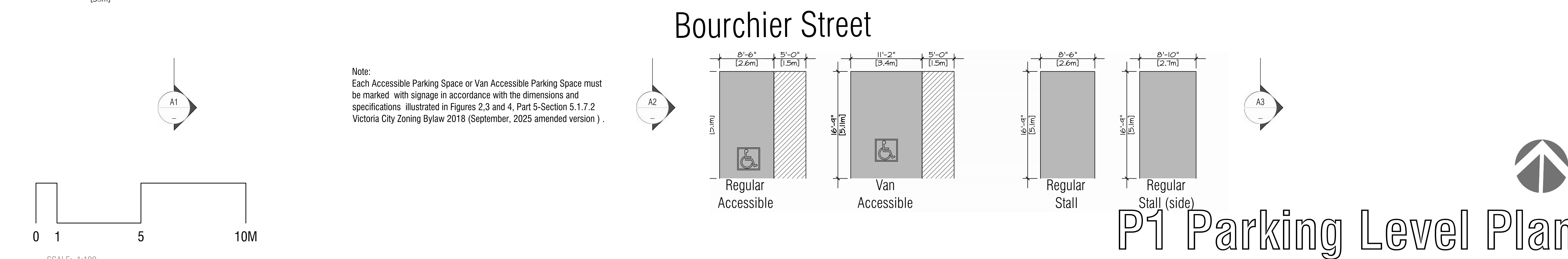
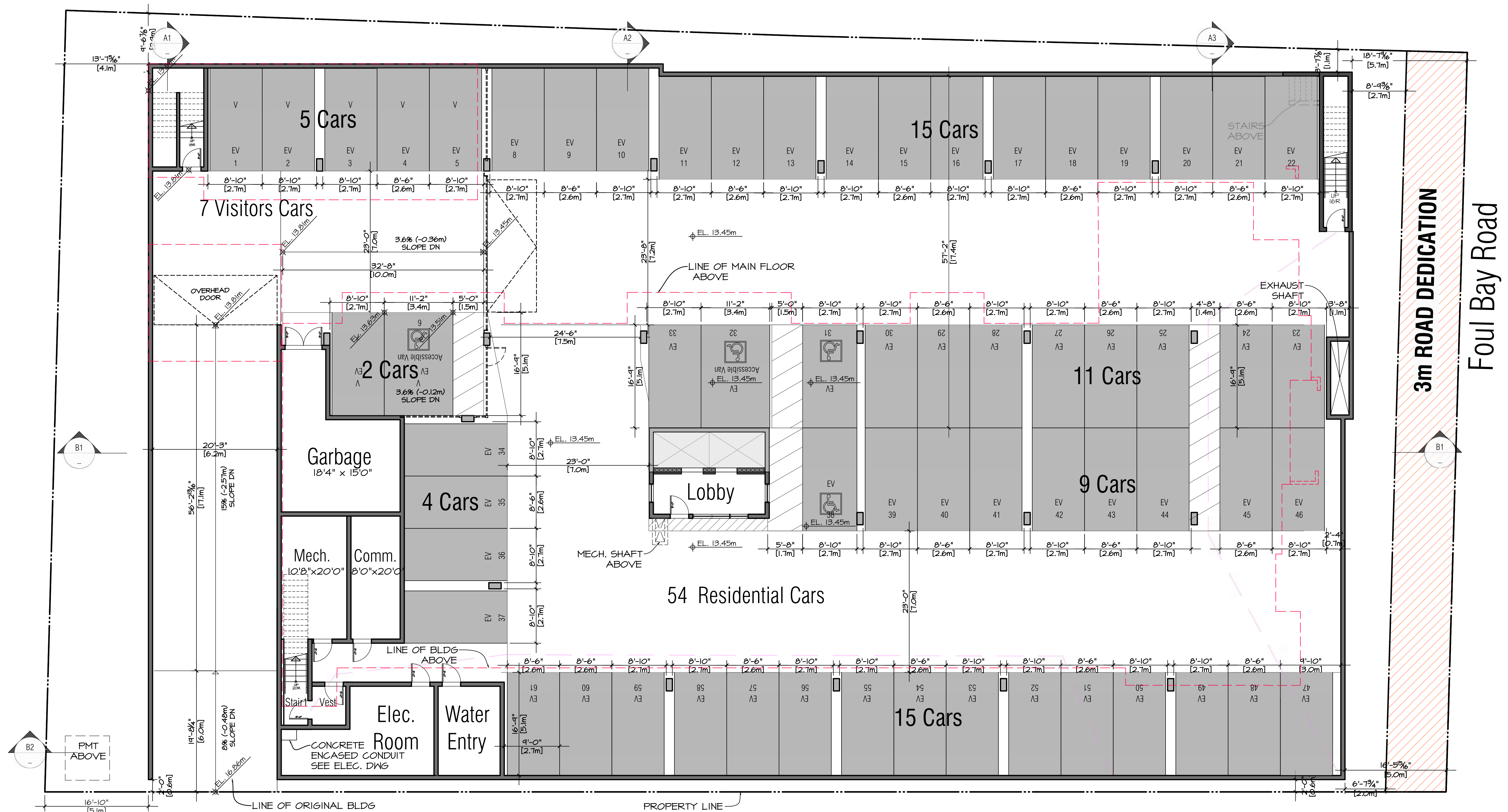
Site Plan
Scale: 1:200
May 27, 2026



Site Plan & Project Information



A-1.01



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Project
1908 FOUL BAY
Multi-Unit Residential



P1 Parking Level Plan
Scale: 1:100
May 27, 2026

A-2.01



SCALE: 1:100

Main Floor Plan



A-2.02



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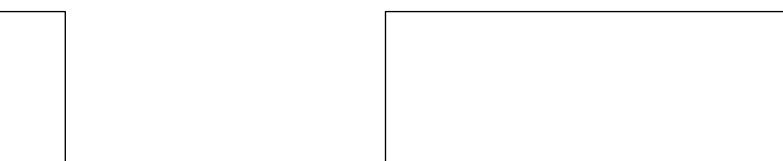
1908 FOUL BAY
Multi-Unit Residential

TELUS living



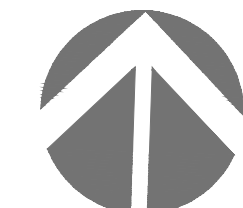
Main Floor Plan

Scale: 1:100
May 22, 2026

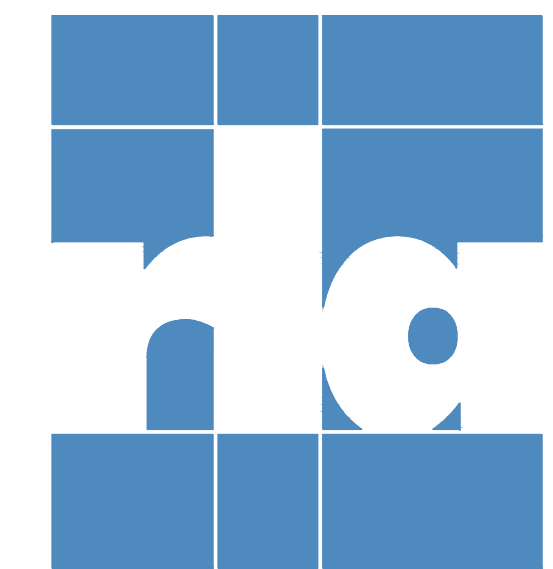


SCALE: 1:100

Level 2 Floor Plan



A-2.03



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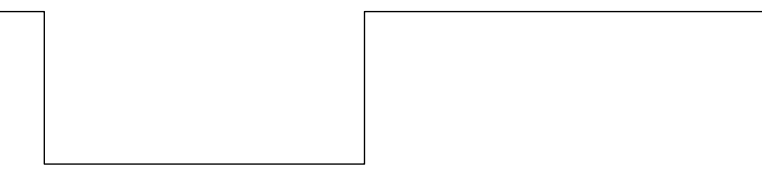
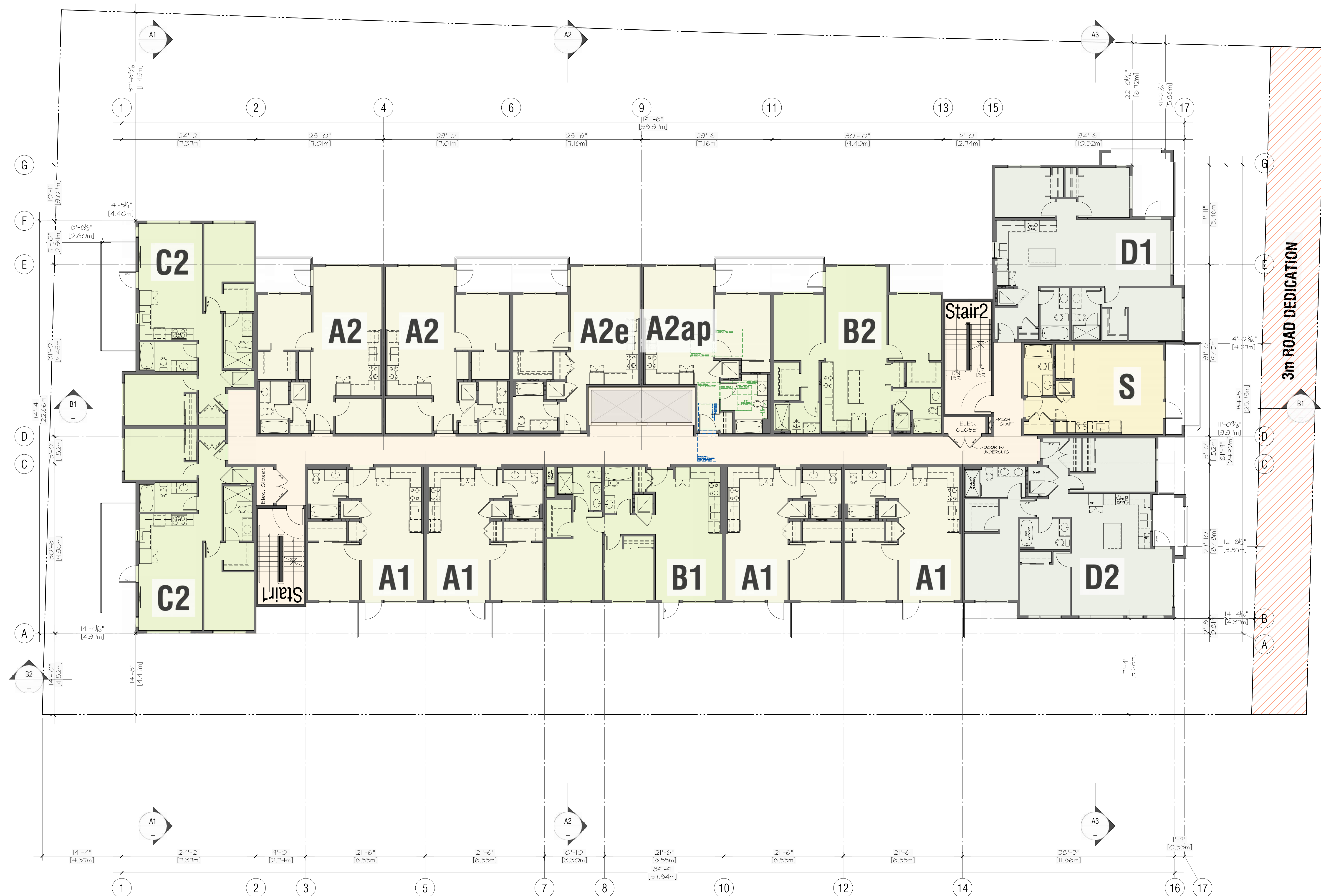
May 27, 2026
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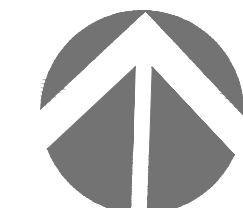
1908 FOUL BAY
Multi-Unit Residential



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



Typical Floor Plan



A-2.04



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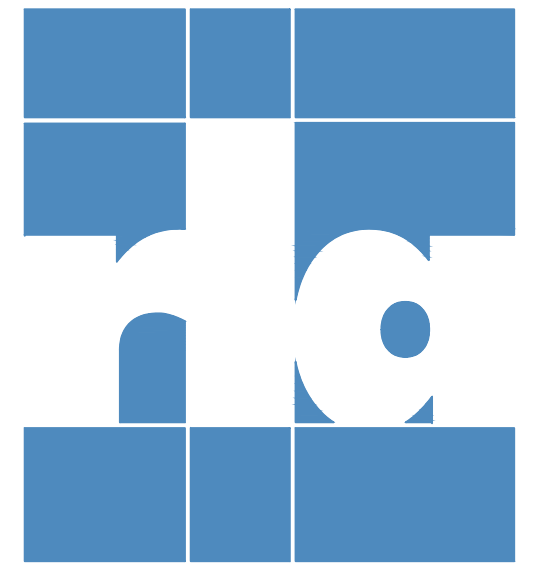
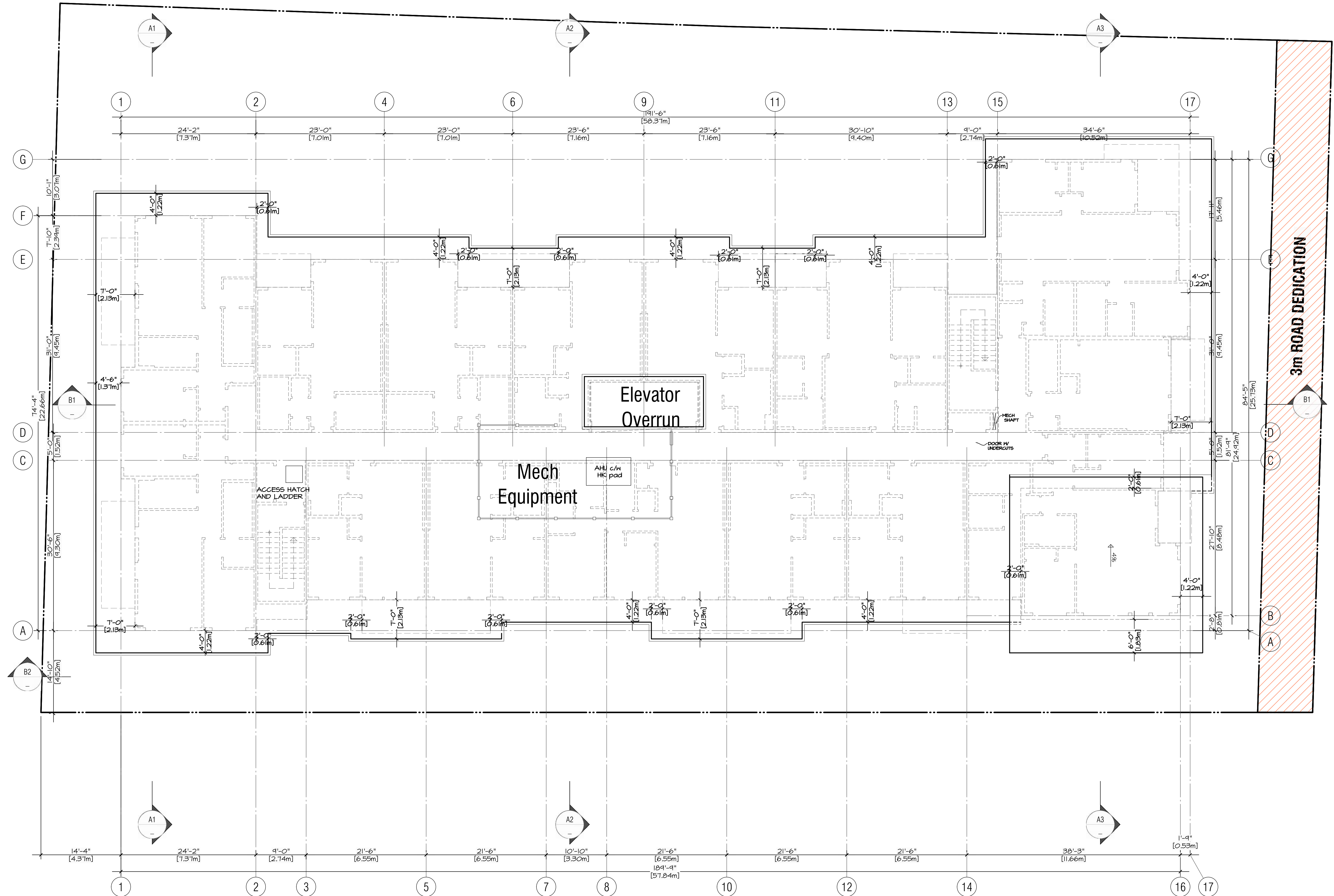
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Project
1908 FOUL BAY
Multi-Unit Residential



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



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Project
1908 FOUL BAY
Multi-Unit Residential



Roof Plan
Scale: 1:100
May 27, 2026

A-2.05

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

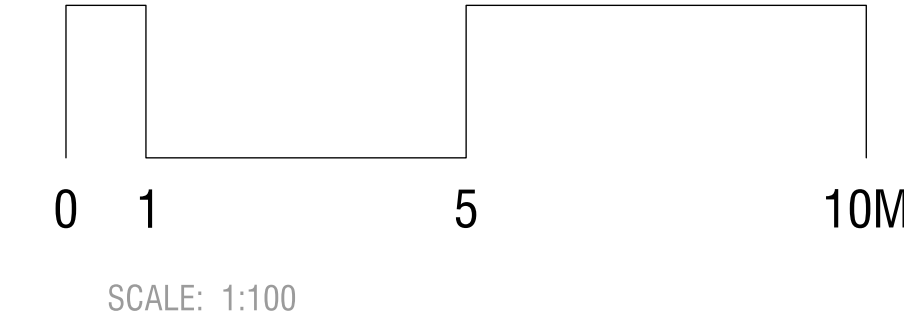
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

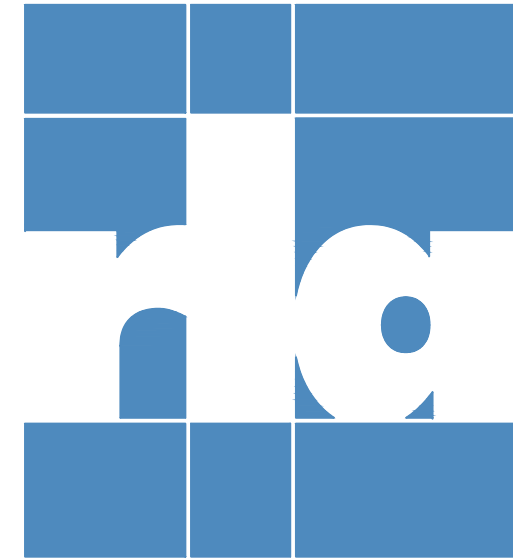
B.M. HC-178 Charcoal Slate
- 19

Trims:Light Grey

B.M. 2124-40 Thundercloud Grey



Elevation - South



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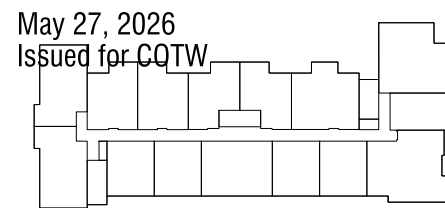
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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
May 27, 2026

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

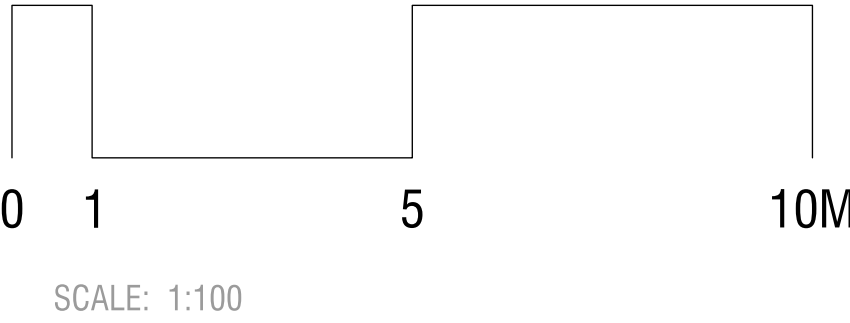
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

B.M. HC-178 Charcoal Slate
- 19

Trims:Light Grey

B.M. 2124-40 Thundercloud Grey



Elevation - North



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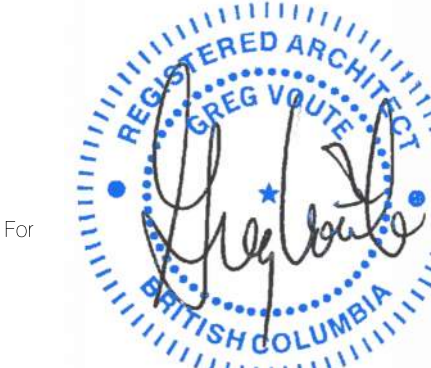
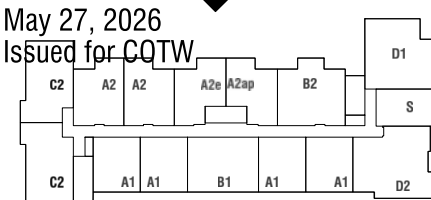
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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
May 27, 2026

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
- 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

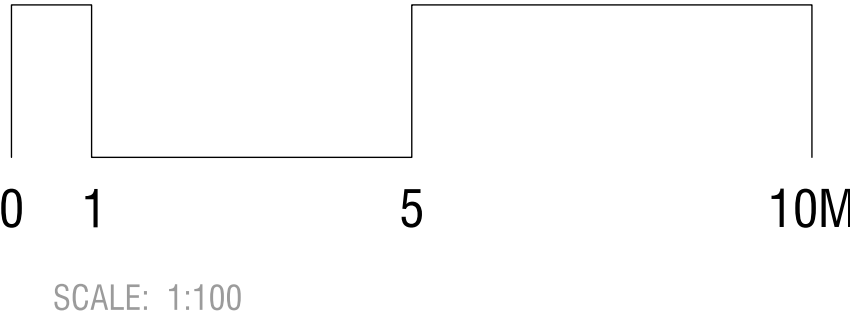
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

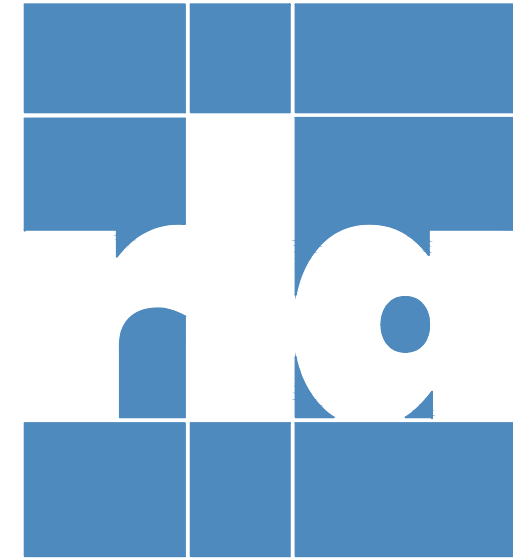
B.M. HC-178 Charcoal Slate
- 19

Trims:Light Grey

B.M. 2124-40 Thundercloud Grey



Elevation - East



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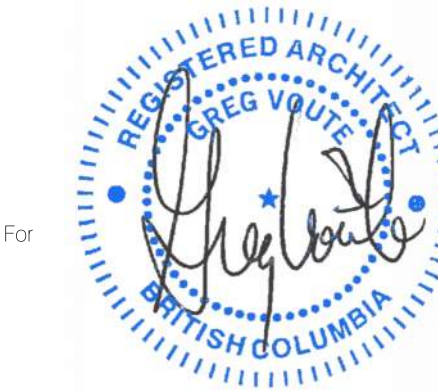
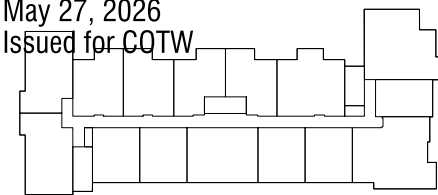
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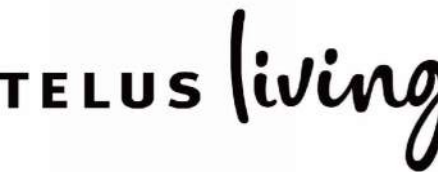
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Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

Scale: 1:100
May 27, 2026

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 - 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



West Elevation

Elevation - West



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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
May 27, 2026

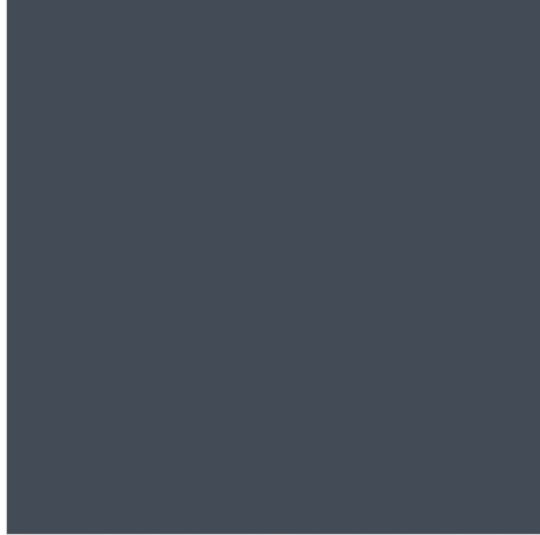
A-3.04



- 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



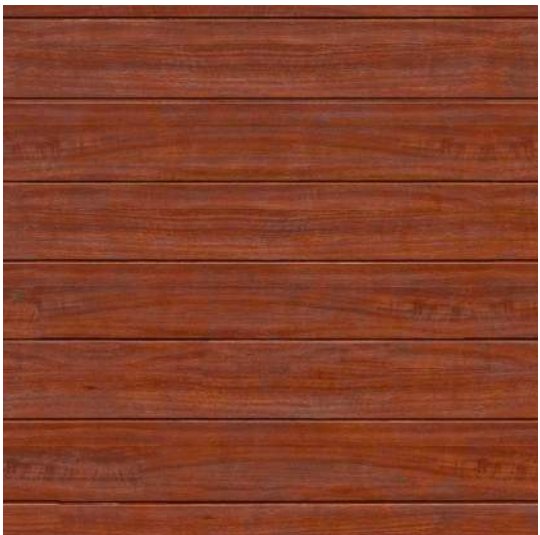
3 Soffit: Feature Wood
Wood-like Fibre Cement Board
7" Exposure, Pacific Sands Fisher Coating
Scandinavian Oak
Colour matched fasteners



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



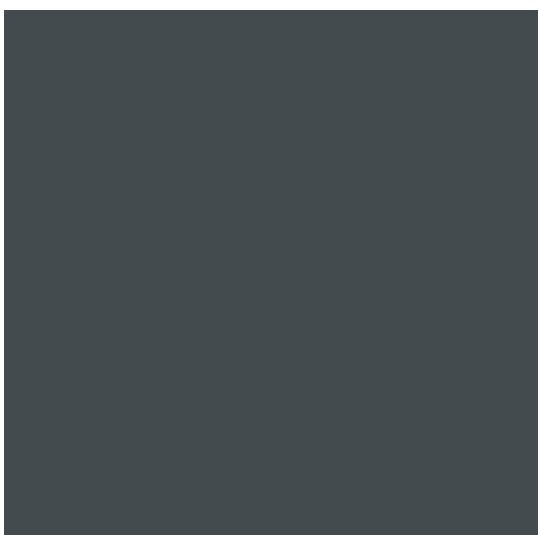
7 Panels
Fibre Cement - Rust Red
Woodtone: Rosewood



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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May 27, 2026
Issued for COTW



Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Colour Material Board

Scale: NTS
May 27, 2026

Colour Material Board

A-3.05



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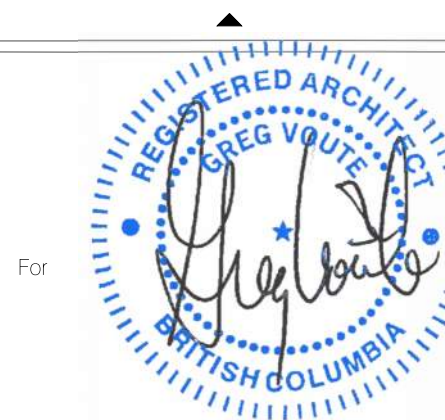
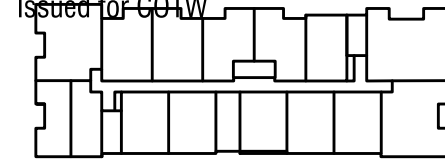
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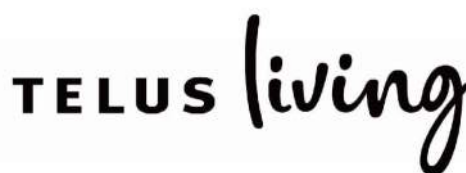
March 20, 2026
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May 27, 2026
Issued for DP



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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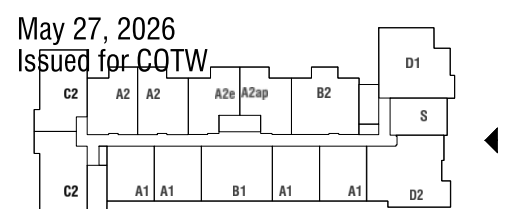
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For

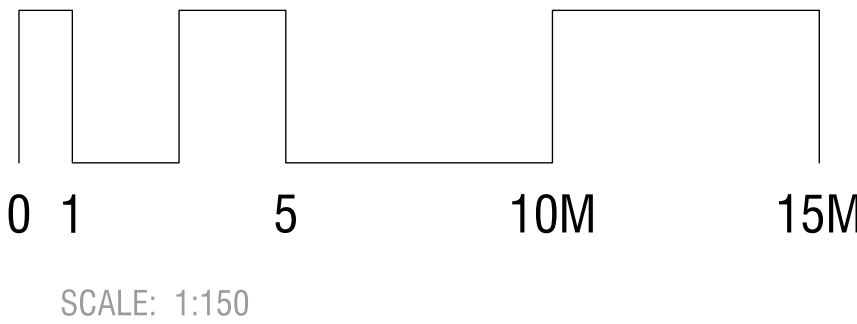
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



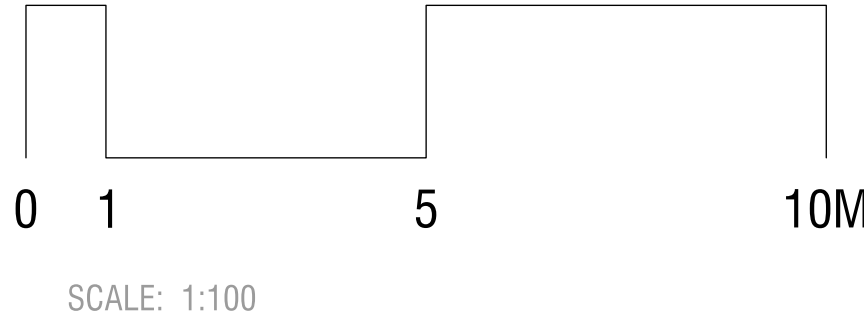
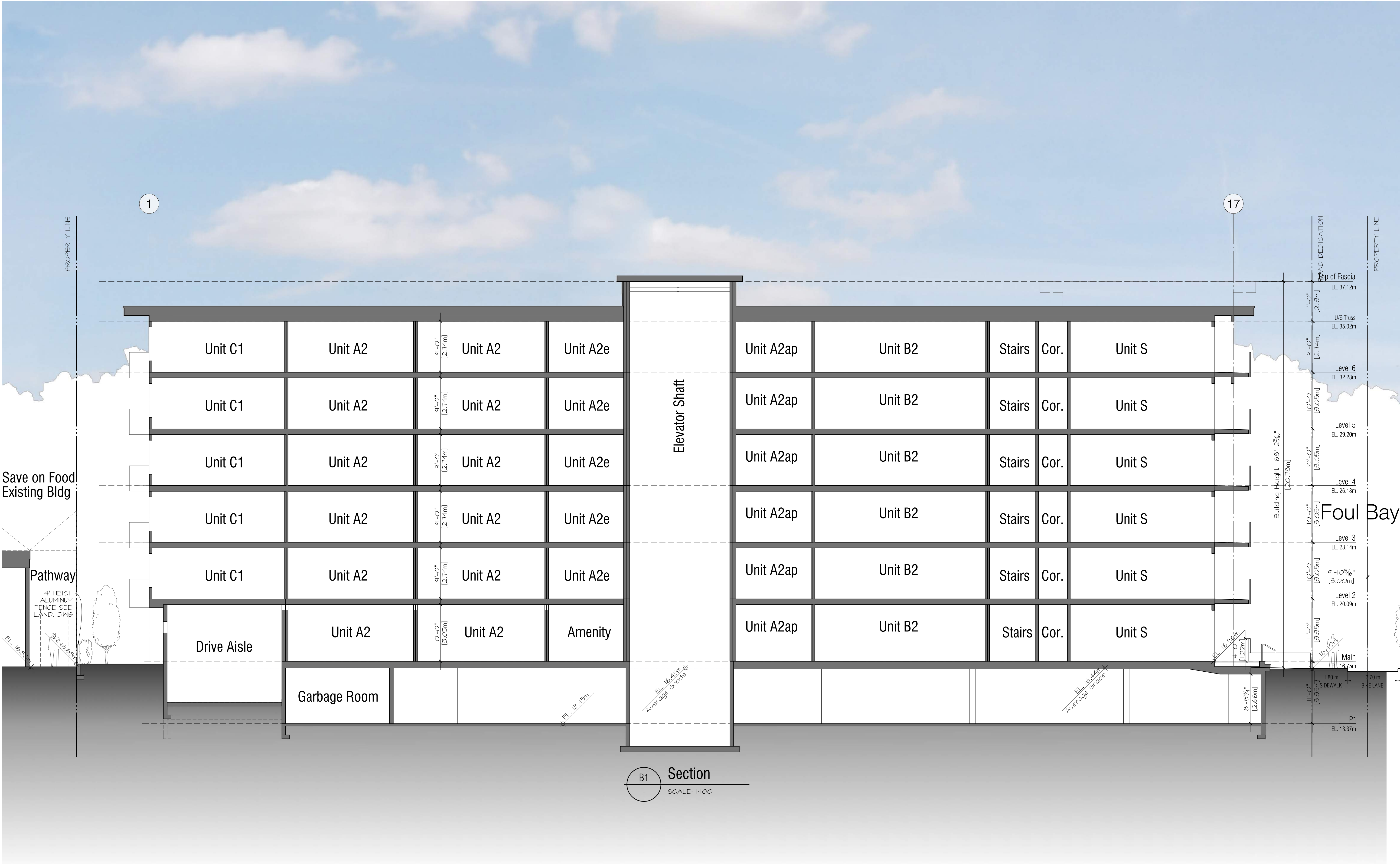
Streetscape Elevations
East

Scale: 1:150
May 27, 2026



Streetscape Elevation - East

A-3.07



Section - B1



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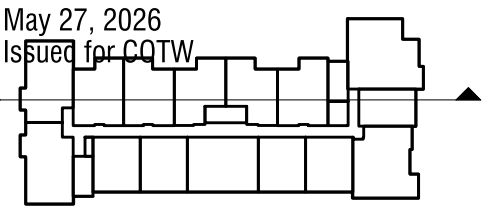
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Multi-Unit Residential

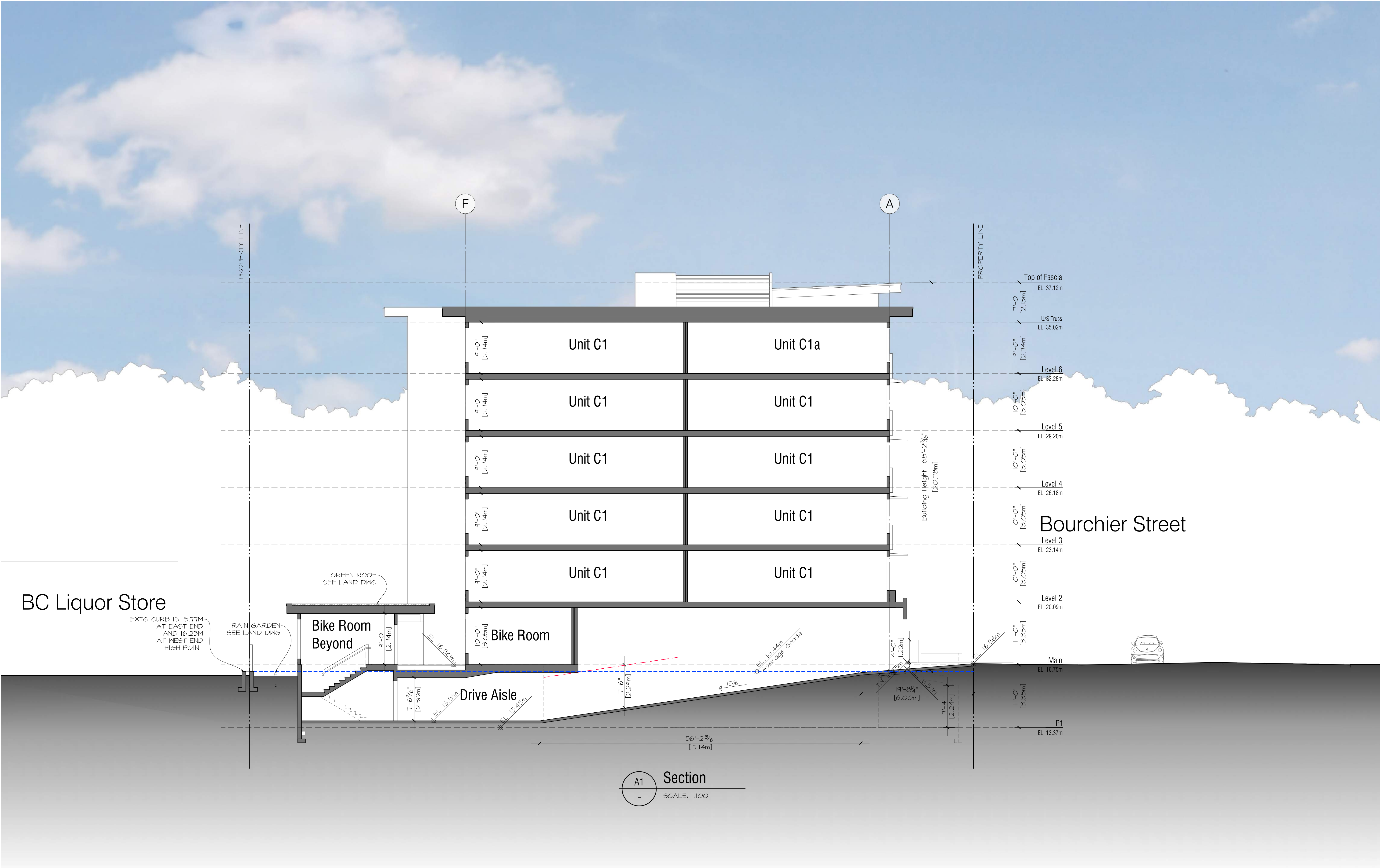
TELUS living



Sections

Scale: 1:100
May 27, 2026

A-4.01



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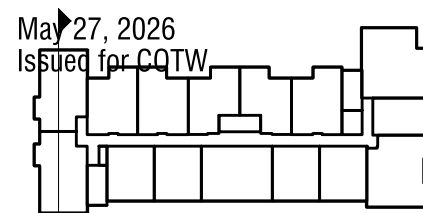
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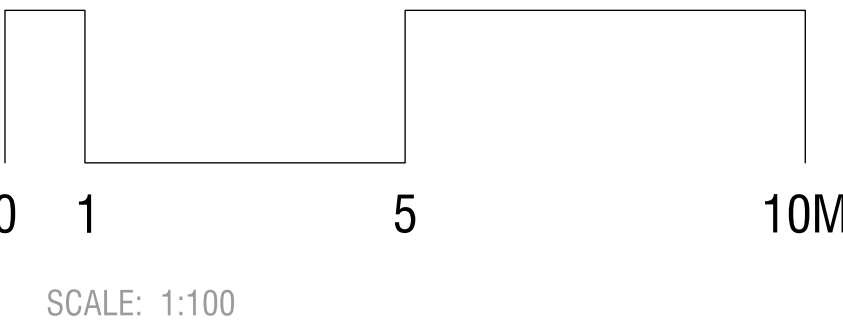
Project
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Multi-Unit Residential

TELUS living



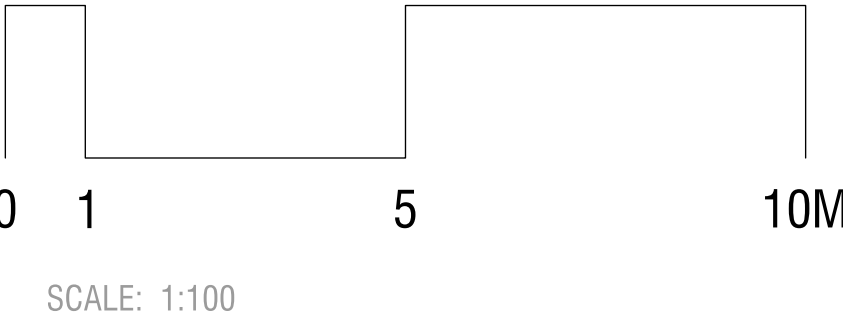
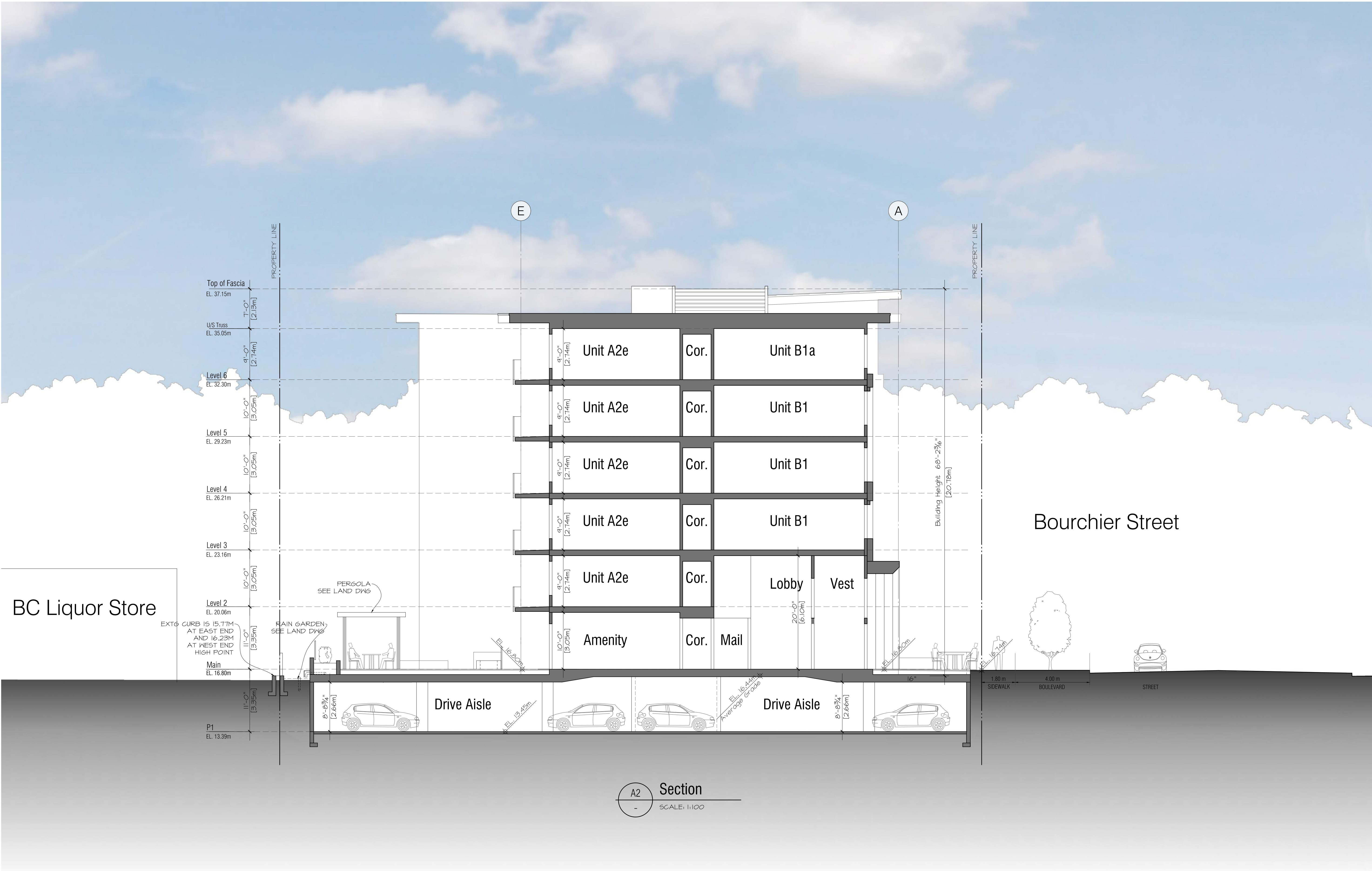
Sections

Scale: 1:100
May 27, 2026



Section -A1

A-4.02



Section -A2



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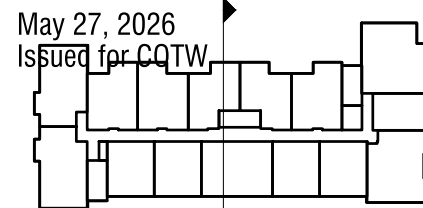
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Project
1908 FOUL BAY
Multi-Unit Residential

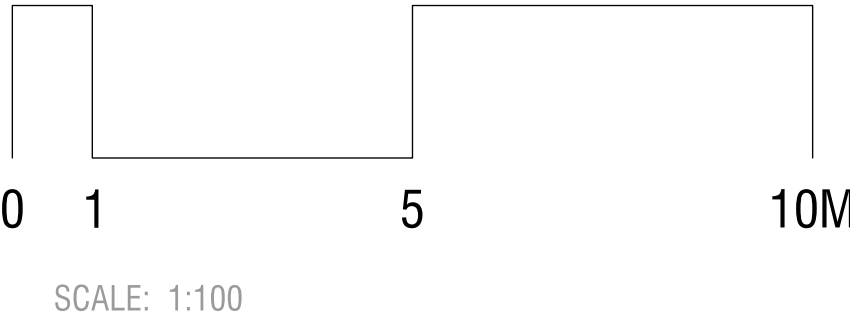
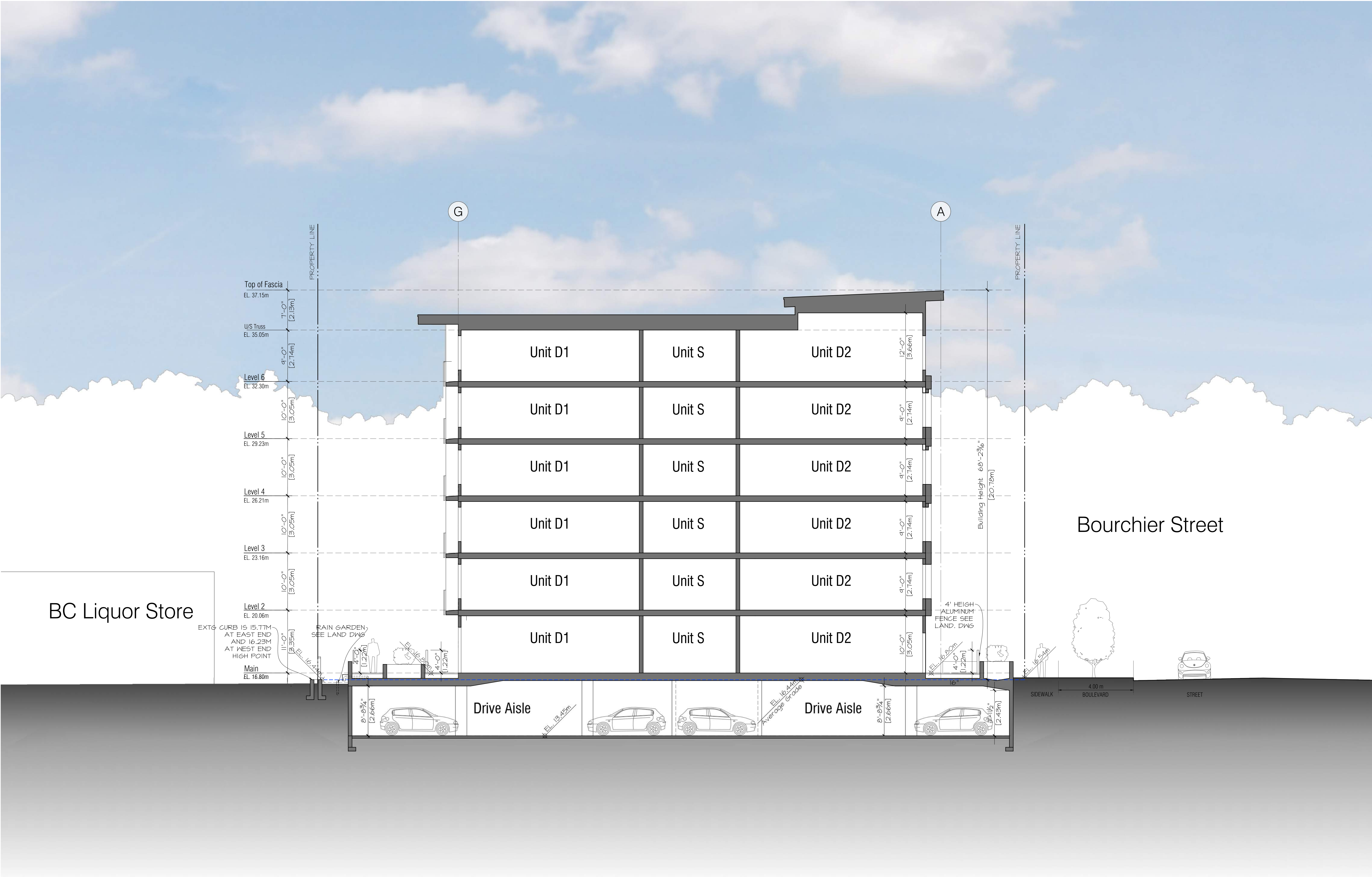
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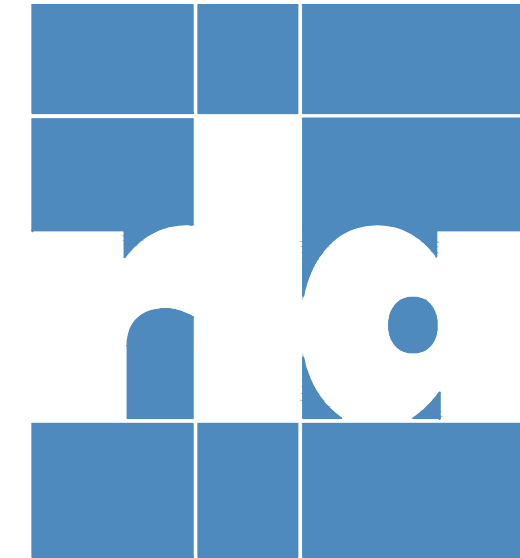
Sections

Scale: 1:100
May 27, 2026

A-4.03



Section -A3



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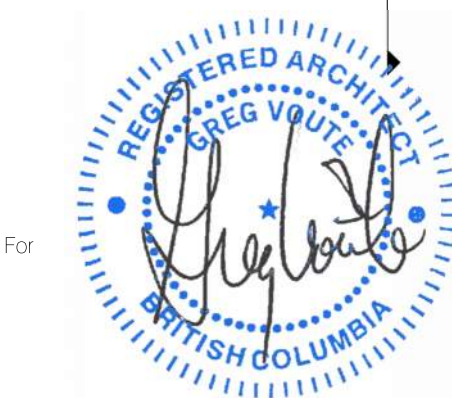
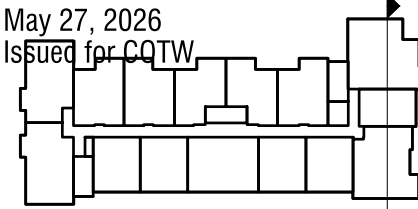
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Project
1908 FOUL BAY
Multi-Unit Residential



Sections

Scale: 1:100
May 27, 2026

A-4.04



Concept Model View - SE corner-Bourchier



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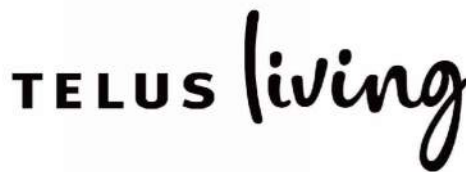
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Project
1908 FOUL BAY
Multi-Unit Residential



Views

Scale:
May 27, 2026



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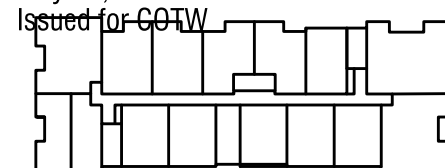
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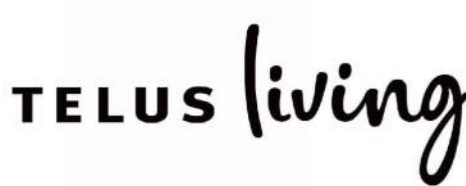
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Project
1908 FOUL BAY
Multi-Unit Residential



Views

Scale:
May 27, 2026

Concept Model View - NE-Foul Bay A-5.02



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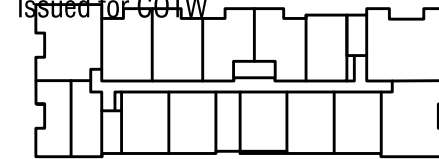
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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Views

Scale:
May 27, 2026

Concept Model View - Entry A-5.03



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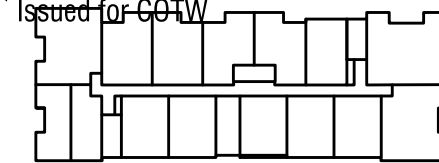
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Project
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Multi-Unit Residential

TELUS living



Views

Scale:
May 27, 2026

Pathway Concept Model-Day View A-5.04



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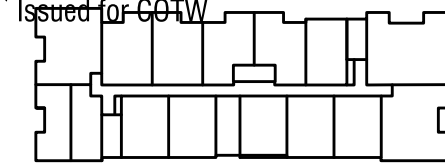
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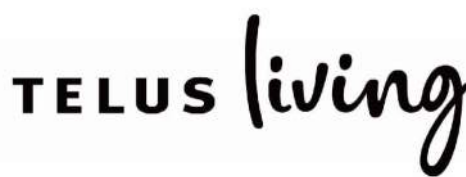
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Project
1908 FOUL BAY
Multi-Unit Residential

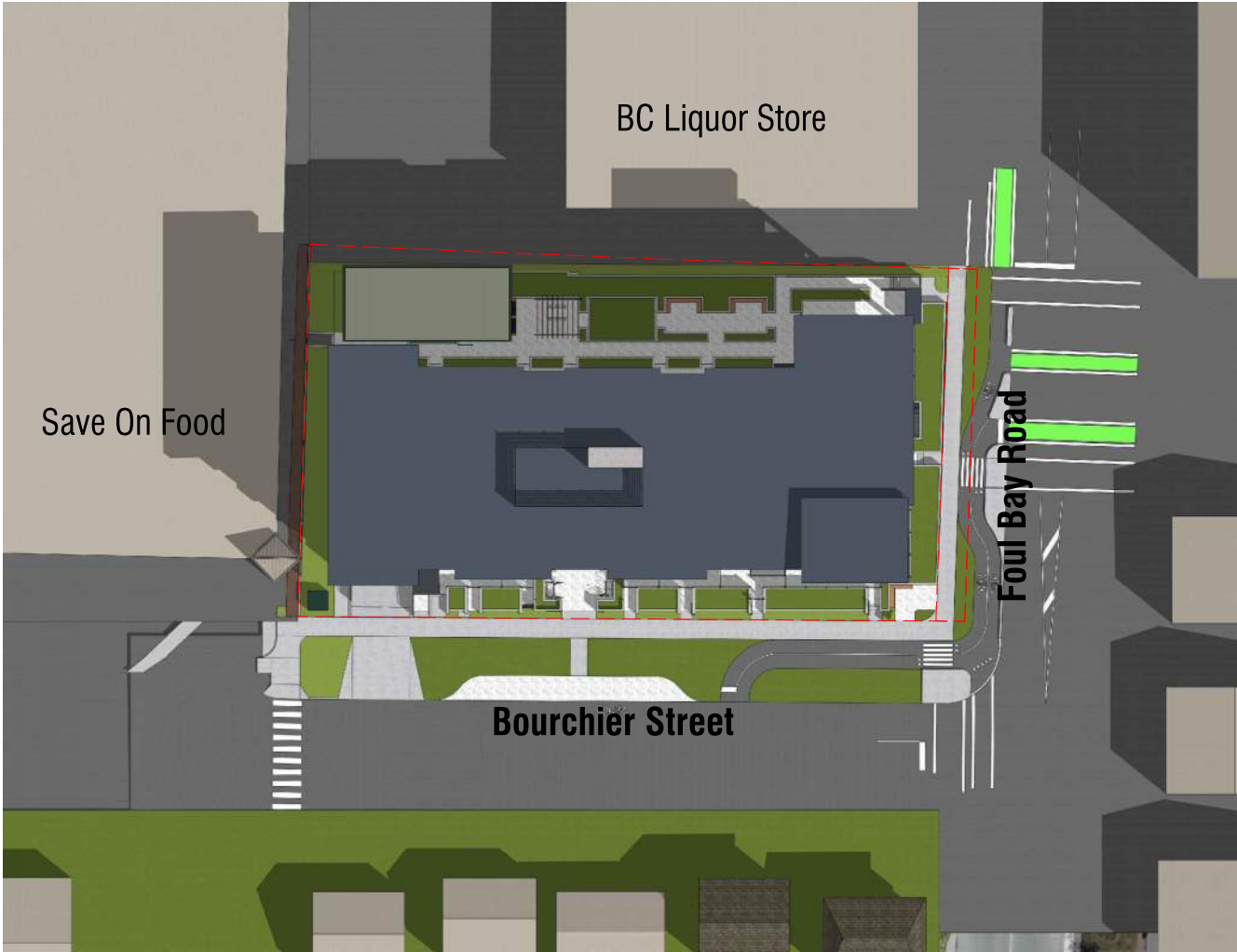


Views

Scale:
May 27, 2026

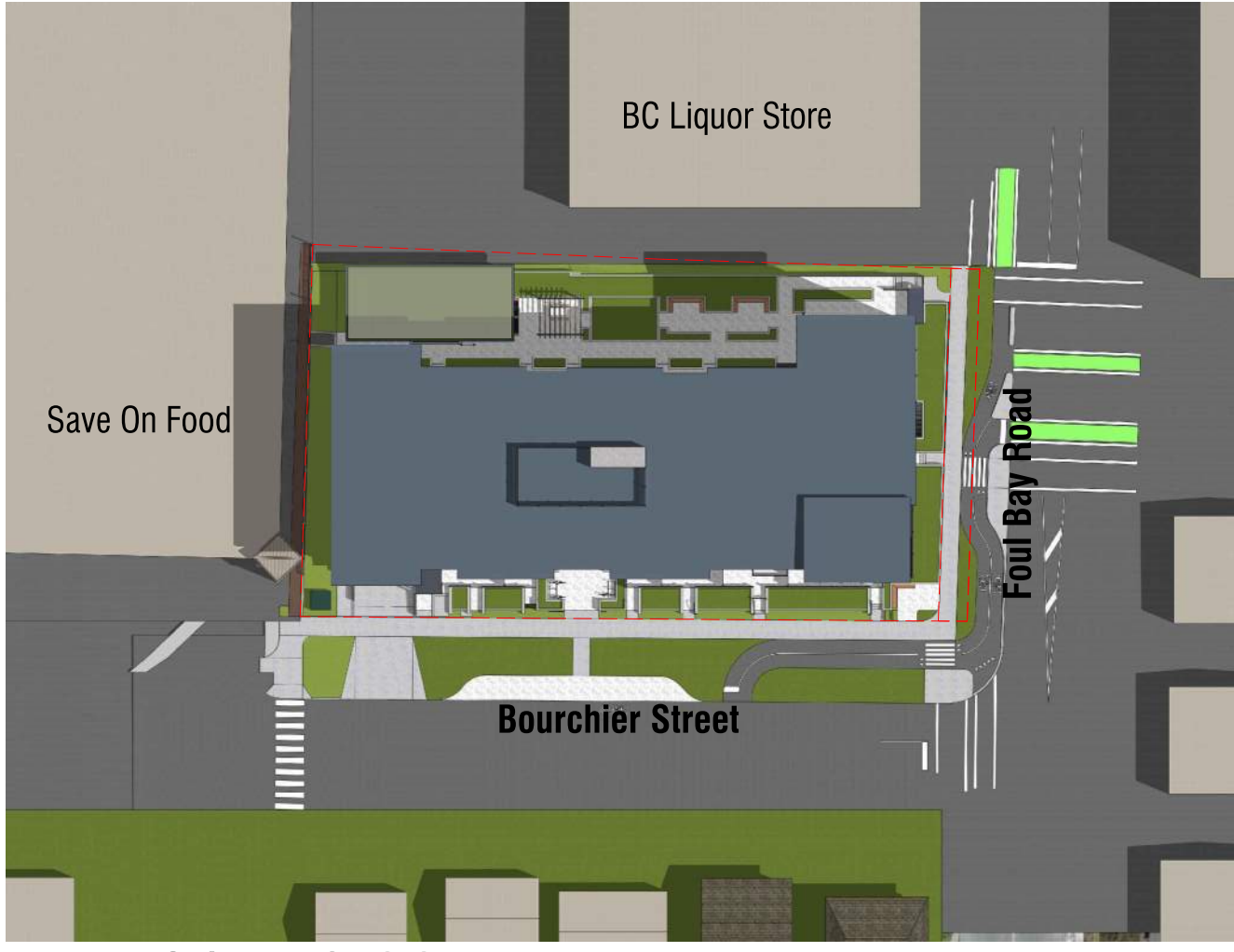
Pathway Concept Model-Night View A-5.05

SPRING EQUINOX



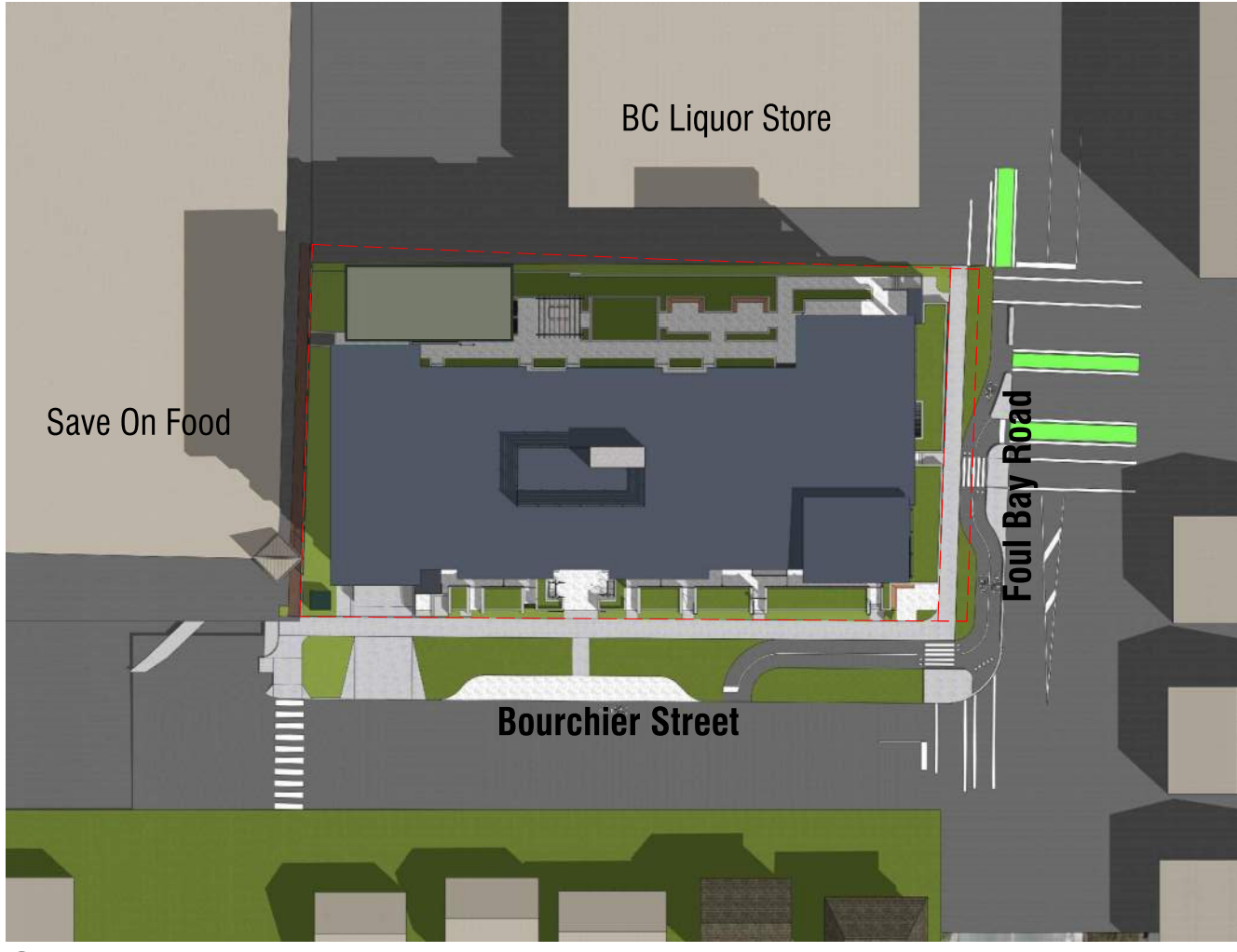
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SUMMER SOLSTICE



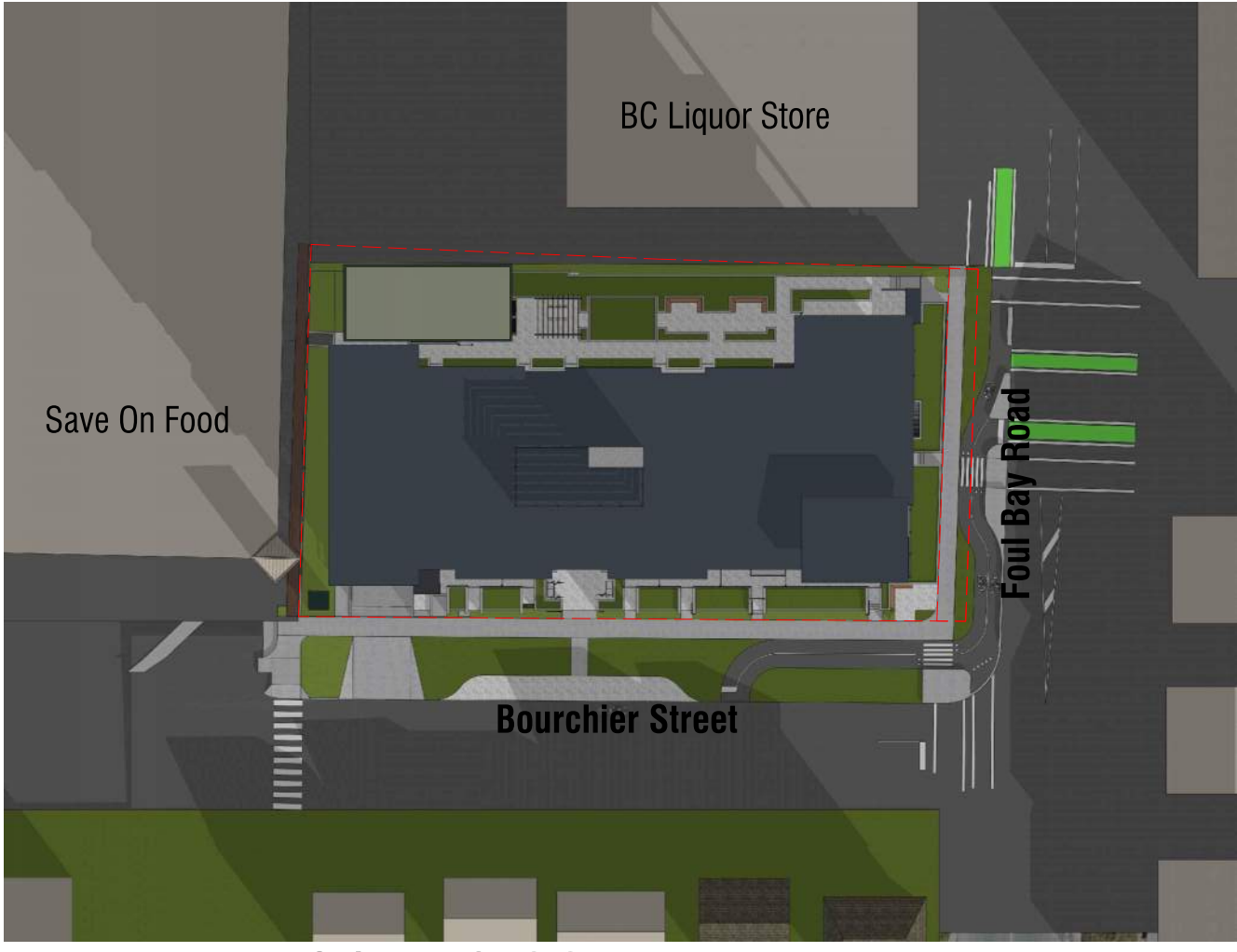
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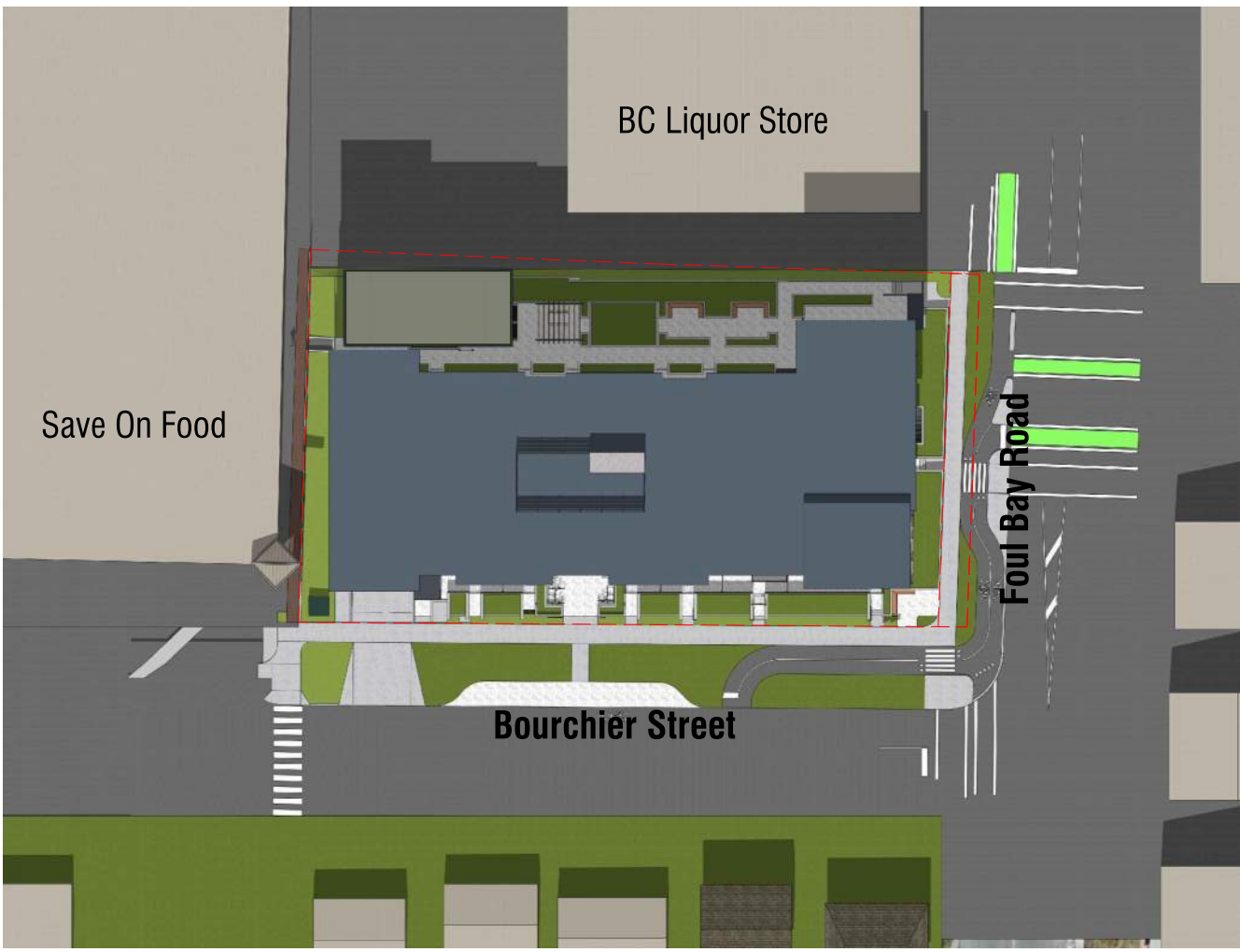


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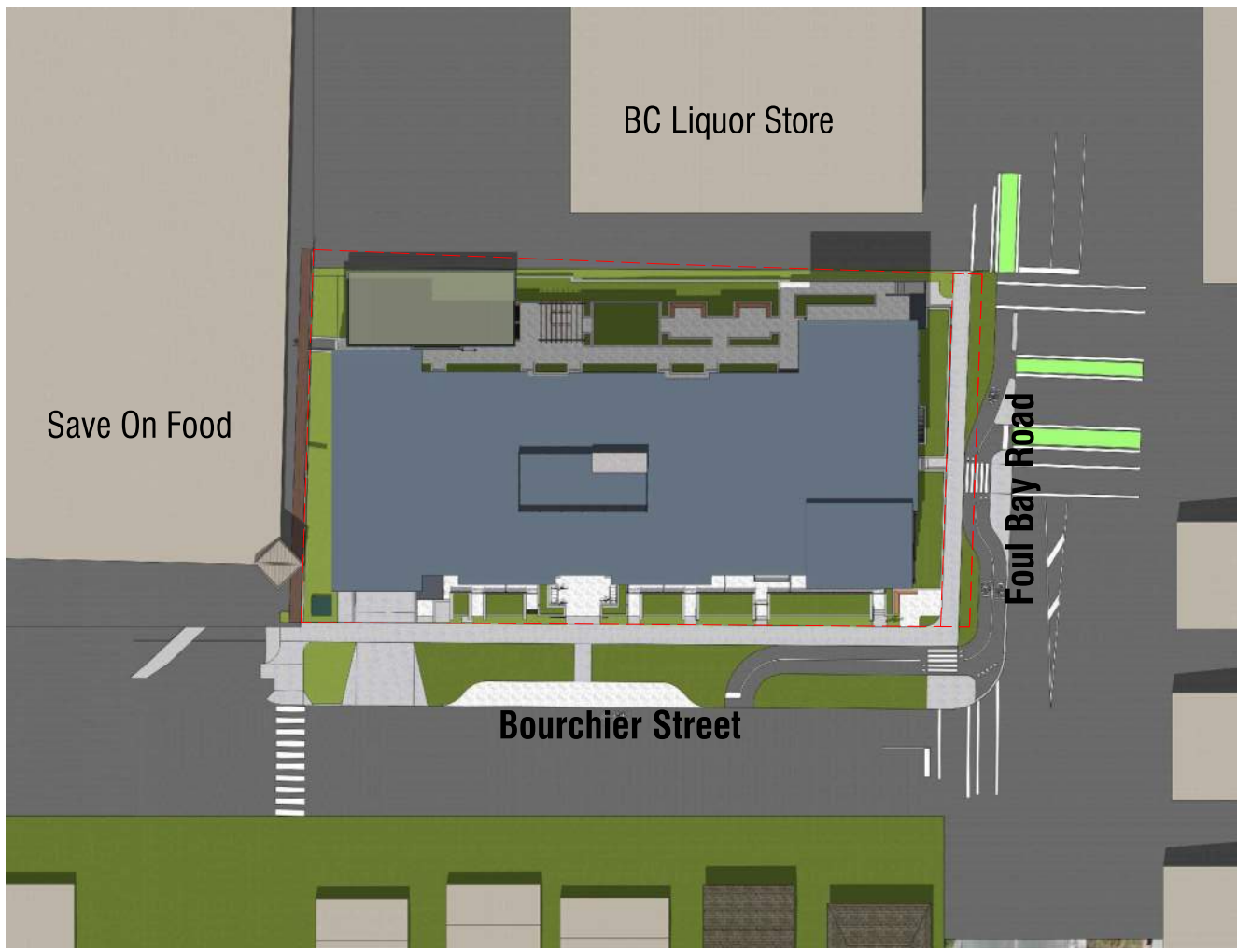
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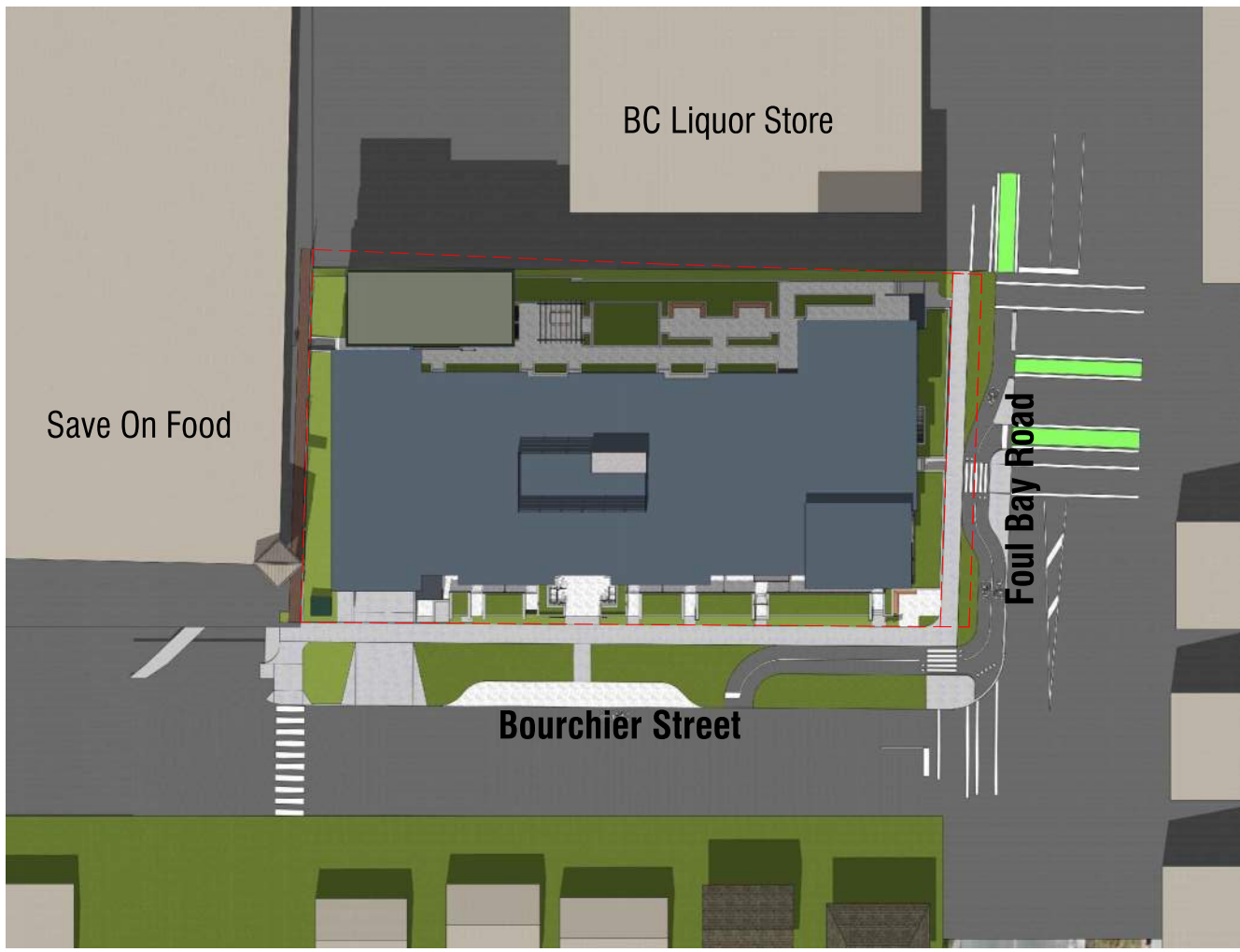
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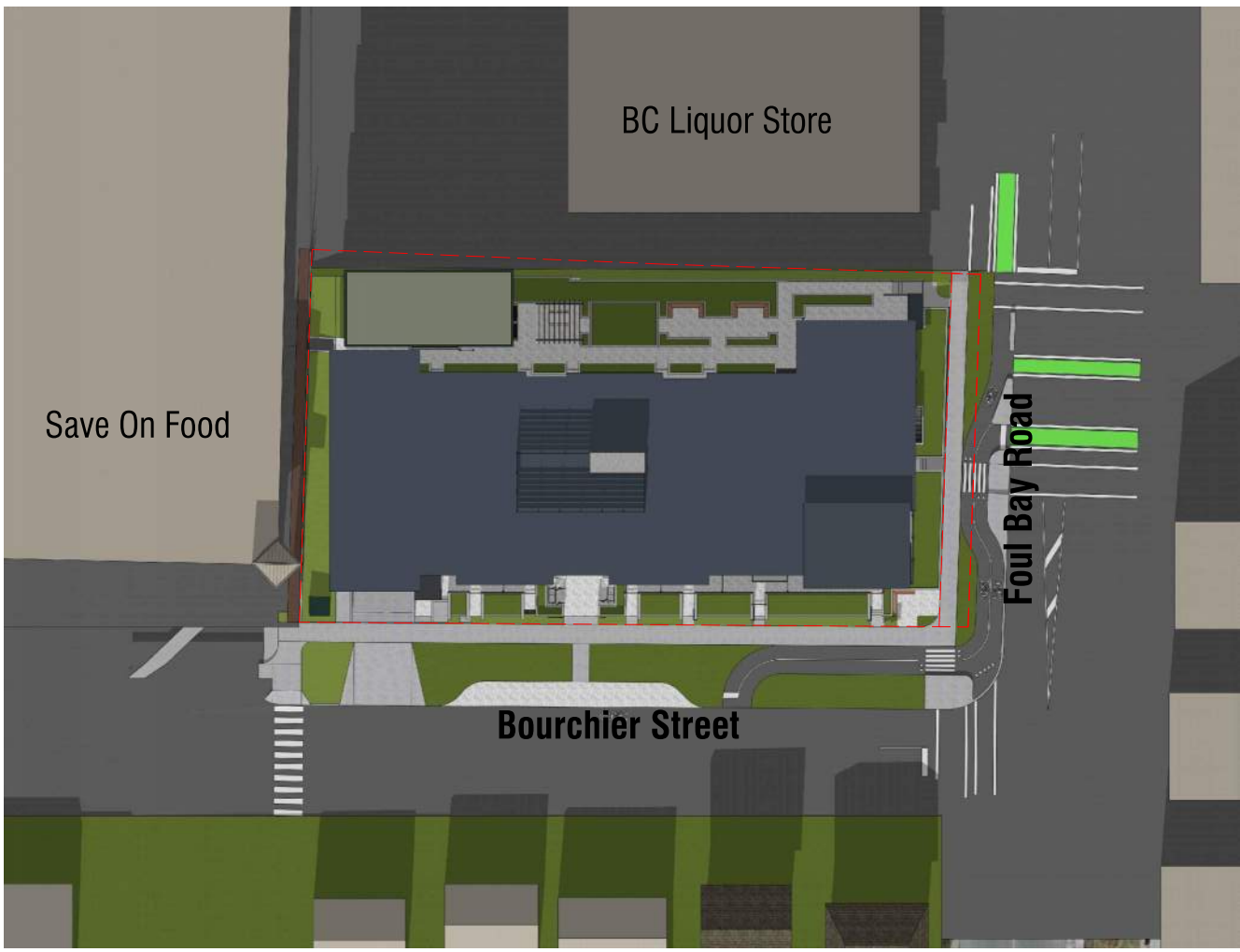
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June 21st, 12:00 P.M.



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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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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



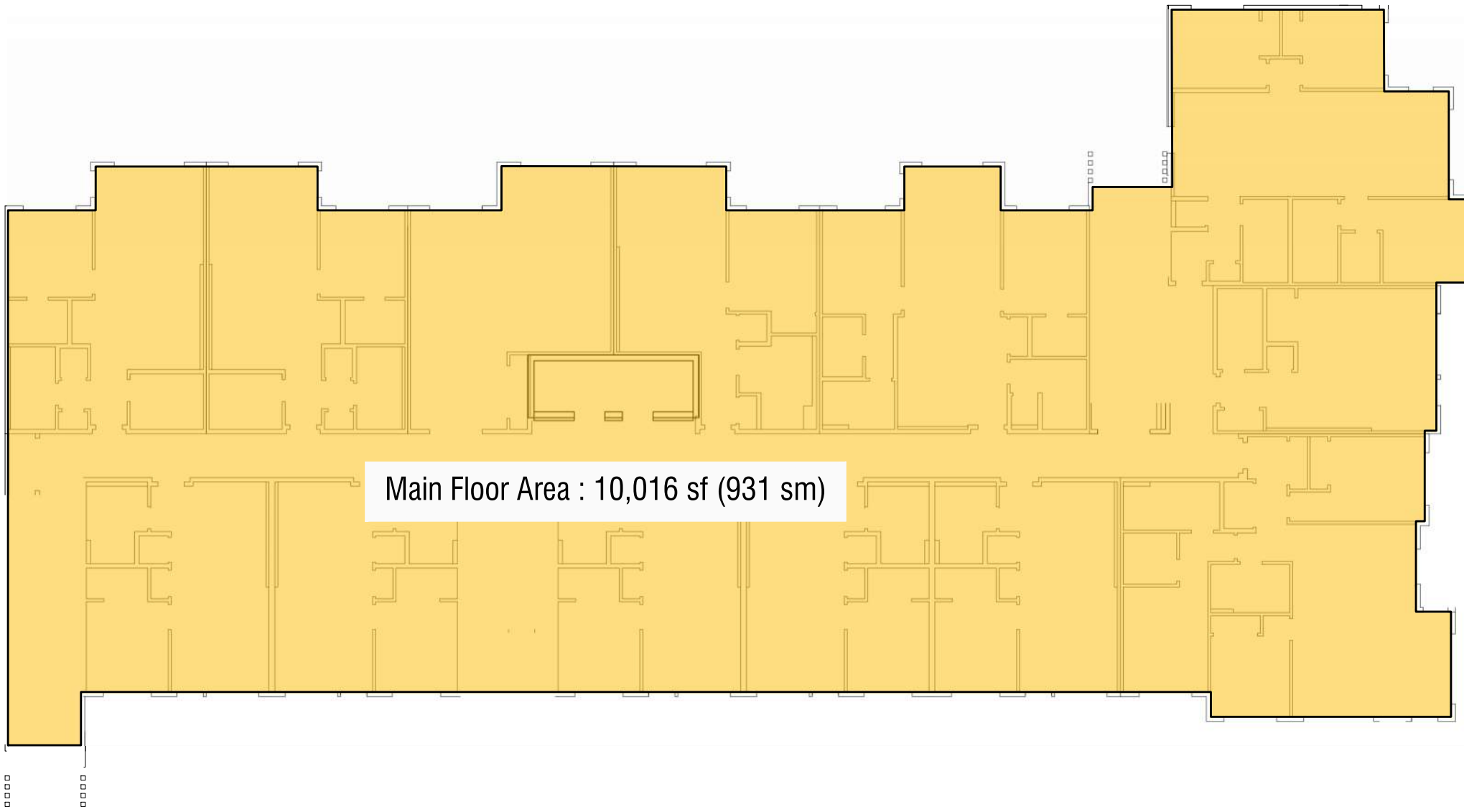
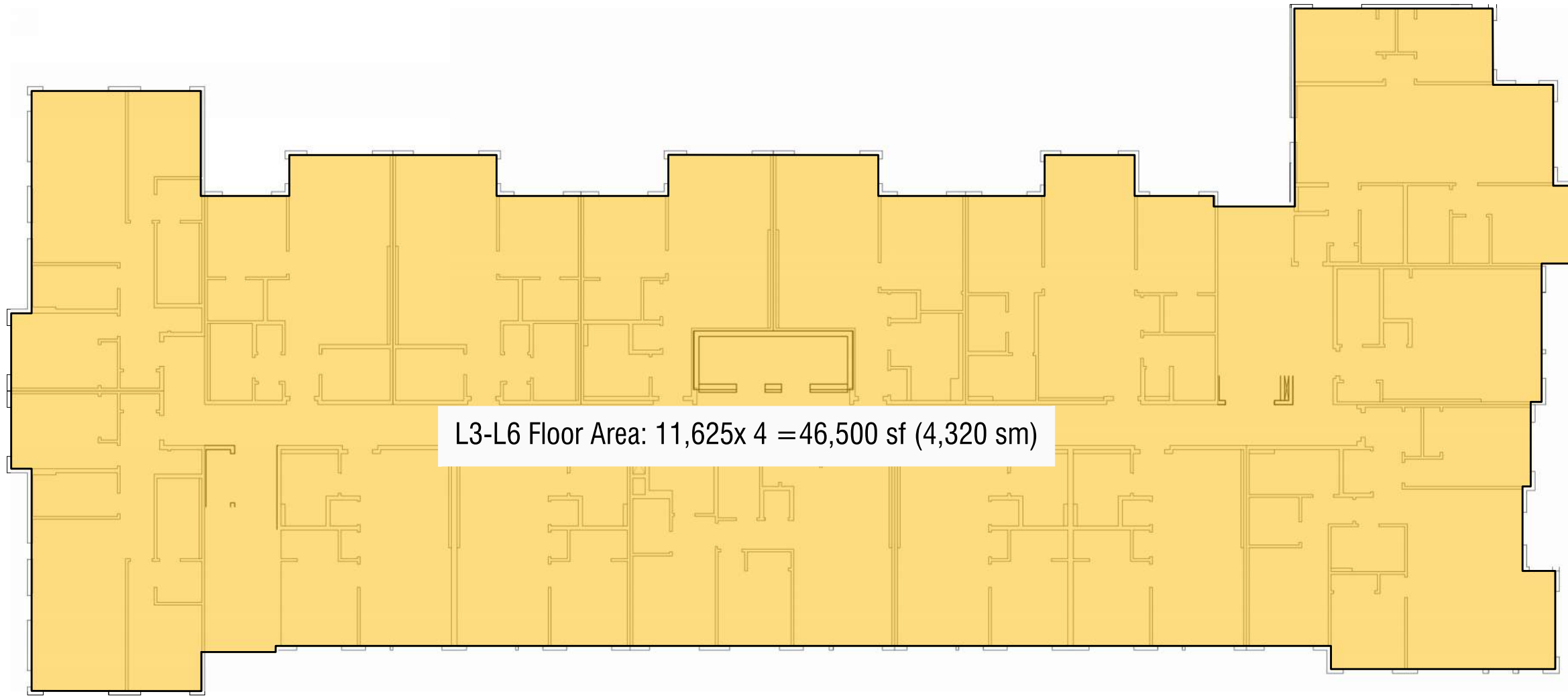
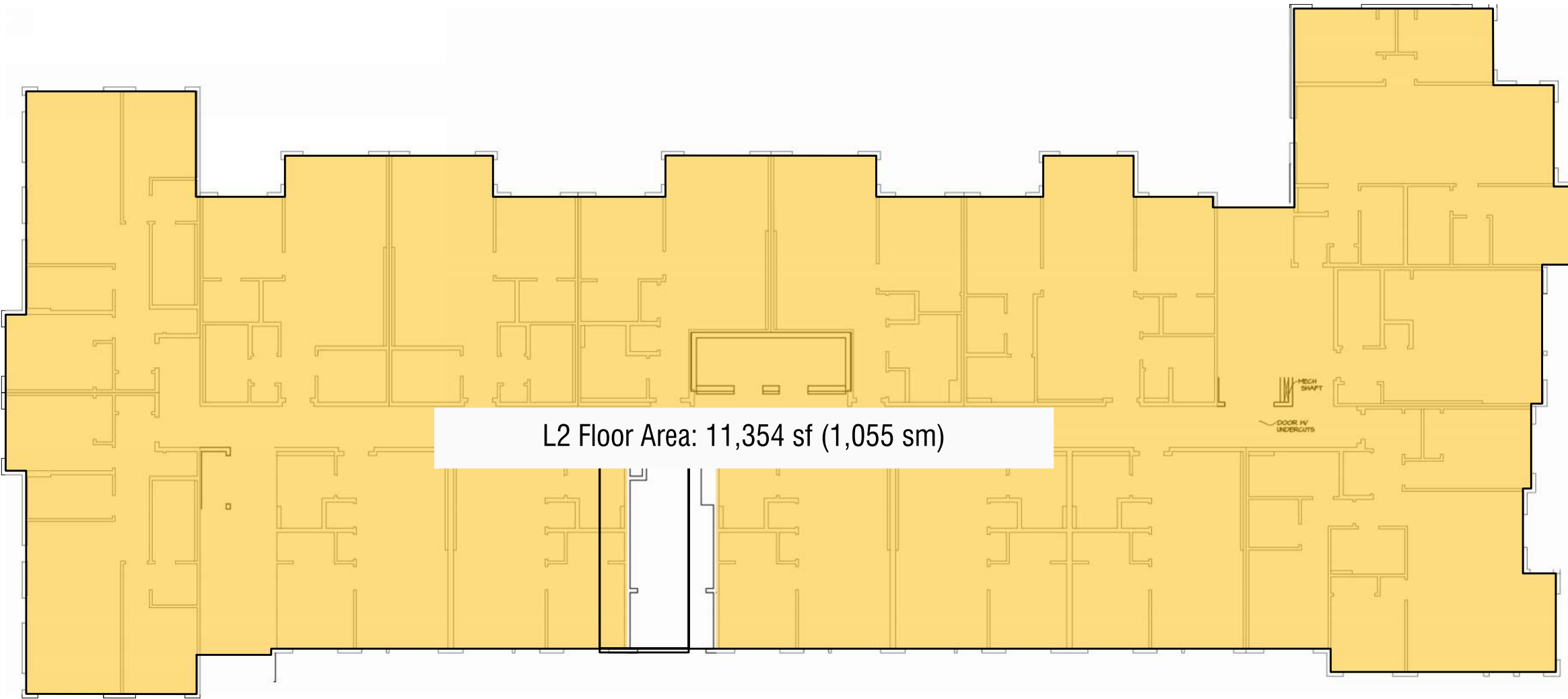
Shadow Study

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



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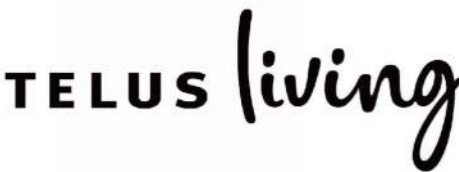
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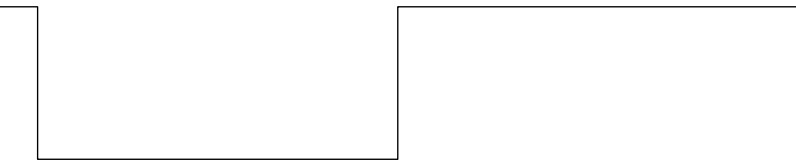


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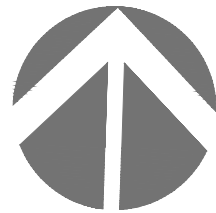
Key Plan - Area Calculations

Scale: 1:100
May 27, 2026

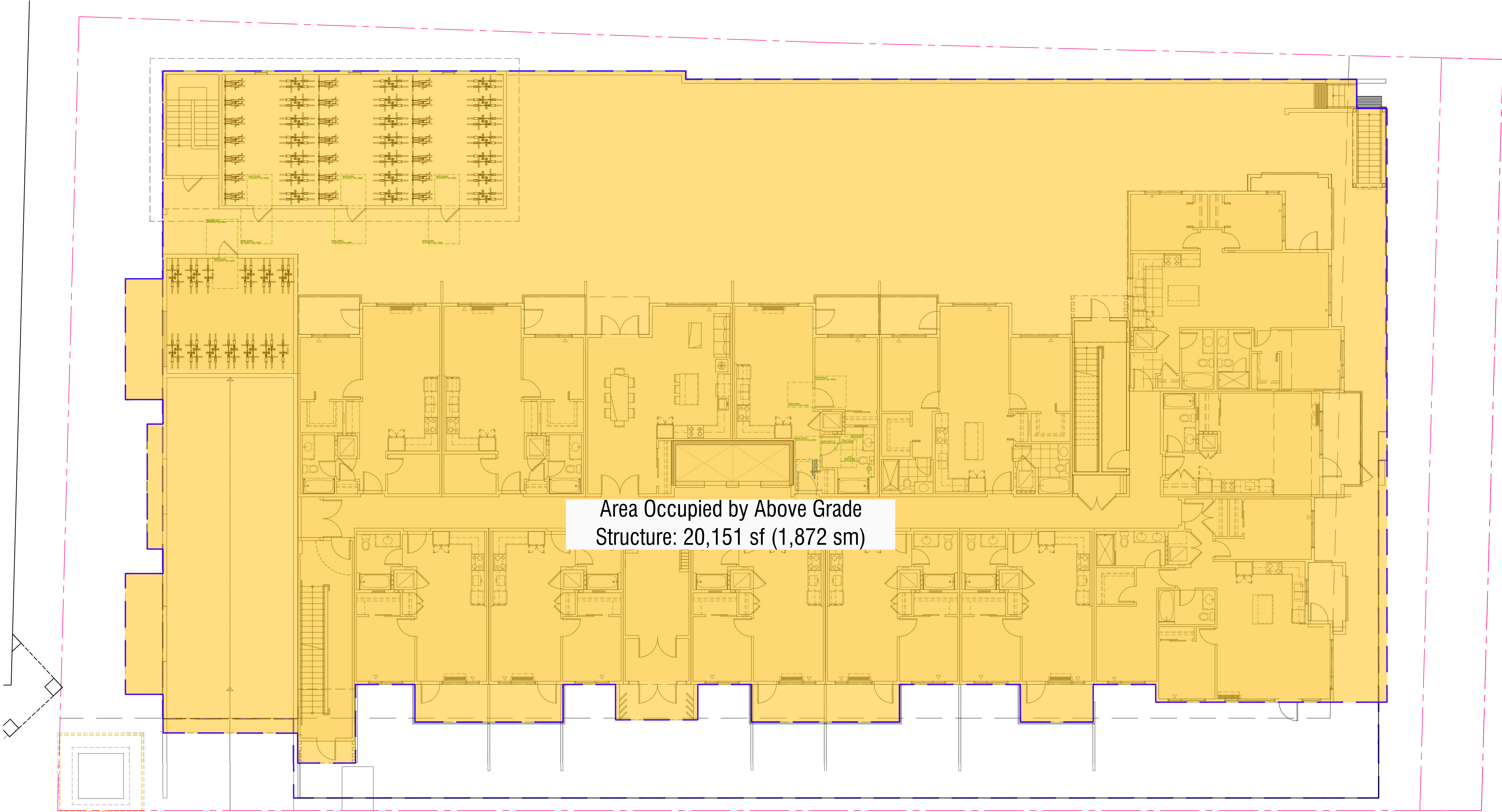


SCALE: 1:200

Key Plan - Area Calculations



A-7.01



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.



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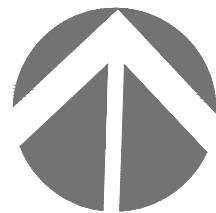


Project
1908 FOUL BAY
Multi-Unit Residential



Key Plan - Site Coverage

Scale: 1:100
May 27, 2026





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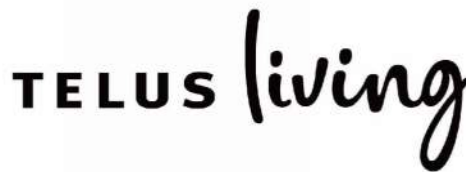
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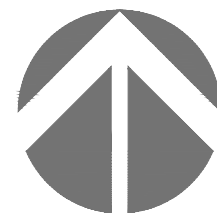


Project
1908 FOUL BAY
Multi-Unit Residential

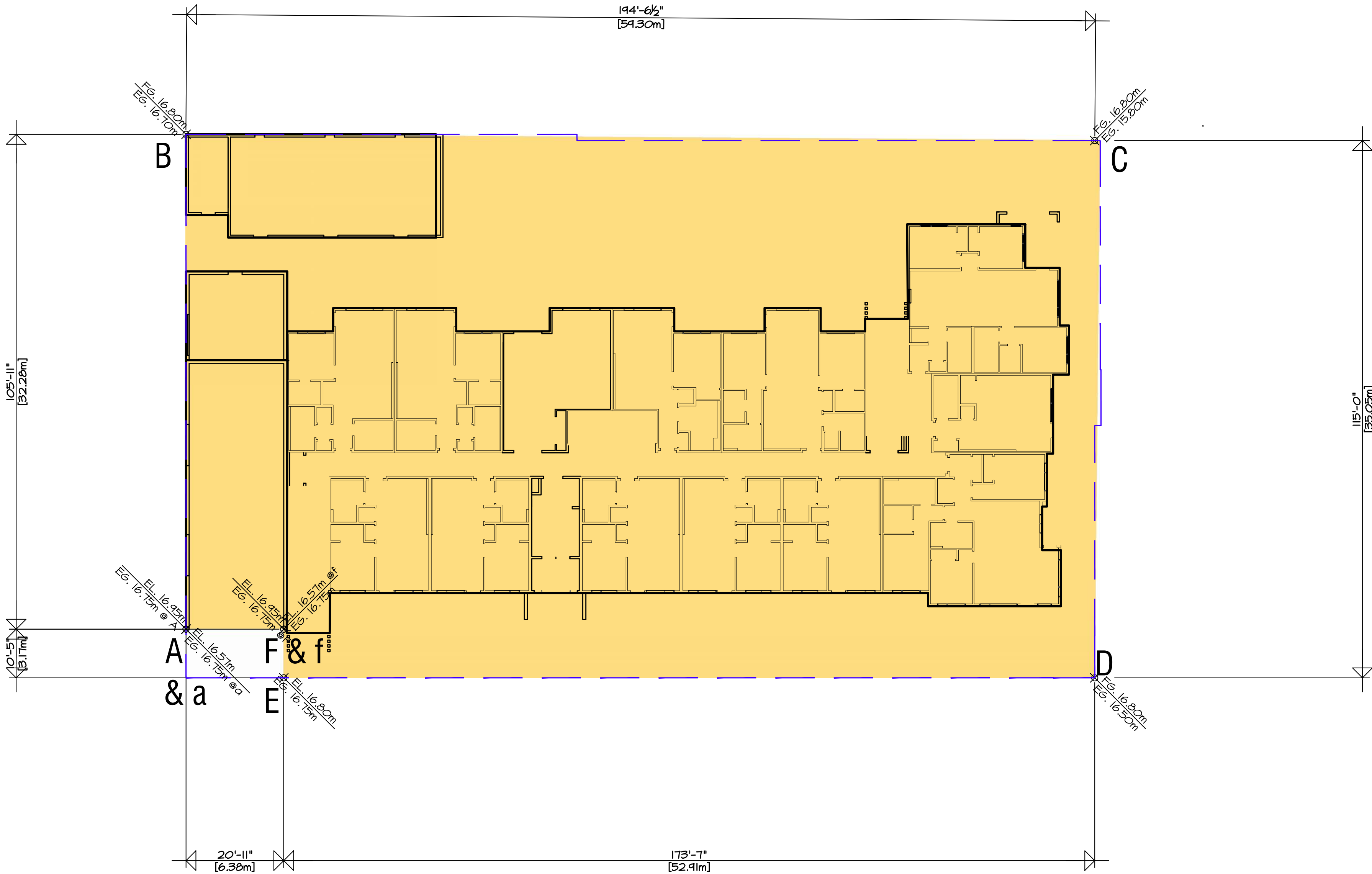


Average Grade Overlay

Scale: 1:200
May 27, 2026



Average Grade Overlay A-7.03



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)

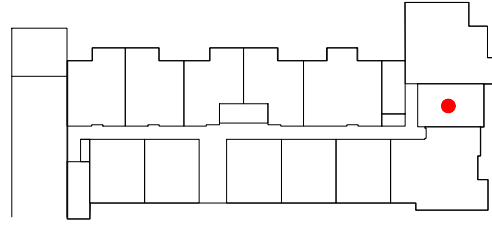
"Grade" means the elevation calculated by averaging the elevation of natural grade or finished grade, whichever is lower at any points at which any part of a building comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the wall of a building

Unit S - Studio

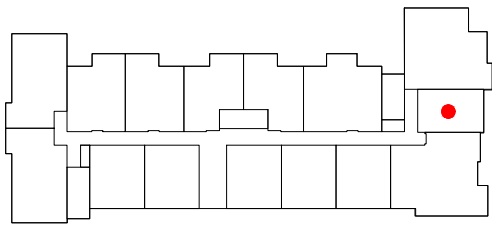
1 Bed + 1 Bath
434 sf

6 Units Total (6 of 87)

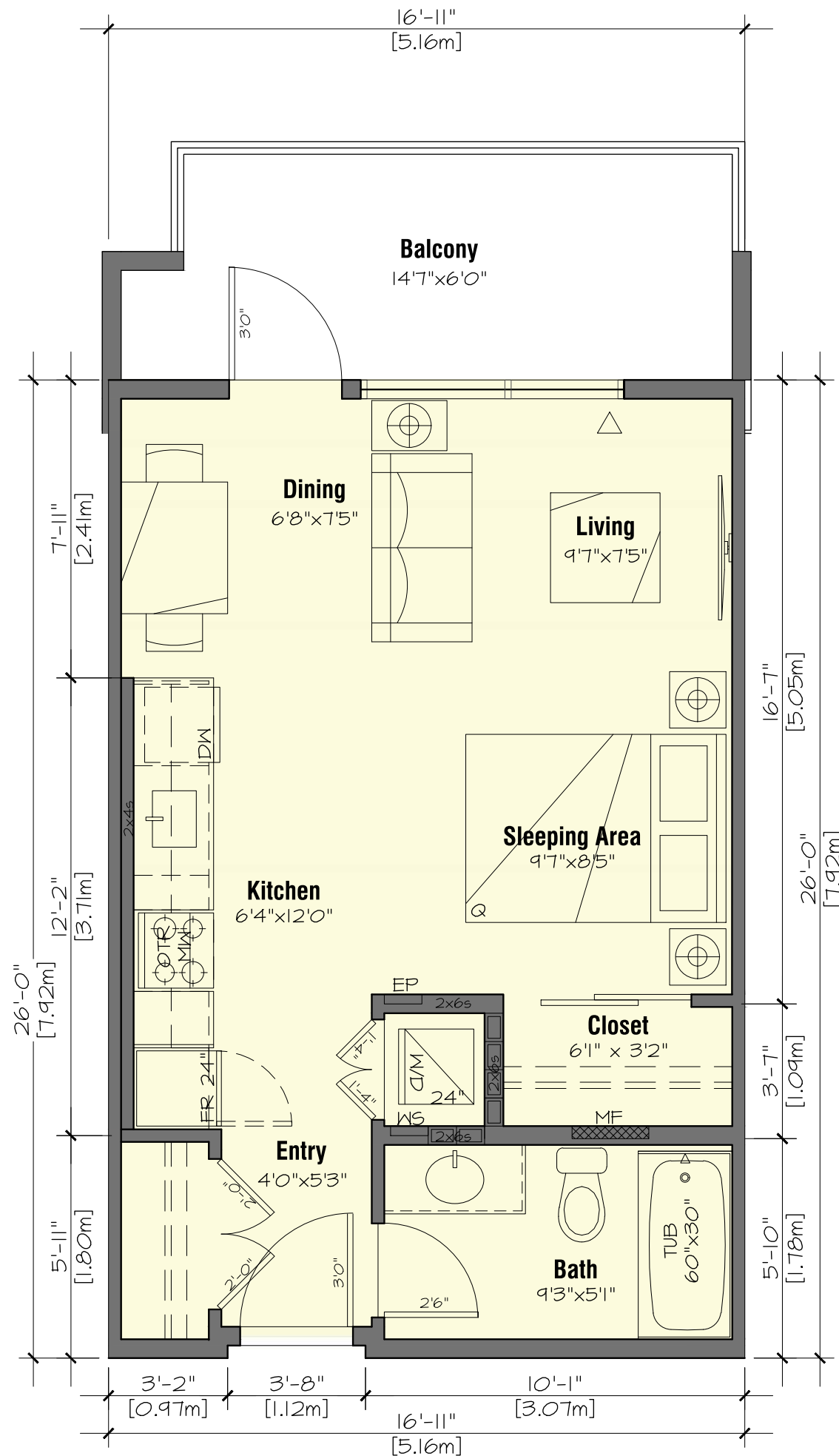
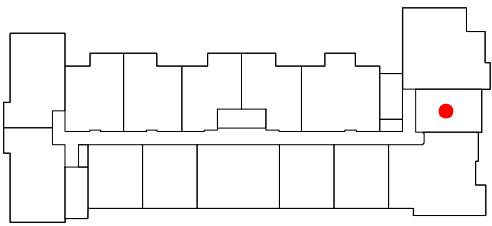
Level 1:



Level 2:



Level 3-6:

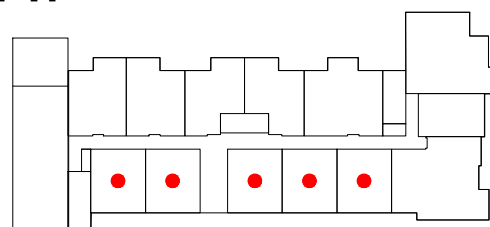


A1 - 1 Bedroom

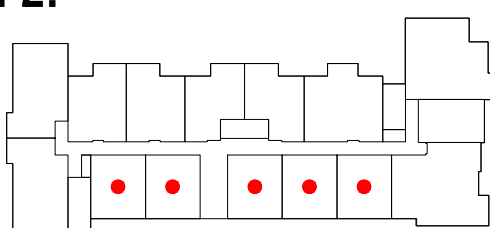
1 Bed + 1 Bath
530 sf

26 Units Total (26 of 87)

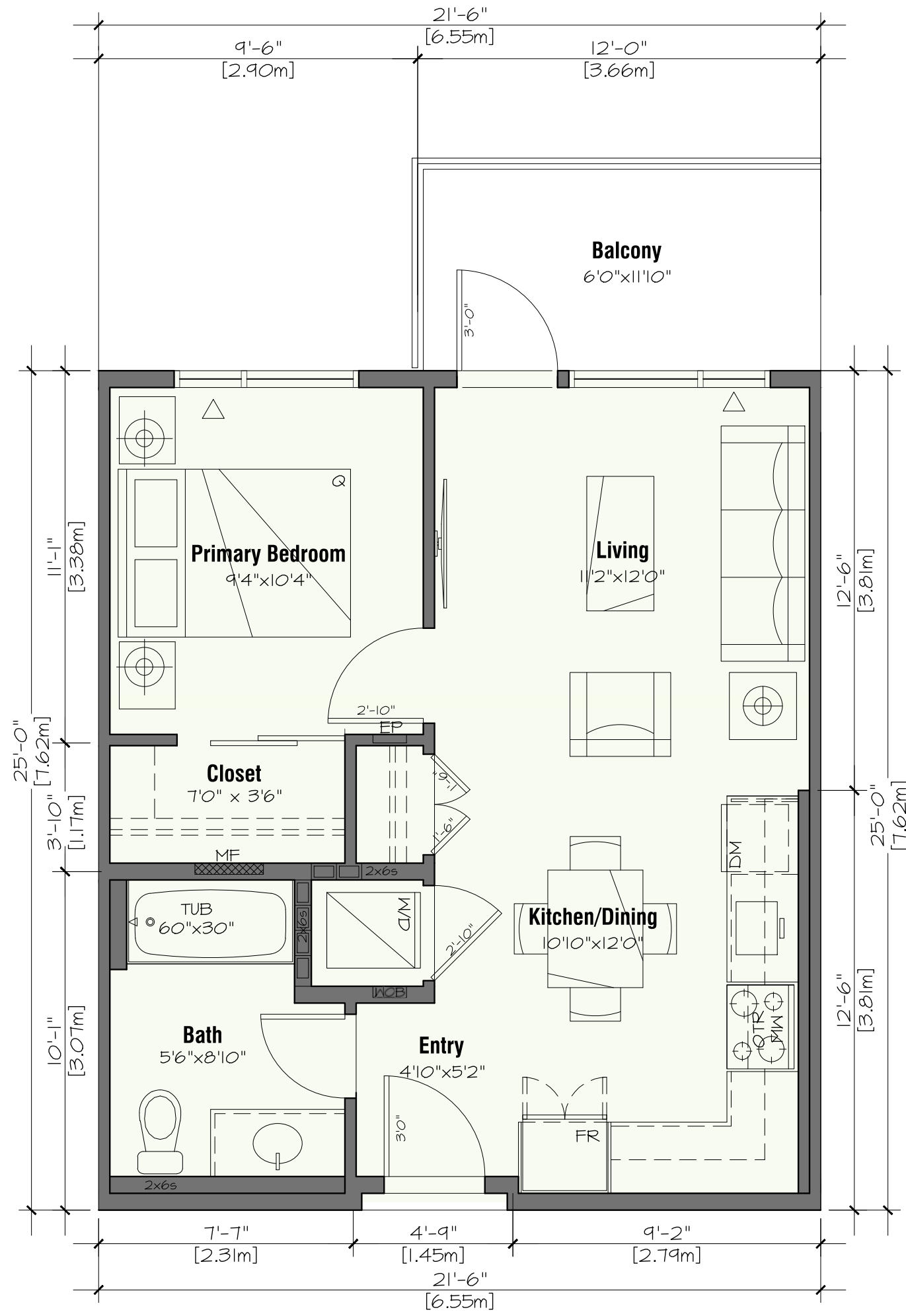
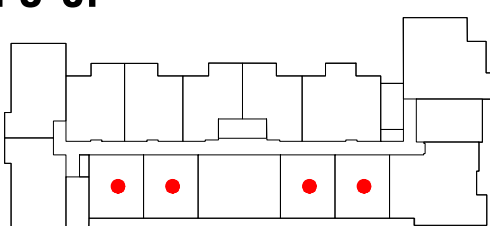
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Level 2:



Level 3-6:

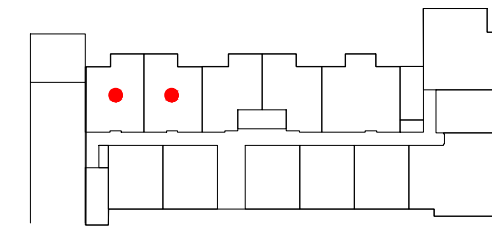


A2 - 1 Bedroom + Flex

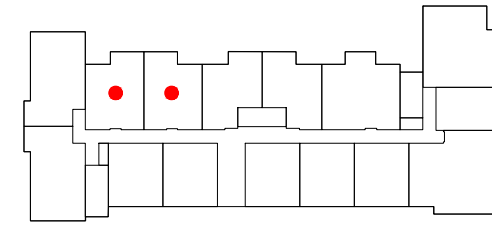
1 Bed + 1 Bath
656 sf

12 Units Total (12 of 87)

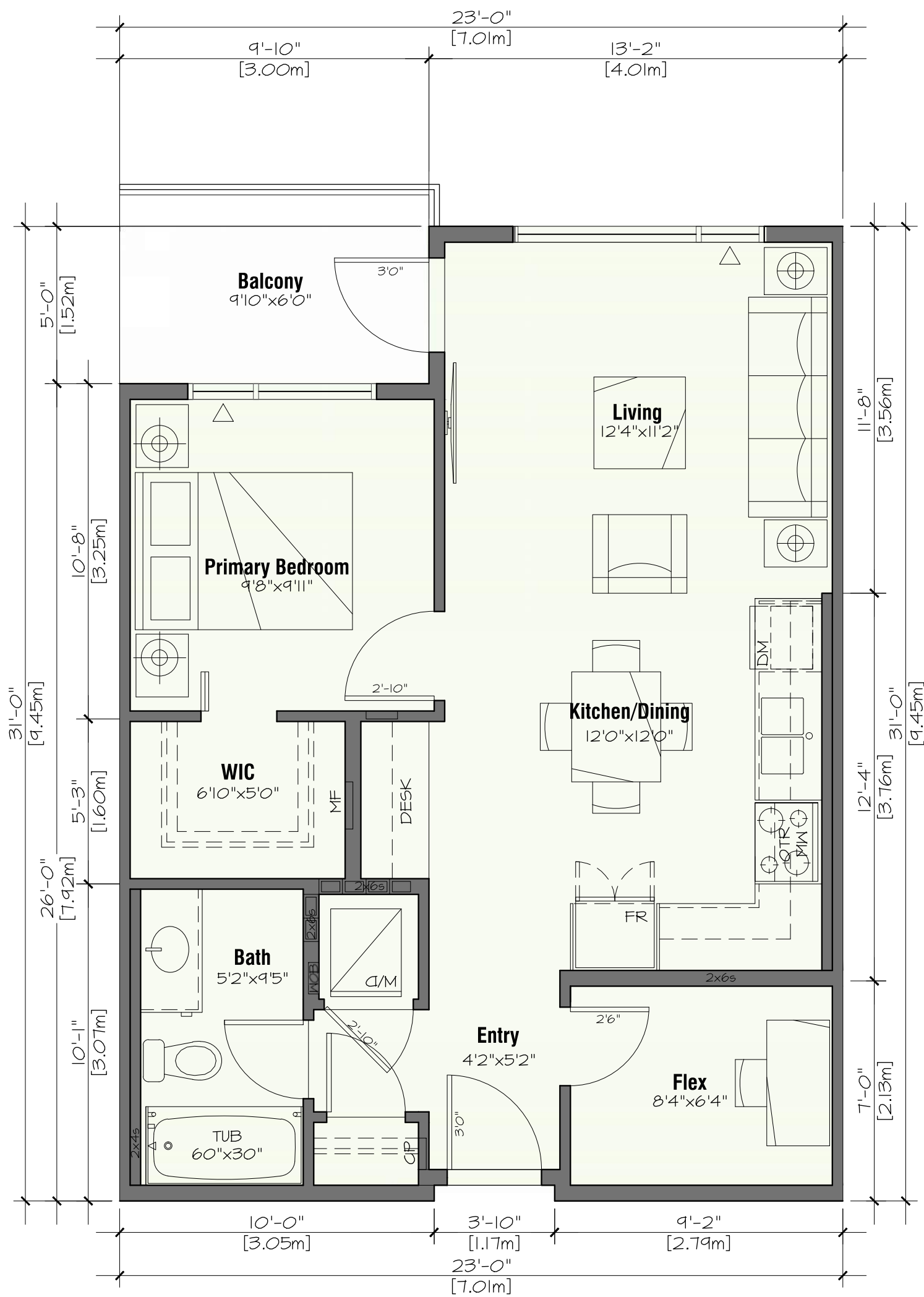
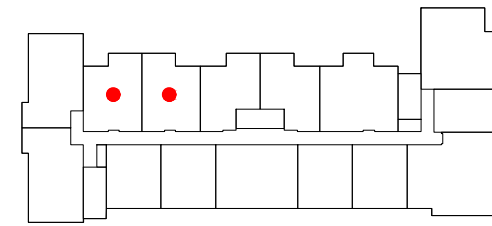
Level 1:



Level 2:



Level 3-6:



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Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Unit Plans

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

A-8.01



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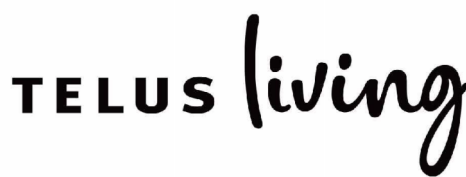
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Multi-Unit Residential



Unit Plans

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

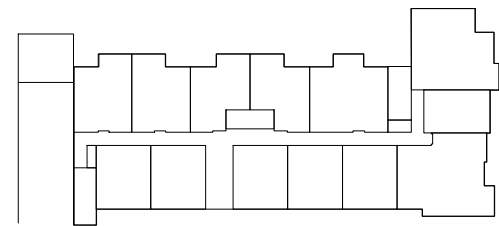
A-8.02

A2e - 1 Bedroom

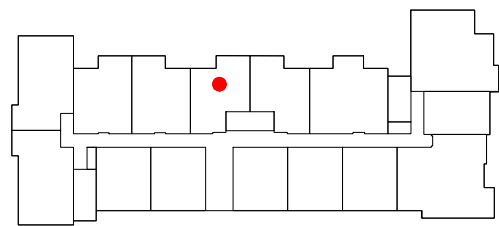
1 Bed + 1 Bath
581 sf

5 Units Total (5 of 87)

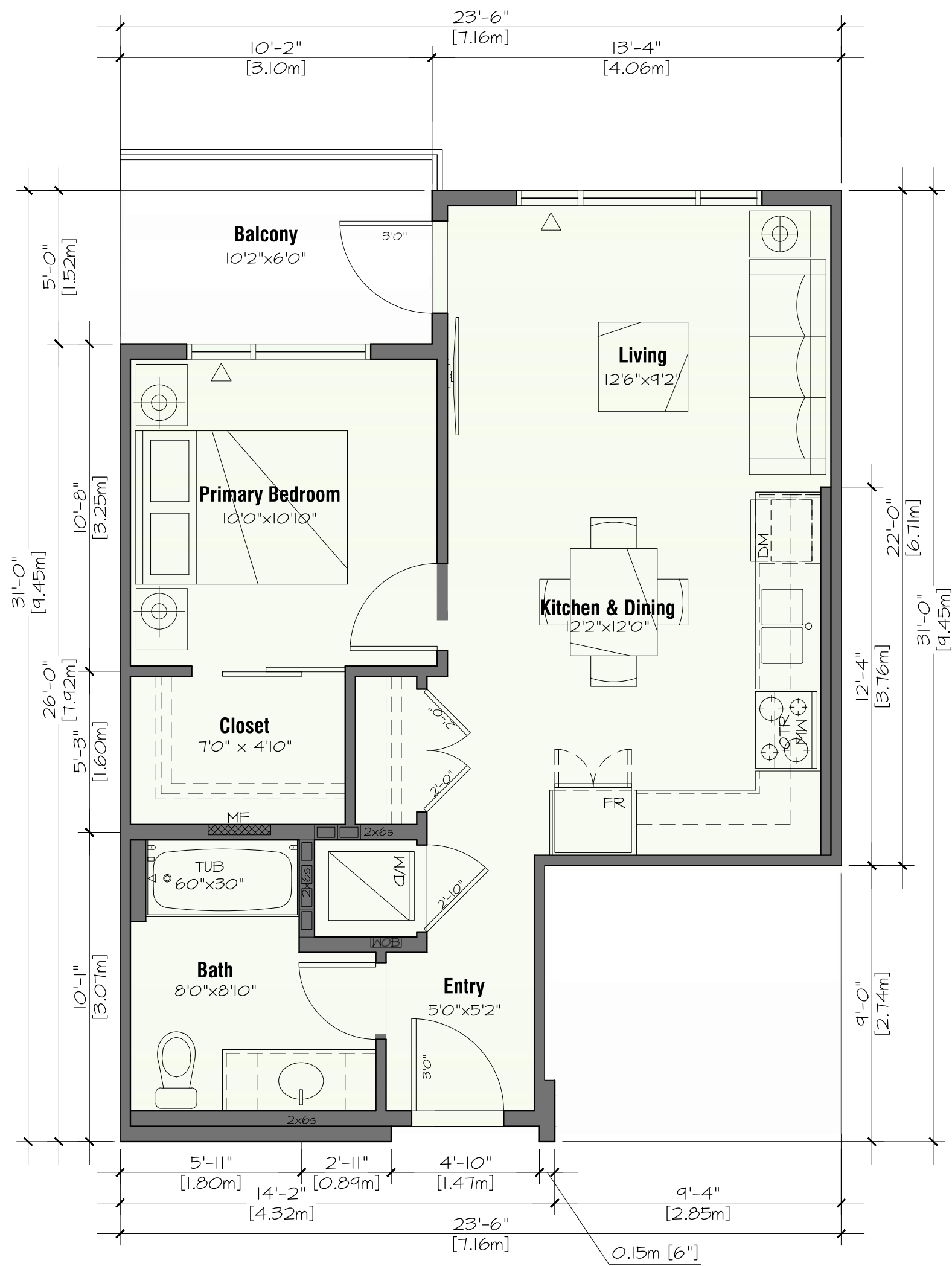
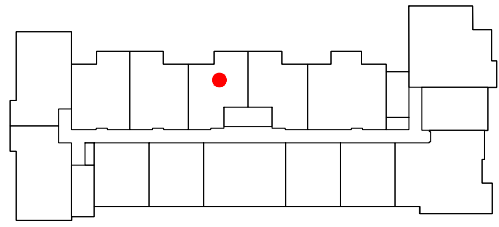
Level 1:



Level 2:



Level 3-6:



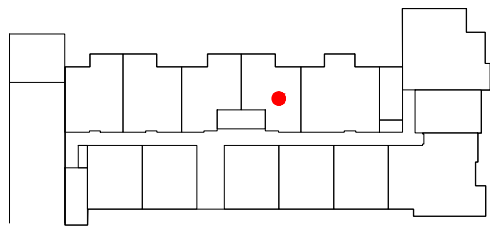
A2ap - 1 Bedroom

1 Bed + 1 Bath
581 sf

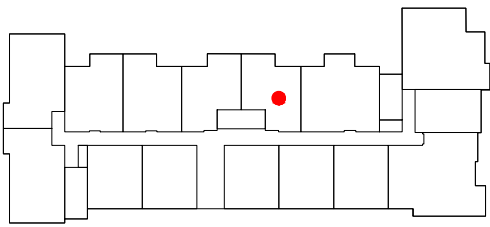
Adaptable Units (2018 Compliance)

5 Unit Total (6 of 87)

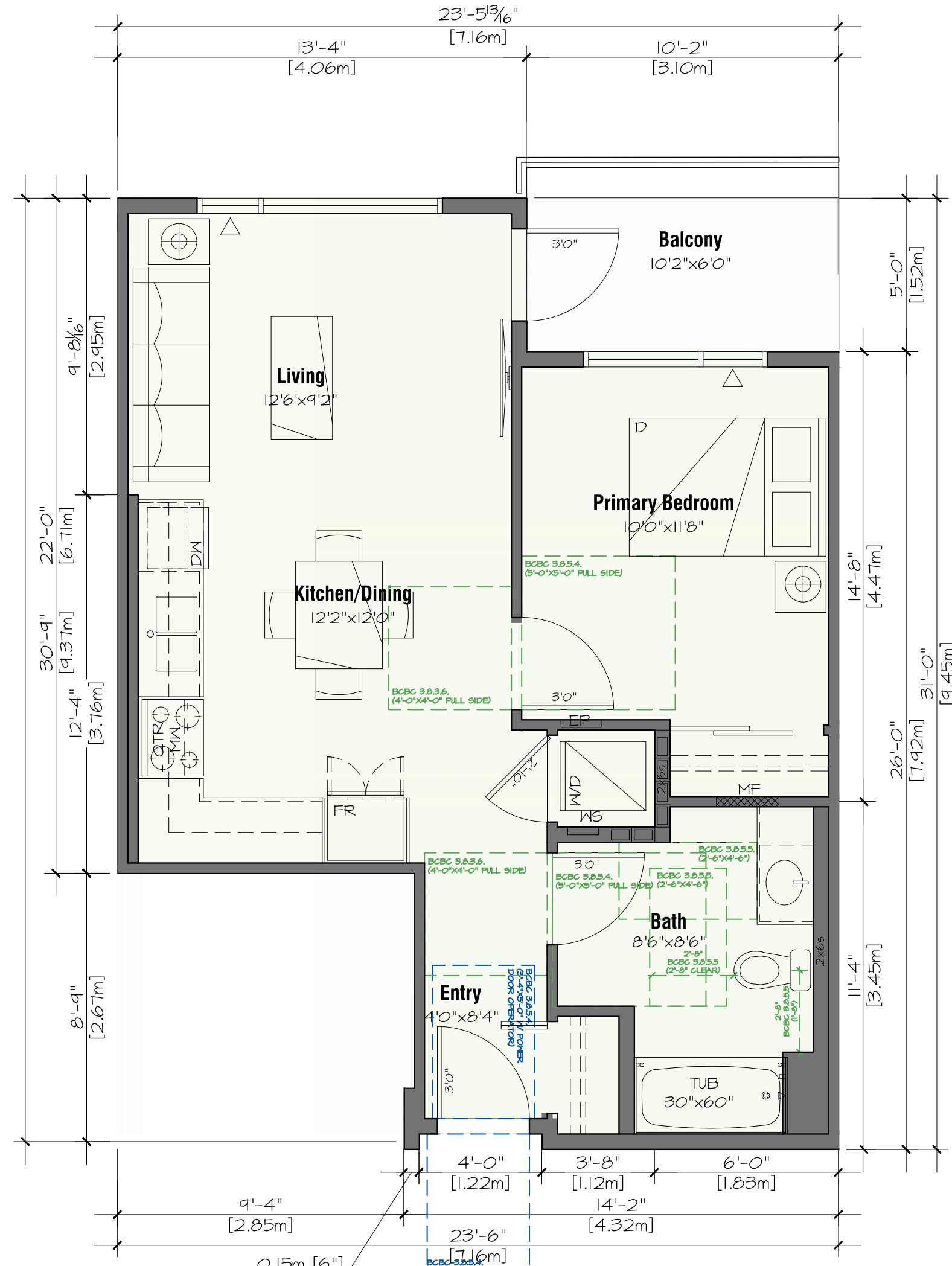
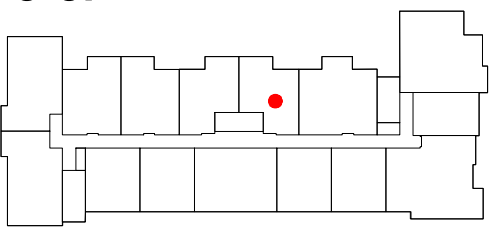
Level 1:



Level 2:



Level 3-6:

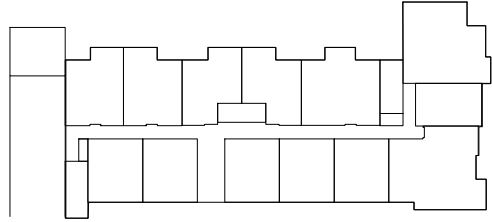


B1 - 2 Bedroom

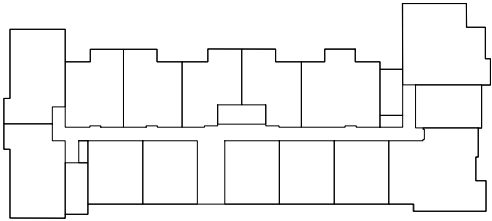
2 Bed + 2 Bath
798 sf

4 Units Total (4 of 87)

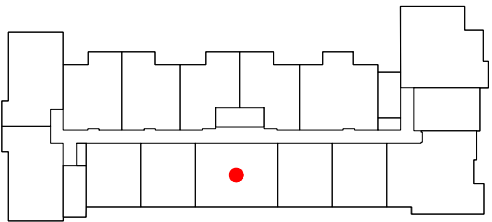
Level 1:



Level 2:



Level 3-6:

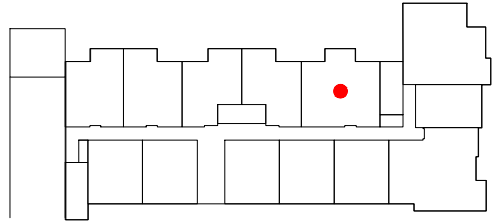


B2 - 2 Bedroom Unit

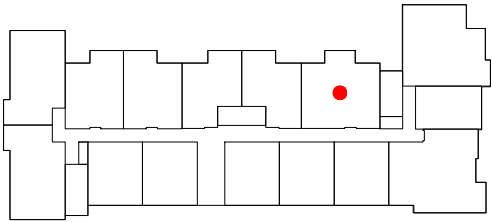
2 Bed + 2 Bath
852 sf

6 Units Total (6 of 87)

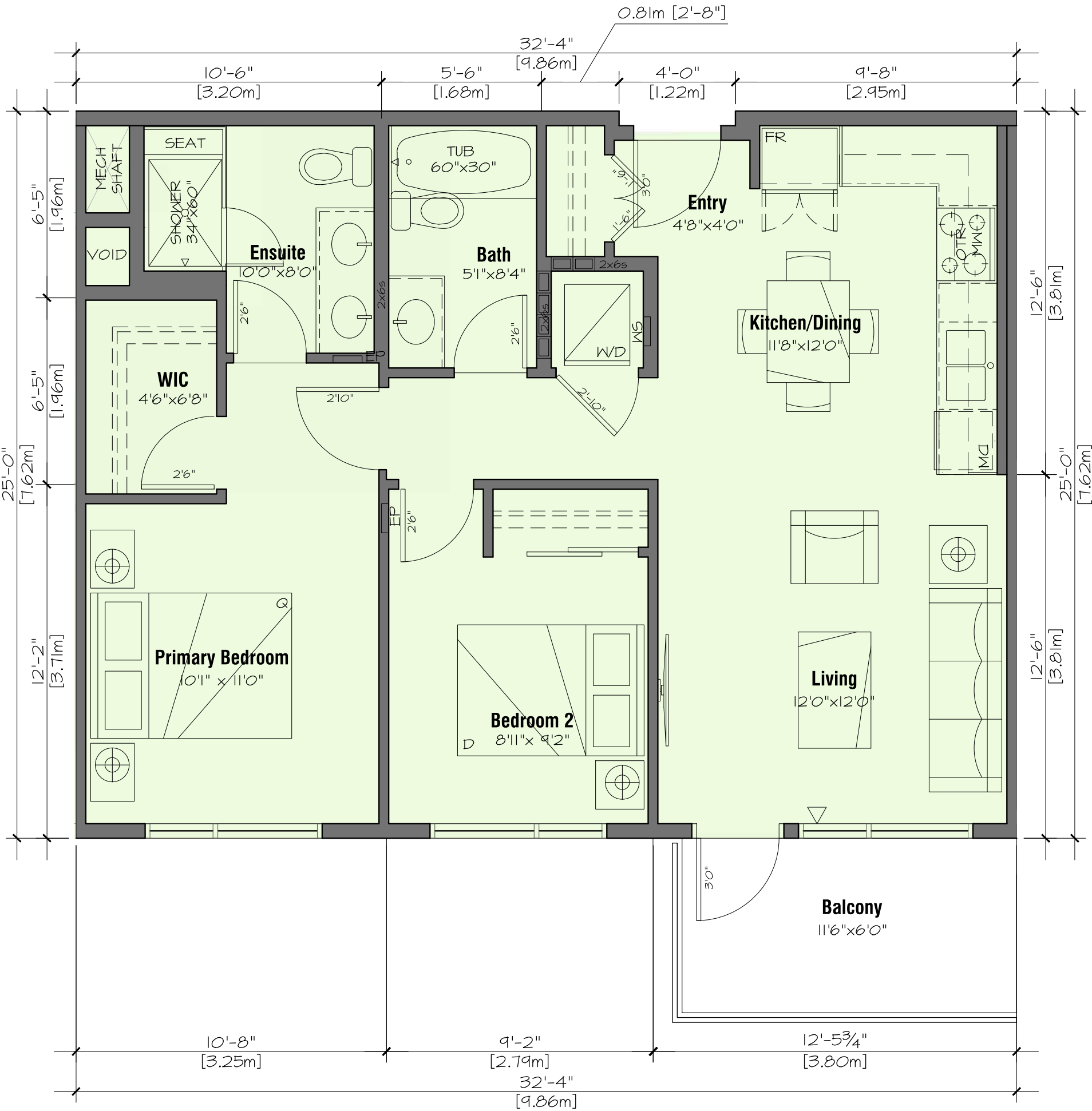
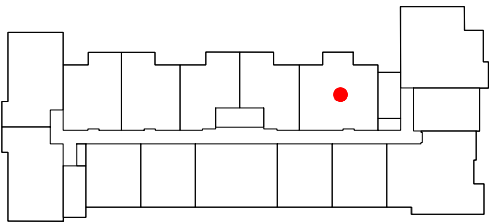
Level 1:



Level 2:



Level 3-6:

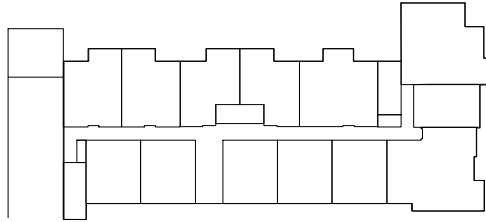


C2 - 2 Bedroom Corner Unit

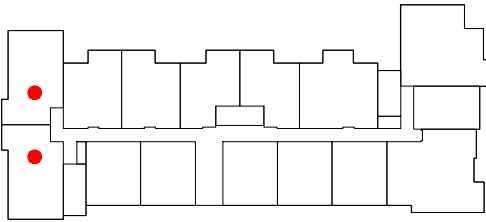
2 Bed + 2 Bath
797 sf

6 Units Total (10 of 87)

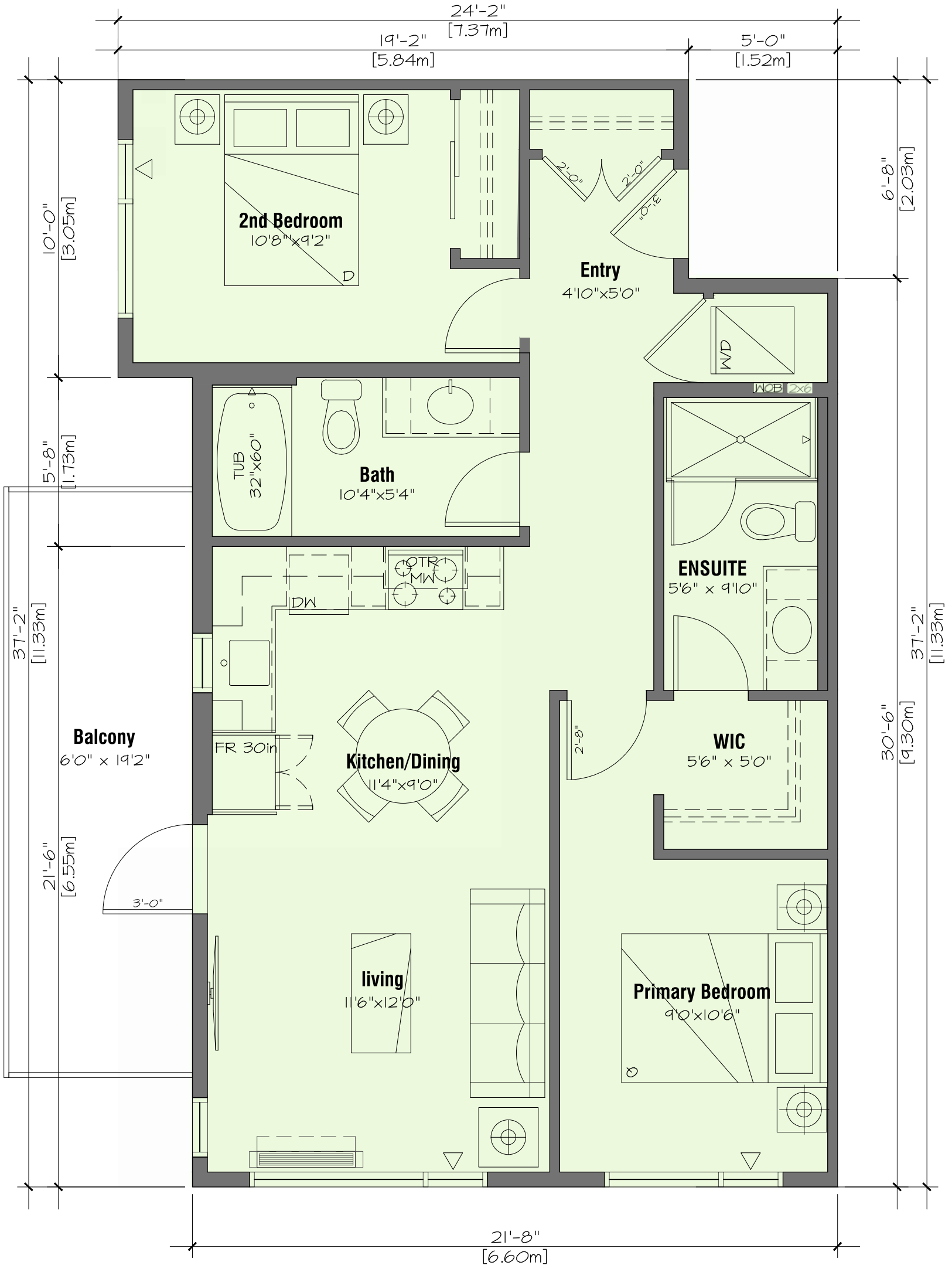
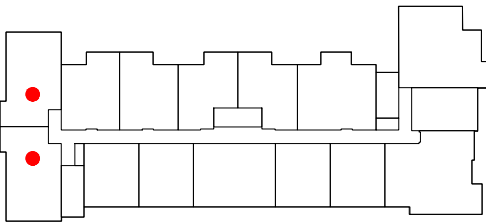
Level 1:



Level 2:



Level 3-6:



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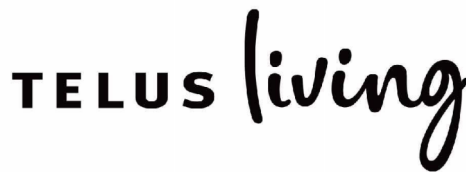
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Project

1908 FOUL BAY
Multi-Unit Residential



Unit Plans

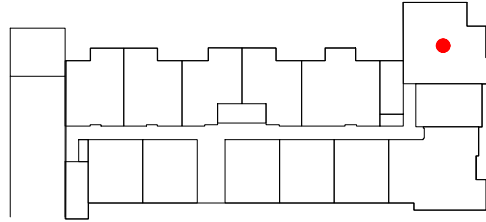
Scale: 1/4" = 1' - 0"
May 27, 2026

D1 - 3 Bedroom Corner Unit

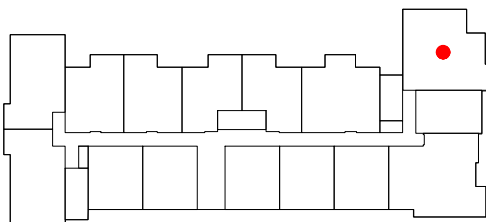
3 Bed + 2 Bath
991 sf

8 Units Total (6 of 87)

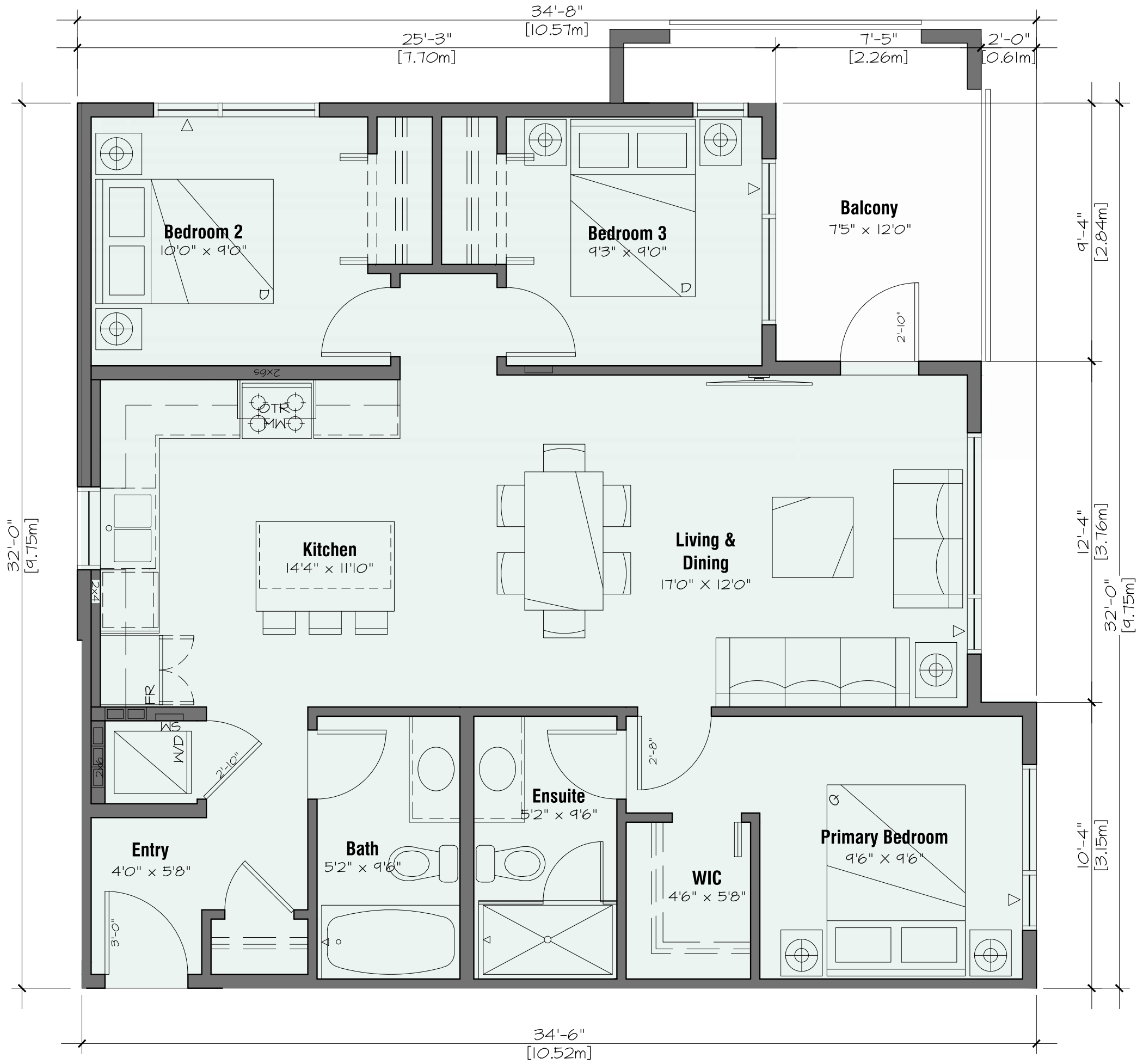
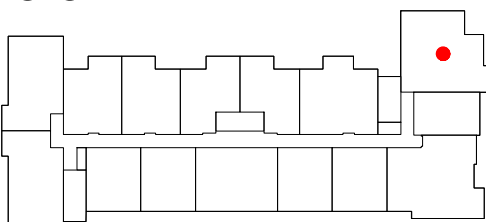
Level 1:



Level 2:



Level 3-6:

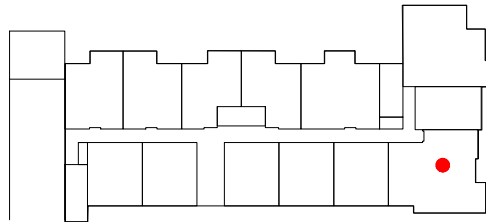


D2 - 3 Bedroom Corner Unit

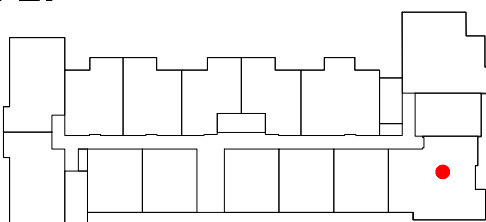
3 Bed + 2 Bath
1090 sf

8 Units Total (6 of 87)

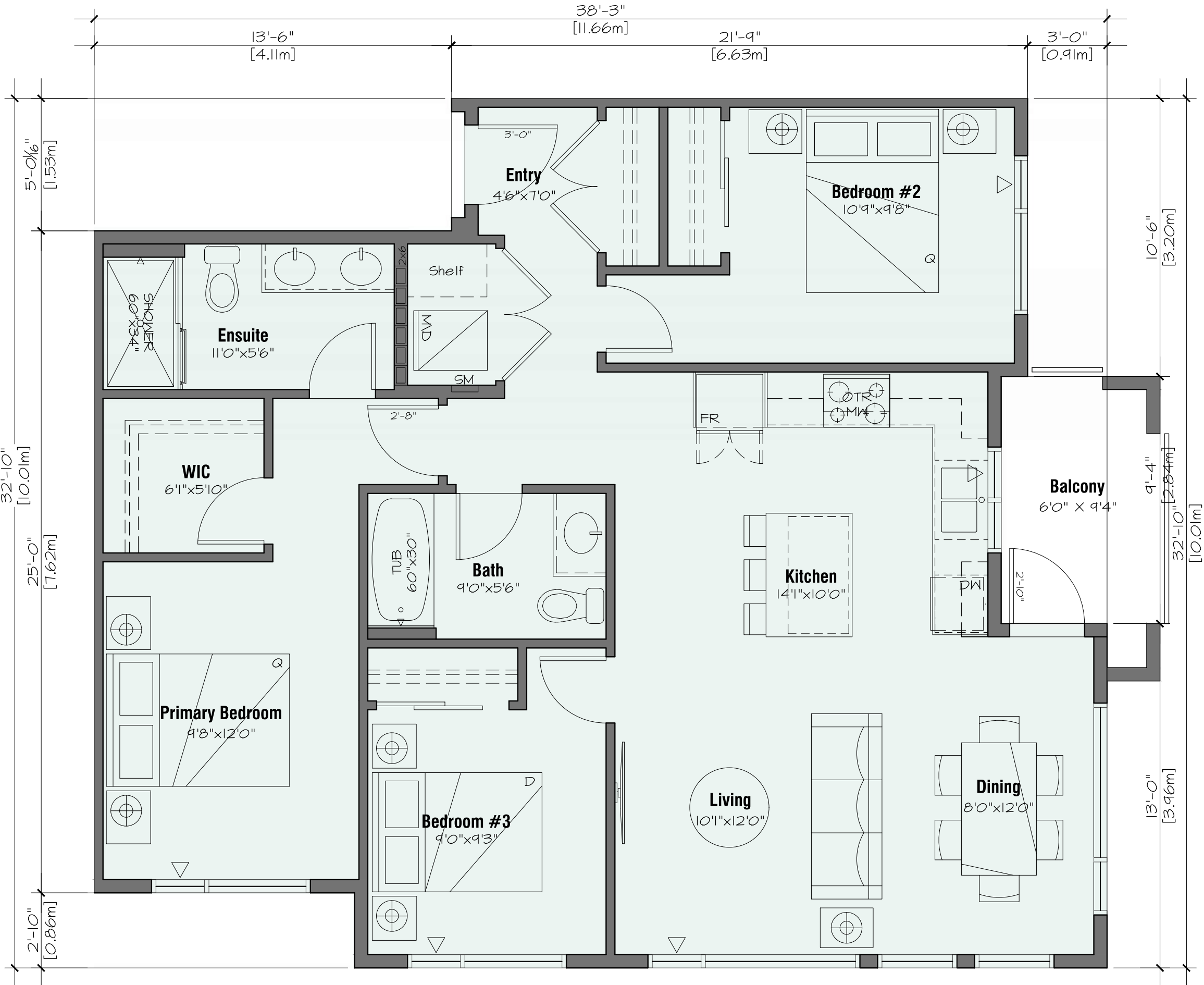
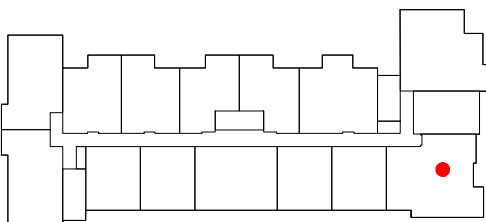
Level 1:



Level 2:



Level 3-6:



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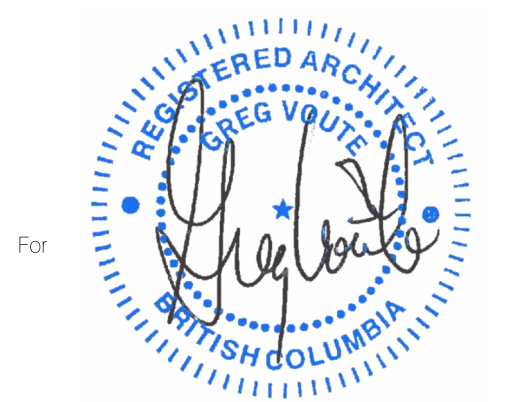
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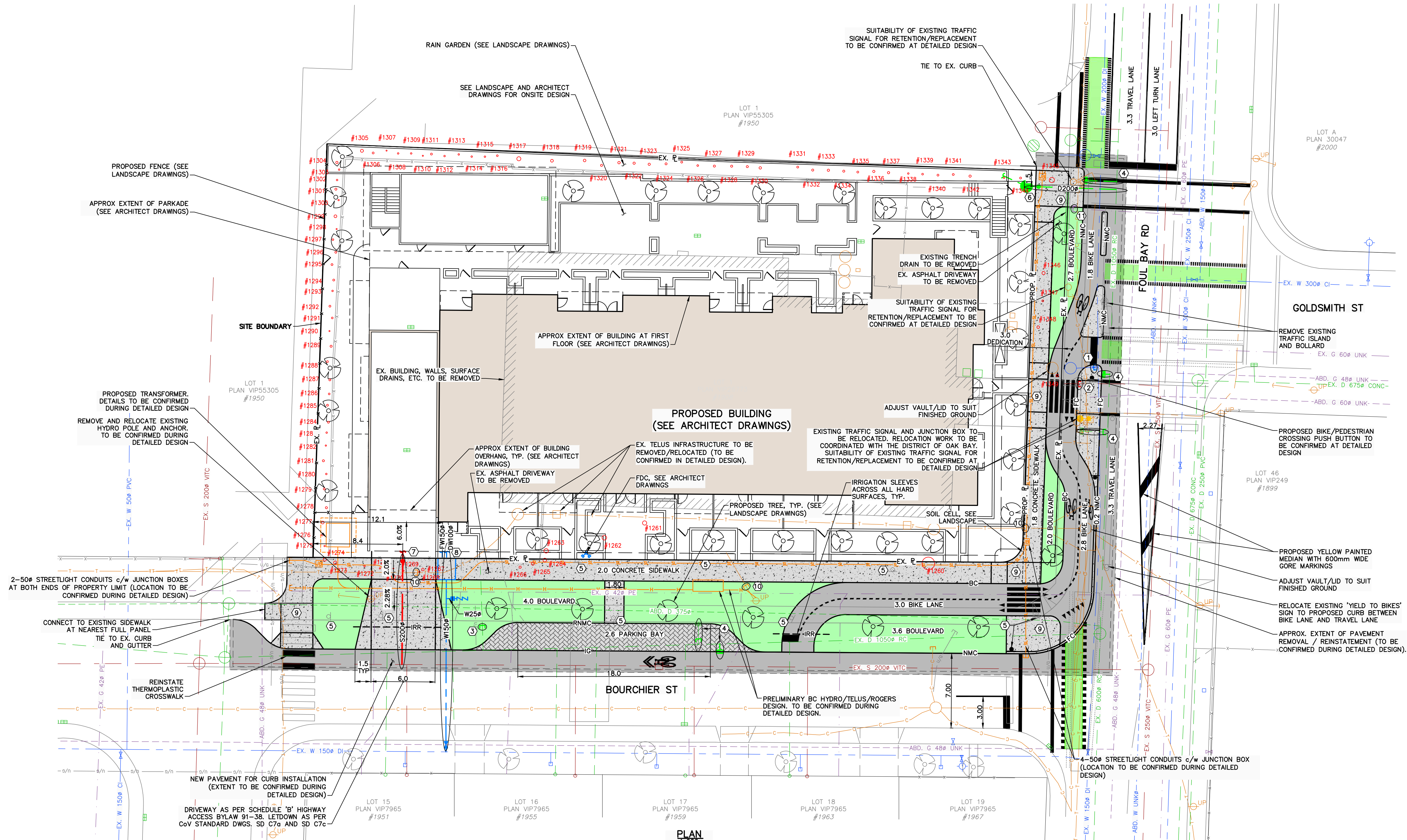
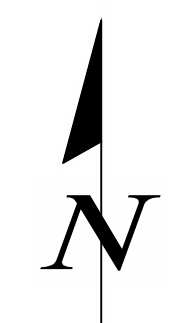
TELUS living



Unit Plans

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

A-8.04



SHEET NOTES	
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY COV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED.
3	EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED.
4	REMOVE EXISTING CATCH BASIN, REMOVE OR CAP & ABANDON EXISTING CATCH BASIN LEAD. REPLACE WITH NEW CATCH BASIN AS PER COV STD. DWG. SD11B c/w 150# PVC LEAD.
5	EXISTING SIGN TO BE REMOVED / REINSTATED
6	NEW 200# STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY COV FORCES AT DEVELOPER'S EXPENSE.
7	NEW 200# SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY COV FORCES AT DEVELOPER'S EXPENSE.
8	NEW 100# DOMESTIC WATER SERVICE CONNECTION AND 150# FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER COV DWG. SD W21), METER SIZE TO BE CONFIRMED AT DETAILED DESIGN, AND 25# IRRIGATION SERVICE c/w BACKFLOW PREVENTOR BY COV FORCES AT DEVELOPER'S EXPENSE.
9	CROSSWALK LETDOWN CONFIGURATIONS, SIGNAGE, AND WARNING STRIPS TO BE CONFIRMED DURING DETAILED DESIGN.
10	EXISTING H/T/C SERVICE TO BE CAPPED AND ABANDONED BY UTILITY FORCES AT DEVELOPER'S EXPENSE (TO BE CONFIRMED DURING DETAILED DESIGN).
11	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY UTILITY FORCES AT DEVELOPER'S EXPENSE (TO BE CONFIRMED DURING DETAILED DESIGN).
# EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)	
o EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)	

PLAN NOTES:

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

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

LEGAL PLAN & AND SURVEY INFORMATION PROVIDED BY GEOVERRA

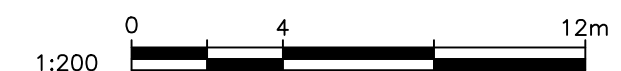
SEE ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

PRELIMINARY STORM WATER CALCULATIONS*	
TOTAL SITE AREA (T.A.)	2,505 m ²
APPROX IMPERVIOUS AREA (I.A.)	2,118 m ²
REQUIRED RAIN GARDEN BASE AREA (I.A. x 5%)*	106 m ²

*CALCULATIONS BASED ON CITY OF VICTORIA RAINWATER MANAGEMENT RAIN GARDEN SIZING FOR WATER QUALITY TREATMENT. BASED ON 32 mm OF RAINFALL FLOWING THROUGH THE GROWING MEDIUM OF THE RAIN GARDEN WITH THE ASSUMPTION THAT LONG-TERM HYDRAULIC CONDUCTIVITY OF THE GROWING MEDIUM IS 20 mm/hr WHICH RESULTS IN A SIZING FACTOR OF 5% WHEN 200mm OF PONDING IS ALLOWED TO DRAIN IN 48 hrs FROM START OF RAINFALL EVENT.

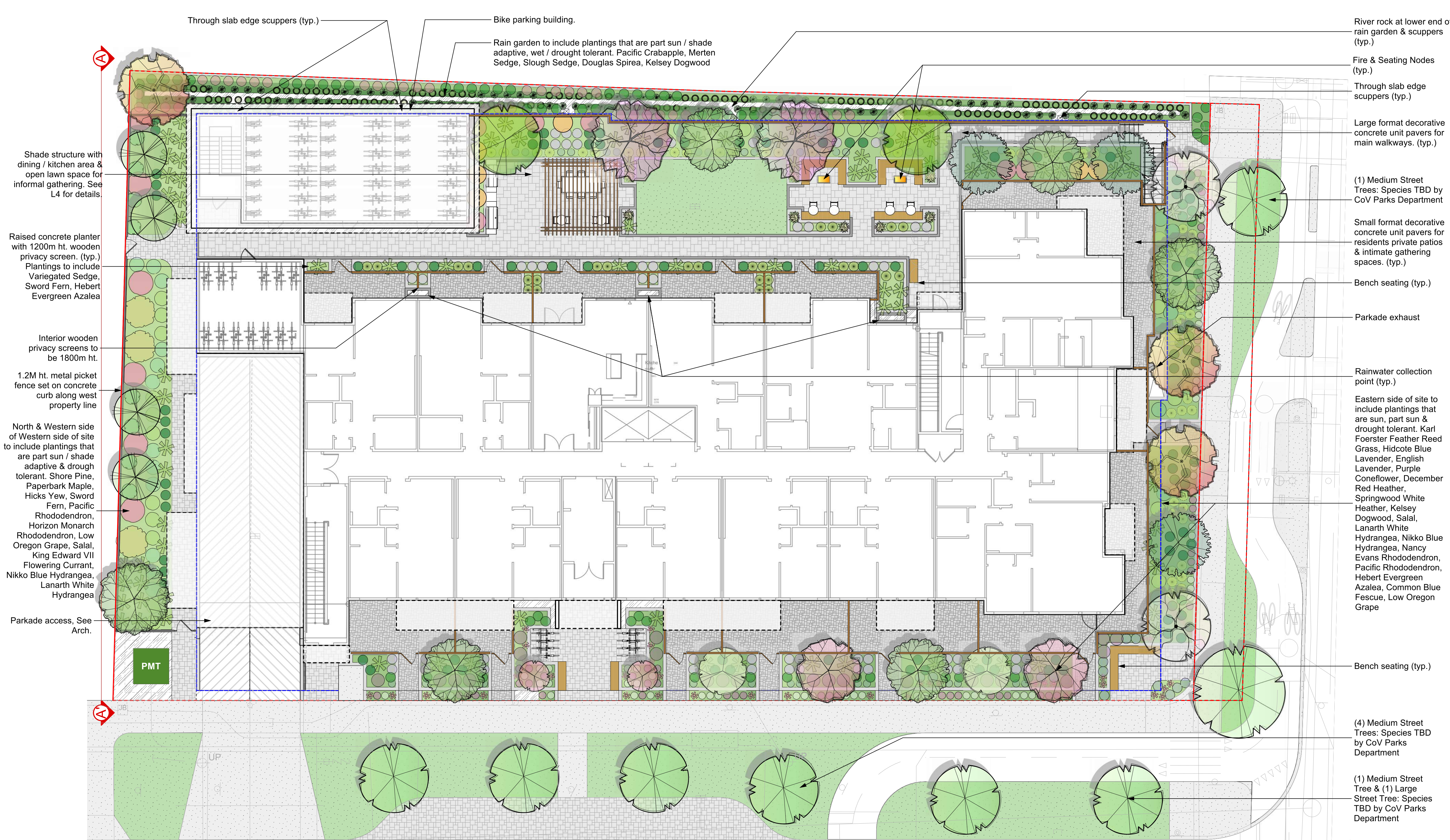
PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

MARCH 17, 2026
ISSUED FOR DEVELOPMENT PERMIT

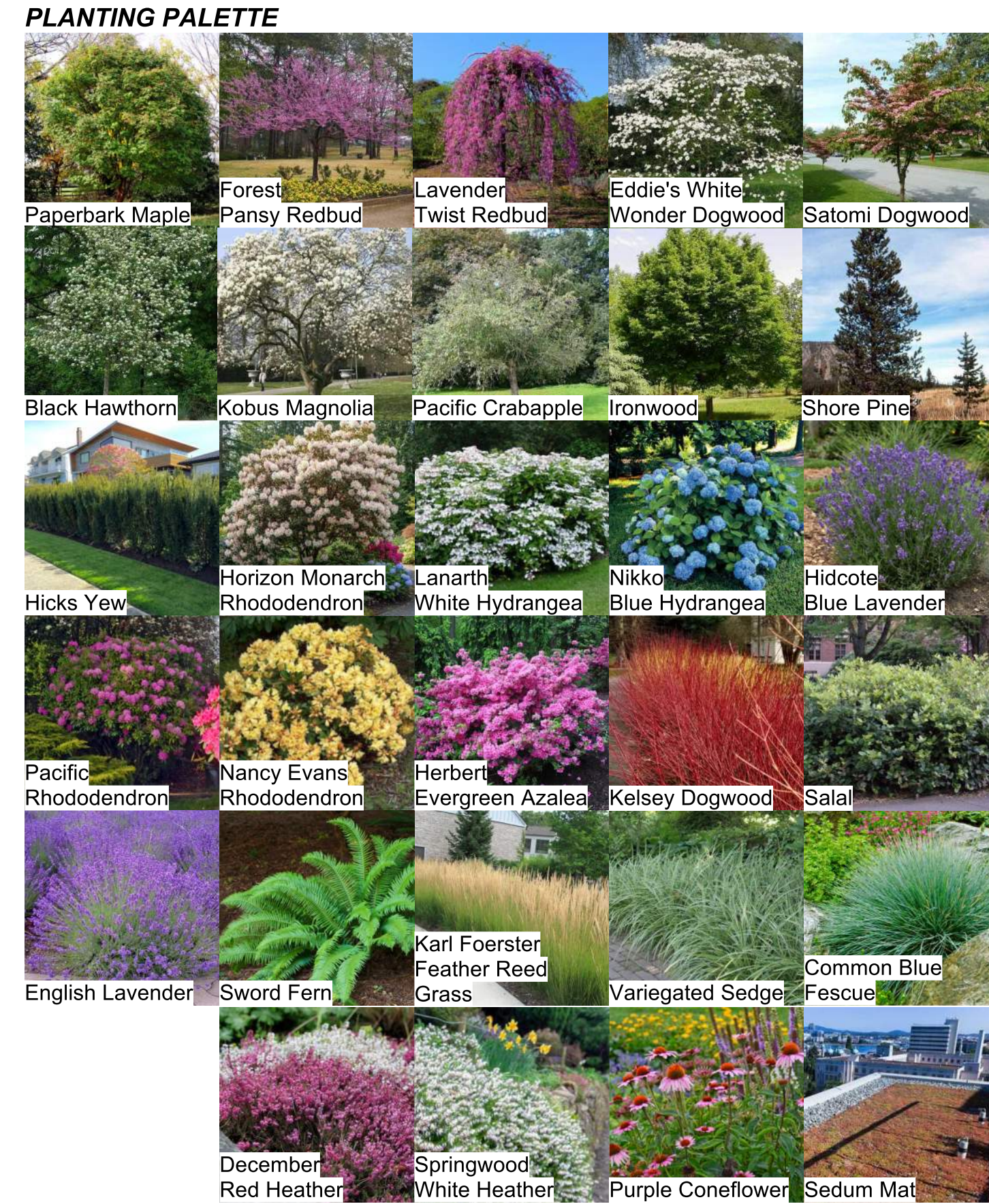


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THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY LTD. AND SHALL NOT BE USED, REUSED, OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McELHANNEY LTD. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.	6	2026-03-17	NKO	ISSUED FOR DEVELOPMENT PERMIT				 McElhanney 500 - 3960 QUADRA STREET VICTORIA, BC V8X 4A3 PH (250) 370-9221	 SEAL	PROJECT: 1908 FOUL BAY ROAD, VICTORIA, BC	SCALE HORIZ: 1:200 VERT: N/A
	5	2025-12-11	NKO	ISSUED FOR DEVELOPMENT PERMIT							
	4	2025-09-16	NKO	ISSUED FOR DEVELOPMENT PERMIT							
	3	2025-05-27	NKO	ISSUED FOR DEVELOPMENT PERMIT							
	2	2025-05-14	NKO	ISSUED FOR DEVELOPMENT PERMIT							
	1	2025-04-28	NKO	ISSUED FOR DEVELOPMENT PERMIT							
	NO.	DATE	BY	ISSUED	NO.	DATE	BY				
PROJECT NO. 24-103											
ISSUED/REVISION 6											
APPROVING AUTHORITY FILE NO.											
DRAWING NO. 24-103-CSP											



Recommended Nursery Stock		
Trees		
On Site Total: 28		
Botanical Name	Common Name	Size
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	2m ht.
Street Trees - Species to be determined by the City of Victoria Parks Dept.		
Off Site Total: 8		
Large Shrubs		
Total: 11		
Medium Shrubs		
Total: 88		
Botanical Name	Common Name	Size
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 Pot
Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	#3 Pot
Lavandula angustifolia 'Hidcote Blue'	English Lavender	#3 Pot
Rhododendron macrophyllum	Pacific Rhododendron	#3 Pot
Rhododendron Nancy Evans	Nancy Evans Rhododendron	#3 Pot
Small Shrubs		
Total: 308		
Botanical Name	Common Name	Size
Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 Pot
Gaultheria shallon	Salal	#1 pot
Lavandula officinalis	English Lavender	#1 pot
Spiraea douglasii	Douglas Spiraea	#1 pot
Perennials, Annuals and Ferns		
Total: 525		
Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Pot
Carex 'Ice Dance'	Variegated Sedge	#1 Pot
Carex mertensii	Merten's Sedge	#1 pot
Carex obnupta	Slough Sedge	#1 pot
Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
Fetuca glauca	Common Blue Fescue	#1 pot
Polystichum munitum	Sword Fern	#1 Pot
Groundcovers		
Total: 56		
Botanical Name	Common Name	Size
Erica carnea 'December Red'	December Red Heather	#1 Pot
Erica carnea 'Springwood White'	Springwood White Heather	#1 Pot
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		

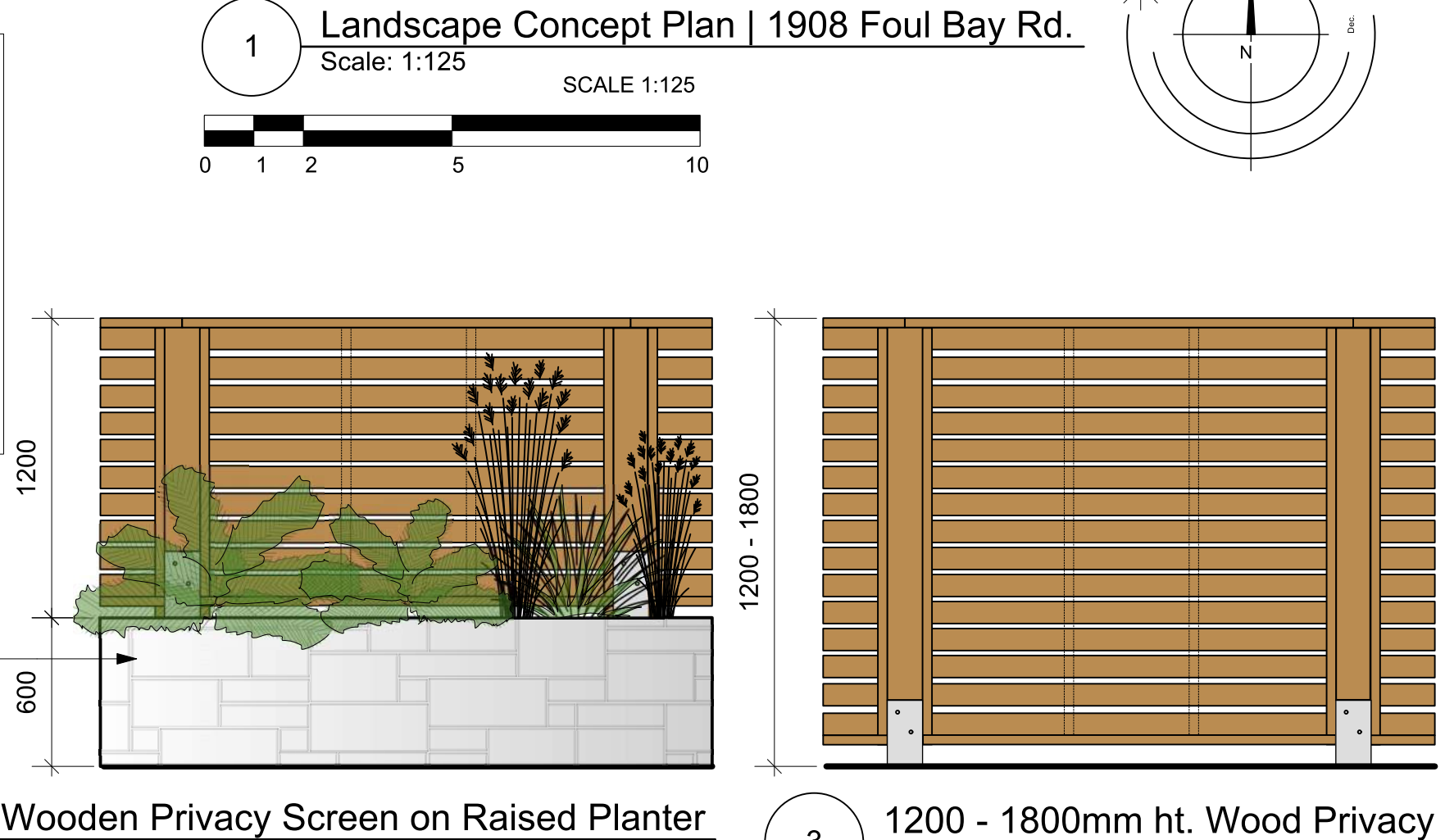


PRECEDENT IMAGES

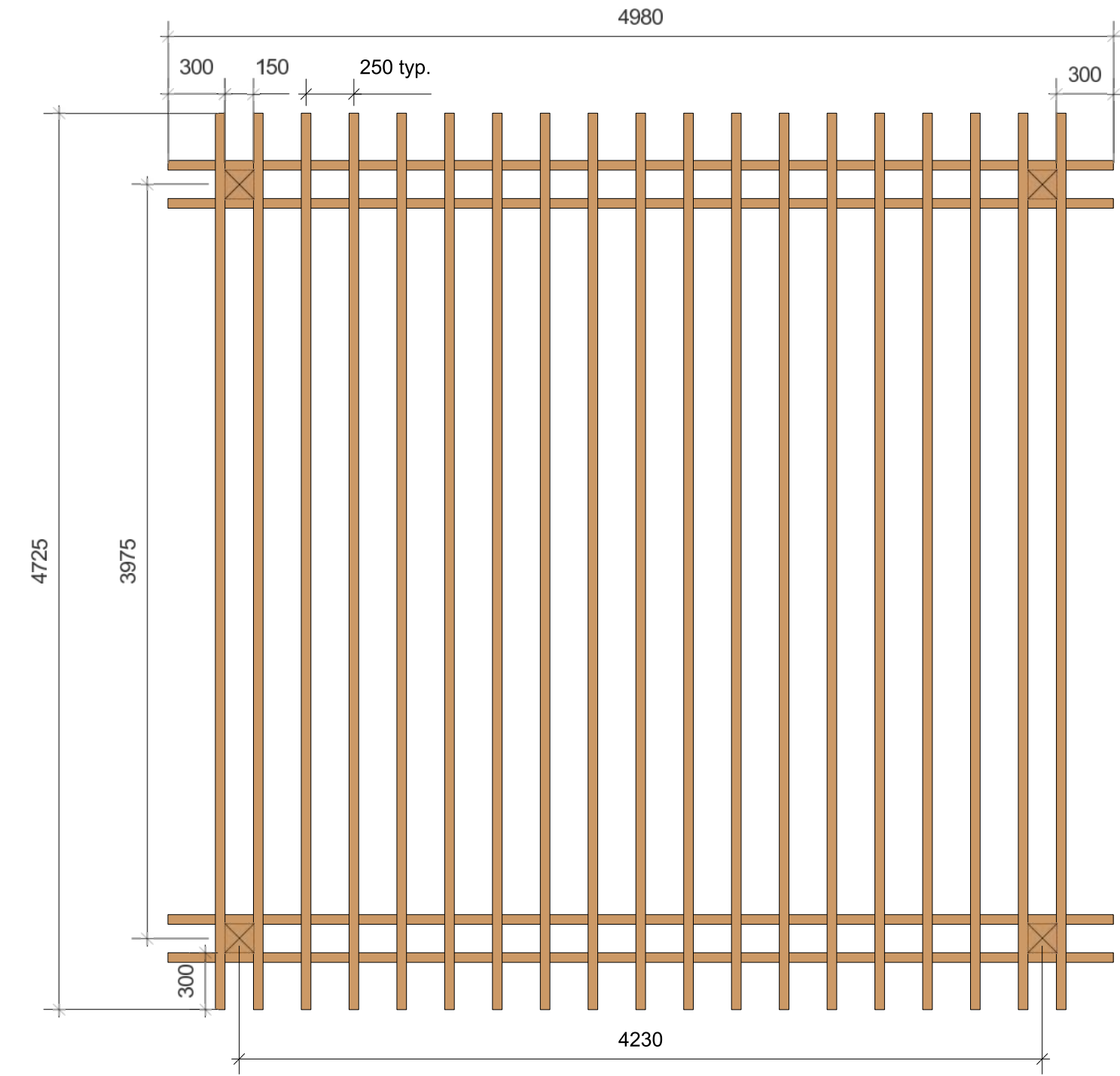


TREE SYMBOL LEGEND	
	Lavender Twist Eastern Redbud
	Shore Pine
	Eddie's White Wonder Dogwood
	Forest Pansy Redbud
	Black Hawthorn
	Kobus Magnolia
	Satomi Dogwood
	Pacific Crabapple
	Paperbark Maple
	Ironwood

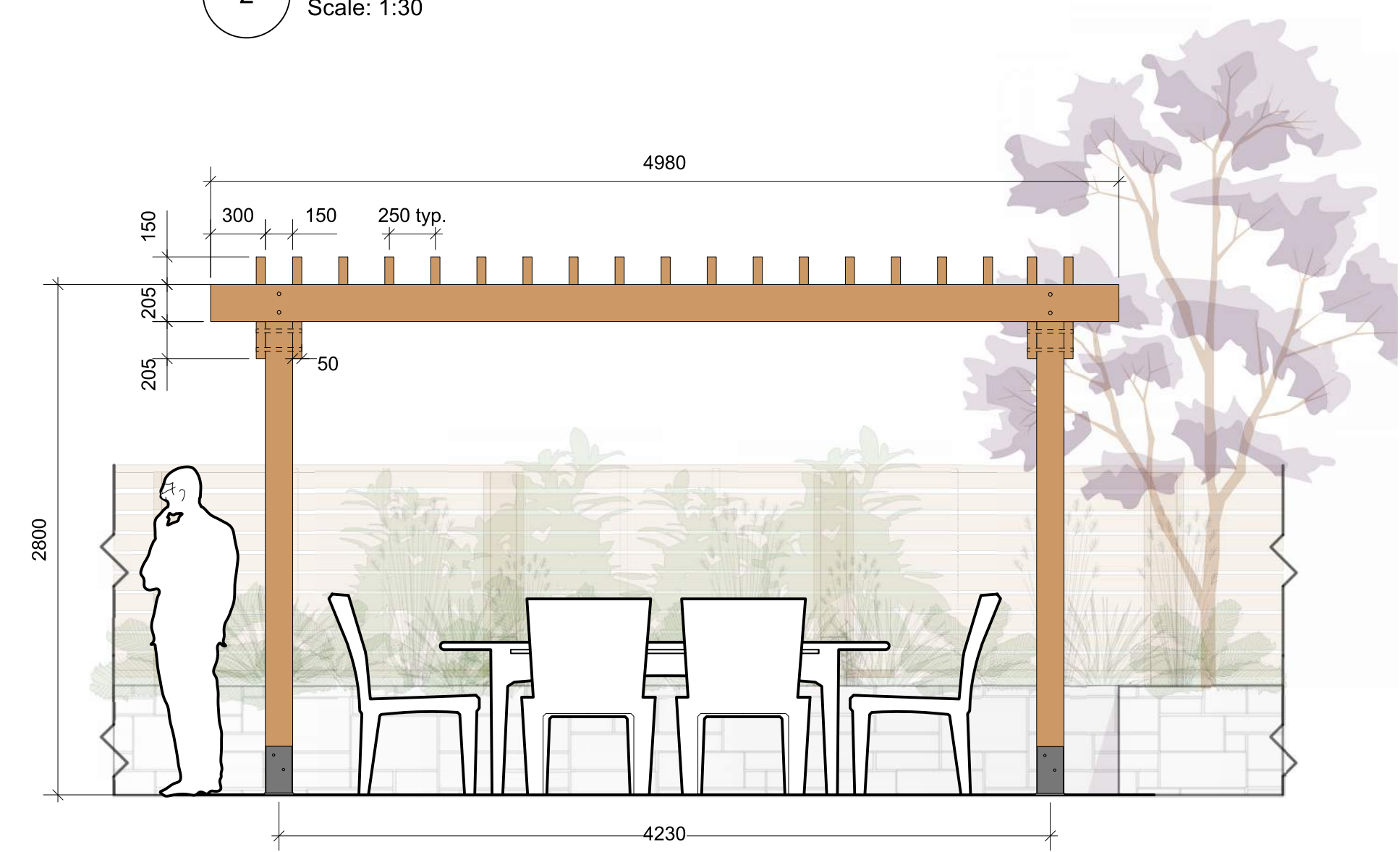
MATERIALS LEGEND	
	Planting Bed
	Large Format Decorative Concrete Unit Pavers
	Small Format Decorative Concrete Unit Pavers
	Raised Concrete Planter
	Municipal Sidewalk - See Civil
	Bike Lane - See Civil
	Grass Lawn
	Rain Garden
Notes: 1. All wood to be western red cedar. 2. All wood to receive one (2) 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	



Landscape Concept Plan | 1908 Foul Bay Rd.

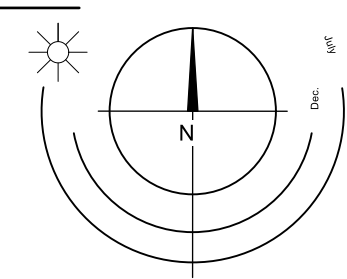
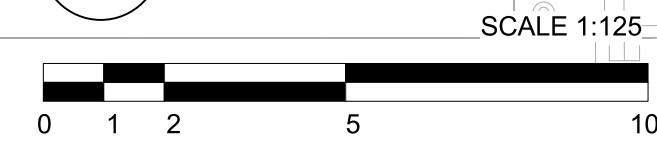


2 Pergola Detail | Plan View
Scale: 1:30



3 Pergola Detail | Side View
Scale: 1:30

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



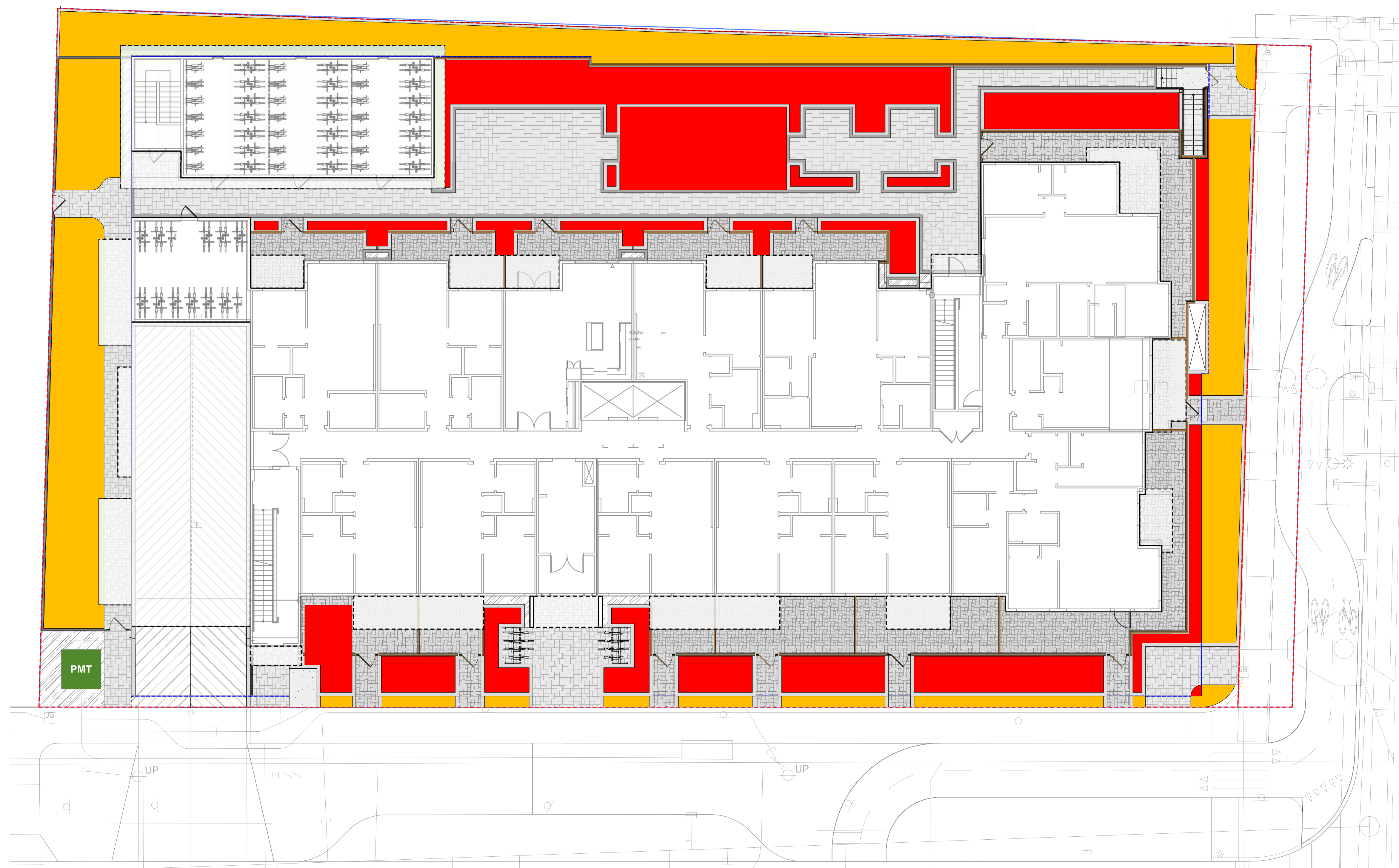
Open Site Space Takeoffs

[Dashed Line]	Lot Area: 2501 sq m
[Blue Box]	Building, Parking, Accessory Buildings: 1422 sq m 56.86%
Open Lot Space: 1062 sq m 42.46%	
[Red Box]	Hardscape: 540 sq m 50.84% of OLS
[Orange Box]	Soft Landscaping: 510 sq m 48.02% of OLS
[Green Box]	Continuous Landscape Area 46 sq m 1.8% of Lot Area
[Blue Box]	Rain Garden 101.24 sq m



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

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

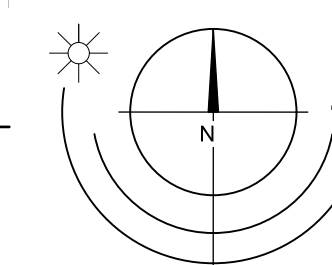
Lot Area: 2501 sq m

■ Landscape Area: 268.68sqm | 10.74%

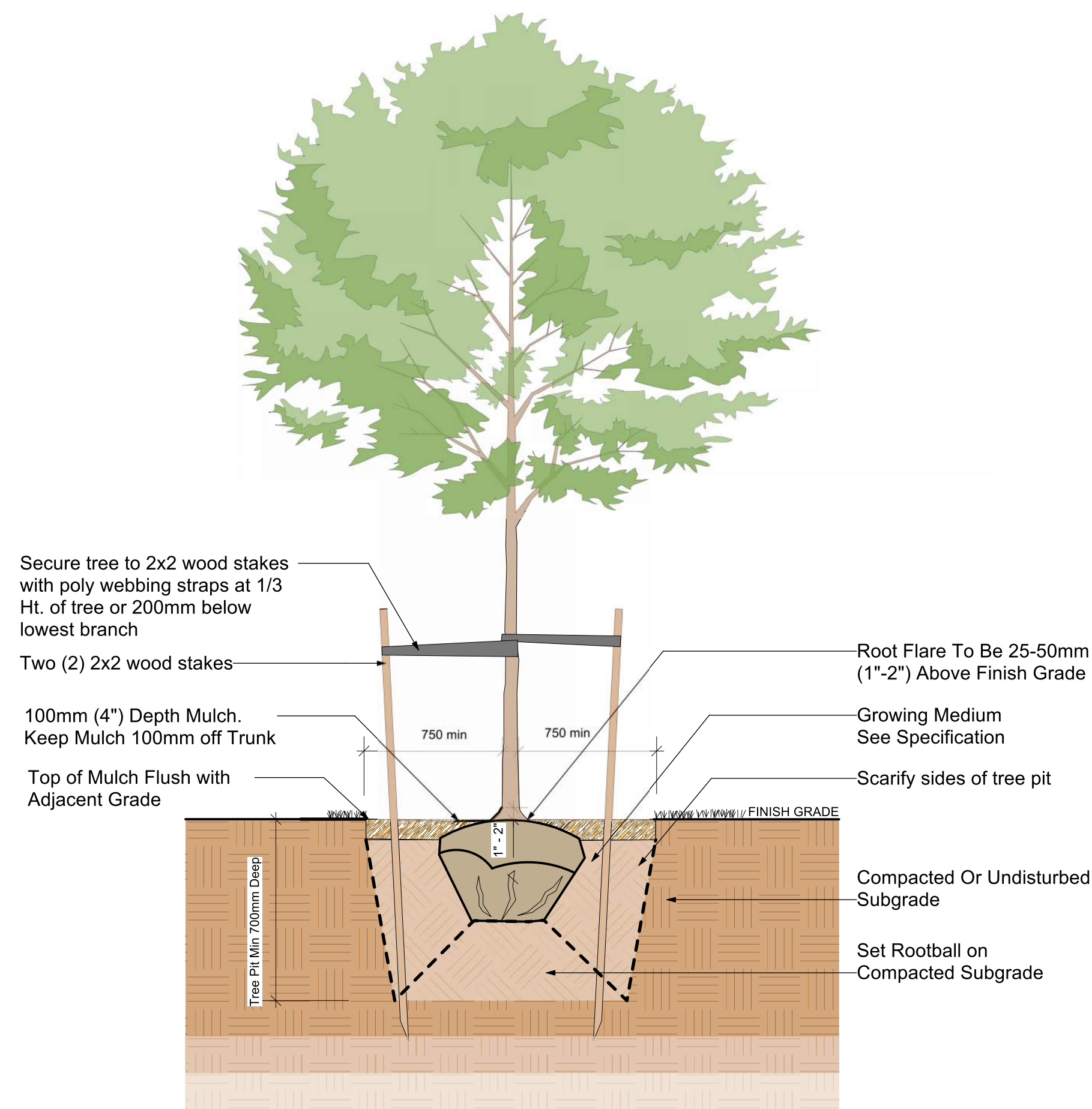
 Property Line

 Extent of Parkade

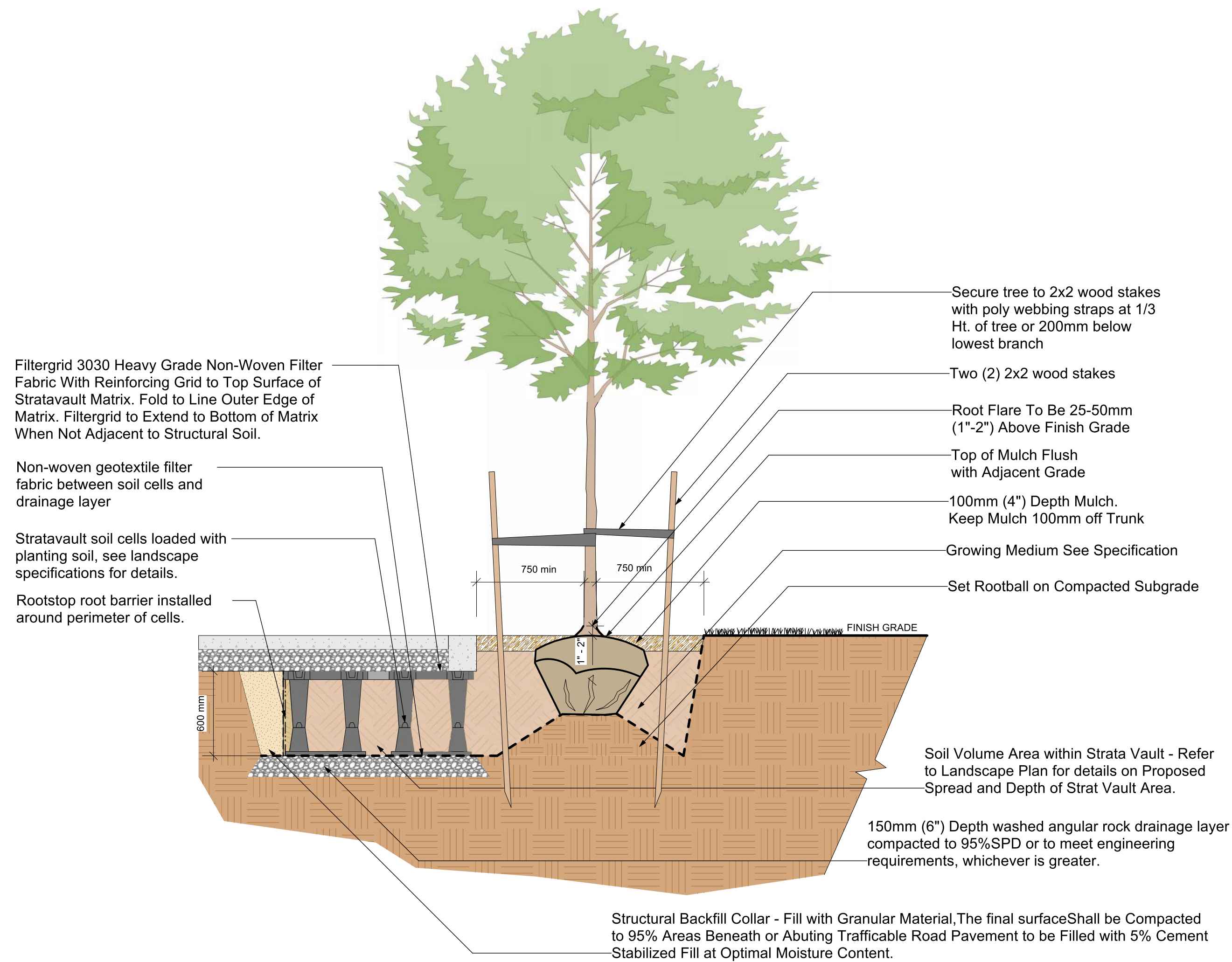
1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125



Landscape Concept Plan | 1908 Foul Bay Rd.

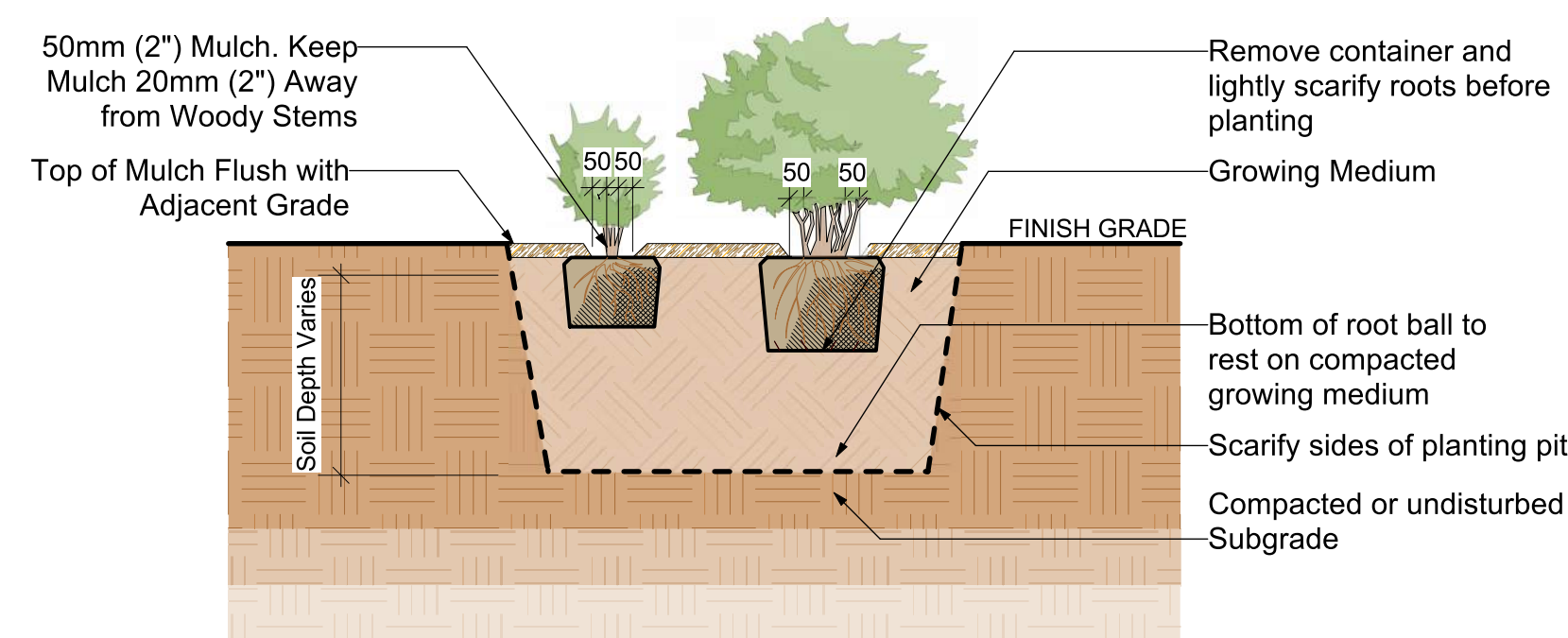


1 Typical Deciduous Tree Planting Detail
Scale: 1:25

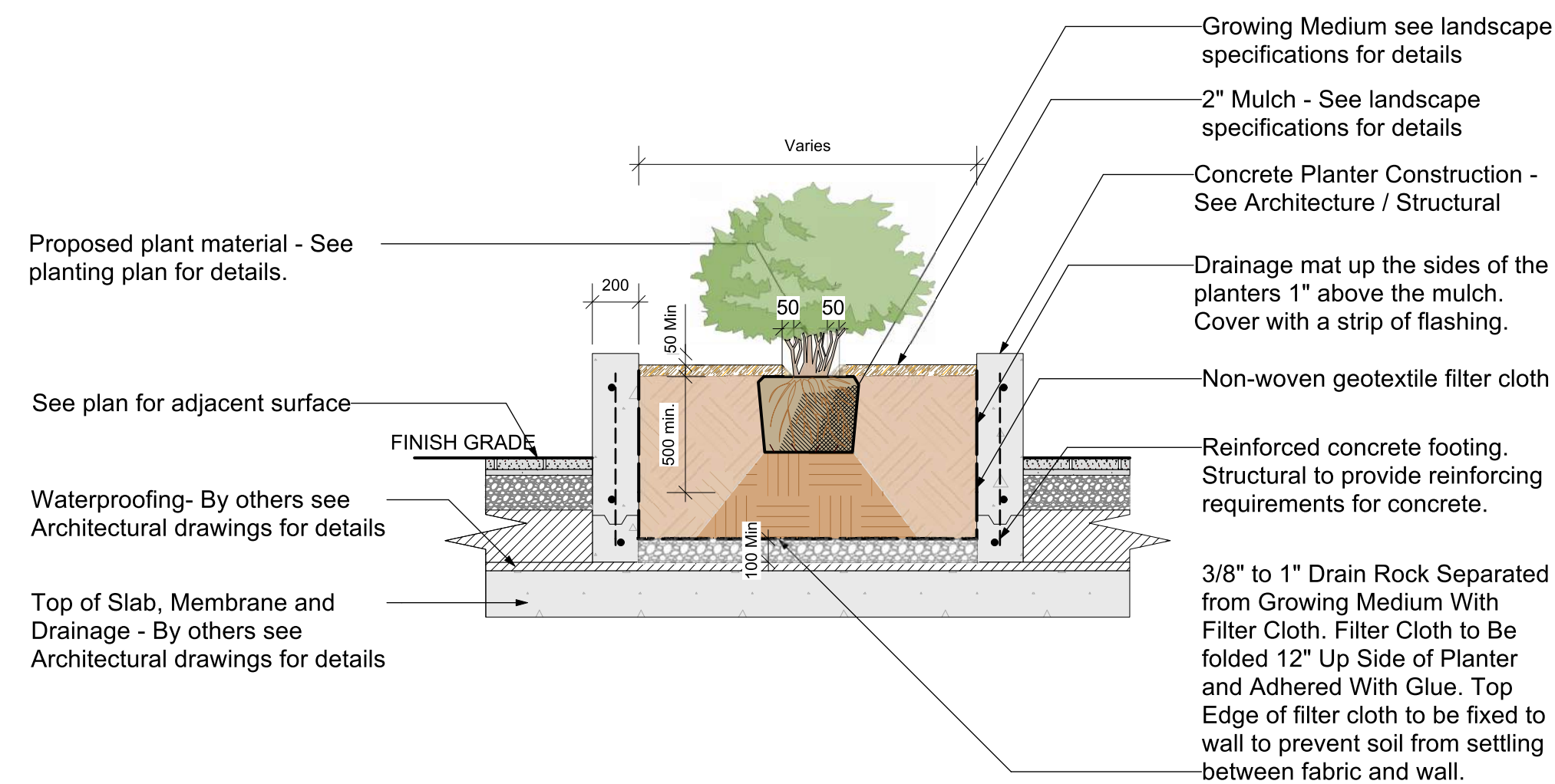


- NOTES:**
1. This detail has been derived from Citygreen Stratavault's details.
 2. This detail is to be read in conjunction with the landscape specification and Citygreen Stratavault standard detail drawings.
 3. Refer to Citygreen website for specifications, accreditation, compliance and warranty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

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



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

Landscape Details | 1908 Foul Bay Rd.