



City of Victoria
Sustainable Planning and Community Development
Centennial Square
Victoria, BC, V8W 1P6

1656 West 8th Ave
Vancouver BC
Canada V6J1V4
604 669 3339
www.rla.bc.ca

James Bussey
architect aibc
Greg Voûte
architect aibc
Mark Pickrell
architect aibc

Attention: Planning and Community Development

**1908 Foul Bay Road, City of Victoria – Architectural Revisions Summary
From CALUC Submission to Current Development Permit Set**

1. Site Adjustments (Sheets A-1.01, A-2.02)

- Site frontage along Bouchier Street and Foul Bay Road, including sidewalk, boulevard, and bike lane, was adjusted based on City Engineering comments and Civil coordination.
- A 6% transition zone was added to parking ramp.

2. Floor Plans Changes (Sheets A-2.01 ~ A-2.05)

- P1 Parking (A-2.01): An extra exit was added on the north side. The bike room, drive aisle, and some parking stalls were adjusted for better circulation.
- Main Floor (A-2.02): The parking ramp was extended to include a 6% transition zone. Adjacent 2-bedroom Unit C1 was changed to a 1-bedroom + den Unit A3. All front-facing A1 units were reshaped with rectangular layouts.
- Levels 2- 6 (A-2.03 ~ A-2.05): Unit B1 was removed to create a double-height lobby on Level 2. All front-facing A1 units were adjusted into rectangles with cantilevered balconies. Minor layout changes were made to other units.

3. Exterior Design Improvements (Sheets A-0.00, A-0.07, A-3.01~3.07, A-5.01~A-5.05)

- The material palette was updated with warmer wood tones, darker grey panels, and white accents.
- The building now has more variation in depth, especially at the corners and balconies.
- The roof form was simplified from multiple pop-up elements to a unified flat profile with deeper overhangs and soffits detailing.
- The main entry was redesigned to be more prominent, with a taller and more defined frame to enhance visibility and create a more welcoming presence.
- Balcony railings were replaced with glass for a more contemporary and transparent appearance, improving natural light and visual interest

Sincerely,



Greg Voûte, Architect, AIBC
RLA ARCHITECTS INC.

May 14, 2025

City of Victoria

Sustainable Planning and Community Development
Centennial Square
Victoria, BC, V8W 1P6

Attention: Planning and Community Development

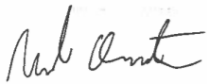
1908 Foul Bay Road, City of Victoria

Civil Revisions Summary from CALUC Submission to Current Development Permit Set

Although the Civil drawings were not included in the CALUC submission, the following are the general changes that were not previously shown on the Architect/Landscape drawings:

1. Site frontage along Bouchier Street and Foul Bay Road, including sidewalk, boulevard, bike lane, water/storm/sanitary servicing, streetlight conduits and junction boxes, irrigation sleeving and service, traffic signals, and line painting.
2. Adjustments to existing infrastructure (catch basins, services, traffic signals, vaults, lids, hydro poles, signs, etc.) noted on drawing.

Sincerely,
McElhanney Ltd.



Nicole Ormiston, P.Eng.
normiston@mcelhanney.com | 250 370 9221

1908 Foul Bay Rd. – List of Revisions – Landscape

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