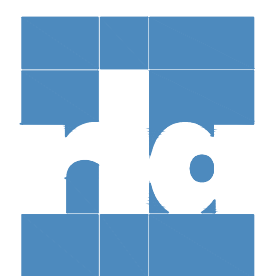




Updated rendering -
1. Entire building shifted
to east 3'4"
2. colour changes

Revisions
Bubbled areas indicate revisions
compared to the previously
submitted plans
Received Date
April 9, 2026



TELUS living



PROPOSED RESIDENTIAL DEVELOPMENT

1 9 0 8 F O U L B A Y R O A D
DEVELOPMENT PERMIT RESUBMISSION
2 0 2 6 - 0 3 - 2 0 V I C T O R I A , B . C .

83 MULTI FAMILY UNITS
SITE ADDRESS: 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

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A-5.01	Render
A-5.02	Render
A-5.03	Render
A-5.04	Render
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A-6.00	Shadow Study
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Add Pathway Night View sheet



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Issued for DP Resubmission

For

Project

1908 FOUL BAY
Multi-Unit Residential

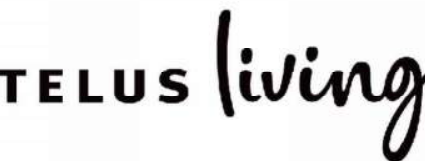
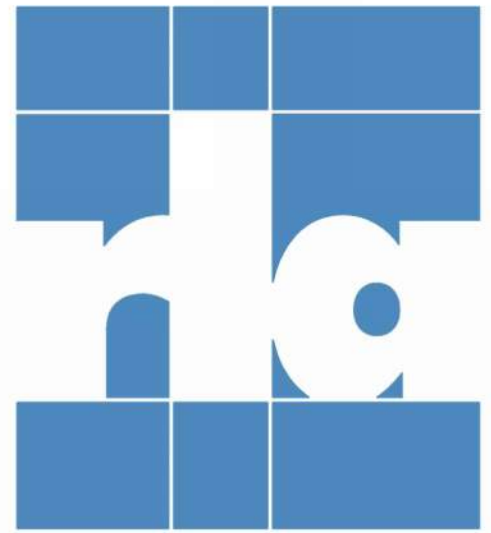
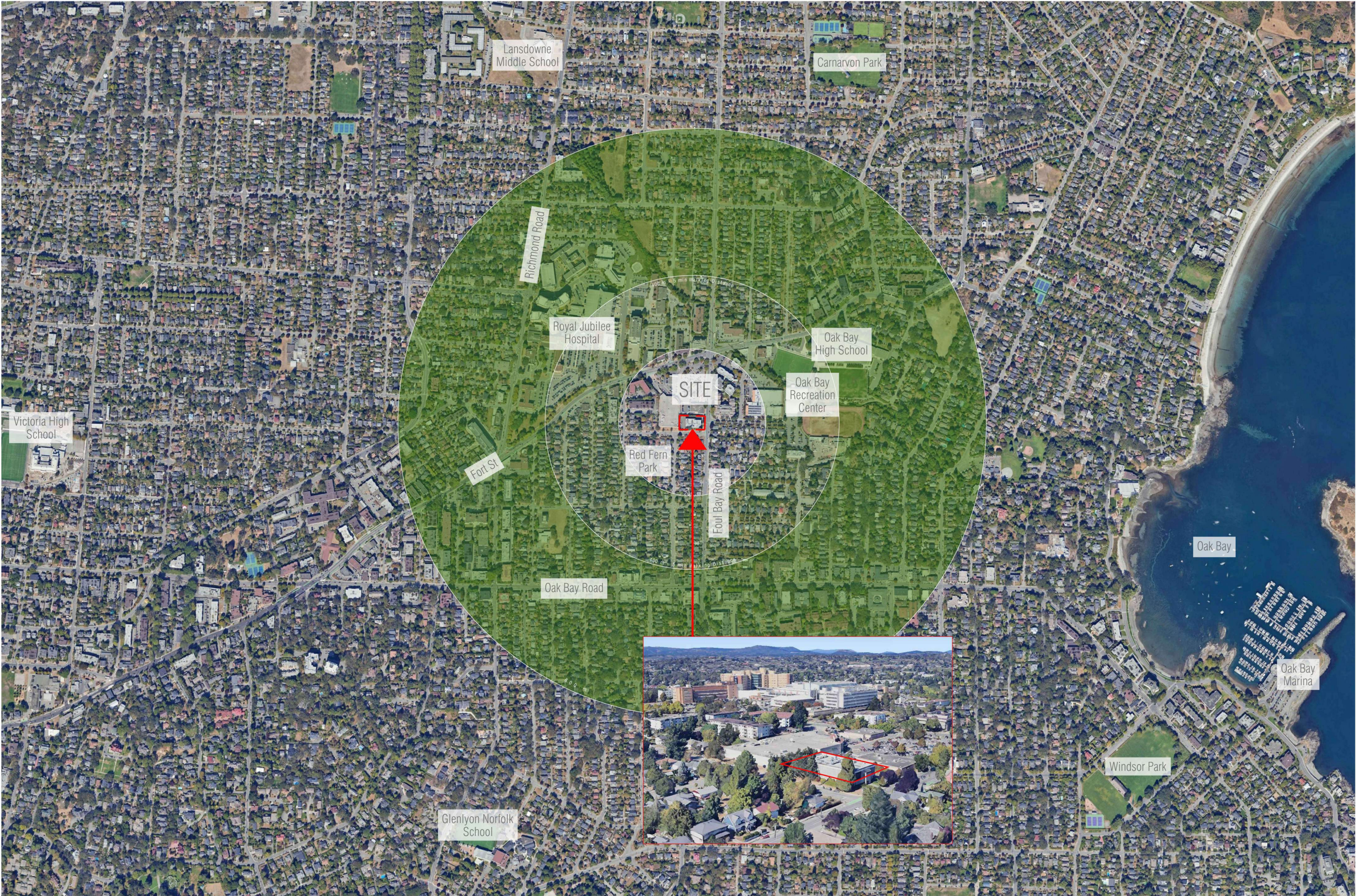


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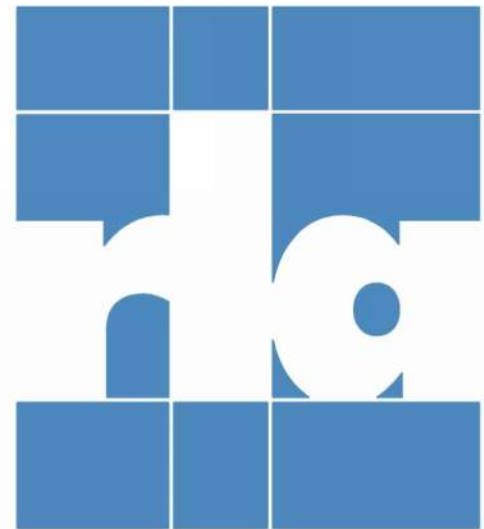
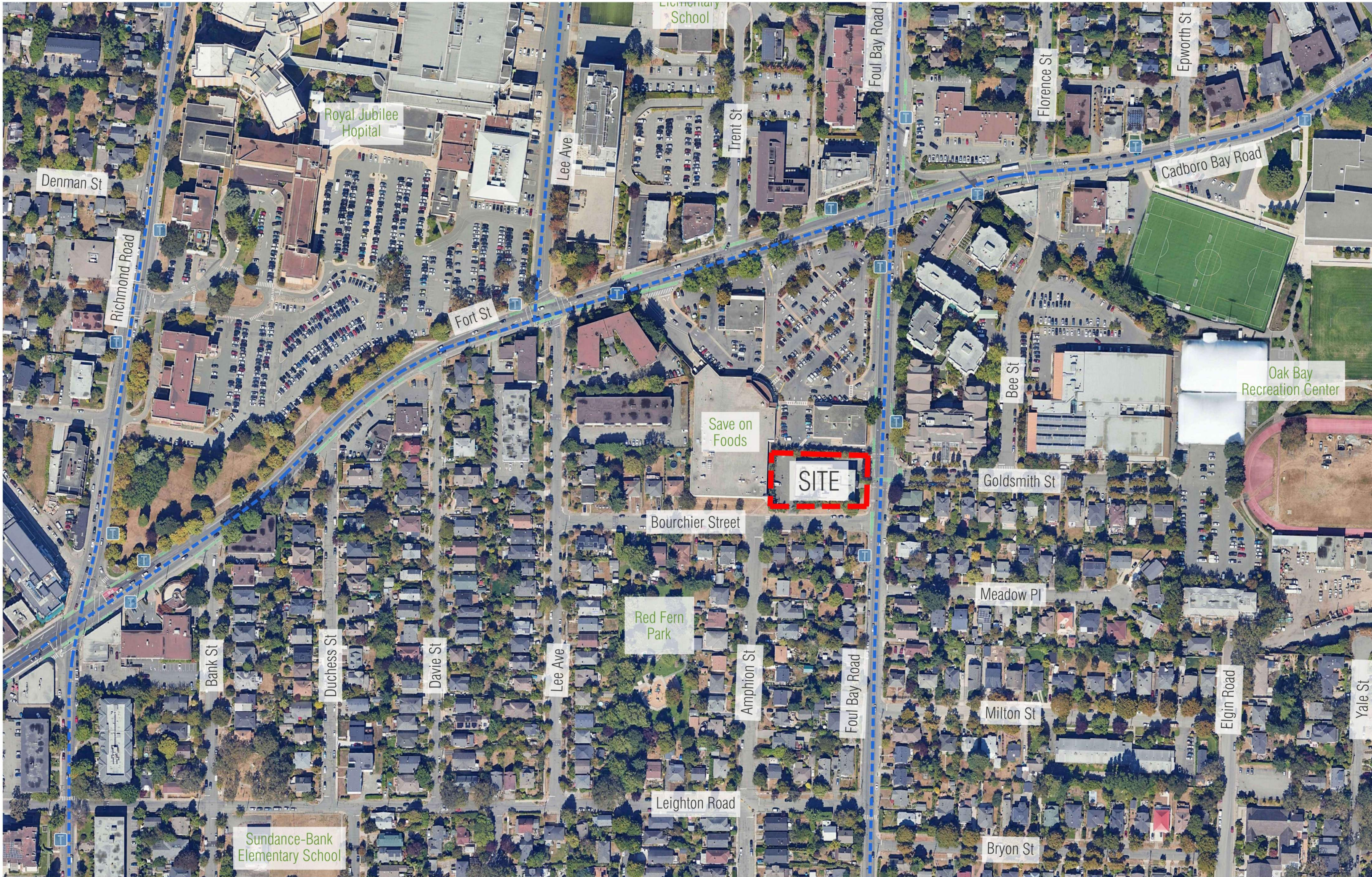
Project Location Map

Scale: 1:5000
March 20, 2026

Project Location Map



A-0.02



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Multi-Unit Residential

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Context Plan

Scale: N/A
March 20, 2026

Context Plan



A-0.03



1



2



3



4



5



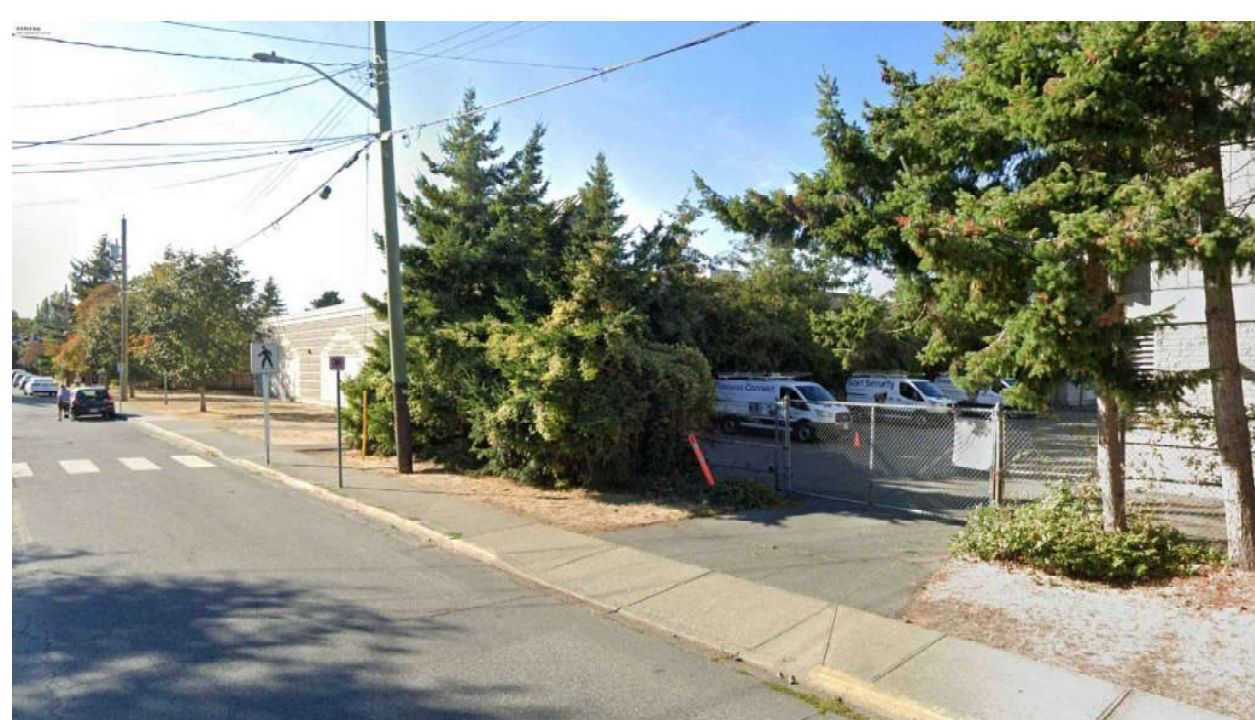
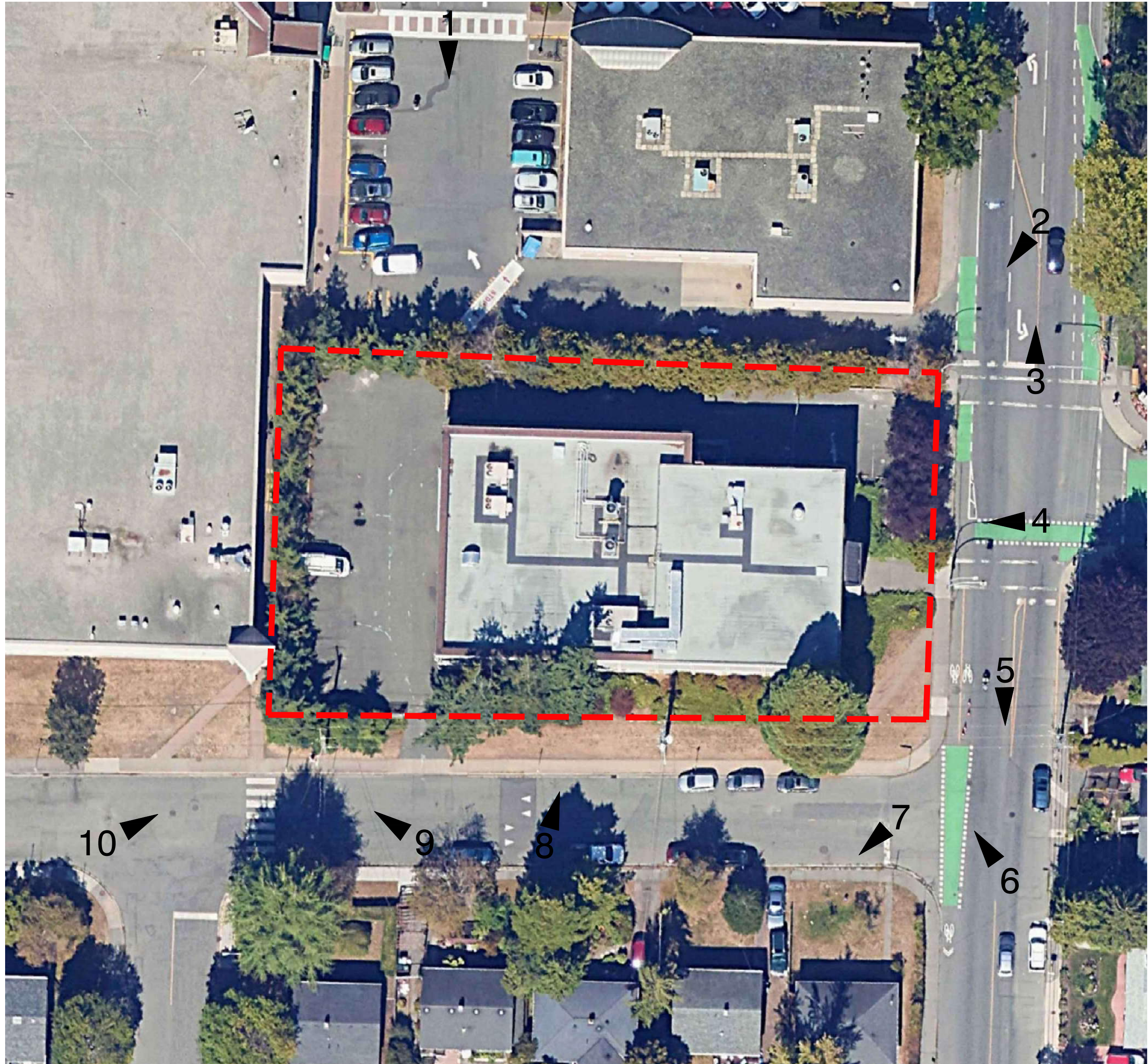
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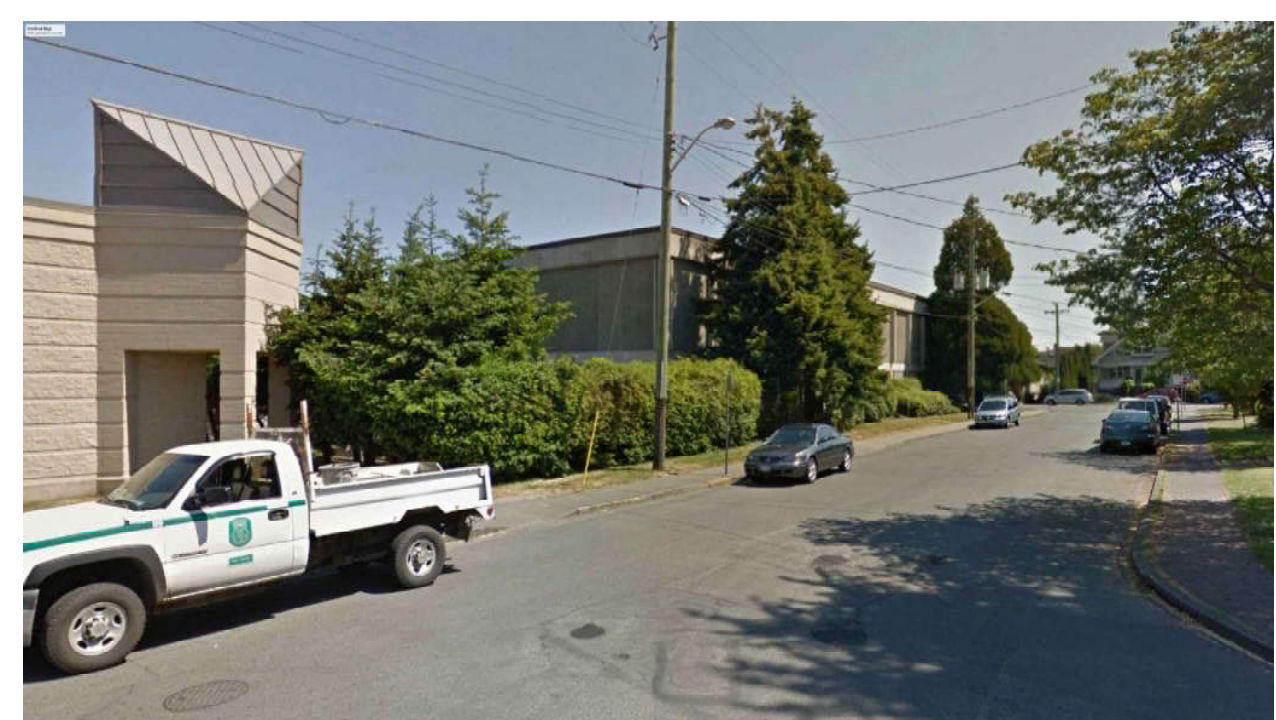
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8



9



10



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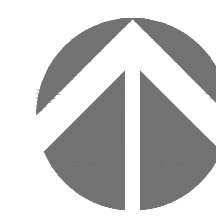
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Photos of Existing
Site Conditions
Scale: N/A
March 20, 2026

Photos of Existing Site Condition



A-0.04



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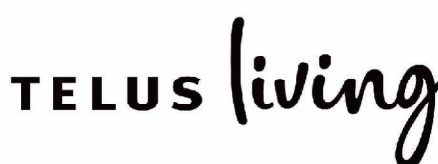
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Multi-Unit Residential



Survey

Scale: N/A
March 20, 2026



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

All distances are in metres and decimals thereof.

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

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

Vertical Datum CGVD28 (HTV2.0).

Tree symbols are diagrammatic only to show relative sizes.

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

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

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

LEGEND

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

FOUL BAY ROAD

BOURCHIER STREET

Certified Correct this 27th day of April, 2023

Anna Niraz
Niraz21975V
Date: 2023.04.27
11:47:58 -07'00'

Anna Niraz, BCLS 964

PROJECT:

1908 FOUL BAY ROAD

PROJECT NO:

23-00890-001

SCALE:

As-Noted

DISCIPLINE:

GEOMATICS

TITLE:

SITE PLAN

DRAWING NO:

23-00890-001-SK01-R0

SHEET NO:

1 of 1

CLIENT:

LEDCOR PROPERTY INVESTMENTS LTD.

CLIENT REF. NO:



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SCALE:

As-Noted

Development Statistics

TELUS LIVING		Development Statistics:		updated		3/16/2026	
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 80%	Proposed 84%				
Floor Space Ratio (FSR)		sf	2.52	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						Parking Area	
Car Parking						22,550 sf	
45 sm (484 sf)	Required Residential (Core Area)		Units	Required Stalls	Proposed		
	< 45 sm (484 sf)	0.60 /unit	6	4			
	< 70 sm (753 sf)	0.70 /unit	49	34			
	> 70 sm (753 sf)	1.10 /unit	32	35			
	87 Total			73	54	2,095.1 m2	
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							
Required							
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	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 (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	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												
FS			2094.9 sm	930.5 sm	1054.8 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
D1 D2	Three Bedroom		14%	12



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For

Project

1908 FOUL BAY
Multi-Unit Residential

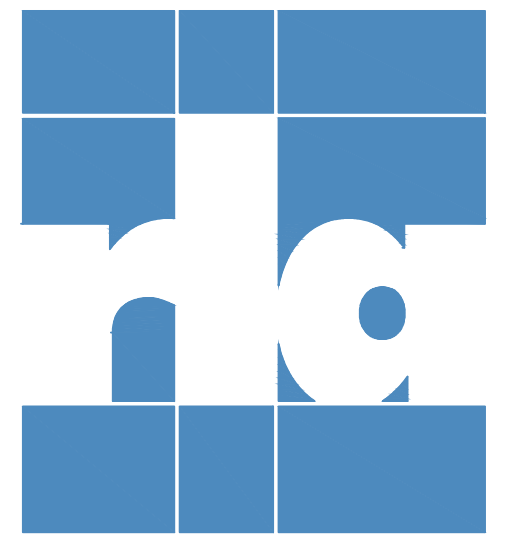


Development Statistics

Scale: N/A
March 20, 2026



1. Entire building shifted to east 3'4"
2. Updated Building colour
3. Updated Civil bike lane



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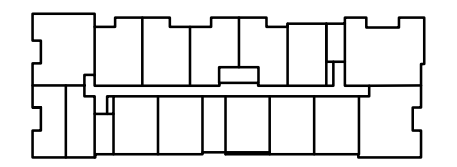
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March 20, 2026
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For

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



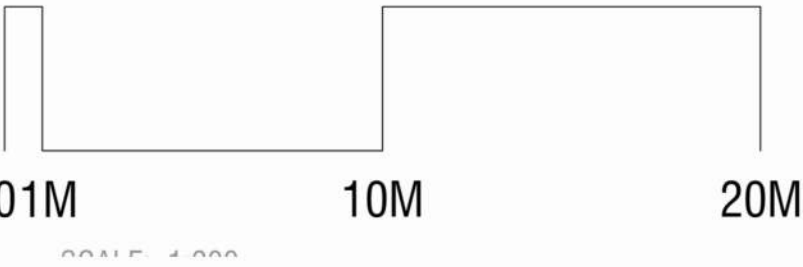
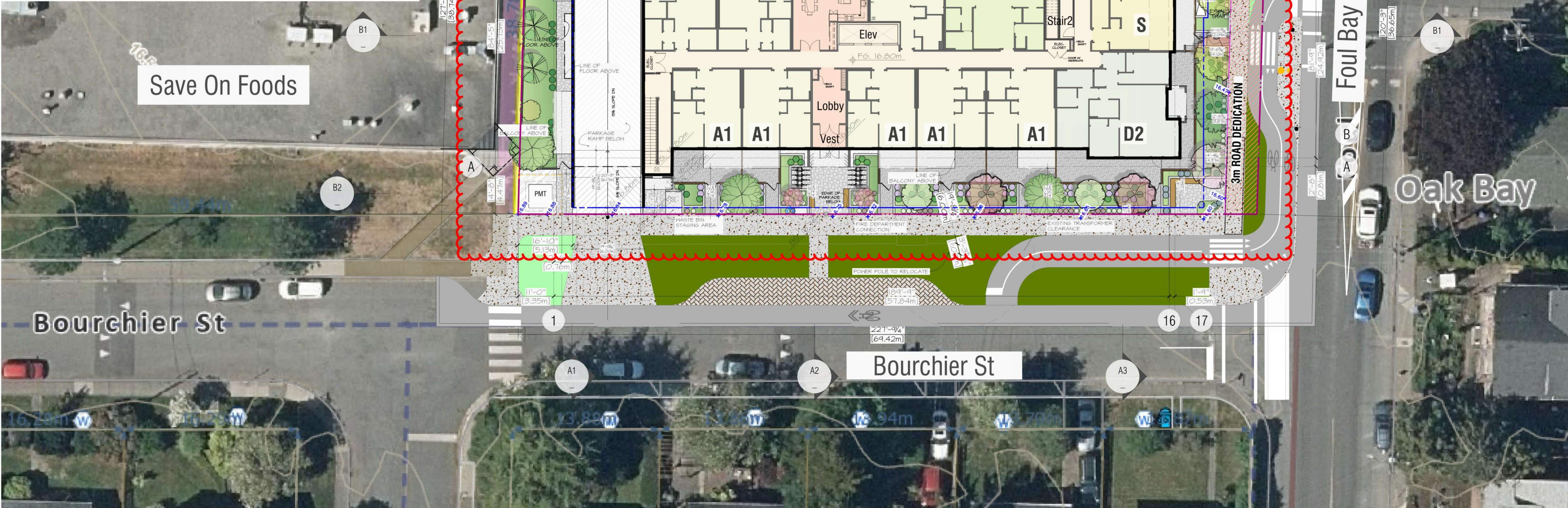
Context Aerial View

Scale:
March 20, 2026

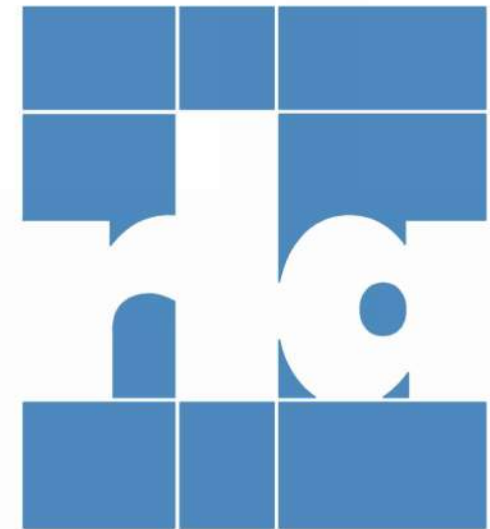
Aerial View of Proposed Building in Relation to Flanking Buildings

A-0.07

PROJECT INFORMATION TABLE		
	Proposal	Zone Standard (TCD-1)
Site area (m²)	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	2.52	1.6
Site coverage (%) (includes parkade)	83.8%	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	



Site Plan & Project Information



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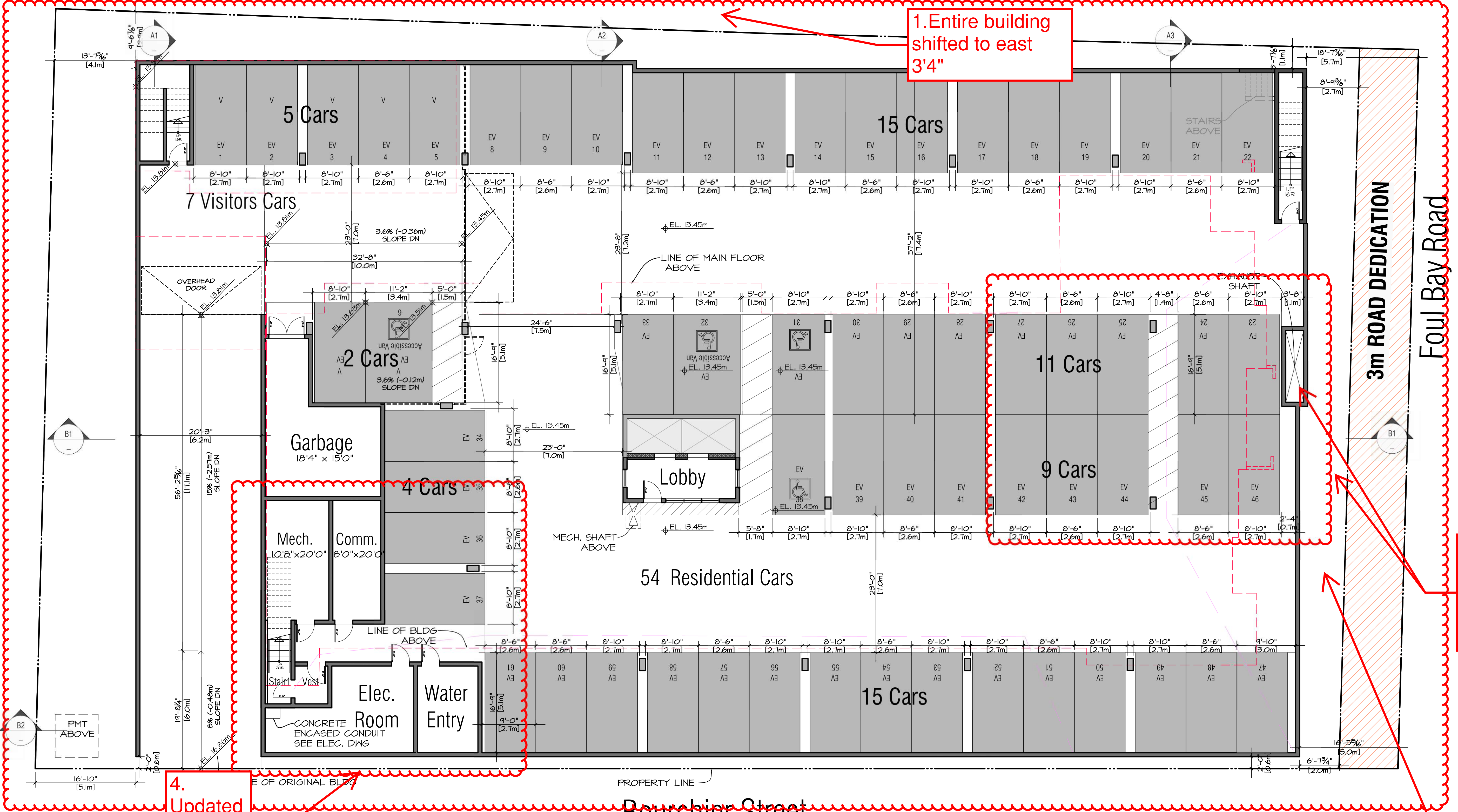
For

Project
1908 FOUL BAY
Multi-Unit Residential



Site Plan

Scale: 1:200
March 20, 2026



1. Entire building shifted to east 3'4"

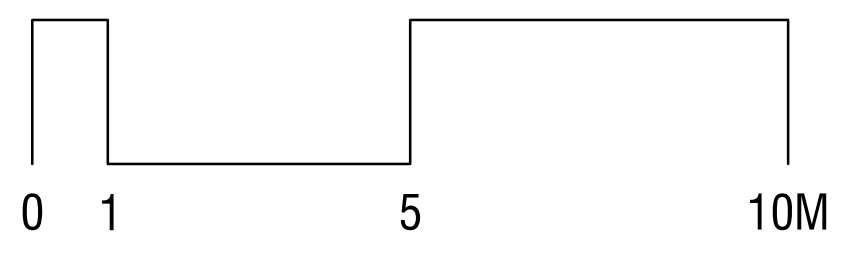
2. Updated parking stall layout
3. Updated Mech. vent

4. Updated service room layout

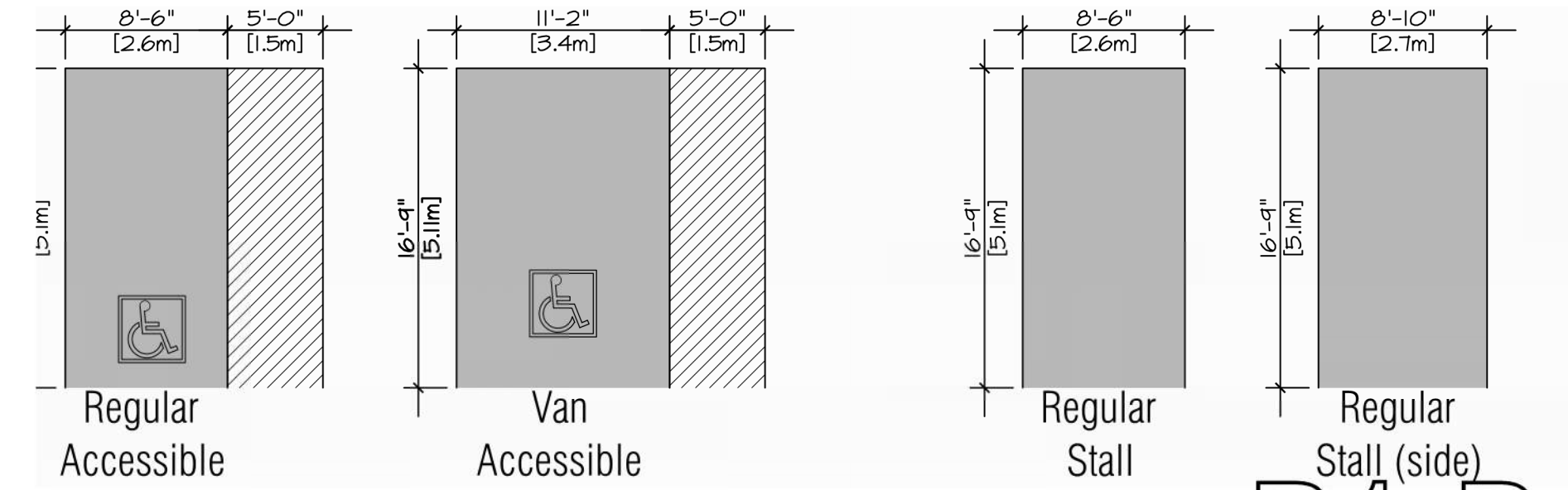
Note:
Each Accessible Parking Space or Van Accessible Parking Space must be marked with signage in accordance with the dimensions and specifications illustrated in Figures 2, 3 and 4, Part 5-Section 5.1.7.2 Victoria City Zoning Bylaw 2018 (September, 2025 amended version) .

5. Updated notes

6. Detention tank removed



SCALE: 1:100



P1 Parking Level Plan A-2.01



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Project
1908 FOUL BAY
Multi-Unit Residential



P1 Parking Level Plan
Scale: 1:100
March 20, 2026



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1908 FOUL BAY
Multi-Unit Residential

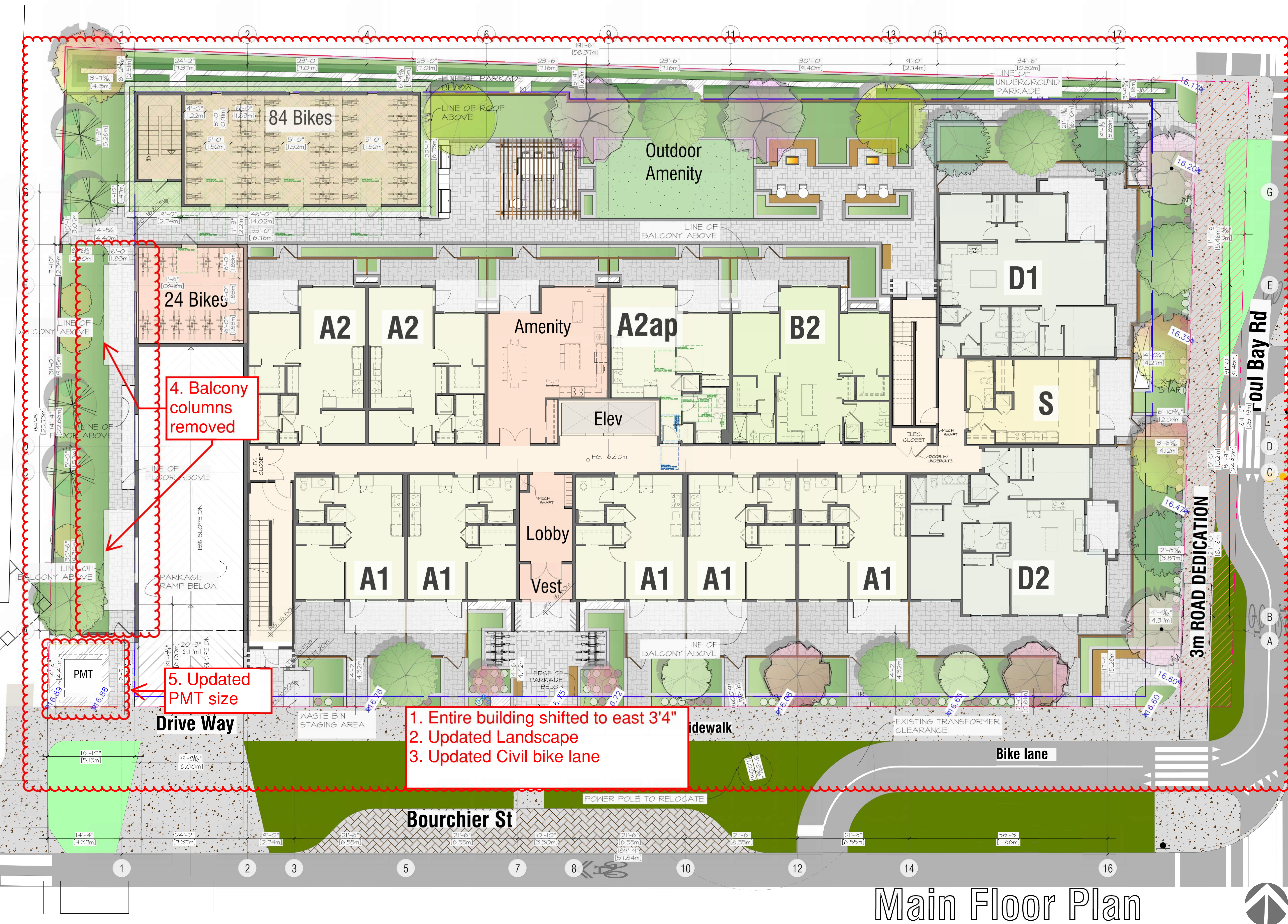
TELUS living



Main Floor Plan

Scale: 1:100
March 20, 2026

A-2.02



SCALE: 1:100

0000 4400



Entire building shifted to east 3'4"

3m ROAD DEDICATION



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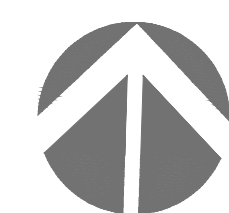
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For
Project
1908 FOUL BAY
Multi-Unit Residential

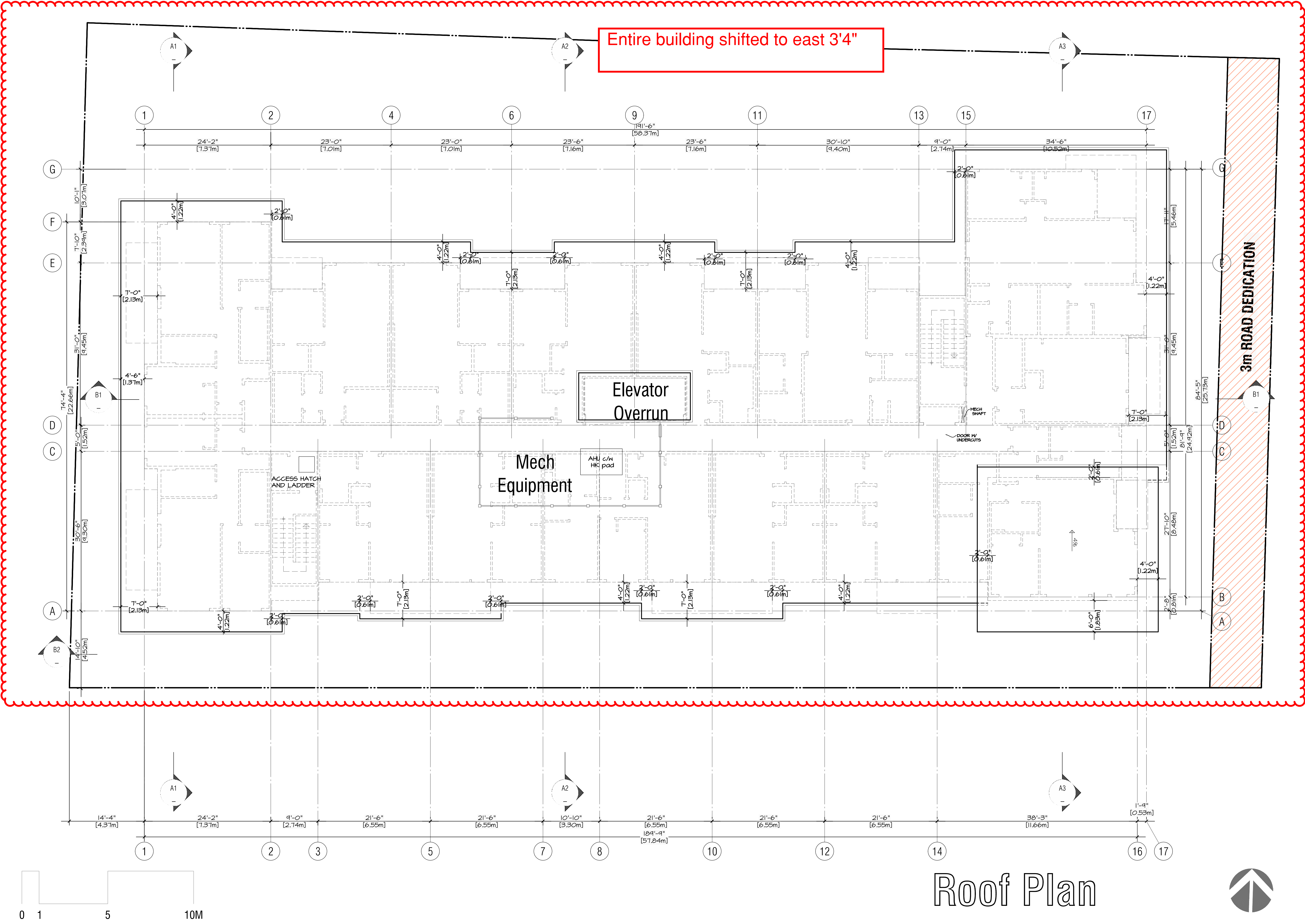


Typical Floor Plan
Scale: 1:100
March 20, 2026

Typical Floor Plan



A-2.04



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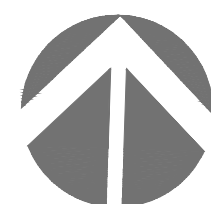
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Roof Plan

Scale: 1:100
March 20, 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
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

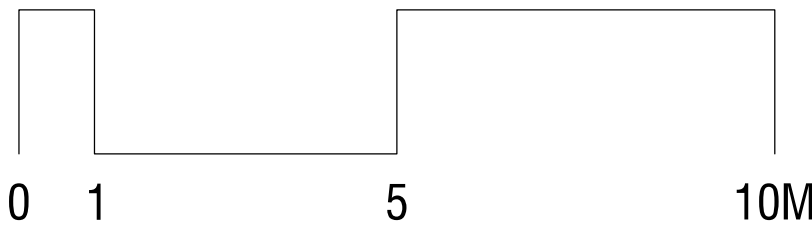
Trims:Light Grey

B.M. 2124-40 Thundercloud Grey

1. Entire building shifted to east 3'4"
2. Colour changes



South Elevation-Bouchier Street



SCALE: 1:100

Elevation - South



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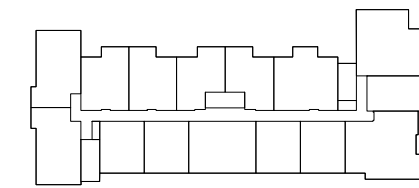
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For

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
March 20, 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 Grey
- 10

Windows: Vinyl Dark

View 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 Frames & Glass Panel Guards and
- 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

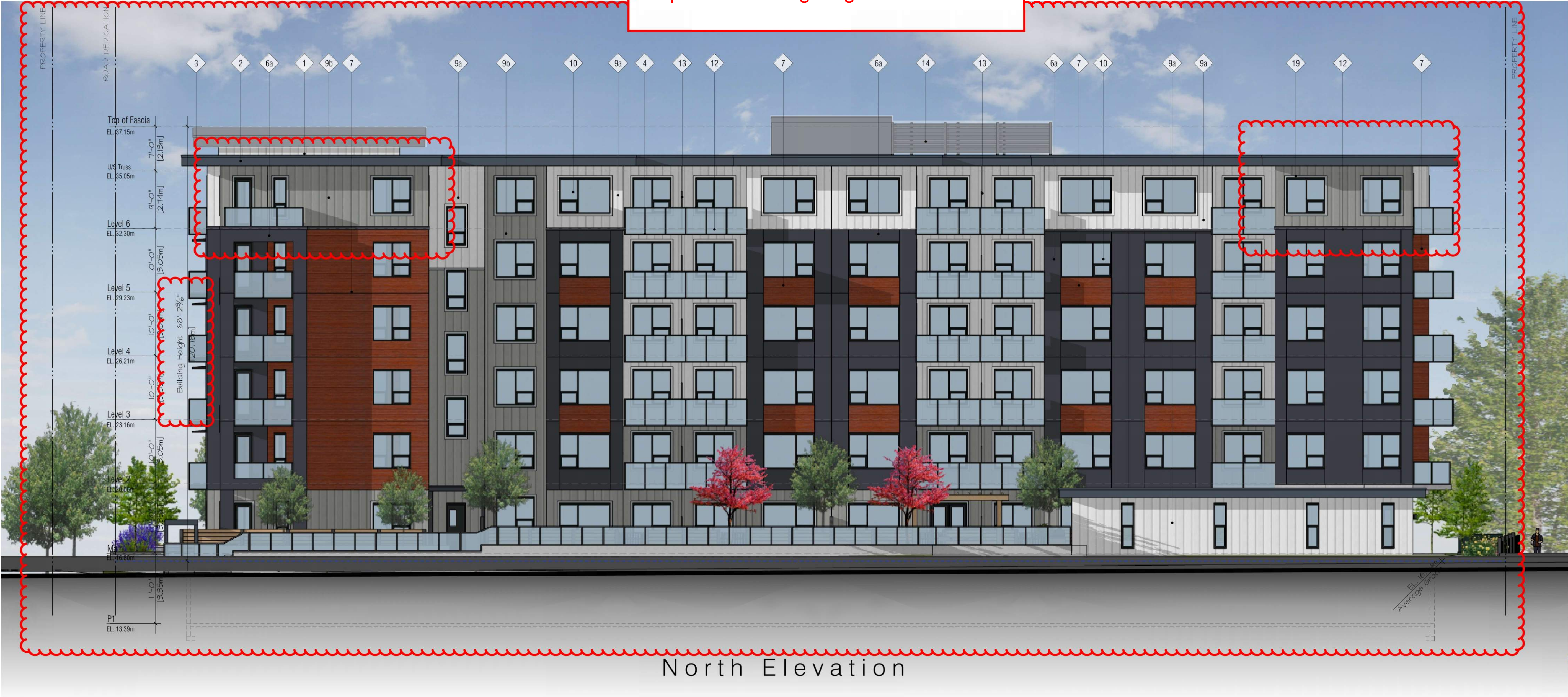
Trims:Dark Grey

B.M. HC-178 Charcoal Slate
- 19

Trims:Light Grey

B.M. 2124-40 Thundercloud Grey

1. Entire building shifted to east 3'4"
2. Colour changes
3. Updated building height



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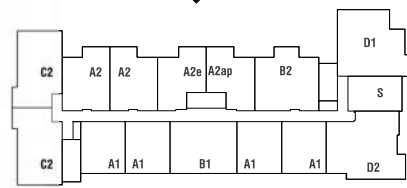
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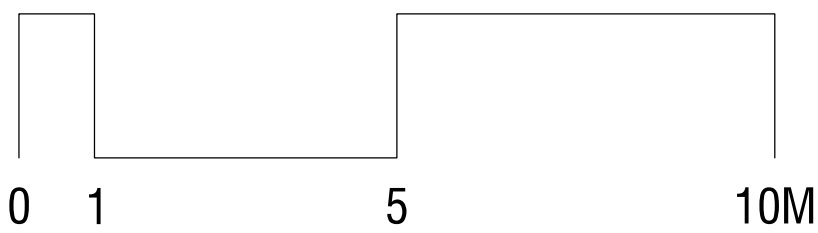
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
March 20, 2026



SCALE: 1:100

Elevation - North

A-3.02

Material Legend

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

- 1

Roofing

2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark

Fibre Cement
B.C. HC-154 - Hale Navy
- 3

Soffit: Feature Wood

Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey

Fibre Cement
B.M. HC-169 - Coventry Grey
- 5

Soffit: Typical - Dark Grey

Fibre Cement
B.M. 2128-20 - Abyss
- 6a

Panels: Dark Grey

Fibre Cement Panels
B.M. 2128-20 - Abyss
- 6b

Panels: Neutral

Fibre Cement Panels
B.M. CC-454 - Cobblestone
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Panels: Rust Red

Fibre Cement Panels
Woodtone: Rosewood
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Ledgestone:

Providence Ledgestone
- 9a

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Privacy Screens & Guards

Aluminum Frame & Glass Panel Guards and Privacy Screens, Charcoal Colour
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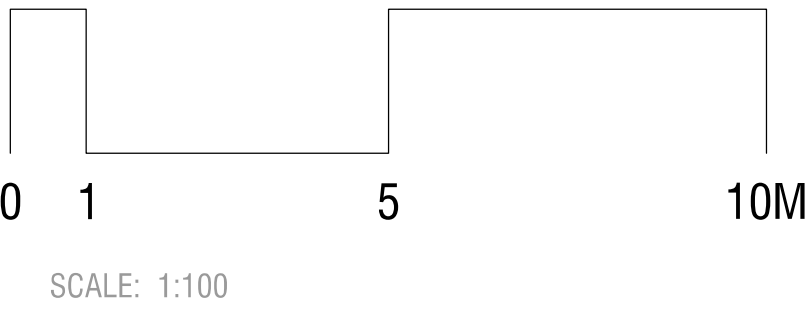
Trims:Dark Grey

B.M. HC-178 Charcoal Slate
- 19

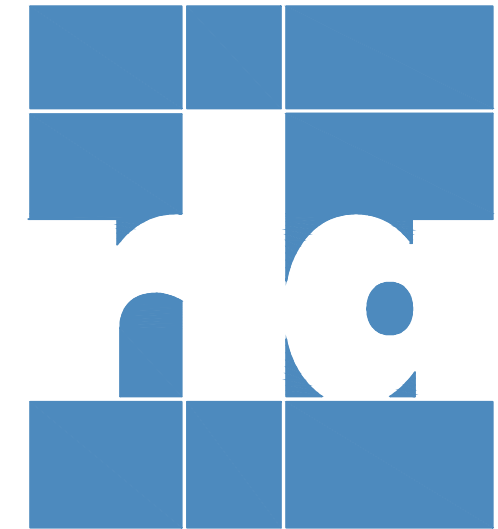
Trims:Light Grey

B.M. 2124-40 Thundercloud Grey

1. Colour changes
2. Updated Building height



Elevation - East



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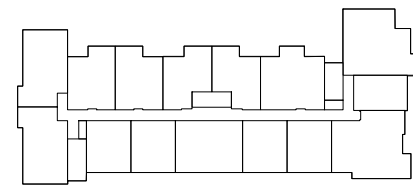
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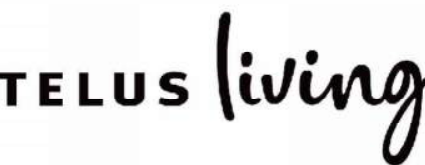
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

Scale: 1:100
March 20, 2026

A-3.03

Material Legend

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Roofing

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- 2

Fascia: Dark

Fibre Cement
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Providence Ledgestone
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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

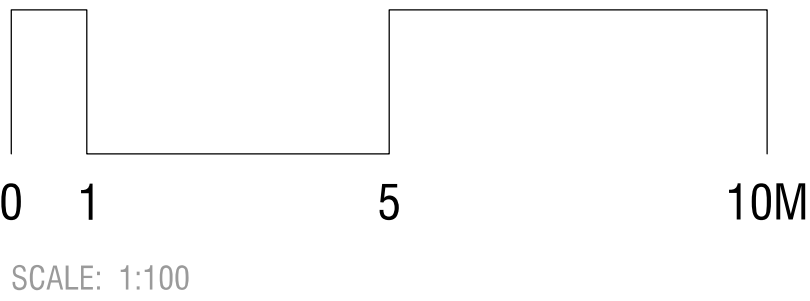
Trims:Dark Grey

B.M. HC-178 Charcoal Slate

1. Colour changes
2. Remove balcony columns
3. Updated Building height



West Elevation



Elevation - West



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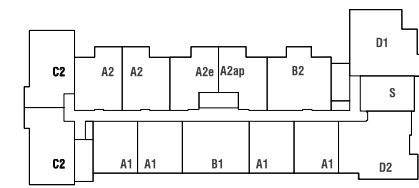
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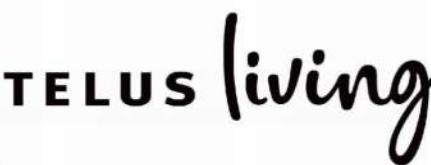
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

Scale: 1:100
March 20, 2026



- 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

6a
Panels
B.M. CC-454 - Cobblestone
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

1. Colour changes



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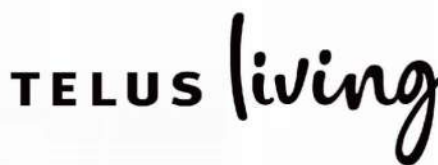
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For

Project

1908 FOUL BAY
Multi-Unit Residential



Colour Material Board

Scale: NTS
March 20, 2026



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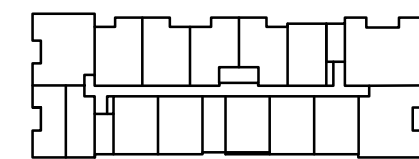
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For

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Streetscape Elevations
South

Scale: 1:150
March 20, 2026

1. Entire building shifted to east 3'4"
2. Colour changes



SCALE: 1:150

Streetscape Elevation - South

A-3.06



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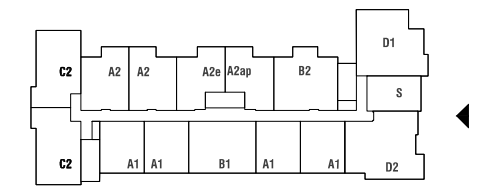
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For

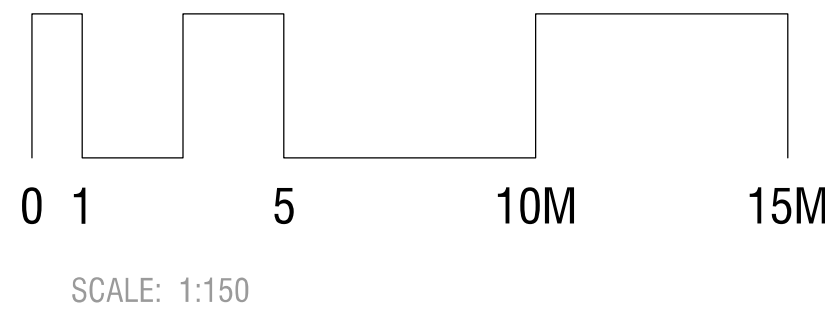
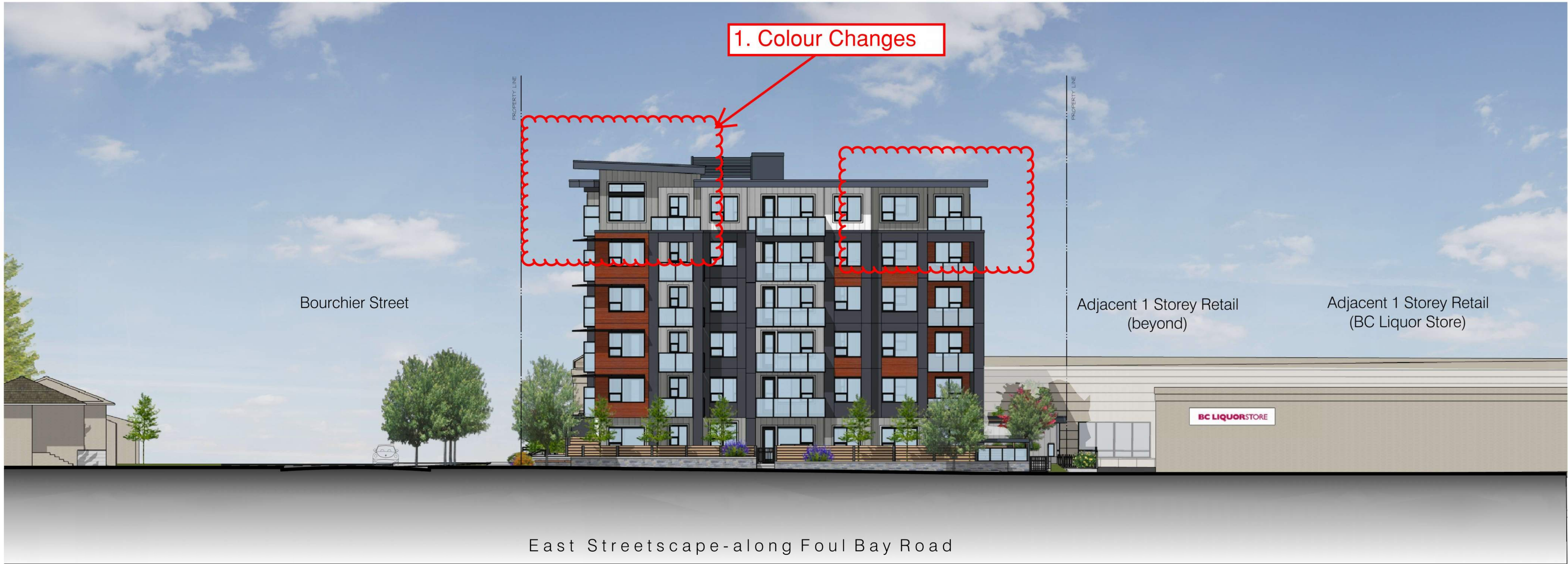
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Streetscape Elevations
East

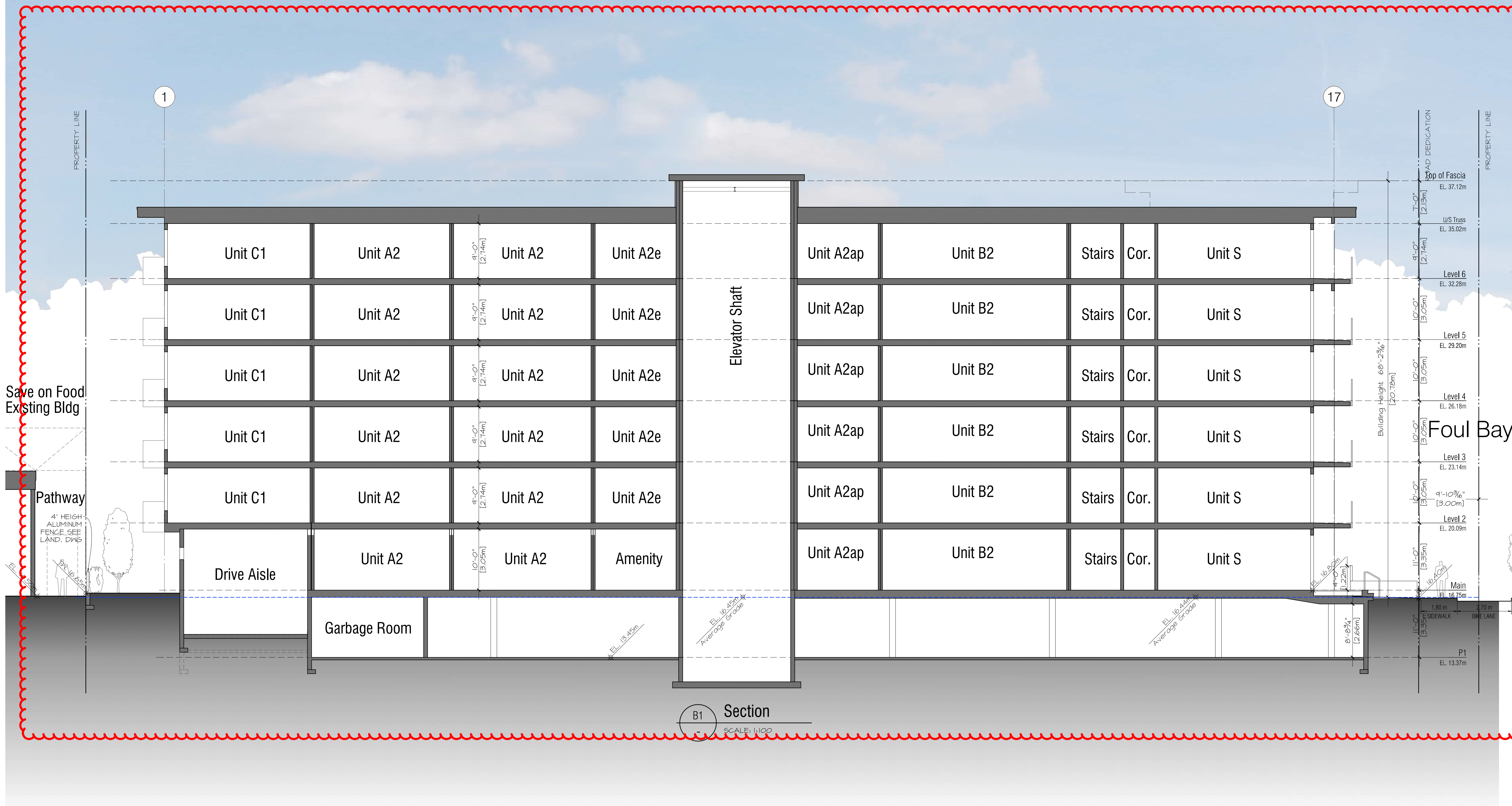
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Streetscape Elevation - East

A-3.07

1. Entire building shifted to east 3'4"



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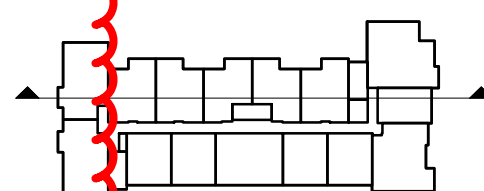
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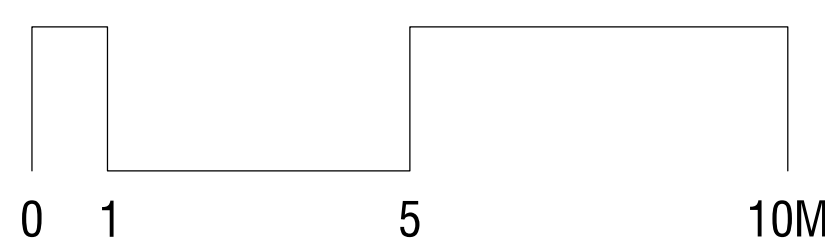
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1908 FOUL BAY
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TELUS living



Sections

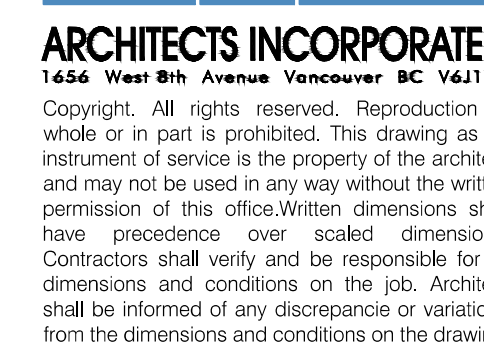
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March 20, 2026



SCALE: 1:100

Section - B1

A-4.01



Revision

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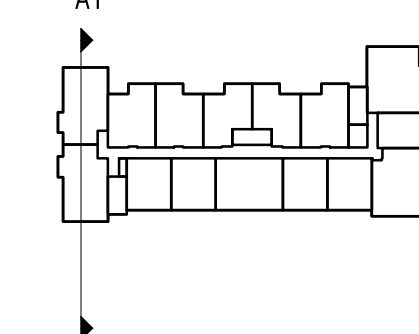
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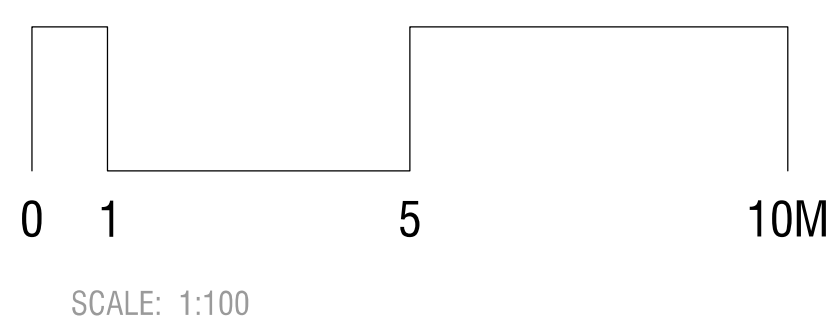
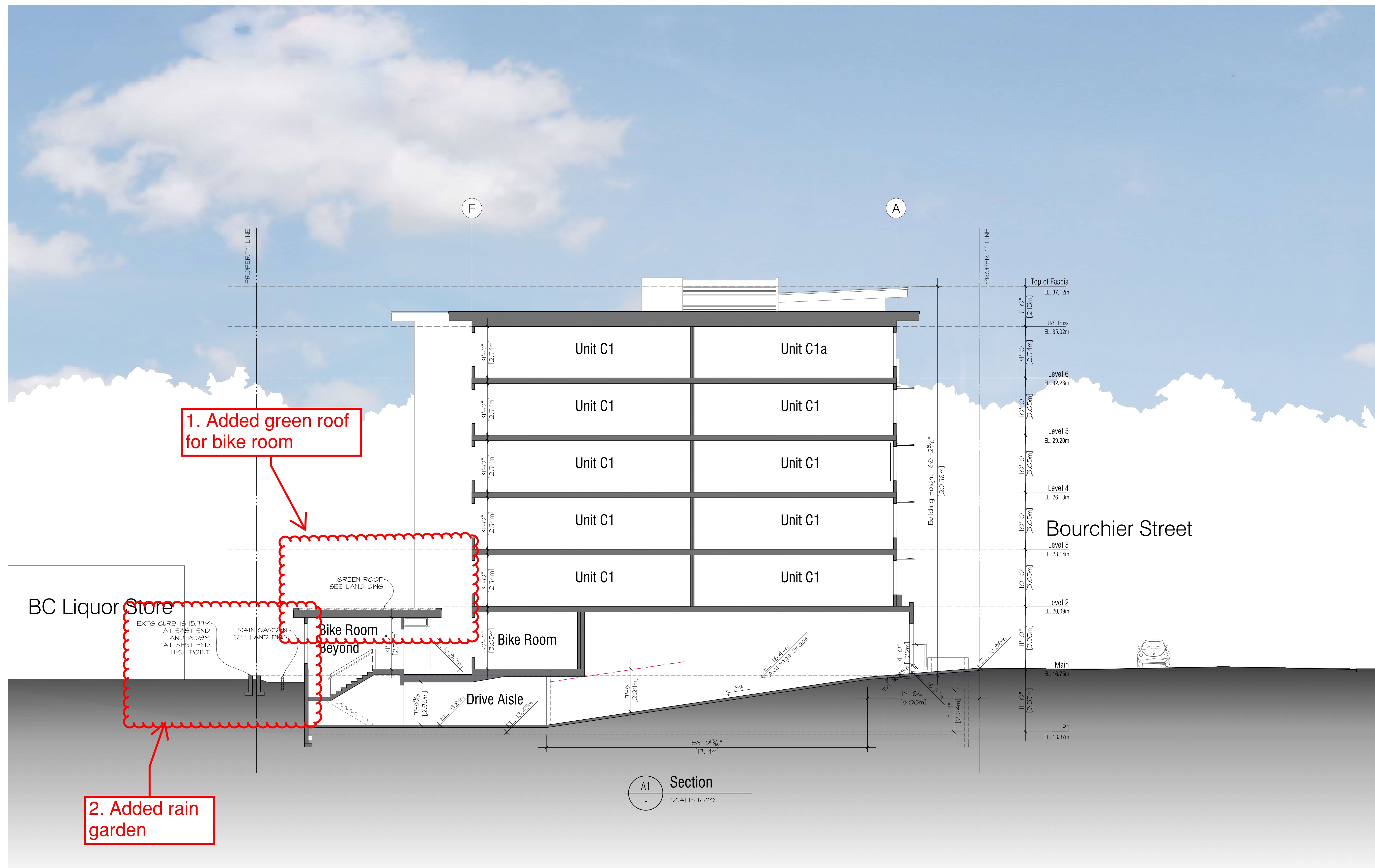
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS *living*



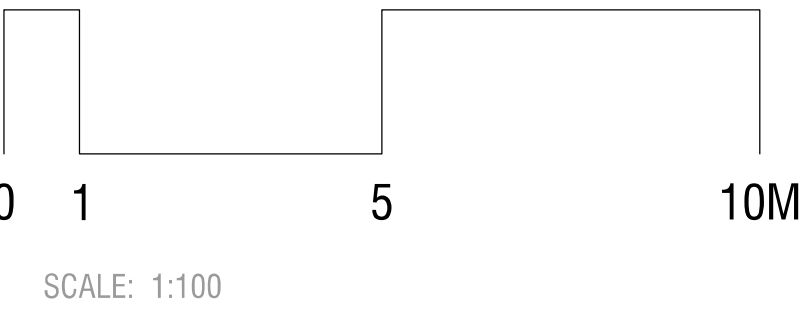
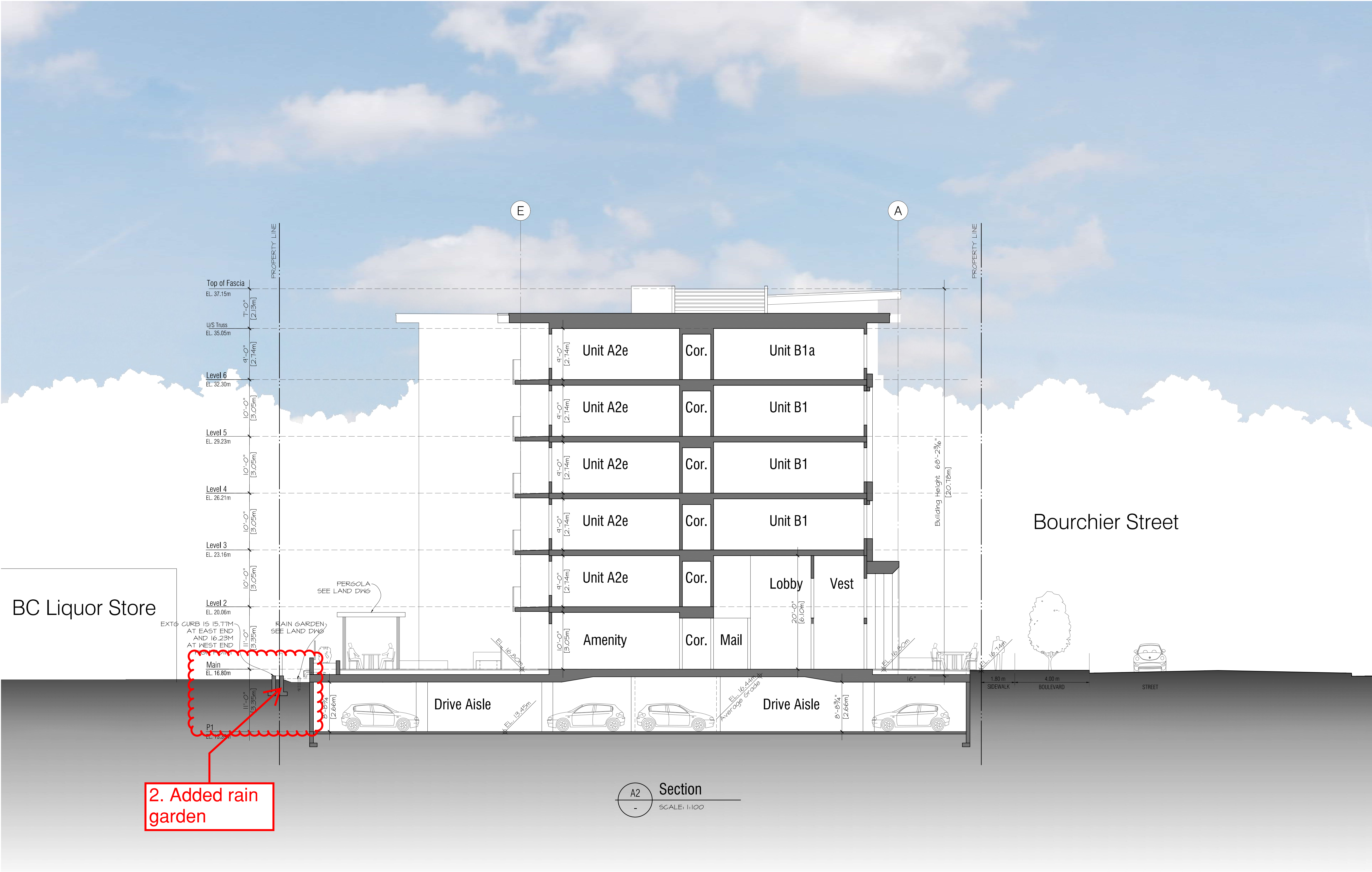
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Section -A1

A-4.02



Section -A2



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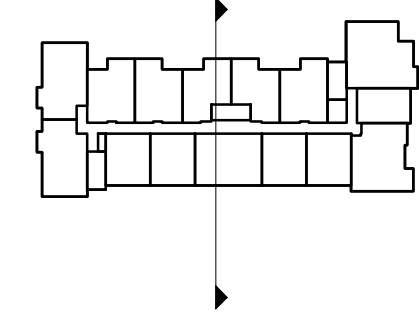
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For

Project
1908 FOUL BAY
Multi-Unit Residential

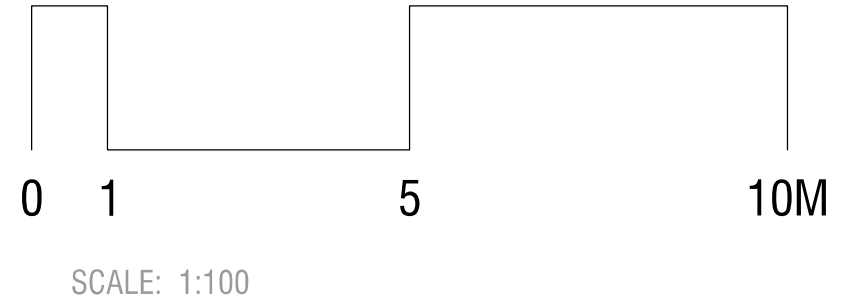
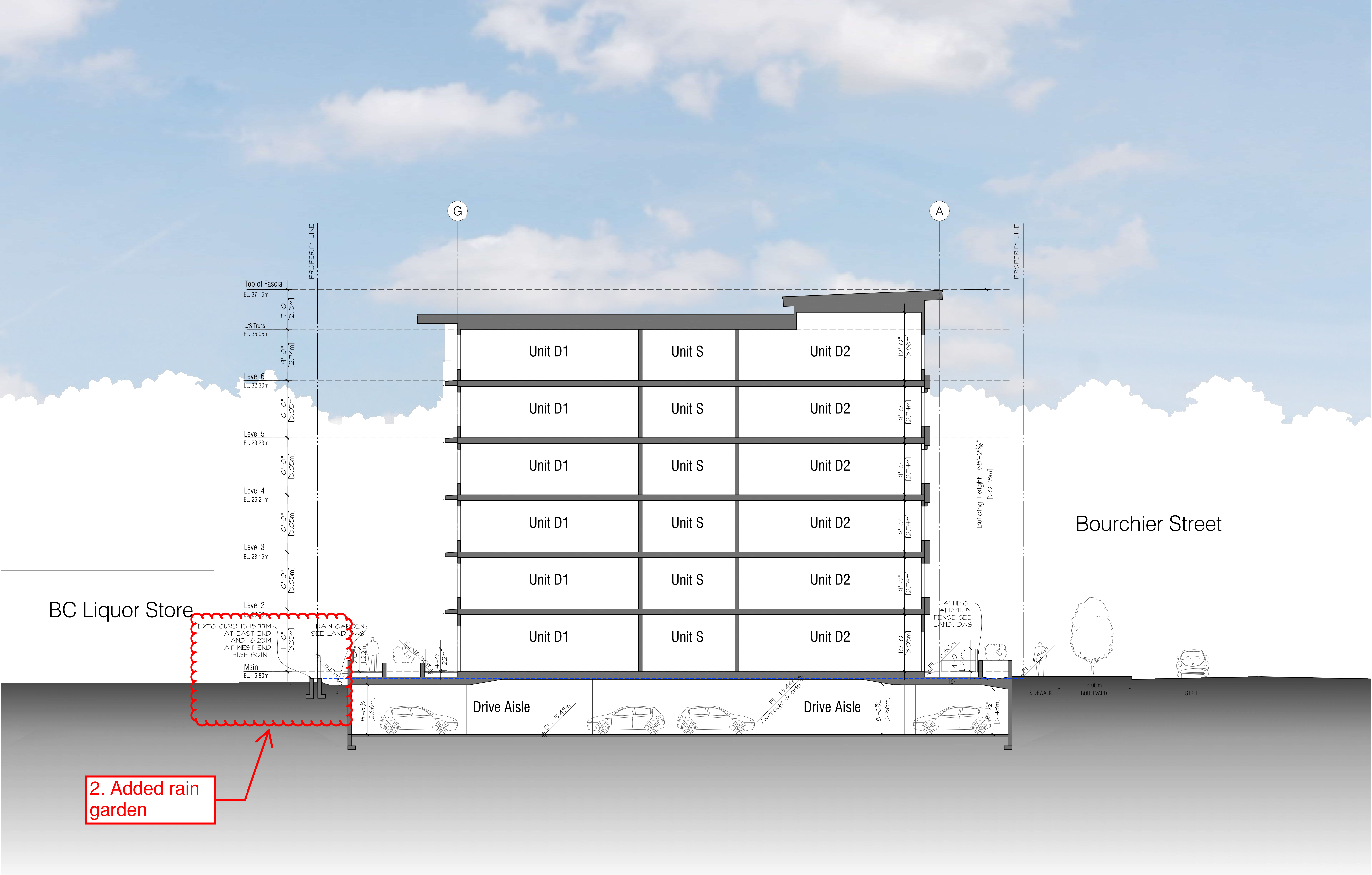
TELUS living



Sections

Scale: 1:100
March 20, 2026

A-4.02

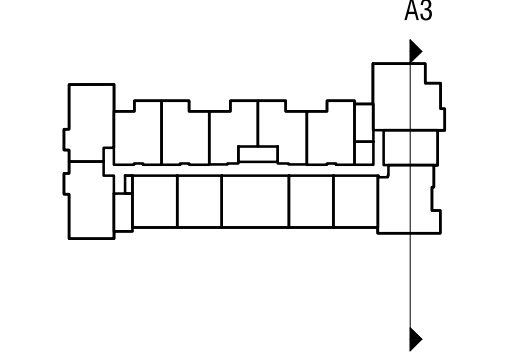


Section -A3



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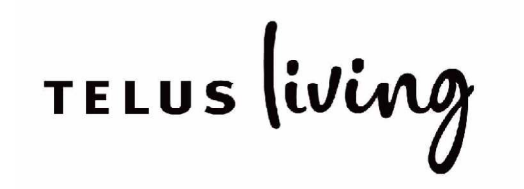
- Revisions
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For

Project

1908 FOUL BAY
Multi-Unit Residential



Sections

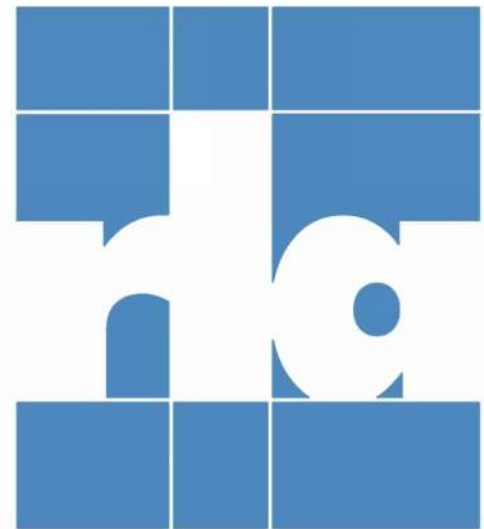
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A-4.03



Updated rendering -
1. Entire building shifted
to east 3'4"
2. colour changes

Concept Model View - SE corner-Bourchier



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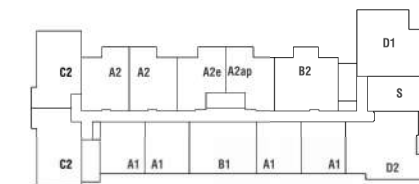
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For

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Views

Scale:
March 20, 2026



Updated rendering -
1. Entire building shifted
to east 3/4"
2. colour changes
3. Updated landscape



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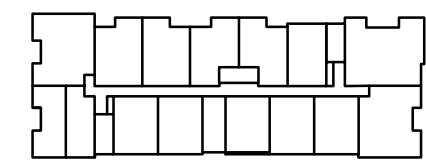
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For

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1908 FOUL BAY
Multi-Unit Residential

TELUS living



Views

Scale:
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Concept Model View - NE-Foul Bay A-5.02



Colour
changes



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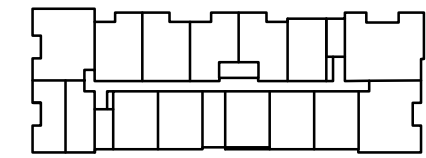
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Multi-Unit Residential

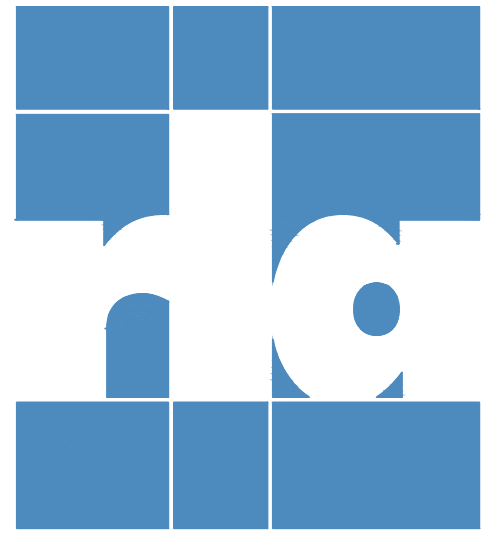
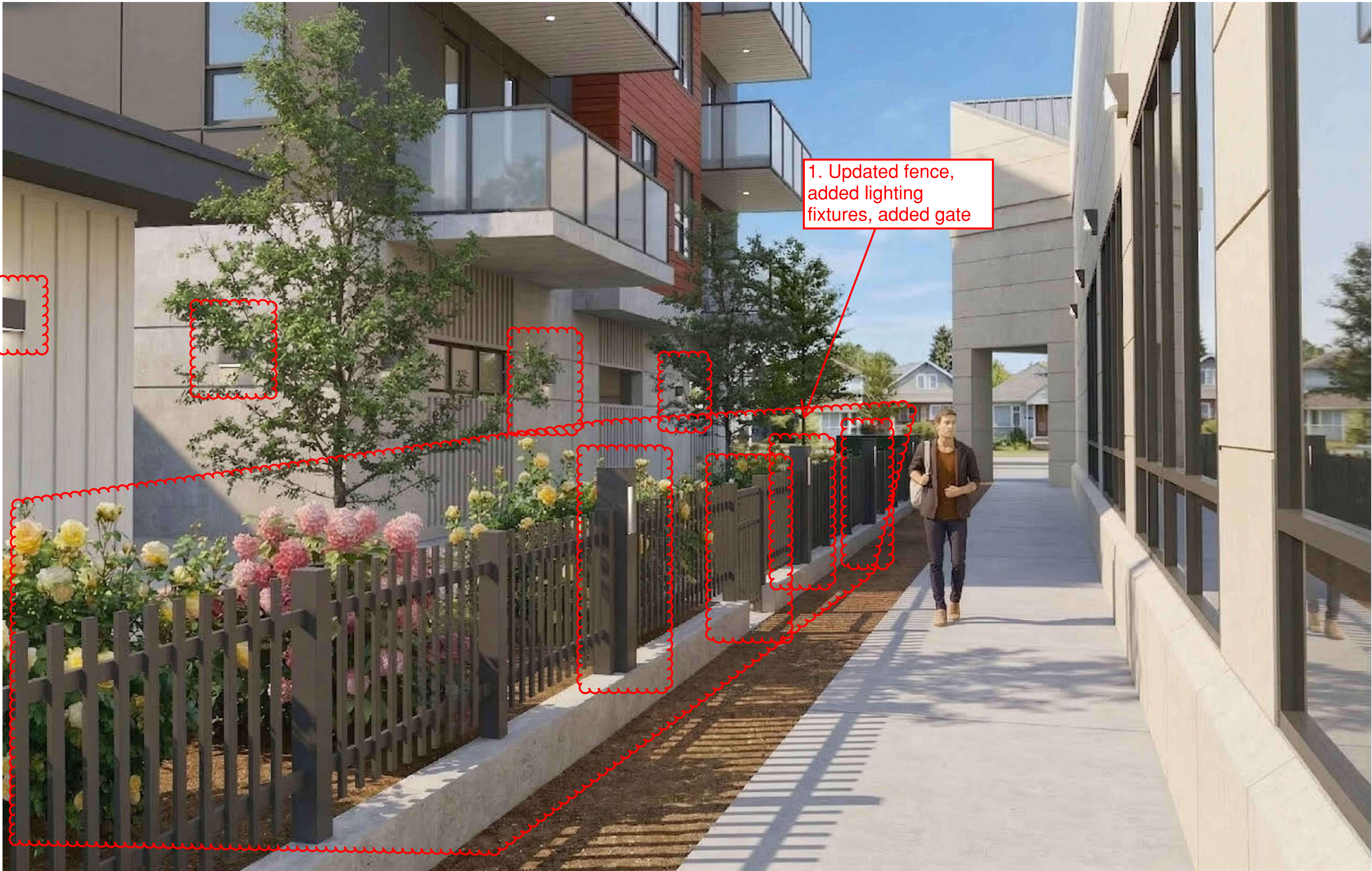
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Views

Scale:
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Concept Model View - Entry A-5.03



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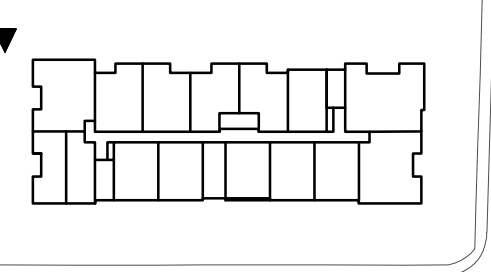
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For

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Multi-Unit Residential

TELUS living



Views

Scale:
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Pathway Concept Model-Day View

A-5.04



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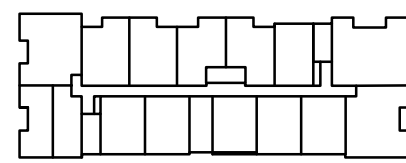
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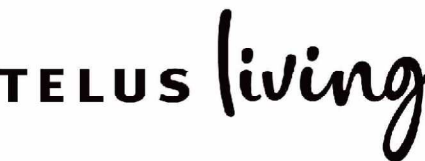
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Views

Scale:
March 20, 2026

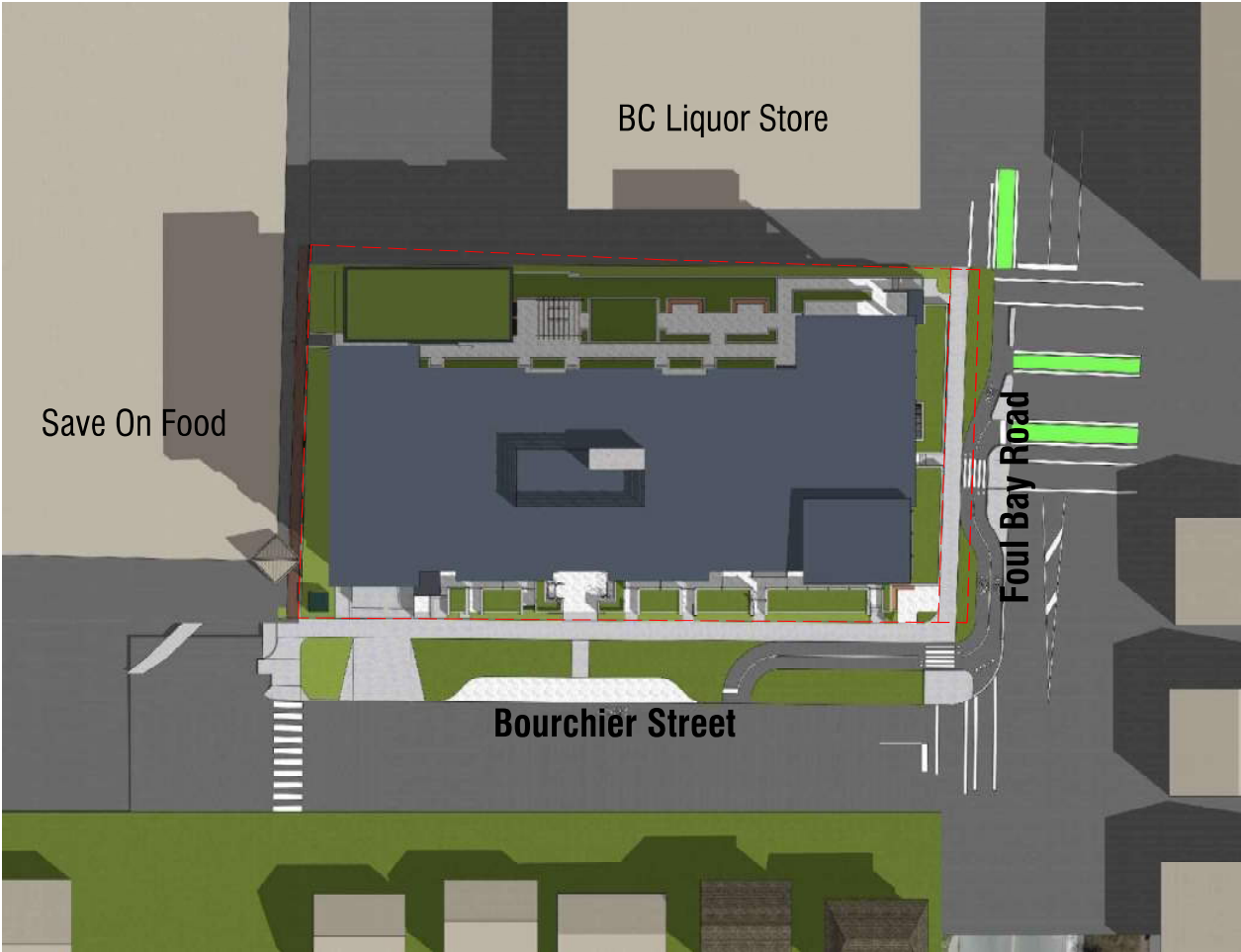
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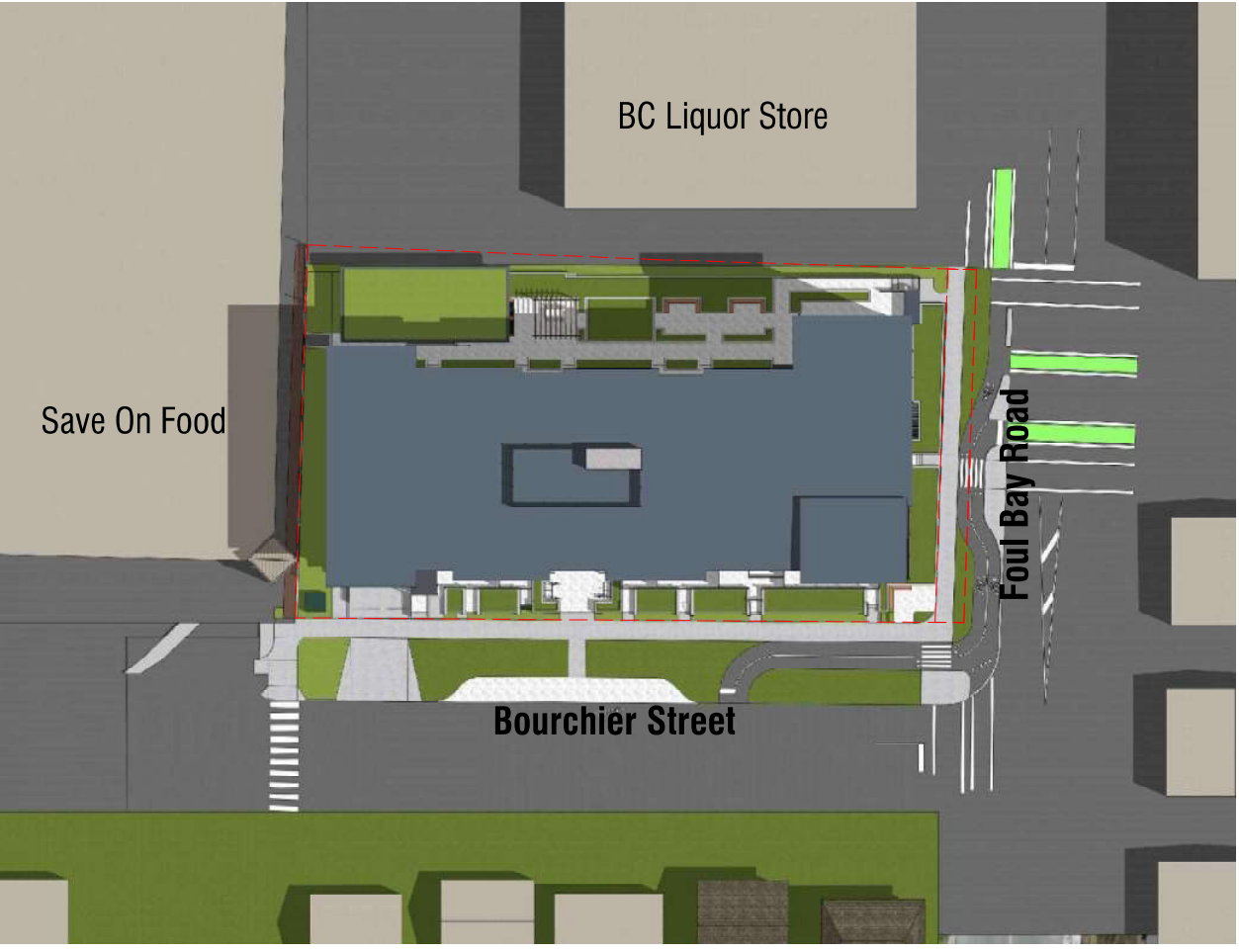
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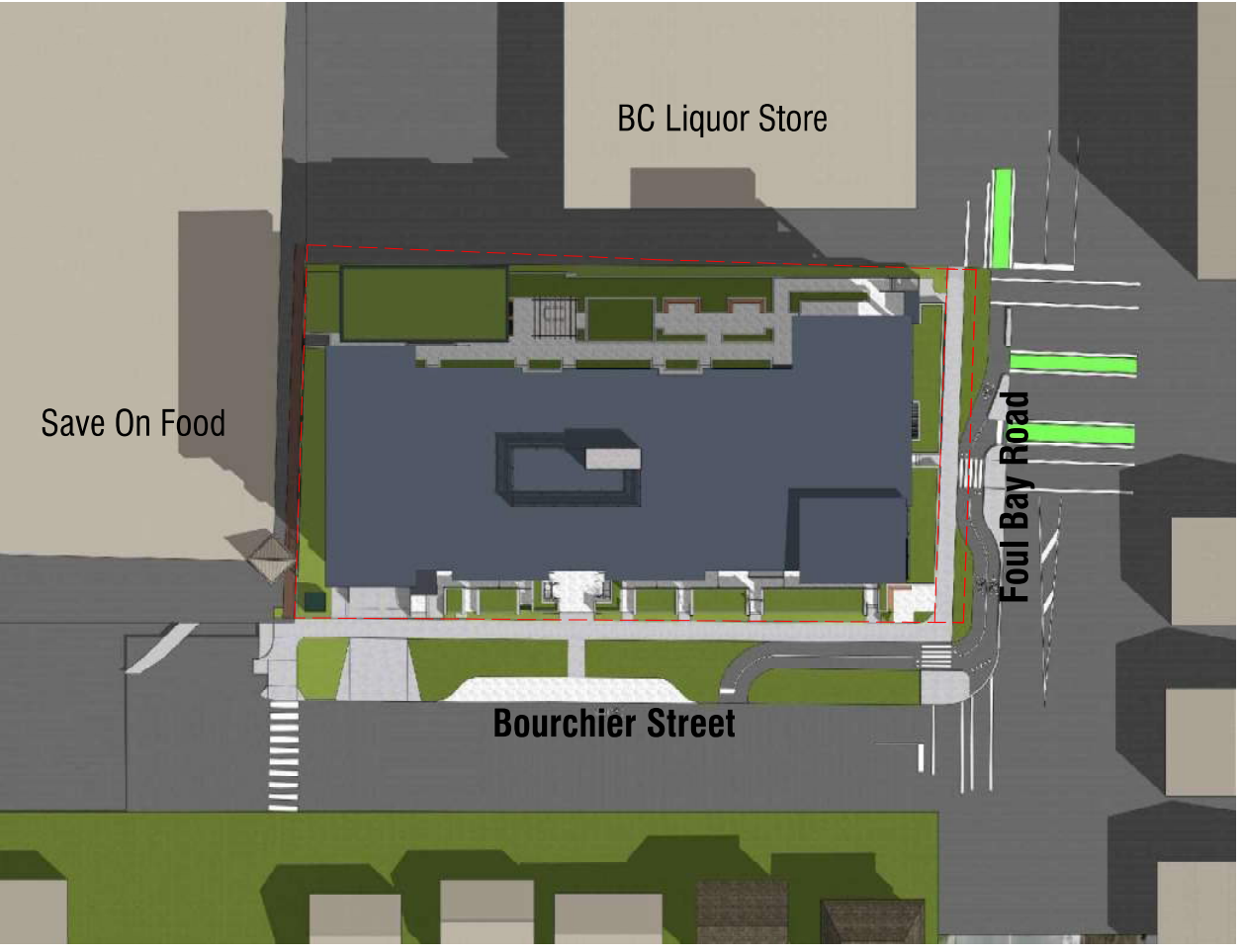
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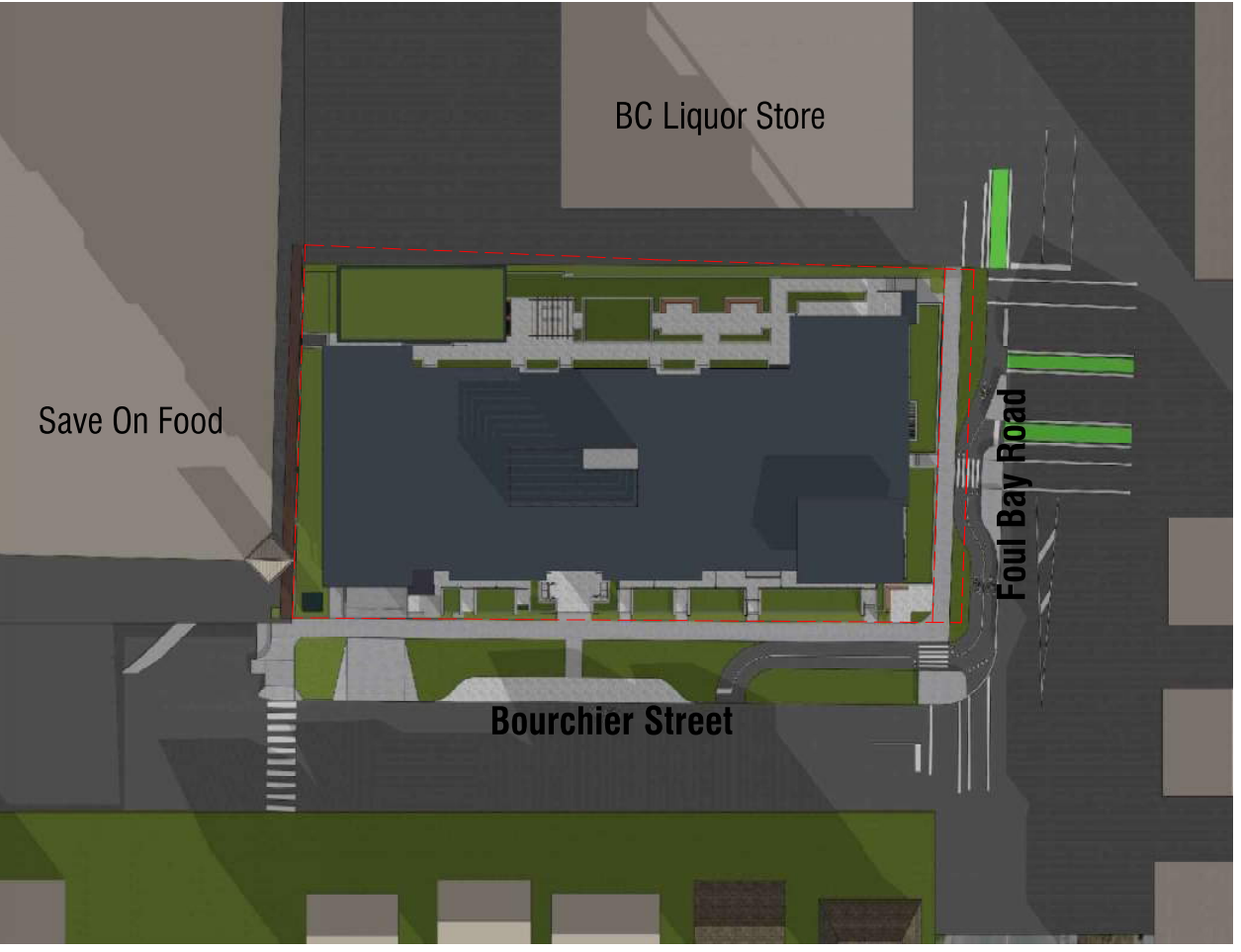
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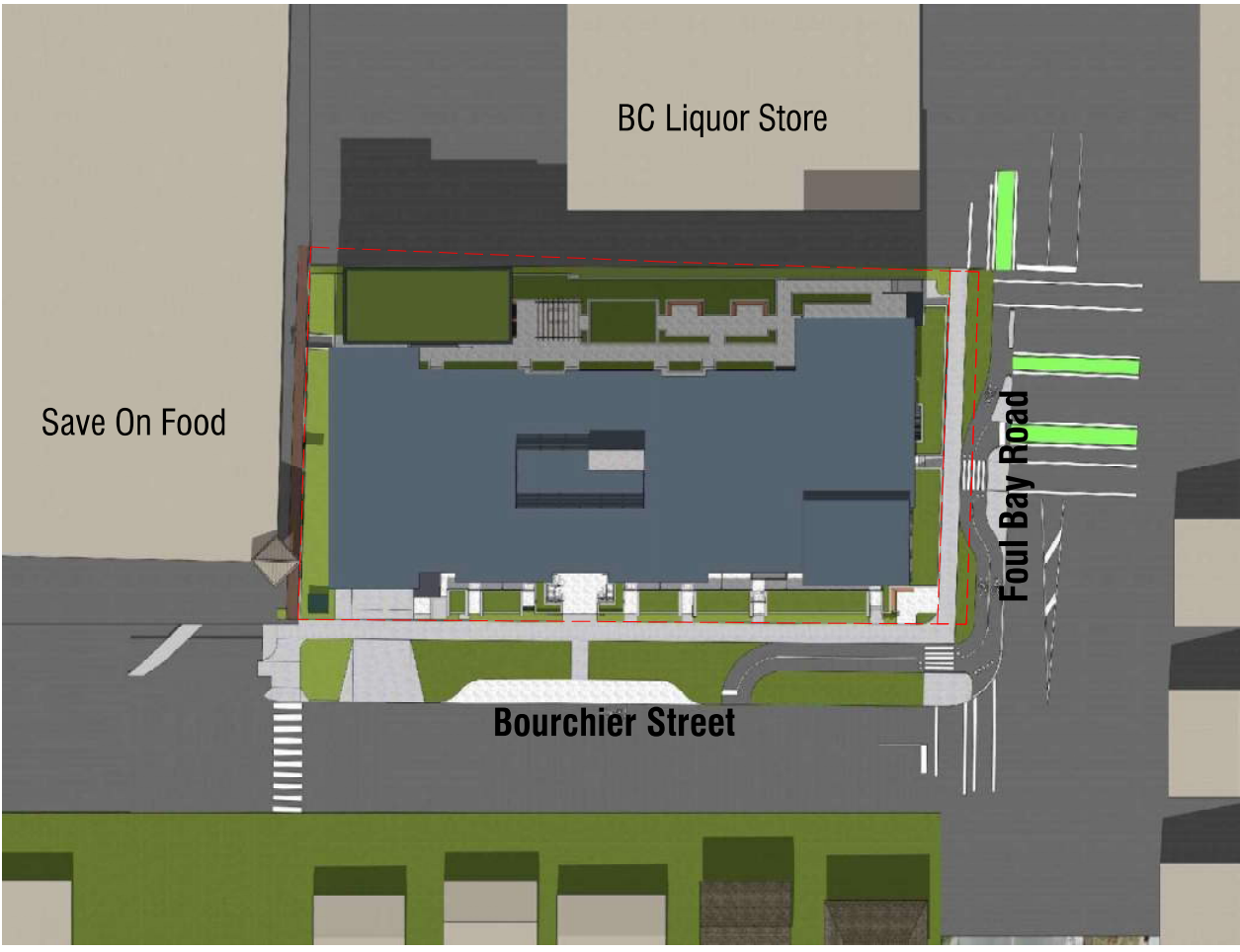
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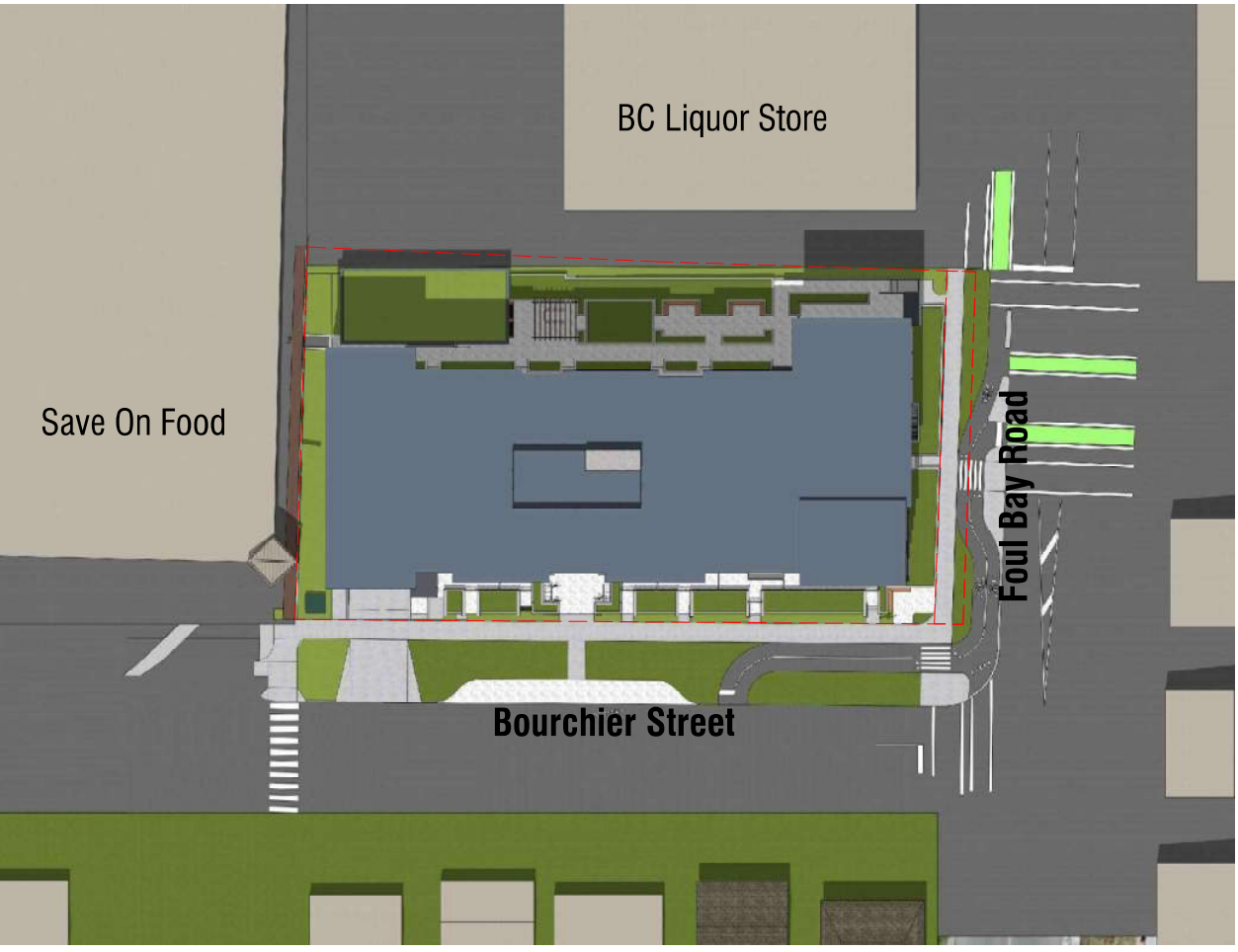
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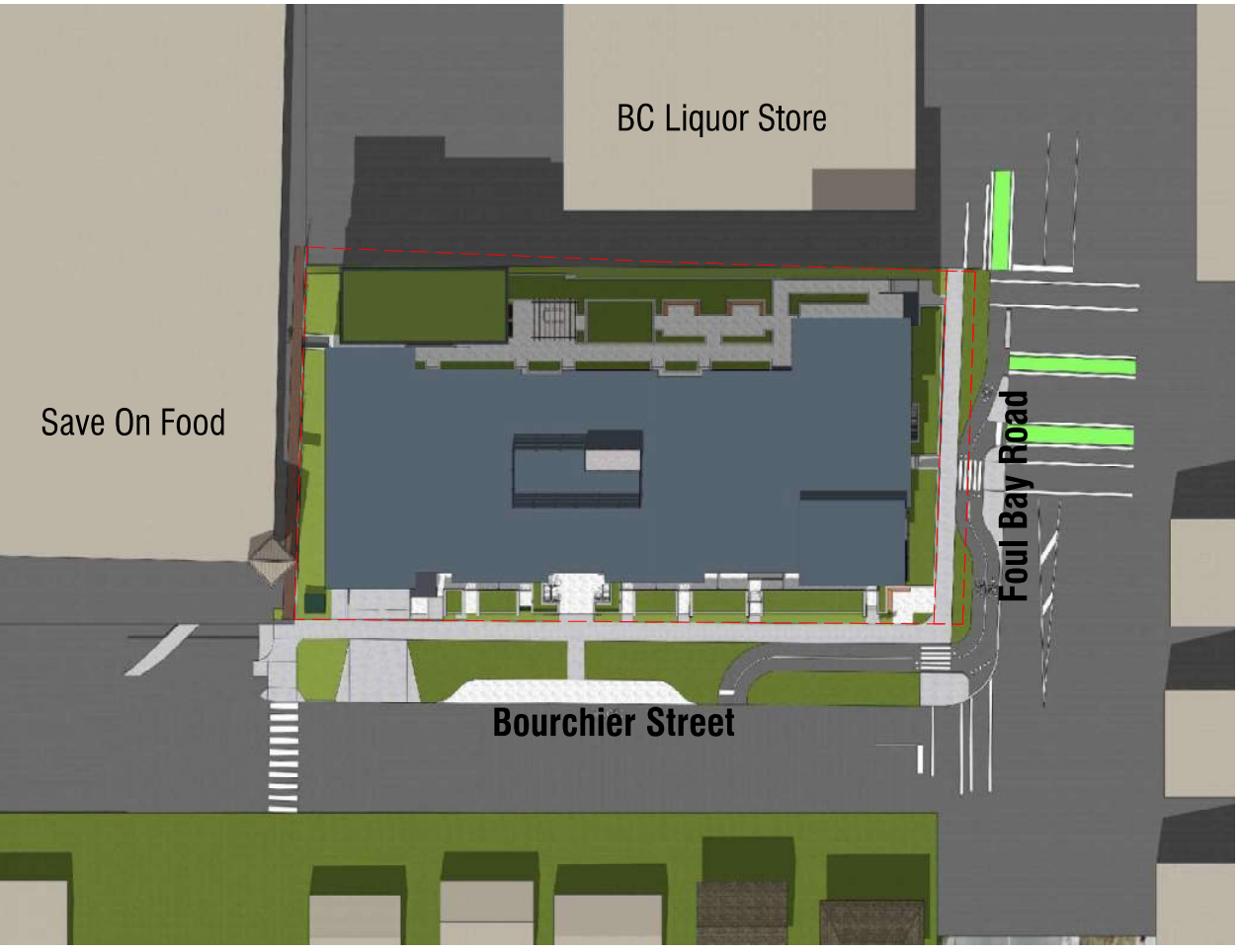
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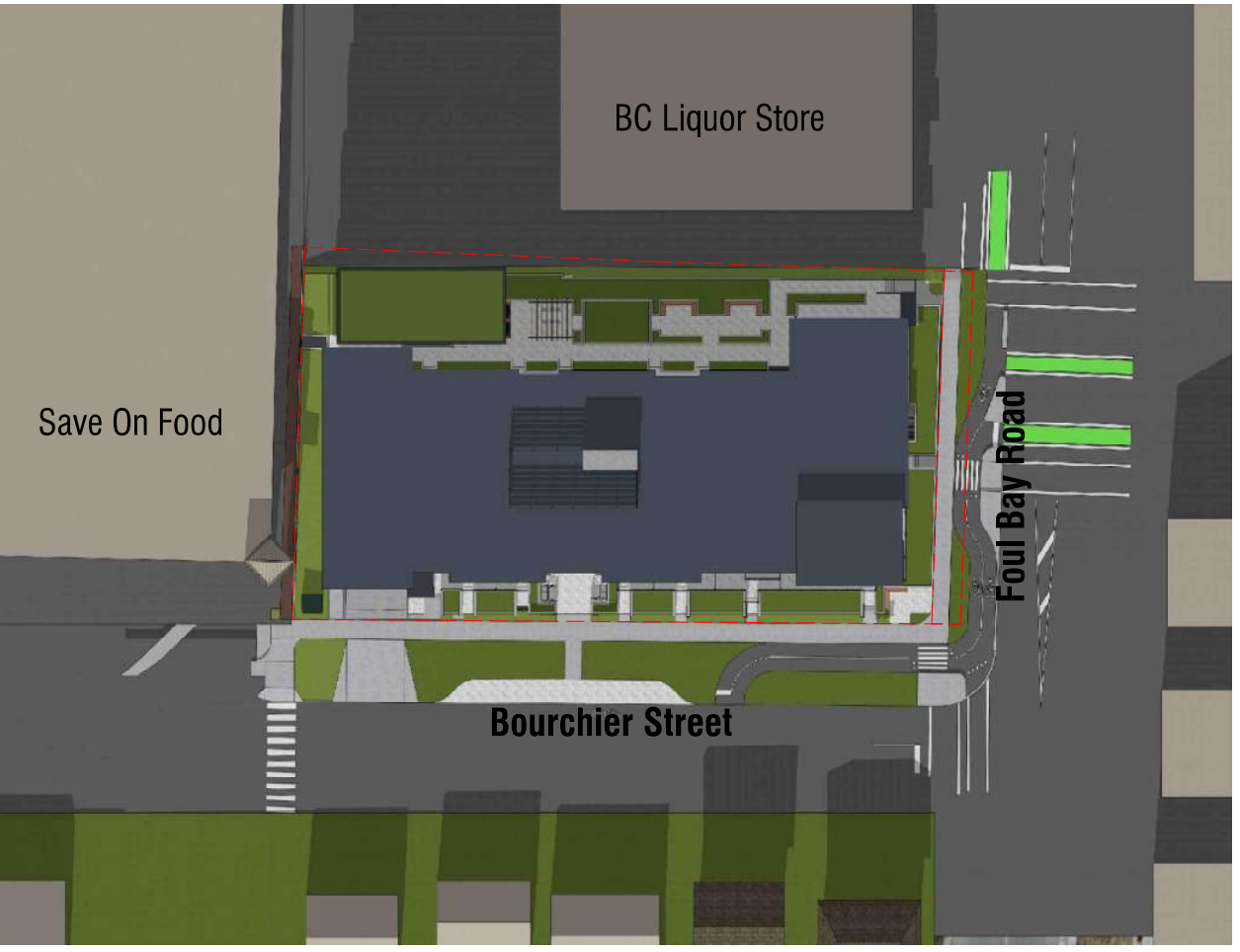
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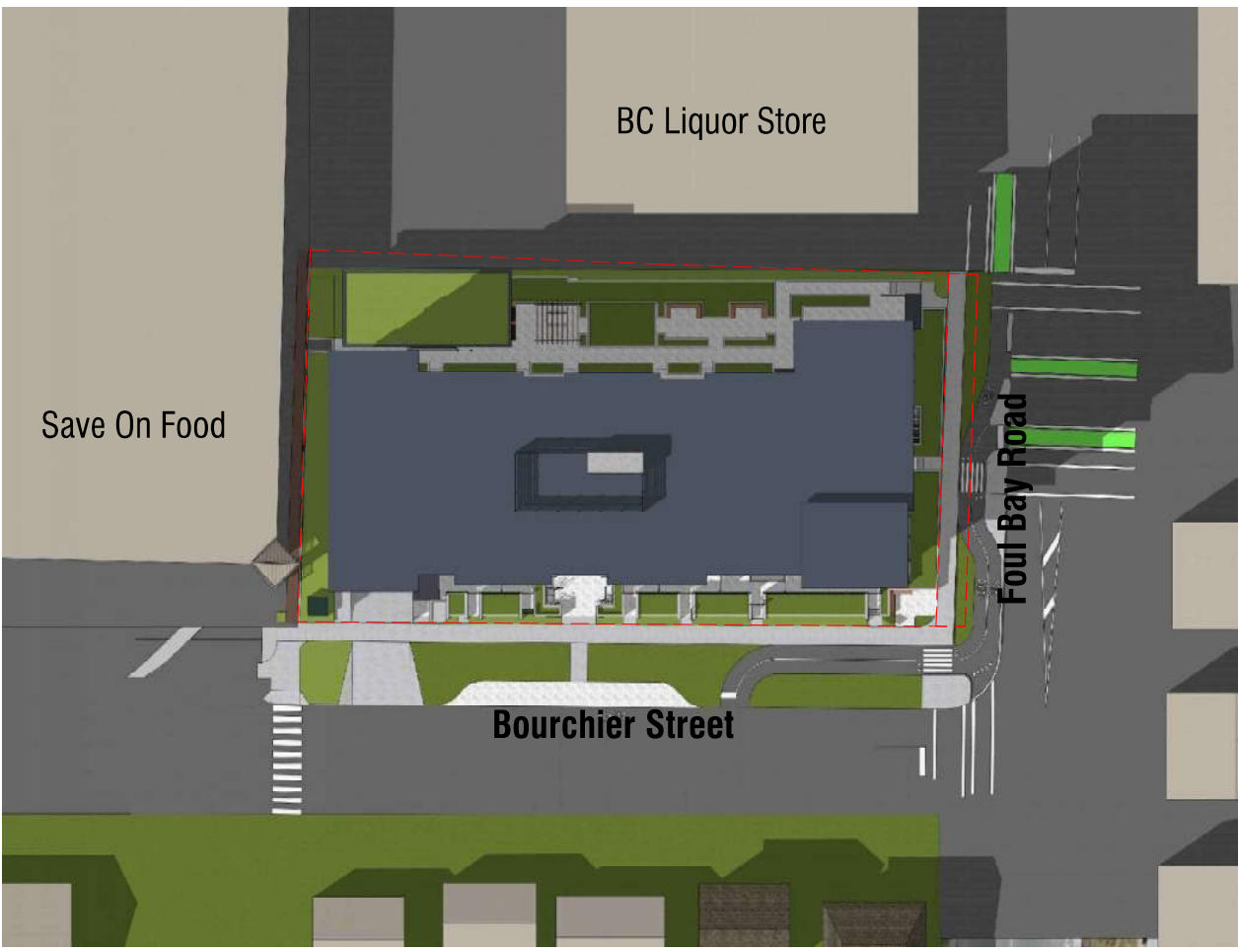
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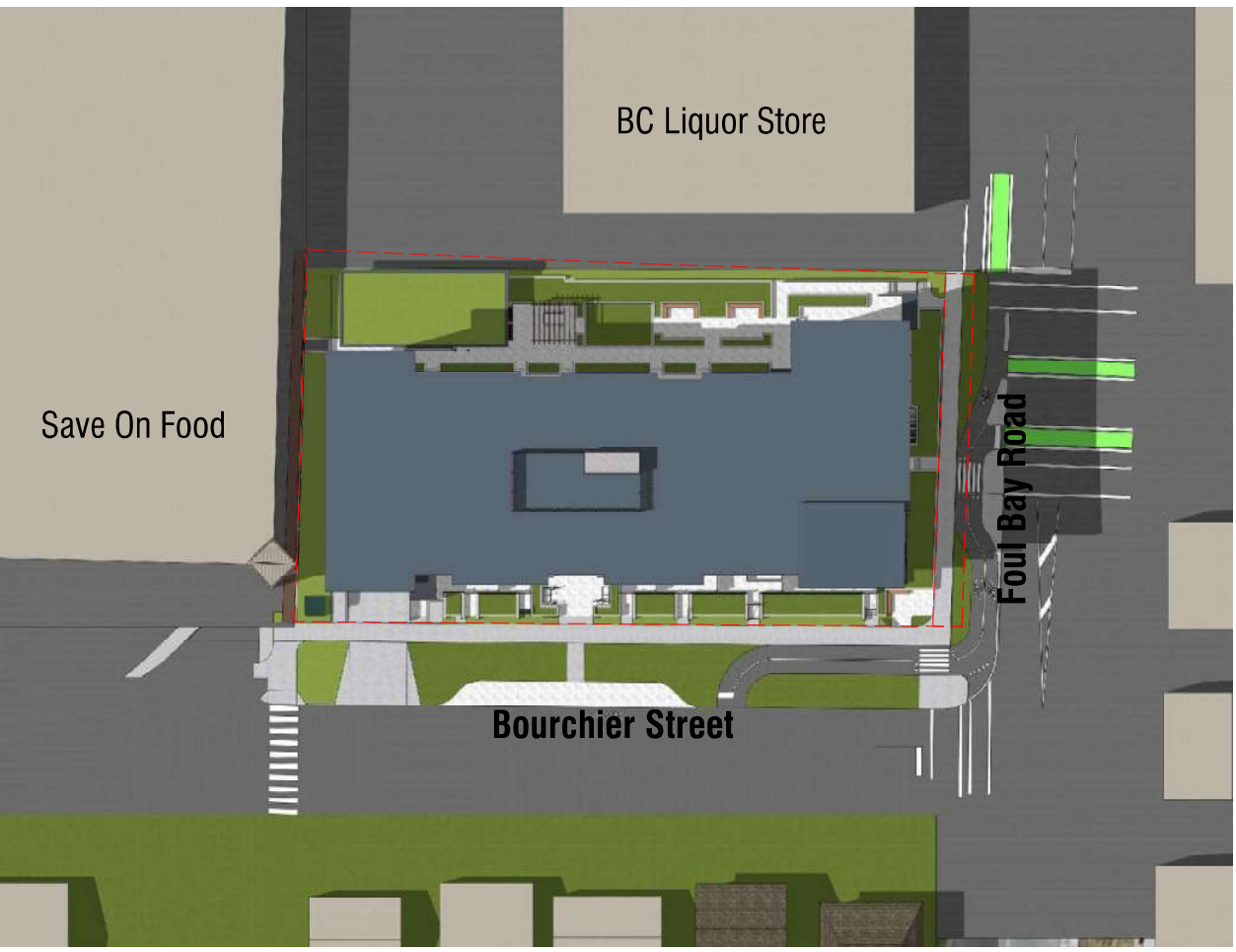
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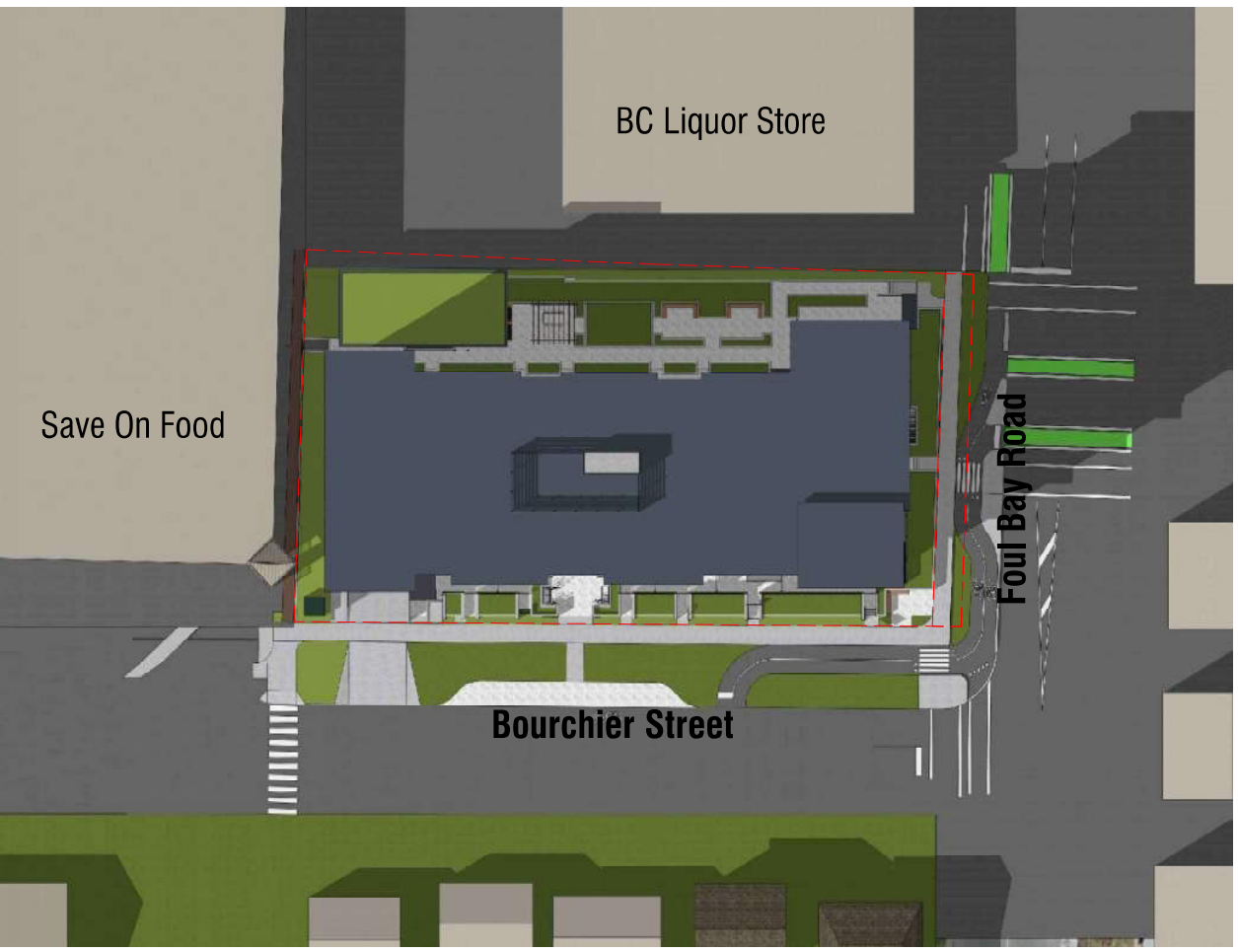
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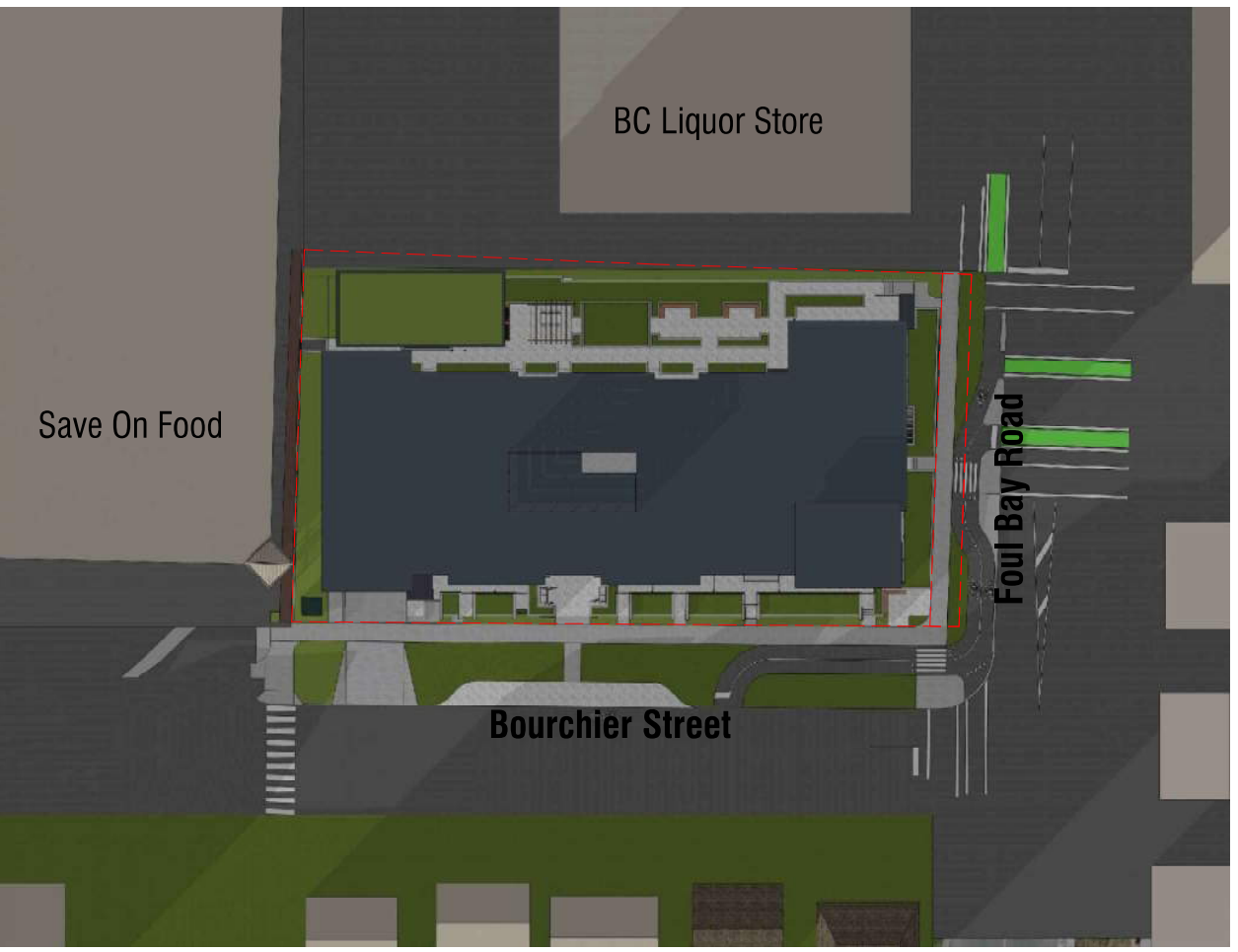
March 21st, 3:00 P.M.



June 21st, 3:00 P.M.



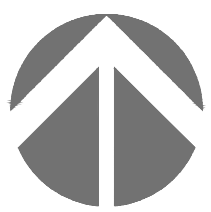
September 21st, 3:00 P.M.



December 21st, 3:00 P.M.

1. Entire building shifted to east 3'4"

Shadow Study



A-6.00



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For

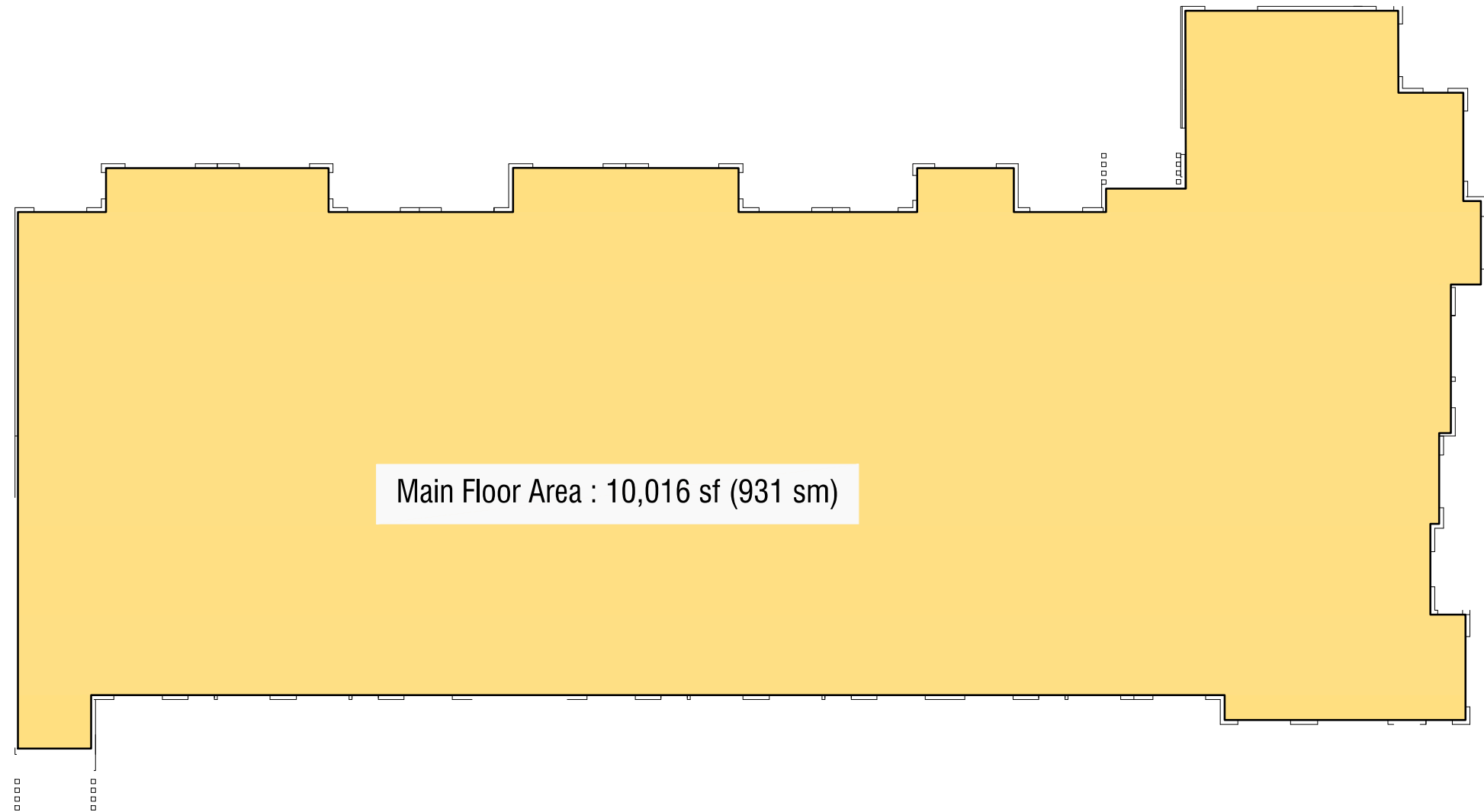
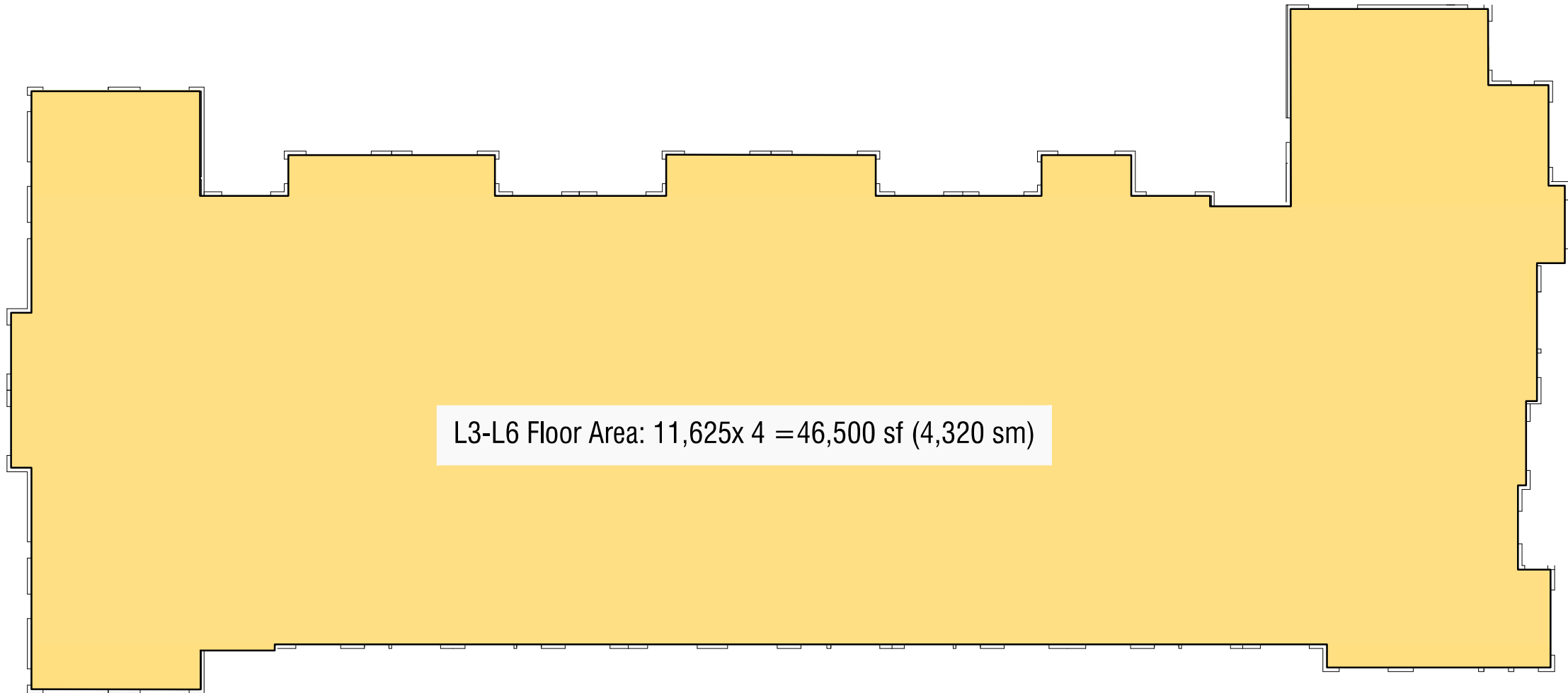
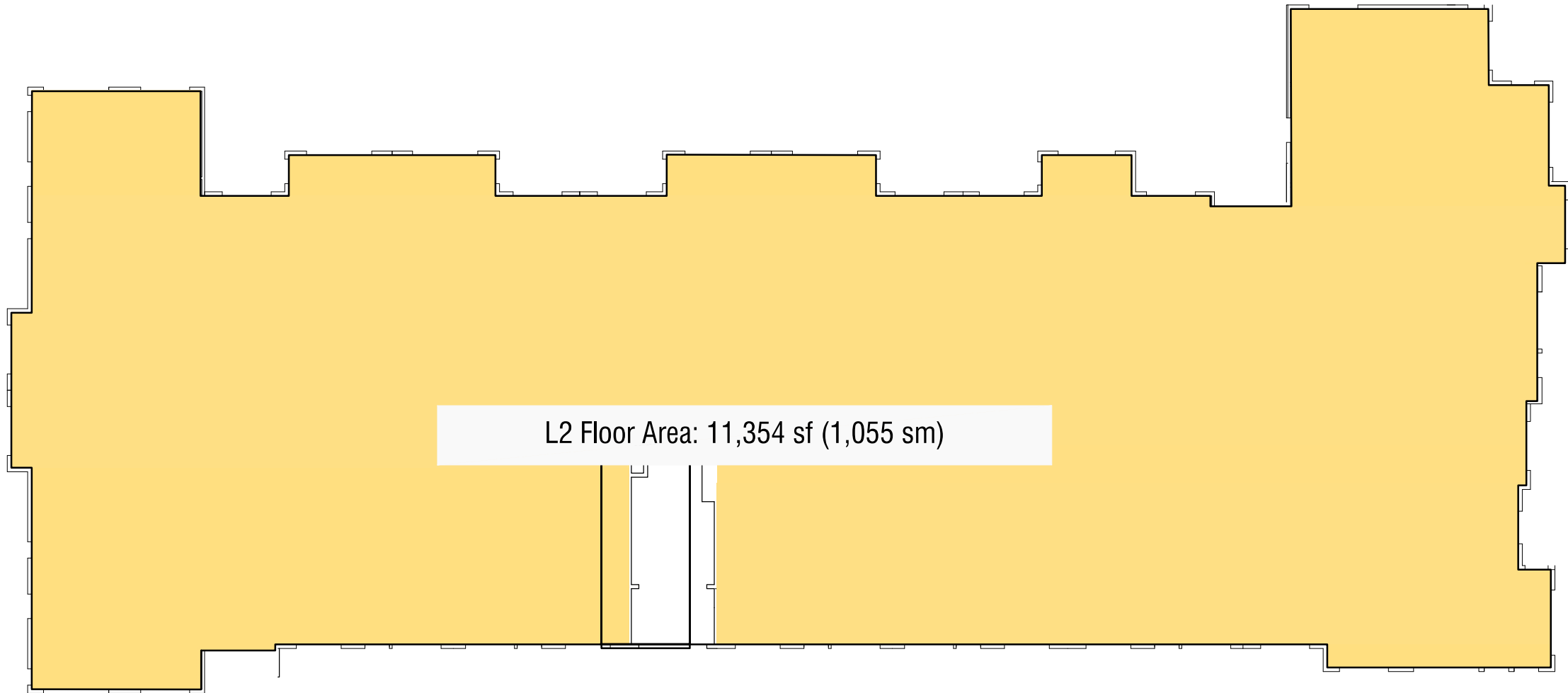
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Shadow Study

Scale: N/A
March 20, 2026



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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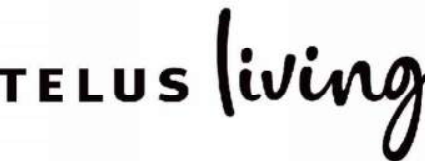
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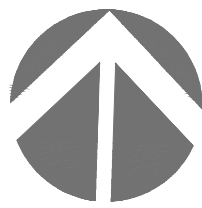
Project

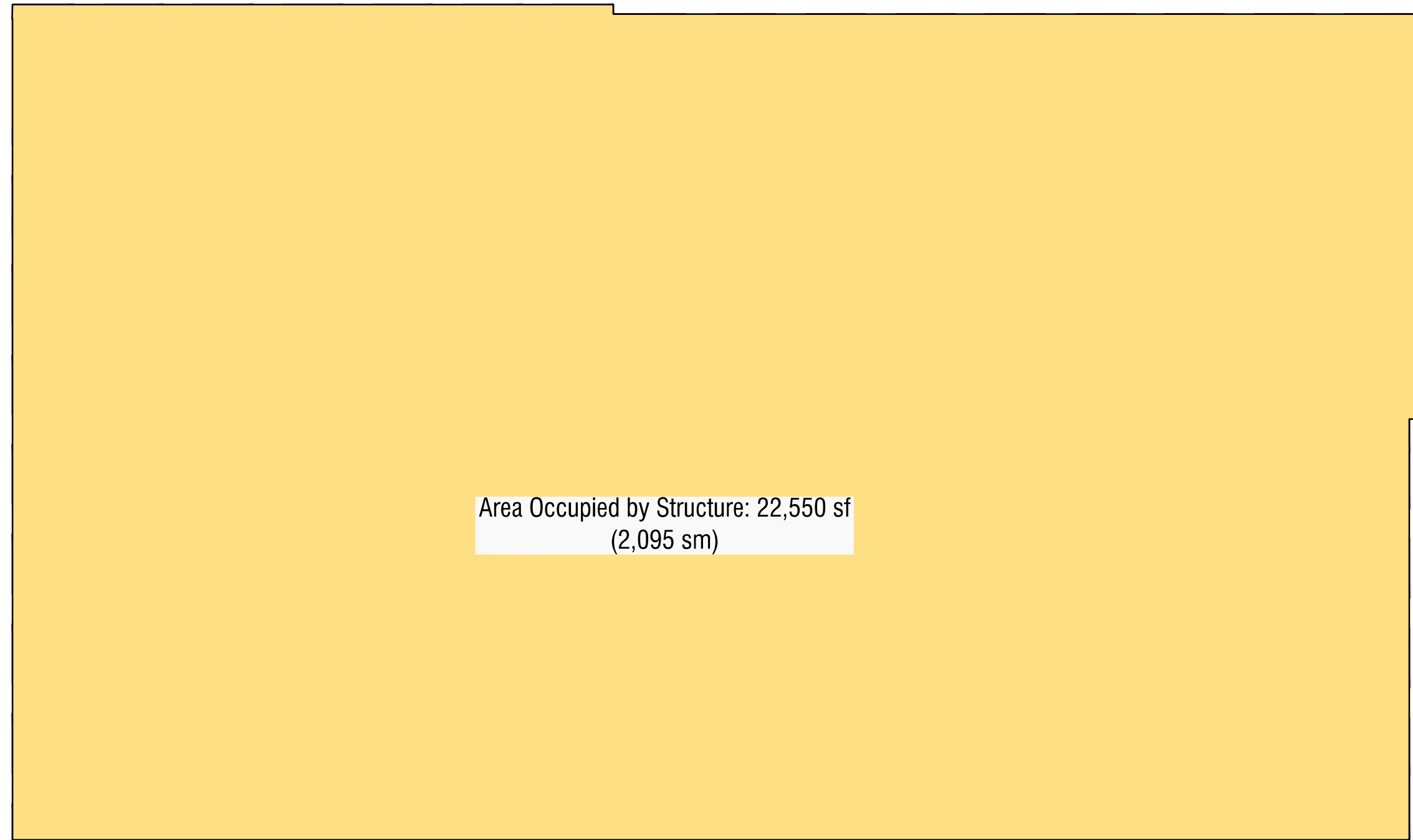
1908 FOUL BAY
Multi-Unit Residential



Key Plan - Area Calculations

Scale: 1:100
March 20, 2026





SITE COVERAGE CALCULATION			
	Structure Area		Lot Area (post dedication)
	22,550 sf	2,095 sm	26,920 sf 2,501 sm
Site Coverage	83.8%		

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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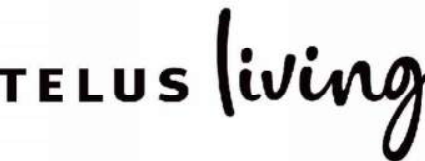
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For

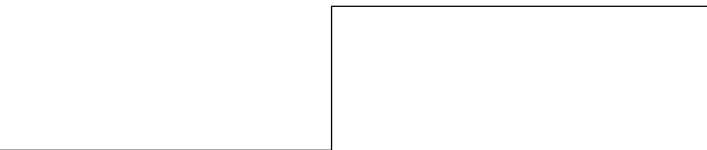
Project

1908 FOUL BAY
Multi-Unit Residential



Key Plan - Site Coverage

Scale: 1:200
March 20, 2026



SCALE: 1:200

Key Plan - Site Coverage



A-7.02



Revision

March 20, 2026
Issued for DP Resubmission

Project

TELUS *living*



Scale: 1:200
March 20, 2026



A-7.03



Average Grade Total height / Total Perimeter length
3,107 / 189.09

16.44

"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

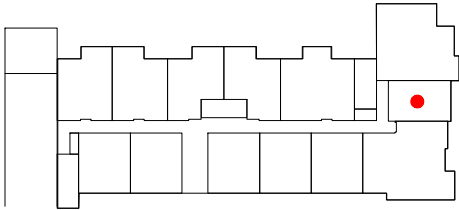
1. Updated calculation based on the added spots

Unit S - Studio

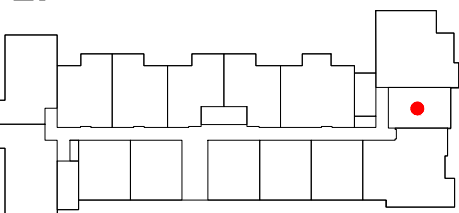
1 Bed + 1 Bath
434 sf

6 Units Total (6 of 87)

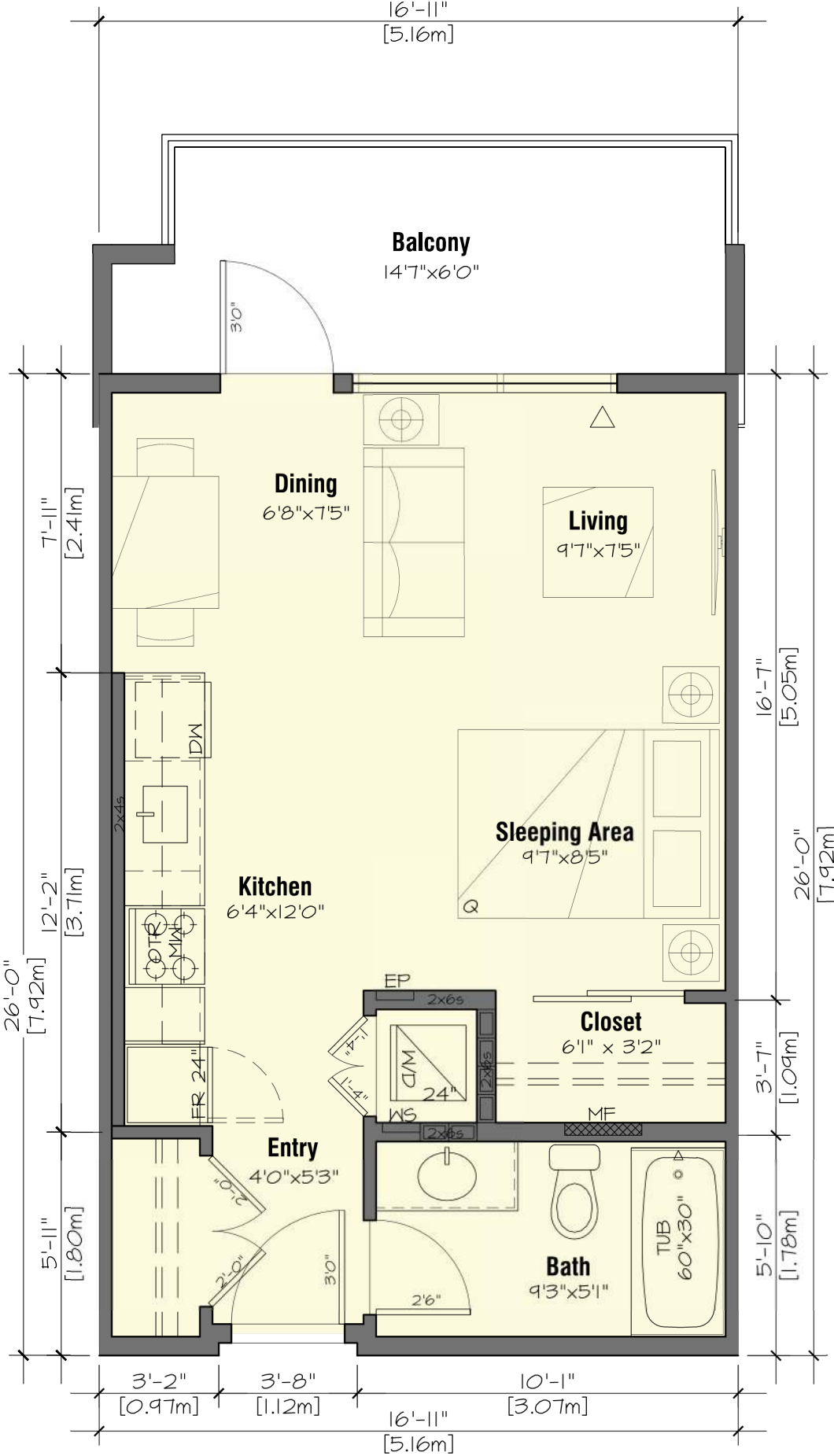
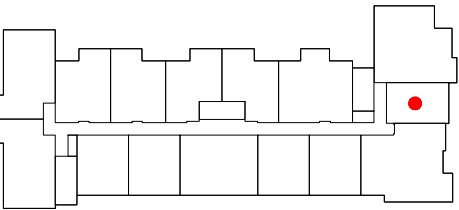
Level 1:



Level 2:



Level 3-6:

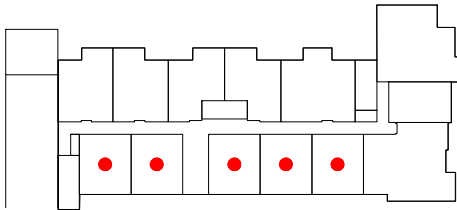


A1 - 1 Bedroom

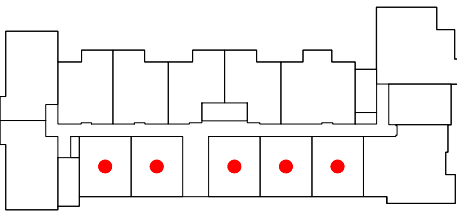
1 Bed + 1 Bath
530 sf

26 Units Total (26 of 87)

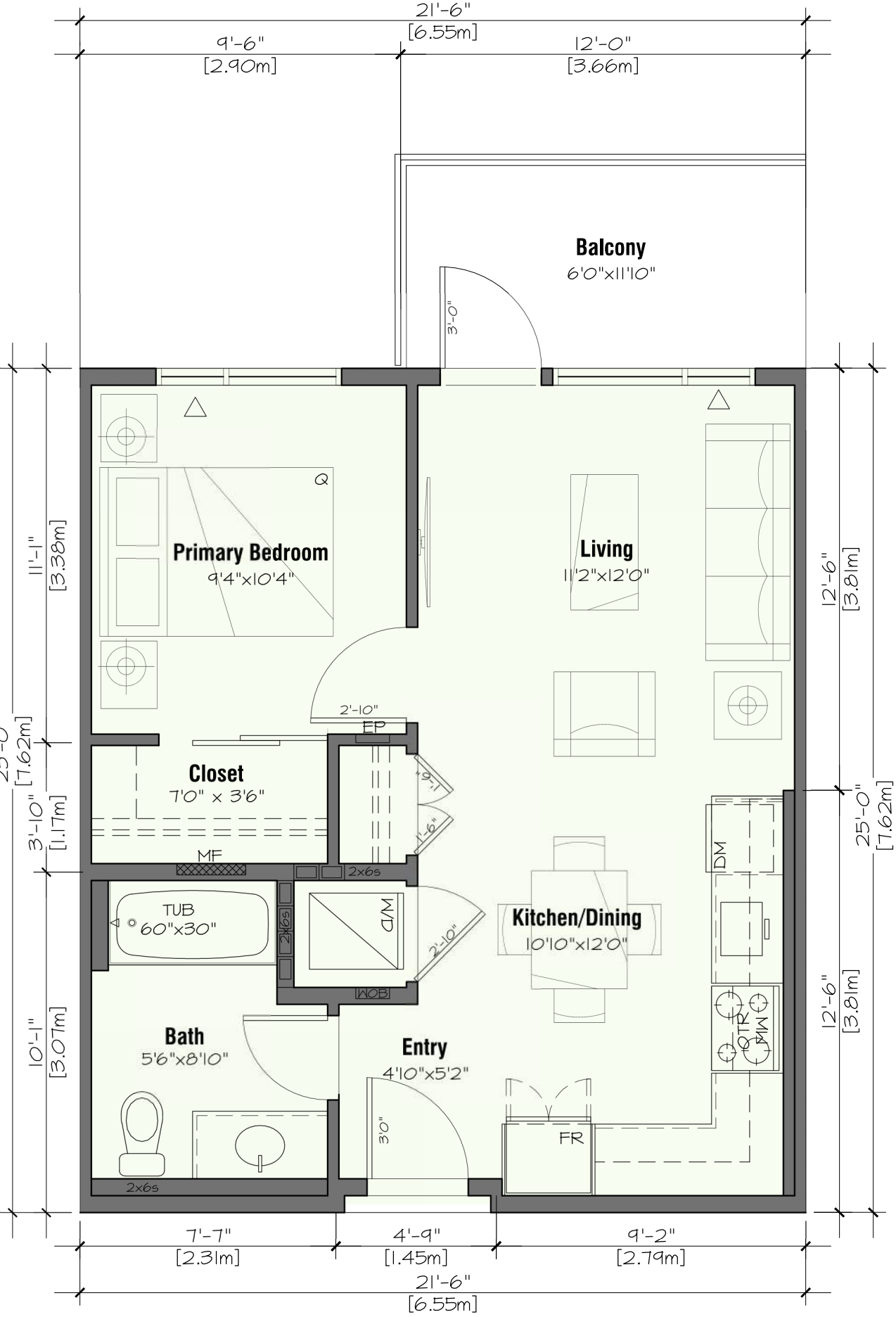
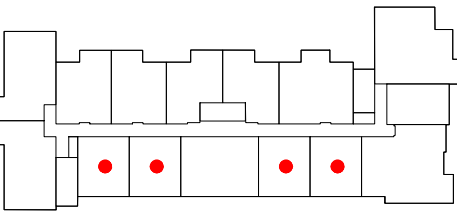
Level 1:



Level 2:



Level 3-6:

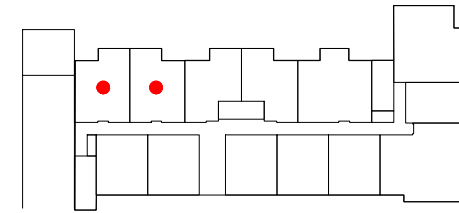


A2 - 1 Bedroom + Flex

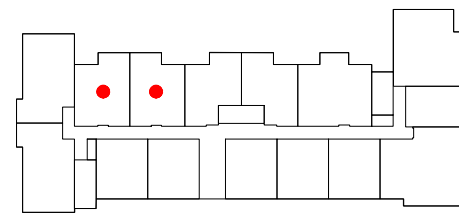
1 Bed + 1 Bath
656 sf

12 Units Total (12 of 87)

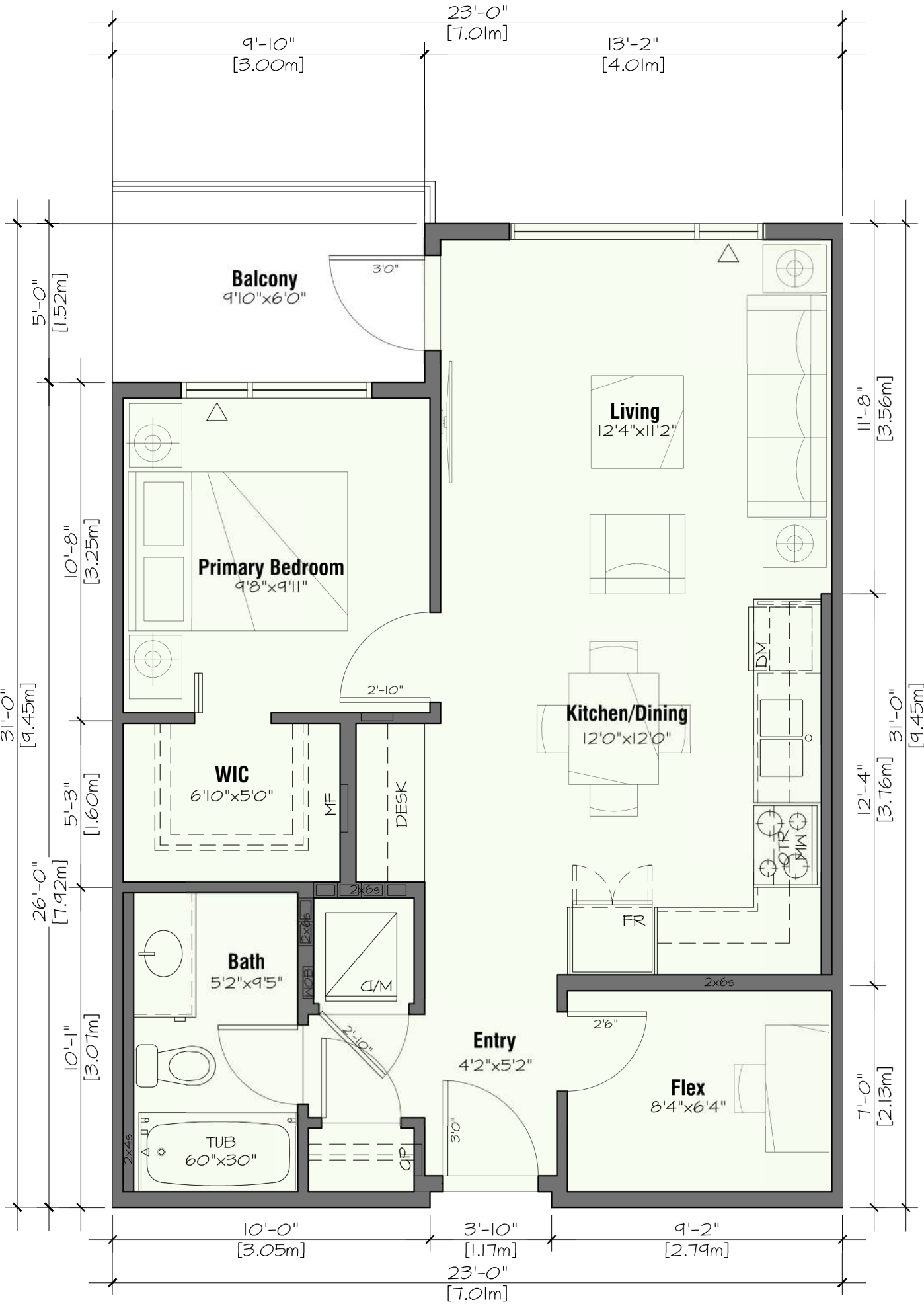
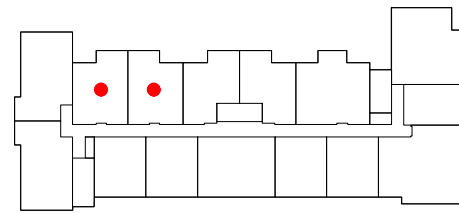
Level 1:



Level 2:



Level 3-6:



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For

Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Unit Plans

Scale: 1/4" = 1' - 0"
March 20, 2026

A-8.01



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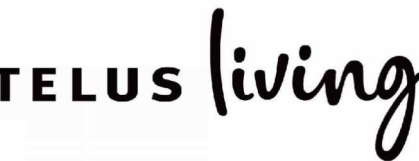
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Project
1908 FOUL BAY
Multi-Unit Residential



Unit Plans

Scale: 1/4" = 1' - 0"
March 20, 2026

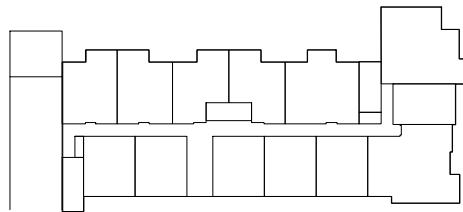
A-8.02

A2e - 1 Bedroom

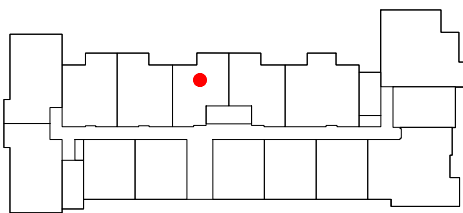
1 Bed + 1 Bath
581 sf

5 Units Total (5 of 87)

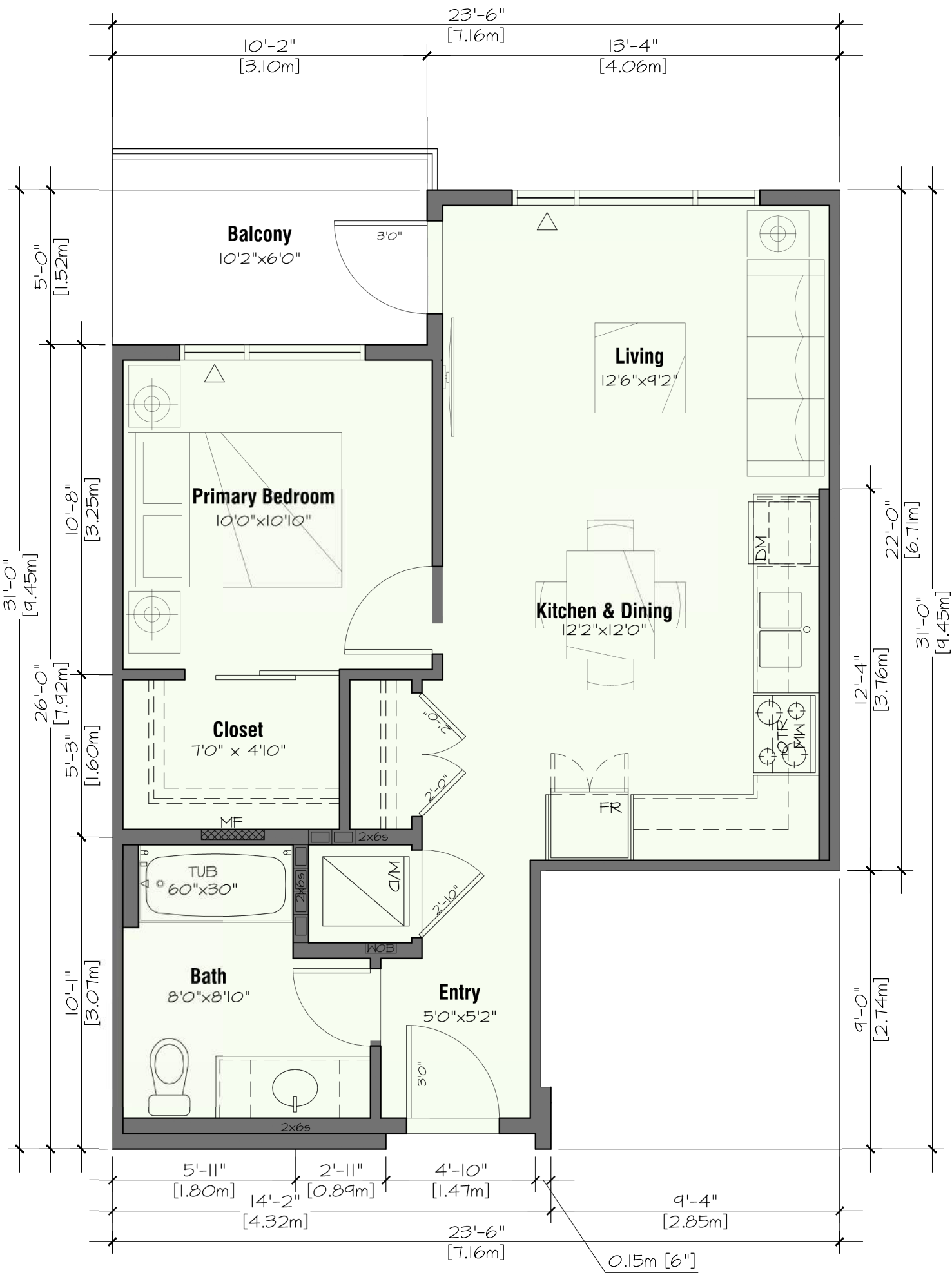
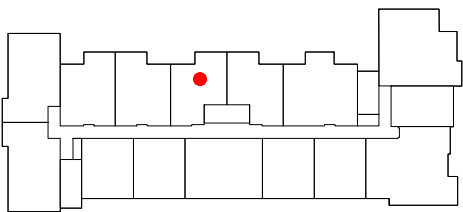
Level 1:



Level 2:



Level 3-6:



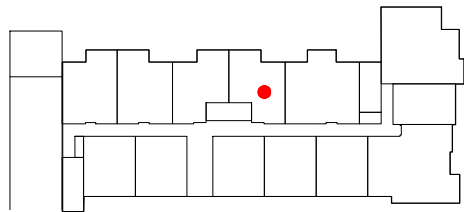
A2ap - 1 Bedroom

1 Bed + 1 Bath
581 sf

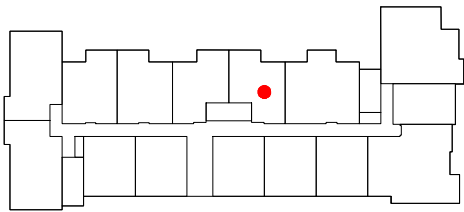
Adaptable Units (2018 Compliance)

5 Unit Total (6 of 87)

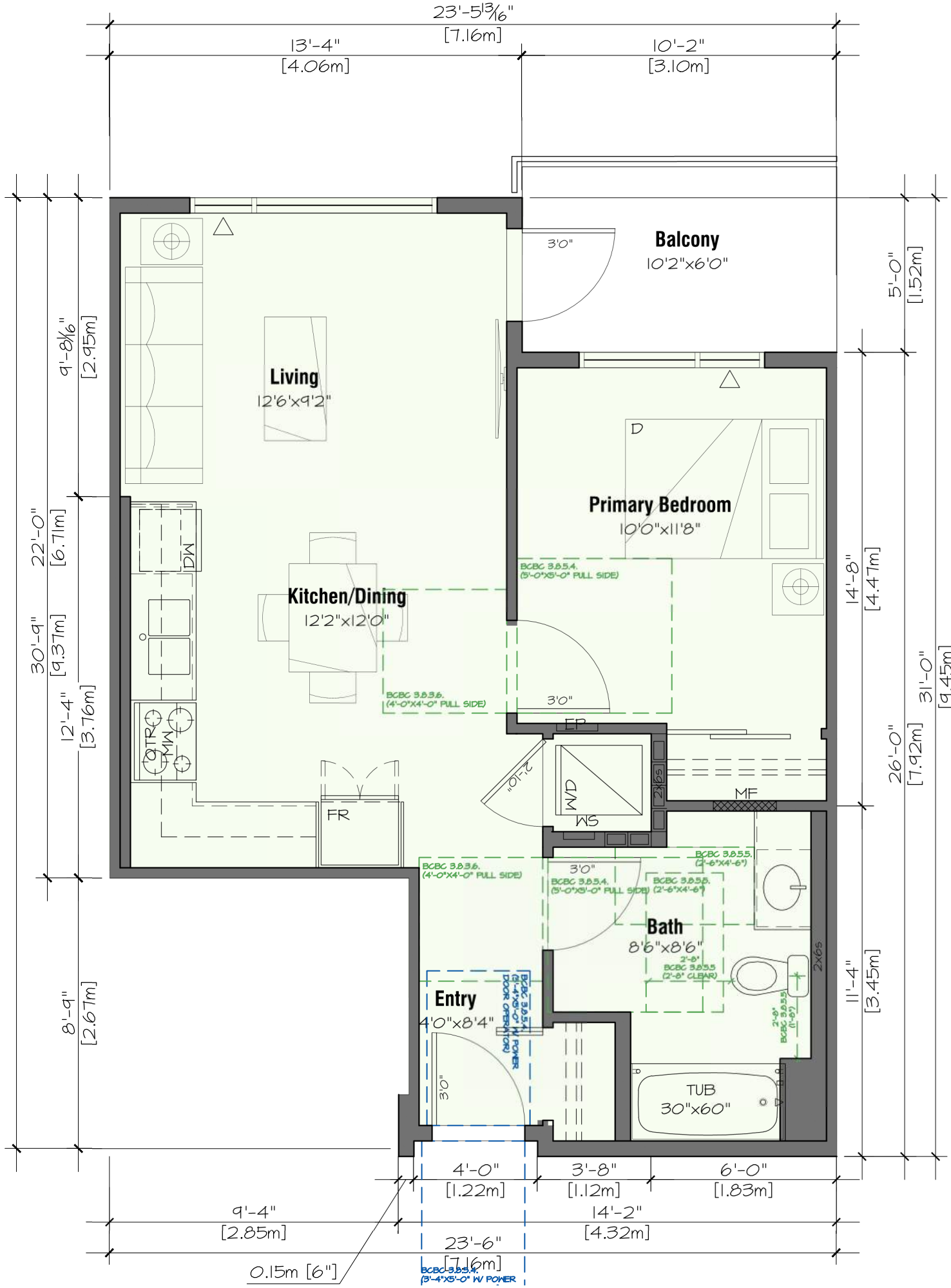
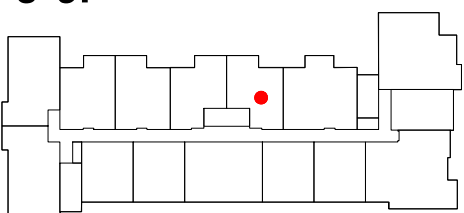
Level 1:



Level 2:



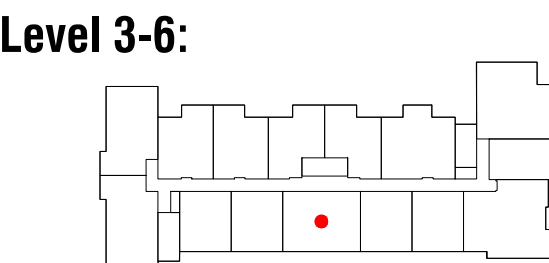
Level 3-6:



B1 - 2 Bedroom
2 Bed + 2 Bath
798 sf

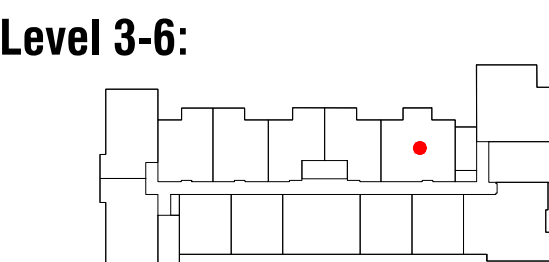
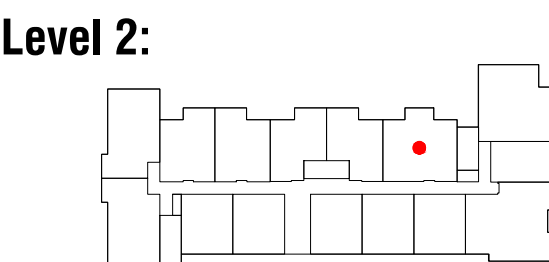
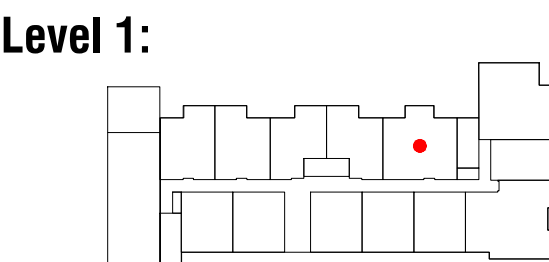
4 Units Total (4 of 87)

Level 1:
Adjusted Layout



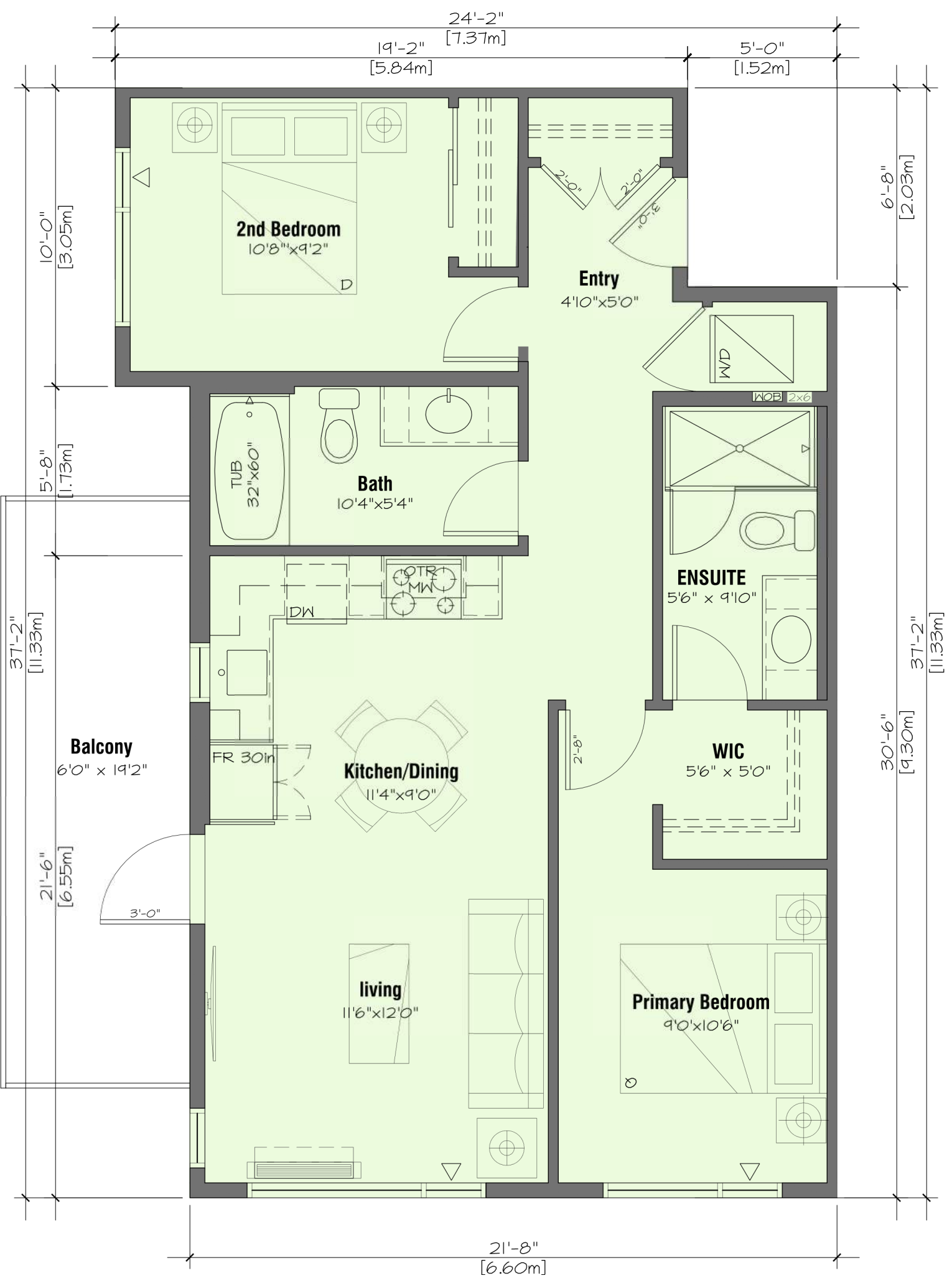
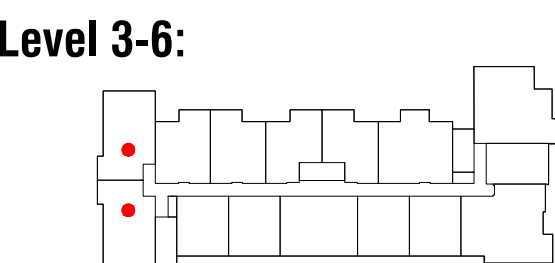
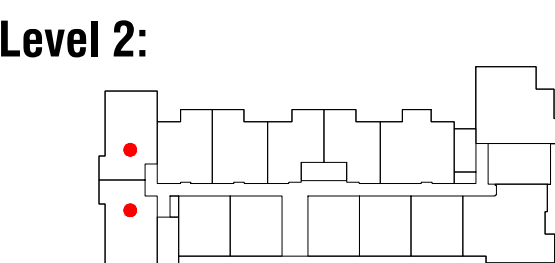
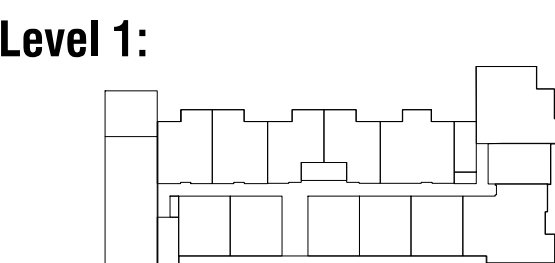
B2 - 2 Bedroom Unit
2 Bed + 2 Bath
852 sf

6 Units Total (6 of 87)



C2 - 2 Bedroom Corner Unit
2 Bed + 2 Bath
797 sf

6 Units Total (10 of 87)



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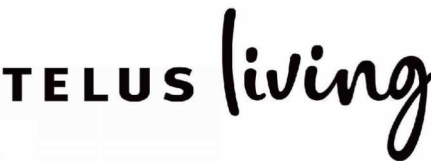
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Unit Plans

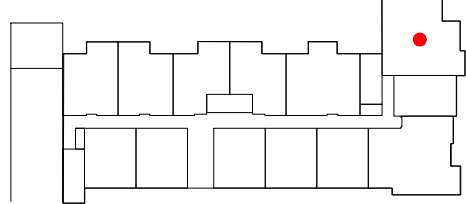
Scale: 1/4" = 1' - 0"
March 20, 2026

D1 - 3 Bedroom Corner Unit

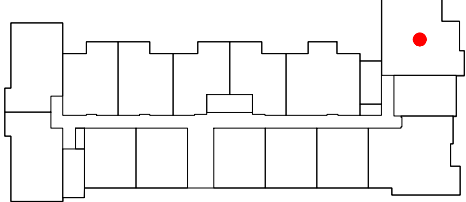
3 Bed + 2 Bath
991 sf

8 Units Total (6 of 87)

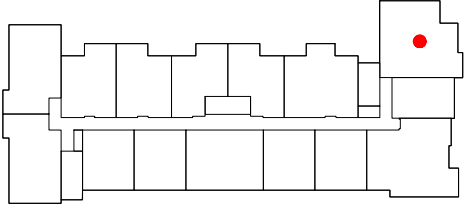
Level 1:



Level 2:



Level 3-6:

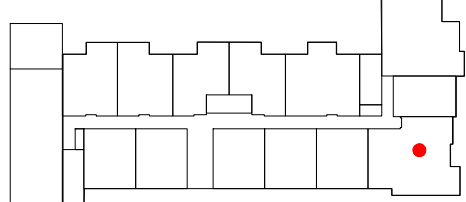


D2 - 3 Bedroom Corner Unit

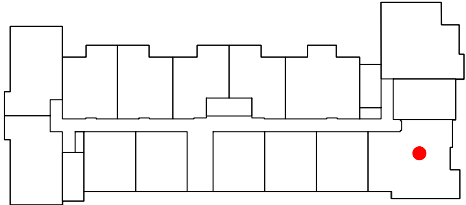
3 Bed + 2 Bath
1090 sf

8 Units Total (6 of 87)

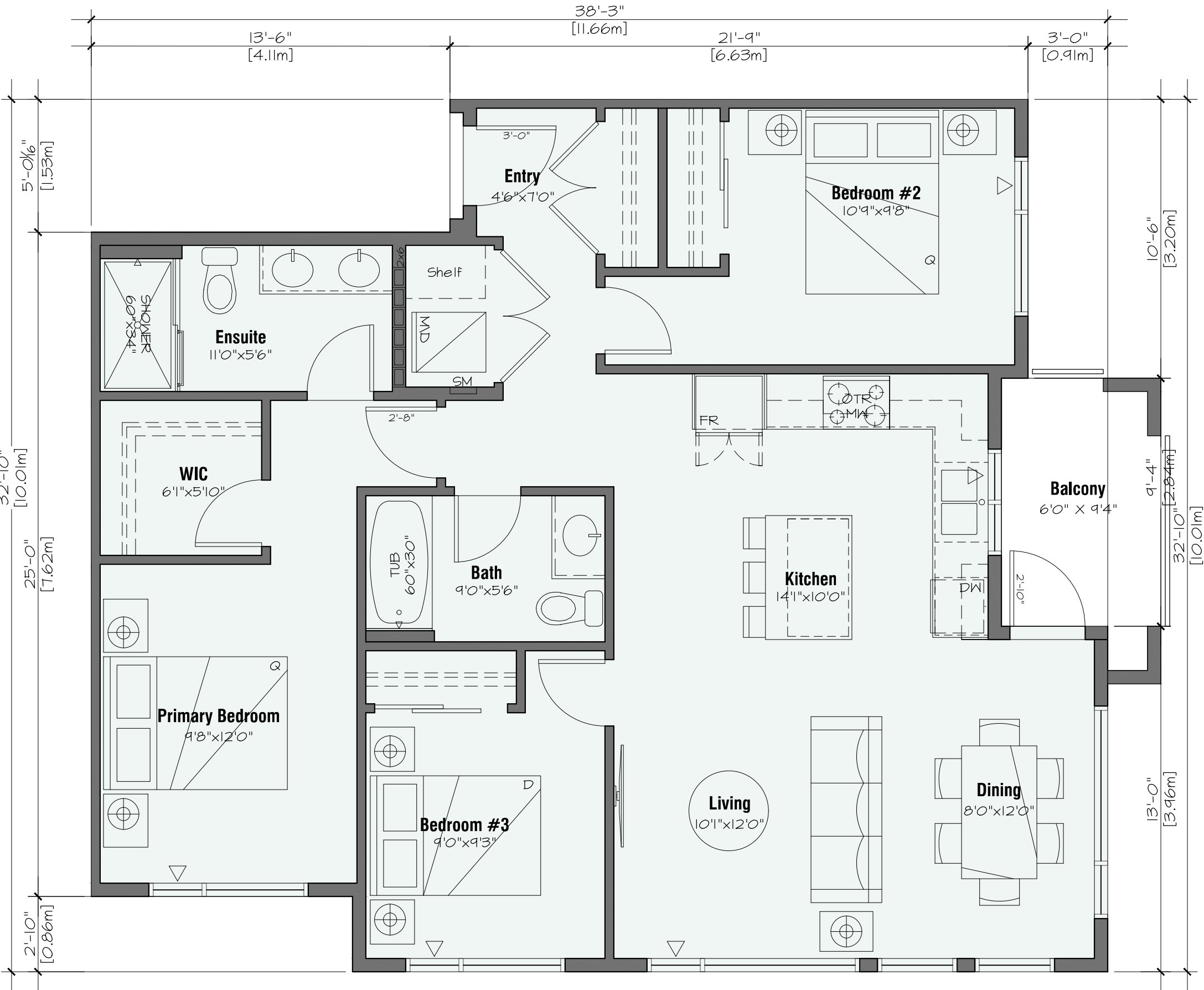
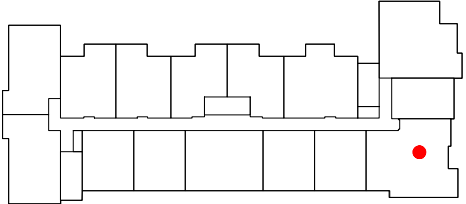
Level 1:



Level 2:



Level 3-6:



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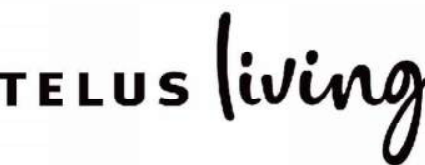
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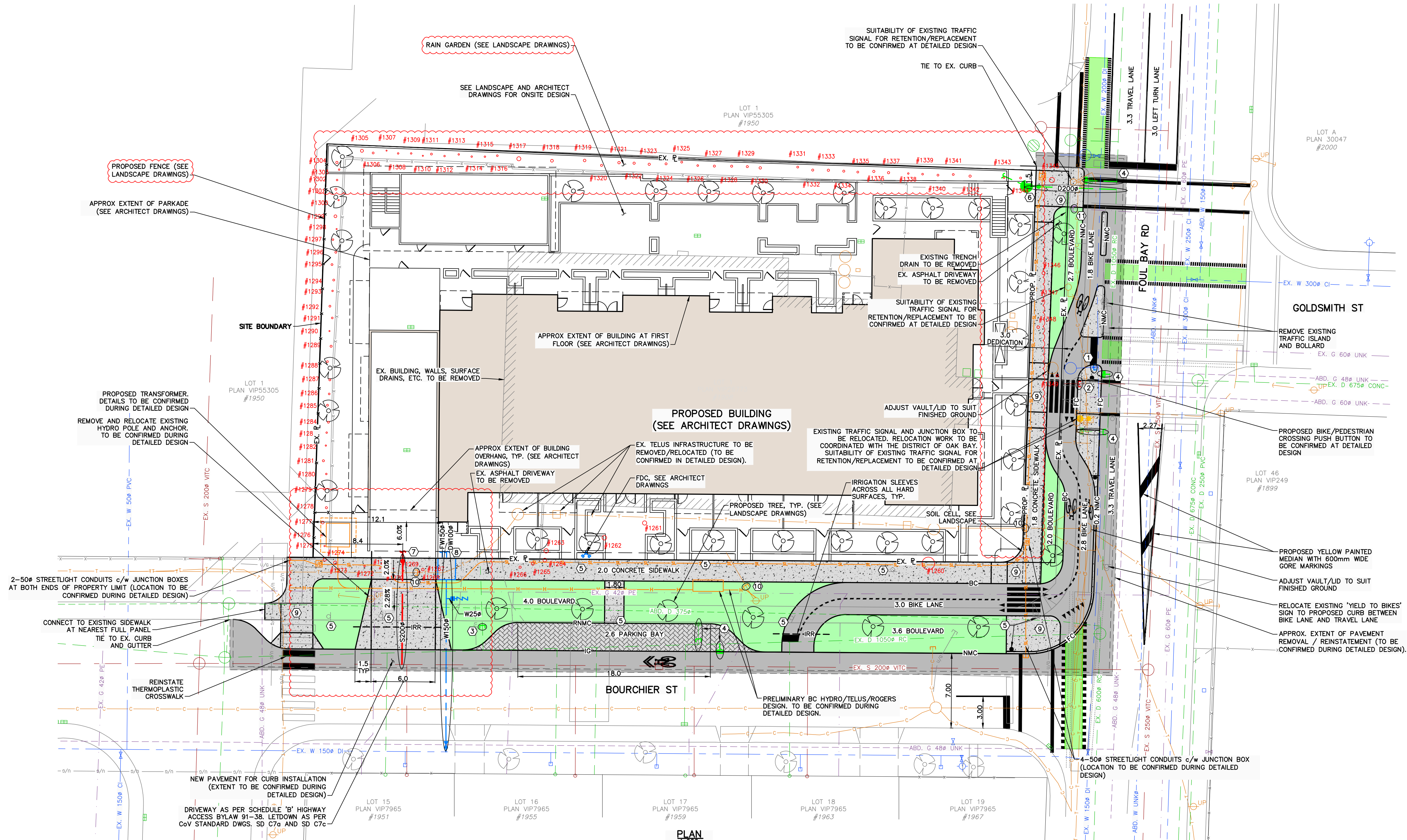
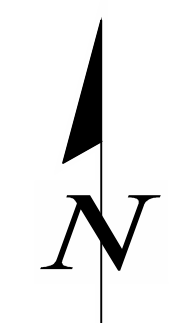
Project

1908 FOUL BAY
Multi-Unit Residential



Unit Plans

Scale: 1/4" = 1' - 0"
March 20, 2026



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 150mm PVC LEAD.
5	EXISTING SIGN TO BE REMOVED / REINSTATED
6	NEW 200mm STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY COV FORCES AT DEVELOPER'S EXPENSE.
7	NEW 200mm SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY COV FORCES AT DEVELOPER'S EXPENSE.
8	NEW 100mm DOMESTIC WATER SERVICE CONNECTION AND 150mm FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER COV DWG. SD W20), METER SIZE TO BE CONFIRMED AT DETAILED DESIGN, AND 25mm 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.

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.

LEGAL PLAN & AND SURVEY INFORMATION PROVIDED BY GEOVERRA

SEE ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

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

MARCH 17, 2026

ISSUED FOR DEVELOPMENT PERMIT

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
6	2026-03-17	NKO	ISSUED FOR DEVELOPMENT PERMIT				
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				

**McElhanney**

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

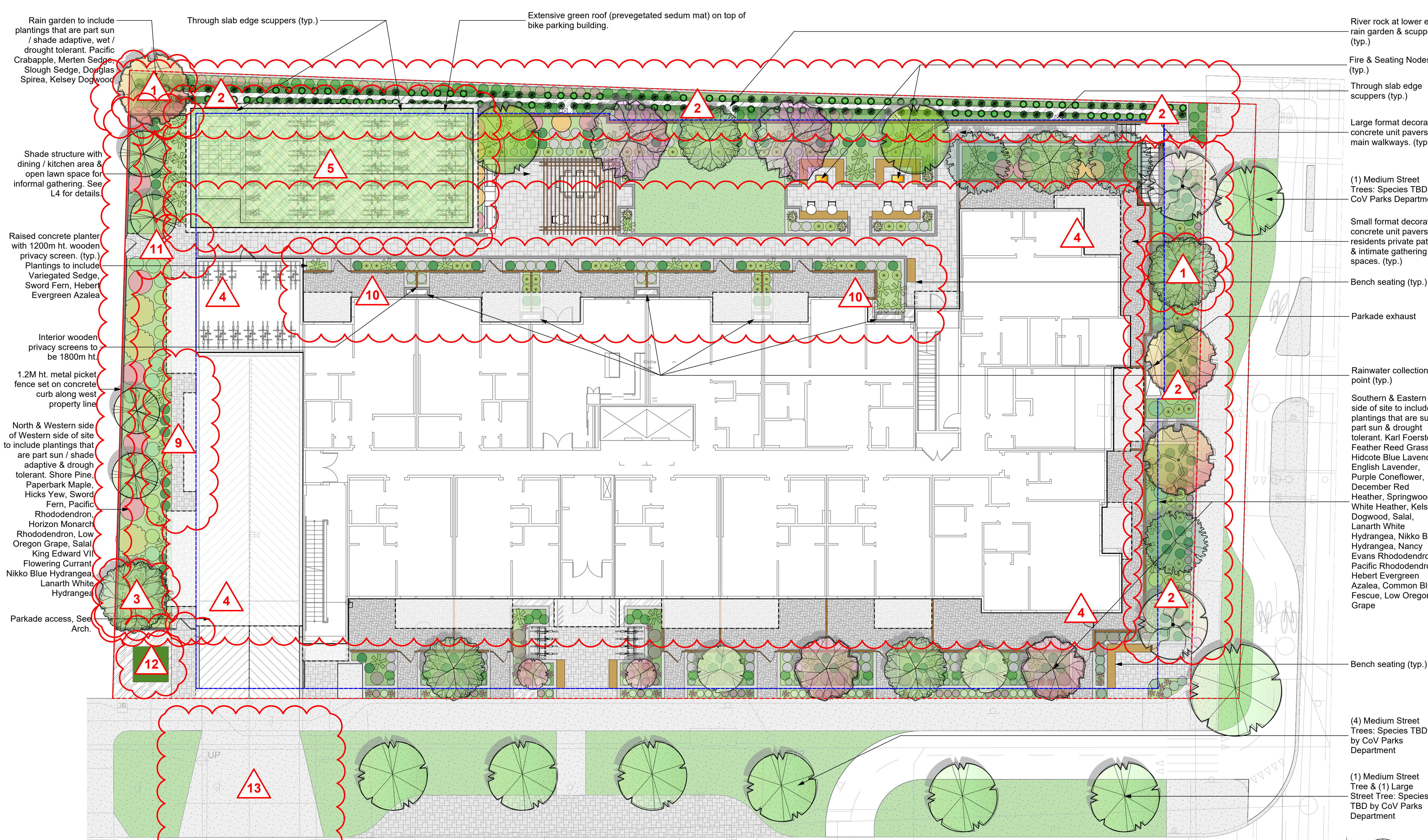
PH (250) 370-9221



PROJECT:
1908 FOUL BAY ROAD, VICTORIA, BC

TITLE:
PRELIMINARY CIVIL PLAN

SCALE HORIZ: 1:200 VERT: N/A	PROJECT NO. 24-103
ISSUED/REVISION 6	APPROVING AUTHORITY FILE NO.
DRAWING NO. 24-103-CSP	



PRECEDENT IMAGES

Revisions:

- 1. Tree species changed
- 2. SWM Tanks removed & Rain garden added as per civil update
- 3. Tree added
- 4. Building footprint shift as per arch update
- 5. Green roof added to bike building
- 6. Updated plant totals, charts, and TMP as per design changes
- 7. Updated Open Site Space Takeoffs, added Rain Garden SQM & 6% LS Goal
- 8. Added ON / OFF Slab landscape takeoffs
- 9. Soil Cells removed
- 10. Adjusted & added stormwater collection point planters
- 11. Fence, Pathway & gate added
- 12. PMT Size adjusted as per electrical update
- 13. Drive aisle alignment adjusted as per civil update

Fire & Seating Nodes with Raised Planters

Shade structure with Dining / Kitchen Area

Large Format Decorative Concrete Unit Pavers

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:

- All wood to be western red cedar.
- 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 Landscape Concept Plan | 1908 Foul Bay Rd.

Scale: 1:125

SCALE 1:125

0 1 2 5 10

2 1.2m Ht. Wooden Privacy Screen on Raised Planter

Scale: 1:25

3 1200 - 1800mm ht. Wood Privacy Screen

Scale: 1:25

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	6m 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: 86

Small Shrubs
Total: 300

Perennials, Annuals and Ferns
Total: 403

Groundcovers
Total: 108

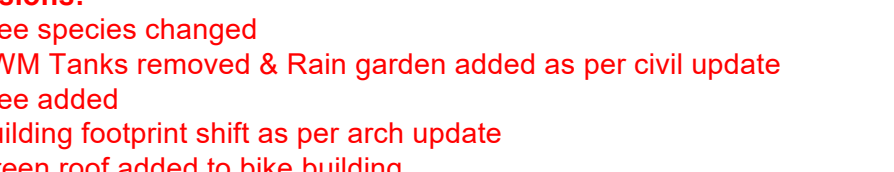
Notes:

- All work to be completed to current (CLS) Canadian Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system

PLANTING PALETTE

Paperbark Maple	Forest Pansy Redbud	Lavender Twist Redbud	Eddie's White Wonder Dogwood	Satomi Dogwood
Black Hawthorn	Kobus Magnolia	Pacific Crabapple	Ironwood	Shore Pine
Hicks Yew	Horizon Monarch Rhododendron	Lanarth White Hydrangea	Nikko Blue Hydrangea	Hidcote Blue Lavender
Pacific Rhododendron	Nancy Evans Rhododendron	Herbert Evergreen Azalea	Kelsey Dogwood	Salal
English Lavender	Sword Fern	Karl Foerster Feather Reed Grass	Variegated Sedge	Common Blue Fescue
December Red Heather	Springwood White Heather	Purple Coneflower	Sedum Mat	

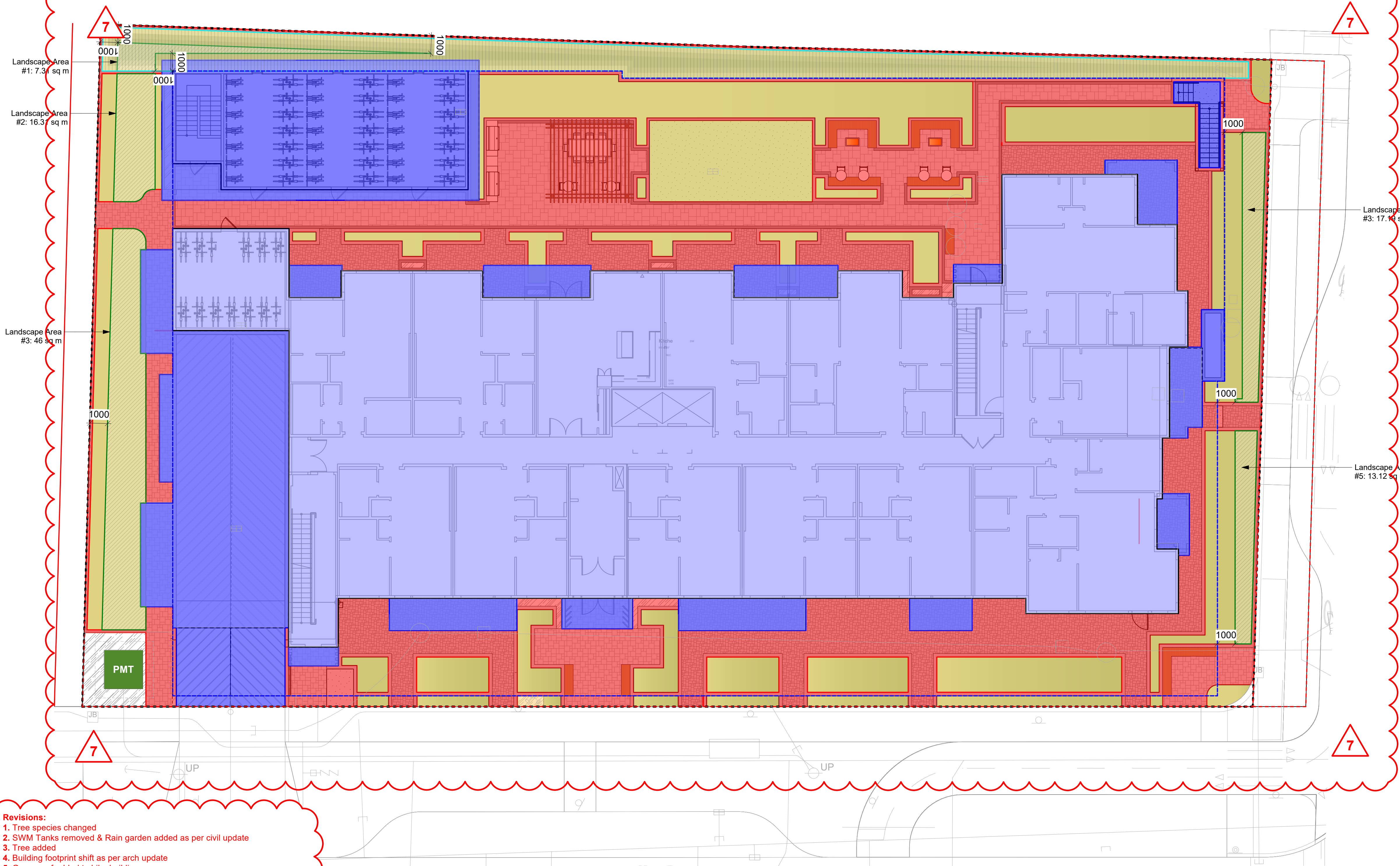
Landscape Concept Plan | 1908 Foul Bay Rd.



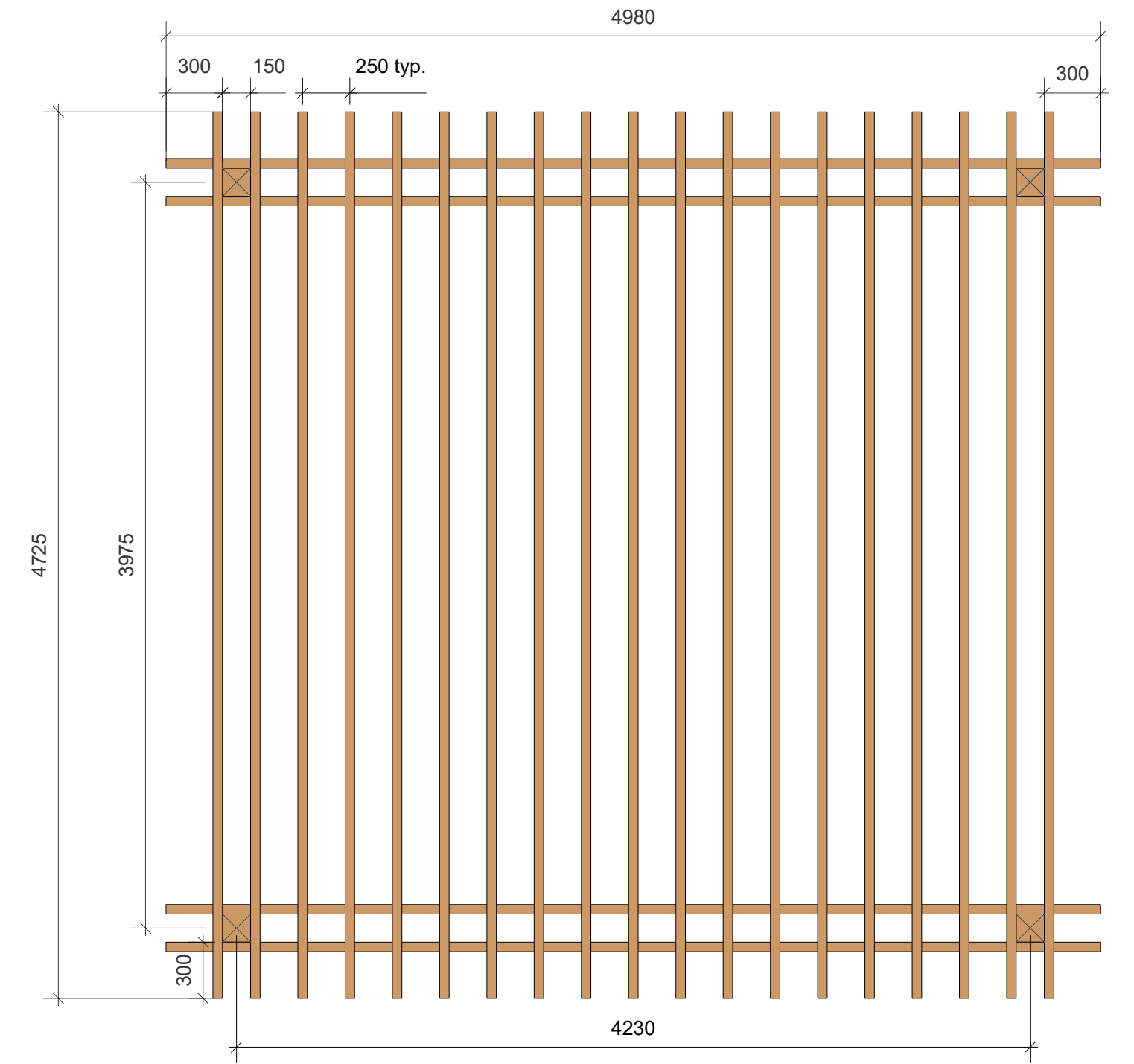
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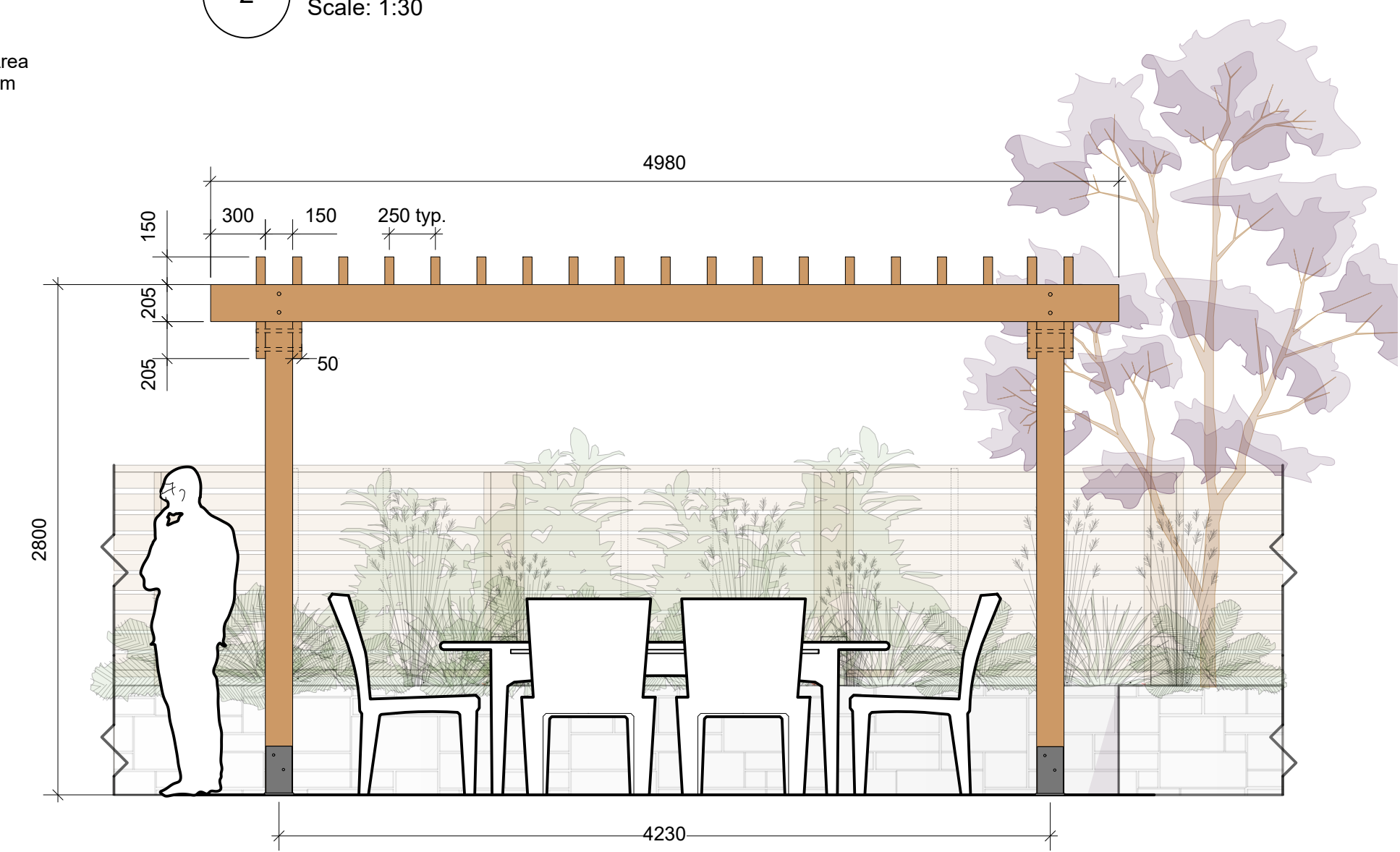
L3 **LADR** LANDSCAPE ARCHITECTS



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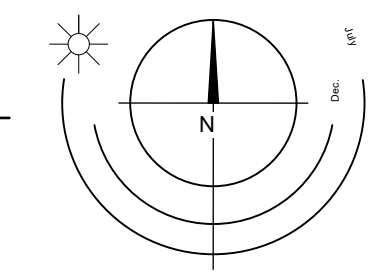


2 Pergola Detail | Plan View
Scale: 1:30



3 Pergola Detail | Side View
Scale: 1:30

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



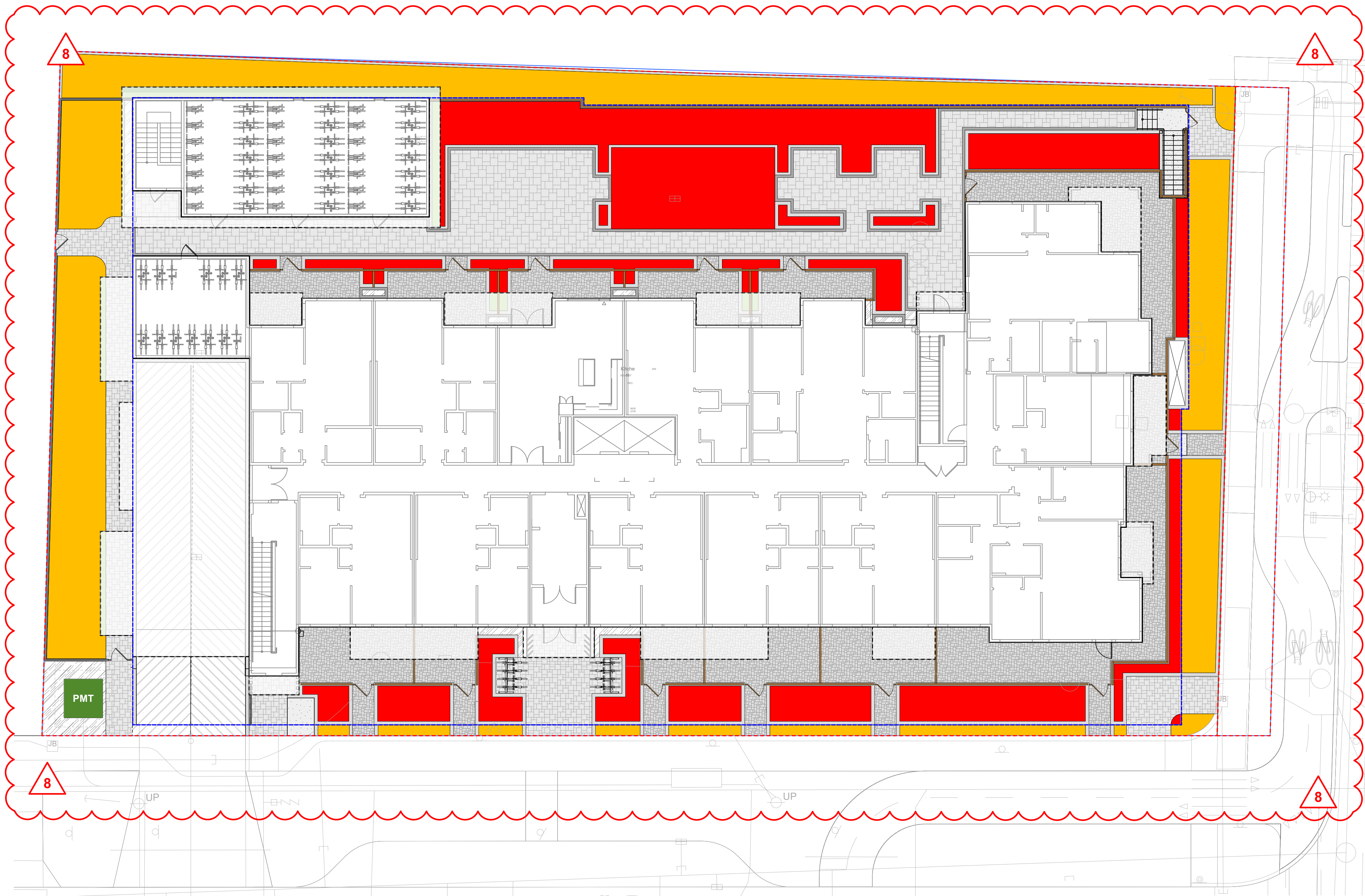
4 Landscape Concept - West Elevation (View from Offsite Path)
Scale: 1:60

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:	549 sq m 51.69% of OLS
Soft Landscaping:	513 sq m 48.31% of OLS
6% LS Goal:	100 sq m 4% of Lot Area
Rain Garden:	107.54 sq m

- Property Line
- Extent of Parkade

Landscape Concept Plan | 1908 Foul Bay Rd.



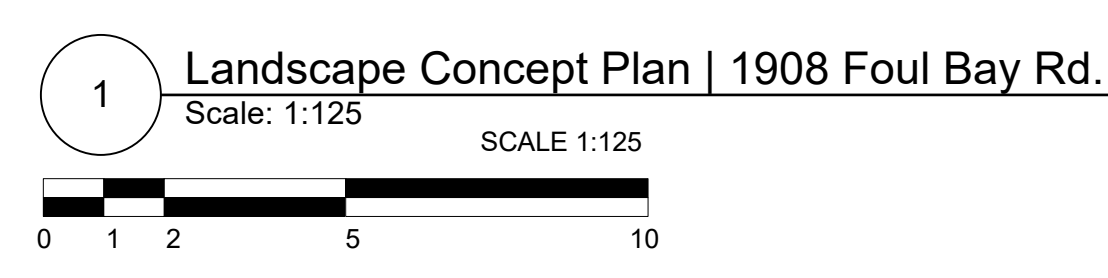
Takeoff #3 - On Slab Landscape Area

Lot Area: 2501 sq m
 Landscape Area: 244 sq msq m | 11.9%

Takeoff #4 - Off Slab Landscape Area

Lot Area: 2501 sq m
 Landscape Area: 269 sq m sq m | 10.76%

- Property Line
- Extent of Parkade



Landscape Concept Plan | 1908 Foul Bay Rd.