

TELUS living



PROPOSED RESIDENTIAL DEVELOPMENT

1908 FOUL BAY ROAD
CALUC REVIEW PACKAGE
2024-10-25 VICTORIA, B.C.

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Multi-Unit Residential
1908 Foul Bay, Victoria

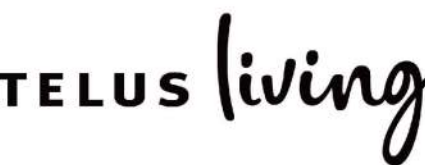
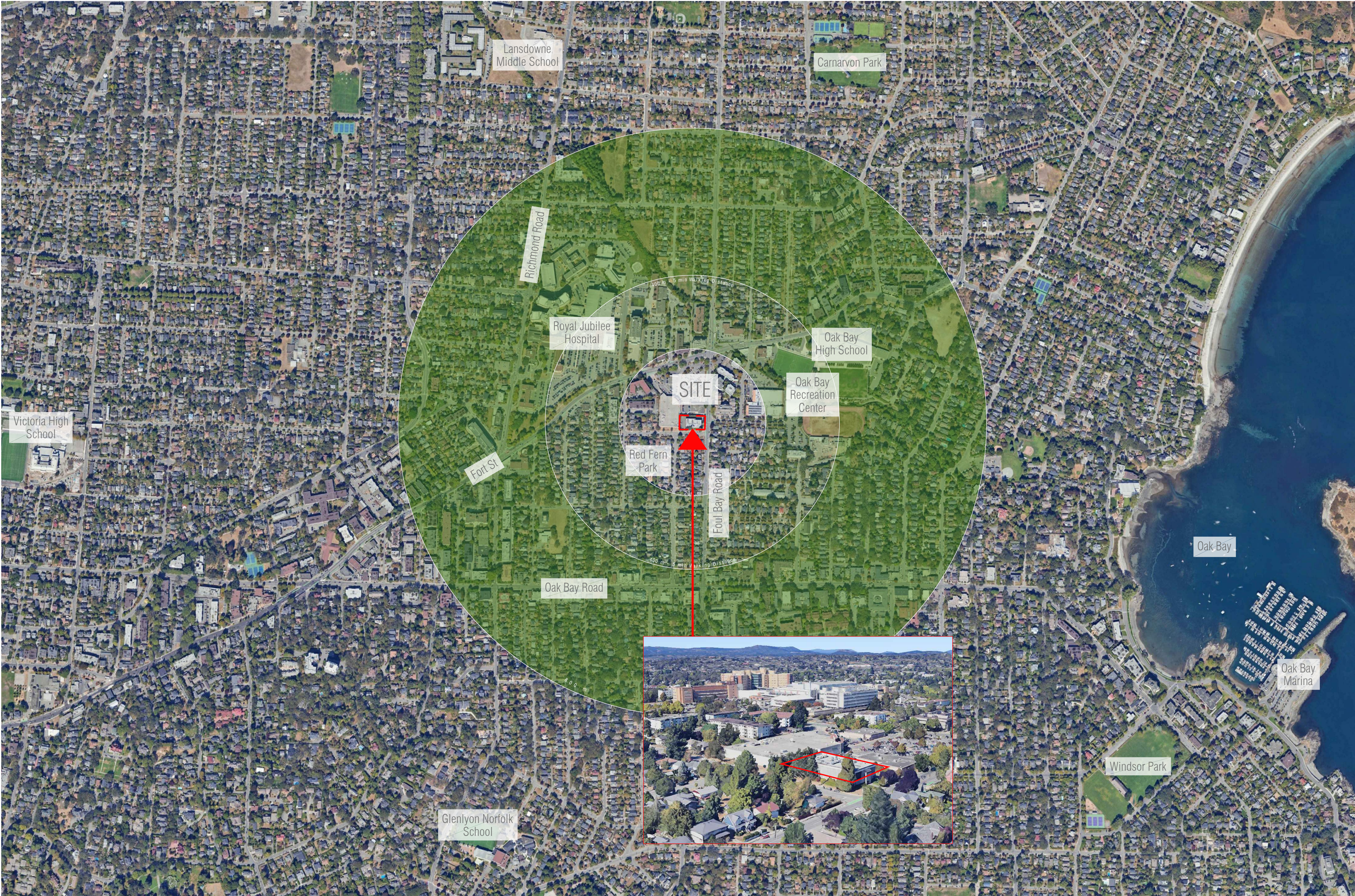


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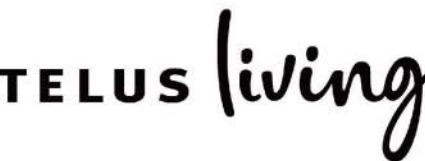
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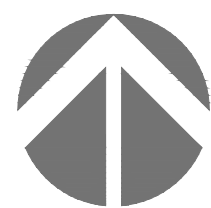
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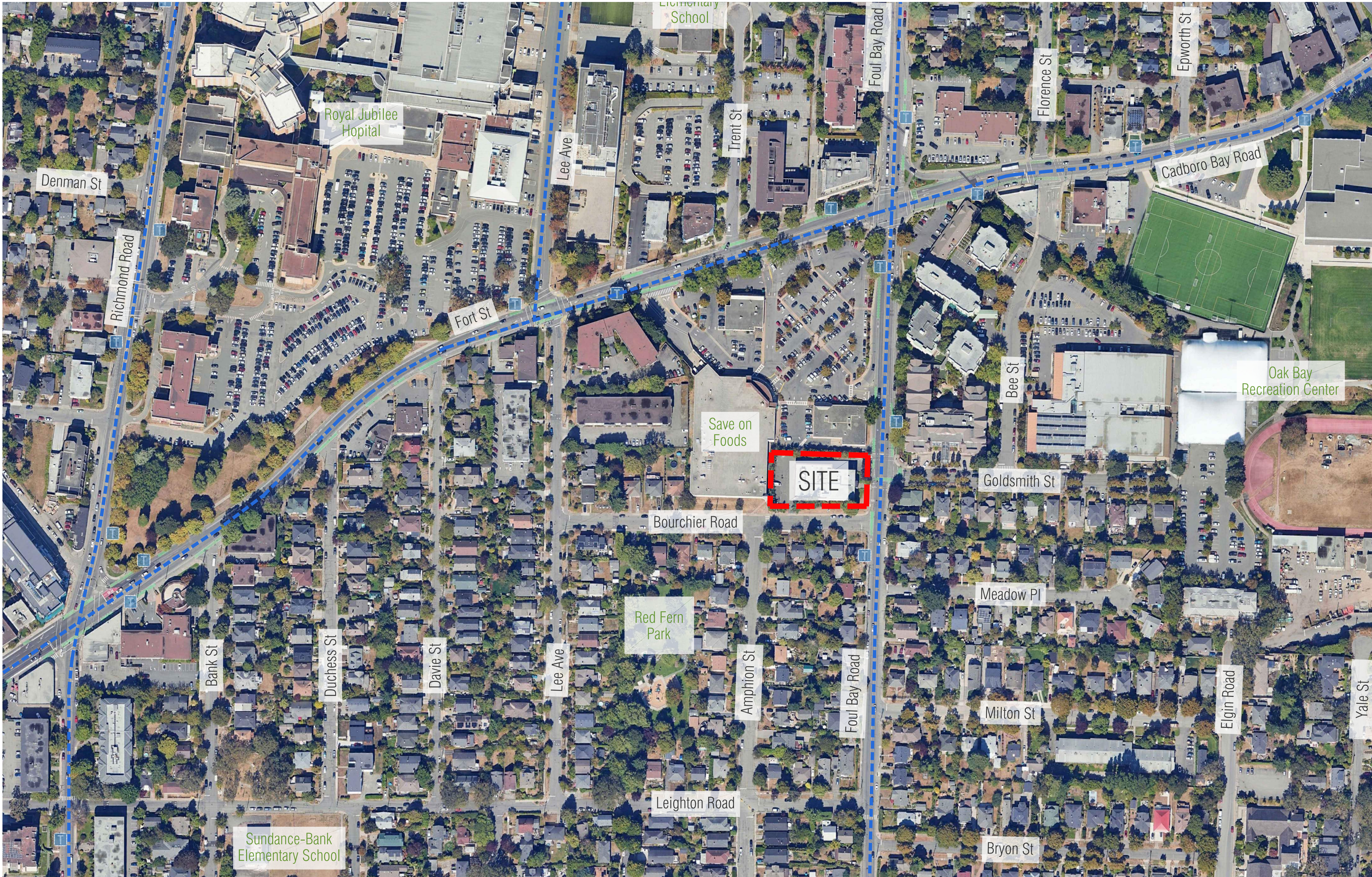
Project Location Map

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Project Location Map



A-0.02



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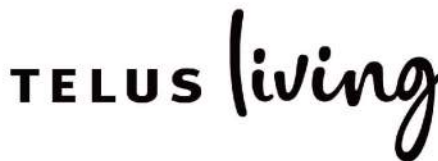
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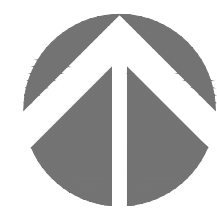
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Context Plan

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Context Plan



A-0.03



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2



3



4



5



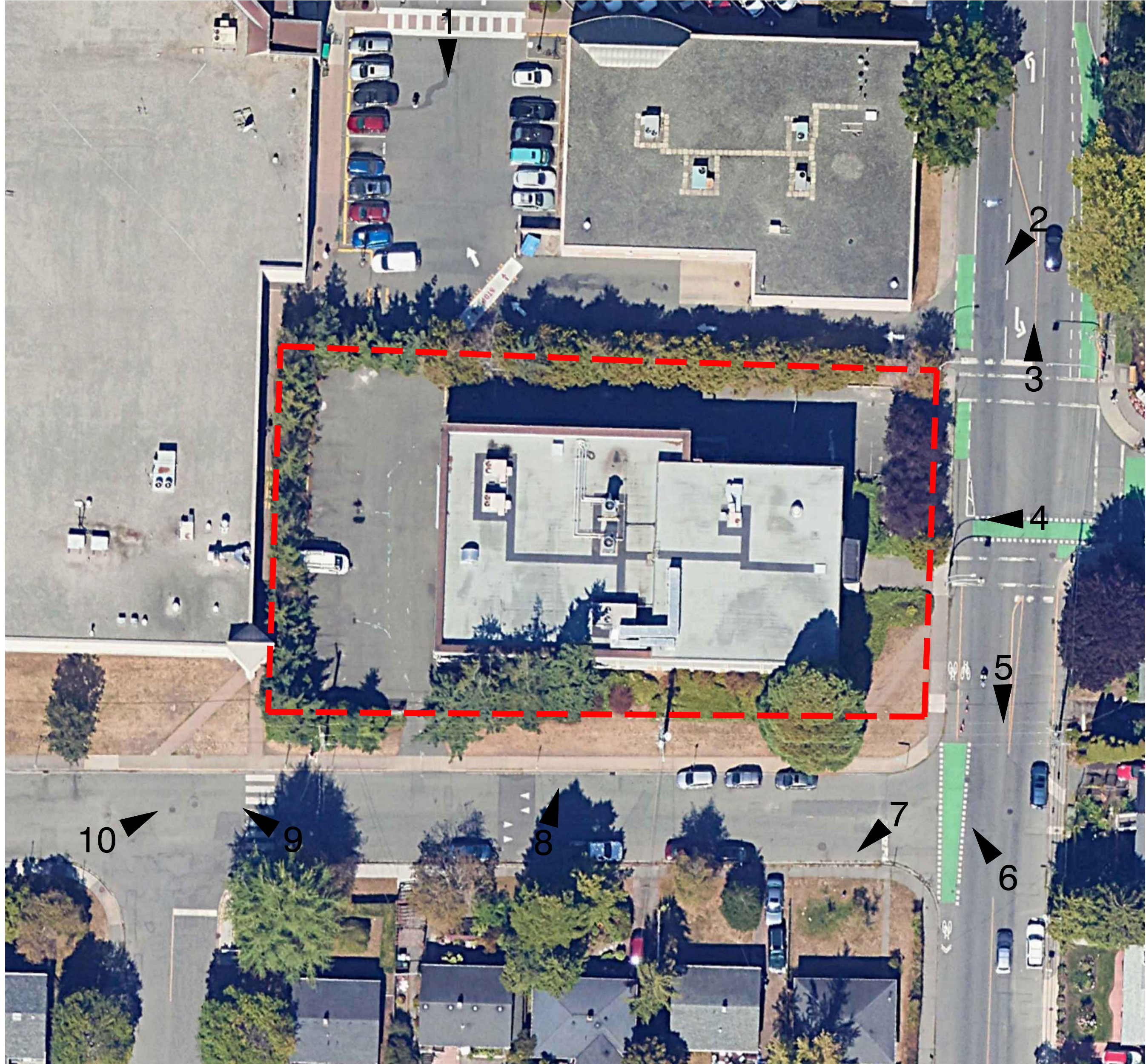
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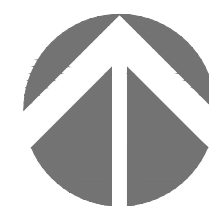
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Photos of Existing
Site Conditions
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Photos of Existing Site Condition



A-0.04

PROJECT INFORMATION TABLE	
Zone (existing)	R1-B
Site area (m²)	2,611 m²
Total floor area (m²)	6,571 m²
Commercial floor area (m²)	N/A
Floor space ratio	2.52
Site coverage (%)	49%
Open site space (%)	56%
Height of building (m)	20.95m
Number of storeys	6
Parking stalls (number) on site	60
Bicycle parking number (Class 1 and Class 2)	118
Building Setbacks (m)	
Front yard (South Side Bouchier Street)	4.78m
Rear yard (North Side)	11.50m
Side yard (East Side Foul Bay Road)	4.77m
Side yard (West Side)	2.56m
Combined side yards	N/A
Residential Use Details	
Total number of units	83
Unit type, e.g., 1-bedroom	Studio, 1-bedroom, 2-bedroom, 3-bedroom
Ground-orientated units	13
Minimum unit floor area (m²)	38 m²
Total residential floor area (m²)	5,740 m²



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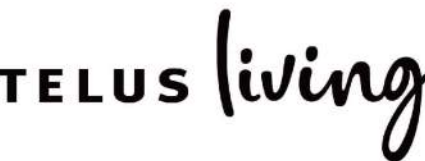
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1908 FOUL BAY
Multi-Unit Residential
1908 Foul Bay, Victoria



Project Information

Scale: N/A
October 23, 2024

Development Statistics

TELUS LIVING	Development Statistics:	updated	2024-10-09
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Project Address: 1908 Foul Bay, Vicotria, BC

Zoning:
Current: City of Victoria R1.B Zoning (Single Family Dwelling District)
Proposed: New Zone

Site Stats							
Site Area			28,105	sf		2,611	sm
	Max Allowable		Proposed				
Site Coverage	sf	40%	11,379	sf			
Floor Space Ratio (FSR)	sf	2.52	70,734	sf	(6 storeys)	6,571	sm

Units Mix							
Units		Mix	Units Size	Units	Total		
S1	Studio	1%	407 sf	1	407 sf	Studio	8%
S2	Studio	7%	549 sf	6	3,294 sf		
A1	1 Bedroom	30%	579 sf	25	14,475 sf	1 Bedroom	58%
A2	1 Bedroom + Flex	14%	698 sf	12	8,376 sf		
A2e	1 Bedroom	13%	615 sf	11	6,765 sf		
B1	2 Bedroom 2 Bath	6%	869 sf	5	4,345 sf	2 Bedroom	27%
B2	1 Bedroom 2 Bath	0%	871 sf	0	- sf		
C1	2 Bedroom 2 Bath Corner	20%	1011 sf	17	17,187 sf	3 Bed	7%
C3	3 Bedroom 2 Bath Corner	7%	1156 sf	6	6,936 sf		
	Average net Unit size		744 sf	83	61,785 sf		
Total GFA					70,734 sf		
		Efficiency			87%		100%

Parking							
Car Parking							
Required Residential (Core Area)			Units	Required Stalls		Proposed	
45 sm (484 sf)	< 45 sm (484 sf)	0.50 /unit	0		0		
	< 70 sm (753 sf)	0.60 /unit	54		32		
	> 70 sm (753 sf)	1.00 /unit	28		28		
			Total		60		56
Required Accessible		2 cars / 76-100 spaces			3		2
Required Van Accessible		1 car / 76-100 spaces			1		1
Required Visitor		0.10 /unit	83		8		4
Required Visitor Accessible		0 cars / 6-25 visitor spaces			0		
Required Visitor Van Accessible		1 car / 6-25 visitor spaces			1		1
			Total		68		60
Long Term Bike Parking							
Short Bike Parking	Required						
	< 45 sm (484 sf)	1.00 /unit	0				
	> 45 sm (484 sf)	1.25 /unit	83		104		110
Greater of		0.1 /unit	83		8		8

RENTAL APARTMENT UNITS											
Room Type		Parking	Main Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Unit Area	Unit Mix
S1	Studio		1	0	0	0	0	0	1	407 SF	1%
S2	Studio		1	1	1	1	1	1	6	549 SF	7%
A1	1 Bedroom		5	4	4	4	4	4	25	579 SF	30%
A2	1 Bedroom + Flex		2	2	2	2	2	2	12	698 SF	14%
A2e	1 Bedroom		1	2	2	2	2	2	11	615 SF	13%
B1	2 Bedroom 2 Bath		0	1	1	1	1	1	5	869 SF	6%
C1	2 Bedroom 2 Bath Corner		2	3	3	3	3	3	17	1,011 SF	20%
C3	3 Bedroom 2 Bath Corner		1	1	1	1	1	1	6	1,156 SF	7%
#UNIT / FLOOR			13	14	14	14	14	14	83	Avg Unit	
UNIT AREA/FLOOR			8,898 SF	10,549 SF	10,549 SF	10,549 SF	10,549 SF	10,549 SF		744 SF net	100%
Common Area			1,598 SF	1,322 SF	1,322 SF	1,322 SF	1,322 SF	1,322 SF		8,208 SF	
Entry Lobby			262 SF							262 SF	
Amenity Room and Storage			621 SF							SF	
Common Washroom			SF							SF	
Admin Office			SF							SF	
Janitor's Room			SF							SF	
GROSS FLOOR AREA			11,379 SF	11,871 SF	11,871 SF	11,871 SF	11,871 SF	11,871 SF		SF gross	
NET EFFICIENCY			78 %	89 %	89 %	89 %	89 %	89 %		87.3 %	



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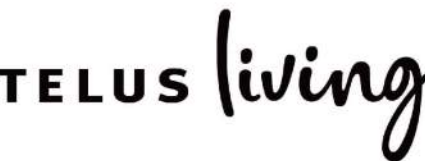
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Development Statistics

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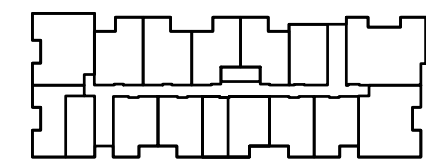
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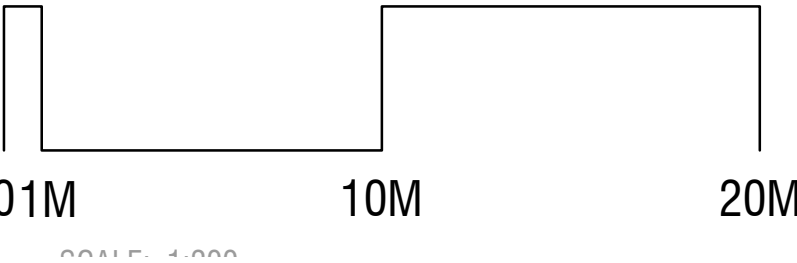


Context Aerial View

Scale:
October 23, 2024

Aerial View of Proposed Building in Relation to Flanking Buildings

A-0.07



Site Plan



A-1.01



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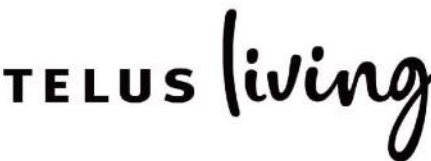
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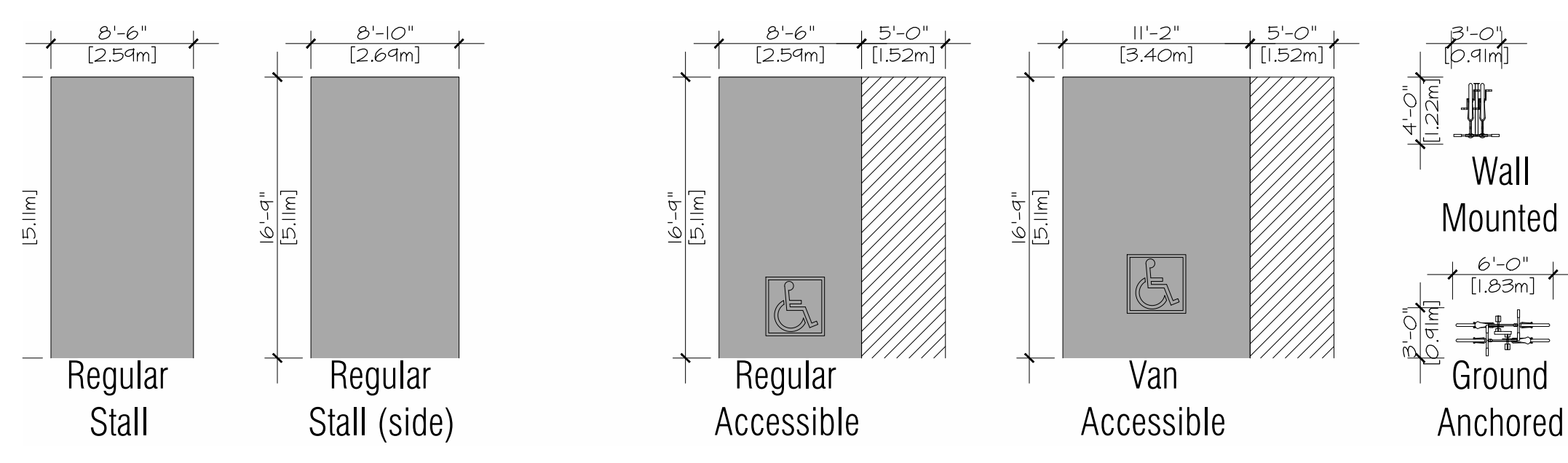
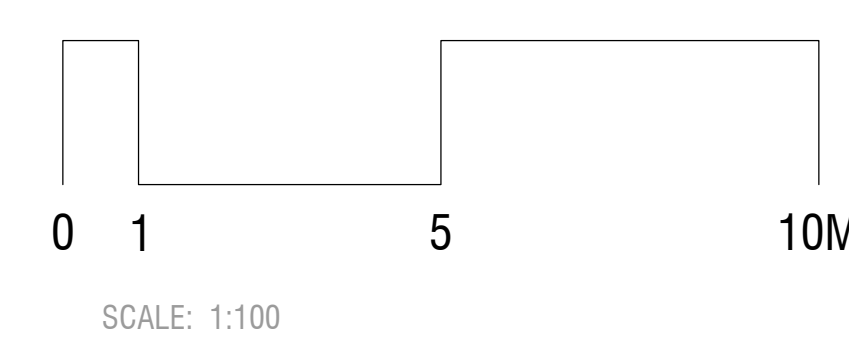
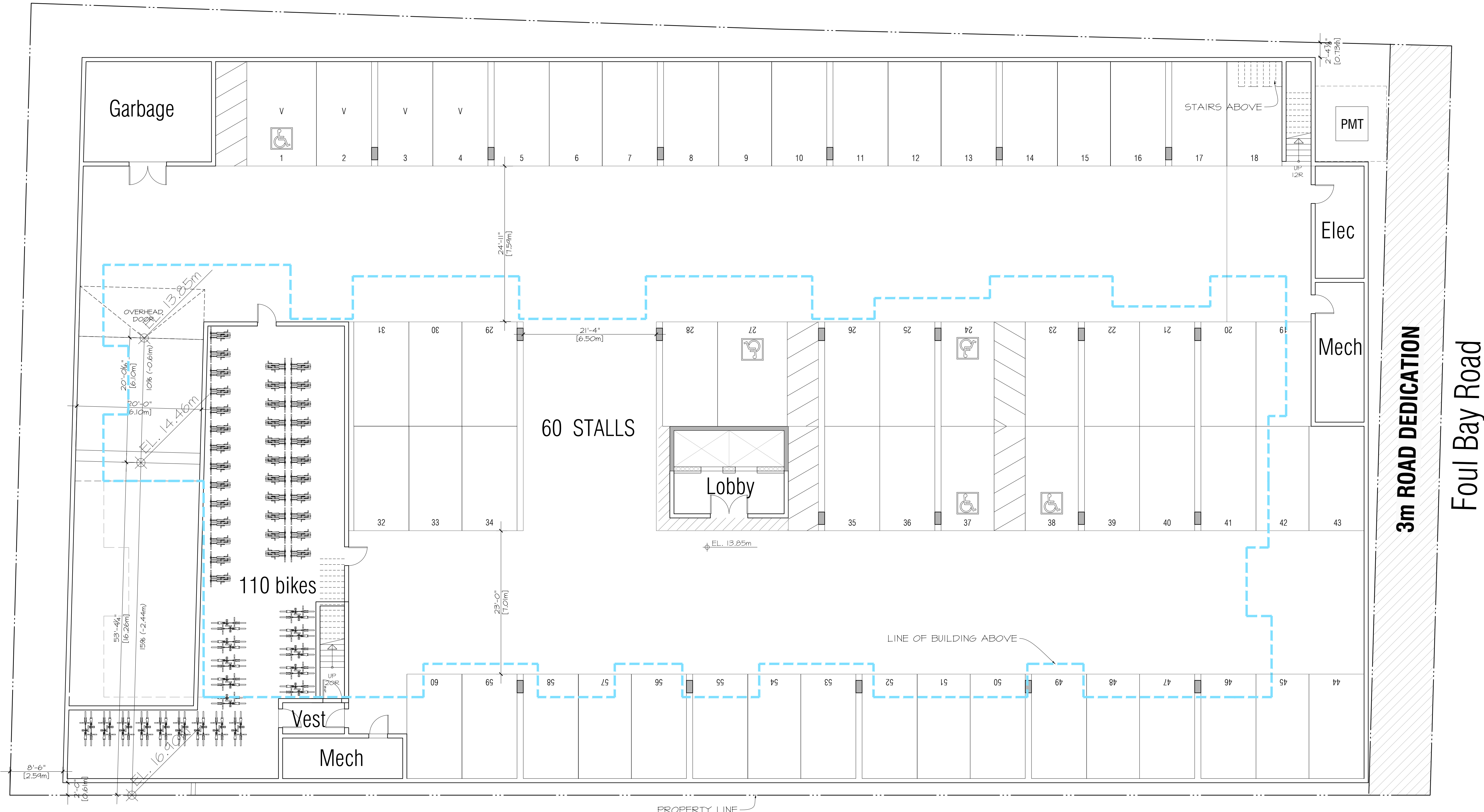
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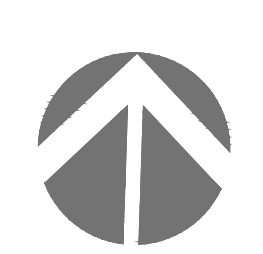
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Main Floor Plan
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P1 Parking Level Plan A-2.01



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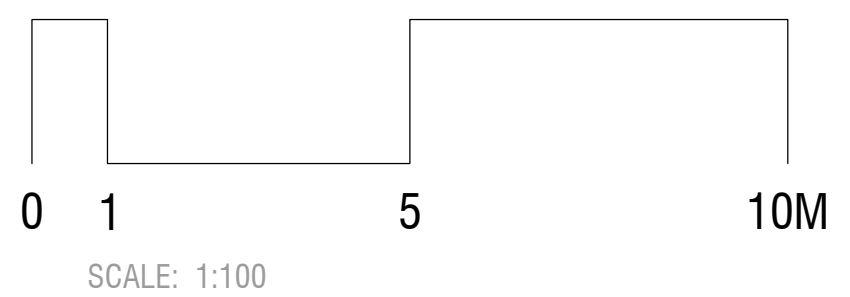
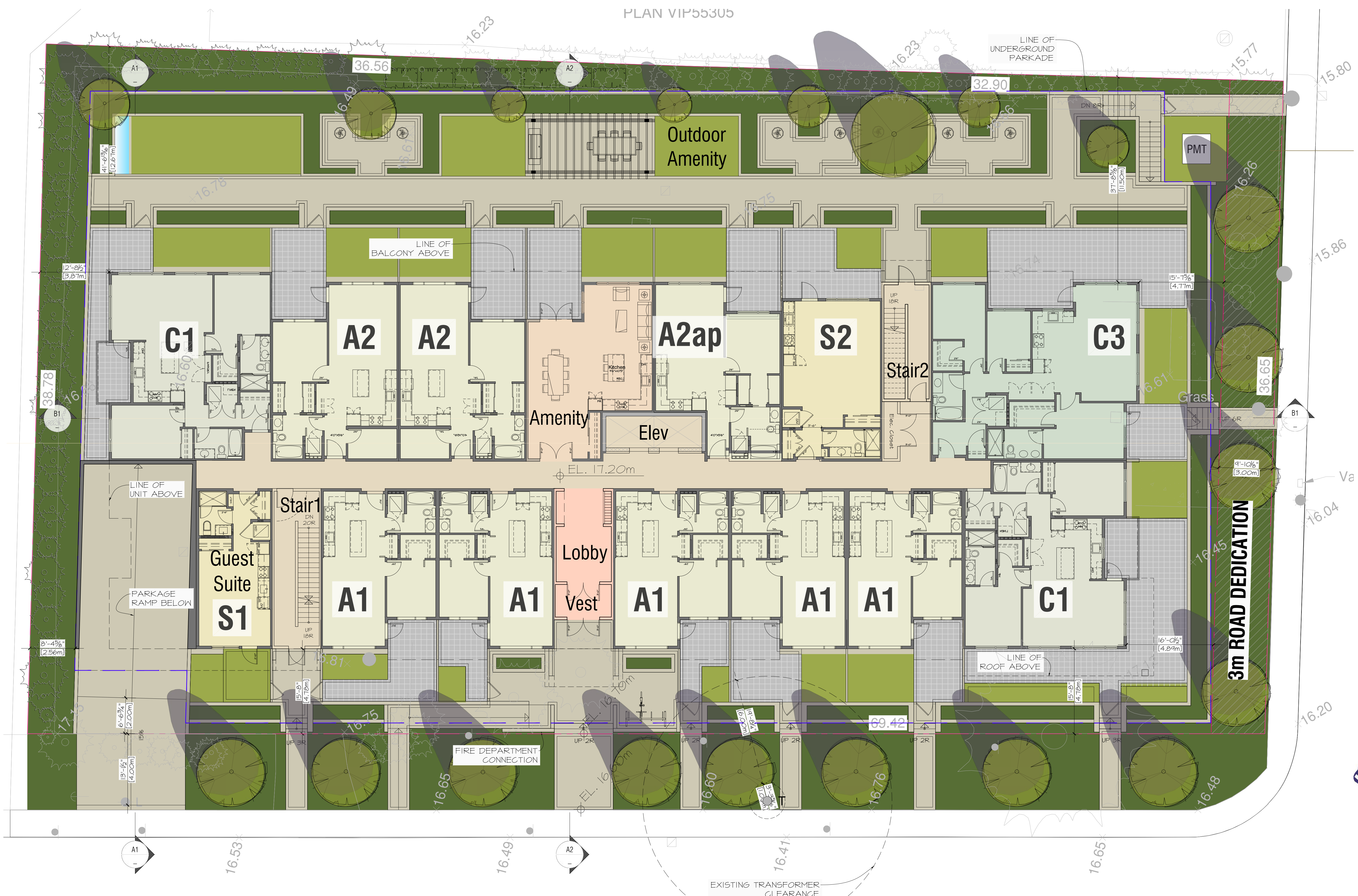
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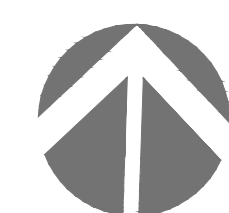


P1 Parking Level Plan

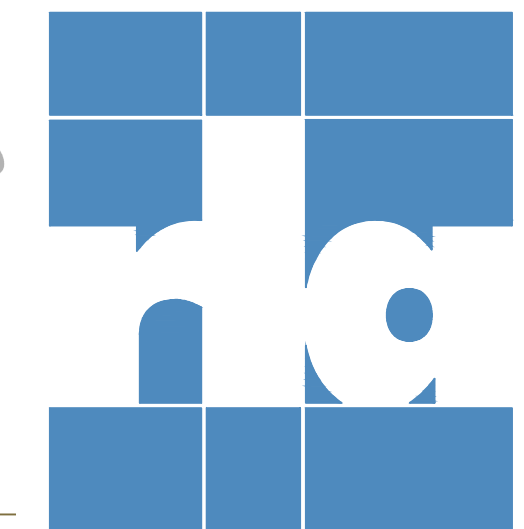
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Main Floor Plan



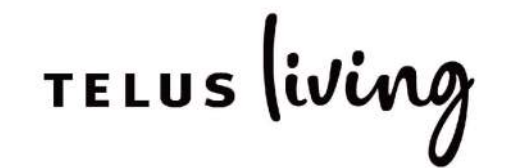
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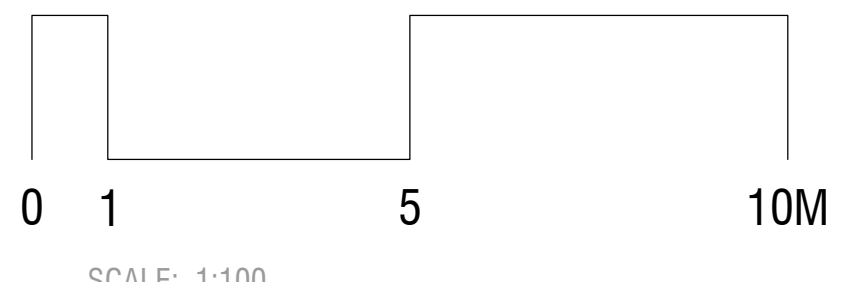
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Main Floor Plan
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Typical Floor Plan



A-2.03



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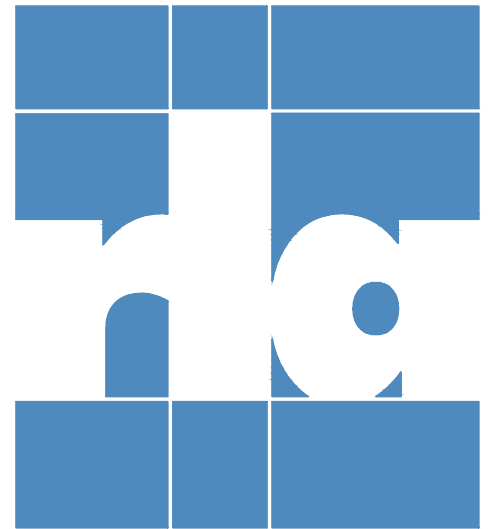
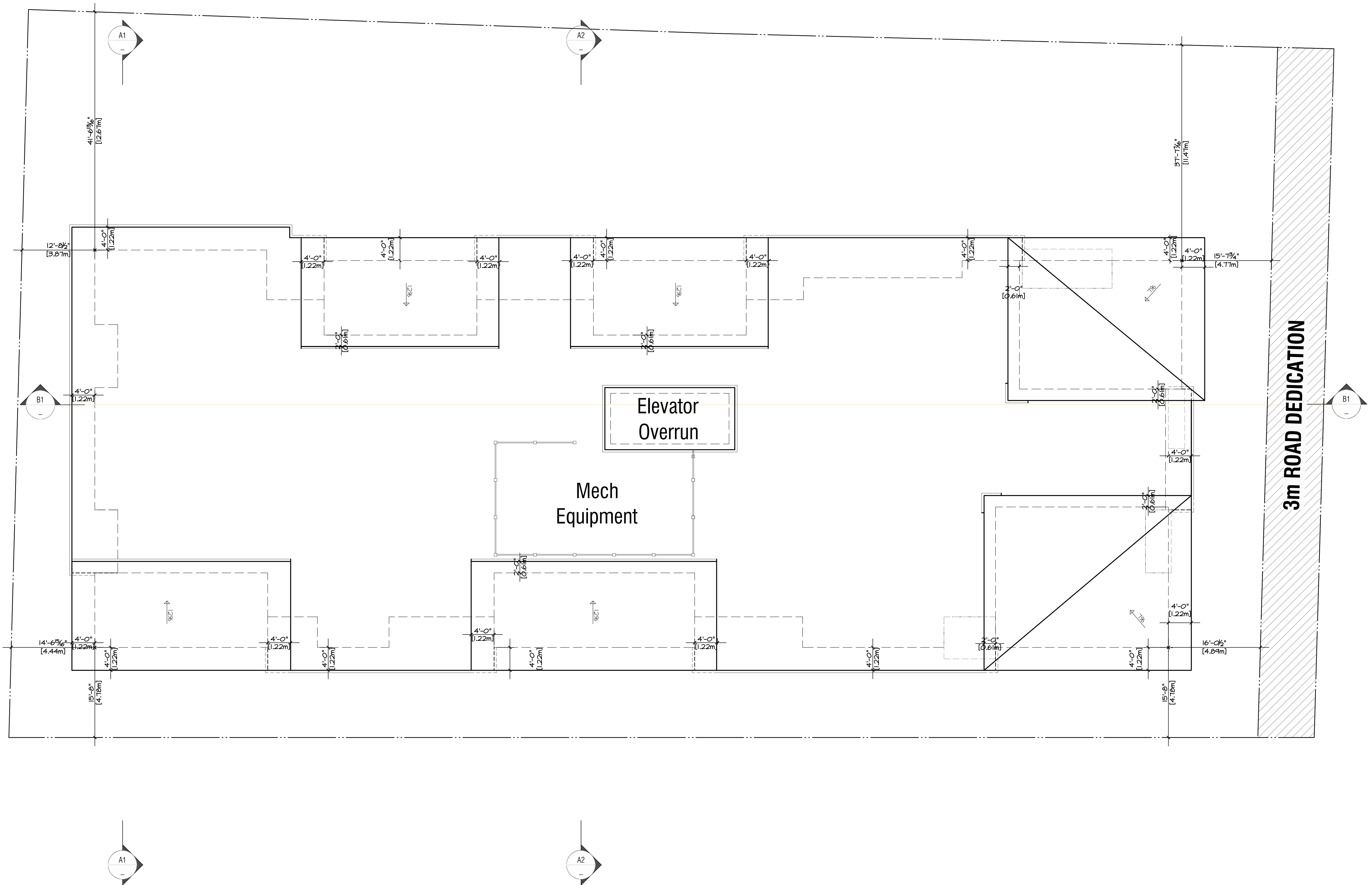
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Typical Floor Plan
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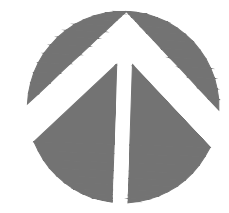
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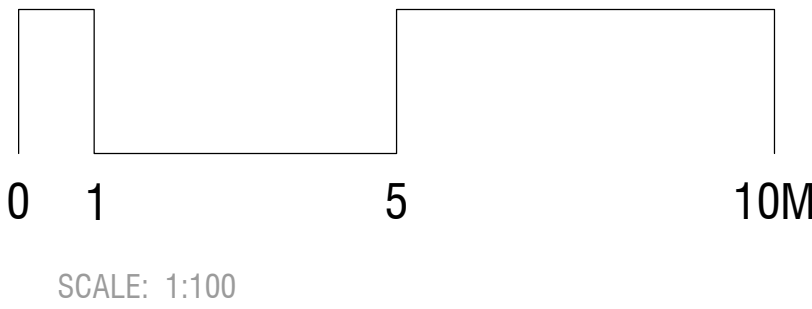


Roof Plan
Scale: 1:100
October 23, 2024



Material Legend

Roofing: 2- Ply SBS Roofing, Light Grey	Panels: White Fibre Cement Panels B.M. OC 17 - White Dove	Panels: Wood-Look Fibre Cement Panels Wood-Like Colour	Windows: Vinyl Window Frames, Charcoal Colour or Aluminum Frames, Charcoal Colour	Guardrails - Picket Aluminum Picket Guards, Charcoal Colour
Soffit: Fibre Cement, Wood-like Colour at features or Light Grey at typical roof and balconies	Panels: Light Grey Fibre Cement Panels B.M. HC-169 - Conventry Grey	Panels: Dark Grey Vertical Ribbed Metal Cladding Oxford Blue	Sunshades: Aluminum Frame, Charcoal Colour	Guardrails - Glass Panel Aluminum frame & Glass Panel Guards,



Elevation - South



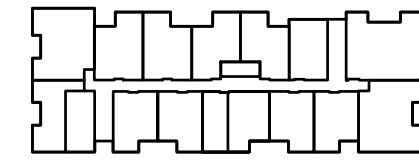
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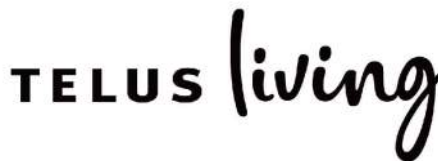
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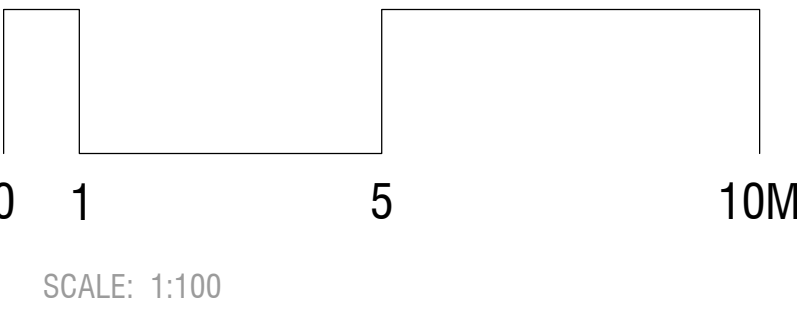
Elevations

Scale: 1:100
October 23, 2024

A-3.01

Material Legend

Roofing: 2- Ply SBS Roofing, Light Grey	Panels: White Fibre Cement Panels B.M. OC 17 - White Dove	Panels: Wood-Look Fibre Cement Panels Wood-Like Colour	Windows: Vinyl Window Frames, Charcoal Colour or Aluminum Frames, Charcoal Colour	Guardrails - Picket Aluminum Picket Guards, Charcoal Colour
Soffit: Fibre Cement, Wood-like Colour at features or Light Grey at typical roof and balconies	Panels: Light Grey Fibre Cement Panels B.M. HC-169 - Conventry Grey	Panels: Dark Grey Vertical Ribbed Metal Cladding Oxford Blue	Sunshades: Aluminum Frame, Charcoal Colour	Guardrails - Glass Panel Aluminum frame & Glass Panel Guards,



Elevation - North



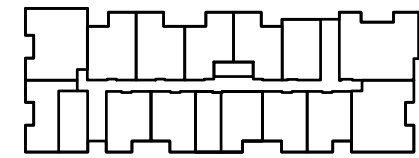
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Revisions

September 11, 2024
Pre-Application City Review

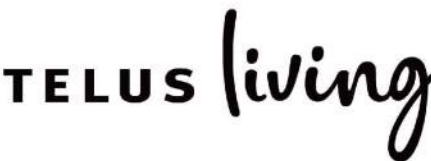
September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review



For

Project
1908 FOUL BAY
Multi-Unit Residential
1908 Foul Bay, Victoria

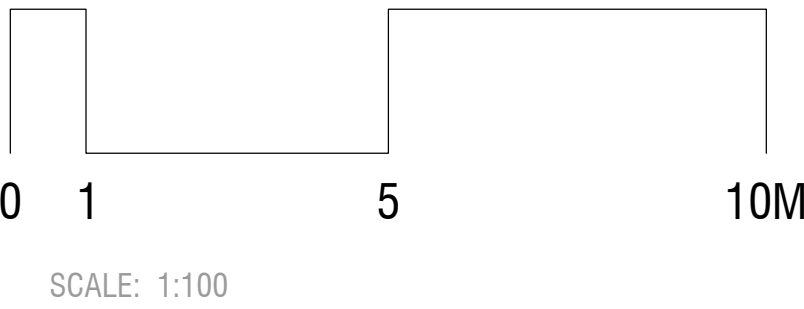


Elevations

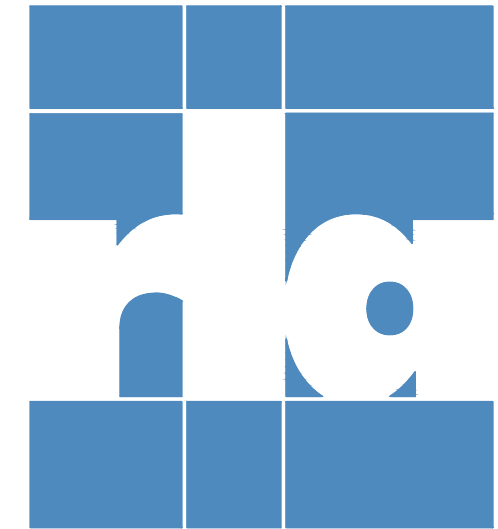
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October 23, 2024

Material Legend

<i>Roofing:</i> 2- Ply SBS Roofing, Light Grey	<i>Panels: White</i> Fibre Cement Panels B.M. OC 17 - White Dove	<i>Panels: Wood-Look</i> Fibre Cement Panels Wood-Like Colour	<i>Windows:</i> Vinyl Window Frames, Charcoal Colour or Aluminum Frames, Charcoal Colour	<i>Guardrails - Picket</i> Aluminum Picket Guards, Charcoal Colour
<i>Soffit:</i> Fibre Cement, Wood-like Colour at features or Light Grey at typical roof and balconies	<i>Panels: Light Grey</i> Fibre Cement Panels B.M. HC-169 - Conventry Grey	<i>Panels: Dark Grey</i> Vertical Ribbed Metal Cladding Oxford Blue	<i>Sunshades:</i> Aluminum Frame, Charcoal Colour	<i>Guardrails - Glass Panel</i> Aluminum frame & Glass Panel Guards,



Elevation - East



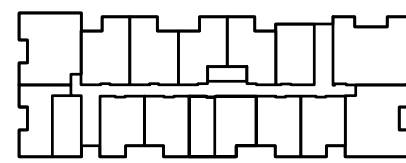
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Revisions

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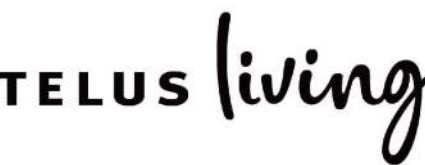
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For

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1908 FOUL BAY
Multi-Unit Residential
1908 Foul Bay, Victoria



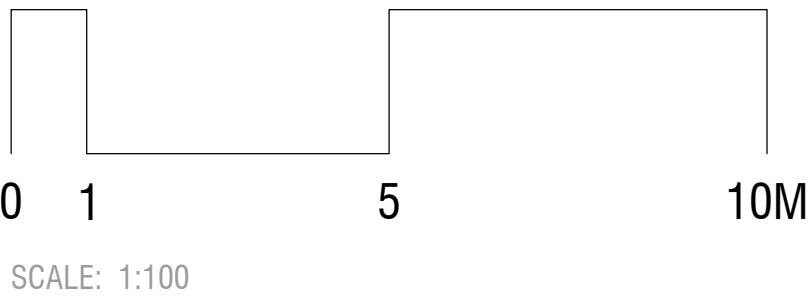
Elevations

Scale: 1:100
October 23, 2024

A-3.03

Material Legend

<i>Roofing:</i> 2- Ply SBS Roofing, Light Grey	<i>Panels: White</i> Fibre Cement Panels B.M. OC 17 - White Dove	<i>Panels: Wood-Look</i> Fibre Cement Panels Wood-Like Colour	<i>Windows:</i> Vinyl Window Frames, Charcoal Colour or Aluminum Frames, Charcoal Colour	<i>Guardrails - Picket</i> Aluminum Picket Guards, Charcoal Colour
<i>Soffit:</i> Fibre Cement, Wood-like Colour at features or Light Grey at typical roof and balconies	<i>Panels: Light Grey</i> Fibre Cement Panels B.M. HC-169 - Conventry Grey	<i>Panels: Dark Grey</i> Vertical Ribbed Metal Cladding Oxford Blue	<i>Sunshades:</i> Aluminum Frame, Charcoal Colour	<i>Guardrails - Glass Panel</i> Aluminum frame & Glass Panel Guards,



Elevation - West



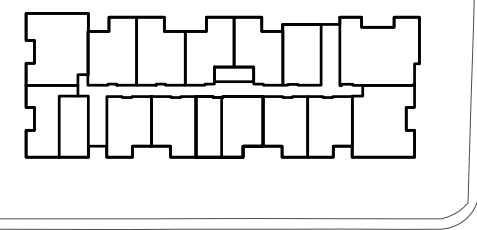
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Pre-Application City Review

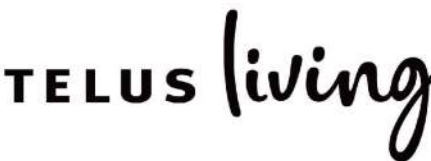
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For

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1908 FOUL BAY
Multi-Unit Residential
1908 Foul Bay, Victoria



Elevations

Scale: 1:100
October 23, 2024

A-3.04



- Roofing
- Fascia - Dark Grey
- Soffit - Feature Wood
- MetalPanels - Dark Grey
- Metal Guardrails
- Panels - Off White
- Panels - Light Grey
- Sunshades Charcoal Grey
- Vinyl Windows - Dark
- Glazing Guardrails Charcoal Grey Frame
- Trim - Dark
- Trim-Wood Like
- Fascia - Dark Gray
- Panels-Wood Like
- Windows: - Curtain Wall
- Architectural Concrete



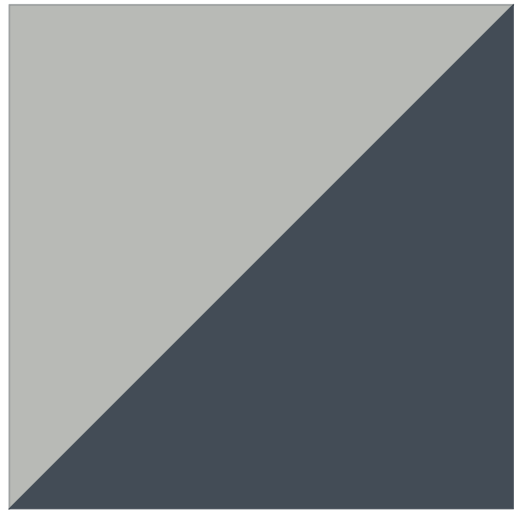
Roofing



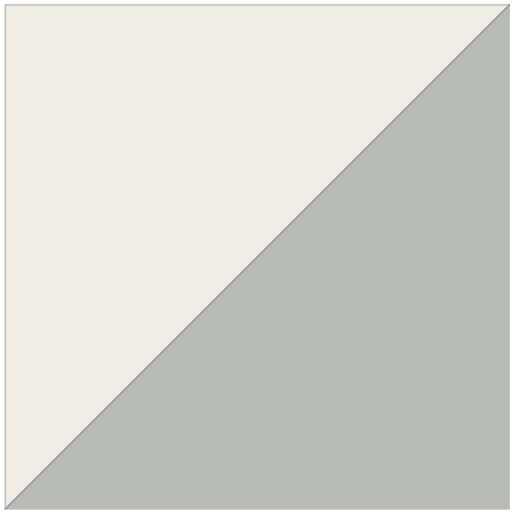
Fascia



Soffit: Feature Wood



Soffit



Panels



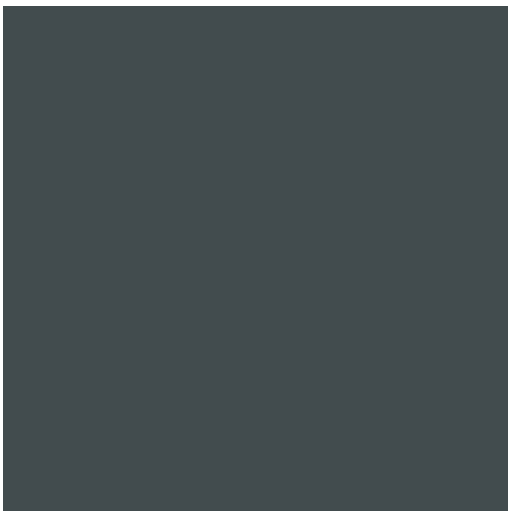
Panels



Metal Guardrails



Architectural Concrete



Vinyl Windows



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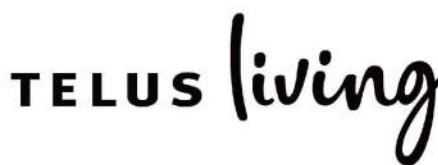
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1908 Foul Bay, Victoria



Colour Material Board

Scale: N/A
October 23, 2024



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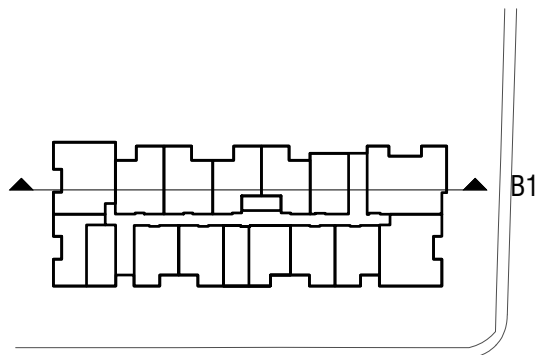
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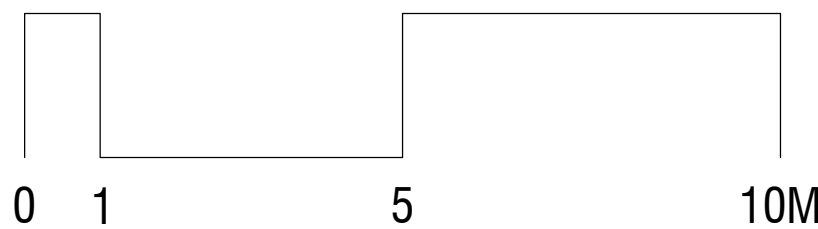
Project
1908 FOUL BAY
Multi-Unit Residential
1908 Foul Bay, Victoria

TELUS living



Sections

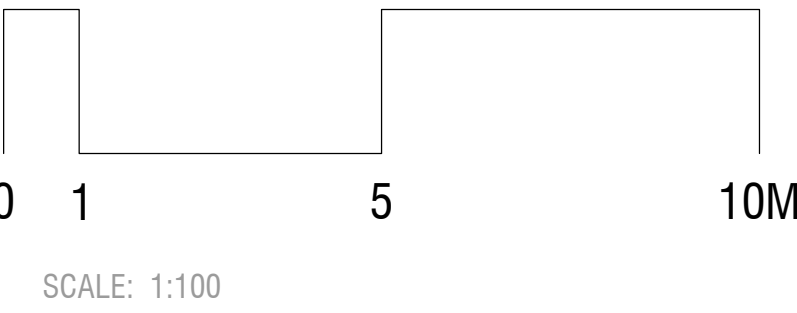
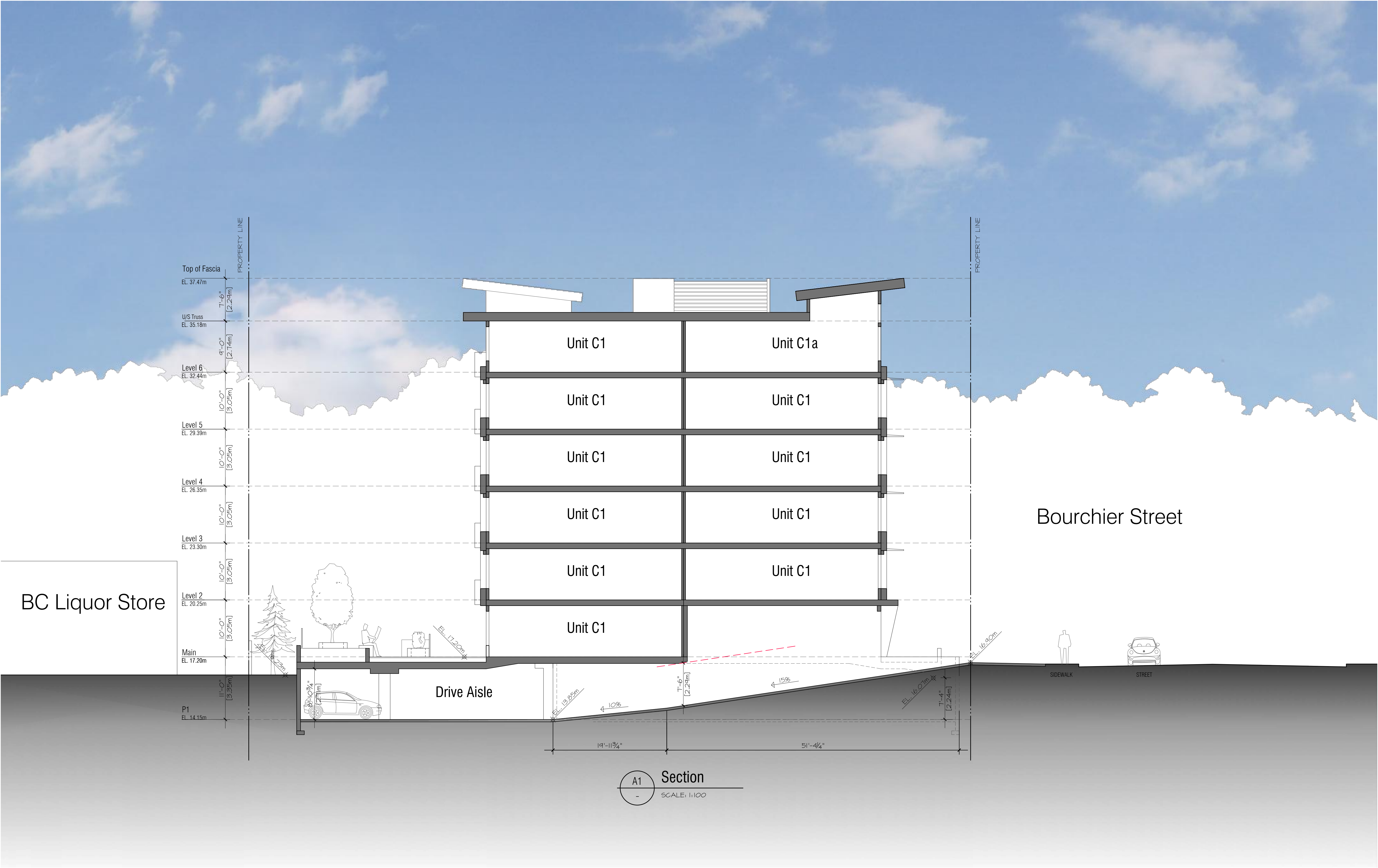
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October 23, 2024



SCALE: 1:100

Section - B1

A-4.01



Section -B1



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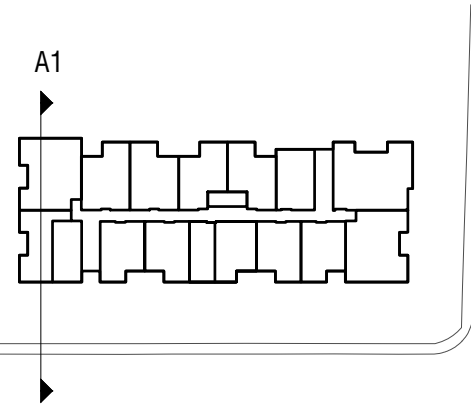
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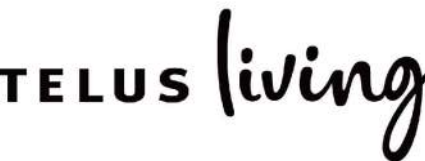
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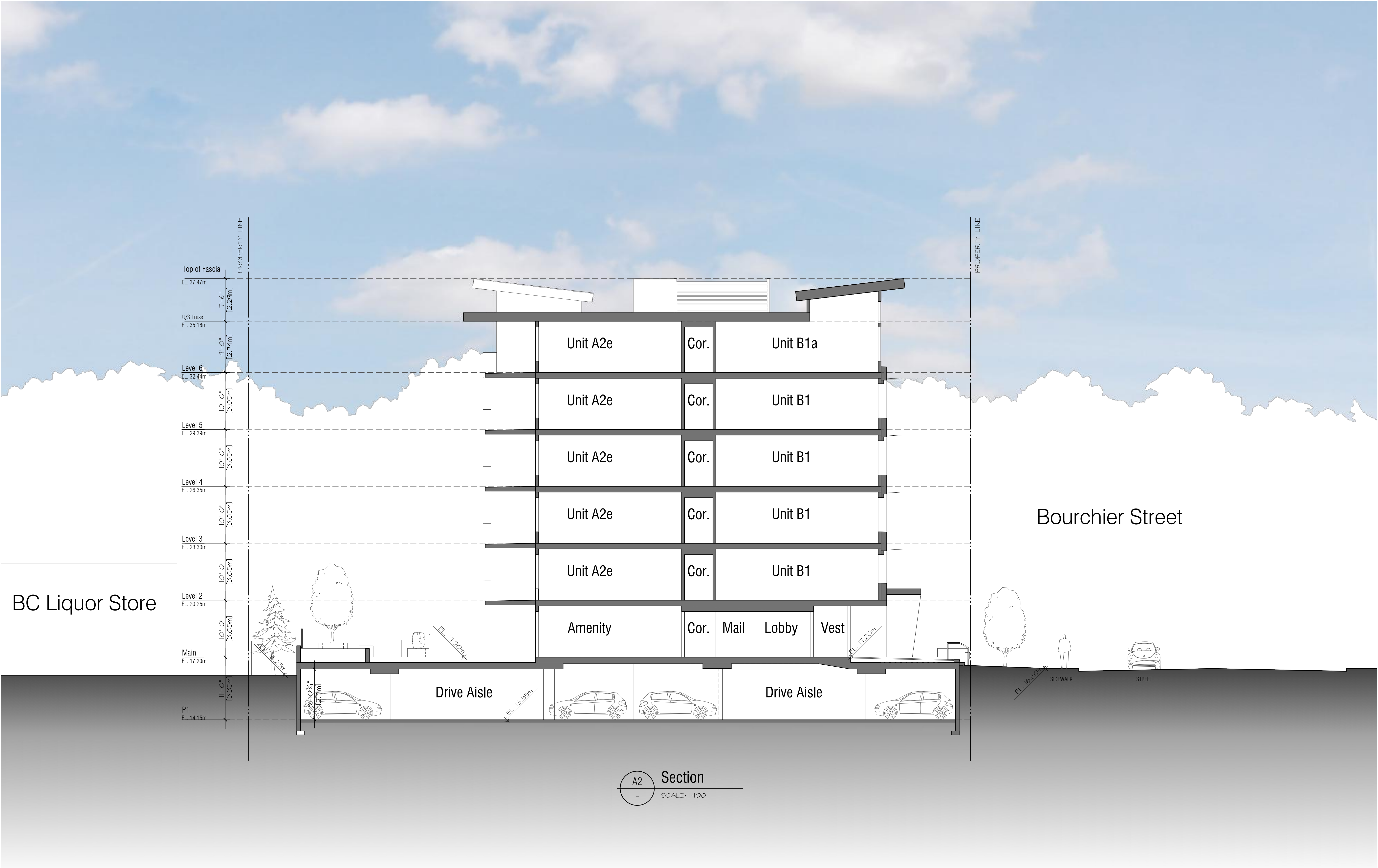
Project
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Multi-Unit Residential
1908 Foul Bay, Victoria



Sections

Scale: 1:100
October 23, 2024

A-4.02



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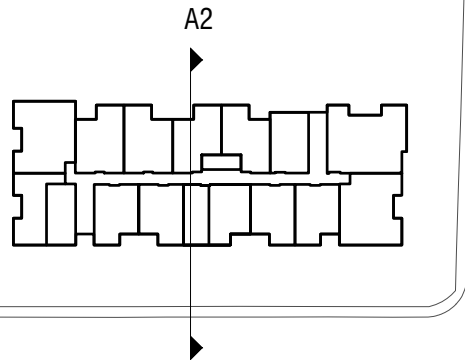
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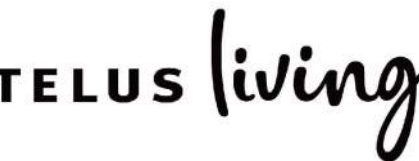
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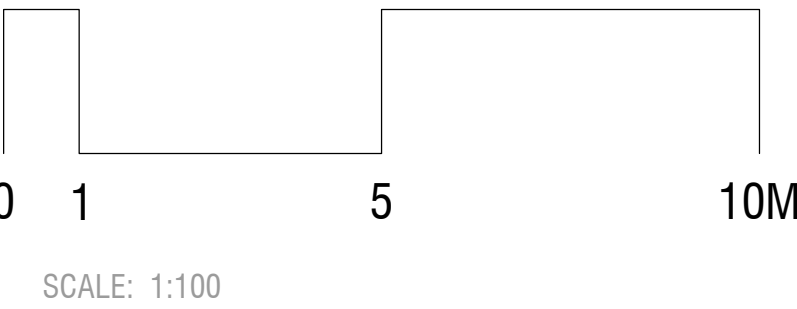
For

Project
1908 FOUL BAY
Multi-Unit Residential
1908 Foul Bay, Victoria



Sections

Scale: 1:100
October 23, 2024

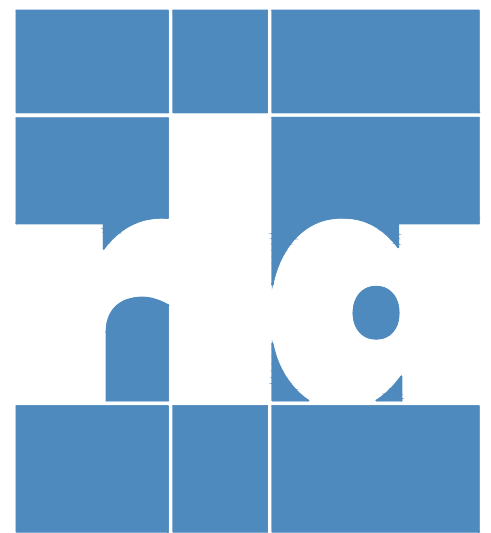


Section -A2

A-4.02



Concept Model View - SE corner-Bourchier



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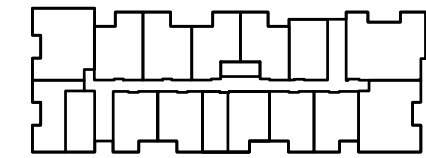
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1908 Foul Bay, Victoria

TELUS living



Views

Scale:
October 23, 2024

A-5.01



Concept Model View - SW-Bourchier



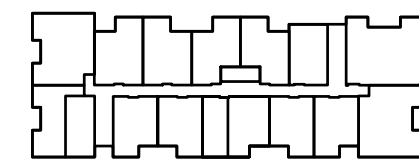
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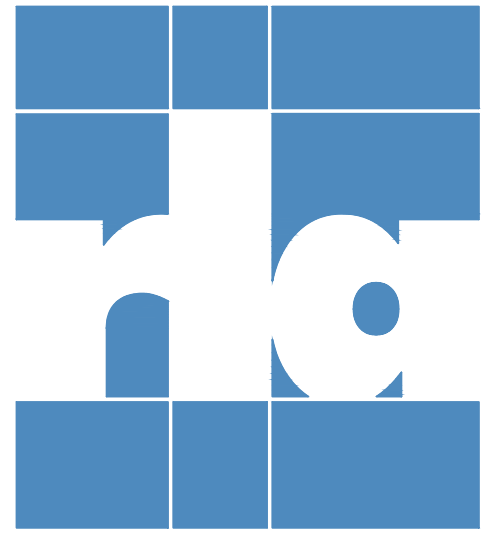
Project
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Views

Scale:
October 23, 2024



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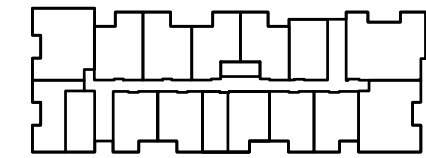
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1908 Foul Bay, Victoria

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Views

Scale:
October 23, 2024

Concept Model View - NEcorner-Foul Bay

A-5.03



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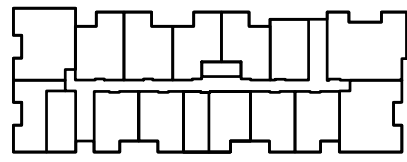
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1908 Foul Bay, Victoria

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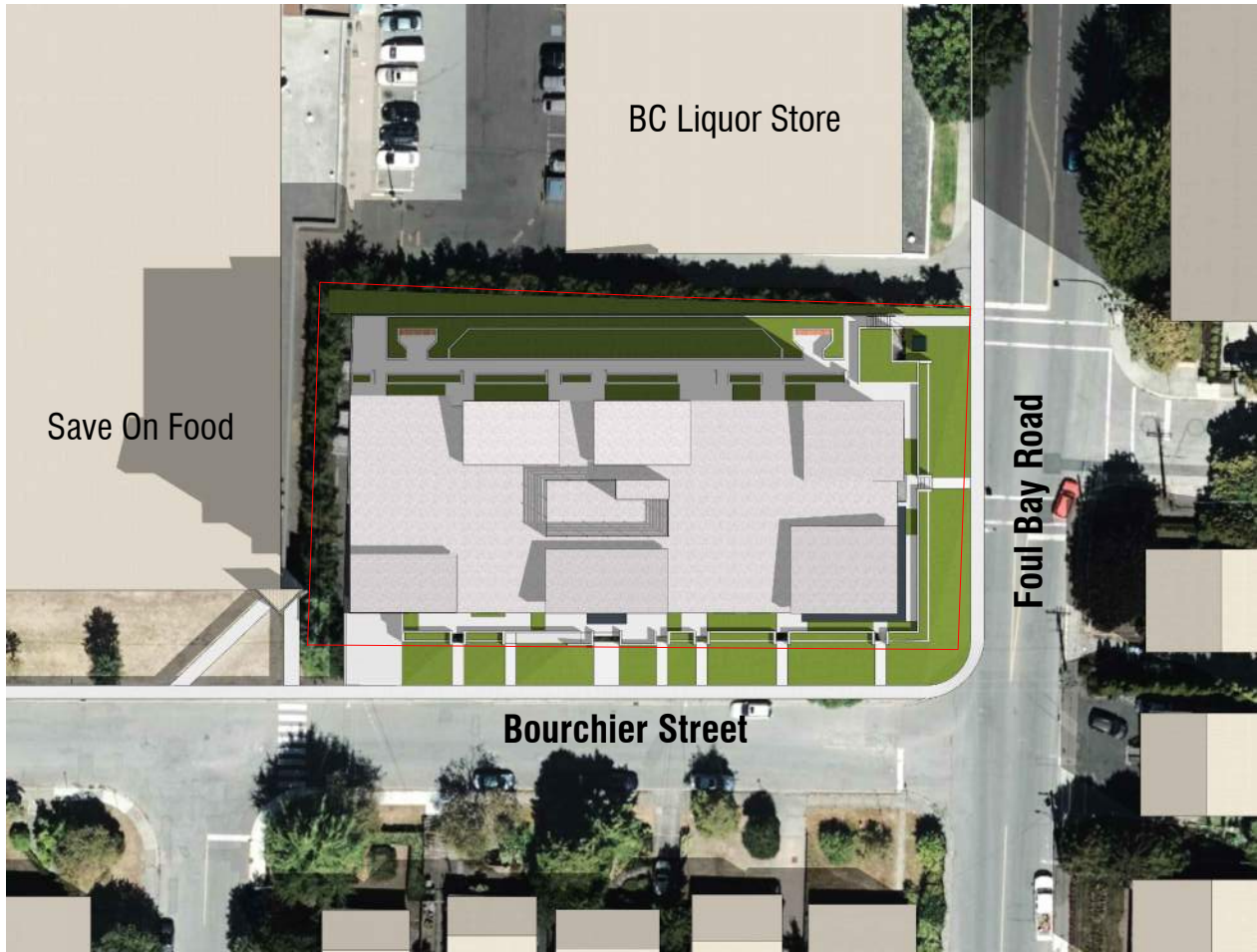


Views

Scale:
October 23, 2024

Concept Model View - Entry A-5.05

SPRING EQUINOX



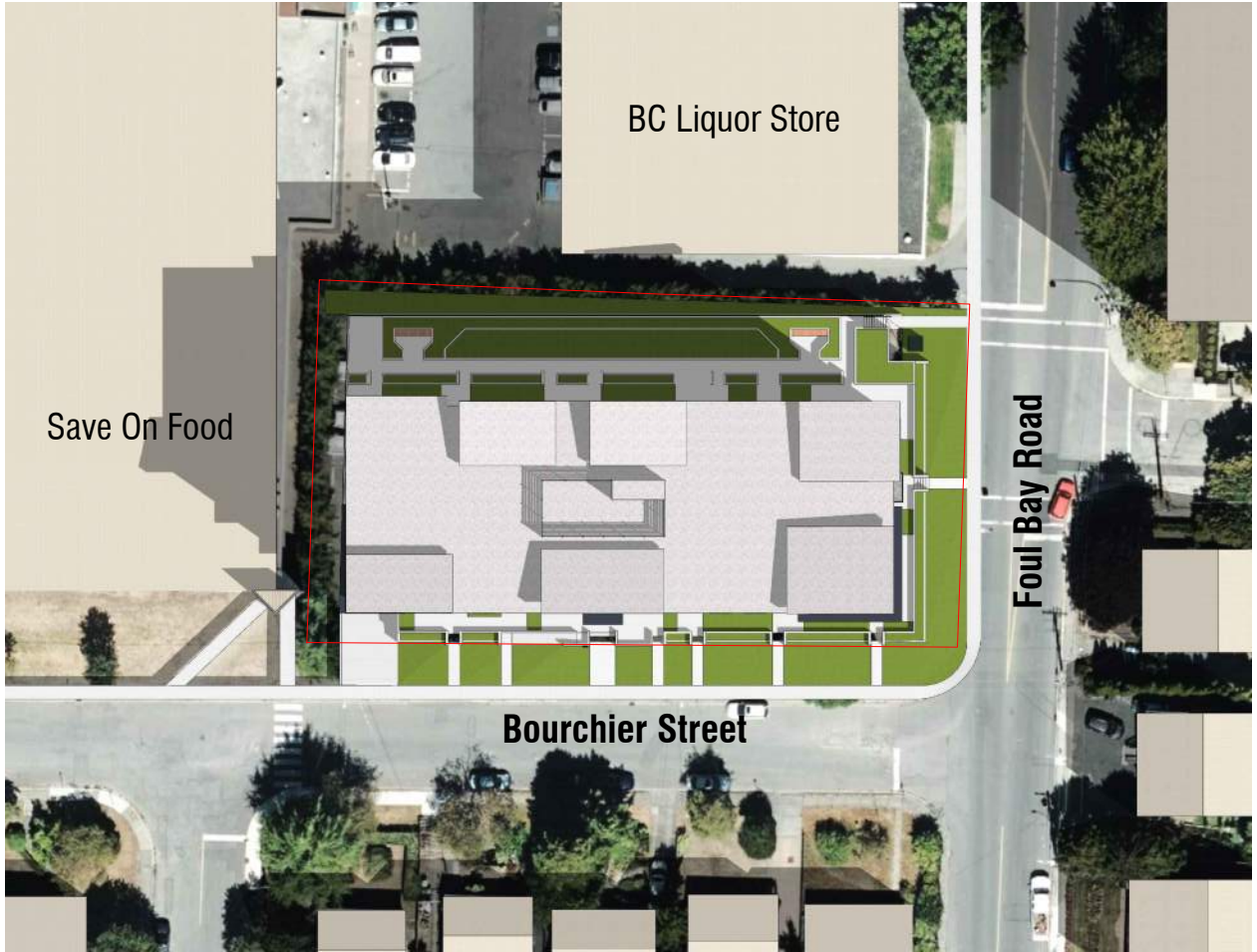
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SUMMER SOLSTICE



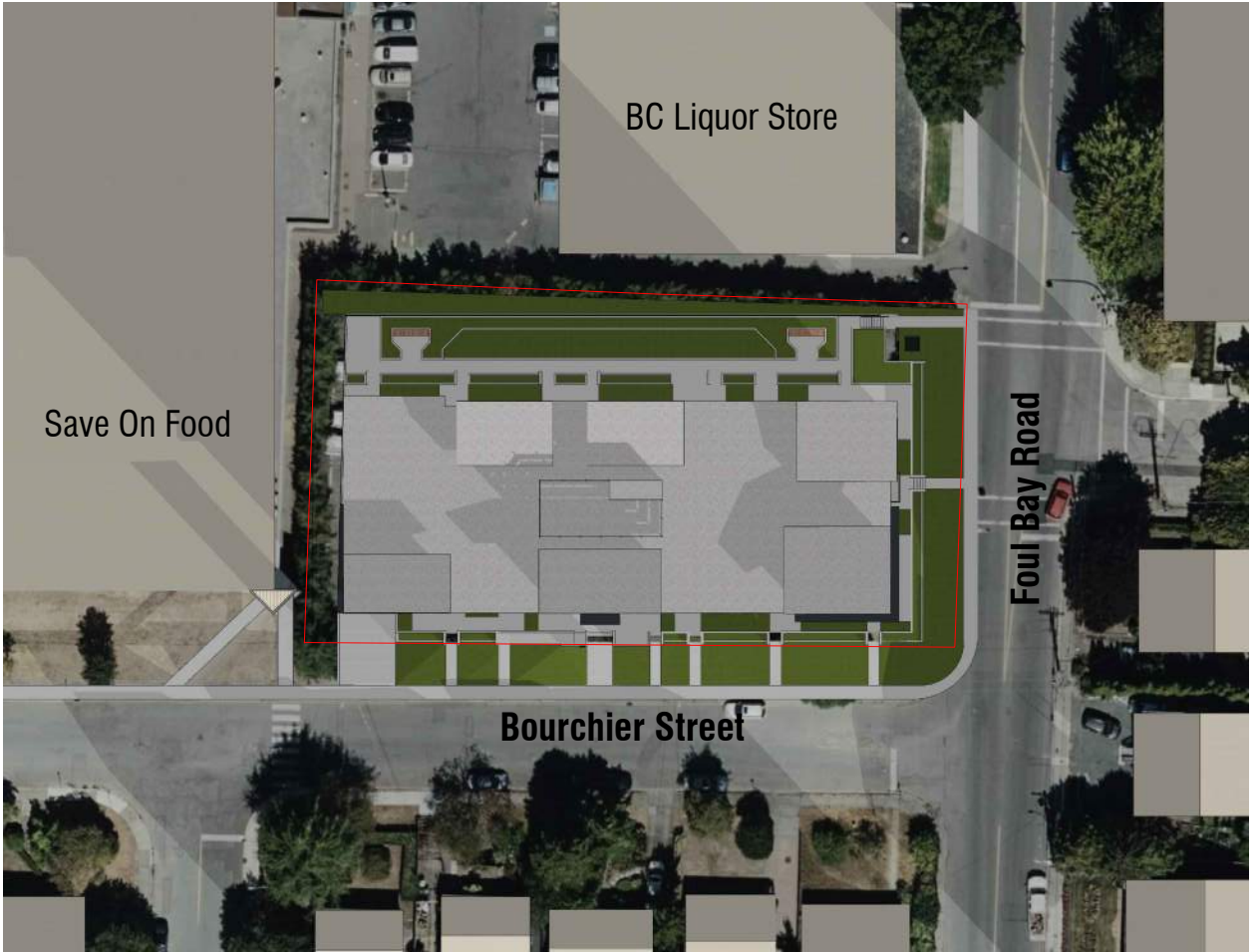
June 21st, 9:00 A.M.

FALL EQUINOX

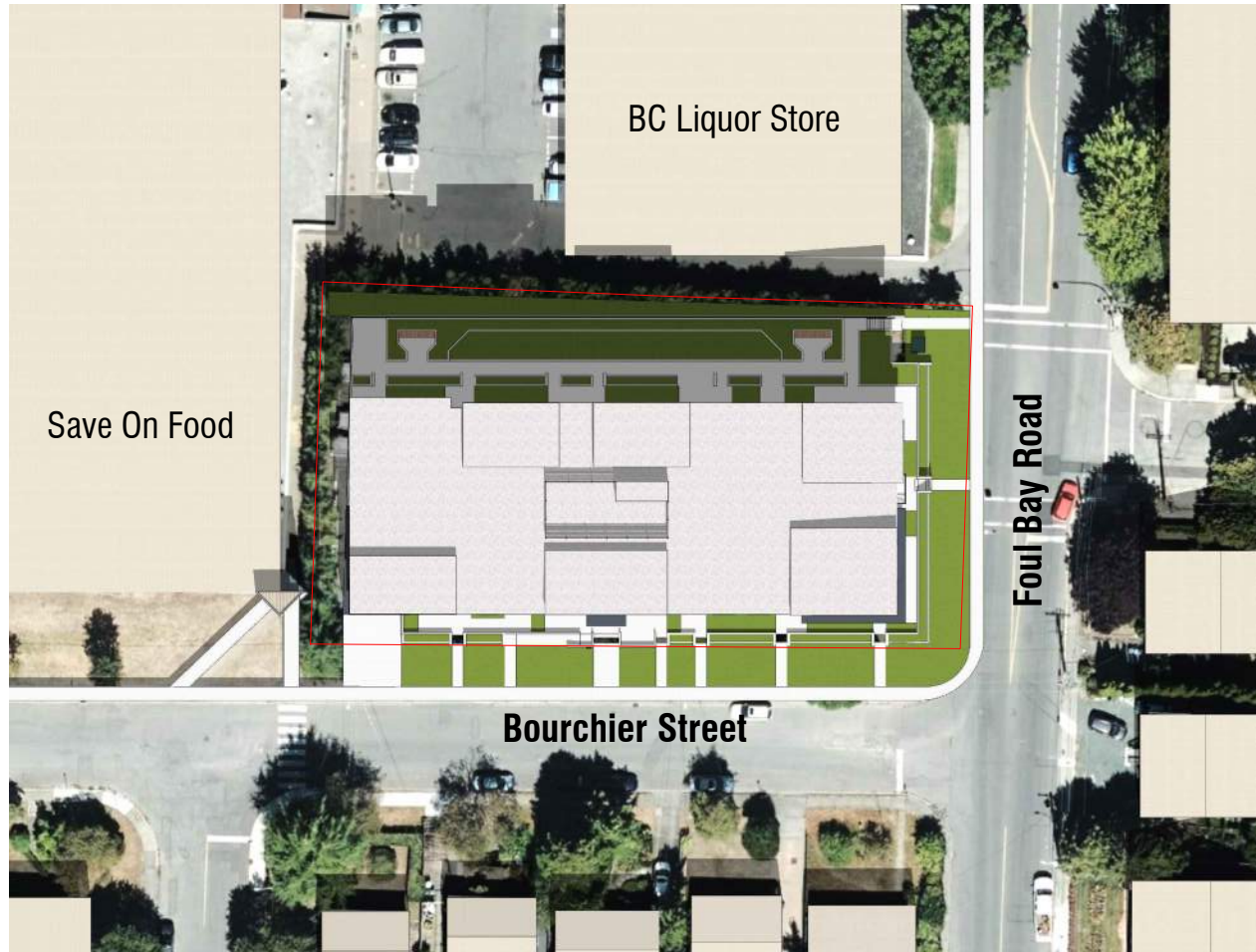


September 21st, 9:00 A.M.

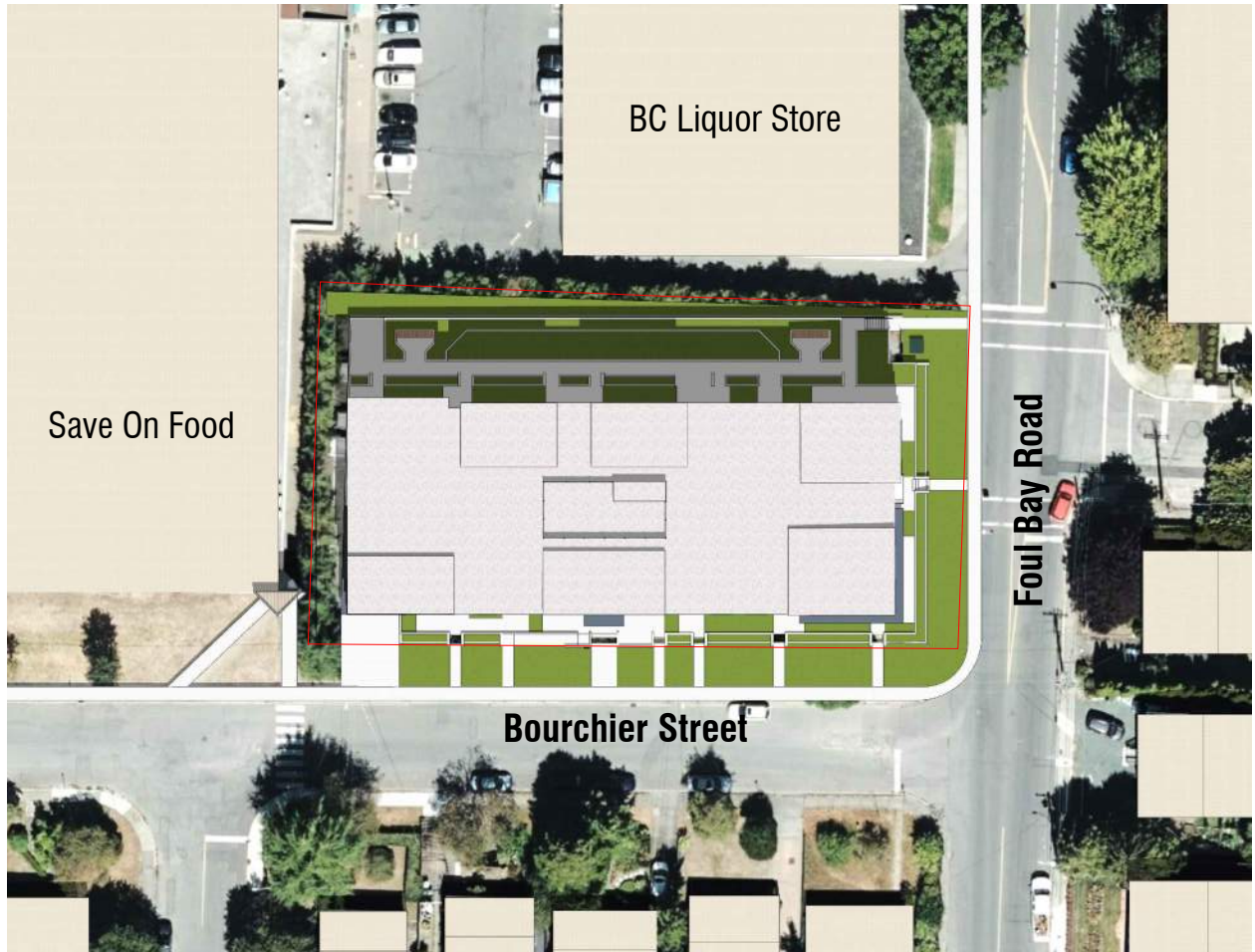
WINTER SOLSTICE



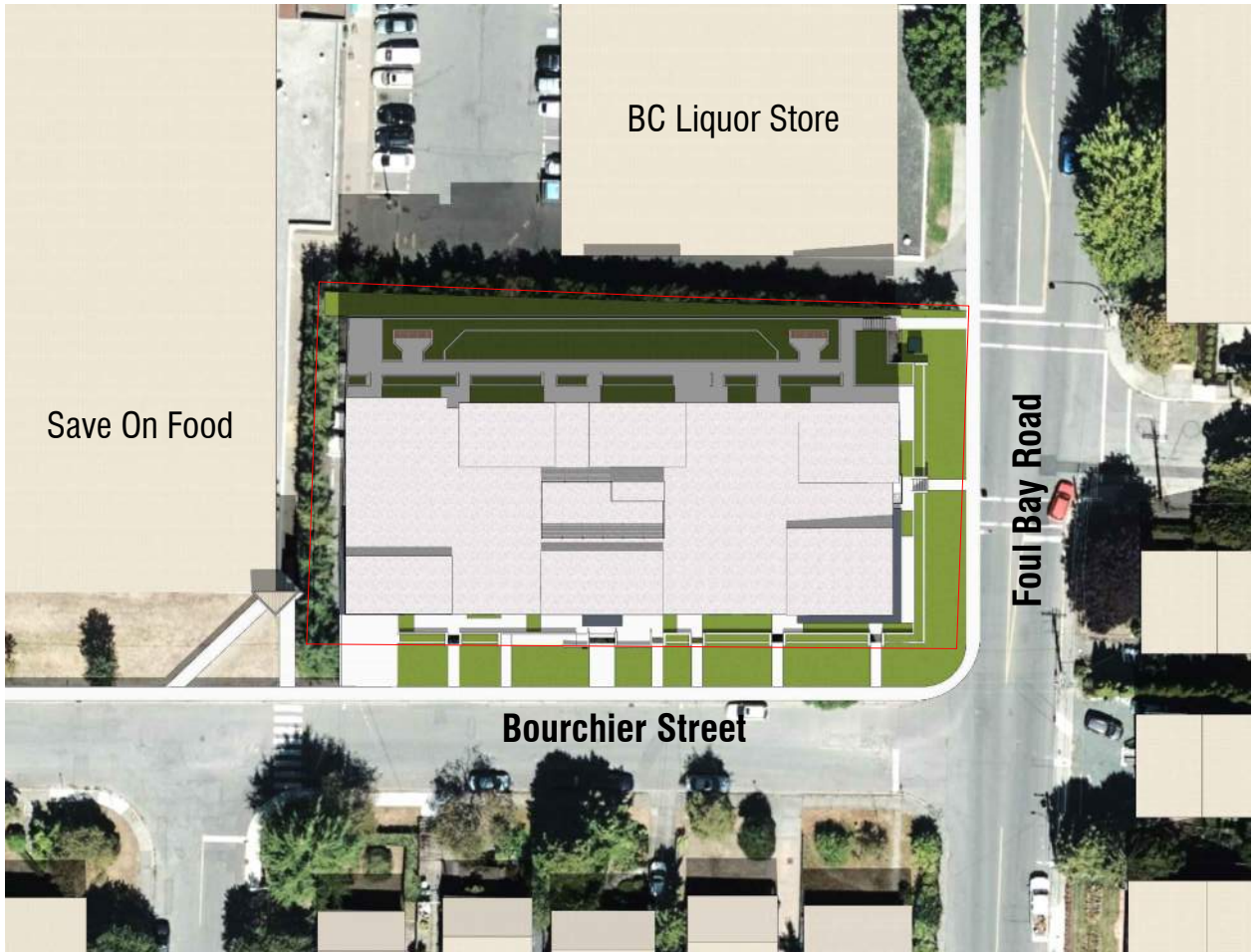
December 21st, 9:00 A.M.



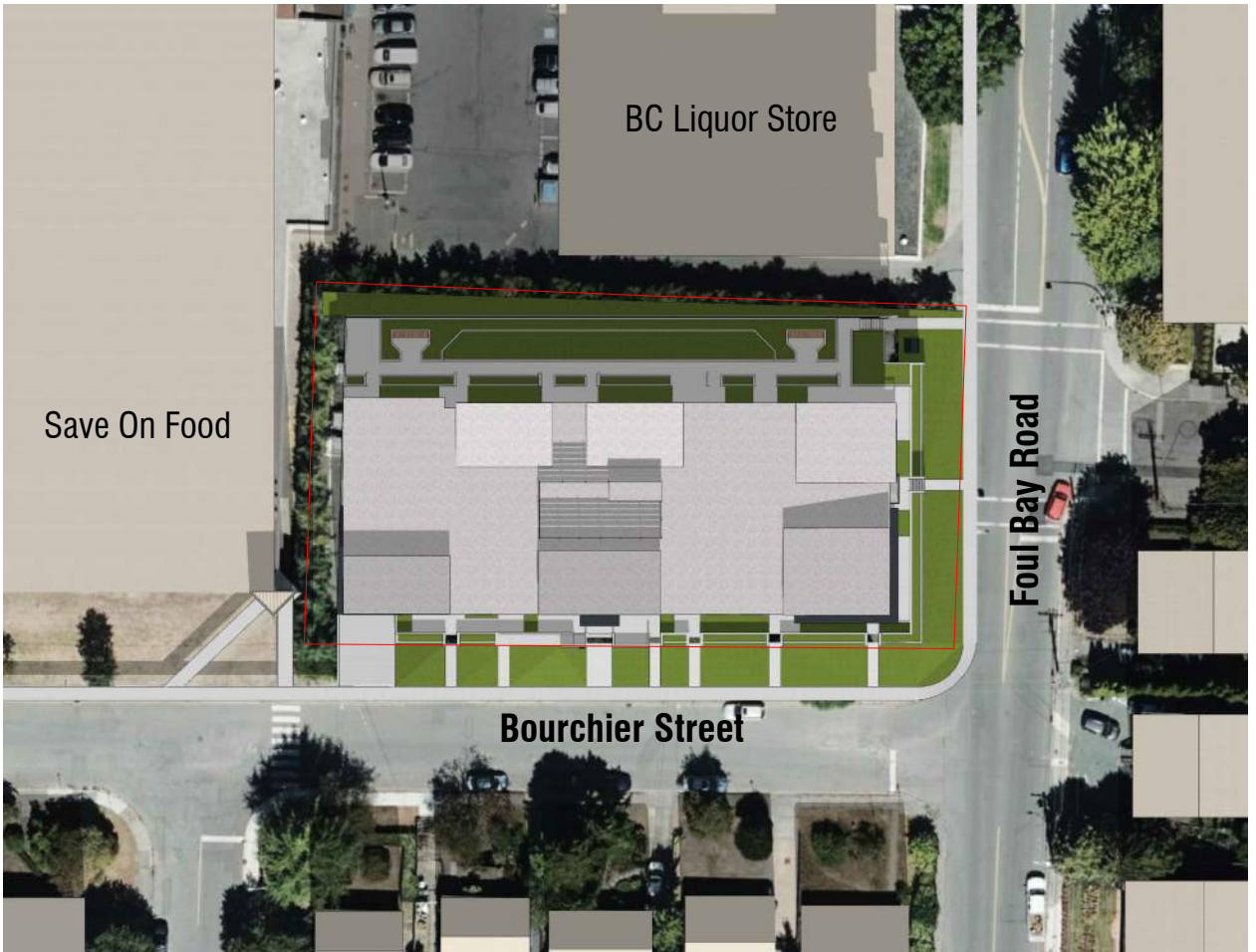
March 21st, 12:00 P.M.



June 21st, 12:00 P.M.



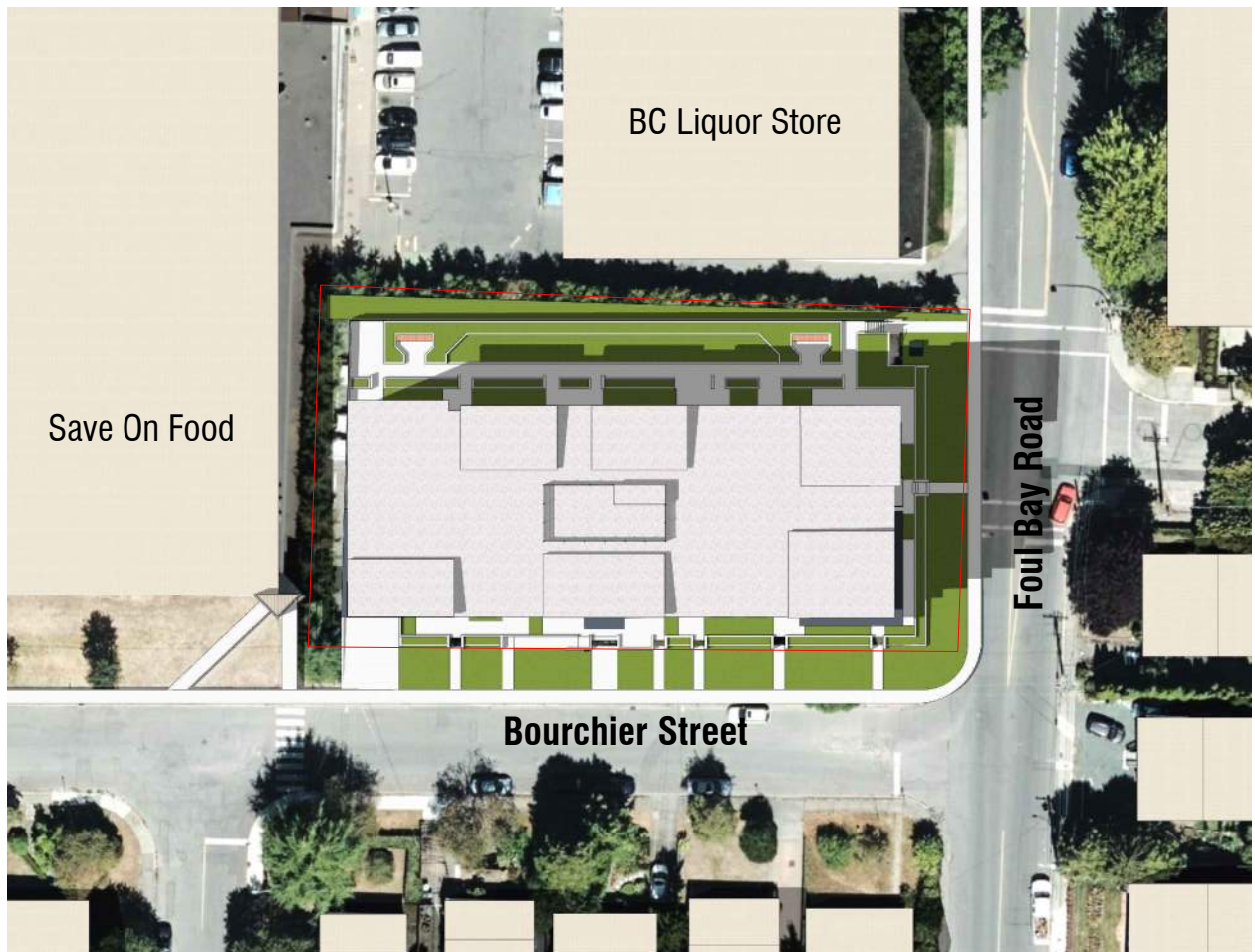
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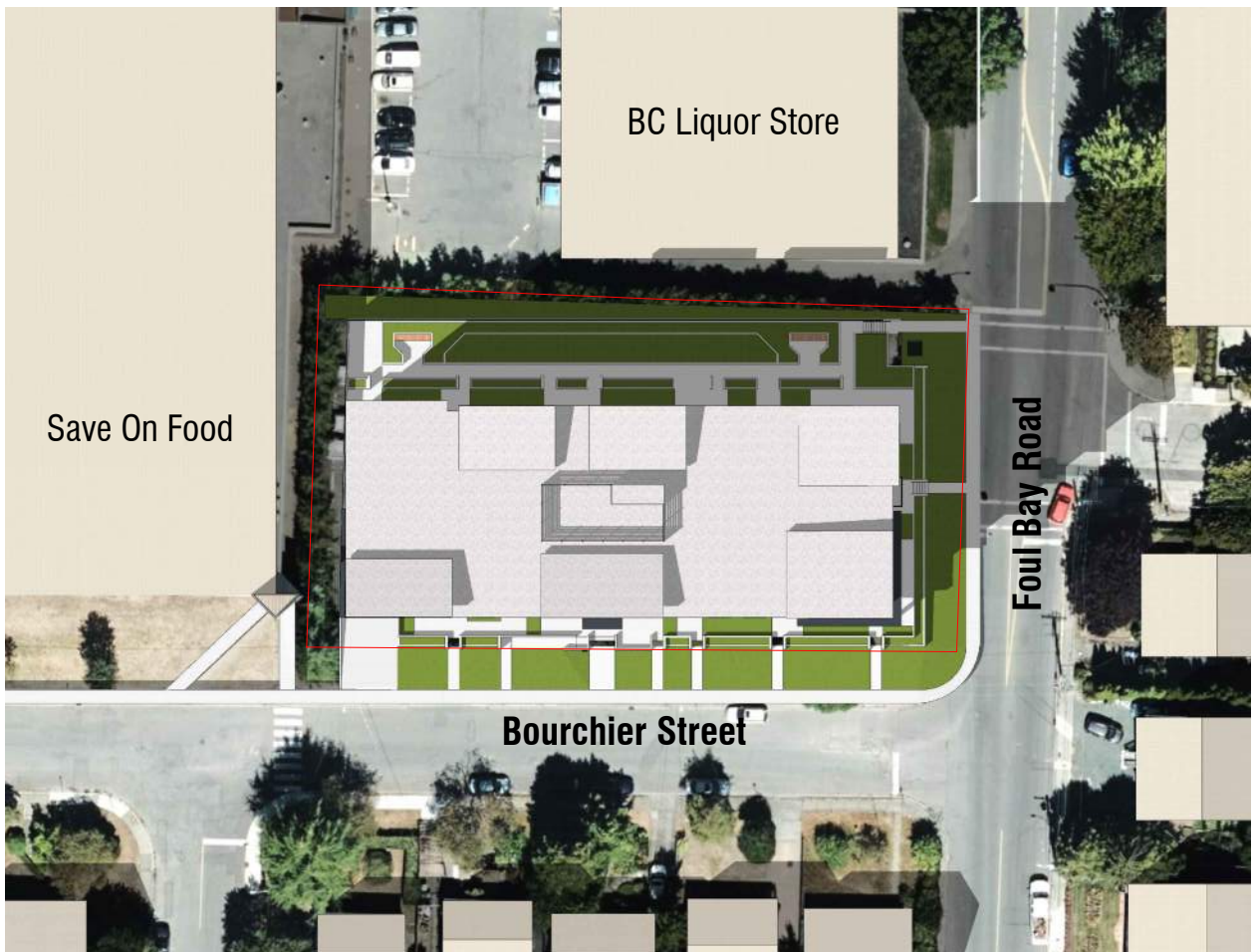
December 21st, 12:00 P.M.



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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1908 Foul Bay, Victoria

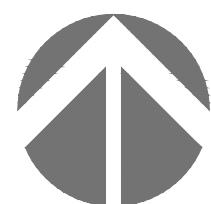
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Shadow Study

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Shadow Study



A-6.00



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Revisions

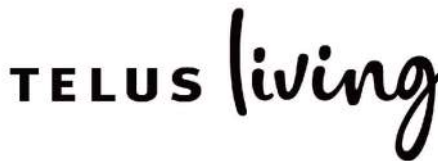
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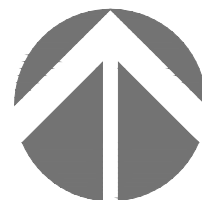
For

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1908 Foul Bay, Victoria

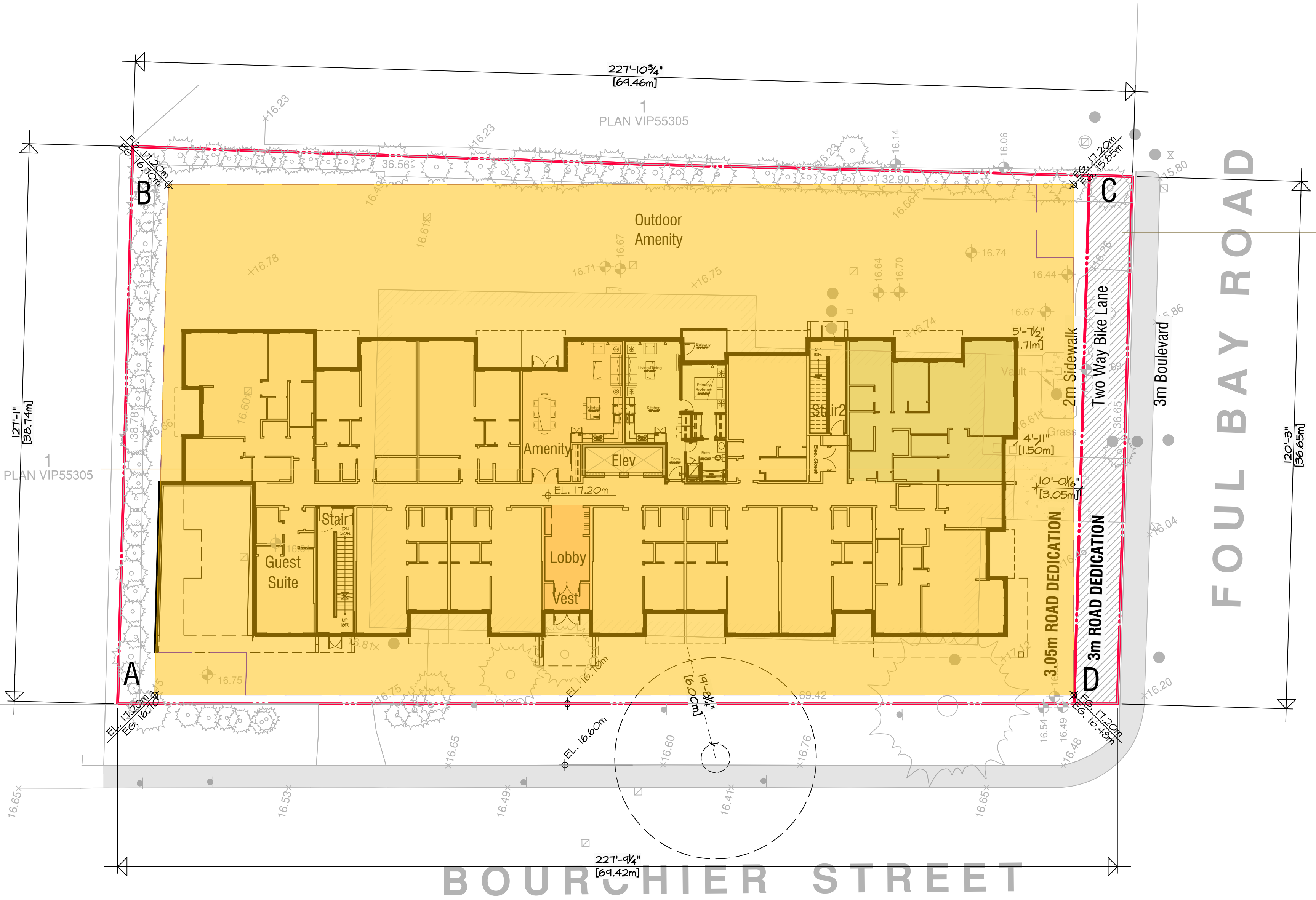


Average Grade Overlay

Scale: 1:200
October 23, 2024



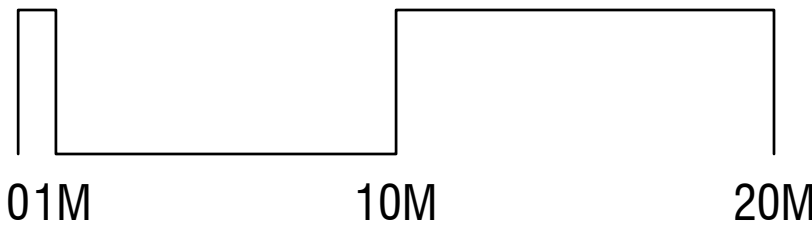
Average Grade Overlay A-7.00



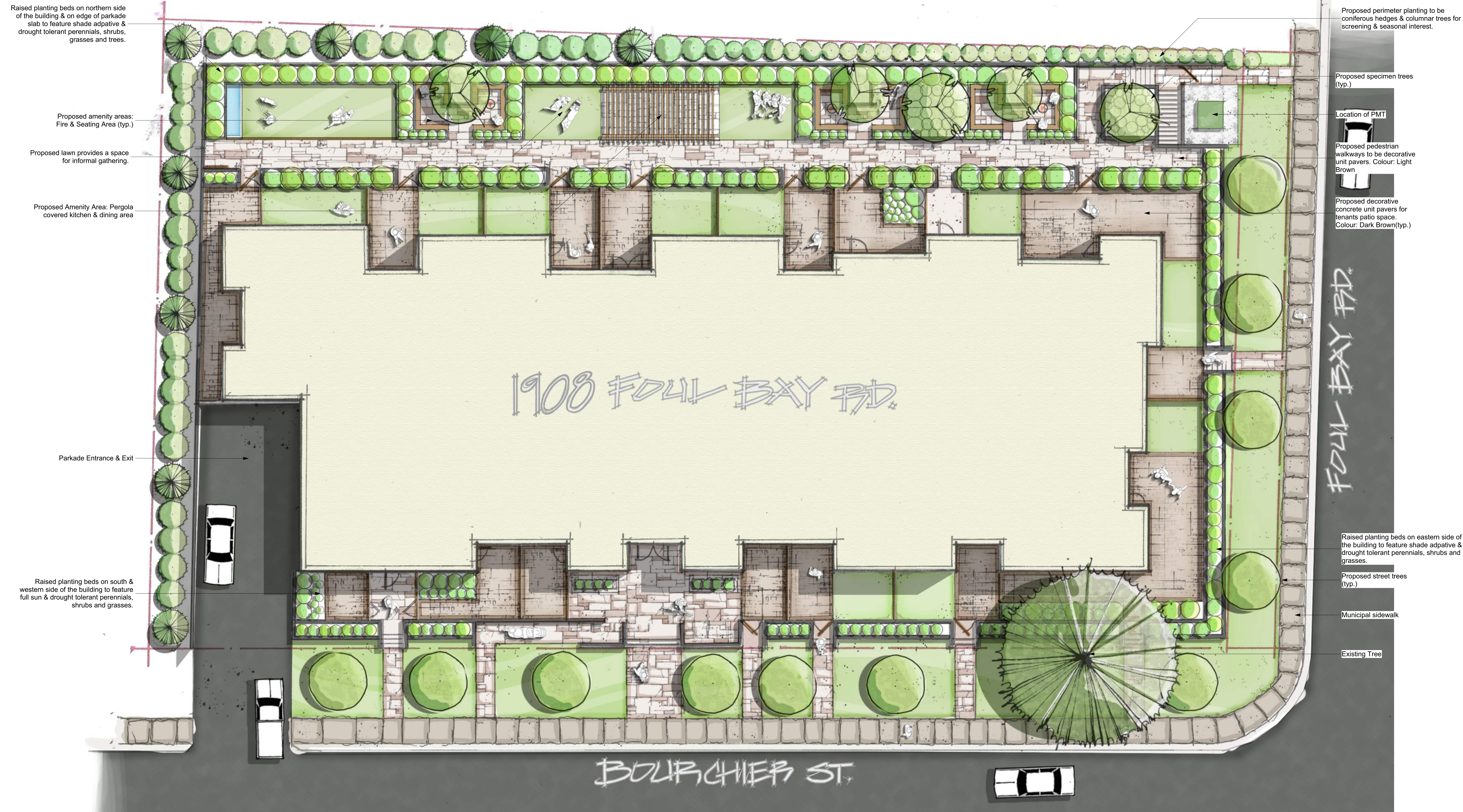
Average Grade Calculation

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

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



SCALE: 1:200



Landscape Concept Plan | 1908 Foul Bay Rd.