



Updated rendering including colour changes and first floor height increase

additional wood coloured panels

increased landscaping along frontages

raised area on Foul Bay Road to provide storm water retention

Floor height on ground level increased and siding colour was changed to grey

**Revisions**  
 Bubbled areas indicate revisions compared to the previously submitted plans.  
**Received Date**  
 December 23, 2025



# PROPOSED RESIDENTIAL DEVELOPMENT



1908 FOUL BAY ROAD  
 DEVELOPMENT PERMIT RESUBMISSION  
 2025-12-15 VICTORIA, 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 (m <sup>2</sup> )	1,099 m <sup>2</sup>	2,234 m <sup>2</sup>
Bldg. Height (storeys)	6 storeys	Basement (1 level)
Sprinklered	Yes	Yes
Construction Article(s)	3.2.2.51	3.2.2.84
Max. Area Permitted (m <sup>2</sup> )	1,500 m <sup>2</sup>	7,200 m <sup>2</sup>
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**

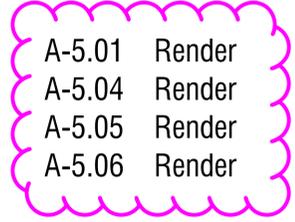
LANDSCAPE  
**LADR Landscape Architects**  
**3-864 Queens Ave,**  
**Victoria BC, V8T 1M5**

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

<b>1.0 SITE INFORMATION</b>	A-8.01 Unit Plans
A-0.00 Cover	A-8.02 Unit Plans
A-0.01 Table of Contents	A-8.03 Unit Plans
A-0.02 Location Map	A-8.04 Unit Plans
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	
<b>2.0 PROPOSED DESIGN DRAWINGS</b>	
A-1.00 Site Plan & Project Information	
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-5.04 Render	
A-5.05 Render	
A-5.06 Render	
A-6.00 Shadow Study	
A-7.01 Building Area	
A-7.02 Site Coverage	
A-7.03 Average Grade	



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For

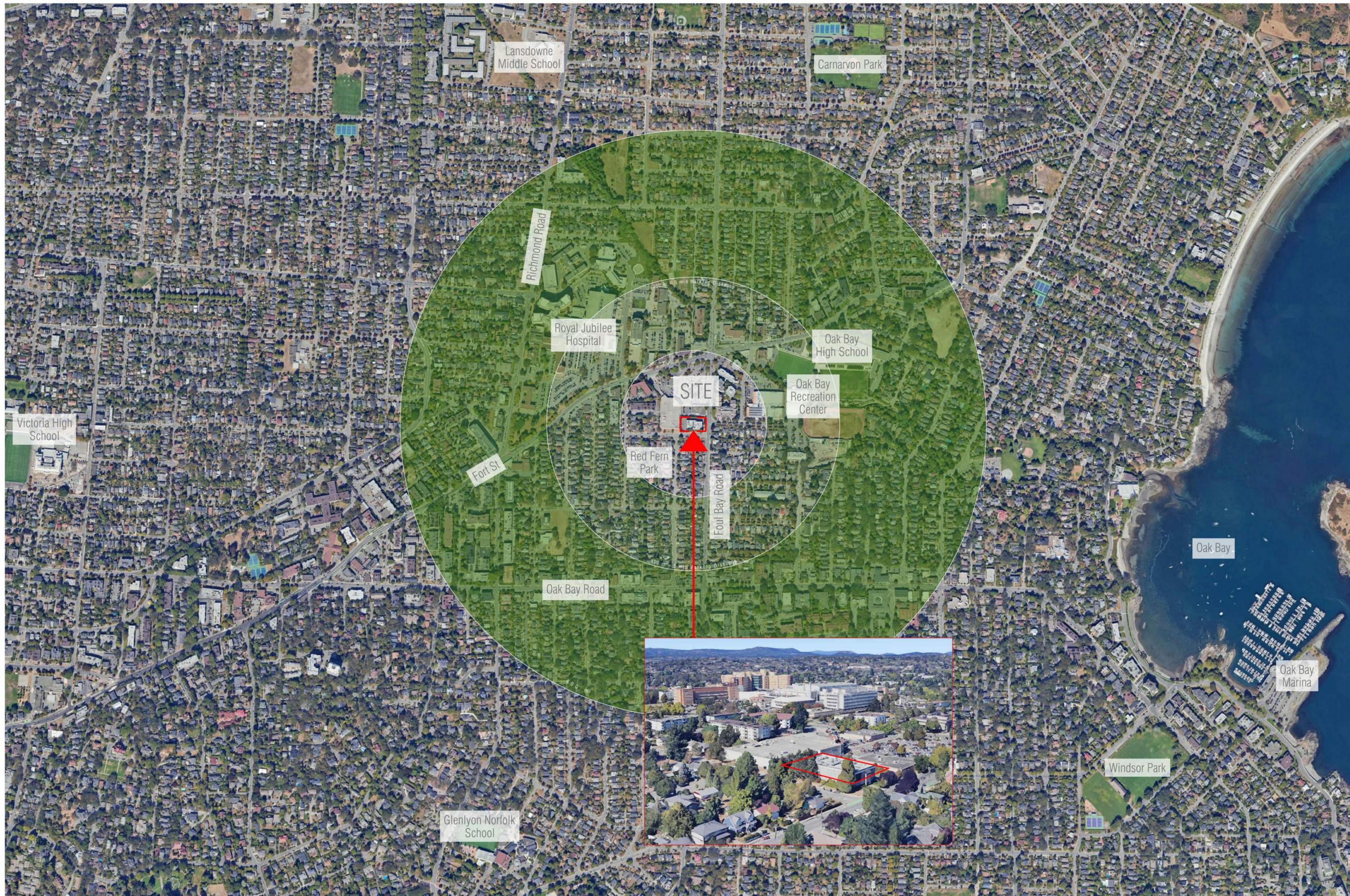
Project  
 1908 FOUL BAY  
 Multi-Unit Residential



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A-0.01



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For

Project  
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 Multi-Unit Residential



Project Location Map

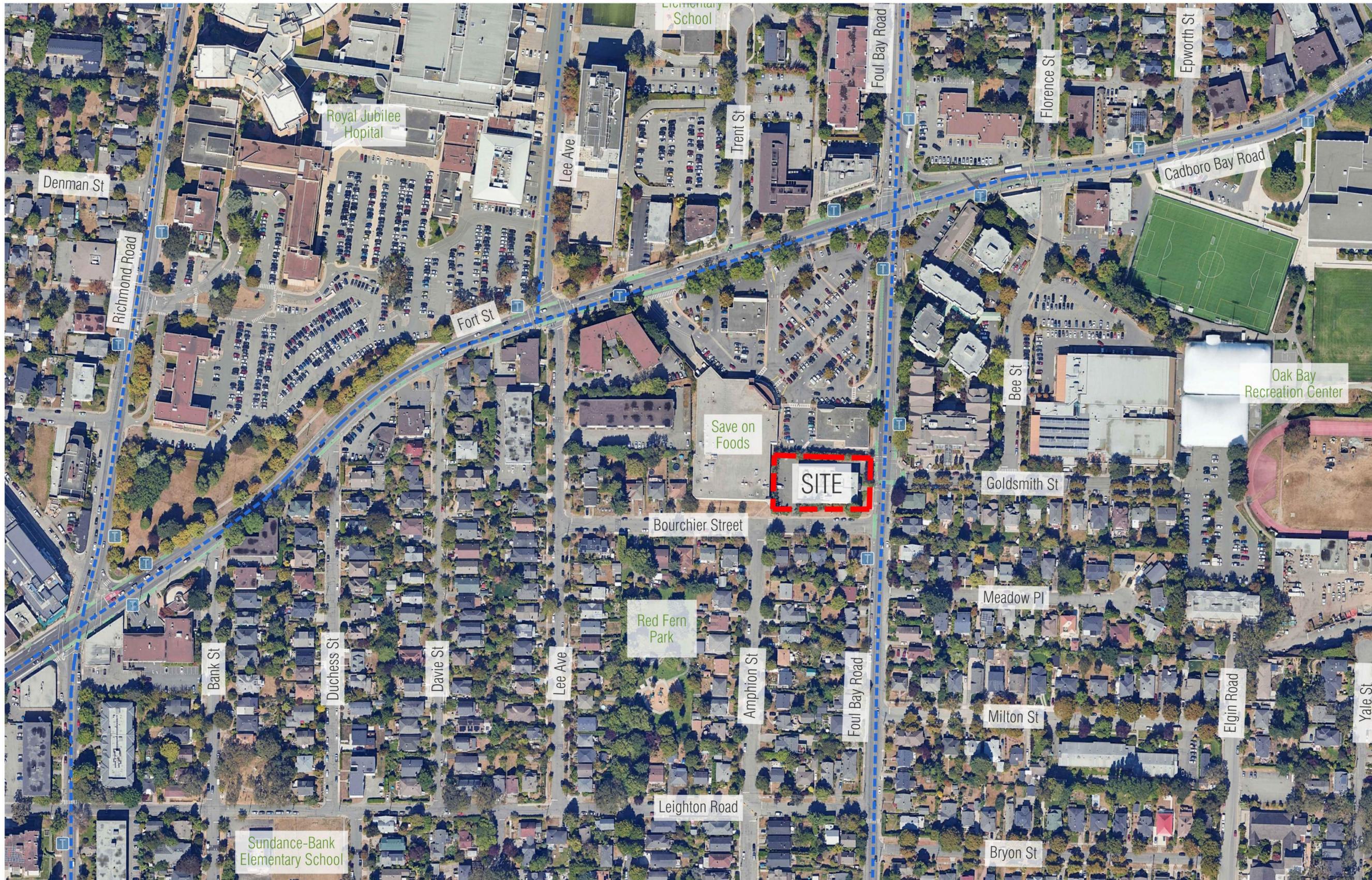
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# Project Location Map



A-0.02



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 Multi-Unit Residential



Context Plan

Scale: N/A  
 December 15, 2025



# Context Plan



A-0.03



1



2



3



4



5



6



7



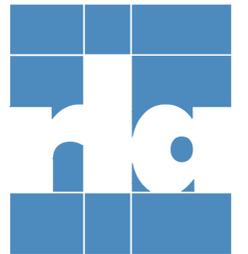
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9



10



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Project  
1908 FOUL BAY  
Multi-Unit Residential



Photos of Existing  
Site Conditions  
Scale: N/A  
December 15, 2025



# Photos of Existing Site Condition

A-0.04



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Project  
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 Multi-Unit Residential

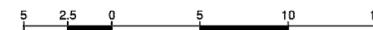


Survey

Scale: N/A  
 December 15, 2025



A-0.05



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).

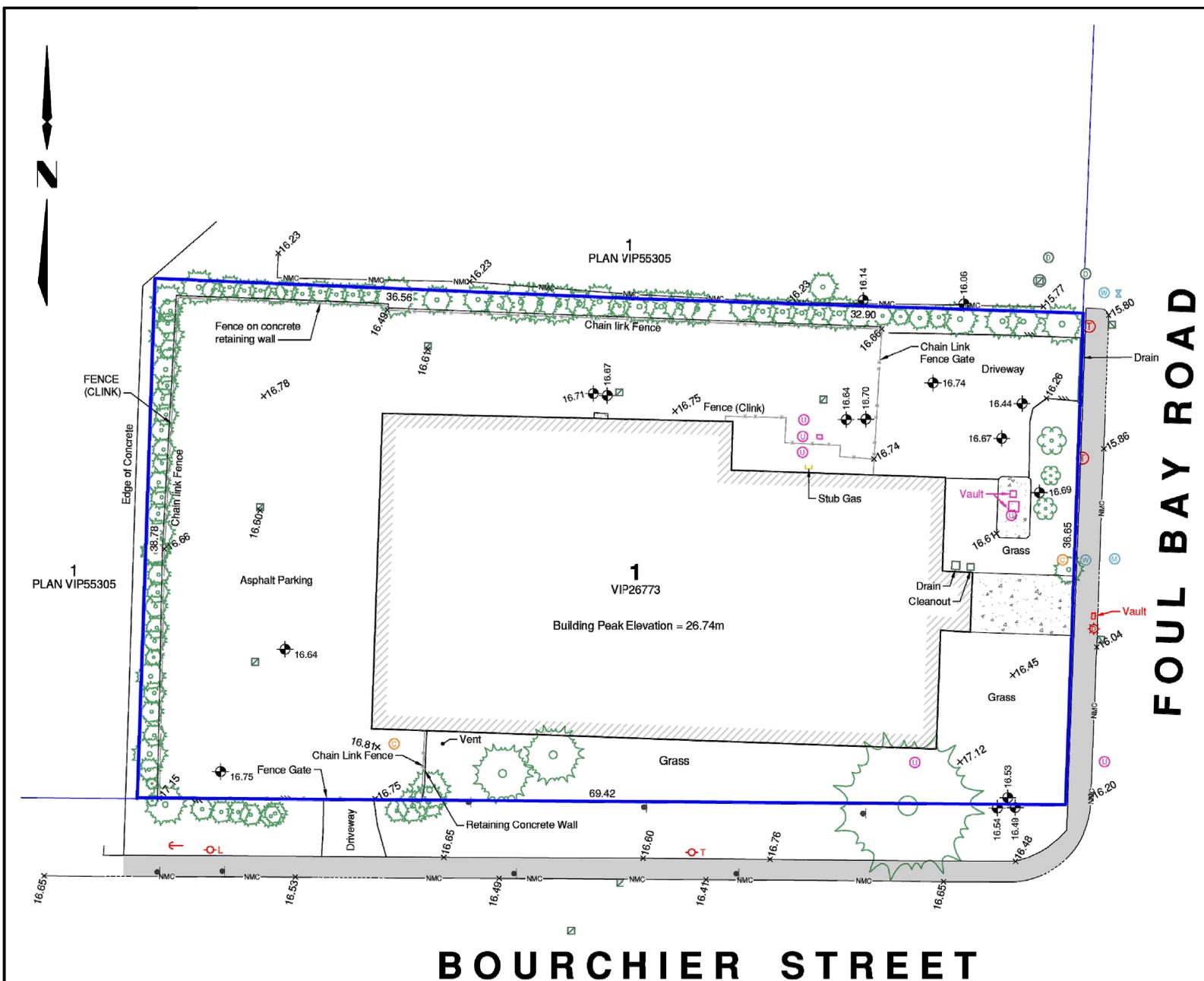
Tree symbols are diagrammatic only to show relative sizes.

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
  - denotes streetlight davit
  - denotes unknown utility manhole
  - denotes sign
  - 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 23.75 (22.95)
  - denotes property line



ISS/REV	YYYY-MM-DD	DESCRIPTION	DRN	CHK
0	2023-04-20	ORIGINAL PLAN PREPARED	KH	MLE

CLIENT:  
**LEDCOR PROPERTY INVESTMENTS LTD.**

CLIENT REF. NO:

795 Market Street  
 Victoria, BC • V8T 0B4  
 t: 250-342-9767 • www.geoverra.com

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

Survey

# Development Statistics

TELUS LIVING Development Statistics: updated 2025-12-15

**Project Address:** 1908 Foul Bay, Victoria, BC

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

Site Stats	Max Allowable	Proposed
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	80%	84%
Floor Space Ratio (FSR)	sf 2.52	67,870 sf (6 storeys) 6,305 sm

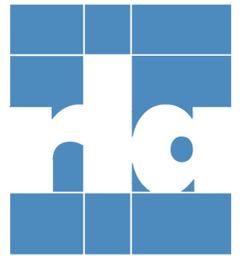
Units Mix	Mix Units Size	Units	Total	Efficiency
S Studio	7% 434 sf	6	2,604 sf	7%
A1 1 Bedroom	30% 530 sf	26	13,780 sf	43%
A2 1 Bedroom + Flex	14% 656 sf	12	7,872 sf	
A2e 1 Bedroom	6% 581 sf	5	2,905 sf	14%
A2ap 1 Bedroom (adaptable)	7% 581 sf	6	3,486 sf	
B1 2 Bedroom 2 Bath	5% 798 sf	4	3,192 sf	23%
B2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

Parking	Required Residential (Core Area)	Units	Required Stalls	Proposed	Parking Area
Car Parking	< 45 sm (484 sf)	0.60 /unit	6	4	22,552 sf
	< 70 sm (753 sf)	0.70 /unit	49	34	2,095.1 m2
	> 70 sm (753 sf)	1.10 /unit	32	35	
		87 Total	73	54	
	Required Accessible 2 cars / 51-75 spaces		2 incl'd above	2 incl'd above	
	Required Van Accessible 1 car / 51-75 spaces		1 incl'd above	1 incl'd above	
	Total Residential Cars		73	54	
	Required Visitor 0.10 /unit	87	9	7	
	Required Visitor Accessible 0 cars / 6-25 visitor spaces		0 incl'd above	0 incl'd above	
	Required Visitor Van Accessible 1 car / 6-25 visitor spaces		1 incl'd above	1 incl'd above	
	Total Visitors Parking		9	7	
	Total		82	61	0.70
Long Term Bike Parking	Required < 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

Required stalls increased per new zoning bylaw

Room Type	Parking	Main Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Unit Area	Total Area	Unit Mix
S Studio		1	1	1	1	1	1	6	434 SF	2,604 SF	7%
A1 1 Bedroom		5	5	4	4	4	4	26	530 SF	13,780 SF	30%
A2 1 Bedroom + Flex		2	2	2	2	2	2	12	656 SF	7,872 SF	14%
A2e 1 Bedroom		0	1	1	1	1	1	5	581 SF	2,905 SF	6%
A2ap 1 Bedroom (adaptable)		1	1	1	1	1	1	6	581 SF	3,486 SF	7%
B1 2 Bedroom 2 Bath		0	0	1	1	1	1	4	798 SF	3,192 SF	5%
B2 2 Bedroom 2 Bath		1	1	1	1	1	1	6	852 SF	5,112 SF	7%
C2 2 Bedroom 2 Bath Corner		0	2	2	2	2	2	10	797 SF	7,970 SF	11%
D1 3 Bedroom 2 Bath Corner		1	1	1	1	1	1	6	991 SF	5,946 SF	7%
D2 3 Bedroom 2 Bath Corner		1	1	1	1	1	1	6	1,090 SF	6,540 SF	7%
#UNIT / FLOOR		12	15	15	15	15	15	87	Avg Unit		
UNIT AREA/FLOOR		7,910 SF	10,085 SF	10,353 SF	10,353 SF	10,353 SF	10,353 SF		683 SF	59,407 SF	100%
									net		
Common Area		1,242 SF	1,269 SF	1,272 SF	1,272 SF	1,272 SF	1,272 SF			7,599 SF	
Entry Lobby (Open to 2nd Floor)		271 SF	271 SF							542 SF	
Amenity Room		593 SF								SF	
Bike Rooms		1,583 SF									
Exterior Wall		415 SF	311 SF	311 SF	311 SF	311 SF	311 SF				
FLOOR AREA (Excludes Bike Room and Exterior Wall) for FSR Calculation		10,016 SF	11,354 SF	11,625 SF	11,625 SF	11,625 SF	11,625 SF			67,870 SF	
GROSS FLOOR AREA (excludes ground floor bike rooms)		12,014 SF	11,936 SF	11,936 SF	11,936 SF	11,936 SF	11,936 SF			71,694 SF	
NET EFFICIENCY		66 %	84 %	87 %	87 %	87 %	87 %			83 %	
Unit area over Gross Floor Area											
FSR		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
D1 D2 Three Bedroom	14%	12



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New FSR calculation to match latest Zoning bylaw

Project  
 1908 FOUL BAY  
 Multi-Unit Residential



Development Statistics

Scale: N/A  
 December 15, 2025

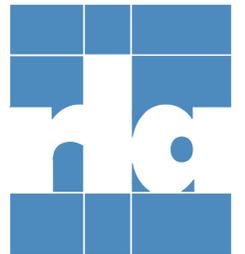


# Development Statistics

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Aerial View of Proposed Building in Relation to Flanking Buildings



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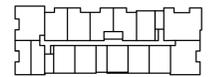
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For

Project  
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 Multi-Unit Residential



Context Aerial View

Scale:  
 December 15, 2025



A-0.07

PROJECT INFORMATION TABLE		
	Proposal	Zone Standard (TCD-1)
Site area (m <sup>2</sup> )	2,611.04 m <sup>2</sup>	
Site area (m <sup>2</sup> ) post dedication	2,500.95 m <sup>2</sup>	
Total floor area (m <sup>2</sup> )	6,305.33 m <sup>2</sup>	
Commercial floor area (m <sup>2</sup> )	N/A	
Floor space ratio	2.52	1.6
Site coverage (%) (includes parkade)	83.8%	80%
Open site space (%)	16.2%	6%
Height of building (m)	20.79 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
<b>Building Setbacks (m)</b>		
Front yard (South Side Bouchier Street)	2.77m	0 m
Rear yard (North Side)	1.98m	6 m
Side yard (East Side Foul Bay Road)	5.14m	0 m
Side yard (West Side)	1.59m	0 m
Combined side yards	N/A	
<b>Residential Use Details</b>		
Total number of units	87	
Unit type, e.g., 1-bedroom	Studio, 1-bedroom, 2-bedroom, 3-bedroom	
Ground-orientated units	12	
Minimum unit floor area (m <sup>2</sup> )	40 m <sup>2</sup>	
Total residential floor area (m <sup>2</sup> )	5,525 m <sup>2</sup>	

Project statistics were updated to new zoning



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Landscape and civil updates and coordination were completed

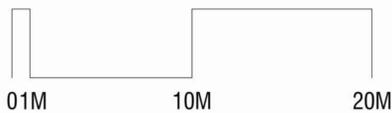
Project

1908 FOUL BAY  
 Multi-Unit Residential



Site Plan

Scale: 1:200  
 December 15, 2025



# Site Plan & Project Information



A-1.01



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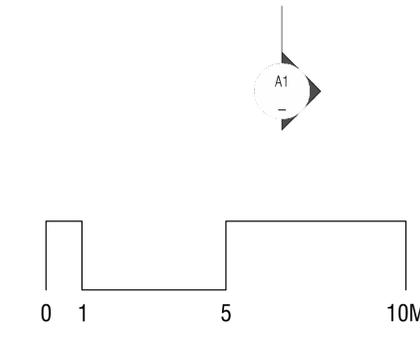
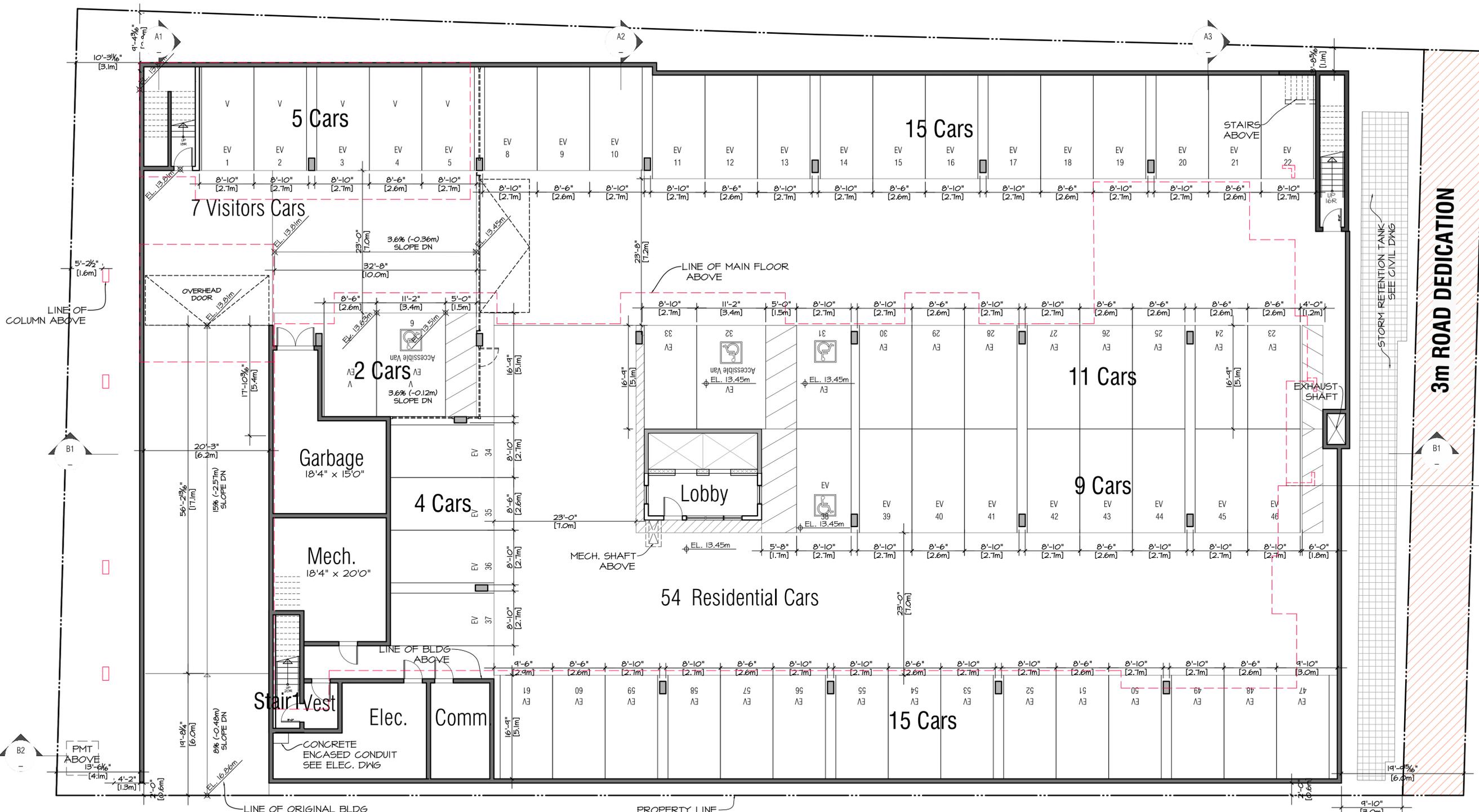


P1 Parking Level Plan

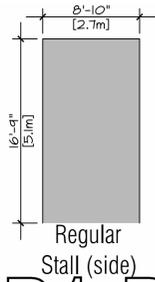
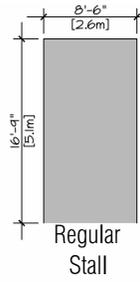
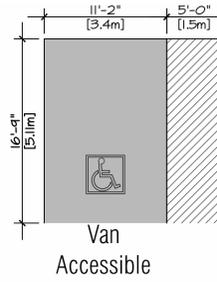
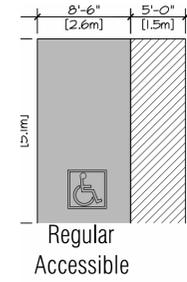
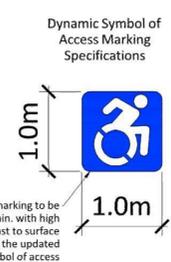
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 December 15, 2025



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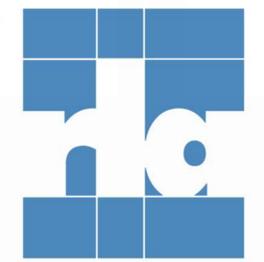
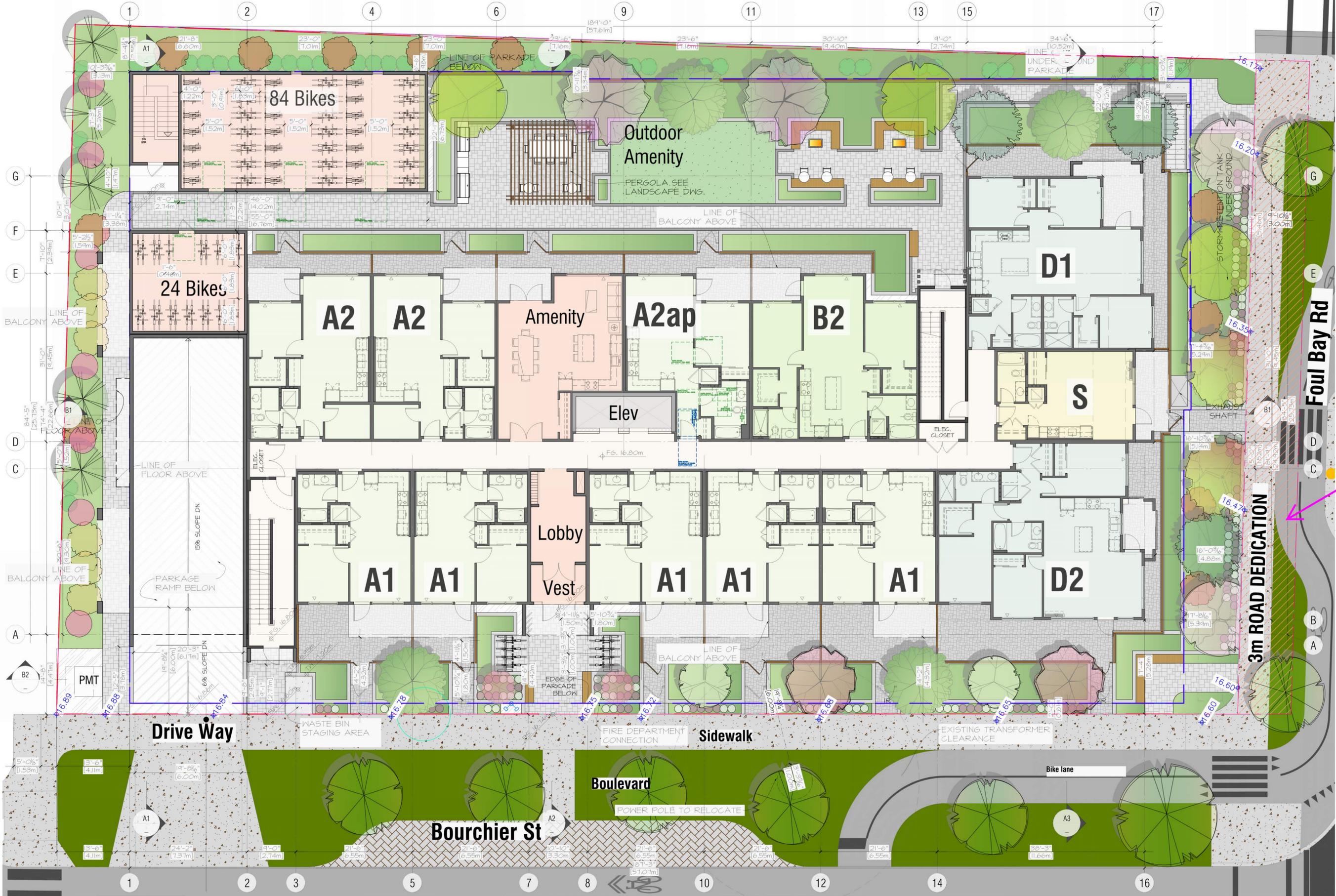


Note:  
 Each Accessible Parking Space or Van Accessible Parking Space must be marked with the Dynamic Symbol of Access in accordance with the dimensions and specifications illustrated in Figures 2 and 3, Part 5 Victoria City Zoning Bylaw 2018 (September, 2025 amended version).



# P1 Parking Level Plan





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Issued for DP Resubmission
- December 15, 2025  
Issued for DP Resubmission

Landscape and civil updates were completed

1908 FOUL BAY  
Multi-Unit Residential



Main Floor Plan

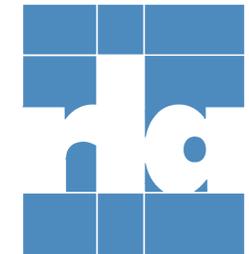
Scale: 1:100  
December 15, 2025



A-2.02

# Main Floor Plan

SCALE: 1:100



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 City Technical Review

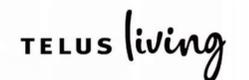
October 25, 2024  
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 Issued for DP

September 19, 2025  
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December 15, 2025  
 Issued for DP Resubmission

1908 FOUL BAY  
 Multi-Unit Residential



Typical Floor Plan

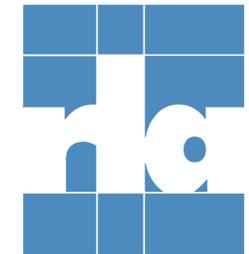
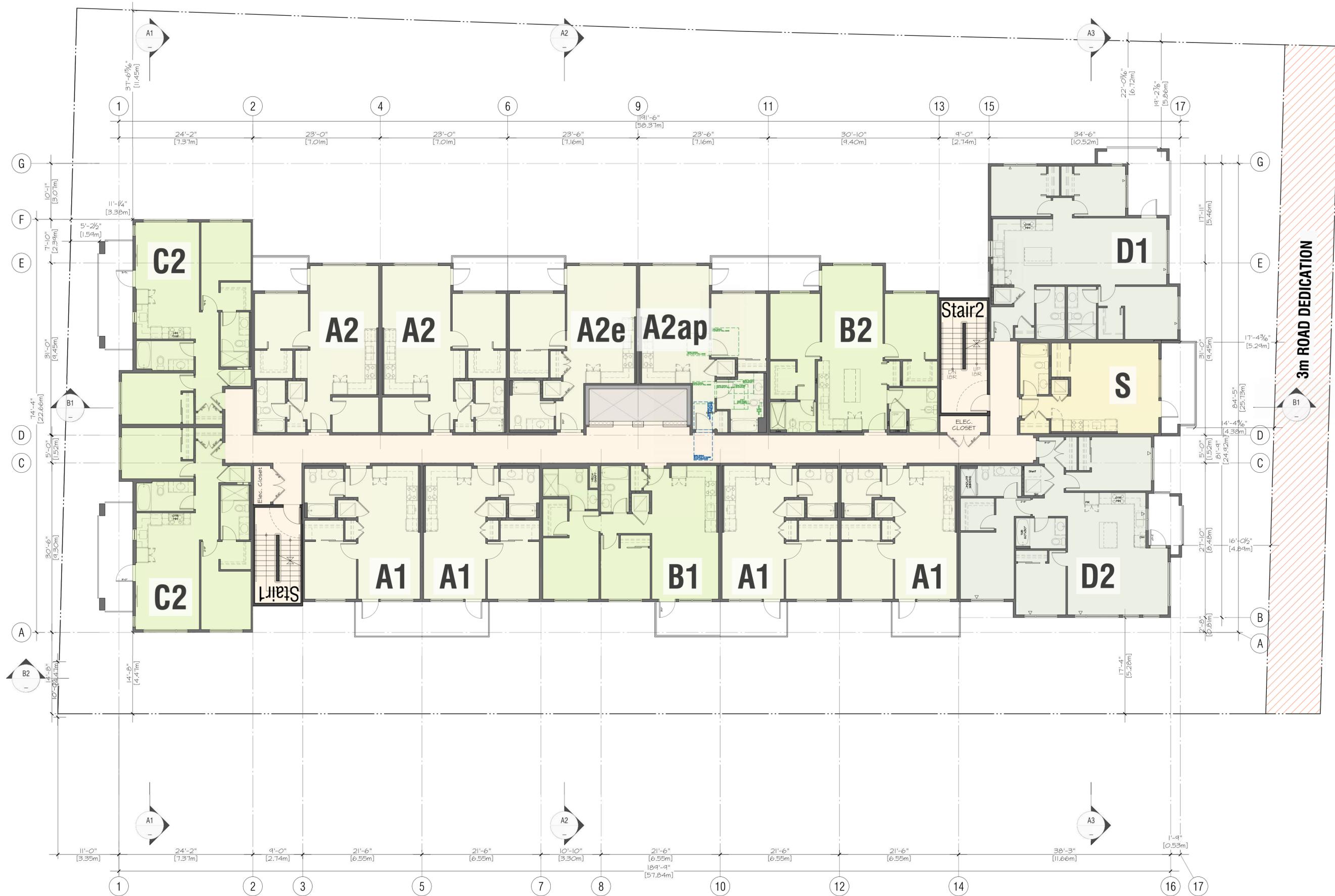
Scale: 1:100  
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# Level 2 Floor Plan



A-2.03



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September 19, 2024  
 City Technical Review

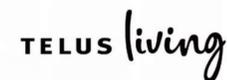
October 25, 2024  
 Issued for CALUC Review

April 28, 2025  
 Issued for DP

September 19, 2025  
 Issued for DP Resubmission

December 15, 2025  
 Issued for DP Resubmission

1908 FOUL BAY  
 Multi-Unit Residential



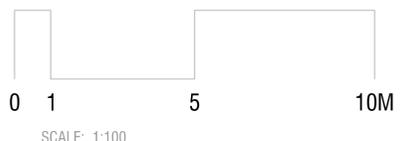
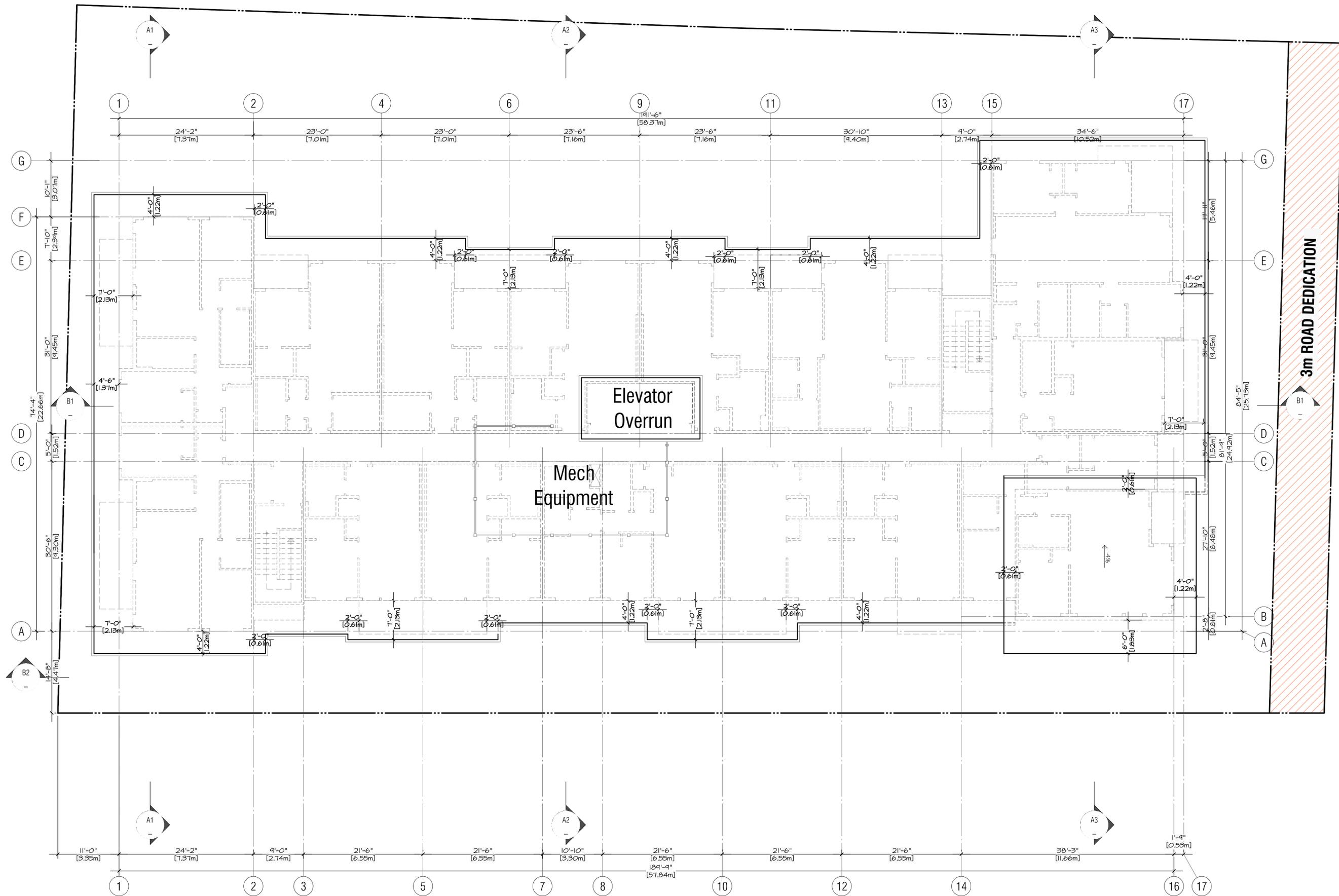
Scale:  
 December 15, 2025



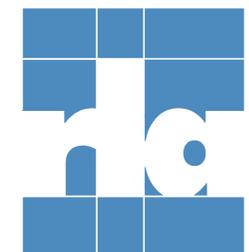
A-2.04

# Typical Floor Plan





# Roof Plan

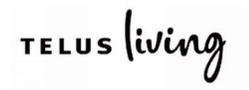


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Issued for DP Resubmission

For

Project  
 1908 FOUL BAY  
 Multi-Unit Residential



Roof Plan  
 Scale: 1:100  
 December 15, 2025

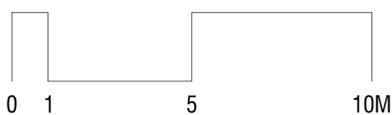


A-2.05

# Material Legend

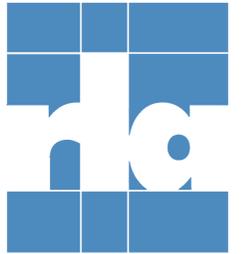
Provide samples of all exterior colours & materials for review & approval

- 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 - Conventry Grey
- 5 **Soffit: Typical - Dark Grey**  
Fibre Cement  
B.M. 2128-20 - Abyss
- 6 **Panels: Dark Grey**  
Fibre Cement Panels  
B.M. 2128-20 - Abyss
- 7 **Panels: Rust Red**  
Fibre Cement Panels  
Woodtone: Rosewood
- 8 **Ledgestone:**  
Providence Ledgestone
- 9a **Panels: Off White**  
Fibre Cement Vertical Board & Batten  
B.M. OC-17 - White Dove
- 9b **Panels: Light Gray**  
Fibre Cement Vertical Board & Batten  
B.M. HC-169 - Conventry 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



SCALE: 1:100

## Elevation - South



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Revisions

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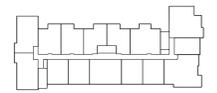
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For

Project  
1908 FOUL BAY  
Multi-Unit Residential



Elevations

Scale: 1:100  
December 15, 2025

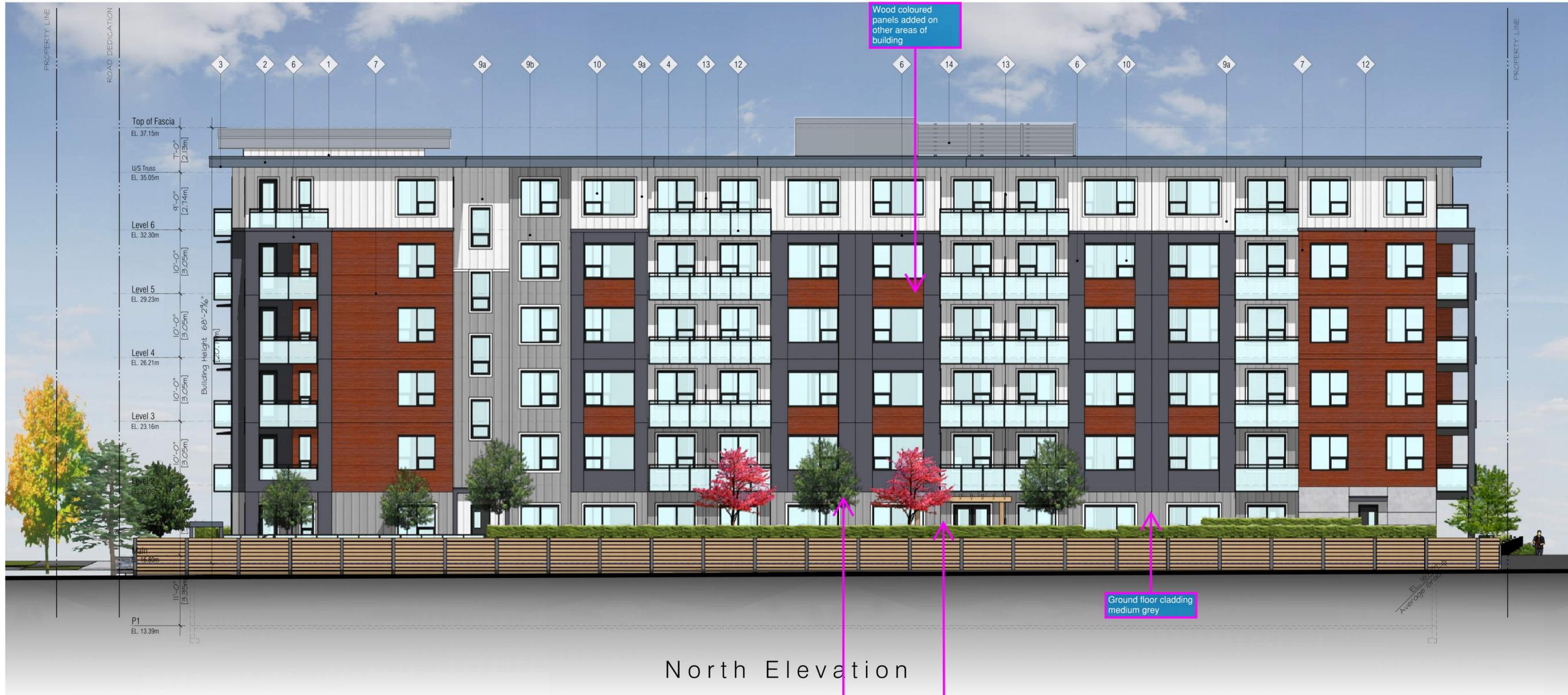


A-3.01

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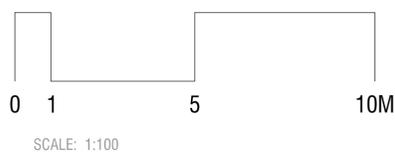
Provide samples of all exterior colours & materials for review & approval

- 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 - Conventry Grey
- 5 **Soffit: Typical - Dark Grey**  
Fibre Cement  
B.M. 2128-20 - Abyss
- 6 **Panels: Dark Grey**  
Fibre Cement Panels  
B.M. 2128-20 - Abyss
- 7 **Panels: Rust Red**  
Fibre Cement Panels  
Woodtone: Rosewood
- 8 **Ledgestone:**  
Providence Ledgestone
- 9a **Panels: Off White**  
Fibre Cement Vertical Board & Batten  
B.M. OC-17 - White Dove
- 9b **Panels: Light Gray**  
Fibre Cement Vertical Board & Batten  
B.M. HC-169 - Conventry 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

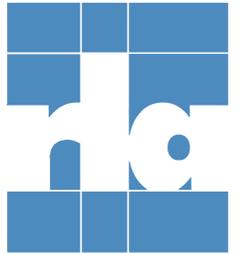


Ground floor has been increased by 12" or 300mm

Colour changes were completed to respond to ADP's comments.

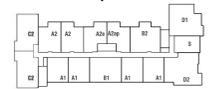


## Elevation - North



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For

Project  
1908 FOUL BAY  
Multi-Unit Residential



Elevations  
Scale: 1:100  
December 15, 2025

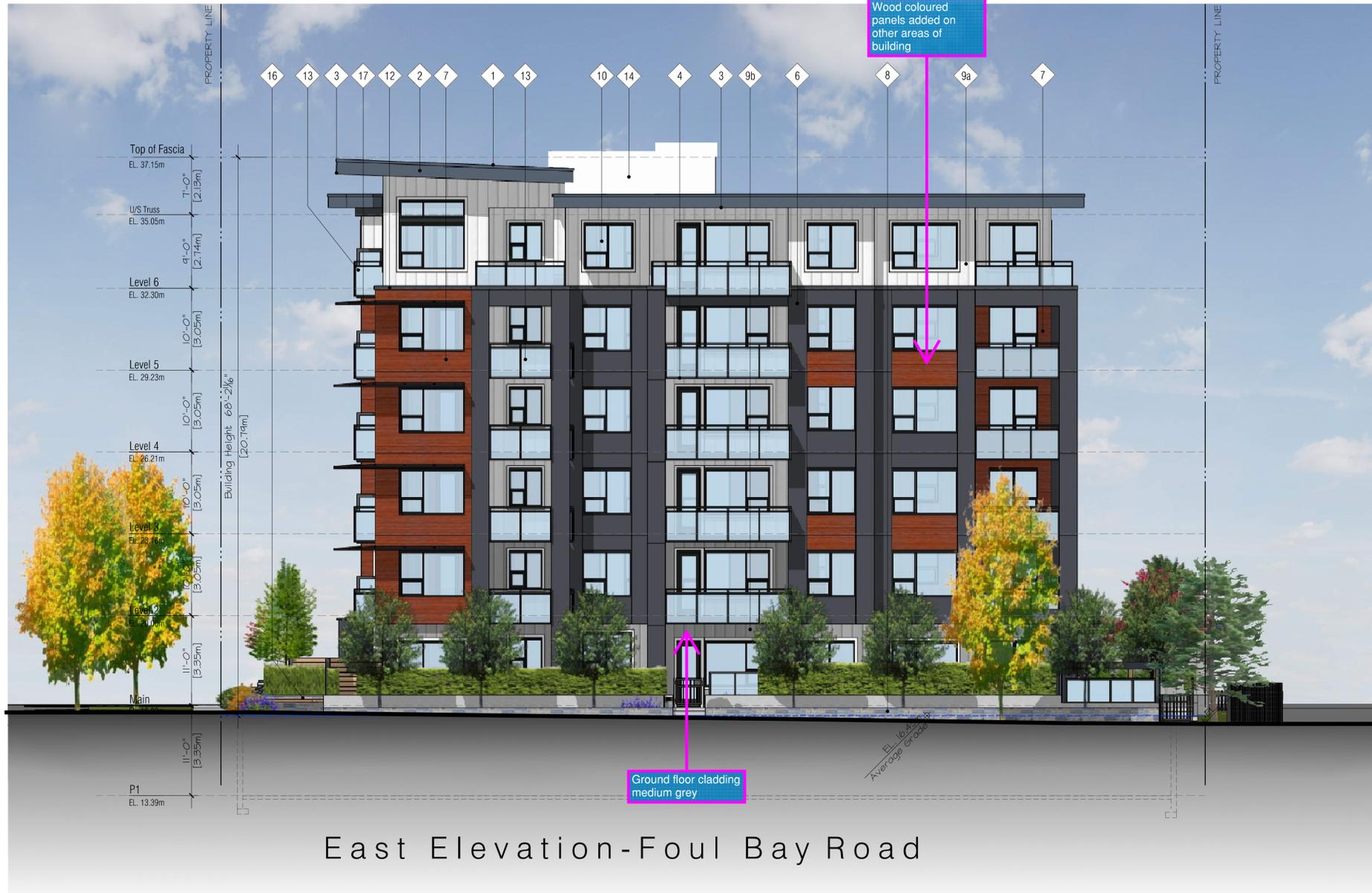


A-3.02

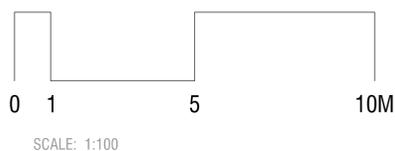
# Material Legend

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

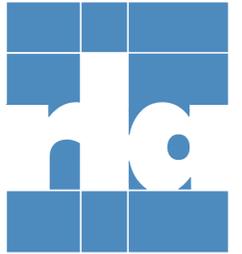
- 1 **Roofing**  
2- PLY SBS Roofing, Light Grey
- 2 **Fascia: Dark**  
Fibre Cement  
B.C. HC-154 - Hale Navy
- 3 **Soffit: Feature Wood**  
Fibre Cement, Wood-like Colour
- 4 **Soffit: Typical - Light Grey**  
Fibre Cement  
B.M. HC-169 - Conventry Grey
- 5 **Soffit: Typical - Dark Grey**  
Fibre Cement  
B.M. 2128-20 - Abyss
- 6 **Panels: Dark Grey**  
Fibre Cement Panels  
B.M. 2128-20 - Abyss
- 7 **Panels: Rust Red**  
Fibre Cement Panels  
Woodtone: Rosewood
- 8 **Ledgestone:**  
Providence Ledgestone
- 9a **Panels: Off White**  
Fibre Cement Vertical Board & Batten  
B.M. OC-17 - White Dove
- 9b **Panels: Light Gray**  
Fibre Cement Vertical Board & Batten  
B.M. HC-169 - Conventry 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



East Elevation-Foul Bay Road



## Elevation - East



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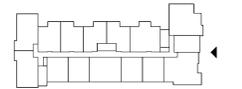
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For

Project  
1908 FOUL BAY  
Multi-Unit Residential



Elevations

Scale: 1:100  
December 15, 2025



A-3.03

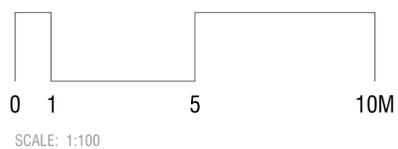
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Provide samples of all exterior colours & materials for review & approval

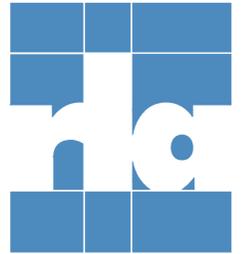
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2- PLY SBS Roofing, Light Grey
- 2 **Fascia: Dark**  
Fibre Cement  
B.C. HC-154 - Hale Navy
- 3 **Soffit: Feature Wood**  
Fibre Cement, Wood-like Colour
- 4 **Soffit: Typical - Light Grey**  
Fibre Cement  
B.M. HC-169 - Conventry Grey
- 5 **Soffit: Typical - Dark Grey**  
Fibre Cement  
B.M. 2128-20 - Abyss
- 6 **Panels: Dark Grey**  
Fibre Cement Panels  
B.M. 2128-20 - Abyss
- 7 **Panels: Rust Red**  
Fibre Cement Panels  
Woodtone: Rosewood
- 8 **Ledgestone:**  
Providence Ledgestone
- 9a **Panels: Off White**  
Fibre Cement Vertical Board & Batten  
B.M. OC-17 - White Dove
- 9b **Panels: Light Gray**  
Fibre Cement Vertical Board & Batten  
B.M. HC-169 - Conventry 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**  
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- 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



West Elevation



# Elevation - West



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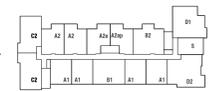
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For

Project  
1908 FOUL BAY  
Multi-Unit Residential

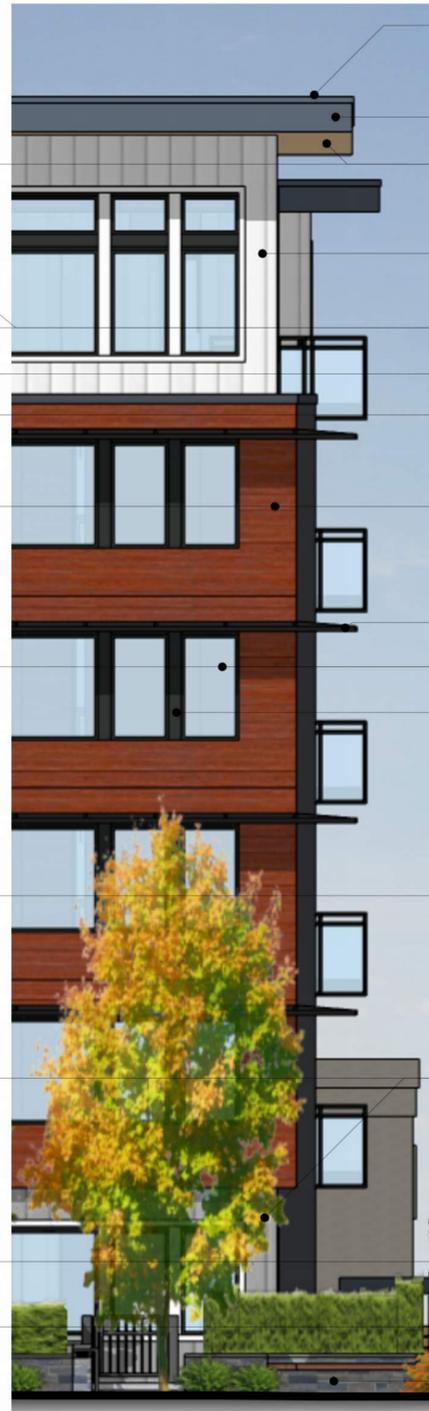


Elevations

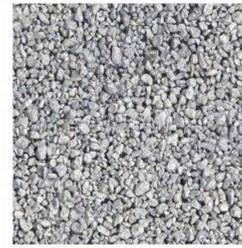
Scale: 1:100  
December 15, 2025



A-3.04



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



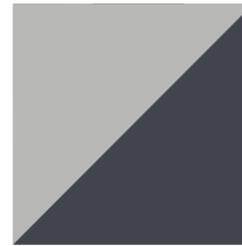
1 Roofing  
2-Ply SBS Roofing  
Coloured Light Gray



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  
6" Exposure, Pacific Sands Fisher Coating  
Colour matched fasteners



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



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



7 Panels  
Fibre Cement - Rust Red  
Woodtone: Rosewood



8 Ledgestone  
Providence Ledgestone

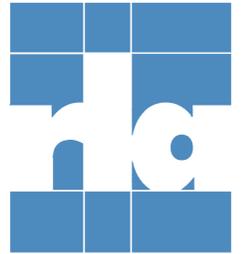


9a Panels  
Fibre Cement- Off White / Light Gray  
Vertical Board & Batten  
B.M. OC-17 - White Dove  
9b B.M. HC-169 - Conventry Gray



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

Grey cladding added



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Issued for DP Resubmission

For  
  
Project  
1908 FOUL BAY  
Multi-Unit Residential



Colour Material Board

Scale: NTS  
December 15, 2025



# Colour Material Board

A-3.05



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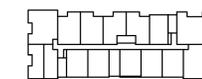
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Adjacent 1 Storey Retail  
(Save-On-Foods)

PROPERTY LINE  
(AT CORNER)

ROAD DEDICATION

PROPERTY LINE

Road dedication

Foul Bay Road

South Streetscape-along Bourchier Street



SCALE: 1:150

# Streetscape Elevation - South

For

Project  
1908 FOUL BAY  
Multi-Unit Residential



Streetscape Elevations  
South

Scale: 1:150  
December 15, 2025



A-3.06



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For

Project  
1908 FOUL BAY  
Multi-Unit Residential



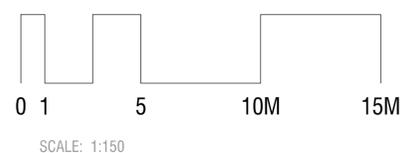
Streetscape Elevations  
East

Scale: 1:150  
December 15, 2025



A-3.07

Same changes as enlarged elevations



# Streetscape Elevation - East



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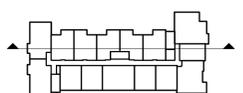
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Save on Food Existing Bldg

Pathway

4' HIGH ALUMINUM FENCE SEE LAND. DWG

EL. 16.55m

EL. 16.45m



PROPERTY LINE  
17  
TOP DEDICATION  
Top of Fascia EL. 37.12m  
7'-0" [2.13m]  
U/S Truss EL. 35.02m  
9'-0" [2.74m]  
Level 6 EL. 32.28m  
10'-0" [3.05m]  
9'-10 3/16" [2.99m]  
Level 5 EL. 29.20m  
10'-0" [3.05m]  
Level 4 EL. 26.18m  
10'-0" [3.05m]  
Level 3 EL. 23.14m  
10'-0" [3.05m]  
Level 2 EL. 20.09m  
11'-0" [3.35m]  
Main EL. 16.75m  
11'-0" [3.35m]  
1.80 m SIDEWALK  
4.70 m BIKE LANE  
P1 EL. 13.37m

Building Height 68'-2 1/2" [20.77m]

Foul Bay

Ground floor increased by 12"

Project  
1908 FOUL BAY  
Multi-Unit Residential

TELUS living

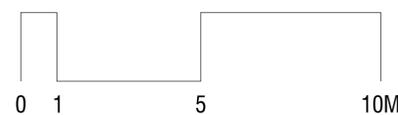


Sections

Scale: 1:100  
December 15, 2025



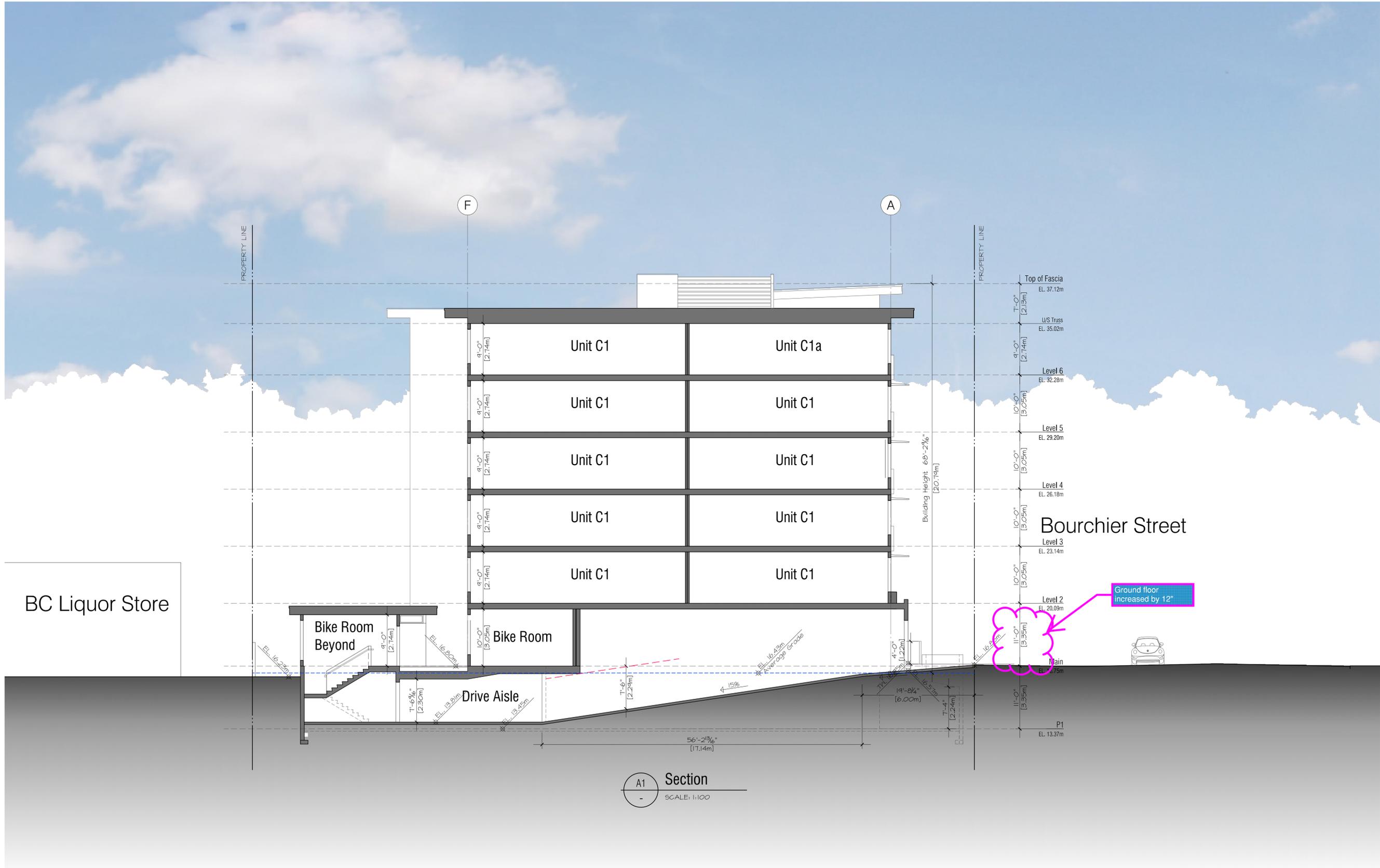
A-4.01



SCALE: 1:100

# Section - B1

B1 Section  
SCALE: 1:100



BC Liquor Store

Bike Room Beyond

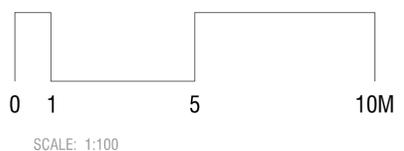
Bike Room

Drive Aisle

Bourchier Street

Ground floor increased by 12"

A1 Section  
SCALE: 1:100

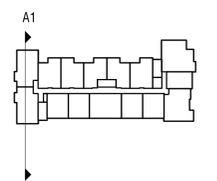


# Section -A1



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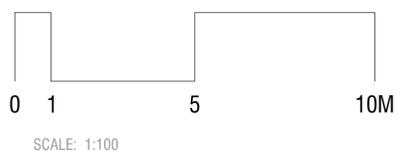
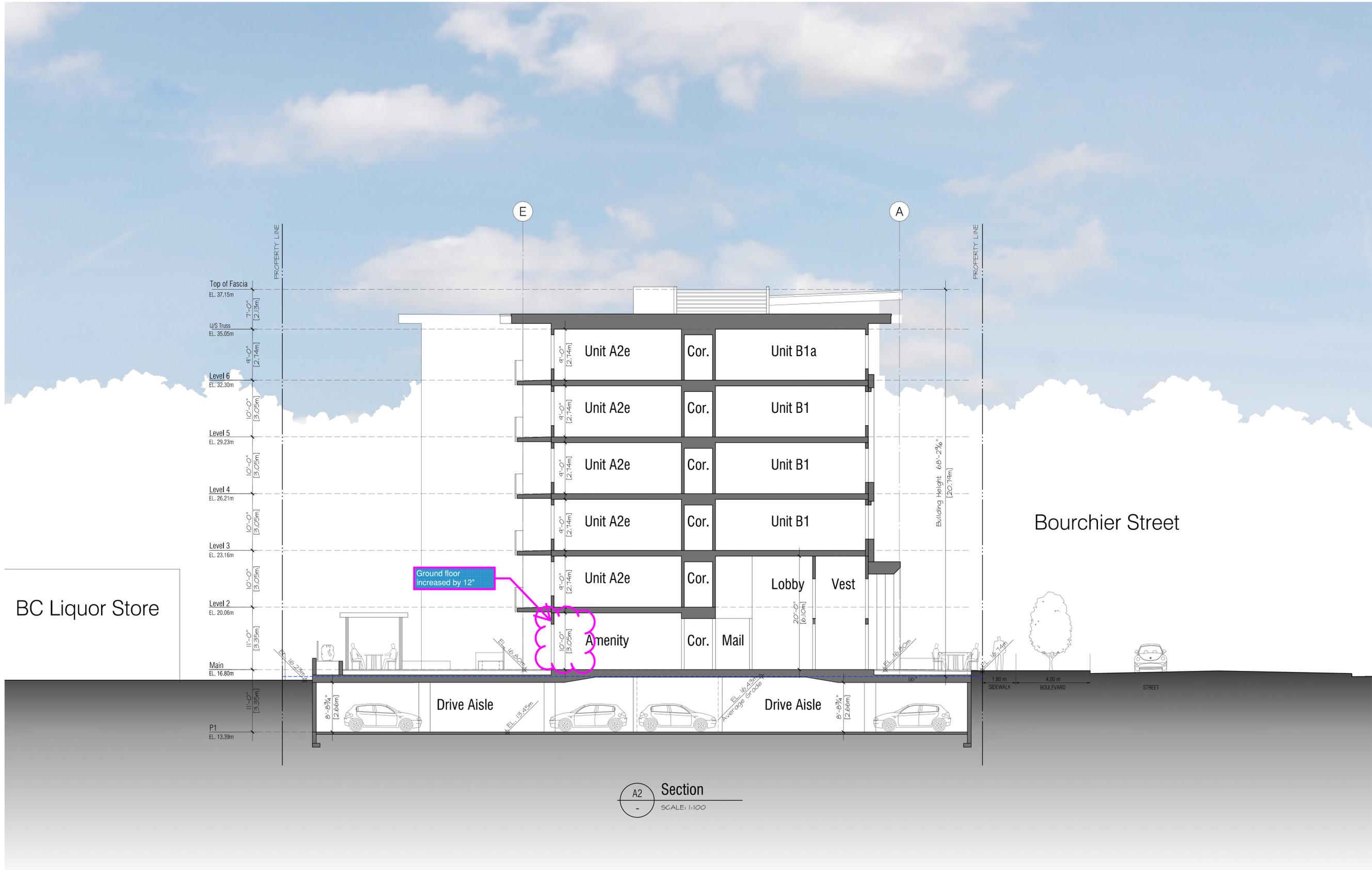
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Sections  
Scale: 1:100  
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A-4.02

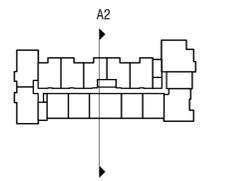


# Section -A2



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For

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Multi-Unit Residential



Sections

Scale: 1:100  
December 15, 2025

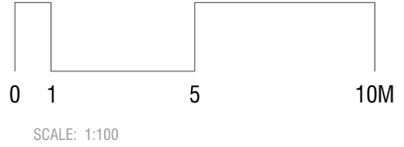


A-4.02



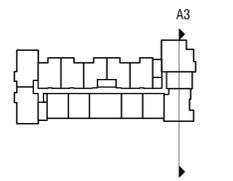
A3 Section  
SCALE: 1:100

# Section -A3



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For  
  
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Sections  
Scale: 1:100  
December 15, 2025



A-4.03



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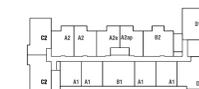
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For

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 Multi-Unit Residential



Views

Scale:  
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A-5.01

Concept Model View - SE corner-Bourchier



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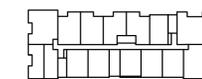
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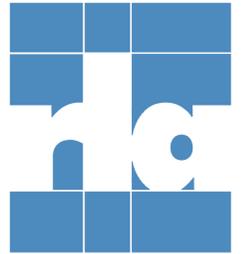
Views

Scale:  
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Concept Model View - NE-Foul Bay

A-5.04



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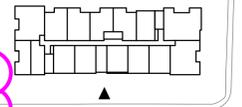
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TELUS living



Views

Scale:  
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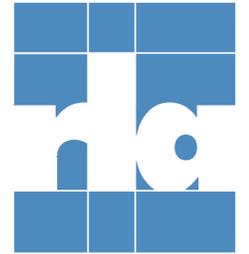
Concept Model View - Entry

A-5.05



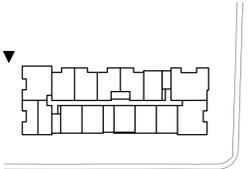
New pathway sketch

# Pathway Concept Model View



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Views  
 Scale:  
 December 15, 2025



A-5.06

# SPRING EQUINOX

# SUMMER SOLSTICE

# FALL EQUINOX

# WINTER SOLSTICE



March 21st, 9:00 A.M.

June 21st, 9:00 A.M.

September 21st, 9:00 A.M.

December 21st, 9:00 A.M.



March 21st, 12:00 P.M.

June 21st, 12:00 P.M.

September 21st, 12:00 P.M.

December 21st, 12:00 P.M.

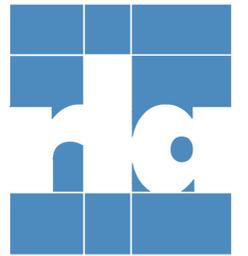


March 21st, 3:00 P.M.

June 21st, 3:00 P.M.

September 21st, 3:00 P.M.

December 21st, 3:00 P.M.



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Shadow Study

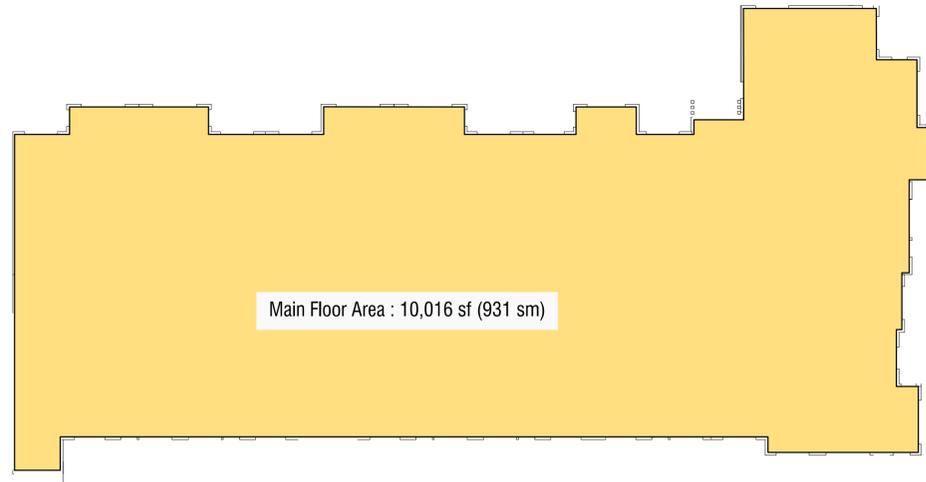
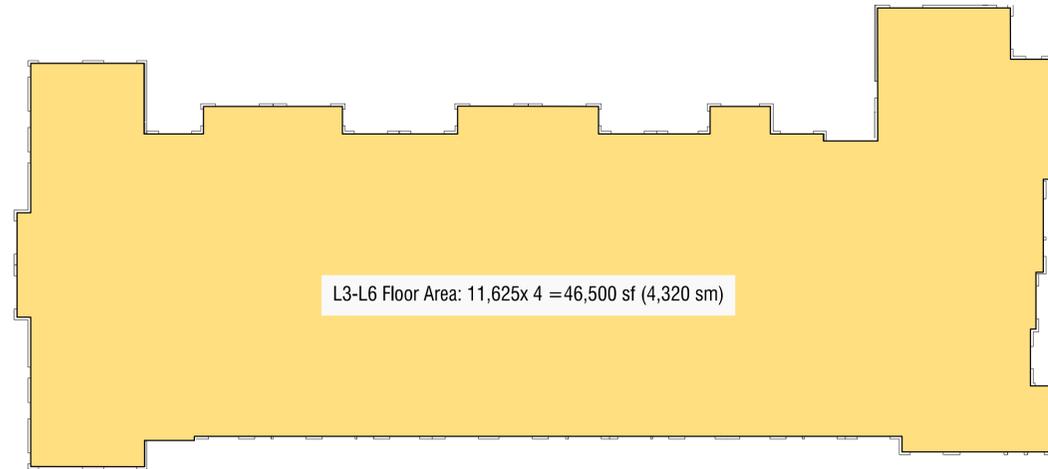
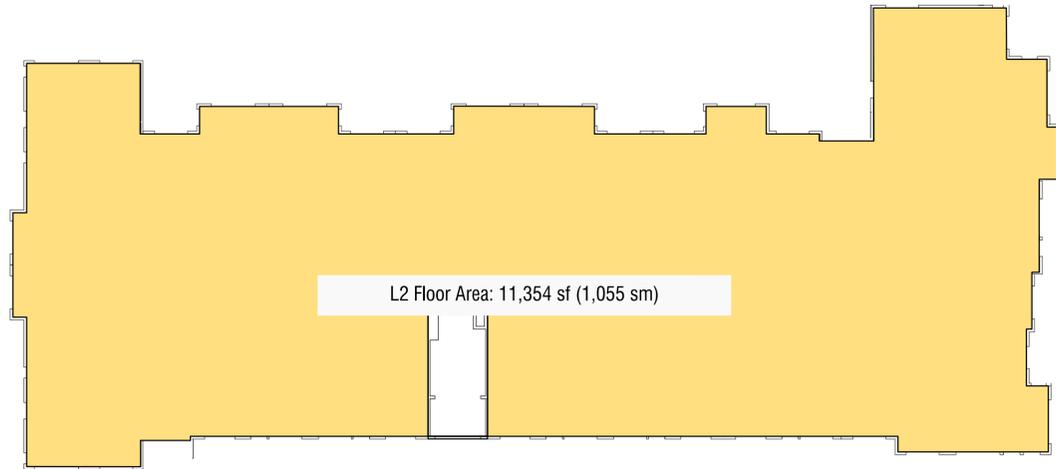
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# Shadow Study



# A-6.00



**TOTAL FLOOR AREA CALCULATION**

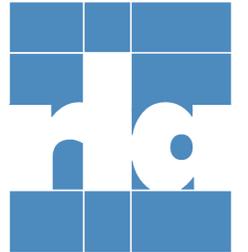
Main Floor	10,016 sf	931 sm
L2 Floor	11,354 sf	1,055 sm
L3-L6 Floor	46,500 sf	4,320 sm
<b>Total</b>	<b>67,870 sf</b>	<b>6,305 sm</b>

**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

Updated definition as per latest zoning bylaws



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 Multi-Unit Residential



Key Plan - Area Calculations

Scale: 1:100  
 December 15, 2025



SCALE: 1:200

# Key Plan - Area Calculations



A-7.01



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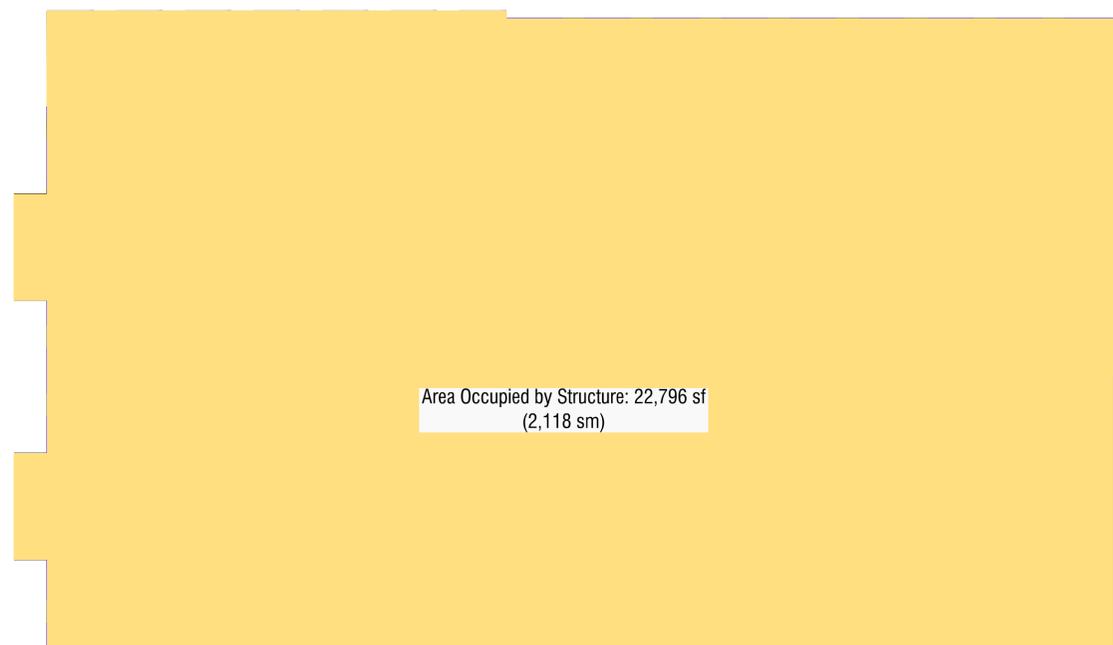
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**SITE COVERAGE CALCULATION**

Structure Area	Lot Area (post dedication)
22,552 sf 2,095 sm	26,920 sf 2,501 sm

Updated definition as per latest zoning bylaws



**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.

For

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Key Plan - Site Coverage

Scale: 1:200  
December 15, 2025



A-7.02

# Key Plan - Site Coverage



SCALE: 1:200



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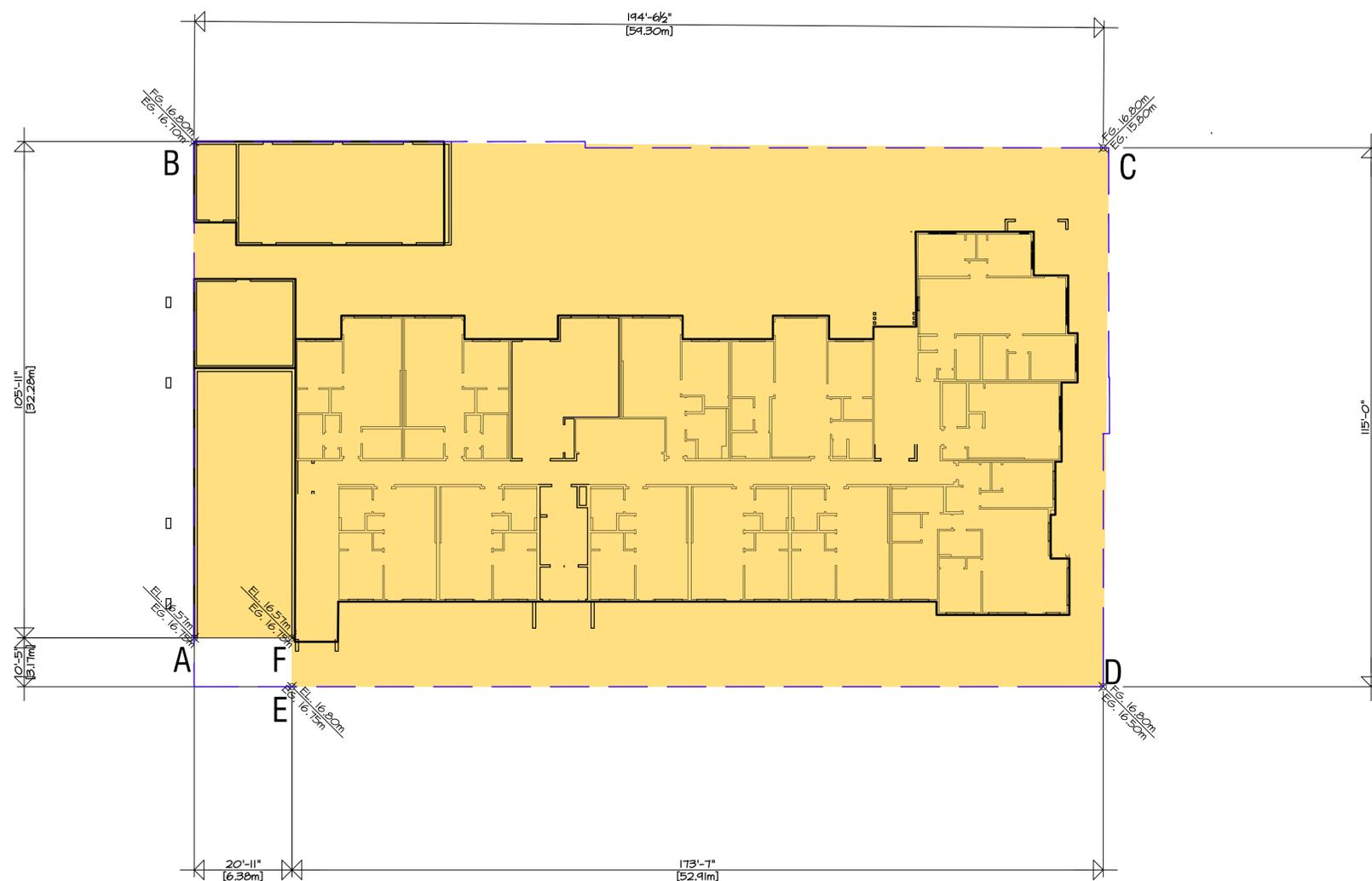


Average Grade Overlay

Scale: 1:200  
 December 15, 2025



A-7.03



Updated definition as per latest zoning bylaws

**Average Grade Calculation**

Wall Section	Average Grade	Length
A-B	(16.57 + 16.70)/2 = 16.64	32.28 m = 537
B-C	(16.70 + 15.80)/2 = 16.25	59.30 m = 964
C-D	(15.80 + 16.50)/2 = 16.15	35.05 m = 566
D-E	(16.50 + 16.75)/2 = 16.65	52.91 m = 881
E-F	(16.75 + 16.57)/2 = 16.66	3.17 m = 53
F-A	(16.57 + 16.57)/2 = 16.57	6.38 m = 106
<b>Total</b>		<b>189.09</b> m = 3,106

**Average Grade** = Total height / Total Perimeter length  
 3,106 / 189.09 = **16.43** m

**DEFINITIONS** (from City of Victoria Zoning Bylaw 2018)

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

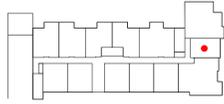
Average Grade Overlay

### Unit S - Studio

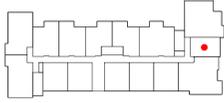
1 Bed + 1 Bath  
434 sf

6 Units Total (6 of 87)

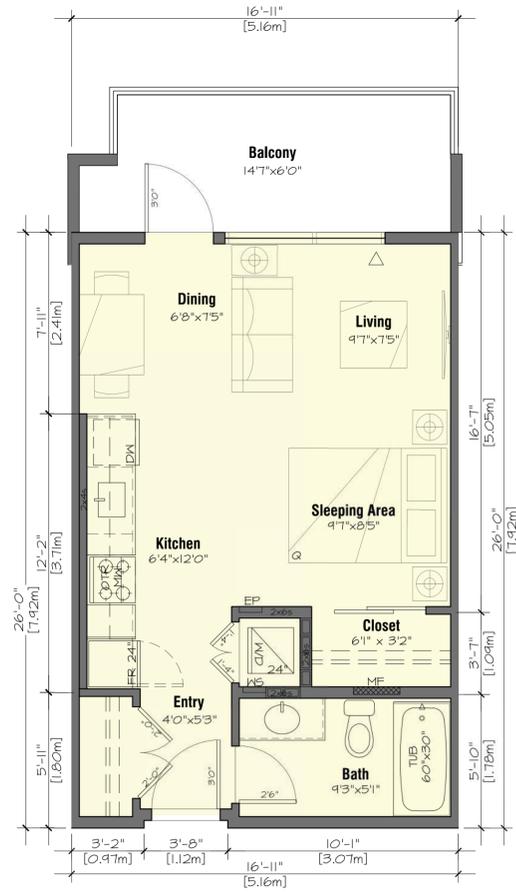
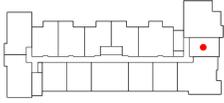
Level 1:



Level 2:



Level 3-6:

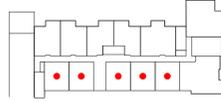


### A1 - 1 Bedroom

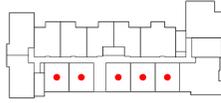
1 Bed + 1 Bath  
530 sf

26 Units Total (26 of 87)

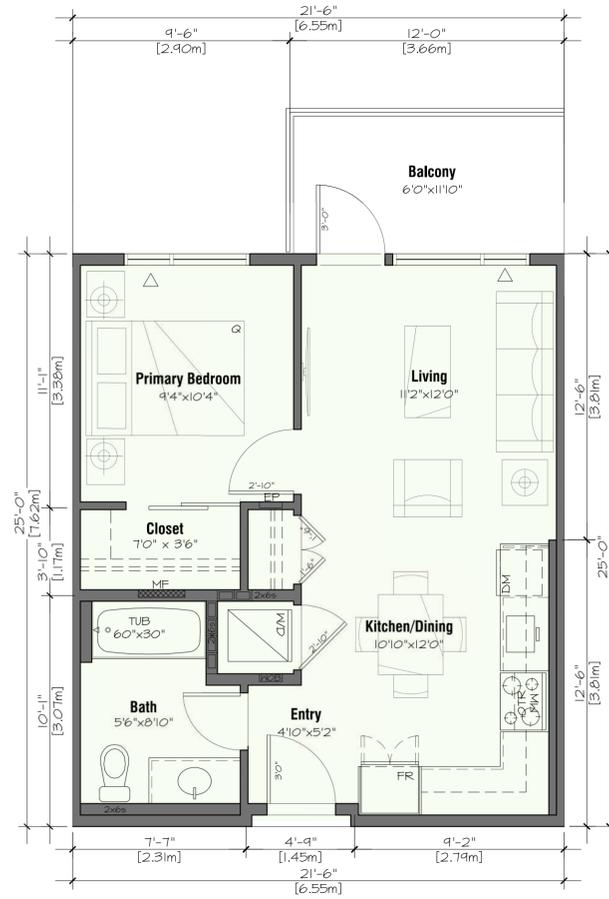
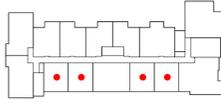
Level 1:



Level 2:



Level 3-6:

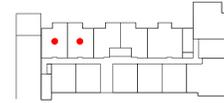


### A2 - 1 Bedroom + Flex

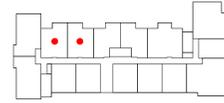
1 Bed + 1 Bath  
656 sf

12 Units Total (12 of 87)

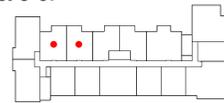
Level 1:



Level 2:



Level 3-6:



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December 15, 2025  
Issued for DP Resubmission

For

Project  
1908 FOUL BAY  
Multi-Unit Residential

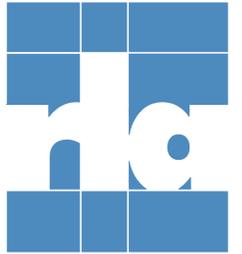


Unit Plans

Scale: 1/4" = 1' - 0"  
December 15, 2025



A-8.01



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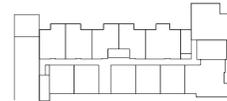
A-8.02

### A2e - 1 Bedroom

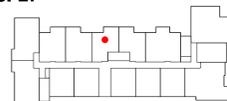
1 Bed + 1 Bath  
 581 sf

5 Units Total (5 of 87)

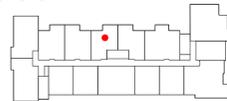
Level 1:



Level 2:



Level 3-6:



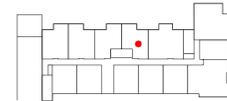
### A2ap - 1 Bedroom

1 Bed + 1 Bath  
 581 sf

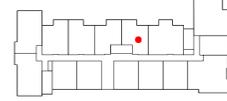
Adaptable Units (2018 Compliance)

5 Unit Total (6 of 87)

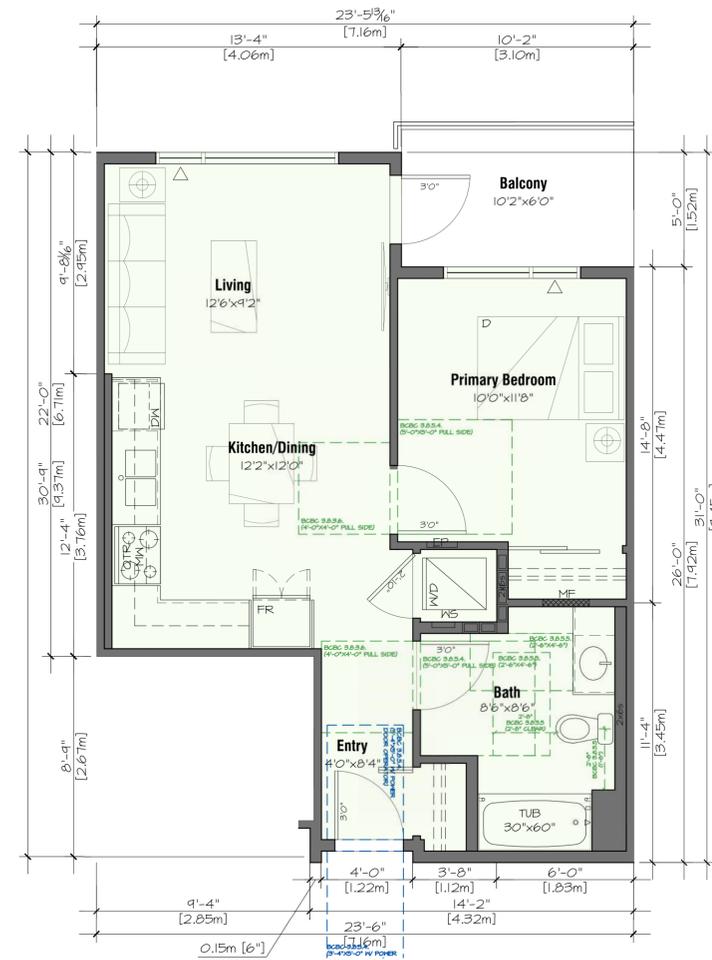
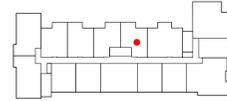
Level 1:



Level 2:



Level 3-6:

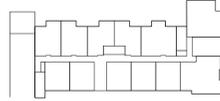


### B1 - 2 Bedroom

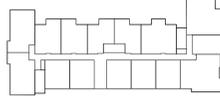
2 Bed + 2 Bath  
798 sf

4 Units Total (4 of 87)

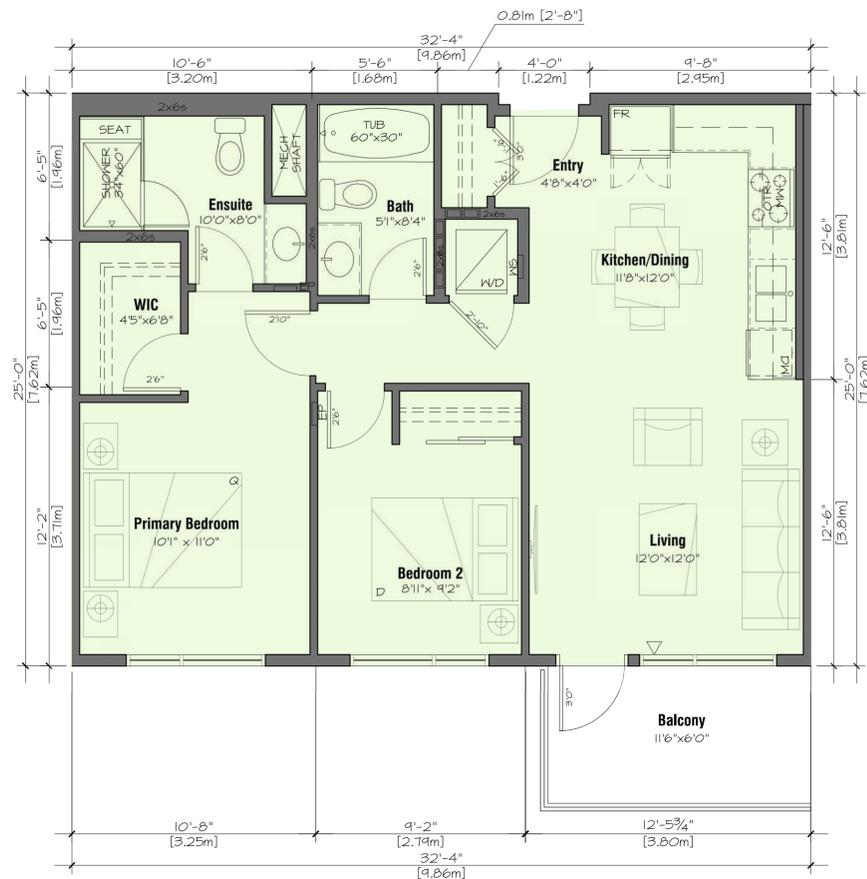
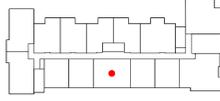
Level 1:



Level 2:



Level 3-6:

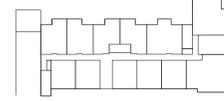


### C2 - 2 Bedroom Corner Unit

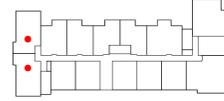
2 Bed + 2 Bath  
797 sf

6 Units Total (10 of 87)

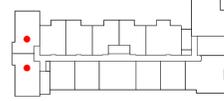
Level 1:



Level 2:



Level 3-6:

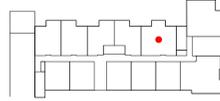


### B2 - 2 Bedroom Unit

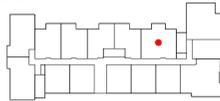
2 Bed + 2 Bath  
852 sf

6 Units Total (6 of 87)

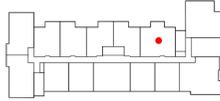
Level 1:



Level 2:



Level 3-6:



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Multi-Unit Residential



Unit Plans

Scale: 1/4" = 1' - 0"  
December 15, 2025



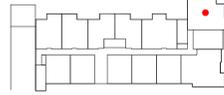
A-8.03

## D1 - 3 Bedroom Corner Unit

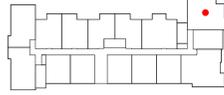
3 Bed + 2 Bath  
991 sf

8 Units Total (6 of 87)

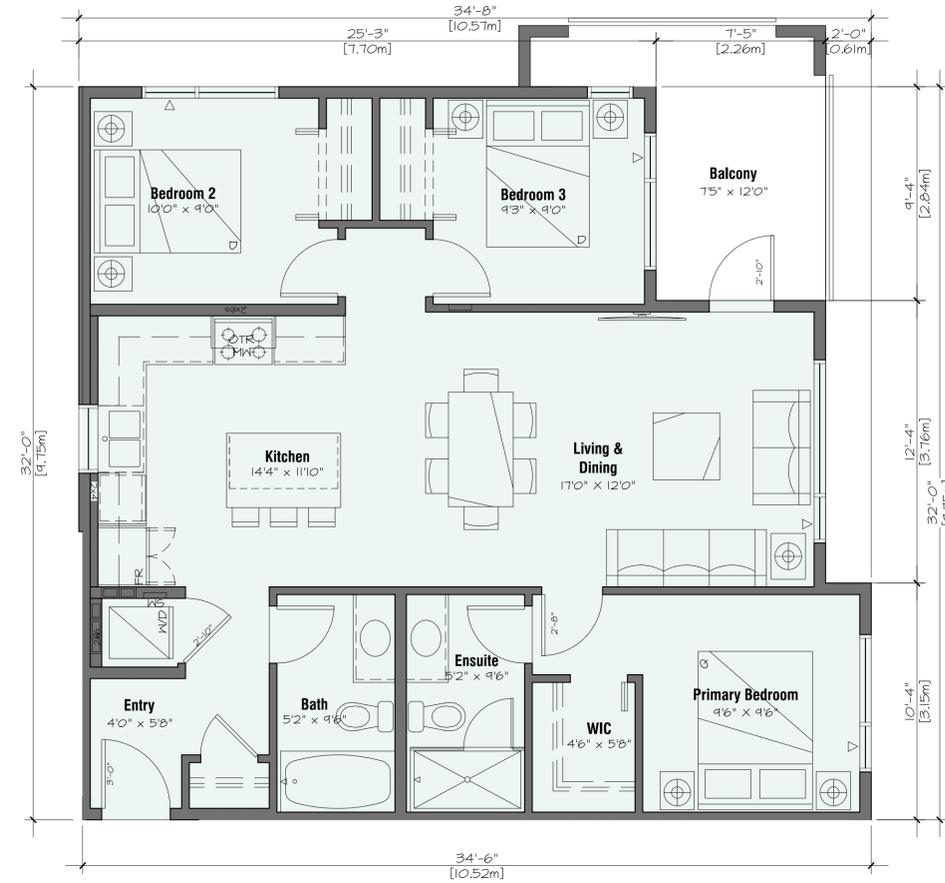
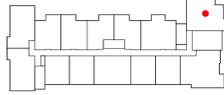
Level 1:



Level 2:



Level 3-6:

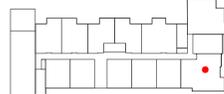


## D2 - 3 Bedroom Corner Unit

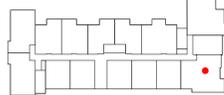
3 Bed + 2 Bath  
1090 sf

8 Units Total (6 of 87)

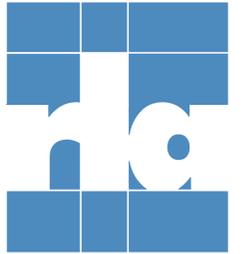
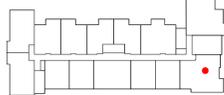
Level 1:



Level 2:



Level 3-6:



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Multi-Unit Residential

TELUS living



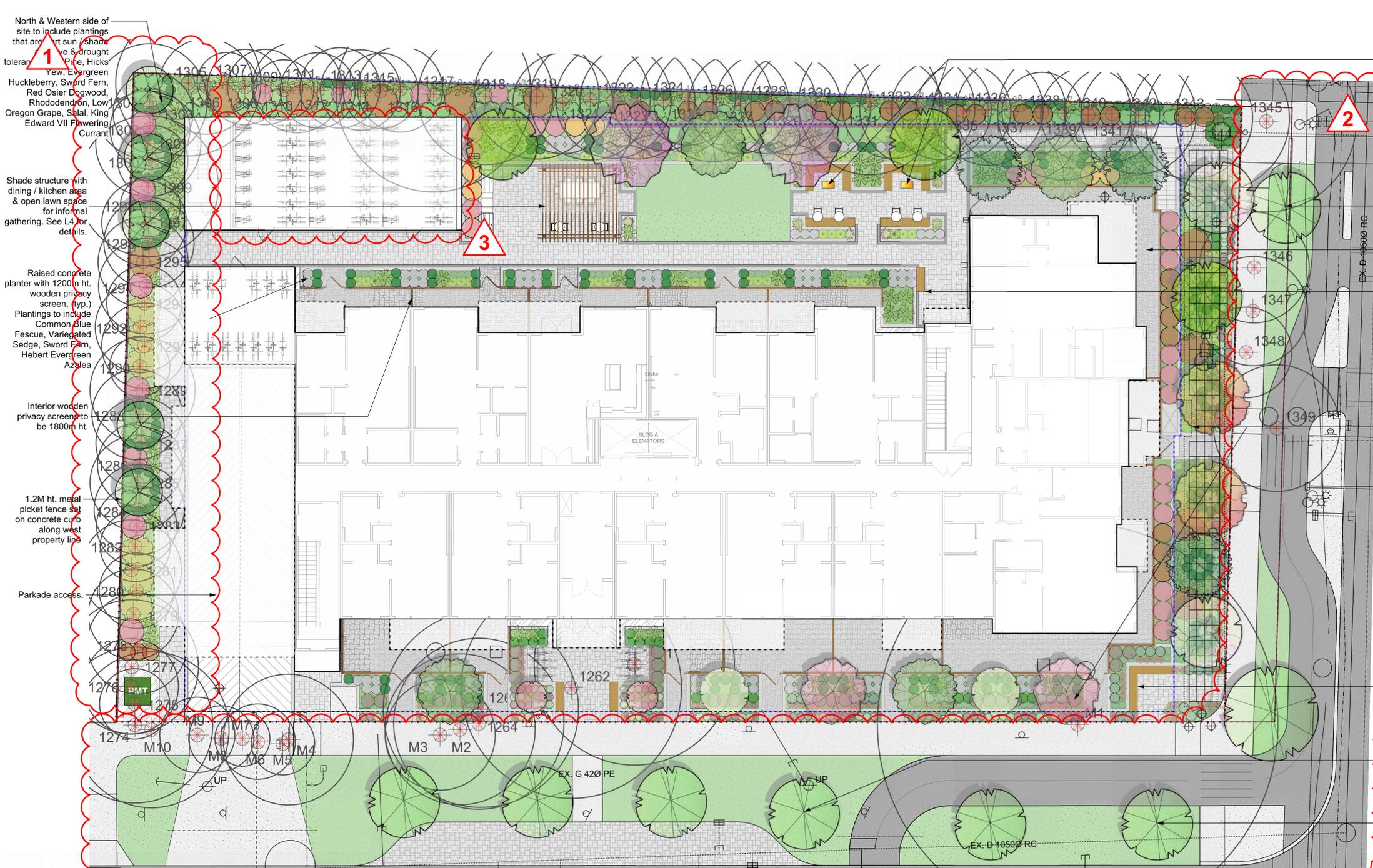
Unit Plans

Scale: 1/4" = 1' - 0"  
December 15, 2025



A-8.04





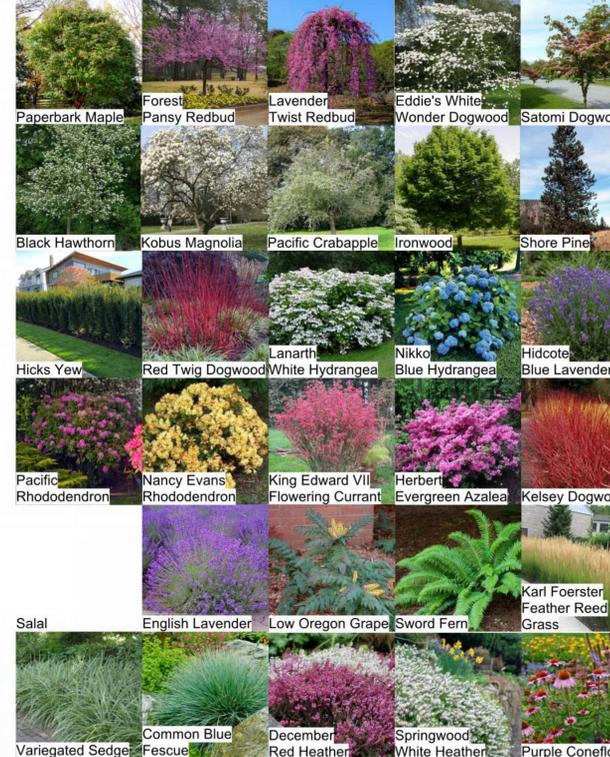
**4**

### Recommended Nursery Stock

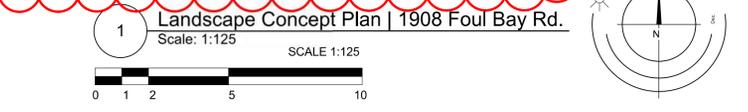
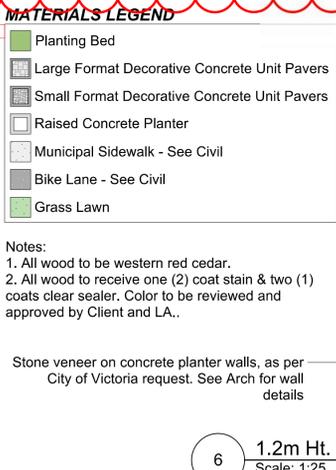
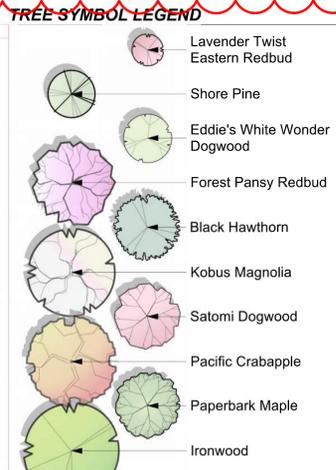
Trees	Botanical Name	Common Name	Size
On Site Total: 27	Acer giseum	Paperbark Maple	6m cal.
	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6m cal.
	Cercis canadensis 'Lavender Twist'	Lavender Twist Eastern Redbud	6m cal.
	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6m cal.
	Cornus kousa 'Satomi'	Satomi Dogwood	6m cal.
	Crataegus douglasii	Black Hawthorn	6m cal.
	Magnolia kobus	Kobus Magnolia	6m cal.
	Malus fusca	Pacific Crabapple	6m cal.
	Ostrya virginiana	Ironwood	6m cal.
	Pinus contorta	Shore Pine	2m ht.
Street Trees - Species to be determined		by the City of Victoria Parks Dept.	
Off Site Total: 8			
<b>Large Shrubs</b>			
Total: 70	Cornus stolonifera	Redtwig Dogwood	#5 pot
	Rhododendron 'Horizon Monarch'	Horizon Monarch Rhododendron	#5 pot
	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#1 Pot
	Taxus x media 'Hicksii'	Hicks Yew	1.2m ht.
<b>Medium Shrubs</b>			
Total: 125	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 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	Kobus Magnolia	#3 pot
	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot
	Vaccinium ovatum	Evergreen Huckleberry	#3 Pot
<b>Small Shrubs</b>			
Total: 443	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot
	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 Pot
	Gaitheria shallon	Salal	#1 pot
	Lavandula officinalis	English Lavender	#1 pot
	Mahonia nervosa	Low Oregon Grape	#1 pot
<b>Perennials, Annuals and Ferns</b>			
Total: 383	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Pot
	Carex 'Ice Dance'	Variegated Sedge	#1 pot
	Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
	Fetuca glauca	Common Blue Fescue	#1 pot
	Polystichum munium	Sword Fern	#1 Pot
<b>Groundcovers</b>			
Total: 191	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 CSLA Landscape Standards  
 2. All soft landscape to be irrigated with an automatic irrigation system

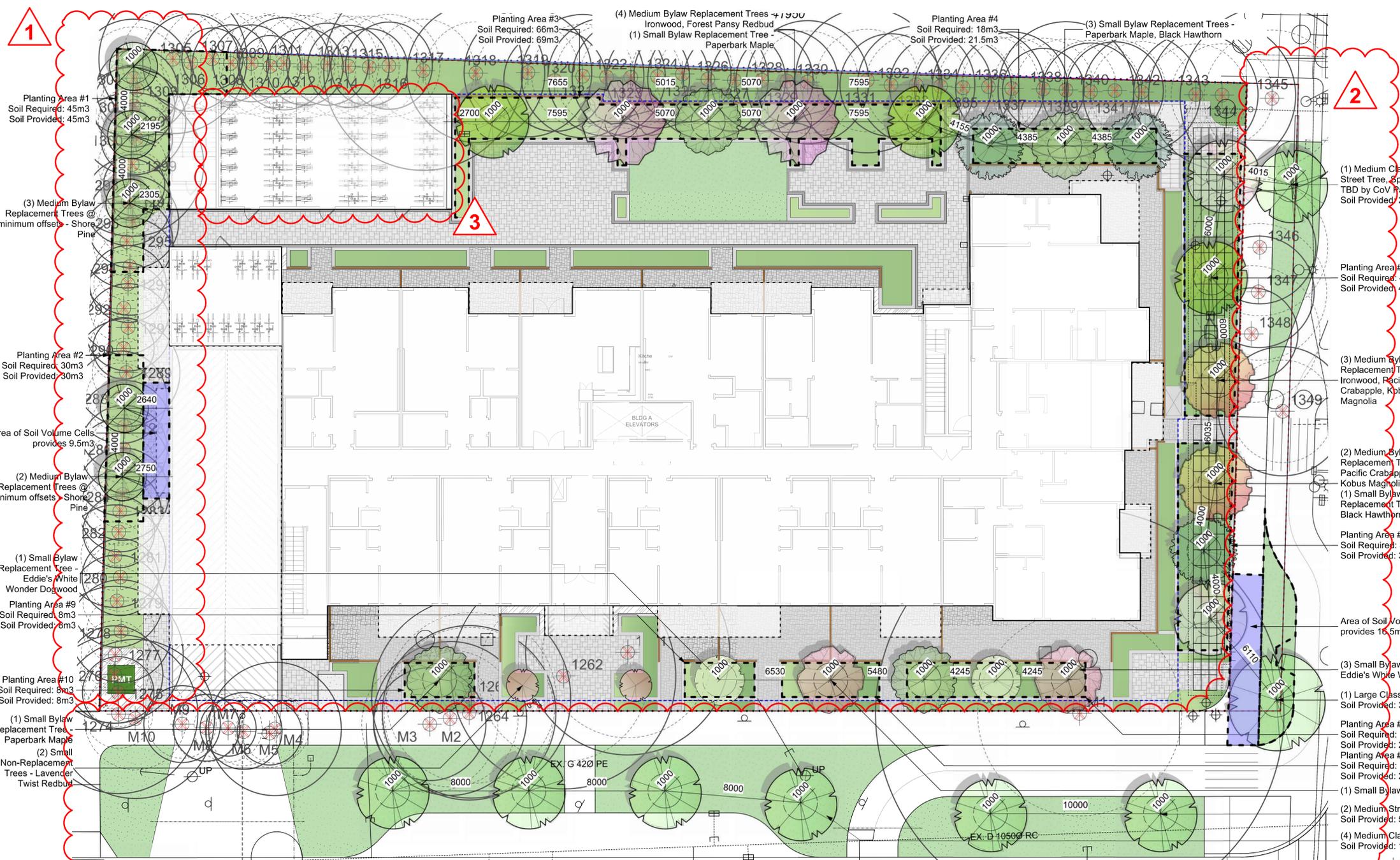
**PLANTING PALETTE**



- Planting along West PL adjusted.
- Streetscape revised in coordination with Civil.
- Bike parking building footprint adjusted
- Plant list totals adjusted to reflect revised planting design.

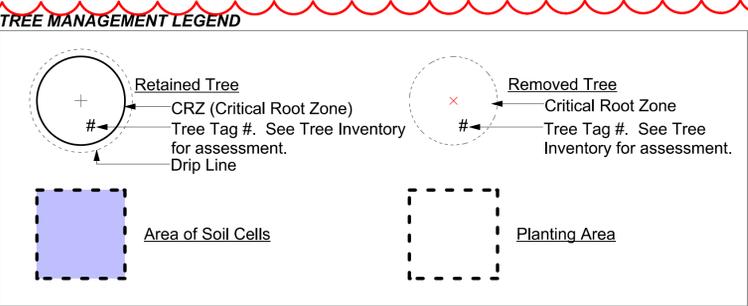
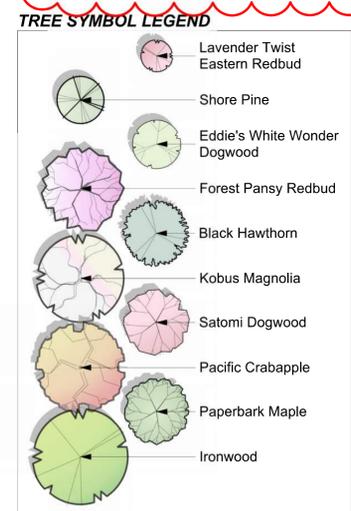


# Landscape Concept Plan | 1908 Foul Bay Rd.

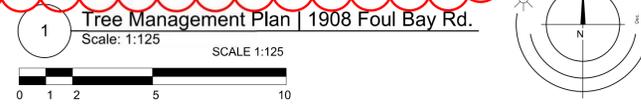


TREE PRESERVATION SUMMARY				Count	Multiplier	Total
<b>ONSITE Minimum replacement tree requirement</b>						
A. Protected Trees Removed	12	x 1	A.	12		
B. Replacement Trees Proposed per Schedule "E", Part 1	14	x 1	B.	14		
C. Replacement Trees Proposed per Schedule "E", Part 2	11	x 0.5	C.	5.5		
D. Replacement Trees Proposed per Schedule "E", Part 3	0	x 1	D.	0		
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E.	19.5		
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F.	0		
<b>ONSITE Minimum trees per lot requirement (onsite trees)</b>						
G. Tree minimum on lot			G.	13		
H. Protected trees retained (other than specimen trees)		x 1	H.	0		
I. Specimen trees retained	0	x 3	I.	0		
J. Trees per lot deficit (G-(B+C+H+I)) Record 0 if negative number			J.	0		
<b>OFFSITE Minimum replacement tree requirement (offsite trees)</b>						
K. Protected trees Removed		x 1	K.	0		
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3		x 1	L.	0		
M. Replacement trees proposed from Schedule "E" Part 2	0	x 0.5	M.	0		
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N.	0		
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O.	0		
<b>Cash-in-lieu requirement</b>						
P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number			P.	0		
Q. Offsite trees proposed for cash-in-lieu. Enter O			Q.			
R. Cash-in lieu proposed ((P+Q) x \$2000)			R.			

Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	Replacement Tree Proposed			Soil Volume Required (M3)			
				#Small	#Medium	#Large	Small	Medium	Large	Total
Onsite										
1	45	1	45	3			0	45	0	45
2	30	1	30	2			0	30	0	30
3	69	1	69	4			6	60	0	66
4	21.5	1	21.5	3			18	0	0	18
5	47.8	1	47.8	3			0	45	0	45
6	37	1	37	2			6	30	0	36
7	21	1	21	3			18	0	0	18
8	21	1	21	3			18	0	0	18
9	8	1	8	1			8	0	0	8
10	8	1	8	1			8	0	0	8
Offsite (Excluding City Property)										
AreaOSA										
X										
(Excluding City Property)							E	F	G	TOTAL
Calculation							IF B =1,BX8 IF B>1,BX6	IF C =1,CX20 IF C>1,CX15	IF B =1,BX35 IF B>1,BX30	E+F+G

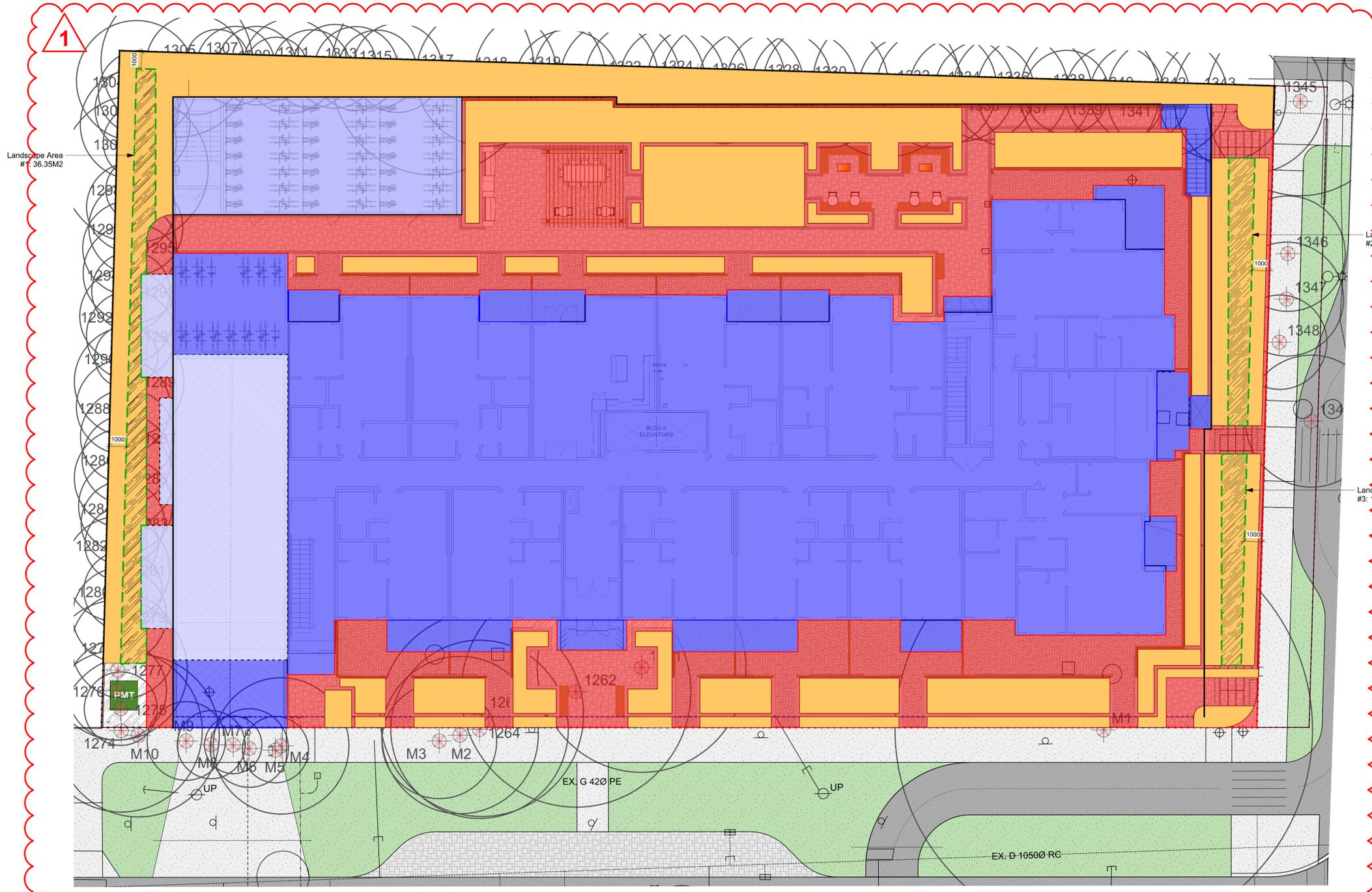


1. Planting along West PL adjusted.  
2. Streetscape revised in coordination with Civil.  
3. Bike parking building footprint adjusted



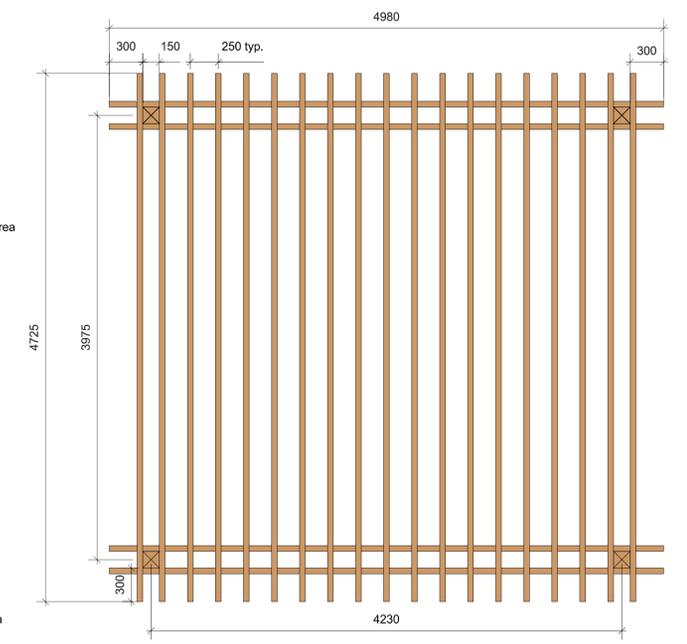
# Tree Management Plan | 1908 Foul Bay Rd.



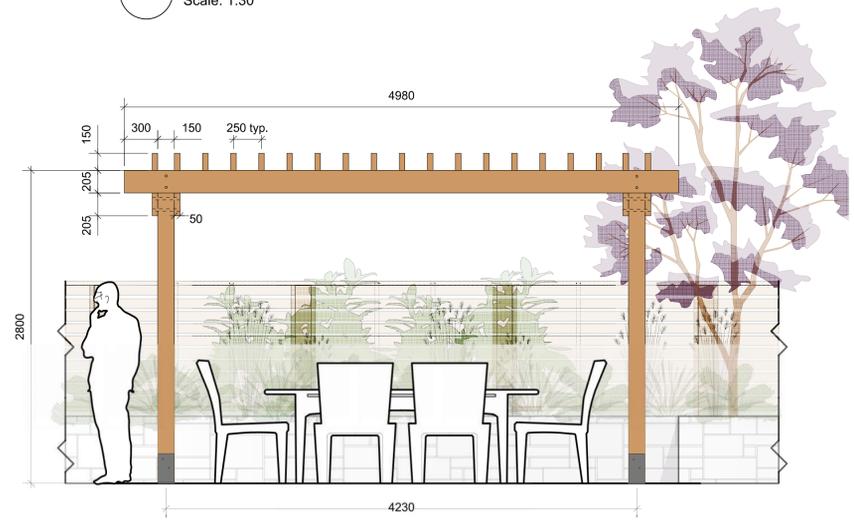


1 Landscape Concept Plan | 1908 Foul Bay Rd.  
Scale: 1:125

- 1. Open space takeoffs adjusted to reflect updated design.
- 2. Open space totals adjusted as per new takeoffs.
- 3. West PL elevation added.



2 Pergola Detail | Plan View  
Scale: 1:30



3 Pergola Detail | Side View  
Scale: 1:30



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

**2**

**Open Site Space Takeoffs**

- Lot Area: 2506 SQM
- Building, Parking, Accessory Buildings: 1396 sq m (56%)
- Open Lot Space: 1110 sq m (44% of site)**
- Hardscape: 530 sq m (48% of OLS)
- Soft Landscaping: 580 sq m (52% of OLS)

# Landscape Concept Plan | 1908 Foul Bay Rd.