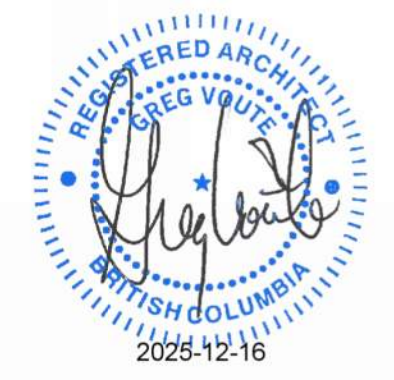


**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans.  
**Received Date**  
**December 23, 2025**



# PROPOSED RESIDENTIAL DEVELOPMENT



1 9 0 8 F O U L B A Y R O A D  
DEVELOPMENT PERMIT RESUBMISSION  
2 0 2 5 - 1 2 - 1 5 V I C T O R I A , B . C .



83 MULTI FAMILY UNITS  
SITE ADDRESS: 1908 FOUL BAY ROAD  
LEGAL: LOT 1, SECTION 76,VICTORIA DISTRICTPLAN 26773

Code Review Summary

	L1 to L6	Basement
Occupancy	Group C	Group F- Div 3
Bldg. Area (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**

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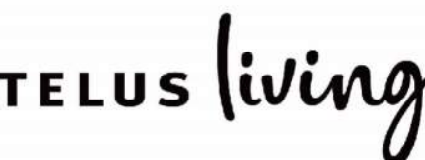
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For

Project

1908 FOUL BAY  
Multi-Unit Residential



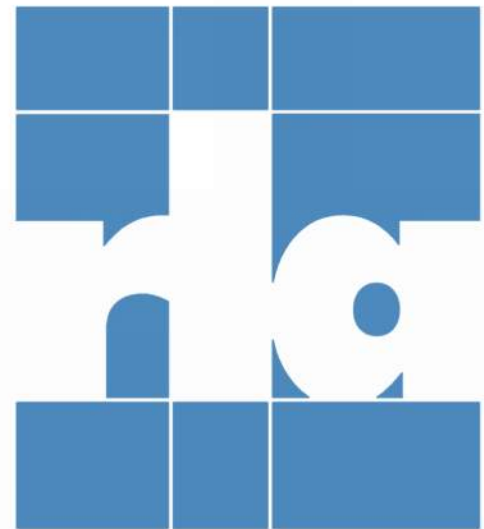
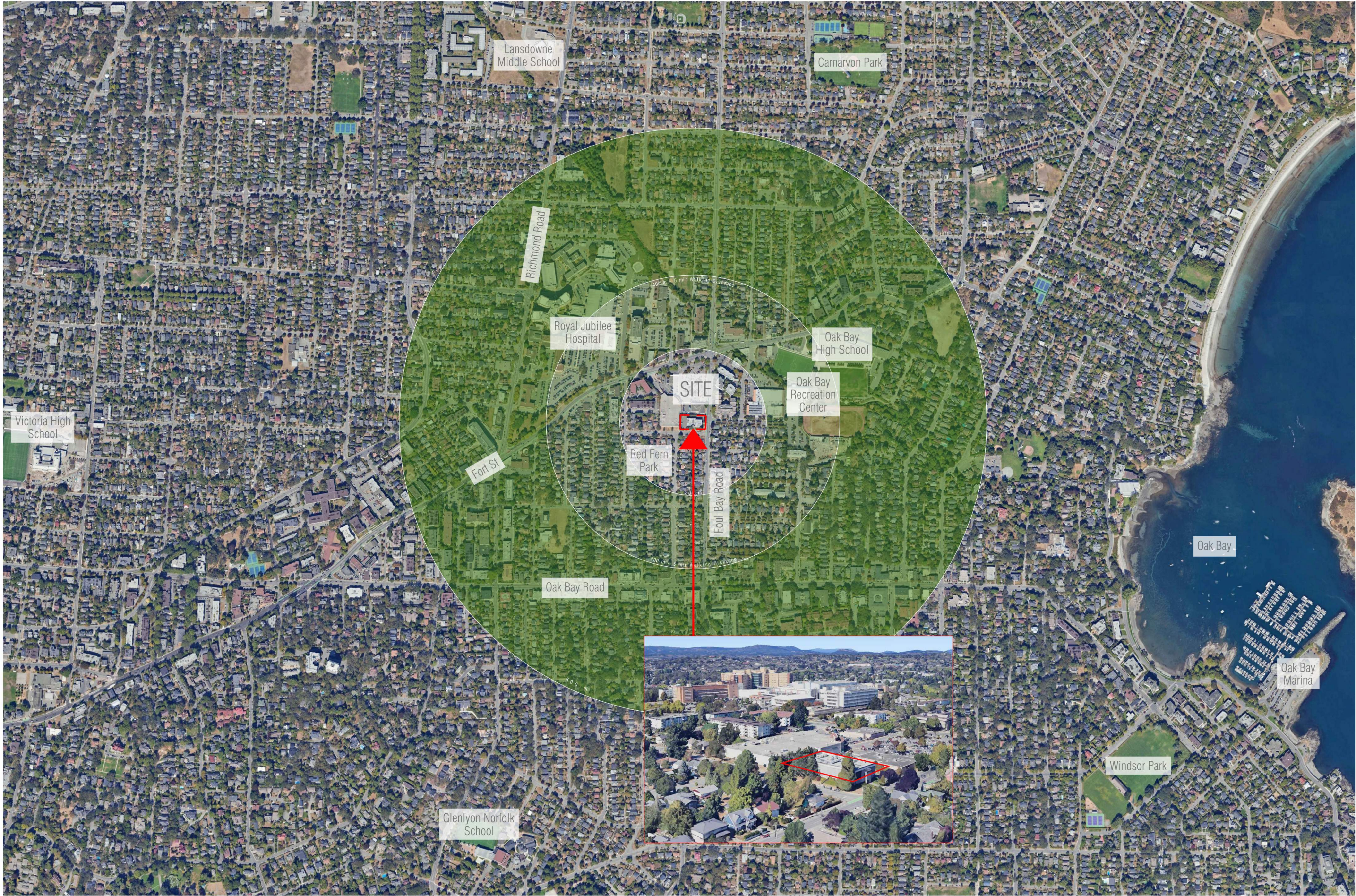
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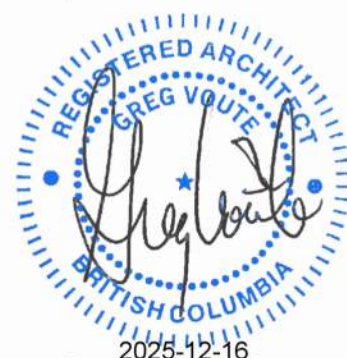
Project  
1908 FOUL BAY  
Multi-Unit Residential

TELUS living



Project Location Map

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December 15, 2025

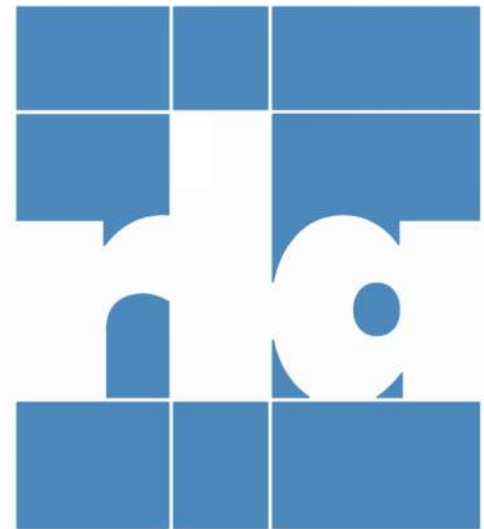
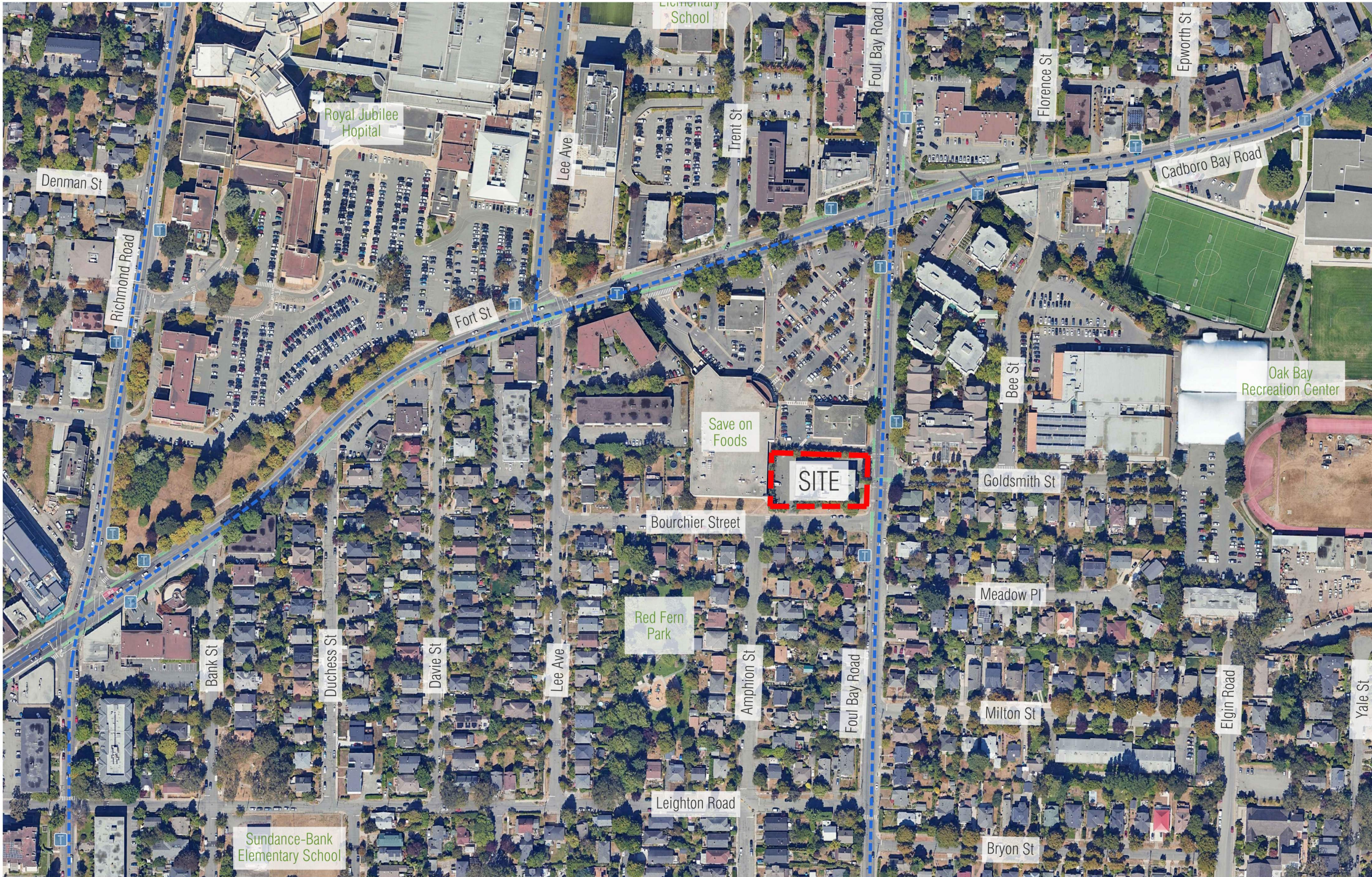


# Project Location Map



A-0.02





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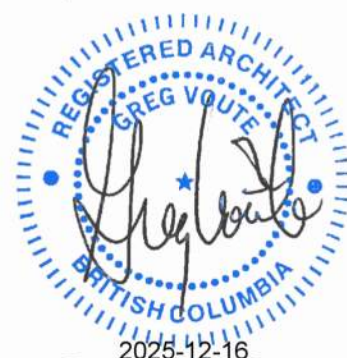
Project  
1908 FOUL BAY  
Multi-Unit Residential

TELUS living



Context Plan

Scale: N/A  
December 15, 2025



Context Plan



A-0.03





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2



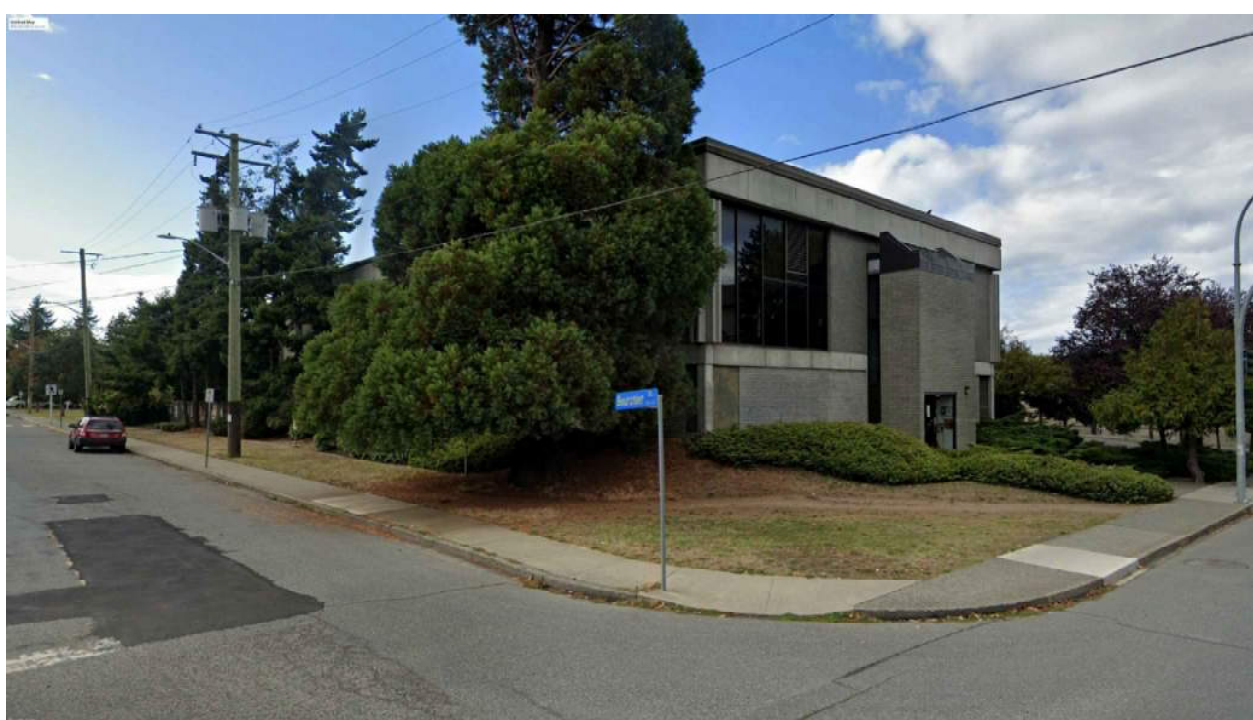
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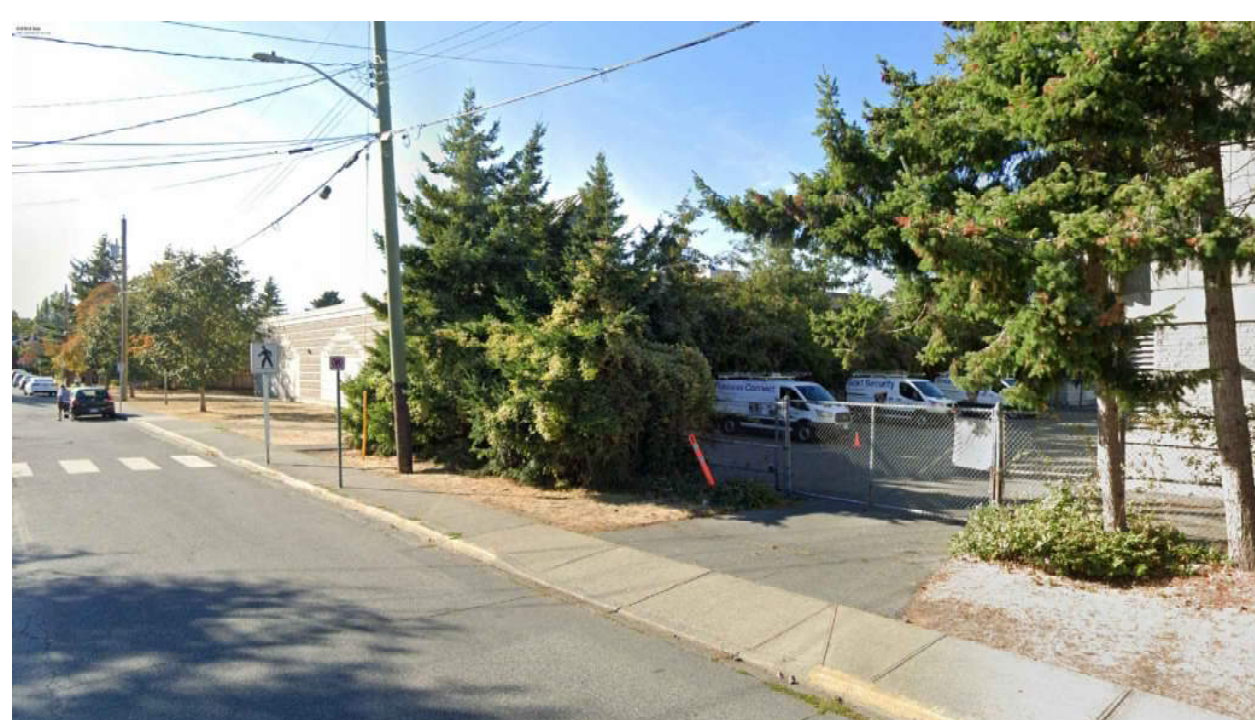
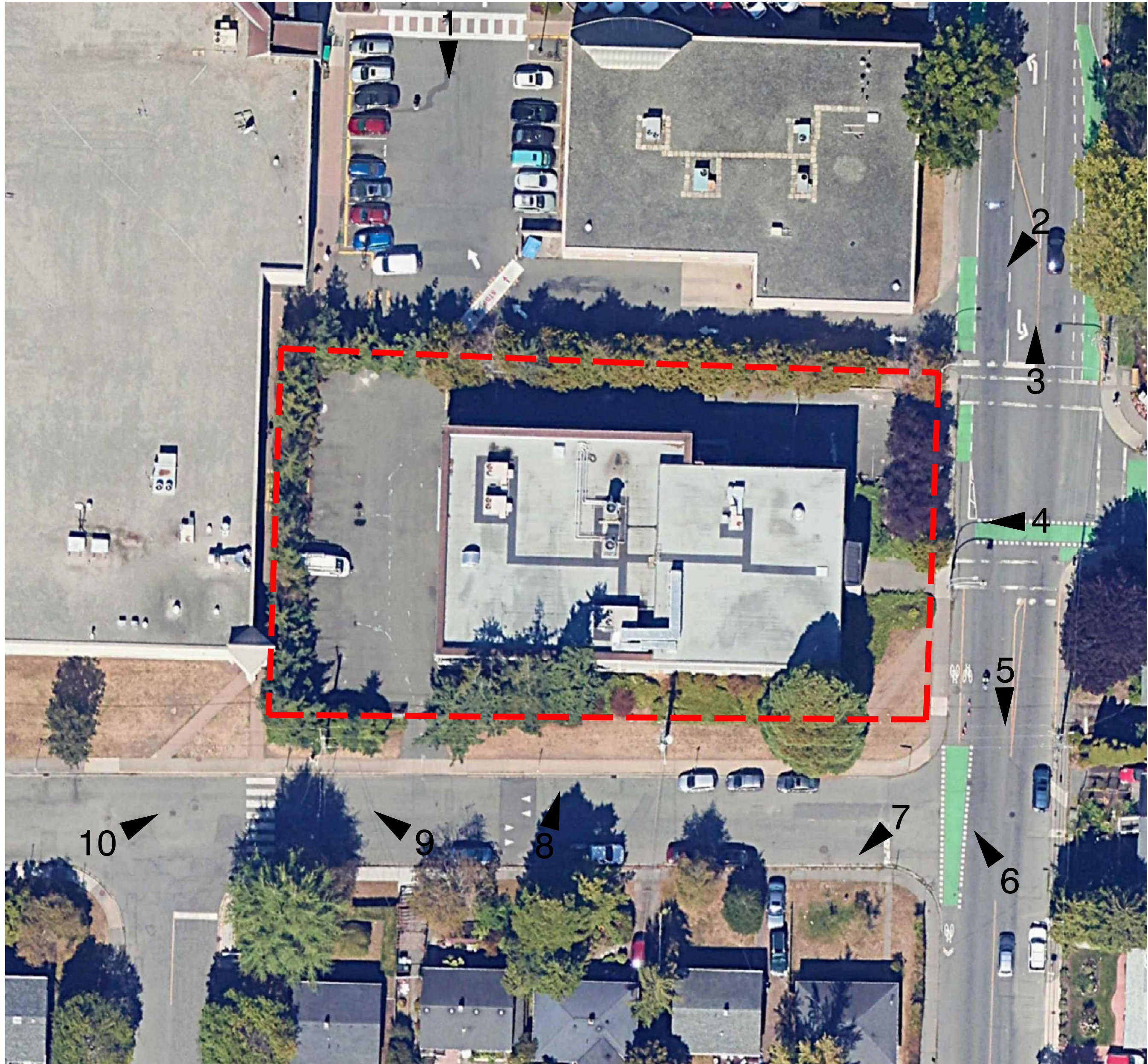
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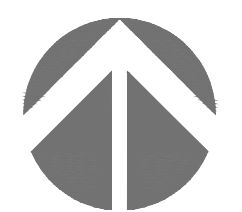


9



10

# Photos of Existing Site Condition



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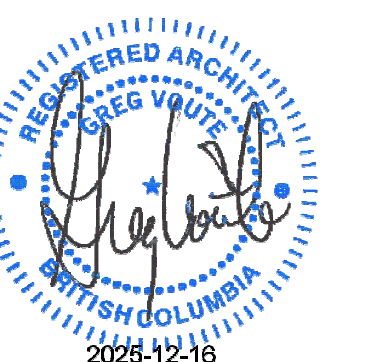
For

Project  
1908 FOUL BAY  
Multi-Unit Residential

TELUS living

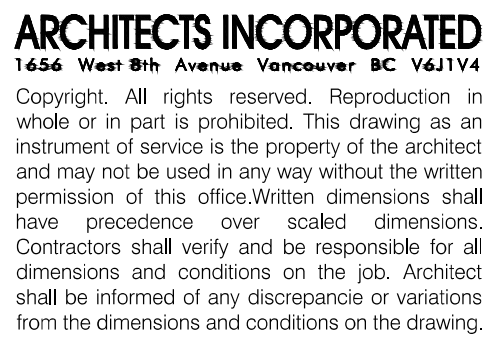


Photos of Existing  
Site Conditions  
Scale: N/A  
December 15, 2025



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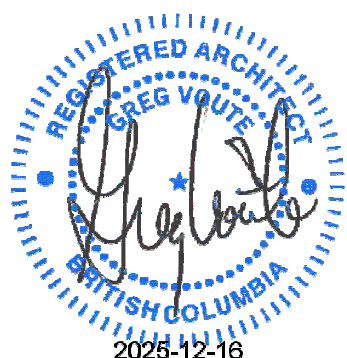
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Multi-Unit Residential

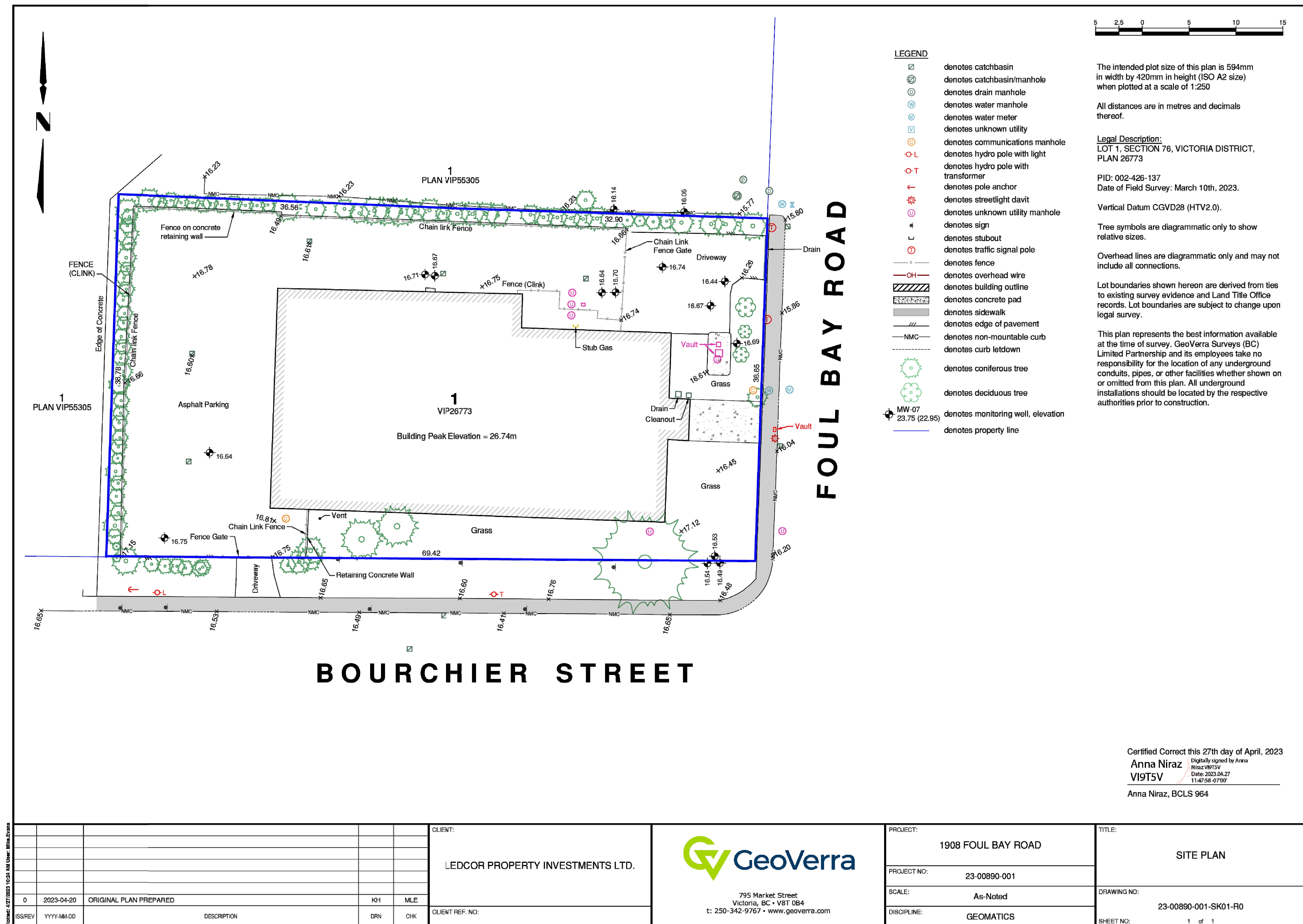
TELUS *living*



Scale: N/A  
December 15, 2025



A-0.05



# Survey



Development Statistics

TELUS LIVING	Development Statistics: updated				2025-12-15
Project Address:		1908 Foul Bay, Vicotria, BC			
Zoning:					
Current:	City of Victoria	TCD-1 Zoning	(Single Family Dwelling District)		
Proposed:	New Zone				
Site Stats					
Site Area		28,105	sf	2,611.04	sm
Dedication Area		1,185	sf	110.09	sm
Post Dedication, Net Site Area		26,920	sf	2,500.95	sm
Site Coverage	Max Allowable 80%	Proposed 84%			
Floor Space Ratio (FSR)	sf	2.52	67,870	sf (6 storeys)	6,305 sm

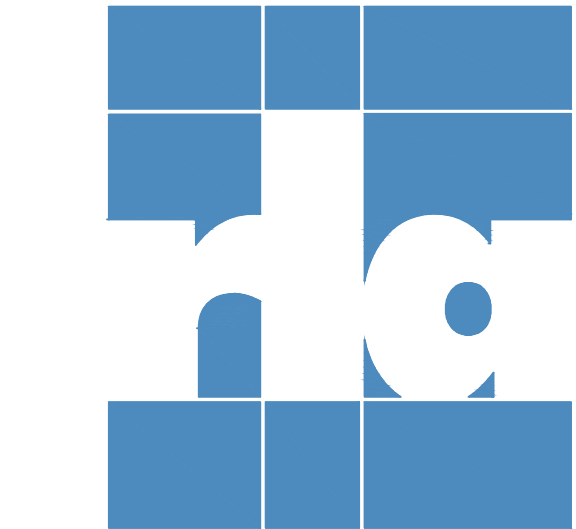
Units Mix							
Units		Mix	Units Size	Units	Total		
S	Studio	7%	434 sf	6	2,604 sf	Studio	7%
A1	1 Bedroom	30%	530 sf	26	13,780 sf	1 Bedroom	43%
A2	1 Bedroom + Flex	14%	656 sf	12	7,872 sf		
A2e	1 Bedroom	6%	581 sf	5	2,905 sf	1 Bedroom + Flex	14%
A2ap	1 Bedroom (adaptable)	7%	581 sf	6	3,486 sf		
B1	2 Bedroom 2 Bath	5%	798 sf	4	3,192 sf	2 Bedroom	23%
B2	2 Bedroom 2 Bath	7%	852 sf	6	5,112 sf		
C2	2 Bedroom 2 Bath Corner	11%	797 sf	10	7,970 sf		
D1	3 Bedroom 2 Bath Corner	7%	991 sf	6	5,946 sf	3 Bedroom	14%
D2	3 Bedroom 2 Bath Corner	7%	1090 sf	6	6,540 sf		
		100%					
	Average net Unit size	683 sf		87	59,407 sf		
Total GFA					71,694 sf		
	Efficiency				83%		100%

Parking						
Car Parking						Parking Area 22,552 sf 2,095.1 m2
45 sm (484 sf)	Required Residential (Core Area)		Units	Required Stalls	Proposed	
	< 45 sm (484 sf)	0.60 /unit	6	4		
	< 70 sm (753 sf)	0.70 /unit	49	34		
	> 70 sm (753 sf)	1.10 /unit	32	35		
			87 Total	73	54	
	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.

RENTAL APARTMENT UNITS												
	Room Type	Parking	Main Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Unit Area	Total Area	Unit Mix
S	Studio		1	1	1	1	1	1	6	434 SF	2,604 SF	7%
A1	1 Bedroom		5	5	4	4	4	4	26	530 SF	13,780 SF	30%
A2	1 Bedroom + Flex		2	2	2	2	2	2	12	656 SF	7,872 SF	14%
A2e	1 Bedroom		0	1	1	1	1	1	5	581 SF	2,905 SF	6%
A2ap	1 Bedroom (adaptable)		1	1	1	1	1	1	6	581 SF	3,486 SF	7%
B1	2 Bedroom 2 Bath		0	0	1	1	1	1	4	798 SF	3,192 SF	5%
B2	2 Bedroom 2 Bath		1	1	1	1	1	1	6	852 SF	5,112 SF	7%
C2	2 Bedroom 2 Bath Corner		0	2	2	2	2	2	10	797 SF	7,970 SF	11%
D1	3 Bedroom 2 Bath Corner		1	1	1	1	1	1	6	991 SF	5,946 SF	7%
D2	3Bedroom 2 Bath Corner		1	1	1	1	1	1	6	1,090 SF	6,540 SF	7%
	#UNIT / FLOOR		12	15	15	15	15	15	87	Avg Unit		
	UNIT AREA/FLOOR		7,910 SF	10,085 SF	10,353 SF	10,353 SF	10,353 SF	10,353 SF		683 SF net	59,407 SF	100%
	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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For

New FSR calculation to match latest Zoning bylaw

Project

1908 FOUL BAY  
Multi-Unit Residential

TELUS living



Development Statistics

Scale: N/A  
December 15, 2025



Development Statistics

A-0.06





Aerial View of Proposed Building in Relation to Flanking Buildings



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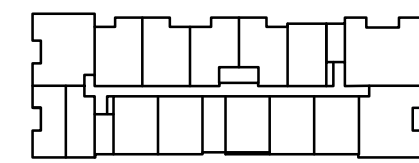
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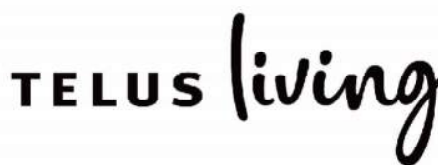
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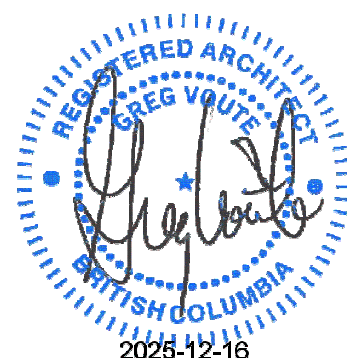
For

Project  
1908 FOUL BAY  
Multi-Unit Residential



Context Aerial View

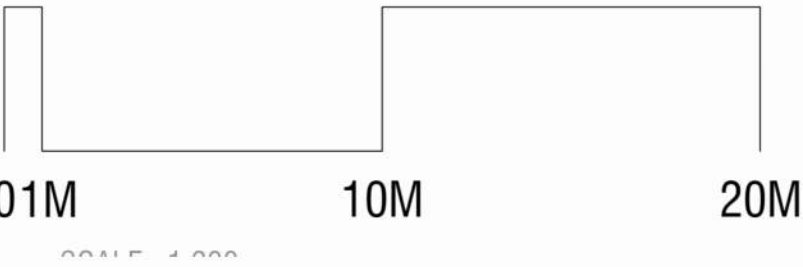
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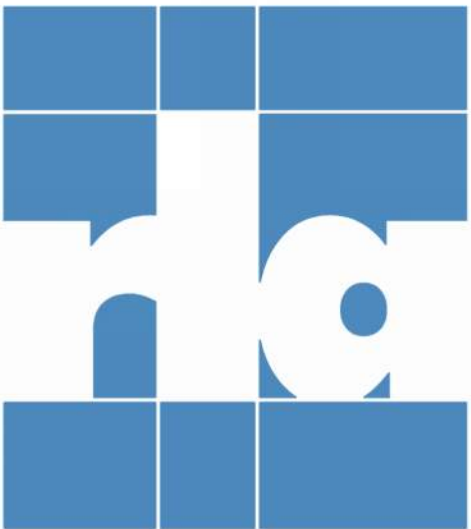
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PROJECT INFORMATION TABLE		
	Proposal	Zone Standard (TCD-1)
Site area (m²)	2,611.04 m²	
Site area (m²) post dedication	2,500.95 m²	
Total floor area (m²)	6,305.33 m²	
Commercial floor area (m²)	N/A	
Floor space ratio	2.52	1.6
Site coverage (%) (includes parkade)	83.8%	80%
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 (m²)	40 m²	
Total residential floor area (m²)	5,525 m²	



# Site Plan & Project Information



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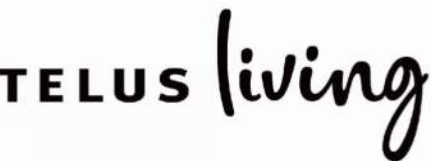
December 15, 2025  
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For

Landscape and civil updates and coordination were completed

Project

1908 FOUL BAY  
Multi-Unit Residential



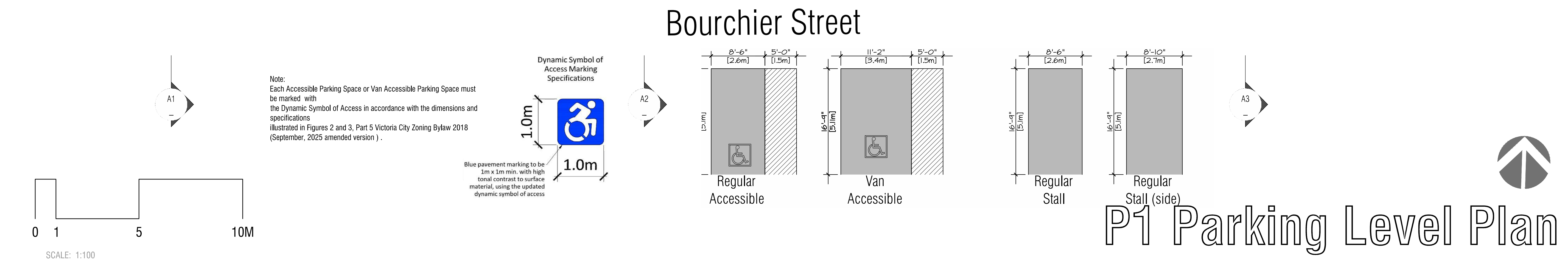
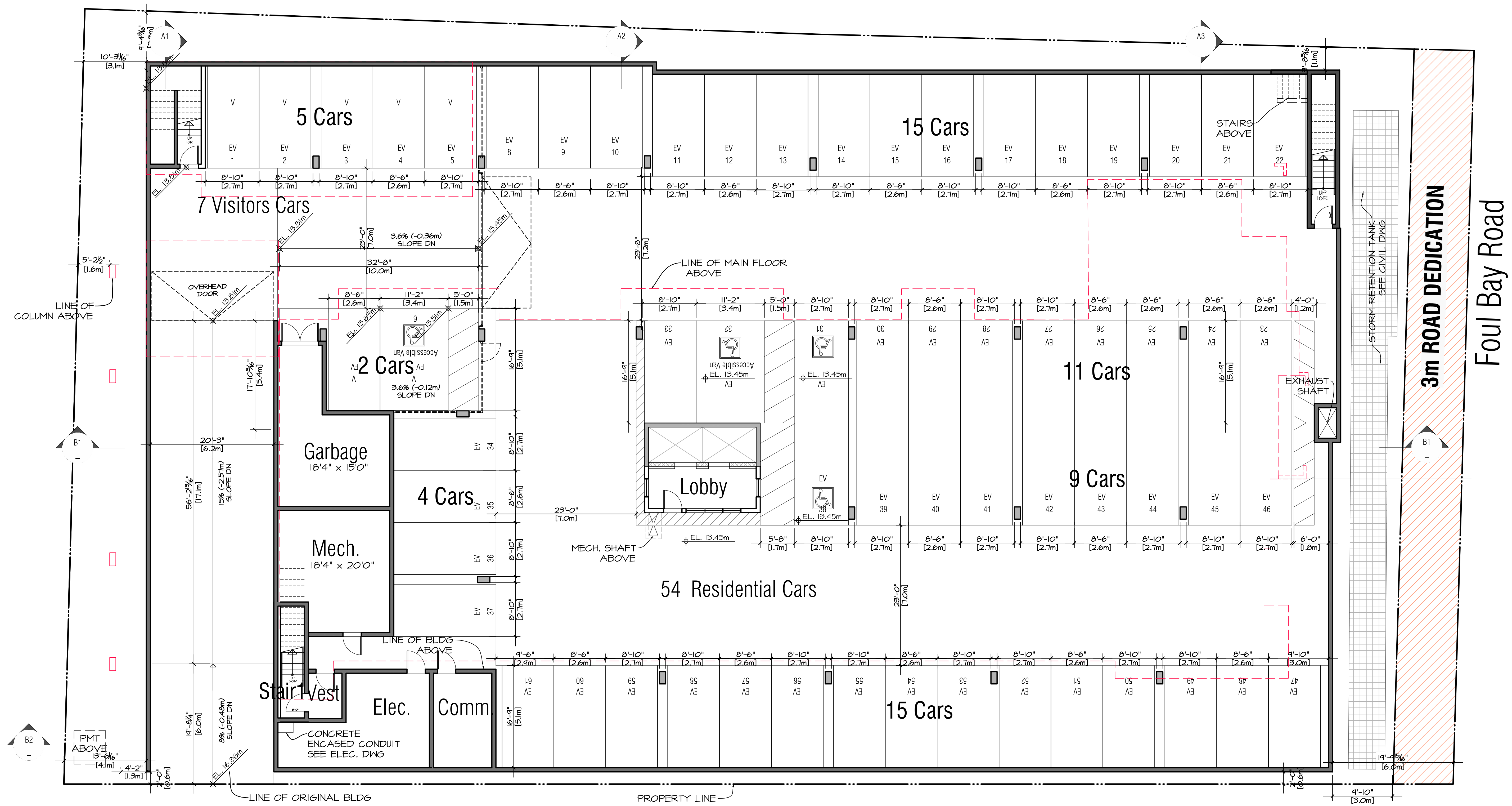
Site Plan

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December 15, 2025



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For

Project

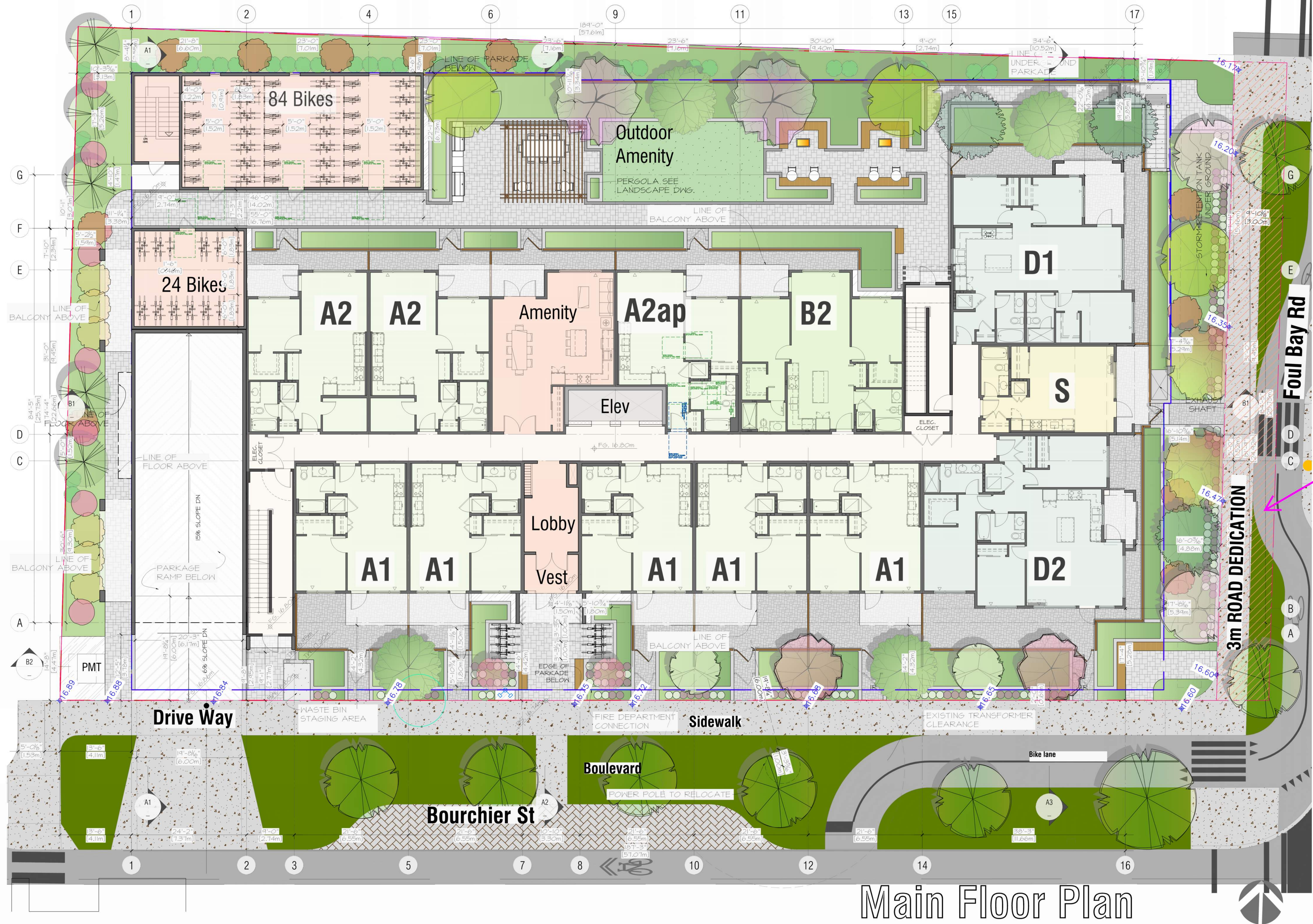
1908 FOUL BAY  
Multi-Unit Residential

P1 Parking Level Plan

Scale: 1:100  
December 15, 2025

A-2.01





# Main Floor Plan

SCALE: 1:100



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updates were  
completed

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Multi-Unit Residential

TELUS living



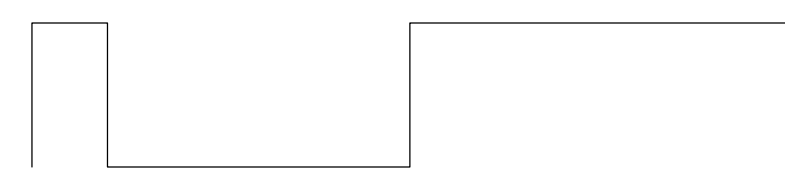
Main Floor Plan

Scale: 1:100  
December 15, 2025



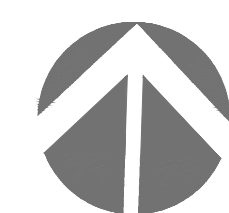
A-2.02





SCALE: 1/4" = 1'-0"

# Level 2 Floor Plan



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1908 FOUL BAY  
Multi-Unit Residential



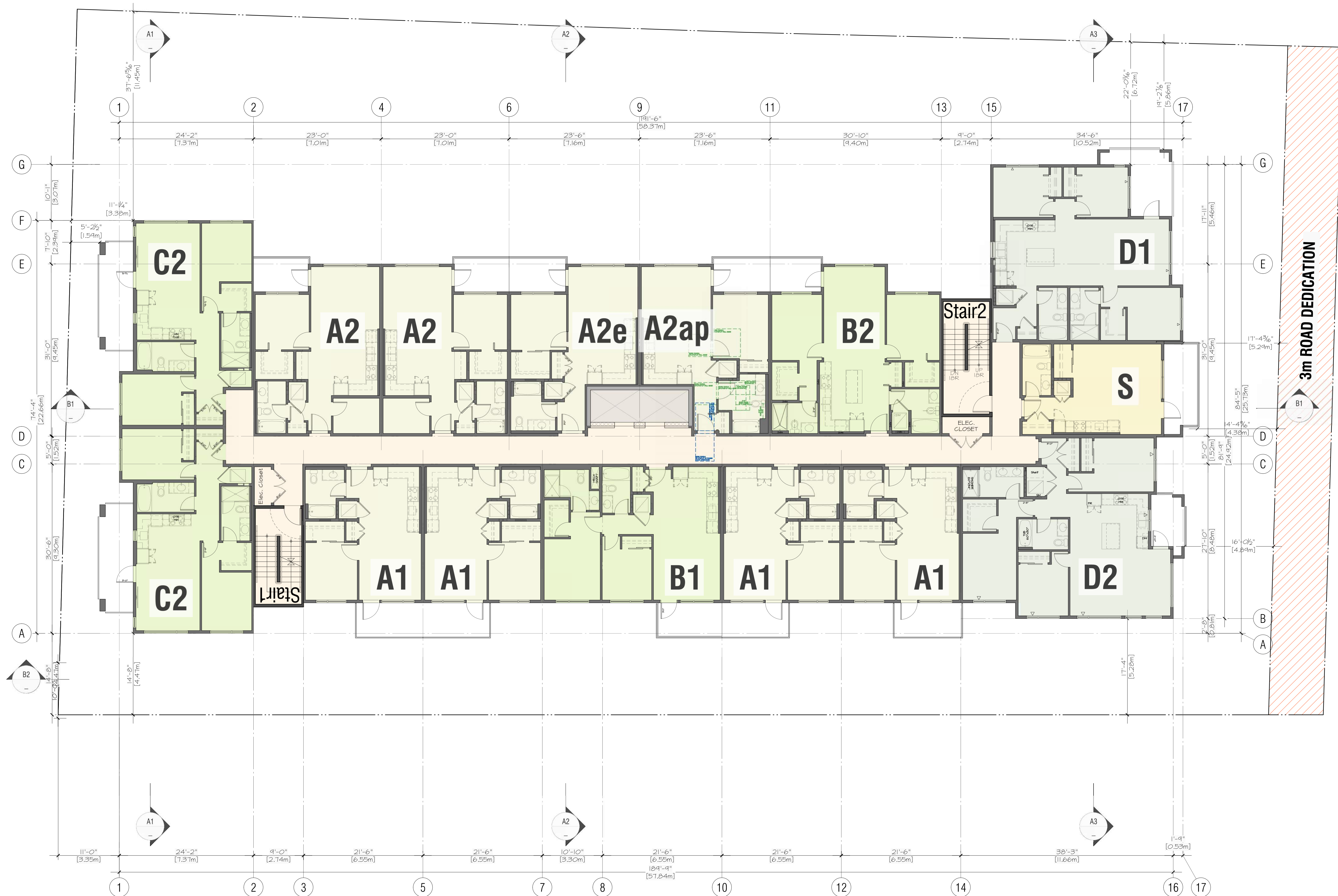
Typical Floor Plan

Scale: 1:100  
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A-2.03





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1908 FOUL BAY  
Multi-Unit Residential

TELUS living

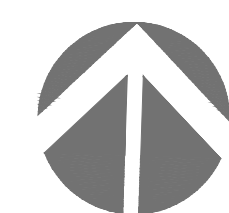


Scale:  
December 15, 2025



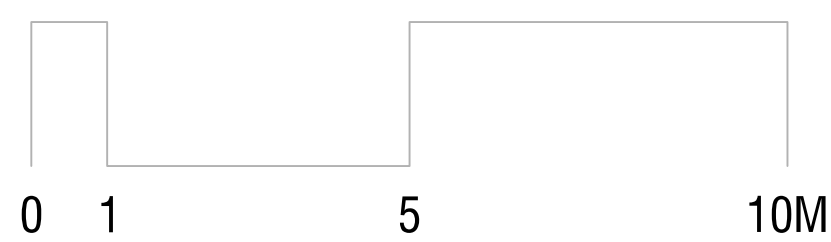
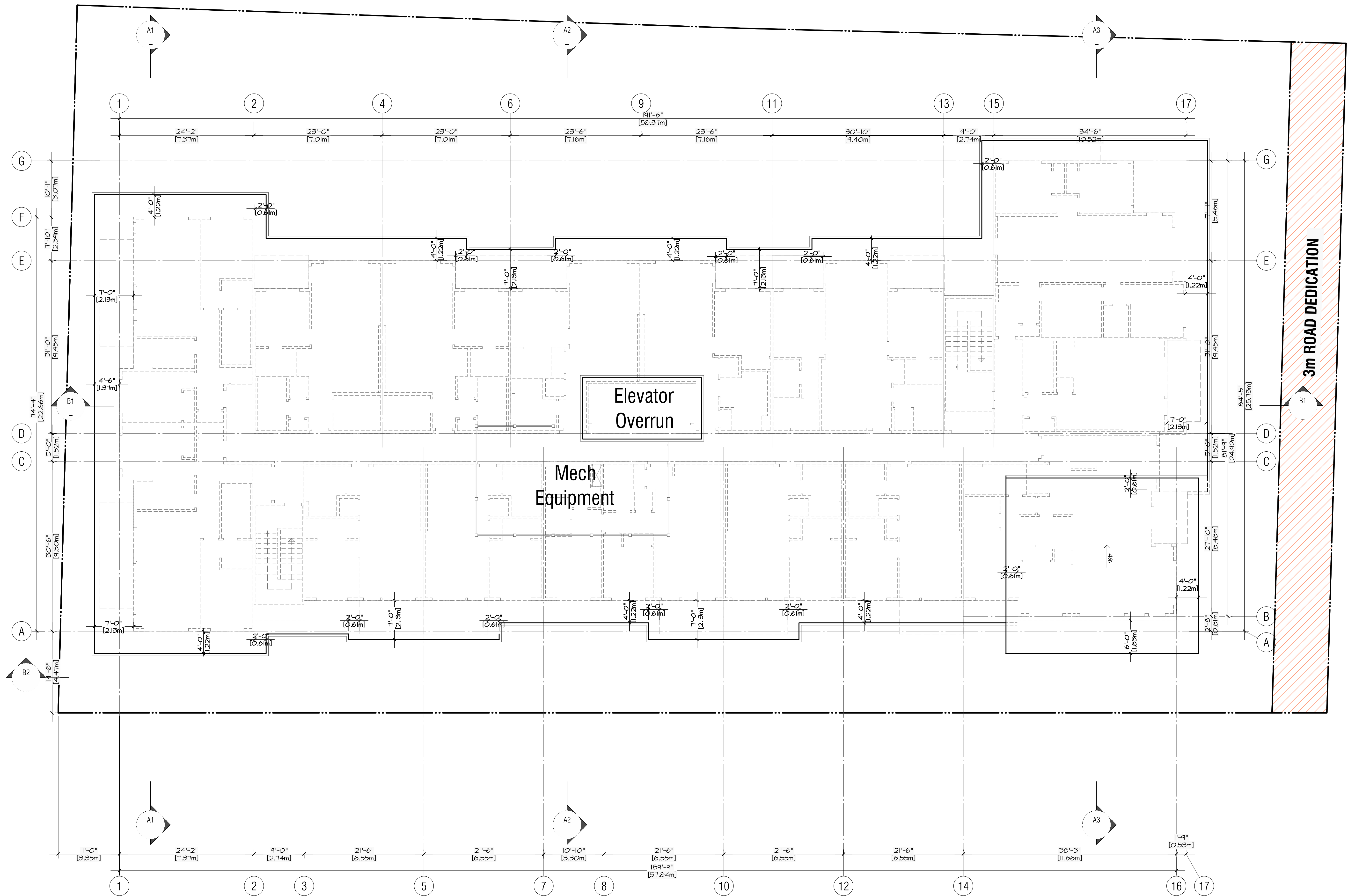
A-2.04

Typical Floor Plan



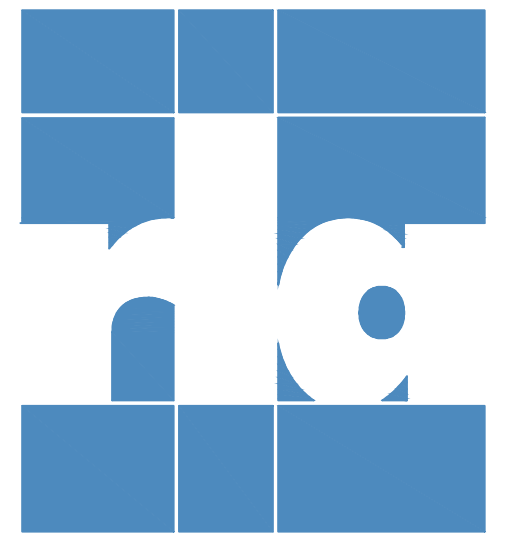
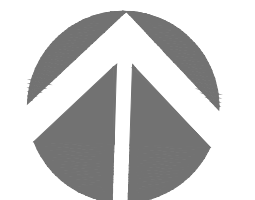
SCALE: 1/4" = 1'-0"





SCALE: 1:100

# Roof Plan



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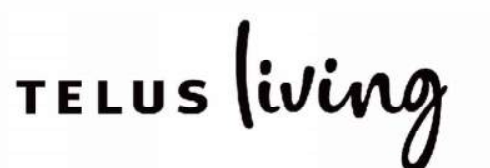
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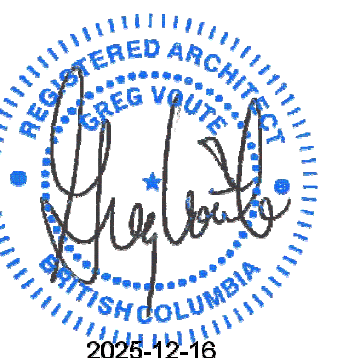
For

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

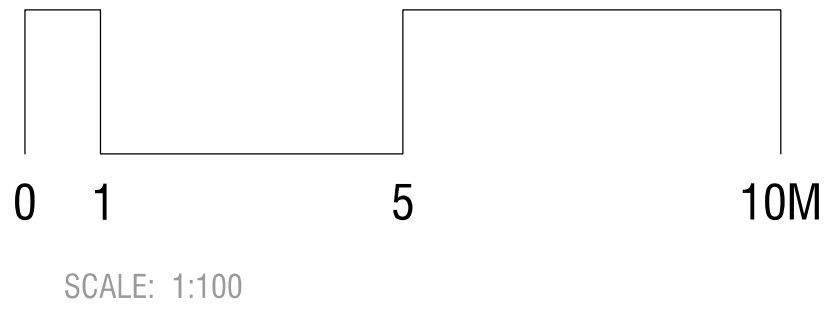
Exposed Concrete (Painted At Parts of the  
Building Envelope)
- 17

Sunshades - Charcoal Grey

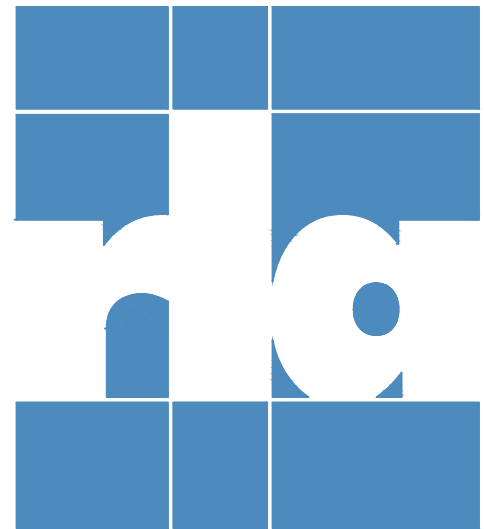
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

B.M. HC-178 Charcoal Slate



Elevation - South



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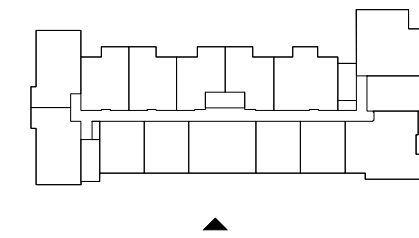
September 19, 2024  
City Technical Review

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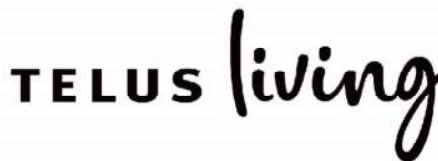
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For

Project  
1908 FOUL BAY  
Multi-Unit Residential



Elevations

Scale: 1:100  
December 15, 2025



A-3.01



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

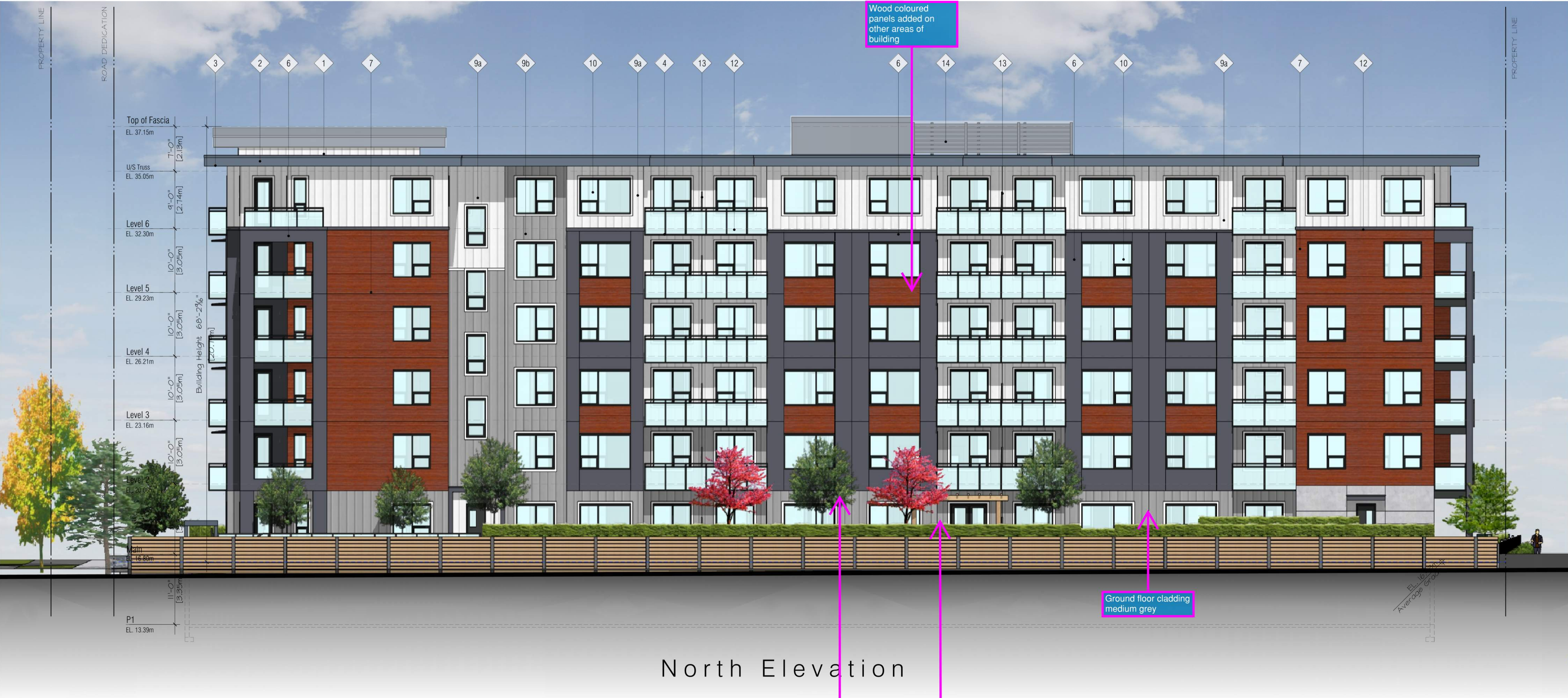
Exposed Concrete (Painted At Parts of the Building Envelope)
- 17

Sunshades - Charcoal Grey

Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

B.M. HC-178 Charcoal Slate



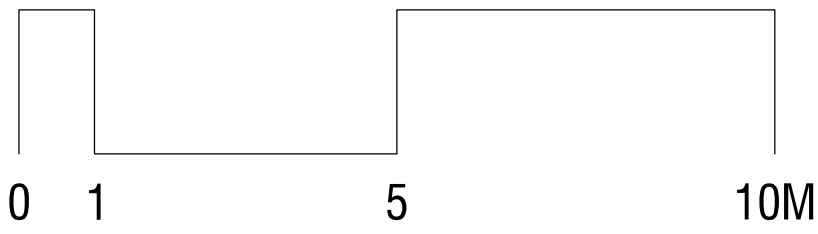
North Elevation

Wood coloured panels added on other areas of building

Ground floor cladding medium grey

Ground floor has been increased by 12" or 300mm

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



SCALE: 1:100

Elevation - North



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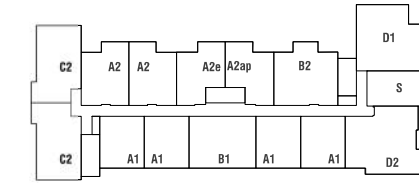
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For

Project  
1908 FOUL BAY  
Multi-Unit Residential

TELUS living



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

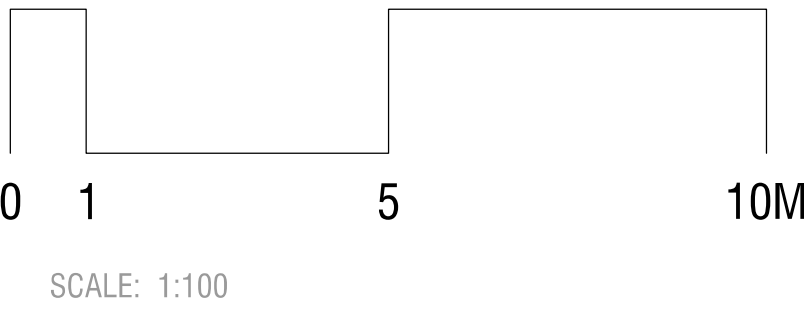
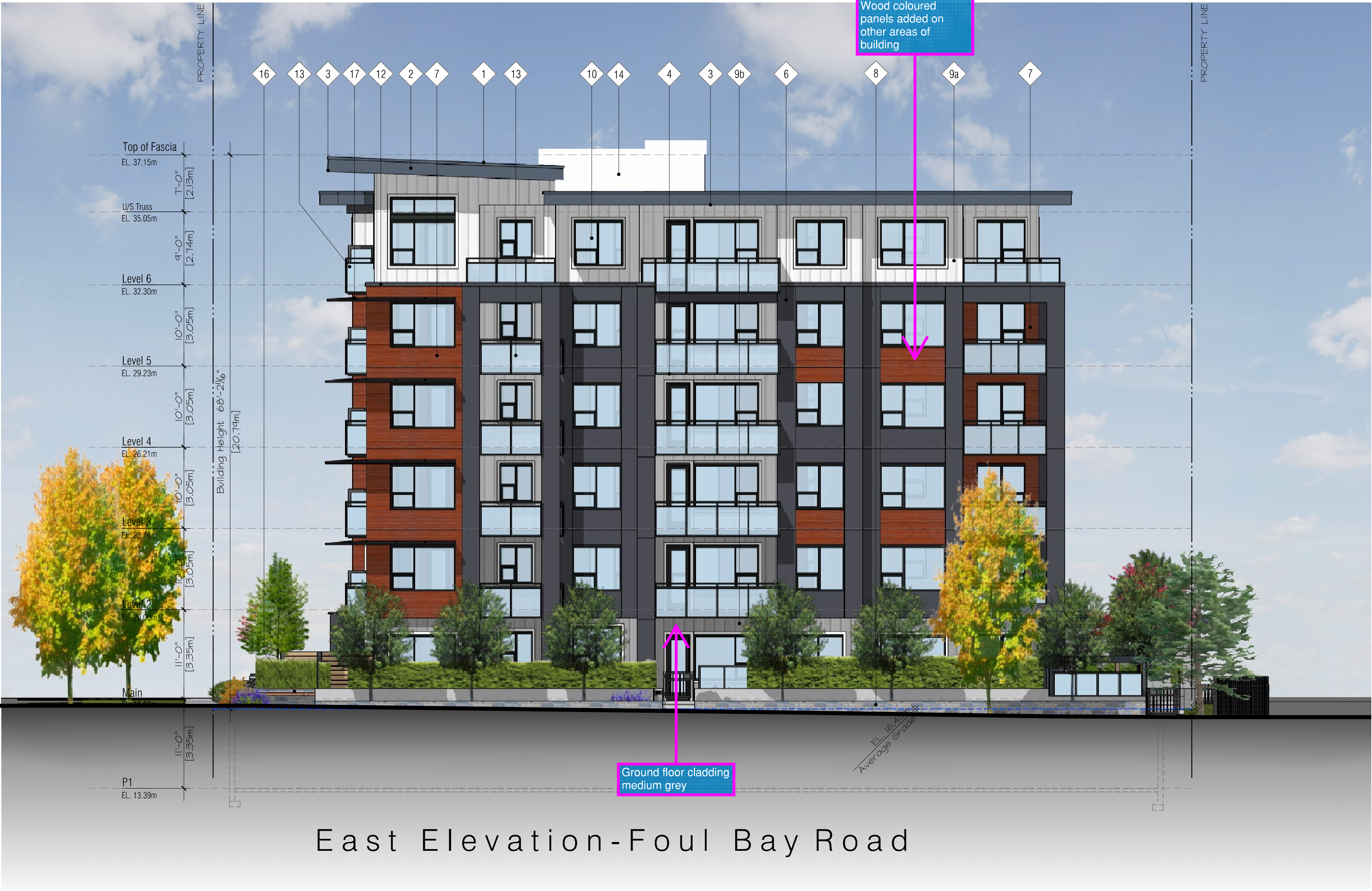
Exposed Concrete (Painted At Parts of the  
Building Envelope)
- 17

Sunshades - Charcoal Grey

Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

B.M. HC-178 Charcoal Slate



Elevation - East



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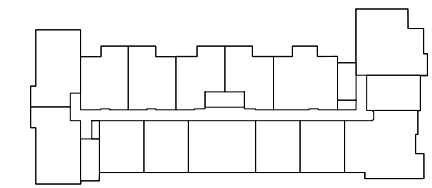
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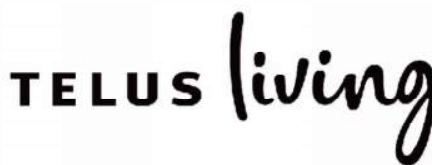
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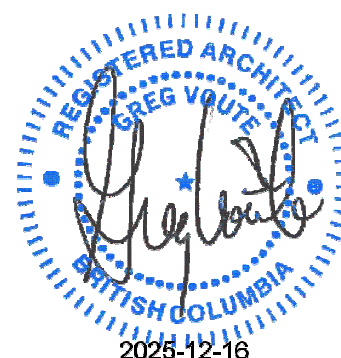
For

Project  
1908 FOUL BAY  
Multi-Unit Residential



Elevations

Scale: 1:100  
December 15, 2025



A-3.03



Material Legend

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

- 1

Roofing

2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark

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

Soffit: Feature Wood

Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey

Fibre Cement  
B.M. HC-169 - 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



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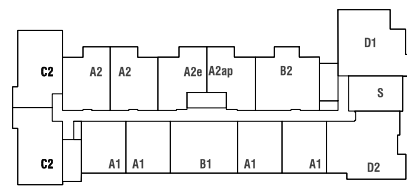
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For

Project  
1908 FOUL BAY  
Multi-Unit Residential

TELUS living

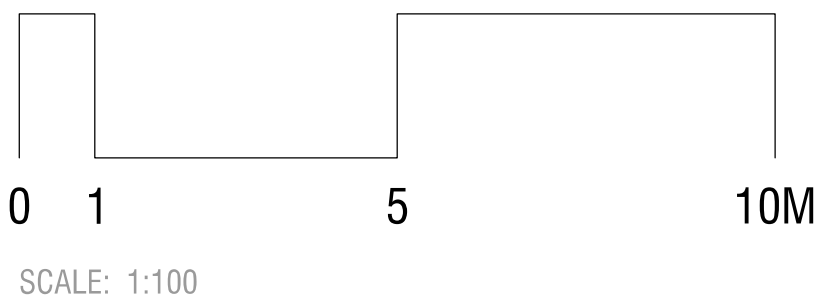


Elevations

Scale: 1:100  
December 15, 2025



A-3.04



Elevation - West





- 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

9b

B.M. OC-17 - White Dove

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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For

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Colour Material Board

Scale: NTS  
December 15, 2025



# Colour Material Board

A-3.05





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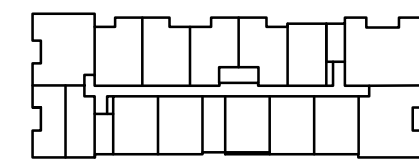
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For

Project  
1908 FOUL BAY  
Multi-Unit Residential

TELUS living



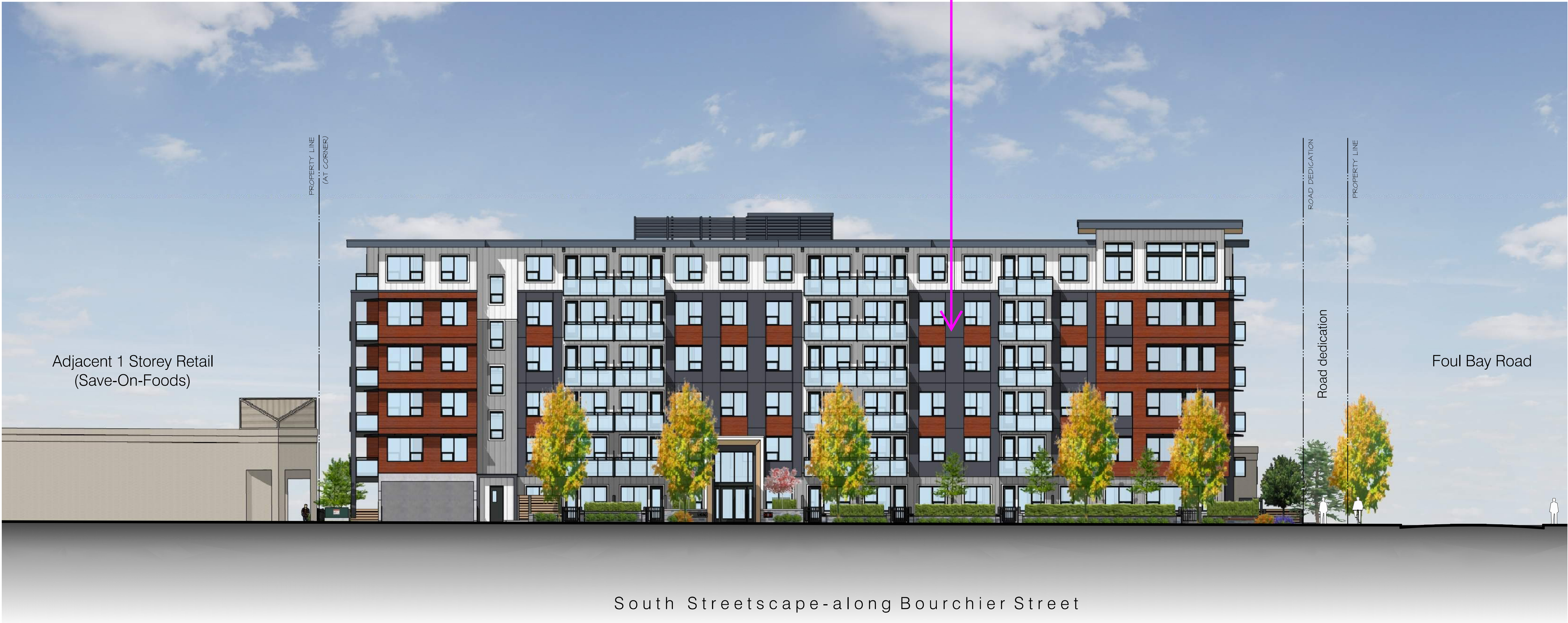
Streetscape Elevations  
South

Scale: 1:150  
December 15, 2025



A-3.06

Same changes as  
enlarged elevations



SCALE: 1:150

# Streetscape Elevation - South





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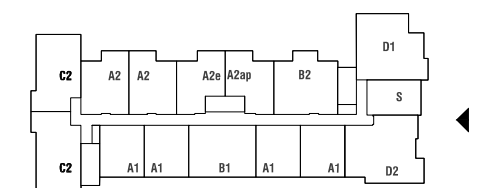
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For

Project  
1908 FOUL BAY  
Multi-Unit Residential

TELUS living



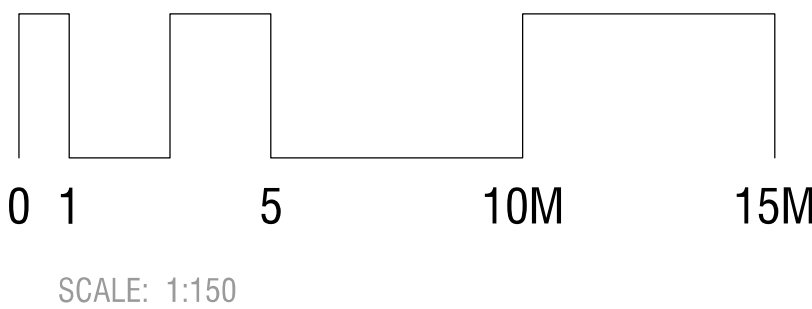
Streetscape Elevations  
East

Scale: 1:150  
December 15, 2025



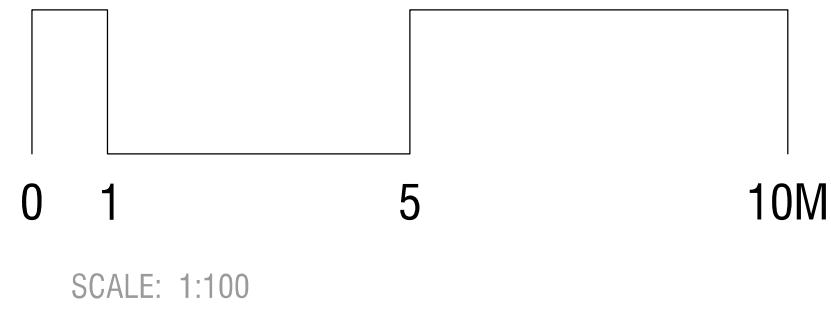
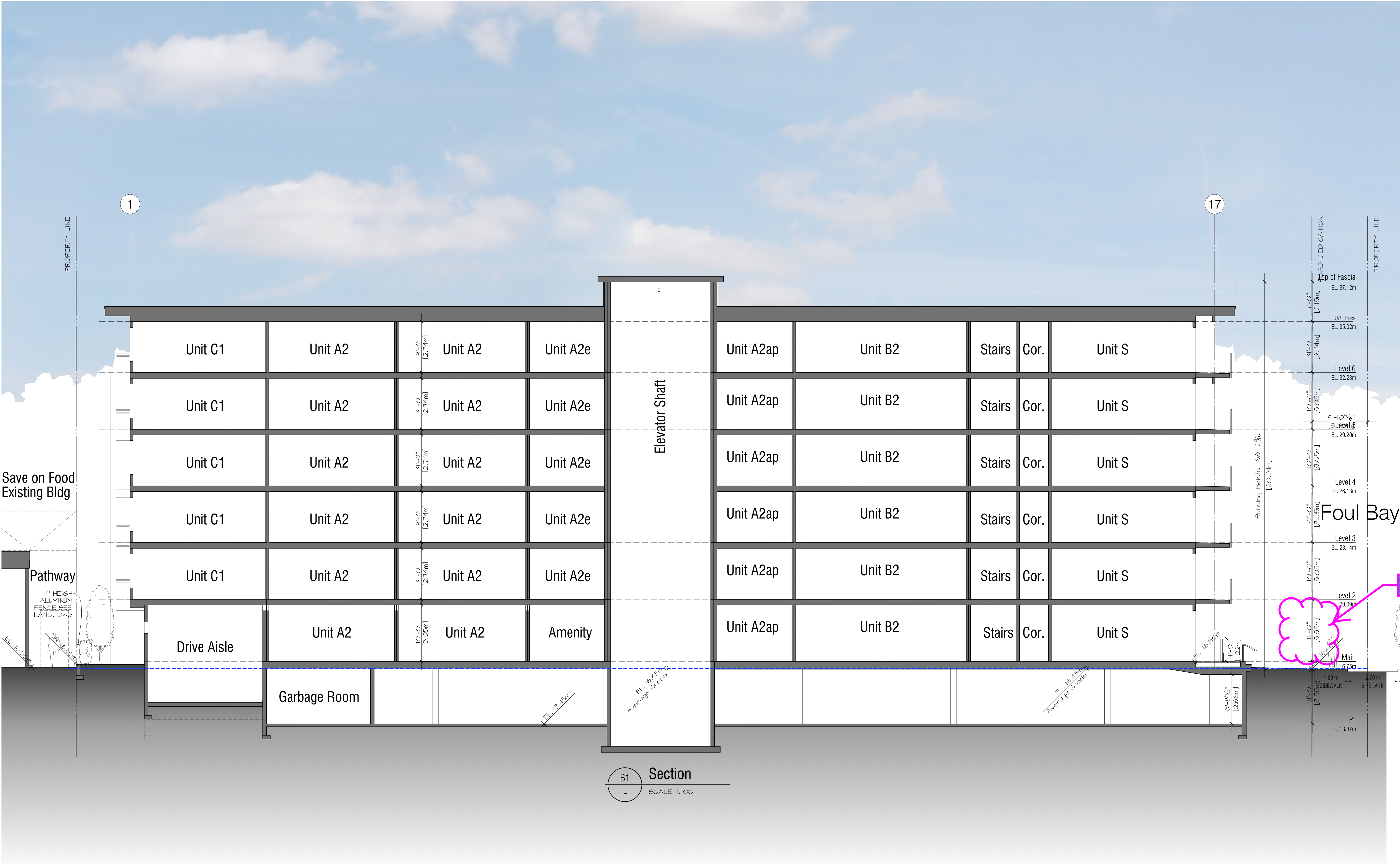
A-3.07

Same changes as  
enlarged elevations



# Streetscape Elevation - East



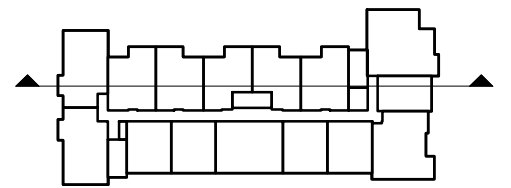


# Section - B1



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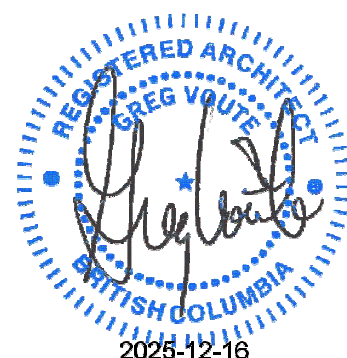


For  
Project  
**1908 FOUL BAY**  
Multi-Unit Residential

**TELUS living**

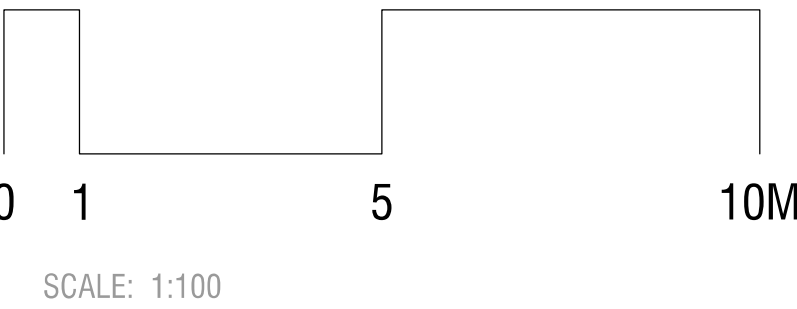
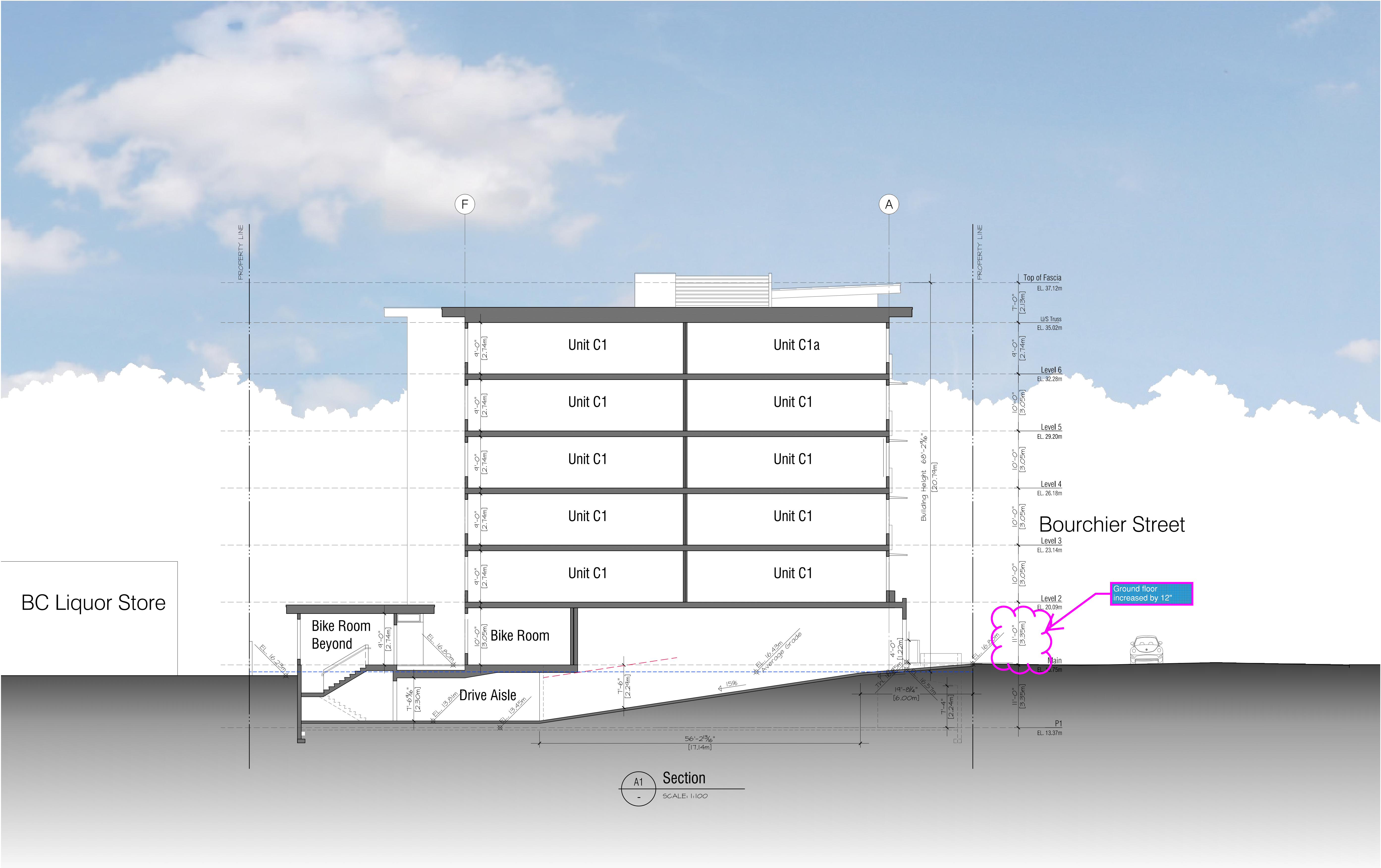


**Sections**  
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**A-4.01**





# Section -A1



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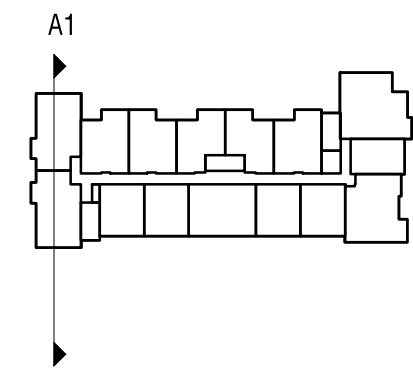
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Project

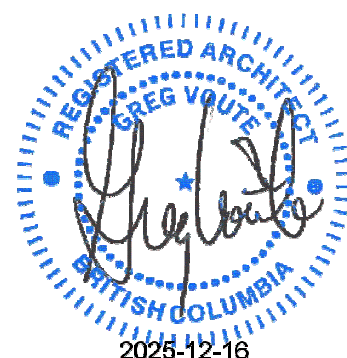
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**TELUS living**



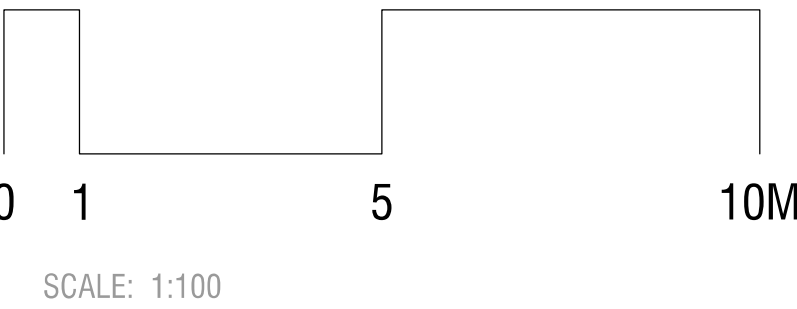
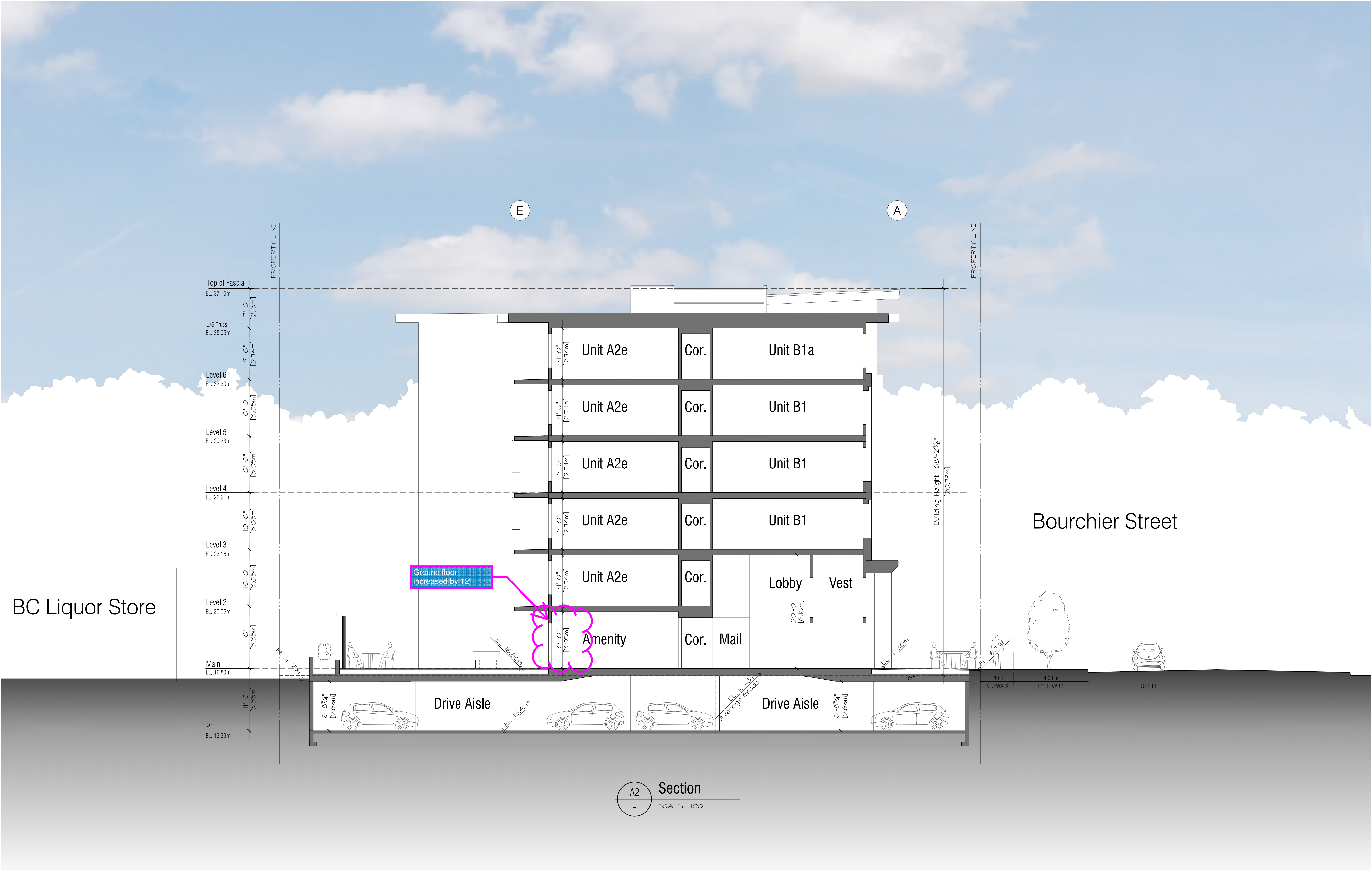
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December 15, 2025

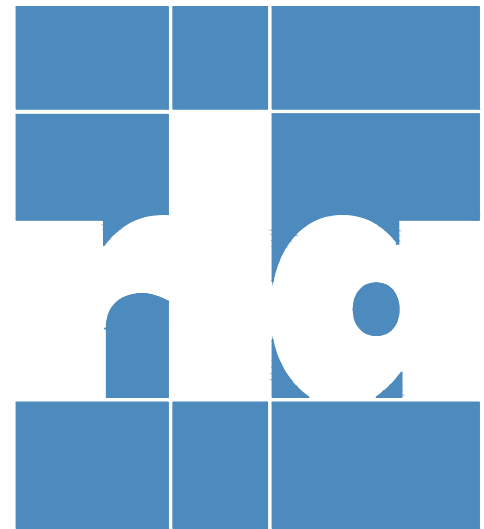


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# Section -A2



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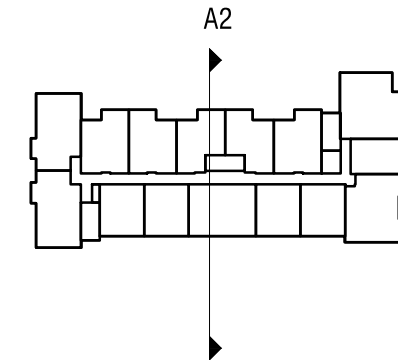
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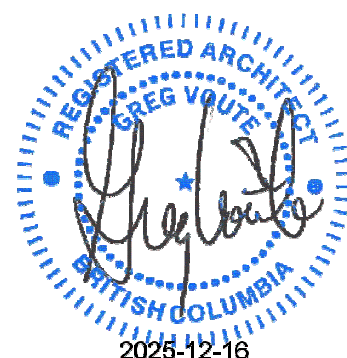
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Multi-Unit Residential

TELUS living



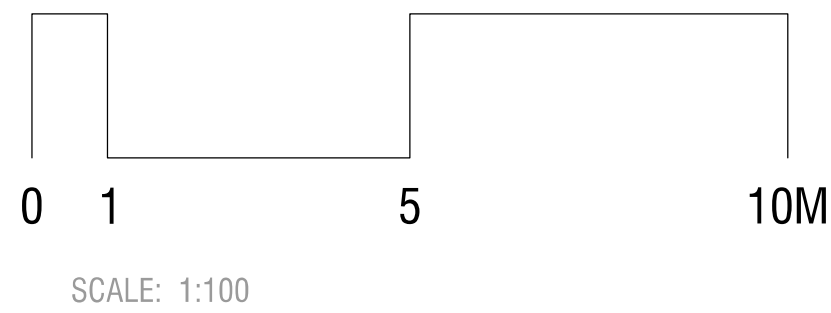
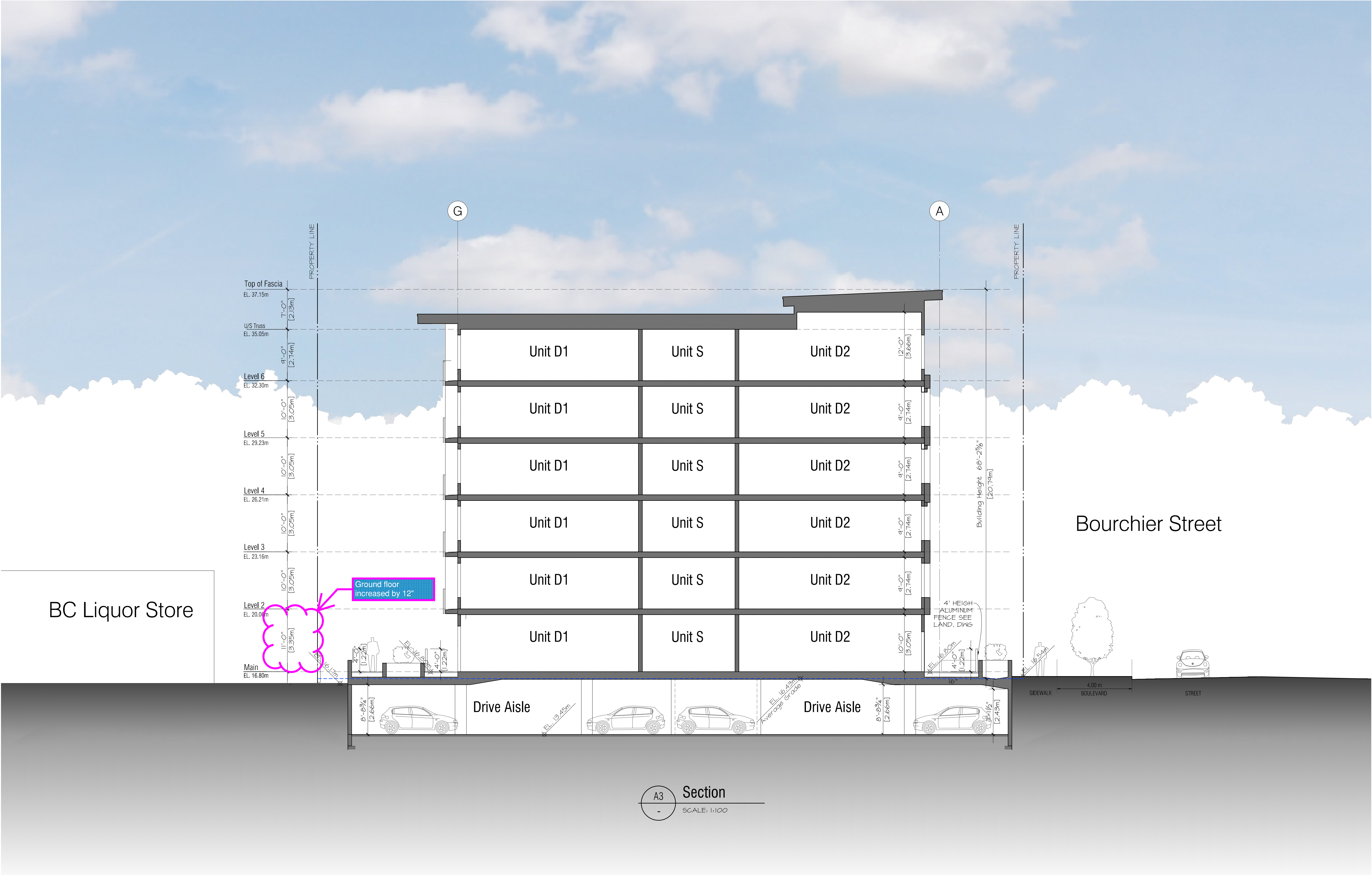
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# Section -A3



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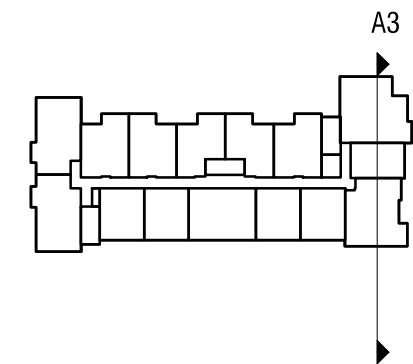
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For

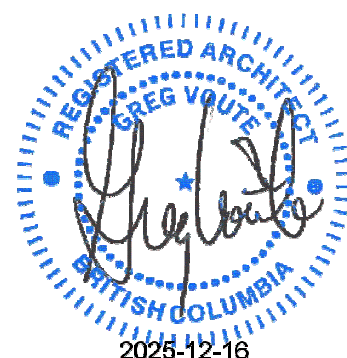
Project  
1908 FOUL BAY  
Multi-Unit Residential

TELUS living



Sections

Scale: 1:100  
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A-4.03





Concept Model View - SE corner-Bourchier



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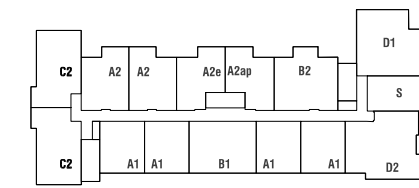
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Views

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A-5.01





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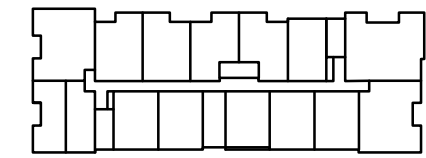
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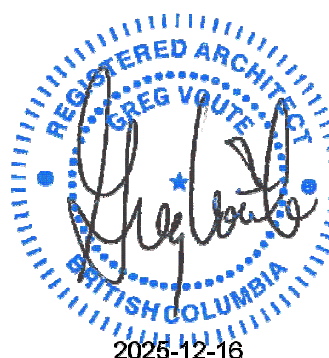
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Multi-Unit Residential

TELUS living



Views

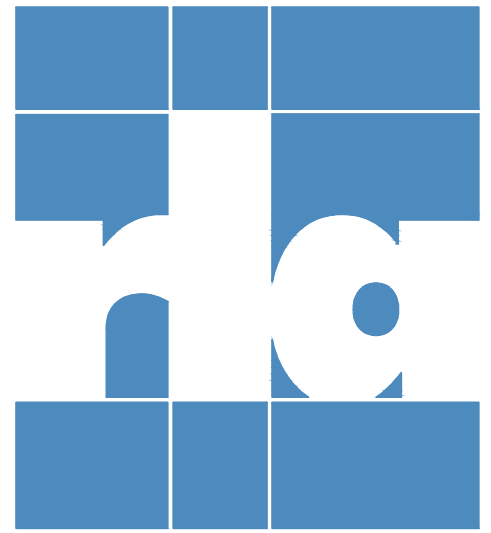
Scale:  
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Concept Model View - NE-Foul Bay

A-5.04





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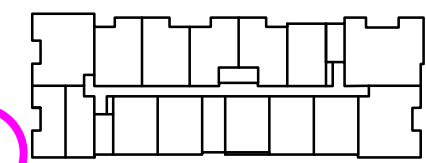
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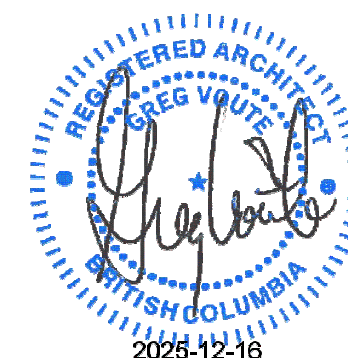
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Views

Scale:  
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Concept Model View - Entry

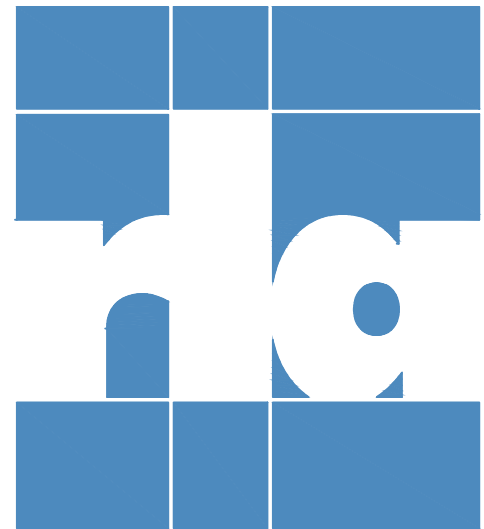
A-5.05





New pathway sketch

# Pathway Concept Model View A-5.06



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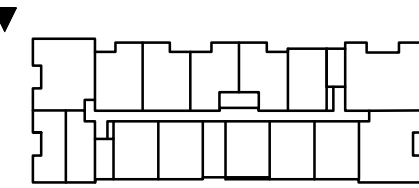
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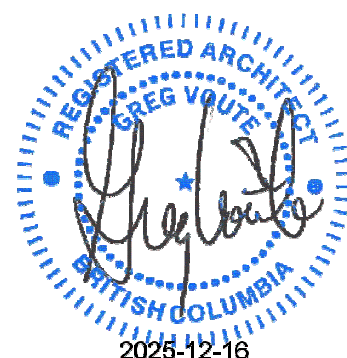
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Views

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SPRING EQUINOX



March 21st, 9:00 A.M.

SUMMER SOLSTICE



June 21st, 9:00 A.M.

FALL EQUINOX

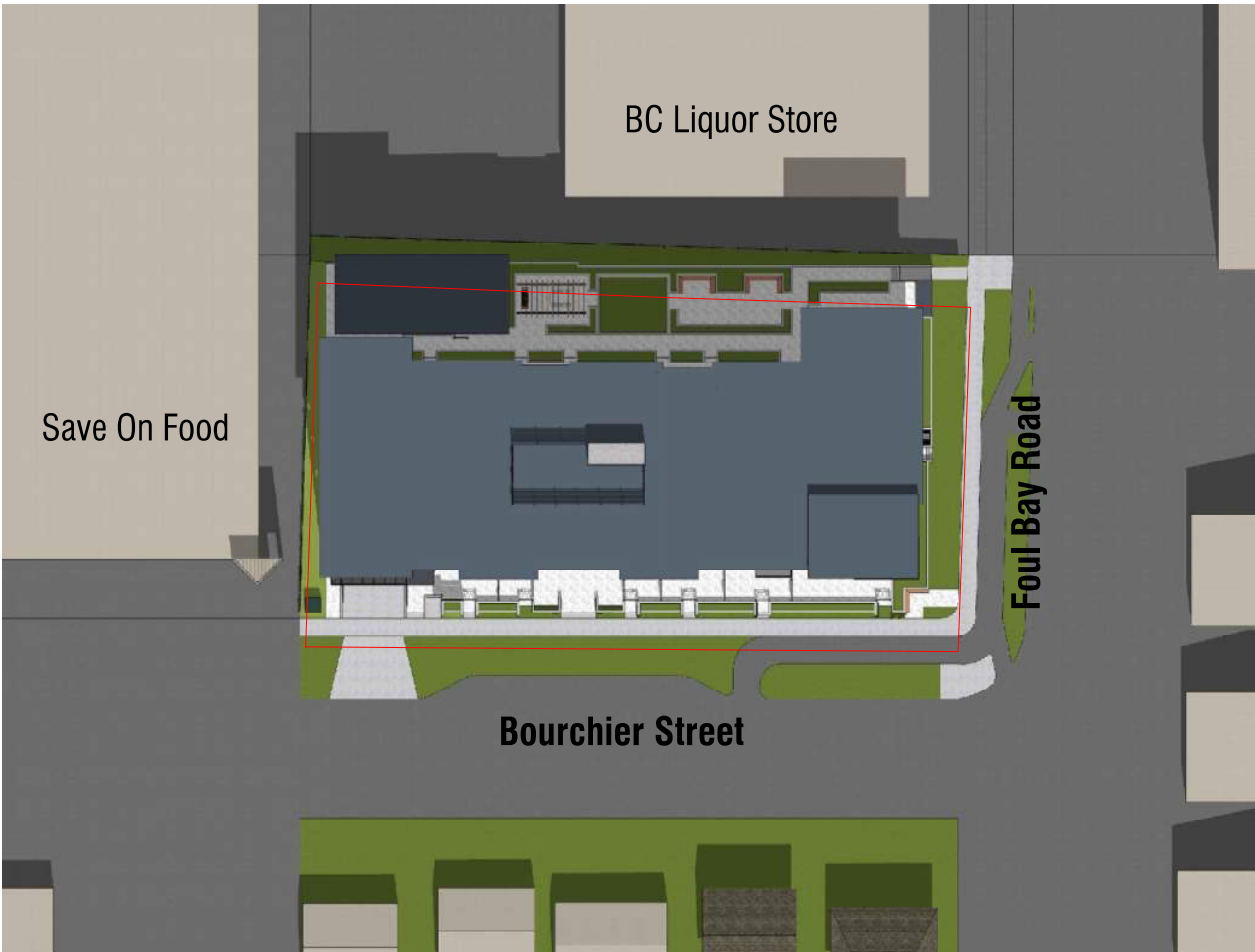


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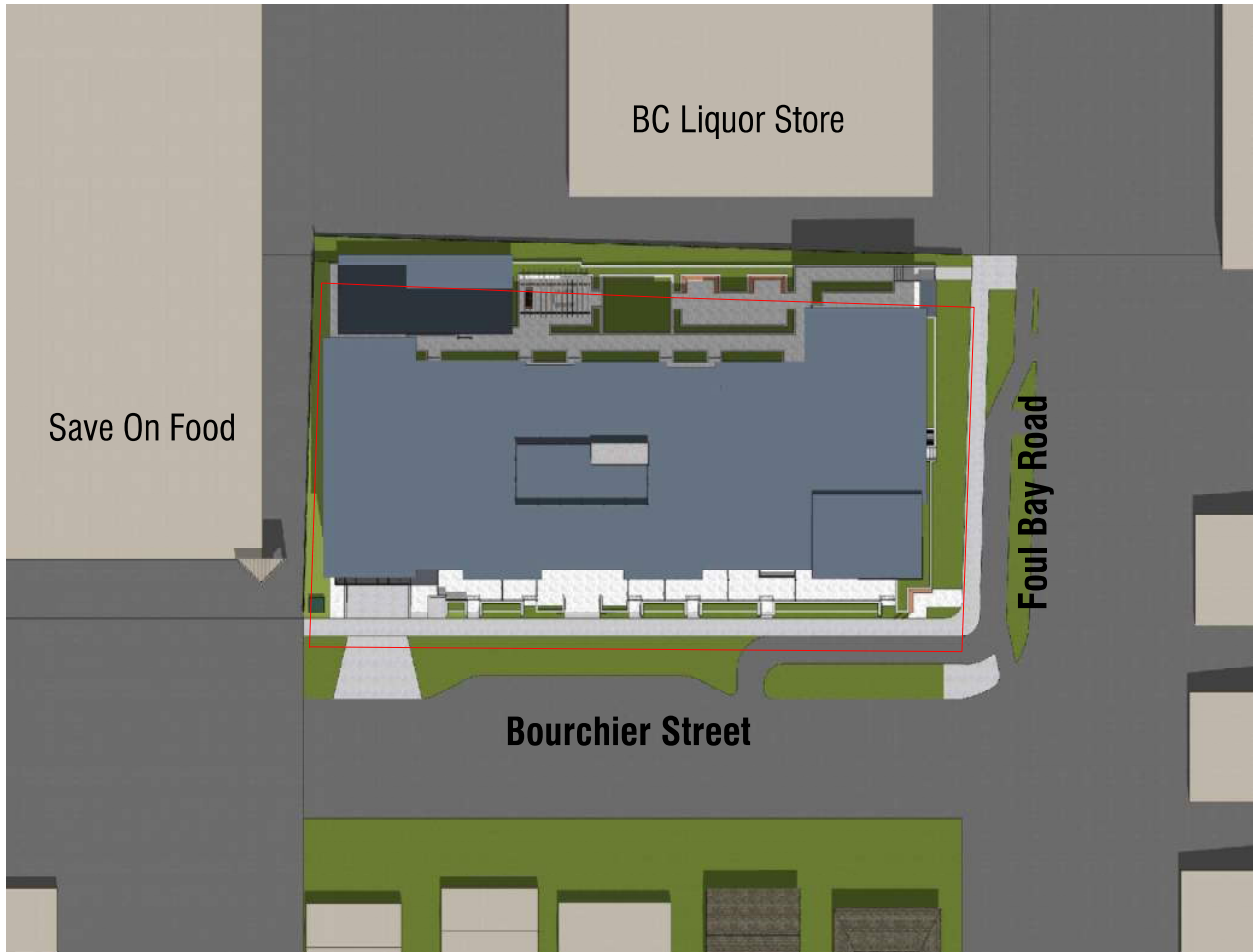
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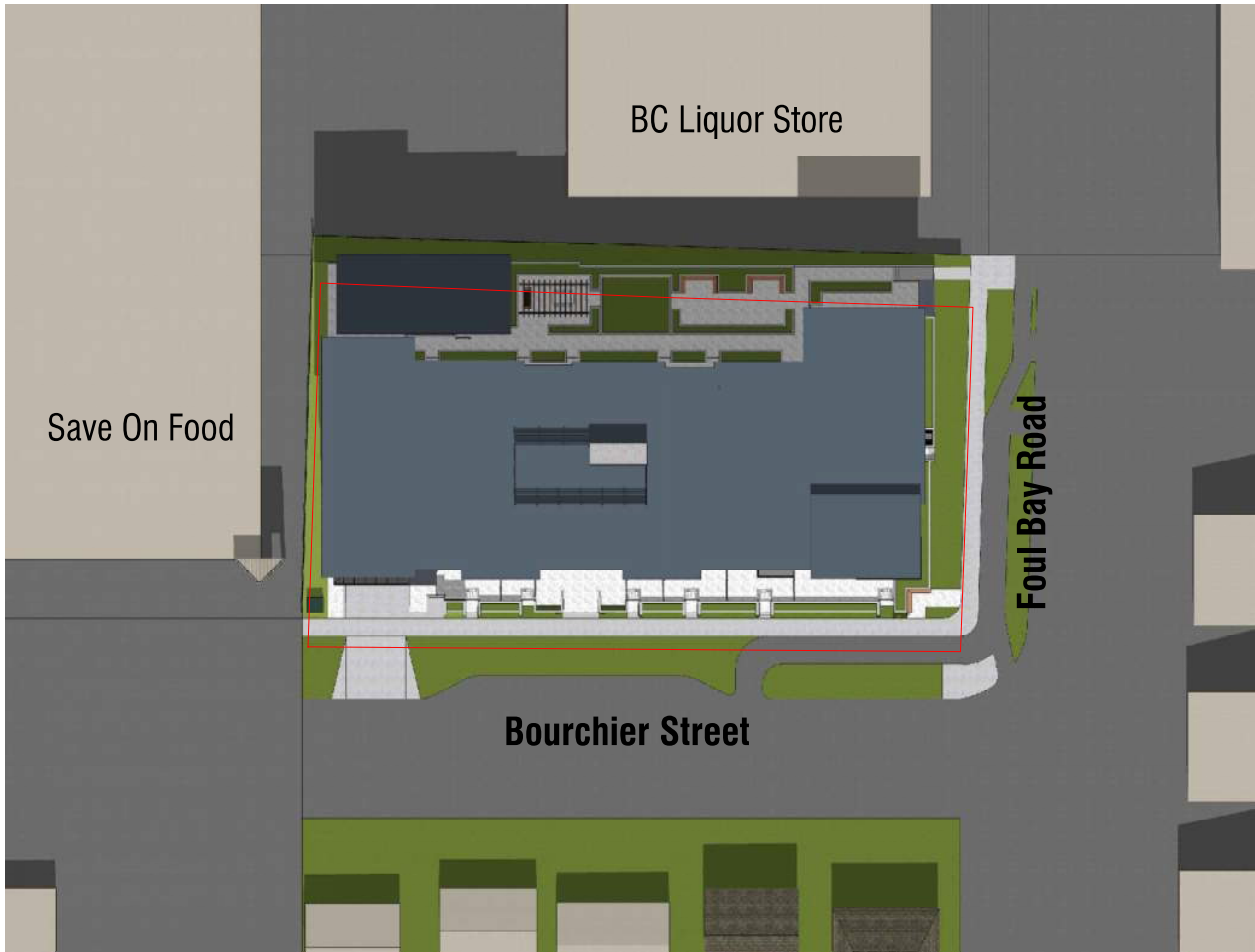
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March 21st, 12:00 P.M.



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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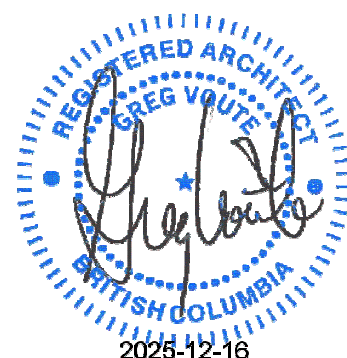
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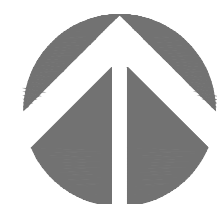


Shadow Study

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December 15, 2025

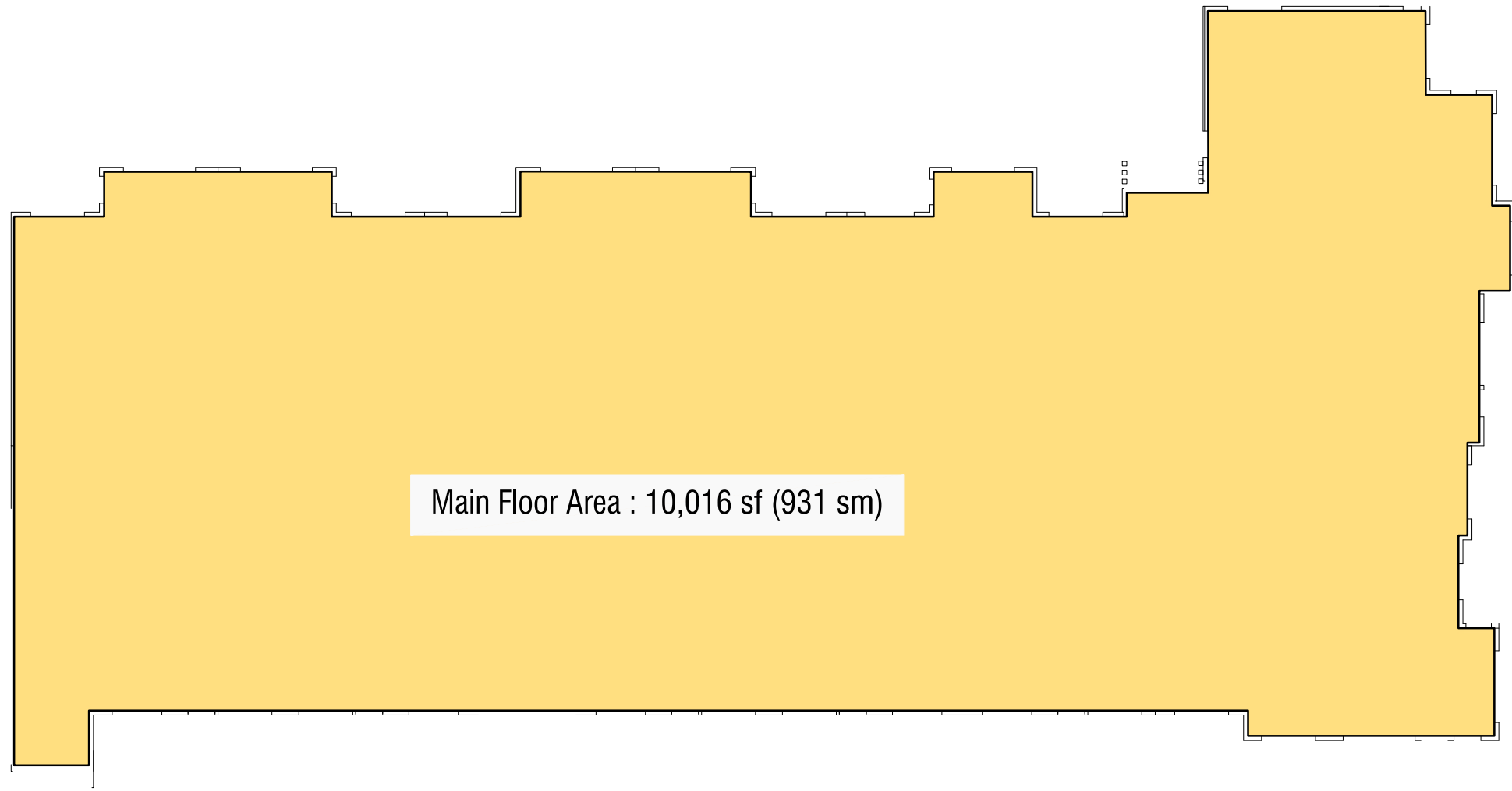
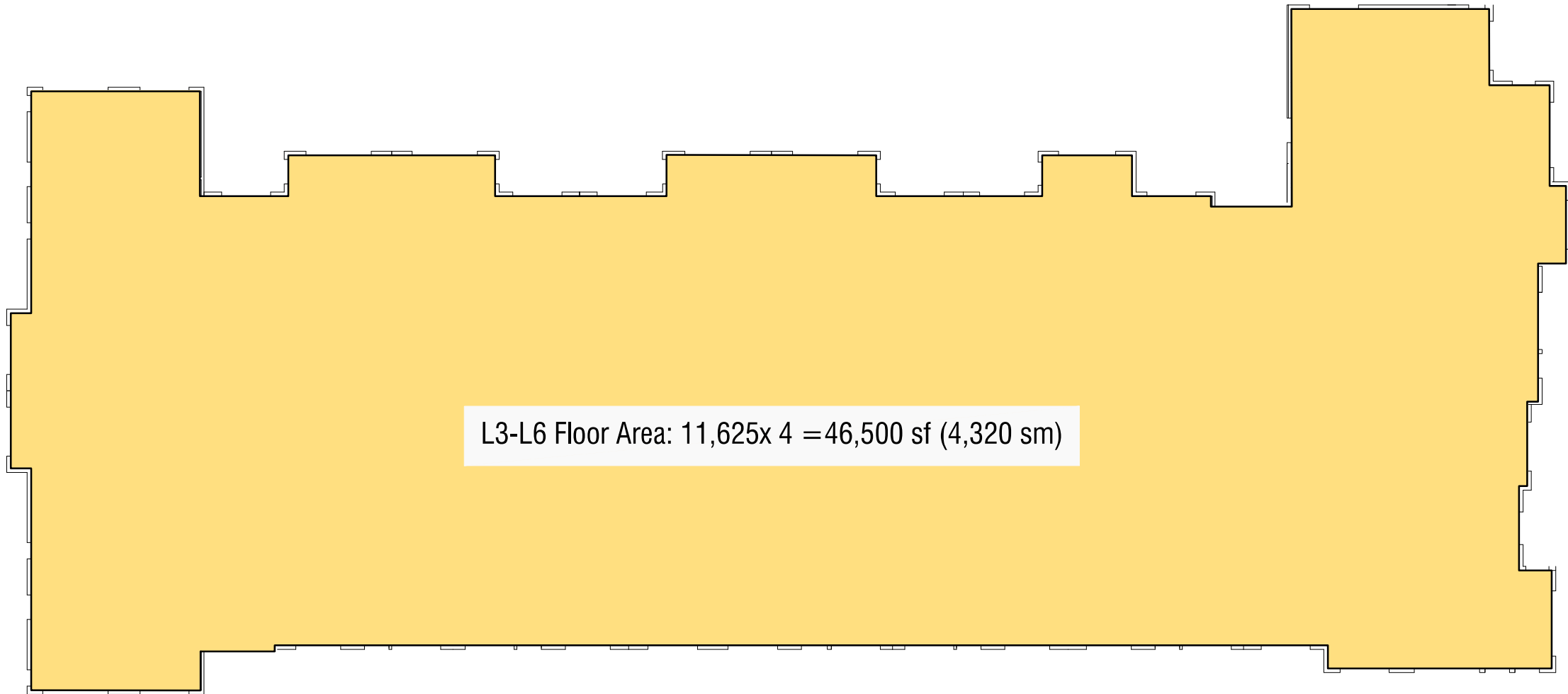
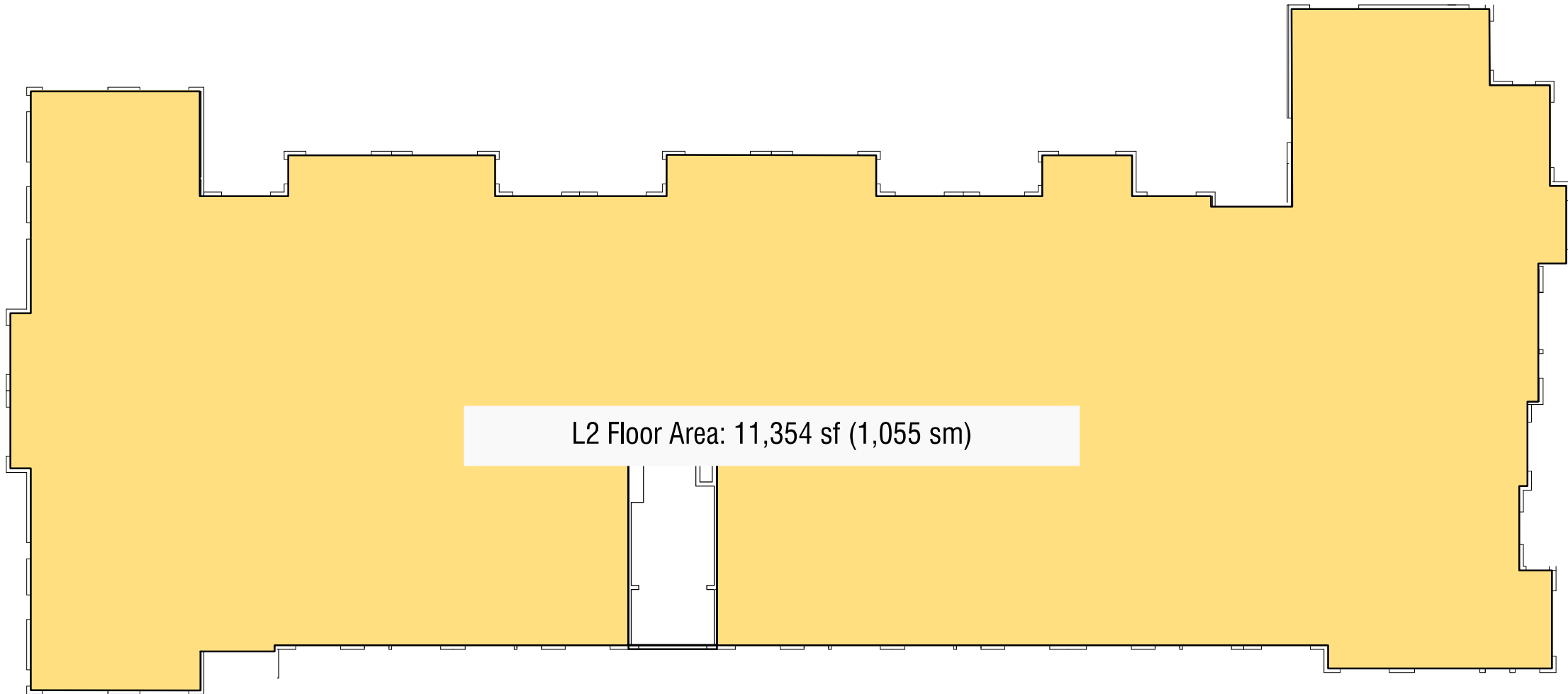


Shadow Study



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
<hr/>		
Total	67,870 sf	6,305 sm

DEFINITIONS (from City of Victoria Zoning Bylaw 2018)

"Floor Area" is measured to the interior surface of the exterior walls of Buildings and includes the area of any mezzanine, exterior hallway, exterior staircase, loft or partial Storey, and excludes the following :

- a) the area of any Balcony, veranda, exposed deck, patio or roof;
- b) the area of any Crawlspace or Basement;
- c) the area of Rooftop Structures;
- d) the area used or intended to be used for required parking or movement of motor vehicles, which is calculated starting from the lowest level of the Building;
- e) the area that is used to provide bicycle parking required by this bylaw; and
- f) the area of any exterior hallway or exterior staircase, for Buildings existing prior to August 1, 2018

Updated definition as per latest zoning bylaws



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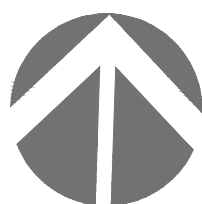
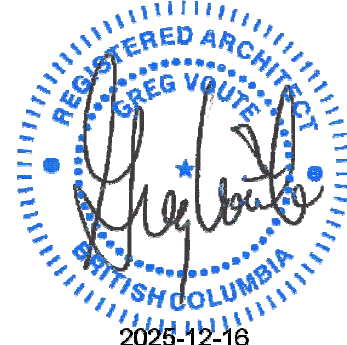
For

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1908 FOUL BAY  
Multi-Unit Residential



Key Plan - Area Calculations

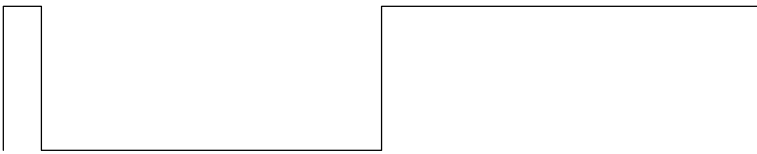
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December 15, 2025



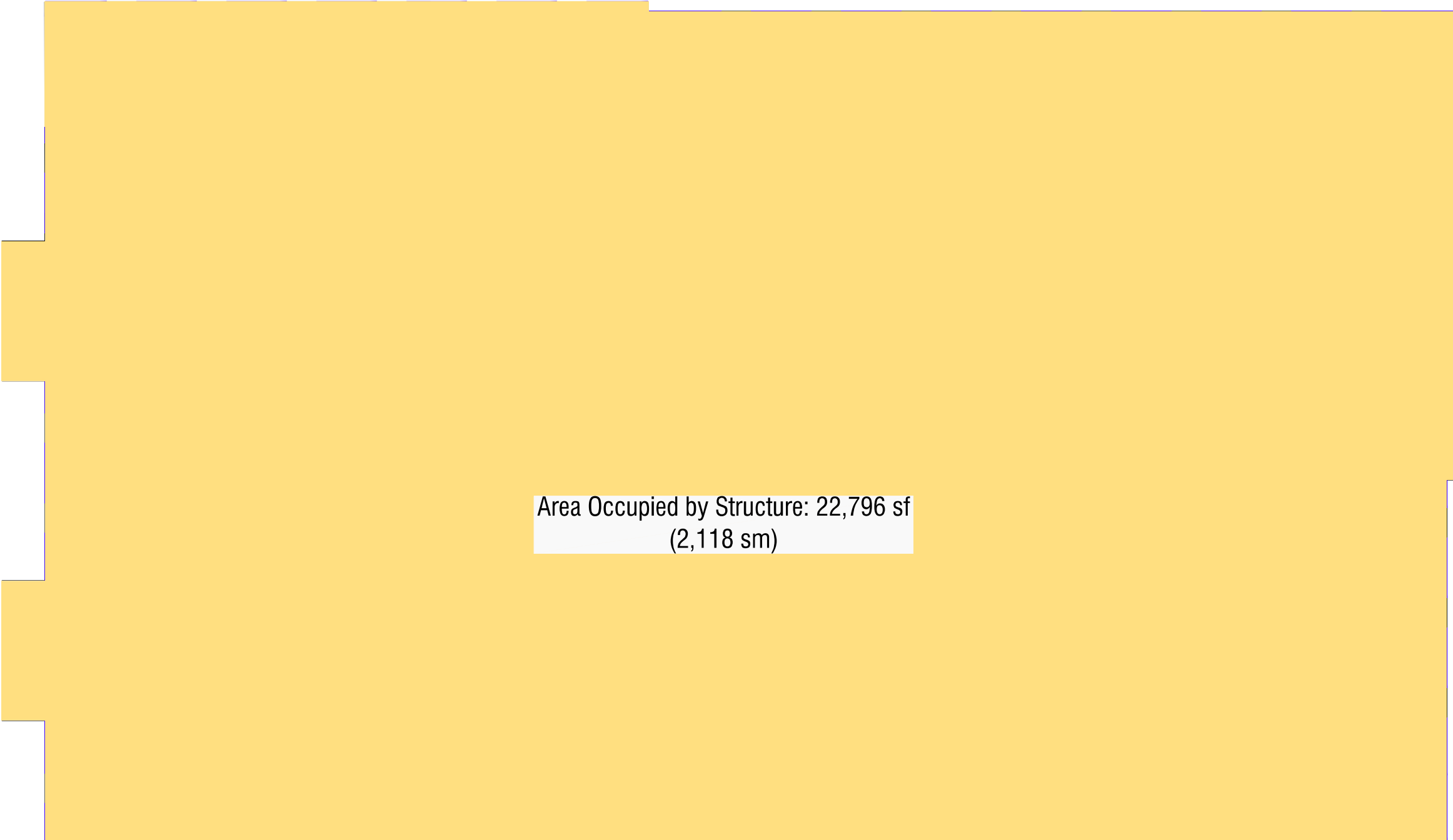
A-7.01

Key Plan - Area Calculations





SCALE: 1:200



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.

Key Plan - Site Coverage



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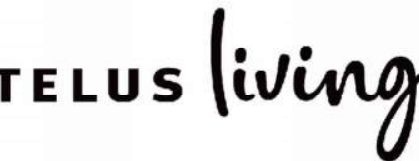
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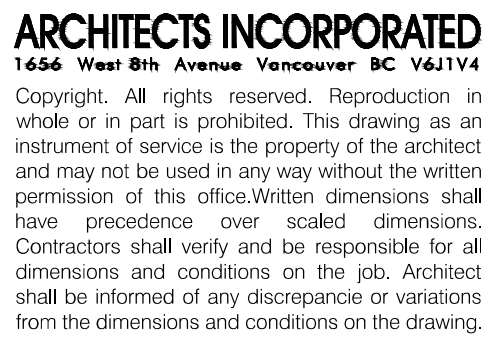
Key Plan - Site Coverage

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A-7.02





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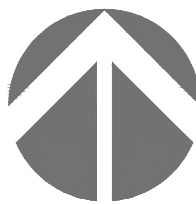
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Multi-Unit Residential



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

**"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



A-7.03

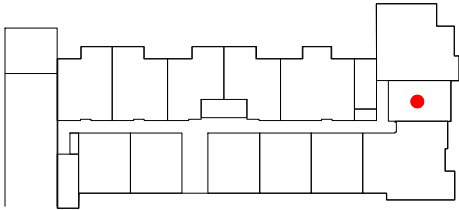


Unit S - Studio

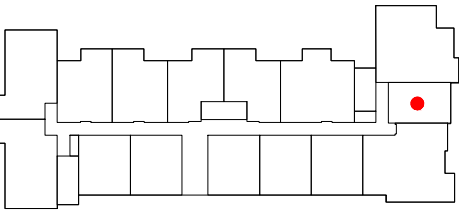
1 Bed + 1 Bath  
434 sf

6 Units Total (6 of 87)

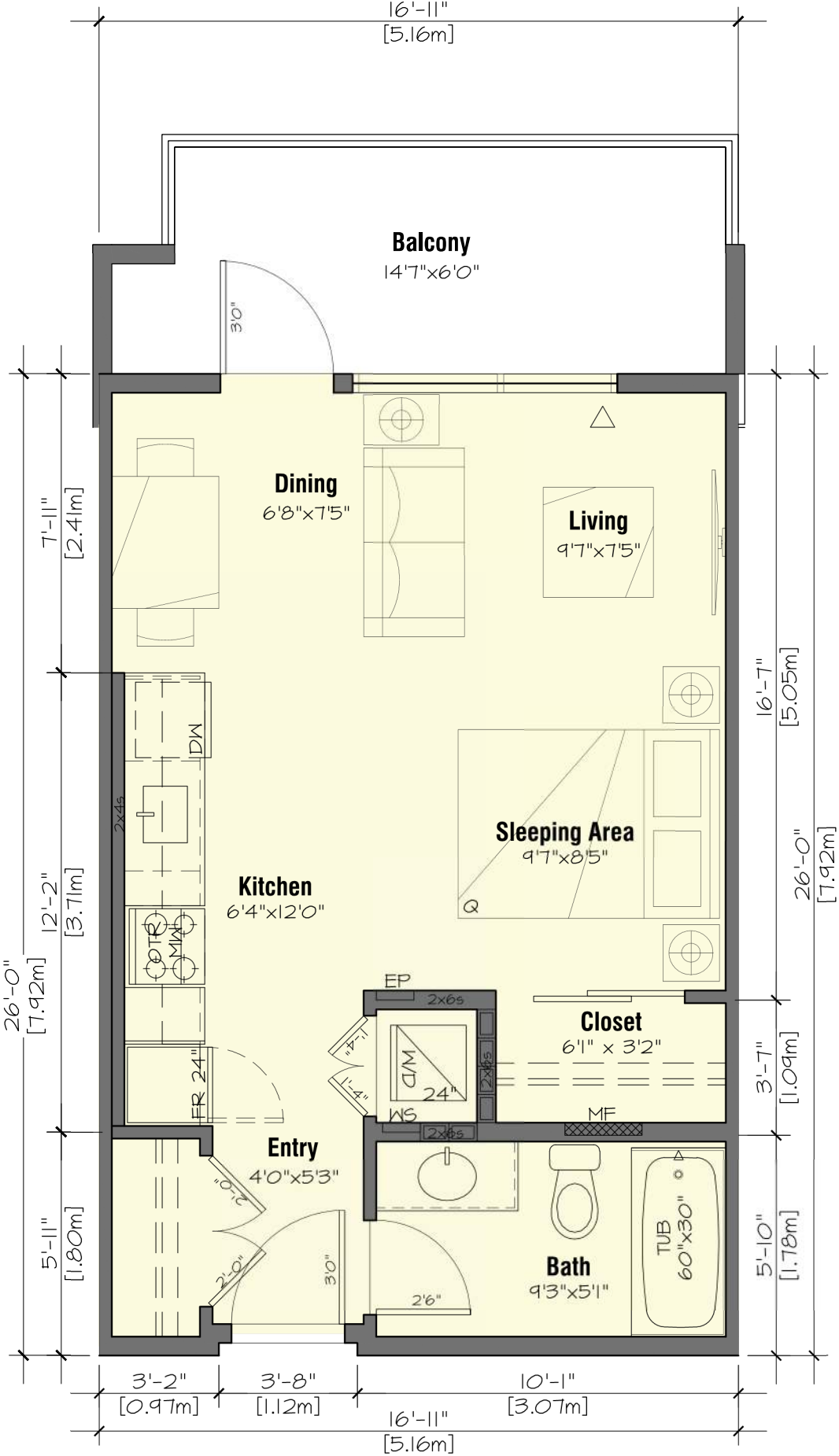
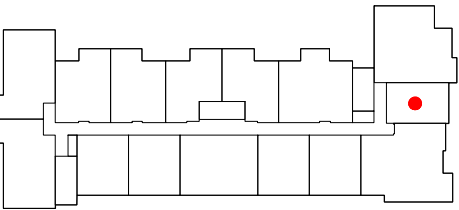
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Level 2:



Level 3-6:

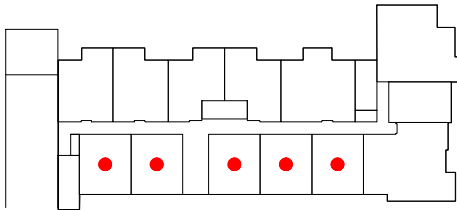


A1 - 1 Bedroom

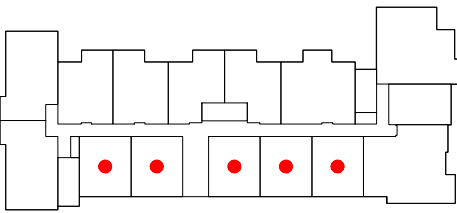
1 Bed + 1 Bath  
530 sf

26 Units Total (26 of 87)

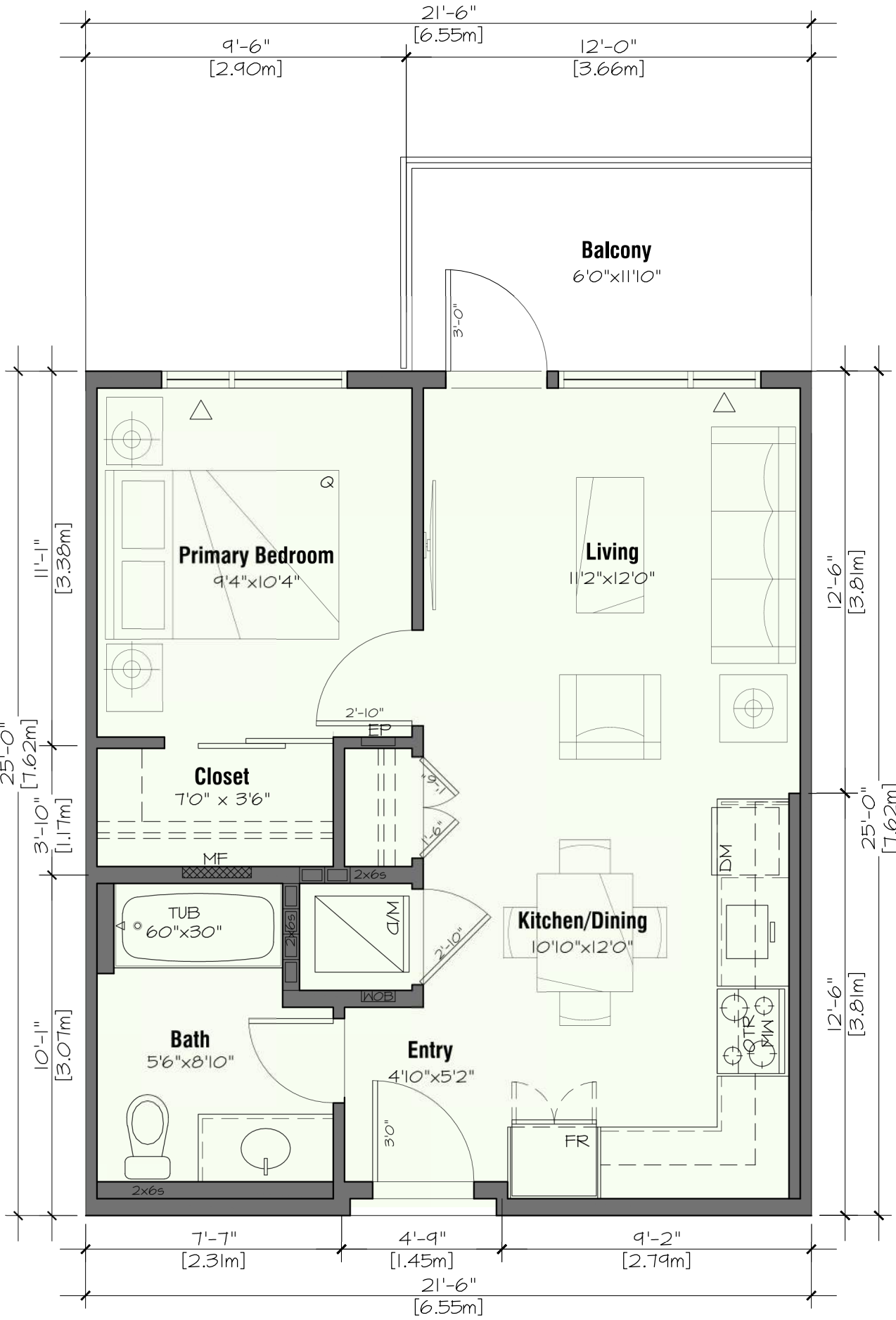
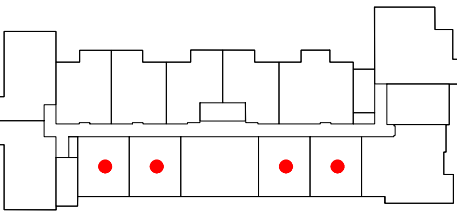
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Level 2:



Level 3-6:

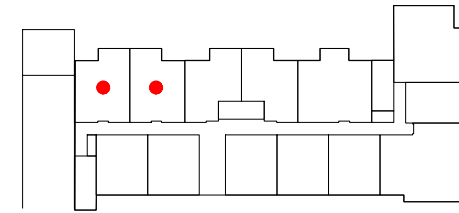


A2 - 1 Bedroom + Flex

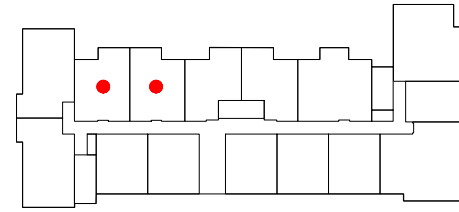
1 Bed + 1 Bath  
656 sf

12 Units Total (12 of 87)

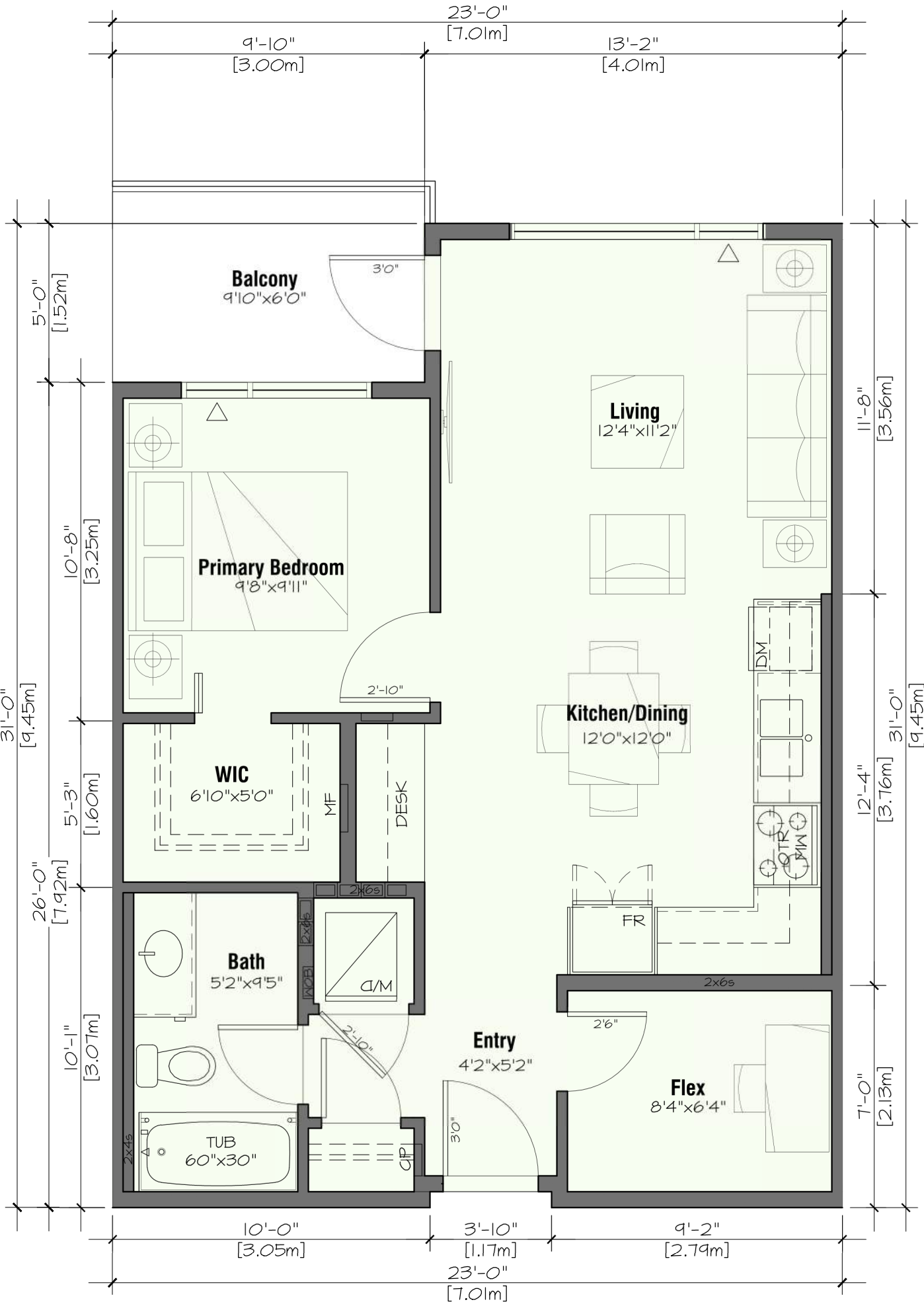
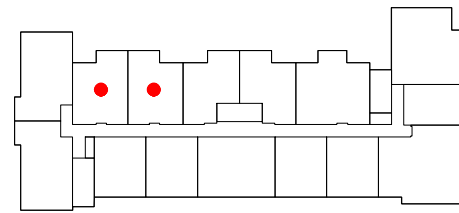
Level 1:



Level 2:



Level 3-6:



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December 15, 2025  
Issued for DP Resubmission

For

Project

1908 FOUL BAY  
Multi-Unit Residential

TELUS living



Unit Plans

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



A-8.01





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December 15, 2025



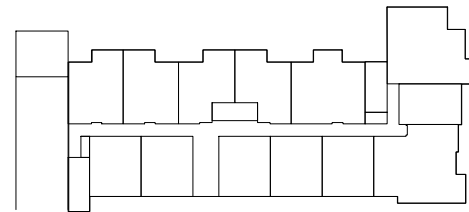
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## A2e - 1 Bedroom

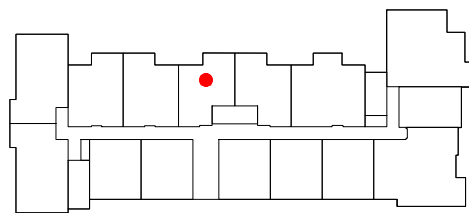
1 Bed + 1 Bath  
581 sf

5 Units Total (5 of 87)

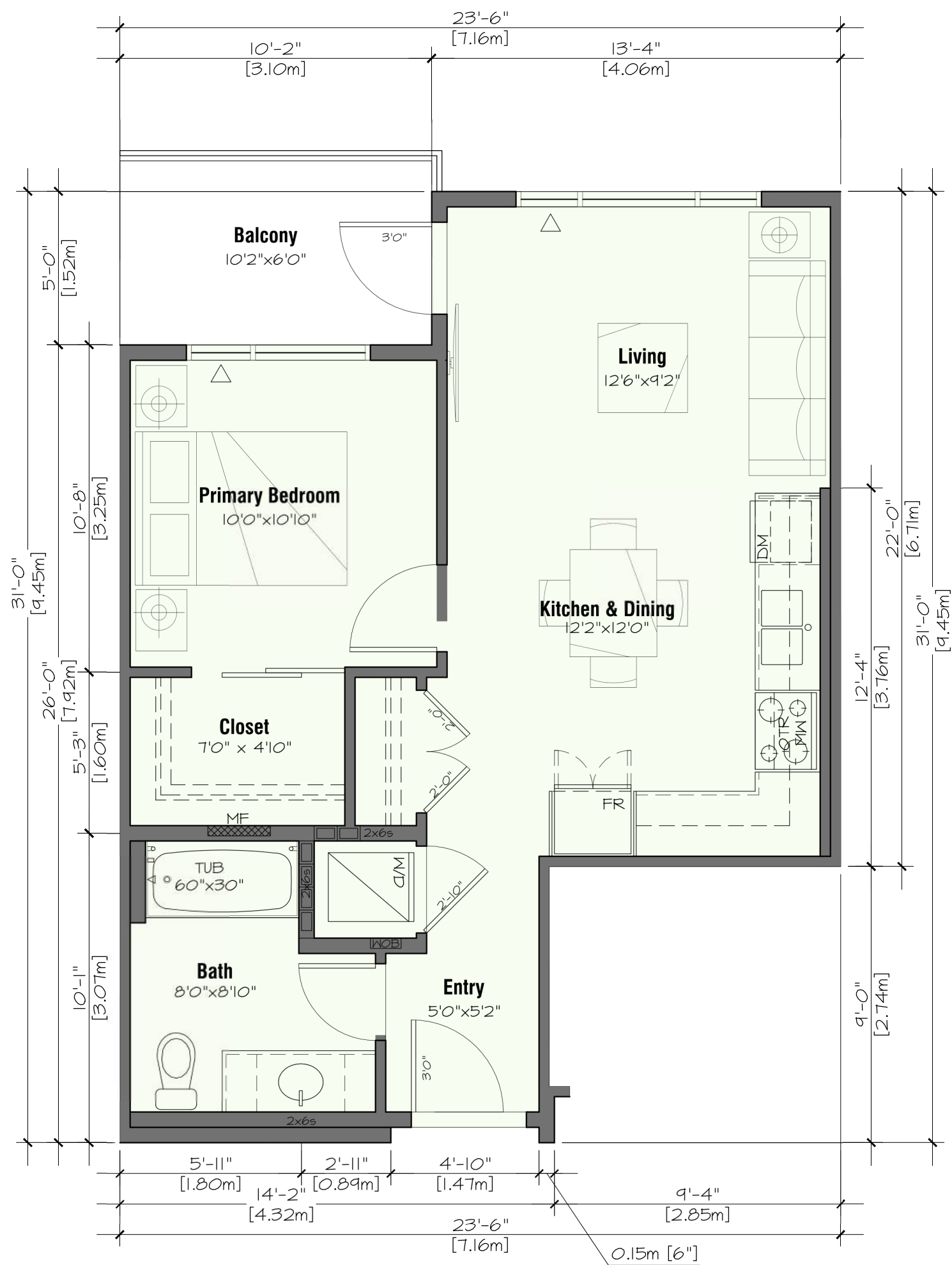
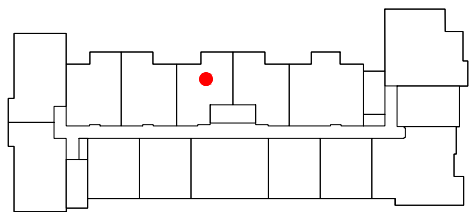
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Level 2:



Level 3-6:



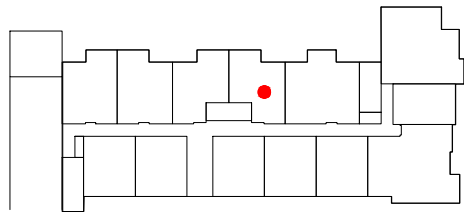
## A2ap - 1 Bedroom

1 Bed + 1 Bath  
581 sf

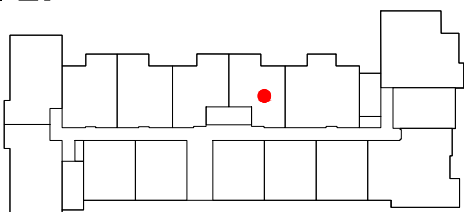
Adaptable Units (2018 Compliance)

5 Unit Total (6 of 87)

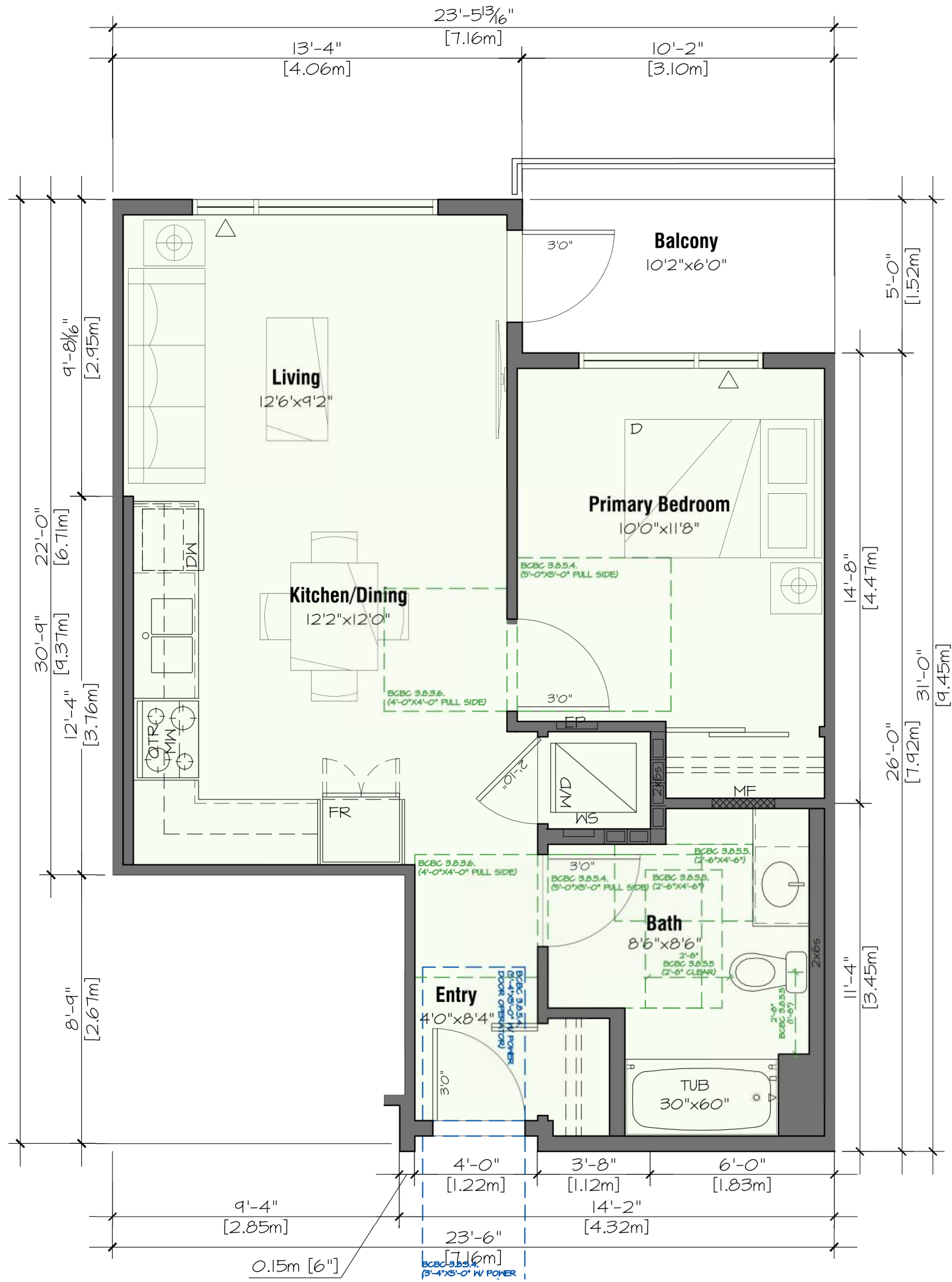
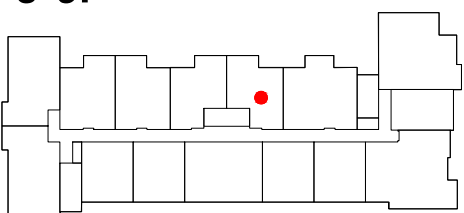
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Level 3-6:

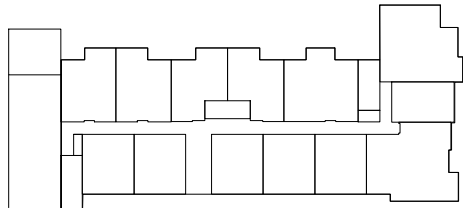




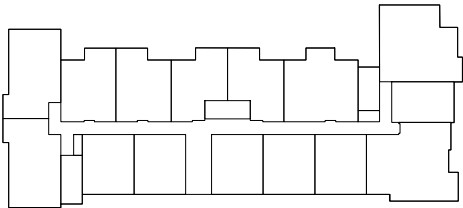
B1 - 2 Bedroom  
2 Bed + 2 Bath  
798 sf

4 Units Total (4 of 87)

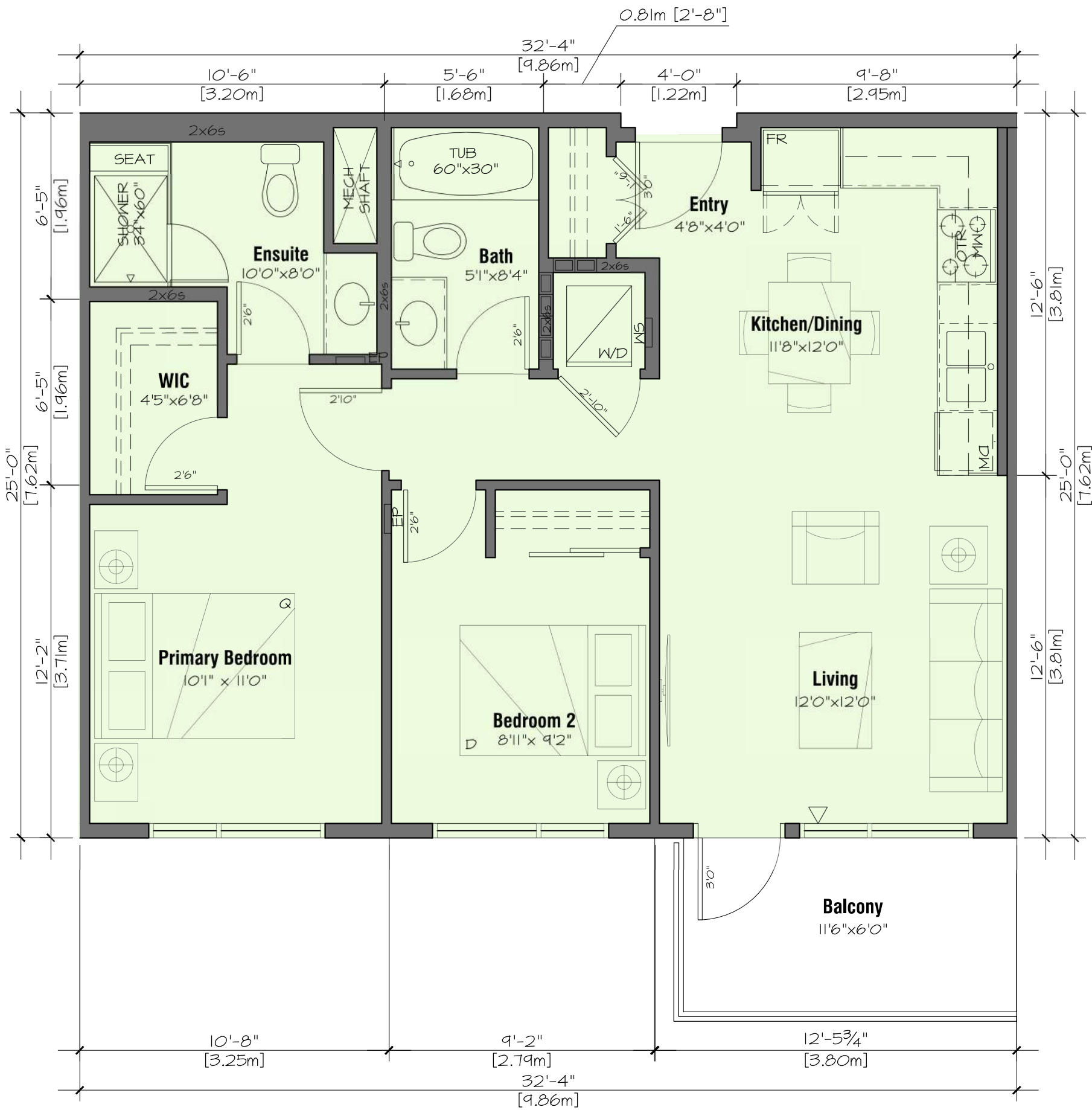
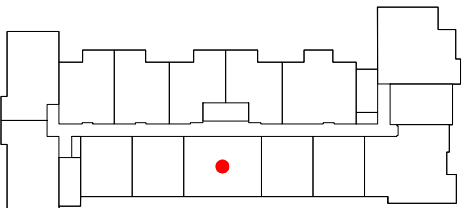
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Level 2:



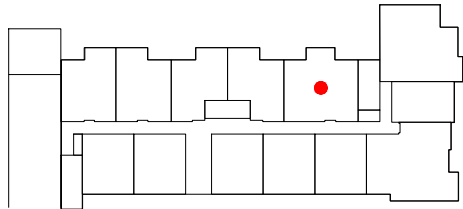
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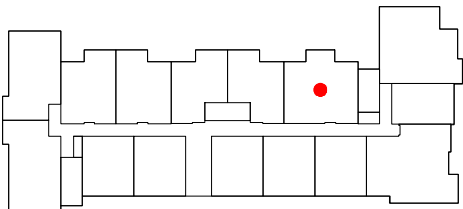
B2 - 2 Bedroom Unit  
2 Bed + 2 Bath  
852 sf

6 Units Total (6 of 87)

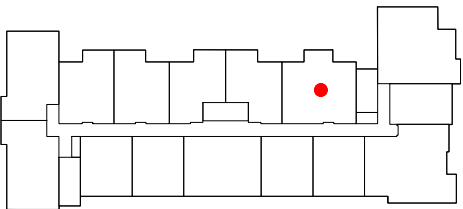
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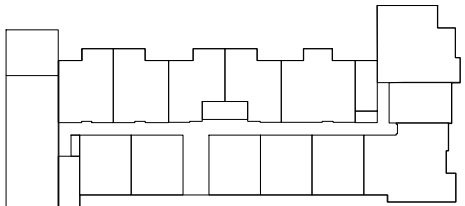
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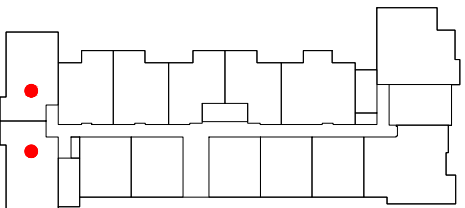
C2 - 2 Bedroom Corner Unit  
2 Bed + 2 Bath  
797 sf

6 Units Total (10 of 87)

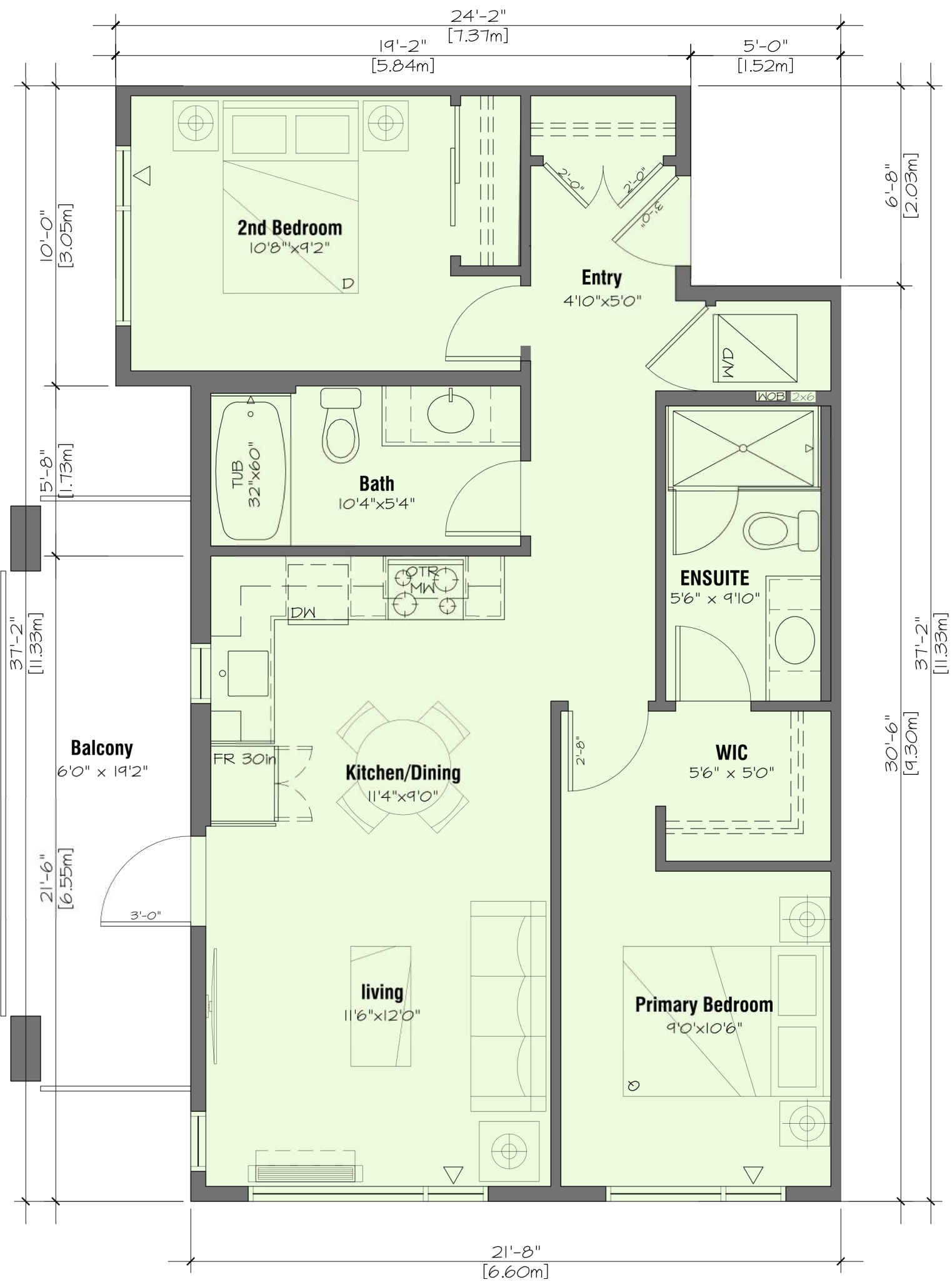
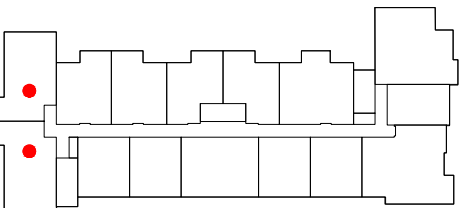
Level 1:



Level 2:



Level 3-6:



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For

Project  
1908 FOUL BAY  
Multi-Unit Residential



Unit Plans

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



A-8.03

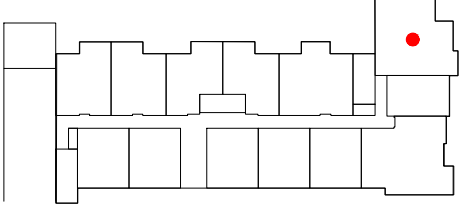


D1 - 3 Bedroom Corner Unit

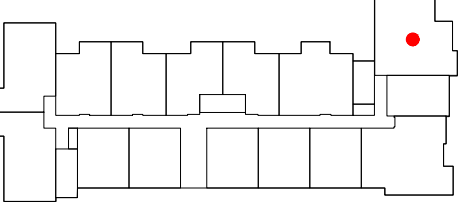
3 Bed + 2 Bath  
991 sf

8 Units Total (6 of 87)

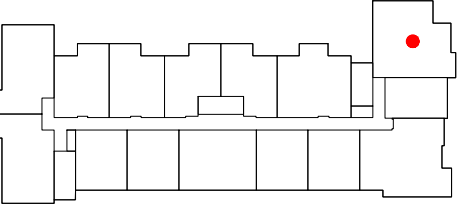
Level 1:



Level 2:



Level 3-6:

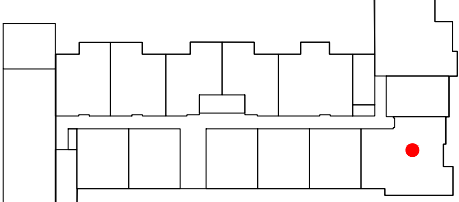


D2 - 3 Bedroom Corner Unit

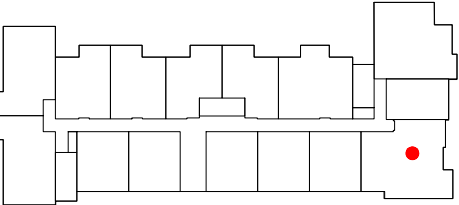
3 Bed + 2 Bath  
1090 sf

8 Units Total (6 of 87)

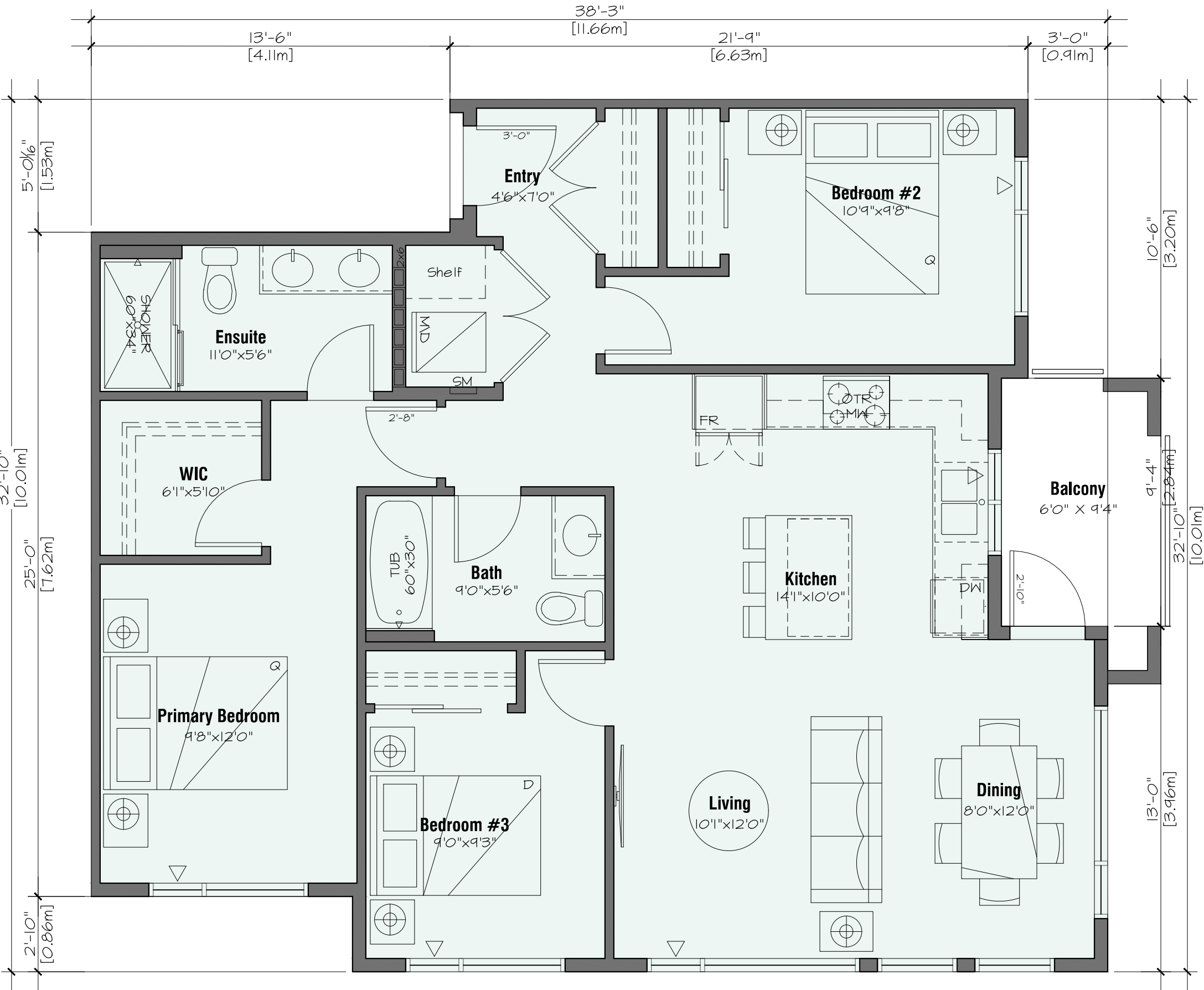
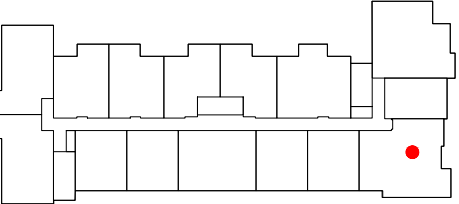
Level 1:



Level 2:



Level 3-6:



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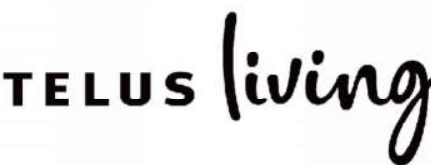
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1908 FOUL BAY  
Multi-Unit Residential



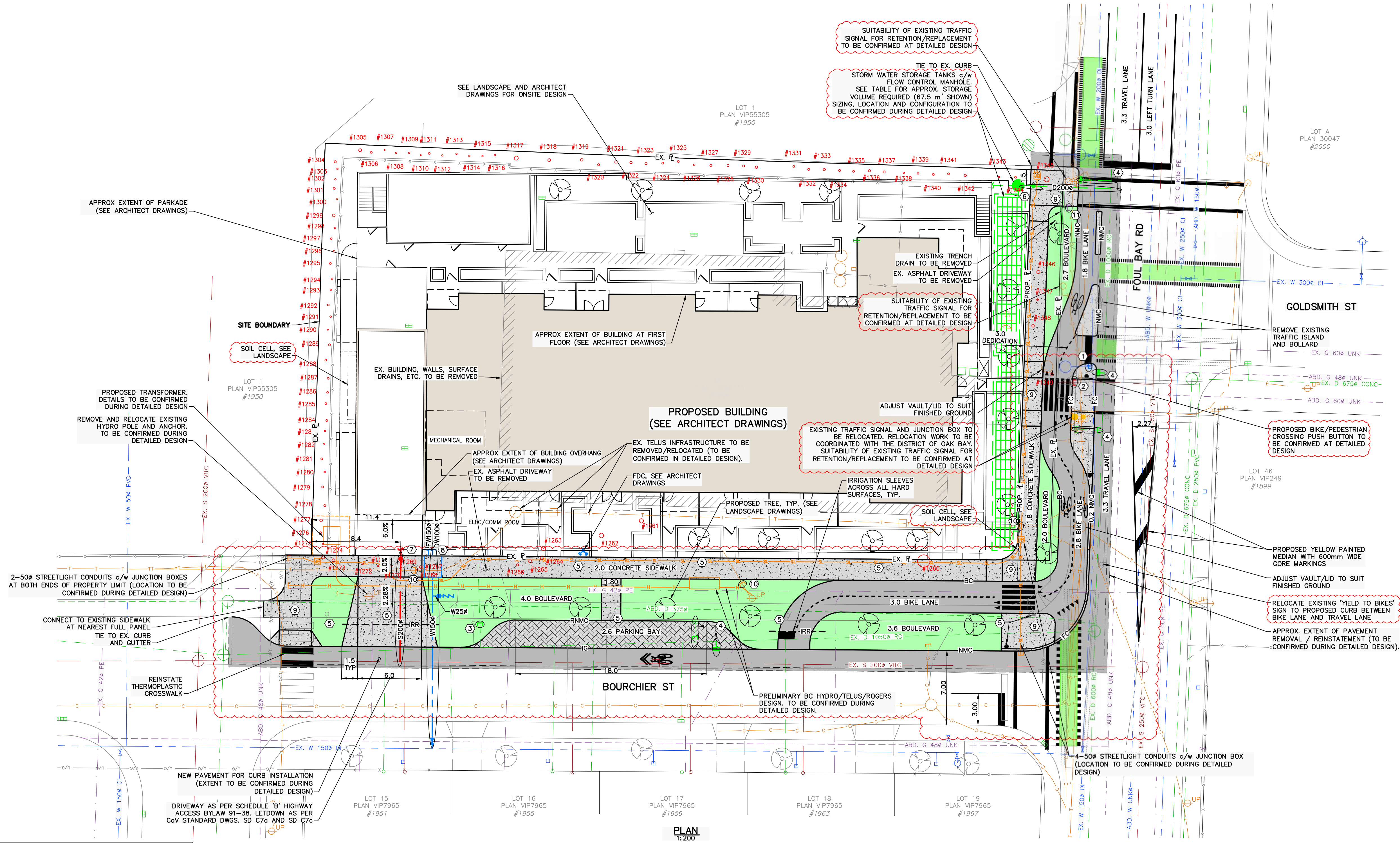
Unit Plans

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



A-8.04





No.	DESCRIPTION
(1)	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY COV FORCES AT DEVELOPER'S EXPENSE.
(2)	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED.
(3)	EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED.
(4)	REMOVE EXISTING CATCH BASIN, REMOVE OR CAP & ABANDON EXISTING CATCH BASIN LEAD. REPLACE WITH NEW CATCH BASIN AS PER COV STD. DWG. SD11B C/W 150# PVC LEAD.
(5)	EXISTING SIGN TO BE REMOVED / REINSTATED
(6)	NEW 200# STORM SERVICE CONNECTION C/W INSPECTION CHAMBER TO PROPERTY LINE BY COV FORCES AT DEVELOPER'S EXPENSE.
(7)	NEW 200# SANITARY SERVICE CONNECTION C/W INSPECTION CHAMBER TO PROPERTY LINE BY COV FORCES AT DEVELOPER'S EXPENSE.
(8)	NEW 100# DOMESTIC WATER SERVICE CONNECTION AND 150# FIRE WATER SERVICE CONNECTION C/W METER VALVE (PER COV DWG. SD W2), METER SIZE TO BE CONFIRMED AT DETAILED DESIGN, AND 25# IRRIGATION SERVICE C/W BACKFLOW PREVENTOR BY COV FORCES AT DEVELOPERS EXPENSE.
(9)	CROSSWALK LETDOWN CONFIGURATIONS, SIGNAGE, AND WARNING STRIPS TO BE CONFIRMED DURING DETAILED DESIGN.
(10)	EXISTING H/T/C SERVICE TO BE CAPPED AND ABANDONED BY UTILITY FORCES AT DEVELOPER'S EXPENSE (TO BE CONFIRMED DURING DETAILED DESIGN).
(11)	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY UTILITY FORCES AT DEVELOPER'S EXPENSE (TO BE CONFIRMED DURING DETAILED DESIGN).
○ #	EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)
○ #	EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)

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

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

TOTAL SITE AREA (T.A.)	2,505 m <sup>2</sup>
APPROX IMPERVIOUS AREA (I.A.)	2,100 m <sup>2</sup>
REQUIRED DETENTION (I.A. x 32mm)	67 m <sup>3</sup>

\*CALCULATIONS BASED ON CITY OF VICTORIA RAINWATER MANAGEMENT TARGET TO RETAIN FIRST 32mm OF RAINFALL FROM ALL SITE IMPERVIOUS AREAS IN A 24-HOUR PERIOD.

SEE ARCHITECTURAL AND  
LANDSCAPING DRAWINGS FOR  
ADDITIONAL INFORMATION

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

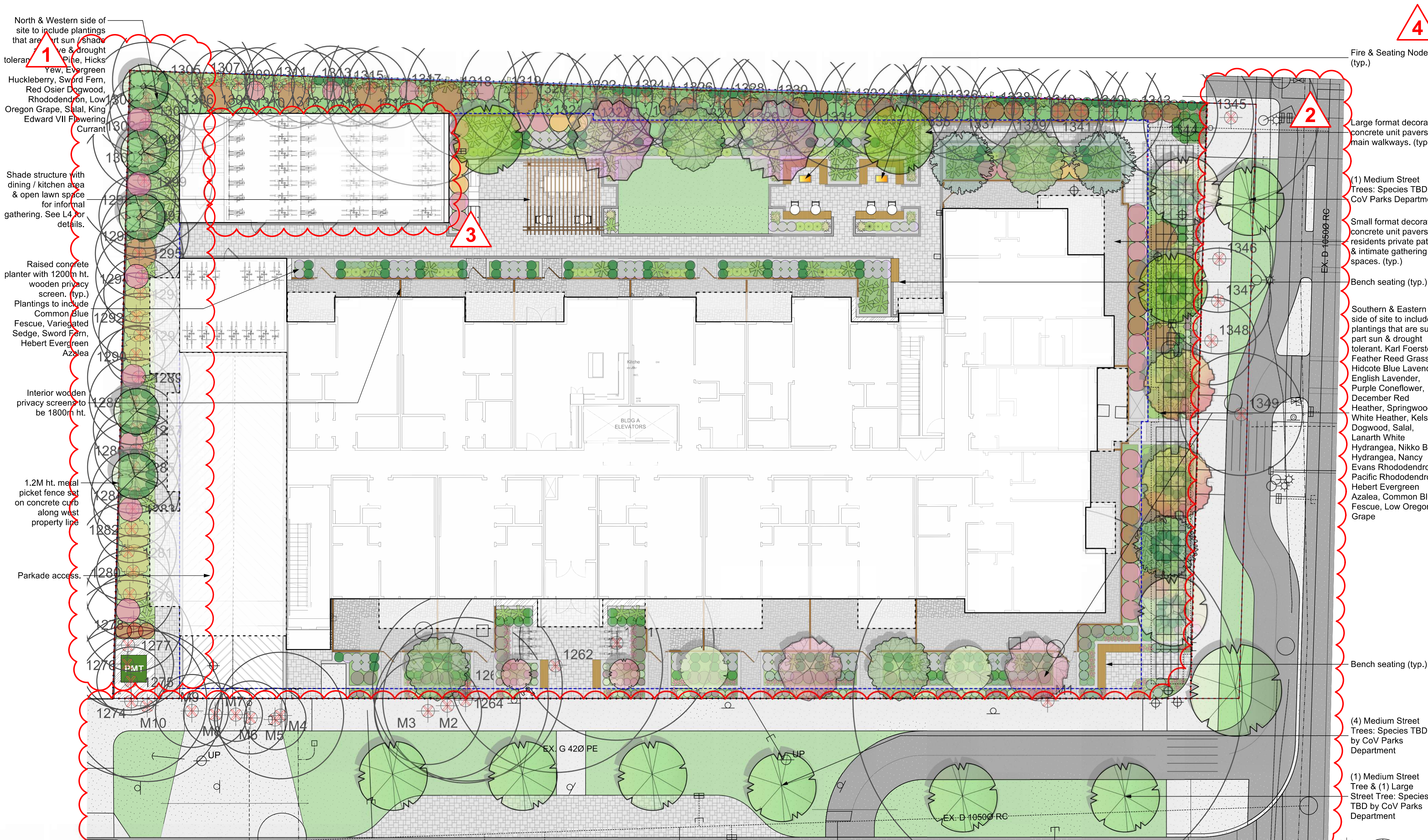
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4	2025-09-16	NKO	ISSUED FOR DEVELOPMENT PERMIT				
3	2025-05-27	NKO	ISSUED FOR DEVELOPMENT PERMIT				
2	2025-05-14	NKO	ISSUED FOR DEVELOPMENT PERMIT				
1	2025-04-28	NKO	ISSUED FOR DEVELOPMENT PERMIT				
NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS



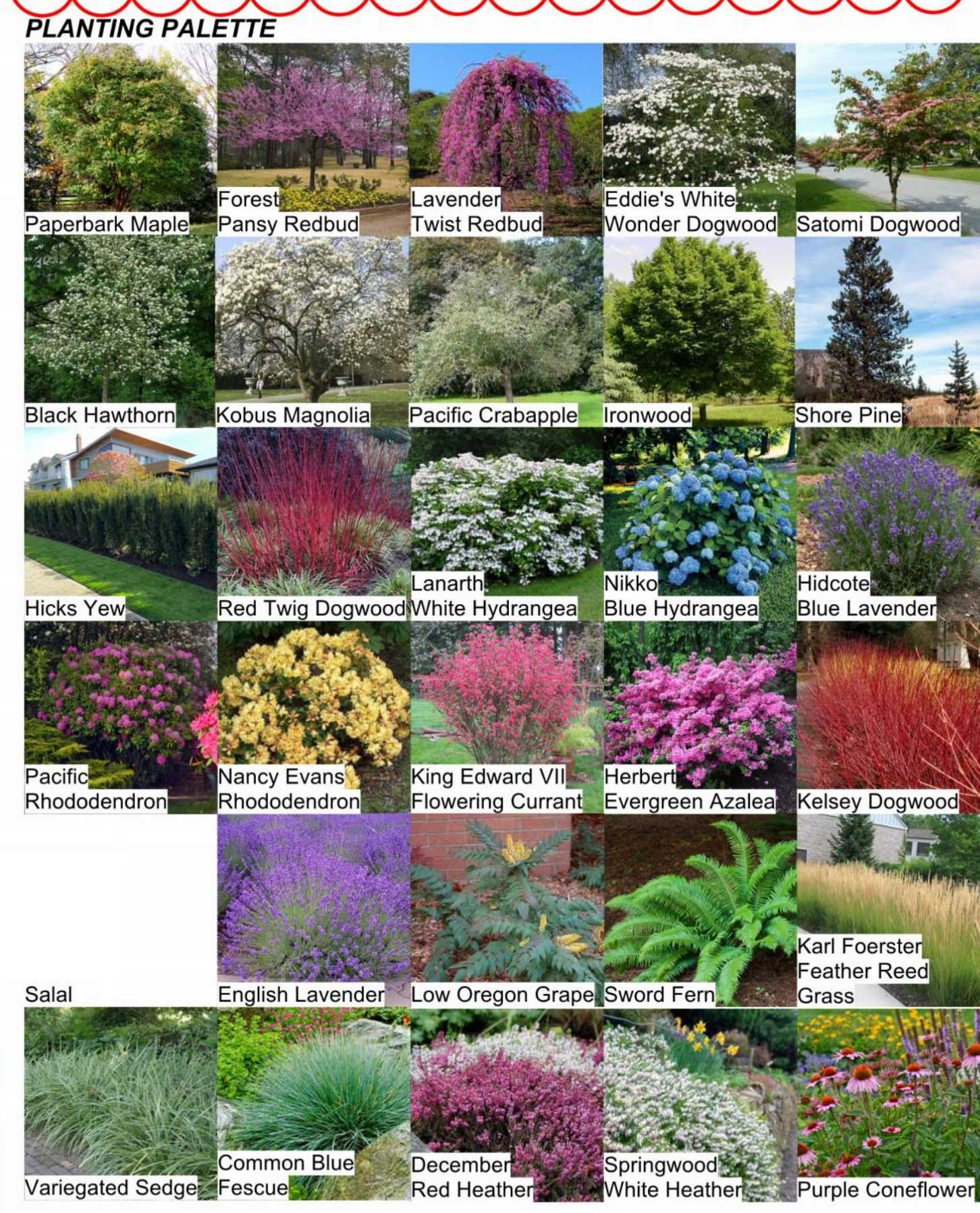
PROJECT:	1908 FOUL BAY ROAD, VICTORIA, BC
TITLE:	PRELIMINARY CIVIL PLAN

SCALE	
HORIZ: 1:200	VERT: N/A
PROJECT NO. 24-103	ISSUED/REVISION 5
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 24-103-CSP	





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



**TREE SYMBOL LEGEND**

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

**MATERIALS LEGEND**

- Planting Bed
- Large Format Decorative Concrete Unit Pavers
- Small Format Decorative Concrete Unit Pavers
- Raised Concrete Planter
- Municipal Sidewalk - See Civil
- Bike Lane - See Civil
- Grass Lawn

Notes:  
1. All wood to be western red cedar.  
2. All wood to receive one (2) coat stain & two (1) coats clear sealer. Color to be reviewed and approved by Client and LA..

Stone veneer on concrete planter walls, as per City of Victoria request. See Arch for wall details

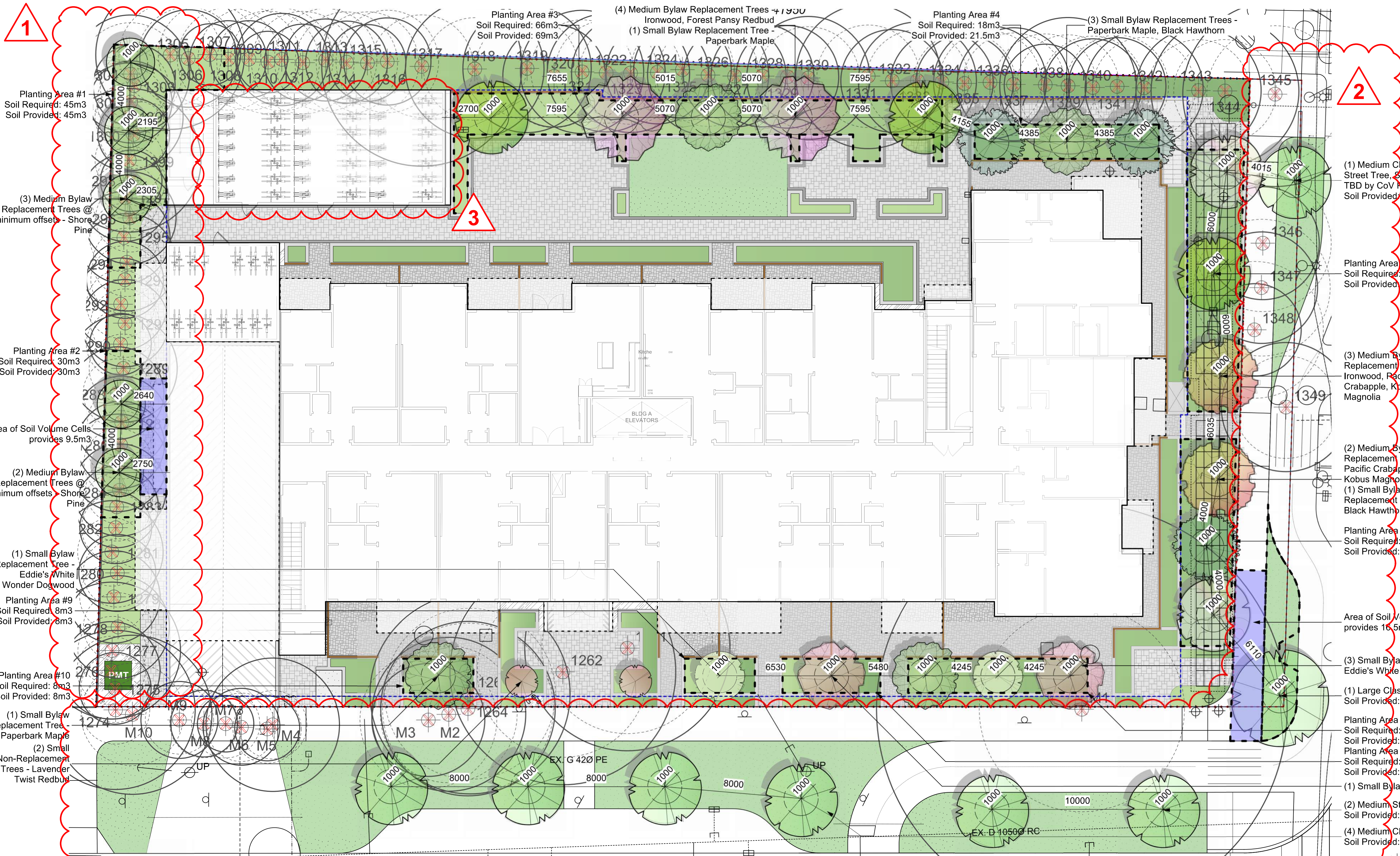
**1** Landscape Concept Plan | 1908 Foul Bay Rd.  
Scale: 1:125

**6** 1.2m Ht. Wooden Privacy Screen on Raised Planter  
Scale: 1:25

**4** 1200 - 1800mm ht. Wood Privacy Screen  
Scale: 1:25

# Landscape Concept Plan | 1908 Foul Bay Rd.

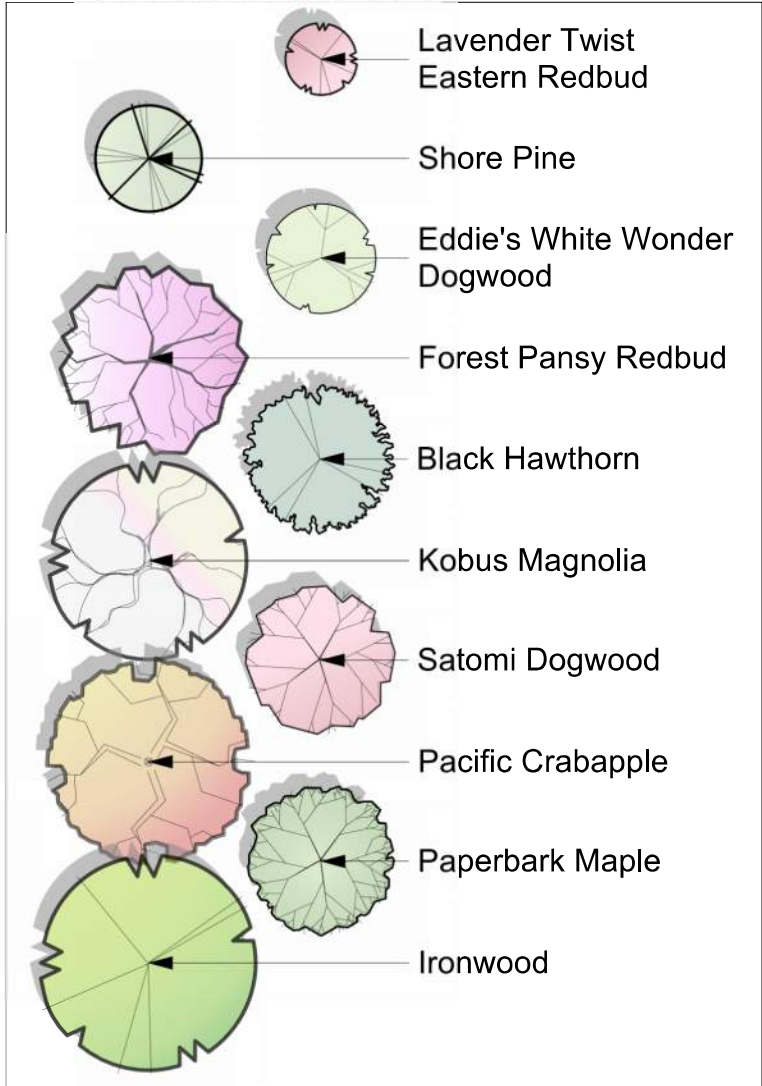




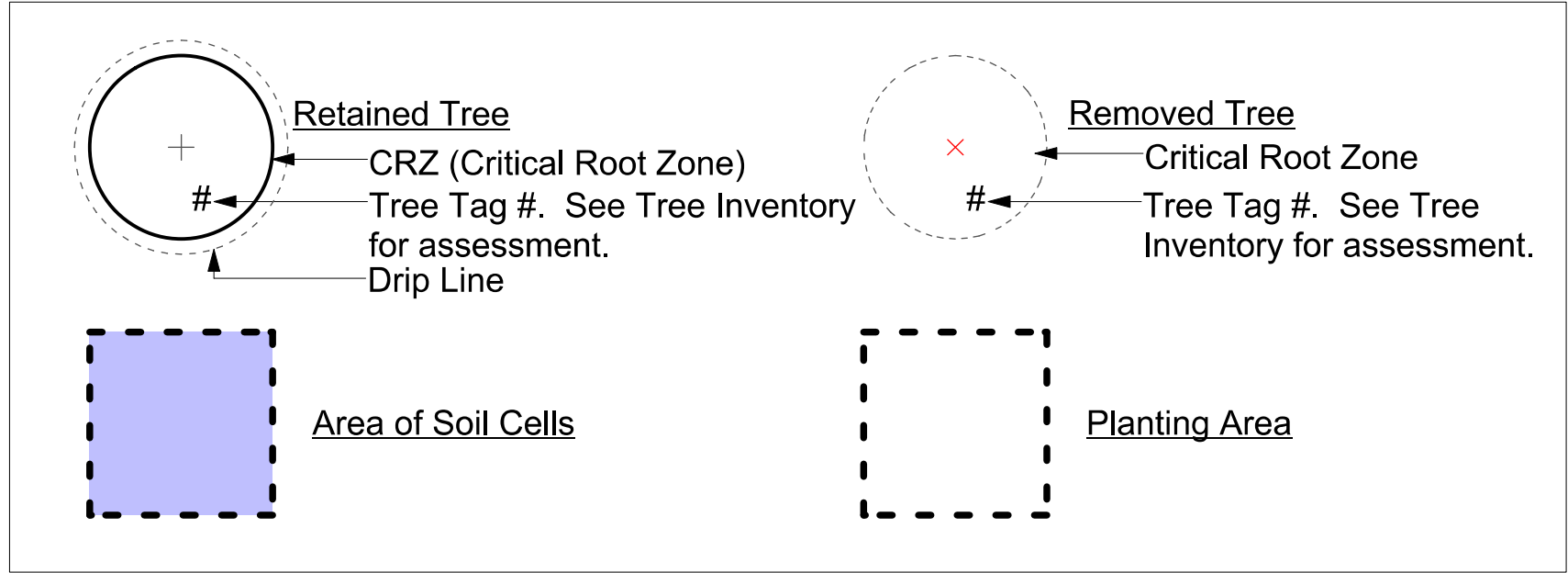
TREE PRESERVATION SUMMARY				Count	Multiplier	Total
ONSITE Minimum replacement tree requirement						
A. Protected Trees Removed				12	x 1	A. 12
B. Replacement Trees Proposed per Schedule "E", Part 1				14	x 1	B. 14
C. Replacement Trees Proposed per Schedule "E", Part 2				11	x 0.5	C. 5.5
D. Replacement 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
ONSITE Minimum trees per lot requirement (onsite trees)						
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
OFFSITE Minimum replacement tree requirement (offsite trees)						
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
Cash-in-lieu requirement						
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. 0
R. Cash-in lieu proposed ((P+Q) x \$2000)						R. 0

Soil Table				Replacement Tree Proposed			Soil Volume Required (M3)			
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	#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	1	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	1	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)										
Area OS A										
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

TREE SYMBOL LEGEND

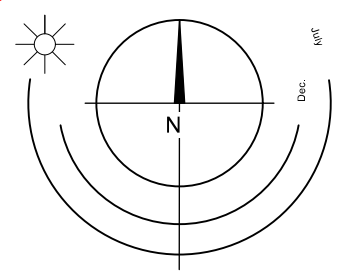


TREE MANAGEMENT LEGEND



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

1 Tree Management Plan 1908 Foul Bay Rd.  
Scale: 1:125  
SCALE 1:125  
0 1 2 5 10

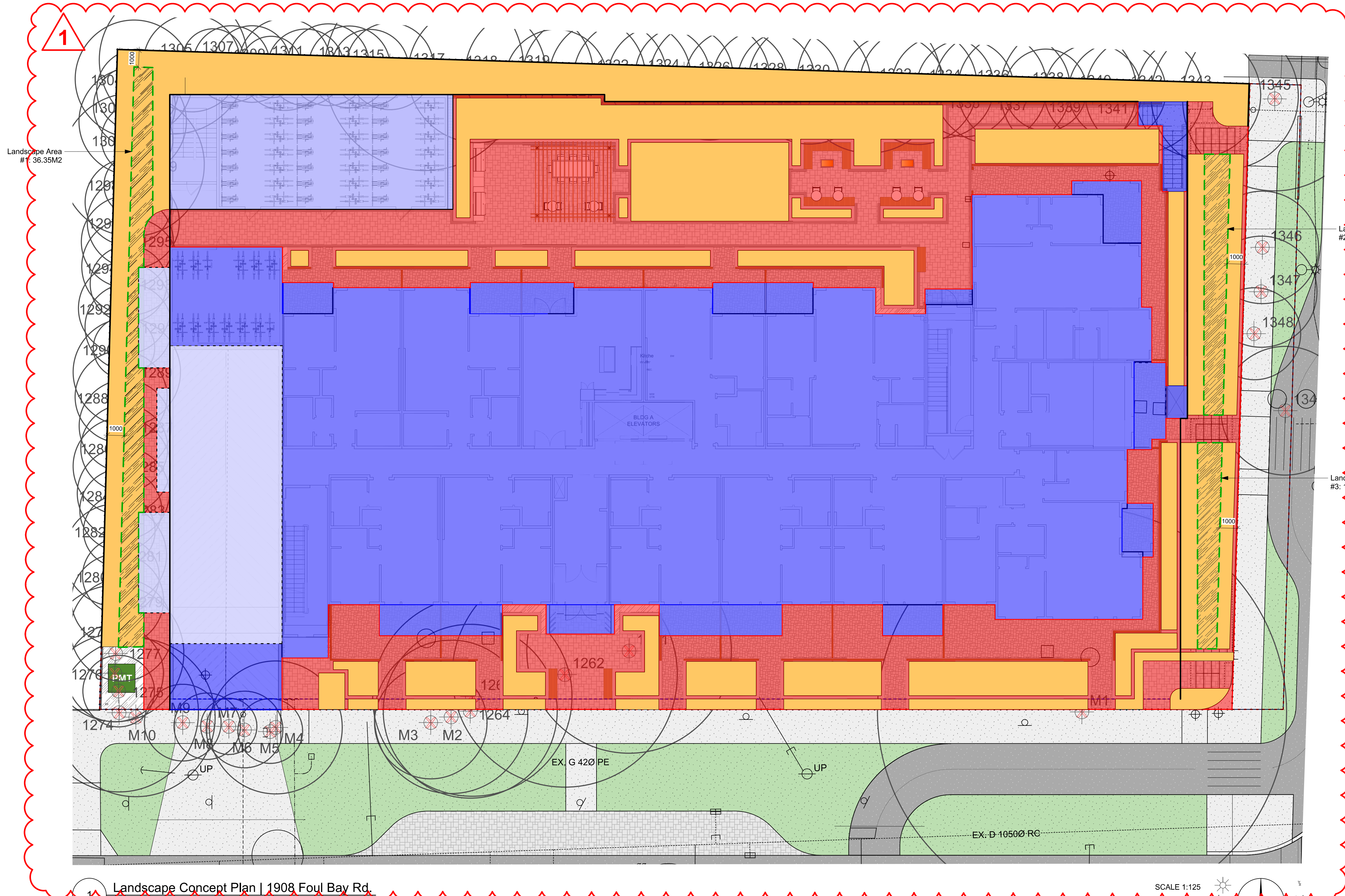


# Tree Management Plan | 1908 Foul Bay Rd.

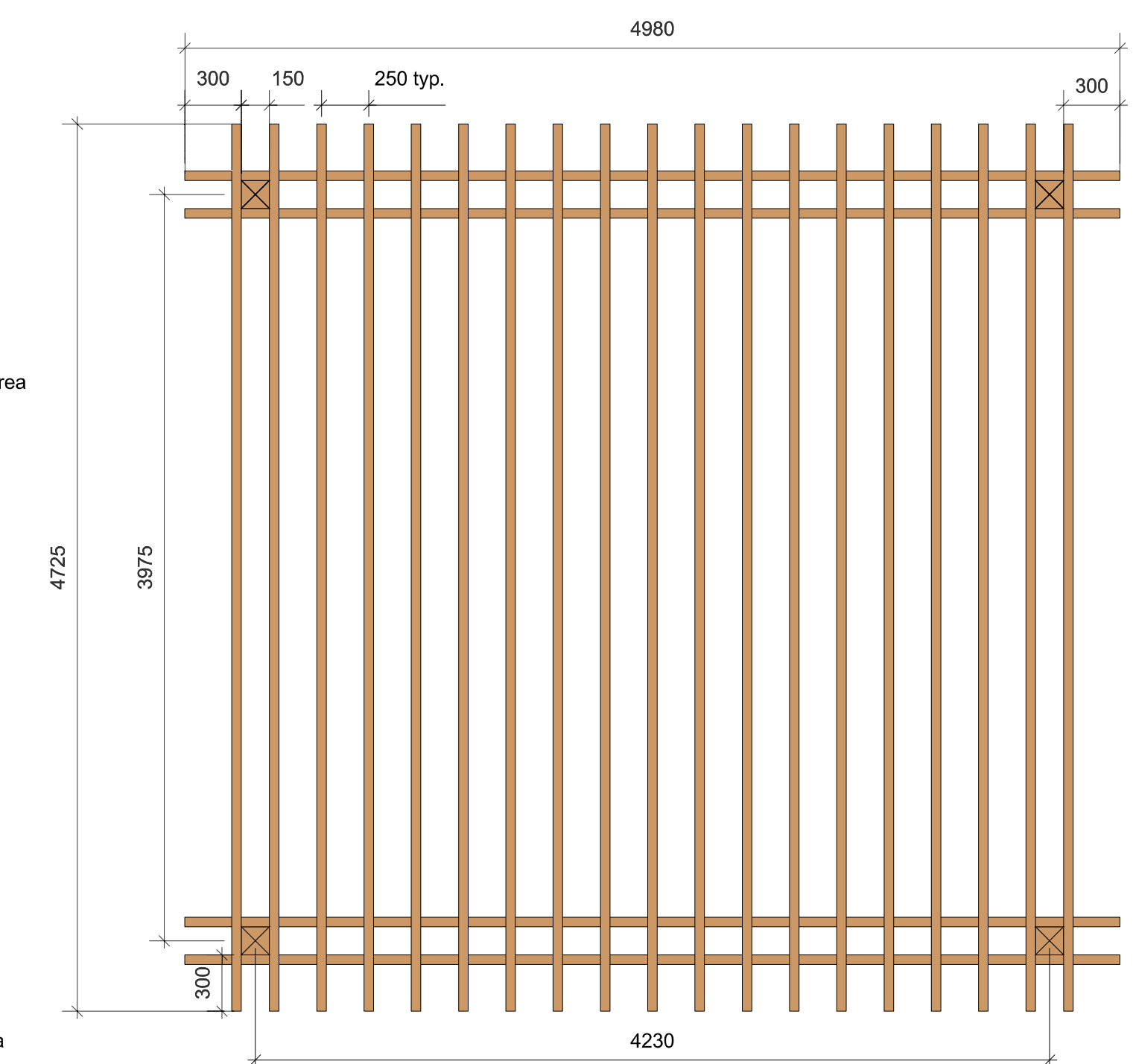




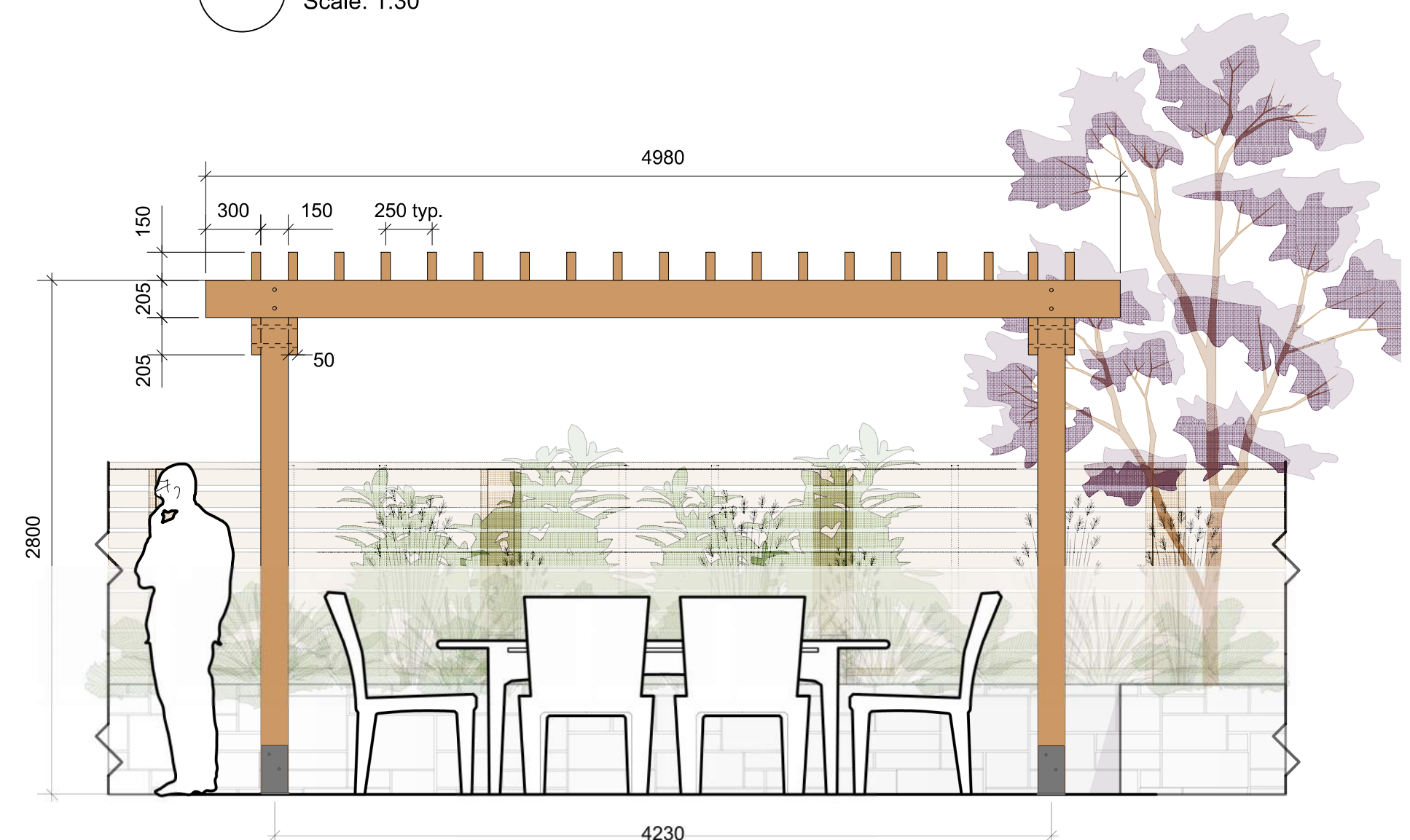




- 1. Open space takeoffs adjusted to reflect updated design.
- 2. Open space totals adjusted as per new takeoffs.
- 3. West PL elevation added.



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.