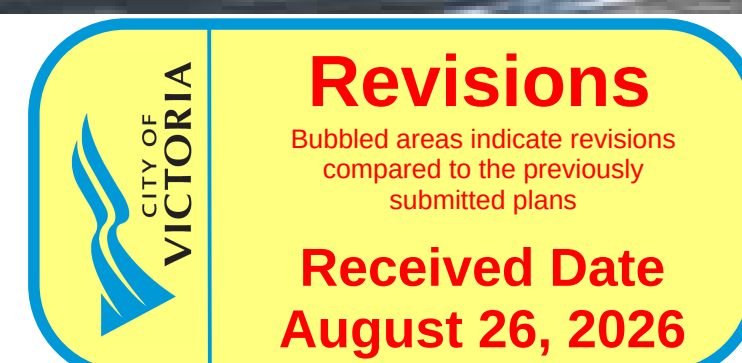


TELUS living



PROPOSED RESIDENTIAL DEVELOPMENT

1 9 0 8 F O U L B A Y R O A D
COMMITTEE OF THE WHOLE RESUBMISSION
2 0 2 6 - 0 8 - 1 8 V I C T O R I A , B . C .

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

Code Review Summary

	Residential	Parkade
Occupancy	Group C	Group F- Div 3
Bldg. Area (m²)	1,234 m²	2,063 m²
Bldg. Height (storeys)	6 storeys	Basement (1 level)
Sprinklered	Yes	Yes
Construction Article(s)	3.2.2.51	3.2.2.84
Max. Area Permitted (m²)	1,500 m²	7,200 m²
Construction Type	Combustible	Non-combustible
Floor Fire Resistance Rating	1h	1h
Mezzanine Fire Resistance Rating	N/A	N/A
Roof Fire Resistance Rating	1h	1h

NOTES:

1. This project is designed to comply with the BC Building Code 2024 except for section 3.8.5 Adaptable Design and Section 4.1.8 Seismic which are to be designed to BCBC 2018 as directed in Ministerial Order BA 2024 04.

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CONSULTANT LIST

DEVELOPER

Ledcor Property Investments Ltd.
1500 - 1067 West Cordova Street,
Vancouver, BC, V6C 1C7

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Vancouver BC, V6J 1V4

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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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For

Project

1908 FOUL BAY
Multi-Unit Residential

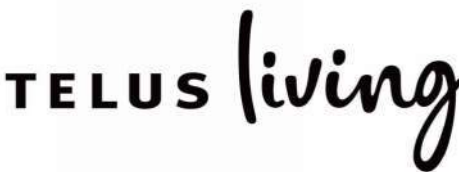
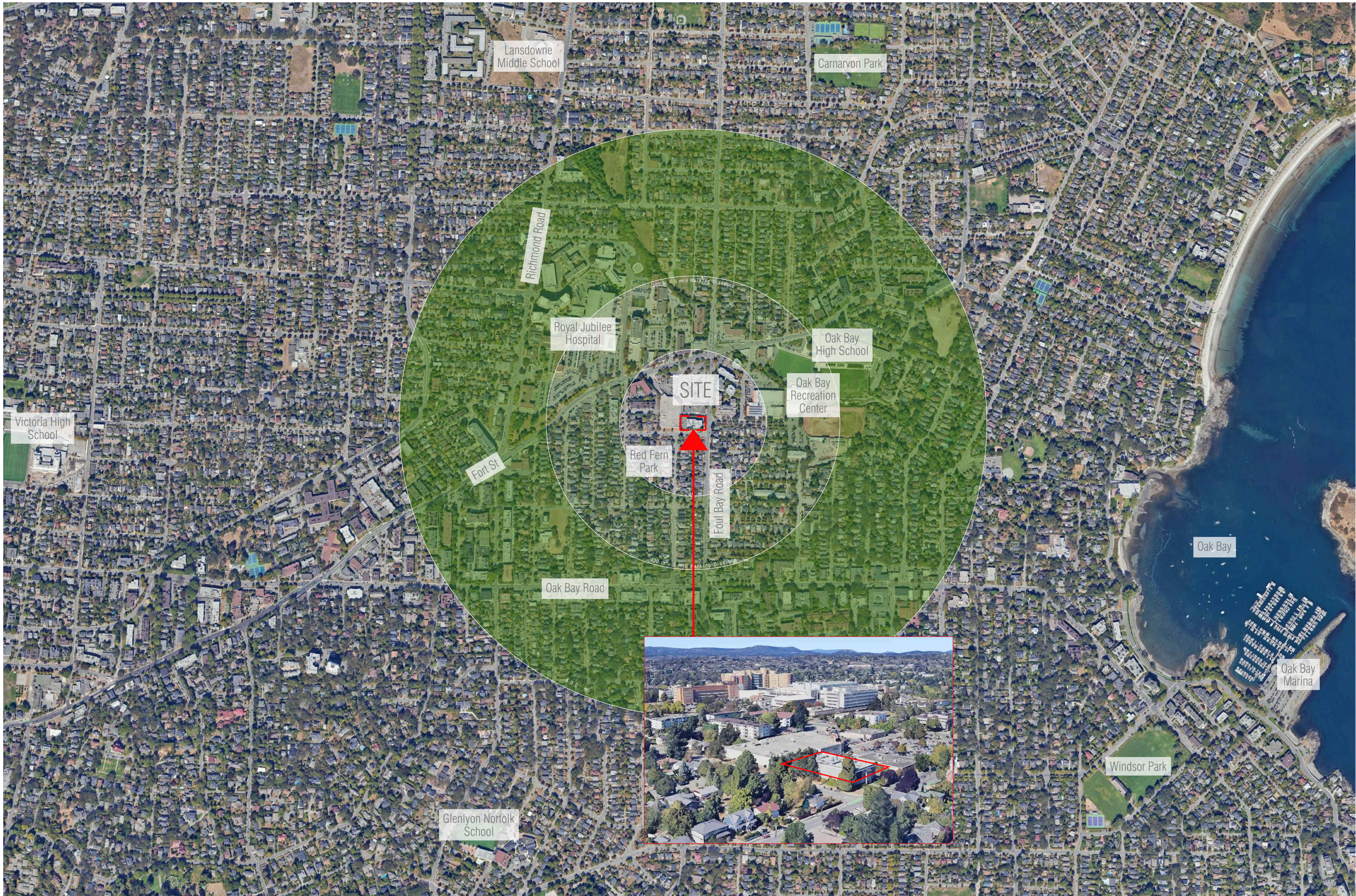


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Multi-Unit Residential

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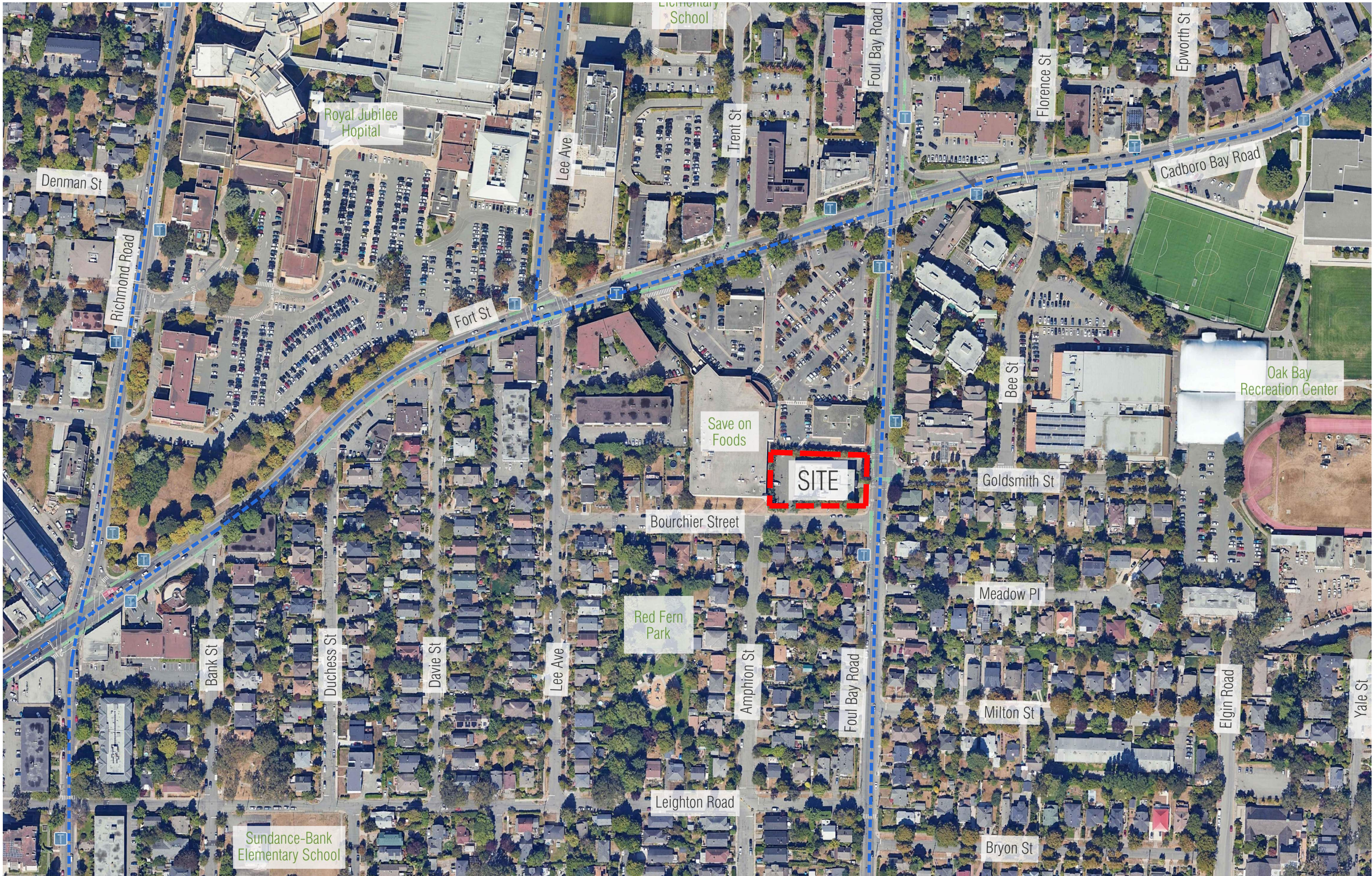
Project Location Map

Scale: 1:5000
August 18, 2026

Project Location Map



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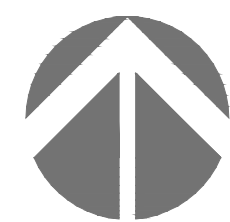
TELUS living



Context Plan

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August 18, 2026

Context Plan



A-0.03



1



2



3



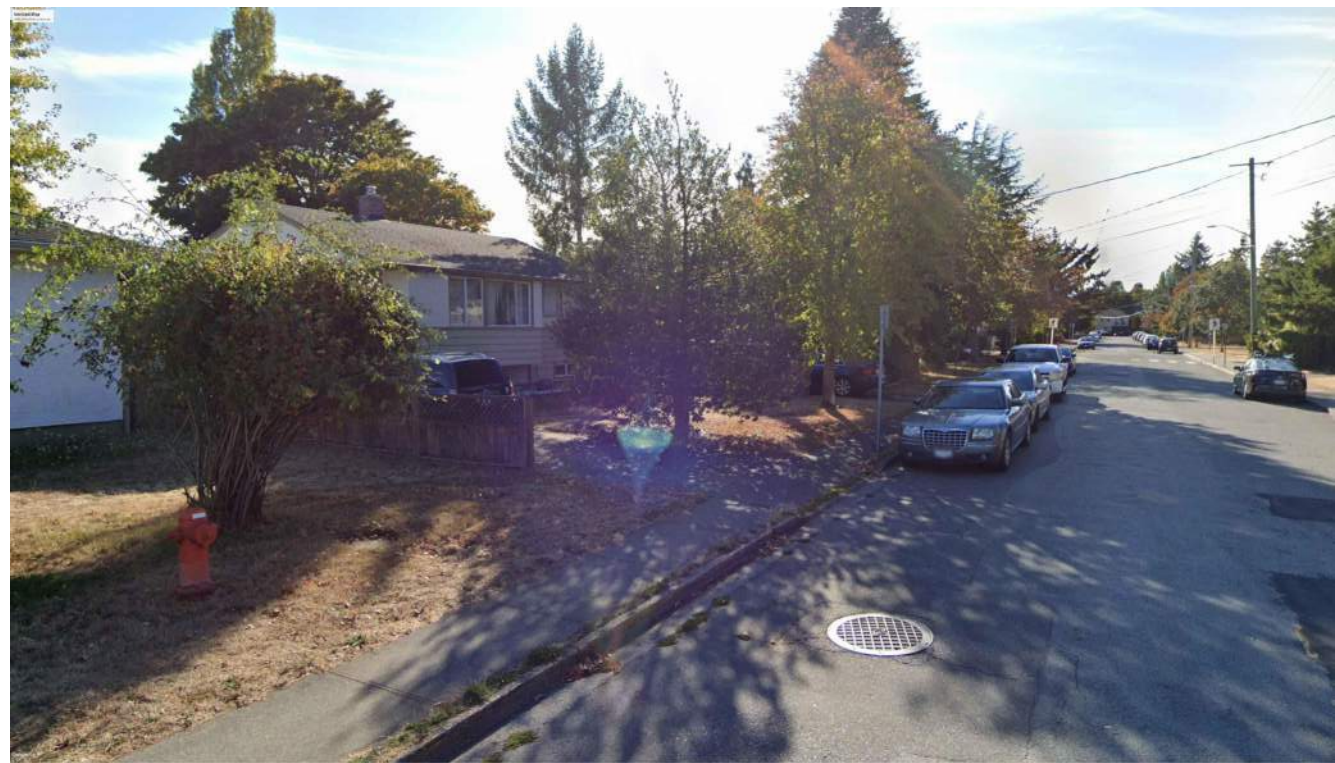
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5



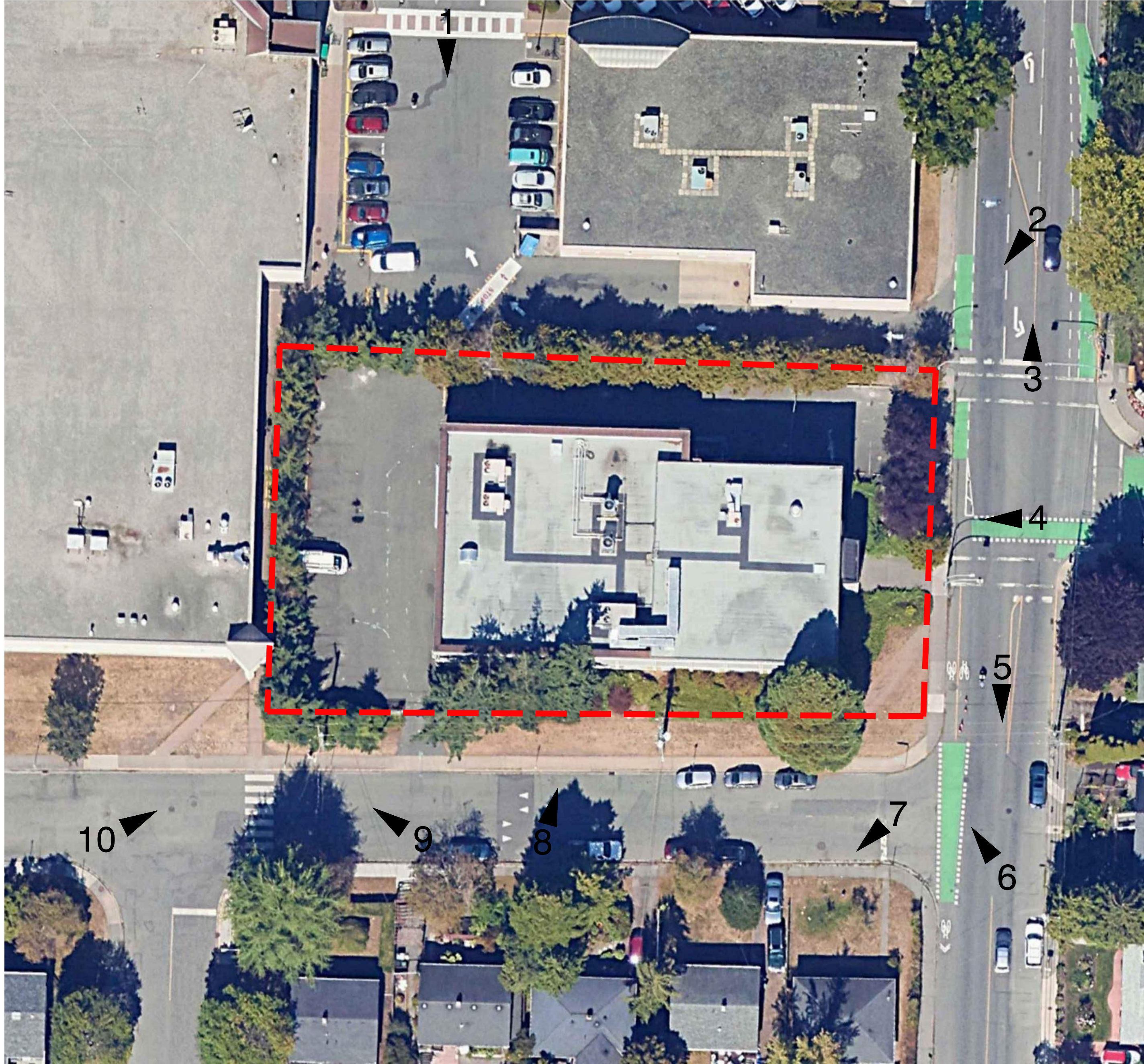
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7



8



9



10

Photos of Existing Site Condition



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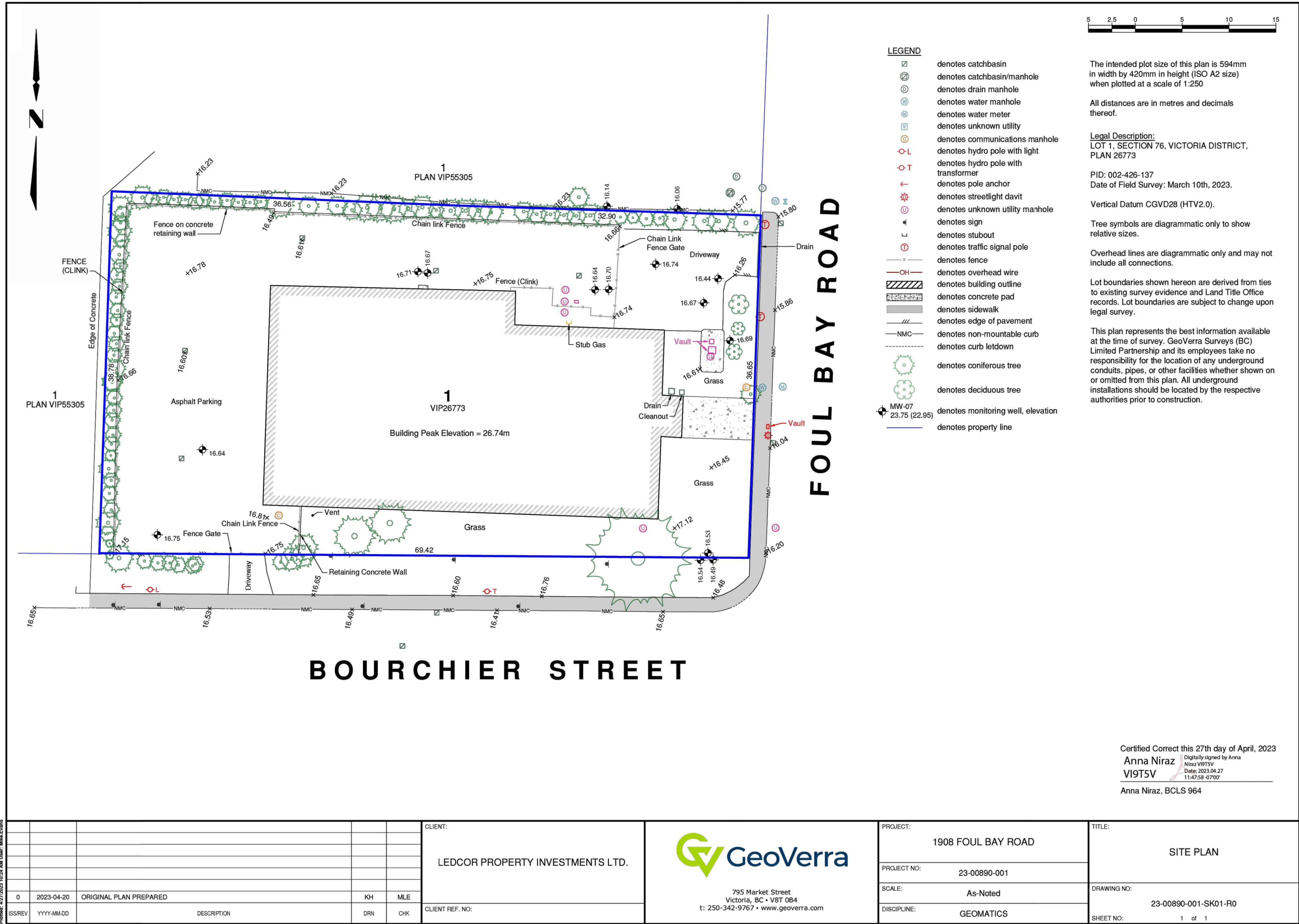
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Photos of Existing
Site Conditions
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1908 FOUL BAY
Multi-Unit Residential

TELUS living



Survey

Scale: N/A
August 18, 2026

Survey

A-0.05

Development Statistics

TELUS LIVING	Development Statistics:		updated	2026-08-21
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 74.6%		
Floor Space Ratio (FSR)	sf	2.44	68,552 sf (6 storeys)	6,369 sm

Units Mix						
Units		Mix	Units Size	Units	Total	
S1 Studio	1%	406 sf	1	406 sf	Studio	8%
S2 Studio	7%	434 sf	6	2,604 sf		
A1 1 Bedroom	28%	530 sf	24	12,720 sf	1 Bedroom	40%
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	6%	798 sf	5	3,990 sf	2 Bedroom	24%
B2 2 Bedroom 2 Bath	7%	852 sf	6	5,112 sf		
C2 2 Bedroom 2 Bath Corner	11%	797 sf	10	7,970 sf		
D1 3 Bedroom 2 Bath Corner	7%	991 sf	6	5,946 sf	3 Bedroom	14%
D2 3Bedroom 2 Bath Corner	7%	1090 sf	6	6,540 sf		
Average net Unit size		684 sf	87	59,551 sf		
Total GFA			Efficiency	72,066 sf		
				83%		

Parking						
Car Parking						
Required Residential (Core Area)		Units	Required Stalls	Proposed		
45 sm (484 sf)	< 45 sm (484 sf)	0.60 /unit	6	4		
	< 70 sm (753 sf)	0.70 /unit	47	33		
	> 70 sm (753 sf)	1.10 /unit	33	36		
			86 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	0.95	61	0.71
Long Term Bike Parking						
Required					Proposed	
< 45 sm (484 sf)	< 45 sm (484 sf)	1.00 /unit	6	6		
	> 45 sm (484 sf)	1.25 /unit	81	101		
			Total	107	107	
Short Term Bike Parking						
Required						
Greater of	6 or	0.1 /unit	87	9	8	

Parking Area

22,204 sf

2,063 m2

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
S1 Studio		1	0	0	0	0	0	1	406 SF	406 SF	1%
S2 Studio		1	1	1	1	1	1	6	434 SF	2,604 SF	7%
A1 1 Bedroom		4	4	4	4	4	4	24	530 SF	12,720 SF	28%
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	1	1	1	1	1	5	798 SF	3,990 SF	6%
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		7,786 SF	10,353 SF	10,353 SF	10,353 SF	10,353 SF	10,353 SF		684 SF	59,551 SF	99%
										net	
Common Area (incl. Service Space)		1,674 SF	1,601 SF	1,601 SF	1,601 SF	1,601 SF	1,601 SF			9,679 SF	
Entry Lobby (incl. Mail Area)		395 SF								395 SF	
Amenity Room		590 SF									
Pet Wash		227 SF									
Bike Rooms		1,624 SF									
Exterior Wall		340 SF	310 SF	310 SF	310 SF	310 SF	310 SF				
FLOOR AREA (Excludes Bike Room and Exterior Wall) for FSR Calculation		10,332 SF	11,644 SF	11,644 SF	11,644 SF	11,644 SF	11,644 SF			68,552 SF	
GROSS FLOOR AREA (includes ground floor bike rooms and Exterior Wall)		22,204 SF	12,296 SF	11,954 SF	11,954 SF	11,954 SF	11,954 SF			72,066 SF	
NET EFFICIENCY		63.3 %	86.6 %	86.6 %	86.6 %	86.6 %	86.6 %			82.6 %	
Unit area over Gross Floor Area											
In Metric	FSR	2062.8 sm	959.9 sm	1081.8 sm	1081.8 sm	1081.8 sm	1081.8 sm			6368.6 sm	

RESIDENTIAL UNIT MIX SUMMARY		Mix %	Units
S Studio		8%	7
A1 A2e A2ap One Bedroom		40%	35
A2 One Bedroom Flex		14%	12
B1 B2 C2 Two Bedroom		24%	21
D1D2 Three Bedroom		14%	12
		100%	87



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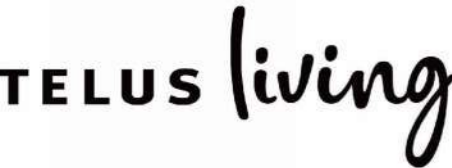
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For

Project

1908 FOUL BAY
Multi-Unit Residential



Development Statistics

Scale: N/A
August 18, 2026



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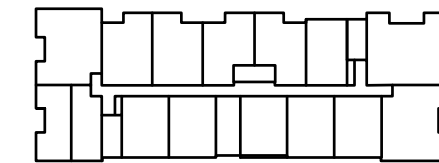
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For

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1908 FOUL BAY
Multi-Unit Residential

TELUS living



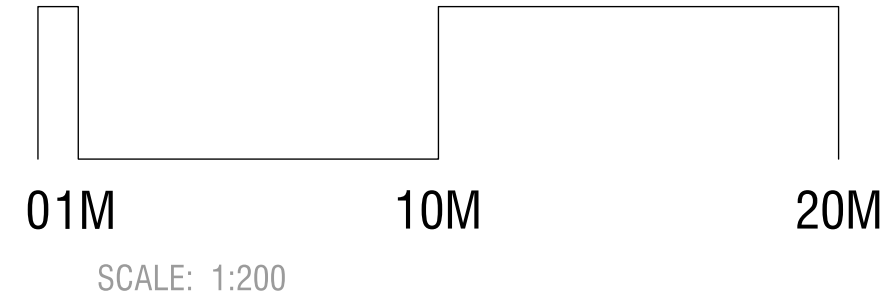
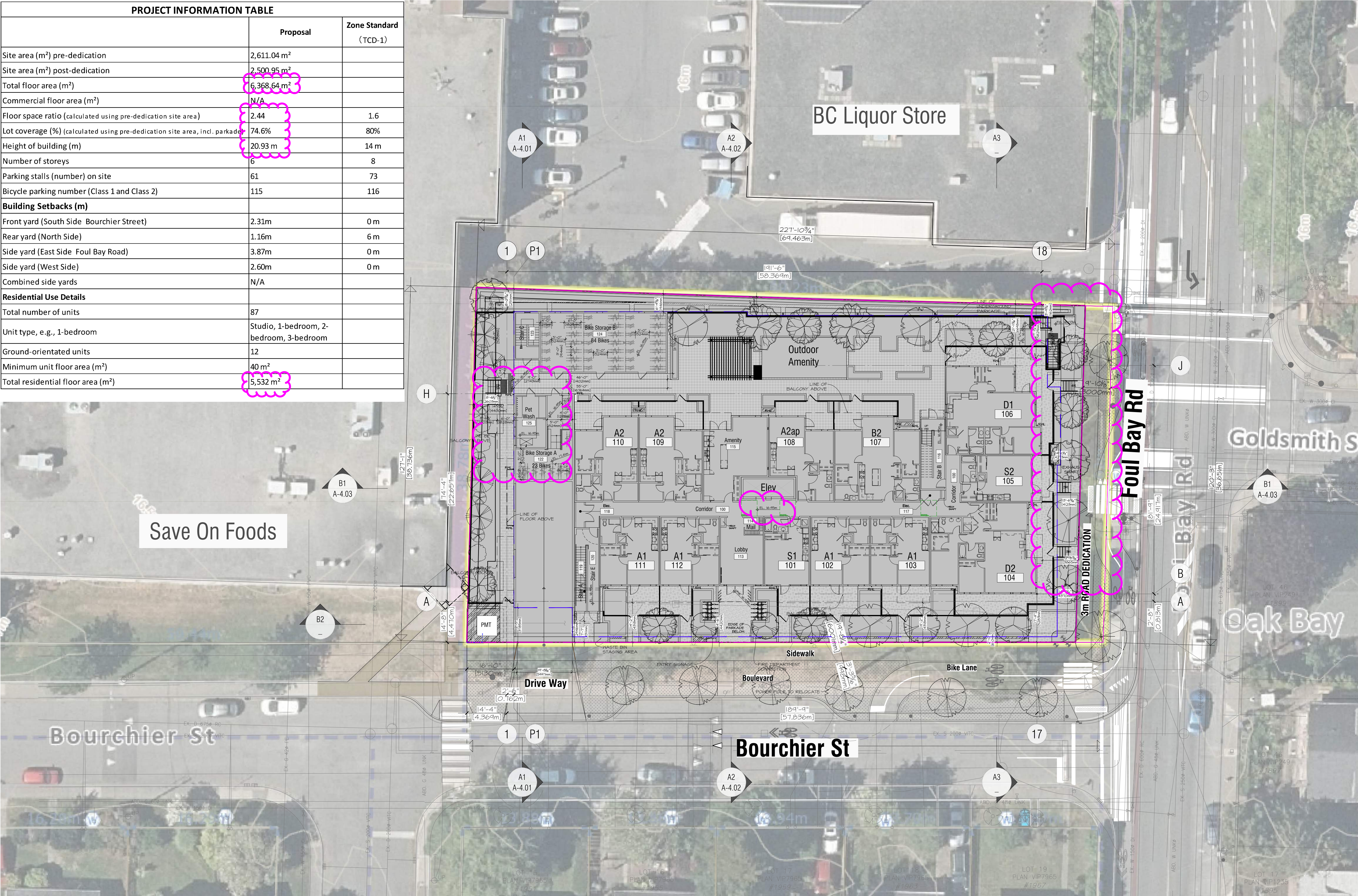
Context Aerial View

Scale:
August 18, 2026

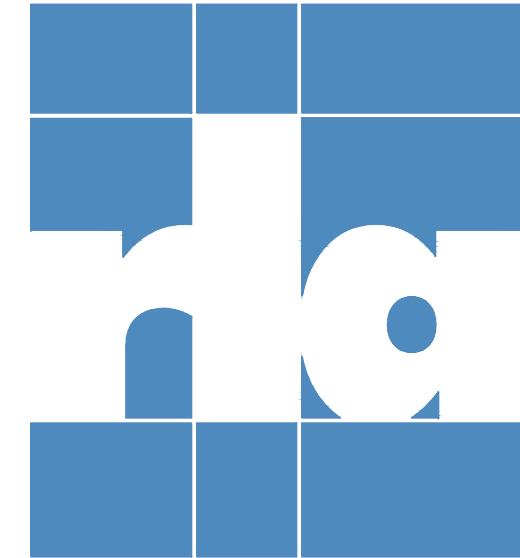
Aerial View of Proposed Building in Relation to Flanking Buildings

A-0.07

PROJECT INFORMATION TABLE		
	Proposal	Zone Standard (TCD-1)
Site area (m²) pre-dedication	2,611.04 m²	
Site area (m²) post-dedication	2,500.95 m²	
Total floor area (m²)	6,368.64 m²	
Commercial floor area (m²)	N/A	
Floor space ratio (calculated using pre-dedication site area)	2.44	1.6
Lot coverage (%) (calculated using pre-dedication site area, incl. parkade)	74.6%	80%
Height of building (m)	20.93 m	14 m
Number of storeys	6	8
Parking stalls (number) on site	61	73
Bicycle parking number (Class 1 and Class 2)	115	116
Building Setbacks (m)		
Front yard (South Side Bouchier Street)	2.31m	0 m
Rear yard (North Side)	1.16m	6 m
Side yard (East Side Foul Bay Road)	3.87m	0 m
Side yard (West Side)	2.60m	0 m
Combined side yards	N/A	
Residential Use Details		
Total number of units	87	
Unit type, e.g., 1-bedroom	Studio, 1-bedroom, 2-bedroom, 3-bedroom	
Ground-orientated units	12	
Minimum unit floor area (m²)	40 m²	
Total residential floor area (m²)	5,532 m²	



Site Plan & Project Information



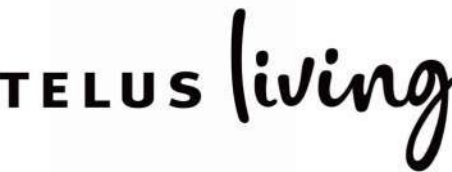
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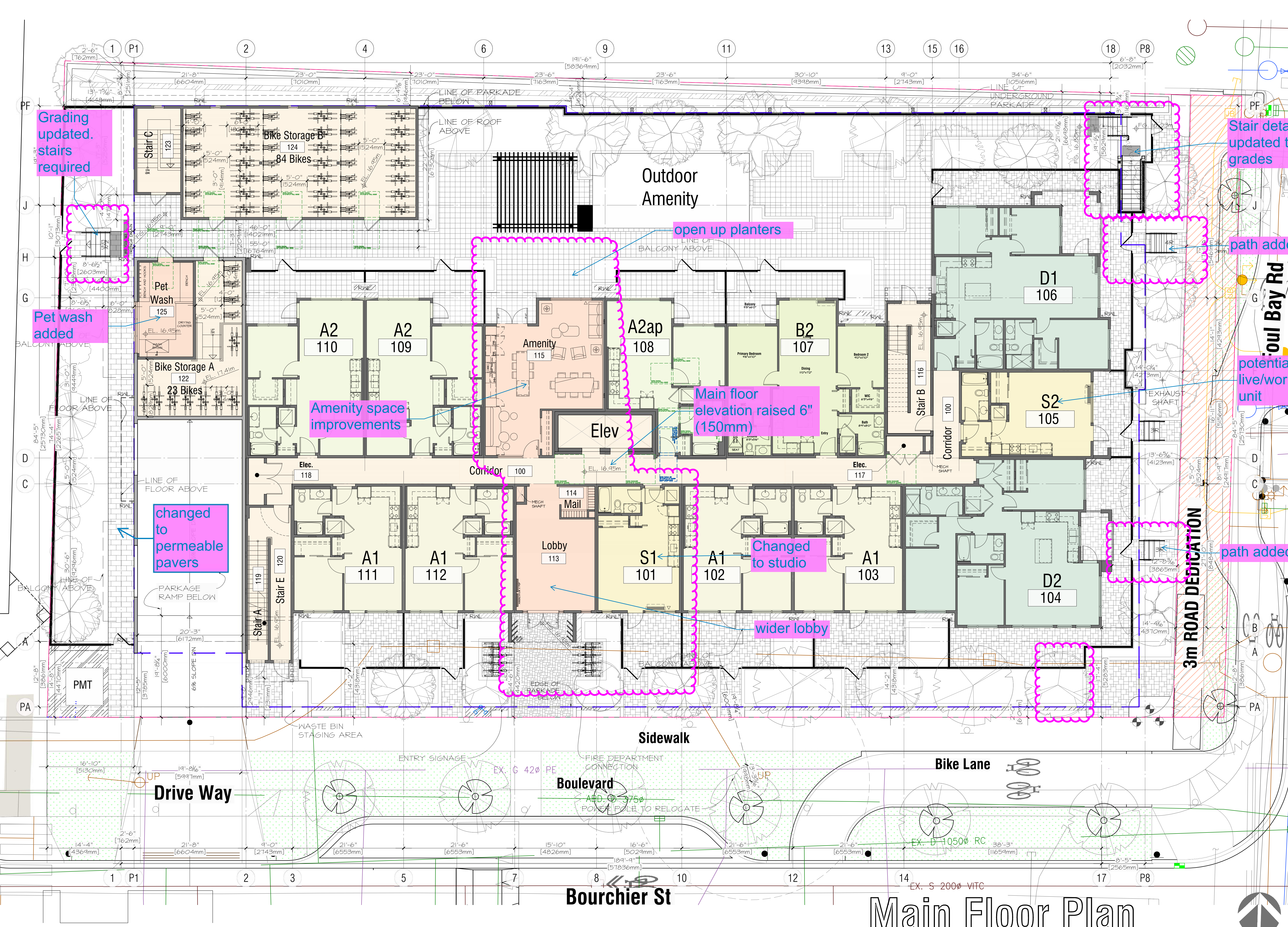
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Project
1908 FOUL BAY
Multi-Unit Residential



Site Plan
Scale: 1:200
August 18, 2026

A-1.01



Grading updated. stairs required

Pet wash added

changed to permeable pavers

Amenity space improvements

open up planters

Main floor elevation raised 6" (150mm)

Changed to studio

wider lobby

Stair detail updated to grades

path added

potential live/work unit

path added



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1908 FOUL BAY
Multi-Unit Residential

TELUS living



Main Floor Plan
Scale: 1:100
August 18, 2026

SCALE: 1:100

Main Floor Plan

A-2.02



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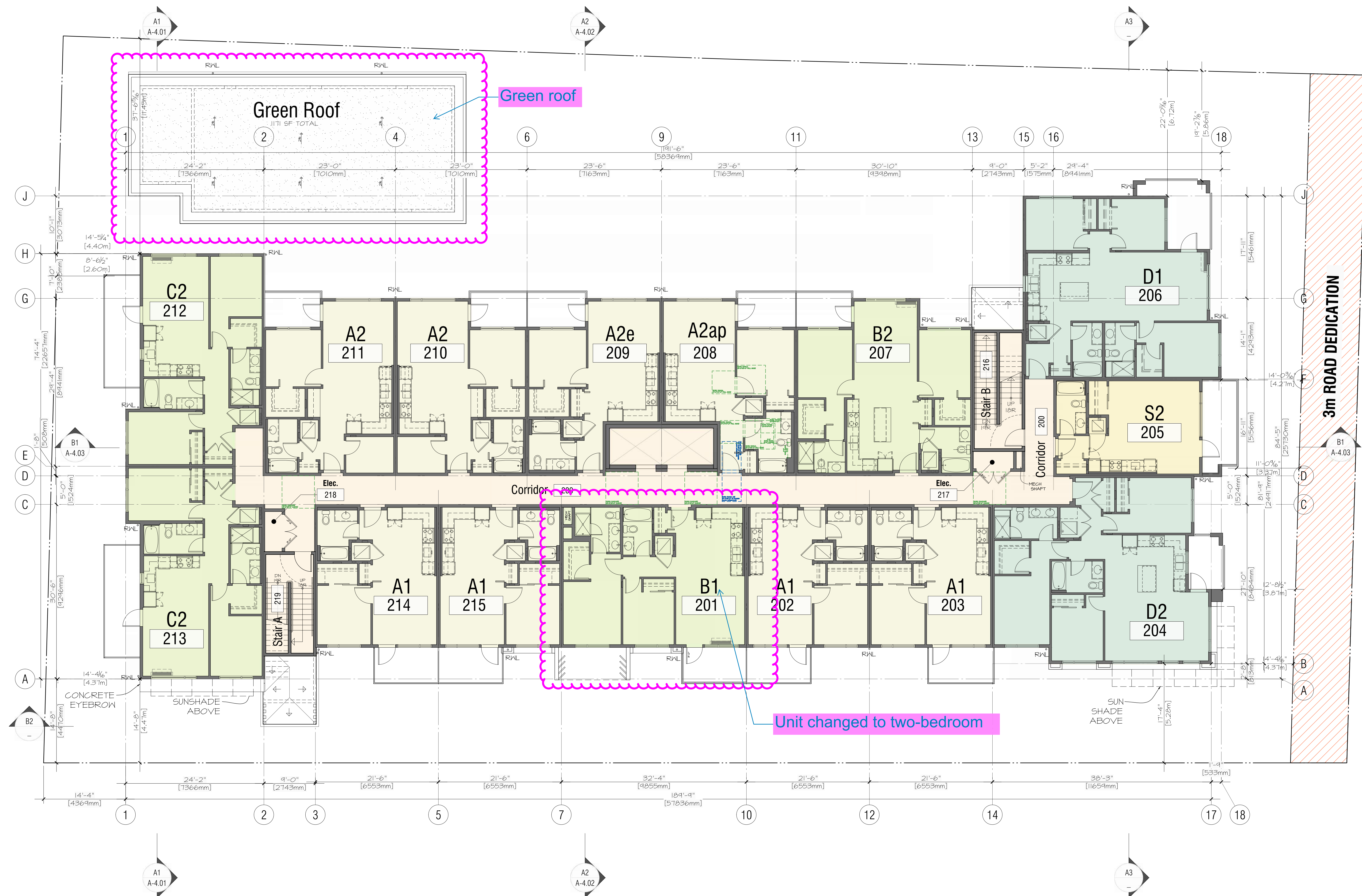
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Multi-Unit Residential

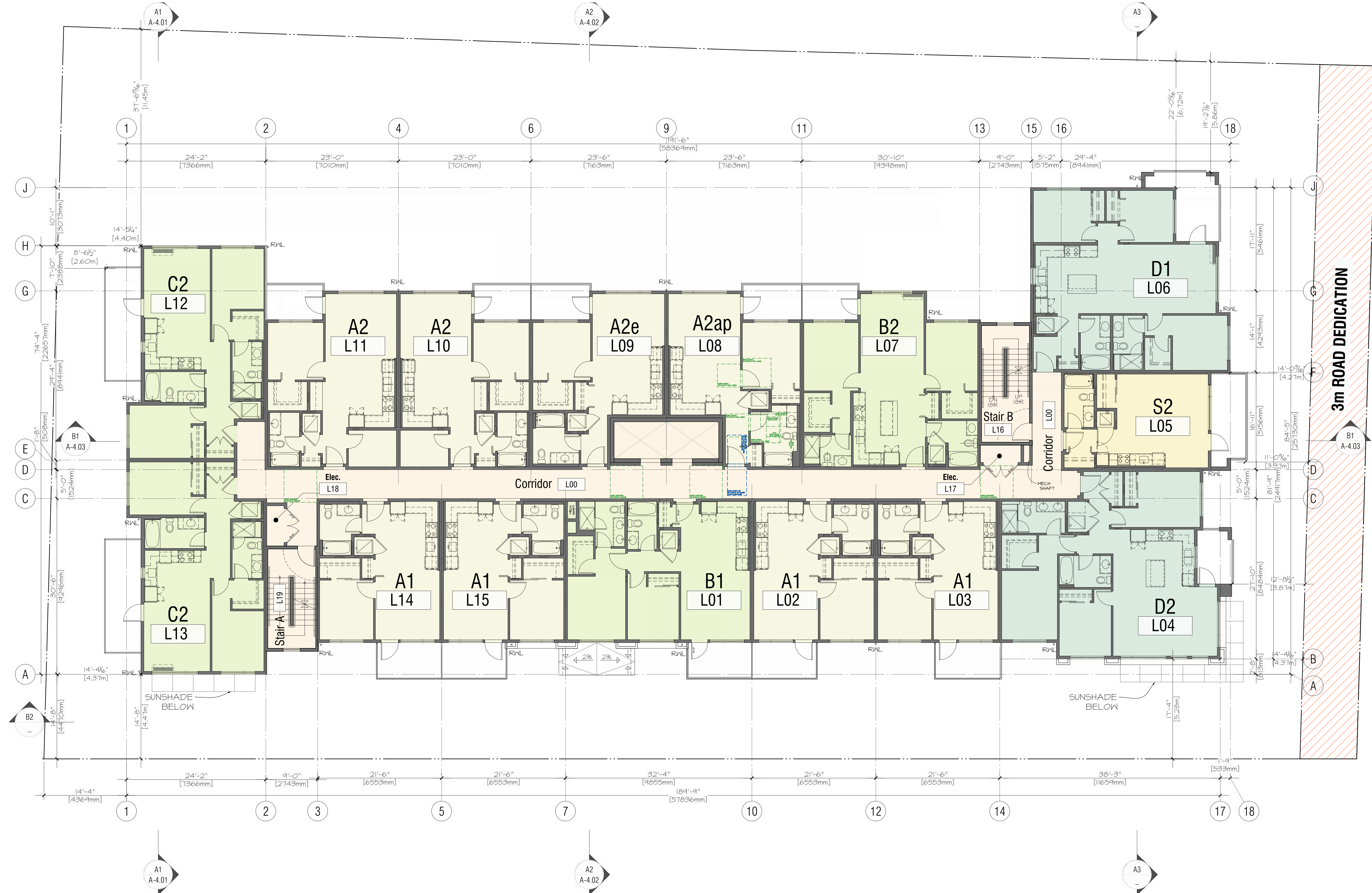
TELUS *living*



Typical Floor Plan

Scale: 1:100
August 18, 2026





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Issued for DP Resubmission
 - December 15, 2025
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 - March 18, 2026
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 - March 20, 2026
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 - May 27, 2026
Issued for COTW
 - August 18, 2026
Re-issued for DP & COTW

For

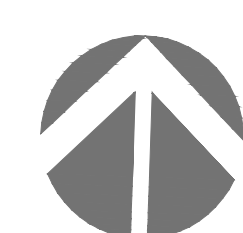
Project

1908 FOUL BAY
Multi-Unit Residential

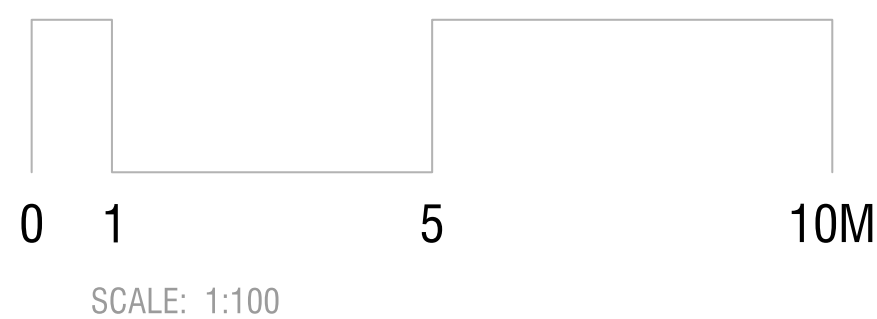
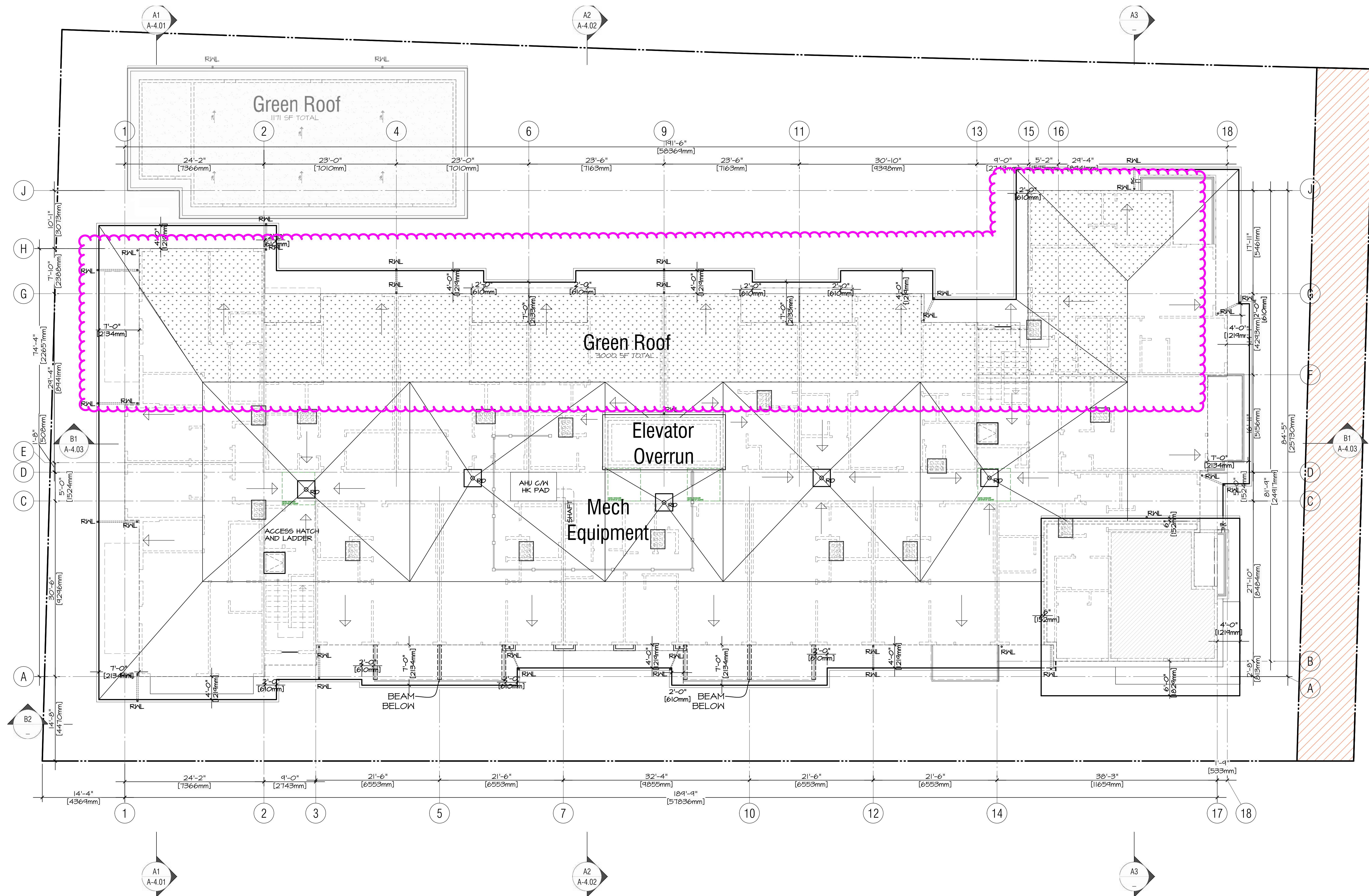


Typical Floor Plan
Scale: 1:100
August 18, 2026

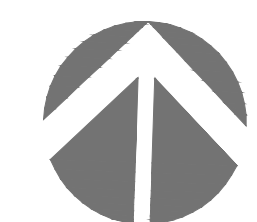
Typical Floor Plan



A-2.04



Roof Plan



A-2.05



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For

Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Roof Plan

Scale: 1:100
August 18, 2026

Material Legend

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

- 1

Roofing

2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark

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

Soffit: Feature Wood

Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey

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

Soffit: Typical - Dark Grey

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

Panels: Dark Grey

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

Panels: Neutral

Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 7

Panels: Rust Red

Fibre Cement Panels
Woodtone: Rosewood
- 8

Ledgestone:

Providence Ledgestone
- 9a

Vertical Siding: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 9b

Vertical Siding: Light Gray

Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry Gray
- 10

Windows: Vinyl Dark

Vinyl Window Frames, Charcoal Colour
- 11

Windows: Curtain Wall

Aluminum Frames, Charcoal Colour
- 12

Metal Flashing: Feature

Match Colour to Adjacent Material
- 13

Privacy Screens & Guards

Aluminum Frame & Glass Panel Guards and 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
- 19

Trims:Light Grey

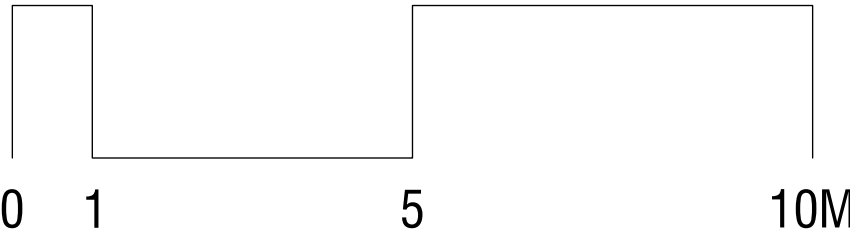
B.M. 2124-40 Thundercloud Grey



South Elevation-Bouchier Street

Entry
Canopy
changed

Landscape fence
coordinated



SCALE: 1:100

Elevation - South



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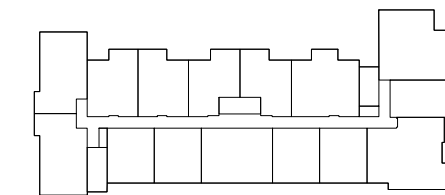
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August 18, 2026
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For

Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
August 18, 2026

A-3.01

Material Legend

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

- 1

Roofing
2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark
Fibre Cement
B.C. HC-154 - Hale Navy
- 3

Soffit: Feature Wood
Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey
Fibre Cement
B.M. HC-169 - Coventry Grey
- 5

Soffit: Typical - Dark Grey
Fibre Cement
B.M. 2128-20 - Abyss
- 6a

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

Panels: Neutral
Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 7

Panels: Rust Red
Fibre Cement Panels
Woodtone: Rosewood
- 8

Ledgestone:
Providence Ledgestone
- 9a

Vertical Siding: Off White
Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 9b

Vertical Siding: Light Gray
Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry 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

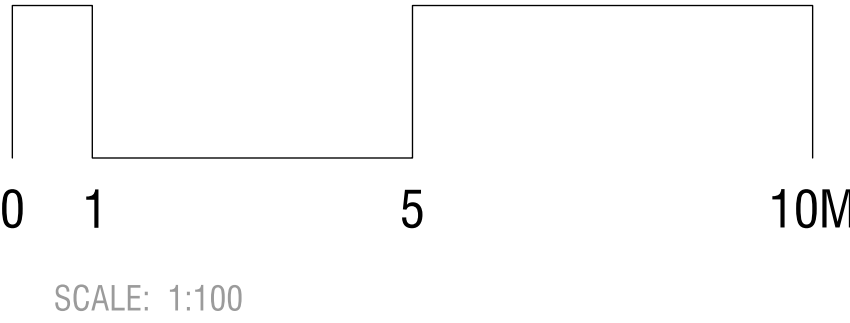
Trims:Dark Grey
B.M. HC-178 Charcoal Slate
- 19

Trims:Light Grey
B.M. 2124-40 Thundercloud Grey



Landscape fence coordinated

North Elevation



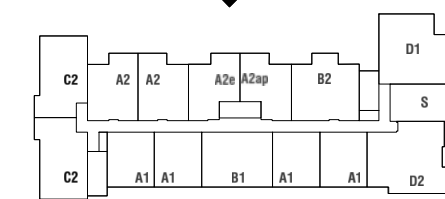
Elevation - North



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For

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
August 18, 2026

Material Legend

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

- 1

Roofing

2- PLY SBS Roofing, Light Grey
- 2

Fascia: Dark

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

Soffit: Feature Wood

Fibre Cement, Wood-like Colour
- 4

Soffit: Typical - Light Grey

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

Soffit: Typical - Dark Grey

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

Panels: Dark Grey

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

Panels: Neutral

Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 7

Panels: Rust Red

Fibre Cement Panels
Woodtone: Rosewood
- 8

Ledgestone:

Providence Ledgestone
- 9a

Vertical Siding: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 9b

Vertical Siding: Light Gray

Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry Gray
- 10

Windows: Vinyl Dark

Vinyl Window Frames, Charcoal Colour
- 11

Windows: Curtain Wall

Aluminum Frames, Charcoal Colour
- 12

Metal Flashing: Feature

Match Colour to Adjacent Material
- 13

Privacy Screens & Guards

Aluminum Frame & Glass Panel Guards and 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

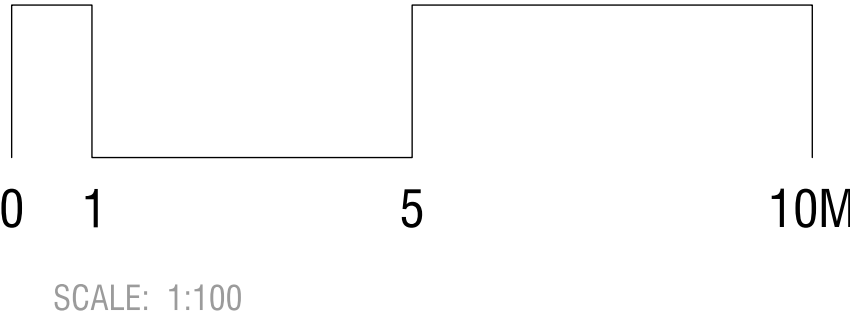
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

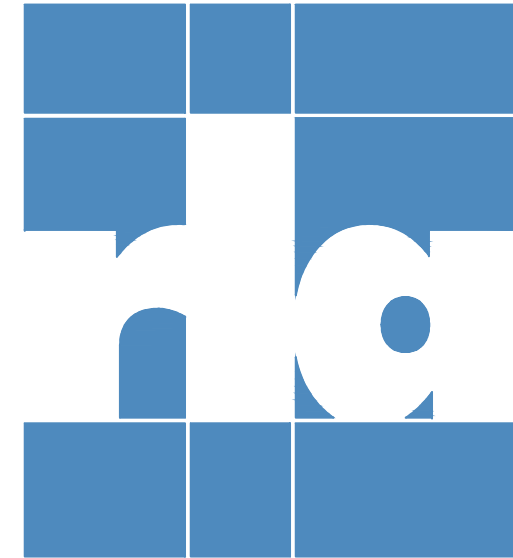
B.M. HC-178 Charcoal Slate
- 19

Trims:Light Grey

B.M. 2124-40 Thundercloud Grey



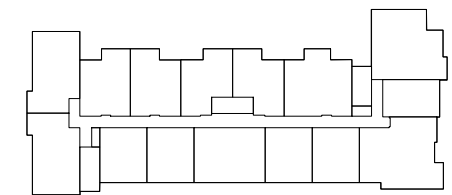
Elevation - East



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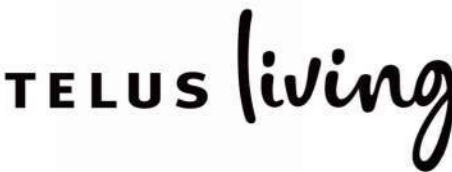
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

Scale: 1:100
August 18, 2026

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 - Coventry Grey
- 5

Soffit: Typical - Dark Grey

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

Panels: Dark Grey

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

Panels: Neutral

Fibre Cement Panels
B.M. CC-454 - Cobblestone
- 7

Panels: Rust Red

Fibre Cement Panels
Woodtone: Rosewood
- 8

Ledgestone:

Providence Ledgestone
- 9a

Vertical Siding: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 9b

Vertical Siding: Light Gray

Fibre Cement Vertical Board & Batten
B.M. HC-169 - Coventry Gray
- 10

Windows: Vinyl Dark

Vinyl Window Frames, Charcoal Colour
- 11

Windows: Curtain Wall

Aluminum Frames, Charcoal Colour
- 12

Metal Flashing: Feature

Match Colour to Adjacent Material
- 13

Privacy Screens & Guards

Aluminum Frame & Glass Panel Guards and 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

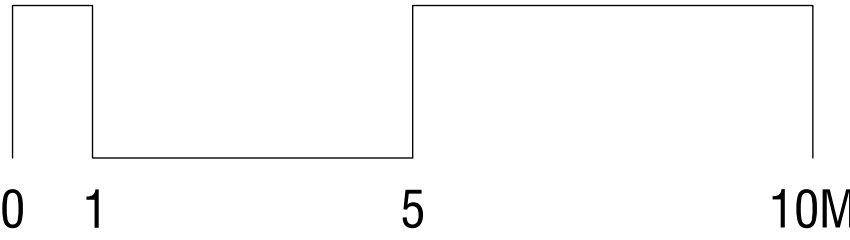
B.M. HC-178 Charcoal Slate
- 19

Trims:Light Grey

B.M. 2124-40 Thundercloud Grey



Pet wash room
window increased



SCALE: 1:100

Elevation - West

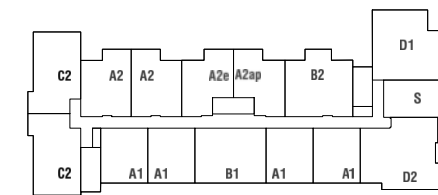


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For

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
August 18, 2026

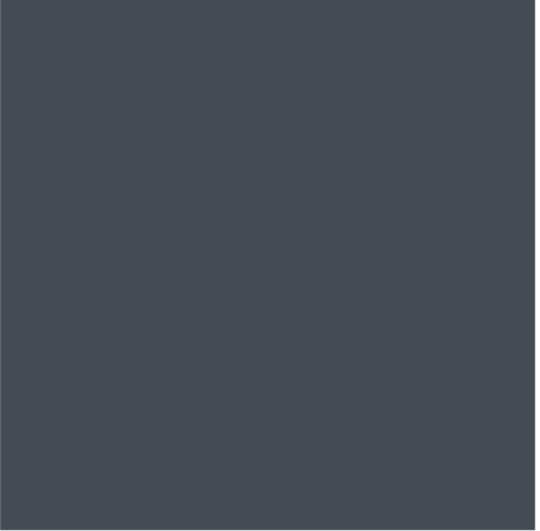
A-3.04



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



1 Roofing
2-Ply SBS Roofing
Coloured Light Gray



2 Fascia
Fibre Cement - Light Gray /Dark Gray
B.M. HC 154 - Hale Navy
Concealed Fasteners



3 Soffit: Feature Wood
Wood-like Fibre Cement Board
7" Exposure, Pacific Sands Fisher Coating
Scandinavian Oak
Colour matched fasteners



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



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



7 Panels
Fibre Cement - Rust Red
Woodtone: Rosewood



8 Ledgestone
Providence Ledgestone



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



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



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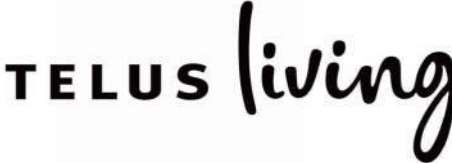
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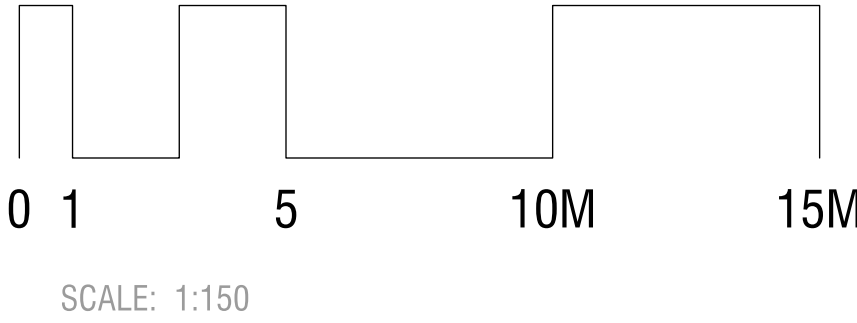


Colour Material Board

Scale: NTS
August 18, 2026

Colour Material Board

A-3.05

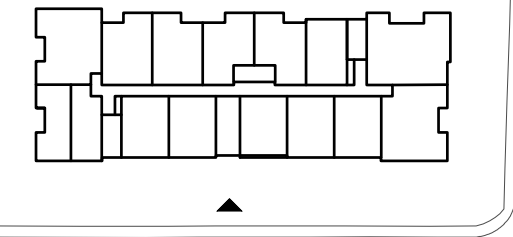


Streetscape Elevation - South



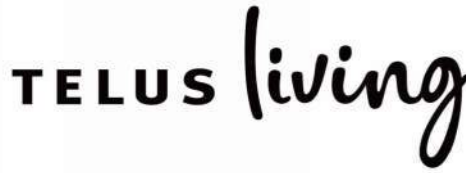
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For

Project
1908 FOUL BAY
Multi-Unit Residential



LEDOR
GROUP
Streetscape Elevations
South
Scale: 1:150
August 18, 2026



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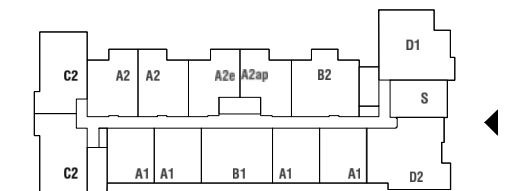
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For

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Streetscape Elevations
East

Scale: 1:150
August 18, 2026



SCALE: 1:150

Streetscape Elevation - East

A-3.07



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Project

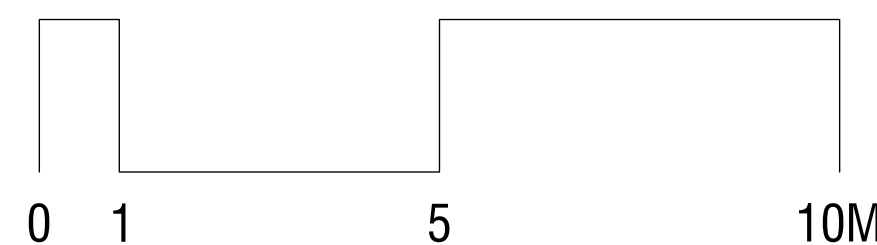
1908 FOUL BAY
Multi-Unit Residential

TELUS *living*



Sections

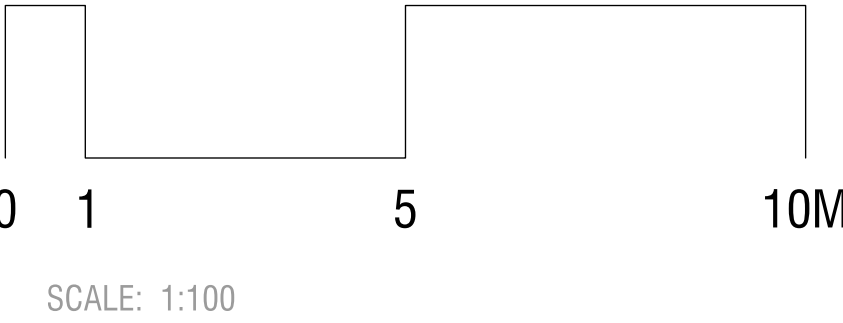
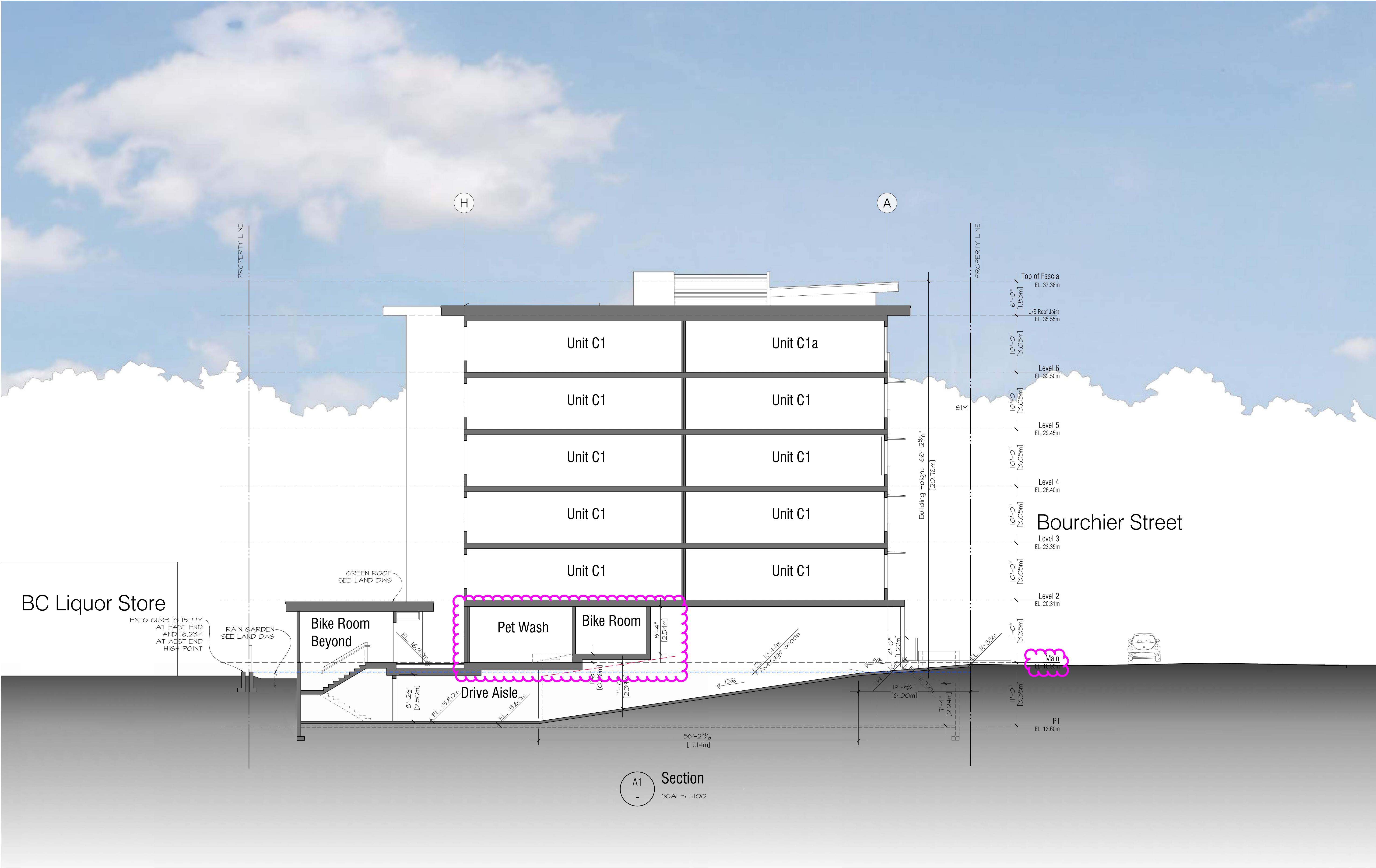
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August 18, 2026



SCALE: 1:100

Section - B1

A-4.01



Section -A1



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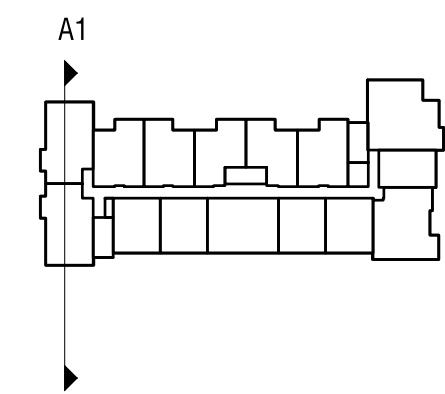
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March 18, 2026
Issued for DP Resubmission

March 20, 2026
Issued for DP Resubmission

May 27, 2026
Issued for COTW

August 18, 2026
Re-Issued for DP & COTW



For

Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Sections

Scale: 1:100
August 18, 2026

A-4.02



Revisions:

September 19, 2024
City Technical Review

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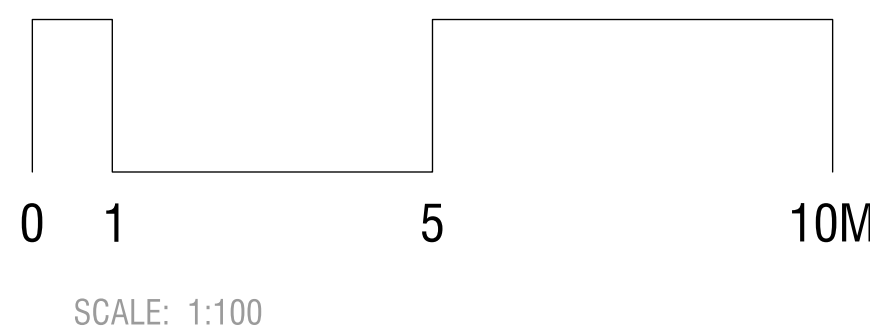
Project

1908 FOUL BAY
Multi-Unit Residential

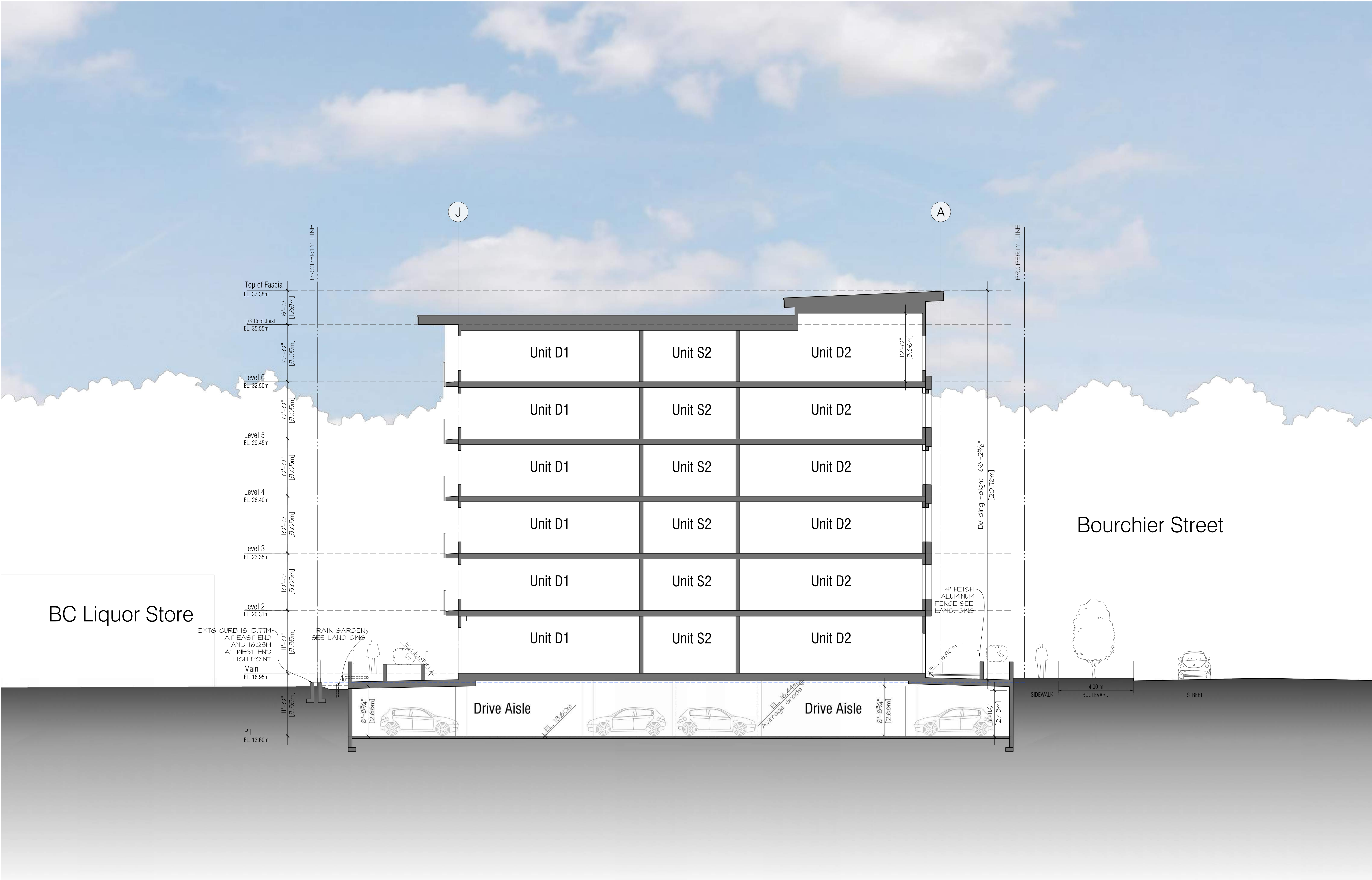


Sections

Scale: 1:100
August 18, 2026



A-4.03



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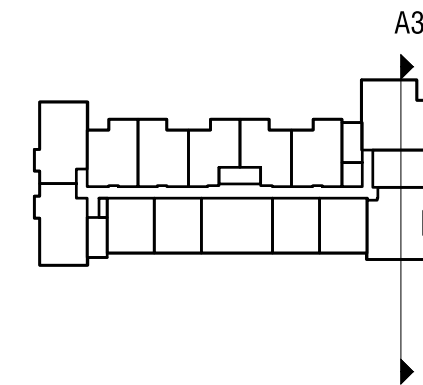
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For

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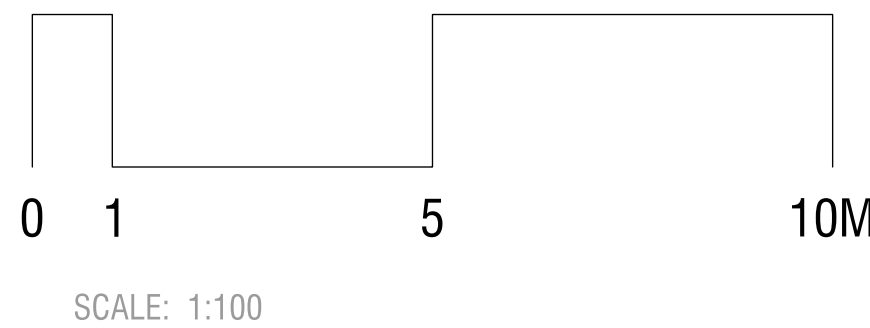
1908 FOUL BAY
Multi-Unit Residential

TELUS living



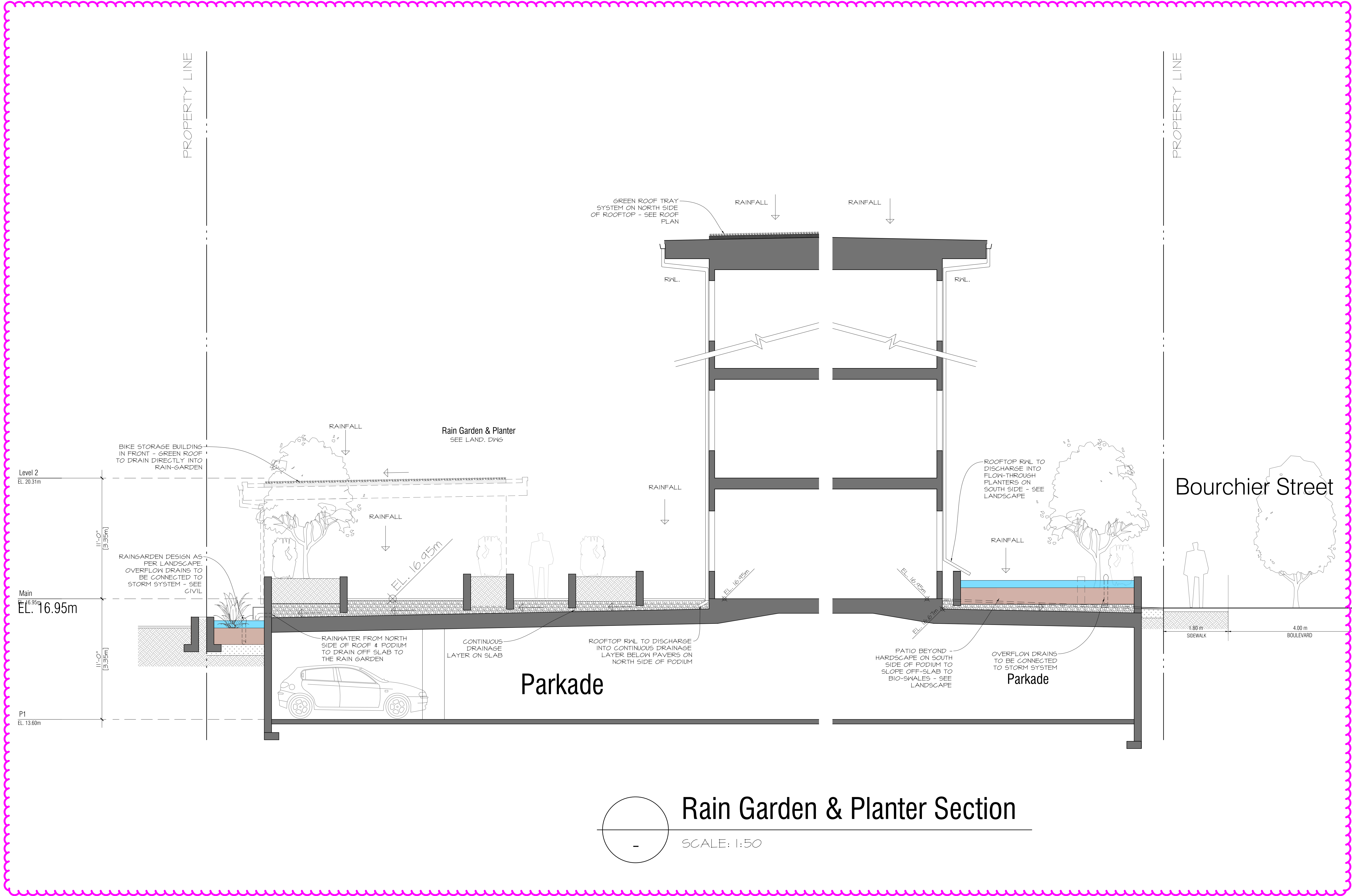
Sections

Scale: 1:100
August 18, 2026

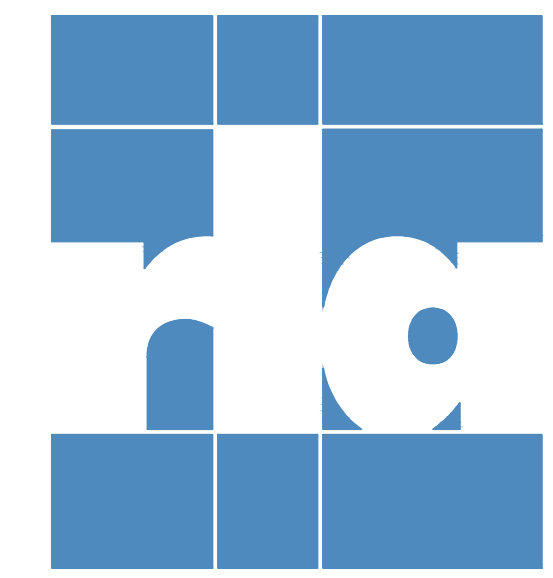
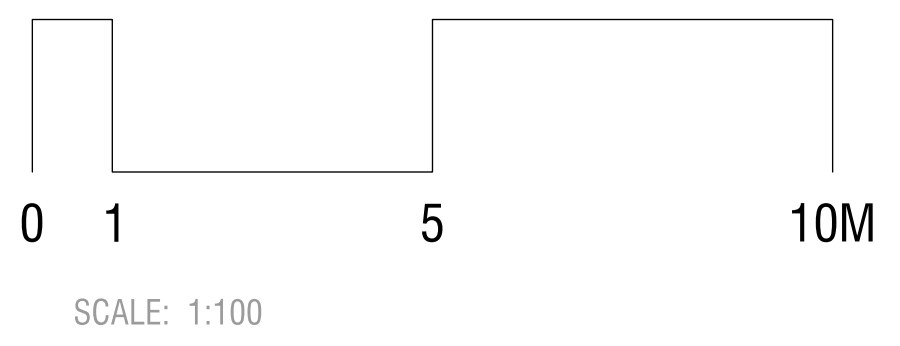


Section -A3

A-4.04

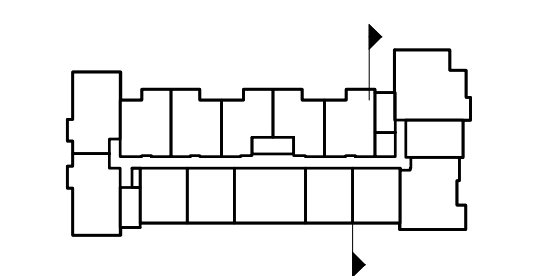


Rain Garden & Planter Section
SCALE: 1:50



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For
Project
1908 FOUL BAY
Multi-Unit Residential



Sections
Scale: 1:50
August 18, 2026



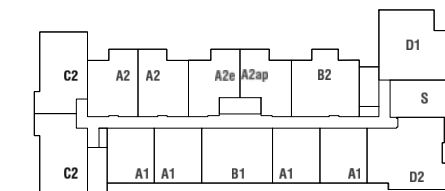
Concept Model View - SE corner-Bourchier



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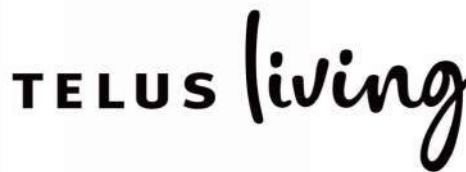
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Views

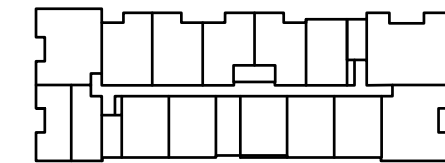
Scale:
August 18, 2026



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For

Project

1908 FOUL BAY
Multi-Unit Residential

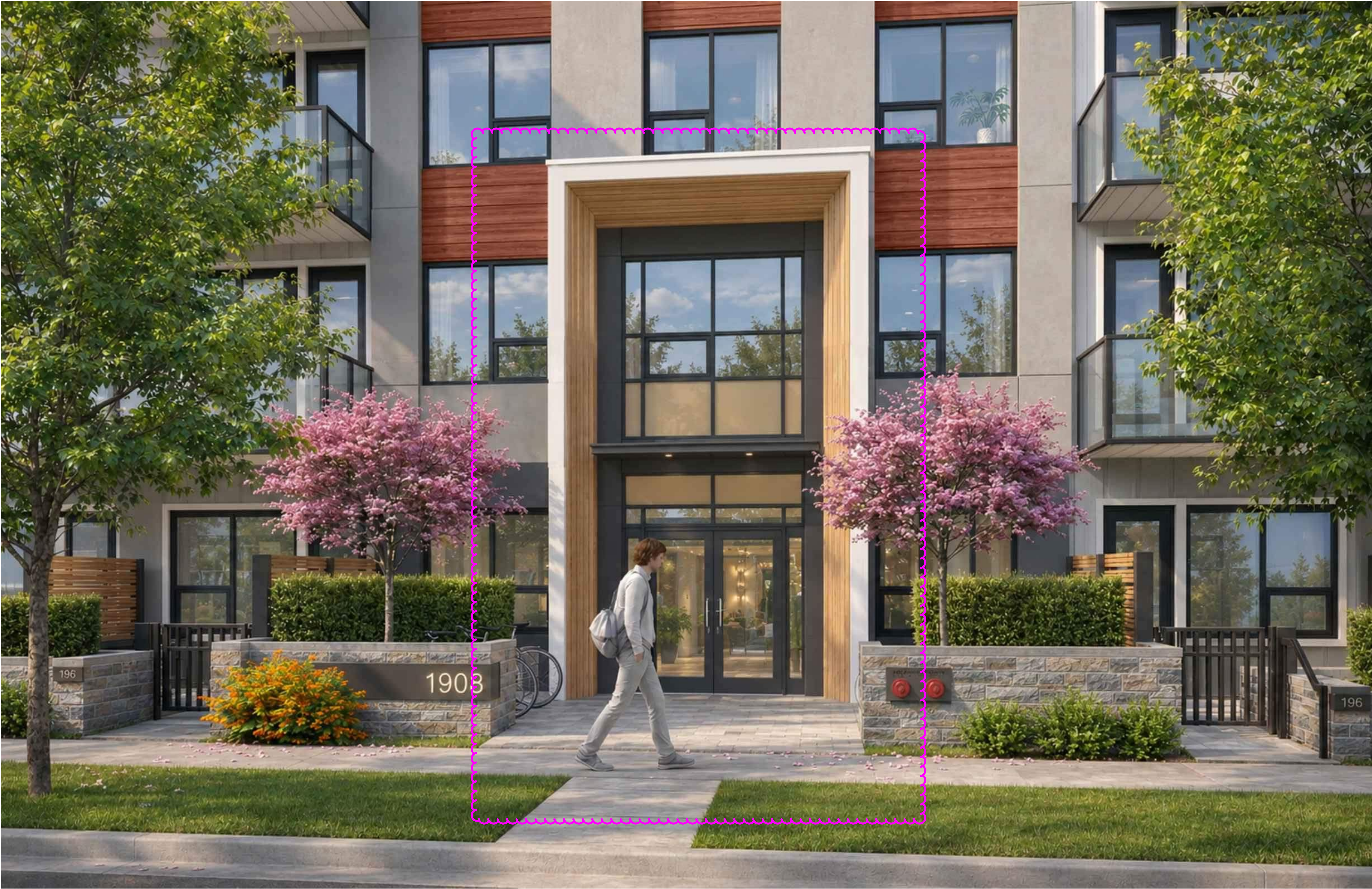
TELUS living



Views

Scale:
August 18, 2026

Concept Model View - NE-Foul Bay A-5.02



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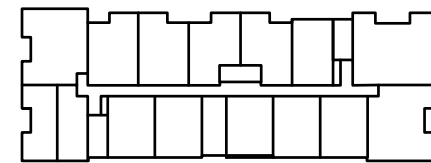
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For

Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Views

Scale:
August 18, 2026

Concept Model View - Entry

A-5.03



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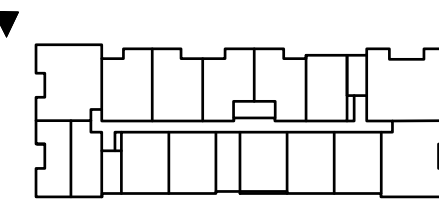
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For

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1908 FOUL BAY
Multi-Unit Residential

TELUS living

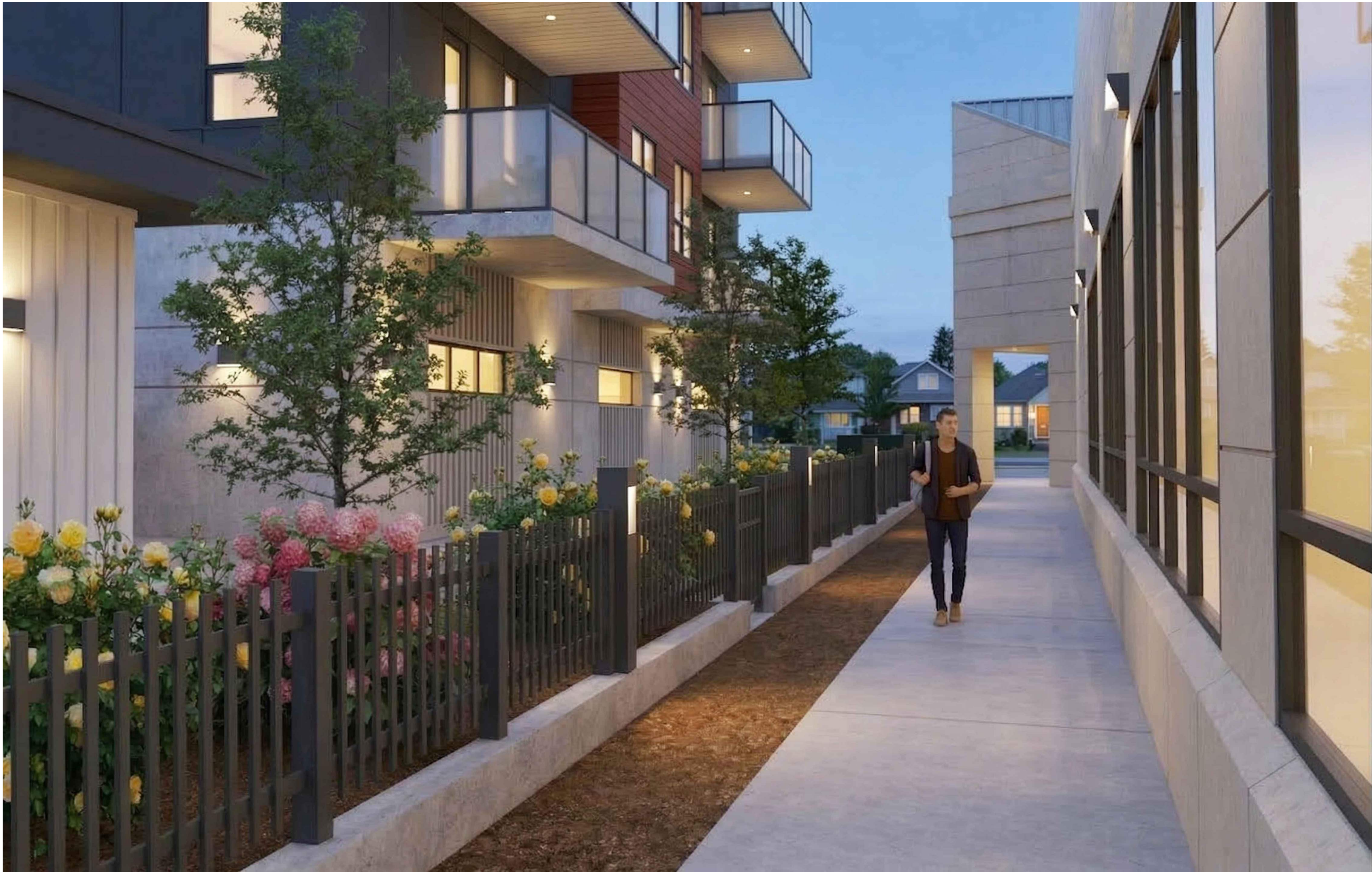


Views

Scale:
August 18, 2026

Pathway Concept Model-Day View

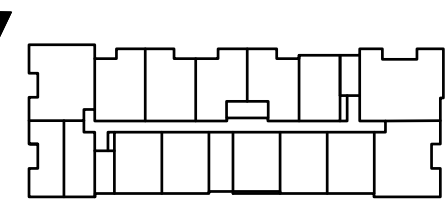
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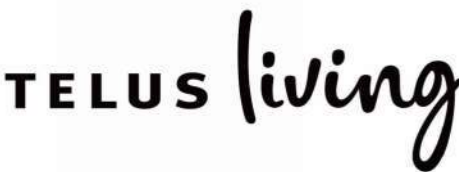
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For

Project
1908 FOUL BAY
Multi-Unit Residential

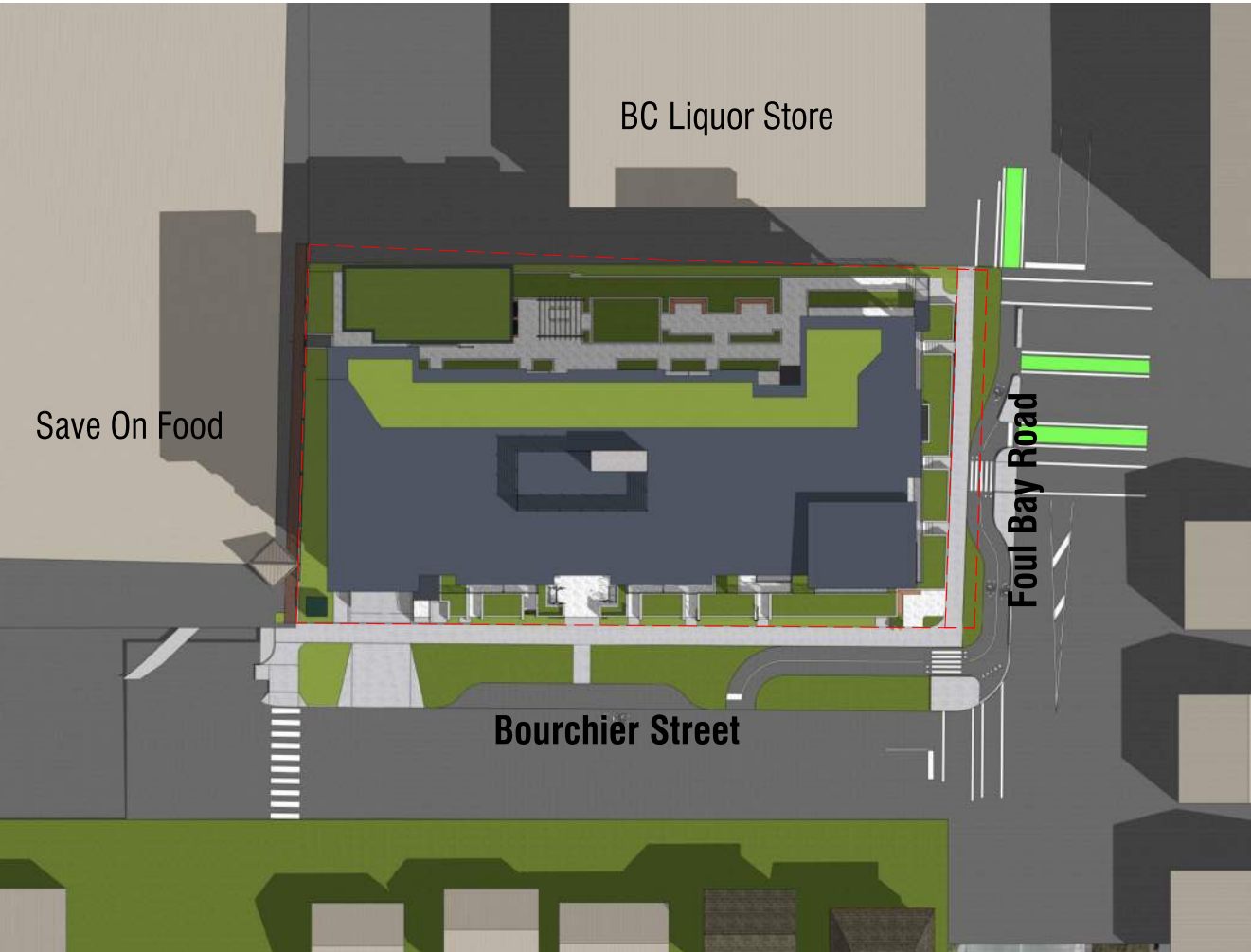


Views

Scale:
August 18, 2026

Pathway Concept Model-Night View A-5.05

SPRING EQUINOX



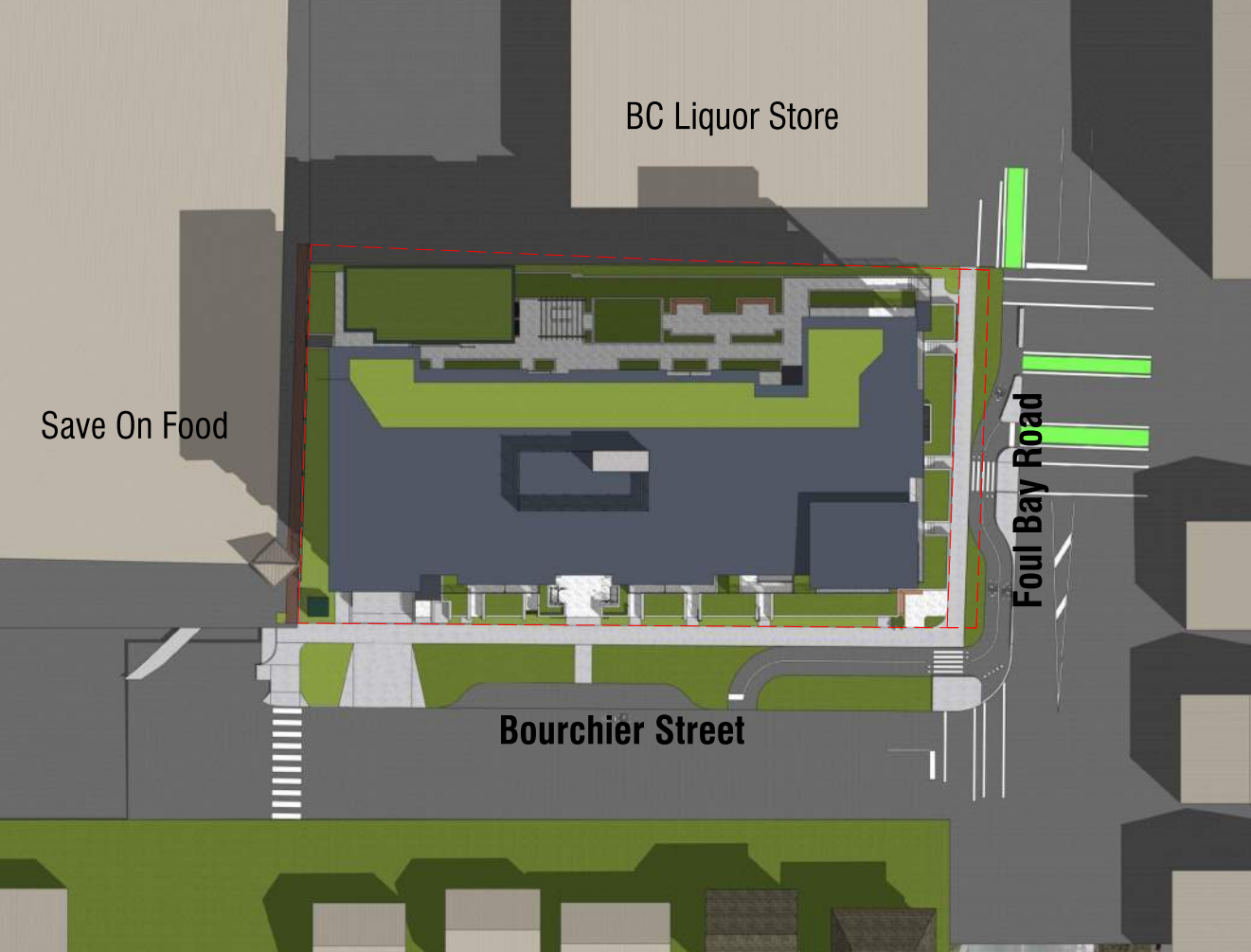
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SUMMER SOLSTICE



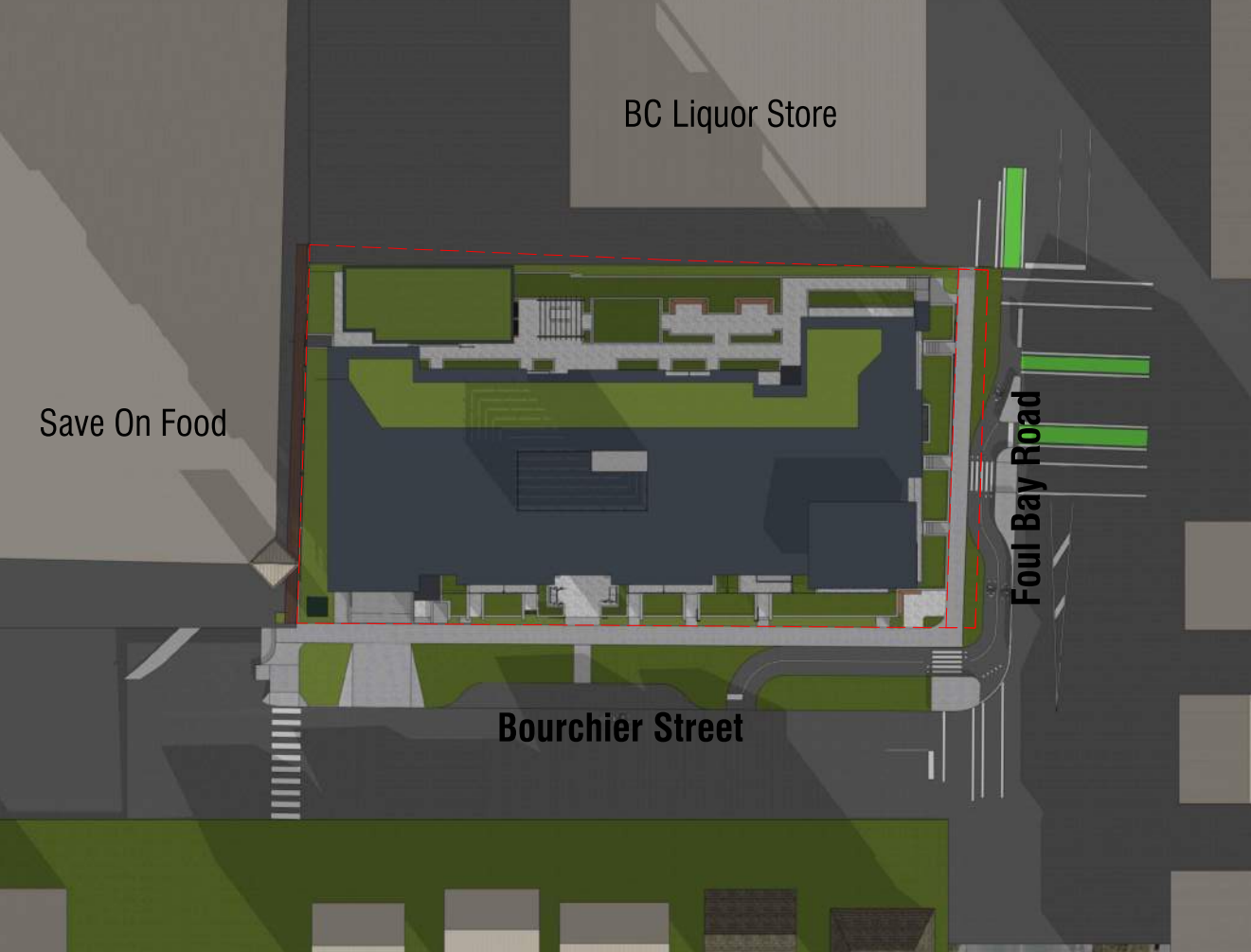
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FALL EQUINOX

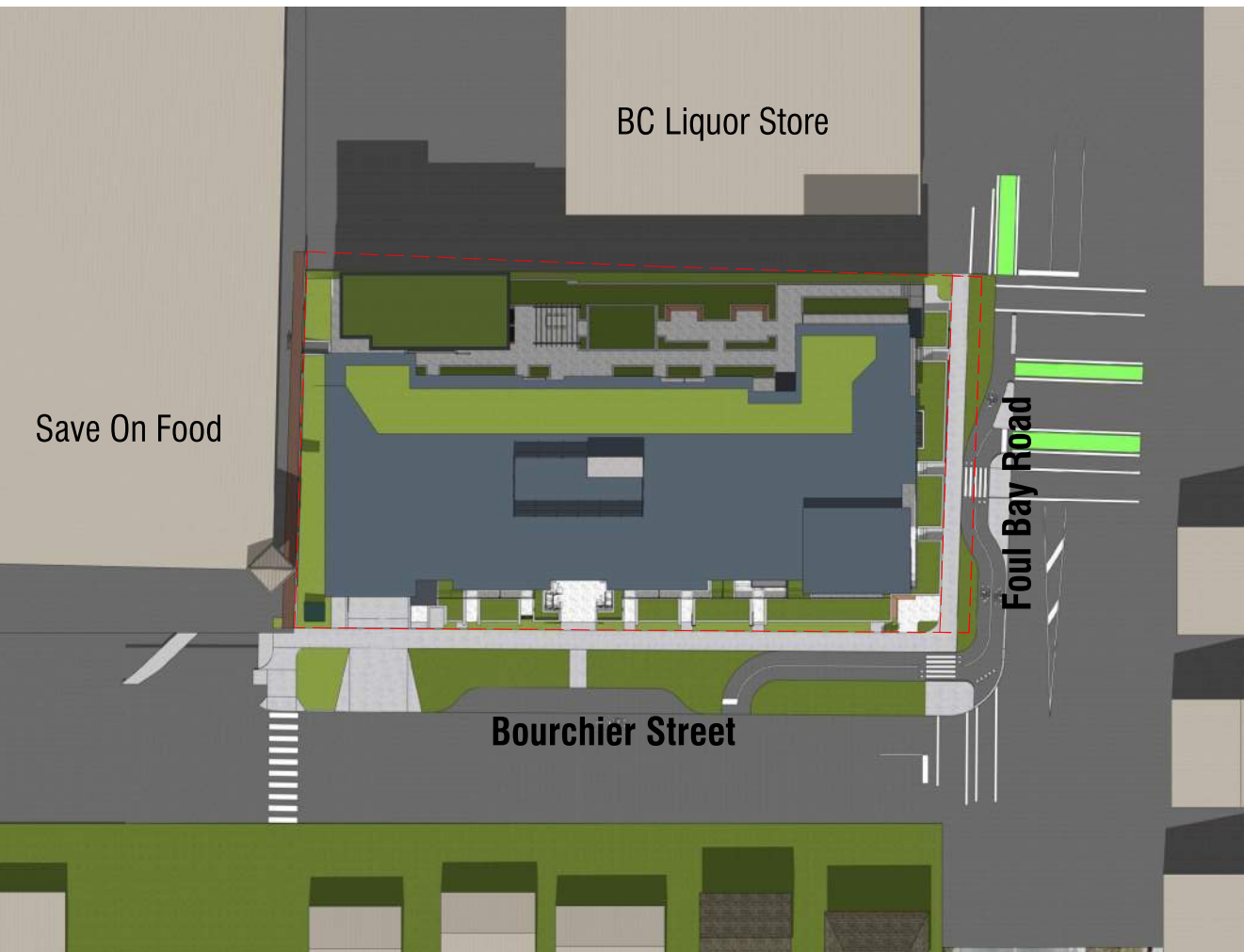


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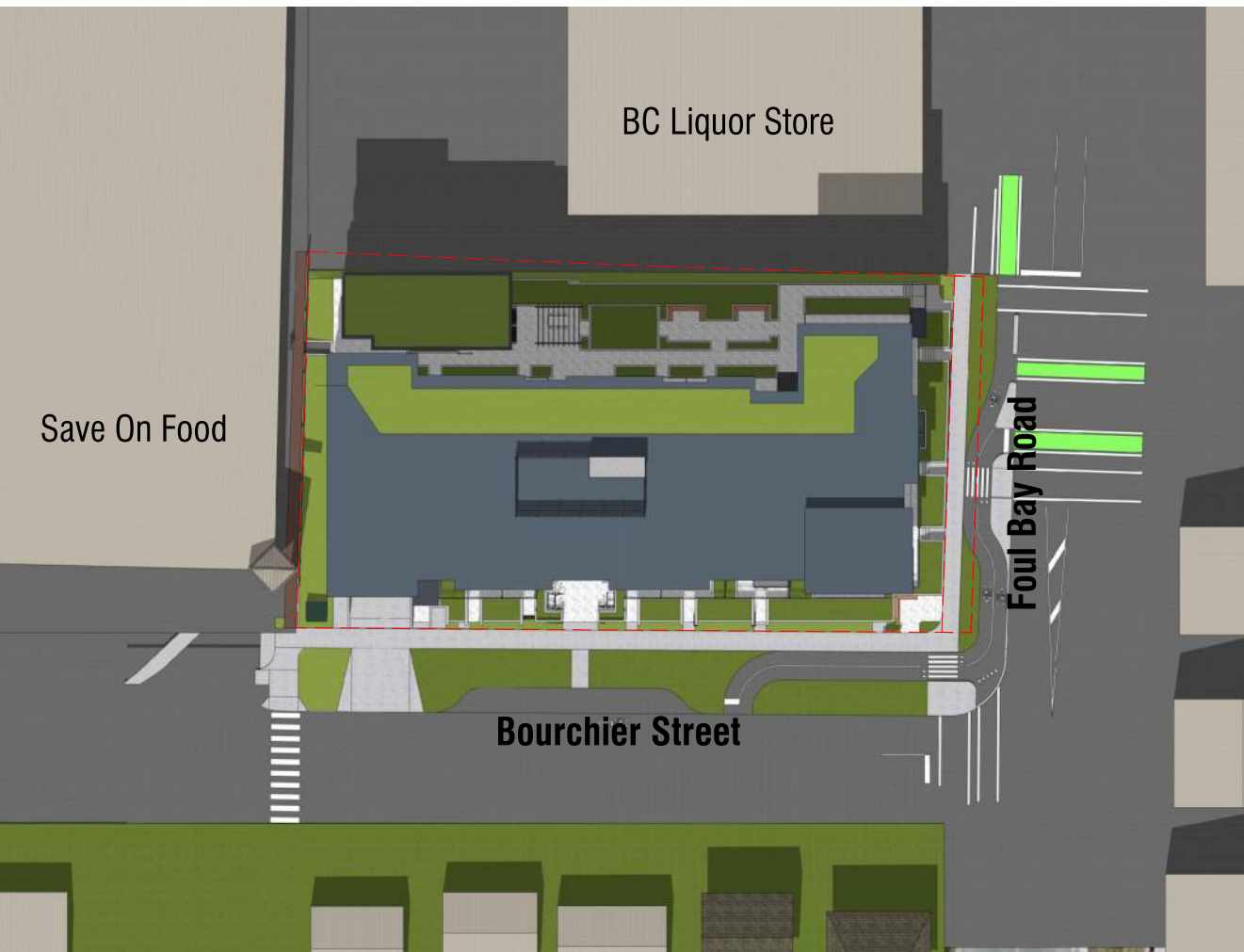
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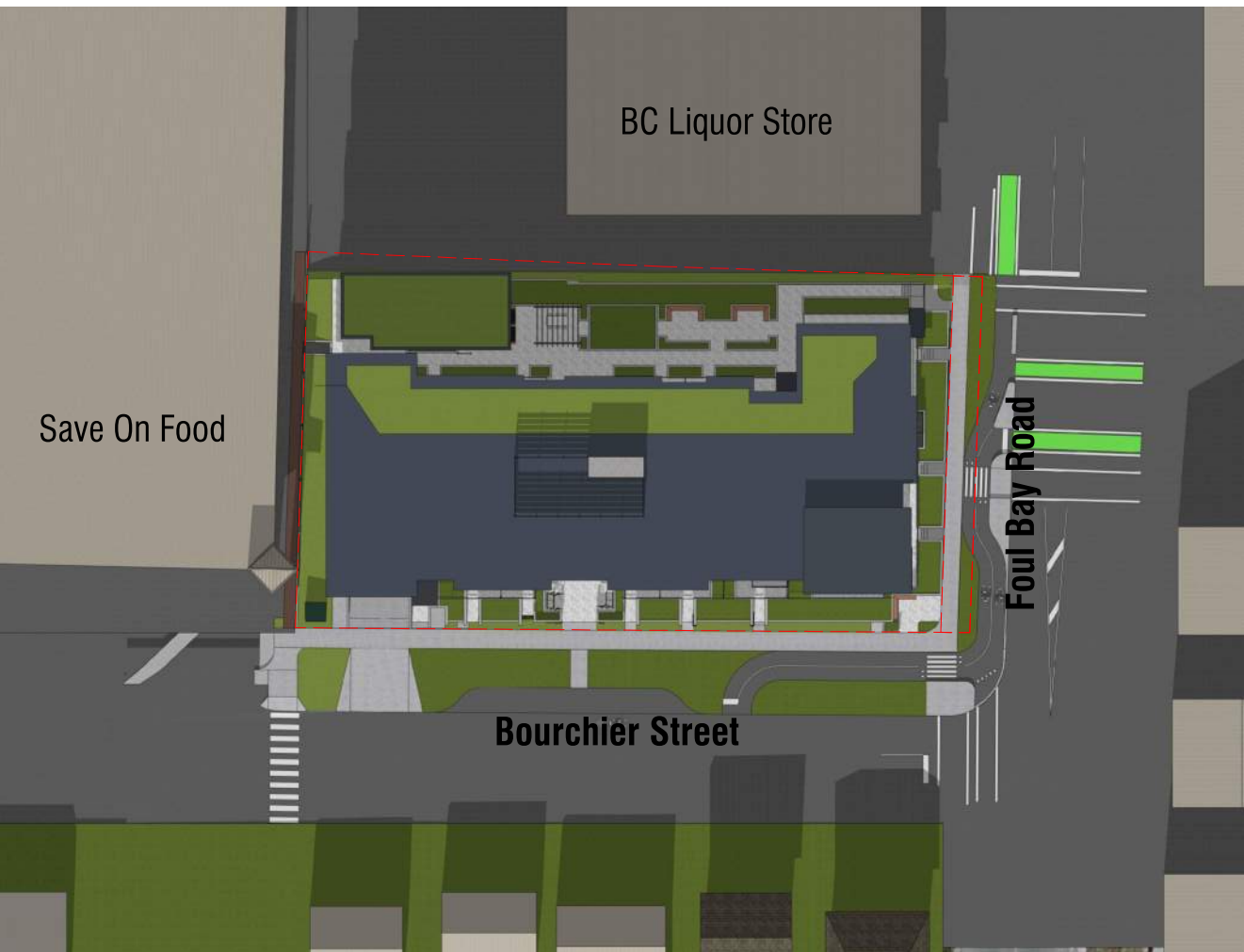
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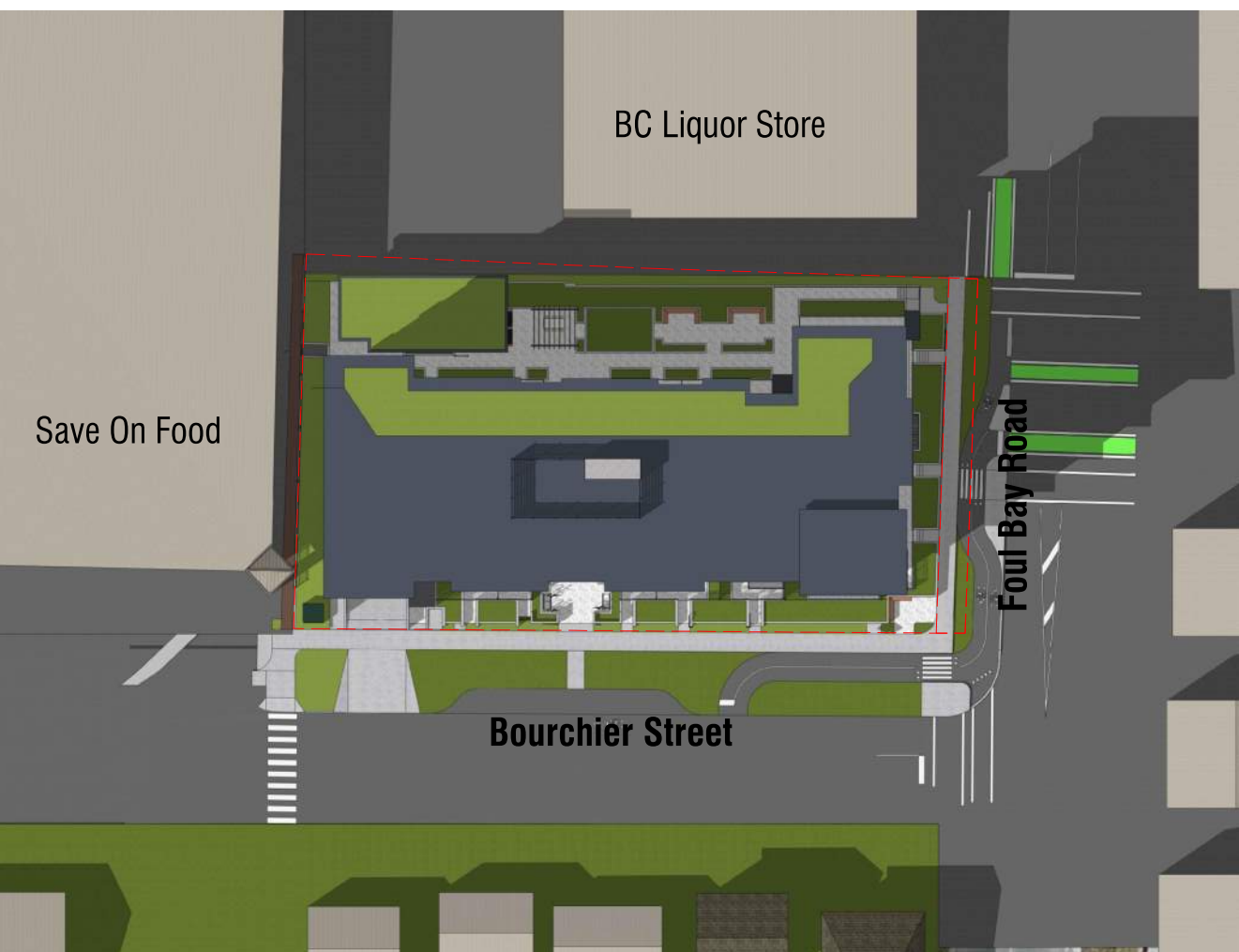
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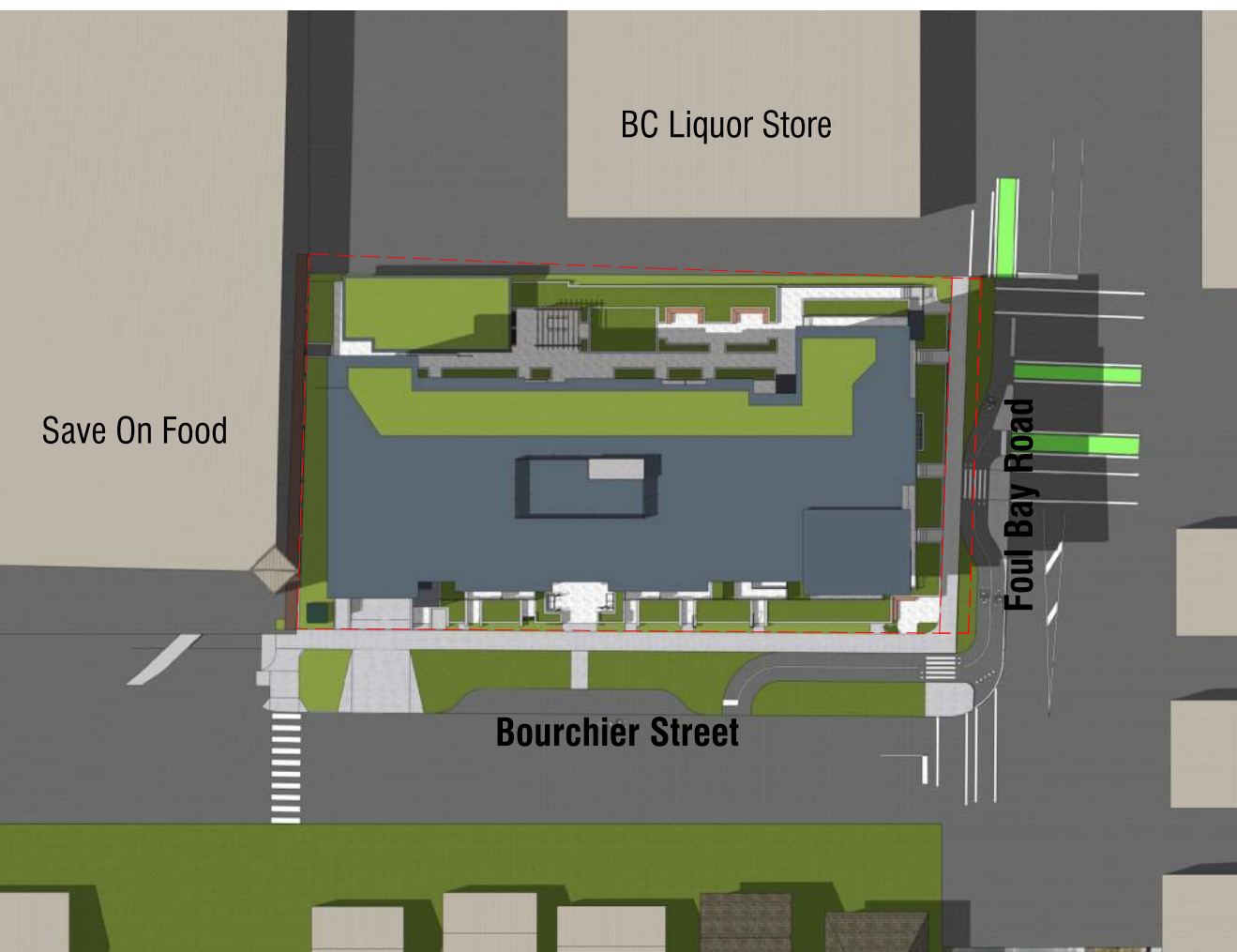
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December 21st, 12:00 P.M.



March 21st, 3:00 P.M.



June 21st, 3:00 P.M.



September 21st, 3:00 P.M.



December 21st, 3:00 P.M.



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For

Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



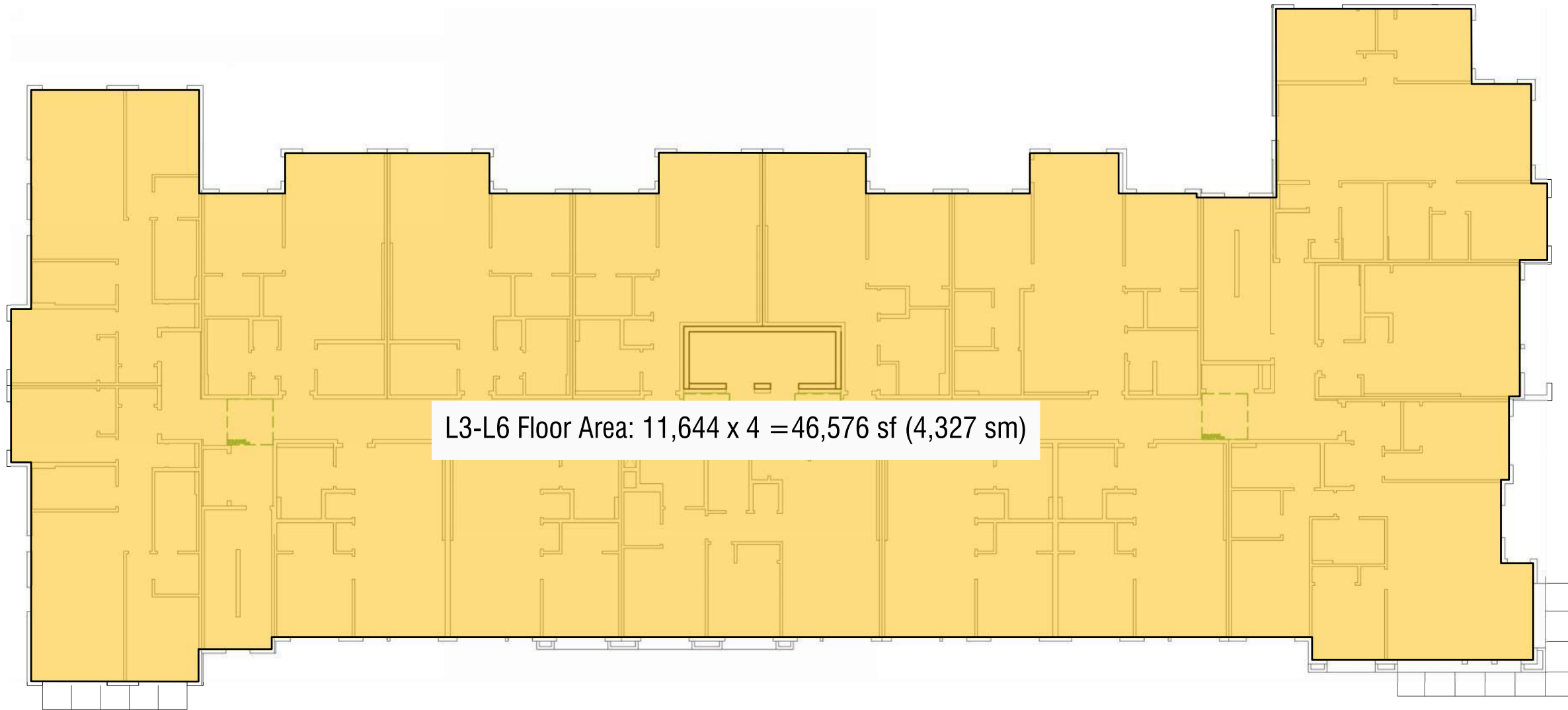
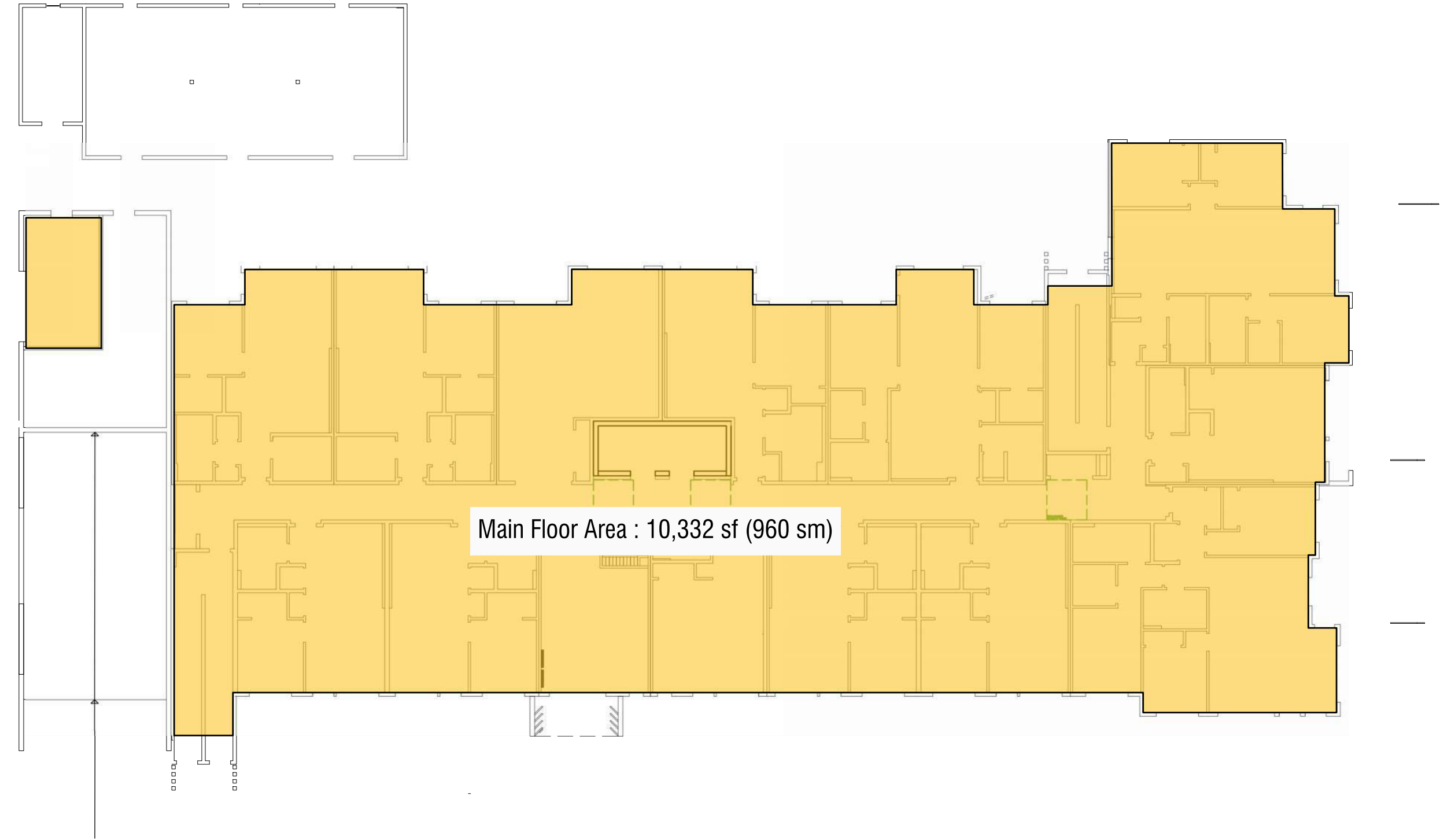
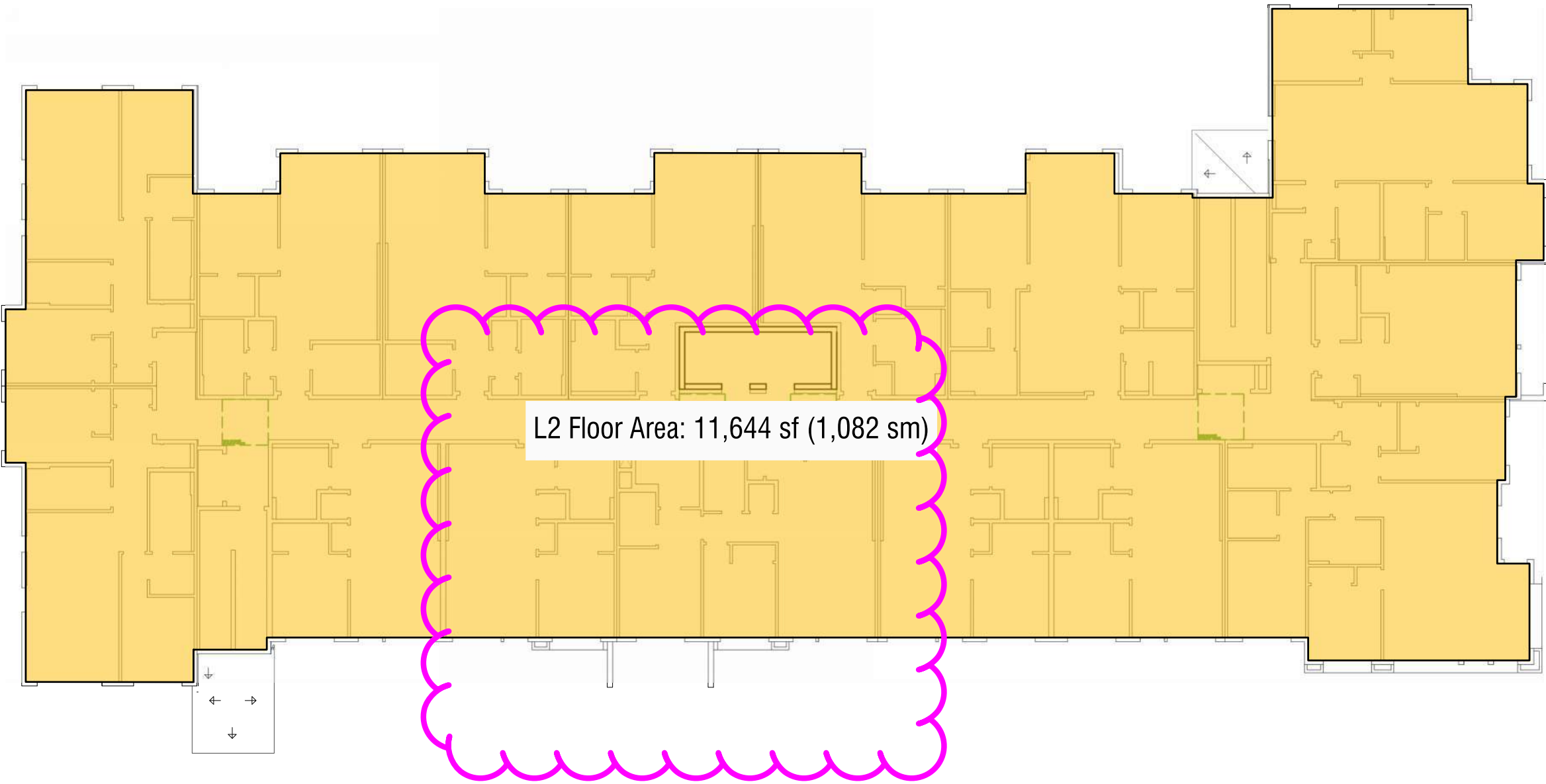
Shadow Study

Scale: N/A
August 18, 2026

Shadow Study



A-6.00



TOTAL FLOOR AREA CALCULATION (for FSR)		
Main Floor	10,332 sf	960 sm
L2 Floor	11,644 sf	1,082 sm
L3-L6 Floor	46,576 sf	4,327 sm
Total	68,552 sf	6,369 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

SCALE: 1:200



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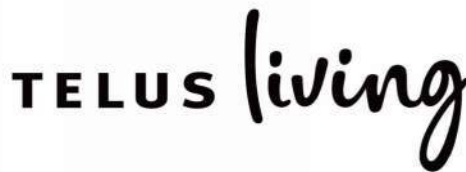
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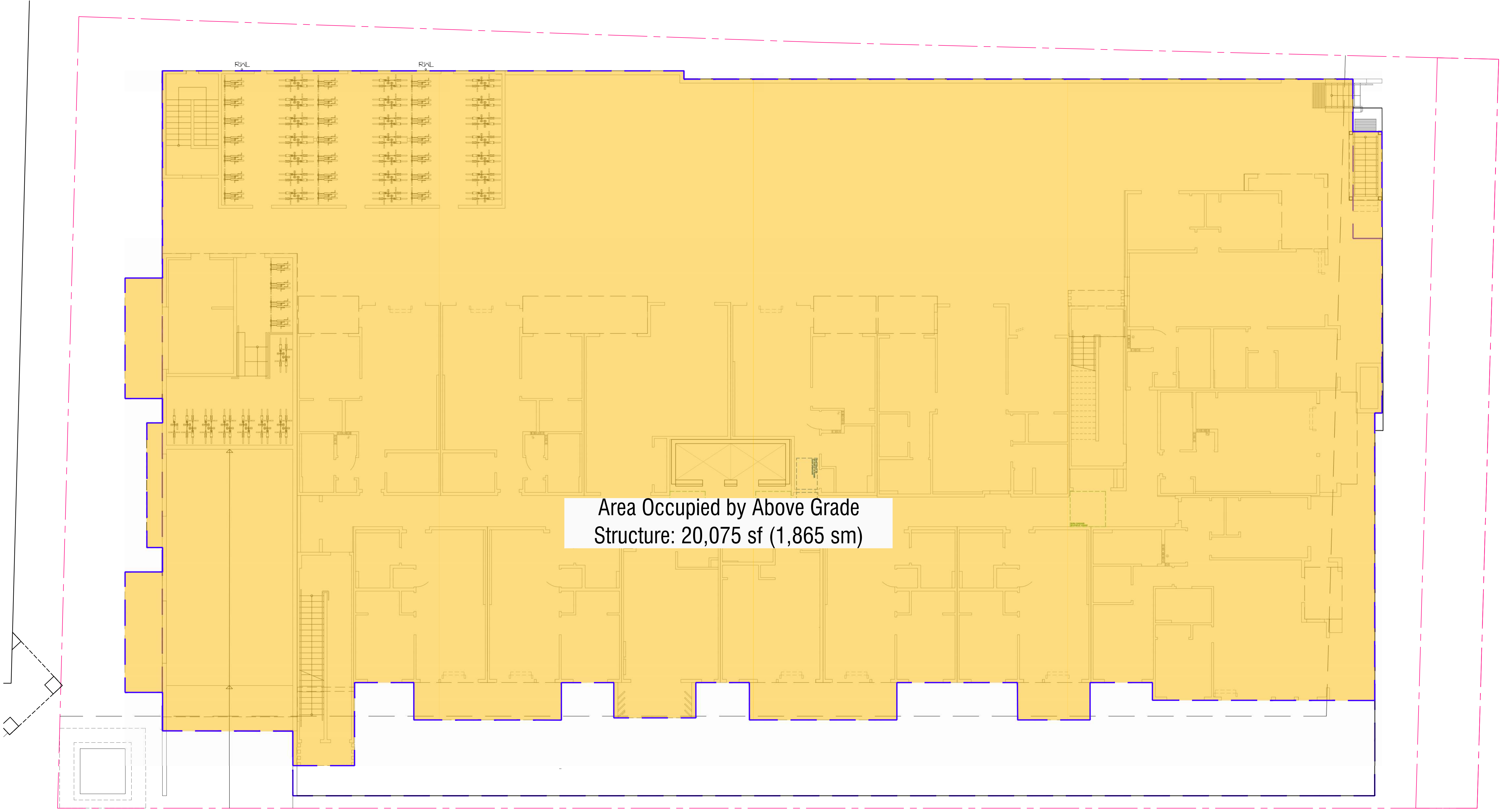
Project

1908 FOUL BAY
Multi-Unit Residential



Key Plan - Area Calculations

Scale: 1:100
August 18, 2026



SITE COVERAGE CALCULATION

Includes all	Above Ground Area	Lot Area (post dedication)
above grade	20,151 sf 1,872 sm	26,920 sf 2,501 sm
Site Coverage	74.9%	

DEFINITIONS (from City of Victoria Zoning Bylaw 2018)

"**Lot Coverage**" means the horizontal area of all Buildings and outdoor covered areas on a Lot, expressed as a percentage of the Lot Area.



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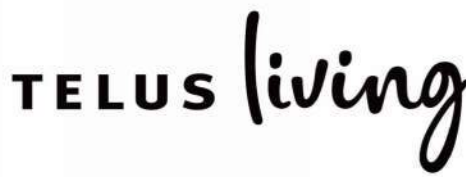
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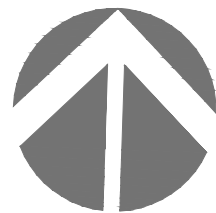
Project

1908 FOUL BAY
Multi-Unit Residential



Key Plan - Site Coverage

Scale: 1:100
August 18, 2026





Revisions:

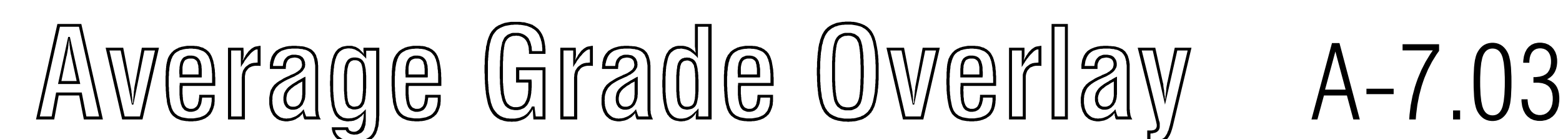
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Project

TELUS *living*



Scale: 1:200
August 18, 2026



Average Grade	Total height / Total Perimeter length		
	3,107 / 189.09	=	16.44 m

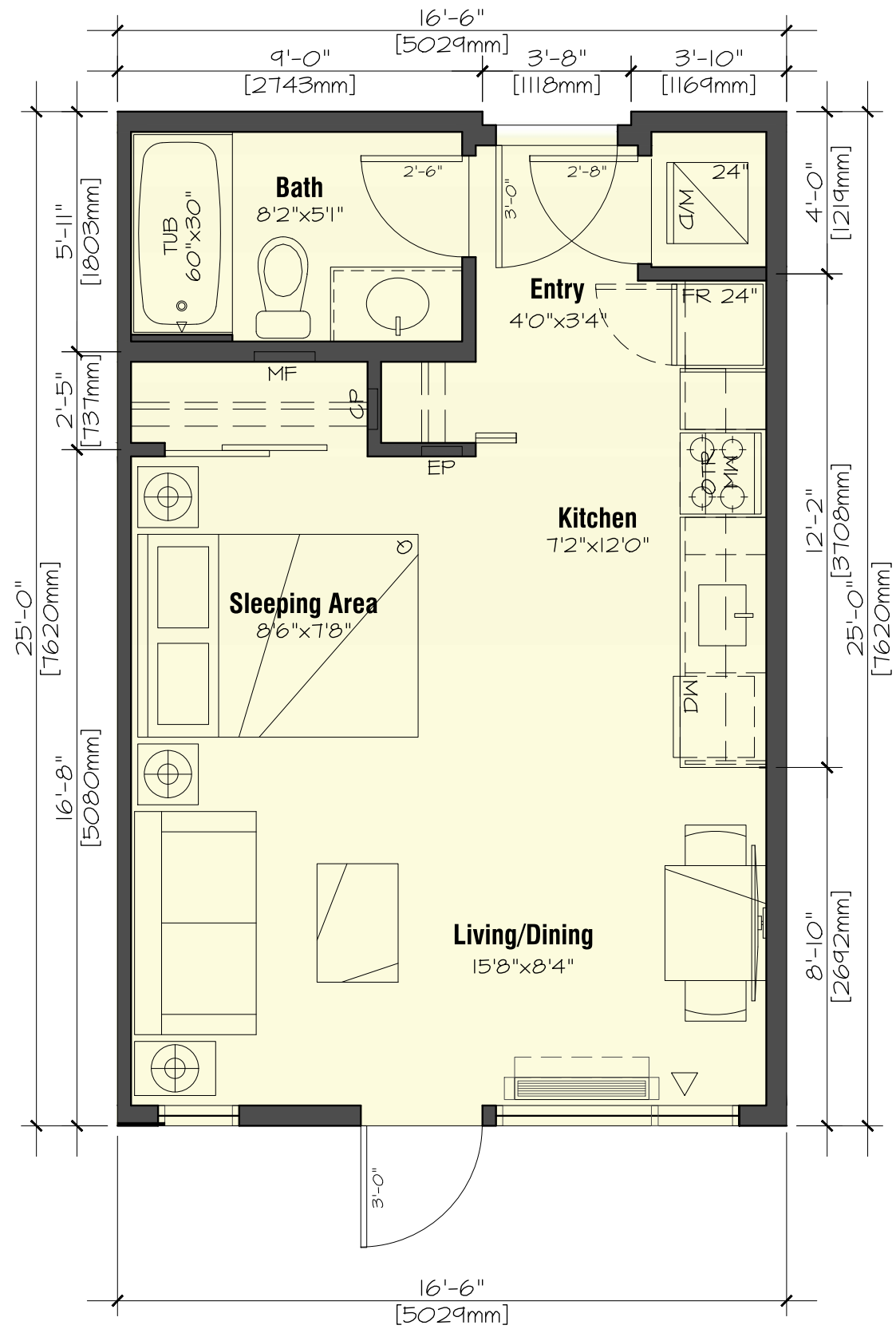
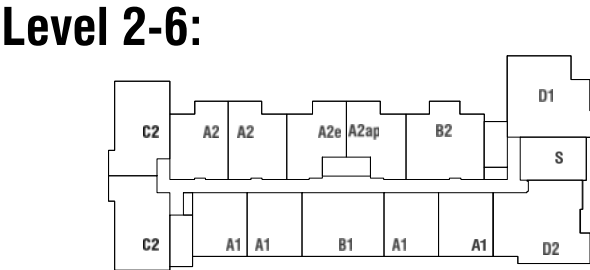
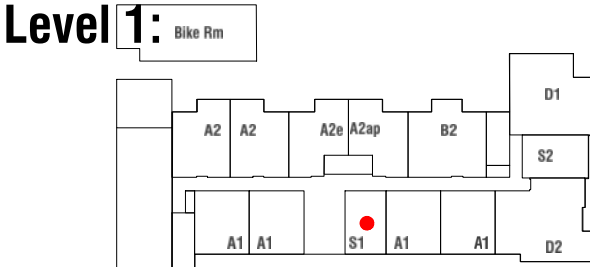
DEFINITIONS (from City of Victoria Zoning Bylaw 2018)

"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

Unit S1 - Studio

1 Bed + 1 Bath
406 sf

1 Units Total (1 of 87)
101



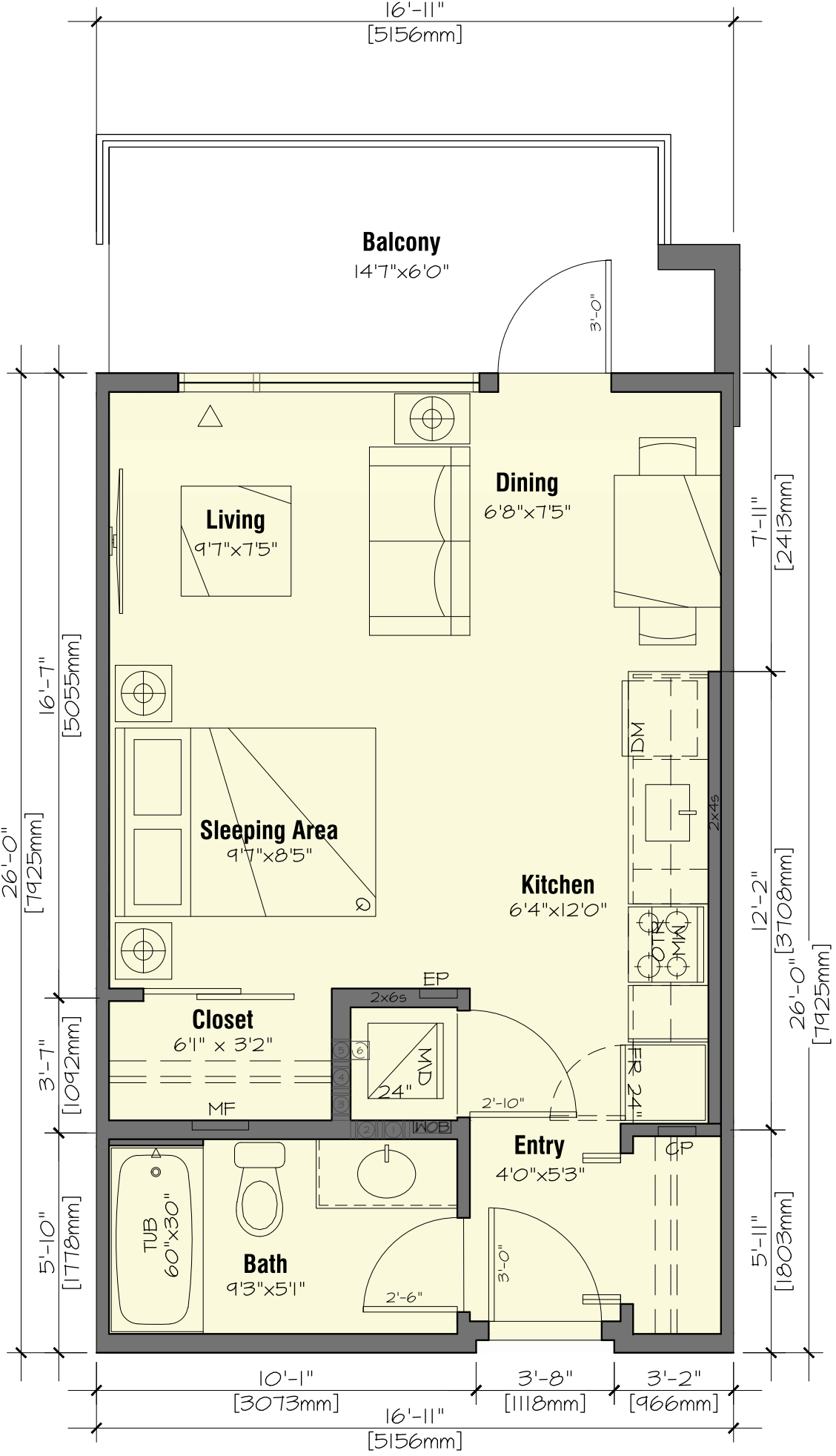
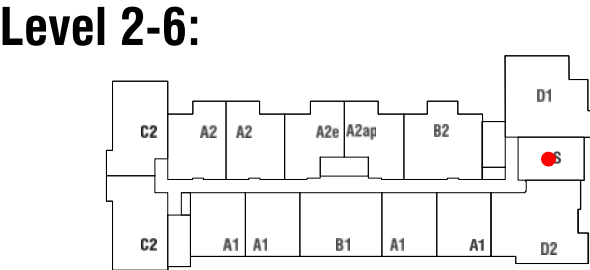
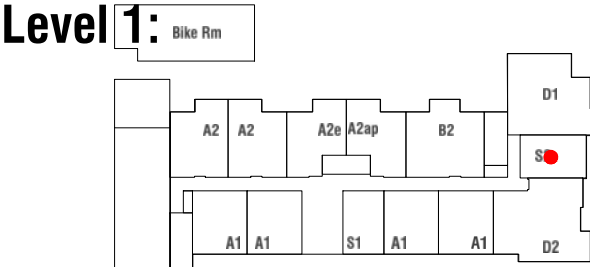
Unit S2 - Studio

1 Bed + 1 Bath
434 sf

6 Units Total (6 of 87)
105, 205, 305, 405, 505, 605

Unit 105 - Potential Live/Work Unit

Potential
Live/Work
Unit

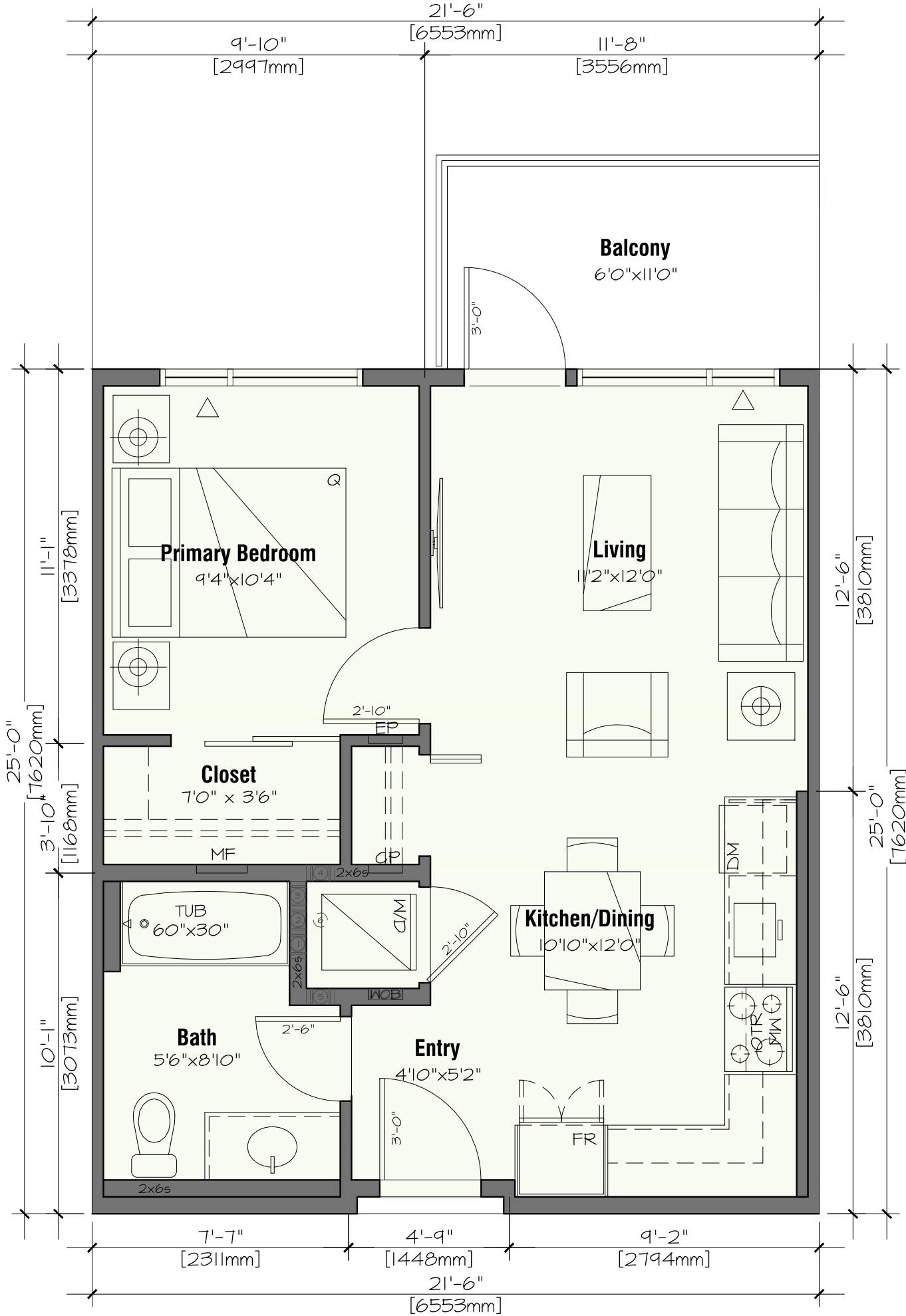
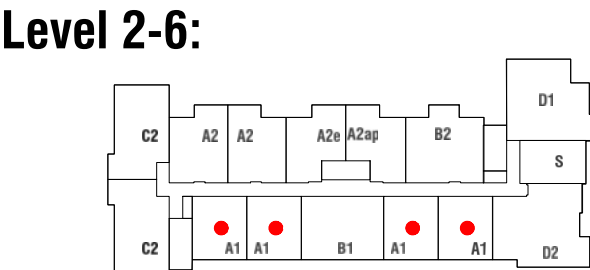
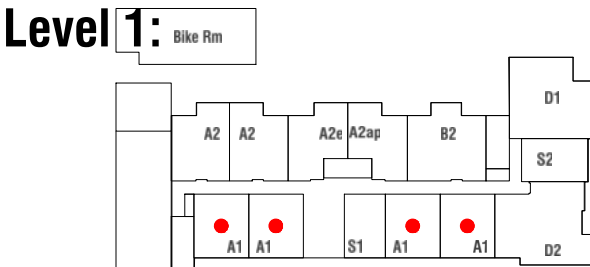


A1 - 1 Bedroom

1 Bed + 1 Bath
530 sf

24 Units Total (24 of 87)

102, 103, 111, 112
202, 203, 214, 215
302, 303, 314, 315
402, 403, 414, 415
502, 503, 514, 515
602, 603, 614, 615

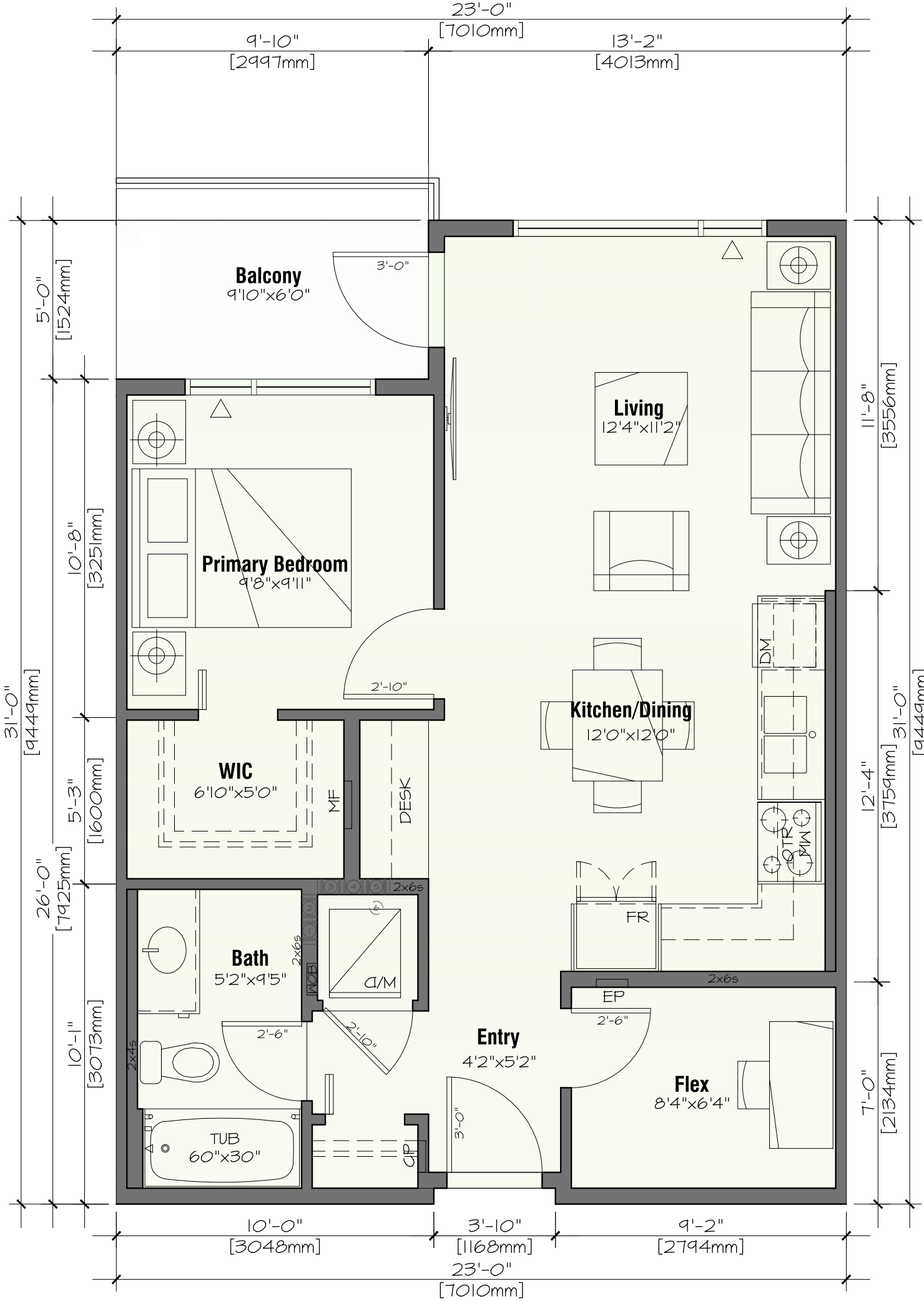
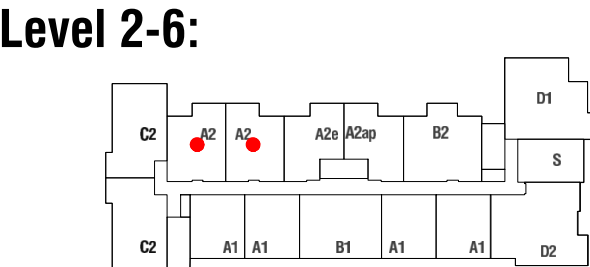
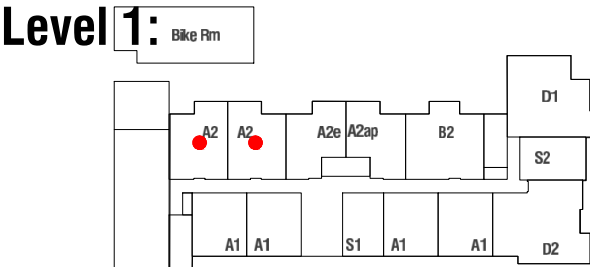


A2 - 1 Bedroom + Flex

1 Bed + 1 Bath
656 sf

12 Units Total (12 of 87)

109, 110,
210, 211,
310, 311,
410, 411,
510, 511,
610, 611



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May 27, 2026
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August 18, 2026
Re-Issued for DP & COTW

For

Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Unit Plans

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

August 18, 2026

A-8.01



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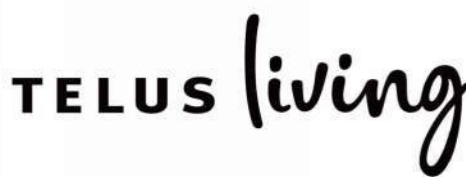
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For

Project

1908 FOUL BAY
Multi-Unit Residential



Unit Plans

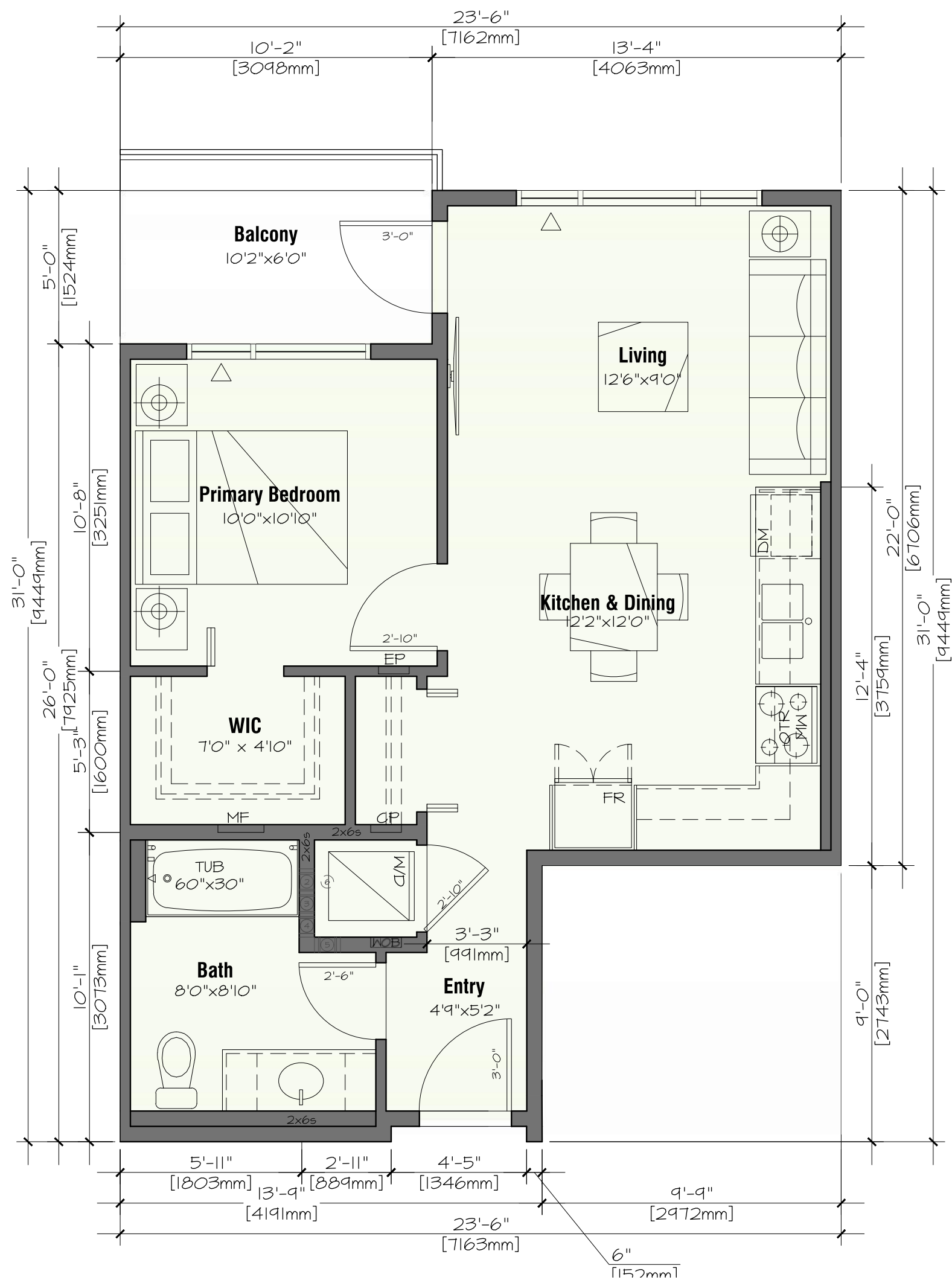
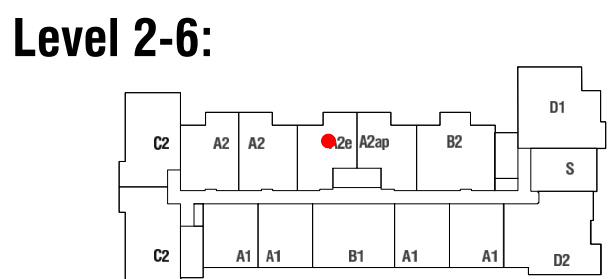
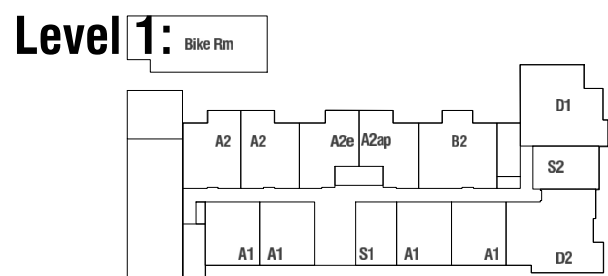
Scale: 1/4" = 1' - 0"
August 18, 2026

A-8.02

A2e - 1 Bedroom

1 Bed + 1 Bath
581 sf

5 Units Total (5 of 87)
209, 309, 409, 509, 609

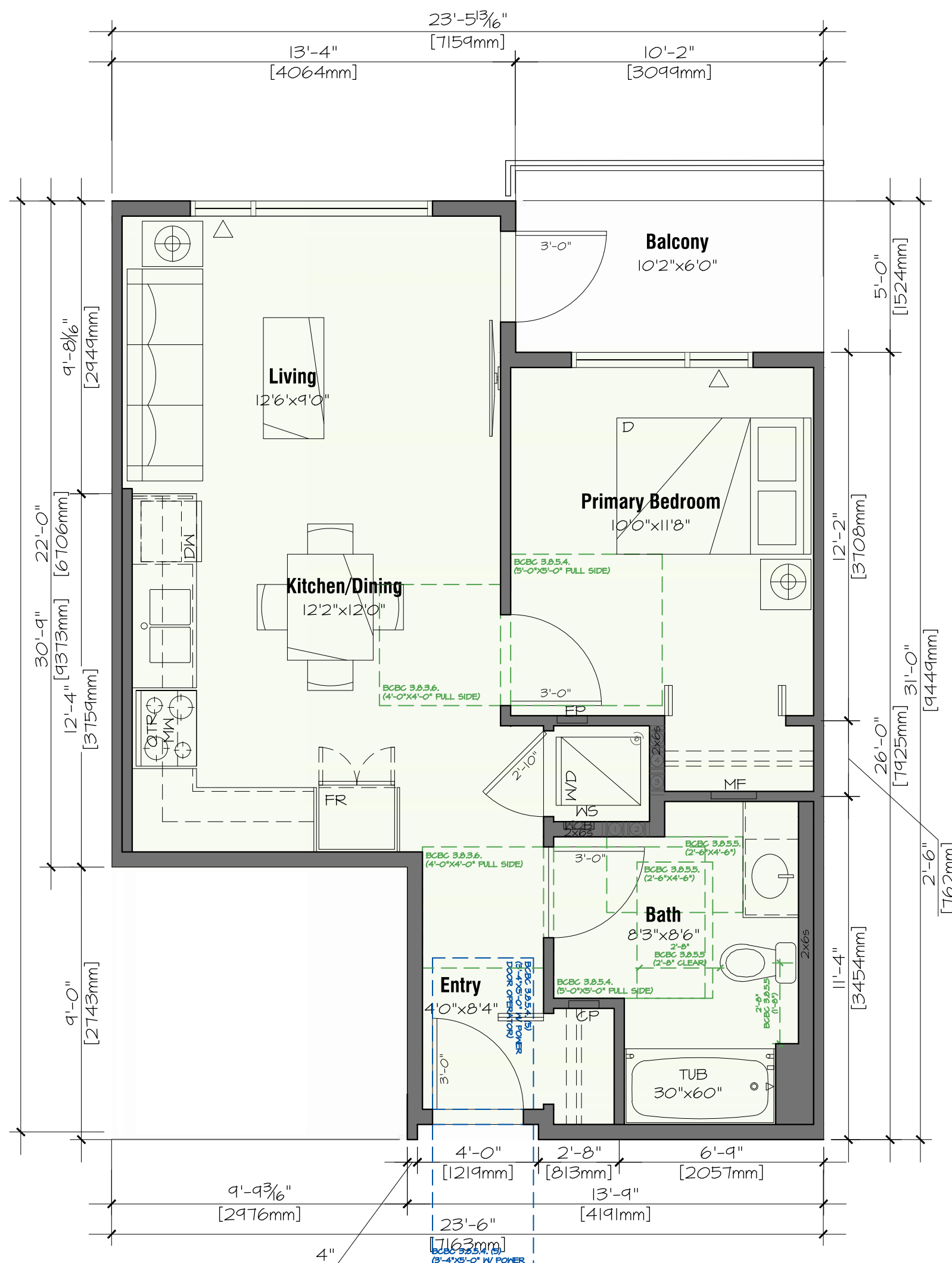
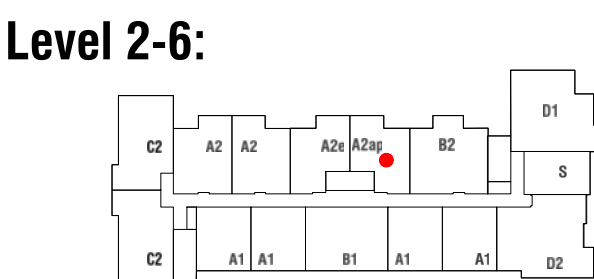
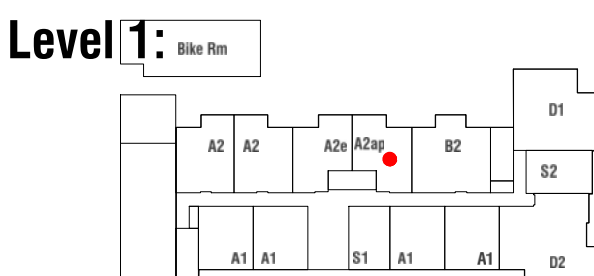


A2ap - 1 Bedroom

1 Bed + 1 Bath
581 sf

Adaptable Units (2018 Compliance)

6 Unit Total (6 of 87)
108, 208, 308, 408, 508, 608

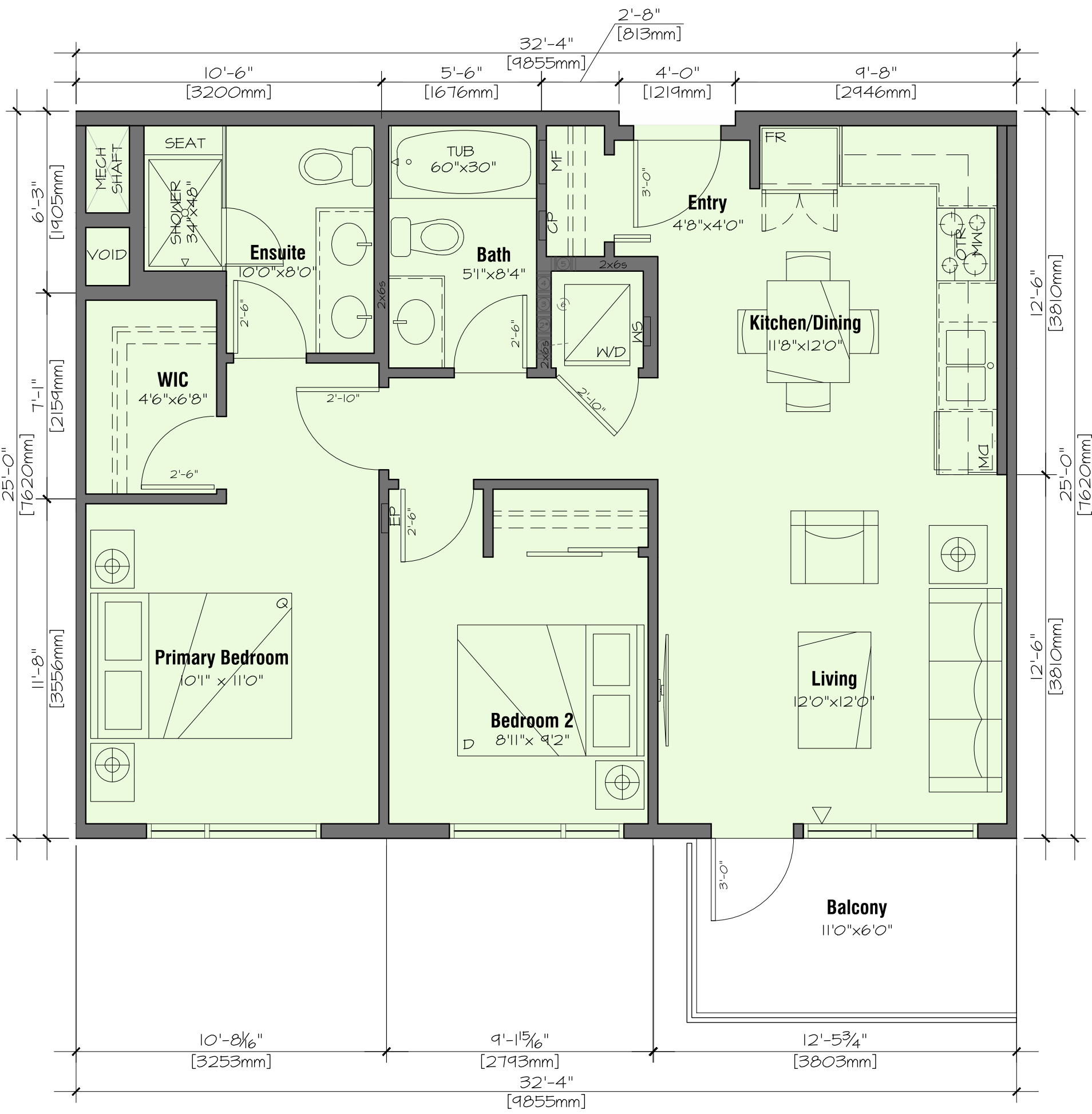
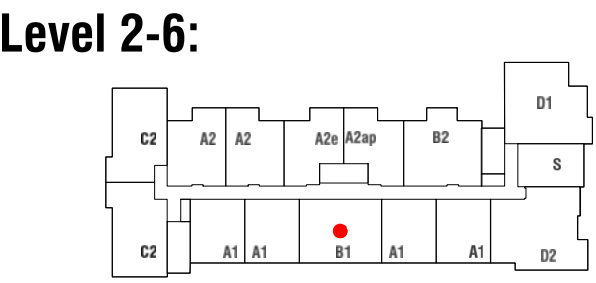
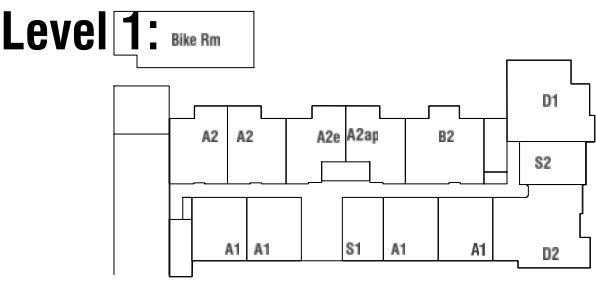


B1 - 2 Bedroom

2 Bed + 2 Bath

798 sf

5 Units Total (5 of 87)
201, 301, 401, 501, 601

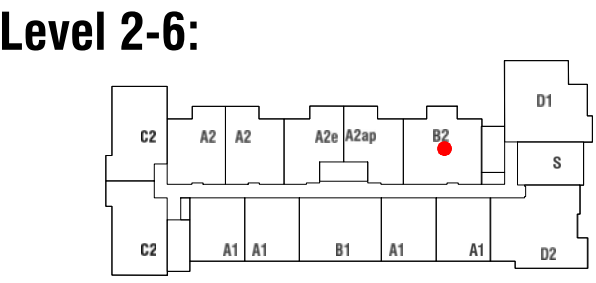
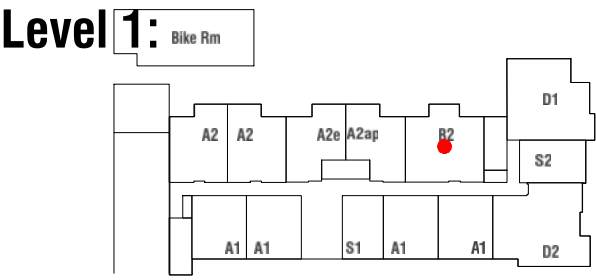


B2 - 2 Bedroom Unit

2 Bed + 2 Bath

852 sf

6 Units Total (6 of 87)
107, 207, 307, 407, 507, 607



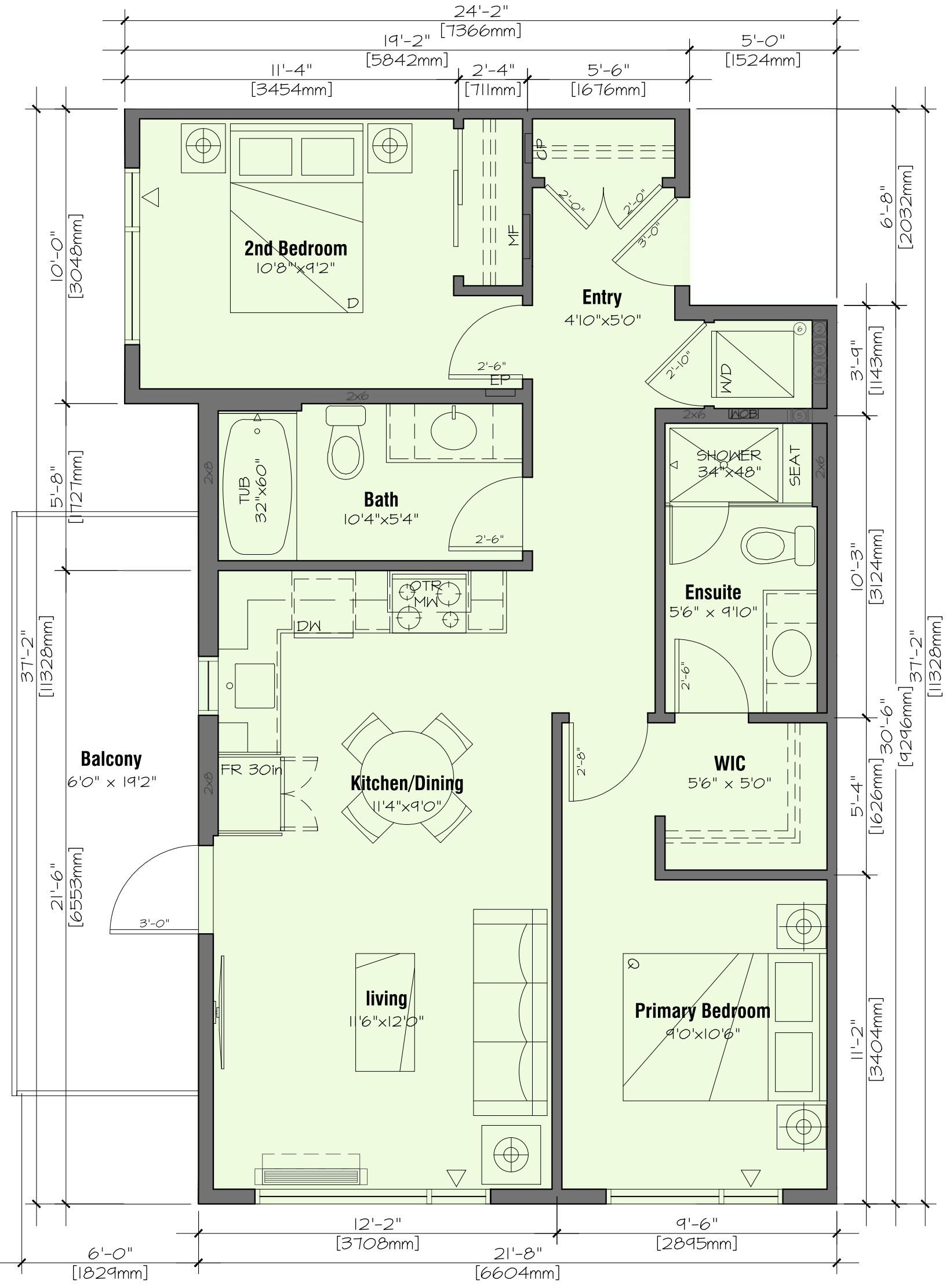
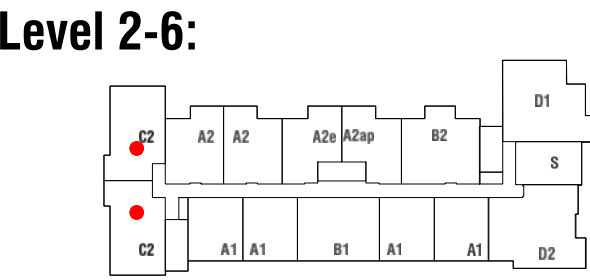
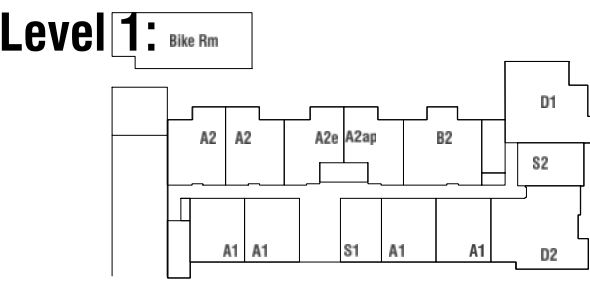
C2 - 2 Bedroom Corner Unit

2 Bed + 2 Bath

797 sf

10 Units Total (10 of 87)

212, 213,
312, 313,
412, 413,
512, 513,
612, 613



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Project

1908 FOUL BAY
Multi-Unit Residential

TELUS living



Unit Plans

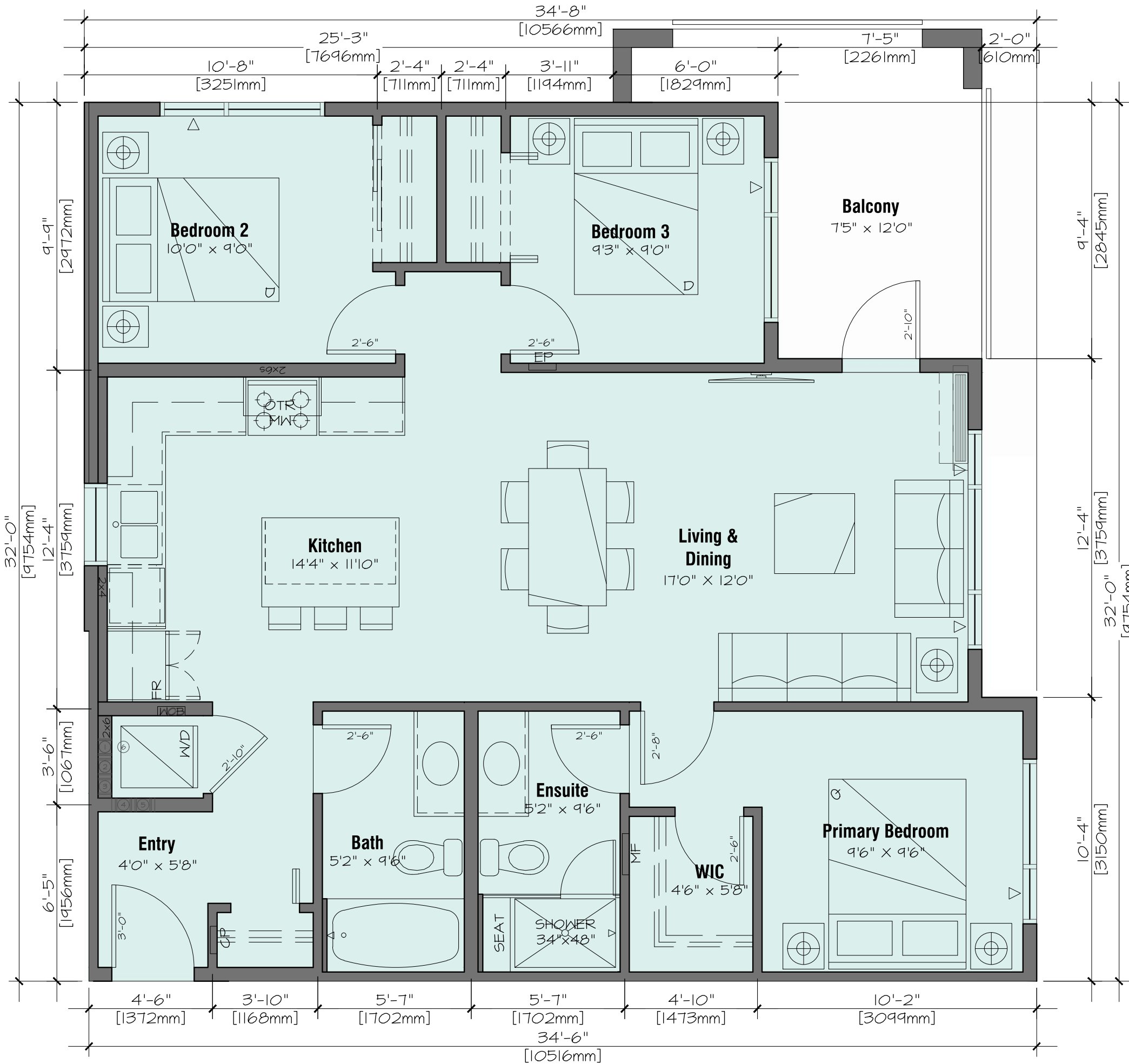
Scale: 1/4" = 1' - 0"
August 18, 2026

A-8.03

D1 - 3 Bedroom Corner Unit

3 Bed + 2 Bath
991 sf

6 Units Total (6 of 87)
106, 206, 306, 406, 506, 606

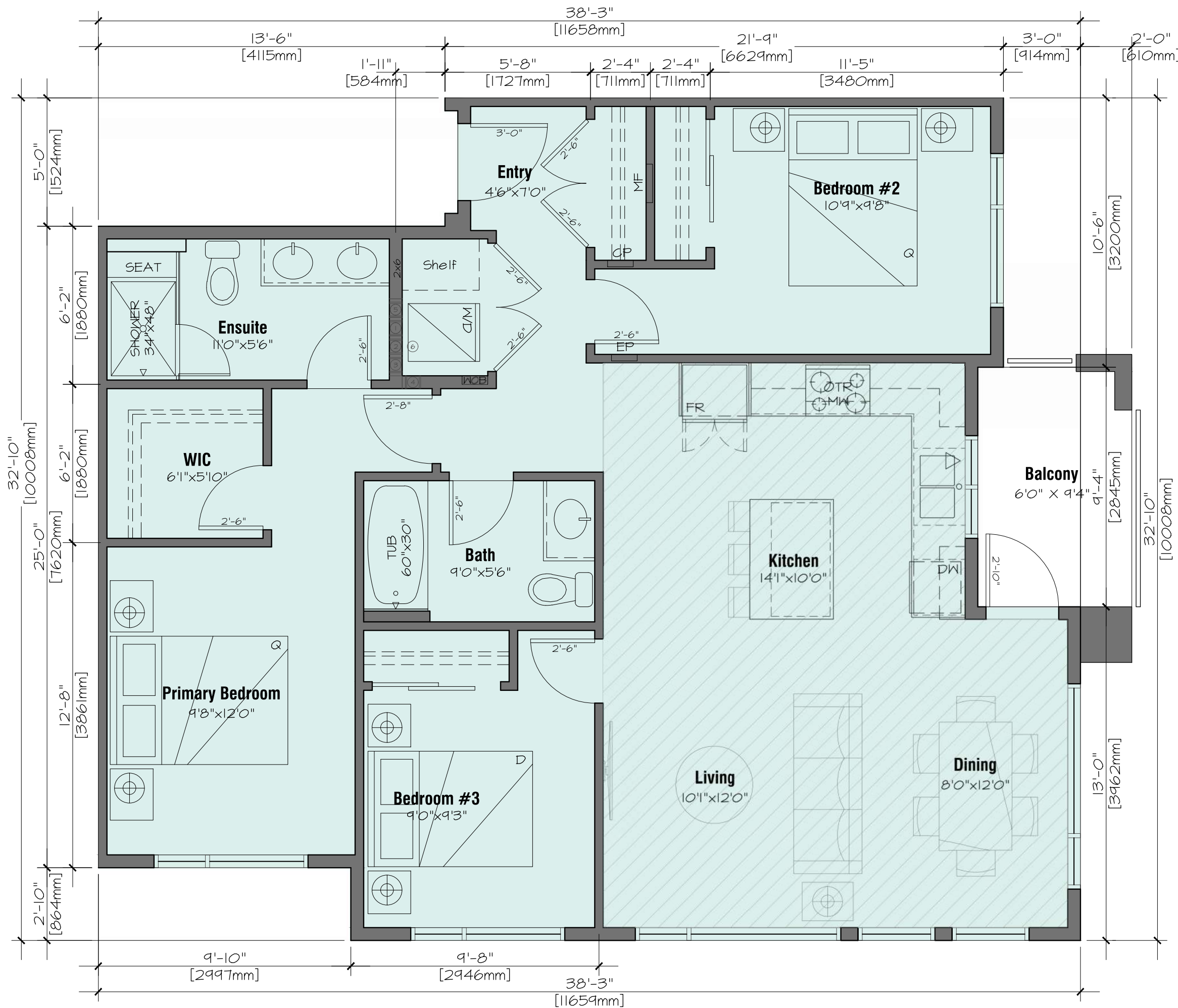


D2 - 3 Bedroom Corner Unit

3 Bed + 2 Bath
1090 sf

6 Units Total (6 of 87)
104, 204, 304, 404, 504, 604

12' Ceiling on Top Floor Only
(See overall plan)



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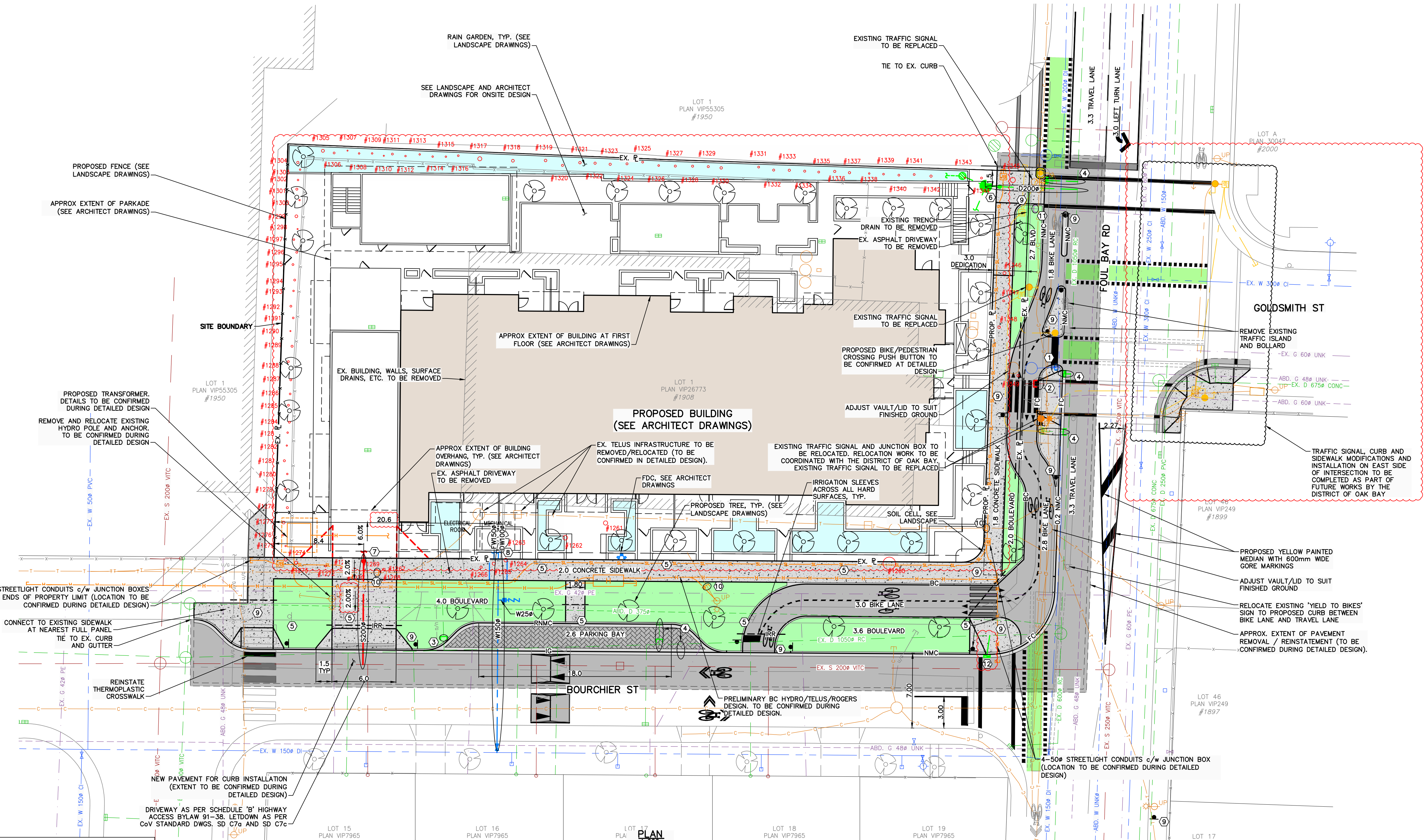
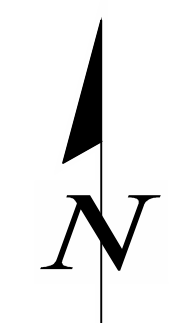
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Unit Plans

Scale: 1/4" = 1' - 0"
August 18, 2026



SHEET NOTES	
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY COV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED.
3	EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED.
4	REMOVE EXISTING CATCH BASIN, REMOVE OR CAP & ABANDON EXISTING CATCH BASIN LEAD. REPLACE WITH NEW CATCH BASIN AS PER COV STD. DWG. SD11B c/w 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 VAULT (PER COV DWG. SD W21), METER SIZE TO BE CONFIRMED AT DETAILED DESIGN, AND 25# IRRIGATION SERVICE c/w BACKFLOW PREVENTOR BY COV FORCES AT DEVELOPER'S EXPENSE.
9	CROSSWALK LETDOWN CONFIGURATIONS, SIGNAGE, AND WARNING STRIPS TO BE CONFIRMED DURING DETAILED DESIGN.
10	EXISTING H/T/C SERVICE TO BE CAPPED AND ABANDONED BY UTILITY FORCES AT DEVELOPER'S EXPENSE (TO BE CONFIRMED DURING DETAILED DESIGN).
11	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY UTILITY FORCES AT DEVELOPER'S EXPENSE (TO BE CONFIRMED DURING DETAILED DESIGN).
12	NEW CATCH BASIN c/w 150# PVC LEAD AS PER COV STD. DWG. SD11B.
○ 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)	

PLAN NOTES:

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

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

PRELIMINARY STORM WATER CALCULATIONS*	
TOTAL SITE AREA (T.A.)	2,505 m ²
APPROX IMPERVIOUS AREA (I.A.)	2,118 m ²
REQUIRED RAIN GARDEN BASE AREA (I.A. x 5%)	106 m ²

*CALCULATIONS ARE BASED ON THE CITY OF VICTORIA RAINWATER MANAGEMENT RAIN GARDEN SIZING FOR WATER QUALITY TREATMENT. SIZING IS BASED ON 32 mm OF RAINFALL FLOWING THROUGH THE GROWING MEDIUM OF THE RAIN GARDEN WITH THE ASSUMPTION THAT LONG-TERM HYDRAULIC CONDUCTIVITY OF THE GROWING MEDIUM IS 20 mm/hr WHICH RESULTS IN A SIZING FACTOR OF 5% WHEN 200mm OF PONDING IS ALLOWED TO DRAIN IN 48 hrs FROM START OF RAINFALL EVENT.

NOTE:
REQUIRED RAIN GARDEN BASE AREA* RELATES TO THE TOTAL SITE IMPERVIOUS AREA. RAIN GARDENS ARE DISTRIBUTED AMONG THE SITE CATCHMENT AREAS TO MANAGE RUNOFF FROM THEIR RESPECTIVE CONTRIBUTING AREAS AND ARE SIZED IN ACCORDANCE WITH THE ABOVE CALCULATION. REFER TO LANDSCAPE PLANS FOR INDIVIDUAL RAIN GARDEN LOCATIONS, SIZING, AND DETAILS. FINAL SIZING, LOCATIONS AND DETAILS TO BE CONFIRMED DURING DETAILED DESIGN.

LEGAL PLAN & AND SURVEY INFORMATION PROVIDED BY GEOVERRA

SEE ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

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



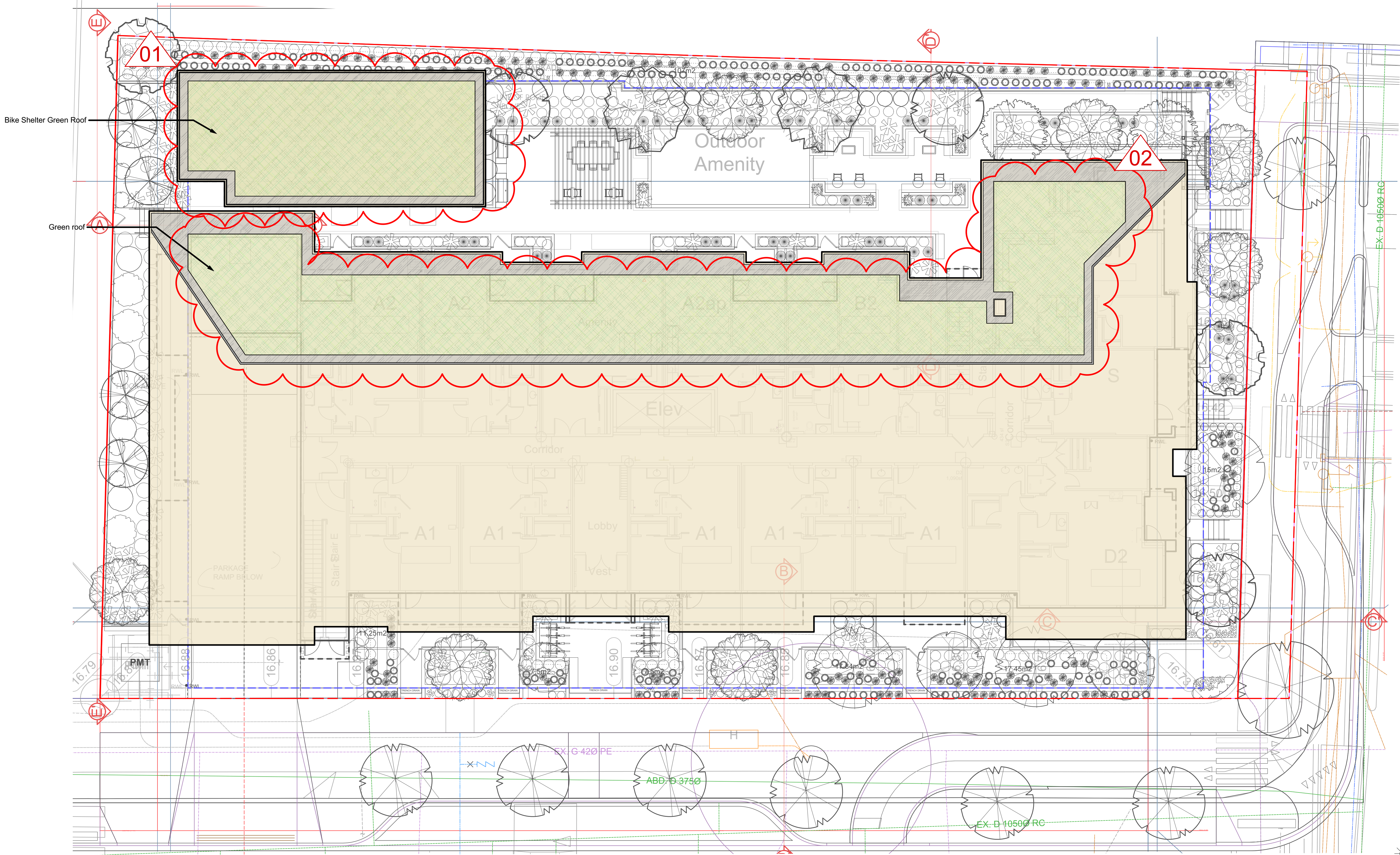
PROJECT:	1908 FOUL BAY ROAD, VICTORIA, BC	
TITLE:	PRELIMINARY CIVIL PLAN	
SCALE	HORIZ: 1:200	VERT: N/A
PROJECT NO.	24-103	ISSUED/REVISION
APPROVING AUTHORITY FILE NO.		
DRAWING NO.	24-103-CSP	

**McElhanney**

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221

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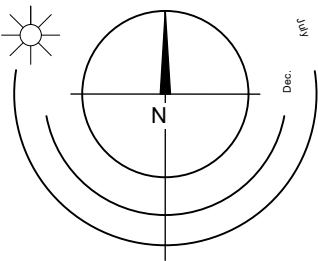


LANDSCAPE LEGEND

- Property Line
- Proposed Structure
- Proposed Green Roof
- Aggregate/ River Rock

- REVISIONS:**
- 01 GREEN ROOF ADDED TO BIKE STORAGE ROOF
 - 02 GREEN ROOF ADDED TO MAIN BUILDING ROOF
 - 03 PLANTING BED REMOVED PER SITE PLAN CHANGES
 - 04 PRIVATE PATIO WALKWAYS ADDED TO FOUL BAY FRONTAGE
 - 05 PERMEABLE PAVERS ADDED
 - 06 PLANTERS ADJUSTED AND RAIN GARDEN PLANTS ADDED
 - 07 PLANT LIST UPDATED PER SITE PLAN CHANGES
 - 08 UPDATED SOIL VOLUME PLAN AND CHART
 - 09 UPDATED AREA TAKEOFFS
 - 10 NEW LANDSCAPE SECTIONS ADDED TO SET
 - 11 CONCEPTUAL DESIGN INTENT DETAILS ADDED TO SET

1 Landscape Concept Plan | Green Roof Plan
Scale: 1:125
SCALE 1:125
0 1 2 5 10



Green Roof Plan | 1908 Foul Bay Rd.

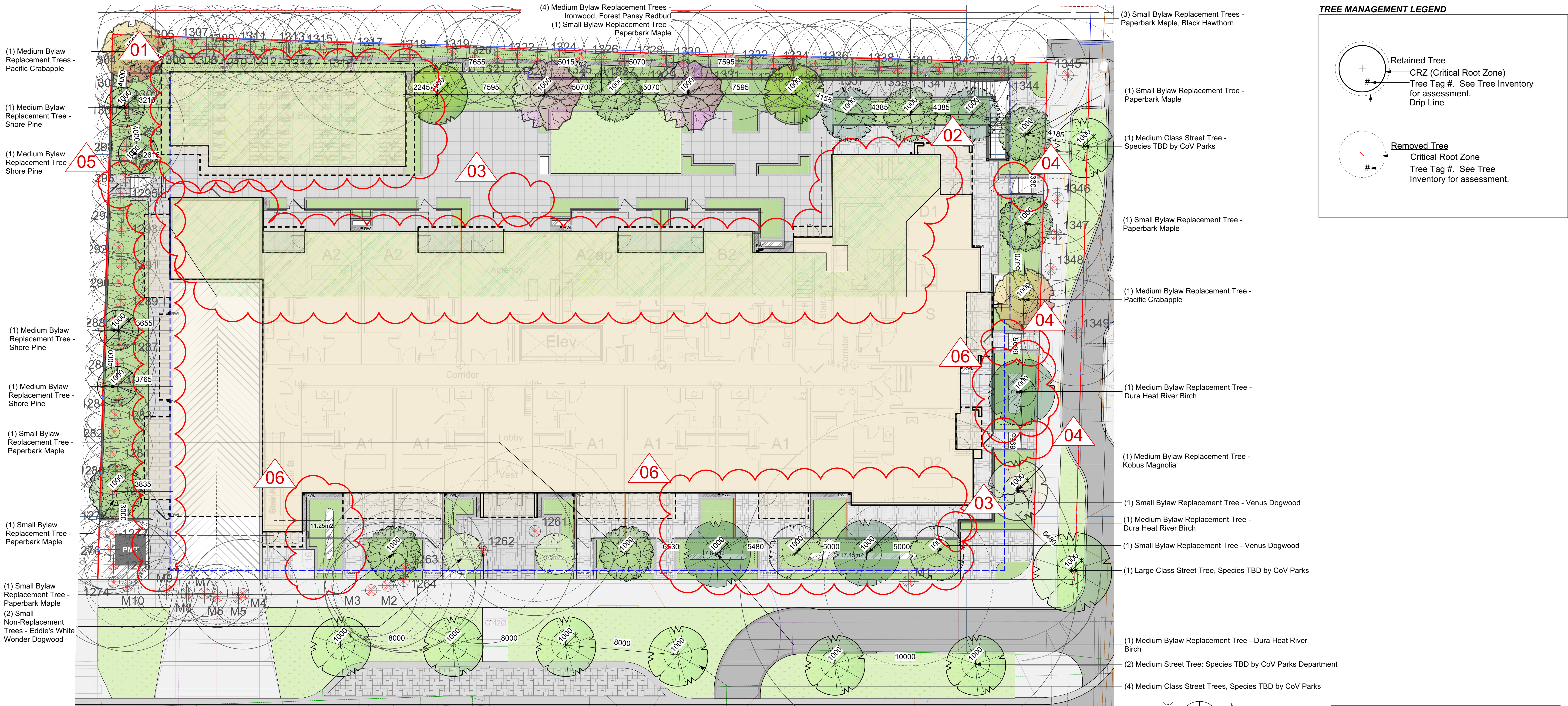
1908 FOUL BAY VICTORIA BC. V8R 5A7



Project No: 2423 10-03-2024 #3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105

Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L2/14



TREE MANAGEMENT LEGEND

Retained Tree

CRZ (Critical Root Zone)

Tree Tag #. See Tree Inventory for assessment.

Drip Line

Removed Tree

Critical Root Zone

Tree Tag #. See Tree Inventory for assessment.

TREE SYMBOL LEGEND

Shore Pine

Eddie's White Wonder Dogwood

Forest Pansy Redbud

Black Hawthorn

Kobus Magnolia

Dura Heat River Birch

Pacific Crabapple

Paperbark Maple

Ironwood

TBD - City of Victoria Parks

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	13	x 0.5	C. 6.5
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. 20.5
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

LANDSCAPE LEGEND

Proposed Tree

Proposed Shrubs

Proposed Perennials, Ferns & Grasses

Proposed Structure

Planting beds

Proposed Sod

Proposed Green Roof

Property Line

Limit Of Parkade Slab Below

Asphalt

Sawcut Concrete - Colour: Natural

Large Format Concrete Unit Pavers

Small Format Concrete Unit Pavers

Permeable Concrete Unit Pavers

Aggregate/ River Rock

Section Line

Proposed Bike Parking

Proposed Bench Seating

Proposed Retaining Wall

Proposed 1.8m Ht. Wood Privacy Fence

Proposed Metal Fence

REVISIONS:

01 GREEN ROOF ADDED TO BIKE STORAGE ROOF

02 GREEN ROOF ADDED TO MAIN BUILDING ROOF

03 PLANTING BED REMOVED PER SITE PLAN CHANGES

04 PRIVATE PATIO WALKWAYS ADDED TO FOUL BAY FRONTAGE

05 PERMEABLE PAVERS ADDED

06 PLANTERS ADJUSTED AND RAIN GARDEN PLANTS ADDED

07 PLANT LIST UPDATED PER SITE PLAN CHANGES

08 UPDATED SOIL VOLUME PLAN AND CHART

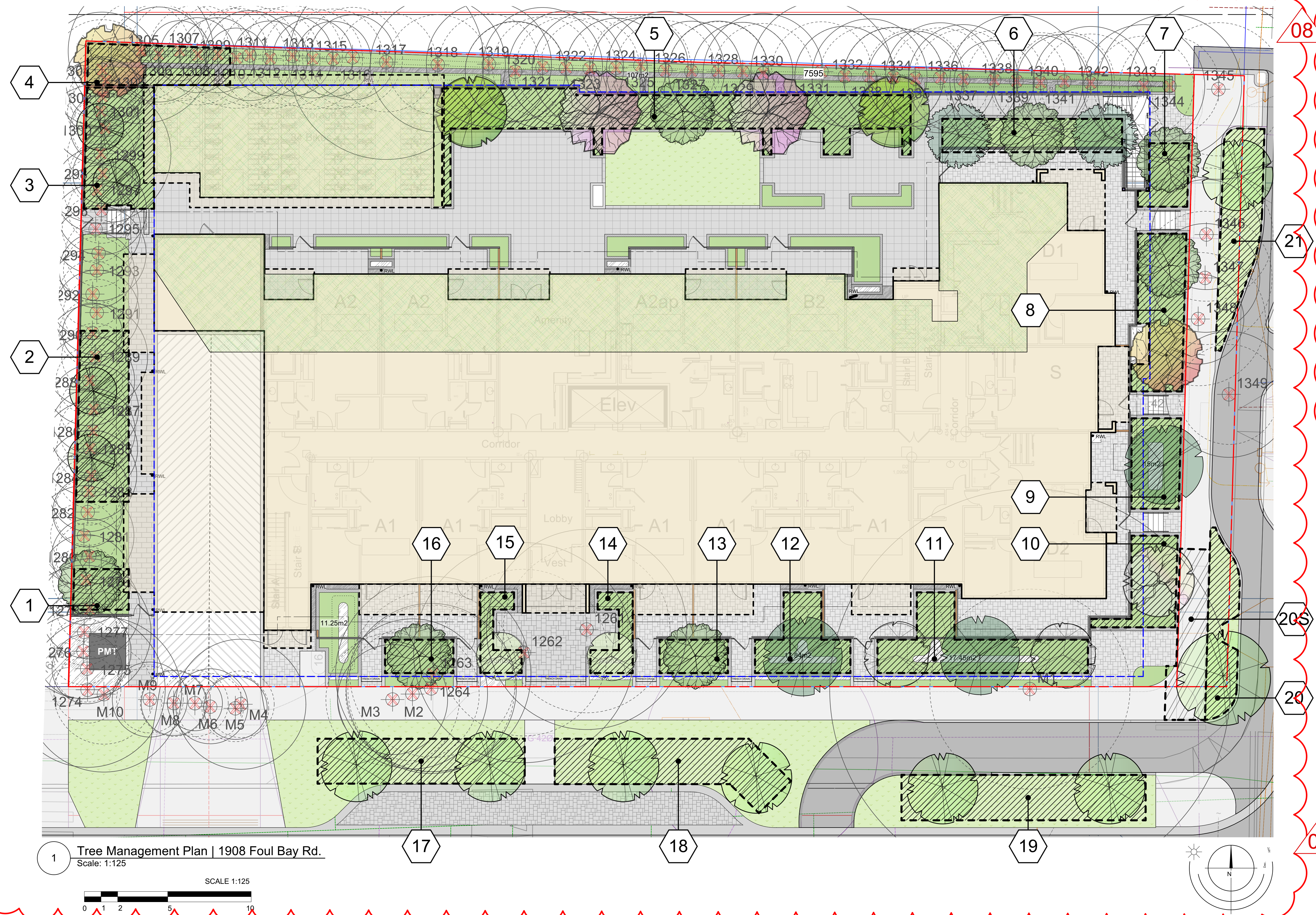
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10 NEW LANDSCAPE SECTIONS ADDED TO SET

11 CONCEPTUAL DESIGN INTENT DETAILS ADDED TO SET

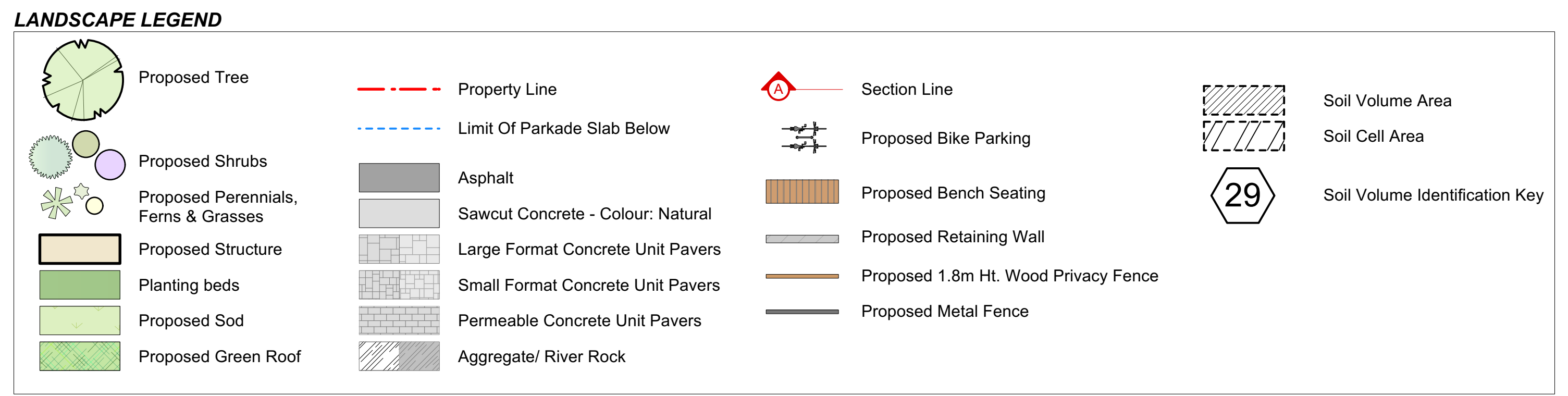
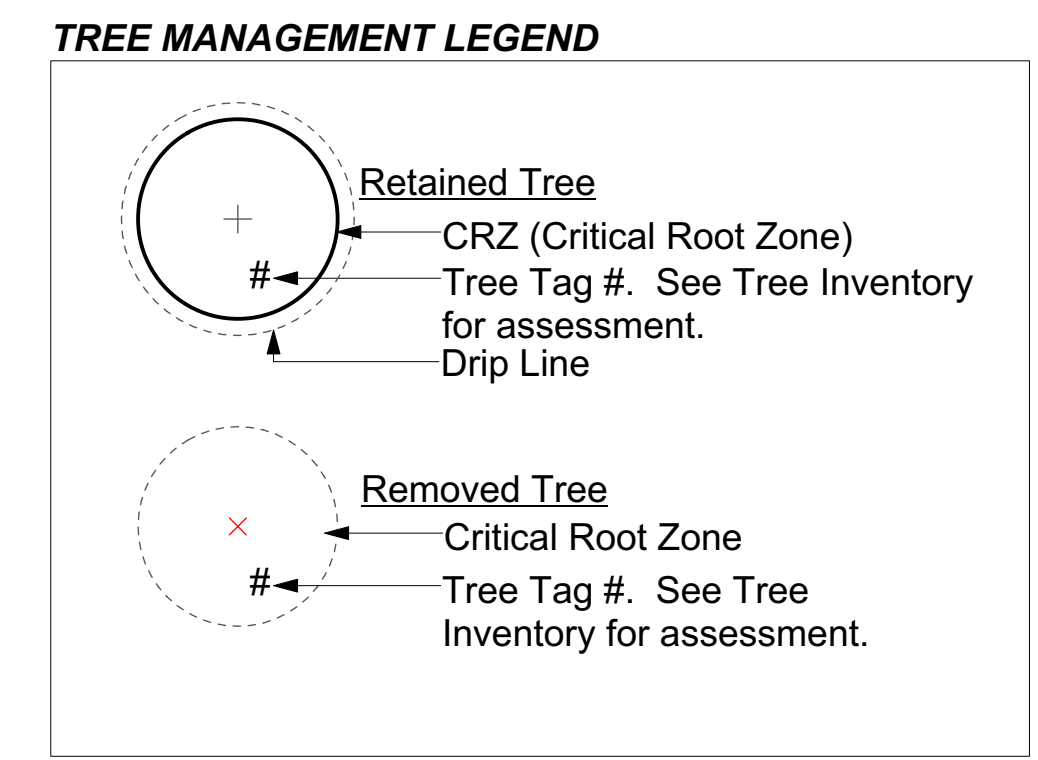
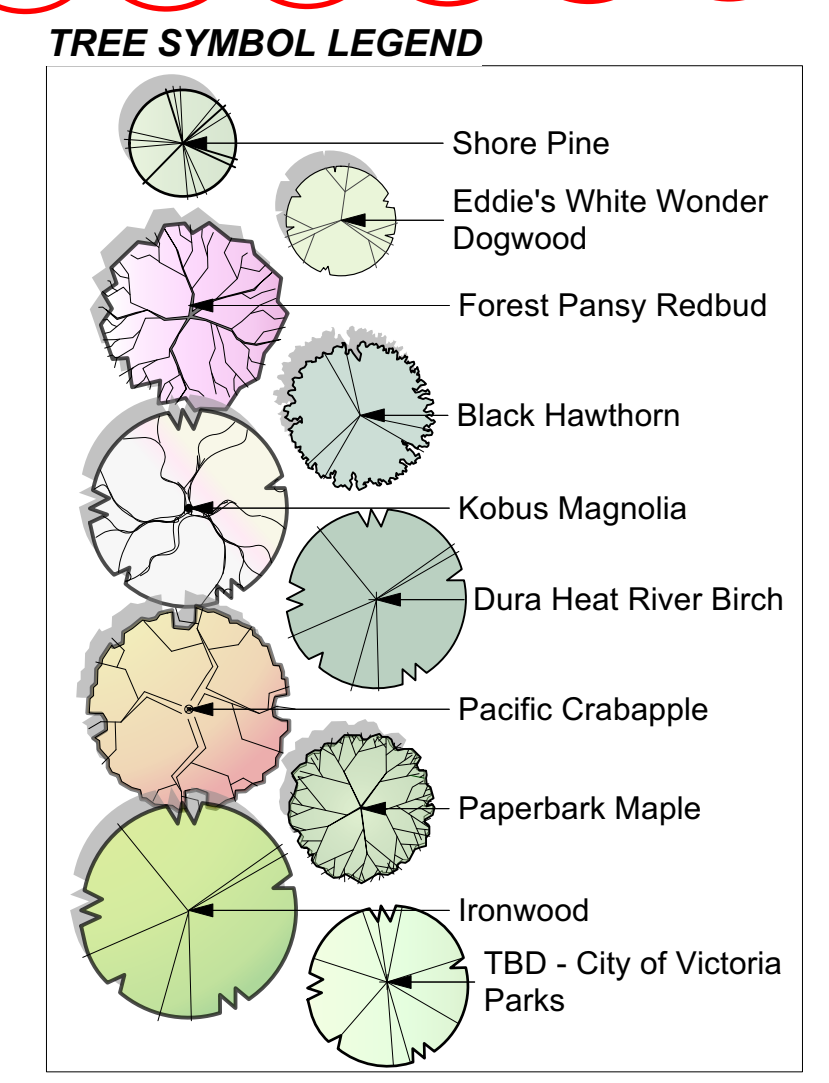
Tree Management Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7



SOIL VOLUME CHART
Note: Soil Volume areas Identified as " # S " Indicates Soil Cell Soil Area

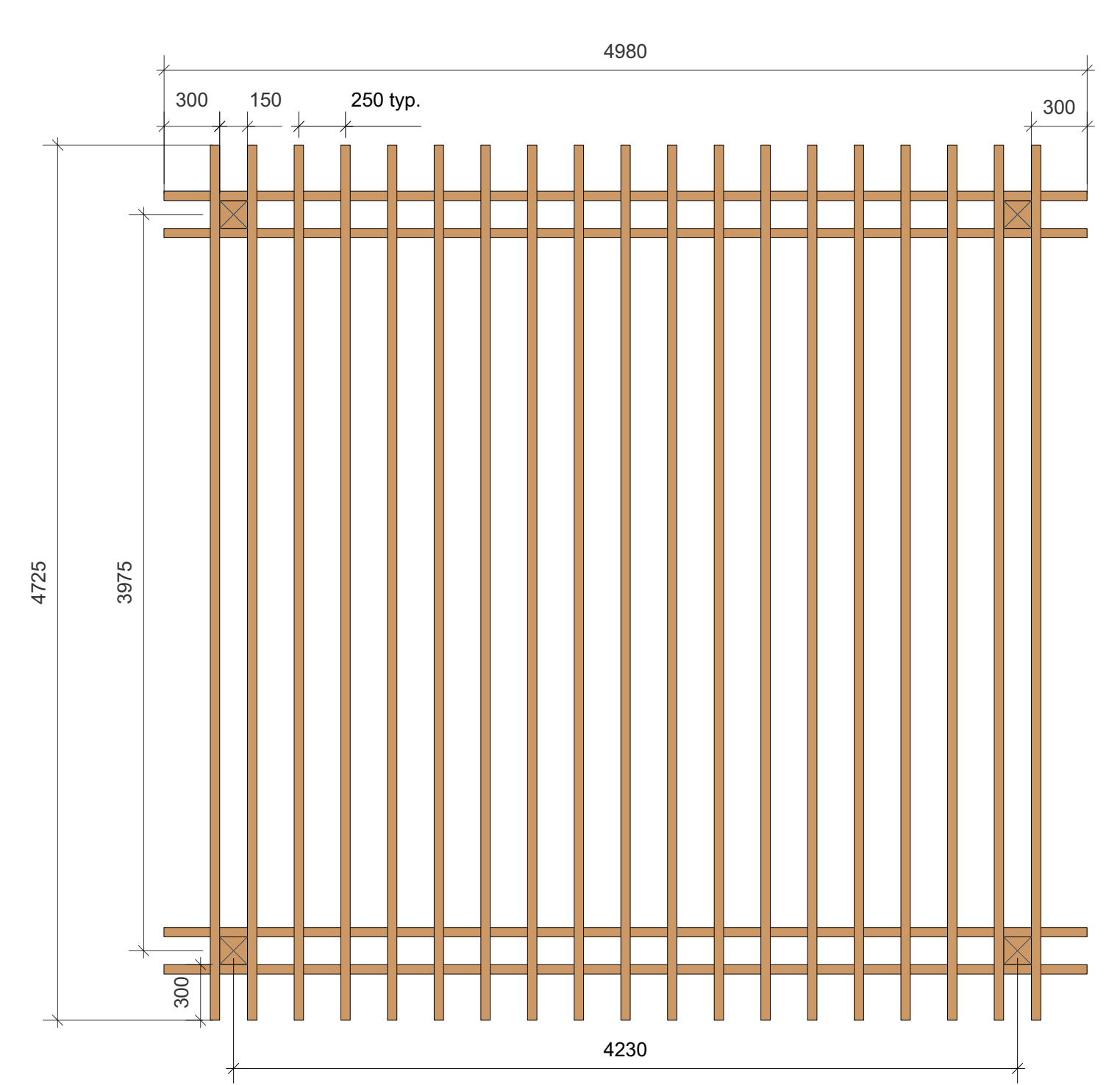
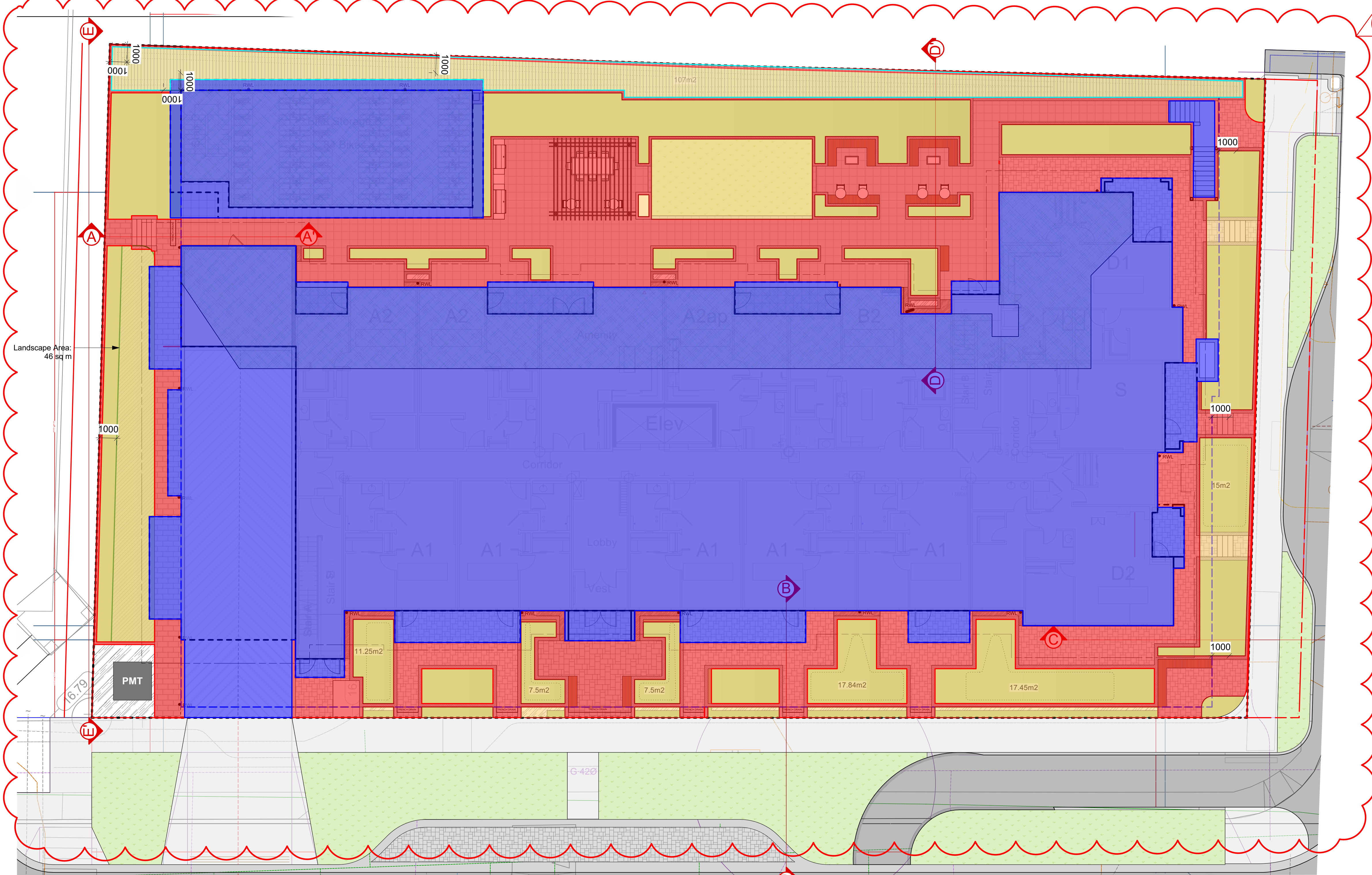
Soil Table				Replacement Tree Proposed				Soil Volume Required (M3)			
Planting Area ID	Area (M2)	Soil Volume multiplier*	Estimated Soil Volume	#Small	#Medium	#Large		E Small	F Medium	G Large	Total
Onsite											
1	8.04	1	8.04	1				6	0	0	6
2	30.97	1	30.97		2			0	30	0	30
3	30	1	30		2			0	30	0	30
4	20.06	1	20.06		1			0	15	0	15
5	66.47	1	66.47	1	4			6	60	0	66
6	21.54	1	21.54	3				18	0	0	18
7	9.5	1	9.5	1				6	0	0	6
8	25.19	1	25.19	1	1			6	15	0	21
9	15.71	1	15.71		1			0	15	0	15
10	15.76	1	15.76		1			0	15	0	15
11	31	1	31	2	1			12	15	0	27
12	17.81	1	17.81		1			0	15	0	15
13	8.18	1	8.18	1				6	0	0	6
14	7.65	1	7.65	1				6	0	0	6
15	7.33	1	7.33	1				6	0	0	6
16	8.18	1	8.18	1				6	0	0	6
17	33.4	1	33.4		2			0	30	0	30
18	38.3	1	38.3		2			0	30	0	30
19	39.79	1	39.79		2			0	30	0	30
20	16.95	1	16.95								
20S	20.42	0.92	18.79								
20 TOTAL	37.37	Varies	35.74				1	0		35	35
21	25.3	1	25.3		1			0	15	0	15
Offsite (Excluding City Property)											
Planting AreaOSA X											
(Excluding City Property)											
Calculation								IF B>1,BX8	IF C>1,CX20	IF B>1,BX35	TOTAL
								IF B>1,BX6	IF C>1,CX15	IF B>1,BX30	E+F+G



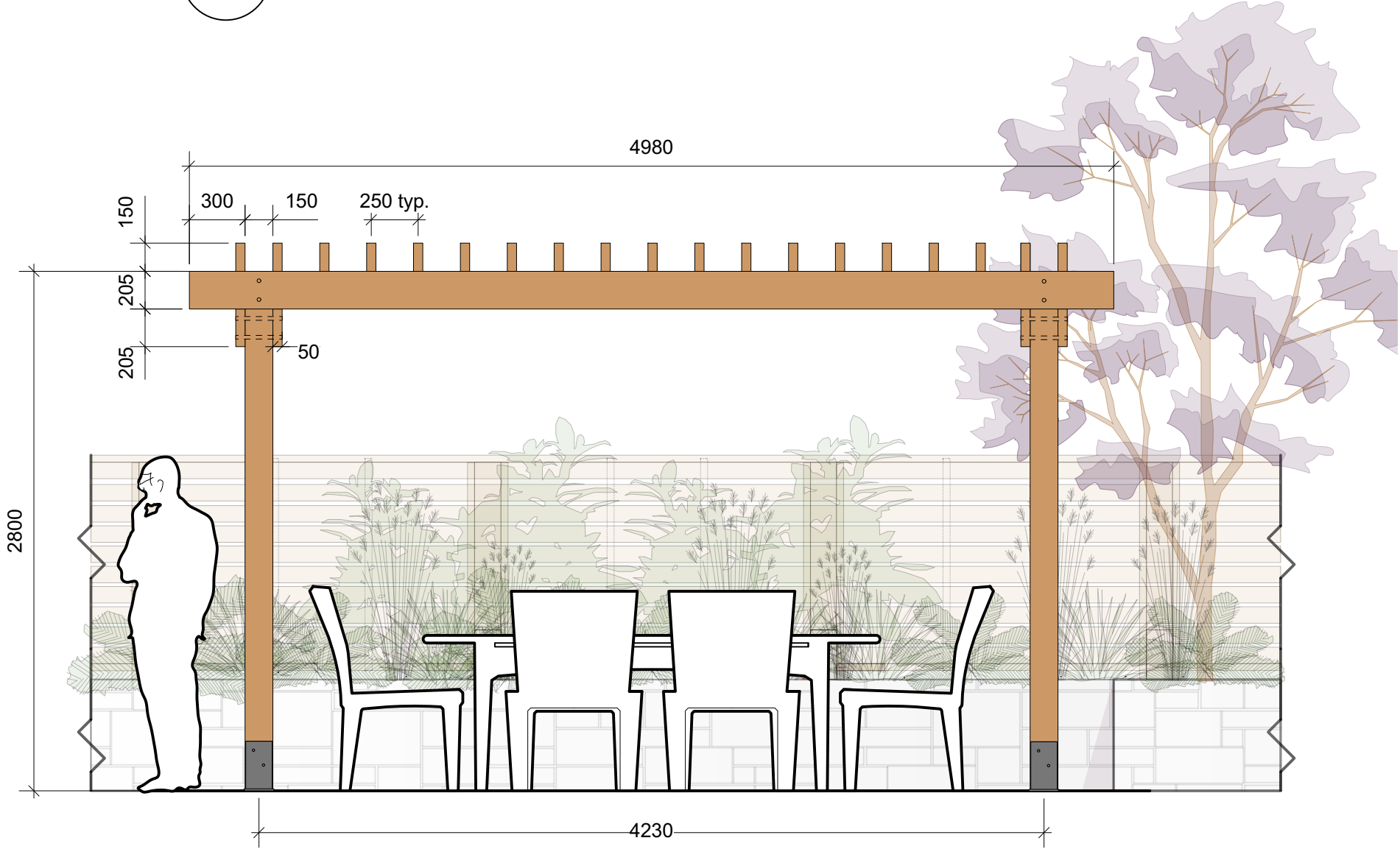
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Tree Management Plan | 1908 Foul Bay Rd.

1908 FOUL BAY VICTORIA BC. V8R 5A7



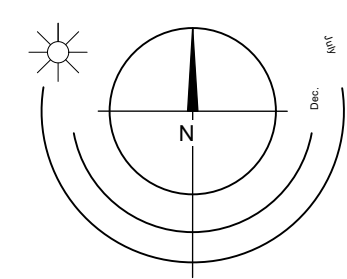
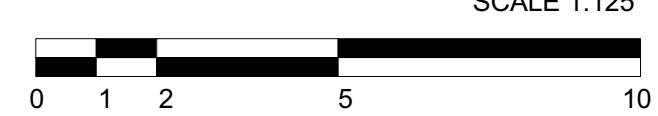
2 Pergola Detail | Plan View
Scale: 1:30



3 Pergola Detail | Side View
Scale: 1:30

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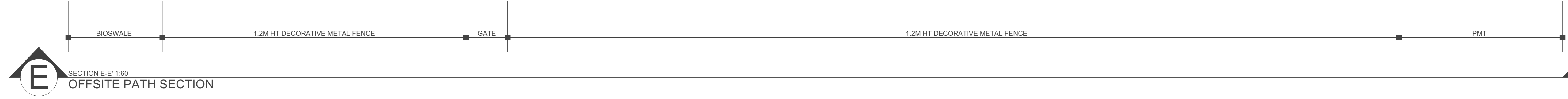
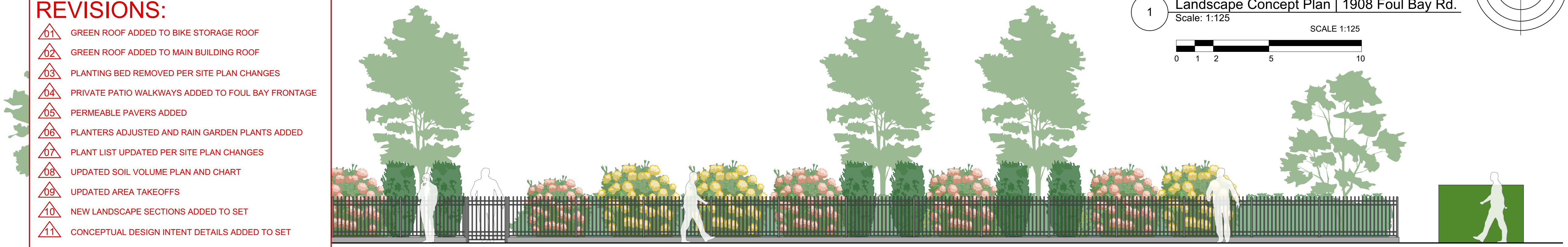
1 Landscape Concept Plan | 1908 Foul Bay Rd.
Scale: 1:125



09

Open Site Space Takeoffs

Lot Area:	2501 sq m
Building, Parking, Accessory Buildings:	1420 sq m 56.77%
Open Lot Space:	1080 sq m 43.18%
Hardscape:	526.2 sq m 48.72% of OLS
Soft Landscaping:	536.6 sq m 49.68% of OLS
Continuous Landscape Area	46 sq m 1.8% of Lot Area
Rain Garden	101.24 sq m
Property Line	
Extent of Parkade	

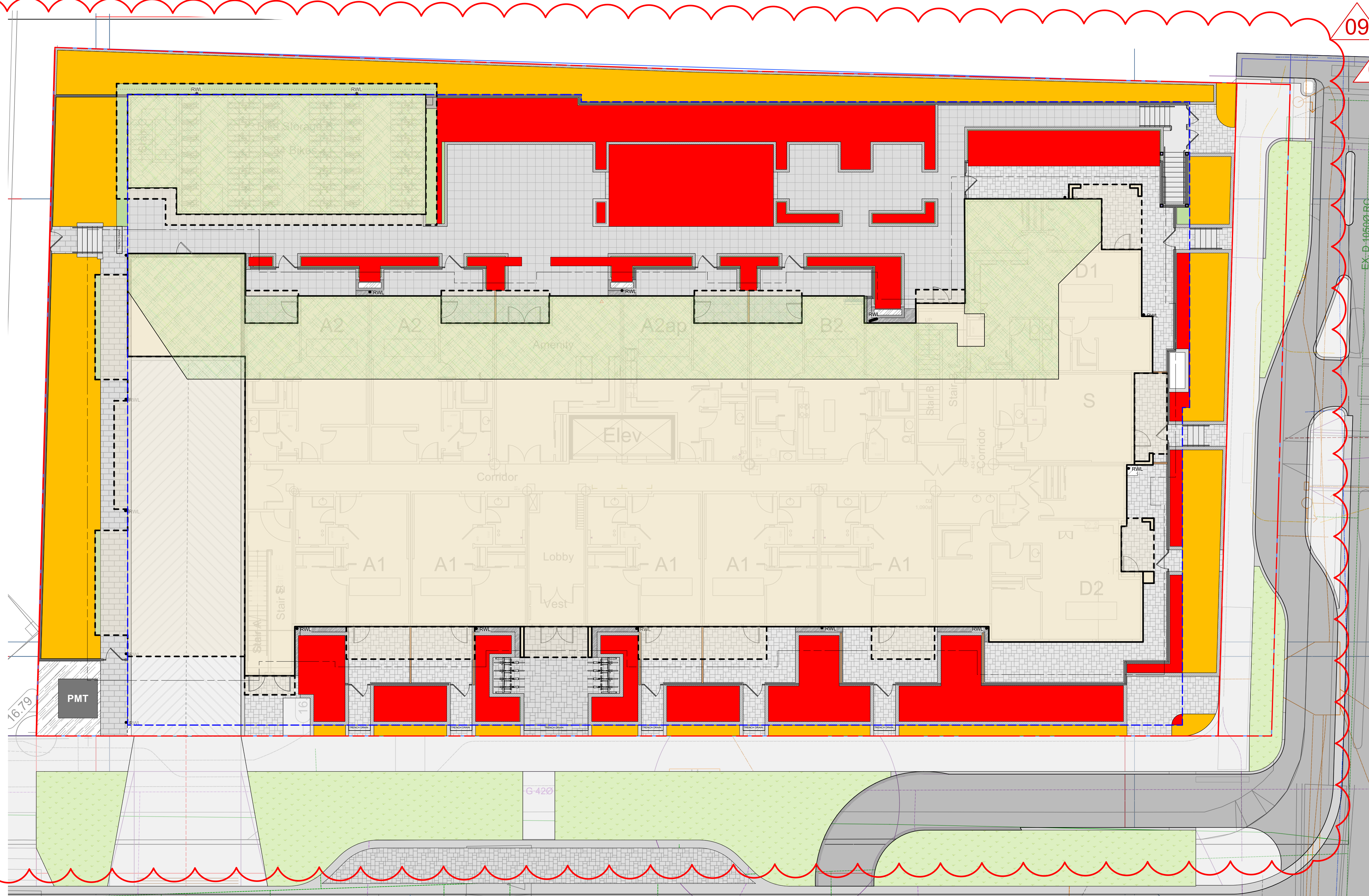


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L6/14

Landscape Open Space Plan | 1908 Foul Bay Rd.

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Takeoff #3 - On Slab Landscape Area

Lot Area: 2501 sq m

Landscape Area: 265.77 sqm | 10.62%

Takeoff #4 - Off Slab Landscape Area

Lot Area: 2501 sq m

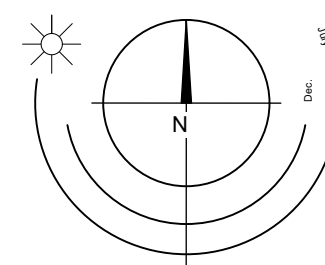
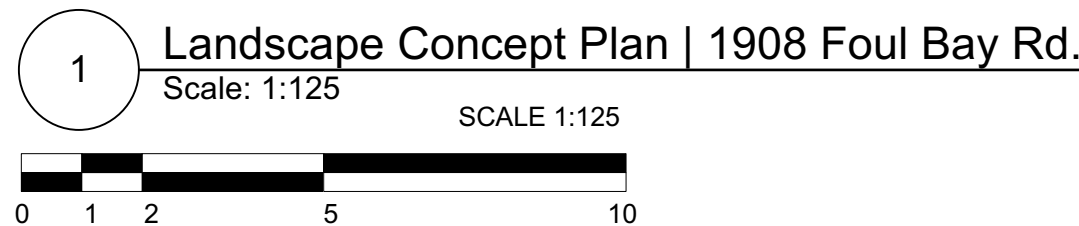
Landscape Area: 266.45sqm | 10.65%

Property Line

Extent of Parkade

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Landscape Area Plan | 1908 Foul Bay Rd.

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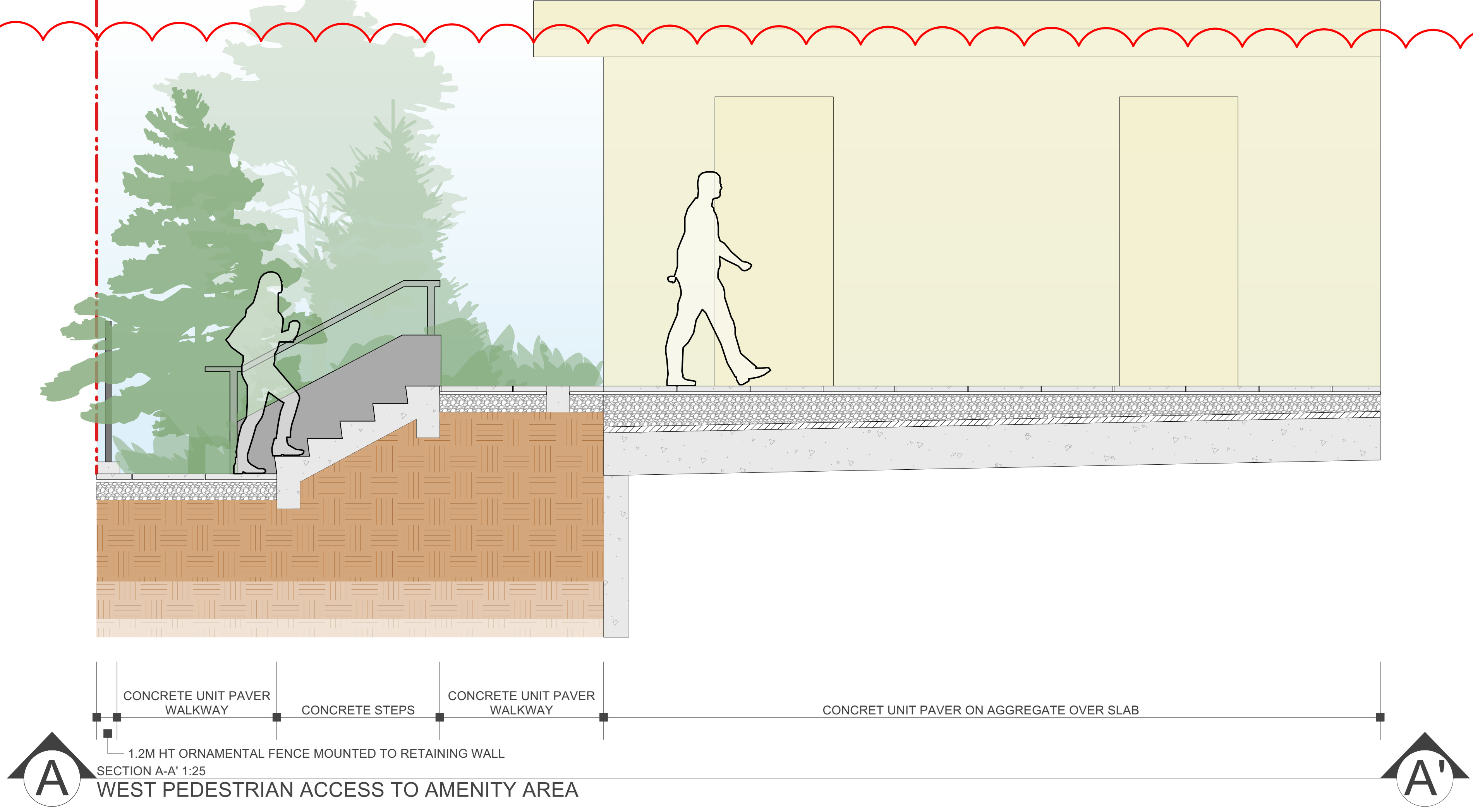
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
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L7/14

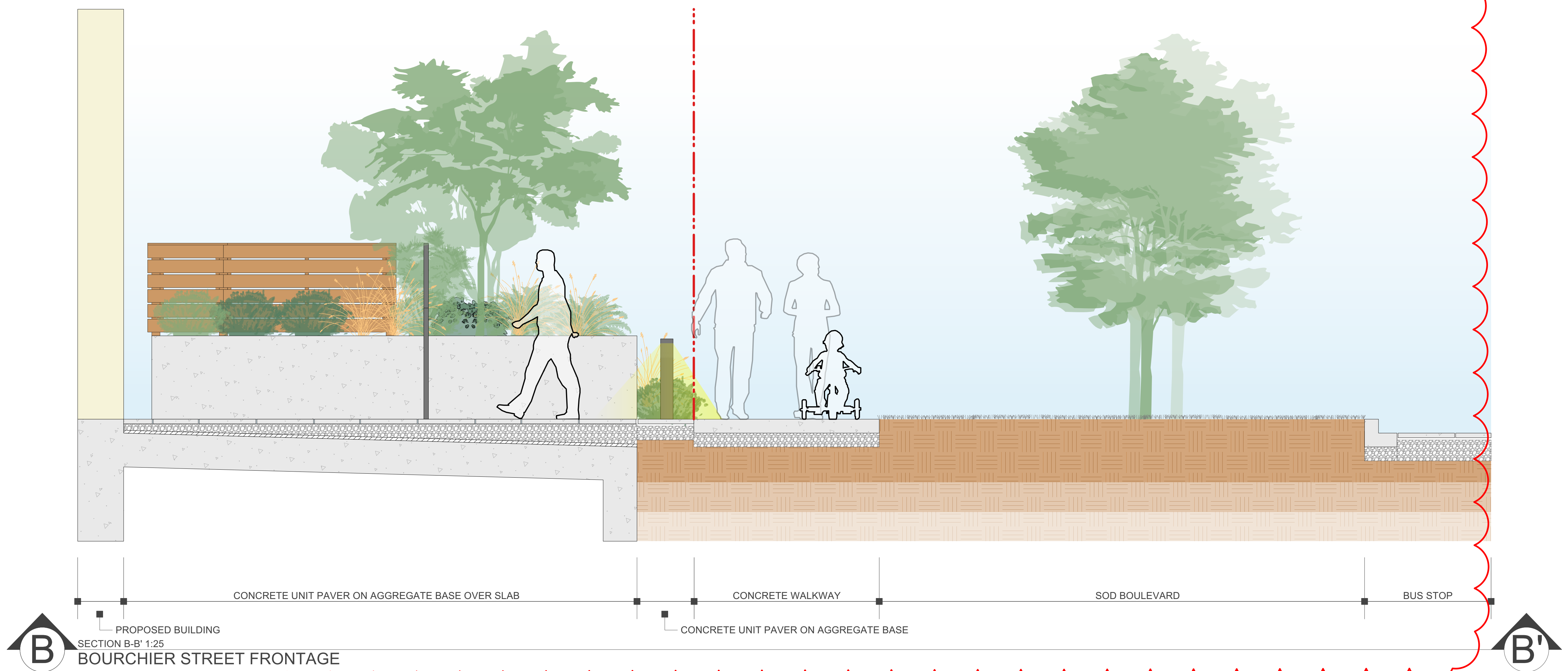


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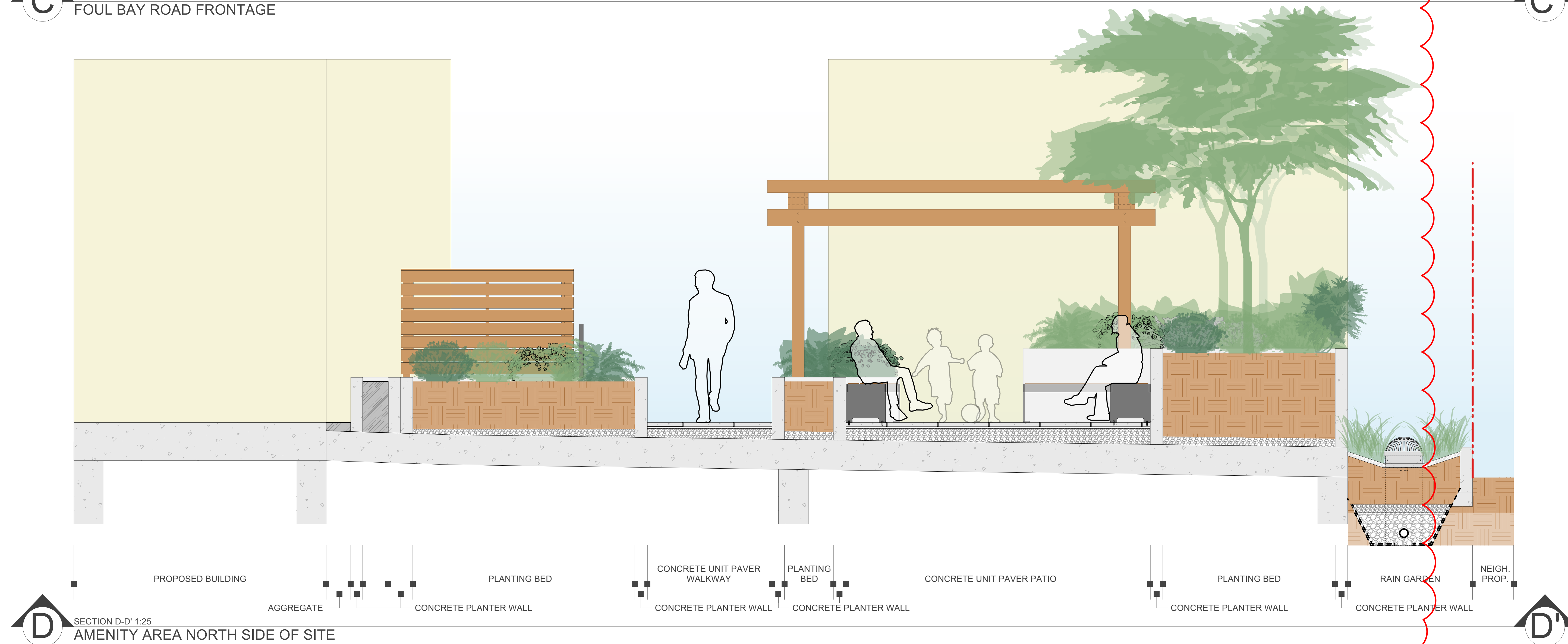
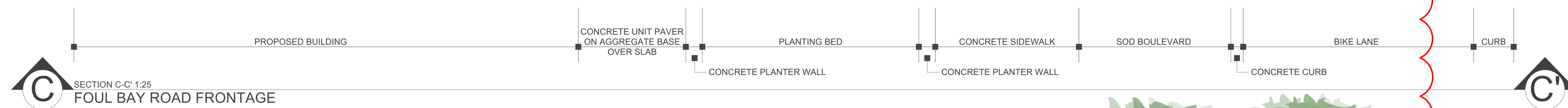
Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L8/14

Landscape Sections 1 | 1908 Foul Bay Rd.

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Rev 09: Aug 20-2026
Rev 08: Jul 25-2026
Rev 07: Mar 18-2026

L9/14

Landscape Sections 2 | 1908 Foul Bay Rd.

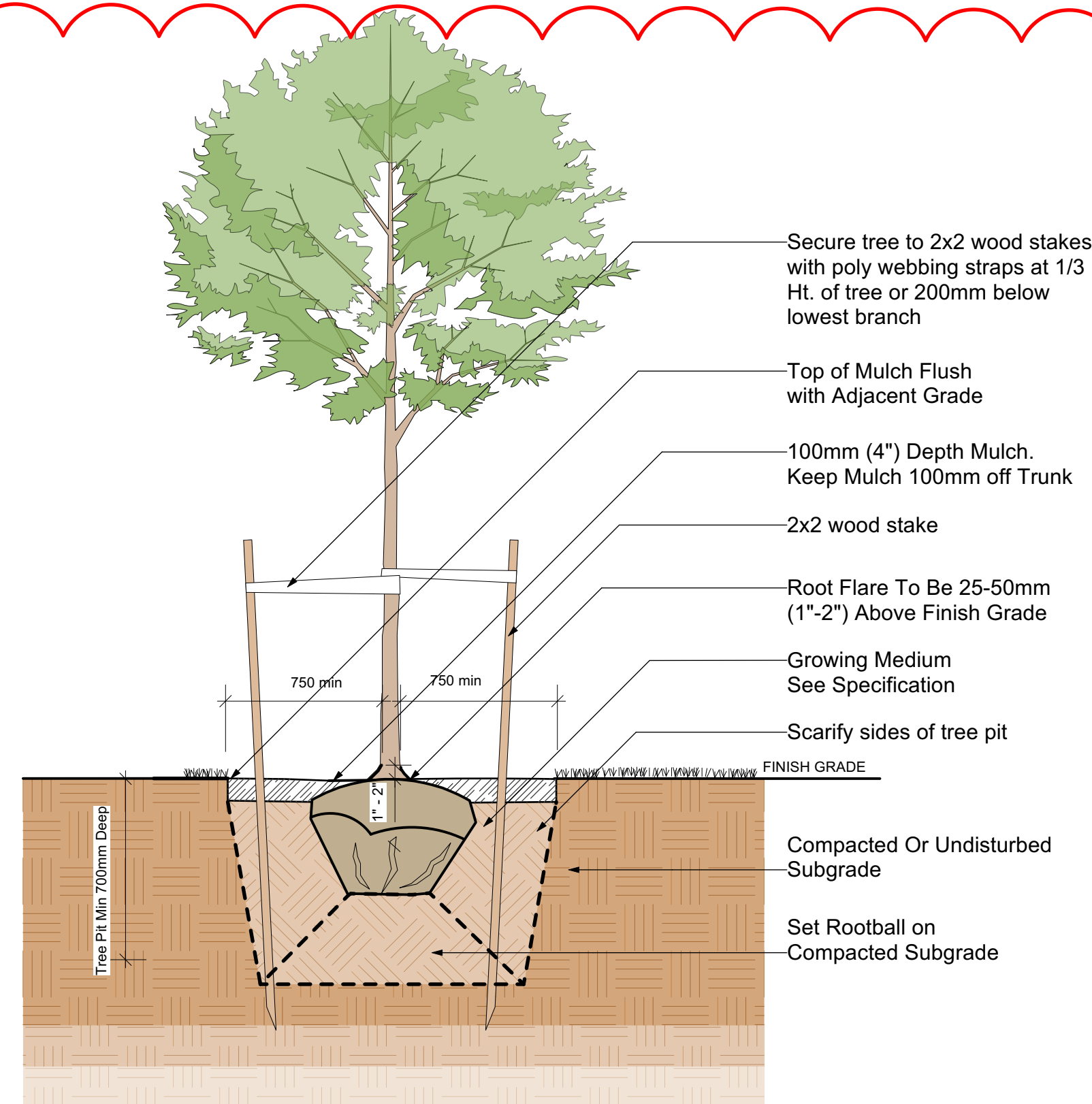
1908 FOUL BAY VICTORIA BC. V8R 5A7



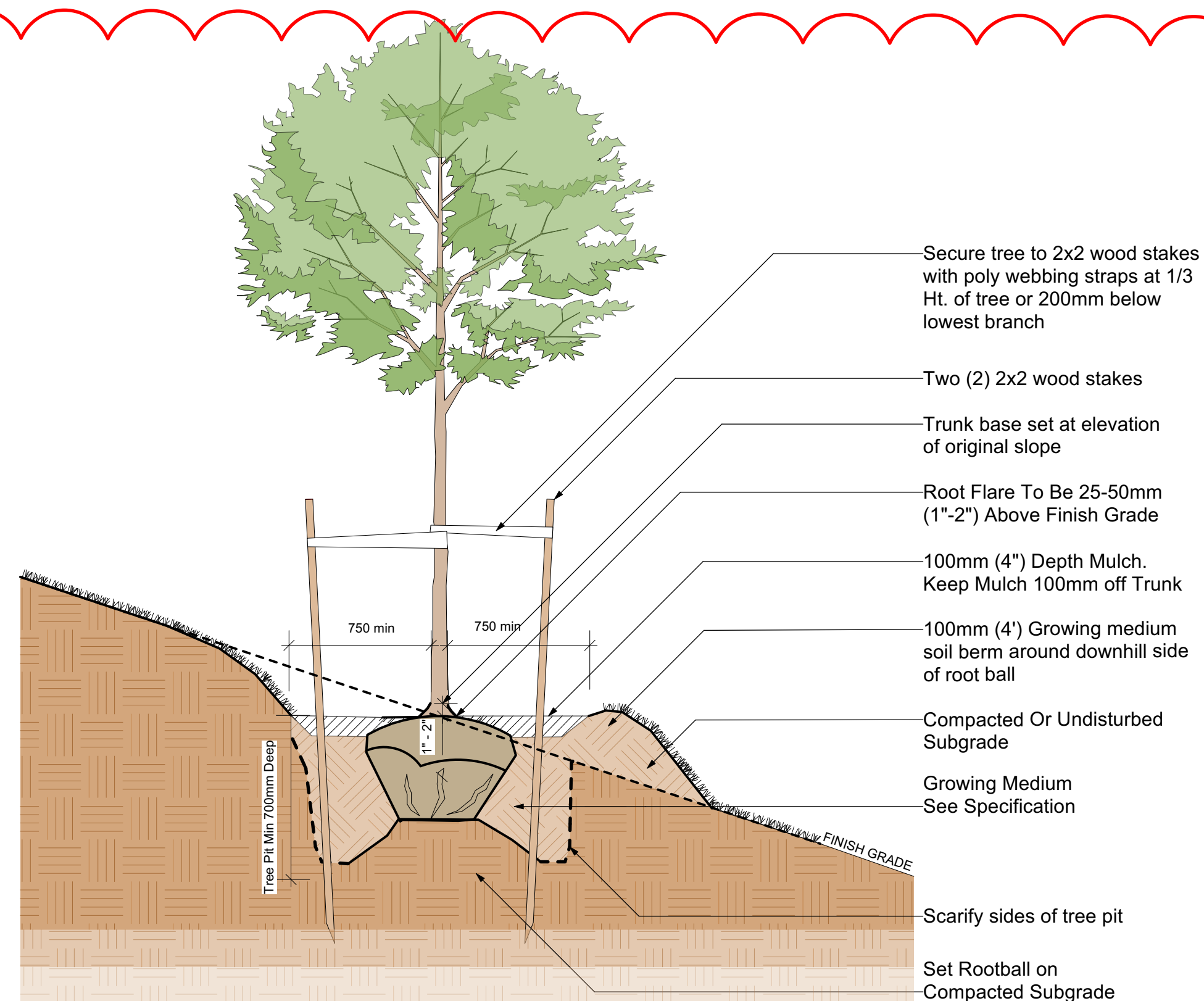
LADR LANDSCAPE ARCHITECTS

Project No: 2423 10-03-2024

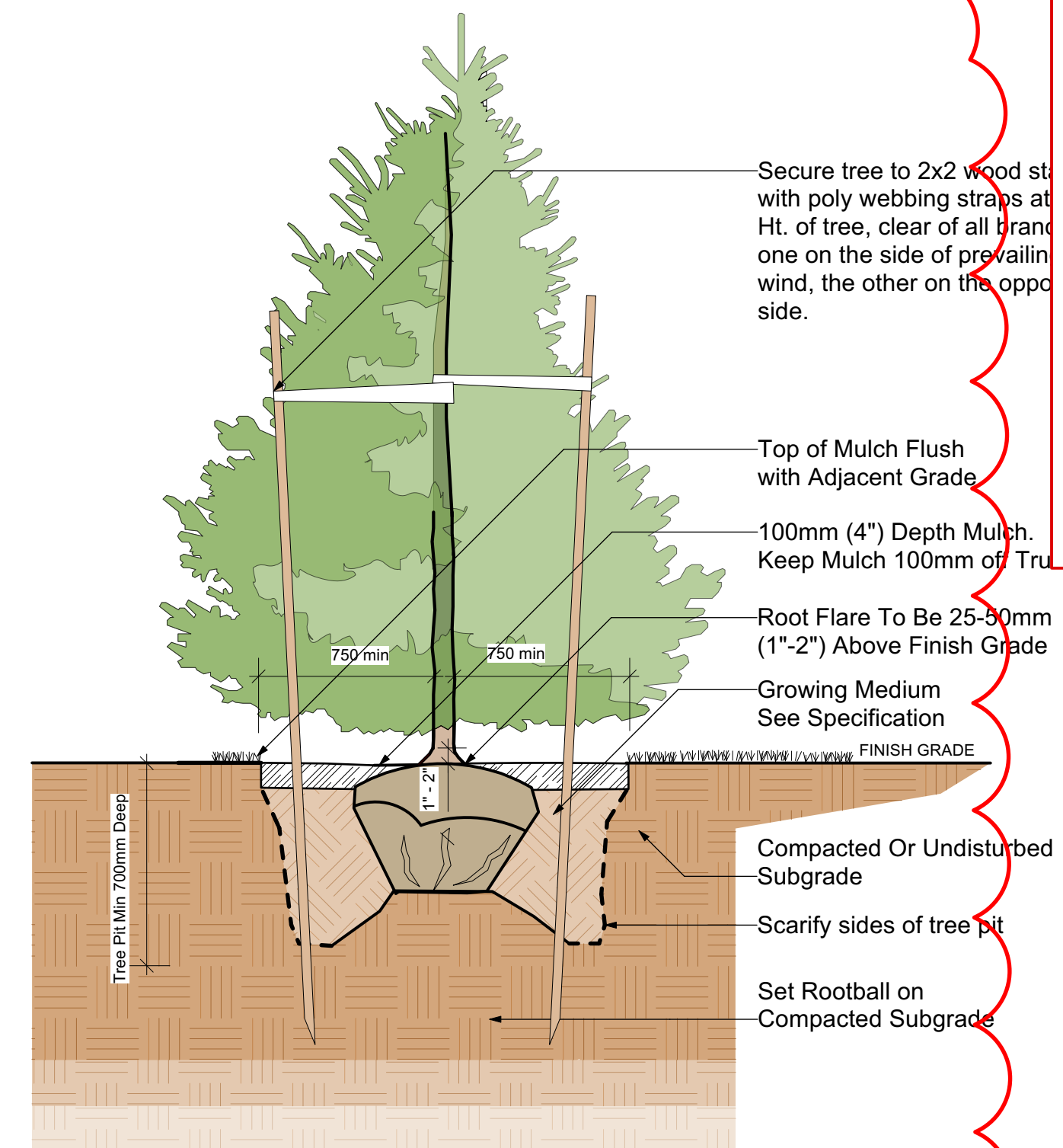
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1
D1 TYPICAL DECIDUOUS TREE PLANTING DETAIL
Scale: 1:25



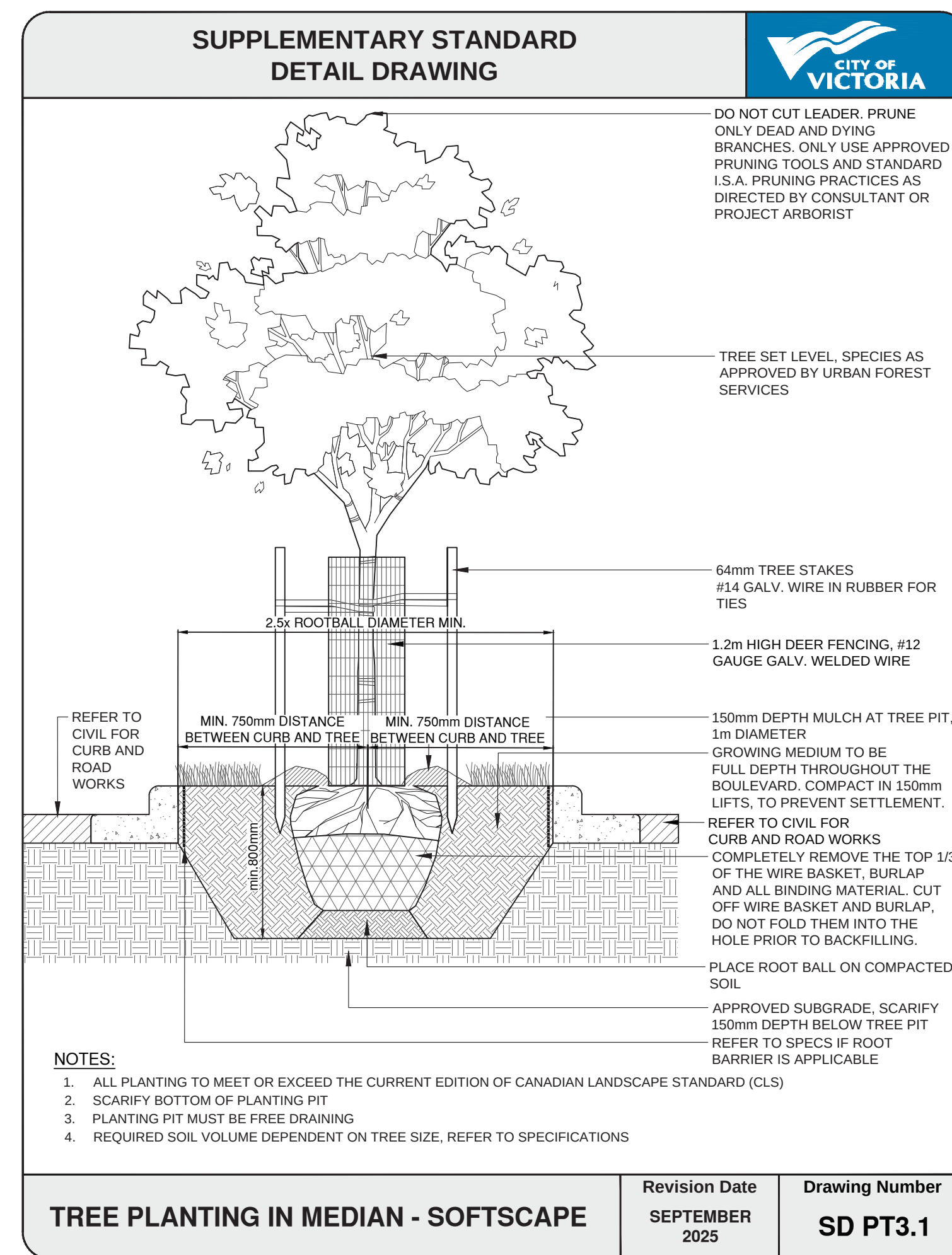
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D1 TYPICAL DECIDUOUS TREE PLANTING ON SLOPE DETAIL
Scale: 1:25



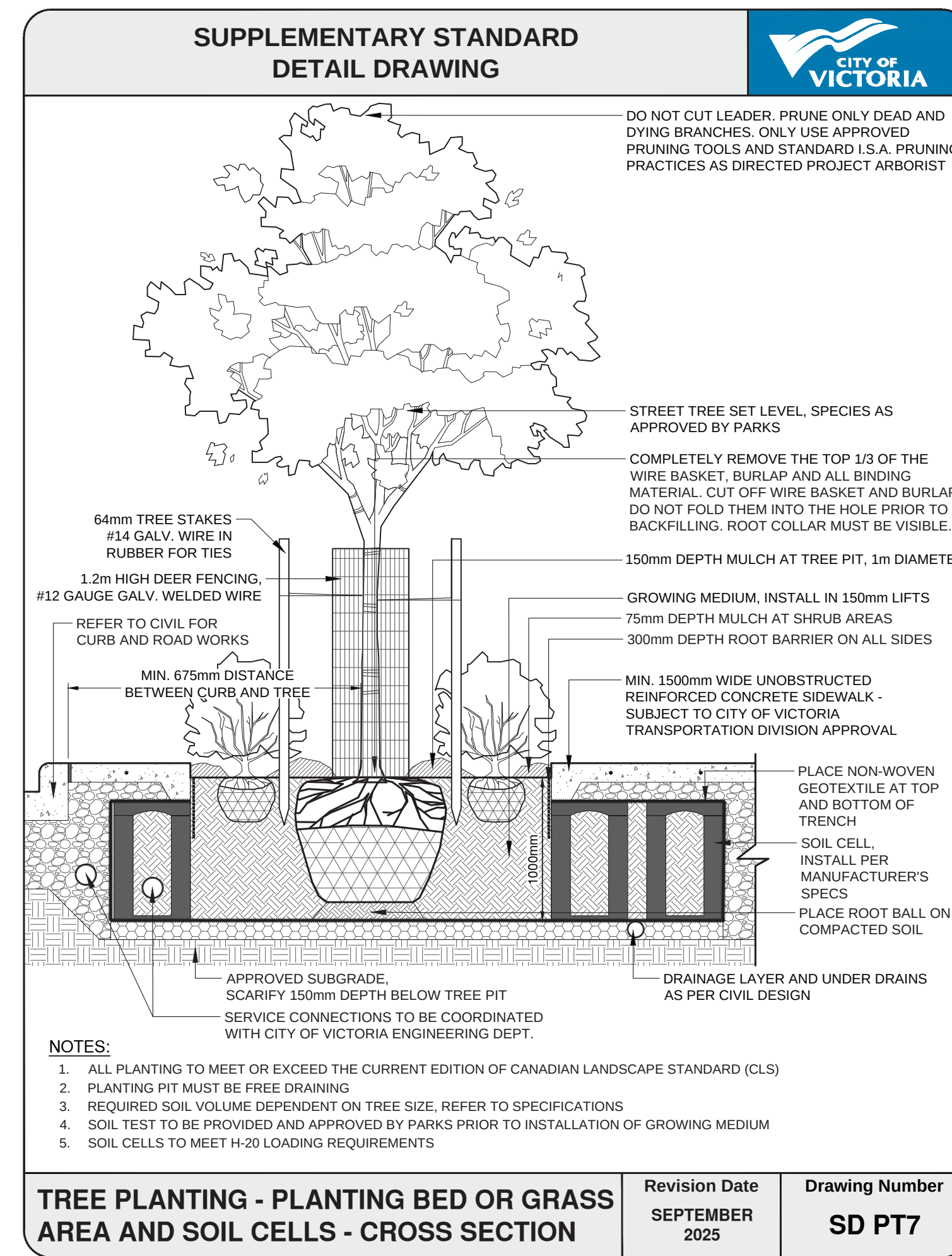
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D1 TYPICAL CONIFEROUS TREE PLANTING DETAIL
Scale: 1:25

REVISIONS:

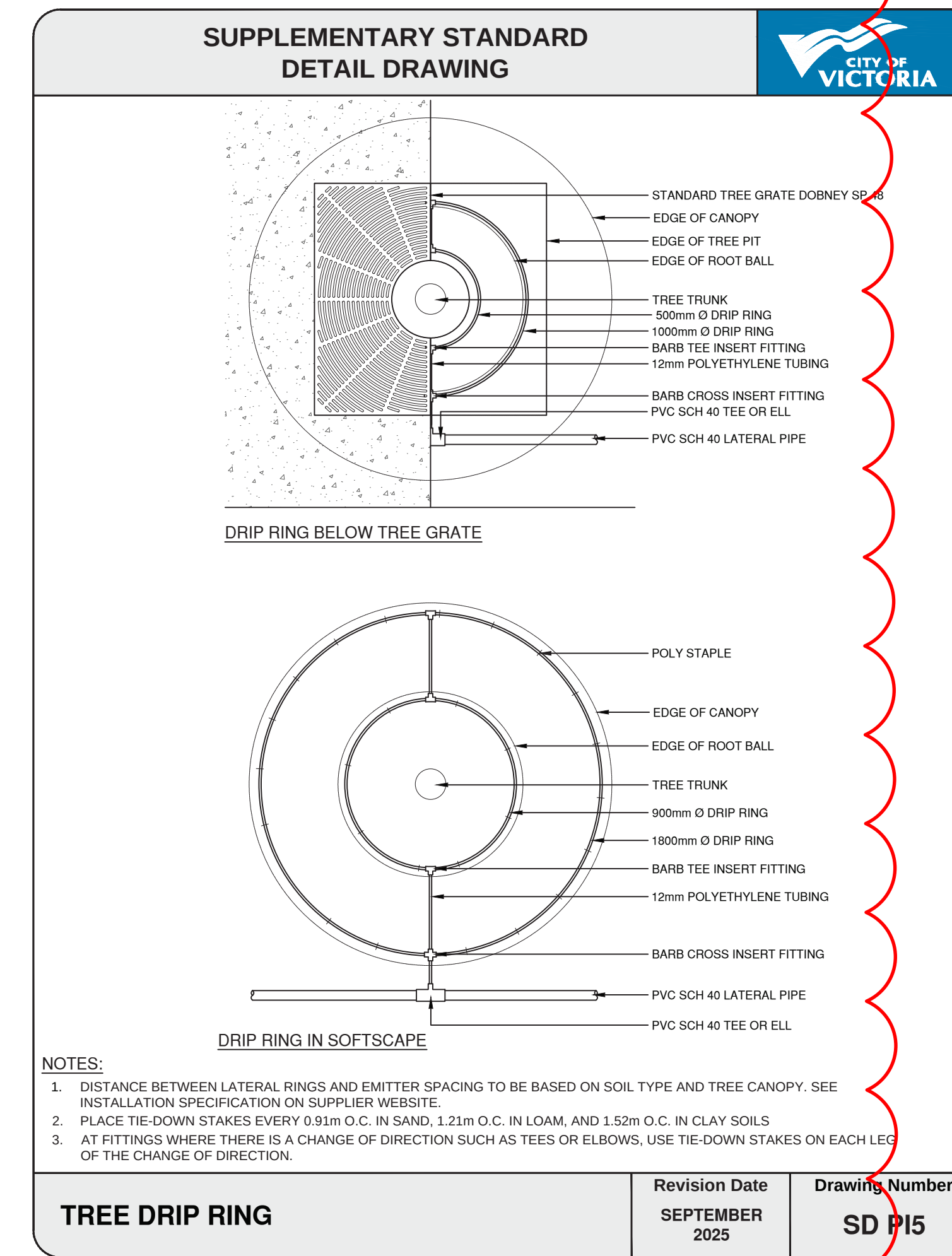
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4
D1 TREE PLANTING IN MEDIAN - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25



5
D1 STRUCTURAL SOIL ADJACENT SOIL CELLS - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25



6
D1 TREE DRIP RING - CITY OF VICTORIA STANDARD DETAIL
Scale: 1:25

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Landscape Details 1 | 1908 Foul Bay Rd.

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7 TYPICAL SHRUB PLANTING DETAIL
D2 Scale: 1:25

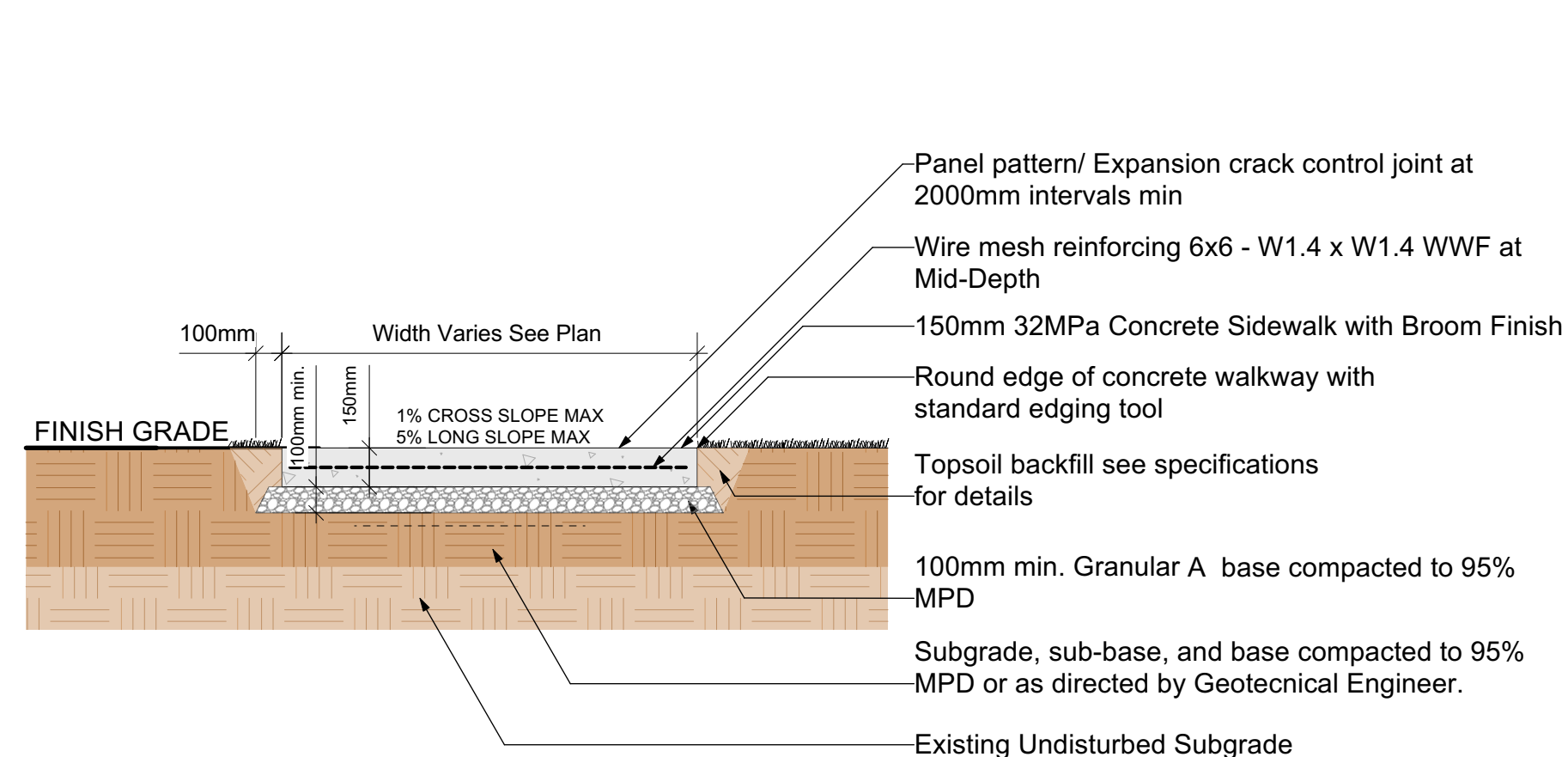
8 TYPICAL SHRUB PLANTING ON SLOPE DETAIL

9 SHRUB PLANTING IN CONCRETE PLANTER OVER SLAB
D2 Scale: 1:25

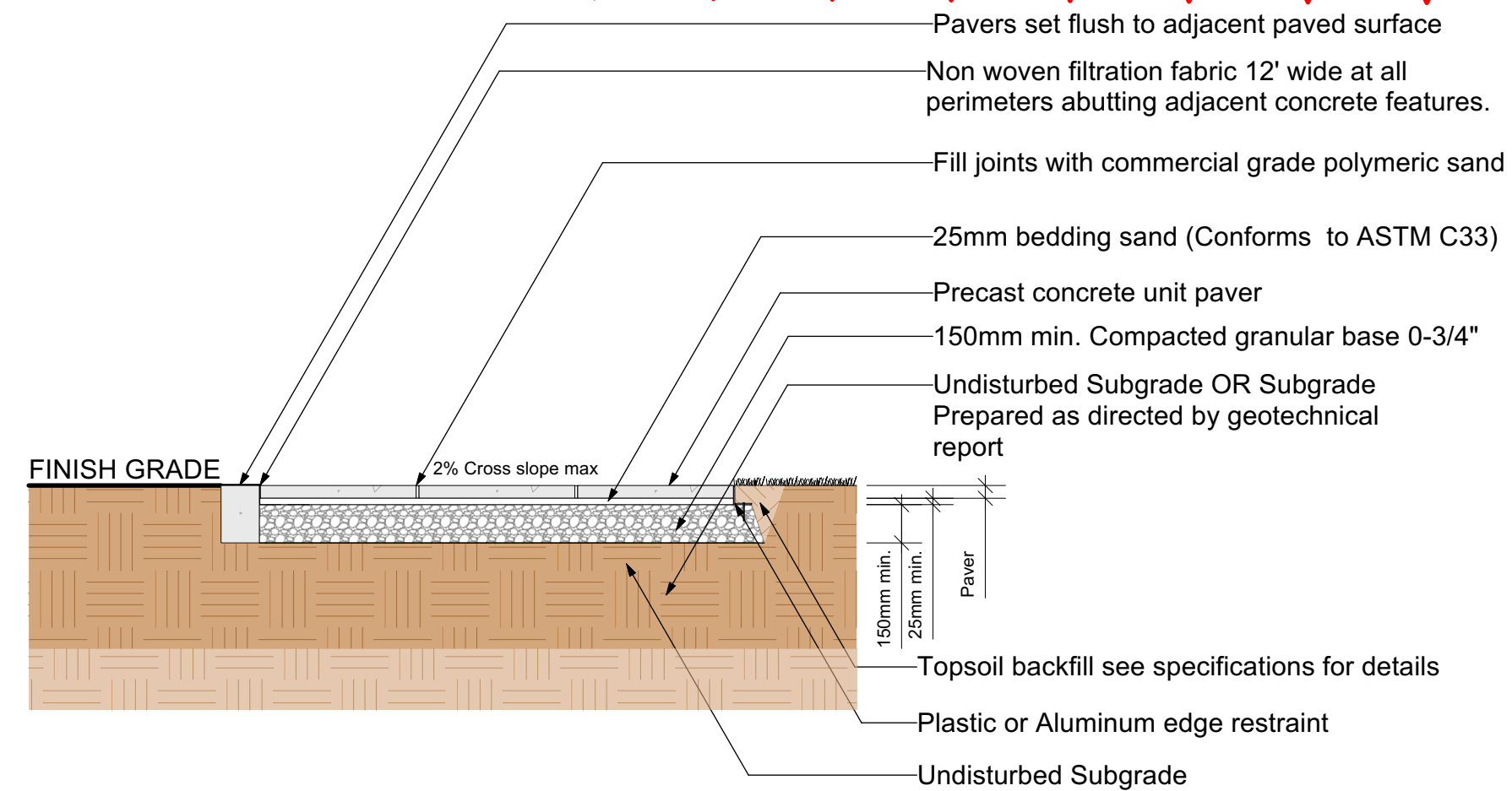
10 SOD -(GRASS BOULEVARD) - CITY OF VICTORIA STANDARD DETAIL
D2 Scale: 1:25

11	REAR YARD RAIN GARDEN WITH OVERFLOW GRATE AND SEWER TIE IN DETAIL
D2	Scale: 1:25

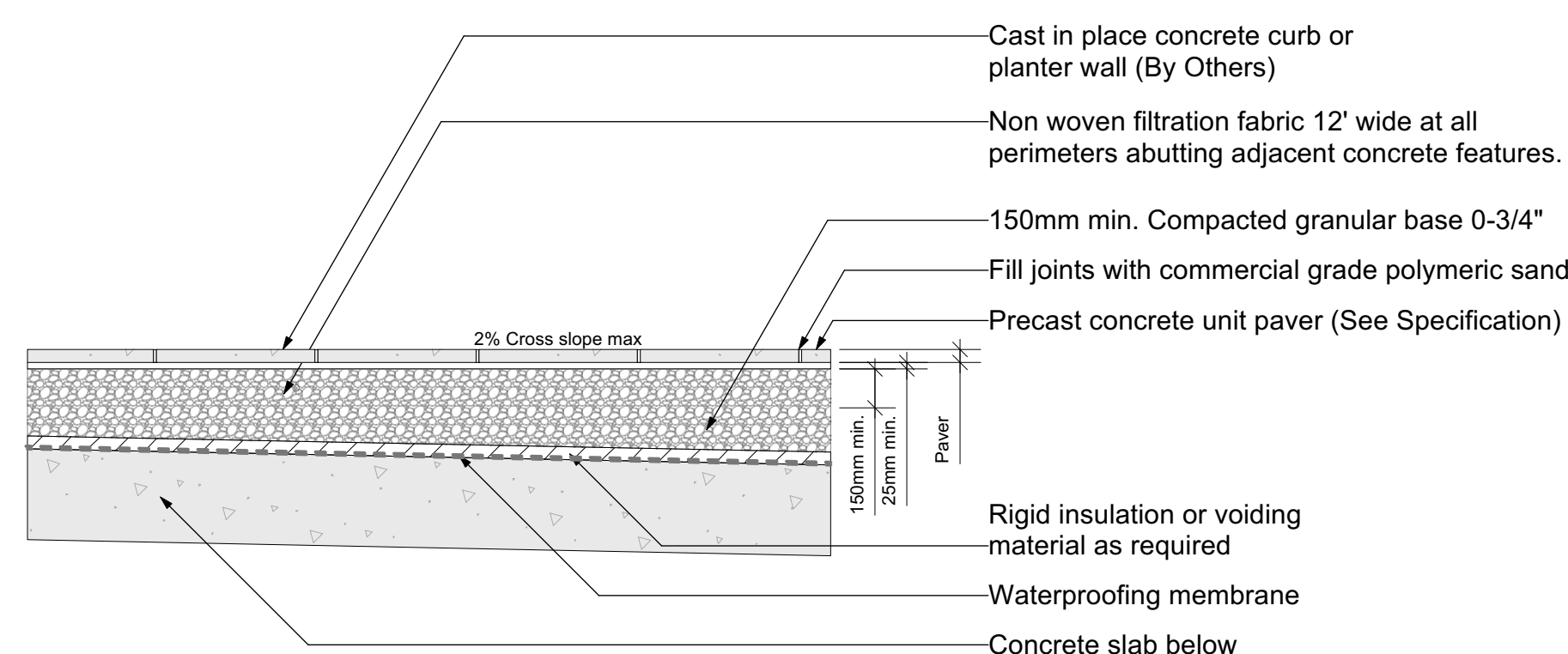
12 RIVER STONE MAINTENANCE STRIP WITH WOOD EDGER



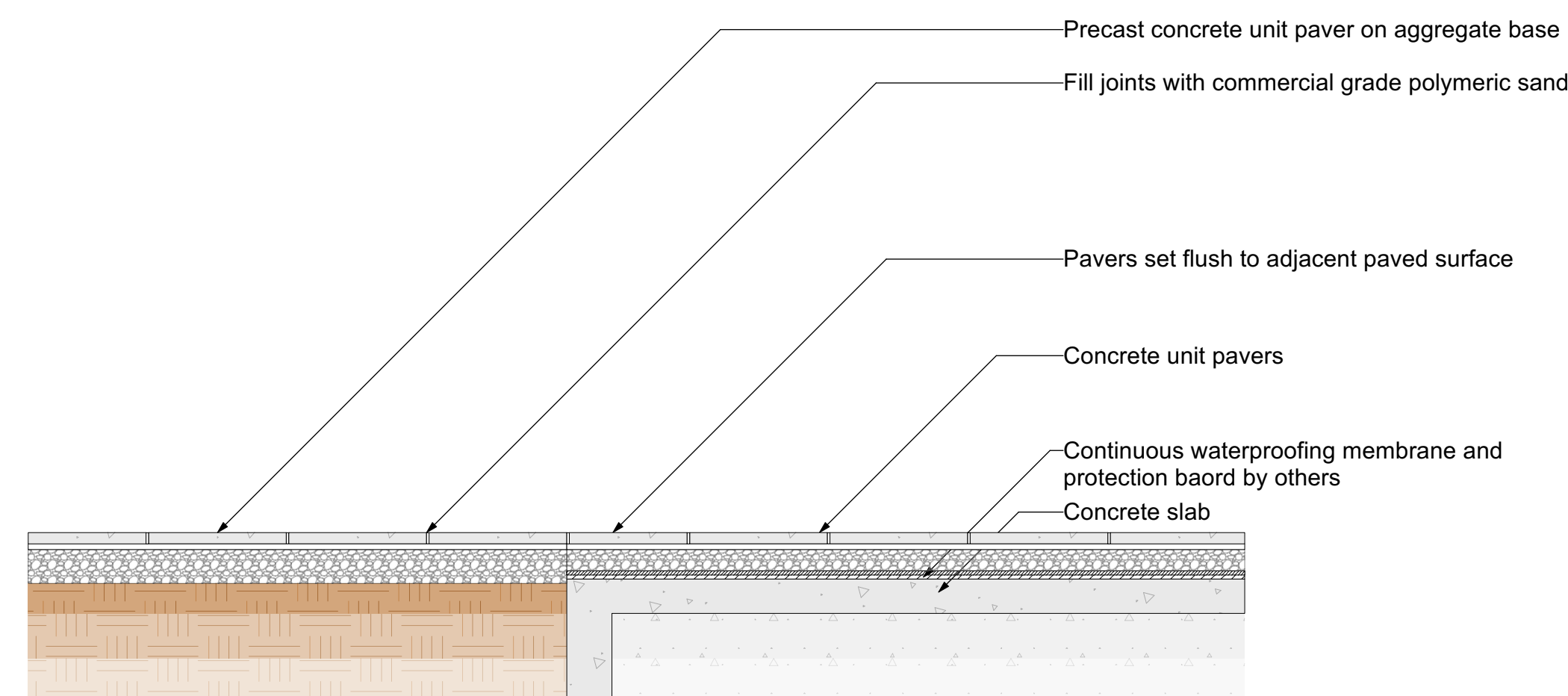
13 TYPICAL RESIDENTIAL CONCRETE SIDEWALK DETAIL
D3 Scale: 1:25



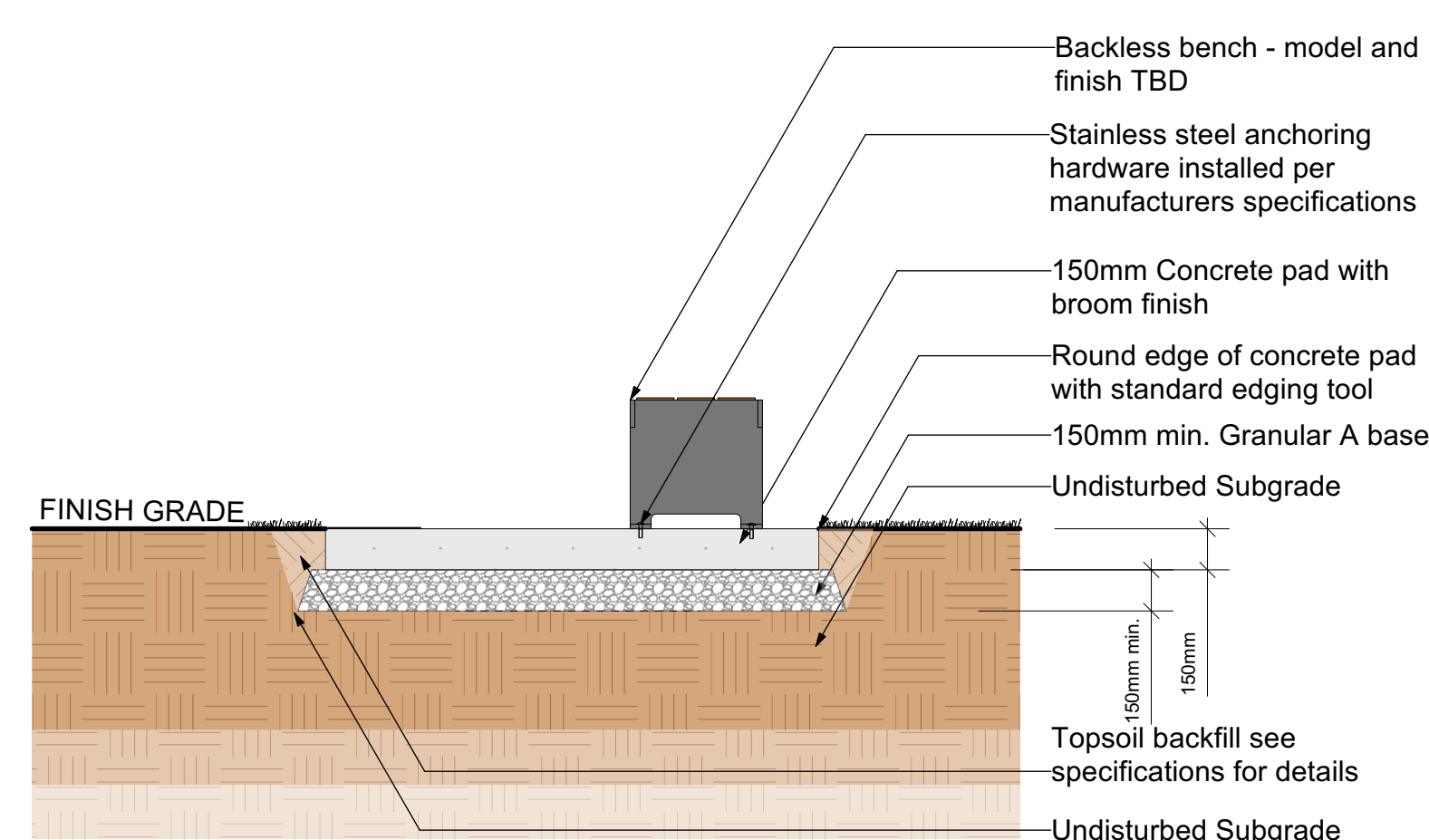
14 CONCRETE UNIT PAVERS ON AGGREGATE BASE DETAIL
D3 Scale: 1:25



15 CONCRETE UNIT PAVERS ON AGGREGATE BASE OVER SLAB DETAIL
D3 Scale: 1:25

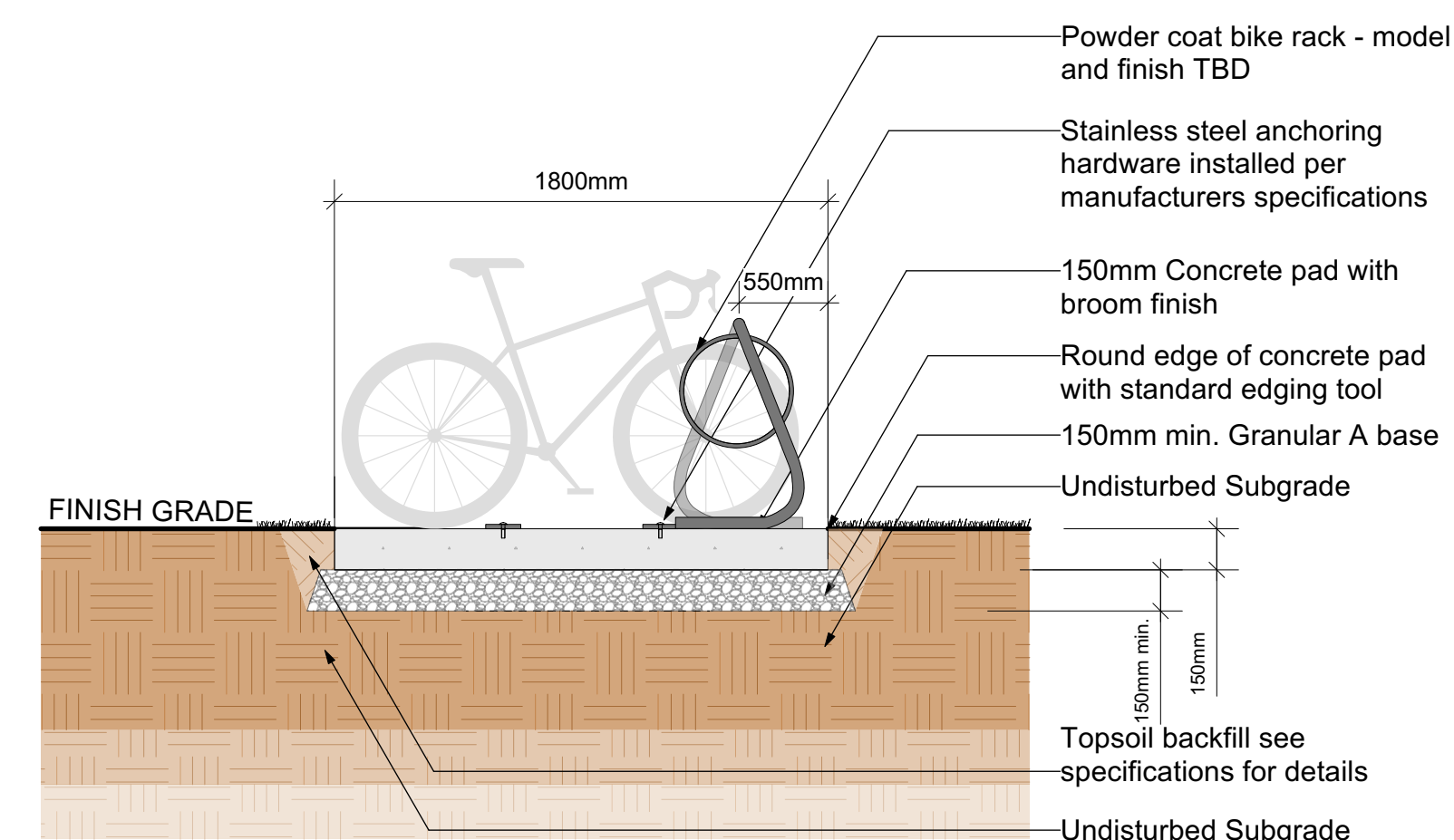


16 CONCRETE UNIT PAVERS ON SLAB TO UNIT PAVES ON AGGREGATE DETAIL
D3 1:25



17 BACKLESS BENCH
D3 Scale: 1:25

POWDER COAT COLOURS		LUMBER COLOURS	
Select ☒		Select ☒	
Gloss Powdercoat Colours		Recycled Plastic	
Sky Blue	☐	Black	☐
Yellow Green	☐	Grey	☐
Traffic Yellow	☐	Sand	☐
Pastel Orange	☐	Redwood	☐
Flame Red	☐	Walnut	☐
Hot Pink	☐	Natural Wood	☐
Signal Violet	☐	Accoya Grey	☐
Night Blue	☐	Accoya Natural	☐
Ultramarine Blue	☐	Western Red Cedar	☐
Water Blue	☐	Bamboo Dark	☐
Moss Green	☐	Bamboo Light	☐
New York Green	☐		
Beige	☐		
Rideau Brown	☐		
Gun Metal	☐		
Textured Powdercoat Colours			
Textured Black	☐		
Pewter	☐		
Textured White	☐		
Textured Silver	☐		
Victor Ridge	☐		
Oil Rubbed Bronze	☐		
Blue Ash	☐		
Tile Blue	☐		
Cactus Green	☐		
Smokey Grey	☐		
Quartz	☐		
Anvil Black	☐		



18 BIKE RACK ON CONCRETE PAD DETAIL
D3 Scale: 1:25

POWDER COAT COLOURS		POWDER COAT COLOURS	
Select ☒		Select ☒	
Gloss Powdercoat Colours		Textured Powdercoat Colours	
Sky Blue	☐	Textured Black	☐
Yellow Green	☐	Pewter	☐
Traffic Yellow	☐	Textured White	☐
Pastel Orange	☐	Textured Silver	☐
Flame Red	☐	Victor Ridge	☐
Hot Pink	☐	Oil Rubbed Bronze	☐
Signal Violet	☐	Blue Ash	☐
Night Blue	☐	Tile Blue	☐
Ultramarine Blue	☐	Cactus Green	☐
Water Blue	☐	Smokey Grey	☐
Moss Green	☐	Quartz	☐
New York Green	☐	Anvil Black	☐
Beige	☐		
Rideau Brown	☐		
Gun Metal	☐		

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L12/14

Landscape Details 3 | 1908 Foul Bay Rd.

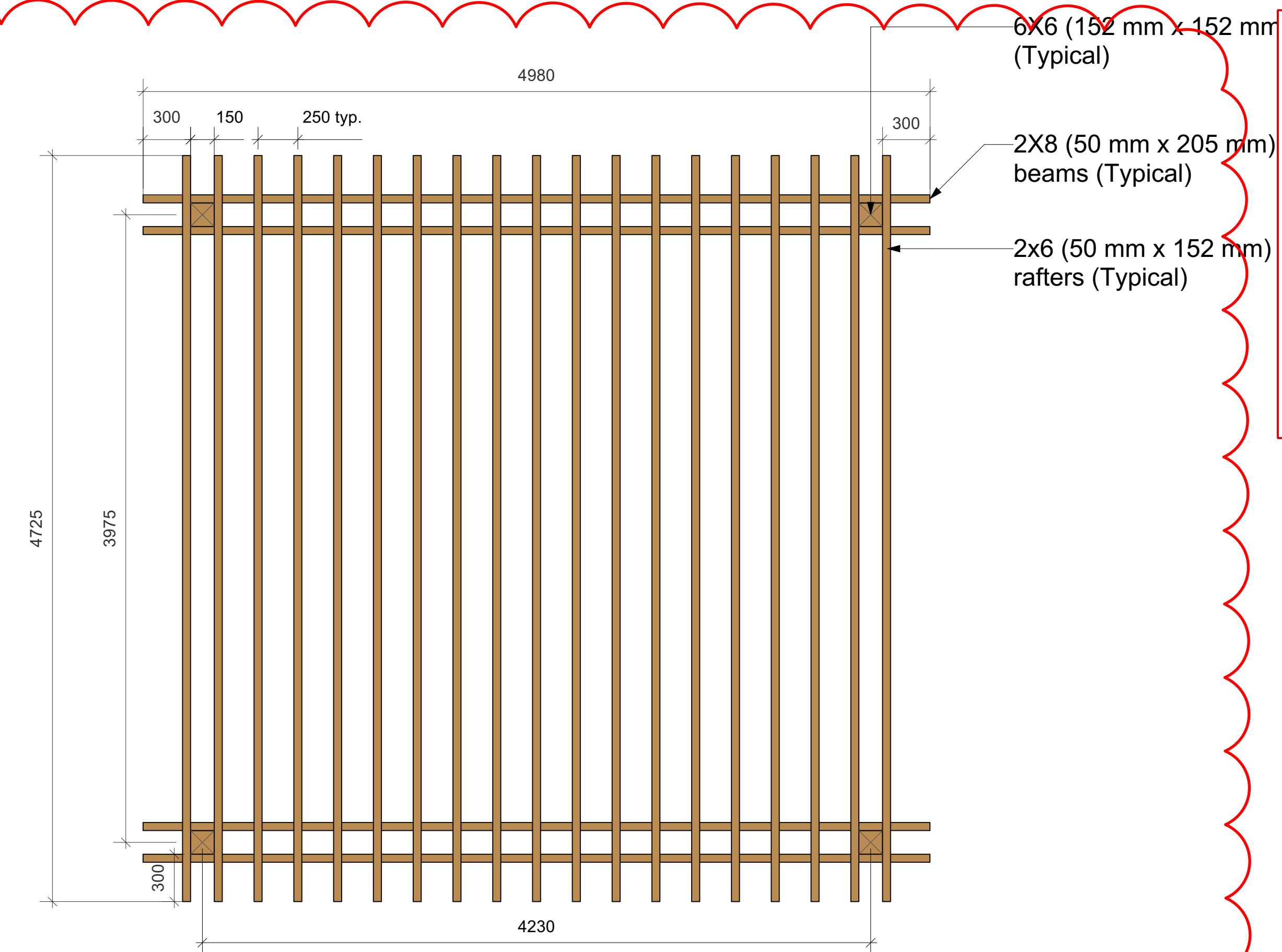
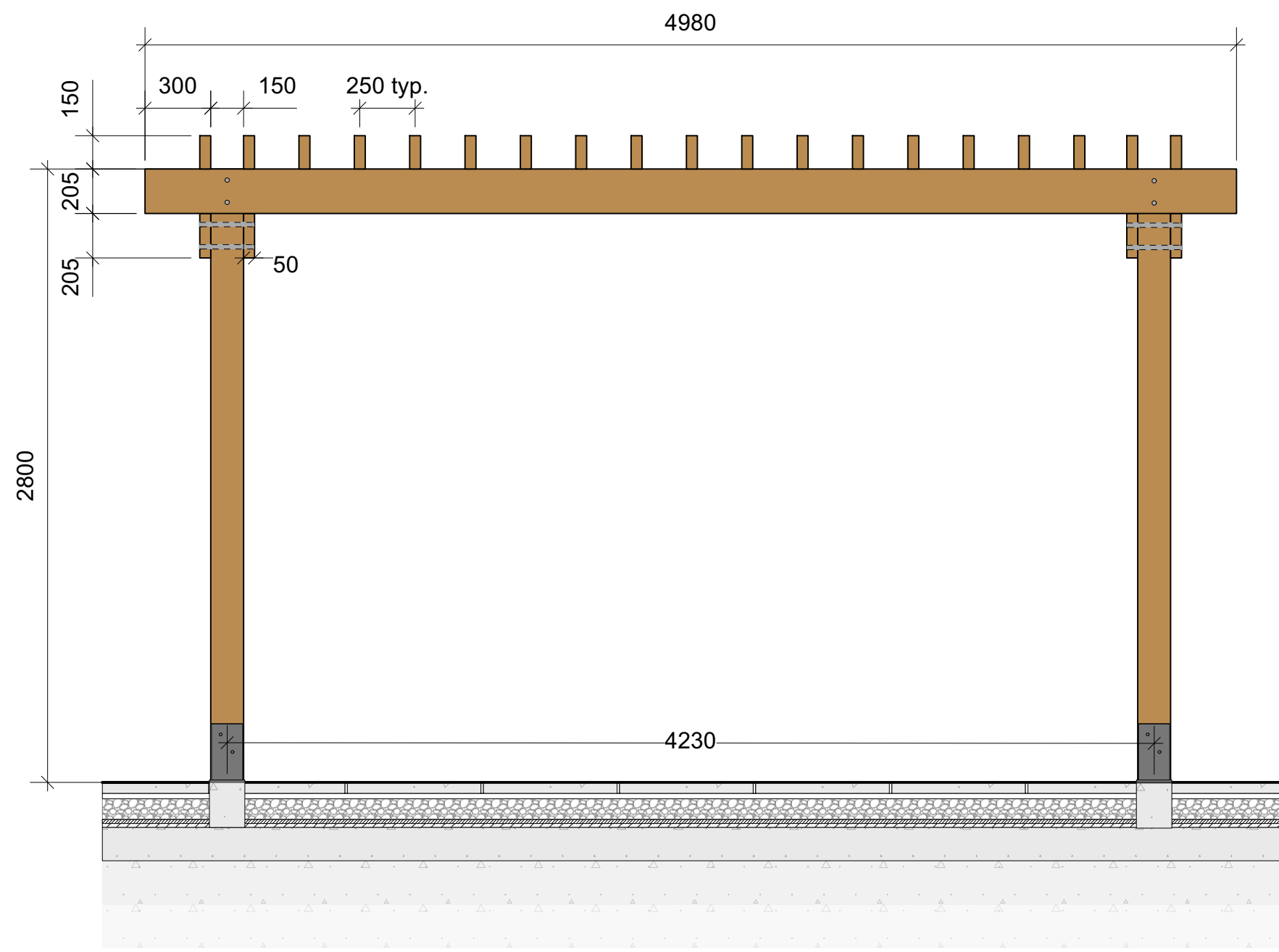
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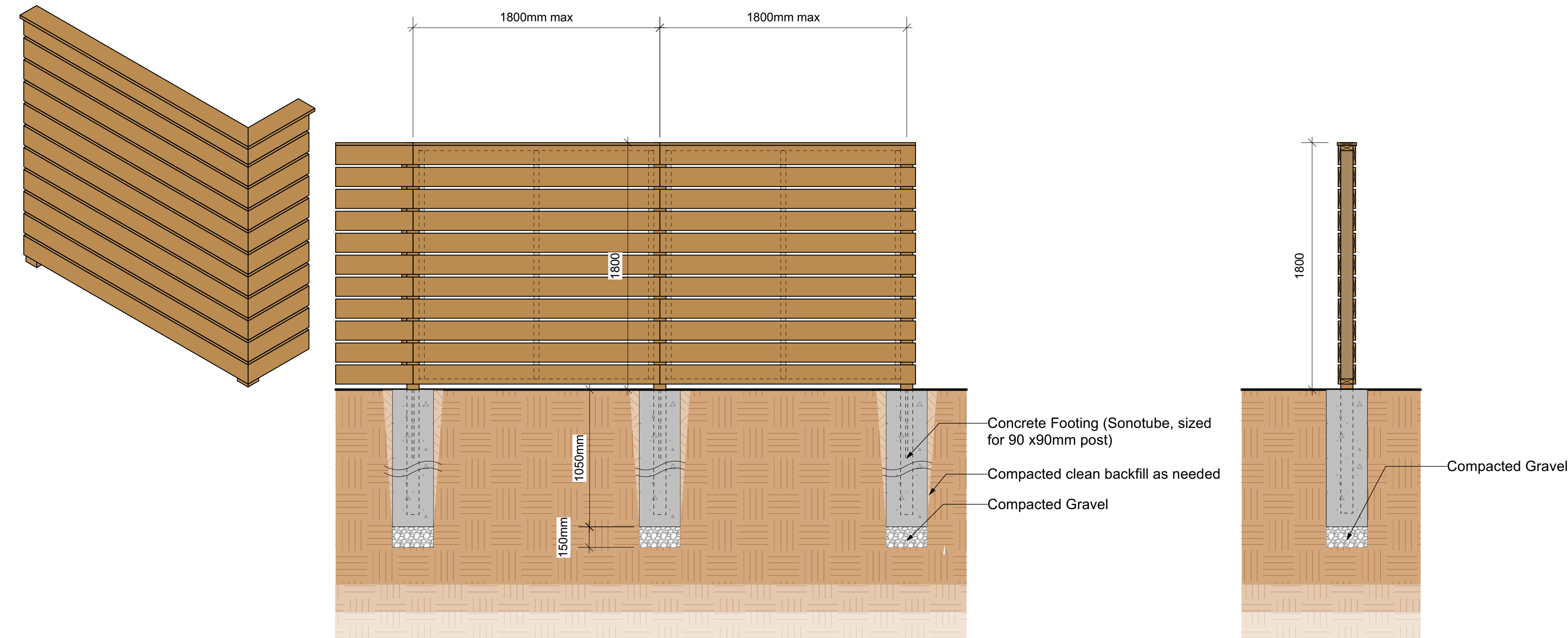
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19 CUSTOM WOOD PERGOLA
D4 Scale: 1:25

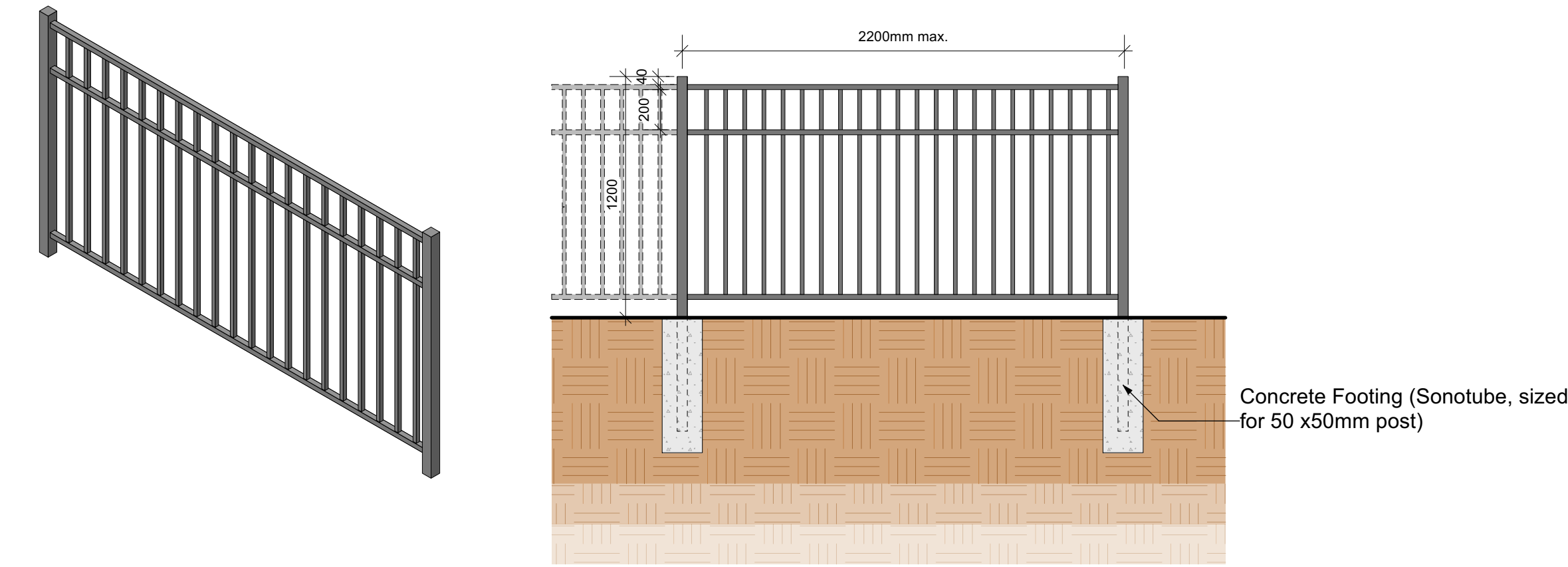


20 1.8m Ht WOOD PRIVACY FENCE WITH 4X4 POST
D4 Scale: 1:25

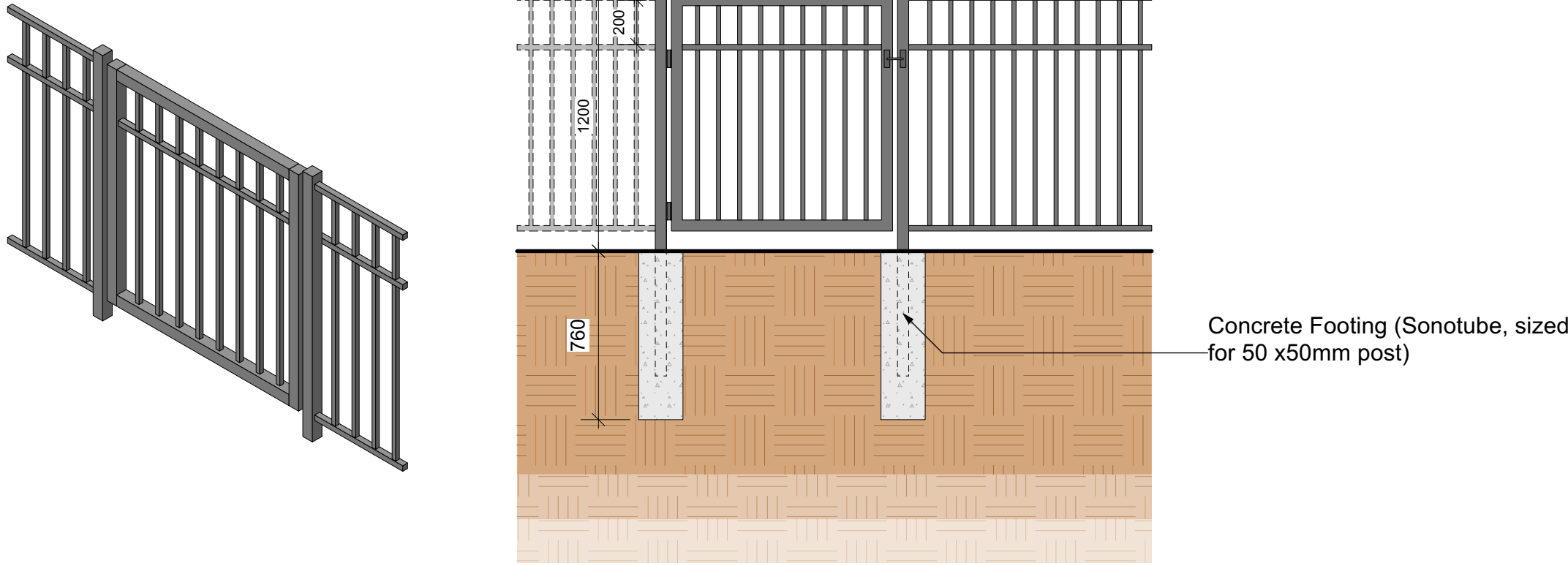
Landscape Details 4 | 1908 Foul Bay Rd.

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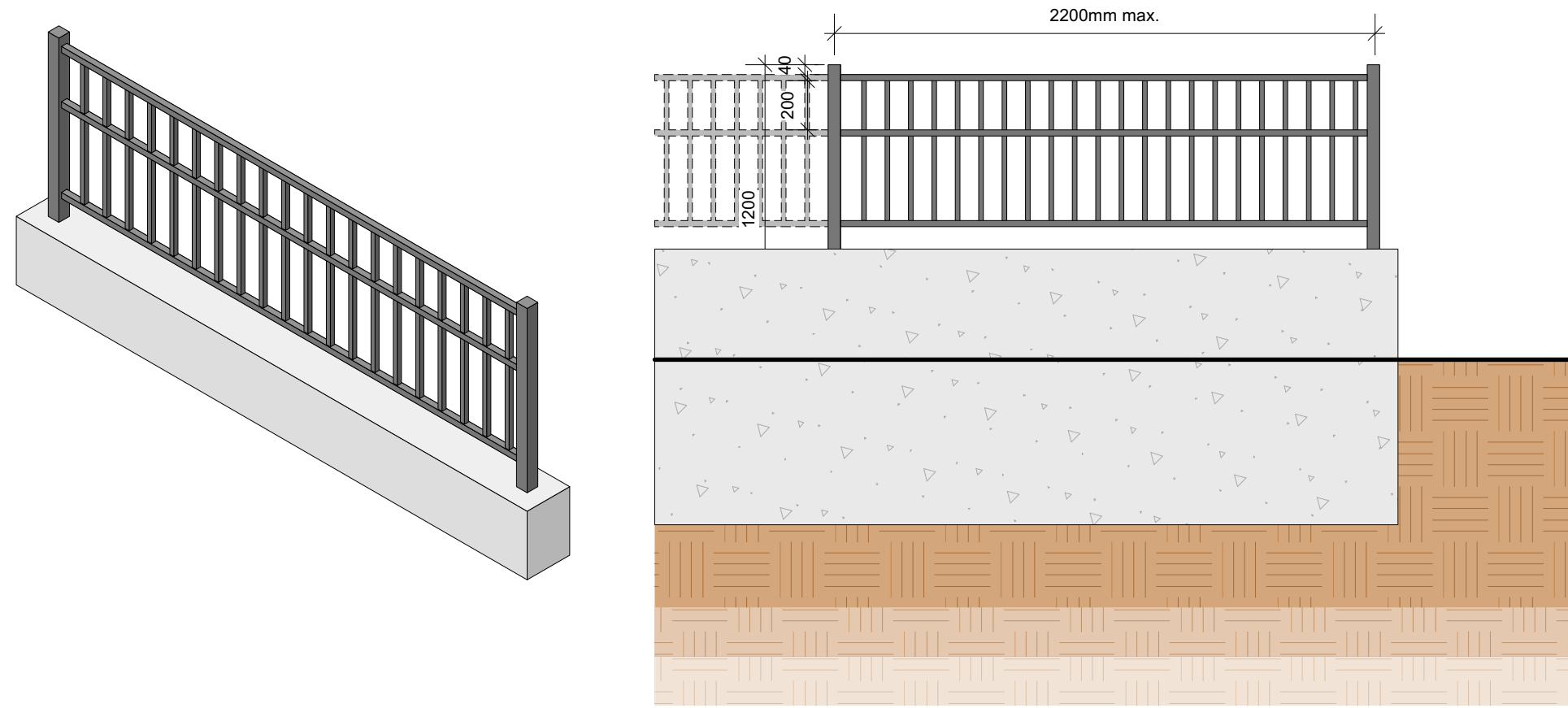
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21 1.2m Ht ORNAMENTAL ALUMINUM FENCE
D5 Scale: 1:25



22 1.2m Ht ORNAMENTAL ALUMINUM GATE WITH GRAVITY LATCH
D5 Scale: 1:25



23 0.75m Ht ORNAMENTAL ALUMINUM FENCE ON CONCRETE RETAINING WALL
D5 Scale: 1:25

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Landscape Details 5 | 1908 Foul Bay Rd.

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