

Original
Submission
Received Date:
May 22, 2025



TELUS living



PROPOSED RESIDENTIAL DEVELOPMENT

1908 FOUL BAY ROAD
DEVELOPMENT PERMIT APPLICATION
2025-04-28 VICTORIA, B.C.

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

Code Review Summary

	L1 to L6	Basement
Occupancy	Group C	Group F- Div 3
Bldg. Area (m²)	1,099 m²	2,234 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

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Ledcor Property Investments Ltd.
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ARBORIST
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Victoria BC, V8Z 7H6

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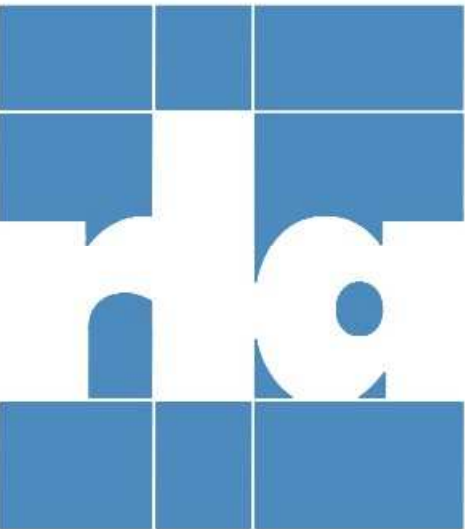
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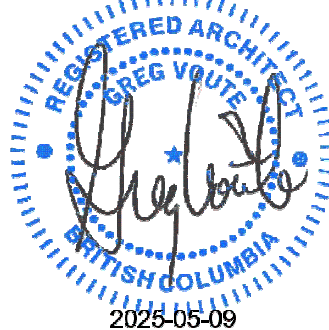
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For

Project

1908 FOUL BAY
Multi-Unit Residential

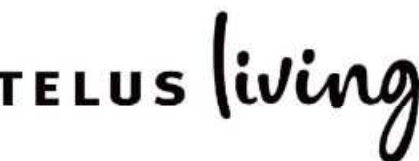
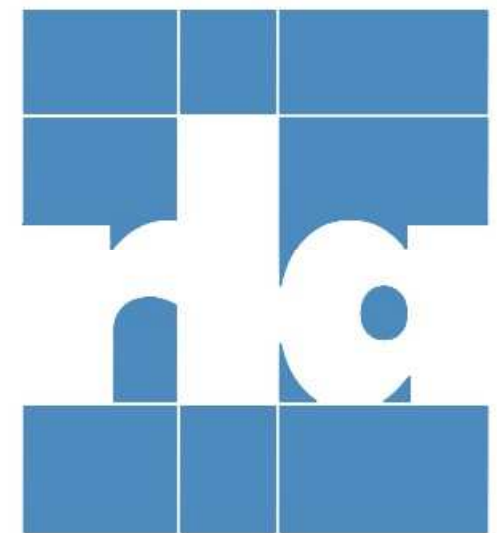
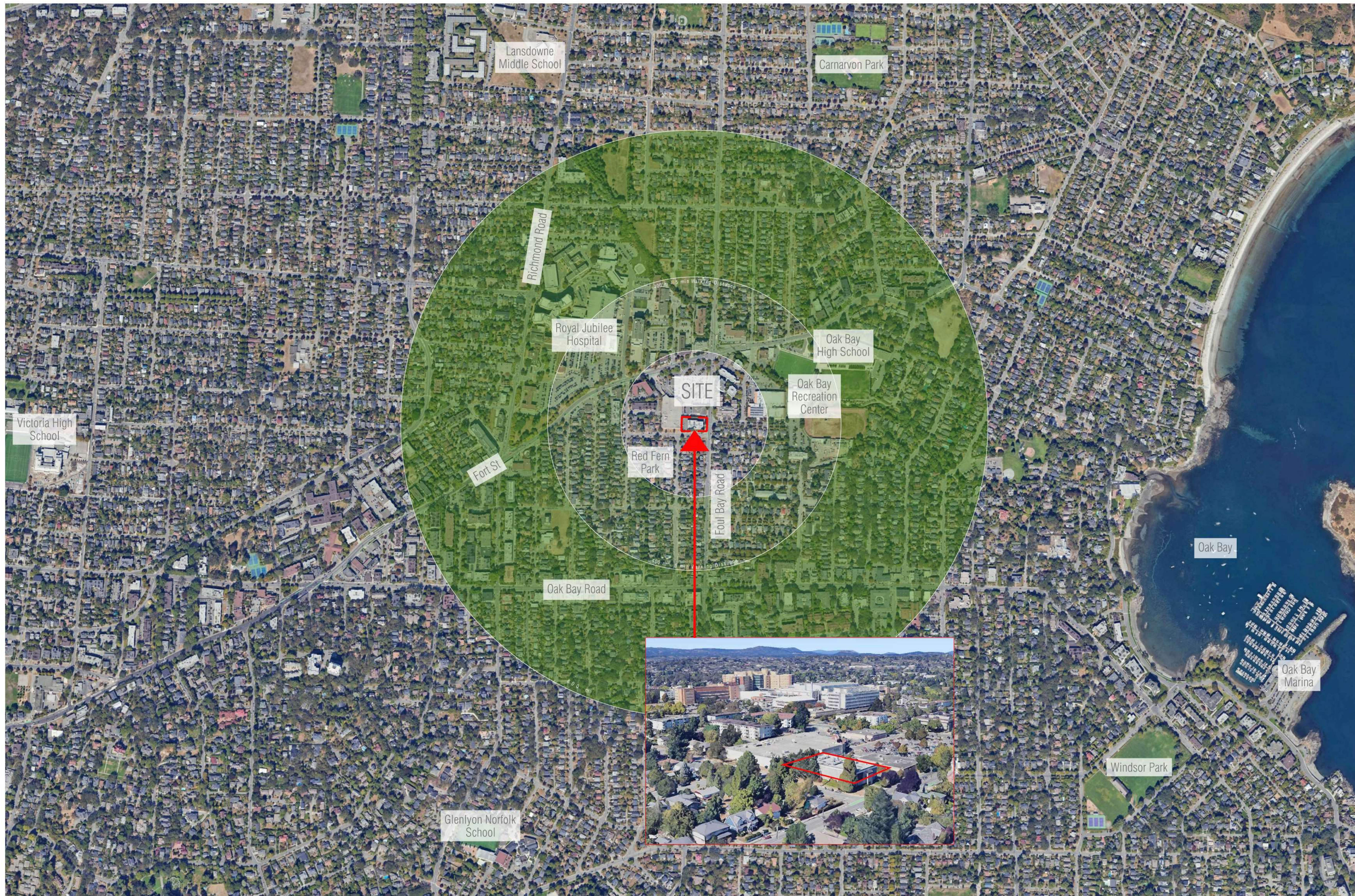


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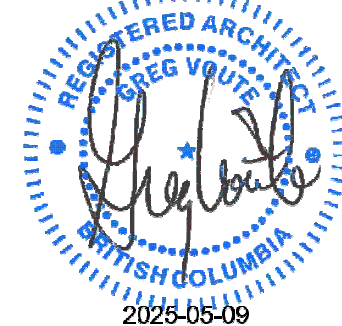
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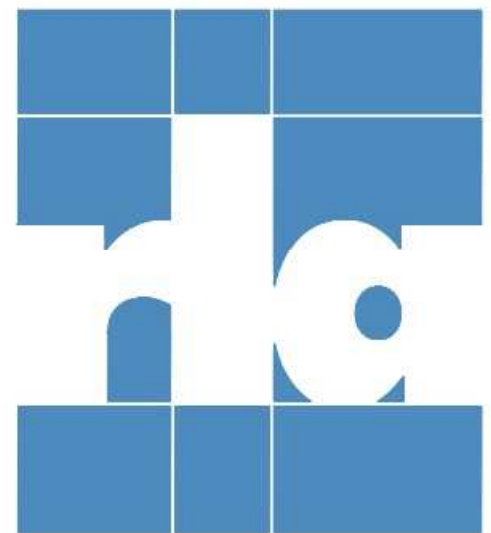
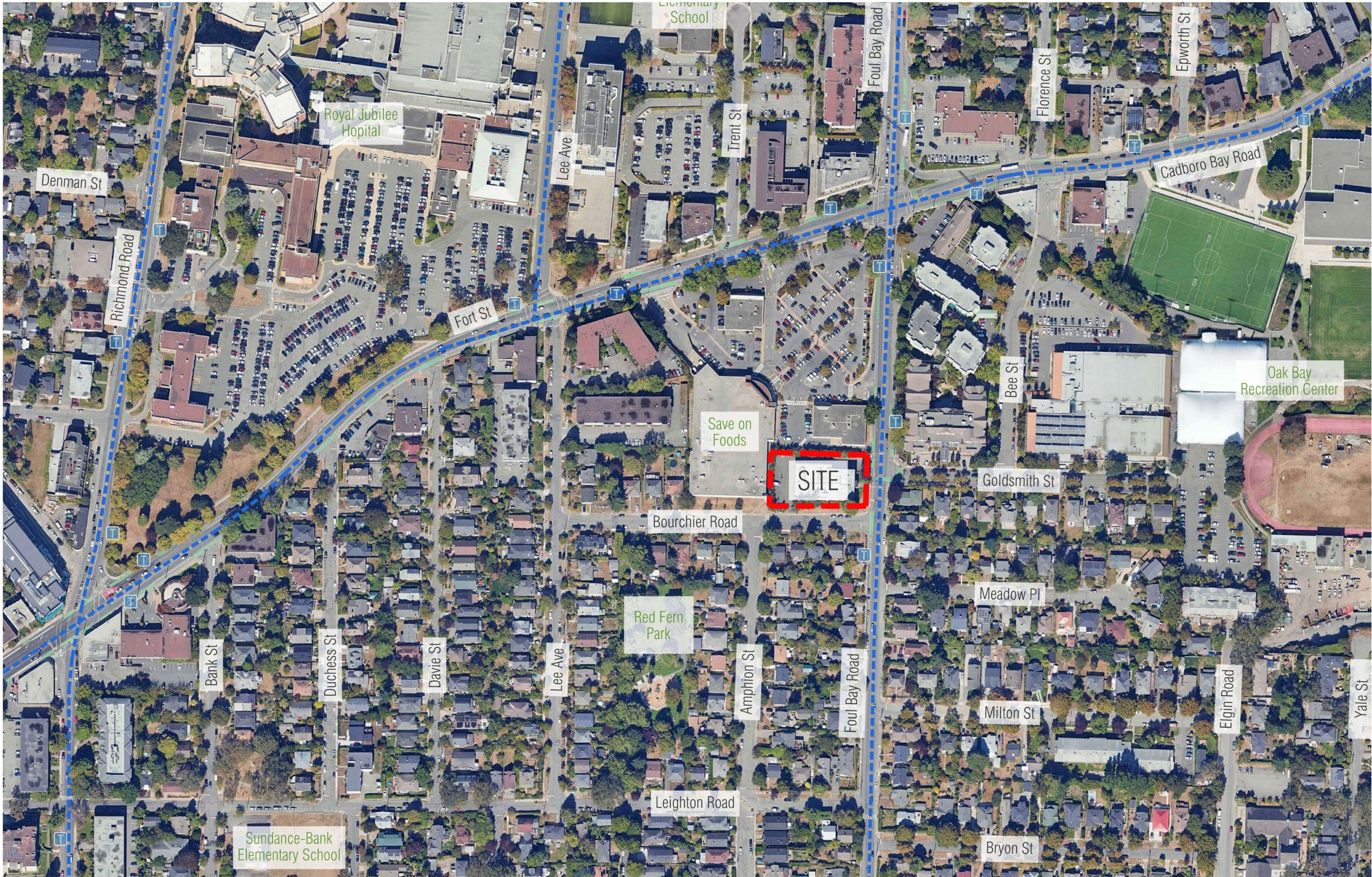
Project Location Map

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Project Location Map



A-0.02



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Context Plan

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Context Plan



A-0.03



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2



3



4



5



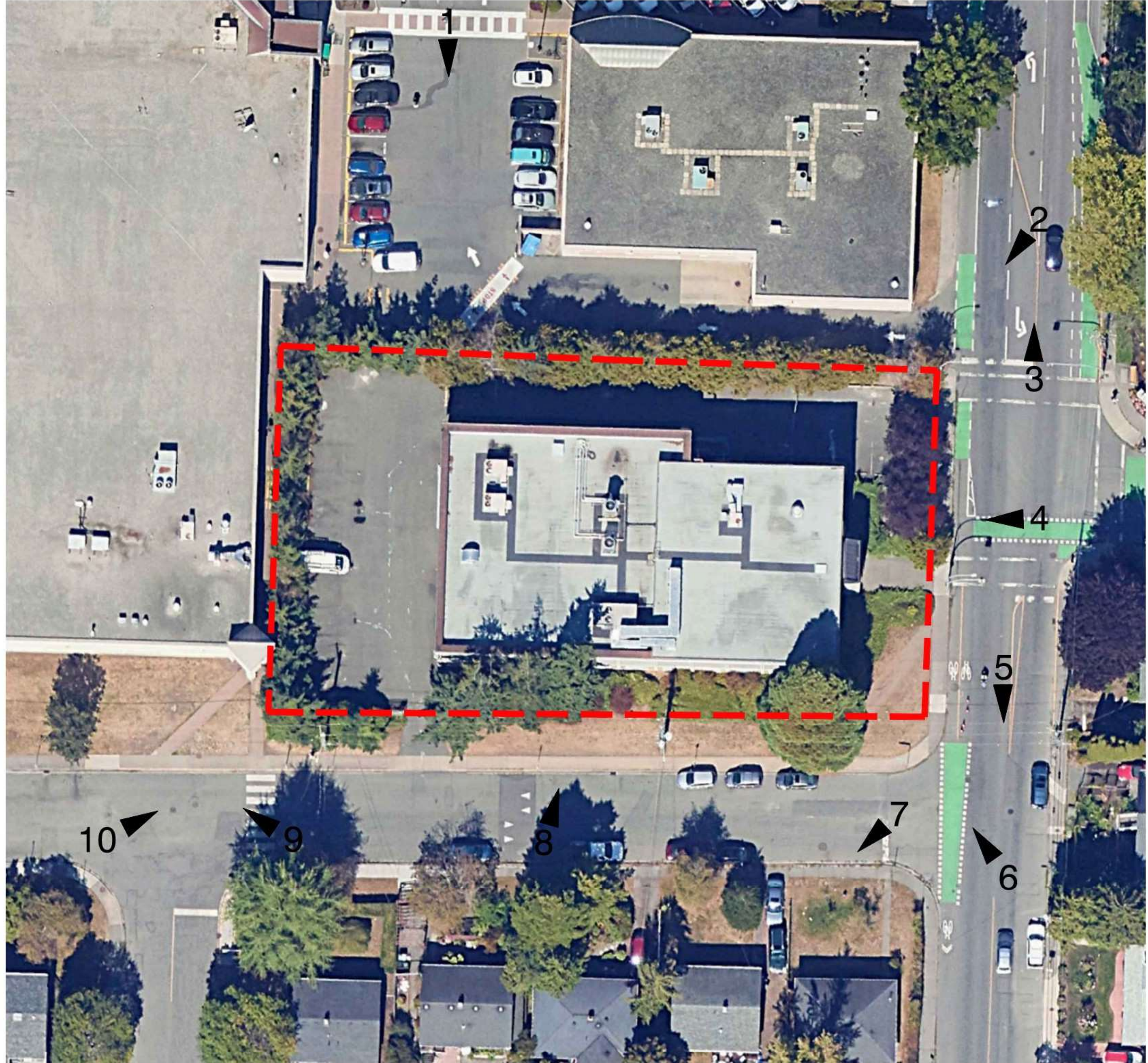
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7



8



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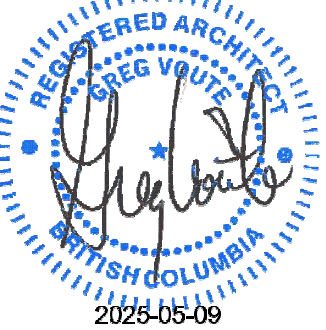


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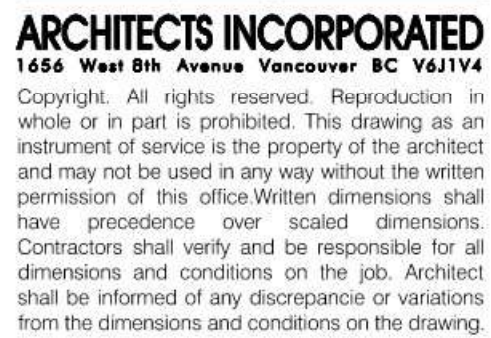


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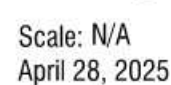
Photos of Existing
Site Conditions
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TELUS *living*



A-0.05

Development Statistics

TELUS LIVING	Development Statistics:	updated	5/2/2025
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Project Address:

1908 Foul Bay, Vicotria, BC

Zoning:

Current:

City of Victoria

R1.B Zoning

(Single Family Dwelling District)

Proposed:

New Zone

Site Stats

Site Area		28,105	sf	2,611	sm
Dedication Area		1,185	sf	110	sm
Post Dedication, Net Site Area		26,920	sf	2,501	sm
	Max Allowable		Proposed		
Site Coverage	sf	40%	11,282	sf	
Floor Space Ratio (FSR)	sf	2.60	69,912	sf (6 storeys)	6,495 sm

Units Mix							
Units			Mix Units Size	Units	Total		
	S1	Studio	1% 400 sf	1	400 sf	Studio	8%
	S2	Studio	7% 493 sf	6	2,958 sf		
	A1	1 Bedroom	31% 573 sf	26	14,898 sf	1 Bedroom	60%
	A2	1 Bedroom + Flex	14% 695 sf	12	8,340 sf		
	A2e	1 Bedroom	6% 627 sf	5	3,135 sf		
	A2ap	1 Bedroom	7% 627 sf	6	3,762 sf		
	A3	1 Bedroom + Flex	1% 841 sf	1	841 sf		
	B1	2 Bedroom 2 Bath	5% 863 sf	4	3,452 sf	2 Bedroom	24%
	C1	2 Bedroom 2 Bath Corner	19% 941 sf	16	15,056 sf		
	C3	3 Bedroom 2 Bath Corner	7% 1127 sf	6	6,762 sf	3 Bed	7%
	Average net Unit size		718 sf	83	59,604 sf		
Total GFA					69,912 sf		
			Efficiency		85%		100%

Parking							
Car Parking							
45 sm (484 sf)	Required Residential (Core Area)		Units	Required Stalls	Proposed		
	<	45 sm (484 sf)	0.50 /unit	1			
	<	70 sm (753 sf)	0.60 /unit	55	33		
	>	70 sm (753 sf)	1.00 /unit	26	26		
			82 Total	60	53		
Required Accessible		2 cars / 51-75 spaces		2	2		
Required Van Accessible		1 car / 51-75 spaces		1	1		
Required Visitor		0.10 /unit	83	8	3		
Required Visitor Accessible		0 cars / 6-25 visitor spaces		0			
Required Visitor Van Accessible		1 car / 6-25 visitor spaces		1	1		
			Total	68	0.83	60	0.73
Long Term Bike Parking							
Short Bike Parking	Required						
	<	45 sm (484 sf)	1.00 /unit	1	1		
	>	45 sm (484 sf)	1.25 /unit	82	103		
Required							
Greater of	6 or	0.1 /unit	83	8	8		

RENTAL APARTMENT UNITS											
Room Type		Parking	Main Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Unit Area	Unit Mix
S1	Studio		1	0	0	0	0	0	1	400 SF	1%
S2	Studio		1	1	1	1	1	1	6	493 SF	7%
A1	1 Bedroom		5	5	4	4	4	4	26	573 SF	31%
A2e	1 Bedroom		0	1	1	1	1	1	5	627 SF	6%
A2ap	1 Bedroom		1	1	1	1	1	1	6	627 SF	7%
A2	1 Bedroom + Flex		2	2	2	2	2	2	12	695 SF	14%
A3	1 Bedroom + Flex		1	0	0	0	0	0	1	841 SF	1%
B1	2 Bedroom 2 Bath		0	0	1	1	1	1	4	863 SF	5%
C1	2 Bedroom 2 Bath Corner		1	3	3	3	3	3	16	941 SF	19%
C3	3 Bedroom 2 Bath Corner		1	1	1	1	1	1	6	1,127 SF	7%
#UNIT / FLOOR			13	14	14	14	14	14	83	Avg Unit	
UNIT AREA/FLOOR			7,843 SF	9,952 SF	10,242 SF	10,242 SF	10,242 SF	10,242 SF		718 SF	99%
										net	
Common Area			2,514 SF	1,774 SF	1,484 SF	1,484 SF	1,484 SF	1,484 SF		10,224 SF	
Entry Lobby			293 SF							293 SF	
Amenity Room and Storage			632 SF							SF	
Common Washroom			SF							SF	
Admin Office			SF							SF	
Janitor's Room			SF							SF	
GROSS FLOOR AREA			11,282 SF	11,726 SF	11,726 SF	11,726 SF	11,726 SF	11,726 SF		SF	69,912 SF
										gross	
NET EFFICIENCY			70 %	85 %	87 %	87 %	87 %	87 %			85.3 %



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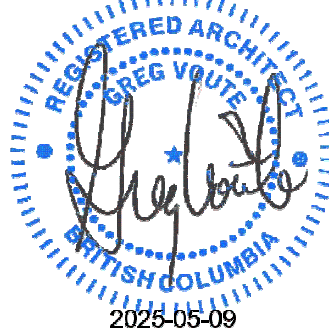
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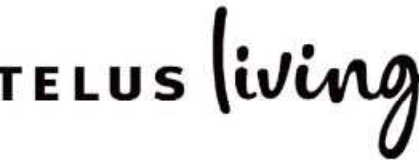
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Multi-Unit Residential

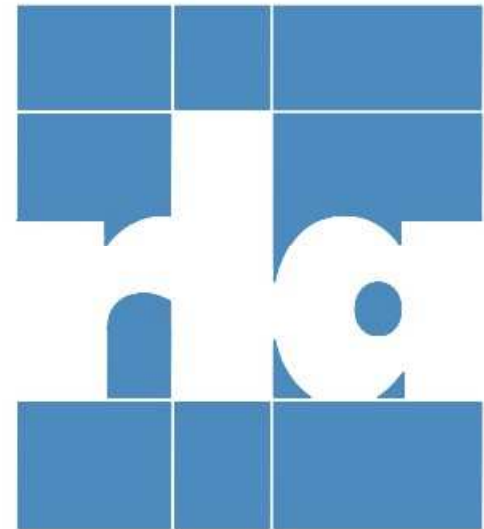


Development Statistics

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Aerial View of Proposed Building in Relation to Flanking Buildings



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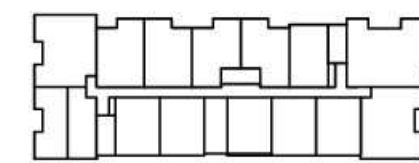
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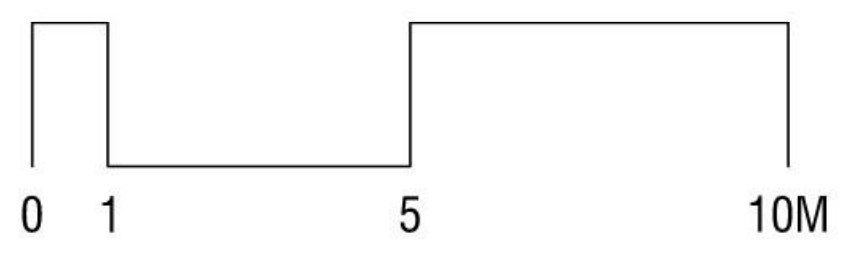
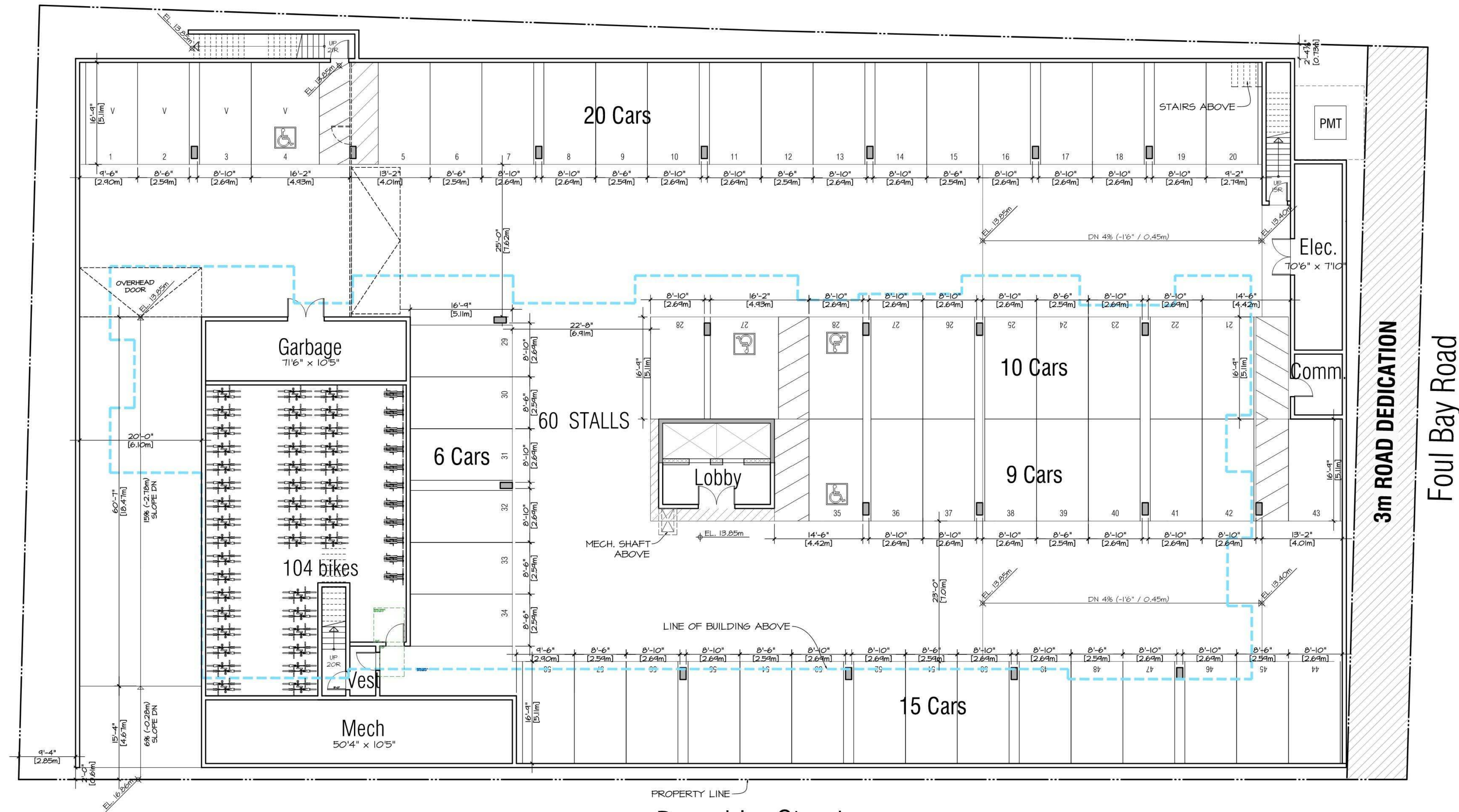
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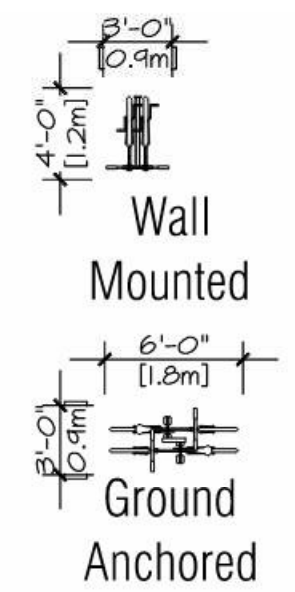
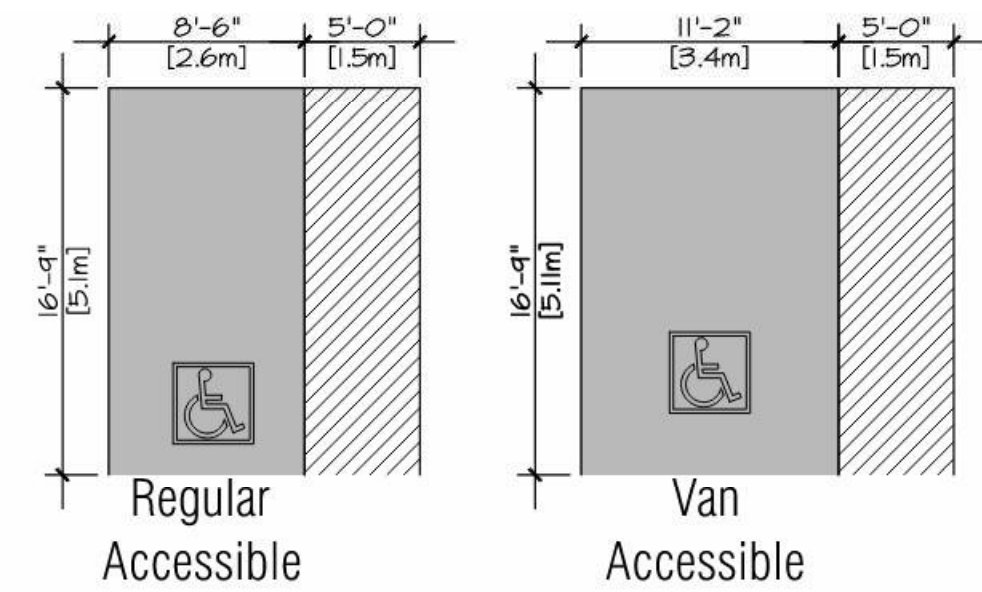
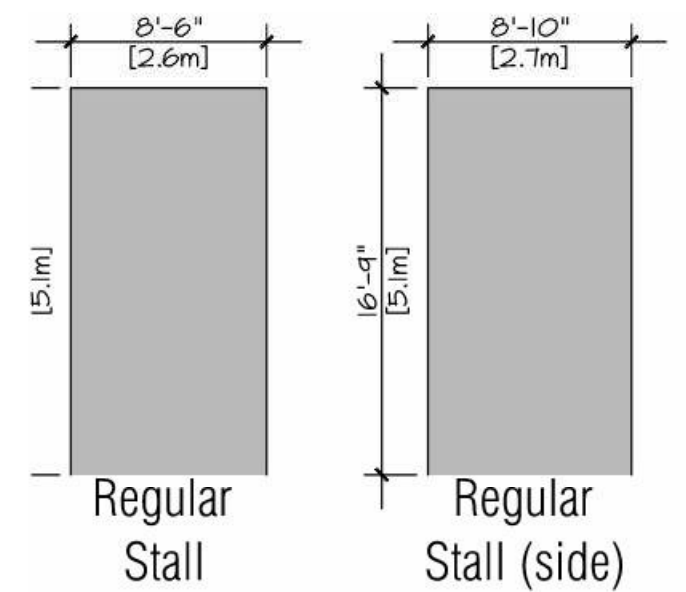


Context Aerial View

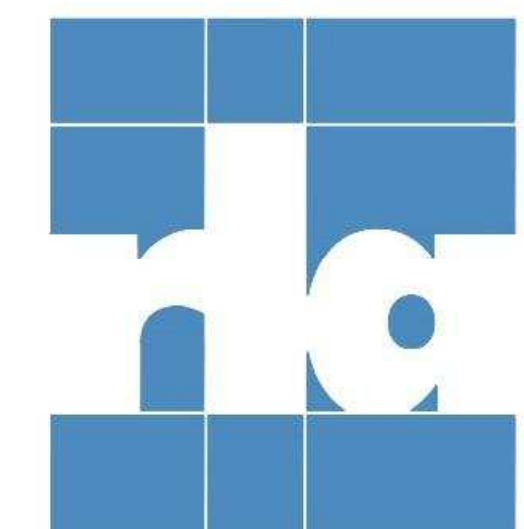
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SCALE: 1:100



P1 Parking Level Plan A-2.01



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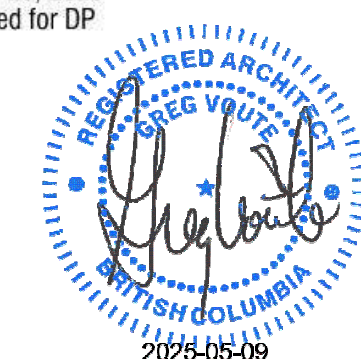
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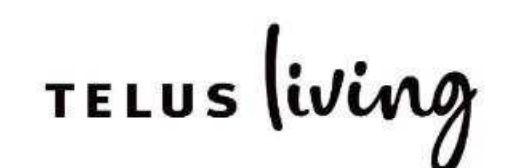
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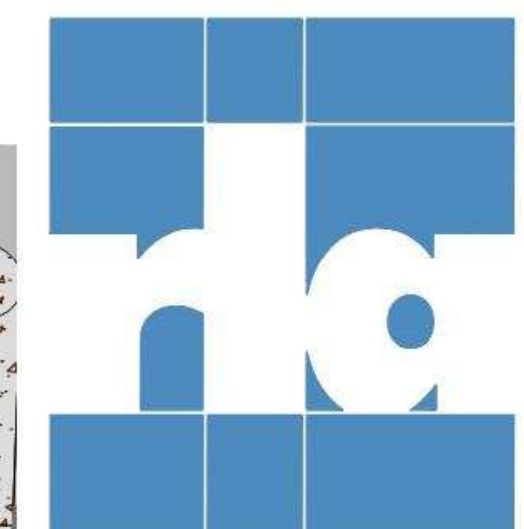
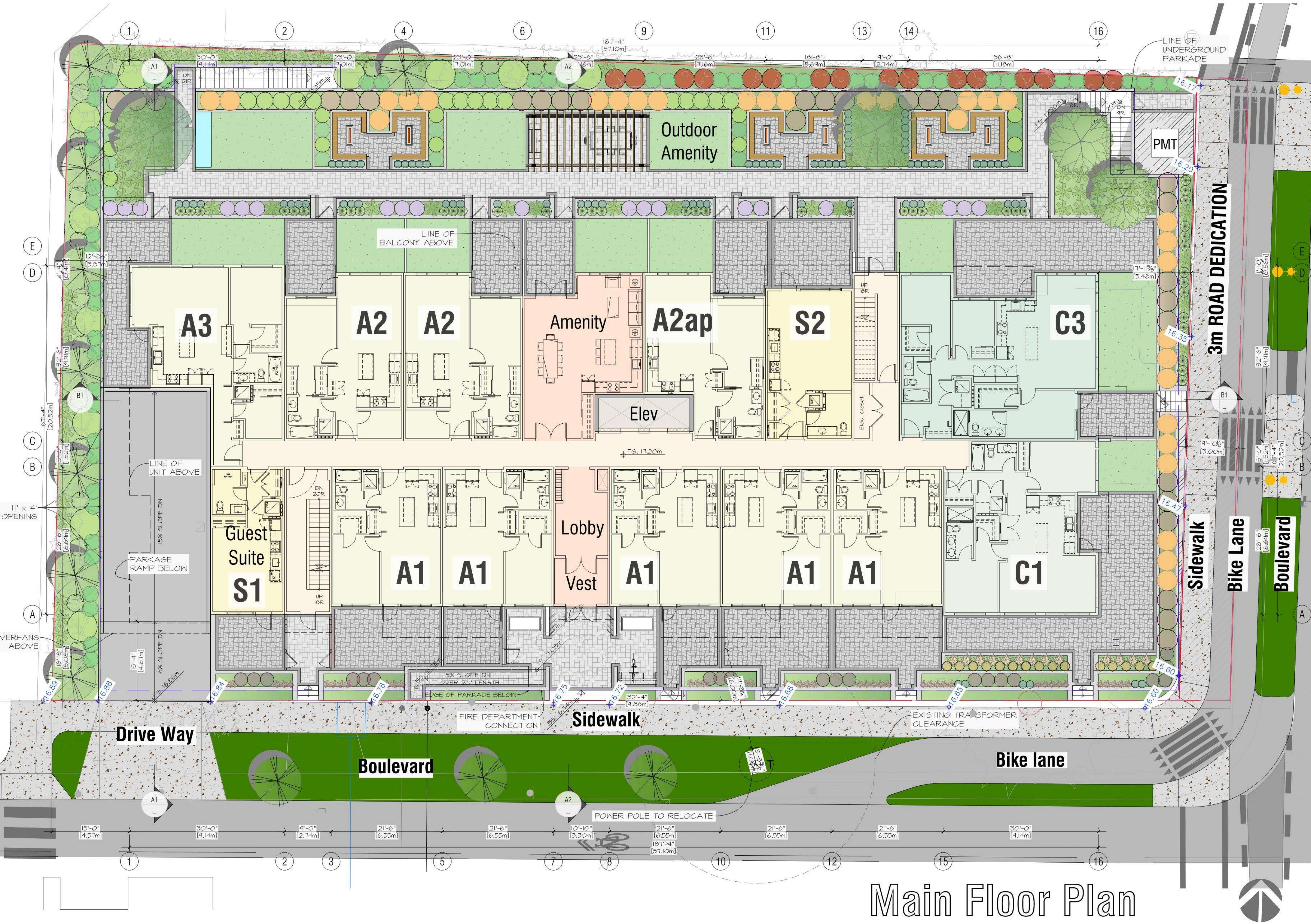
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P1 Parking Level Plan

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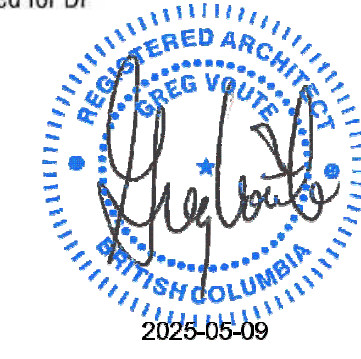
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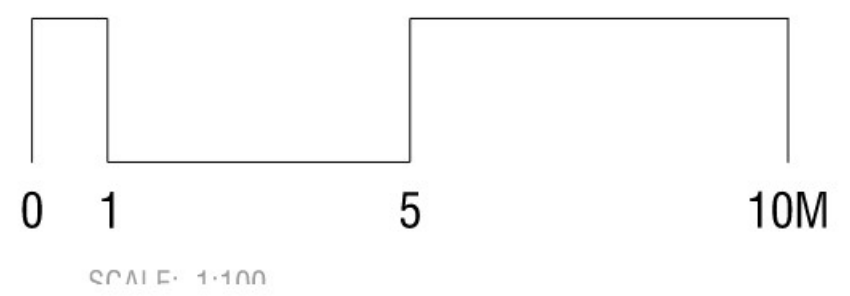
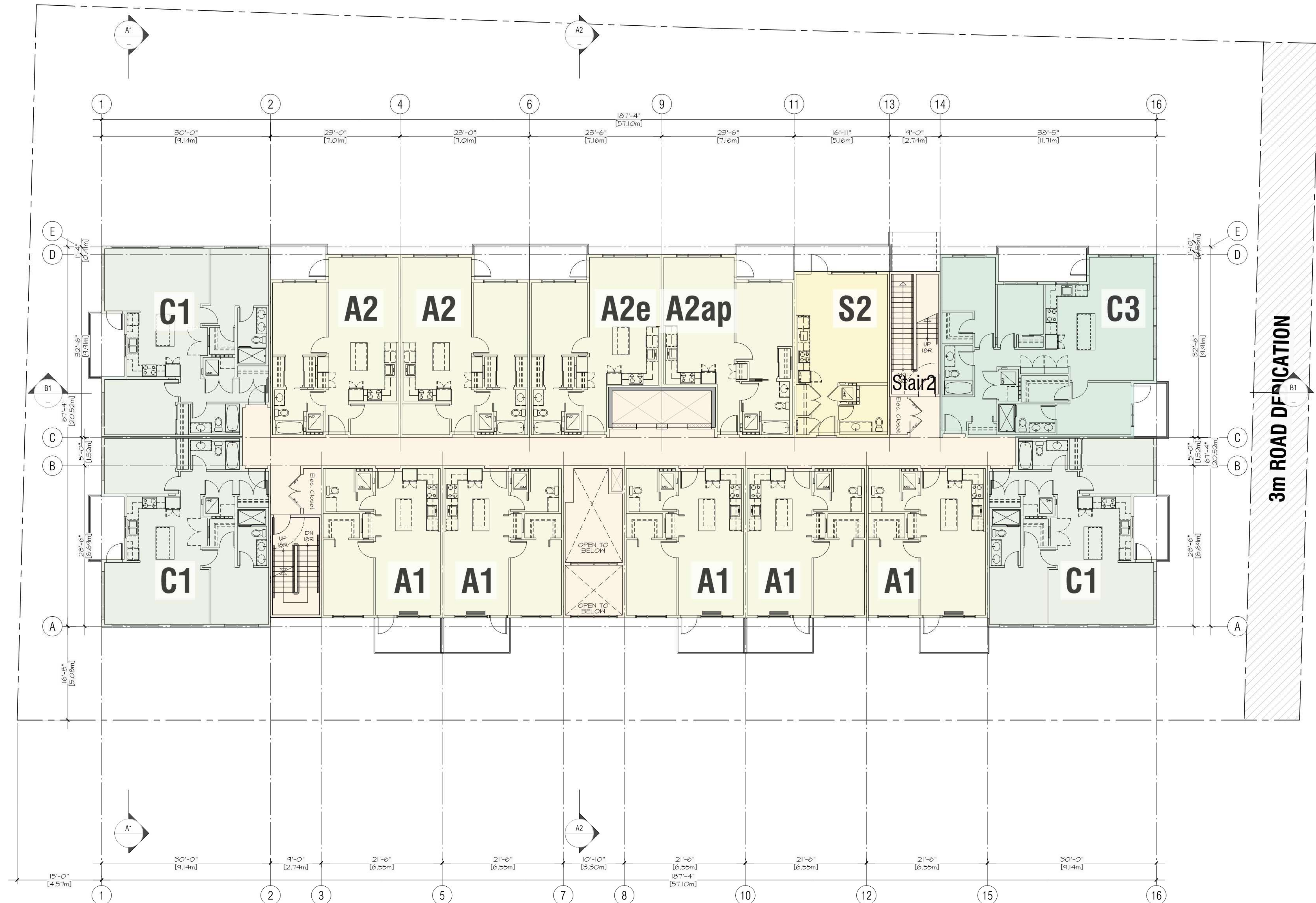
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Main Floor Plan
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Main Floor Plan

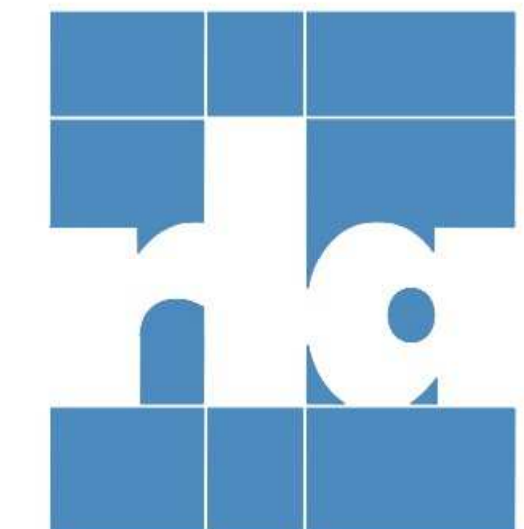
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Floor Plan - L2

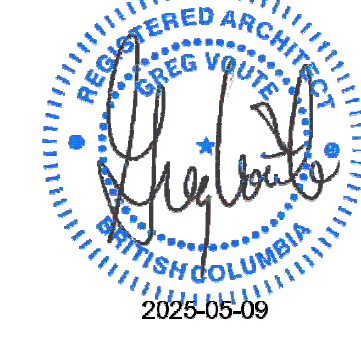


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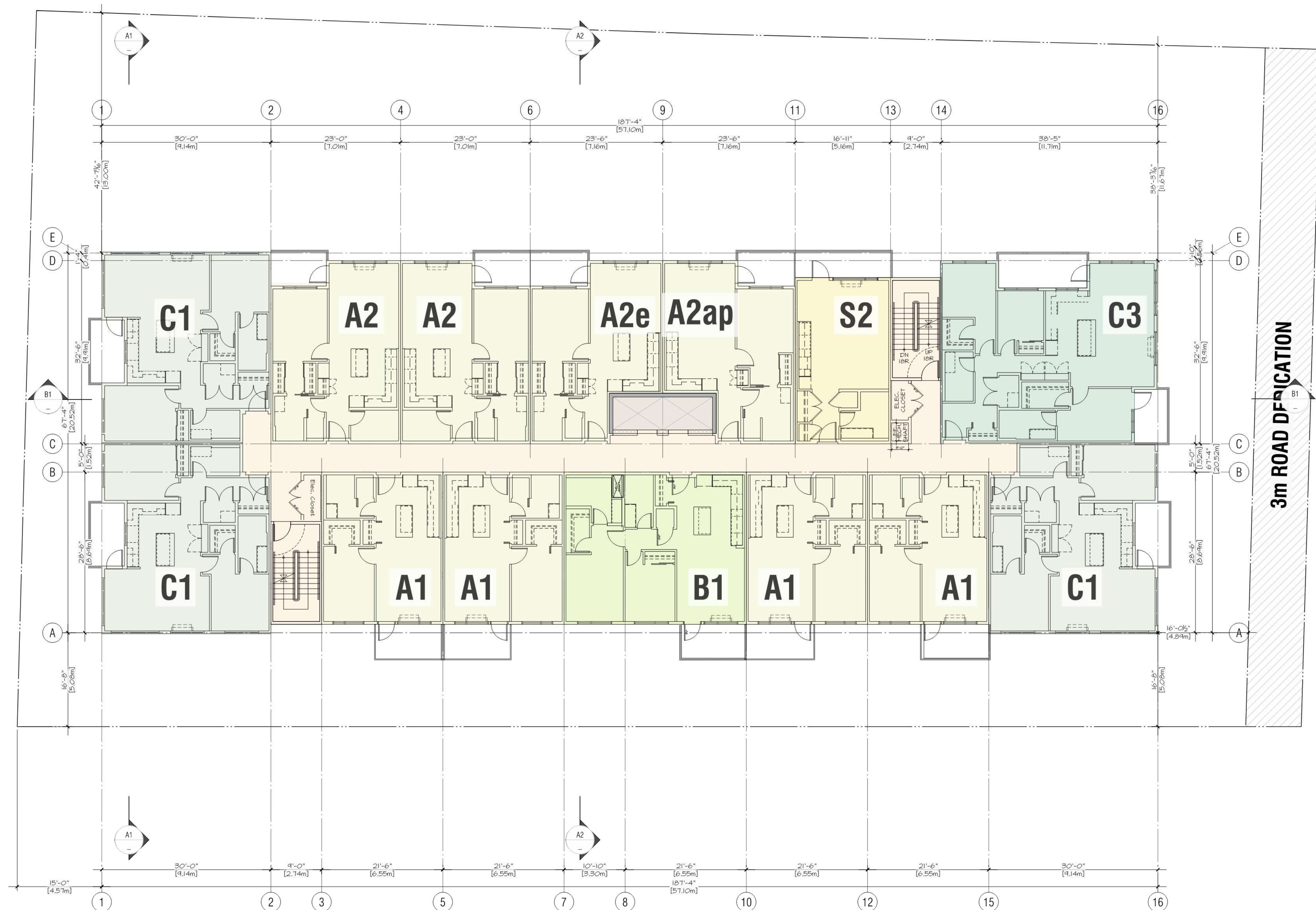


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Floor Plan - L2
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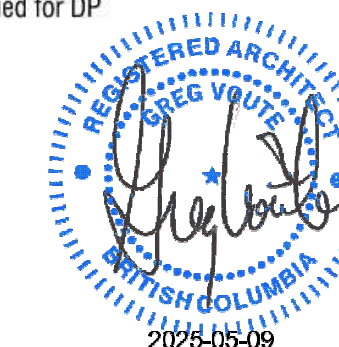
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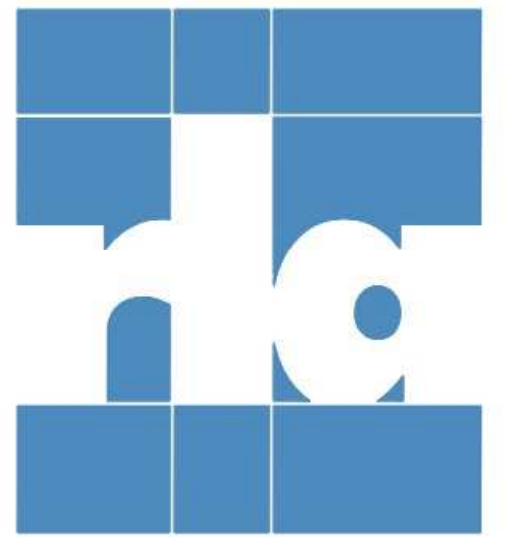
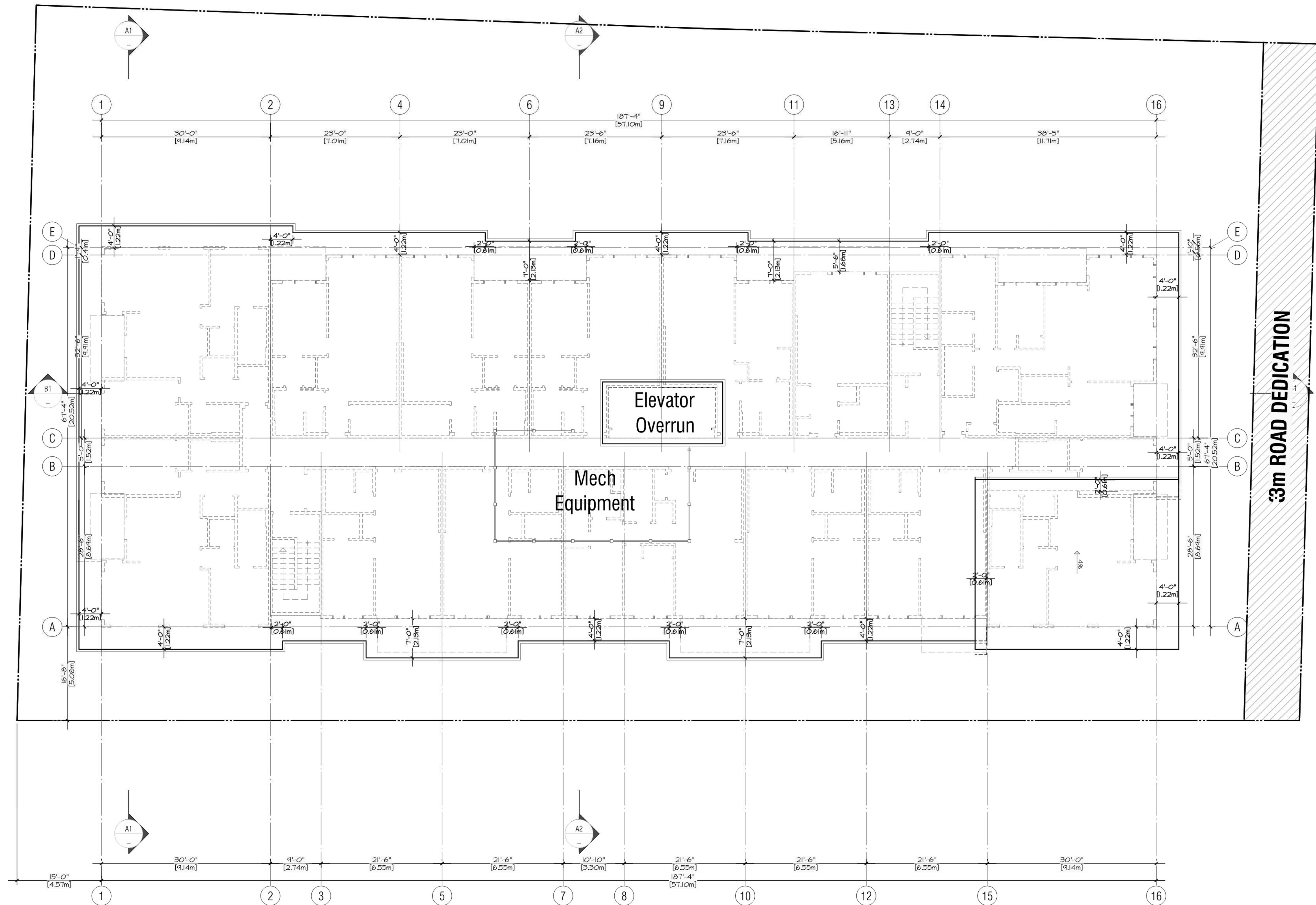
Typical Floor Plan

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Typical Floor Plan



A-2.04



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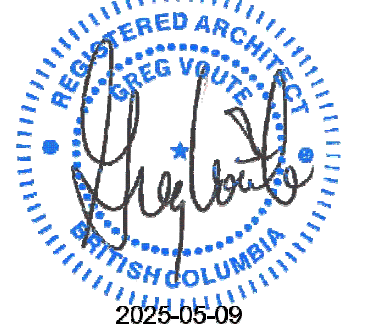
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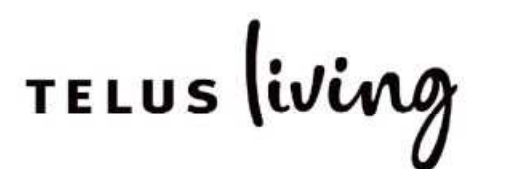
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Roof Plan

Scale: 1:100
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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
- 6

Panels: Dark Grey

Fibre Cement Panels
B.M. 2128-20 - Abyss
- 7

Panels: Rust Red

Fibre Cement Panels
B.M. 2175-30 - Rust
- 8

Panels: Wooden Look

Fibre Cement Panels Wood-Like
- 9

Panels: Off White

Fibre Cement Vertical Board & Batten
B.M. QC-17 - White Dove
- 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 Guardrails - Charcoal Grey

Aluminum Picket Guards, Charcoal Colour
- 15

Feature beams - Charcoal Grey

Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 16

Architectural Concrete

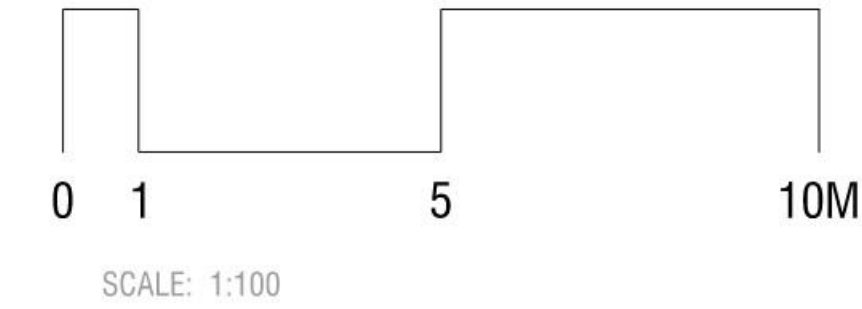
Exposed Concrete (Painted At Parts of the Building Envelope)
- 17

Sunshades - Charcoal Grey

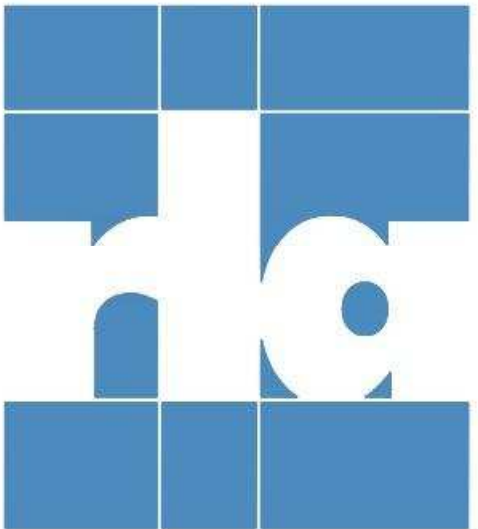
Aluminum Frame, Charcoal Colour
- 18

Trims: Dark Grey

B.M. HC-178 Charcoal Slate



Elevation - South



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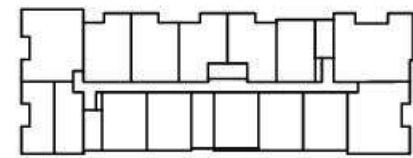
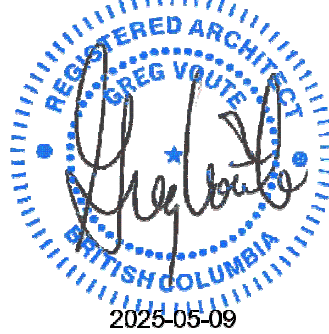
Revisions:

September 11, 2024
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September 19, 2024
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October 25, 2024
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April 28, 2025
Issued for DP



For

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
April 28, 2025

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
- 6

Panels: Dark Grey

Fibre Cement Panels
B.M. 2128-20 - Abyss
- 7

Panels: Rust Red

Fibre Cement Panels
B.M. 2175-30 - Rust
- 8

Panels: Wooden Look

Fibre Cement Panels Wood-Like
- 9

Panels: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 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 Guardrails -Charcoal Grey

Aluminum Picket Guards, Charcoal Colour
- 15

Feature beams - Charcoal Grey

Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 16

Architectural Concrete

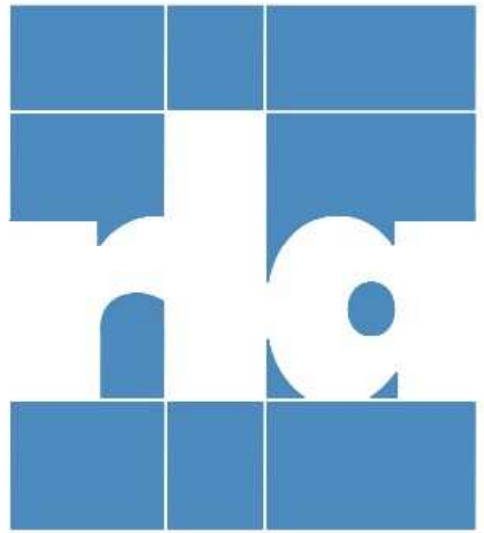
Exposed Concrete (Painted At Parts of the Building Envelope)
- 17

Sunshades - Charcoal Grey

Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

B.M. HC-178 Charcoal Slate



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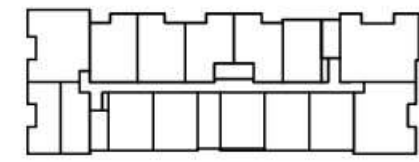
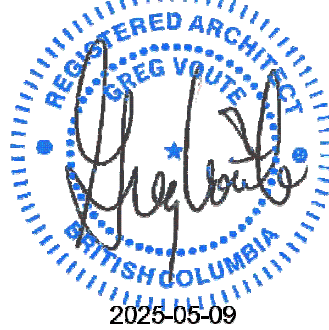
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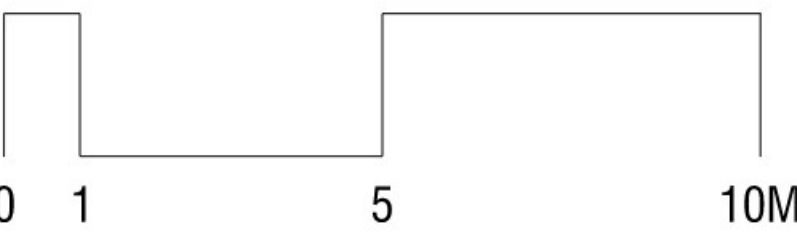
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
April 28, 2025



SCALE: 1:100

Elevation - North

A-3.02

Material Legend

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

- 1

Roofing
2- PLY SBS Roofing, Light Grey
- 2

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

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

Soffit: Typical - Light Grey
Fibre Cement
B.M. HC-169 - 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
B.M. 2175-30 - Rust
- 8

Panels: Wooden Look
Fibre Cement Panels Wood-Like
- 9

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

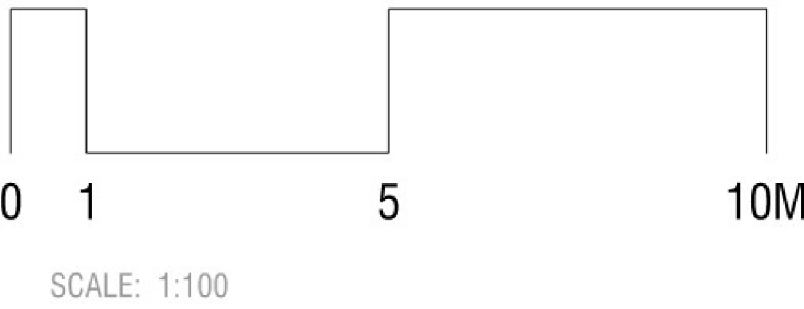
Metal Guardrails -Charcoal Grey
Aluminum Picket Guards, Charcoal Colour
- 15

Feature beams - Charcoal Grey
Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 16

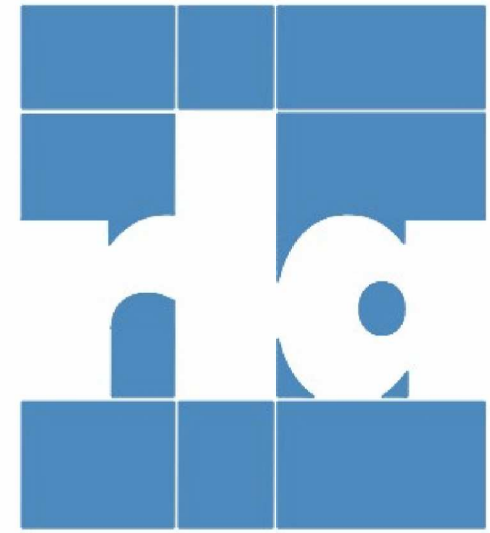
Architectural Concrete
Exposed Concrete (Painted At Parts of the Building Envelope)
- 17

Sunshades - Charcoal Grey
Aluminum Frame, Charcoal Colour
- 18

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



Elevation - East



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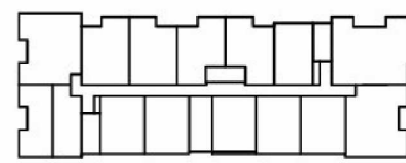
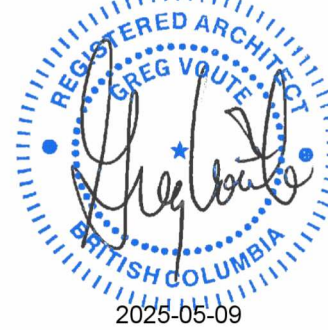
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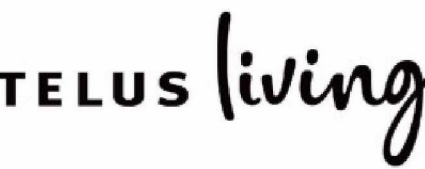
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Elevations

Scale: 1:100
April 28, 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
B.M. 2175-30 - Rust
- 8

Panels: Wooden Look

Fibre Cement Panels Wood-Like
- 9

Panels: Off White

Fibre Cement Vertical Board & Batten
B.M. OC-17 - White Dove
- 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 Guardrails -Charcoal Grey

Aluminum Picket Guards, Charcoal Colour
- 15

Feature beams - Charcoal Grey

Fibre Cement Cladded
B.M. 2128-20 - Abyss
- 16

Architectural Concrete

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

Sunshades - Charcoal Grey

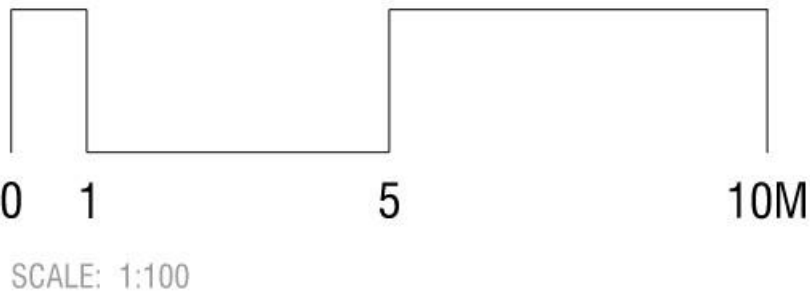
Aluminum Frame, Charcoal Colour
- 18

Trims:Dark Grey

B.M. HC-178 Charcoal Slate



West Elevation



Elevation - West



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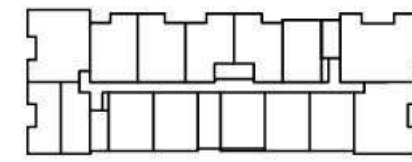
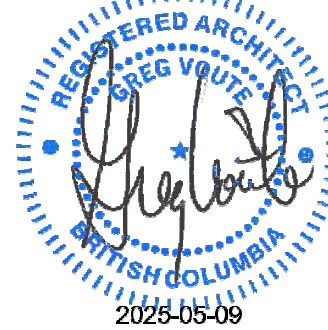
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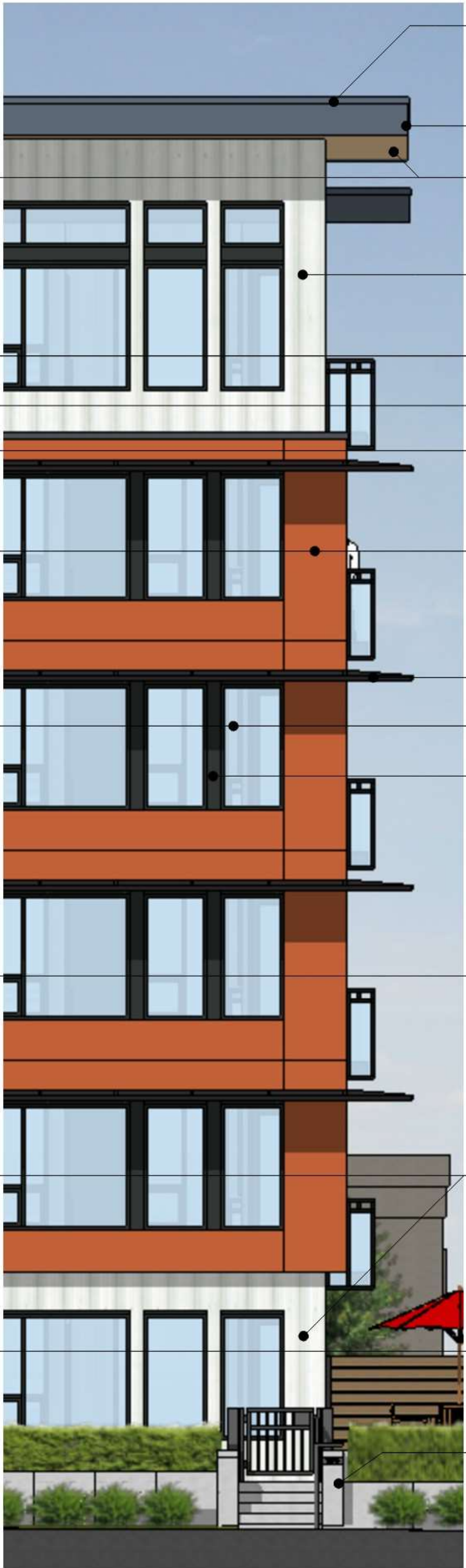
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Elevations

Scale: 1:100
April 28, 2025



- 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 - Off White
- Windows: - Curtain Wall
- Architectural Concrete



Roofing
2-Ply SBS Roofing
Coloured Light Gray



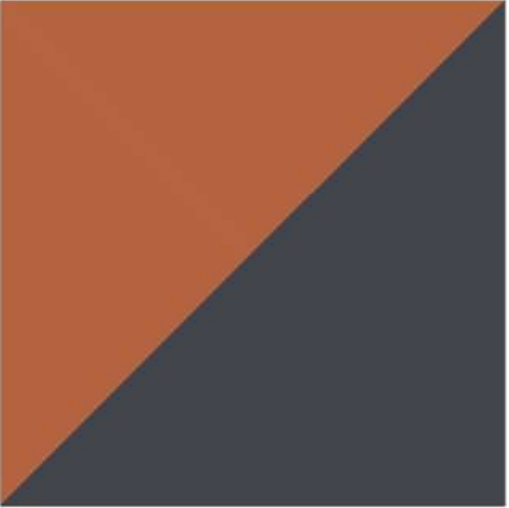
Fascia
Fibre Cement - Light Gray /Dark Gray
B.M. HC 154 - Hale Navy
Concealed Fasteners



Soffit: Feature Wood
Wood-like Fibre Cement Board
6" Exposure, Pacific Sands Fisher Coating
Colour matched fasteners



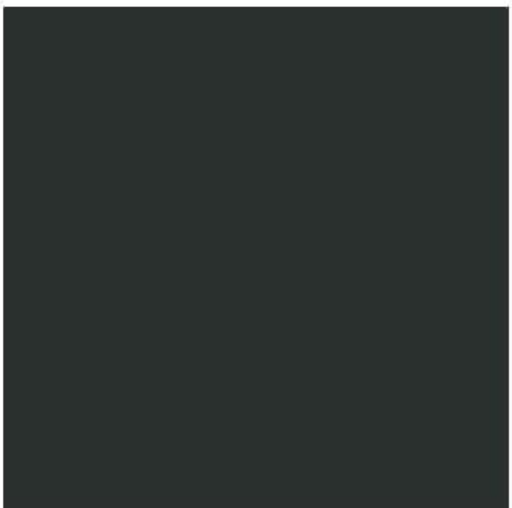
Soffit
Fibre Cement -Light Gray /Dark Gray
B.M. HC-169 - Coventry Gray
B.M. 2128-20 - Abyss
Concealed Fasteners



Panels
Fibre Cement
B.M. 2175-30 - Rust
B.M. 2128-20 - Abyss
Concealed Fasteners



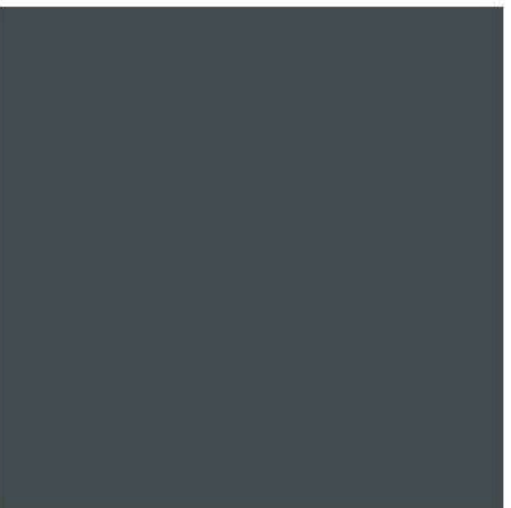
Panels
Fibre Cement- Off White
Vertical Board & Batten
B.M. OC-17 - White Dove



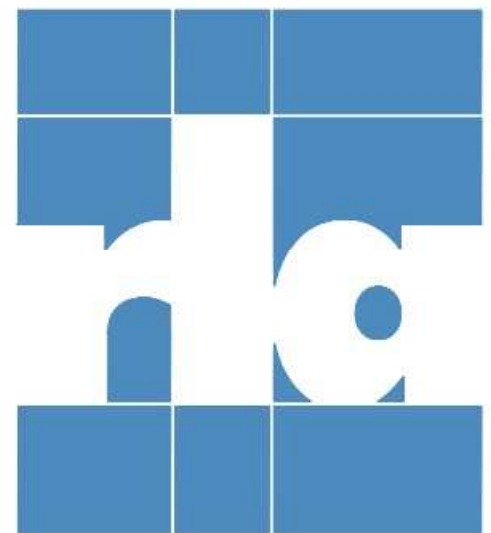
Metal Guardrails
Pre - Engineered Aluminum
Charcoal Gray



Architectural Concrete
Exposed Concrete or Elastomeric Paint
B.M. AC-26 - Ozark Shadows

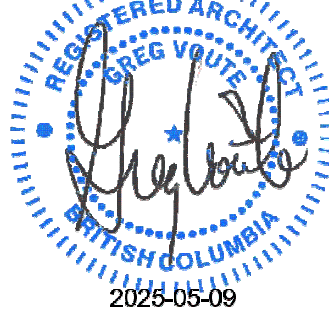


Vinyl Windows
High Performance Low-E
Dark Coloured - Dark Charcoal Vinyl

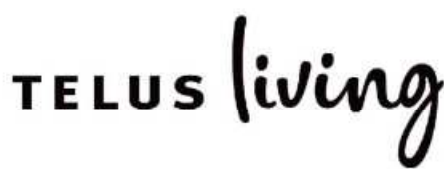


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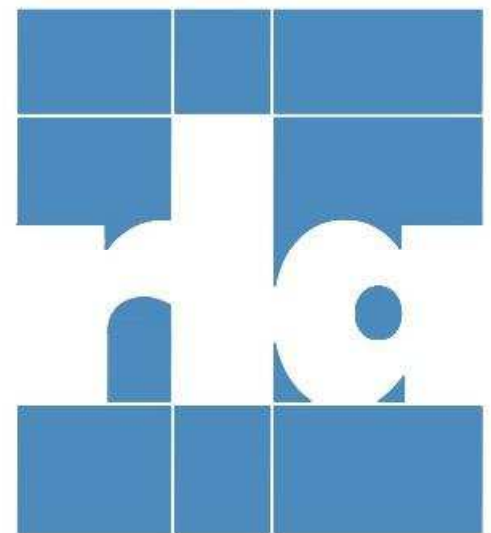
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For
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Colour Material Board
Scale: NTS
April 28, 2025



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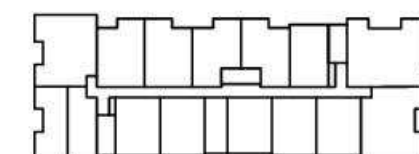
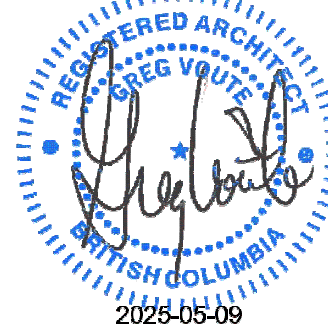
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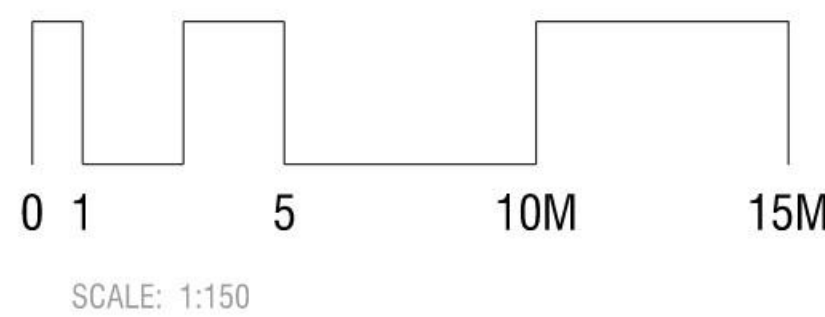
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Streetscape Elevations
South

Scale: 1:150
April 28, 2025



Streetscape Elevation - South

A-3.06



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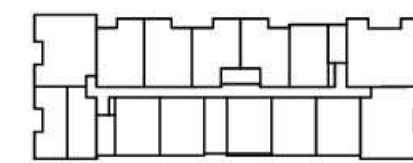
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For

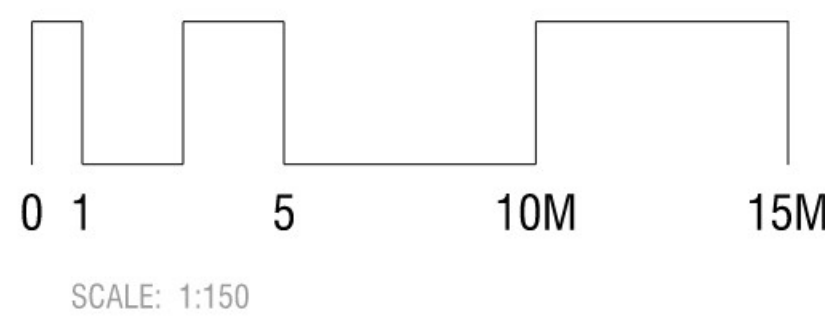
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Streetscape Elevations
East

Scale: 1:150
April 28, 2025



Streetscape Elevation - East

A-3.07



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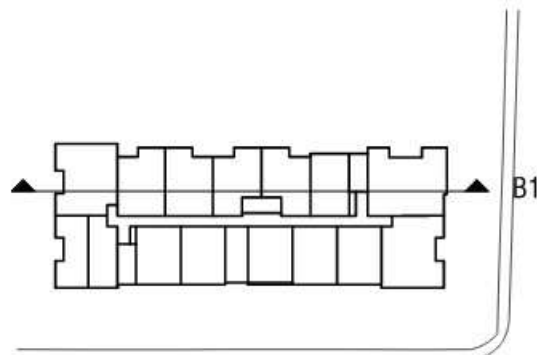
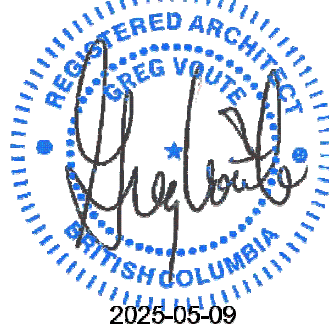
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Foul Bay Road

For

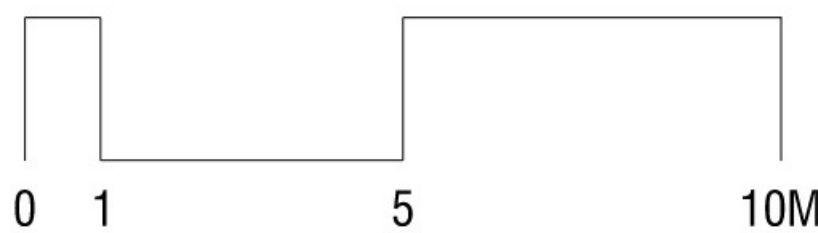
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Sections

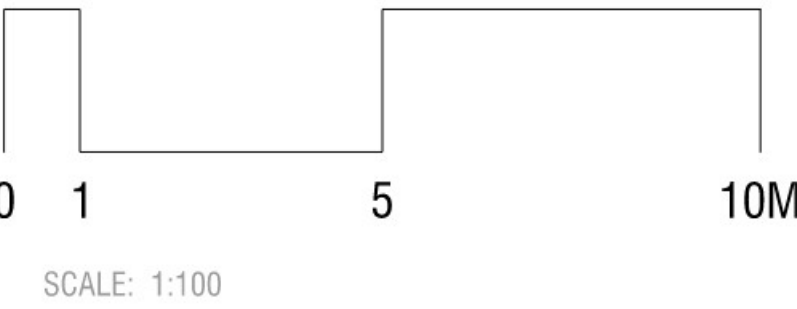
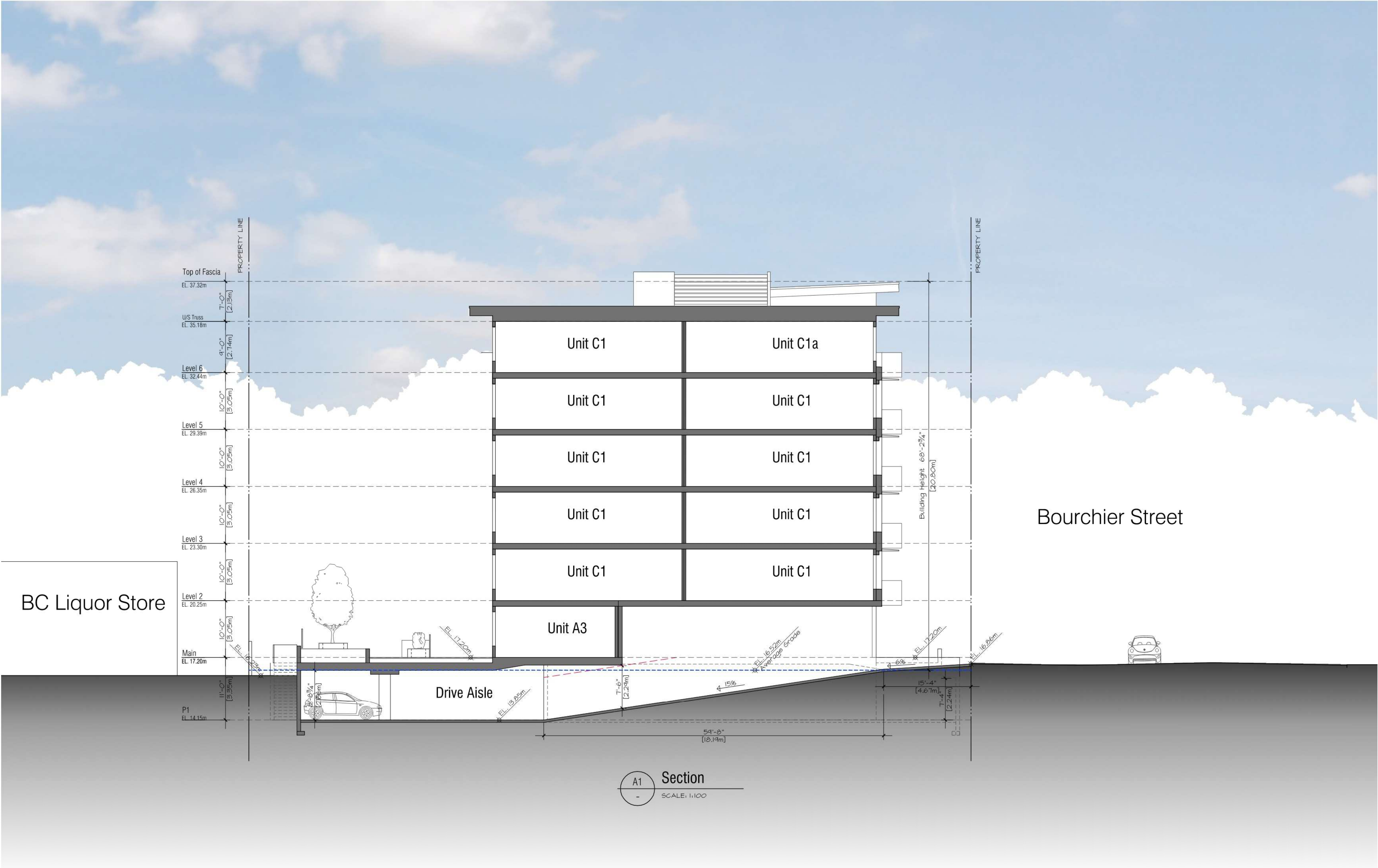
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April 28, 2025



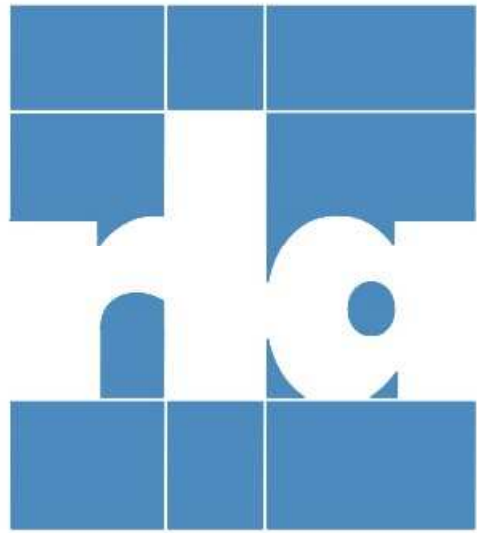
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Section - B1

A-4.01



Section -A1



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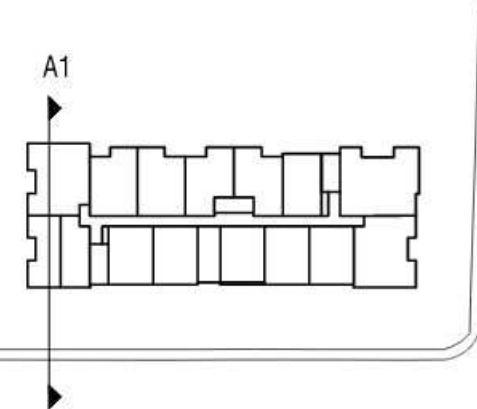
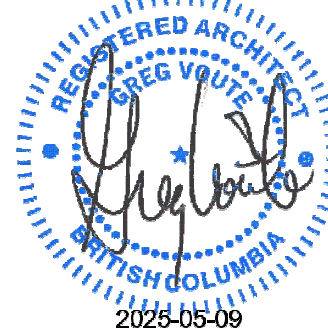
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Multi-Unit Residential

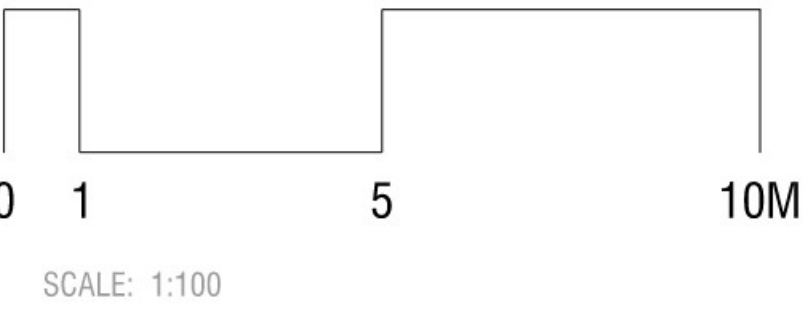
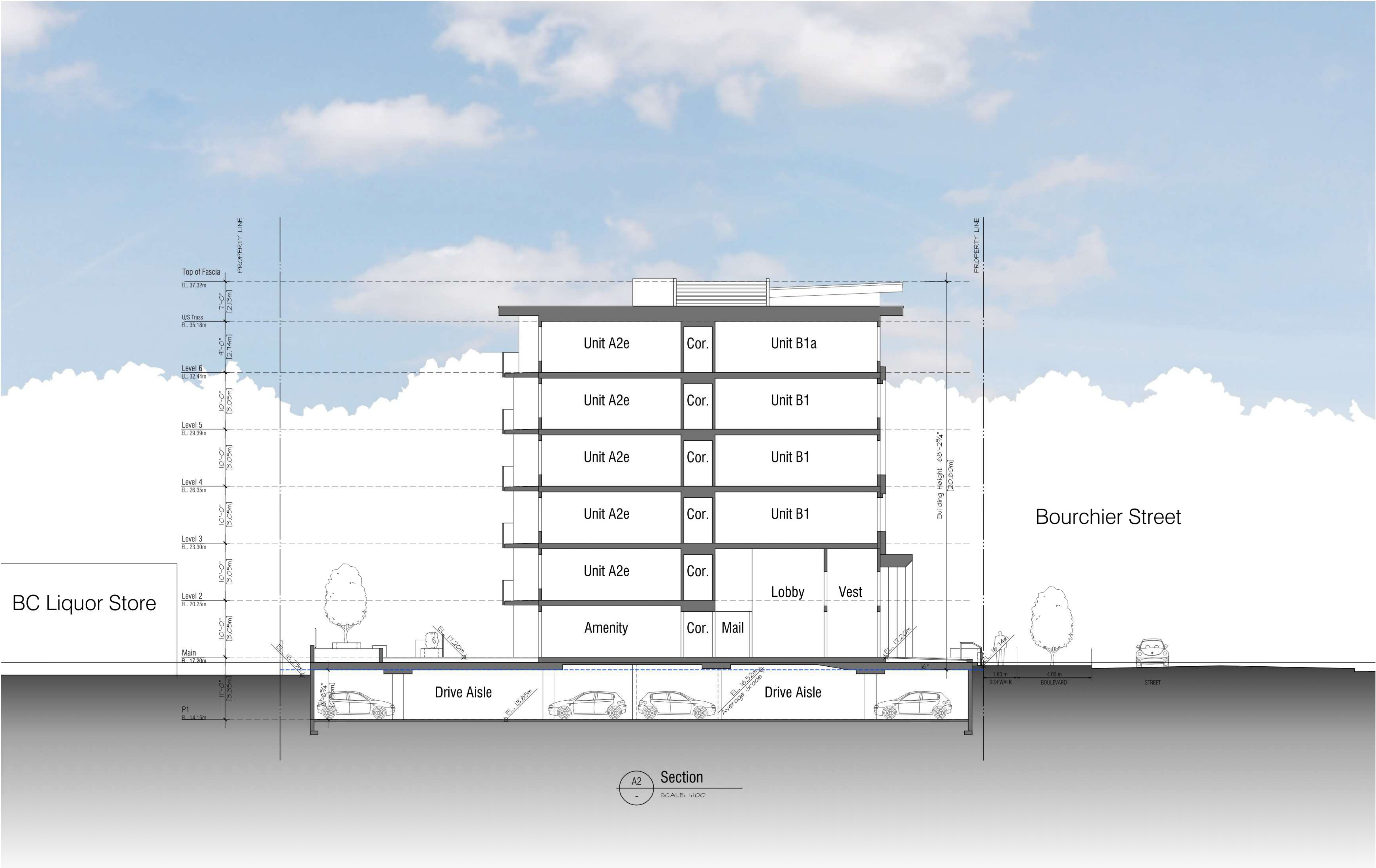
TELUS living



Sections

Scale: 1:100
April 28, 2025

A-4.02



Section -A2



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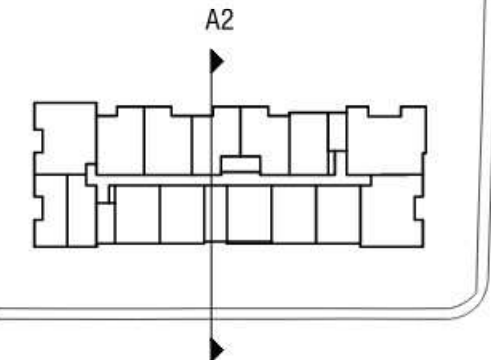
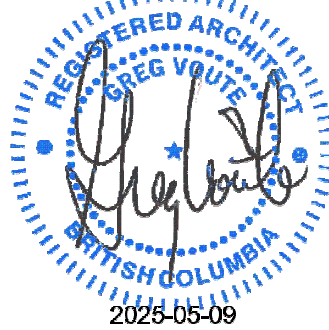
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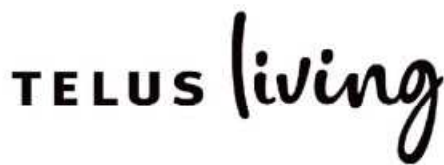
October 25, 2024
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April 28, 2025
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Sections

Scale: 1:100
April 28, 2025



Concept Model View - SE corner-Bourchier



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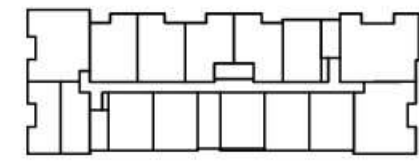
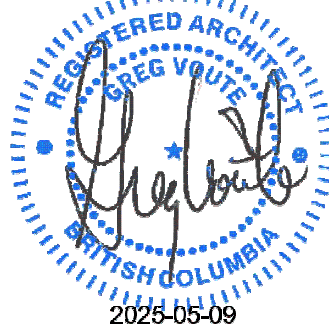
Revisions:

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For:

Project:
1908 FOUL BAY
Multi-Unit Residential

TELUS living



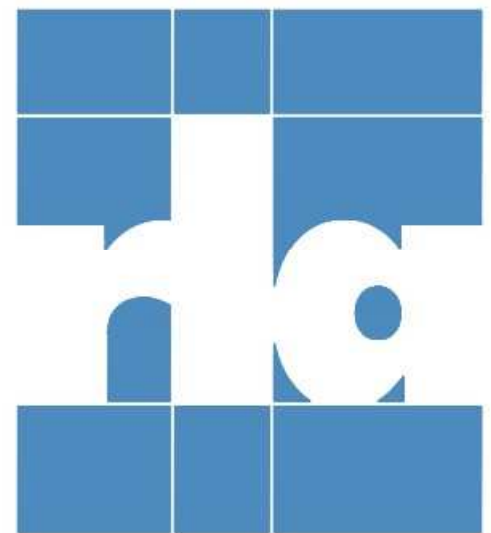
Views

Scale:
April 28, 2025

A-5.01

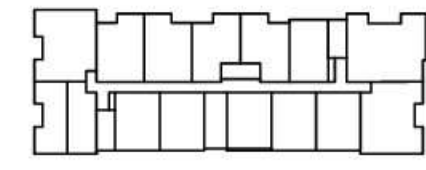


Concept Model View - SW-Bourchier

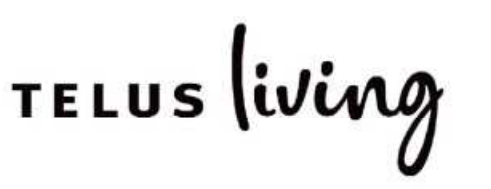


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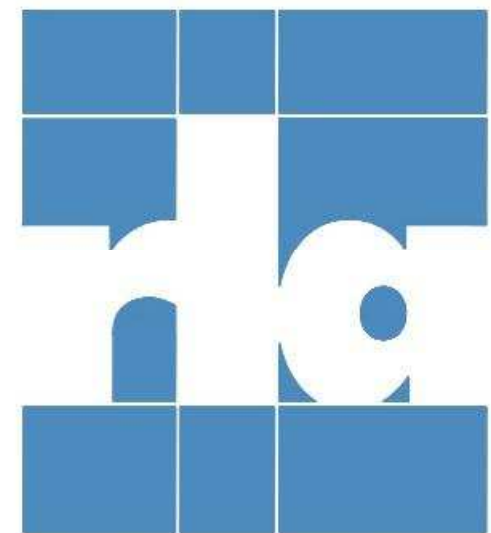
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Multi-Unit Residential

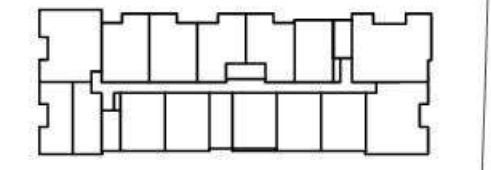


Views
Scale:
April 28, 2025

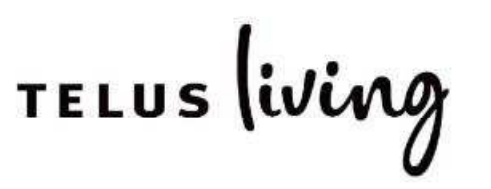


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Views
Scale:
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Concept Model View - NEcorner-Foul Bay A-5.03



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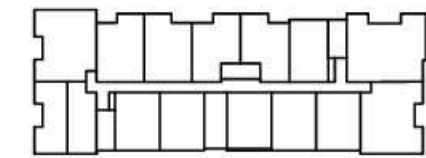
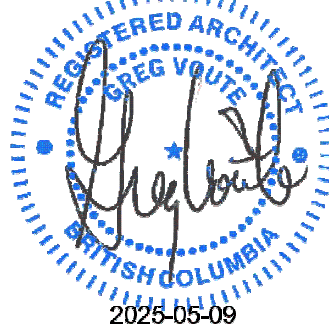
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Multi-Unit Residential

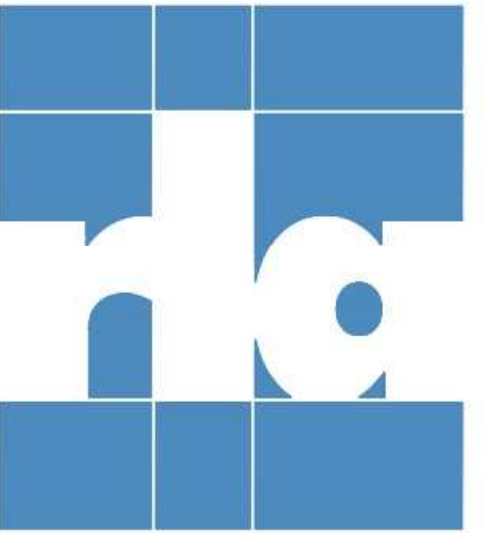
TELUS living



Views

Scale:
April 28, 2025

Concept Model View - NE-Foul Bay A-5.04



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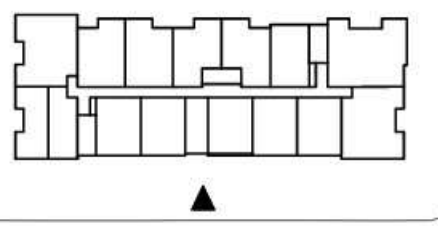
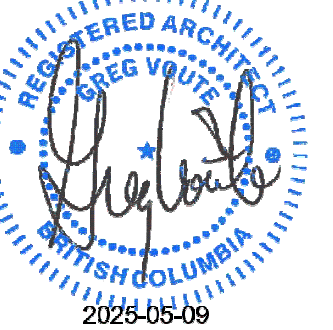
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For:

Project:
1908 FOUL BAY
Multi-Unit Residential

TELUS living



Views

Scale:
April 28, 2025

Concept Model View - Entry A-5.05

SPRING EQUINOX



March 21st, 9:00 A.M.

SUMMER SOLSTICE



June 21st, 9:00 A.M.

FALL EQUINOX



September 21st, 9:00 A.M.

WINTER SOLSTICE



December 21st, 9:00 A.M.



March 21st, 12:00 P.M.



June 21st, 12:00 P.M.



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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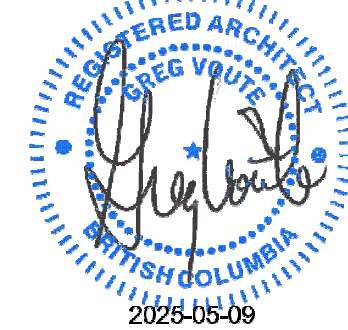
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Multi-Unit Residential

TELUS living



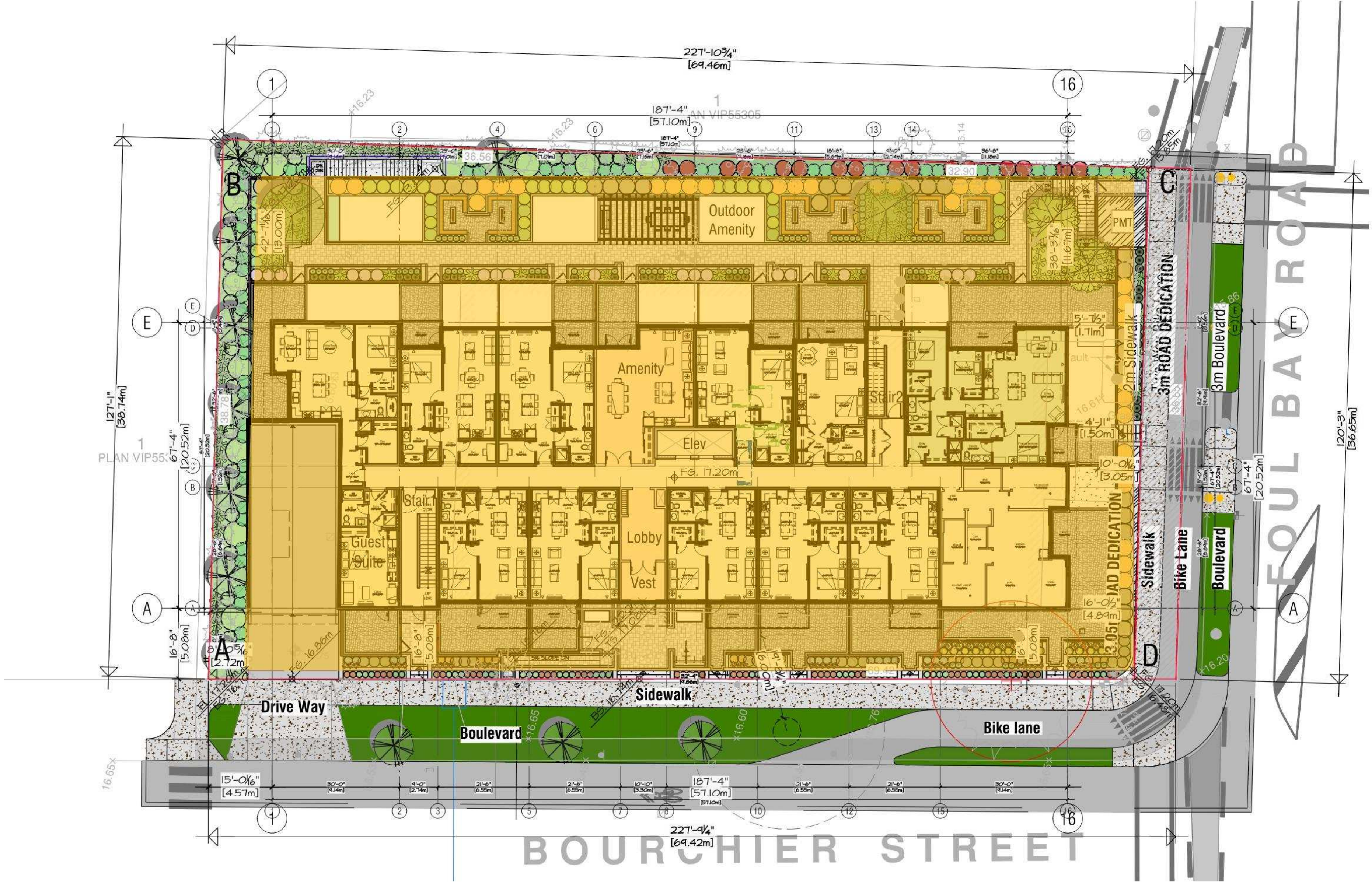
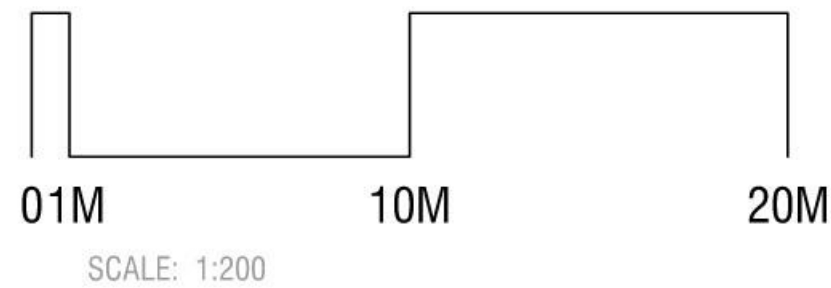
Shadow Study

Scale: N/A
April 28, 2025

Shadow Study



A-6.00



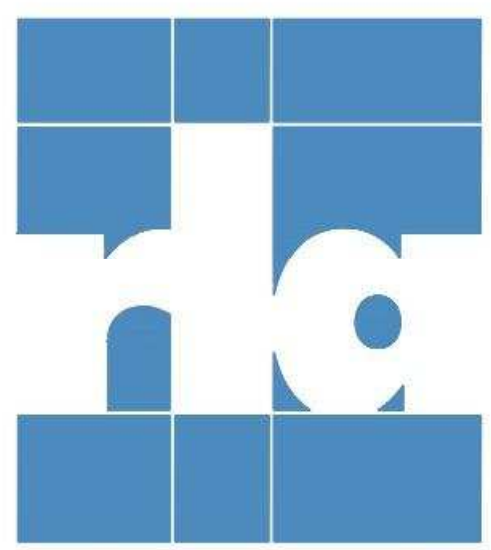
Average Grade Calculation

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

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

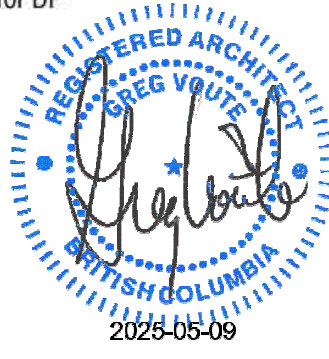


Average Grade Overlay A-7.00



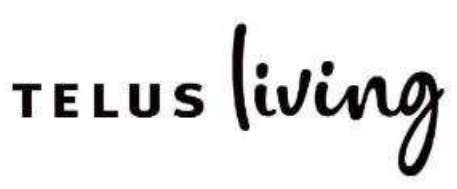
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For

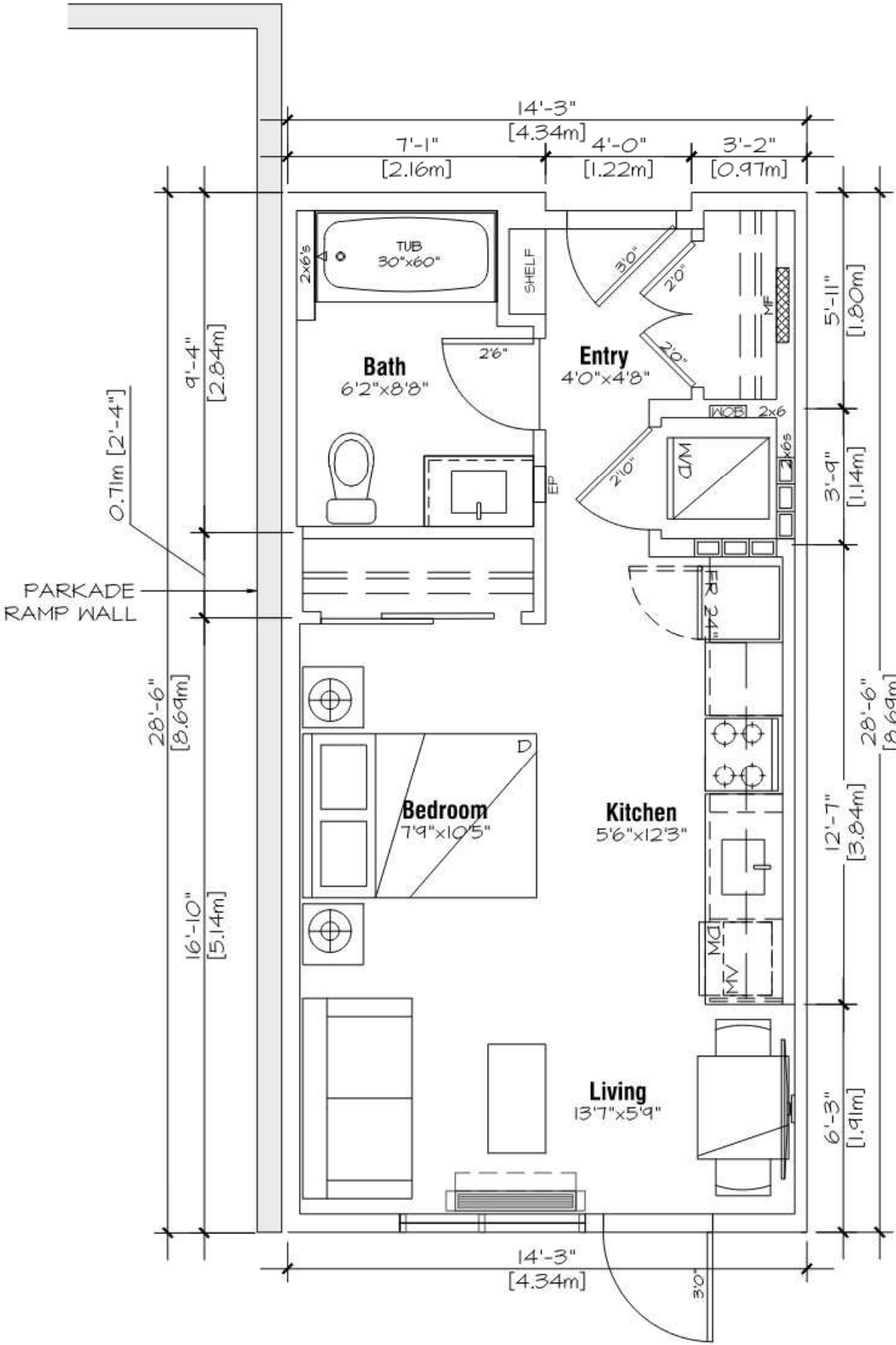
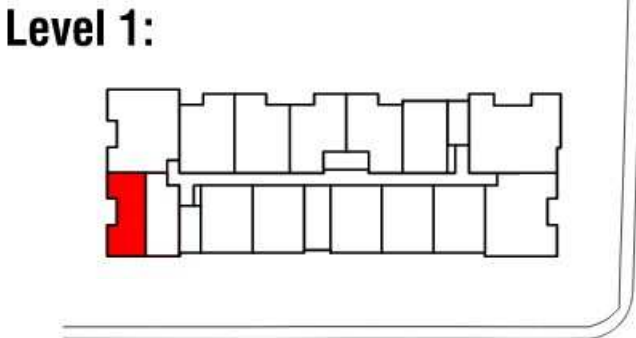
Project
1908 FOUL BAY
Multi-Unit Residential



Average Grade Overlay
Scale: 1:200
April 28, 2025

Unit S1 - Studio
1 Bed + 1 Bath
400 sf

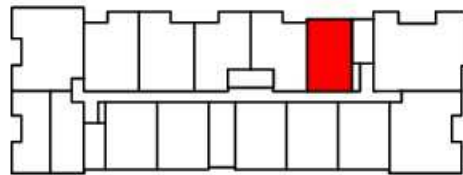
1 Unit Total (1 of 83)



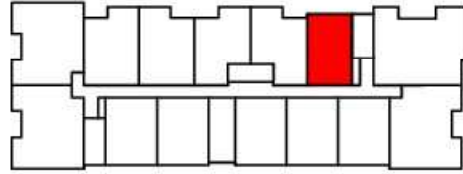
Unit S2 - Studio
1 Bed + 1 Bath
493 sf

6 Units Total (6 of 83)

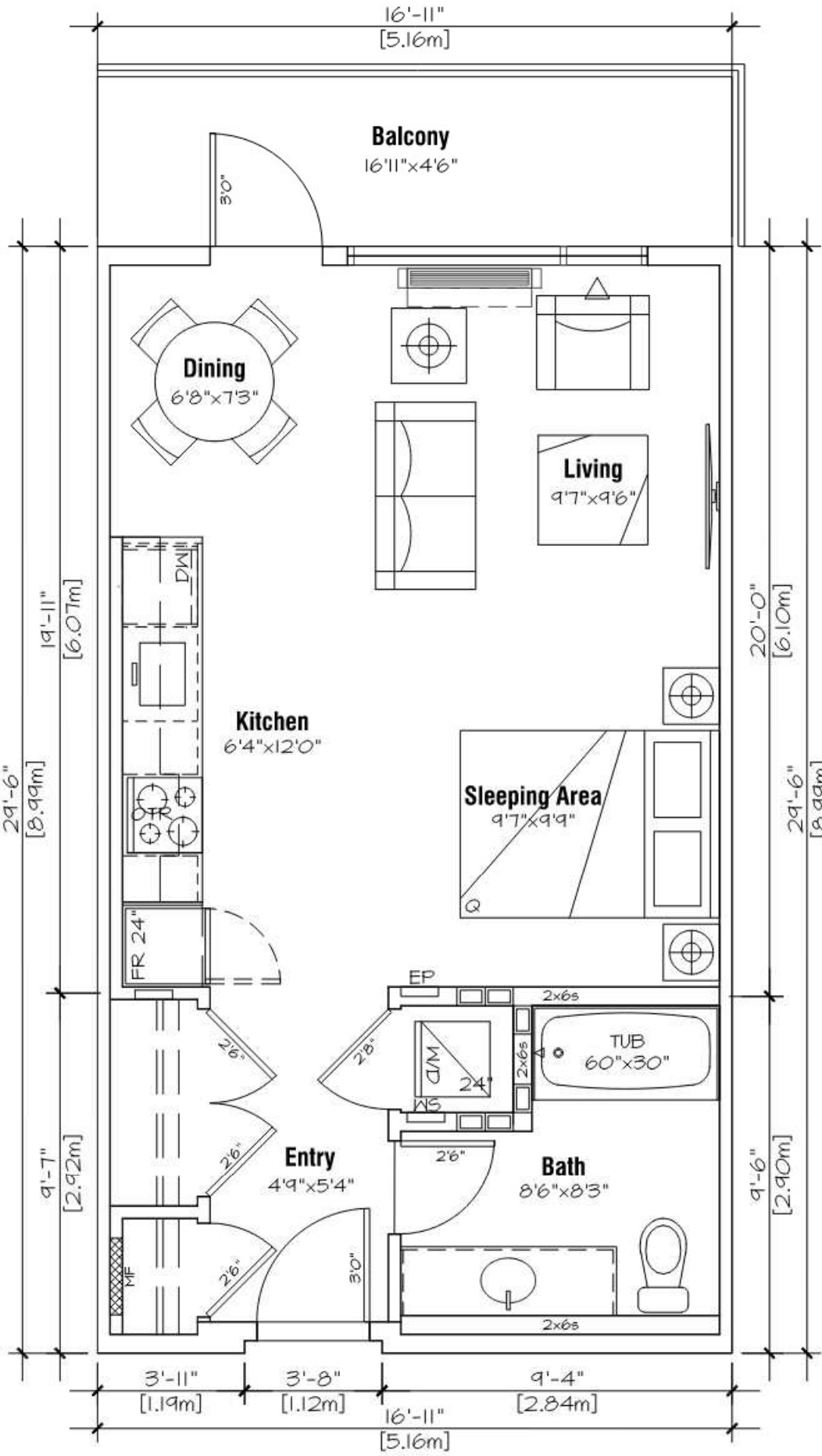
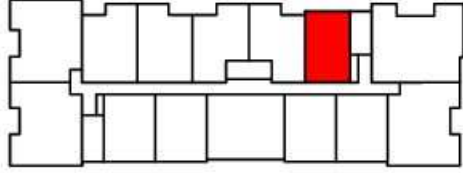
Level 1:



Level 2:



Level 3-6:



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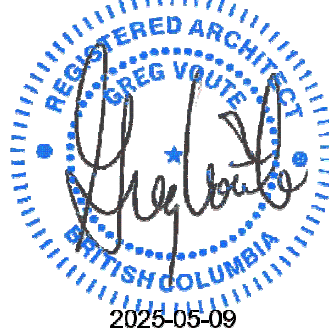
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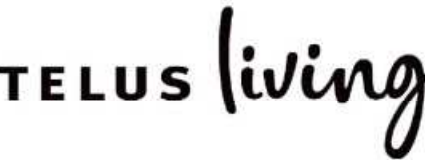
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For

Project
1908 FOUL BAY
Multi-Unit Residential



Studio Unit Plans
S1, S2 & S3

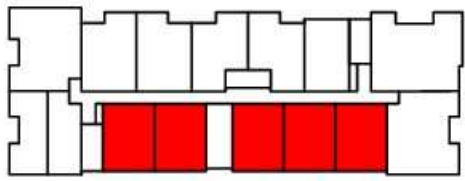
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April 28, 2025

A1 - 1 Bedroom

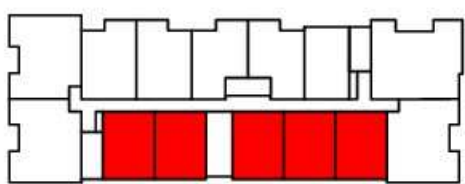
1 Bed + 1 Bath
573 sf

14 Units Total (26 of 83)

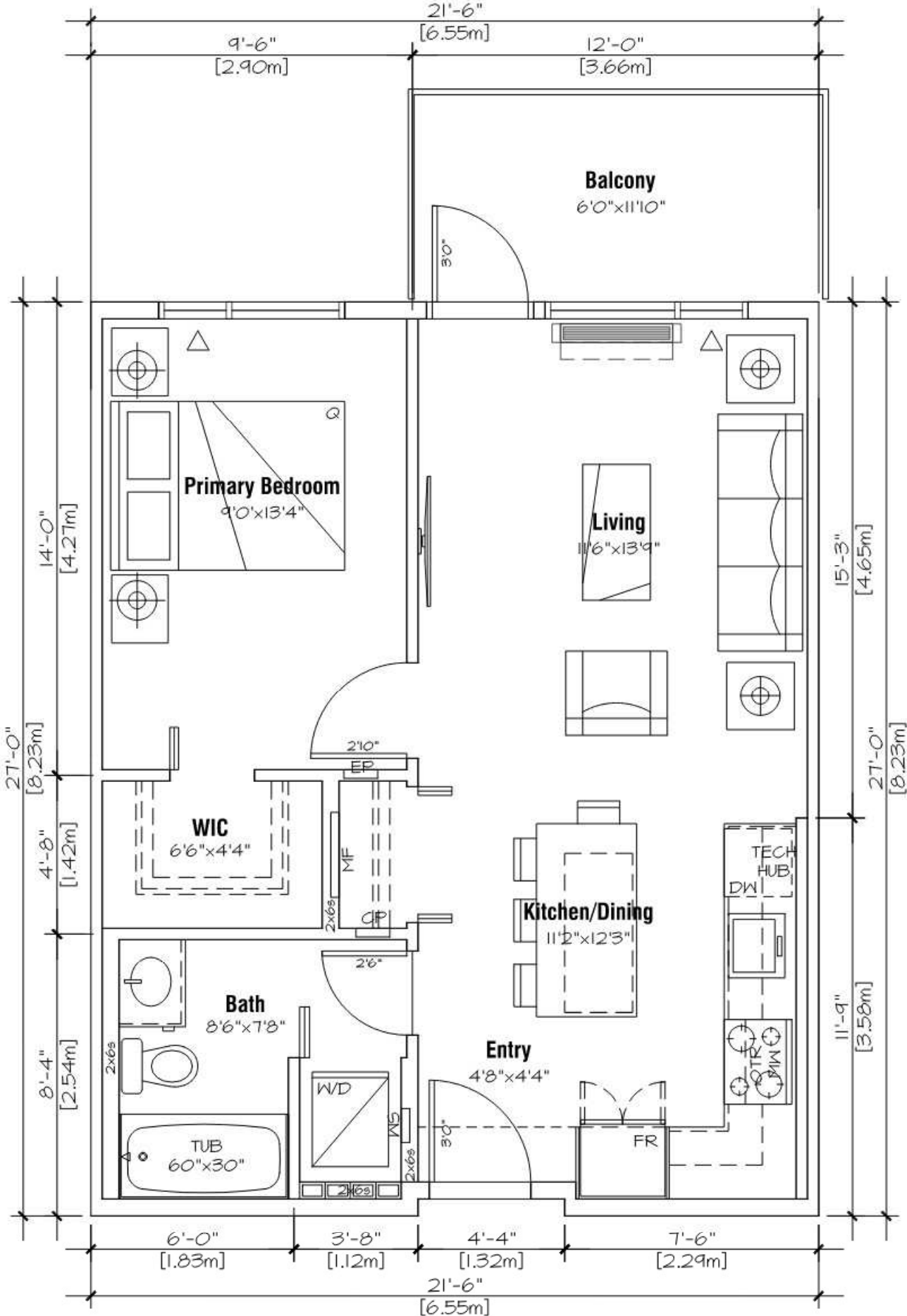
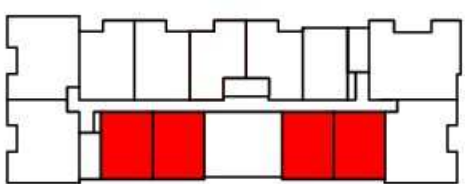
Level 1:



Level 2:



Level 3-6:

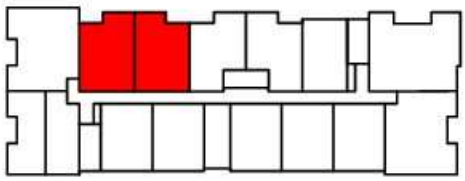


A2 - 1 Bedroom + Flex

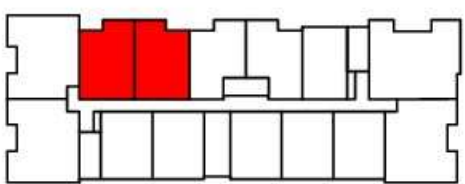
1 Bed + 1 Bath
695 sf

12 Units Total (12 of 83)

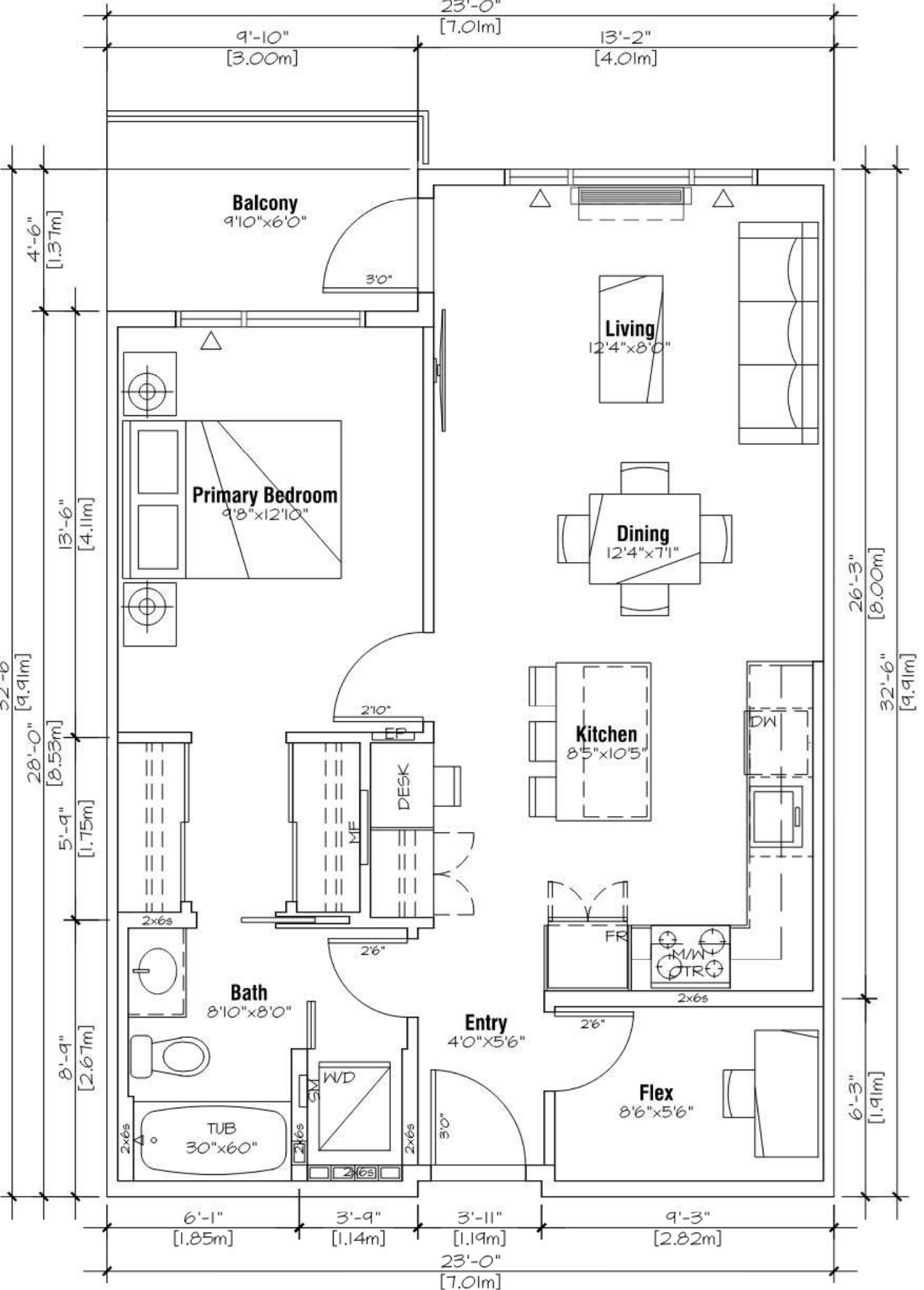
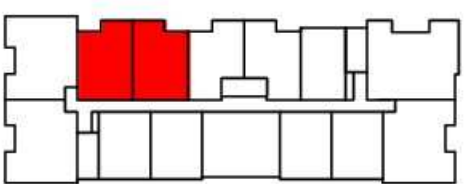
Level 1-6:



Level 2:



Level 3-6:

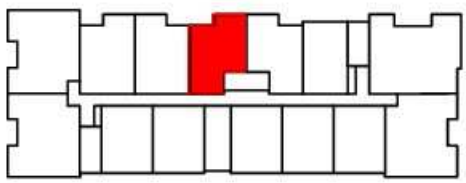


A2e - 1 Bedroom

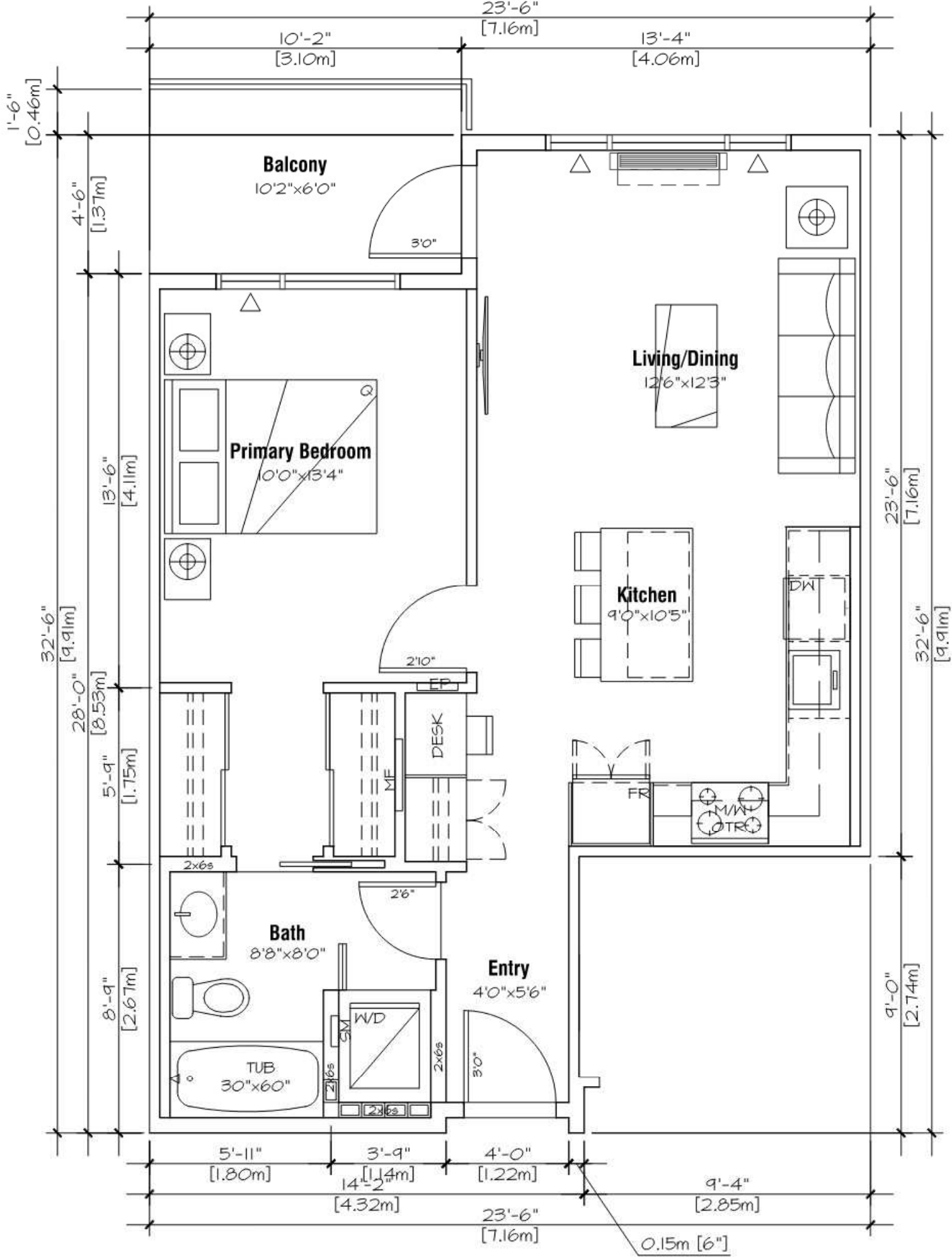
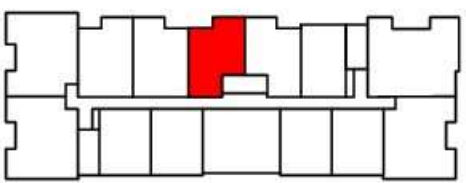
1 Bed + 1 Bath
627 sf

5 Units Total (5 of 83)

Level 2:



Level 3-6:



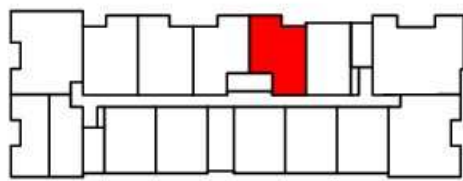
A2ap - 1 Bedroom

1 Bed + 1 Bath
627 sf

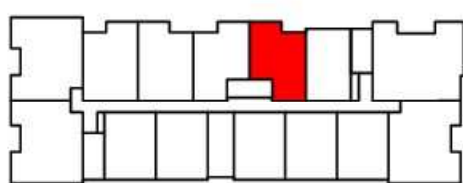
Adaptable Units (2018 Compliance)

6 Unit Total (6 of 83)

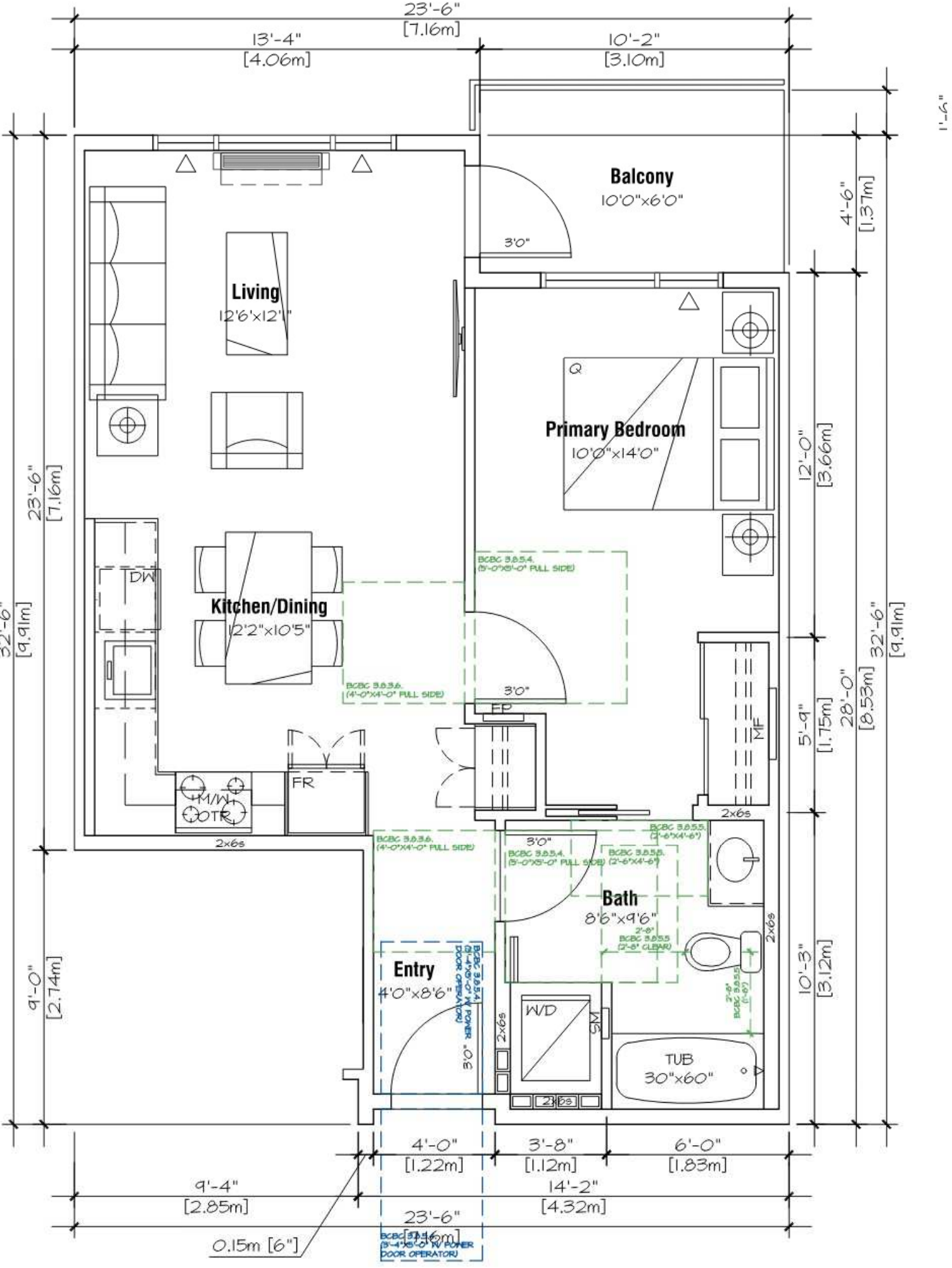
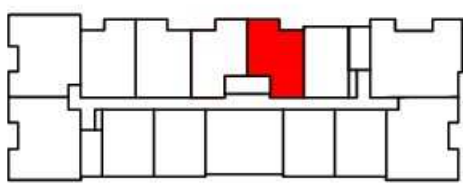
Level 1:



Level 2:



Level 3-6:



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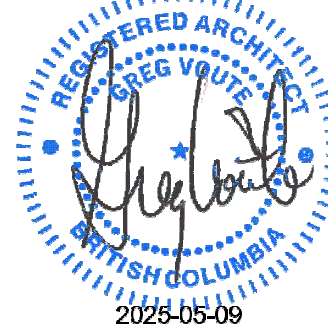
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For

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1908 FOUL BAY
Multi-Unit Residential

TELUS living



1 Bedroom Unit Plans
A1, A2, A2e & A2ap

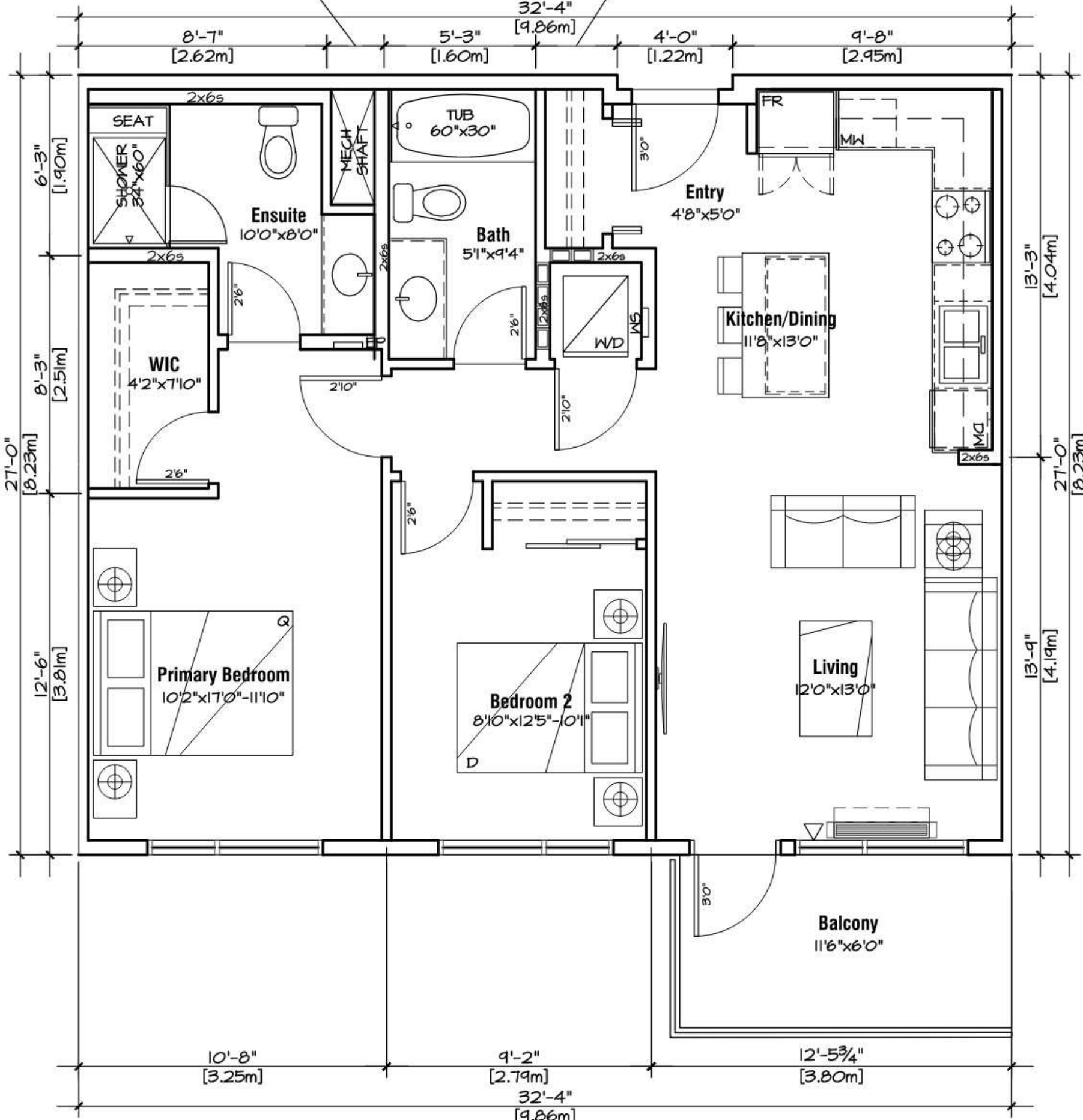
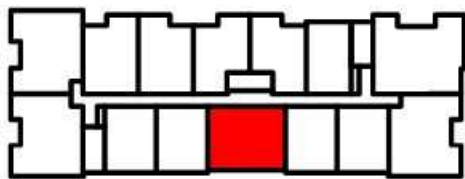
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April 28, 2025

A-8.02

B1 - 2 Bedroom
2 Bed + 2 Bath
863 sf

4 Units Total (4 of 83)

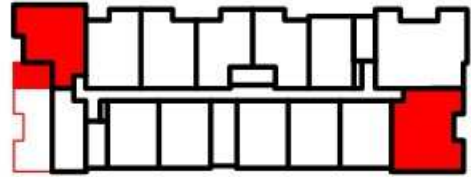
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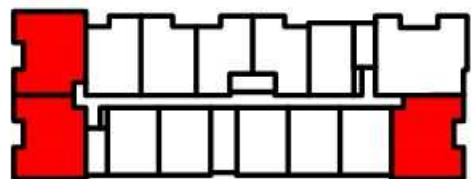
C1 - 2 Bedroom Corner Un
2 Bed + 2 Bath
938 sf

17 Units Total (17 of 83)

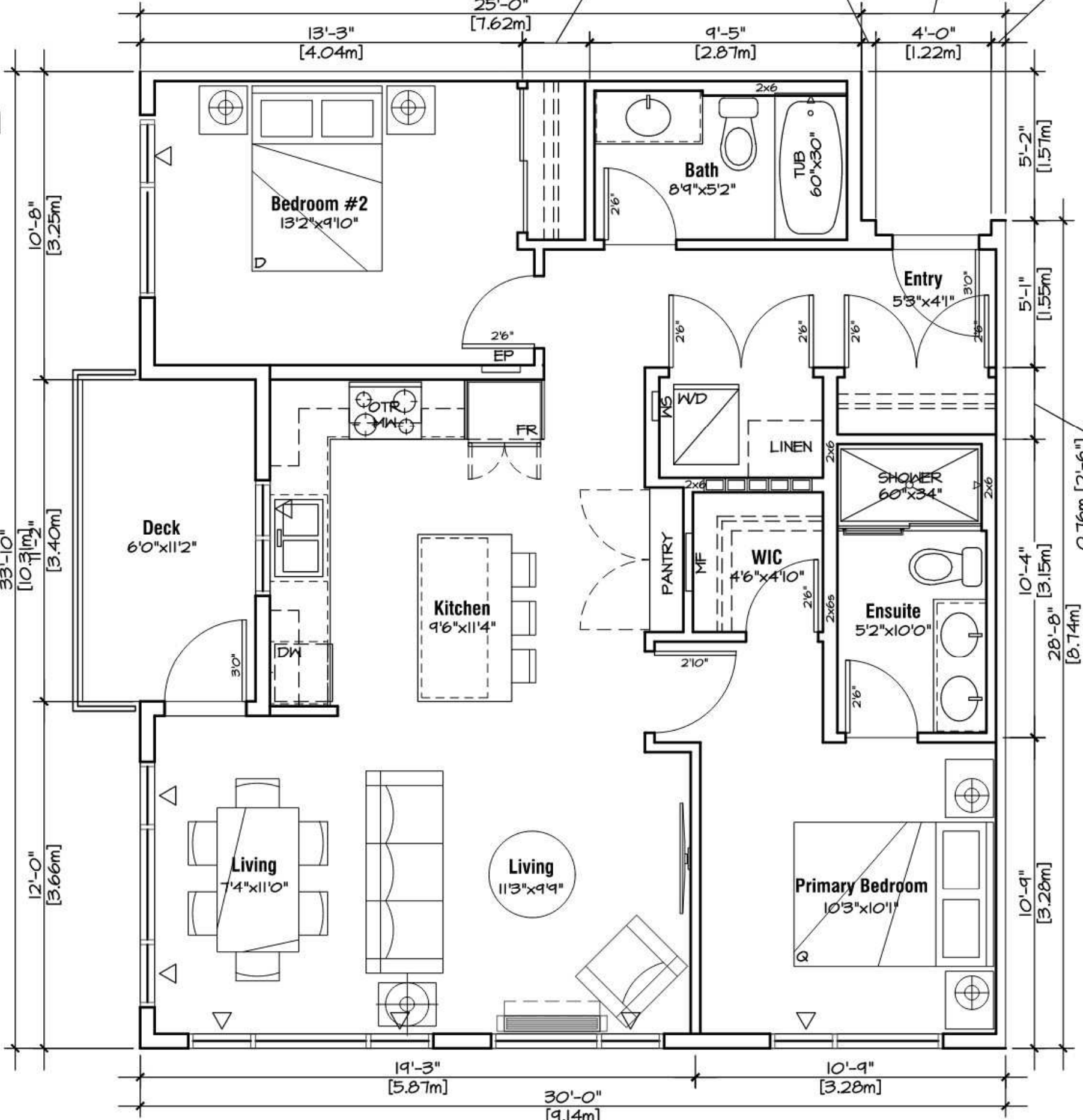
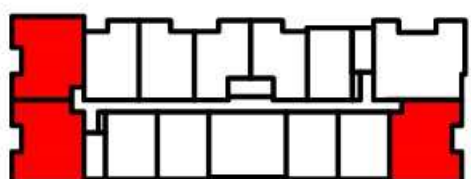
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Level 2:



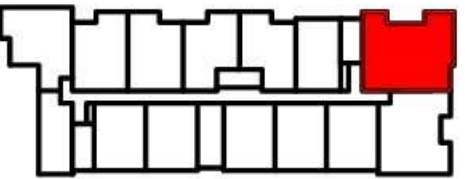
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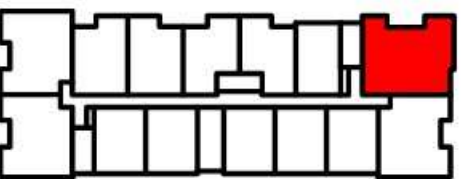
C3 - 3 Bedroom Corner Unit
3 Bed + 2 Bath
1,127 sf

6 Units Total (6 of 83)

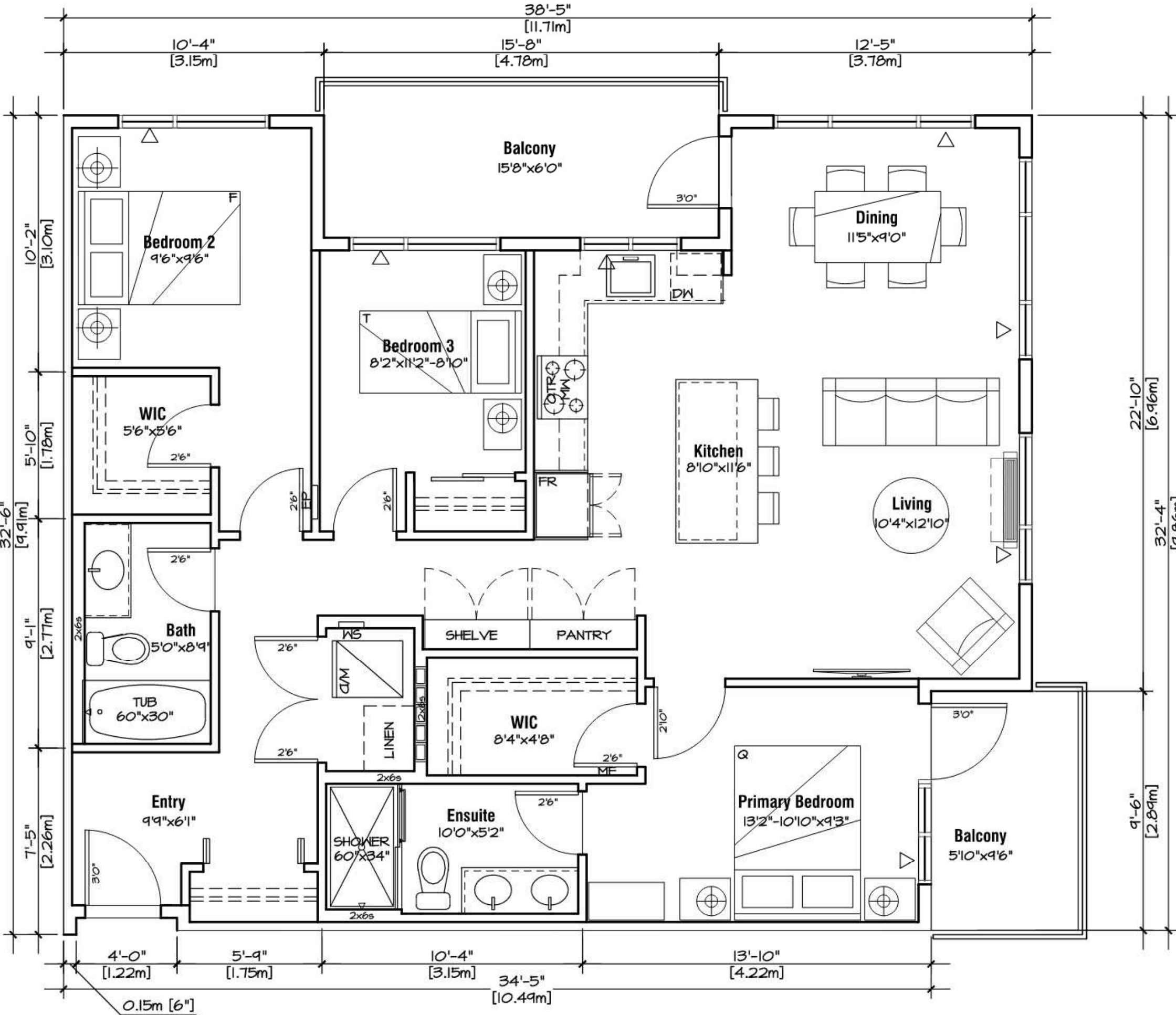
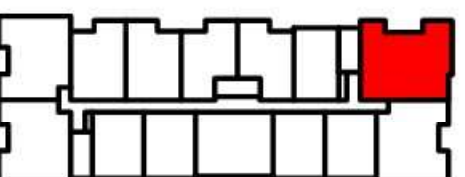
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Level 2:



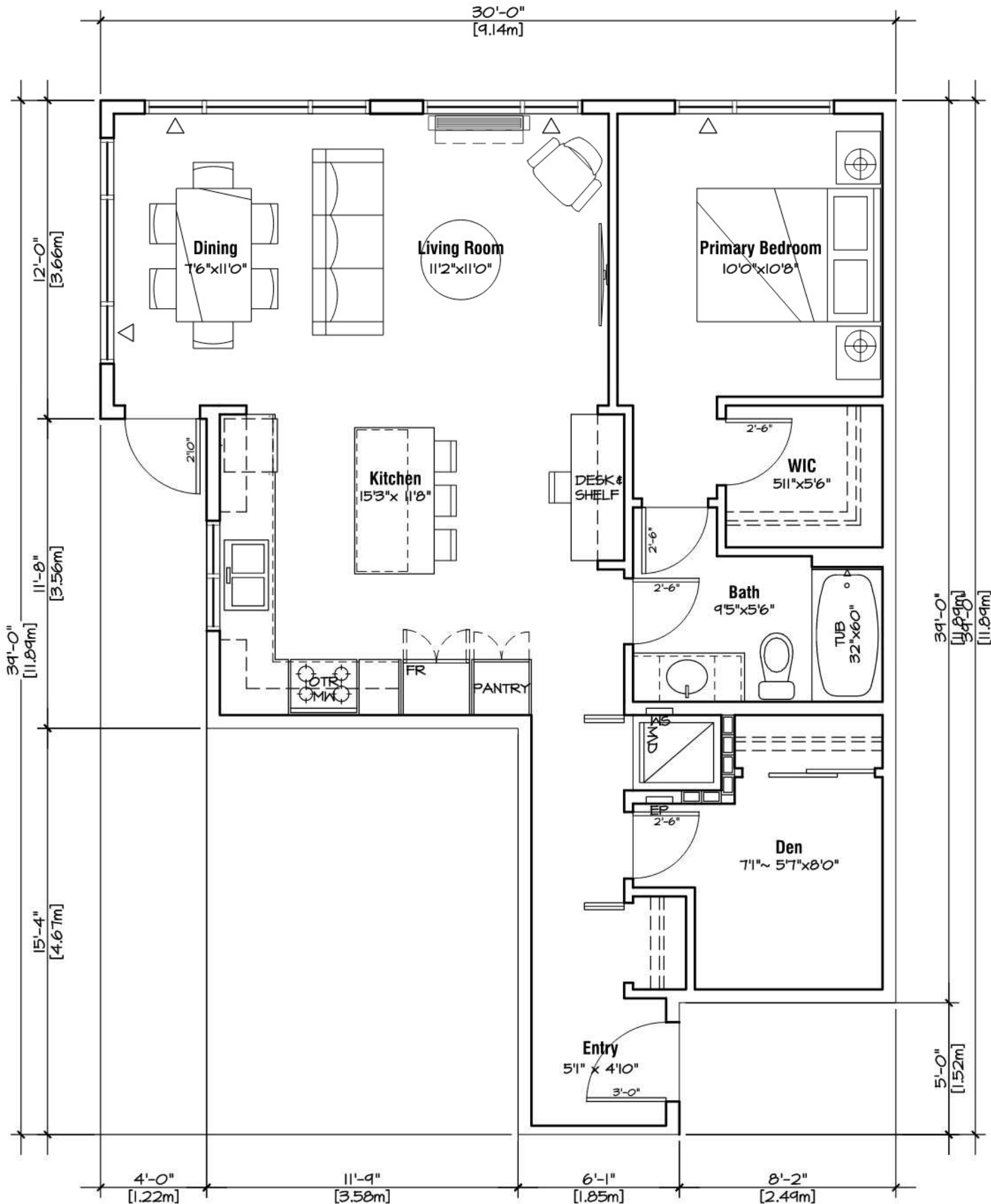
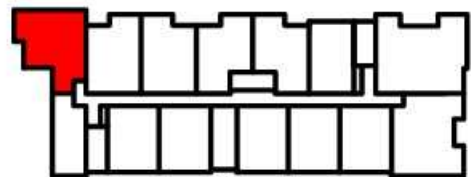
Level 3:



A3 - 1 Bedroom
1 Bed + 1 Bath
841 sf

1 Unit Total (1 of 83)

Level 1:



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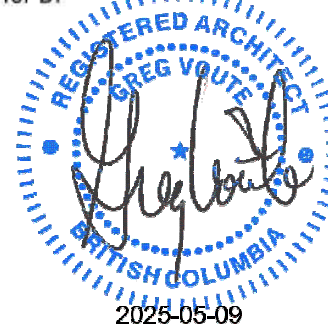
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For

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Multi-Unit Residential

TELUS living



2 & 3 Bedroom Units
B1, C1 & C3

Scale: 1/4" = 1' - 0"
April 28, 2025

A-8.03



1



2



3



4



5



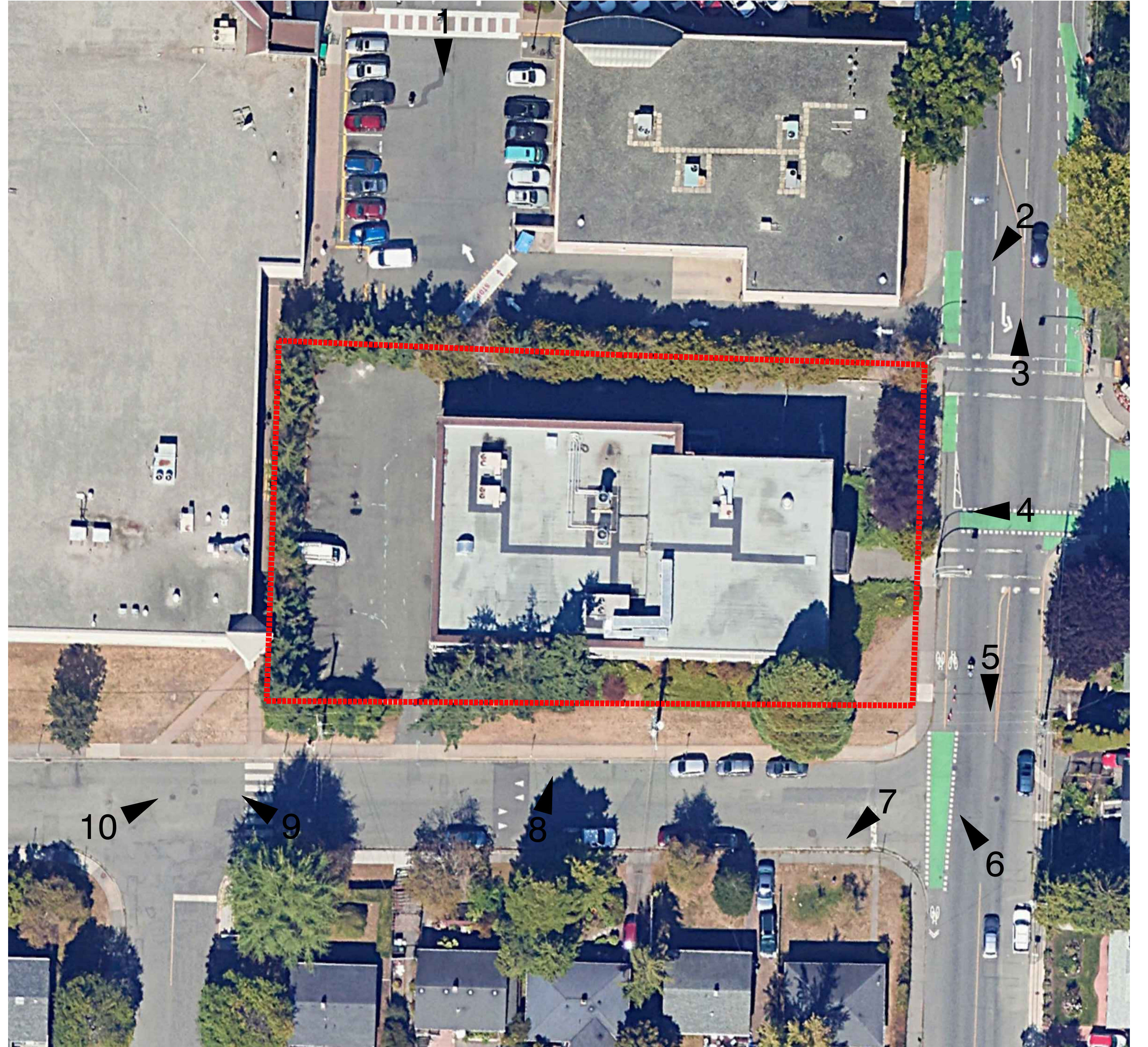
6



7



8



9



10



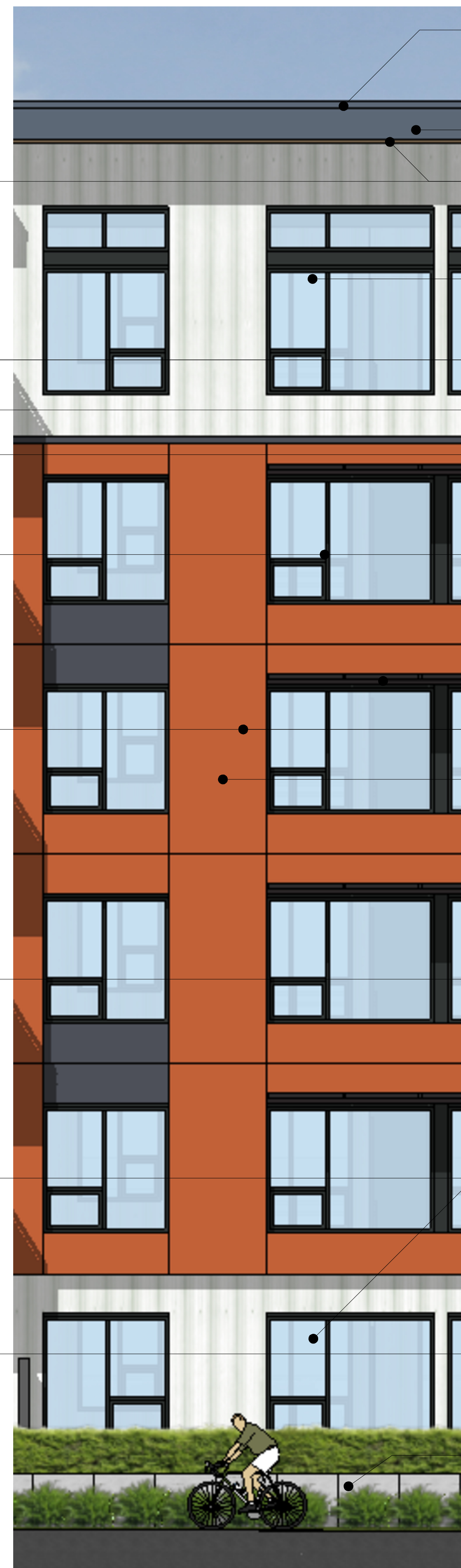












- Roofing
- Fascia - Dark Grey
- Soffit - Feature Wood
- Fiber Cement Vertical Board & Batten - Off White
- Fiber Cement Wrapped Feature Beams
- Metal Guardrails
- Panels -Dark Grey
- Panels - Rust Red
- Sunshades Charcoal Grey
- Vinyl Windows - Dark
- Trim - Dark
- Fiber Cement Panel-Wood Like
- Fiber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



Roofing
2-Ply SBS Roofing
Coloured Light Gray



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



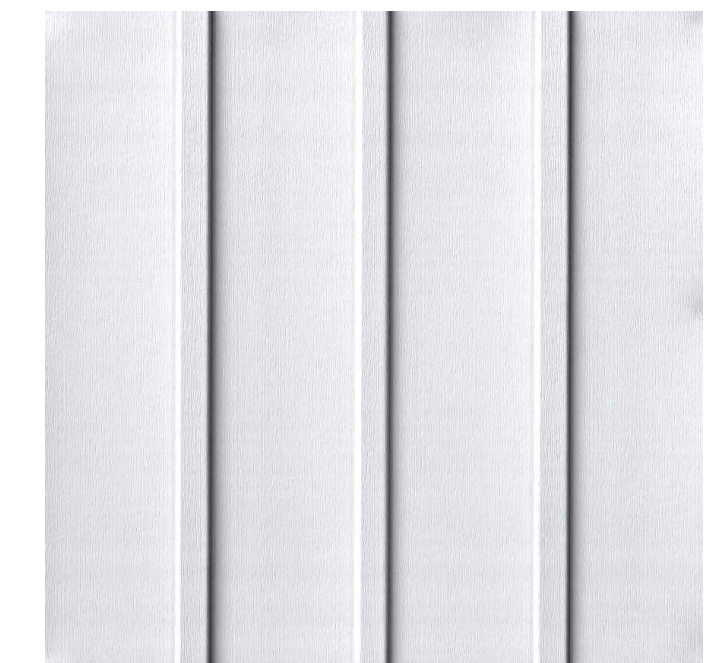
Soffit: Feature Wood
Wood-like Fibre Cement Board
6" Exposure, Pacific Sands Fisher Coating
Colour matched fasteners



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



Panels
Fibre Cement
B.M. 2175-30 - Rust
B.M. 2128-20 - Abyss
Concealed Fasteners



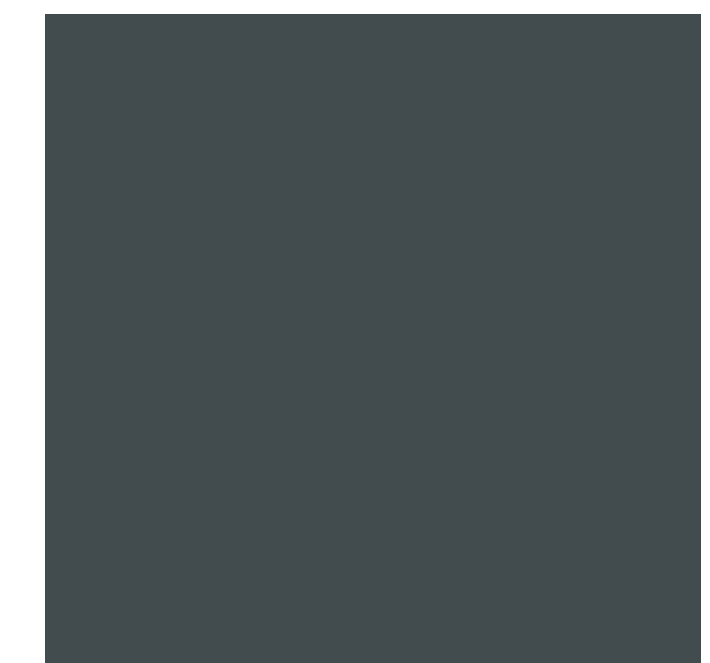
Panels
Fibre Cement- Off White
Vertical Board & Batten
B.M. OC-17 - White Dove



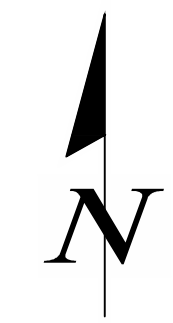
Metal Guardrails
Pre - Engineered Aluminum
Charcoal Gray



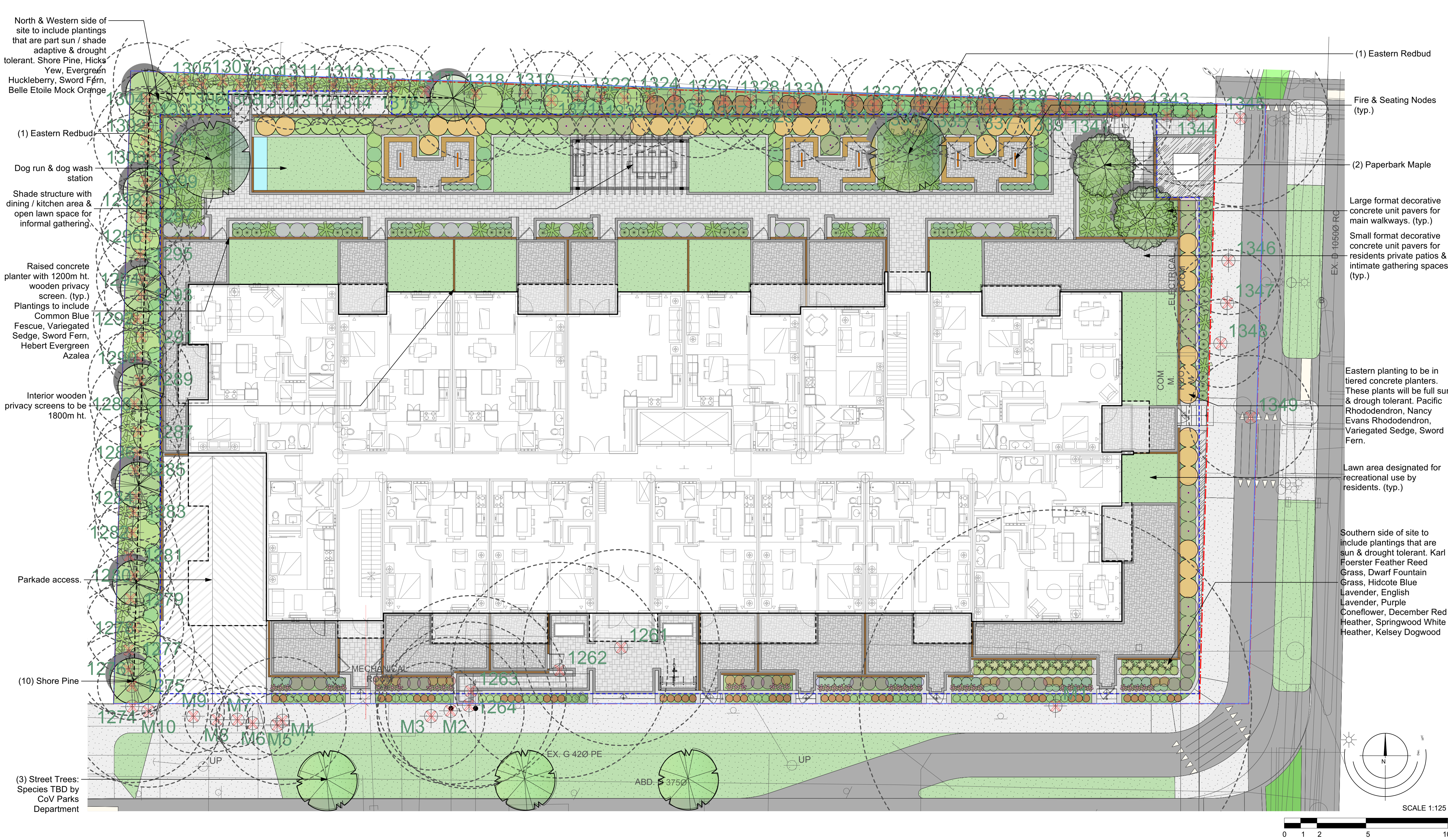
Architectural Concrete
Exposed Concrete or Elastomeric Paint
B.M. AC-26 - Ozark Shadows



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



SCALE	
HORIZ: 1:200	VERT: N/A
PROJECT NO. 24-103	ISSUED/REVISION 2
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 24-103-CSP	



Recommended Nursery Stock			
Trees			
Total: 12	Botanical Name Acer griseum Cercis canadensis Pinus contorta Street Trees - Species to be determined	Common Name Paperbark Maple Eastern Redbud Shore Pine by the City of Victoria Parks Dept.	Size 5cm cal. 6cm Cal. 2m ht.
Large Shrubs			
Total: 84	Botanical Name Philadelphus 'Belle Etoile' Taxus x media 'Hicksii' Vaccinium ovatum	Common Name Belle Etoile Mock Orange Hicks Yew Evergreen Huckleberry	Size #5 Pot 1.2m ht. #5 Pot
Medium Shrubs			
Total: 151	Botanical Name Azalea japonica 'Herbert' Hydrangea macrophylla 'Lanarth White' Hydrangea macrophylla 'Nikko Blue' Lavandula angustifolia 'Hidcote Blue' Rhododendron 'Dora Amateis' Rhododendron macrophyllum Rhododendron Nancy Evans Ribes sanguineum 'King Edward VII'	Common Name Herbert Evergreen Azalea Lanarth White Hydrangea Nikko Blue Hydrangea English Lavender Dora Amateis Rhododendron Pacific Rhododendron Nancy Evans Rhododendron King Edward VII Flowering Currant	Size #5 Pot #5 Pot #5 Pot #5 pot #5 Pot #5 Pot #5 pot #3 pot
Small Shrubs			
Total: 37	Botanical Name Cornus stolonifera 'Kelsey' Lavandula officinalis	Common Name Kelsey Dogwood English Lavender	Size #1 Pot #1 pot
Perennials, Annuals and Ferns			
Total: 302	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Carex 'Ice Dance' Echinacea purpurea 'Magnus' Fetuca glauca Pennisetum alopecuroides 'Hameln' Polystichum munitum	Common Name Karl Foerster Feather Reed Grass Variegated Sedge Purple Coneflower Common Blue Fescue Dwarf Fountain Grass Sword Fern	Size #1 pot #1 Pot #1 pot #1 pot #1 pot #1 pot
Groundcovers			
Total: 90	Botanical Name Erica carnea 'December Red' Erica carnea 'Springwood White'	Common Name December Red Heather Springwood White Heather	Size #1 Pot #1 Pot
Notes:			

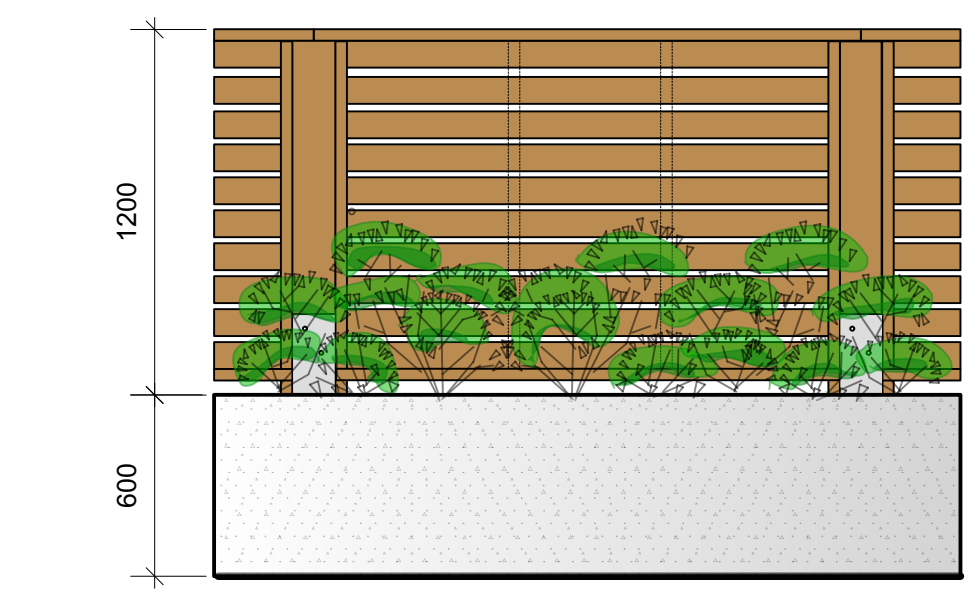


PRECEDENT IMAGES

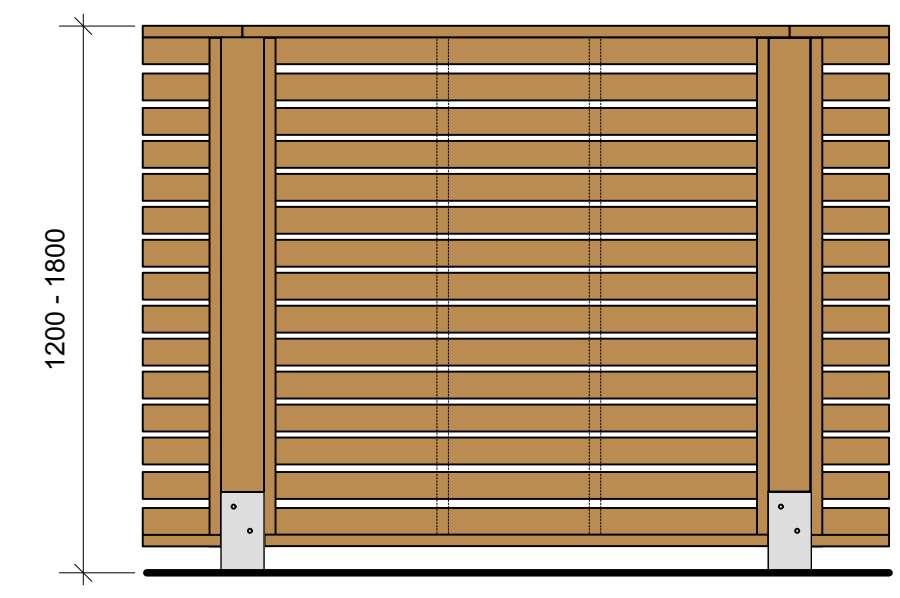


MATERIALS LEGEND	
	Planting Bed
	Large Format Decorative Concrete Unit Pavers
	Small Format Decorative Concrete Unit Pavers
	Raised Concrete Planter
	Municipal Sidewalk - See Civil
	Bike Lane - See Civil
	Grass Lawn

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

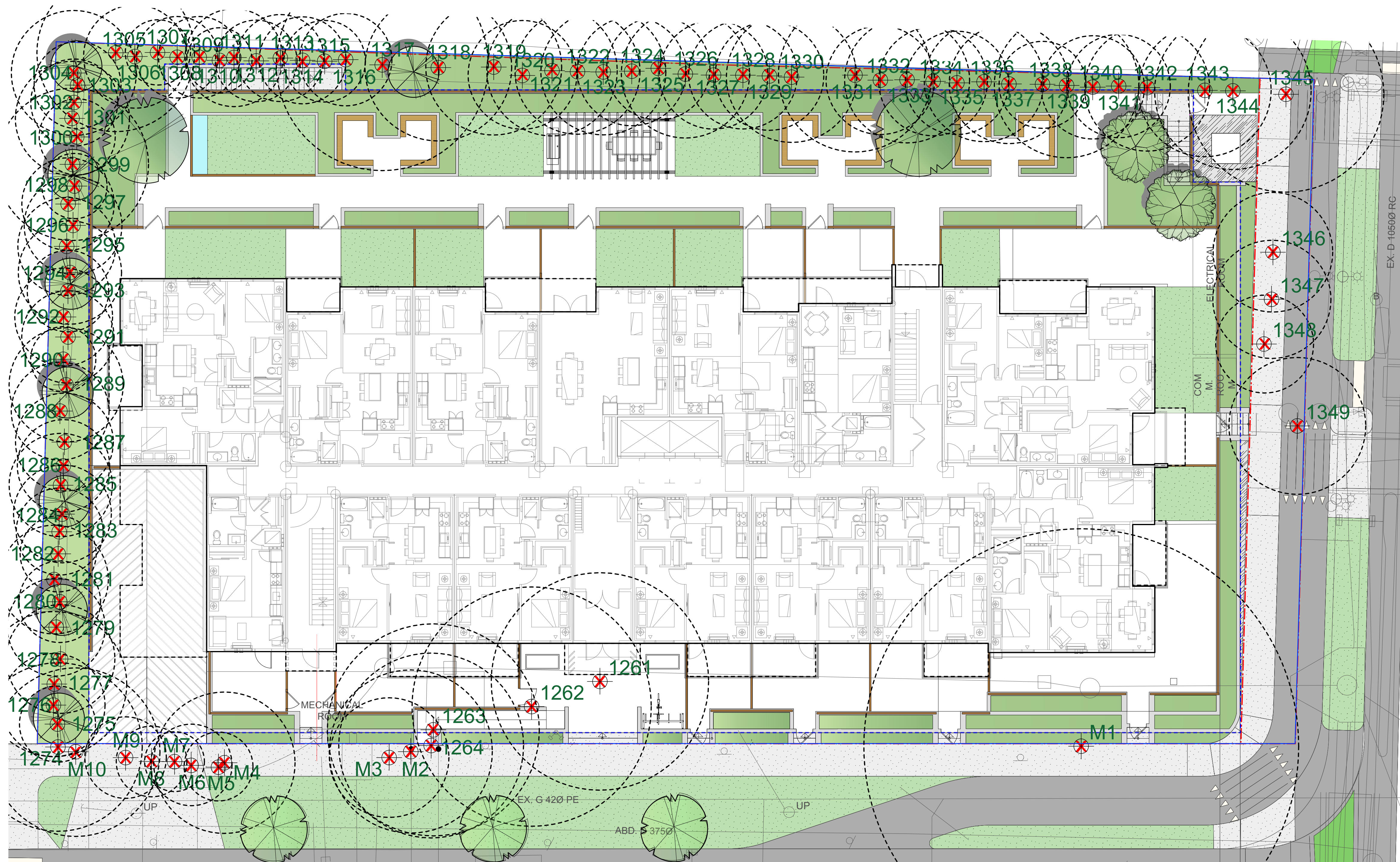


6 1.2m Ht. Wooden Privacy Screen on Concrete Planter
Scale: 1:25



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

Landscape Concept Plan | 1908 Foul Bay Rd.



1

Tree Management Plan | 1908 Foul Bay Rd.
Scale: 1:125

Tree Management Legend

Retained Tree

PRZ (Protected Root Zone)

Tree Tag #. See Tree Inventory for assessment.

Canopy Spread

Removed Tree

Critical Root Zone

Tree Tag #. See Tree Inventory for assessment.

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	0	x 1	B. 0
C. Replacement Trees Proposed per Schedule "E", Part 2	0	x 0.5	C. 0
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. 0
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 12
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. 13
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees Removed	10	x 1	K. 10
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3	3	x 1	L. 3
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. 3
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 7
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number			P. 12
Q. Offsite trees proposed for cash-in-lieu. Enter O			Q. 7
R. Cash-in lieu proposed ((P+Q) x \$2000)			R. \$38000

A north arrow pointing upwards and a scale bar indicating 0, 1, 2, 5, and 10 units. The scale is labeled 'SCALE 1:125'.

Tree Management Plan | 1908 Foul Bay Rd.

LADR LANDSCAPE ARCHITECTS

Project No: 2423 10-03-2024

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

