

Revisions
Received Date:
November 06, 2026
Deemed Date:
October 7, 2026

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA
2026-10-06

PROPOSED RESIDENTIAL DEVELOPMENT

1908 FOUL BAY ROAD
DEVELOPMENT PERMIT RESUBMISSION
October 6th, 2026 VICTORIA, B.C.

Table of Contents

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 (m^2)	1,234 m^2	2,063 m^2
Bldg. Height (storeys)	6 storeys	Basement (1 level)
Sprinklered	Yes	Yes
Construction Article(s)	3.2.2.51	3.2.2.84
Max. Area Permitted (m^2)	1,500 m^2	7,200 m^2
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.

CONSULTANT LIST

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

ARCHITECT
RLA Architects Inc.
1656 W8th St,
Vancouver BC, V6J 1V4

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

CIVIL
McElhanney
Suite 500, 3960 Quadra St
Victoria BC, V8X 4A3

ARBORIST
Talbot Mackenzie & Associates
3575 Douglas St
Victoria BC, V8Z 7H6

TABLE OF CONTENTS

1.0 SITE INFORMATION
A-0.00 Cover
A-0.01 Table of Contents
A-0.02 Location Map
A-0.03 Context Map
A-0.04 Context Photos
A-0.05 Survey
A-0.06 Development Statistics
A-0.07 Context Aerial View

2.0 PROPOSED DESIGN DRAWINGS
A-1.00 Site Plan & Project Infomation

A-2.01 Parking Plan P1
A-2.02 Main Level Floor Plan
A-2.03 Level2 Floor Plan
A-2.04 Typical Floor Plan
A-2.05 Roof Plan

A-3.01 Elevations
A-3.02 Elevations
A-3.03 Elevations
A-3.04 Elevations
A-3.05 Colour Material Board
A-3.06 Streetscape
A-3.07 Streetscape

A-4.01 Sections
A-4.02 Sections
A-4.03 Sections
A-4.04 Sections

A-5.01 Render
A-5.02 Render
A-5.03 Render
A-5.04 Render
A-5.05 Render

A-6.00 Shadow Study

A-7.01 Building Area
A-7.02 Site Coverage
A-7.03 Average Grade

A-8.01 Unit Plans
A-8.02 Unit Plans
A-8.03 Unit Plans
A-8.04 Unit Plans

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

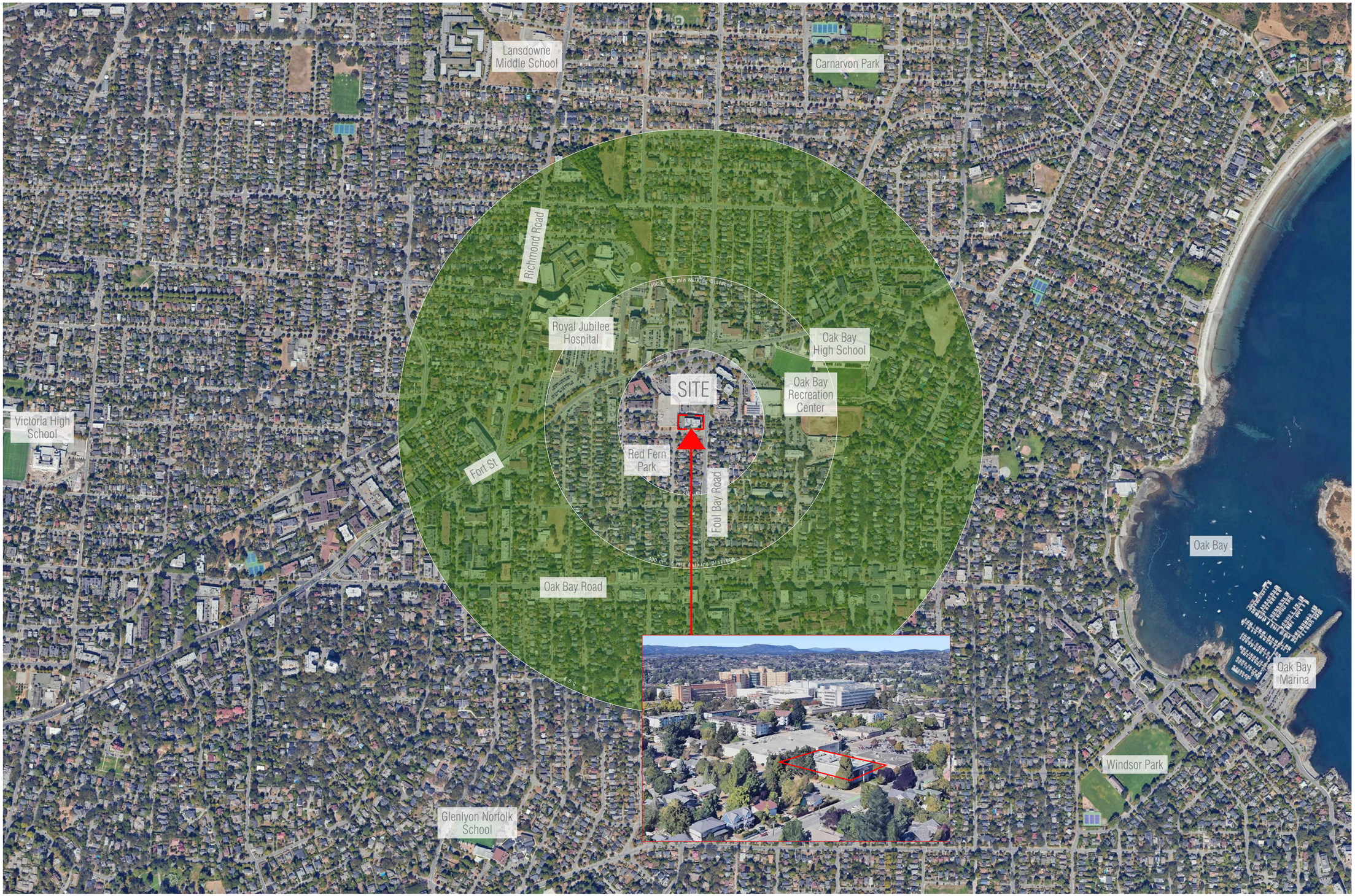
TELUS living

LEDCOR GROUP

Table of Content

Scale: N/A
October 6, 2026

A-0.01



ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

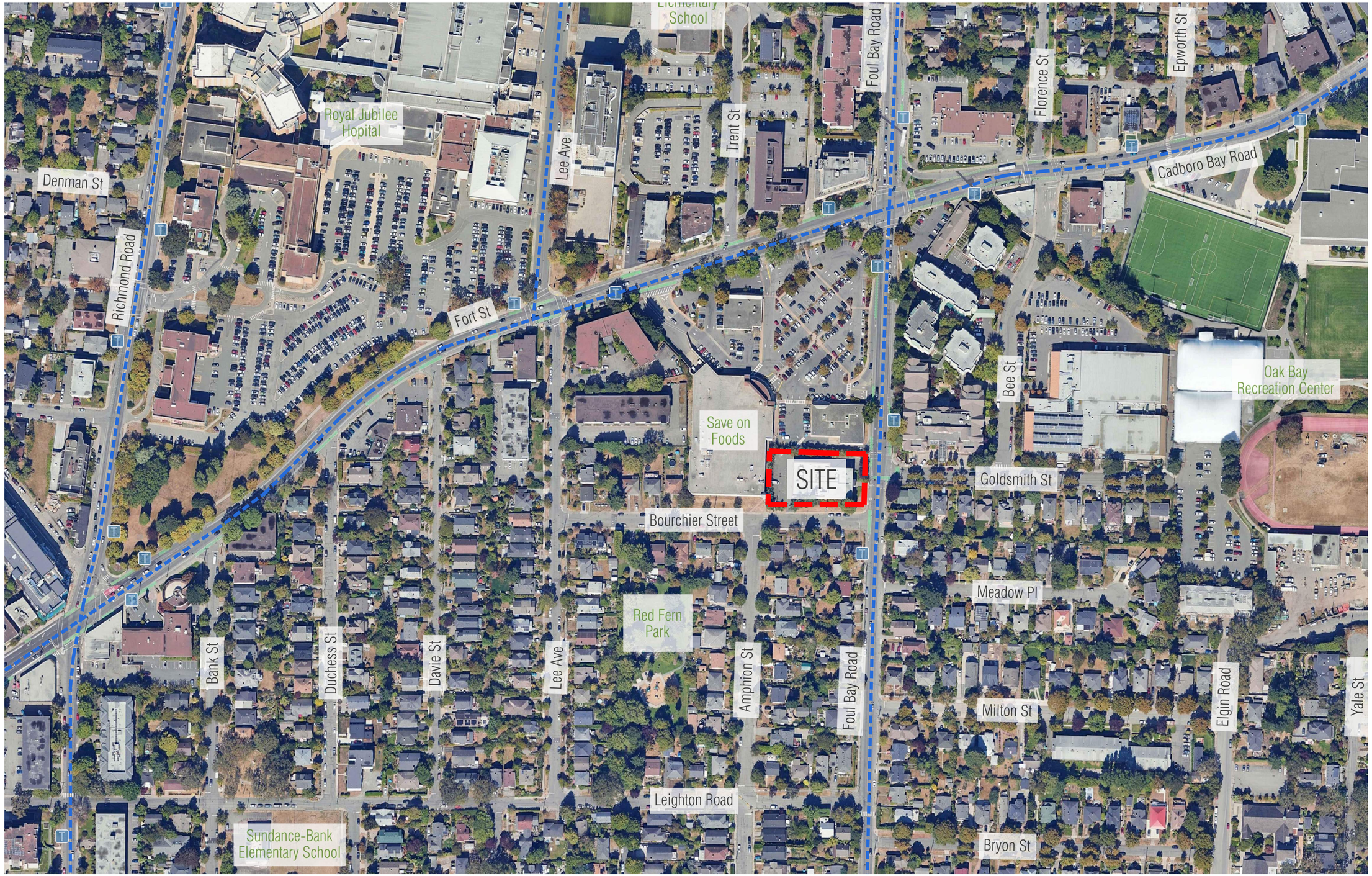
LEDCOR GROUP

Project Location Map

Scale: 1:5000
October 6, 2026

Project Location Map

A-0.02



ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Context Plan

Scale: N/A
October 6, 2026

Context Plan

A-0.03



1



2



3



4



5



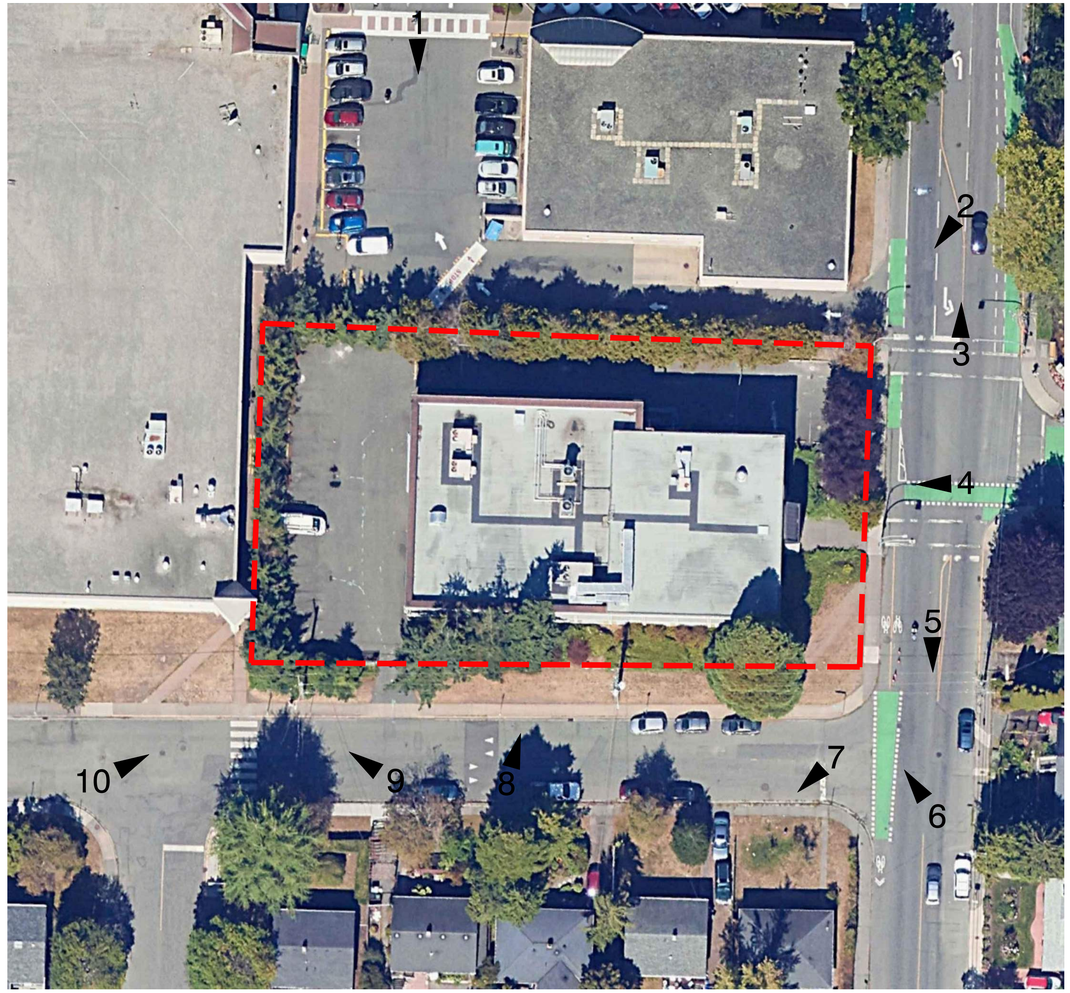
6



7



8





9



10

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA

Project
2026-10-06

1908 FOUL BAY
Multi-Unit Residential

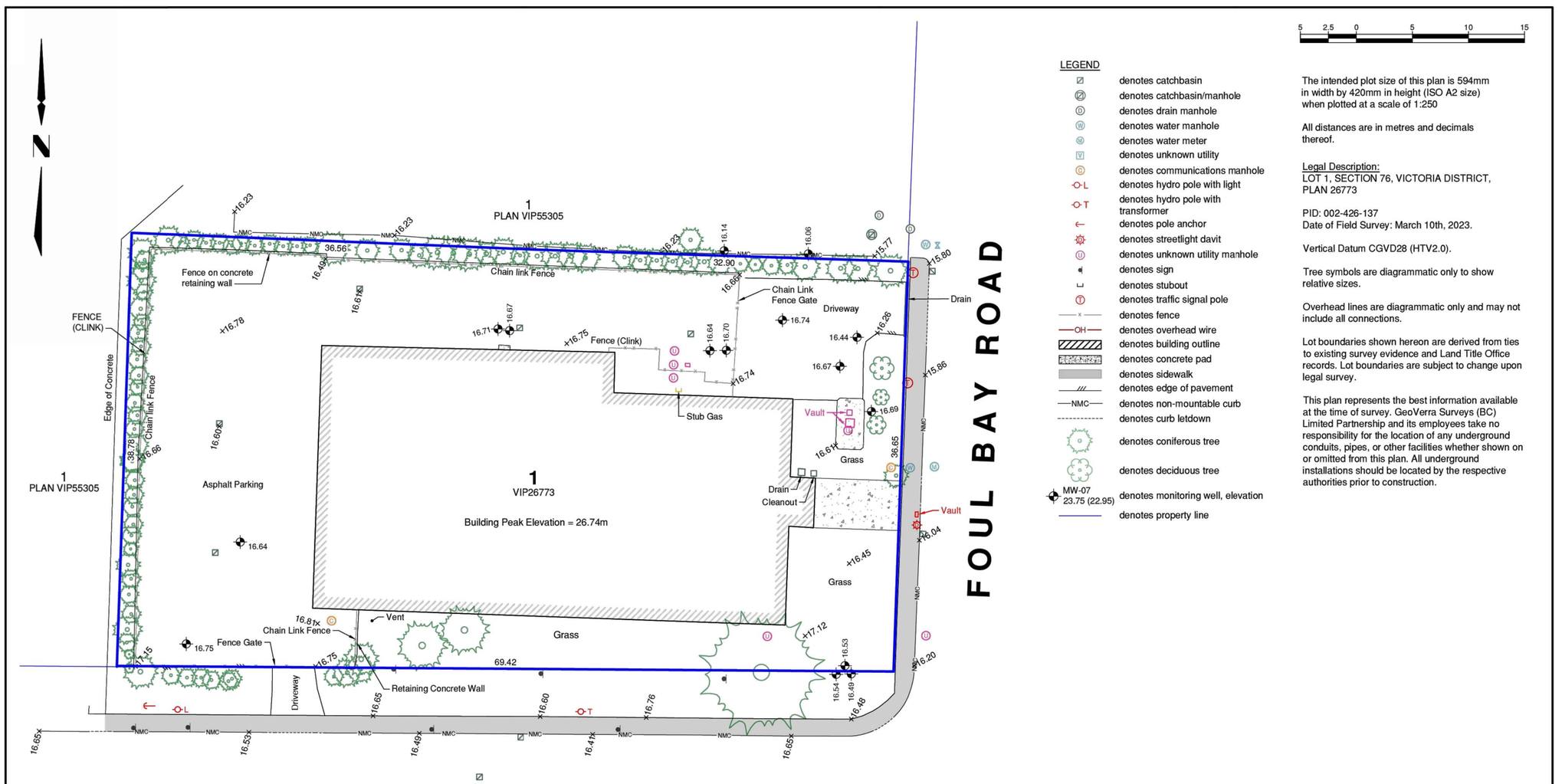
TELUS living

LEDCOR GROUP

Photos of Existing Site Conditions
Scale: N/A
October 6, 2026

Photos of Existing Site Condition

A-0.04



LEGEND

- denotes catchbasin
- denotes catchbasin/manhole
- denotes drain manhole
- denotes water manhole
- denotes water meter
- denotes unknown utility
- denotes communications manhole
- denotes hydro pole with light
- denotes hydro pole with transformer
- denotes pole anchor
- denotes streetlight davit
- denotes unknown utility manhole
- denotes sign
- denotes stubout
- denotes traffic signal pole
- denotes fence
- denotes overhead wire
- denotes building outline
- denotes concrete pad
- denotes sidewalk
- denotes edge of pavement
- denotes non-mountable curb
- denotes curb letdown
- denotes coniferous tree
- denotes deciduous tree
- MW-07 23.75 (22.95) denotes monitoring well, elevation
- denotes property line

5 2.5 0 5 10 15

The intended plot size of this plan is 594mm in width by 420mm in height (ISO A2 size) when plotted at a scale of 1:250

All distances are in metres and decimals thereof.

Legal Description:
LOT 1, SECTION 76, VICTORIA DISTRICT, PLAN 26773

PID: 002-426-137
Date of Field Survey: March 10th, 2023.

Vertical Datum CGVD28 (HTV2.0).

Tree symbols are diagrammatic only to show relative sizes.

Overhead lines are diagrammatic only and may not include all connections.

Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

This plan represents the best information available at the time of survey. GeoVerra Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

Certified Correct this 27th day of April, 2023
Anna Niraz VI9T5V
Digitally signed by Anna Niraz VI9T5V
Date: 2023.04.27 11:47:58 -07'00'
Anna Niraz, BCLS 964

Plotted: 4/27/2023 10:24 AM User: Mike.Evans

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

CLIENT: LEDCOR PROPERTY INVESTMENTS LTD.
CLIENT REF. NO:

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

PROJECT: 1908 FOUL BAY ROAD
PROJECT NO: 23-00890-001
SCALE: As-Noted
DISCIPLINE: GEOMATICS

TITLE: SITE PLAN
DRAWING NO: 23-00890-001-SK01-R0
SHEET NO: 1 of 1

Survey

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT GREG VOUTE BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Survey
Scale: N/A
October 6, 2026

A-0.05

Development Statistics

TELUS LIVING **Development Statistics:** **updated** **2026-10-06**

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	
	Max Allowable	Proposed	
Site Coverage	80%	74.7%	
Floor Space Radio (FSR)	2.44	68,683 sf (6 storeys)	6,380.81 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						72,066 sf		
		Efficiency				83%		

Parking

Car Parking							Parking Area
	Required Residential (Core Area)		Units	Required Stalls	Proposed		22,204 sf
	< 45 sm (484 sf)	0.60 /unit	7	4			2,063 m2
45 sm (484 sf)	< 70 sm (753 sf)	0.70 /unit	47	33			
	> 70 sm (753 sf)	1.10 /unit	33	36			
			87 Total	73	54		
	Required Accessible	2 cars / 51-75 spaces		2 incl'd above	2 incl'd above		
	Required Van Accessible	1 car / 51-75 spaces		1 incl'd above	1 incl'd above		
	Total Residential Cars			73 stalls	54 stalls		0.62
							proposed stalls/unit
	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 stalls	7 stalls		
							proposed stalls/unit
			Total	**82** stalls	**61** stalls		0.70
Long Term Bike Parking							
	Required				Proposed		
	< 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**		

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 net	**59,551 SF**	100%
	Common Area (incl. Service Space)		1,840 SF	1,601 SF	1,601 SF	1,601 SF	1,601 SF	1,601 SF			9,845 SF	
	Entry Lobby (incl. Mail Area)		395 SF								395 SF	
	Amenity Room		590 SF									
	Pet Wash		217 SF									
	Bike Rooms		1,468 SF									
	Exterior Wall		365 SF	310 SF	310 SF	310 SF	310 SF	310 SF				
	FLOOR AREA (Exludes Bike Room and Exterior Wall) for FSR Calculation		**10,463** SF	**11,644** SF	**11,644** SF	**11,644** SF	**11,644** SF	**11,644** SF			**68,683** 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	**11,954** SF			**72,066** SF	
	NET EFFICIENCY Unit area over Gross Floor Area (excl bike rooms)		71.9 %	86.6 %	86.6 %	86.6 %	86.6 %	86.6 %			**84.4 %**	
	In Metric FSR	2062.8 sm	972.0 sm 1142.3 sm	1081.8 sm	1081.8 sm	1081.8 sm	1081.8 sm	1081.8 sm			6380.8 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

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT GREG VOUTE BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Development Statistics

Scale: N/A
October 6, 2026

Development Statistics

A-0.06



Aerial View of Proposed Building in Relation to Flanking Buildings

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Context Aerial View

Scale:
October 6, 2026

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)	6,380.81 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)	74.7%	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 Bourchier 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	



01M 10M 20M

SCALE: 1:200

Site Plan & Project Information

A-1.01

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT REG VOUTE BRITISH COLUMBIA
2026-10-06

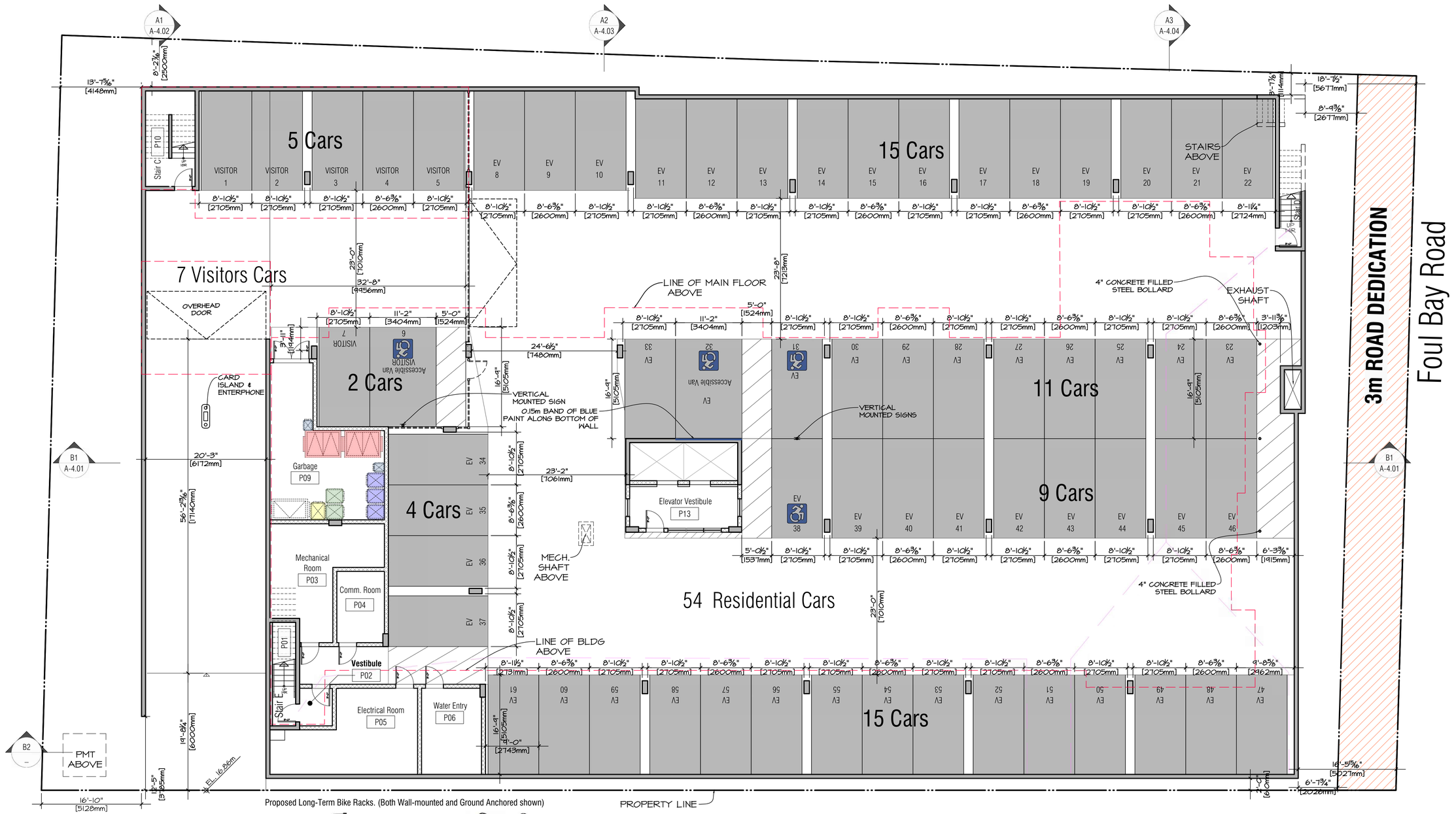
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Site Plan

Scale: 1:200
October 6, 2026



Proposed Long-Term Bike Racks. (Both Wall-mounted and Ground Anchored shown)

Ground Anchored Horizontal Class



Single V & Double V Model



Alternate Option: Lo-Interior Model (compact, Wall & Floor Mountable)

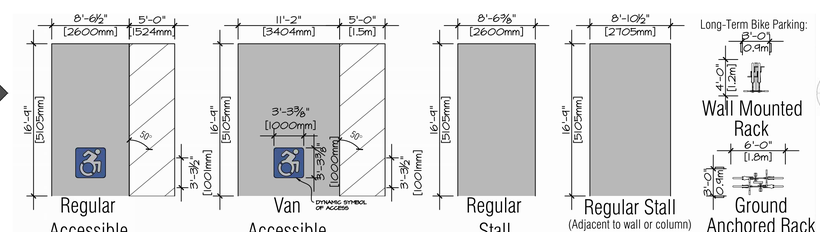
Wall Mounted Vertical Class



Single V & Double V Model



Double V shown wall mounted



Note:
Each Accessible Parking Space or Van Accessible Parking Space must conform with signage and markings in accordance with the dimensions and specifications as illustrated in Figures 2,3 and 4, in Part 5-Section 5.1.7.2 **Accessible Parking Dimension and Specifications** of the Victoria City Zoning Bylaw 2018 (September, 2025 amended version) .

0 1 5 10M

SCALE: 1:100

P1 Parking Level Plan A-2.01

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

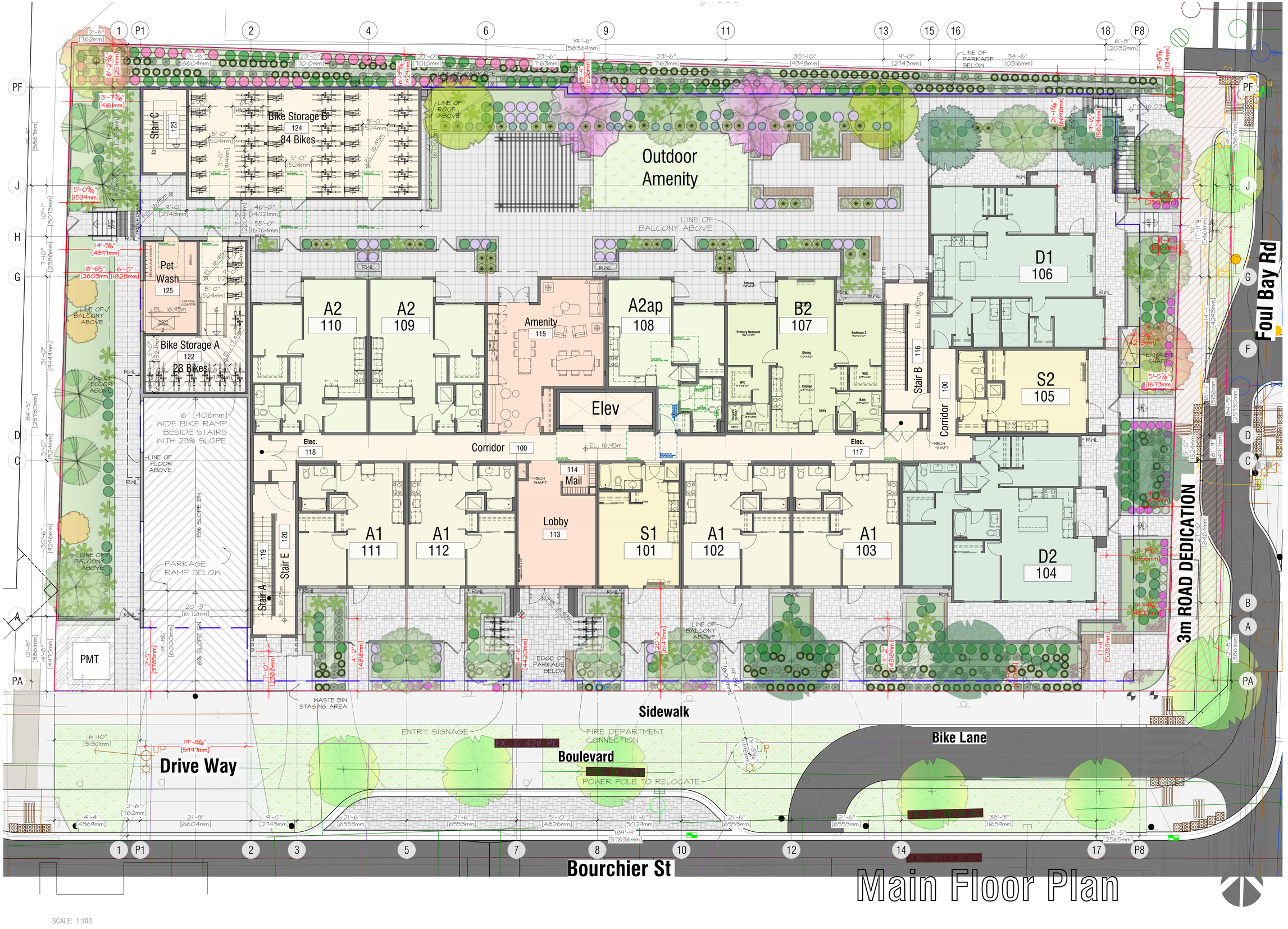
October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG'D VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP



SCALE: 1:100

Main Floor Plan

A-2.02

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG VOUTOV
BRITISH COLUMBIA
2026-10-06

1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Main Floor Plan

Scale: 1:100
October 6, 2026



Level 2 Floor Plan

A-2.03

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

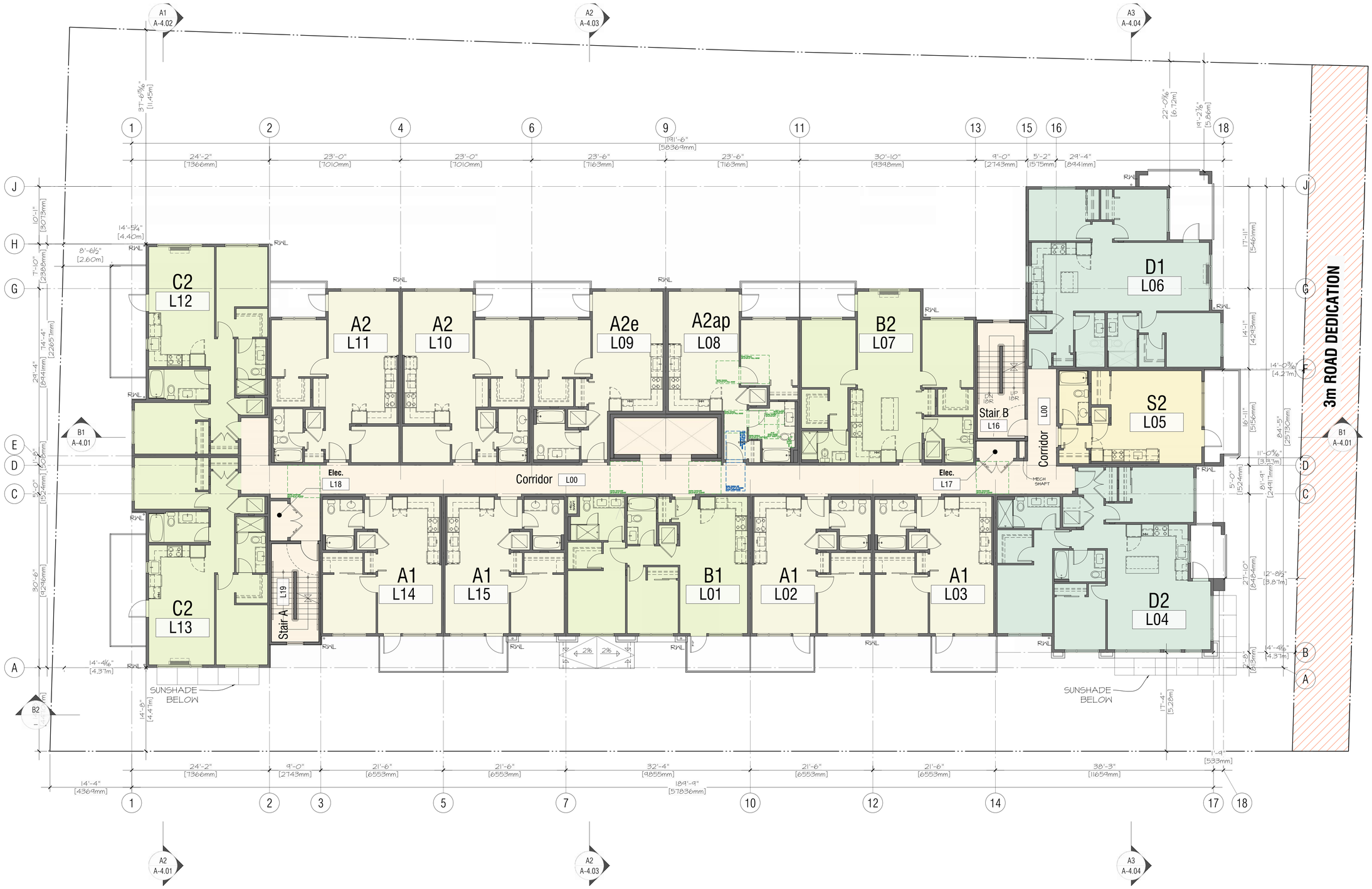
October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT GREG VOUTE BRITISH COLUMBIA
2026-10-06

1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP



ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT GREG VOUTE BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

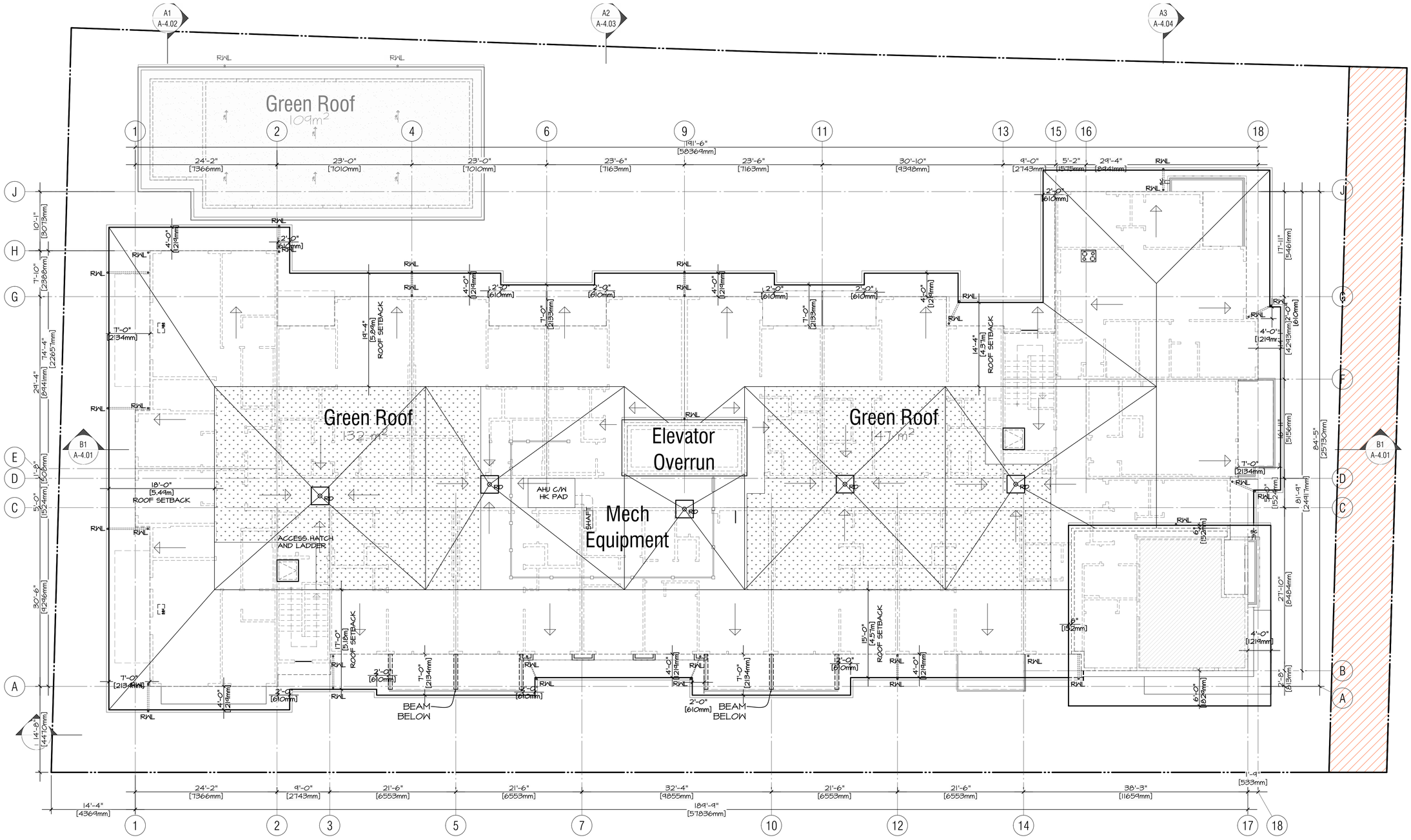
LEDCOR GROUP

Typical Floor Plan

Scale: 1:100
October 6, 2026

Typical Floor Plan

A-2.04



Rooftop Structure Area Calculation

Wall Section	Area	Percentage
Residential Rooftop Area	1395.5 m^2	
Green Roof Projection	278.9 m^2	20.0%
AHU Equipment and Doghouse	4.2 m^2	0.3%
Total Projection Area	**283.1 m^2**	**20.3%**

The green roof on top of the accessory bike storage building does not project above the parapet and is not being consider a rooftop

0 1 5 10M

SCALE: 1:100

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG VOUTE
BRITISH COLUMBIA
2026-10-23

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Roof Plan

Scale: 1:100
October 23, 2026

Roof Plan

A-2.05

Material Legend

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

1 **Roofing:**
2- PLY SBS Roofing, Light Grey

2 **Fascia: Dark**
SW 7068 Grizzle Gray
Concealed Fasteners

3 **Soffit: Feature Wood:**
Wood-like Fibre Cement Board, 7" Exposure,
Woodtone Rustic Series Smooth Sunfire Bark
Colour matched fasteners

4 **Soffit:**
Fibre Cement -Off White
SW 7008 - Alabaster

5 **Soffit:**
Fibre Cement -Off White
SW 7008 - Alabaster

6a **Panel:**
Fibre Cement - Dark Gray
SW 7068 - Grizzle Gray
Concealed Fasteners

6b **Panels:**
Fibre Cement - Dark Gray
SW 7073 - Perfect Greige
Concealed Fasteners

7 **Horizontal Lap Siding:**
Fibre Cement - Rust Red - Woodtone Rustic Series
Rosewood 8" exposure

8 **Stone Veneer:**
Pangaea Natural Stone
Providence Ledgestone c/w Neutral Mortar
SM300 Light Buff

9a **Vertical Siding:**
Fibre Cement- Off White - Vertical Reverse Board & Batten
SW 7008 - Alabaster (9a)

9b **Vertical Siding:**
Fibre Cement- Light Gray -Vertical Reverse
Board & Batten - SW 7658 - Gray Clouds (9b)

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

11 **Windows: Curtain Wall**
Aluminum Frames, Charcoal Colour

12 **Spandrel Panel**
Match Colour to SW 7680 Lanyard

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
SW 7068 - Grizzle Gray

16 **Architectural Concrete**
Exposed Concrete (Painted At Parts of the Building
Envelope)

17 **Sunshades - Charcoal Grey**
Aluminum Frame, Charcoal Colour

18 **Window & Door Trims:**
Fibre Cement Trim

19 Dark Grey - SW 7069 - Iron Ore (18)
Light Grey - SW 7064 - Passive (19)

20 White - SW 7757 - High Reflective White (20)



South Elevation-Bourchier Street

0 1 5 10M

SCALE: 1:100

Elevation - South

A-3.01

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
CRAIG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Elevations

Scale: 1:100
October 6, 2026

Material Legend

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

1 **Roofing:**
2- PLY SBS Roofing, Light Grey

2 **Fascia: Dark**
SW 7068 Grizzle Gray
Concealed Fasteners

3 **Soffit: Feature Wood:**
Wood-like Fibre Cement Board, 7" Exposure,
Woodtone Rustic Series Smooth Sunfire Bark
Colour matched fasteners

4 **Soffit:**
Fibre Cement -Off White
SW 7008 - Alabaster

5 **Soffit:**
Fibre Cement -Off White
SW 7008 - Alabaster

6a **Panel:**
Fibre Cement - Dark Gray
SW 7068 - Grizzle Gray
Concealed Fasteners

6b **Panels:**
Fibre Cement - Dark Gray
SW 7073 - Perfect Greige
Concealed Fasteners

7 **Horizontal Lap Siding:**
Fibre Cement - Rust Red - Woodtone Rustic Series
Rosewood 8" exposure

8 **Stone Veneer:**
Pangaea Natural Stone
Providence Ledgestone c/w Neutral Mortar
SM300 Light Buff

9a **Vertical Siding:**
Fibre Cement- Off White - Vertical Reverse Board & Batten
SW 7008 - Alabaster (9a)

9b **Vertical Siding:**
Fibre Cement- Light Gray -Vertical Reverse
Board & Batten - SW 7658 - Gray Clouds (9b)

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

11 **Windows: Curtain Wall**
Aluminum Frames, Charcoal Colour

12 **Spandrel Panel**
Match Colour to SW 7680 Lanyard

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
SW 7068 - Grizzle Gray

16 **Architectural Concrete**
Exposed Concrete (Painted At Parts of the Building
Envelope)

17 **Sunshades - Charcoal Grey**
Aluminum Frame, Charcoal Colour

18 **Window & Door Trims:**
Fibre Cement Trim

19 Dark Grey - SW 7069 - Iron Ore (18)
Light Grey - SW 7064 - Passive (19)

20 White - SW 7757 - High Reflective White (20)



North Elevation

0 1 5 10M

SCALE: 1:100

Elevation - North

A-3.02

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA

2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Elevations

Scale: 1:100
October 6, 2026

Material Legend

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

1 **Roofing:**
2- PLY SBS Roofing, Light Grey

2 **Fascia: Dark**
SW 7068 Grizzle Gray
Concealed Fasteners

3 **Soffit: Feature Wood:**
Wood-like Fibre Cement Board, 7" Exposure,
Woodtone Rustic Series Smooth Sunfire Bark
Colour matched fasteners

4 **Soffit:**
Fibre Cement -Off White
SW 7008 - Alabaster

5 **Soffit:**
Fibre Cement -Off White
SW 7008 - Alabaster

6a **Panel:**
Fibre Cement - Dark Gray
SW 7068 - Grizzle Gray
Concealed Fasteners

6b **Panels:**
Fibre Cement - Dark Gray
SW 7073 - Perfect Greige
Concealed Fasteners

7 **Horizontal Lap Siding:**
Fibre Cement - Rust Red - Woodtone Rustic Series
Rosewood 8" exposure

8 **Stone Veneer:**
Pangaea Natural Stone
Providence Ledgestone c/w Neutral Mortar
SM300 Light Buff

9a **Vertical Siding:**
Fibre Cement- Off White - Vertical Reverse Board & Batten
SW 7008 - Alabaster (9a)

9b **Vertical Siding:**
Fibre Cement- Light Gray -Vertical Reverse
Board & Batten - SW 7658 - Gray Clouds (9b)

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

11 **Windows: Curtain Wall**
Aluminum Frames, Charcoal Colour

12 **Spandrel Panel**
Match Colour to SW 7680 Lanyard

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
SW 7068 - Grizzle Gray

16 **Architectural Concrete**
Exposed Concrete (Painted At Parts of the Building
Envelope)

17 **Sunshades - Charcoal Grey**
Aluminum Frame, Charcoal Colour

18 **Window & Door Trims:**
Fibre Cement Trim
19 Dark Grey - SW 7069 - Iron Ore (18)
Light Grey - SW 7064 - Passive (19)
20 White - SW 7757 - High Reflective White (20)



East Elevation-Foul Bay Road

0 1 5 10M

SCALE: 1:100

Elevation - East

A-3.03

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1Y4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA

2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Elevations

Scale: 1:100
October 6, 2026

Material Legend

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

1 **Roofing:**
2- PLY SBS Roofing, Light Grey

2 **Fascia: Dark**
SW 7068 Grizzle Gray
Concealed Fasteners

3 **Soffit: Feature Wood:**
Wood-like Fibre Cement Board, 7" Exposure,
Woodtone Rustic Series Smooth Sunfire Bark
Colour matched fasteners

4 **Soffit:**
Fibre Cement -Off White
SW 7008 - Alabaster

5 **Soffit:**
Fibre Cement -Off White
SW 7008 - Alabaster

6a **Panel:**
Fibre Cement - Dark Gray
SW 7068 - Grizzle Gray
Concealed Fasteners

6b **Panels:**
Fibre Cement - Dark Gray
SW 7073 - Perfect Greige
Concealed Fasteners

7 **Horizontal Lap Siding:**
Fibre Cement - Rust Red - Woodtone Rustic Series
Rosewood 8" exposure

8 **Stone Veneer:**
Pangaea Natural Stone
Providence Ledgestone c/w Neutral Mortar
SM300 Light Buff

9a **Vertical Siding:**
Fibre Cement- Off White - Vertical Reverse Board & Batten
SW 7008 - Alabaster (9a)

9b **Vertical Siding:**
Fibre Cement- Light Gray -Vertical Reverse
Board & Batten - SW 7658 - Gray Clouds (9b)

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

11 **Windows: Curtain Wall**
Aluminum Frames, Charcoal Colour

12 **Spandrel Panel**
Match Colour to SW 7680 Lanyard

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
SW 7068 - Grizzle Gray

16 **Architectural Concrete**
Exposed Concrete (Painted At Parts of the Building
Envelope)

17 **Sunshades - Charcoal Grey**
Aluminum Frame, Charcoal Colour

18 **Window & Door Trims:**
Fibre Cement Trim

19 Dark Grey - SW 7069 - Iron Ore (18)
Light Grey - SW 7064 - Passive (19)

20 White - SW 7757 - High Reflective White (20)



West Elevation

0 1 5 10M

SCALE: 1:100

Elevation - West

A-3.04

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG VOUTSINAS
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Elevations

Scale: 1:100
October 6, 2026





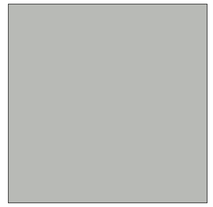
1 Roofing
2-Ply SBS Roofing
Coloured Light Gray



2 Fascia
Fibre Cement - Dark Grey
SW 7068 Grizzle Gray
Concealed Fasteners



3 Soffit: Feature Wood
Wood-like Fibre Cement Board
7" Exposure, Woodtone Rustic Series
Smooth Sunfire Bark
Colour matched fasteners



4 Soffit
Fibre Cement -Off White
SW 7008 - Alabaster
5 Fibre Cement -Off White
SW 7008 - Alabaster



6a Panels
Fibre Cement - Dark Gray
SW 7068 - Grizzle Gray
Concealed Fasteners
6b Fibre Cement - Tan Gray
SW 6073 Perfect Greige
Concealed Fasteners



7 Horizontal Lap siding
Fibre Cement - Rust Red
Woodtone Rustic Series
Rosewood 8" exposure



8 Stone Veneer
Pangaea Natural Stone
Providence Ledgestone
c/w Neutral Mortar
SM300 Light Buff



9a Vertical Siding
Fibre Cement- Off White / Light Gray
Vertical Reverse Board & Batten
9b SW 7008 - Alabaster (9a)
SW 7658 - Gray Clouds (9b)



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



11 Soffit: Feature Wood - Main Entrance
Wood-like Fibre Cement Board
5/8" Thick Hardie Board 7" Exposure,
Woodtone Rustic Series Smooth
Sunfire Bark - Colour Matched Fasteners
Artisan Siding with Lock Joint System (V Groove) (3a)



12 Spandrel Glass
SW 7680 Lanyard

Colour Material Board

A-3.05

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
CHRISTOPHER GREG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Colour Material Board

Scale: NTS
October 6, 2026



South Streetscape-along Bourchier Street

0 1 5 10M 15M

SCALE: 1:150

Streetscape Elevation - South

A-3.06

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Streetscape Elevations
South

Scale: 1:150
October 6, 2026



East Streetscape-along Foul Bay Road

0 1 5 10M 15M

SCALE: 1:150

Streetscape Elevation - East

A-3.07

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

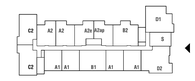
March 18, 2026
Issued for DP Resubmission

March 20, 2026
Issued for DP Resubmission

May 27, 2026
Issued for COTW

August 18, 2026
Re-Issued for DP & COTW

October 6, 2026
Re-Issued for DP



REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEOCOR GROUP

Streetscape Elevations
East

Scale: 1:150
October 6, 2026



Section - B1

A-4.01

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

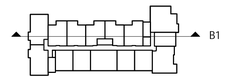
March 18, 2026
Issued for DP Resubmission

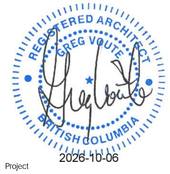
March 20, 2026
Issued for DP Resubmission

May 27, 2026
Issued for COTW

August 18, 2026
Re-Issued for DP & COTW

October 6, 2026
Re-Issued for DP





Project

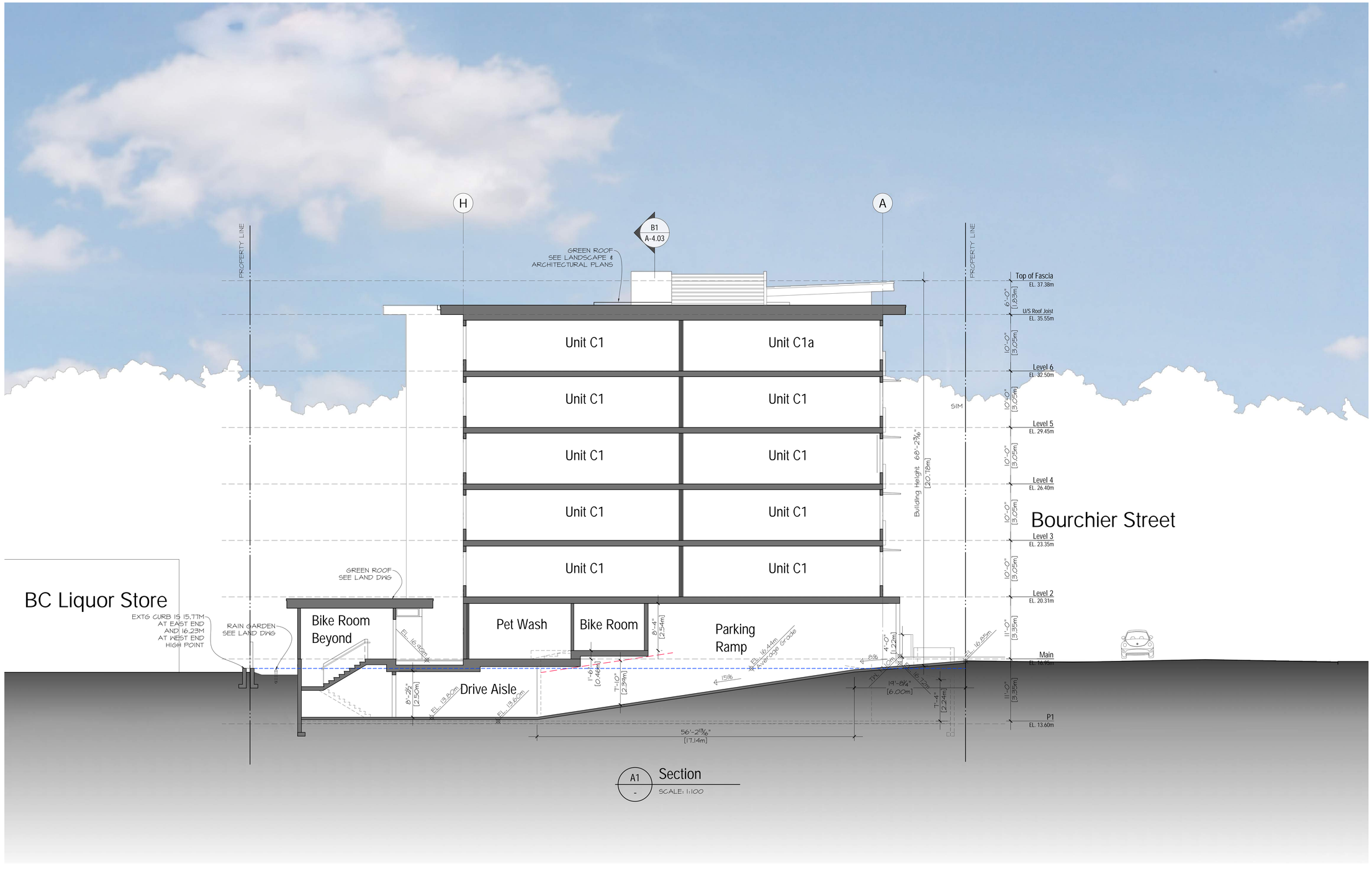
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Sections

Scale: 1:100
October 6, 2026



A1
-
Section
SCALE: 1:100

0 1 5 10M

SCALE: 1:100

Section -A1

A-4.02

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

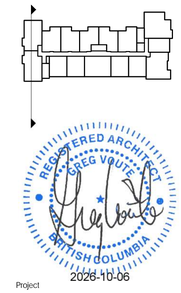
March 18, 2026
Issued for DP Resubmission

March 20, 2026
Issued for DP Resubmission

May 27, 2026
Issued for COTW

August 18, 2026
Re-Issued for DP & COTW

October 6, 2026
Re-Issued for DP



Project

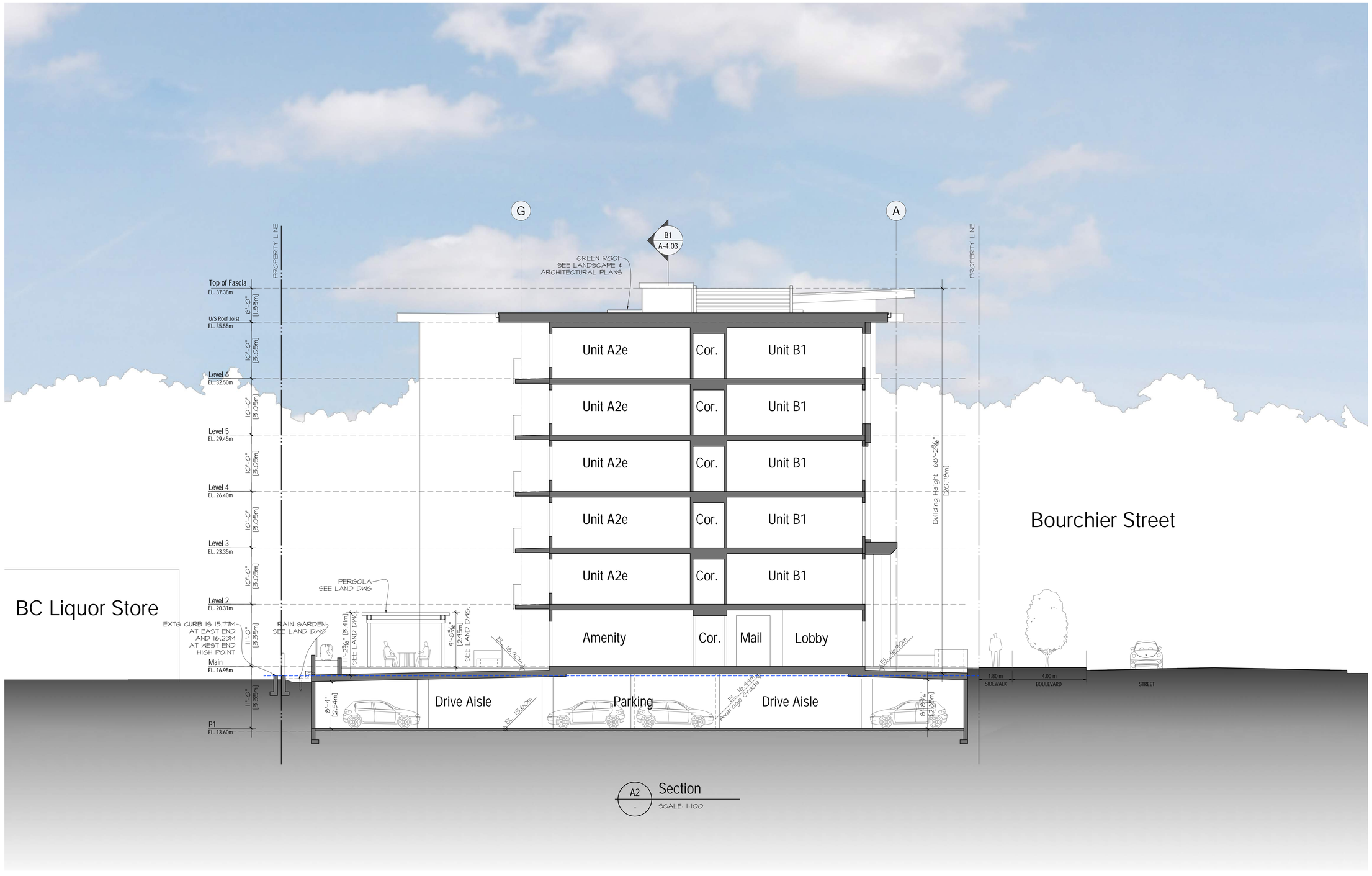
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Sections

Scale: 1:100
October 6, 2026



A2 Section
SCALE: 1:100

0 1 5 10M

SCALE: 1:100

Section -A2

A-4.03

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP A2

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA
2026-10-06

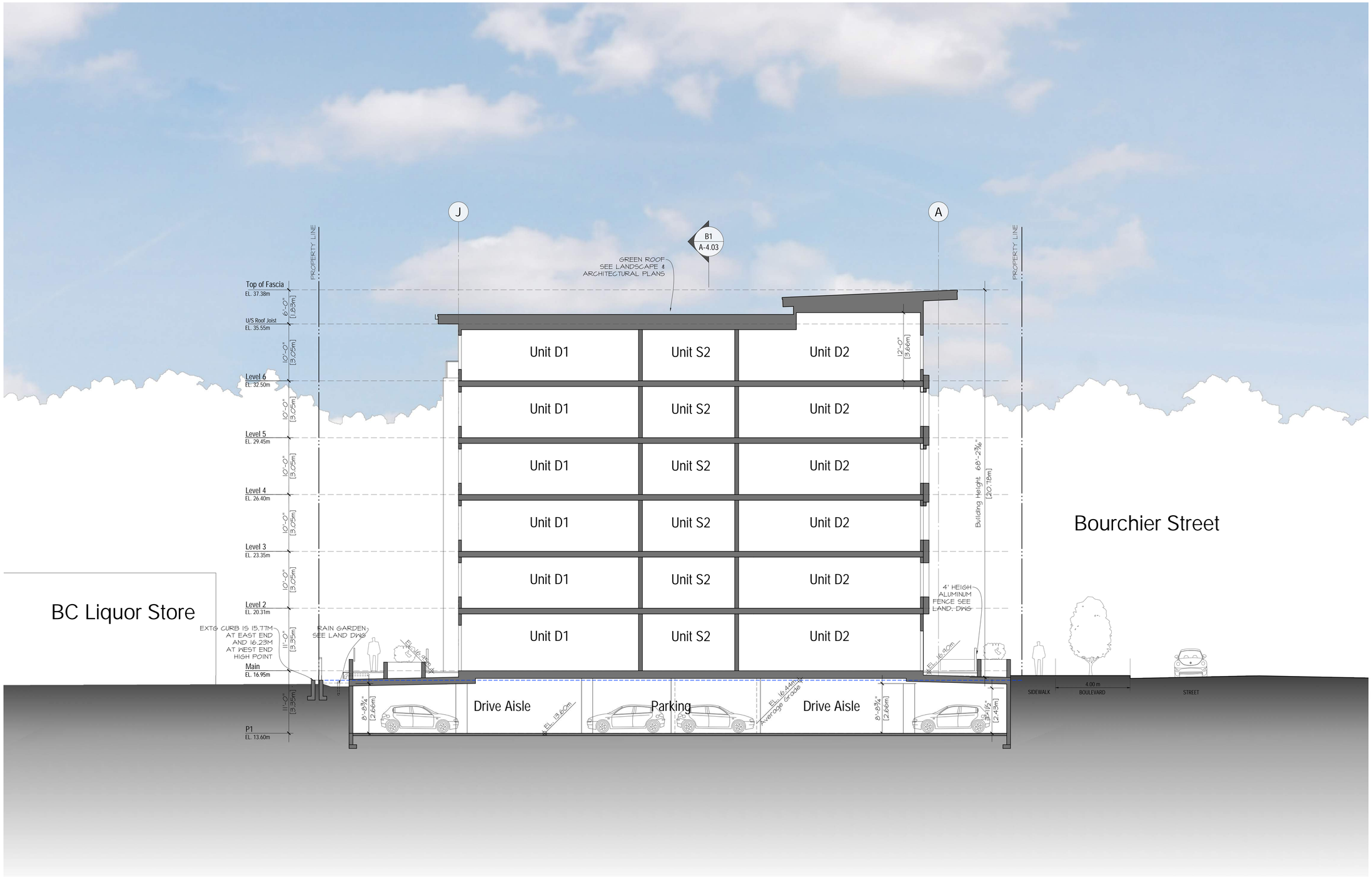
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Sections

Scale: 1:100
October 6, 2026



0 1 5 10M

SCALE: 1:100

Section -A3

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

A3

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA

2026-10-06

Project

1908 FOUL BAY
Multi-Unit Residential

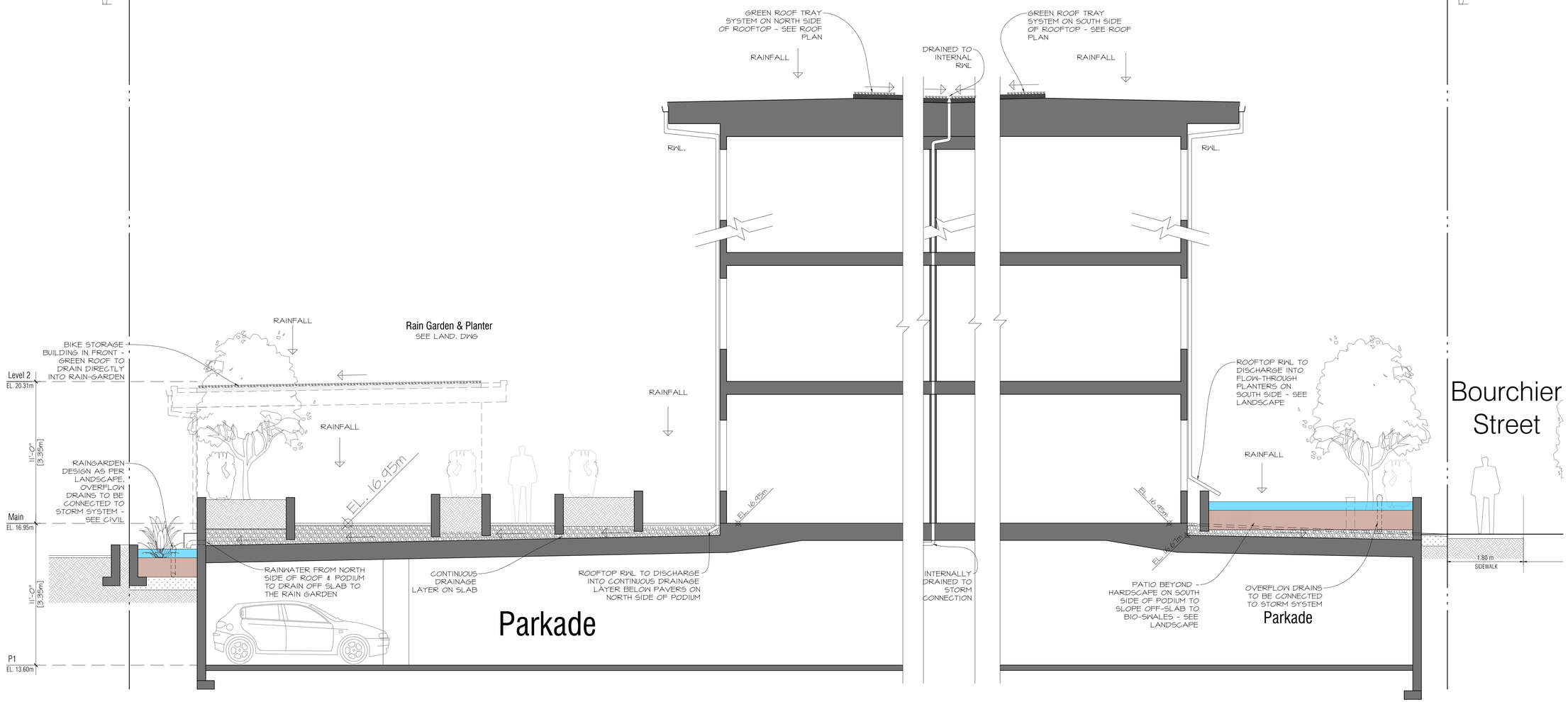
TELUS living

LEDCOR GROUP

Sections

Scale: 1:100
October 6, 2026

A-4.04



Rain Garden & Planter Section

SCALE: 1:50

0 1 5 10M

SCALE: 1:100

Section -Rain Planter & Garden

A-4.05

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Sections

Scale: 1:50
October 6, 2026



Concept Model View - SE corner-Bourchier

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

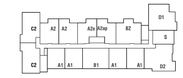
March 18, 2026
Issued for DP Resubmission

March 20, 2026
Issued for DP Resubmission

May 27, 2026
Issued for COTW

August 18, 2026
Re-Issued for DP & COTW

October 6, 2026
Re-Issued for DP





2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

Views

Scale:
October 6, 2026

A-5.01



Concept Model View - NE-Foul Bay

A-5.02

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Views

Scale:
October 6, 2026



Concept Model View - Entry

A-5.03

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA

2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Views

Scale:
October 6, 2026



ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP



2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

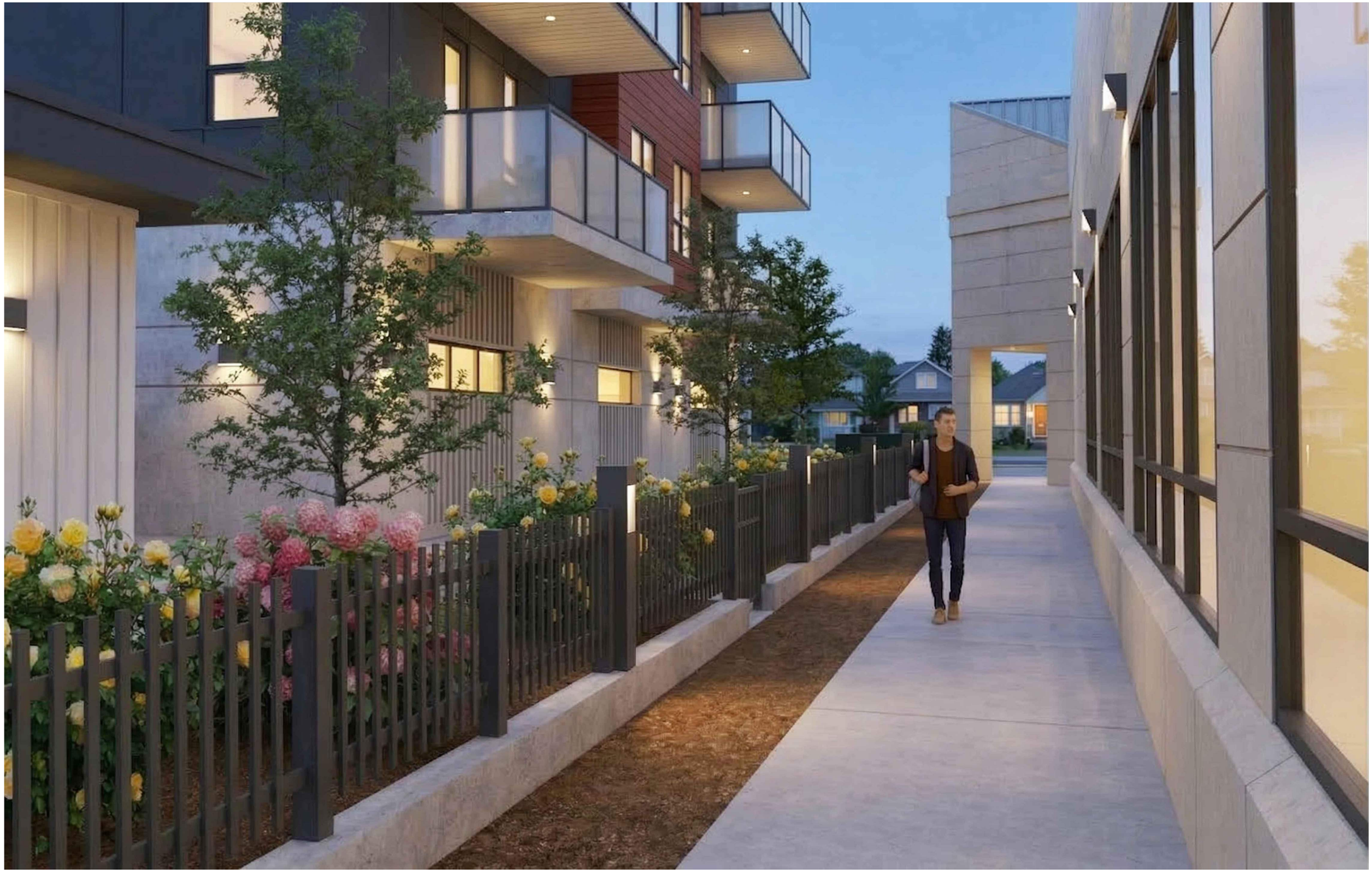
LEDCOR GROUP

Views

Scale:
October 6, 2026

Pathway Concept Model-Day View

A-5.04



ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG VOUTE
BRITISH COLUMBIA

2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

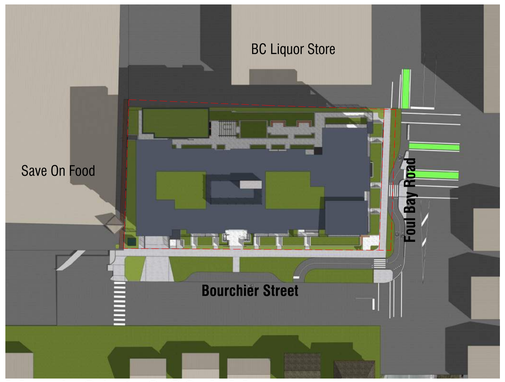
Views

Scale:
October 6, 2026

Pathway Concept Model-Night View

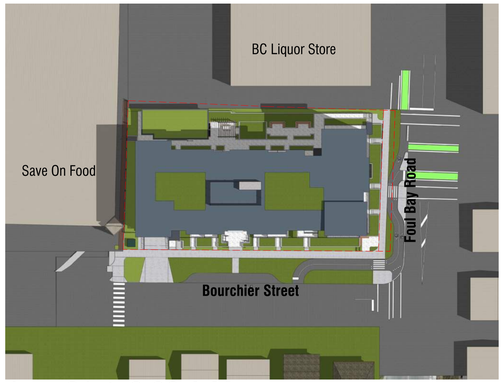
A-5.05

SPRING EQUINOX



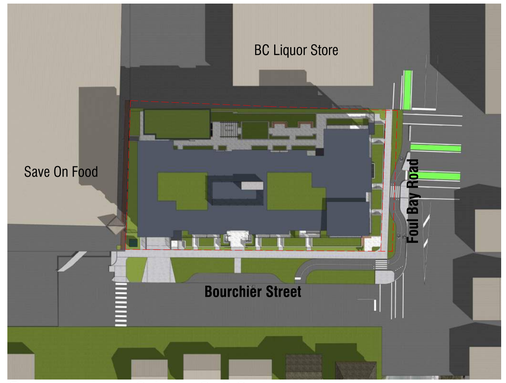
March 21st, 9:00 A.M.

SUMMER SOLSTICE



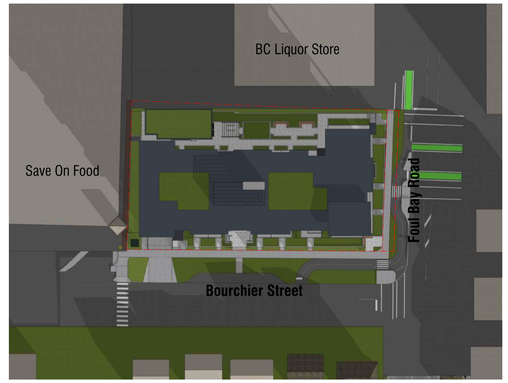
June 21st, 9:00 A.M.

FALL EQUINOX

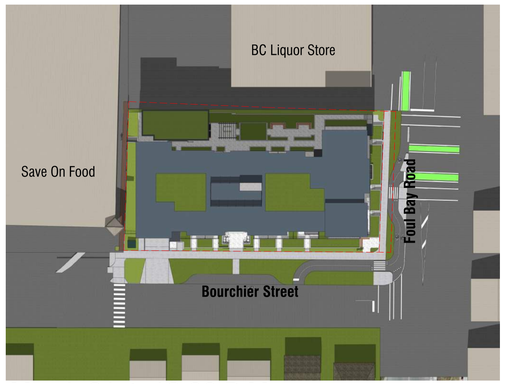


September 21st, 9:00 A.M.

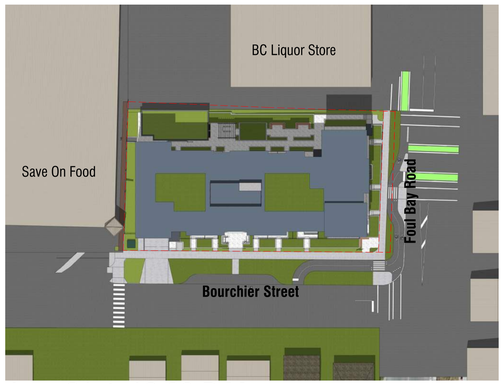
WINTER SOLSTICE



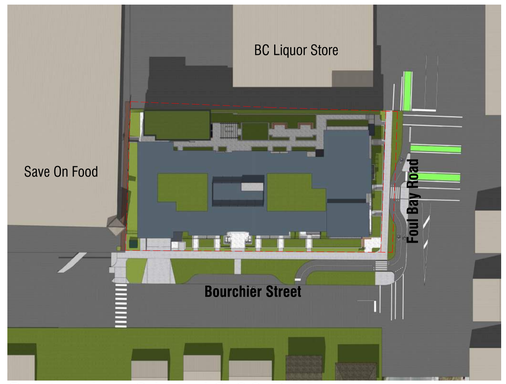
December 21st, 9:00 A.M.



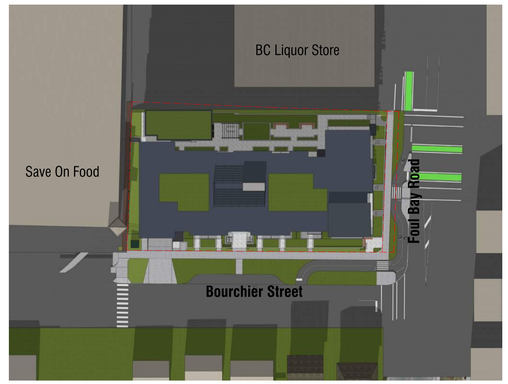
March 21st, 12:00 P.M.



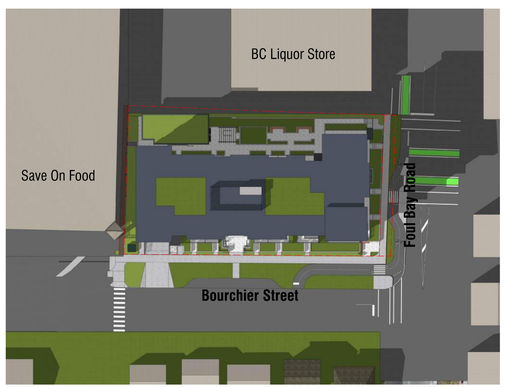
June 21st, 12:00 P.M.



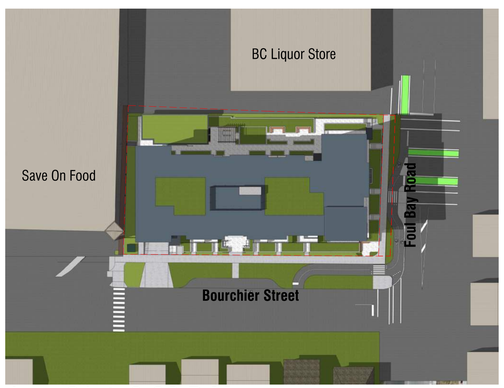
September 21st, 12:00 P.M.



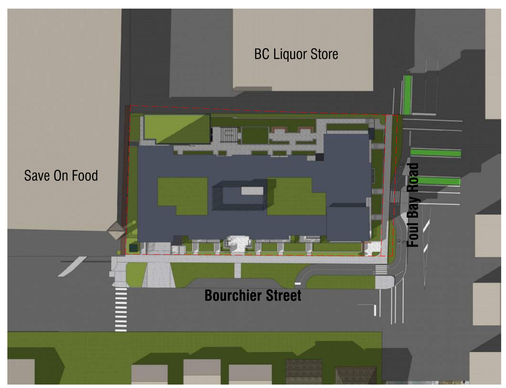
December 21st, 12:00 P.M.



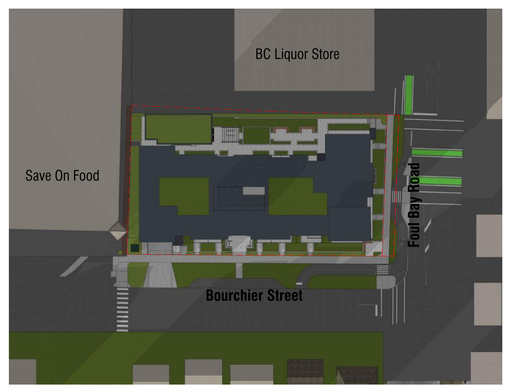
March 21st, 3:00 P.M.



June 21st, 3:00 P.M.



September 21st, 3:00 P.M.



December 21st, 3:00 P.M.

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT GREG VOUTE BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

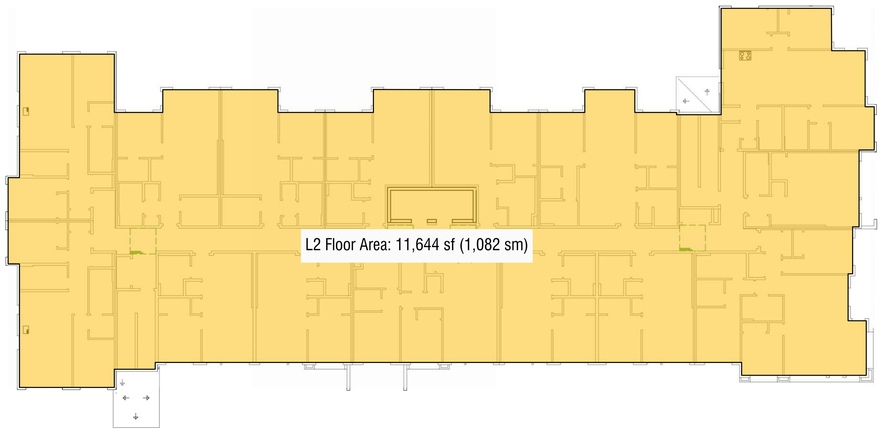
LEDCOR GROUP

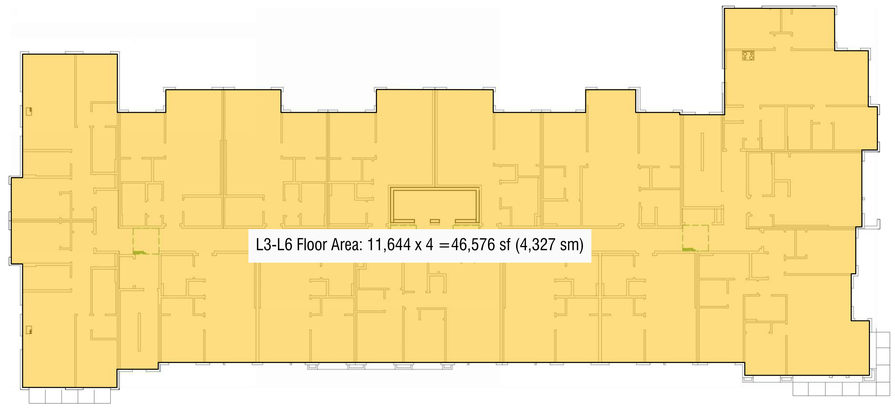
Shadow Study

Scale: N/A
October 6, 2026

Shadow Study

A-6.00





TOTAL FLOOR AREA CALCULATION (for FSR)		
Main Floor	10,463 sf	972 sm
L2 Floor	11,644 sf	1,082 sm
L3-L6 Floor	46,576 sf	4,327 sm
Total	68,683 sf	6,381 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

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG VOUTT
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

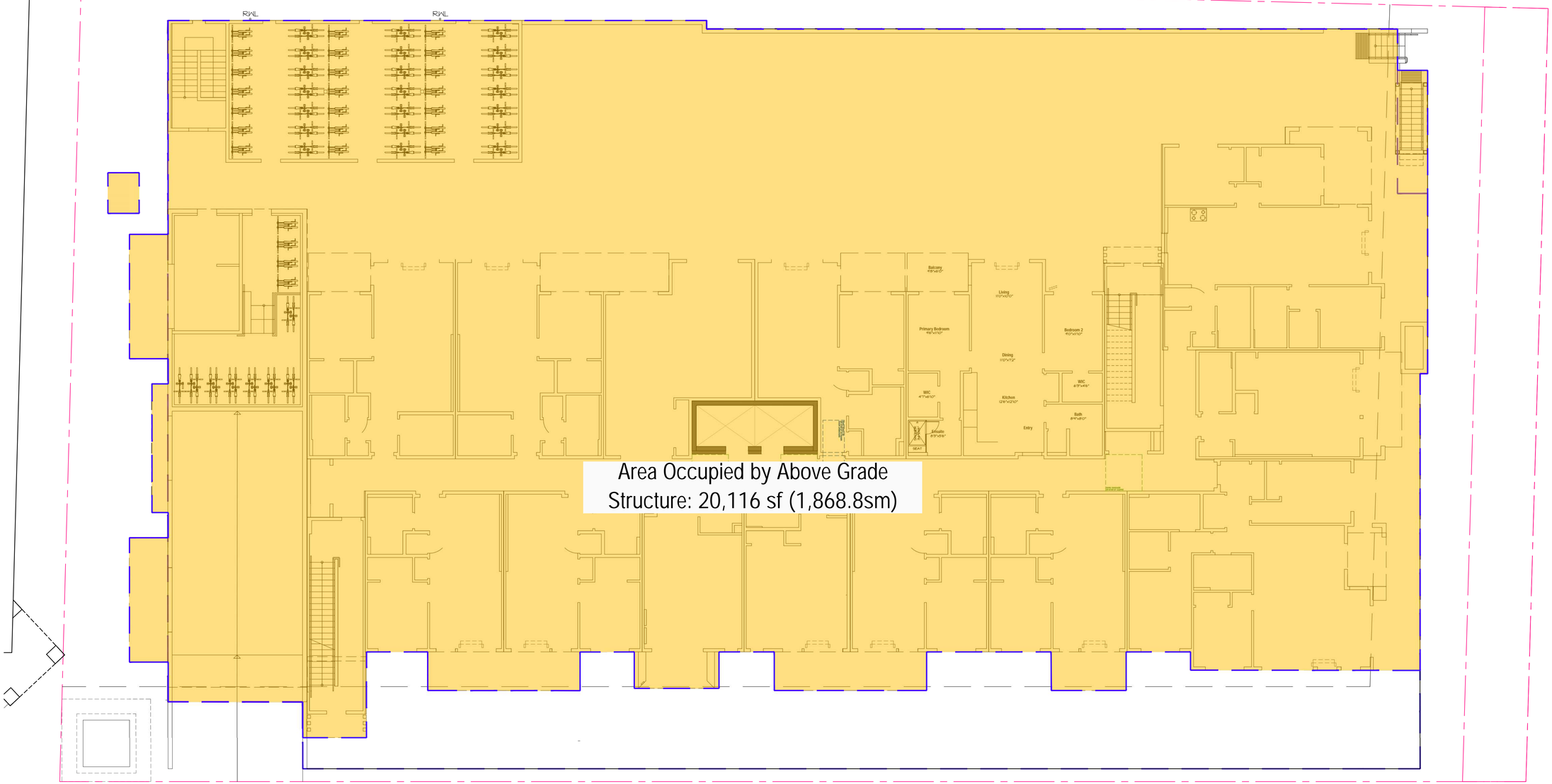
LEDCOR GROUP

Key Plan - Area Calculations

Scale: 1:100
October 6, 2026

Key Plan - Area Calculations

A-7.01



SITE COVERAGE CALCULATION				
Includes all above grade	Above Ground Area	20,116 sf 1,868.8 sm	Lot Area (post dedication)	26,920 sf 2,501 sm
Site Coverage	74.7%			

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.

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA

2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

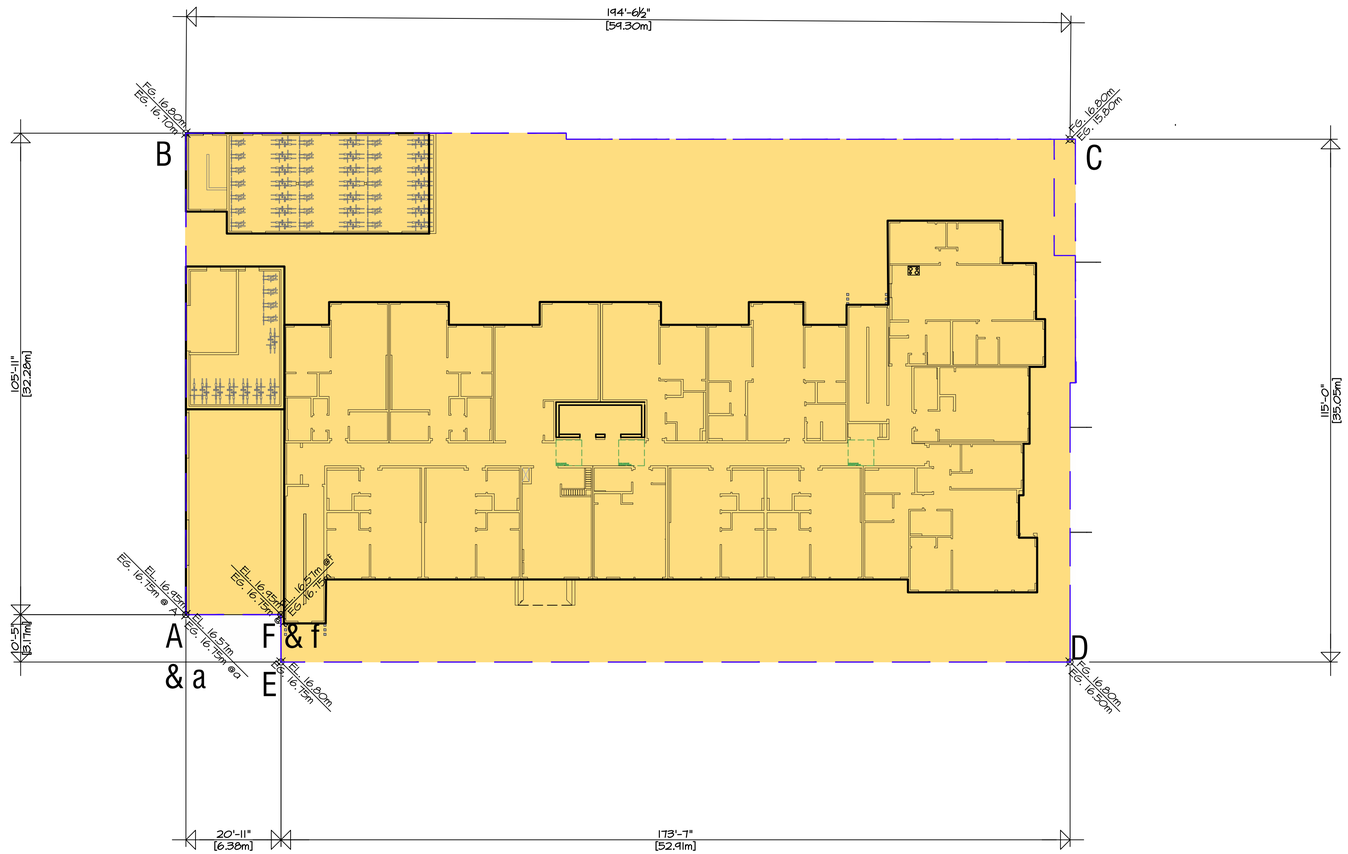
LEDCOR GROUP

Key Plan - Site Coverage

Scale: 1:100
October 6, 2026

Key Plan - Site Coverage

A-7.02



Average Grade Calculation

Wall Section	Average Grade			Length		
A-B	(16.57 + 16.70)/2	16.64	x	32.28	m =	537
B-C	(16.70 + 15.80)/2	16.25	x	59.30	m =	964
C-D	(15.80 + 16.50)/2	16.15	x	35.05	m =	566
D-E	(16.50 + 16.75)/2	16.65	x	52.91	m =	881
E- F	(16.75 + 16.75)/2	16.66	x	3.17	m =	53
F-A	(16.75 + 16.75)/2	16.75	x	6.38	m =	107
f-a	(16.57 + 16.57)/2	16.57	x	6.38	m =	106
Total				**195.47**	m	3,213

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

SCALE: 1:200

Average Grade Overlay

A-7.03

ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

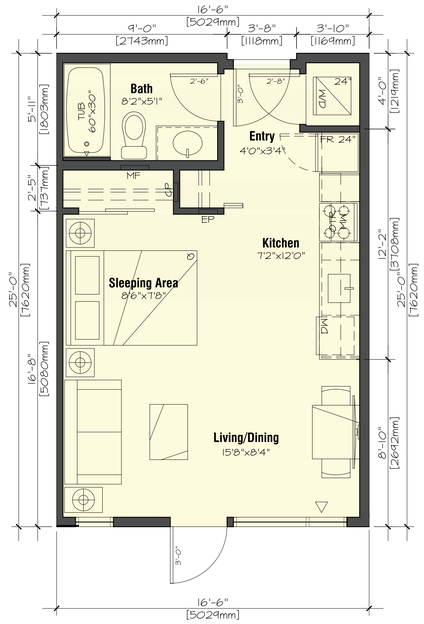
Average Grade Overlay

Scale: 1:200
October 6, 2026

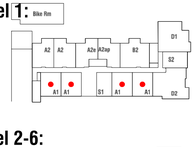
Unit S1 - Studio

1 Bed + 1 Bath
406 sf

1 Units Total (1 of 87)
101



Level 1:



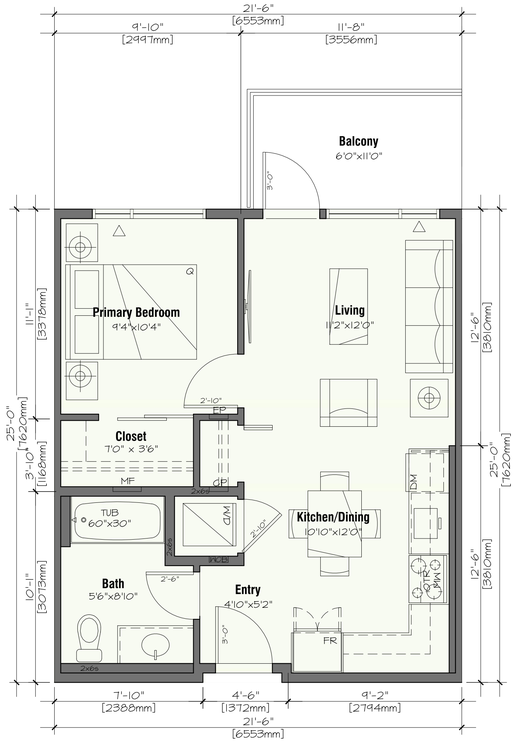
Level 2-6:



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



Level 1:

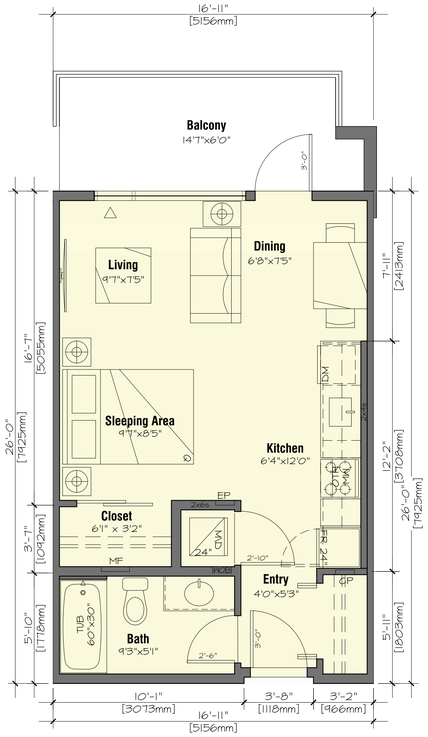
Level 2-6:

Unit S2 - Studio

1 Bed + 1 Bath
434 sf

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

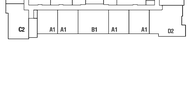
Unit 105 - Potential Live/Work Unit



Level 1:



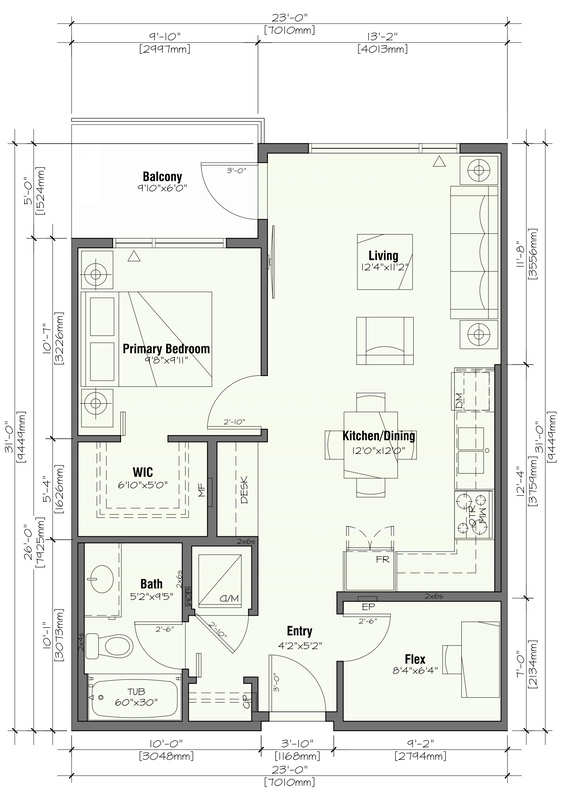
Level 2-6:



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



ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
REG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Unit Plans

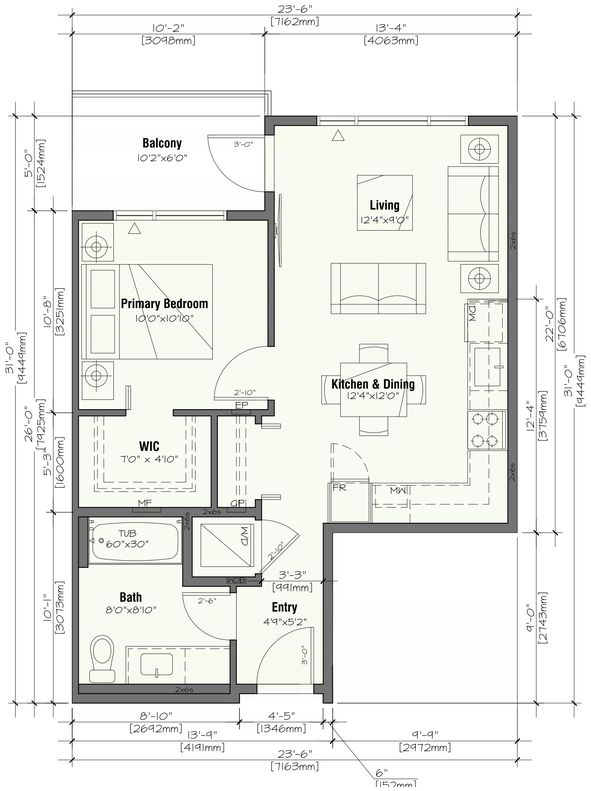
Scale: 1/4" = 1' - 0"
October 6, 2026

A-8.01

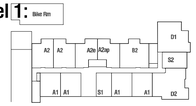
A2e - 1 Bedroom

1 Bed + 1 Bath
581 sf

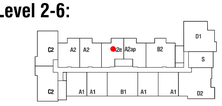
5 Units Total (5 of 87)
209, 309, 409, 509, 609



Level 1:



Level 2-6:

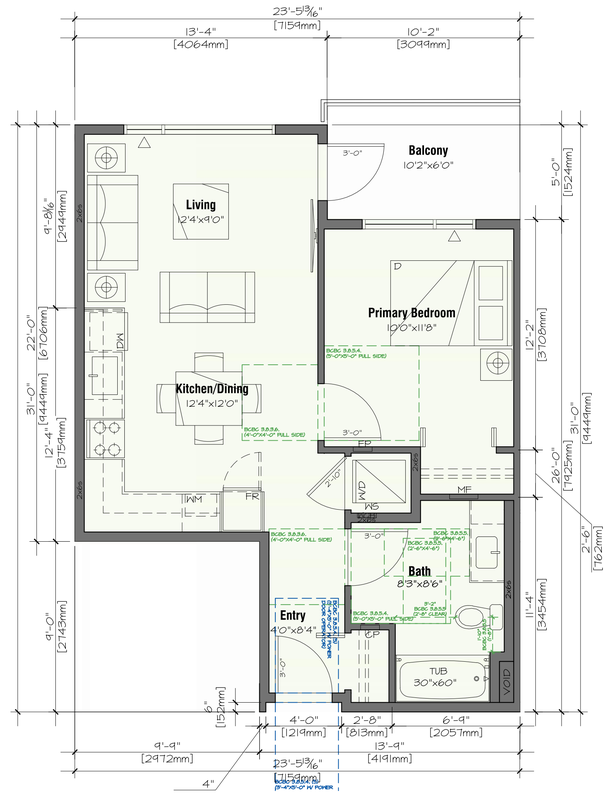


A2ap - 1 Bedroom

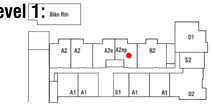
1 Bed + 1 Bath
581 sf

Adaptable Units (2018 Compliance)

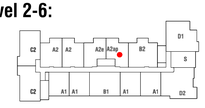
6 Unit Total (6 of 87)
108, 208, 308, 408, 508, 608



Level 1:



Level 2-6:



ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA

2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Unit Plans

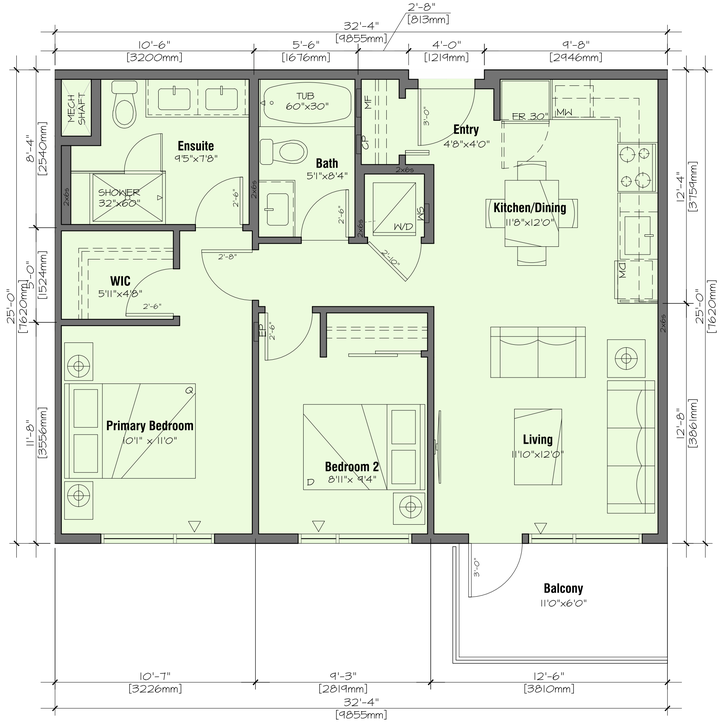
Scale: 1/4" = 1' - 0"
October 6, 2026

A-8.02

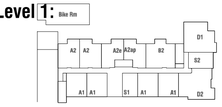
B1 - 2 Bedroom

2 Bed + 2 Bath
798 sf

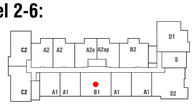
5 Units Total (5 of 87)
201, 301, 401, 501, 601



Level 1: Bike Rm



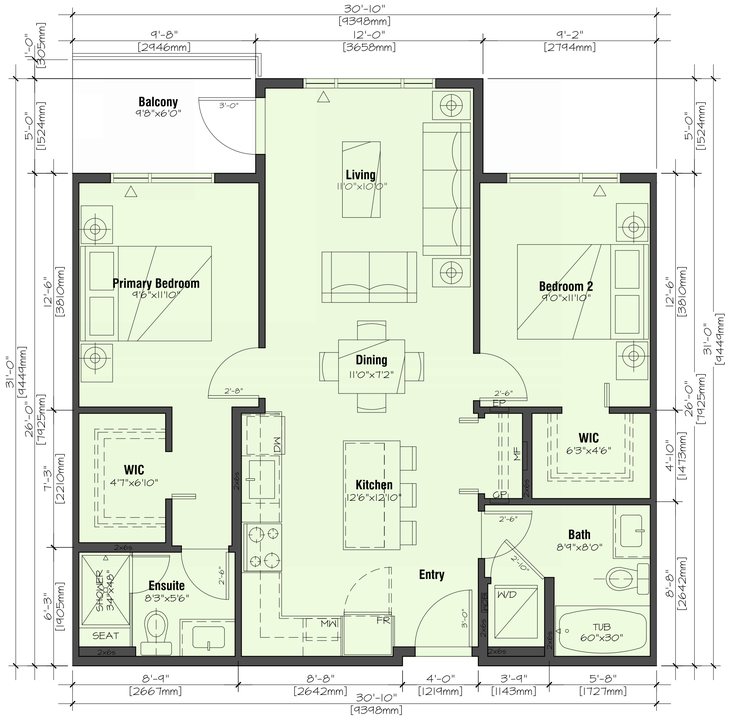
Level 2-6:



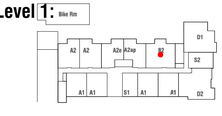
B2 - 2 Bedroom Unit

2 Bed + 2 Bath
852 sf

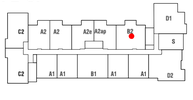
6 Units Total (6 of 87)
107, 207, 307, 407, 507, 607



Level 1: Bike Rm



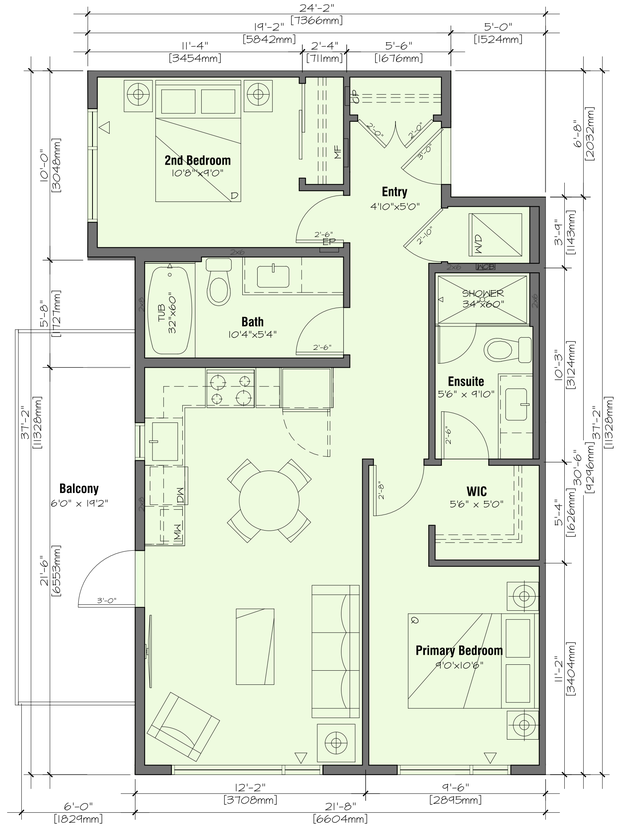
Level 2-6:



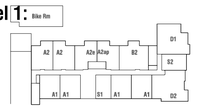
C2 - 2 Bedroom Corner Unit

2 Bed + 2 Bath
797 sf

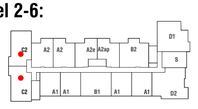
10 Units Total (10 of 87)
212, 213,
312, 313,
412, 413,
512, 513,
612, 613



Level 1: Bike Rm



Level 2-6:



ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Unit Plans

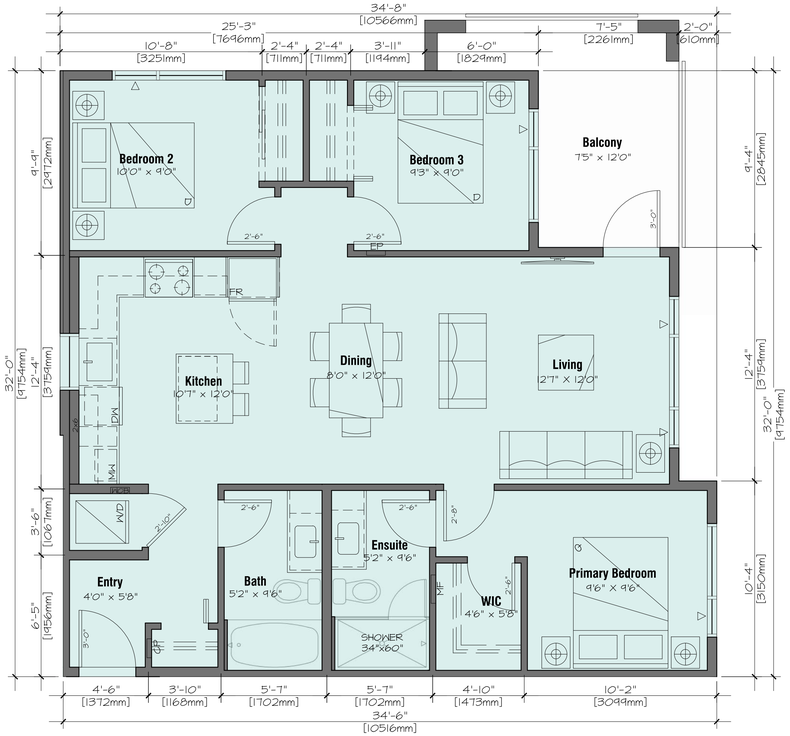
Scale: 1/4" = 1' - 0"
October 6, 2026

A-8.03

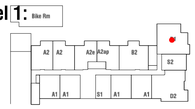
D1 - 3 Bedroom Corner Unit

3 Bed + 2 Bath
991 sf

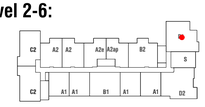
6 Units Total (6 of 87)
106, 206, 306, 406, 506, 606



Level 1:



Level 2-6:

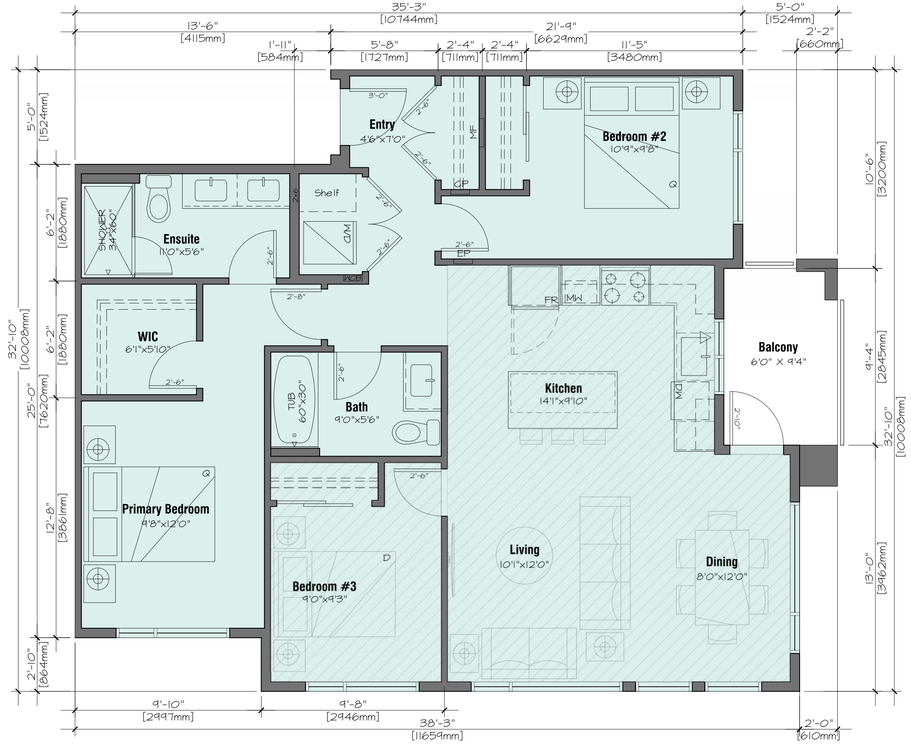


D2 - 3 Bedroom Corner Unit

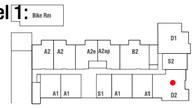
3 Bed + 2 Bath
1090 sf

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

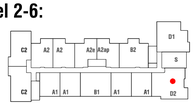
12' Ceiling on Top Floor Only
(See overall plan)



Level 1:



Level 2-6:



ARCHITECTS INCORPORATED
1656 West 8th Avenue Vancouver BC V6J1V4

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

September 11, 2024
Pre-Application City Review

September 19, 2024
City Technical Review

October 25, 2024
Issued for CALUC Review

April 28, 2025
Issued for DP

September 19, 2025
Issued for DP Resubmission

December 15, 2025
Issued for DP Resubmission

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

October 6, 2026
Re-Issued for DP

REGISTERED ARCHITECT
GREG VOUTE
BRITISH COLUMBIA
2026-10-06

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Unit Plans

Scale: 1/4" = 1' - 0"
October 6, 2026

A-8.04