

TELUS living

LEDCOR GROUP

CITY OF VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
November 06, 2026
Deemed Date:
October 07, 2026

PROPOSED RESIDENTIAL DEVELOPMENT

BUBBLE SET SHOWING
CHANGES TO DRAWINGS
SINCE LAST SUBMISSION

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
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1656 W8th St,
Vancouver BC, V6J 1V4

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

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

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

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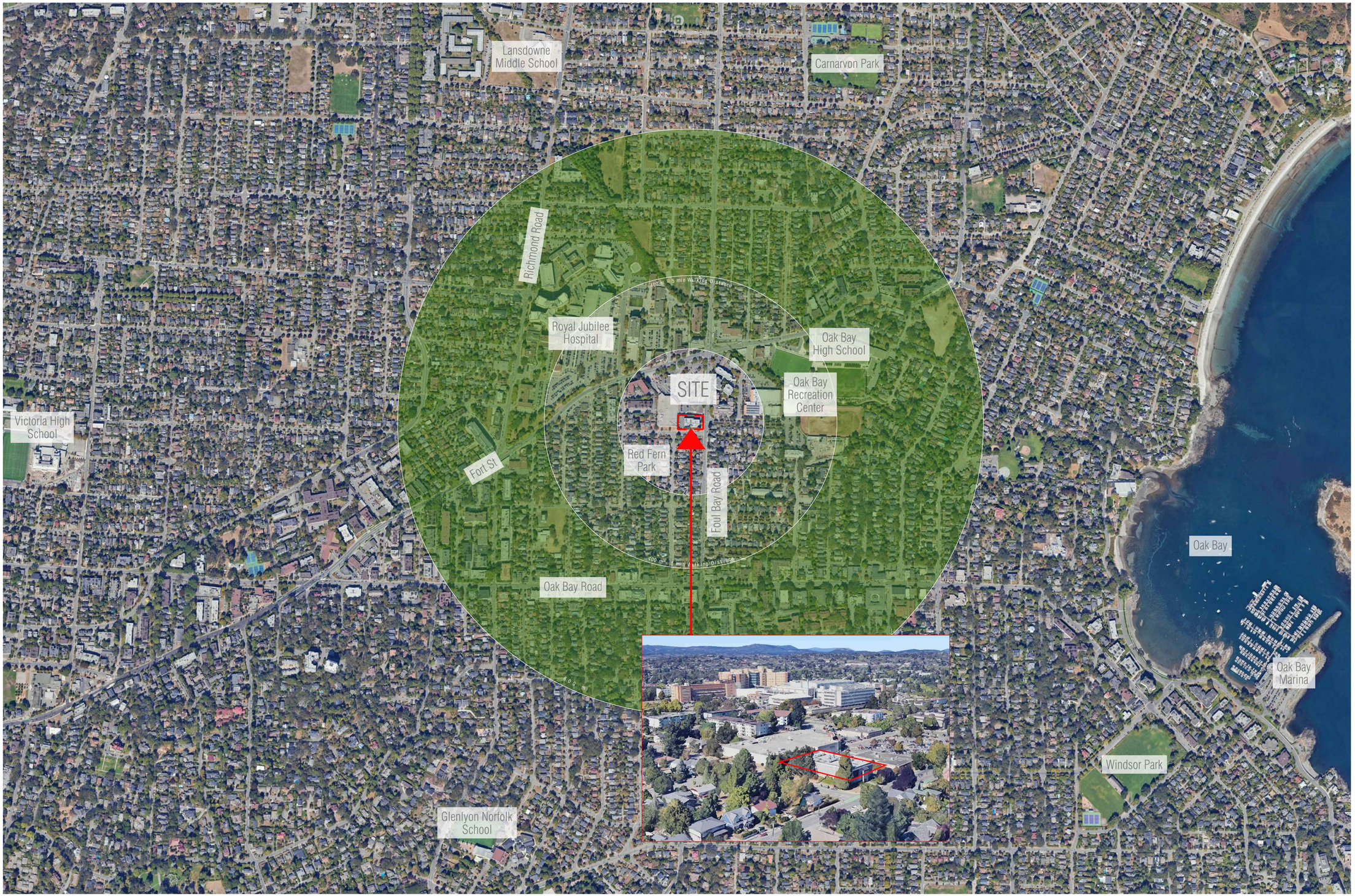
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Project
1908 FOUL BAY
Multi-Unit Residential

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Scale: N/A
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TELUS living

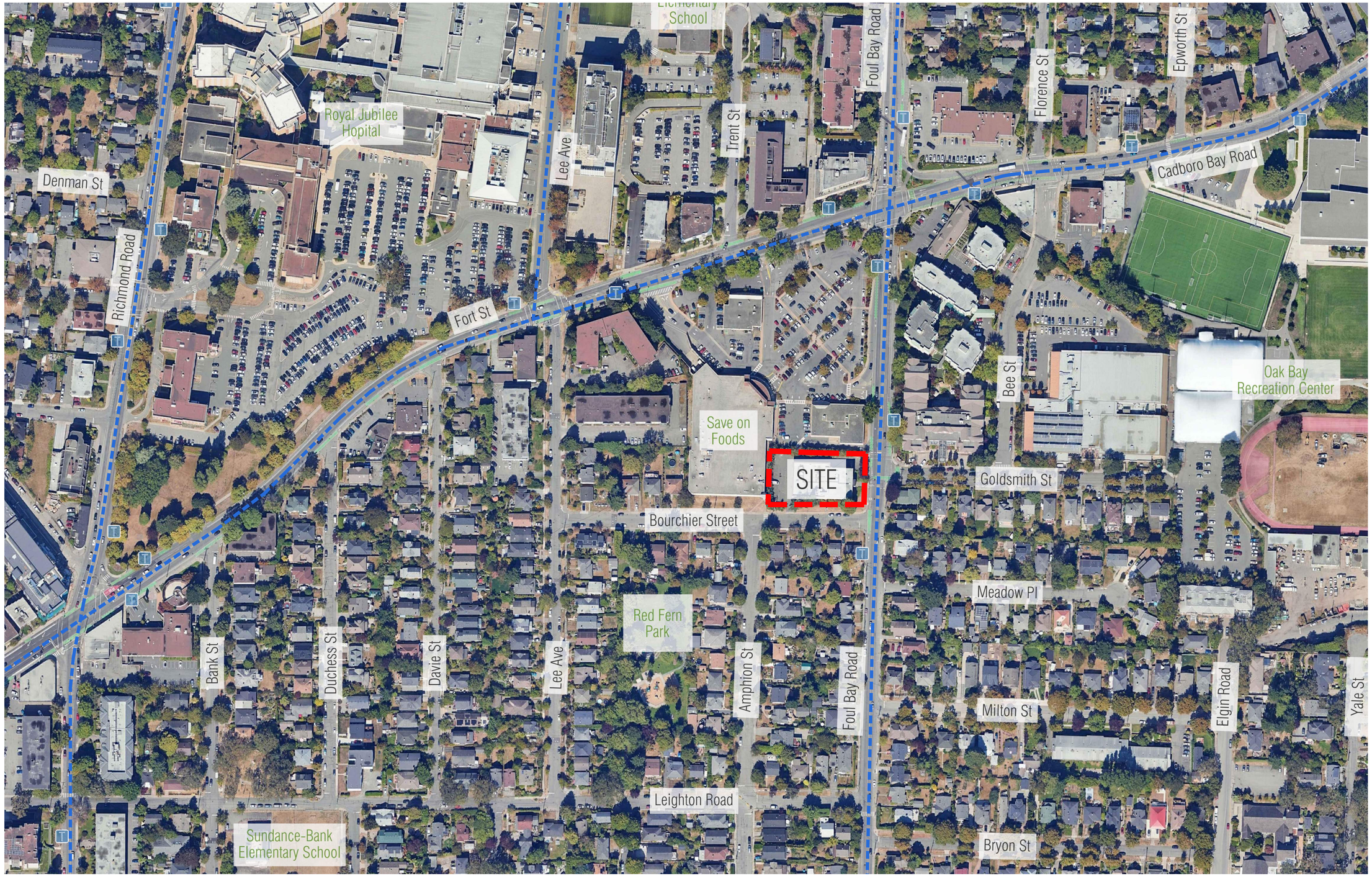
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Project Location Map

Scale: 1:5000
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Project Location Map

A-0.02



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Context Plan

Scale: N/A
October 6, 2026

Context Plan

A-0.03



1



2



3



4



5



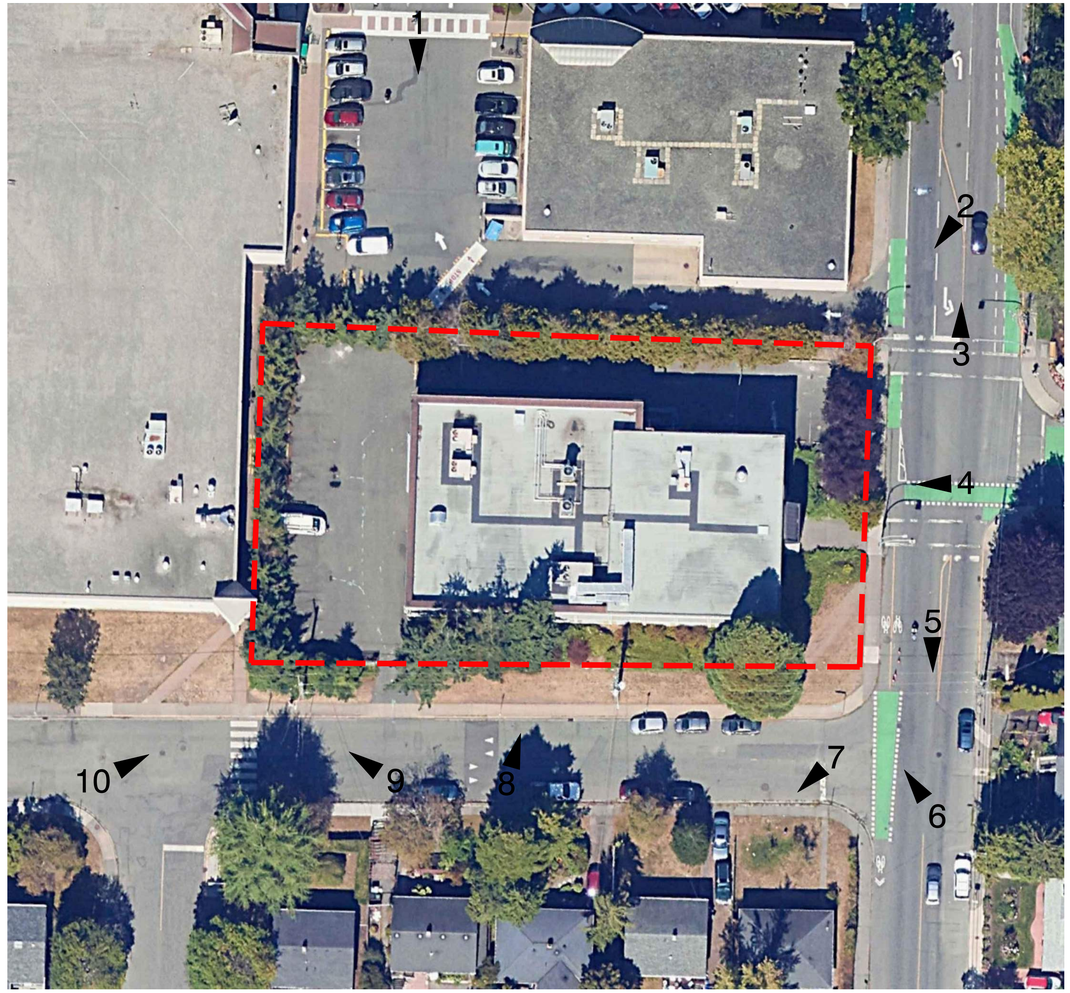
6



7



8





9



10

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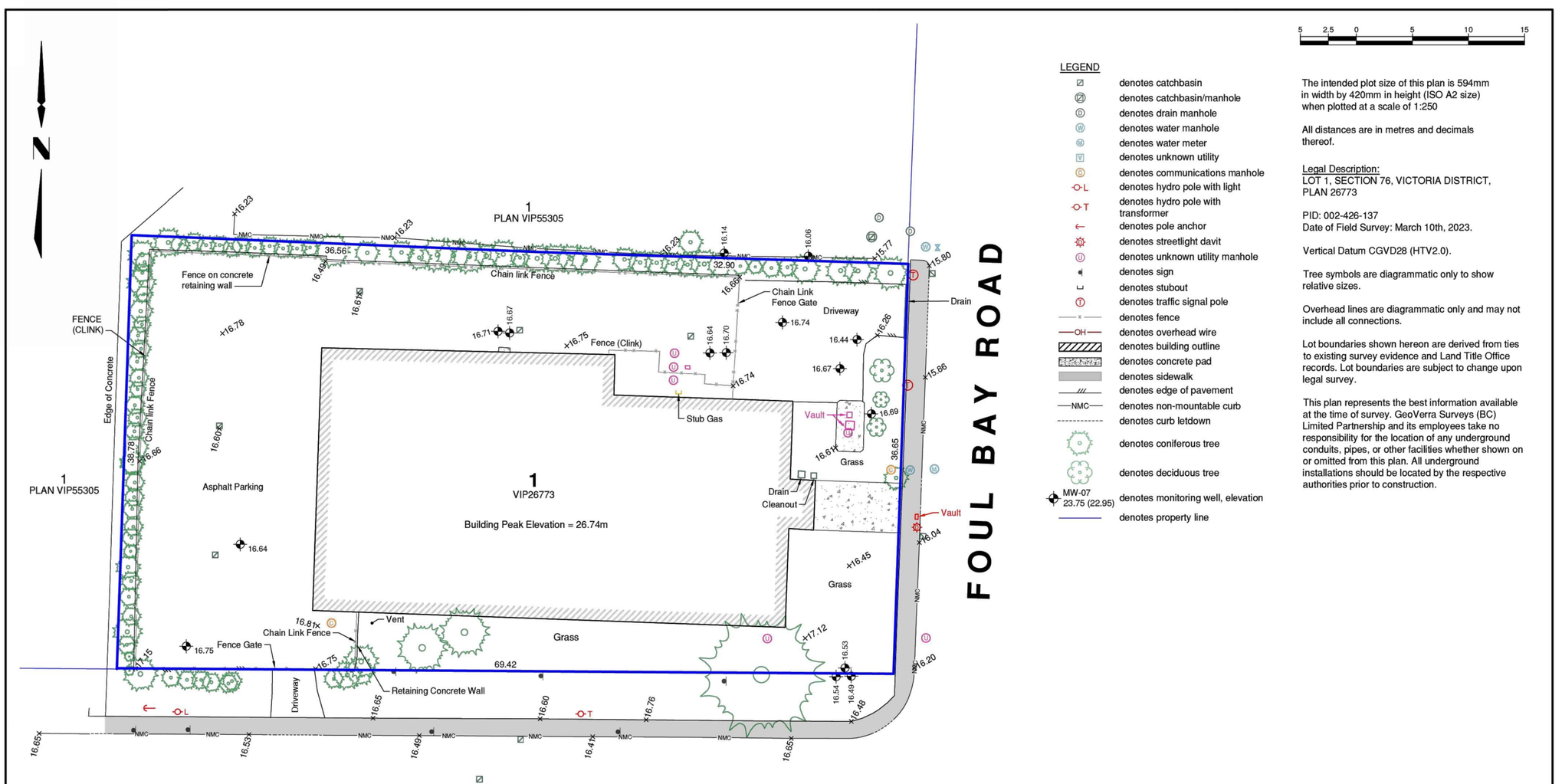
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Photos of Existing Site Conditions
Scale: N/A
October 6, 2026

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

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

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

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

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1908 FOUL BAY
Multi-Unit Residential

TELUS living

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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

Stats revised to include parkade exit stair C.
Pet wash area revised to 10 sf smaller to account for wall thickness

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Multi-Unit Residential

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Development Statistics

Scale: N/A
October 6, 2026

Development Statistics

A-0.06



Rendering revised for green roof location

Aerial View of Proposed Building in Relation to Flanking Buildings

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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	

Stats revised to include parkade exit stair C.



01M 10M 20M

SCALE: 1:200

Site Plan & Project Information

A-1.01

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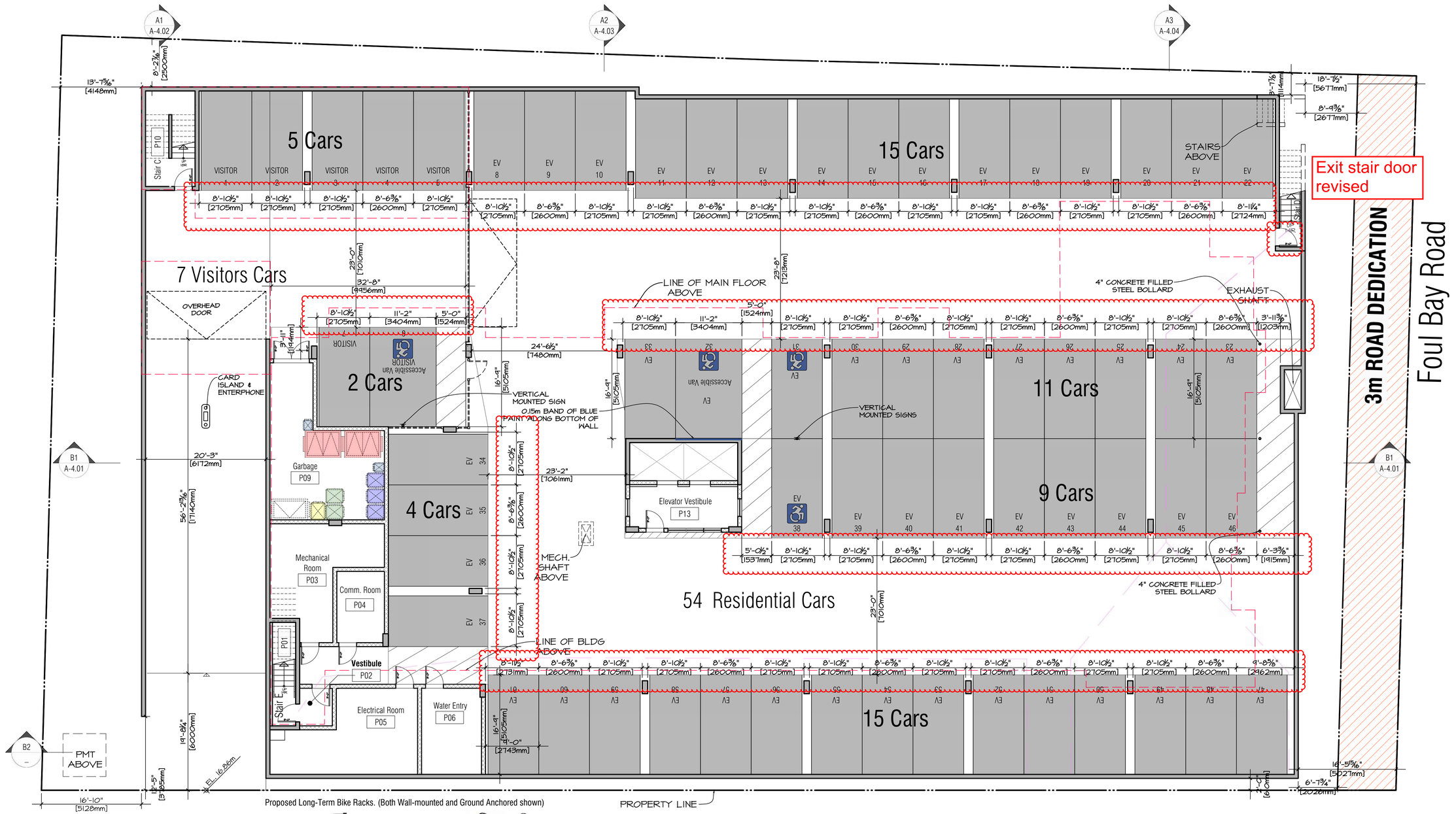
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Multi-Unit Residential

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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)

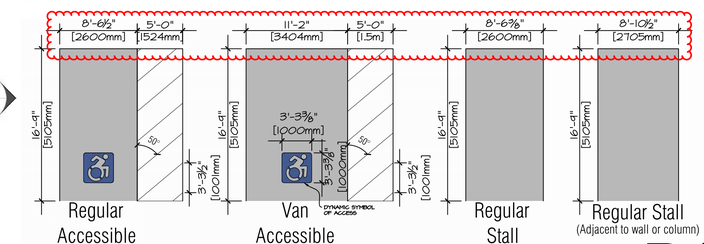
Wall Mounted Vertical Class



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) .

Parking stall sizes revised to account for imperial to metric rounding area. All parking stall sizes meet parking bylaw.

0 1 5 10M

SCALE: 1:100

P1 Parking Level Plan

A-2.01

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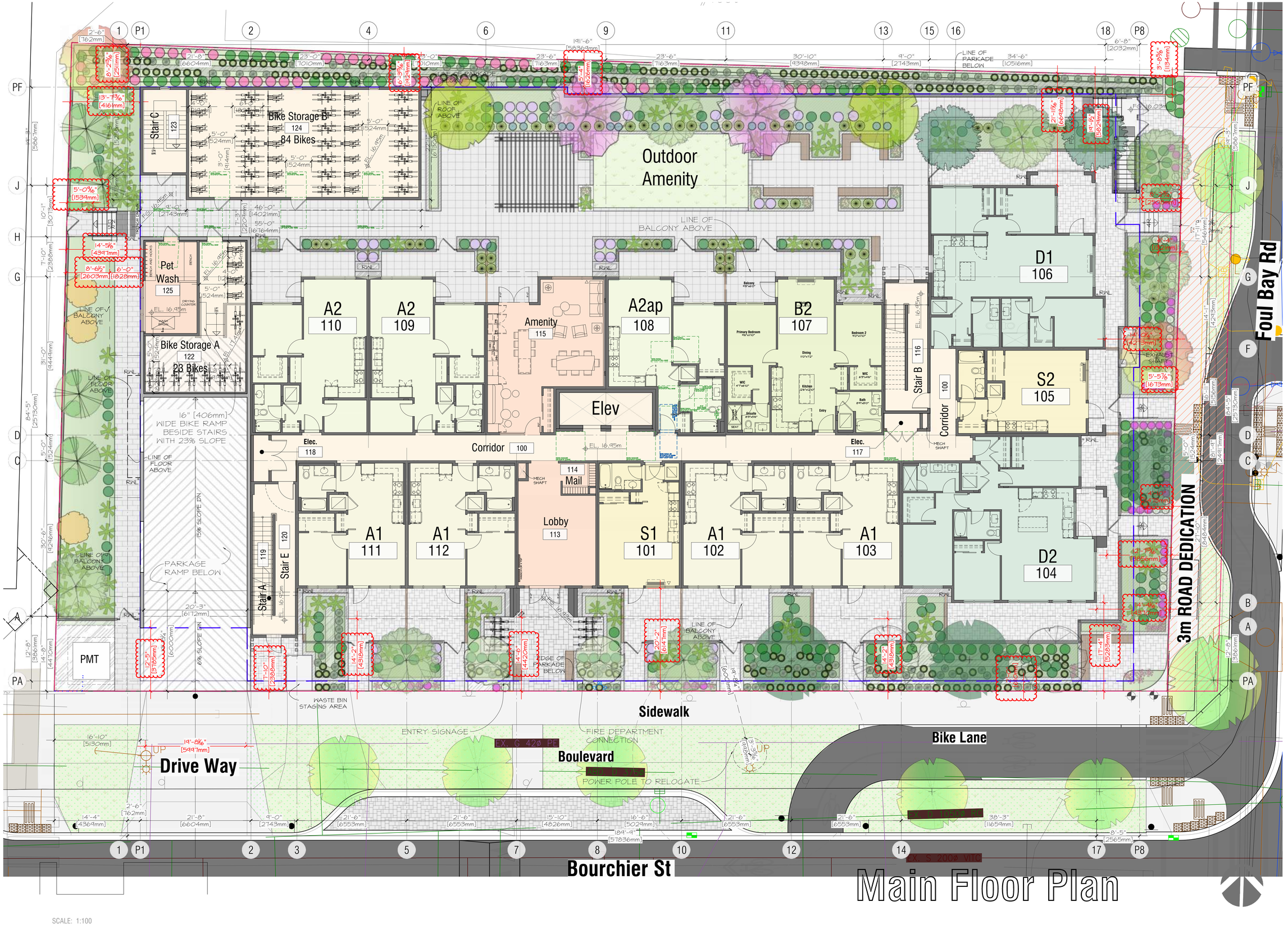
Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

P1 Parking Level Plan

Scale: 1:100
October 6, 2026



SCALE: 1:100

Main Floor Plan

A-2.02

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Setback dimensions added in red

1908 FOUL BAY
Multi-Unit Residential

TELUS living

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Main Floor Plan

Scale: 1:100
October 6, 2026



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1908 FOUL BAY
Multi-Unit Residential

TELUS living

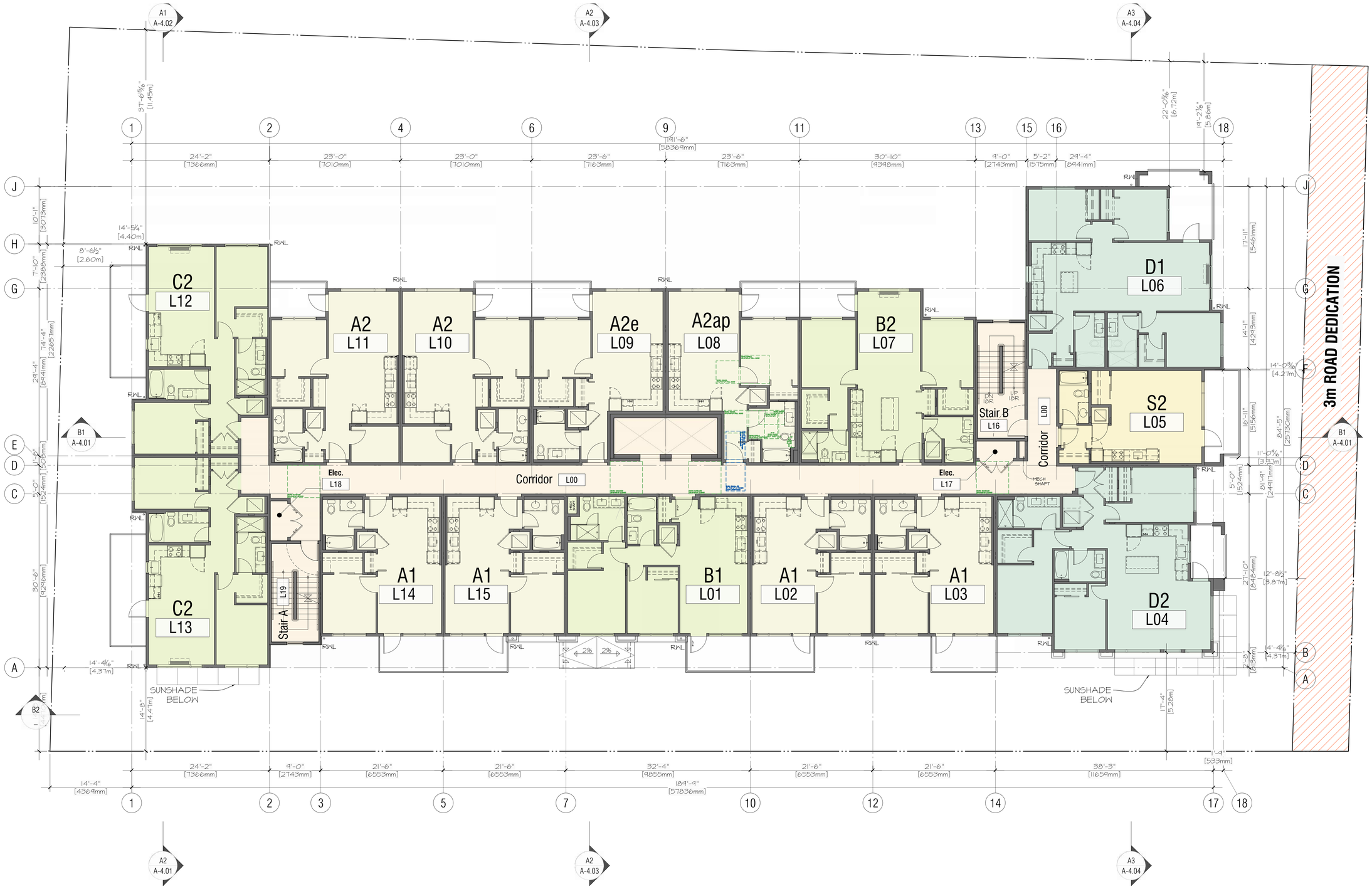
LEDCOR GROUP

Typical Floor Plan

Scale: 1:100
October 6, 2026

Level 2 Floor Plan

A-2.03



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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

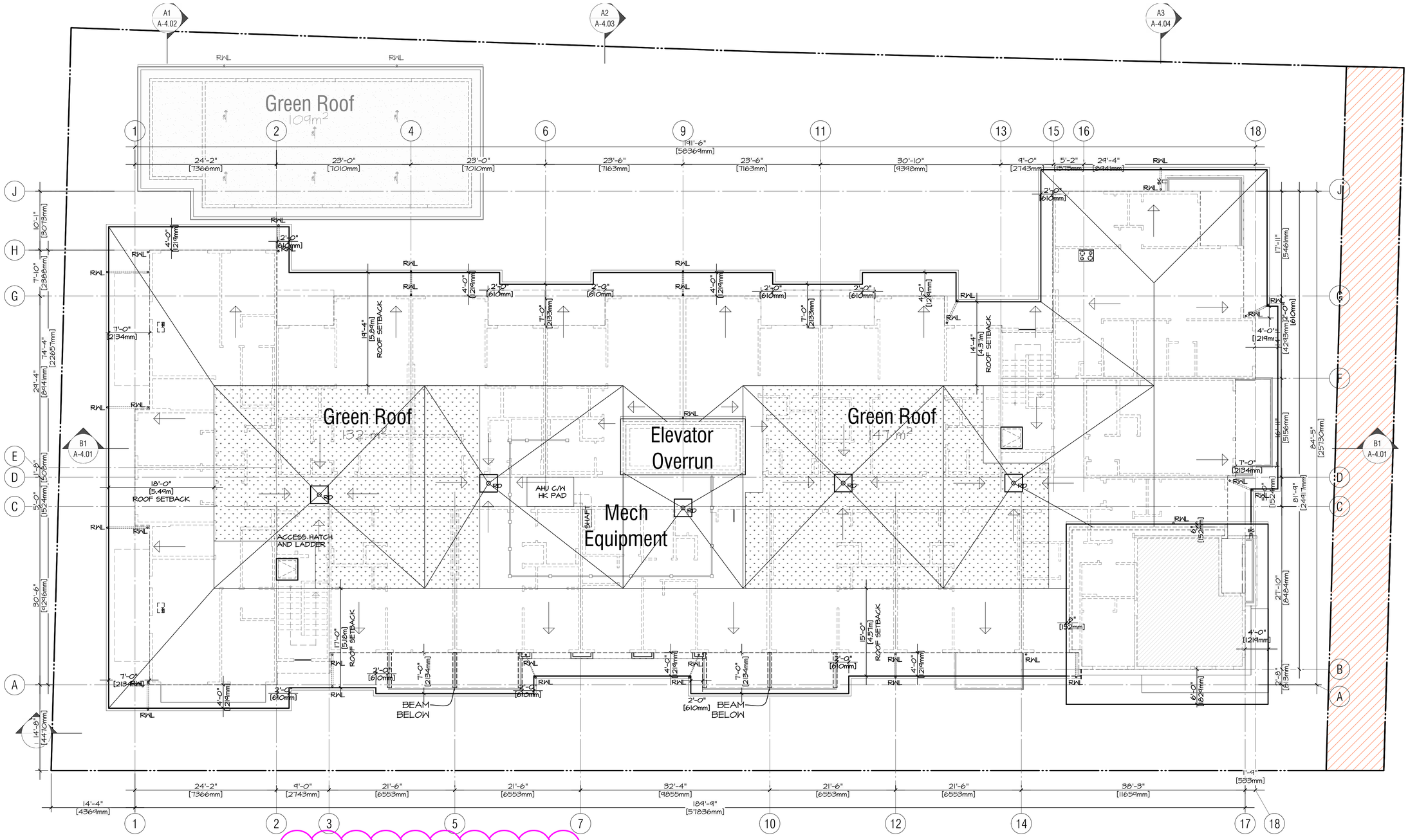
LEDCOR GROUP

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

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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)

See page A-3.05

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

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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEOCOR 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)

See page A-3.05

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

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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Elevations

Scale: 1:100
October 6, 2026

0 1 5 10M

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**
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)

See page A-3.05



East Elevation-Foul Bay Road

0 1 5 10M

SCALE: 1:100

Elevation - East

A-3.03

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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
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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)

See page A-3.05



West Elevation

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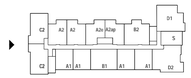
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1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Elevations

Scale: 1:100
October 6, 2026

0 1 5 10M
SCALE: 1:100

Elevation - West

A-3.04



Roofing

Fascia - Dark Grey

Soffit - Feature Wood

Fiber Cement Vertical Board & Batten - Coventry Gray

Fiber Cement Wrapped Feature Beams

Trim - Light Grey

Metal Guardrails

Panels - Neutral

Panels - Rust Red

Sunshades Charcoal Grey

Vinyl Windows - Dark

Trim - Dark

Fiber Cement Vertical Board & Batten - Off White

Trim - White

Fiber Cement Panel-Wood Like Spandrel glass at window above entry

Fiber Cement Vertical Board & Batten - Coventry Gray

Windows: - Curtain Wall

Architectural Concrete

Providence Ledgestone

Added materials to legend for additional clarification



1 Roofing
2-Ply SBS Roofing
Coloured Light Gray



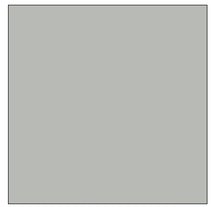
2 Fascia
Fibre Cement - Dark Grey
SW 7068 Grizzle Gray
Concealed Fasteners

Material Revised for SW Colour Equivalent



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

Material Revised for Woodtone product



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

Material Revised for SW Colour Equivalent



6a Panels
Fibre Cement - Dark Gray
SW 7068 - Grizzle Gray
Concealed Fasteners

6b Fibre Cement - Tan Gray
SW 6073 Perfect Greige
Concealed Fasteners

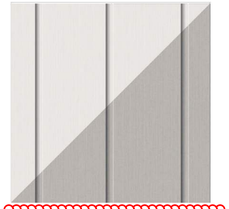
Material Revised for SW Colour Equivalent



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

Material Revised for SW Colour Equivalent



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

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Multi-Unit Residential

TELUS living

LEOCOR GROUP

Colour Material Board

Scale: NTS
October 6, 2026

A-3.05



South Streetscape-along Bourchier Street

0 1 5 10M 15M

SCALE: 1:150

Streetscape Elevation - South

A-3.06

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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

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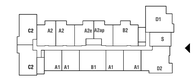
March 18, 2026
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May 27, 2026
Issued for COTW

August 18, 2026
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October 6, 2026
Re-Issued for DP



Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEOCOR GROUP

Streetscape Elevations
East

Scale: 1:150
October 6, 2026



0 1 5 10M

SCALE: 1:100

Section - B1

A-4.01

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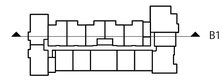
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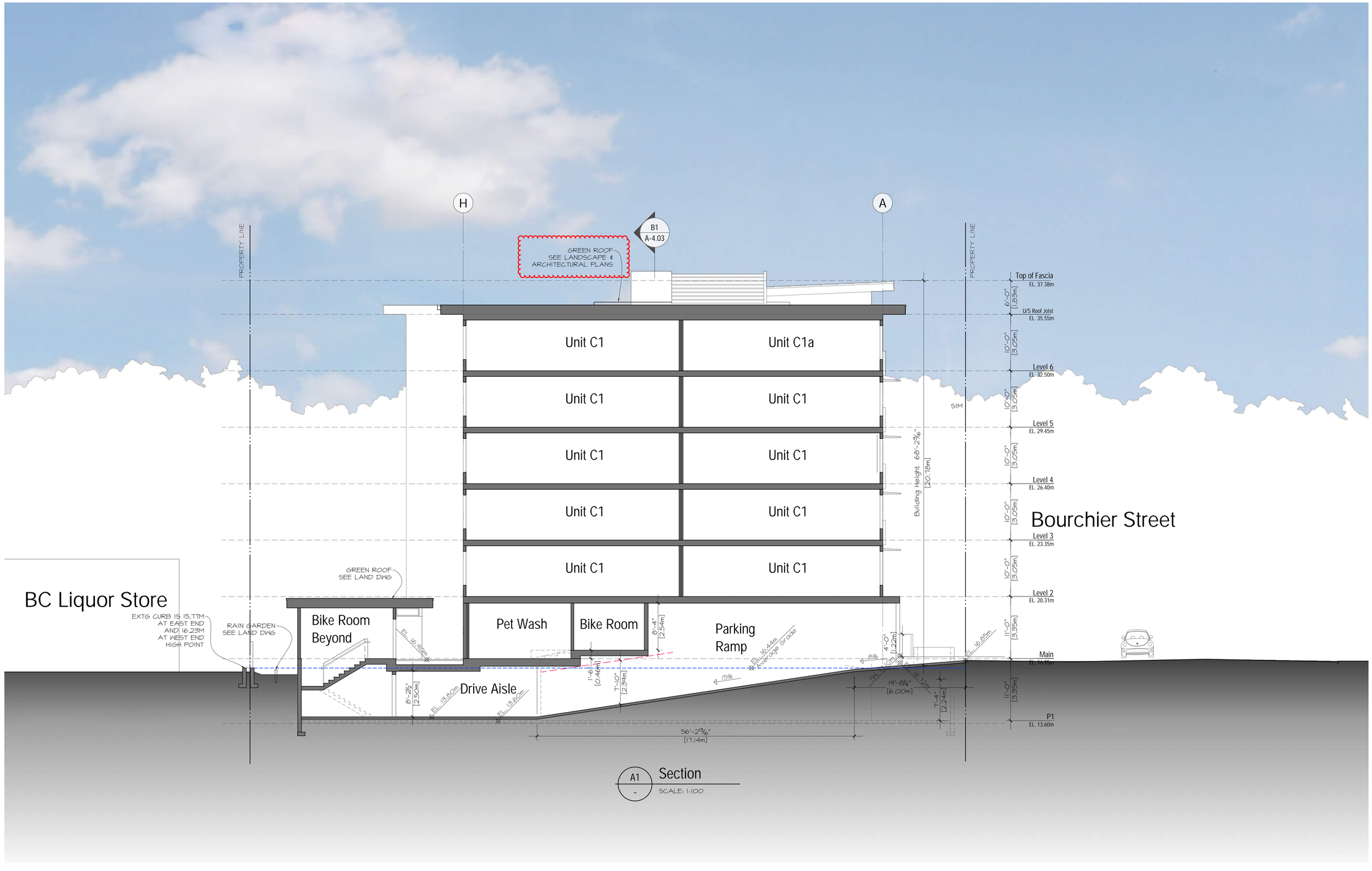
Project
1908 FOUL BAY
Multi-Unit Residential

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

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October 6, 2026
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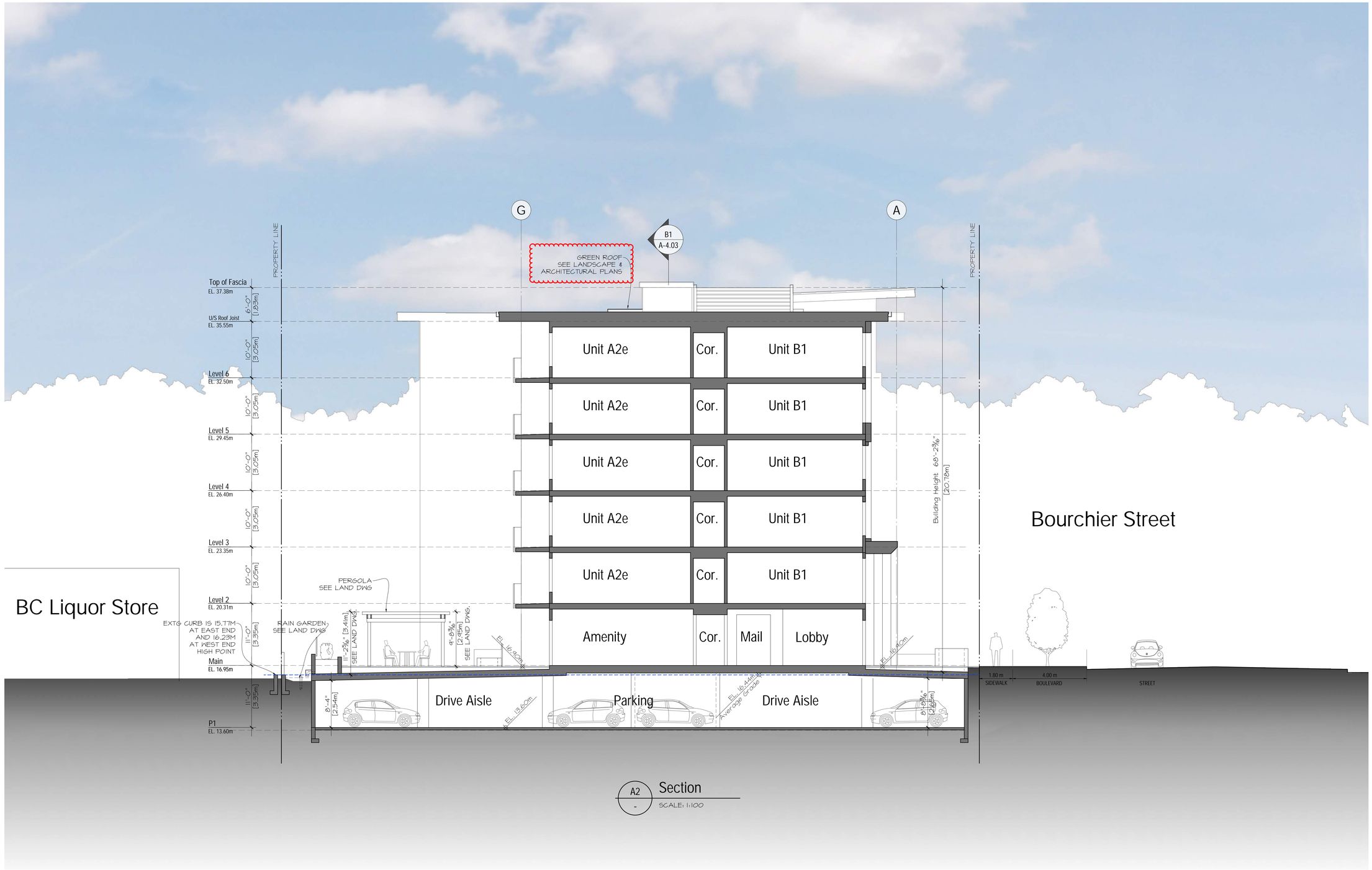
Project
1908 FOUL BAY
Multi-Unit Residential

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

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Project
1908 FOUL BAY
Multi-Unit Residential

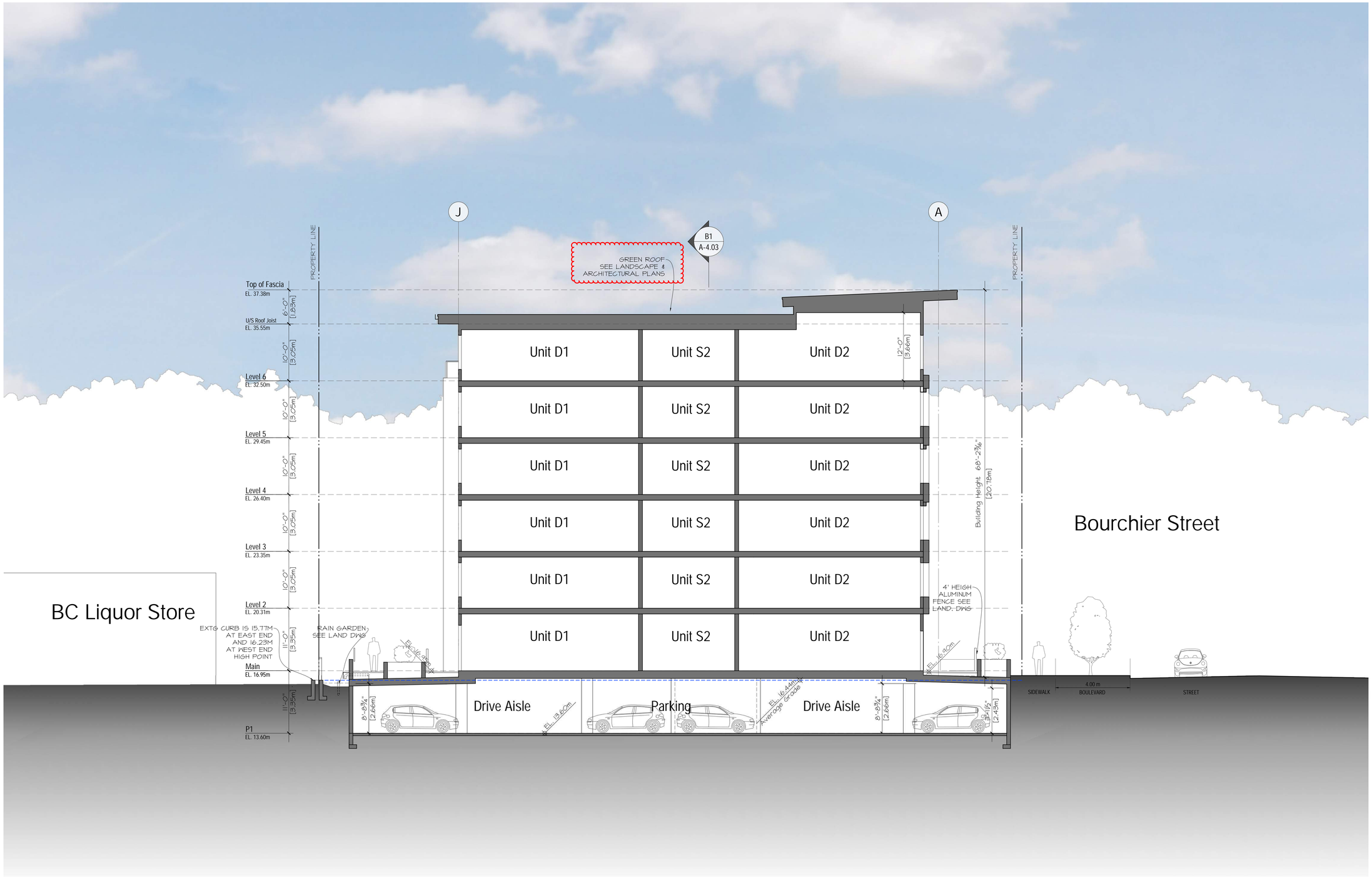
TELUS living

LEDCOR GROUP

Sections

Scale: 1:100
October 6, 2026

A-4.03



0 1 5 10M

SCALE: 1:100

Section -A3

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A3

Project

1908 FOUL BAY
Multi-Unit Residential

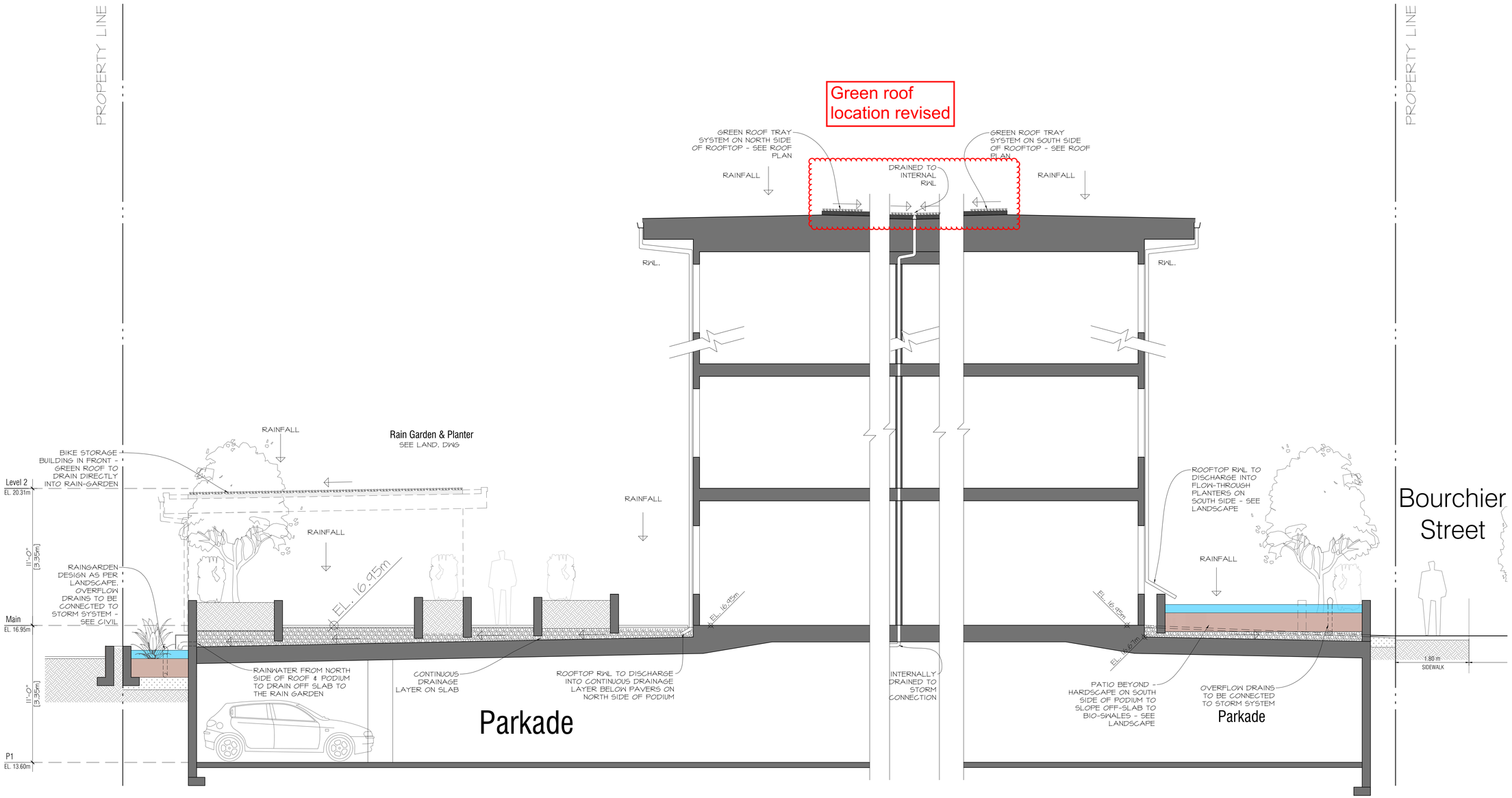
TELUS living

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

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Multi-Unit Residential

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Sections

Scale: 1:50
October 6, 2026



Landscape fence height revised

Concept Model View - SE corner-Bourchier

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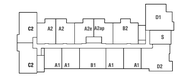
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Project
1908 FOUL BAY
Multi-Unit Residential

Views

Scale:
October 6, 2026

A-5.01



Landscape fence height revised

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Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Views

Scale:
October 6, 2026

Concept Model View - NE-Foul Bay

A-5.02



Concept Model View - Entry

A-5.03

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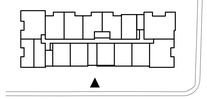
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Multi-Unit Residential

TELUS living

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Views

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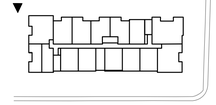
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Multi-Unit Residential

TELUS living

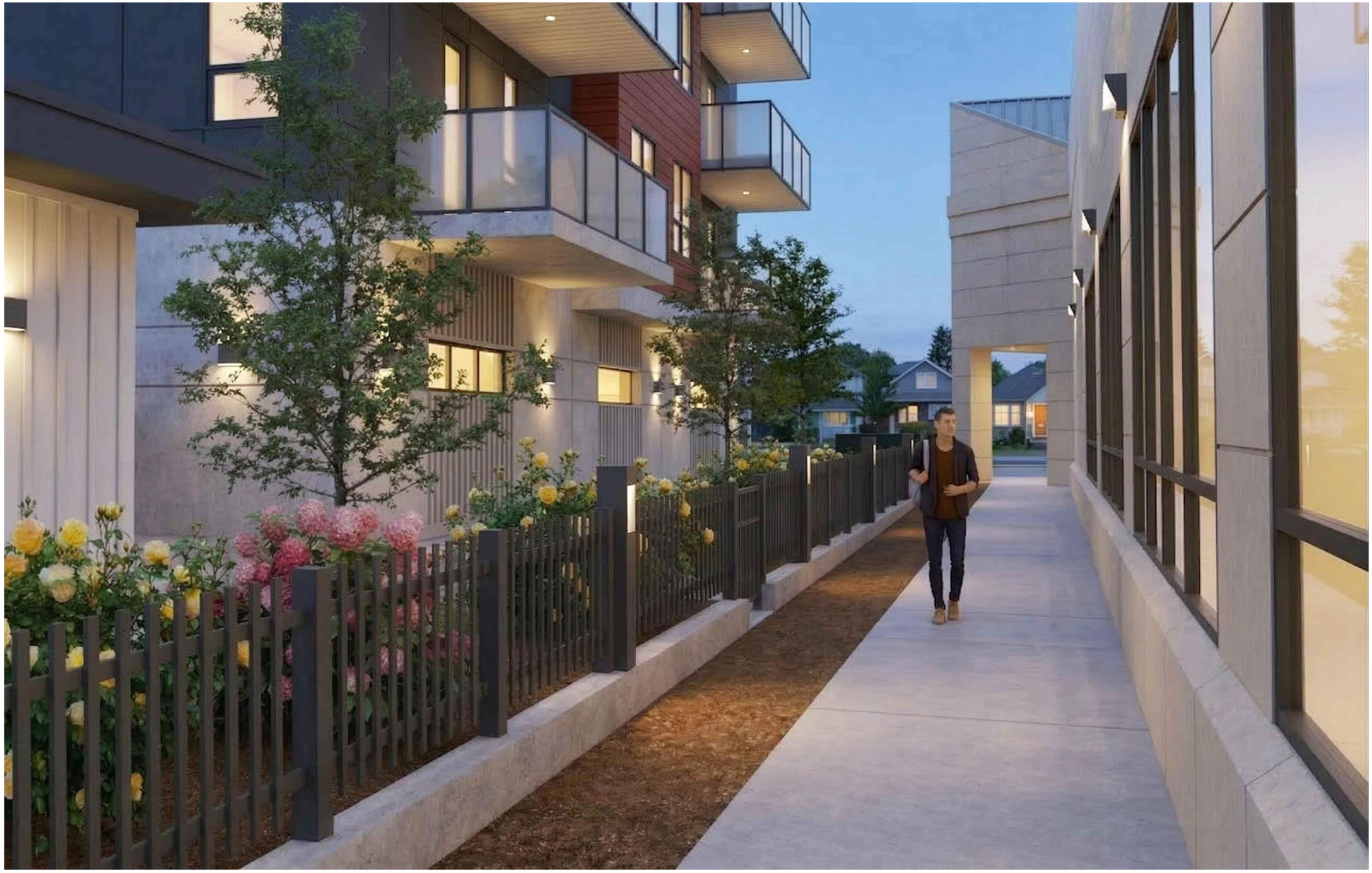
LEDCOR GROUP

Views

Scale:
October 6, 2026

Pathway Concept Model-Day View

A-5.04



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TELUS living

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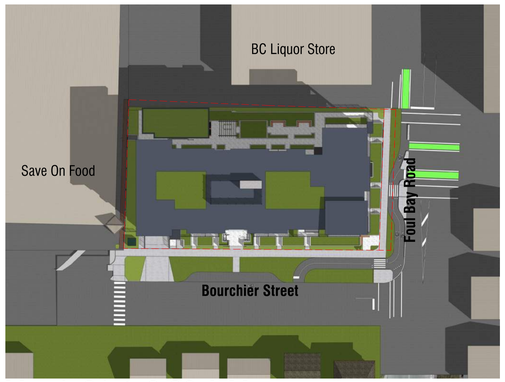
Views

Scale:
October 6, 2026

Pathway Concept Model-Night View

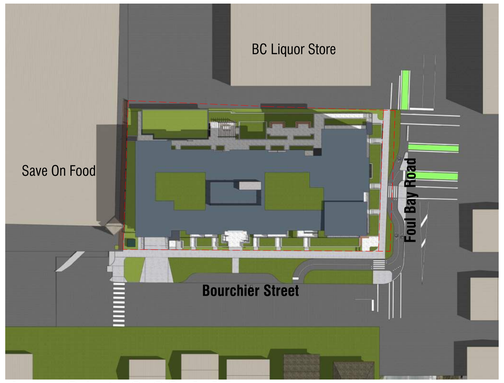
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SPRING EQUINOX



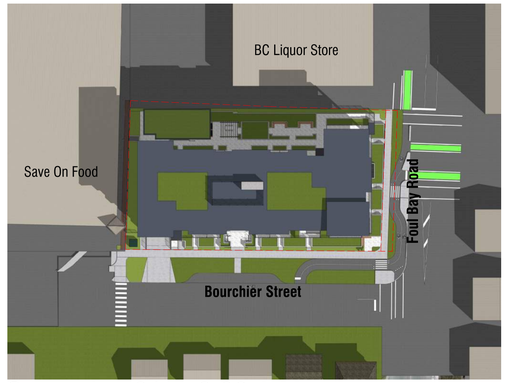
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SUMMER SOLSTICE



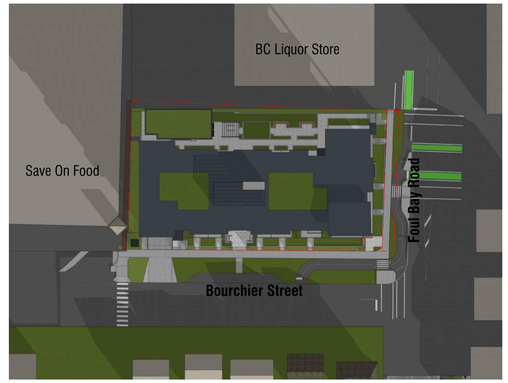
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FALL EQUINOX

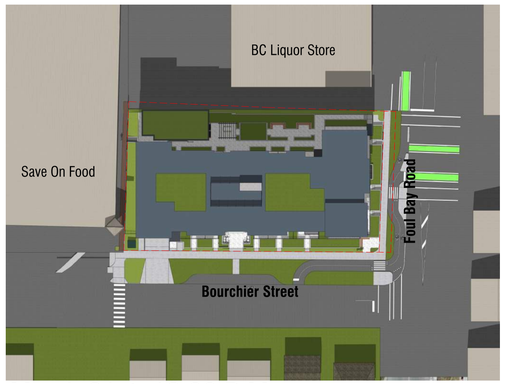


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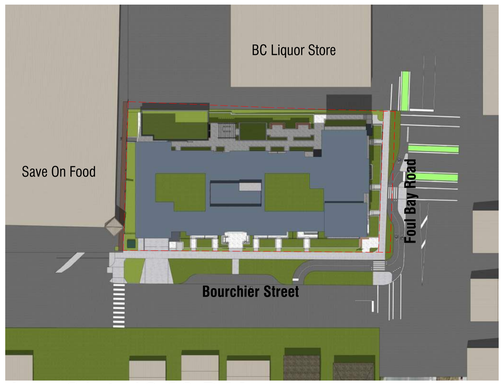
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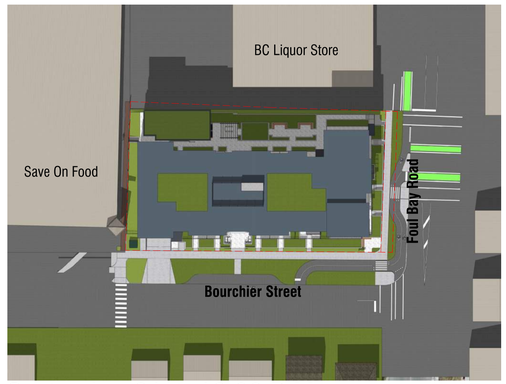
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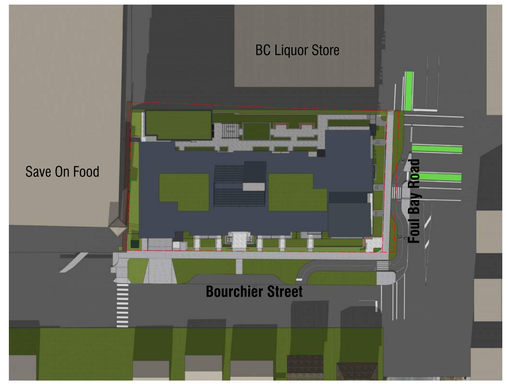
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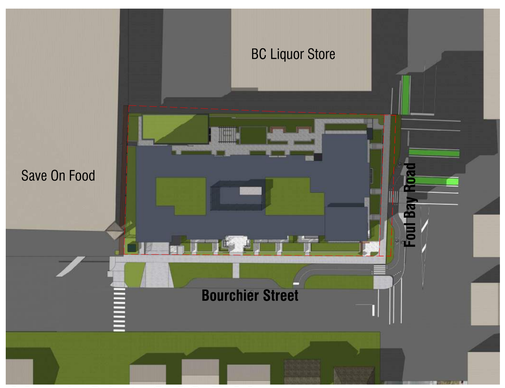
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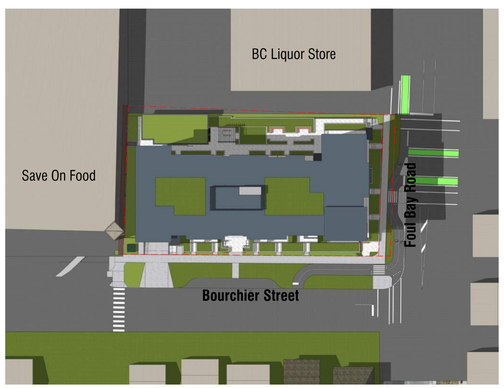
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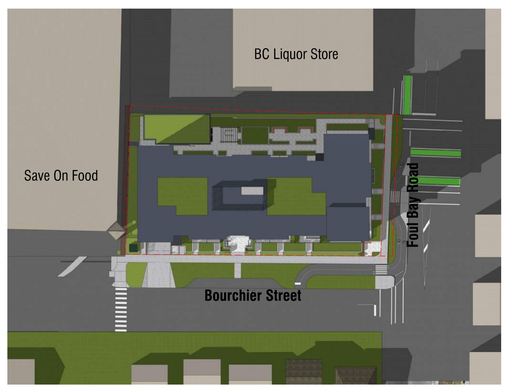
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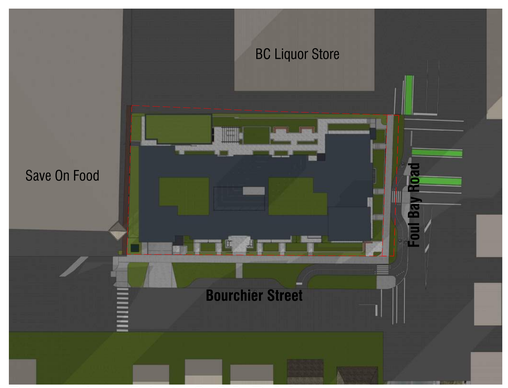
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June 21st, 3:00 P.M.



September 21st, 3:00 P.M.



December 21st, 3:00 P.M.

Green roof location revised

Shadow Study

A-6.00

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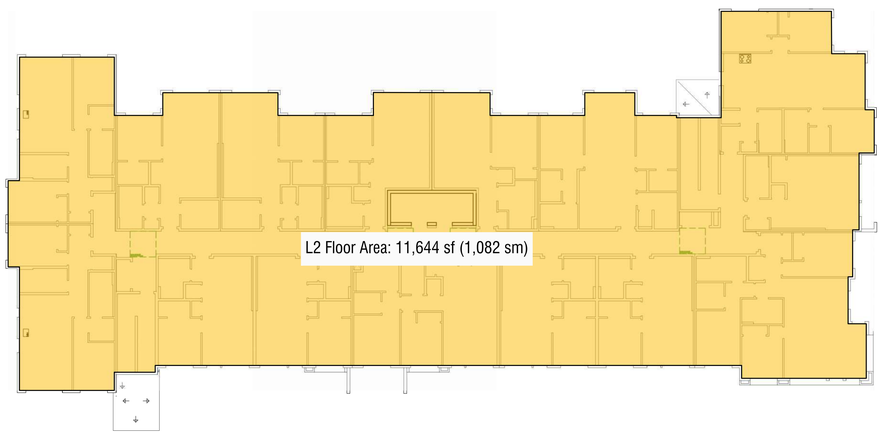
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Multi-Unit Residential

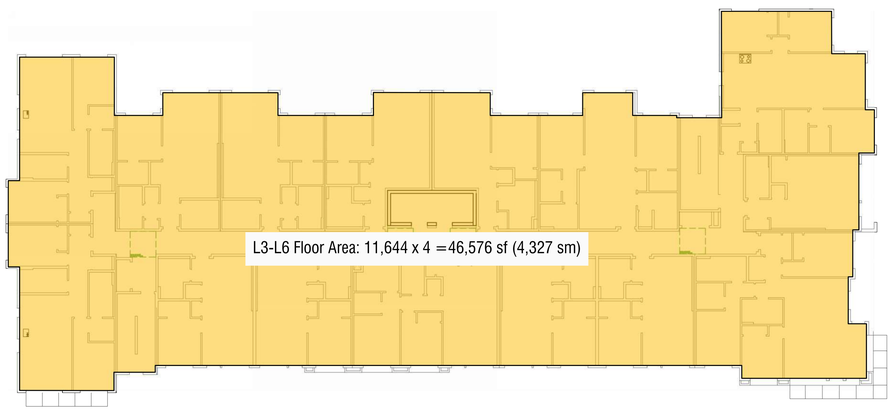
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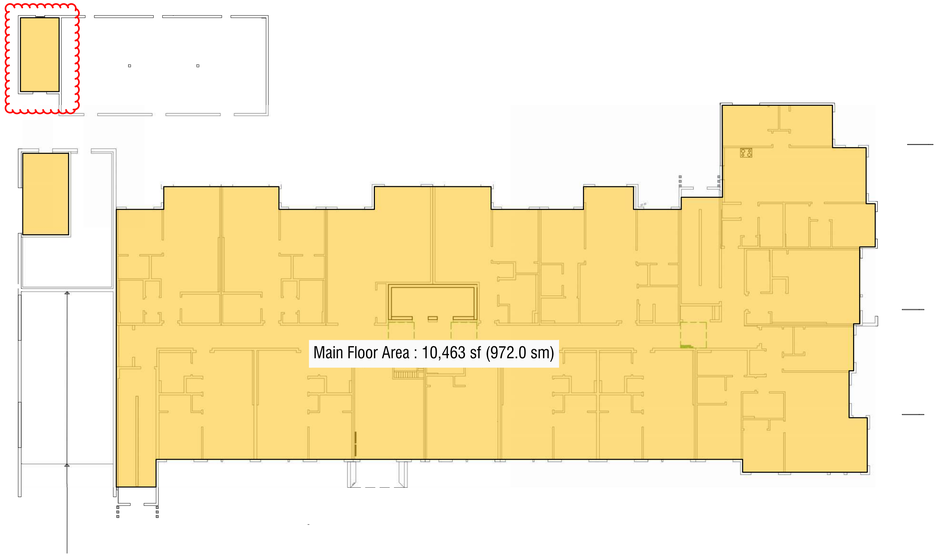
LEDCOR GROUP

Shadow Study

Scale: N/A
October 6, 2026







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

Floor area revised to include exit stair C.

DEFINITIONS (from City of Victoria Zoning Bylaw 2018)

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

a) the area of any Balcony, veranda, exposed deck, patio or roof;

b) the area of any Crawlspace or Basement;

c) the area of Rooftop Structures;

d) the area used or intended to be used for required parking or movement of motor vehicles, which is calculated starting from the lowest level of the Building;

e) the area that is used to provide bicycle parking required by this bylaw; and

f) the area of any exterior hallway or exterior staircase, for Buildings existing prior to August 1, 2018



SCALE: 1:200

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August 18, 2026
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October 6, 2026
Re-Issued for DP

Project
1908 FOUL BAY
Multi-Unit Residential

TELUS living

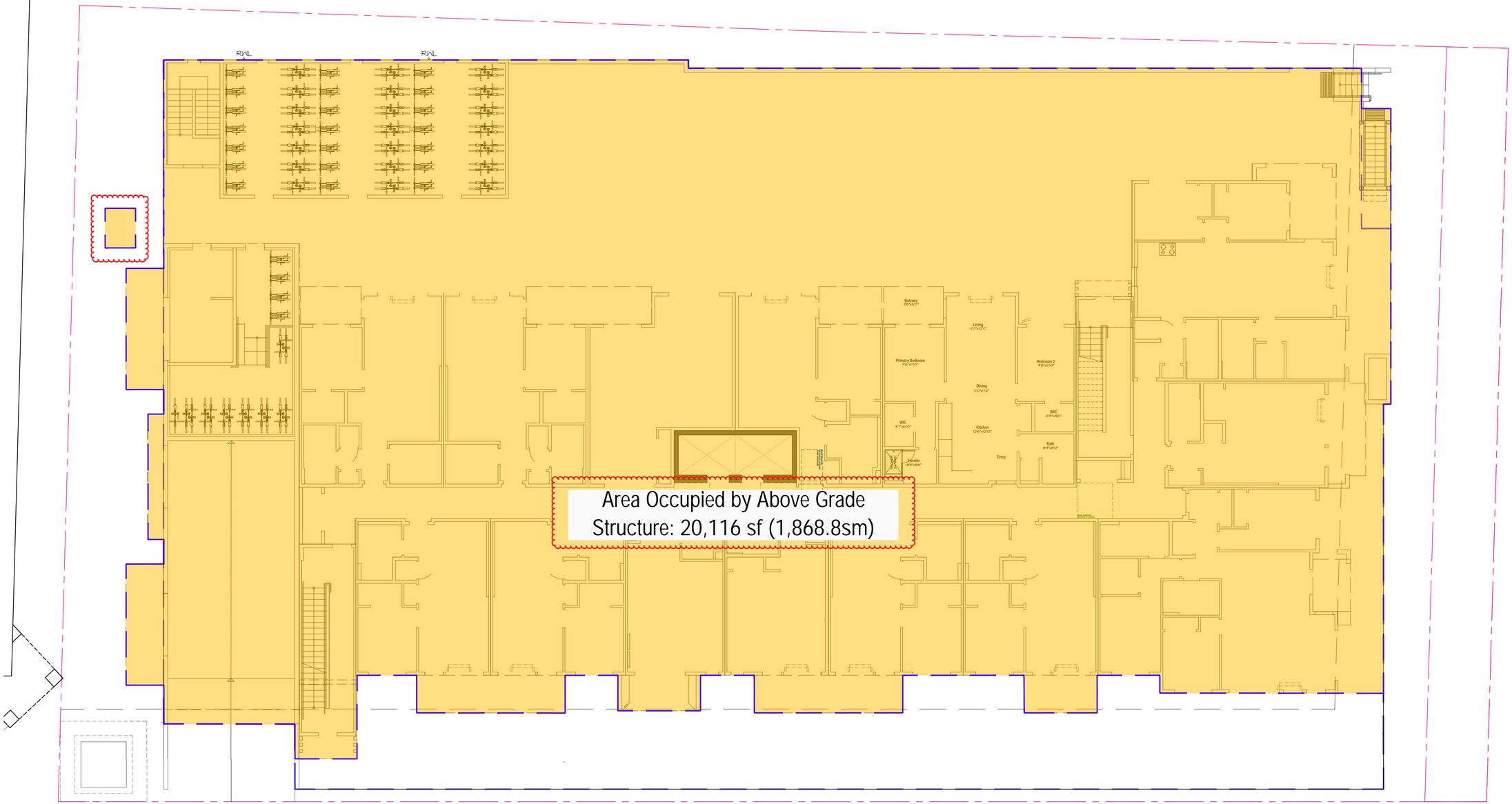
LEDCOR GROUP

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%			

Site coverage area revised to include landscape stair >0.6m in height. Percentage was not affected.

DEFINITIONS (from City of Victoria Zoning Bylaw 2018)

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

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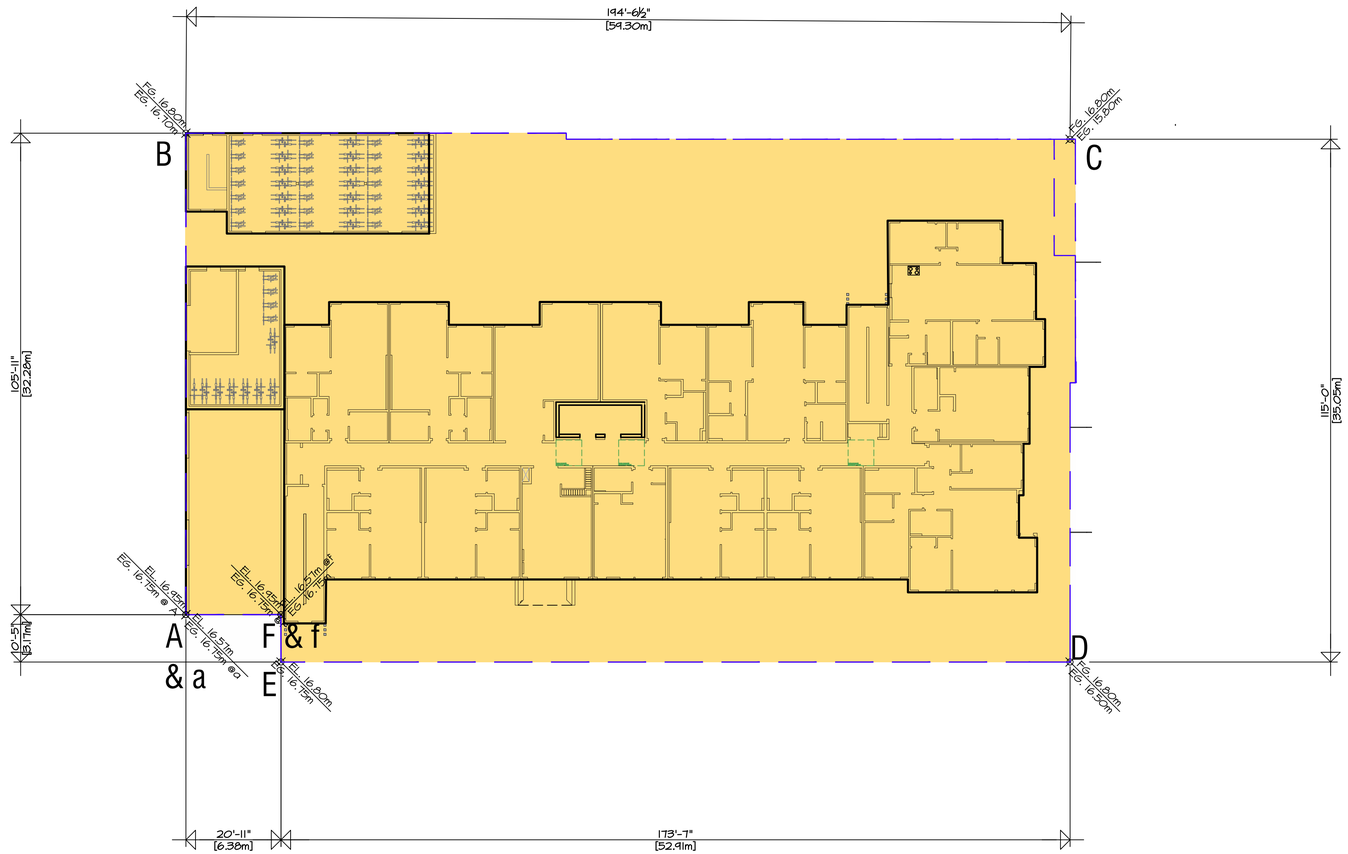
LEDCOR GROUP

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

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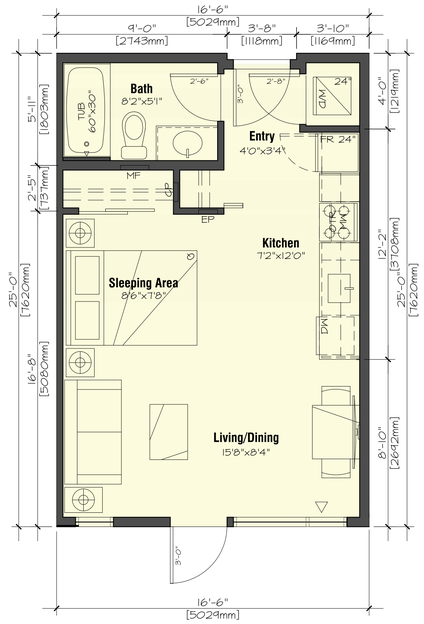
Average Grade Overlay

Scale: 1:200
October 6, 2026

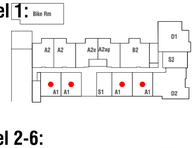
Unit S1 - Studio

1 Bed + 1 Bath
406 sf

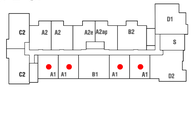
1 Units Total (1 of 87)
101



Level 1:



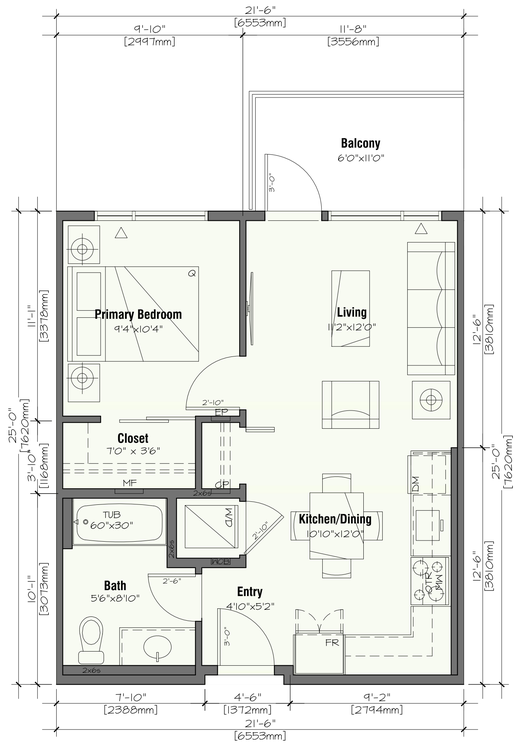
Level 2-6:



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:

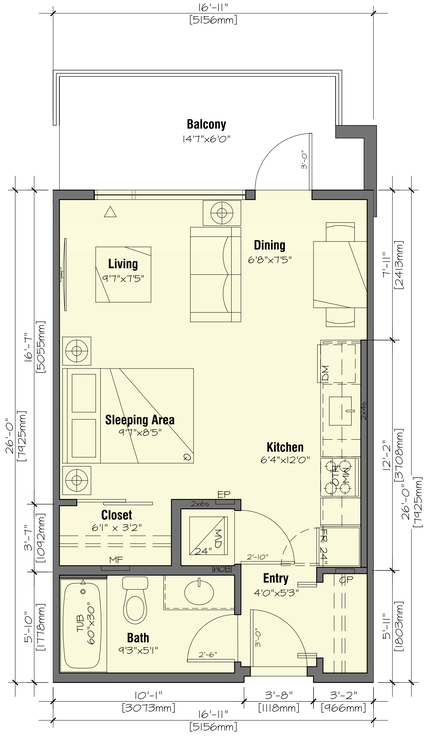
Level 2-6:

Unit S2 - Studio

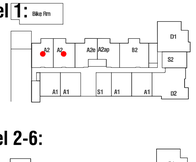
1 Bed + 1 Bath
434 sf

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

Unit 105 - Potential Live/Work Unit



Level 1:



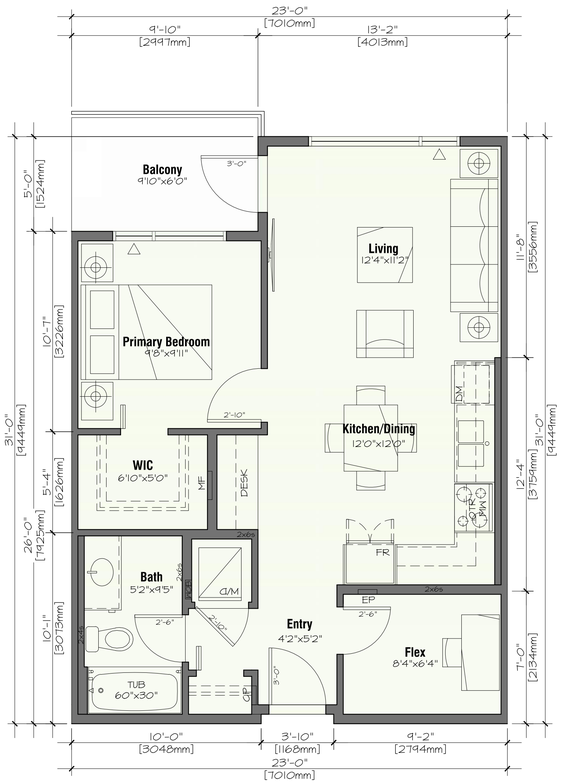
Level 2-6:



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



Level 1:

Level 2-6:

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1908 FOUL BAY
Multi-Unit Residential

TELUS living

LEDCOR GROUP

Unit Plans

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

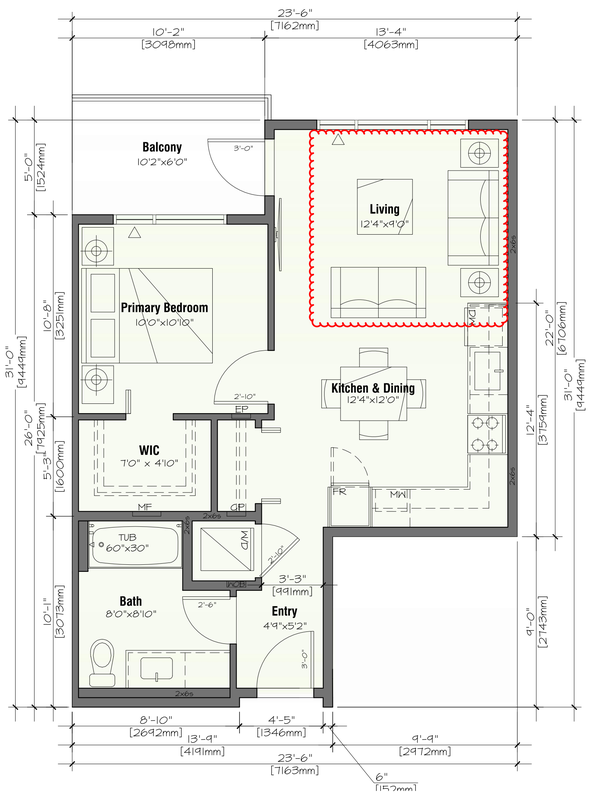
A-8.01

A2e - 1 Bedroom

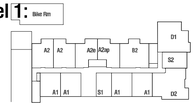
1 Bed + 1 Bath
581 sf

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

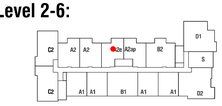
Living/Dining furniture layout revised



Level 1: Bike Rm



Level 2-6:



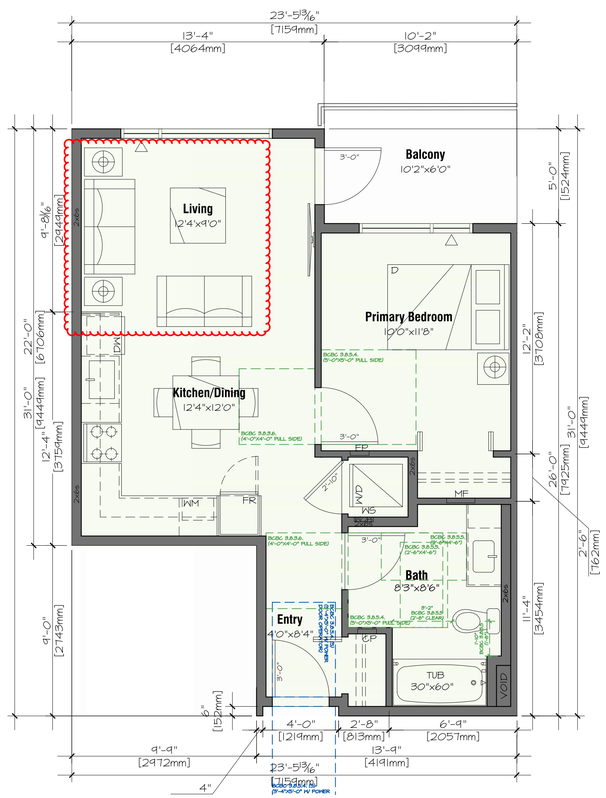
A2ap - 1 Bedroom

1 Bed + 1 Bath
581 sf

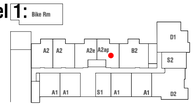
Adaptable Units (2018 Compliance)

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

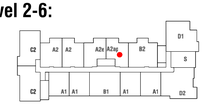
Living/Dining furniture layout revised



Level 1: Bike Rm



Level 2-6:



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TELUS living

LEDCOR GROUP

Unit Plans

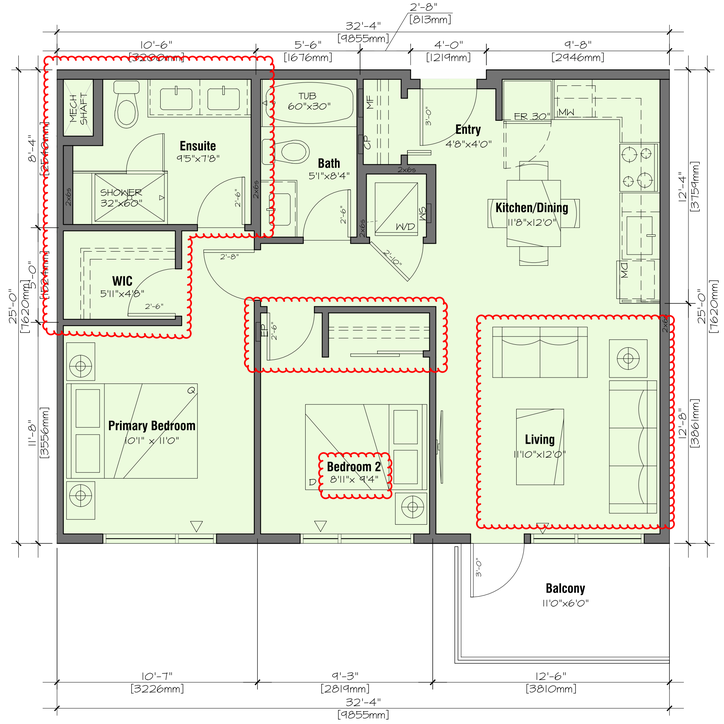
Scale: 1/4" = 1' - 0"
October 6, 2026

A-8.02

B1 - 2 Bedroom

2 Bed + 2 Bath
798 sf

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



Ensuite & WIC layout revised.
Secondary bedroom length increased.
Living/Dining furniture layout revised

Level 1:



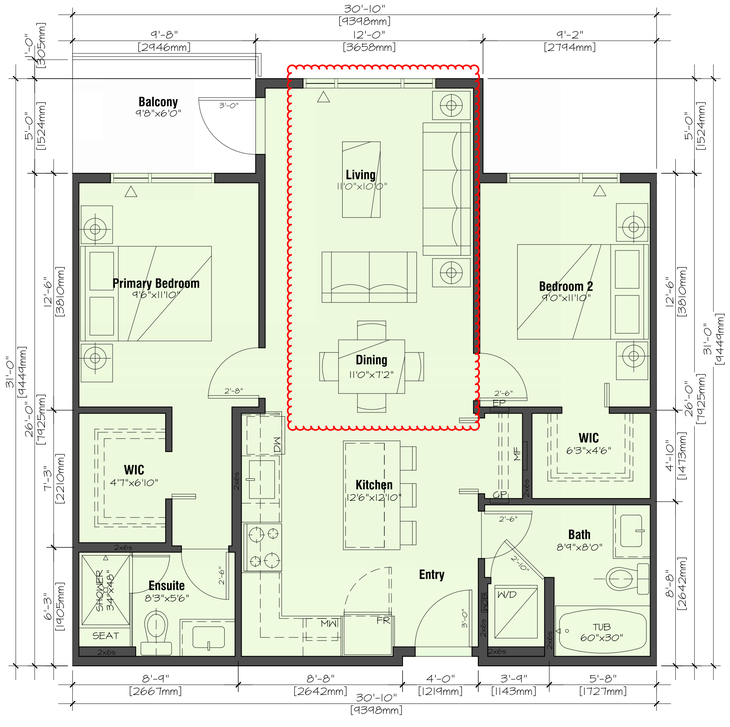
Level 2-6:



B2 - 2 Bedroom Unit

2 Bed + 2 Bath
852 sf

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



Living/Dining furniture layout revised

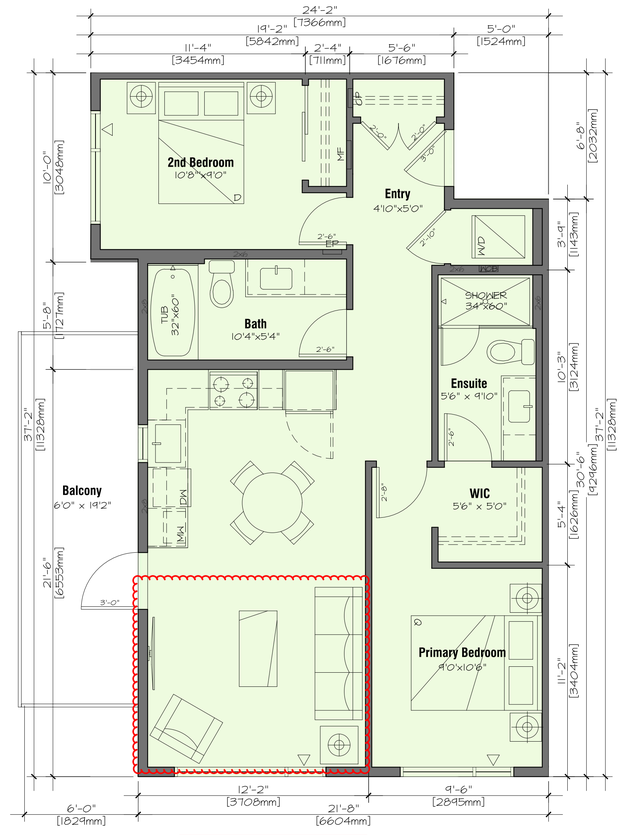
Level 1:

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



Living/Dining furniture layout revised

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LEDCOR GROUP

Unit Plans

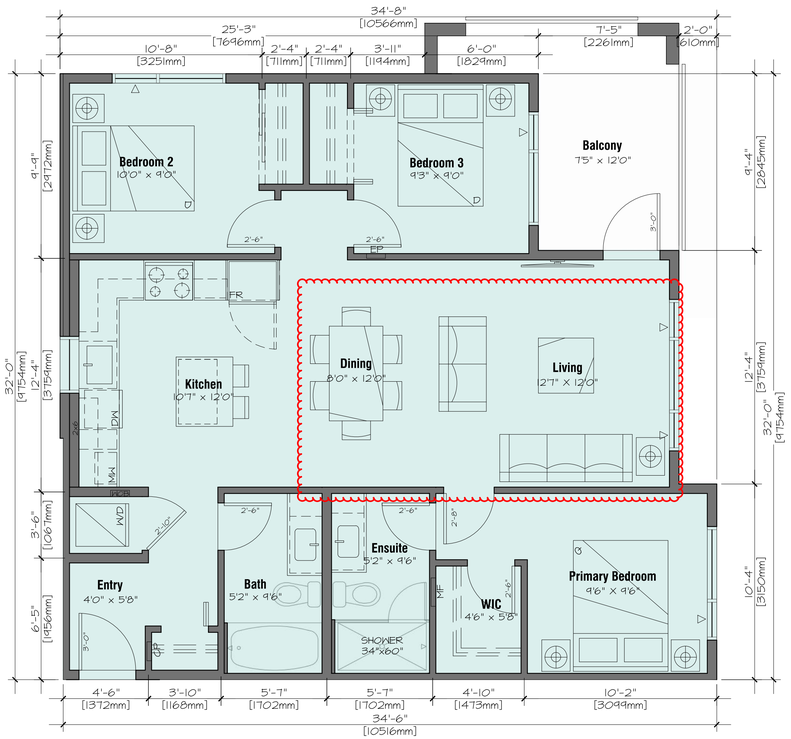
Scale: 1/4" = 1' - 0"
October 6, 2026

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



Living/Dining furniture layout revised

Level 1:



Level 2-6:

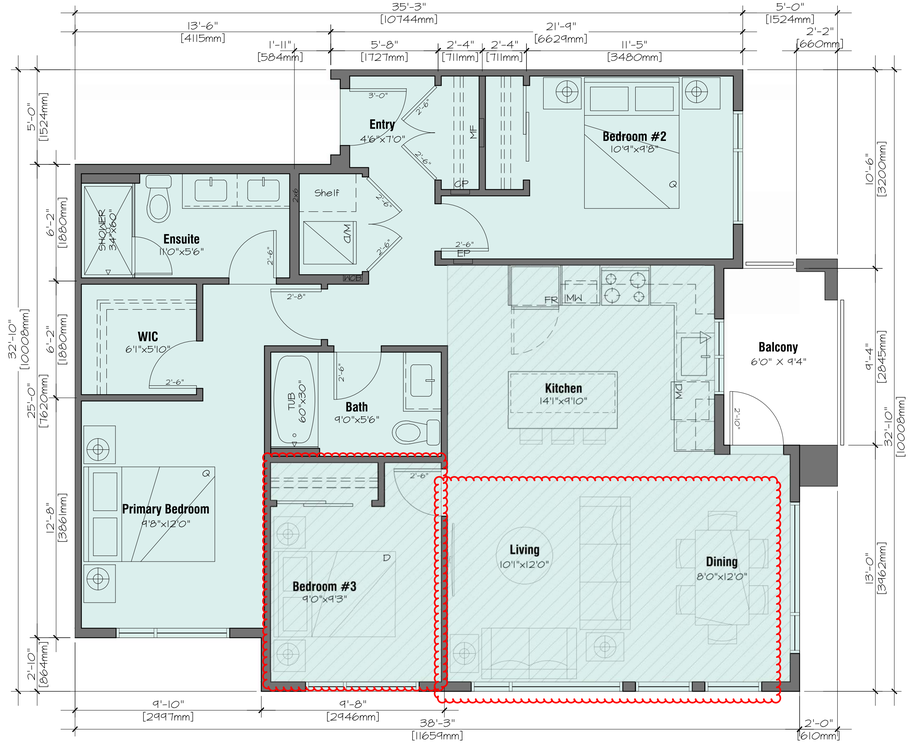


D2 - 3 Bedroom Corner Unit

3 Bed + 2 Bath
1090 sf

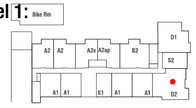
6 Units Total (6 of 87)
104, 204, 304, 404, 504, 604

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

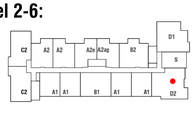


Living/Dining furniture layout revised. Extra ceiling height provided at third bedroom

Level 1:



Level 2-6:



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A-8.04