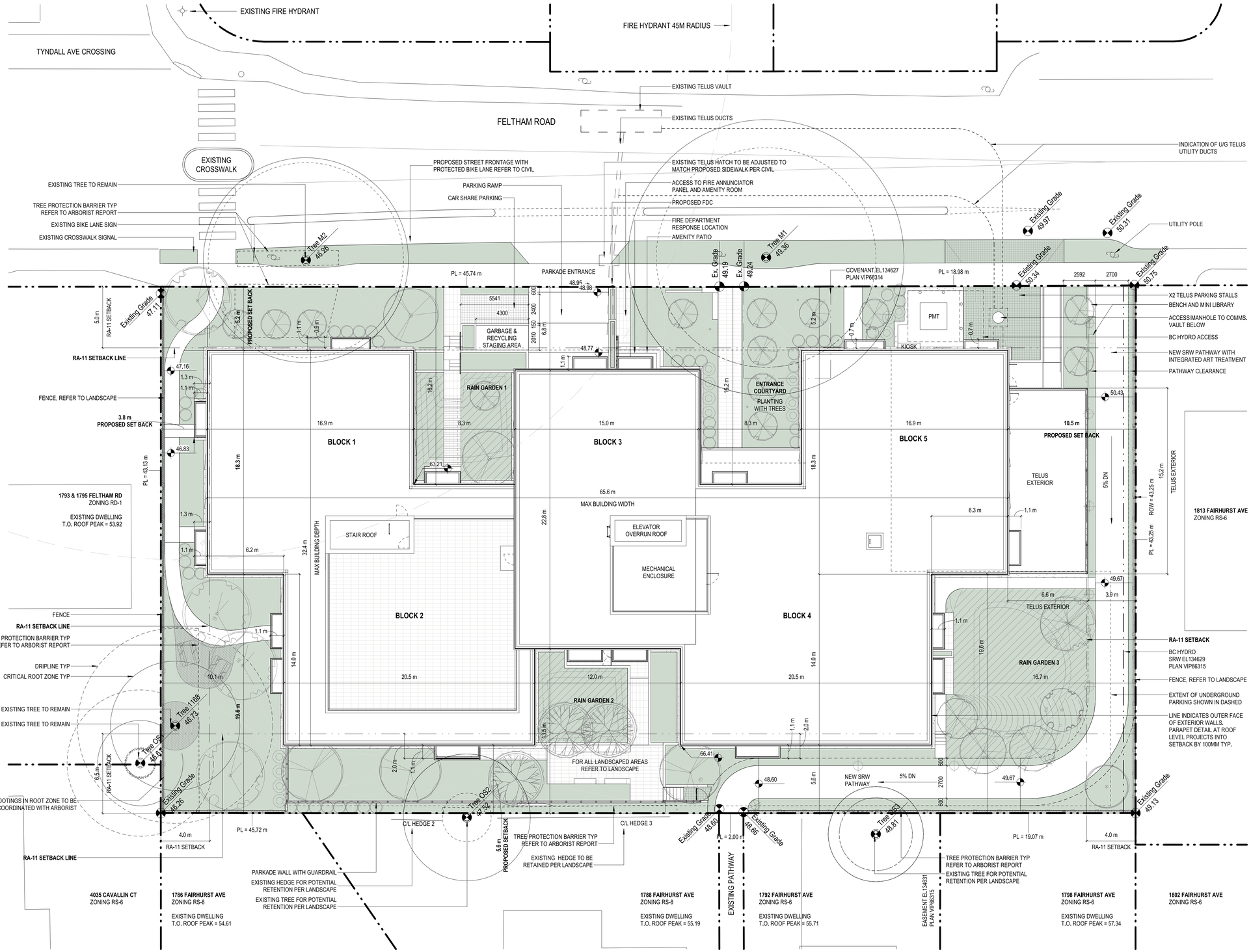

DEVELOPMENT SUMMARY

OWNER	TL Saanich Property Inc.
DEV MANAGER	Ledcor Property Investments Ltd.
ARCHITECT	Office of Mcfarlane Biggar Architects + Designers
DESCRIPTION	NEW 6 STOREY RENTAL APARTMENT BUILDING AND PUBLIC UTILITY CENTRAL OFFICE WITH 1 LEVEL UNDERGROUND PARKING.

Project Data and Requested Variances			
Civic Address:	1805, 1809, 1811 Feltham Road Victoria, BC V8N 2A6		
Legal Address:	Lot 1, Plan 6378 Except Part in Plan VIP66313, Lot 11, Plan VIP66313 and Lot 1, Plan 34089, All in Section 58, Victoria District		
Existing Zoning: RS-6, P-2		Proposed Zoning: RA-11(Apartment Zone) – amend RA-11 to add Cable Hub use	
OCP Designation: Neighbourhood		Proposed Designation: TBD	
Site Size (net): 3443 m2			
Number of Storeys: 5		Underground Parking Levels: 1	
Average Grade: 48.38m		Impervious Area: 2289m2 / 66%	
Unit Total : 78 Tenure: Market Rental		Unit Types Studio: 9 (11.5%) 1 Bdrm / 1 Bdrm+Den: 27 (34.6%) 2 Bdrm / 2 Bdrm+Den: 30 (38.5%) 3 Bdrm / 3 Bdrm+Den: 12 (15.4%)	

Zoning Assessment			
	Proposed	**Required**	**Variance Requested**
Gross Floor Area (m2)	7263.5 m2	N/A	N/A
> Residential	7092.32 m2	N/A	N/A
> Cable Hub	171.18 m2	N/A	N/A
Floor Space Ratio	2.1	2.9	N/A
Total Lot Coverage (m2/%)	1,627 m2/47%	50%	N/A
Height (m)	18.54 m	21.5m	N/A
Horizontal Width	65.6m	55m	10.75m
Setbacks			
Abutting a street/north/Feltham	5.2m	5.0m	N/A
Rear lot line - south	5.6m	6.5m	0.9 m
Interior - East	10.5m	4.0m	N/A
Interior - West	3.8m	4.0m	0.2m
Accessory Buildings		N/A	
Projections - cantilevered balconies and/or patios			
Abutting a street/north/Feltham Cantilevered balconies	1.1m		0.9m
Rear lot line - south cantilevered balconies	1.1m		2.0m
Interior - East Cantilevered Balconies	1.1m		N/A
Interior - West Patios Cantilevered Balconies	1.1m		1.3m
Total Car Parking	54	1.5/unit maximum	N/A
Cable Hub	2 spaces	1/employee	N/A
Small Car Parking	18 of 54/33%	≤ 30% (24)	3%
Visitor Parking	2	0.3/unit 24	22 spaces
Accessible Parking	2 (1 van space)	1	N/A
Car Share Parking	1		N/A
Electric Charging		100% L2M for unit car	N/A
TDM Requirements (Land Use Catebory B: Neighborhood)	TDM Plan C (Careshare Package) + Plan D	TDM Plan C (Carshare Package) + one additional package	Refer to TDM
On Site Loading	0 loading bays	1 Large Sized	0 loading bays
Class I Bike Spaces	77 4 cargo (5%) 39 horizontal (51%) 34 vertical (44%) (56% ground mounted)	1/unit (78)	1
Class II Bike Spaces	6 bike rack at entry 1 bike rack at guest suite	6 bike rack at entry	N/A

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Oct 09, 2025
PLANNING DEPT.
DISTRICT OF SAANICH

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omb office of mcfarlane biggar architects + designers
301-1825 Quebec Street Vancouver BC
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TELUS living

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DATE	REV	DESCRIPTION
FEB 7, 2025	2	ISSUED FOR RZ/DP RESUBMISSION
SEPT 12, 2025	3	ISSUED FOR RZ/DP RESUBMISSION #3

REGISTERED ARCHITECT — MICHAEL D. MCFARLANE — BRITISH COLUMBIA
2025-10-03

Telus Living

1805 Feltham
1805-1811 Feltham Rd, Saanich, BC
2021-019

NOT FOR CONSTRUCTION

N

A021
SITE PLAN PROPOSED
1 : 150