

Development Application



District of North Saanich

Planning & Community Services
1620 Mills Road, North Saanich BC V8L 5S9

Part 1

Phone: 250-655-5470 Fax: 250-656-0782
www.northsaanich.ca

An application
is submitted for
one or more of
the following:



- ☒ **Rezoning/Bylaw Text Amendment**
☒ **OCP Amendment**
☐ **Development Permit**
☐ **Development Variance Permit**

- ☐ **Board of Variance**
☐ **Temporary Use Permit**
☐ _____

Description of Property

Civic Address 10612 & 10622 McDonald Park Rd, North Saanich, BC, V8L 5S6 PID 002-018-039 & 002-017-962

Legal Lot A & B Block _____ Section 17 Range 2E Plan VIP28200

Contacts

Please print clearly.

Applicant

Name Doug Foord		Company Invictus Commercial Investment Corp.	
Address 204-605 Doulgas St		City Victoria	
Email S.22(1)		Postal Code V8V 2P9	
Phone	Cell S.22(1)	Fax	

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant's Signature (required) S.22(1)	Date 08/08/25
--	-------------------------

Owner

If the applicant is
NOT the owner,
complete "Owner's
Authorization" form.

Name Rob Foster		Company Foster Macdonald Properties Ltd.	
Address S.22(1)		City S.22(1)	
Email S.22(1)		Postal Code S.22(1)	
Phone	Cell S.22(1)	Fax	

Any personal information provided in this application is collected for the purpose of administering the Local Government Act, and the bylaws of the municipality under the Local Government Act, and under the authority of those enactments. Questions about the collection of the information may be directed to the Freedom of Information Officer.

Office Use Only

Reviewed By		Date	File No.
Received		Received By	Folio No.
Required Documents			
Required Plans		Receipt No.	Fees \$

Forms of payment accepted:

CASH

CHEQUE

INTERAC

Rezoning / OCP Amendment Application



District of North Saanich
Planning & Community Services
 1620 Mills Road, North Saanich, BC V8L 5S9
 Phone: 250-655-5470 fax: 250-656-0782
www.northsaanich.ca

Part 2

Current Zoning <u>R-2</u>	Proposed Zoning <u>CD</u>
Current OCP Designation <u>General Residential</u>	
Proposed OCP Designation <u>Multi-family Residential</u>	

Proposal Details

Property Size 4007sq. m. **Existing Use** Residential Single Family Detached
 (m² or ha)

Describe Proposal Construct a 6-Story multifamily building

Justification and Support

See attached Letter of Rationale

Indicate compliance with the OCP or DP Area guidelines and include details of community benefits.

(attach additional information to clarify)

Services and Covenants

Services shall be provided in a manner acceptable to the Municipality. Proposals shall be reviewed and additional information may be required. Please complete the following:

☒ yes	☐ no	☐ n/a	preliminary investigation has been completed to determine possible site servicing options (storm, sewer, water and access);
☒ yes	☐ no	☐ n/a	servicing details are indicated on the submitted plans and/or attached brief, with reference to applicable land use and subdivision bylaws; and,
☒ yes	☐ no	☐ n/a	registered covenants have been reviewed and plans reflect requirements.

Site Profile for Contaminated Sites

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" on properties that are/were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

☒ yes	☐ no	the property has been used for commercial or industrial purposes; and,
☐ yes	☒ no	soil removal is required as part of this proposed permit.

If *both* of these are applicable (yes) consult with Schedule 2 of the *Contaminated Sites Regulations*, obtained from the Municipal Hall, to determine if a Site Profile is necessary. Additional information regarding contaminated sites is available at wlapwww.gov.bc.ca/epdiv/

Part 2

Information Required for Submission

Consult with staff to determine non-applicable (N/A) items. Additional information may be requested during application review.

Req'd	Rec'd	Documents & Models
		Copy of Certificate of Title Current copy (30 days or less), including relevant covenants, rights-of-way and easements
		Brief Rationale for Proposal Describe the justification and community benefit of the proposal
		Site Profile Complete "Schedule 1" from the <i>Contaminated Sites Regulations</i>
		Community Comments Include any comments from neighbours/community associations
		3-D Scale Model Show building massing, siting & relationship to adjacent sites

	Development Summary (data table on plans)
	Owner & Designer/Architect
	Civic & legal address
	Project description
	Site area & site coverage
	Total floor area & floor area ratio (FAR)
	All setbacks
	Number & type of units
	Parking requirements & calculations
	Height of building

Req'd	Rec'd	Plans	Details
		Sets of metric plans	Reduced sets of metric plans
		Site Plan metric scale only	North arrow and scale
			Dimensions of property lines, rights-of-way, easements
			Dimensions & setbacks of proposed & existing buildings & structures
			Location of existing & proposed access, sidewalks, curbs, boulevards, edge of pavement & transit stops
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Locate all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain facilities, including sizes
			Locate high water mark, top of bank, natural boundaries, watercourses & riparian area on or within 30 m of property
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management and surface permeability
			Include reference to BCLS site plan
		Floor Plans min. scale 1:100	Uses of spaces & building dimensions
			Adaptable housing requirements (if applicable)
		Elevations min. scale 1:100	Building finishes, materials & colours
			Natural, finished grade & floor(s), roof & building height elevations
			Locations & sizes of roof mechanical equipment, stairwells, and elevator shafts that protrude above the roof line
			Examples of exterior finish colours
			Building signage details
		Landscape Plan scale as site plan	Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour Information (2.0 m intervals)
			Major topographical features (water course, rocks, etc.)
			All screening (garbage/refuse collection), paving, retaining walls & other details
			Landscape Architect's landscape estimate

Additional Requirements

**Municipal
Specific
Requirements**

2025-09-03

Development Services
North Saanich Planning Department
1620 Mills Road
North Saanich, British Columbia
V8L 5S9

Attn.:

Rationale and Support Rezoning Application at 10622 & 10612 McDonald Park Rd

Dear Mayor and Council Members,

We are pleased to submit a comprehensive rationale for the proposed rezoning of 10622 & 10612 McDonald Park Road, North Saanich. Our proposed six-storey mixed-use residential development includes ground-level parking and five-storeys consisting of 92 residential units (1-bedroom, 1-Bedroom + Den, 2-bedroom, and 2-bedroom + den suites & 3 bedroom).

This proposal offers a rare opportunity to deliver much-needed housing in a responsible, climate-resilient, and community-enhancing manner. The site is located within an R-2 Zone; however, the rezoning application is concurrent with an ocp amendment application to a CD zone.

Context, Compatibility, and Community Contribution

We understand the sensitivities around development in this area. That's why this project has been meticulously crafted with contextual fit and community impact at the forefront:

- **Land Use Efficiency:** With an FSR of 1.99, our project optimizes land use while preserving a human-scale streetscape and minimizing visual bulk through architectural articulation and stepped massing.
- **Design Harmony:** The building uses Marine West Coast-inspired forms and materials, softening vertical presence with sloped rooflines, setbacks, and generous landscaping.
- **Public Realm Enhancement:** A significant portion of the site is dedicated to a corner landscaped plaza—creating an inviting, pedestrian-friendly anchor for the neighborhood.

Development Overview

- Zone: Reference: CD zone to be created
 - Unit Count: 92 homes
 - Floor Space Ratio (FSR): 1.99
 - Maximum Parcel Coverage: 48.97%
 - Maximum Building Height: 20.92 m
 - Setbacks: Front 6m | Side 6m & 6m | Rear 4.5 m
 - Parking: 83 surface stalls (10 enclosed garages, 60 covered, 13 open)
 - Bicycle Parking: 95 stalls
-

Architectural Concept and Massing Strategy

Our design reflects Marine West Coast architecture with natural materials, contextual sensitivity, and urban refinement. The L-shaped massing anchors the building into the inner corner of the lot, maximizing ocean views for residents while leaving the street-facing corner open for community interaction and landscaped public space.

The six-storey structure delivers the economic viability needed to support residential development during challenging and uncertain times. Thoughtfully designed, the building feels modest and well-integrated, thanks to generous setbacks, stepped forms, and landscaped buffers that soften its presence from the street, reduce perceived density, and help preserve the neighborhood's character. Additional massing reduction is achieved through architectural articulation, varied rooflines, and the use of sloped roofs, which not only break up the vertical bulk but also enhance functionality by facilitating snow and rainwater runoff. These features promote sustainable design and help prevent water ponding and structural concerns. Altogether, the design aligns with the OCP's vision for contextual sensitivity and aesthetic harmony.

Environmental Resilience and Engineering Integrity

We are proud to meet or exceed sustainability and engineering targets:

- BC Energy Step Code Level 3 compliance ensures exceptional energy performance and climate resilience.

- Stormwater is managed onsite with permeable landscaping, green roof elements where feasible, and integrated rainwater harvesting.
- Municipal servicing capacity has been confirmed for water, sewer, and storm to the site.
- No significant tree removal is required.
- There are no direct residential neighbours, minimizing impact and maximizing compatibility with the existing area.
- A shadow study has been undertaken to assess the potential impacts on neighbouring properties and public spaces. The study confirms that there is no negative impact on neighbouring residential properties and a nominal impact on public spaces.

Floodplain, Infrastructure & Public Realm Enhancement

We want to address a key concern directly: this project poses no risk related to floodplain vulnerability.

- All residential units are located above ground level, with entry and parking as the only use at-grade.
- No habitable space exists within the flood construction level. The building foundation and floor elevations were designed in compliance with the Flood Level and Floor Construction Level report by our civil engineering consultants.
- Sloped rooflines and well-planned drainage prevent water ponding and support long-term resilience.

This approach exceeds safety standards, ensures climate adaptability, and eliminates any potential for flood-related issues. In short, this is not a floodplain risk development—it is a model of responsible, climate-aware coastal design.

By raising the entire building above the historic and 200-year floodplain, our design not only eliminates flood concerns, but also supports regional resiliency goals and mitigates future climate risk.

Importantly, this development does not impact any agricultural land or encroach on green space. It is a low-conflict, infill development located entirely within an existing urbanized area.

Meanwhile, we have invested in the public realm with a prominent landscaped corner plaza that will serve as a community feature and gathering space—creating a welcoming, pedestrian-friendly threshold into the neighborhood.

Mobility, Parking, and Transportation Options

This project supports reduced car dependency and increased mobility choice:

- According to BC Transit the site is just a 4-minute walk to Bus Routes 72 and 81 and 12 minutes to Routes 71, 72, 81
 - 95 bike stalls support sustainable transportation
 - 83 vehicle stalls, with surface and garage options, are calibrated to actual demand
 - Compact urban design reinforces walkability while supporting housing close to jobs and services
-

Alignment with OCP & Provincial Priorities

Although the recently updated OCP proposes this parcel as single-family designation, the site was historically designated in the OCP for multifamily residential use, and the property was purchased in good faith under that land use expectation. Our proposed development was designed to reflect the planning principles previously endorsed by the District.

In light of this, and more importantly in response to BC's new housing legislation, our proposal supports the District in fulfilling its obligation to meet provincially mandated housing targets—particularly in areas already served by transit and municipal infrastructure.

Our development:

- Adds 92 new homes to a constrained market
- Avoids greenfield sprawl and infrastructure extensions
- Provides low-conflict infill with no adjacent residents
- Delivers climate resilience and architectural quality
- Responds to both provincial mandates and local housing goals
- Offers better unit variety and community amenities
- Maximizes the value of an already serviced, urbanized parcel
- Provides the ability for seniors to downsize and remain in their neighbourhood

Compatibility with Community Goals and Policies

The North Saanich OCP emphasizes sustainable growth, environmental stewardship, and community well-being. It underscores the importance of protecting natural resources and minimizing environmental impacts in all urban development.

It also advocates for diverse housing types to meet community needs, especially near transit corridors and accessible locations. Our development supports this vision by providing a variety of high-quality, climate-resilient homes that cater to a range of household types, fostering a vibrant, livable, and inclusive community.

The project's site plan reflects OCP policies encouraging innovative design solutions to reduce visual impact and preserve community character. Importantly, this development does not encroach on agricultural land or green space and avoids any impact on environmentally sensitive areas. It represents compact, thoughtfully integrated infill—aligned with the District's sustainability principles and the broader goals of the previous and current OCP frameworks.

We recognize that Council is balancing community input, provincial expectations, and long-term planning. This project offers a path forward that honors all three.

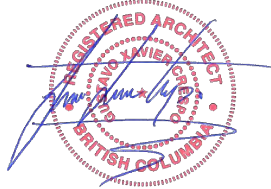
The proposed development stands as:

- Technically sound
- Flood-safe
- Architecturally refined
- Environmentally responsible
- Policy-aligned

We respectfully ask for your support to allow this urgently needed, thoughtfully designed, and responsibly scaled housing development to move forward.

Sincerely,

BIRLIGA + CRESPO ARCHITECTURE



2025-09-23

Xavier Crespo, Architect AIBC, ACAE, MscPM

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	m2	sf	
Lot Area A	2039	21947.50	
Lot Area B	1960	21183.27	
TOTAL LOT AREA	4097	43130.77	
Building	Total	m2	sf
Raw Parking	318.85	3432.06	
Subtotal Gross Area Lobby	92.16	991.96	
Subtotal Gross Area Level 2	1699.15	18289.40	
Subtotal Gross Area Level 3	1594.53	17183.26	
Subtotal Gross Area Level 4	1575.79	16961.58	
Subtotal Gross Area Level 5	1566.62	16862.87	
Subtotal Gross Area Level 6	1413.73	15317.18	
Total gross floor area	7941.98	85488.29	
Building Floor Area Ratio	FAR	1.992	
Gross floor area	m2	85488.29	
Lot Coverage		21122.52	
%	45.97		
Lot Coverage with Parking Structure	2582.847	27883.39	
%	64.46		
Habitable Area (Units, Common Area, Bike Parking, Service Room)	Total	m2	sf
Subtotal Gross Area Lobby (Bike and Service Room)	277.51	2987.07	
Subtotal Gross Area Level 2	1402.79	15068.12	
Subtotal Gross Area Level 3	1359.41	14690.45	
Subtotal Gross Area Level 4	1370.87	14756.89	
Subtotal Gross Area Level 5	1361.89	14658.22	
Subtotal Gross Area Level 6	1214.02	13067.58	
Total	7196.50	76483.27	
Ratio	1.774		

Non Habitable Area (Circulation, Lobby, Elevators, Stairs)			
Subtotal Gross Area Lobby	Total	m2	sf
Subtotal Gross Area Level 2	Total	206.36	2221.27
Subtotal Gross Area Level 3	Total	205.11	2207.82
Subtotal Gross Area Level 4	Total	204.82	2204.66
Subtotal Gross Area Level 5	Total	204.81	2204.59
Subtotal Gross Area Level 6	Total	199.71	2149.04
Grand total	1194.93	12426.03	
Ratio	0.283		
Separable Area (Units)			
Subtotal Gross Area Level 2	Total	1405.34	15068.08
Subtotal Gross Area Level 3	Total	1349.19	14621.51
Subtotal Gross Area Level 4	Total	1339.86	14522.42
Subtotal Gross Area Level 5	Total	1327.33	14387.18
Subtotal Gross Area Level 6	Total	1144.06	12314.01
Grand total	8669.43	71110.69	
Ratio	3.649		
Non Suitable Area (Common Areas, Service Room, Circulation, Bike Parking)			
Subtotal Gross Area Lobby	Total	413.02	4424.12
Subtotal Gross Area Level 2	Total	243.83	2624.31
Subtotal Gross Area Level 3	Total	245.45	2641.75
Subtotal Gross Area Level 4	Total	245.16	2638.22
Subtotal Gross Area Level 5	Total	239.29	2575.63
Subtotal Gross Area Level 6	Total	202.69	2182.60
Grand total	1664.45	17987.89	
Ratio	0.413		

Unit Number	Unit Type	m2	sf
201	2 Bed	89.74	965.95
202	2 Bed	83.82	902.23
203	2 Bed	109.52	1176.70
204	3 Bed	123.27	1326.90
205	2 Bed	102.18	1099.85
206	2 Bed	110.55	1189.94
207	2 Bed	82.71	889.26
208	1 Bed	60.20	647.98
209	1 Bed	56.94	612.89
210	1 Bed	53.72	578.23
211	1 Bed	62.16	661.44
212	1 Bed	38.88	418.50
213	1 Bed	39.53	425.50
214	2 Bed	92.99	1000.93
215	1 Bed + Den	65.69	702.25
216	1 Bed	66.17	712.24
217	1 Bed	60.33	649.38
218	1 Bed	52.17	561.55
219	2 Bed	84.71	909.44
TOTAL	Level 2	1455.07	15062.21
Unit Number	Unit Type	m2	sf
301	2 Bed	77.67	836.03
302	2 Bed	83.58	899.64
303	2 Bed	106.60	1147.45
304	3 Bed	123.31	1327.24
305	2 Bed	84.13	901.15
306	2 Bed	87.24	939.04
307	2 Bed	74.99	807.18
308	1 Bed	54.58	587.49
309	1 Bed	53.70	578.23
310	1 Bed	53.72	578.23
311	1 Bed	50.94	548.31
312	1 Bed	36.96	397.83
313	1 Bed	37.79	406.77
314	2 Bed	93.01	1001.17
315	1 Bed + Den	79.60	856.80
316	1 Bed	58.53	630.01
317	1 Bed	57.82	622.37
318	1 Bed	50.13	539.59
319	2 Bed	74.84	805.57
TOTAL	Level 3	1348.95	14519.89

Unit Number	Unit Type	m2	sf
401	1 Bed	67.12	722.47
402	2 Bed	83.68	900.72
403	2 Bed	114.45	1231.92
404	3 Bed	106.60	1147.41
405	2 Bed	84.77	912.45
406	2 Bed	87.24	939.04
407	2 Bed	74.99	807.18
408	1 Bed	54.58	587.49
409	1 Bed	53.70	578.23
410	1 Bed	53.72	578.23
411	1 Bed	50.94	548.31
412	1 Bed	36.96	397.83
413	1 Bed	37.79	406.77
414	2 Bed	93.01	1001.17
415	1 Bed + Den	79.60	856.80
416	1 Bed	58.53	630.01
417	1 Bed	57.82	622.37
418	1 Bed	50.13	539.59
419	2 Bed	74.84	805.57
TOTAL	Level 4	1320.47	14213.35
Unit Number	Unit Type	m2	sf
501	1 Bed	67.12	722.47
502	2 Bed	83.68	900.72
503	2 Bed	106.66	1148.09
504	3 Bed	123.31	1327.24
505	2 Bed	86.06	926.34
506	2 Bed	87.24	939.04
507	2 Bed	74.99	807.18
508	1 Bed	54.58	587.49
509	1 Bed	51.63	555.74
510	1 Bed	48.71	524.31
511	1 Bed	48.87	526.03
512	1 Bed	36.96	397.83
513	1 Bed	37.79	406.77
514	2 Bed	93.01	1001.17
515	1 Bed + Den	79.60	856.80
516	1 Bed	58.53	630.01
517	1 Bed	57.82	622.37
518	1 Bed	50.13	539.59
519	2 Bed	74.84	805.57
TOTAL	Level 5	1321.53	14224.75

Unit Number	Unit Type	m2	sf
601	2 Bed	83.58	899.64
602	2 Bed	106.72	1148.76
603	3 Bed	123.31	1327.24
604	2 Bed + Den	103.35	1112.44
605	2 Bed	74.99	807.18
606	1 Bed	54.58	587.49
607	1 Bed	51.63	555.74
608	1 Bed	48.71	524.31
609	1 Bed	48.87	526.03
610	1 Bed	36.96	397.83
611	1 Bed	37.79	406.77
612	2 Bed	93.01	1001.15
613	1 Bed + Den	79.60	856.80
614	1 Bed	58.53	630.01
615	2 Bed	79.94	860.46
616	1 Bed	62.77	675.65
TOTAL	Level 6	1144.34	12317.50
Building Unit Type	Unit Count	%	
1 Bed	48	50.00	
1 Bed + Den	5	5.43	
2 Bed	35	36.94	
2 Bed + Den	1	1.09	
3 Bed	5	5.43	
Total	92	100.00	

Building Parking Data		
Accessible Parking		3
Small Cars Parking		10
Regular Parking		66
Total Parking Provided		79
Bicycle Parking		134
Bike Rack		6

Bicycle Parking Mix

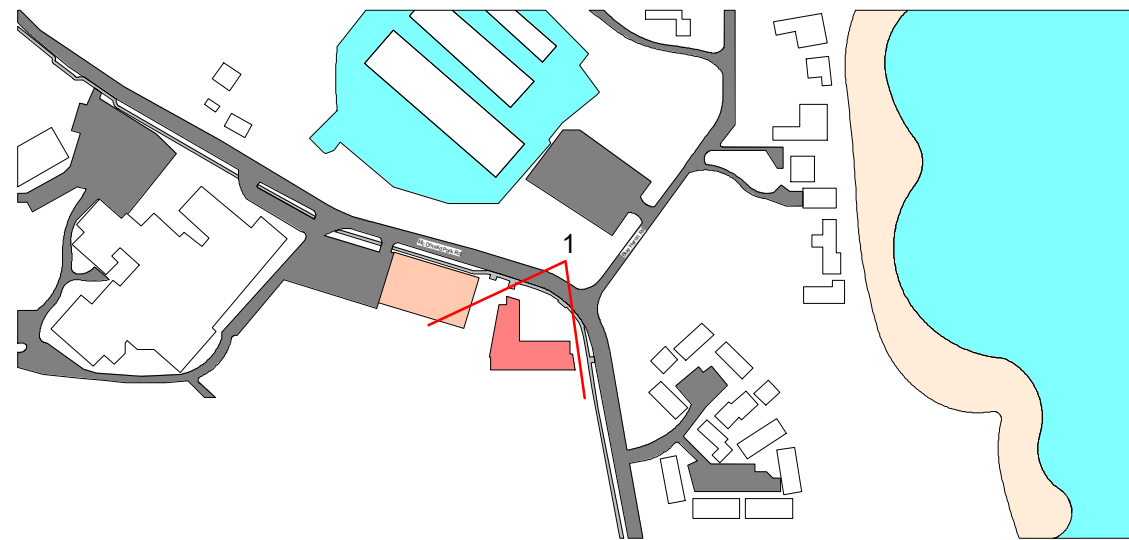
6 stalls in a rack 4.3%

39 stalls 2.4m x 0.80m 27.9%

30 stalls 1.80m x 0.80m 21.4 %

65 stalls 1.2m x 0.80m 46.4 %

140 stalls 100%



KEY PLAN

Civic Address :
10612 & 10622 McDonald
Park Road

Legal Description:
Lots A & B, Section 17, Range 2
East, Noth Saanich District, Plan
28200
PID: 002-017-962 & 002-018-039



SITE CONTEXT

Consultants:

Lead Consultant/ Architect
Birliga+Crespo Architecture (BCA)
Xavier Crespo
Architect AIBC, ACAE, MscPM
S.22(1)
778 400 5475

Civil and Environmental services
McElhanney
Nathan Dunlop, BEng., PEEng.
Division Manager
S.22(1)
S.22(1)

Land Surveyors
POWELL & ASSOCIATES
Scott Thomas Pearse
Land Surveyor
(250) 382-8855

Development Consultant
Invictus Commercial Investment Corp.
Doug Foord
(778) 350 2620
S.22(1)



VIEW 1

BCA

BIRLIGA + CRESPO
ARCHITECTURE

300 - 848 Courtney St. Victoria BC V8W 1C4
S.22(1)
778 400 5475

Drawing List

Sheet Number	Sheet Name
A 000	Cover Sheet
A 001	Photomontage
A 002	Photomontage
A 003	Photomontage
A 004	3D Views
A 005	3D Views
A 006	3D Views
A 007	3D Views
A 008	Survey
A 100	Site Plan
A 101	Ground Floor Plan
A 102	Level 2
A 103	Level 3
A 104	Level 4
A 105	Level 5
A 106	Level 6
A 107	Roof Plan
A 108	Landscape Concept Plan
A 200	Elevations
A 201	Elevations
A 300	Sections
A 400	Solar Study-March 20
A 401	Solar Study-September 22
A 402	Solar Study-December 21

Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

Cover Sheet

Project number2025010
Date2025 12 23
Drawn bySalome Teran
Checked byXavier Crespo

A 000

Scale1 : 5000

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No.	Date	Description
C:\Users\xavie\OneDrive\Documents\BIRLIGA CRESPO ARCHITECTURE\2025\McDonald Dr. N Saanich\Development Permit\REVIT\December Revisions\2025 12 23 10622 & 10612 McDonald-6 Storey.rvt		
Rezoning		
RG Foster Developments Inc. 10622 & 10612 Mc Donald Park Road		
Photomontage		
Project number		2025010
Date		2025 12 23
Drawn by		Aaron Flores/Xavier Crespo
Checked by		Xavier Crespo
A 001		
Scale		

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No.	Date	Description
C:\Users\xavie\OneDrive\Documents\BIRLIGA CRESPO ARCHITECTURE\2025\McDonald Dr. N Saanchi\Development Permit\REVIT\December Revisions\2025 12 23 10622 & 10612 McDonald-6 Storey.rvt		

Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

Photomontage

Project number	2025010
Date	2025 12 23
Drawn by	Xavier Crespo
Checked by	Xavier Crespo

A 002

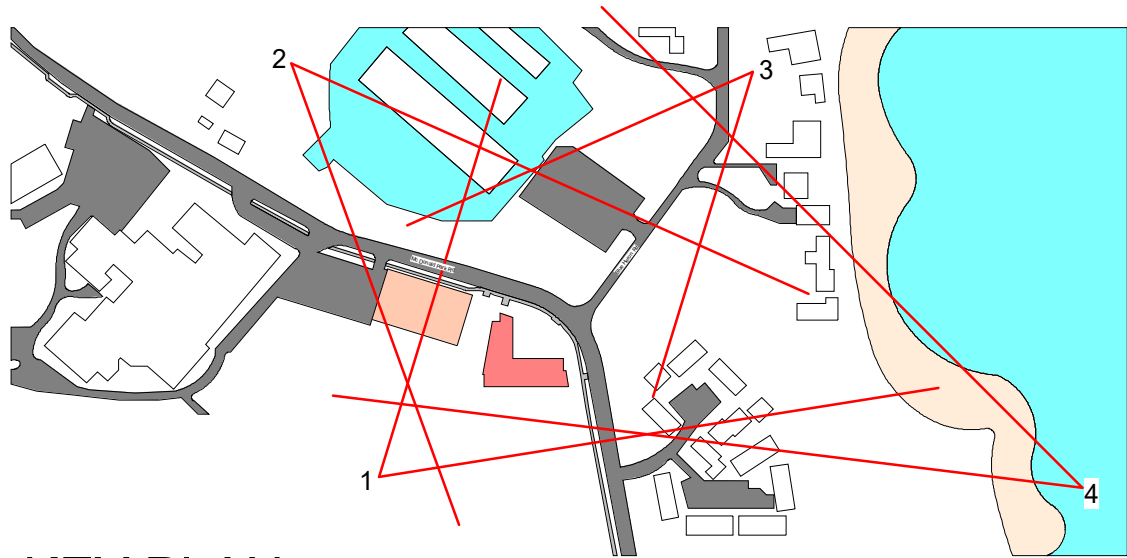
Scale

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Rezoning		
RG Foster Developments Inc.		
10622 & 10612 Mc Donald Park Road		
Photomontage		
Project number		2025010
Date		2025 12 23
Drawn by		Aaron Flores/Xavier Crespo
Checked by		Xavier Crespo
A 003		
Scale		

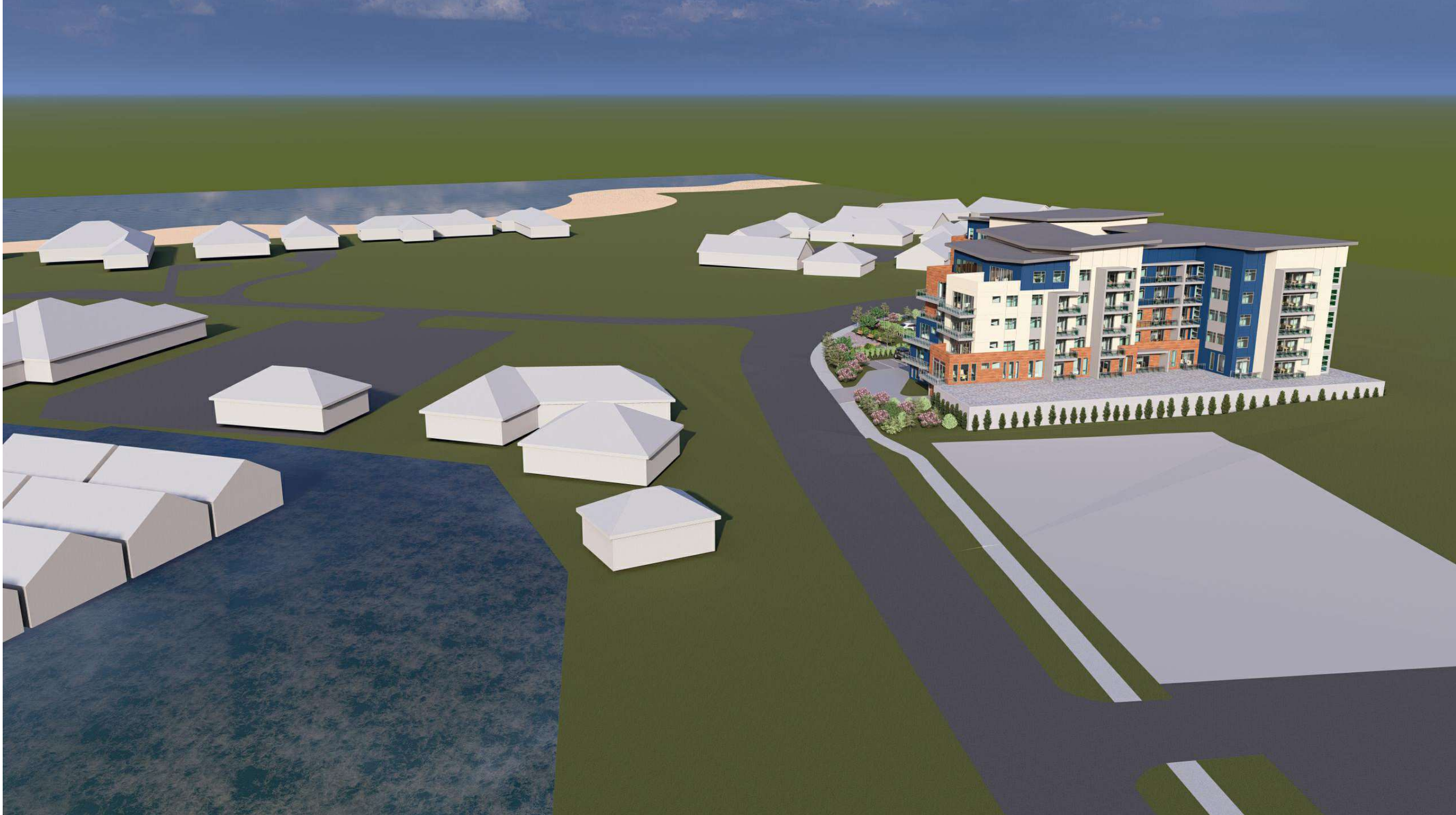
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KEY PLAN



1



2



3



4

No.	Date	Description
C:\Users\xavie\OneDrive\Documents\BIRLIGA CRESPO ARCHITECTURE\2025\McDonald Dr. N Saanich\Development Permit\REVIT\December Revisions\2025 12 23 10622 & 10612 McDonald-6 Storey.rvt		

Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

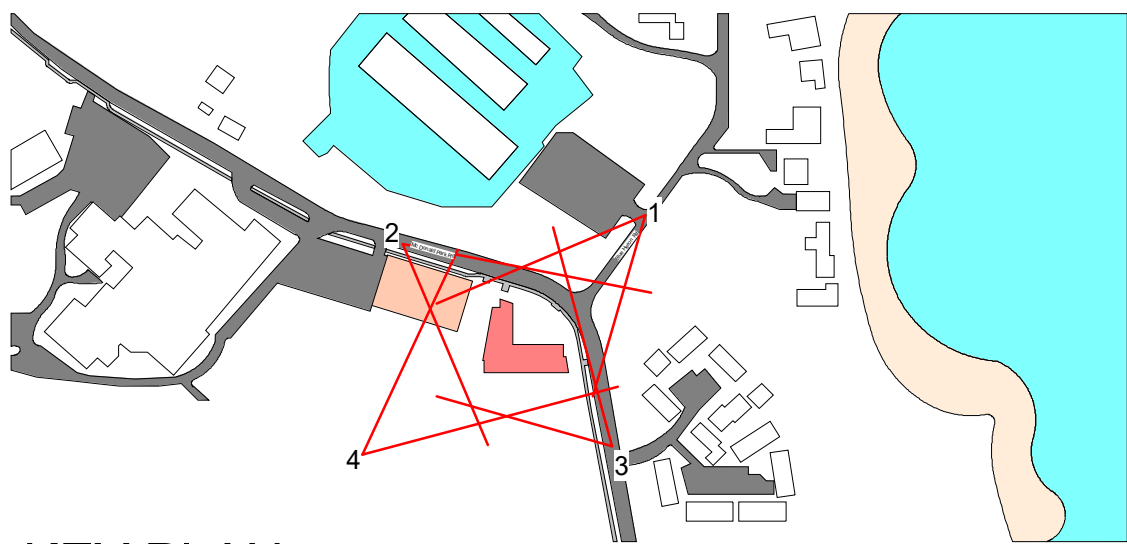
3D Views

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran / Xavier Crespo
Checked by	Xavier Crespo

A 004

Scale	1 : 5000
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KEY PLAN



1



2



3

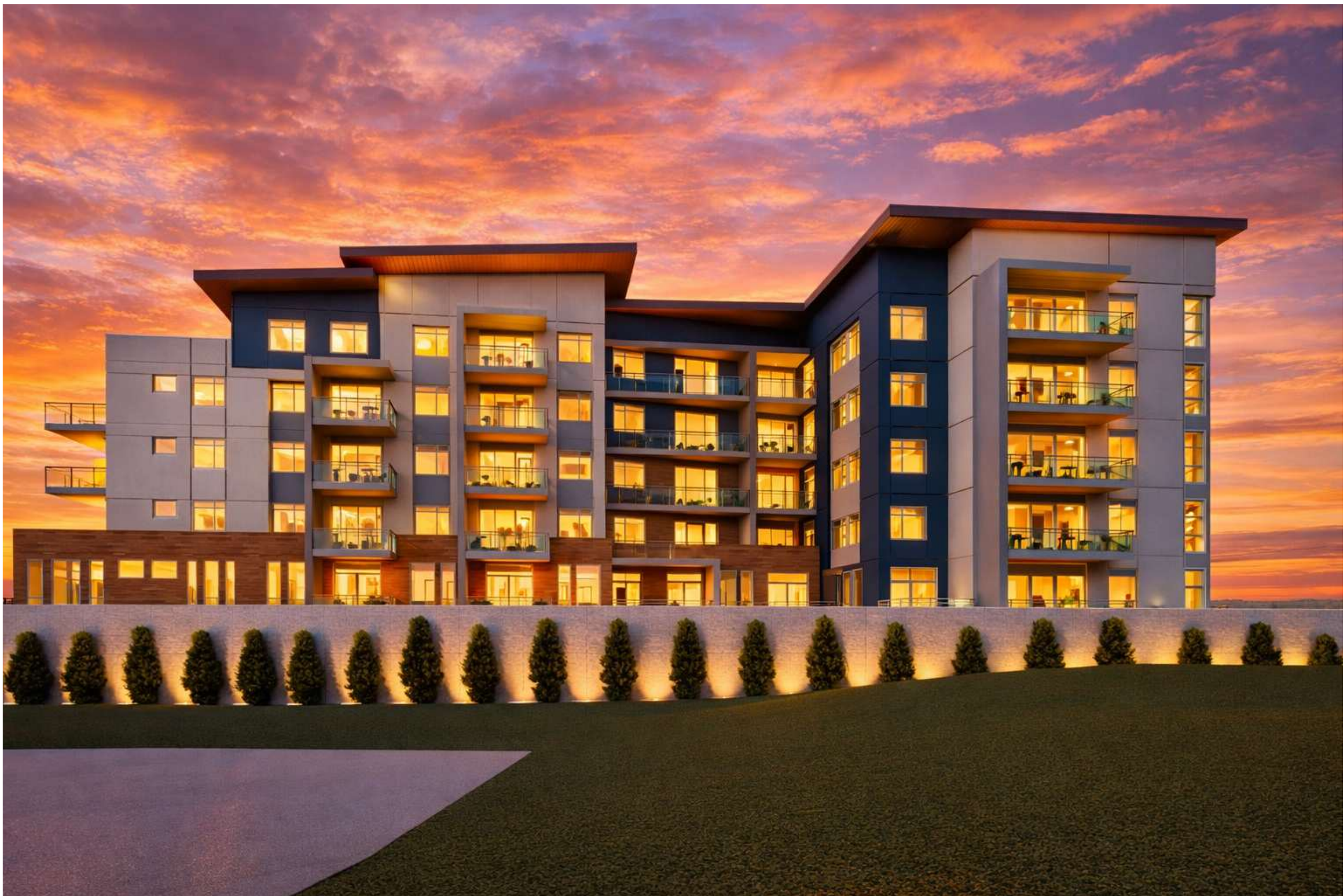


4

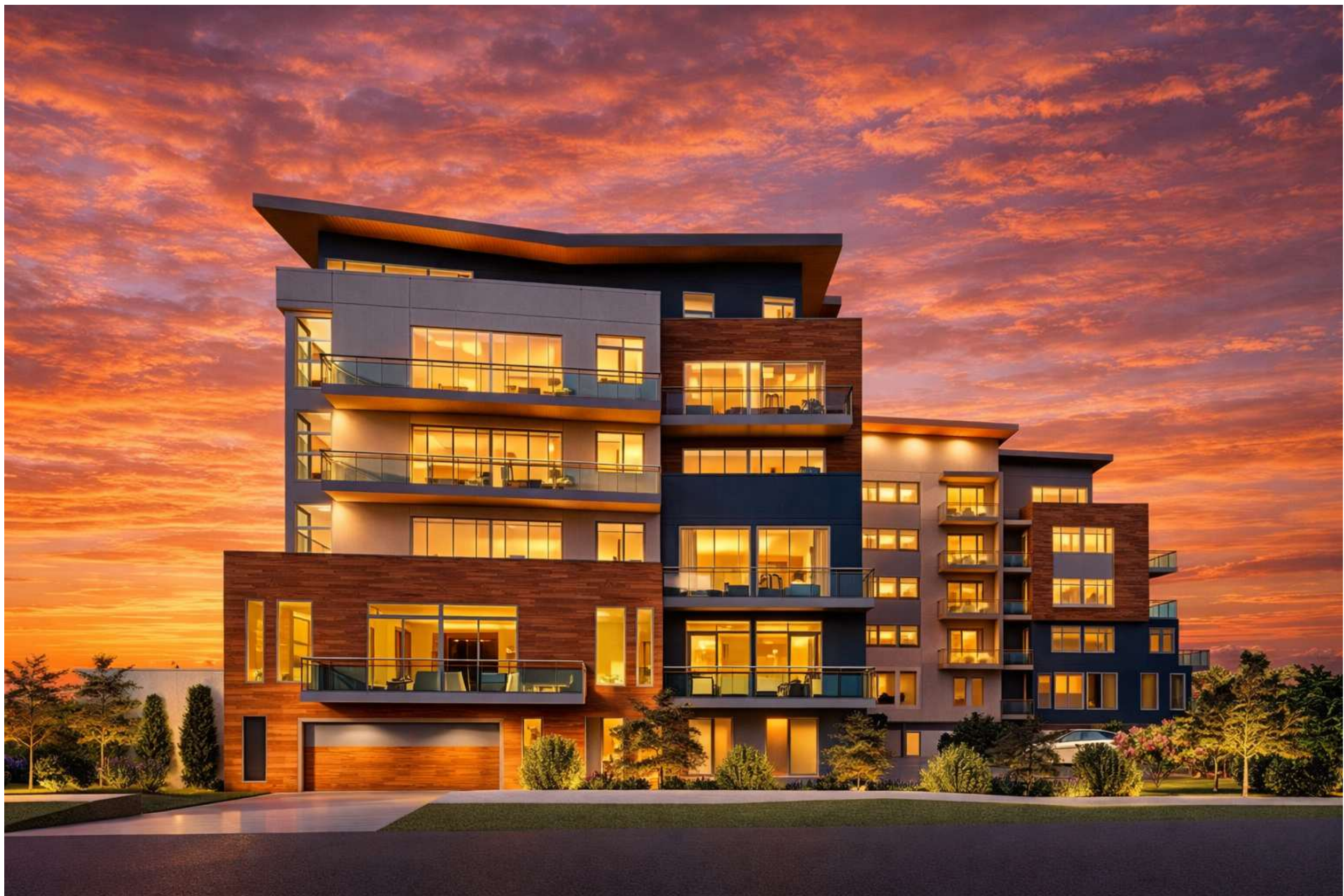
No.	Date	Description
C:\Users\xavie\OneDrive\Documents\BIRLIGA CRESPO ARCHITECTURE\2025\McDonald Dr. N Saanich\Development Permit\REVIT\December Revisions\2025 12 23 10622 & 10612 McDonald-6 Storey.rvt		
Rezoning		
RG Foster Developments Inc. 10622 & 10612 Mc Donald Park Road		
3D Views		
Project number		2025010
Date		2025 12 23
Drawn by		Salome Teran / Xavier Crespo
Checked by		Xavier Crespo
A 005		
Scale		1 : 5000

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1



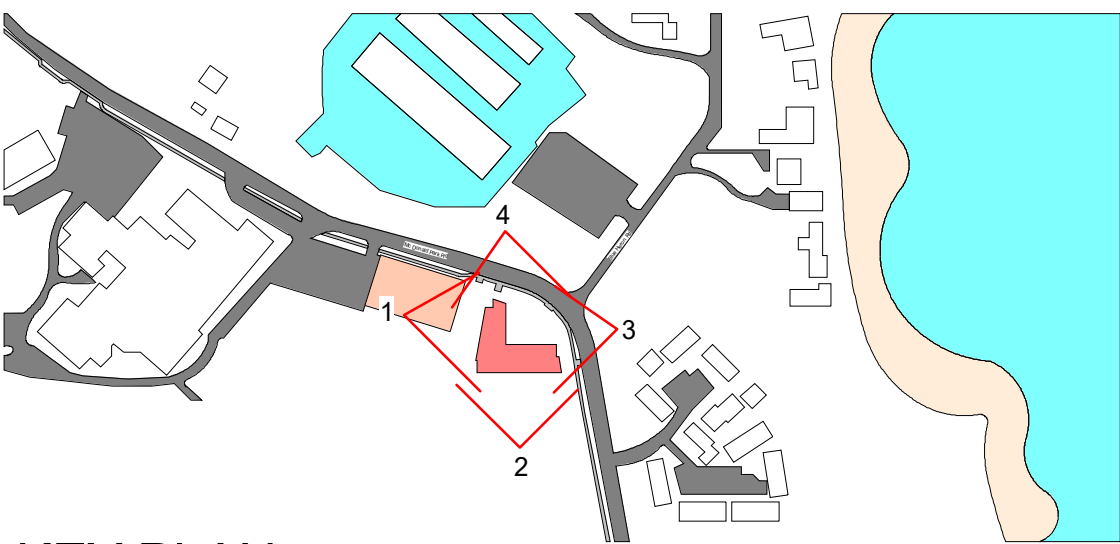
3



2



4



KEY PLAN

No.	Date	Description
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Rezoning		
RG Foster Developments Inc.		
10622 & 10612 Mc Donald Park Road		
3D Views		
Project number	2025010	
Date	2025 12 23	
Drawn by	Salome Teran / Xavier Crespo	
Checked by	Xavier Crespo	
A 006		
Scale	1 : 5000	

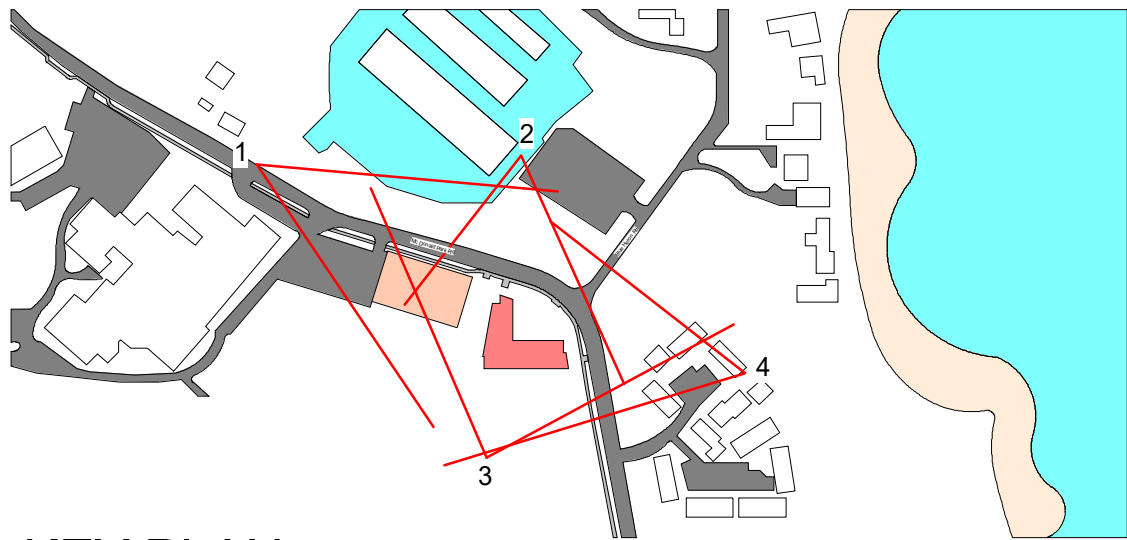
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1



3



KEY PLAN



2



4

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Rezoning		
RG Foster Developments Inc.		
10622 & 10612 Mc Donald Park Road		
3D Views		
Project number	2025010	
Date	2025 12 23	
Drawn by	Salome Teran / Xavier Crespo	
Checked by	Xavier Crespo	
A 007		
Scale	1 : 5000	

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BC LAND SURVEYORS SITE PLAN OF:

Civic: 10612 & 10622 McDonald Park Road
Lots A & B, Section 17, Range 2 East,
North Saanich District, Plan 28200

Parcel Identifiers: 002-017-962 & 002-018-039
in the District of North Saanich

SCALE 1:200

All distances are shown in metres.

The intended plot size of this plan
is 864mm in width by 560mm in height
(D size) when plotted at a scale of 1:200.

LEGEND

Elevations are geositic and referenced
to the CROSBIE datum

- #H + - denotes - existing elevation
- WM + - denotes - water meter lid
- MI + - denotes - manhole lid
- MS + - denotes - sewer manhole lid
- CS + - denotes - catch basin lid
- UP - denotes - utility pole
- UP+ - denotes - utility pole w/ transformer
- UP+L - denotes - utility pole w/ transformer & lamp
- DS - denotes - storm drain cleanout
- DS - denotes - sewer cleanout
- OP+ - denotes - live property corner post found
- TM - denotes - Tree Trunk
- Tree diameters are in centimetres.

Contour Interval = 0.25 metres

Contours have been derived by digital terrain
modelling and any critical elevations must
be verified by field survey

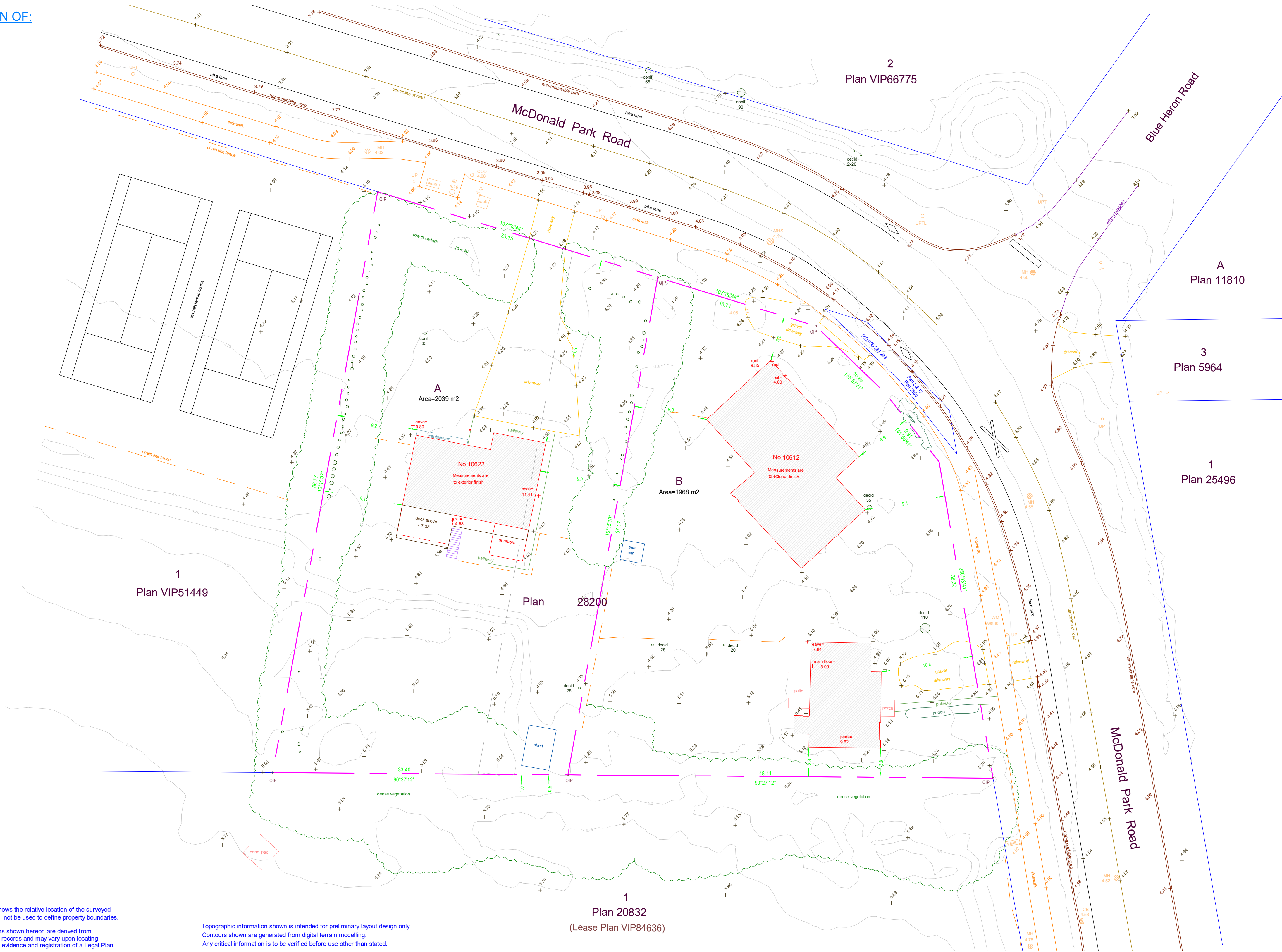
This document shows the relative location of the surveyed
features and shall not be used to define property boundaries.

Parcel dimensions shown hereon are derived from
Land Title Office records and may vary upon locating
additional survey evidence and registration of a Legal Plan.

Topographic information shown is intended for preliminary layout design only.

Contours shown are generated from digital terrain modelling.
Any critical information is to be verified before use other than stated.

Date	January 17, 2025
File	14450 - 92
V.I. POWELL & ASSOCIATES	
Land Surveying	
250-2950 Douglas Street	
Victoria, BC V8T 4N4	
phone (250) 382-8855	



1 Survey
1:250

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ARCHITECTURE

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S.22(1)

778 400 5475

No.	Date	Description
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Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

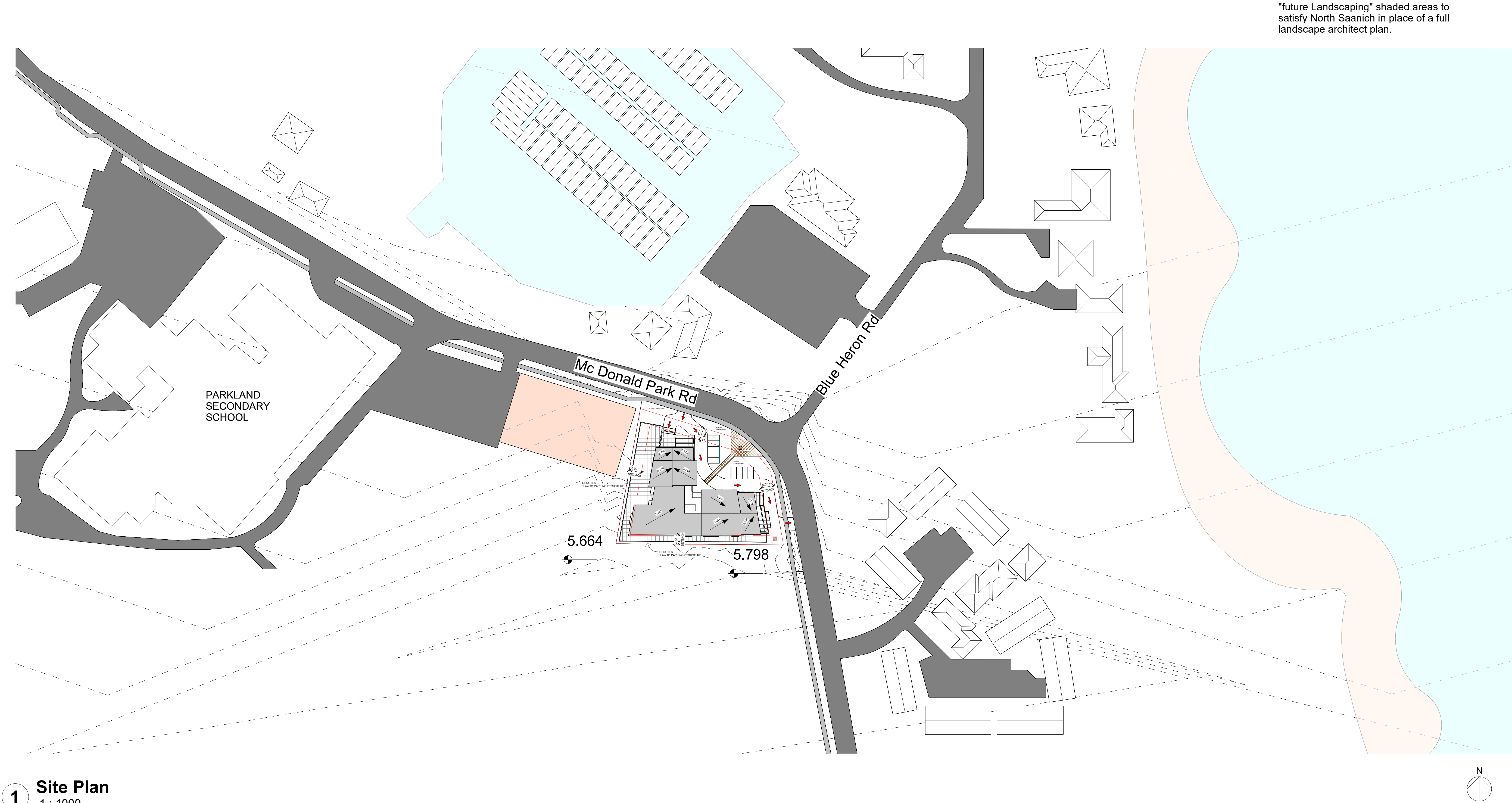
Survey

Project number	2025010
Date	2025 12 23
Drawn by	Author
Checked by	Checker

A 008

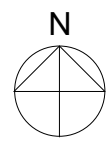
Scale 1:250

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"future Landscaping" shaded areas to satisfy North Saanich in place of a full landscape architect plan.

1 Site Plan
1 : 1000



No.	Date	Description
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Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

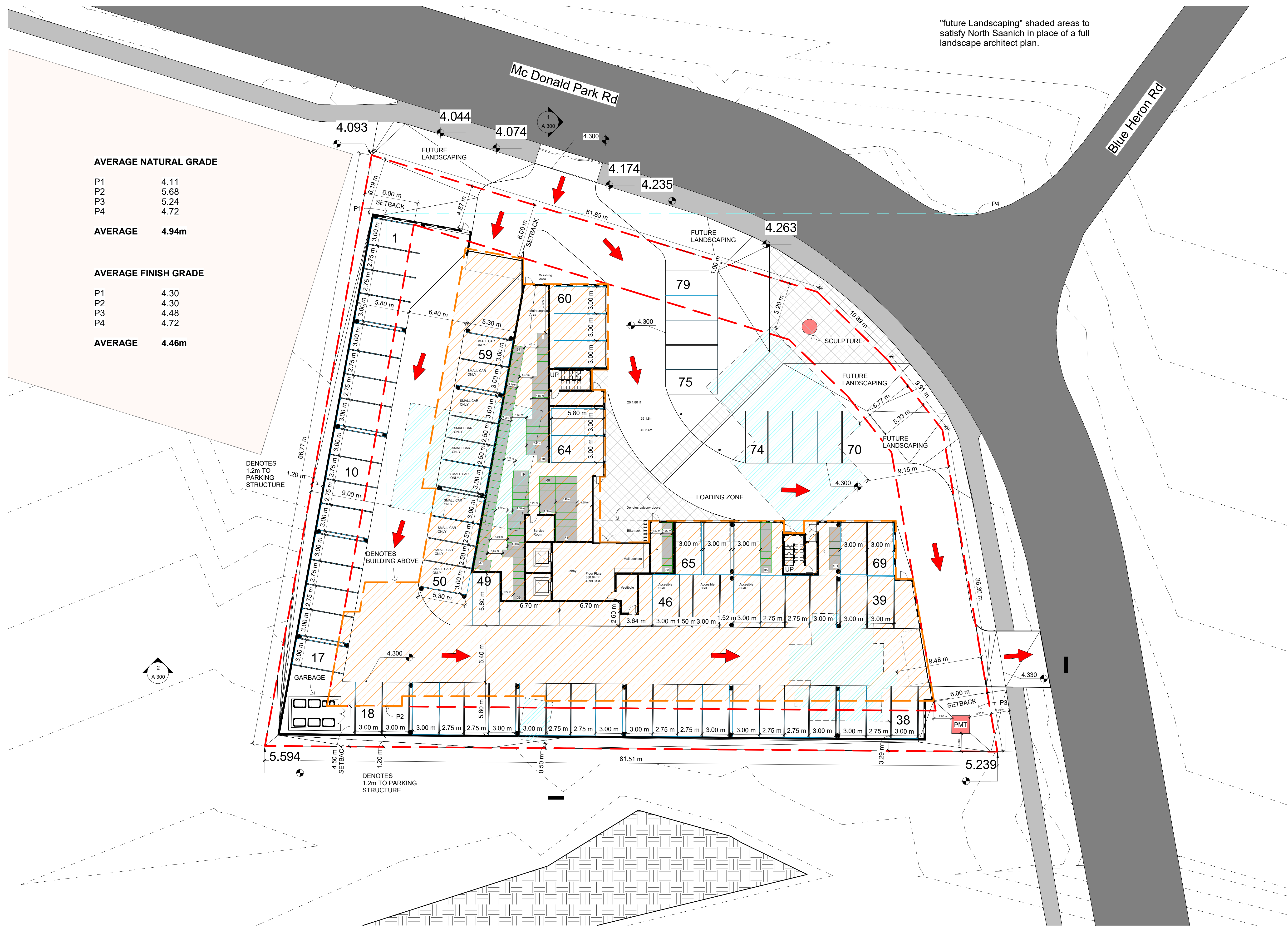
Site Plan

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

A 100

Scale	1 : 1000
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LEGEND

DENOTES
BUILDING
ABOVE

DENOTES
PROPERTY
LINE

LEGEND

DENOTES
EXISTING
BUILDING
FOOTPRINT

DENOTES
EXISTING
BUILDING
PATHS

No.	Date	Description
C:\Users\xavie\OneDrive\Documents\BIRLIGA CRESPO ARCHITECTURE\2025\McDonald Dr. N Saanich\Development Permit\REVIT\December Revisions\2025 12 23 10622 & 10612 McDonald-6 Storey.rvt		

Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
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Ground Floor Plan

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

A 101

Scale As indicated

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1 Level 2
1 : 200



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No.	Date	Description
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Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

Level 2

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

A 102

Scale	1 : 200
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1 Level 3
1 : 200



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S.22(1)

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Rezoning

RG Foster Developments Inc.
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Park Road

Level 3

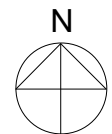
Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

A 103

Scale	1 : 200
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1 Level 4
1 : 200



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Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

Level 4

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

A 104

Scale	1 : 200
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1 Level 5
1 : 200



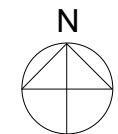
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S.22(1)
778 400 5475

No.	Date	Description
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Rezoning		
RG Foster Developments Inc.		
10622 & 10612 Mc Donald Park Road		
Level 5		
Project number	2025010	
Date	2025 12 23	
Drawn by	Salome Teran	
Checked by	Xavier Crespo	
A 105		
Scale	1 : 200	

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1 Level 6
1 : 200



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S.22(1)

778 400 5475

LEGEND

- DENOTES BUILDING FOOTPRINT
- PROPERTY LINE

No.	Date	Description
C:\Users\xavie\OneDrive\Documents\BIRLIGA CRESPO ARCHITECTURE\2025\McDonald Dr. N		
Saanich\Development Permit\REVIT\December		
Revisions\2025 12 23 10622 & 10612 McDonald-6		
Storey.rvt		

Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

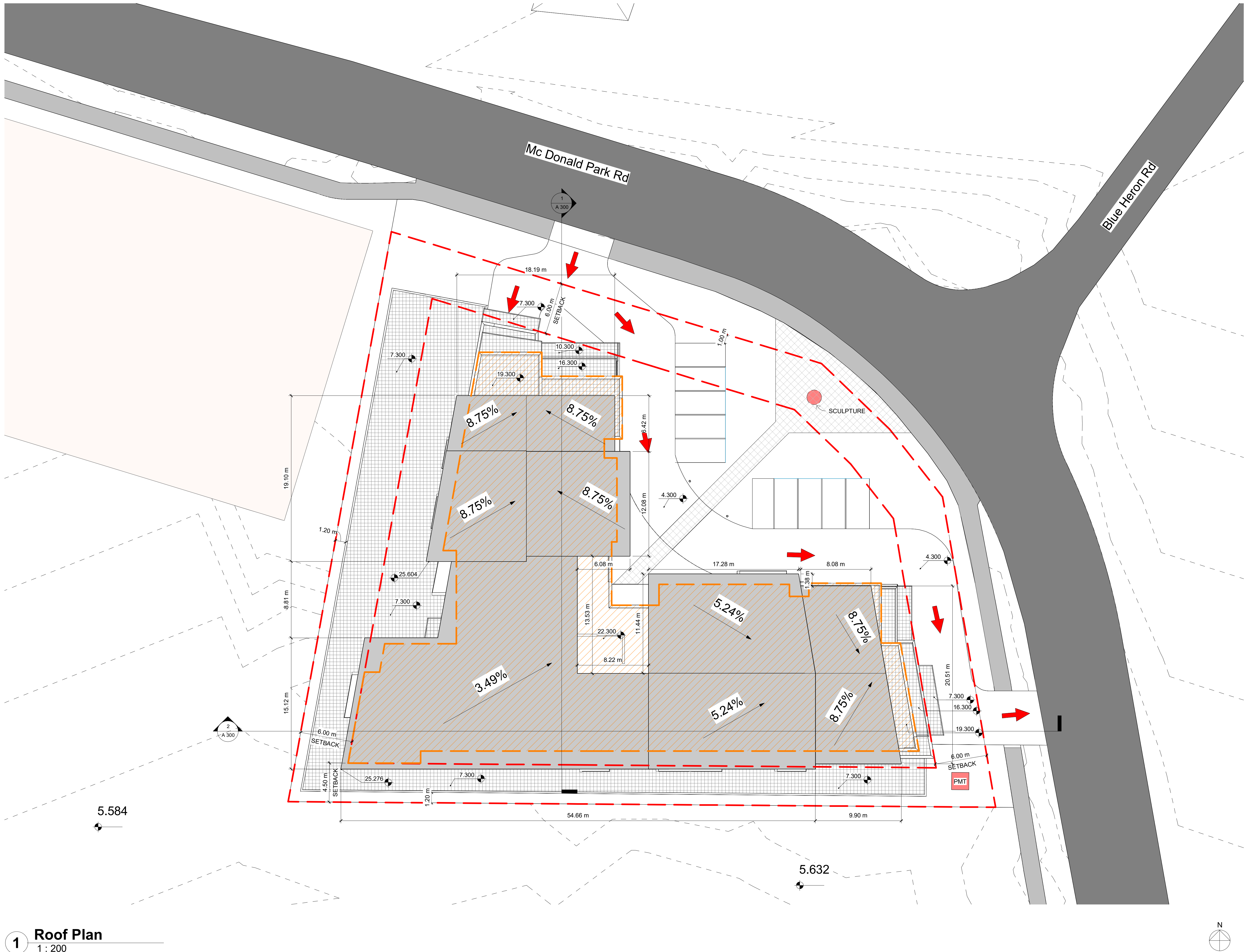
Level 6

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

A 106

Scale	As indicated
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LEGEND

- [Orange dashed line] DENOTES
BUILDING
FOOTPRINT
- [Red dashed line] PROPERTY
LINE

No.	Date	Description
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Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

Roof Plan

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

A 107

Scale	As indicated
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 DENOTES
BUILDING
ABOVE

 PROPERTY
LINE

No.	Date	Description
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Rezoning

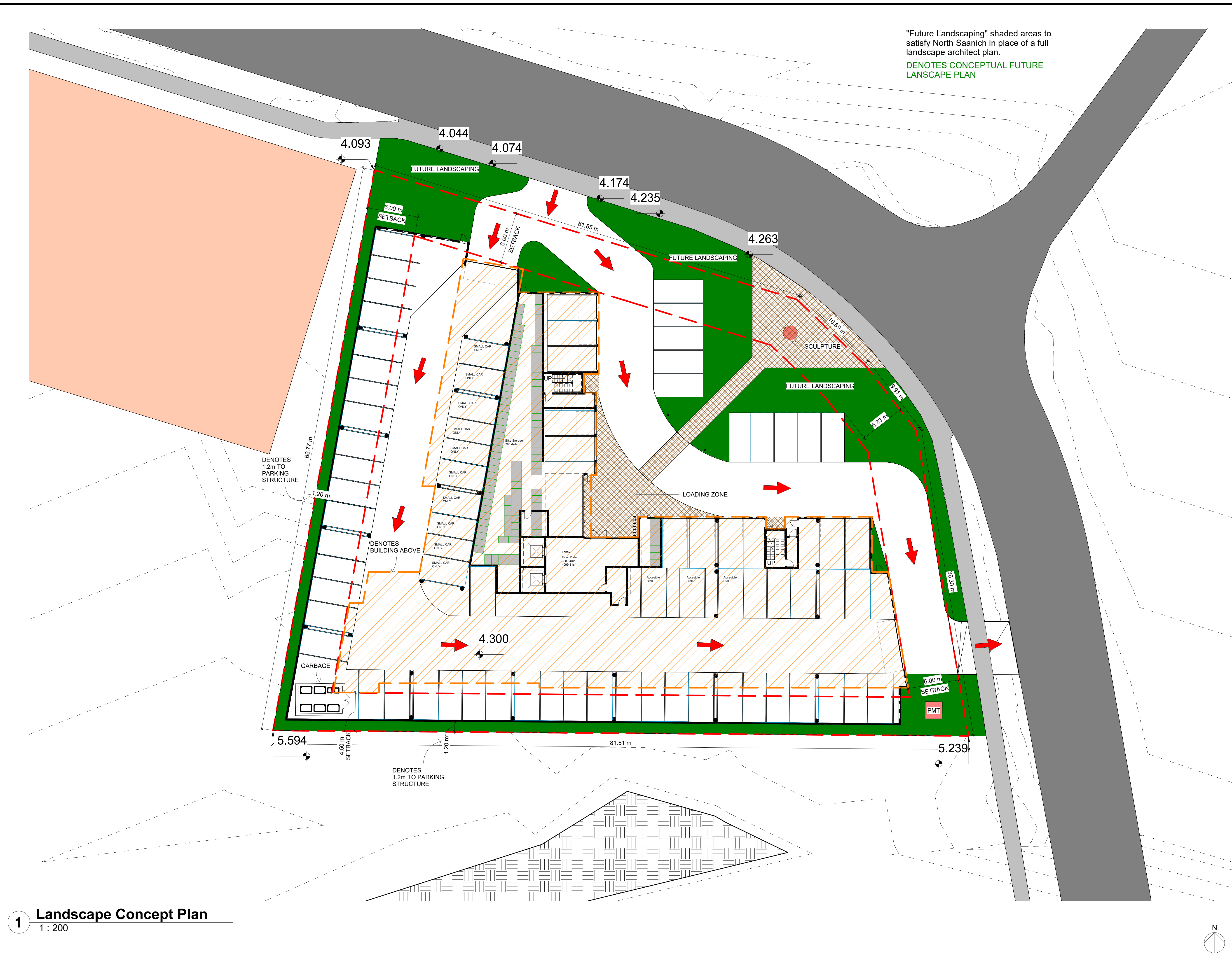
RG Foster Developments Inc.
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Park Road

Landscape Concept Plan

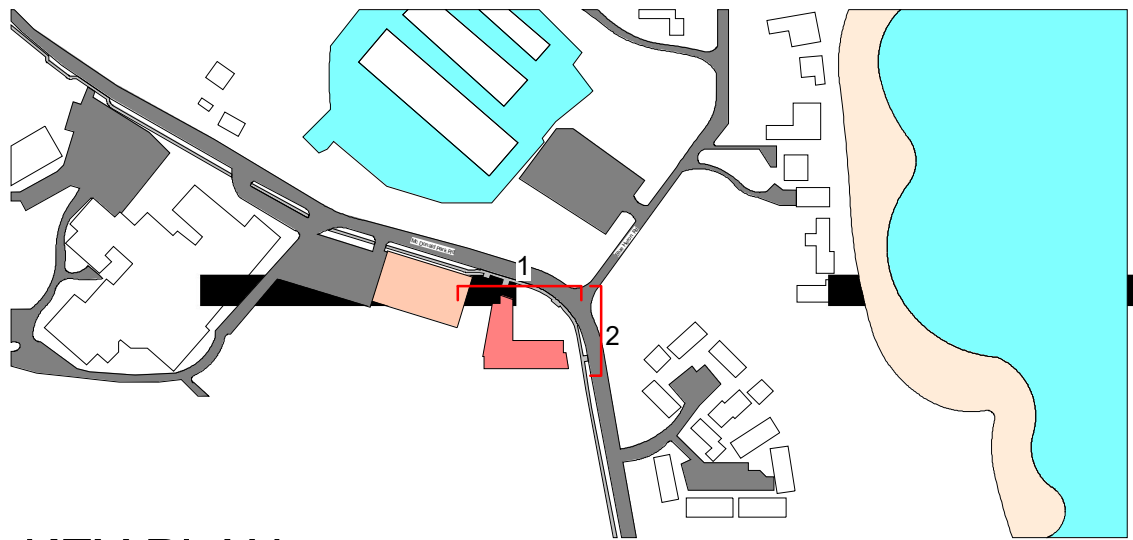
Project number	2025010
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A 108

Scale	As indicated
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KEY PLAN



1 North
1 : 200



2 East
1 : 200

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300 - 848 Courtney St. Victoria BC V8W 1C4

S.22(1)

778 400 5475

Material List	
Key Value	Keynote Text
1	
2	Blue Fiber Cement Panels
3	Wooden Look Composite Panels Soffit
4	Metal Siding Panels
5	Grey Vinyl Windows
6	Aluminum and Glass Railing
7	Grey Metal Fascia
8	Wood Panel Soffit

No.	Date	Description
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Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

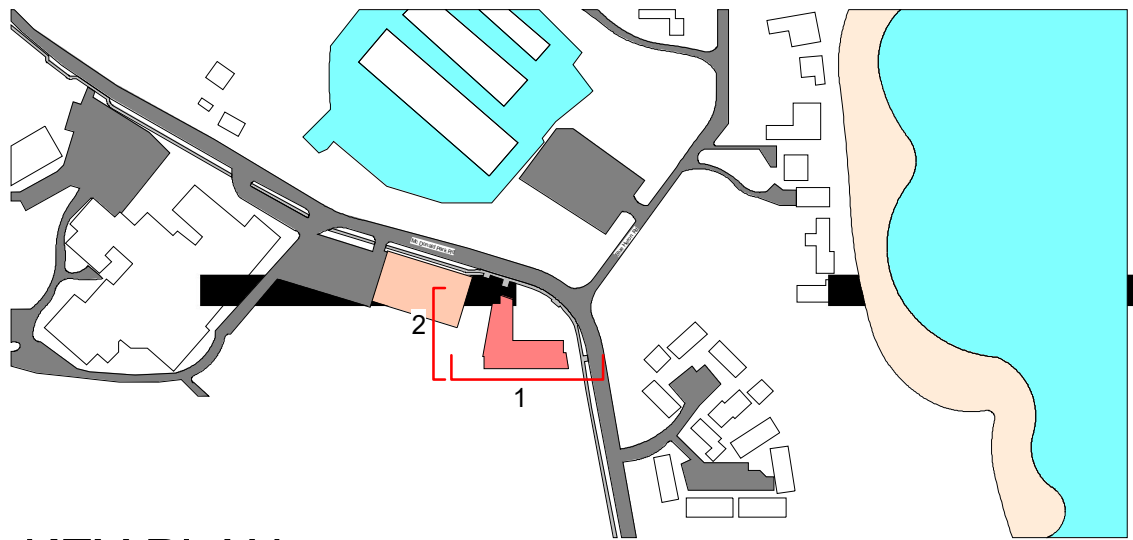
Elevations

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

A 200

Scale As indicated

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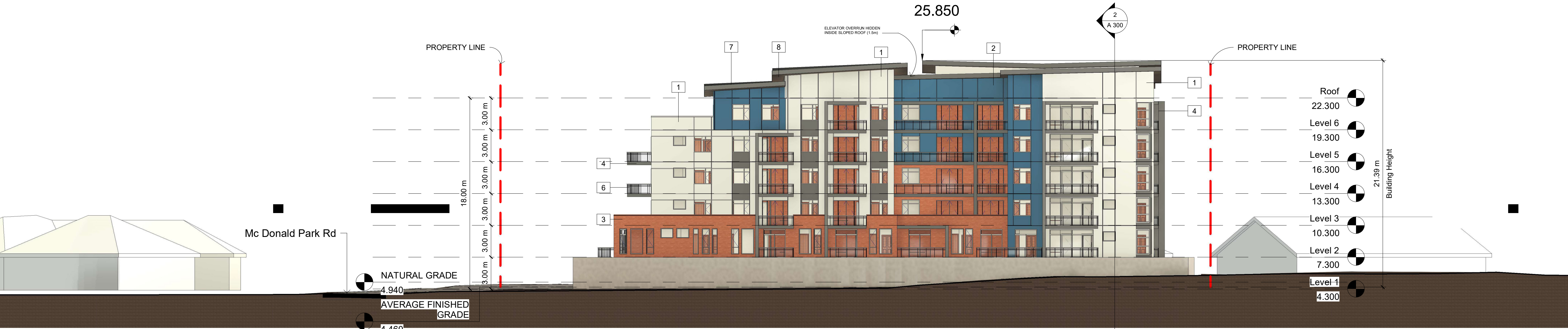


KEY PLAN

1 South
1 : 200



2 West
1 : 200



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ARCHITECTURE

300 - 848 Courtney St. Victoria BC V8W 1C4

S.22(1)

778 400 5475

Material List	
Key Value	Keynote Text
1	
2	Blue Fiber Cement Panels
3	Wooden Look Composite Panels Soffit
4	Metal Siding Panels
6	Aluminum and Glass Railing
7	Grey Metal Fascia
8	Wood Panel Soffit

No.	Date	Description
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Rezoning

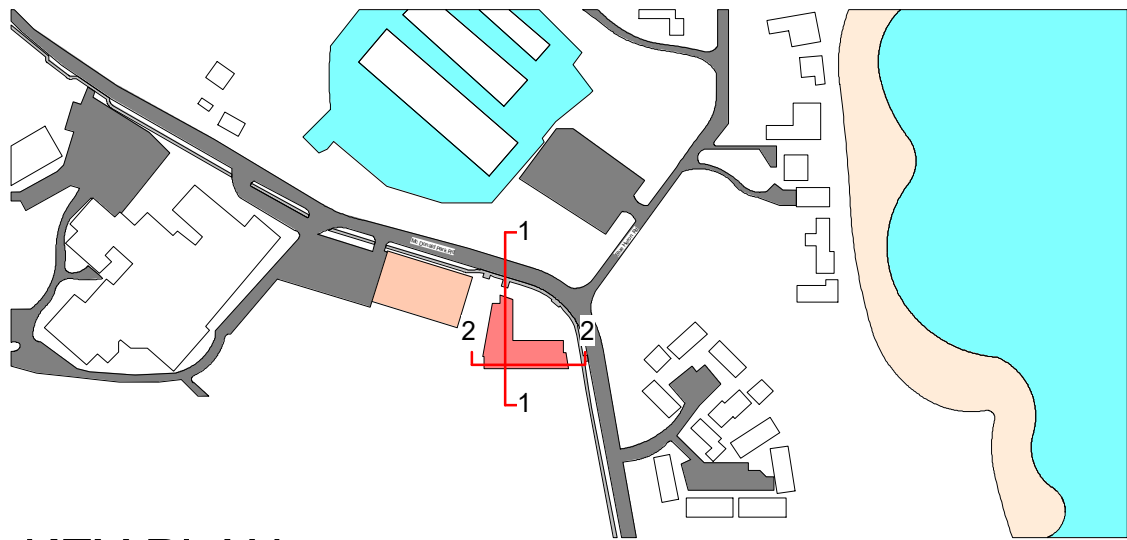
RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

Elevations

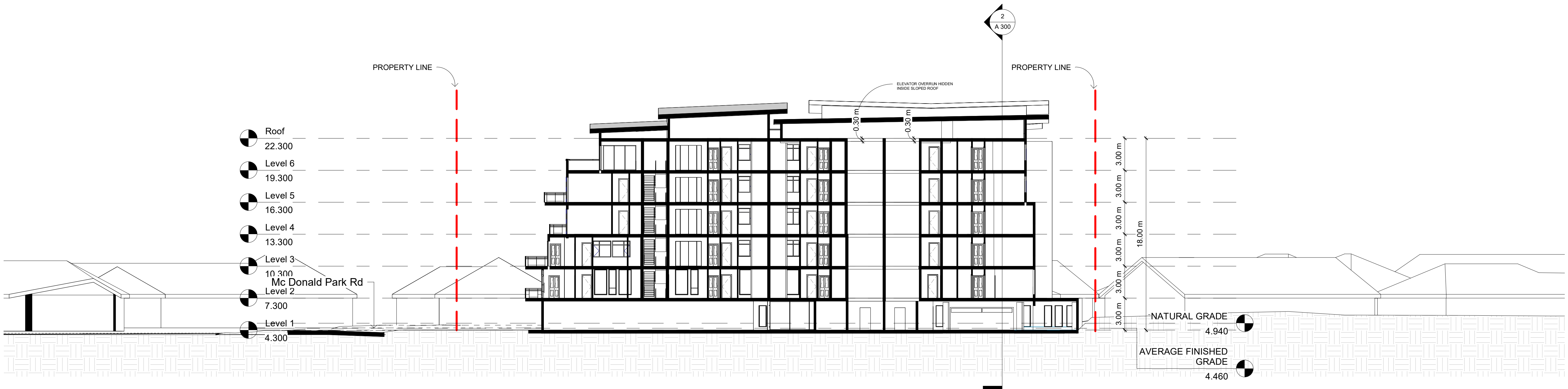
Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

A 201
Scale As indicated

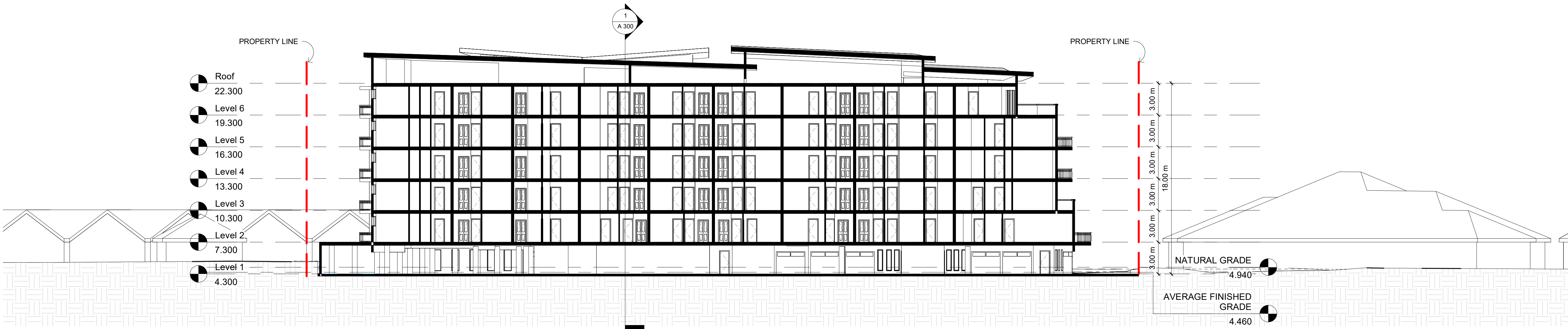
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KEY PLAN



1 Section 1
1 : 200



2 Section 2
1 : 200

No.	Date	Description
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Saanich\Development Permit\REVIT\December		
Revisions\2025 12 23 10622 & 10612 McDonald-6		
Storey.rvt		

Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

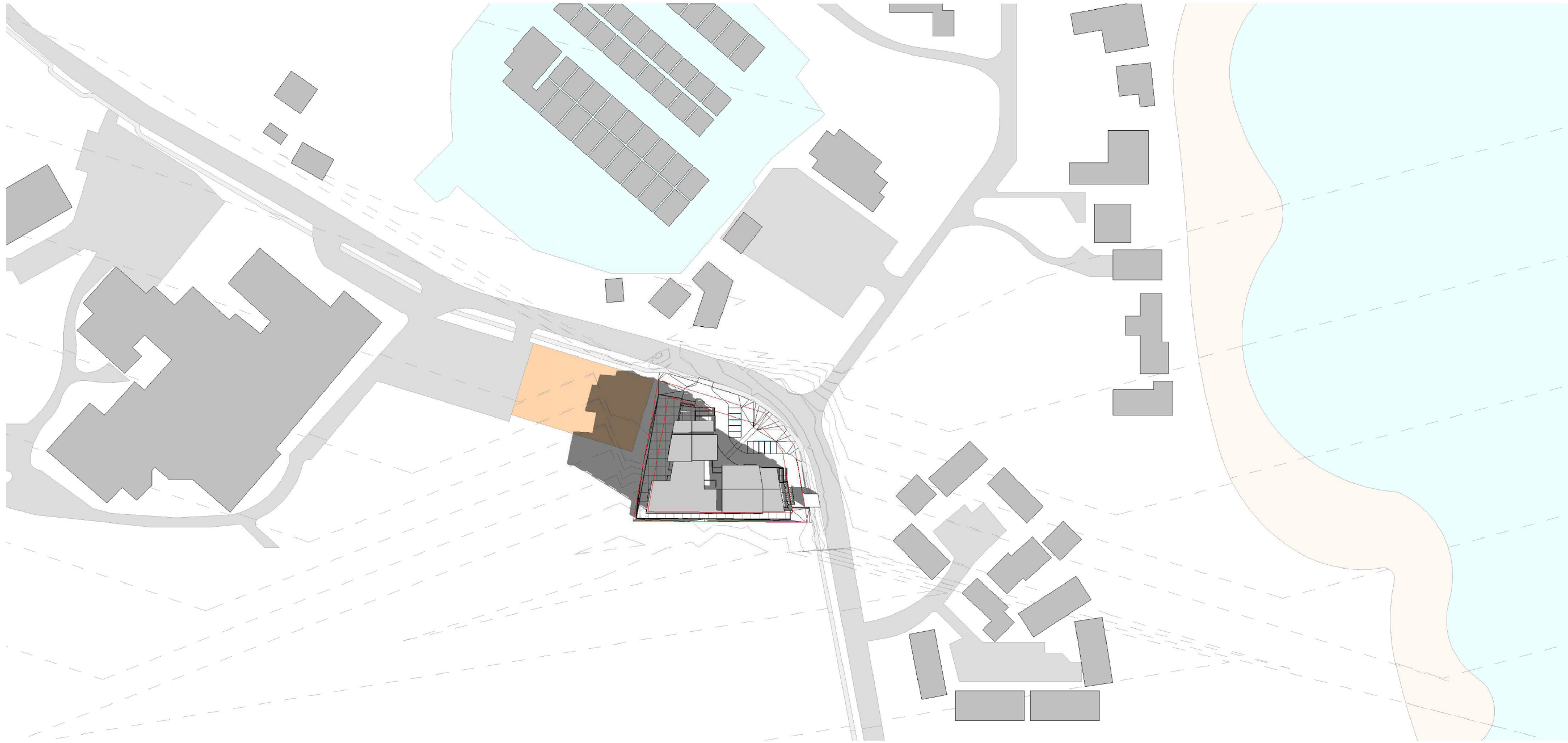
Sections

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

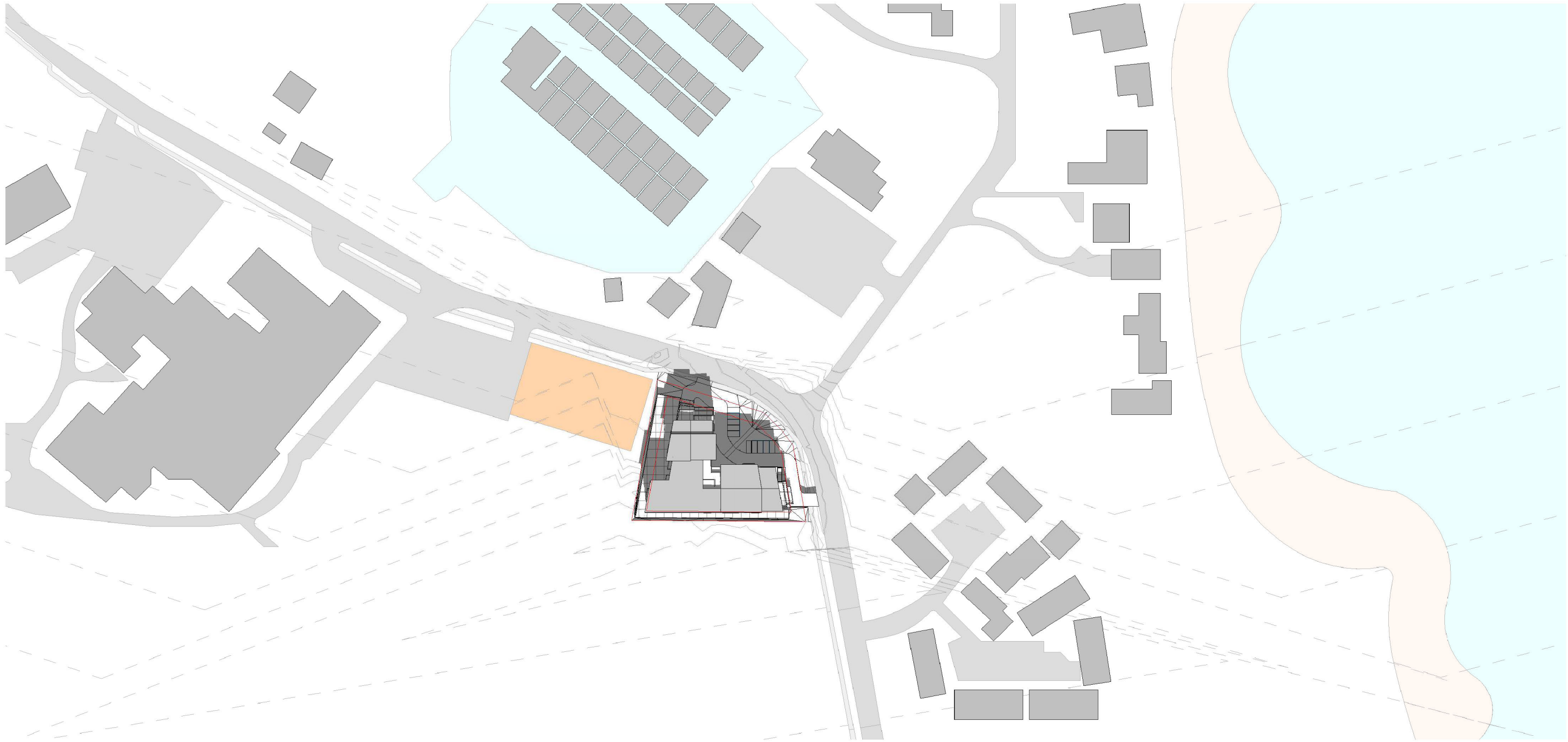
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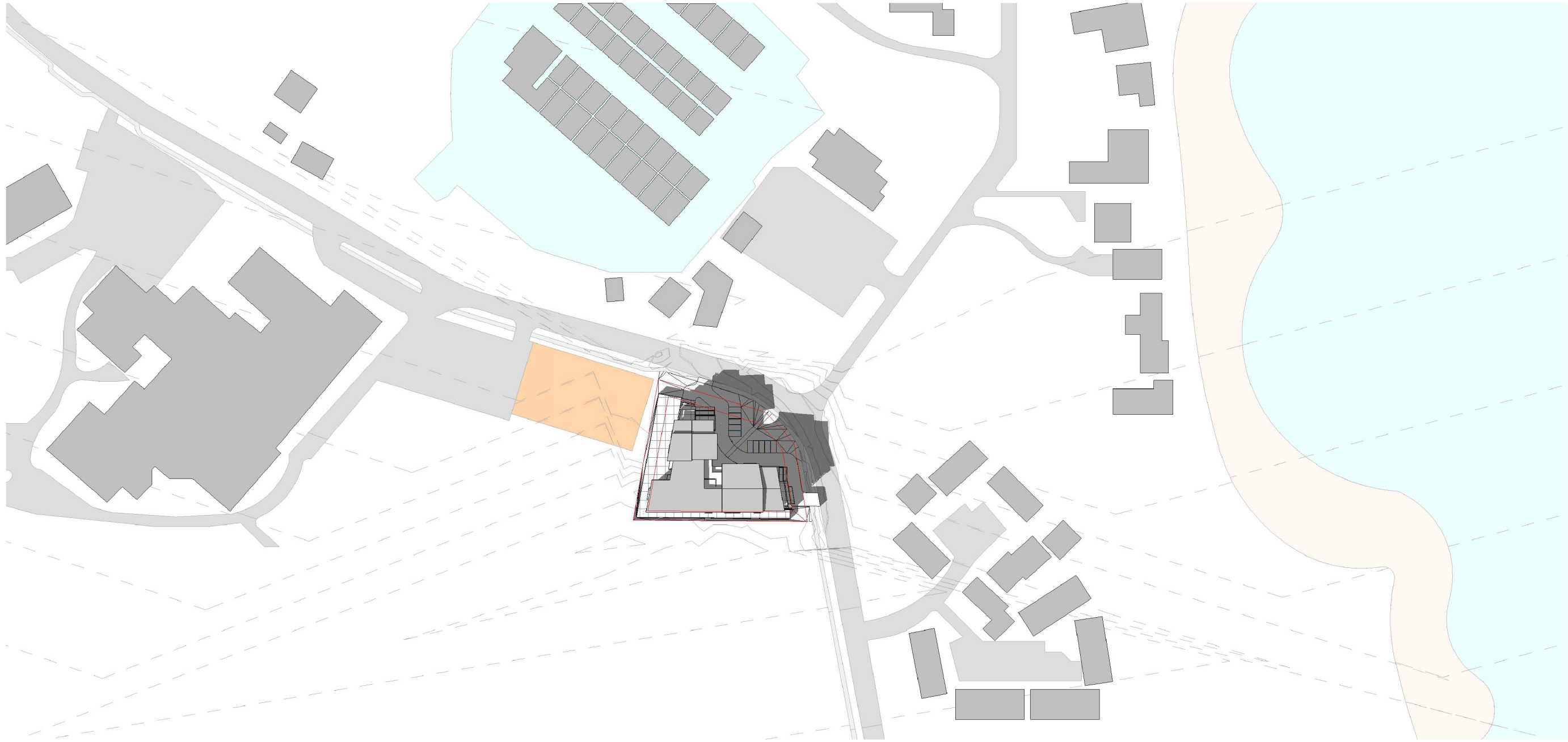
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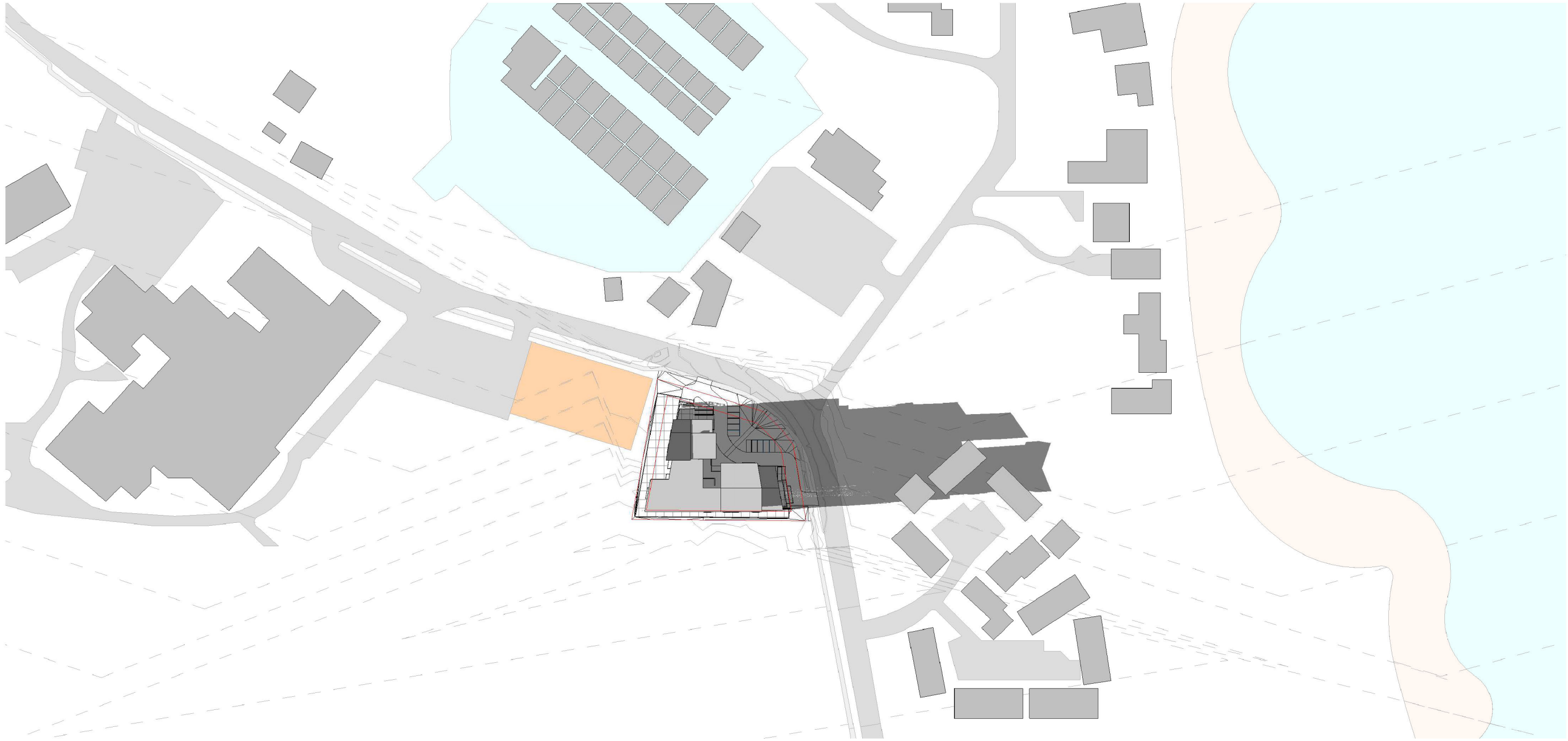
March 20, 0900



March 20, 1200



March 20, 1500



March 20, 1800

No.	Date	Description
C:\Users\xavie\OneDrive\Documents\BIRLIGA CRESPO ARCHITECTURE\2025\McDonald Dr. N Saanich\Development Permit\REVIT\December Revisions\2025 12 23 10622 & 10612 McDonald-6 Storey.rvt		

Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

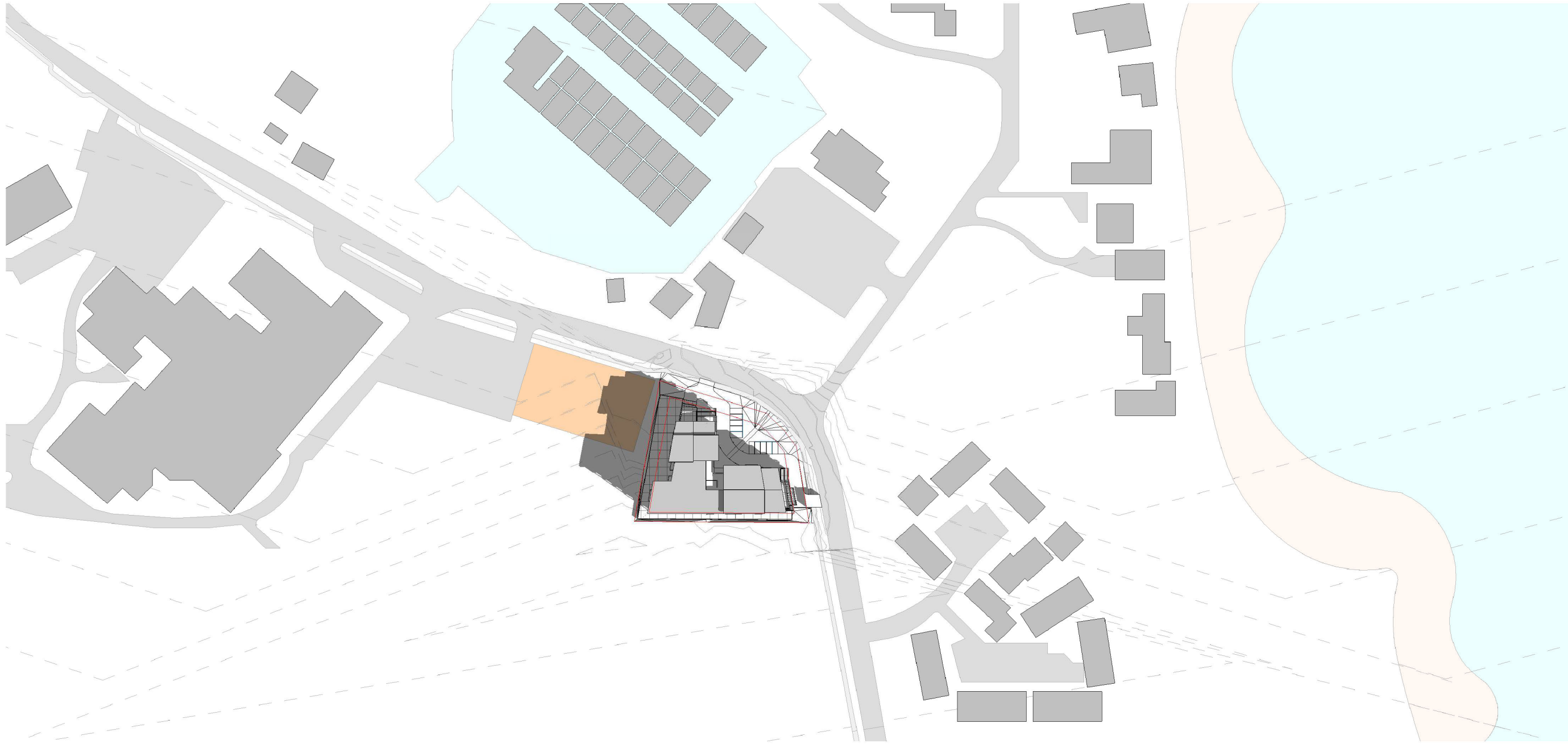
Solar Study-March 20

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

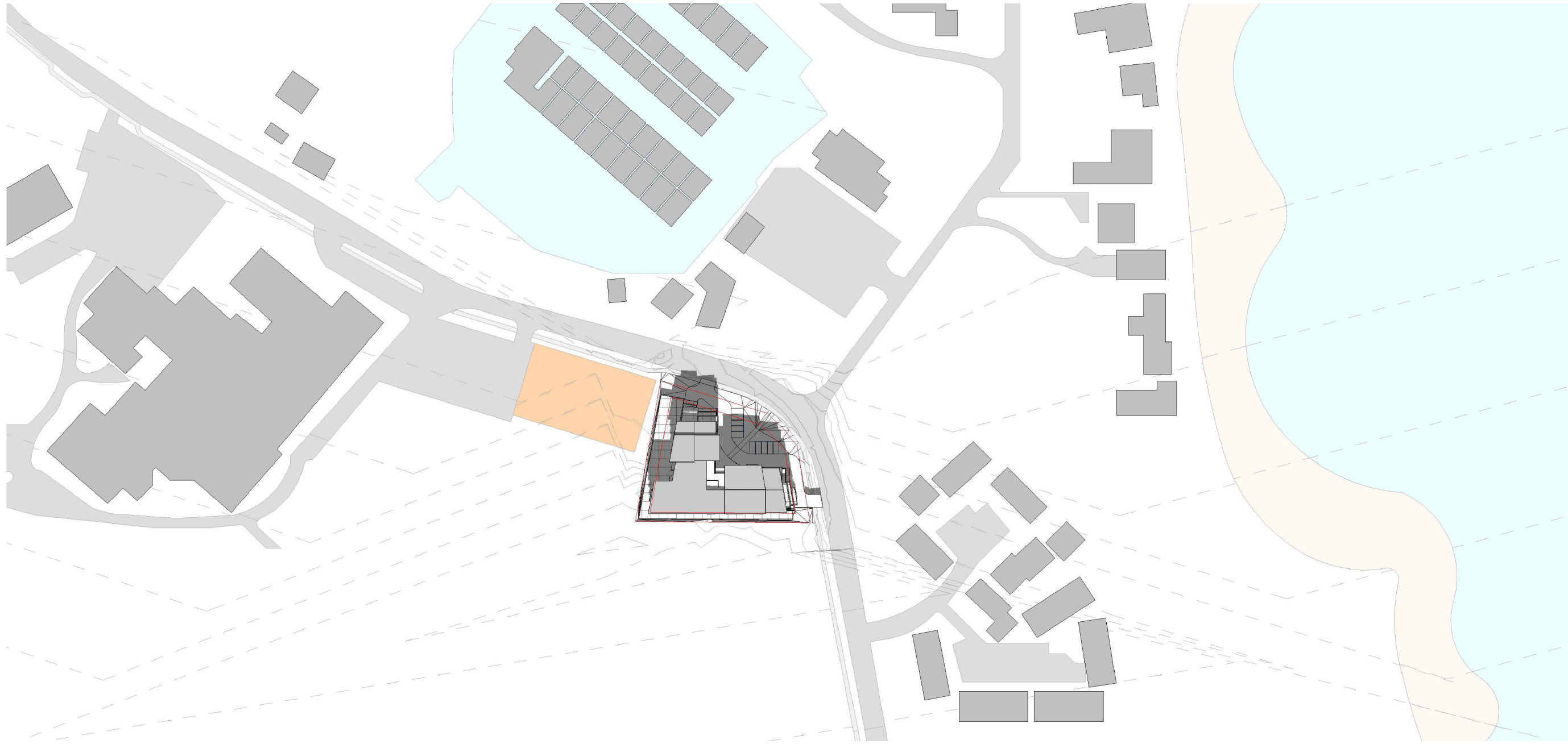
A 400

Scale	1 : 2000
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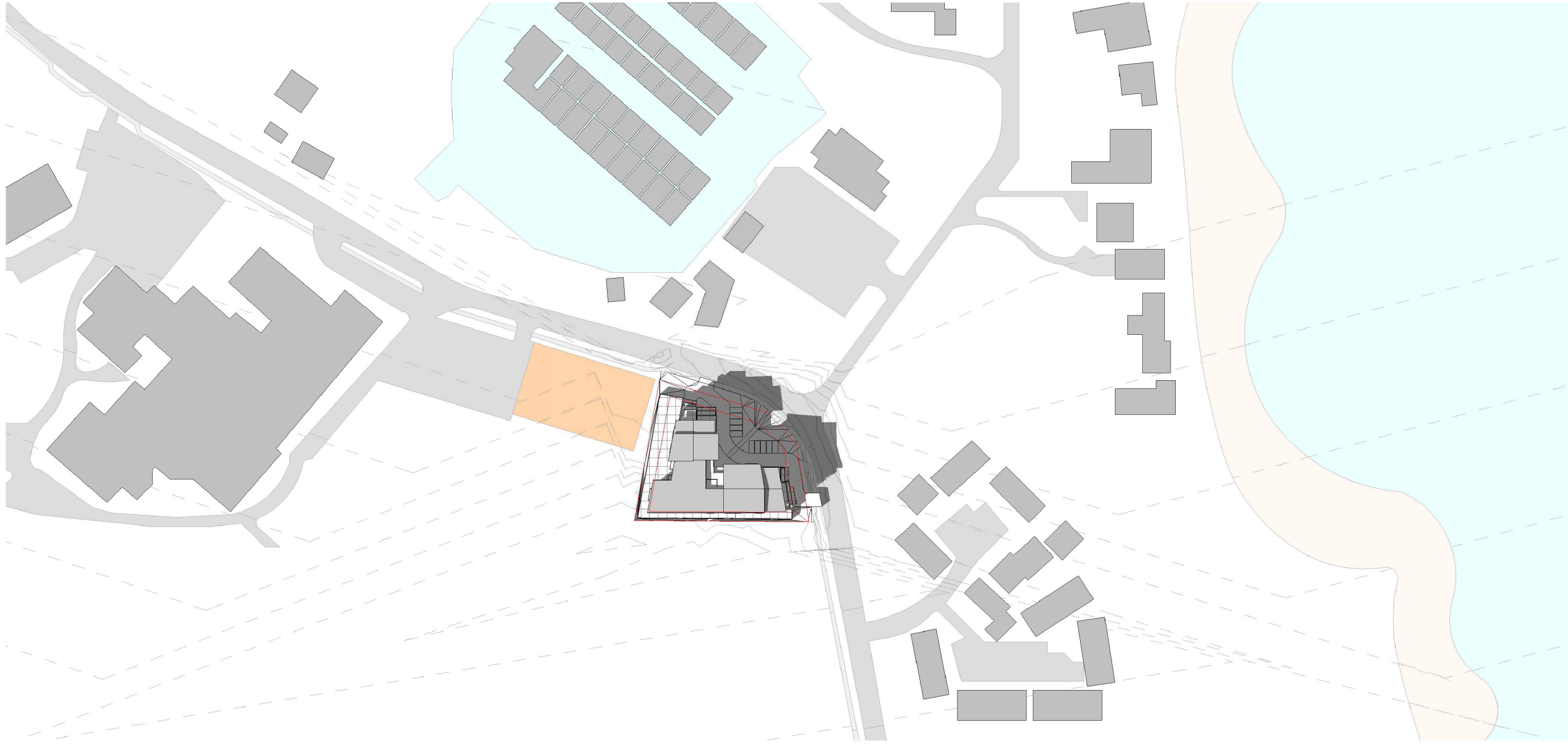
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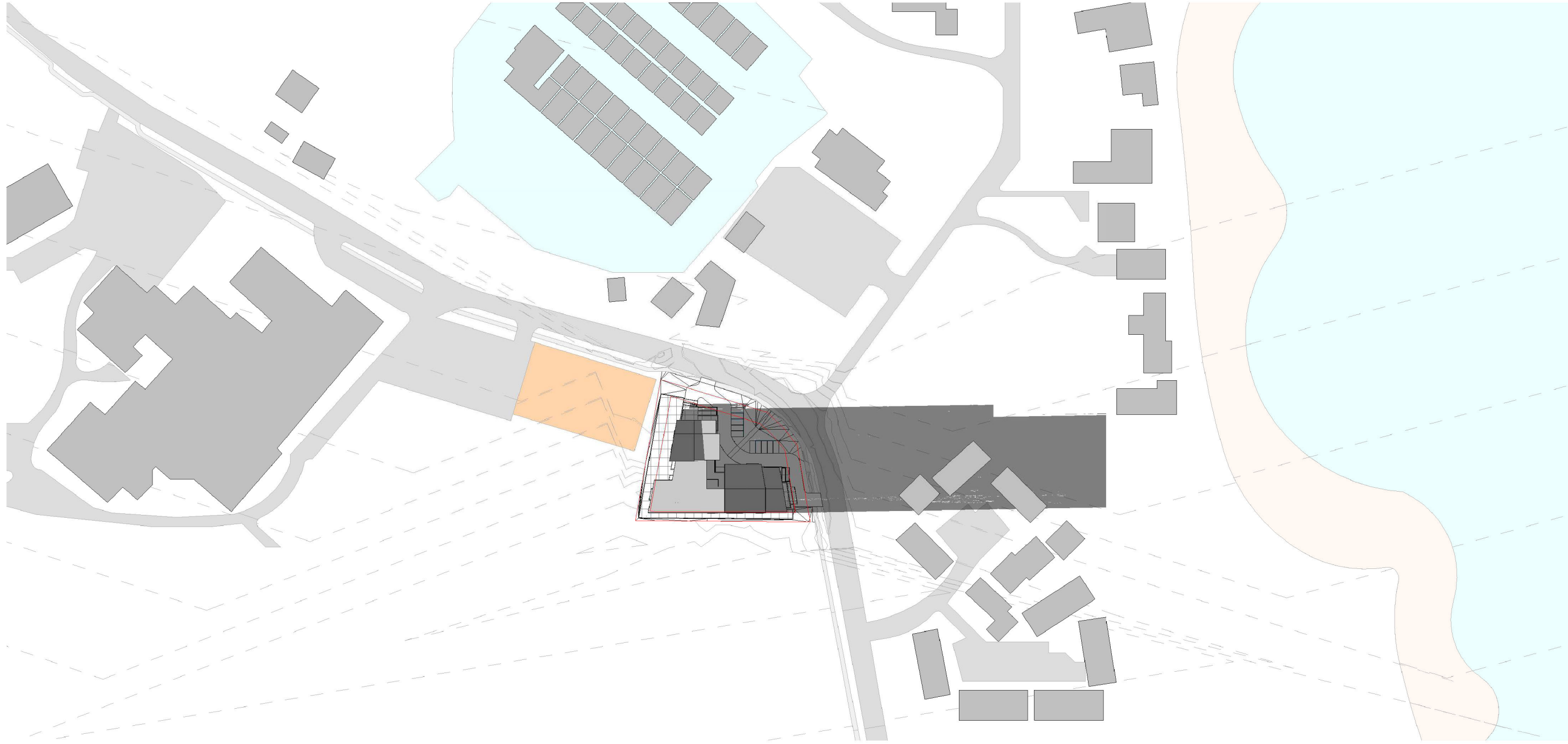
September 22, 0900



September 22, 1200



September 22, 1500



September 22, 1800

BCA

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ARCHITECTURE

300 - 848 Courtney St. Victoria BC V8W 1C4
S.22(1)
778 400 5475

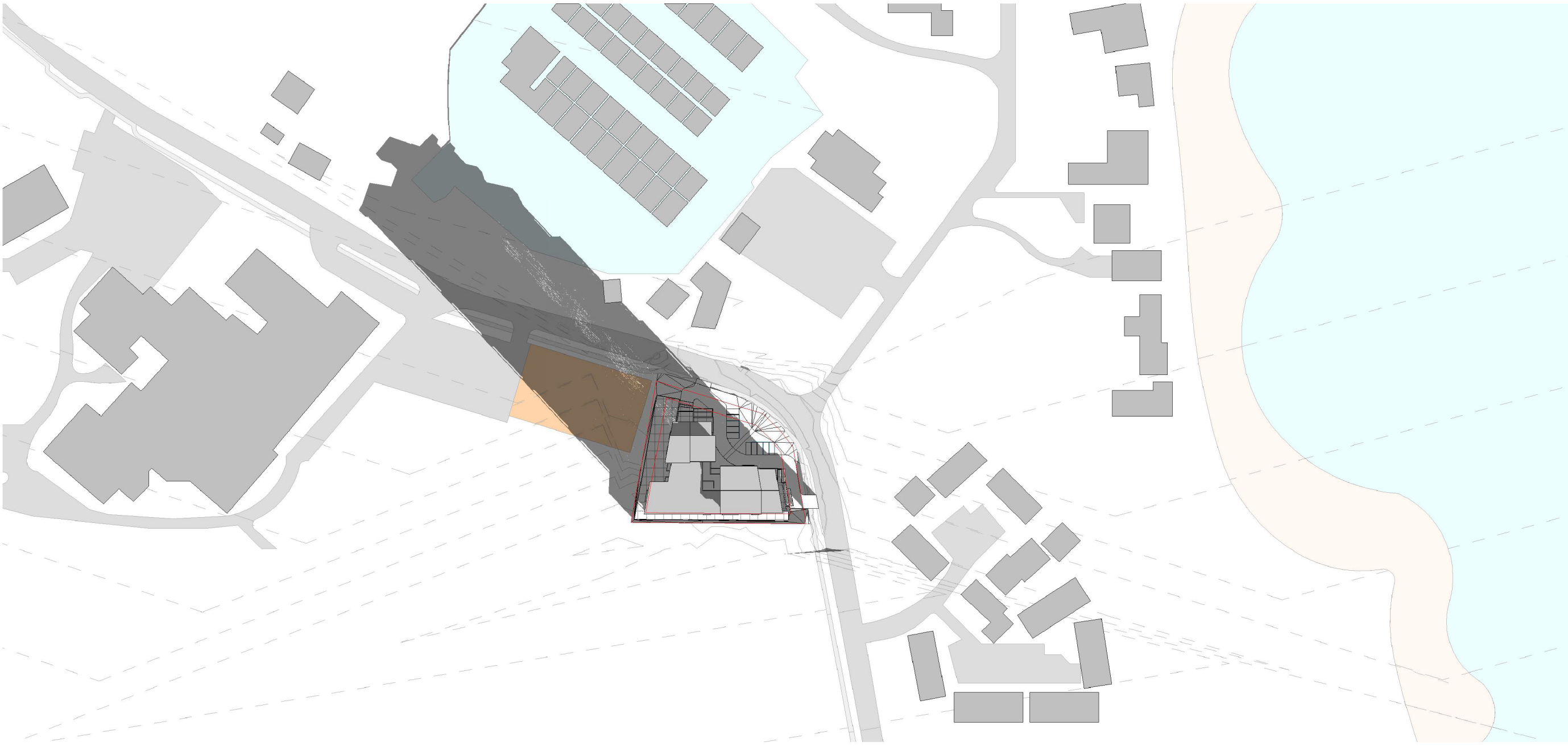
Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

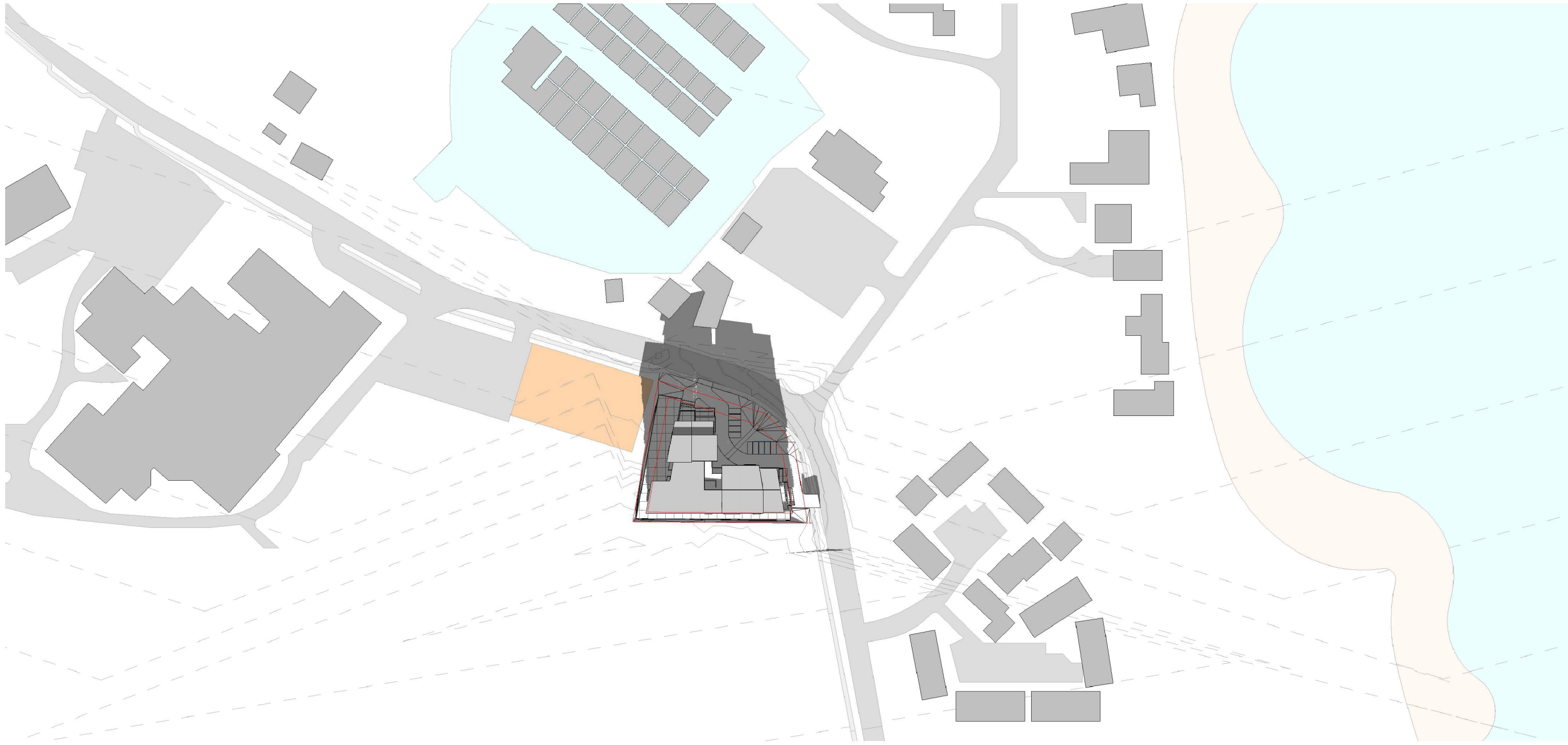
Solar Study-September 22

No.	Date	Description
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Project number		2025010
Date		2025 12 23
Drawn by		Salome Teran
Checked by		Xavier Crespo
A 401		
Scale		1 : 2000

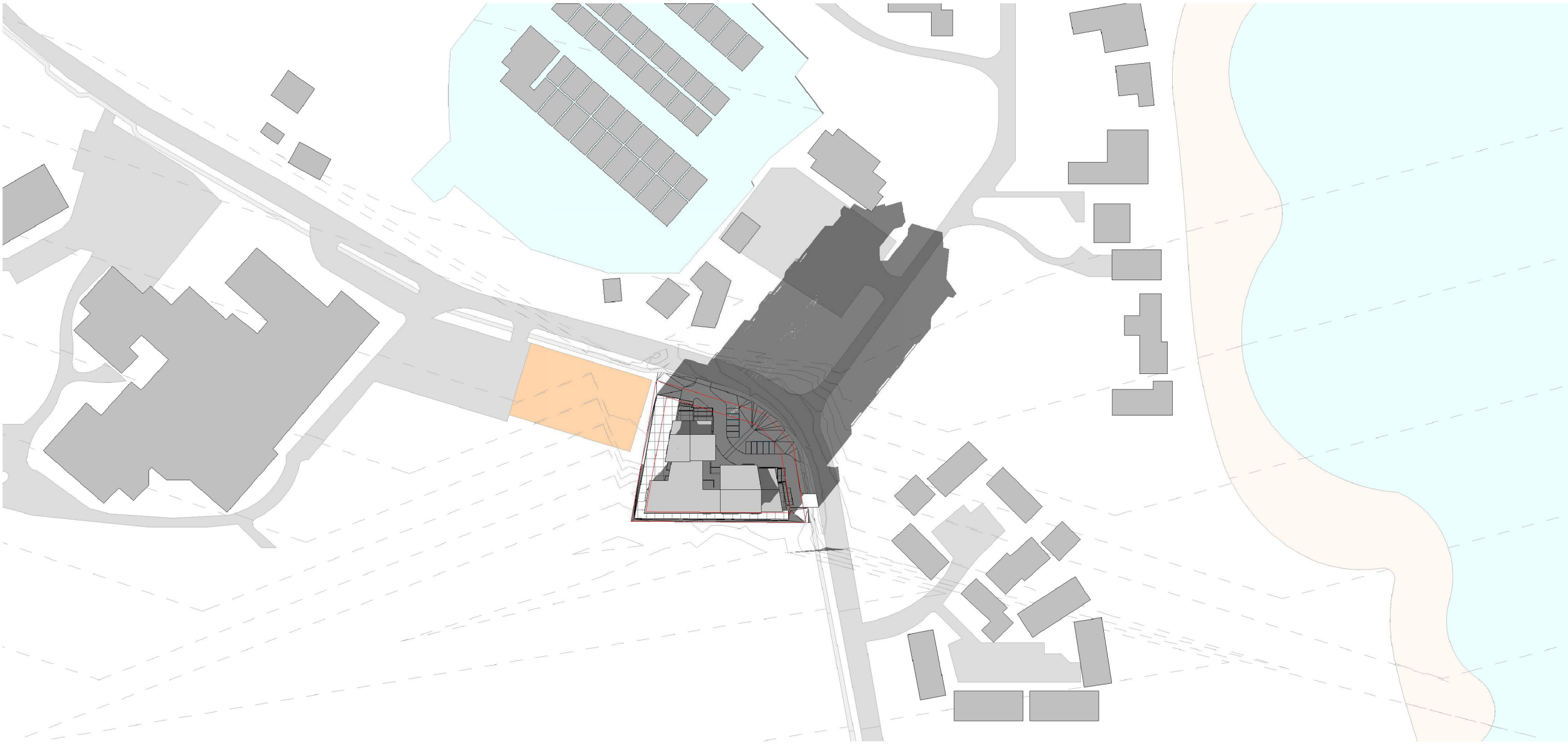
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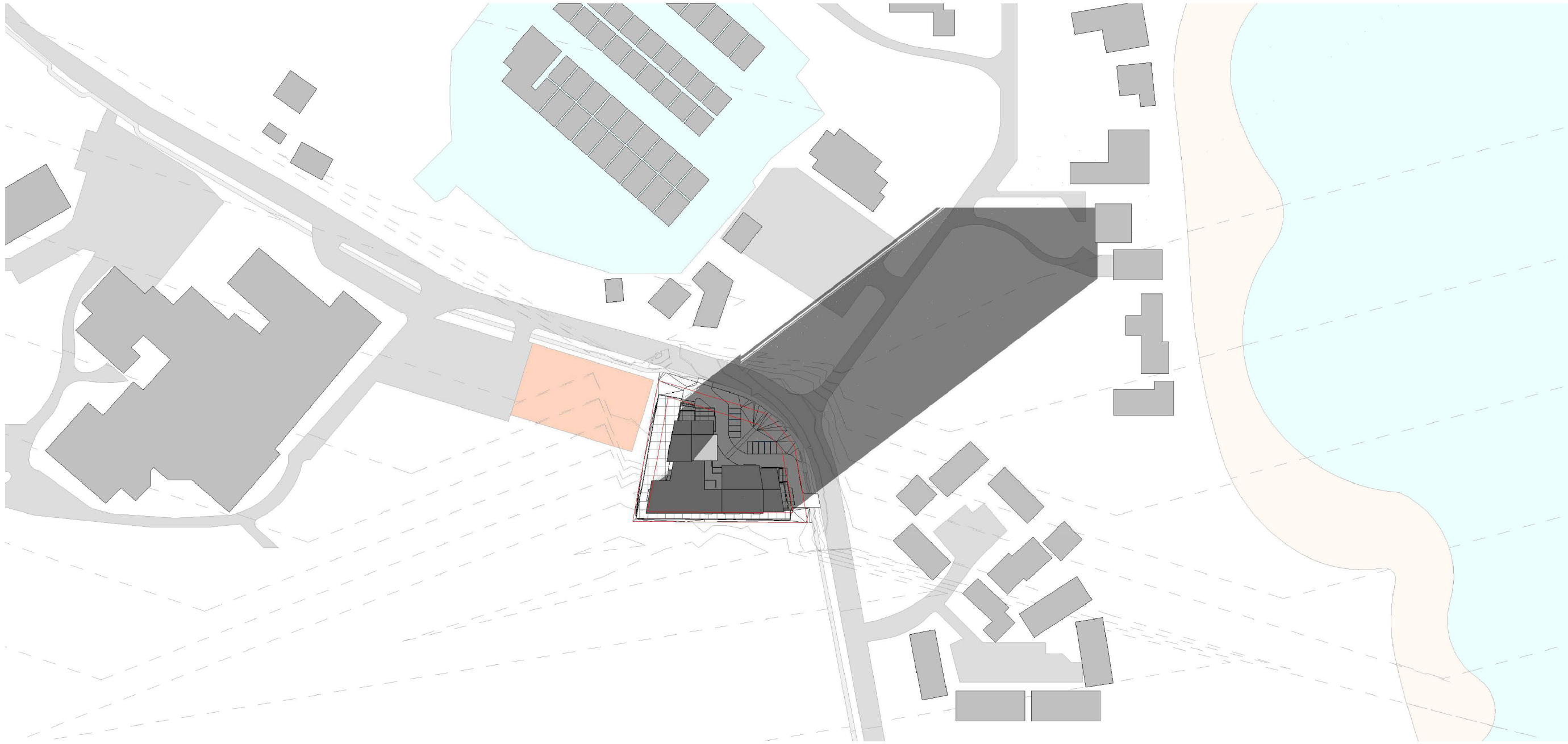
December 21, 0900



December 21, 1200



December 21, 1500



December 21, 1800

No.	Date	Description
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Rezoning

RG Foster Developments Inc.
10622 & 10612 Mc Donald
Park Road

Solar Suty-December 21

Project number	2025010
Date	2025 12 23
Drawn by	Salome Teran
Checked by	Xavier Crespo

A 402

Scale	1 : 2000
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