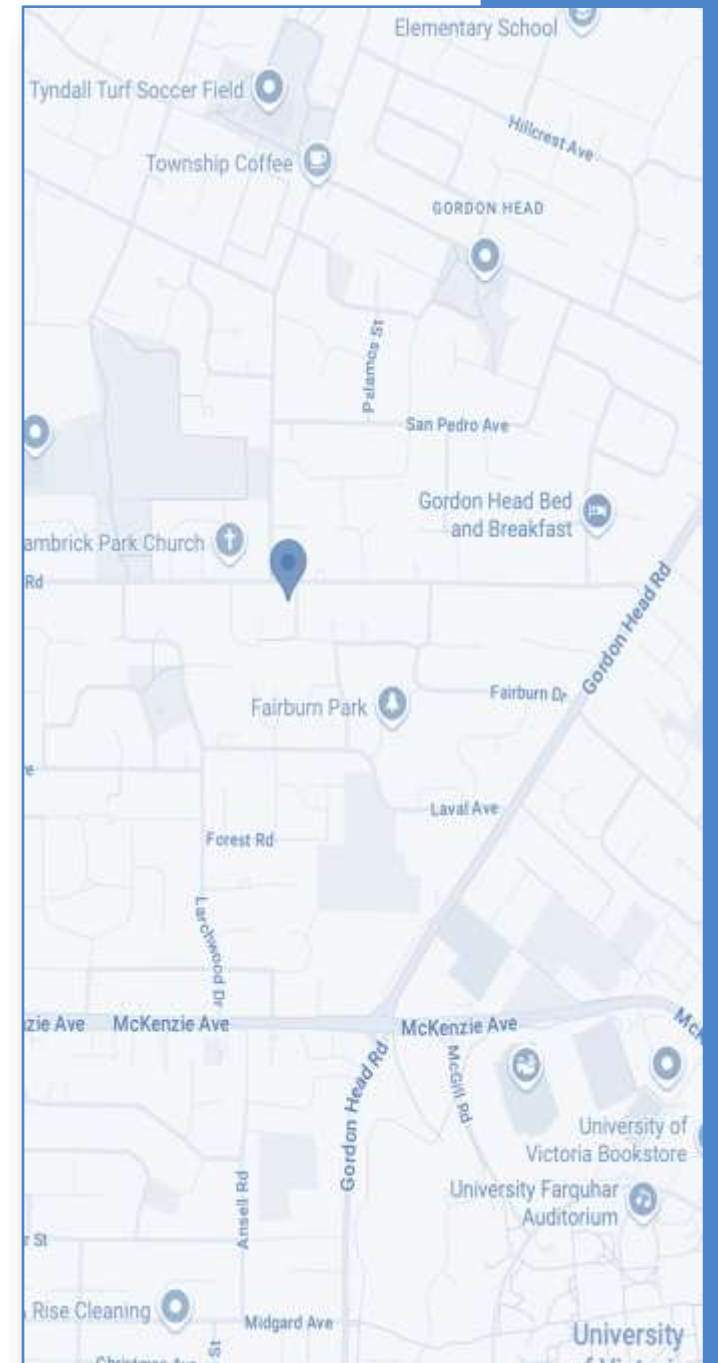


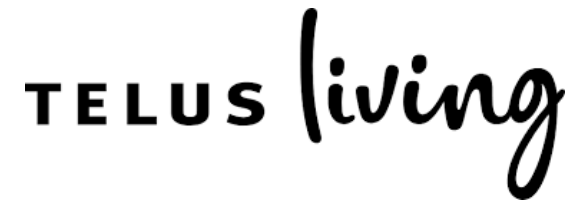
Community Public Open House

1805 Feltham Road Proposed Housing Project

January 28, 2026



Project Team





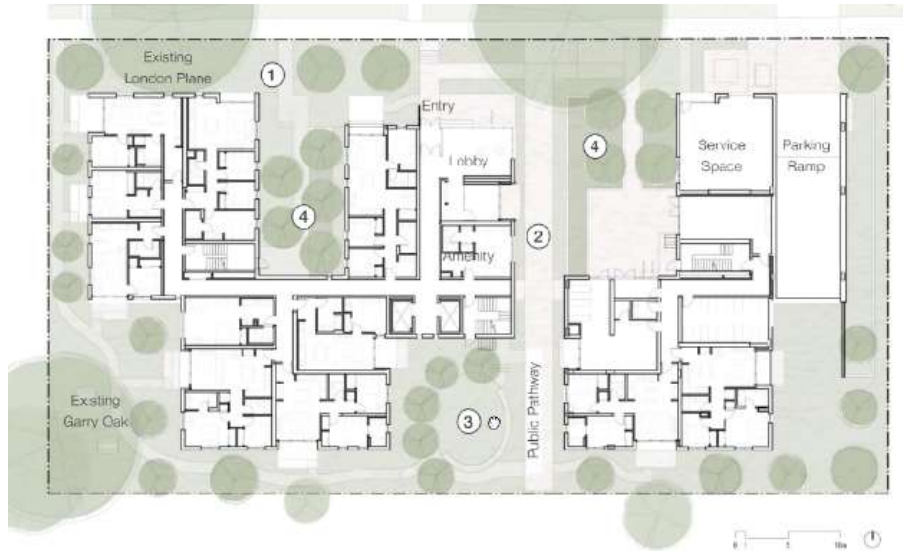
Overview

1. **Background & Context**
2. **Feedback**
3. **Current Proposal**
4. **Project Stats**
5. **Landscape & Greenspace**
6. **Transportation & Parking**
7. **Engineering**
8. **OCP policies**
9. **Next Steps**

Background & Context

Original Application – June 2022

- Aryze / Telus
- 5 storey building
- OCP Amendment / Rezoning / DP



Updated Partner / Application

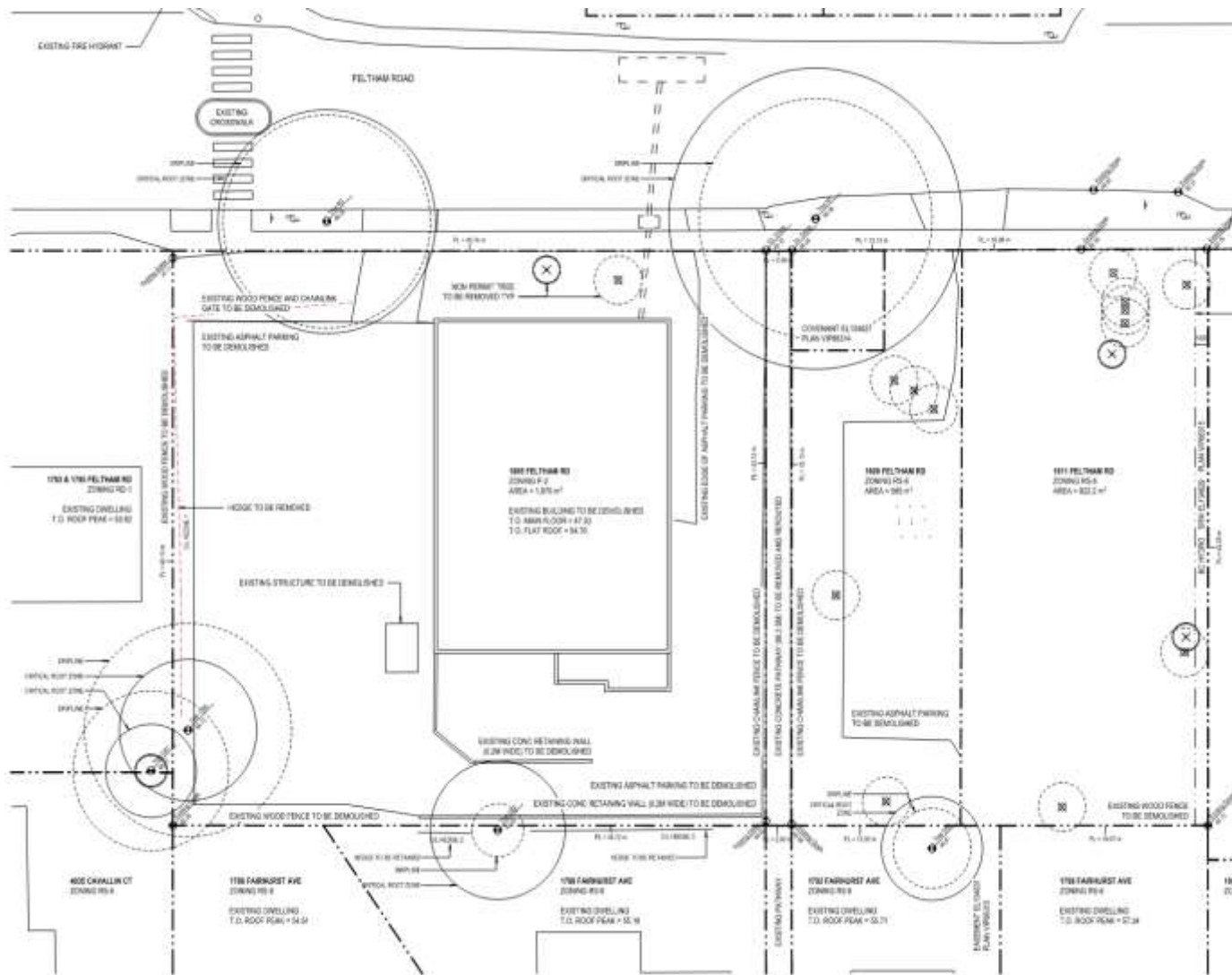
- Ledcor Property Investments Ltd. (LPI) is Telus' new development partner for this site.
- Updated submission in spring 2025

Working with Saanich

- Ledcor has been working closely with staff on the current application

Advisory Design Panel

- The application is anticipated for ADP in February 2026



OCP Policies



- **Current designation**

- 3-4 storeys permitted (instream application from previous OCP)
- Additional height/density possible

- **Additional density criteria**

- Rental and family-friendly unit mix
- Outdoor and amenity space for tenants
- Responsive to site slope
- Retaining trees and offering green and open space
- Support for 15-minute community – Feltham village / rec centre / park
- Transit friendly
- Bicycle supportive / linked to network
- Design excellence and livability

Previous Aryze Plan



- Over 90 units
- Public pathway stayed in current position (Saanich demand) with skybridge between buildings
- Entrance on east edge – long ramp / bicycle access
- Risk to key trees



LOOKING SOUTH FROM PELHAM RD SIDEWALK



LOOKING NORTH TO PELHAM RD

Previous Aryze Plan

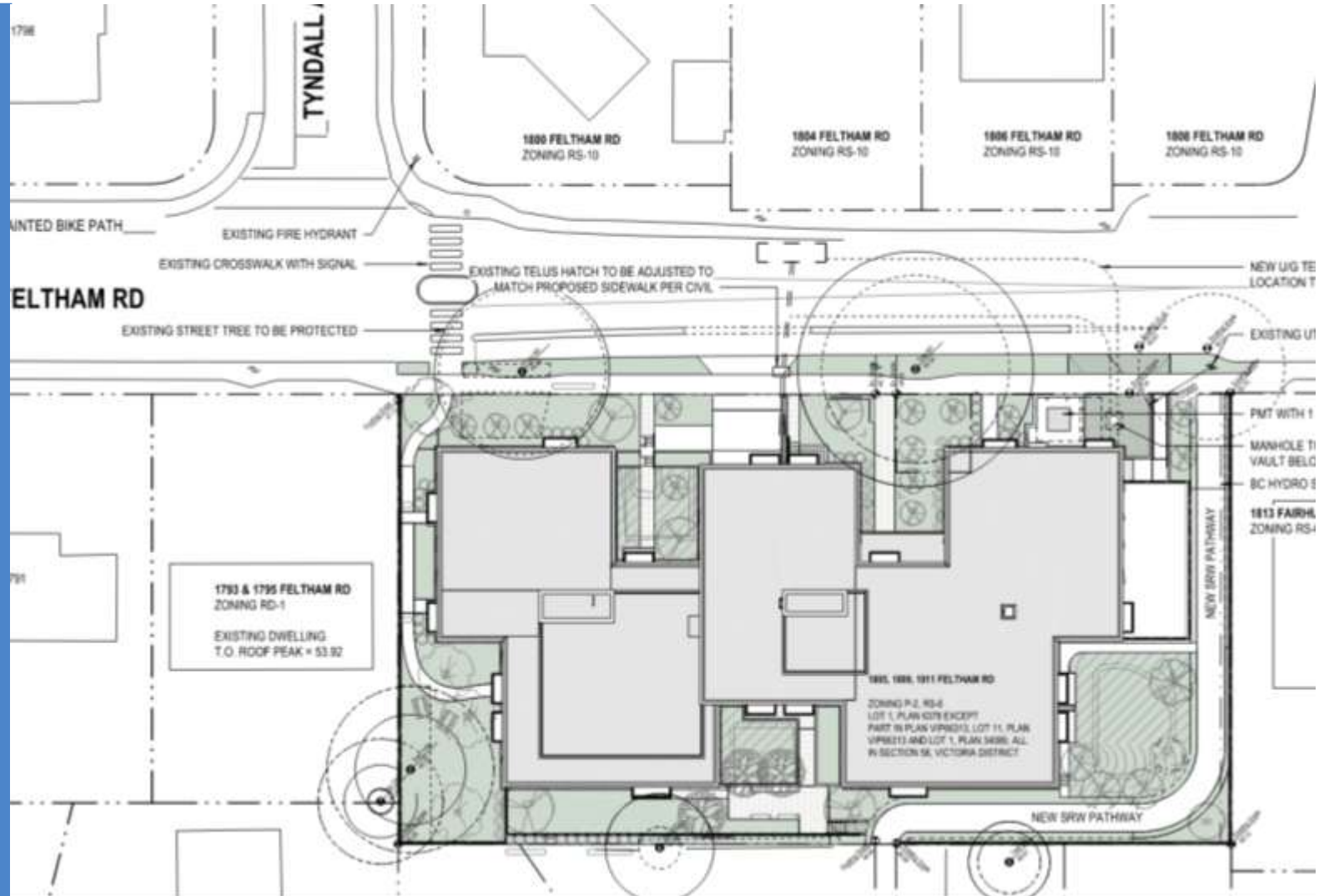


- **Public path rethink**
- **Better building / greenspace linkages**
- **Onsite activity / amenity space**
- **Better entrance and bike parking**
- **TDM measures incorporated**

- **Public path rethink**
- **Better building / greenspace linkages**
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New Site Plan

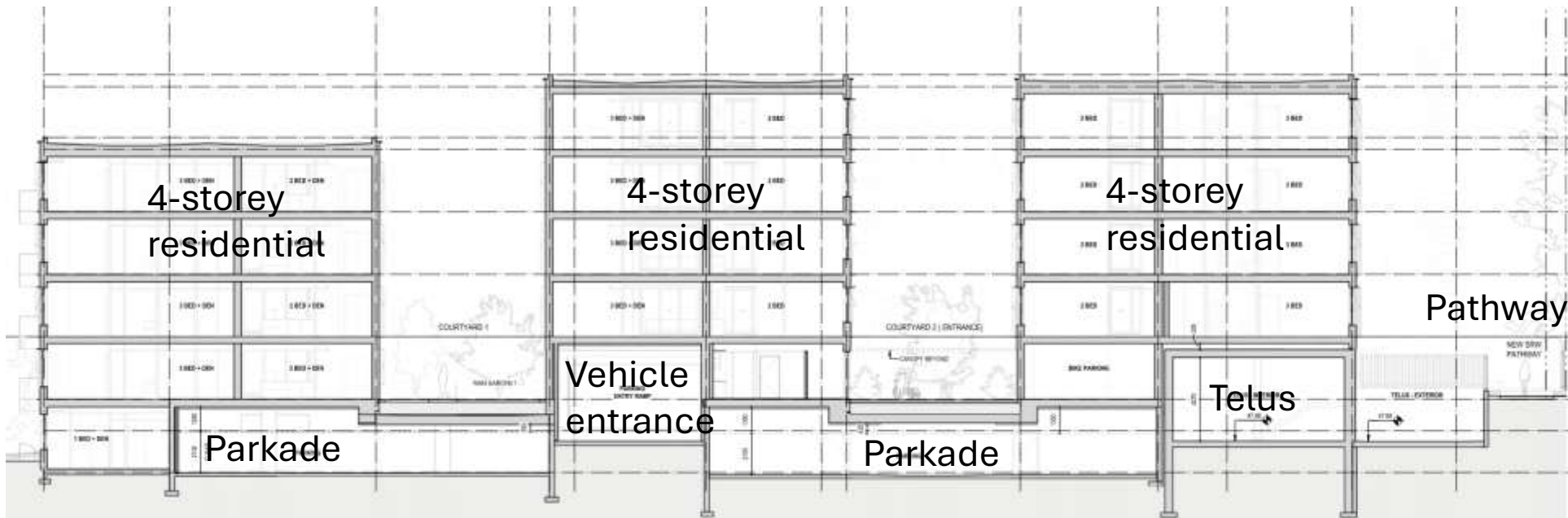
- **Reduction in # units (78)**
- **Larger units**
- **Similar building design and massing**
- **Better Feltham facade**
- **Public path on eastern edge ~ a single building**
- **Parkade entrance in centre**
- **Better access / bike parking**
- **Retain key trees and hedge**
- **Move parkade fan vent**



New Design



Internal Structure



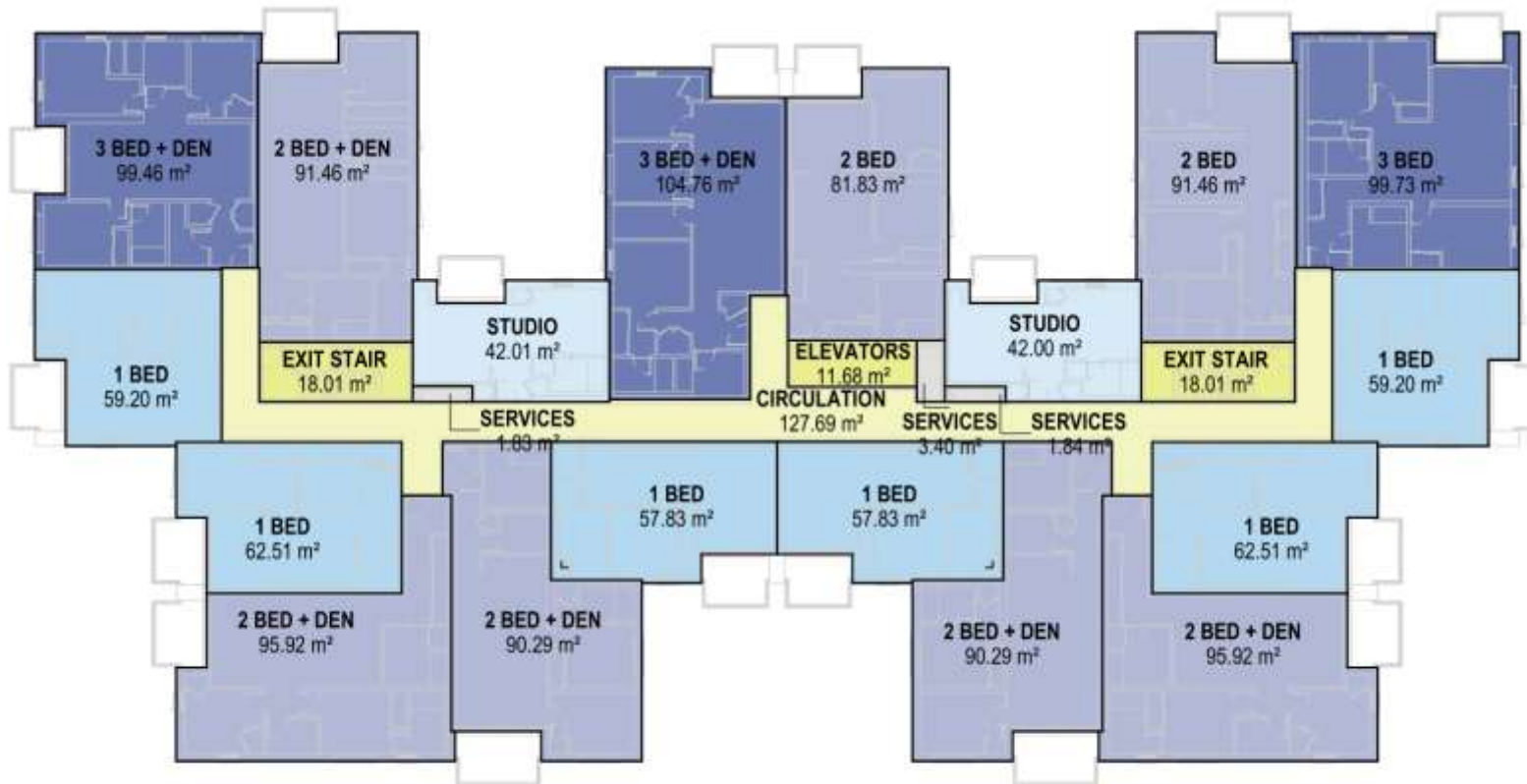
4 ½ storey
edge

5 storeys only
in middle

4 ½ storey
edge

- Massing into smaller elements
- Structured around courtyards / green spaces
- One floor underground parking
- Telus utility structure

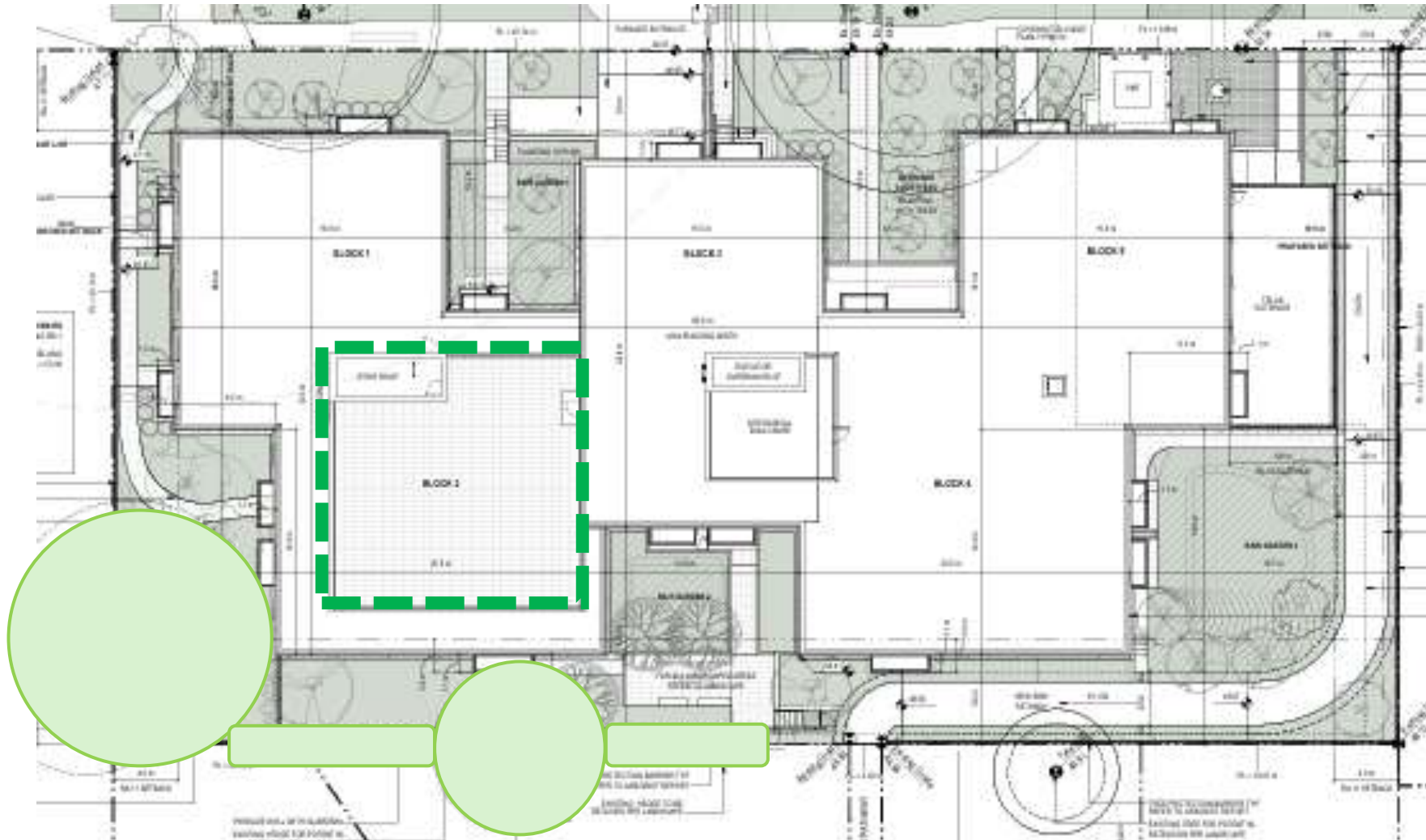
Unit Information



LEVEL 2-3-4 - FAR

- 78 units
- Market rentals
- Unit types:
 - 9 @ studio (11%)
 - 452 sf
 - 27 @ 1 bed / den (35%)
 - 622 – 673 sf
 - 30 @ 2bed / den (39%)
 - 984 - 1,032 sf
 - 12 @ 3 bed / den (15%)
 - 1,071 – 1,073 sf
- = Over 50% family oriented

Rooftop Amenity



- Social gathering patio on roof
- Set back from roof edge for safety and privacy
- Large trees and hedge retained to support privacy

Zoning Facts

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/%)	1,586 m2/46%	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

Materials

CON1



GL1, GL2 + GL3



MC1



WD1



LANDSCAPE



CTP1



FC1



MC2



MET1



WD2



MET4



MET5



MATERIALS LEGEND

- (CON1) ARCHITECTURAL CONCRETE
- (CTP1) FIBRE REINFORCED CONCRETE PANEL (LIGHT GREY)
- (GL1) DOUBLE GLAZED WINDOWS
- (GL2) DOUBLE GLAZED CURTAIN WALL
- (GL3) GLASS BALUSTRADE
- (FC1) FIBER CEMENT CLADDING (WHITE)
- (MC1) CORRUGATED METAL (CHARCOAL)
- (MC2) METAL CLADDING (CHARCOAL)
- (MET1) METAL SCREENED ENCLOSURE
- (MET2) PREFINISHED METAL CHARCOAL
- (MET3) PREFINISHED METAL LIGHT GREY
- (WD1) WOOD FINISH CLADDING
- (WD2) WOOD FENCE CHARCOAL FINISH (REF LANDSCAPE)
- (MET4) FLAT BAR METAL PICKET GUARDRAIL (CHARCOAL)
- (MET5) PREFINISHED METAL CHARCOAL FENCE (TELUS ENCLOSURE)



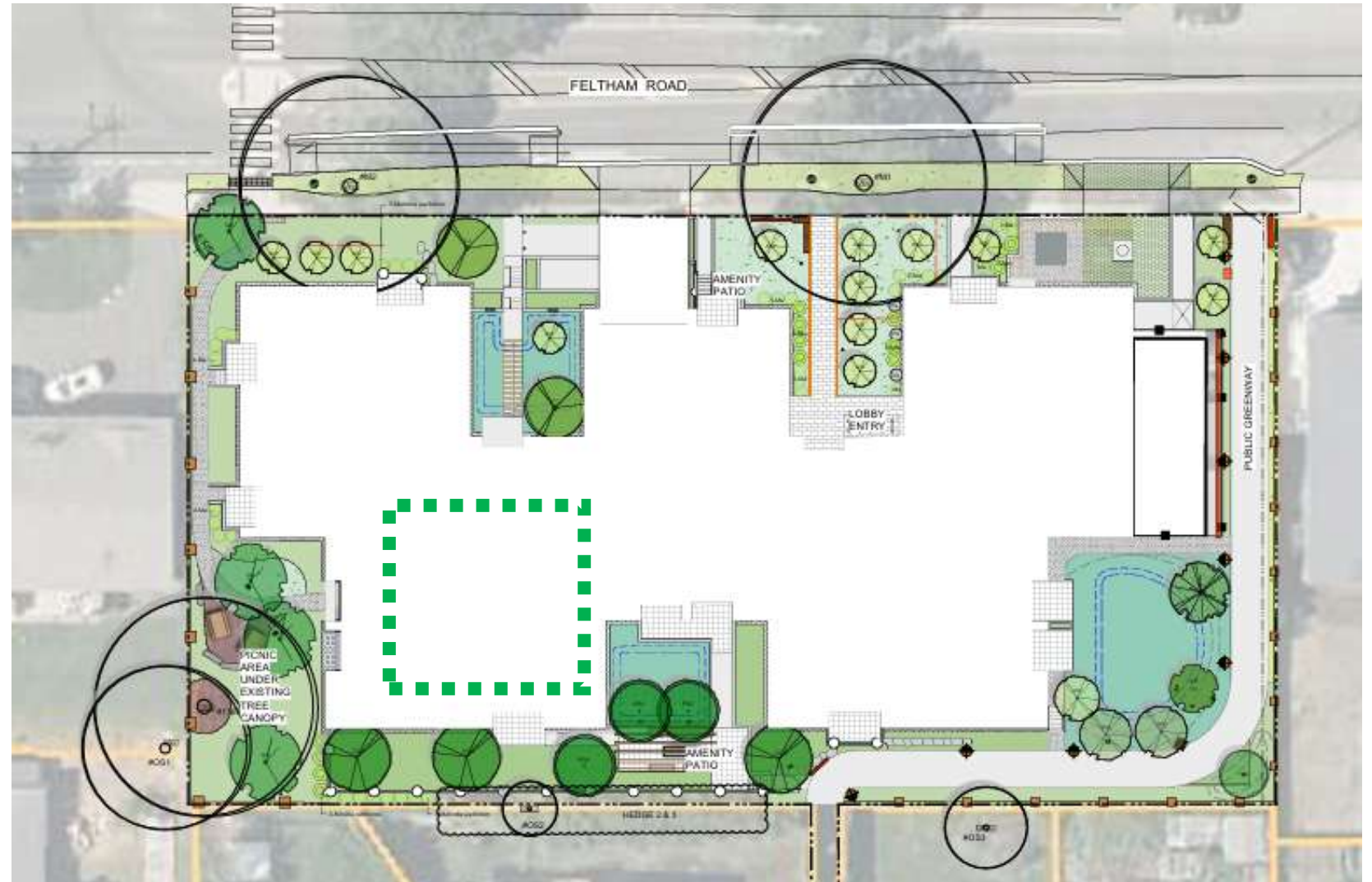
ARTISTIC IMPRESSION - STREET VIEW - NORTHWEST CORNER FROM FELTHAM ROAD



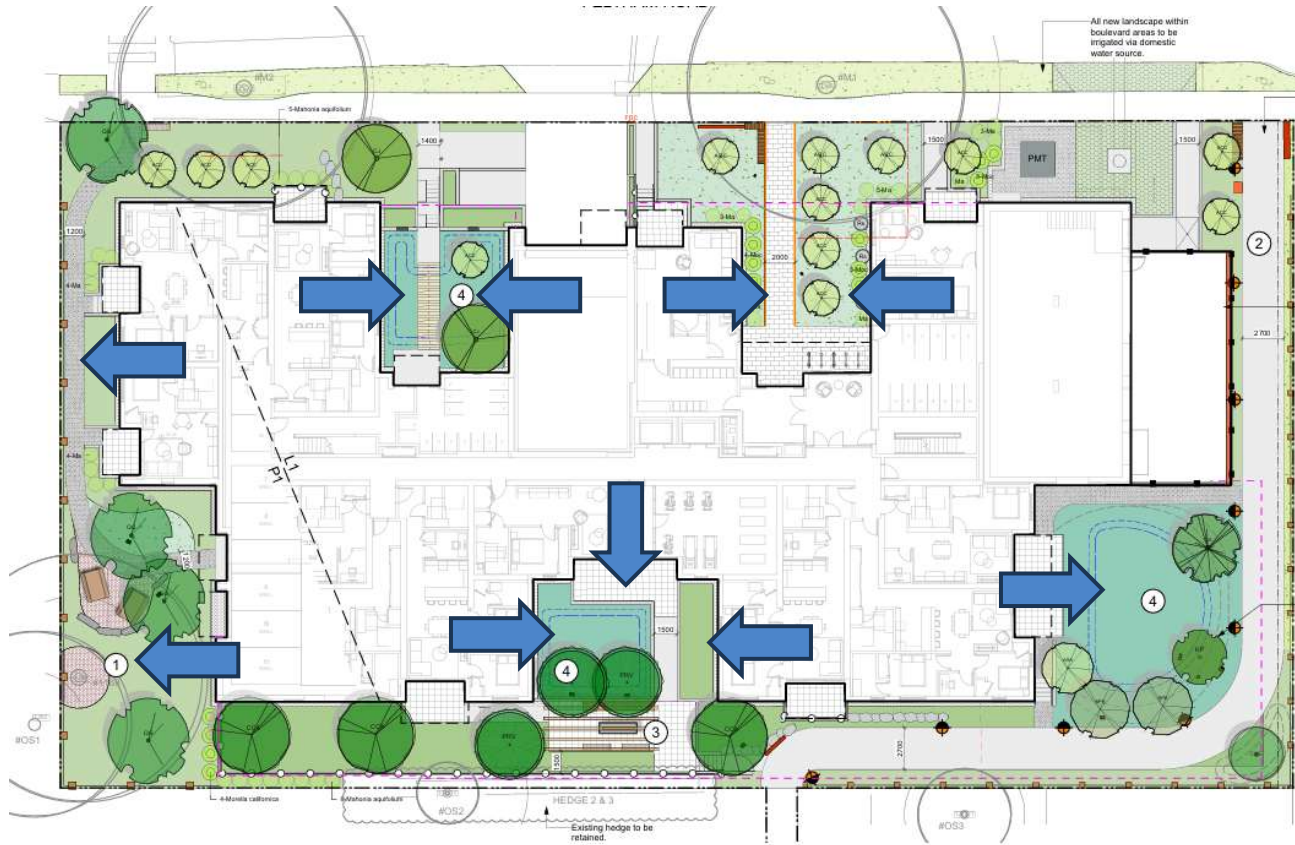
ARTISTIC IMPRESSION - STREET VIEW - NORTHEAST CORNER FROM FELTHAM ROAD

Landscape Plan

- Public pathway featuring public art
- Mature trees retained
- 5 + greenspaces
- New trees and plantings
- Rooftop amenity space



Greenspace



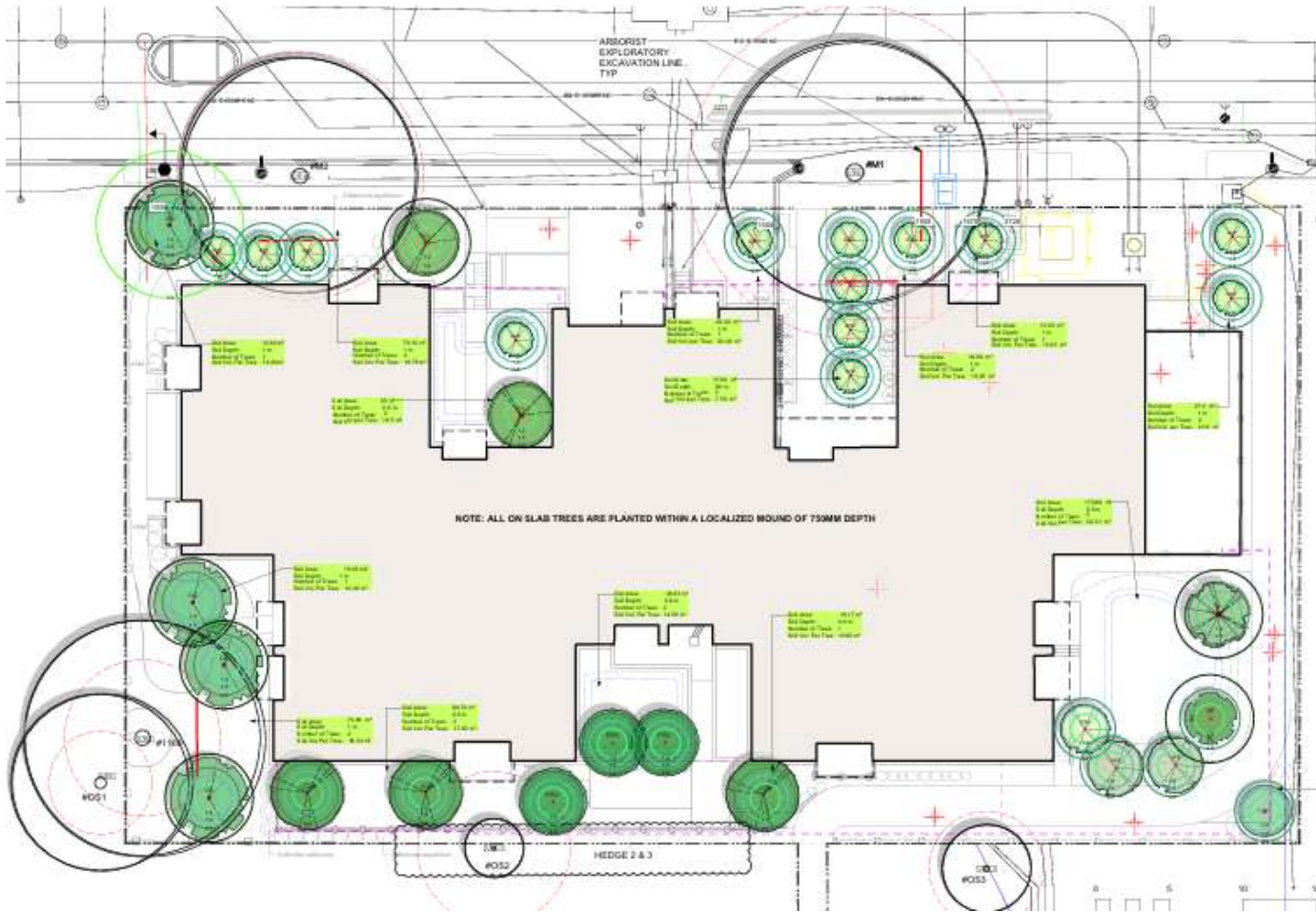
- Most all units have direct view into internal greenspace areas
- Neighbour privacy enhancement
- Most ground floor units have direct access to greenspace

New Pedestrian Path



- New path on east side of building
- Pathway / fence aesthetic improvements
 - Working with local artist
- Approx 50% along green space

Trees



- Major trees along perimeter retained

EXISTING TREE INVENTORY*

RETAINED TREES

TREE TAG #	DBH (cm)	CRZ	Species
M1	31, 49, 65	11.3	Garry Oak
M2	84	8.4	London Plane
OS1	35	3.5	Leyland Cypress
OS2	18, 18, 22	5.2	Apple
OS3	18	3.9	Plum
1168	53	5.3	Garry Oak

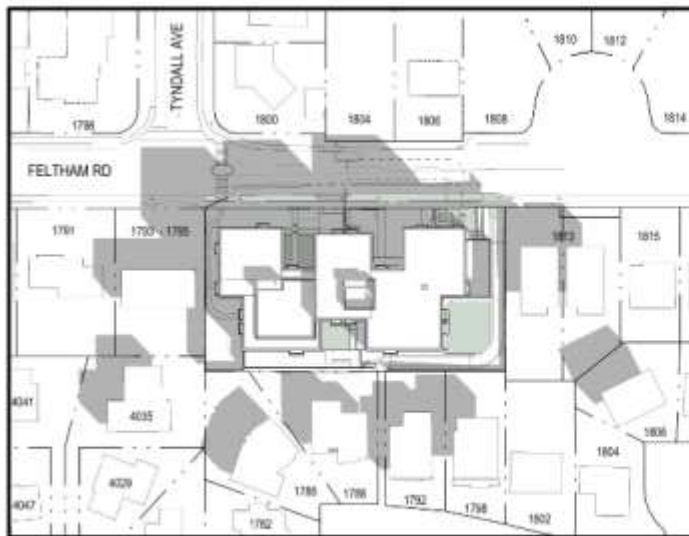
TOTAL TREES TO BE RETAINED: 6

TOTAL BY-LAW PROTECTED TREES TO BE REMOVED:

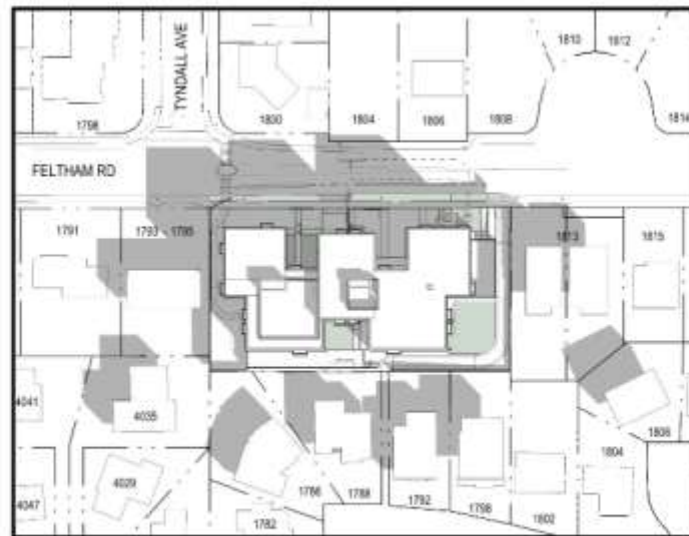
NO REPLACEMENT TREES ARE REQUIRED ON THIS PROJECT

- 30 new trees planted

Shadows



4 MAR 20 / SEP 22 10 AM
A005 1:1000



5 MAR 20 / SEP 22 12 PM
A005 1:1000



6 MAR 20 / SEP 22 2 PM
A005 1:1000

- 50% of the year shadows do not cross Feltham (March – September)

- Fall/ Winter – Approx 6 homes on North side of Feltham see limited shadow impacts

Transportation



ARTISTIC IMPRESSION - STREET VIEW - NORTHWEST CORNER FROM FELTHAM ROAD

Transportation



BC TRANSIT FUTURE NETWORK

RAPID TRANSIT NETWORK (RTN) / FREQUENT TRANSIT NETWORK (FTN)

- EXCLUSIVE CORRIDOR
- FREQUENT CORRIDOR
- PRIORITY CORRIDOR
- PRIORITY CORRIDOR OPTION

TRANSIT FACILITY

- UPTOWN TRANSIT HUB
- TRANSIT EXCHANGE (EXISTING)
- PARK AND RIDE

PARKS AND CRD REGIONAL TRAILS

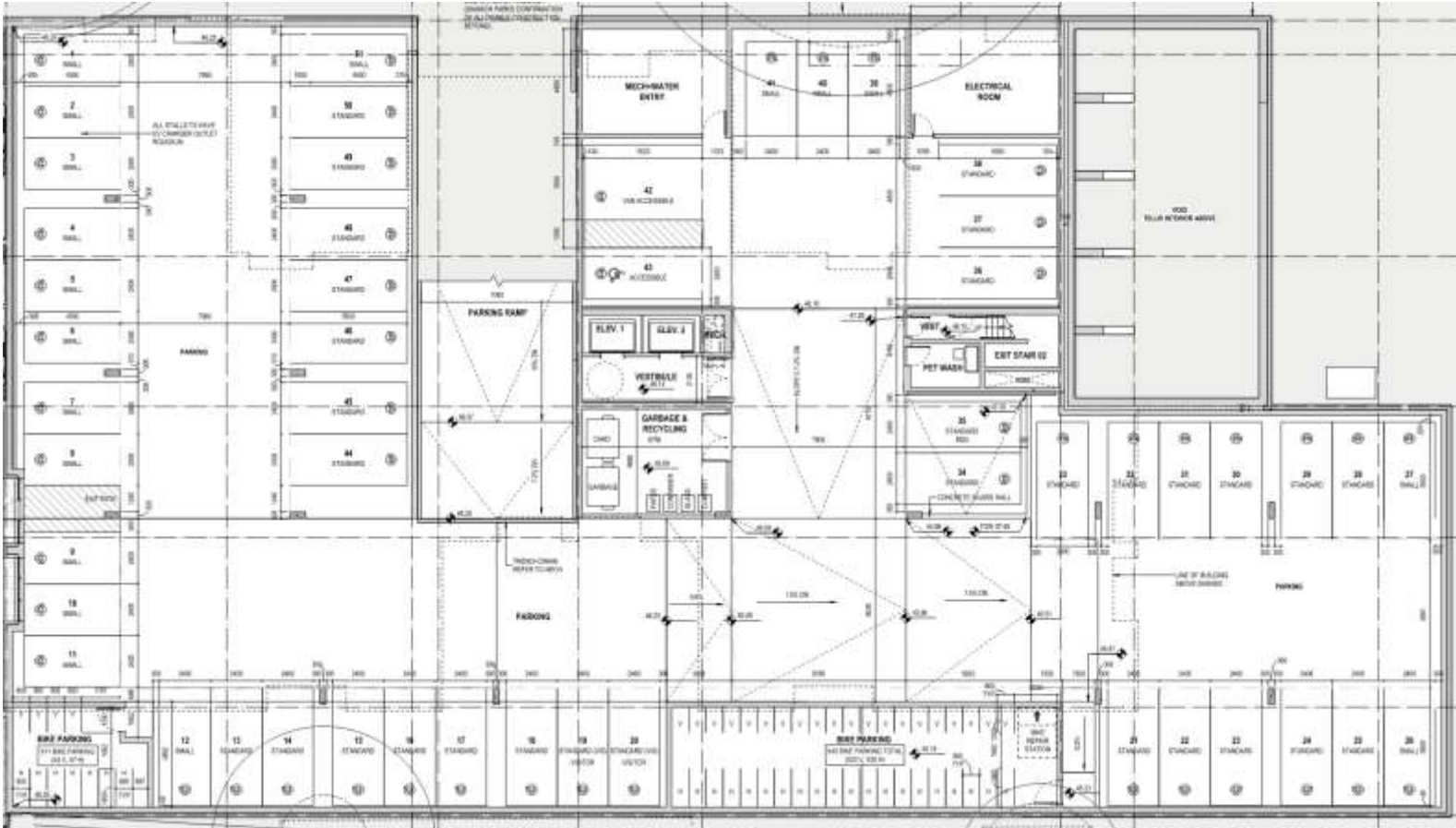
- LOCHSIDE AND GALLOPING GOOSE
- PARKS (GREATER THAN 7.0 HA)

- Trip projection for peak hour vehicles below threshold for TIA.

- 78 units ~ approx 30-36 trips/peak hour (3:30-5:30pm)
 - (TIA threshold typically 80+ trips/hr)
- Approx one new vehicle every 2 minutes in peak hours.

- Transit on Feltham / Tyndall
- Bike lanes
- Major destinations nearby

Parking



1 floor underground parking

- 54 spaces (~0.6 ratio)
 - 1/3 small car
 - 2 visitor
 - 2 accessible
 - 1 car share
 - 2 Telus cable hub
- Saanich: 1.5/unit MAX

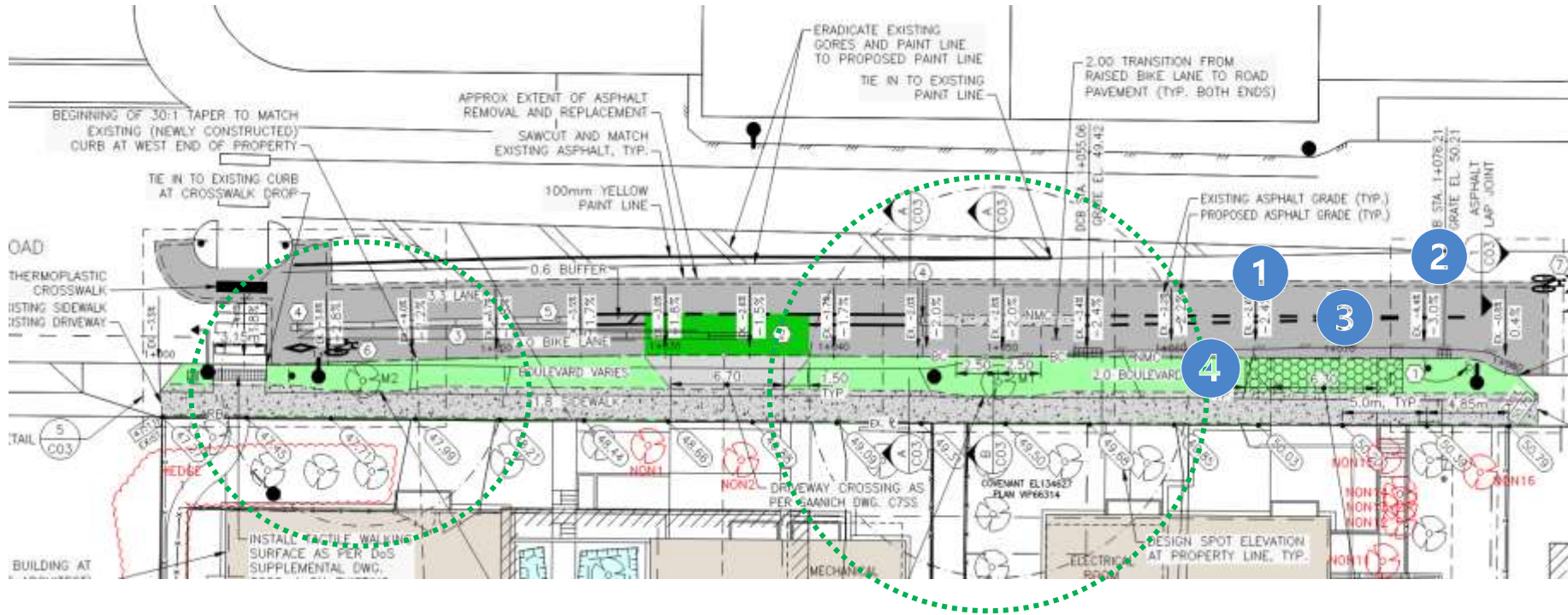
Bike parking

- 84 spaces
 - 73 resident spaces
 - 4 resident cargo bike spaces
 - 7 visitor spaces

TDM

- C (carshare) + memberships
- D (unbundled)

- 1. Water, sanitary, stormwater services in Feltham with capacity**
- 2. New catch basin / oil separators / hydrant etc.**
- 3. Raised bike lane**
- 4. New frontage improvements / boulevard / sidewalk**



Community Benefits

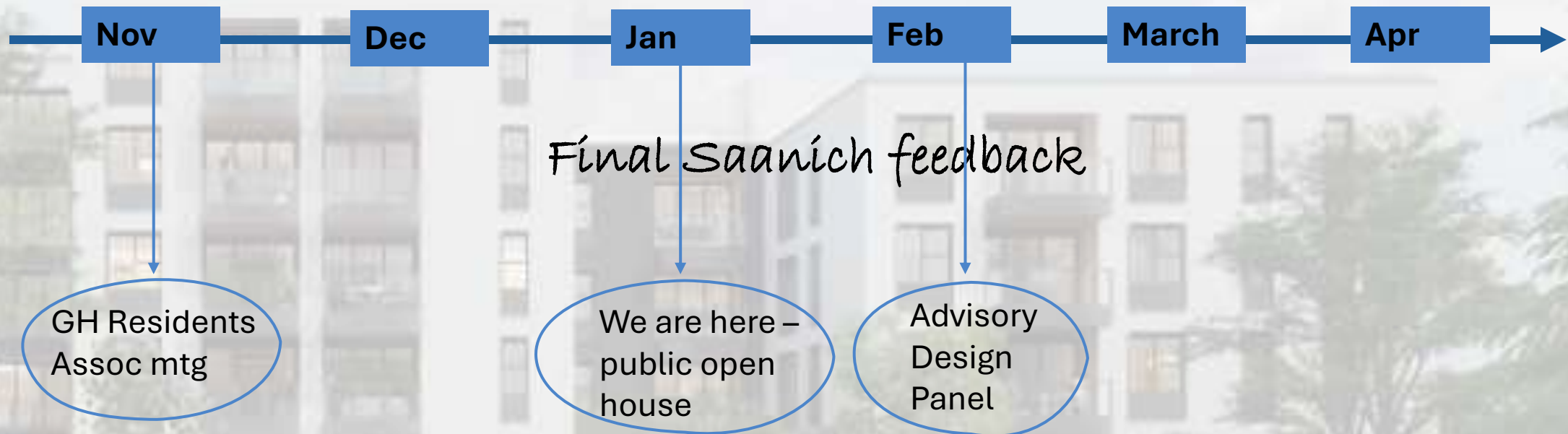


- Replace existing utility building
- Rental and family-friendly unit mix
- Support for 15-minute community – Feltham village / rec centre / park
- Transit friendly
- Bicycle supportive / linked to network
- Retaining trees and adding 30 trees
- Car share
- Upgraded public path with art elements
- Seating and free mini-library

Moving Forward

Community
engagement

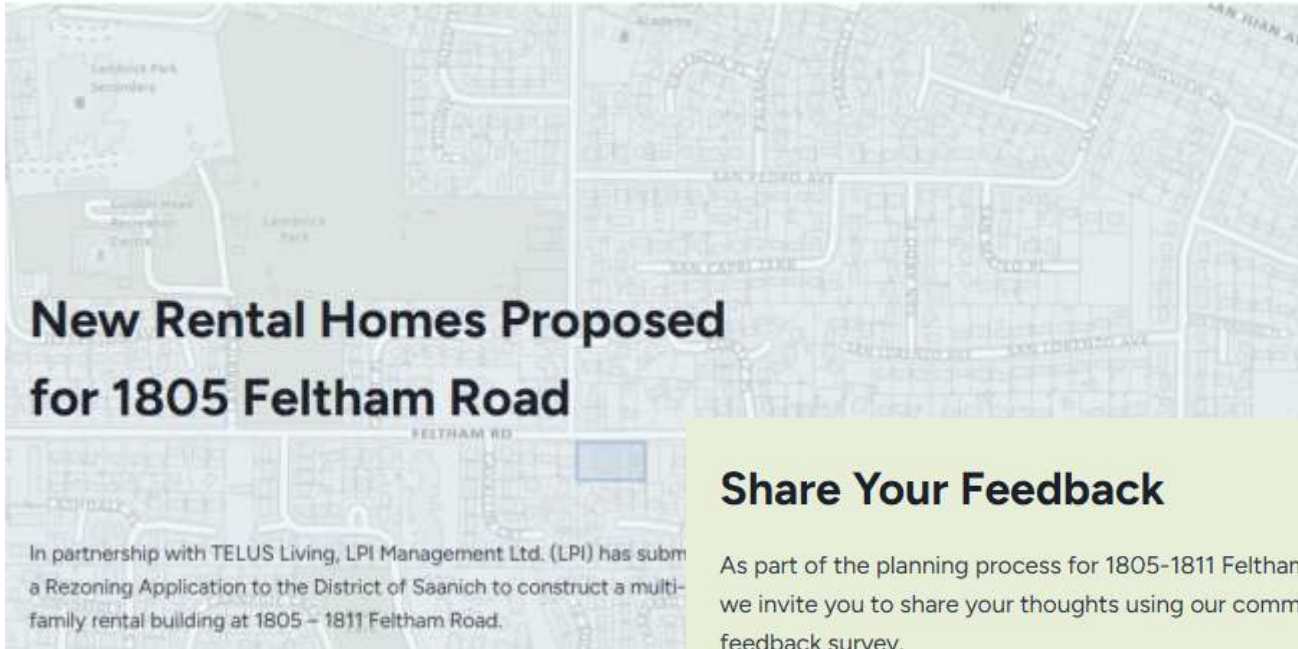
Council
Readings



We Want Your Feedback

1805 Feltham

Proposal Project Team Contact



Share Your Feedback

As part of the planning process for 1805-1811 Feltham Road, we invite you to share your thoughts using our community feedback survey.

[Go to the Survey](#)

- **Website:**
 - 1805feltham.com
- **Link to feedback form on website**
- **We want to hear from the community, and we'll evaluate all received comments as we finalize the design**
- **Summary report of your comments will be provided to council**

Thank You

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