

ARYZE

City of Victoria
Planning and Development
1 Centennial Square
Victoria BC V8W 1P6

02, October 2025

Re: 2612-2628 Richmond Rd Summary of Architectural Revisions

Dear Geordie,

We are pleased to submit the revised RZ/DP application for the purpose built mixed-use rental housing at 2612-2628 Richmond Rd.

In response to the City of Victoria Zoning Plan Check comments received July 04, and September 23, 2025, please refer to the enclosed list of revisions corresponding to the bubbled revisions in the Architectural drawing set. Each description notes the associated bubble reference and drawing page number for clarity.

We thank you for your time and consideration.

Sincerely,



Dan Kwak
Development Manager
Aryze Developments Inc.

Completed Revisions List – Zoning Plan Check

1. Operable windows have been shown and confirmed on the plans, meeting the minimum requirement of one operable window per ZB2018 Bylaw Amendment Part 3 – Section 30(e). *A-013001, A-013002, A-013003, A-013004*
2. Road dedication has been noted on the plans. Site area has been included post-road dedication, and FSR, lot coverage, open site space, and front setback values have been updated. *A-000001*
3. Floor area has been confirmed per ZB2018 Part 2 – Definitions, with rooftop access excluded. Changes to included and excluded areas have been incorporated, and the data table has been revised and updated. *A-000001, A-011111*
4. Open Lot Space has been confirmed per ZB2018 Part 2 – Definitions. Minimum soft landscaping and maximum hardscaping values have been provided in the data table and on the Landscape Plans. The calculation has been completed pre-dedication. *A-000001, A-011112*
5. Landscape Area has been identified on the plans, showing required setbacks and meeting requirements for no above- or below-grade structures.
6. Average grade calculation has been confirmed and revised per Schedule A definition of “grade,” incorporating the lower of existing or proposed values. *A-011112*
7. Height has been confirmed, measured from average grade to the top of finished material. *A013001, A-013002, A-013003, A-013004*
8. Revised south façade - no longer be defined as a primary façade. Windows opening onto the living and kitchen have been removed.
9. Setbacks to balconies facing Richmond and Carrick Street have been shown.
A-000001, A012002, A-013001
10. Balcony sizes have been revised to meet the minimum depth of 1.8m and minimum width of 2.4m.
11. Dimensions for stair projections into setbacks have been provided on the Site Plan and Elevations.
A-000001, A-011010, A-012002, A-013002

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12. Rooftop structures and projections into height have been dimensioned, per ZB2018 Part 2 – Definitions of “Rooftop Structures.” *A-000001, A-011061, A-013004, A-013002*
13. Provided roof guard detail, including height. *A-012002*
14. Parking calculations have been updated in the data table per Part 5 – Parking Requirements for Motor Vehicles and Bicycles. *A-000001*
15. An elevation of the accessible parking stall has been provided, and signage has been confirmed to meet regulations per Part 5, Section 7.2 (g) & (h). *A-011010*
16. Slopes/grades for the accessible stall, drive aisle, and driveway have been shown on the plans. Driveway width meets the minimum requirement without obstruction by sidewalk.
17. Bicycle parking calculations have been updated in the data table per Part 5 – Parking Requirements. *A-011000, A-000001*
18. Ceiling height in bicycle parking has been confirmed and dimensioned. *A-011000, A-000001*
19. Door width to bicycle parking has been confirmed and dimensioned. *A-011000*
20. Aisle widths in long-term bicycle rooms have been dimensioned to ensure minimum 1.5 m clear per Schedule C – Section 3.1.3(a) – Table 4. *A-011000*
21. Stall dimensions for short-term bicycle parking have been shown. *A-011010*
22. Commercial short-term bicycle parking has been shown and confirmed to meet Schedule C – Section 3.1.2(d). *A-011010*
23. Bike parking access has been revised and made more accessible. *A-011010*
24. Unit mix has been updated according to the Family Housing Policy. *A-000001*
25. EV charging requirements have been reviewed per Part 5 – Section 4 – Table 3 for residential and commercial use. The Plans currently show one EV charging station, which has been identified, and variance requirements have been noted.

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26. Provided two additional views looking down Carrick Street. *A-000004*

27. Provided spatial separation drawings and calculations. *A-014011*