

ARYZE

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

20, April 2026

DDP Drawing Revisions List 2612-2628 Richmond Rd, Victoria BC

Civil Drawings

Revision No.	Sheet No.	Drawing	Description
1	1	2612-2628 Richmond Rd - Revised Preliminary Site Servicing Plan	Removal of “future” and “potential” with respect to the proposed bike lane and bus stop as those will be constructed as part of the development.
2	1	2612-2628 Richmond Rd - Revised Preliminary Site Servicing Plan	RRFB Ped crossing shown on District of Saanich lands as well.
3	1	2612-2628 Richmond Rd - Revised Preliminary Site Servicing Plan	Water service size noted as 150mm diameter with a CoV water vault per SD W2h.
4	1	2612-2628 Richmond Rd - Revised Preliminary Site Servicing Plan	Onsite drainage updated to rain garden and detention system.
5	1	2612-2628 Richmond Rd - Revised Preliminary Site Servicing Plan	Onsite building and landscaping backgrounds updated with proposal of underground parking.

ARYZE

6	1	2612-2628 Richmond Rd - Revised Preliminary Site Servicing Plan	Car share and charge station removed from Carrick frontage as the revised proposal with locate those in the parkade.
7	1	2612-2628 Richmond Rd - Revised Preliminary Site Servicing Plan	Tree protection plan area removed as it will be noted on arborist report only.

Architectural Drawings

Revision No.	Sheet No.	Drawing	Description
001	A-013001, A-013002, A-013003, A-013004	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Operable windows were shown and indicated on the elevations, confirming compliance with ZB2018 Bylaw Amendment Part 3, Section 30(e).
002	A-000001	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	The site area after road dedication was confirmed and included on the plans.
003	A-000001, A-011010, A013002,	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Front yard setback has been dimensioned to the road dedication.
004	A-000001, A-011111	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Floor area was reviewed according to ZB2018 Part 2 definitions, the calculation was confirmed, and the data table was updated to reflect all included and excluded areas.

ARYZE

005	A-000001, A-011112	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Open Lot Space requirements were reviewed, minimum soft landscaping and maximum hardscaping values were provided, and the data table was updated using the pre-dedication area.
006	A-000001, A-011112	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Lot Coverage was confirmed to be calculated post-road dedication, and the data table was revised accordingly.
007	A-000001	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Landscape Area was reviewed per Part 2 definitions, shown on the plans with required setbacks, and confirmed to contain no above- or below-grade structures.
008	A-013002, A-011010, A-011020, A-011030, A-011040, A-01150, A-011060	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Setbacks to the South Facade were shown, and the full-facade rule was applied wherever the definition was met. South façade no longer defined as a primary façade.
009	A-000001, A-011020, A-011030, A-011050, A-011060, A-013002	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Setbacks to balconies facing Richmond and Carrick Street have been shown.
010	A-000001, A-011010, A-012002, A-013001, A-013002	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	All setbacks required under the GRD 1 Zone Regulations were dimensioned. Stair projections were dimensioned in plan.
011	A-012002, A-013002, A-013003, A-013004	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	All rooftop structures and height-related projections were dimensioned per the Part 2 definitions for Rooftop Structures.
012	A-000001, A-011061, A-011112	2612-2628 Richmond Rd - Architectural	Roof coverage and setbacks for rooftop structures were shown in accordance

ARYZE

		Drawings - Issued for DP Resubmission #2	with Part 3.1, Section 21.
013	A-000001, A-011000	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Parking calculations were updated per Part 5 Parking Requirements for Motor Vehicles and Bicycles.
014	A-011000	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	An elevation of the accessible parking stall was provided, and signage was confirmed to meet Section 7.2(g) and (h).
015	A-011000, A-011010	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Slopes and grades for the drive aisle, and driveway were shown on the plans.
016	A-000001, A-011000	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Bicycle parking calculations were updated per Part 5 requirements.
017	A-011000, A-012001	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Ceiling height in the bicycle parking area was confirmed and dimensioned.
018	A-011000	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Door width to the bicycle parking area was confirmed and dimensioned.
019	A-011000	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	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.
020	A-011000	2612-2628 Richmond Rd - Architectural	The provision of a bicycle maintenance area of a minimum

ARYZE

		Drawings - Issued for DP Resubmission #2	dimension of 7.25m2 with a functioning spigot, drain and common bicycle tools has been added.
021	A-011010	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Commercial short-term bicycle parking has been shown and confirmed to meet Schedule C – Section 3.1.2(d). Stall dimensions for short-term bicycle parking have been shown.
022	A-011112	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Average grade calculation has been confirmed and revised per Schedule A definition of “grade,” incorporating the lower of existing or proposed values
023	A-012001, A-012002, A-013001, A-013002, A-013003, A-013004	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Height has been confirmed, measured from average grade to the top of finished material
024	A-000001	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Unit mix has been updated according to the Family Housing Policy.
025	A-011000	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Energized electric vehicle outlets have been provided in accordance with Zoning Bylaw 2018, Amendment Bylaw (No. 5). One outlet to be provided per required vehicle parking space not inclusive of visitor parking spaces.
026	A-014011	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Provided spatial separation drawings and calculations
027	A-000004	2612-2628 Richmond Rd - Architectural Drawings - Issued for	Provided cornice detail

ARYZE

DP Resubmission #2			
028	A-011010, A-011020, A-011030, A-011040, A-01150, A-011060	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Increased the development density at the rear of the building, resulting in an FSR increase from 2.4 to 2.56.
029	A-012001, A-012002	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Eliminated the mezzanine level and revised the building height to reflect this change.
030	A-013001, A-013002, A-013003, A-013004	2612-2628 Richmond Rd - Architectural Drawings - Issued for DP Resubmission #2	Dimensioned stairs and railings in elevations in compliance with Zoning Bylaw 2018, Schedule-S – Fences.

Landscape Drawings

Revision No.	Sheet No.	Drawing	Description
1	L-0.00	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Materials legend and stormwater management legend added
2	L-0.00	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	General update on key plan
3	L-0.01	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Update on planting species and quantities.
4	L-0.01	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Update on replacement tree number.

ARYZE

5	L-0.01	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Update on overall landscape design. Update on overall landscape design: an urban garden area has been added, along with alcove seating areas surrounded by planting at the west property line. A rain garden and bioswale have been added along the south property line. Step planters are introduced in front of the patios along Richmond Road.
6	L-1.02	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Planting updates associated with the landscape design revisions.
7	L-1.03	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Update on architectural background.
8	L-1.03	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Update on hydro-pressed slab color.
9	L-1.05	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Update on planting, permeable and impermeable areas
10	L-1.05	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Rainwater and bioswale details added
11	L-1.05	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Update on planting, permeable and impermeable areas extended
12	L-1.06	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Update on soil volume associated with the revised landscape design and extent of contiguous landscape area added.
13	L-2.01	2612-2628 Richmond Rd - Landscape Drawings - Issued for	Basement added in all sections. Section 1: patio retaining wall height revised.

ARYZE

		DP Resubmission #2	Section 2: detention tank added beneath patio. Section 4: soil cell extent revised. Section 5: ramp to parking and gate added
14	L-2.02	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Urban garden area and basement added
15	L-3.01	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Planting on slab details added.
16	L-3.02	2612-2628 Richmond Rd - Landscape Drawings - Issued for DP Resubmission #2	Soil cell details added.



Dan Kwak
Development Manager
Aryze Developments Inc.